

LAND AT STEVENAGE ROAD

HITCHIN, NORTH HERTFORDSHIRE, SG4 7JY
DESIGN AND ACCESS STATEMENT
DECEMBER 2025



Land at Stevenage Road: Dessign and Access Statement

This Design and Access Statement has been prepared by On Architecture on behalf of Bugler Homes Limited Limited.

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Please note:
Unless otherwise stated all drawings, maps, images and diagrams contained within this document are not to scale.

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01

Land at Stevenage Road, Hitchin

Introduction

INTRODUCTION

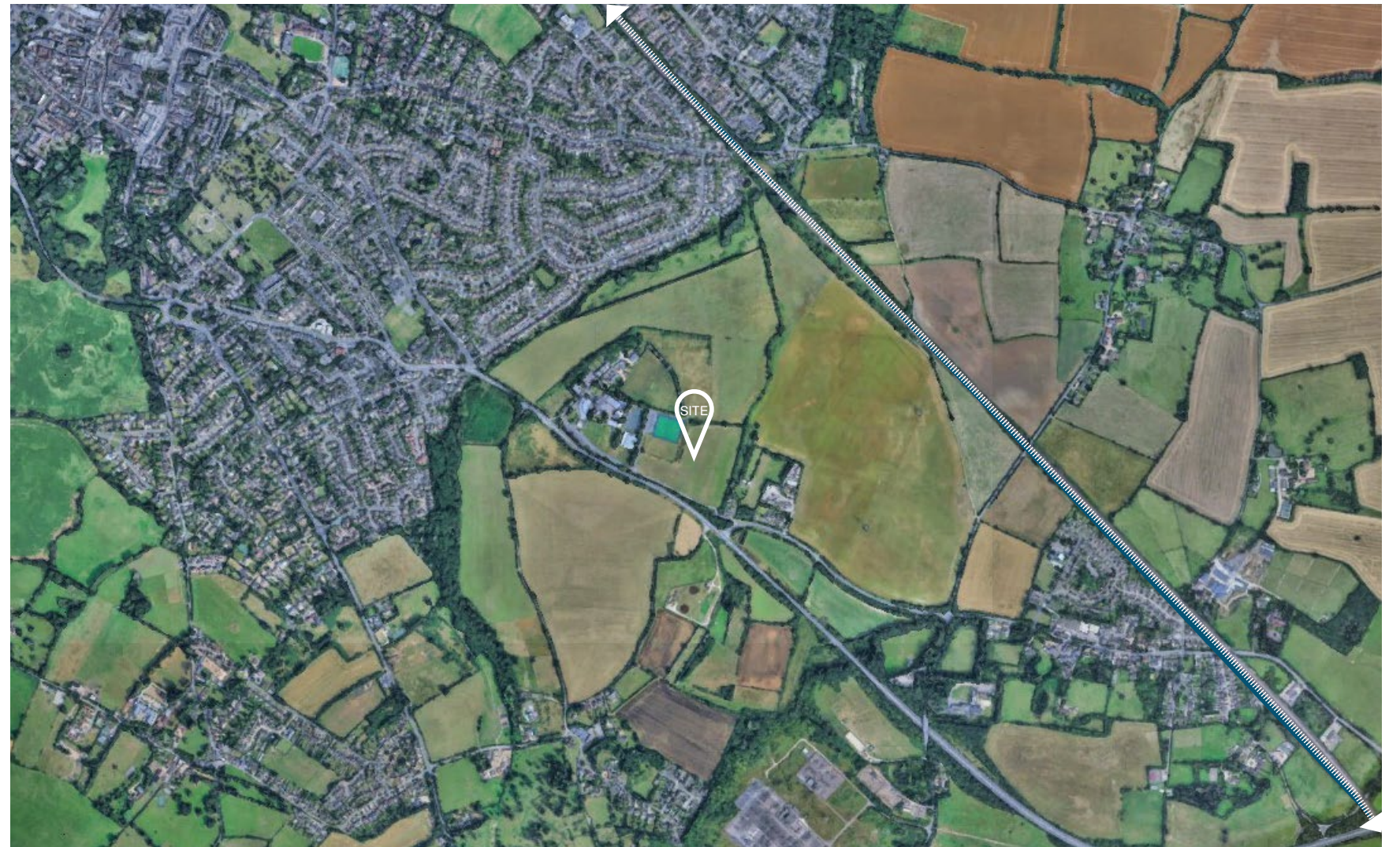
On Architecture has been appointed by Bugler Homes Limited Limited to consider the redevelopment of a parcel of land (approximately 4.48 Ha), which lies approximately 2km to the south east of Hitchin Town Centre.

Hitchin is a market town in the North Hertfordshire district of Hertfordshire. The town dates from at least the 7th century and lies in the valley of the River Hiz at the north-eastern end of the Chiltern Hills. It is 26 km north-west of the county town of Hertford, and 56 km north of London.

This Design and Access Statement accompanies a Detailed Planning Application for a residential development, comprising of up to 50 new homes, associated car parking, landscaping and amenities.

This document includes studies of the surrounding area, the site and the proposed development. The purpose of this document is to explain how the proposed development is a suitable response to the site and local environment, whilst demonstrating the commitment of the applicant and designers to achieving good design and meeting the requirements of planning policy, legislation and good practice guidance.

The statement describes the design ethos and architectural principles underpinning the use, amount, layout, access and scale and should be read in conjunction with our drawings and the survey information submitted with the planning application.



Aerial view showing site location

Image courtesy of Google

BUGLER HOMES LIMITED

Bugler Homes Limited is an award winning family owned company, with 40 years of providing homes across South East of England. Bugler Homes holds every step of development close to ensure their experienced team has influence. This goes from sourcing locations to managing the construction stage details.

Bugler Homes build a positive reputation by find attention to detail and high quality, but most importantly concentrating on producing homes that owners feel proud to live in.



ON ARCHITECTURE

On Architecture are a multi-award winning design practice with extensive experience in architecture, planning and property. We operate from two studios located in Kent and London and work on projects across the UK; which include retail, commercial, residential, hospitality, education and range in construction value up to £100m. From the outset, the Practice has established a reputation for exemplar design and consistently high standards of service.

On Architecture understands the commercial realities that come with projects and our aim as Architects is to work within the project specific parameters and to maximise value through high quality and innovative design solutions for both the client and end user.



Images of projects by Bugler Homes

02 Land at Stevenage Road, Hitchin

Assessment

SITE LOCATION

The application site is located at Stevenage Road, directly east to Kingshott Secondary School. With the A602 running along the south entrance of the site. The site is surrounded with a few agricultural fields with pockets of residential communities with parks / green spaces, local pubs, and churches. There are lanes and paths between fields for walking access between settlements.

On a greater scale the site is sandwiched between the Hitchin town (10 minute walk west) and the A1(M) east. Hitchin town provides amenities such as school, hospitals, supermarkets and restaurants and bars. The towns surroundings are also well connected with direct trains to London and Cambridge with the Hitchin railway station running directly south of the site.

The site itself is lined with trees and bushes which create a division between the Kingshott School boundary. The site is still connected to the surrounding villages with a bus station at the entrance of the school (2 min walk from site).

The context of the site is typically flat green fields with very limited additional geographical features.



 Red boundary line indicates application site

Image courtesy of Google

PHYSICAL NATURE AND CHARACTER OF AREA

The site covers approx. 10.8 acres and is characterised by open green agricultural fields and is defined by tree and bush boundaries around the whole site. The Southern boundary is parallel to the A602 where taller trees and bushes create a barrier to the traffic.

Kingshott School, sits politely on the West boarder of the site. The design character of the school is fairly modern with progressive modes of technology and environmental strategies. Trees are planted across the site to create a basic shape and boarder of the school premises.

Organised foliage gives a clear indication of each individual property around the open fields and the site. Additional pathways and lanes adds to this division of the spaces. The fields West of the site continue past Kingshott school and soon reach the outskirts of Hitchin Town.

The Western entrance to Hitchin Town is mainly a residential areas. The centre is located further West of this. Hitchin is home to traditional buildings styles such a Tudor styles and a few historic building such as St. Mary's Church.

The residential area of Hitchin is slowly expanding with a current increase in housing developments. An rise of 'no through roads' lined with houses are creating more residential pockets of homes. The homes are all walking distance towards the village centre, but additional bus infrastructure provide links to the amenities and further areas in town.



Red boundary line indicates application site

Image courtesy of Google



A Hitchin Town



B Kingshott School



C A602 west

Images courtesy of Google

PHOTOGRAPHS OF THE SITE

Photographs of the application site are set out below:



A



B



C



Image courtesy of Google



D



E



F



1 Turfmead, Hitchin



2 Kingshott Secondary School



3 Wymondley Road, Hitchin

CONTEXTUAL STUDY

The area surrounding the site comprises an eclectic mix of houses, of mixed age, architectural style and scale (see photographs below):



Image courtesy of Google



4 Ninesprings Way, Hitchin



5 Kings Oak, Stevenage Road



6 Grimstone Road, Little Wymondley

LOCAL AMENITIES

The adjacent diagram shows the local facilities and transport infrastructure surrounding the application site. There are ample facilities in close proximity to the site, which makes the site a sustainable choice for development.

Key

City / town centre

Train Station

Bus Stop

Hospital

GP Surgery

Supermarket

Shops

Library

Churches

Leisure Centre

Play park

Pre-school / nursery school

Primary School

Secondary School

Unversity / College

Hotel

Pub

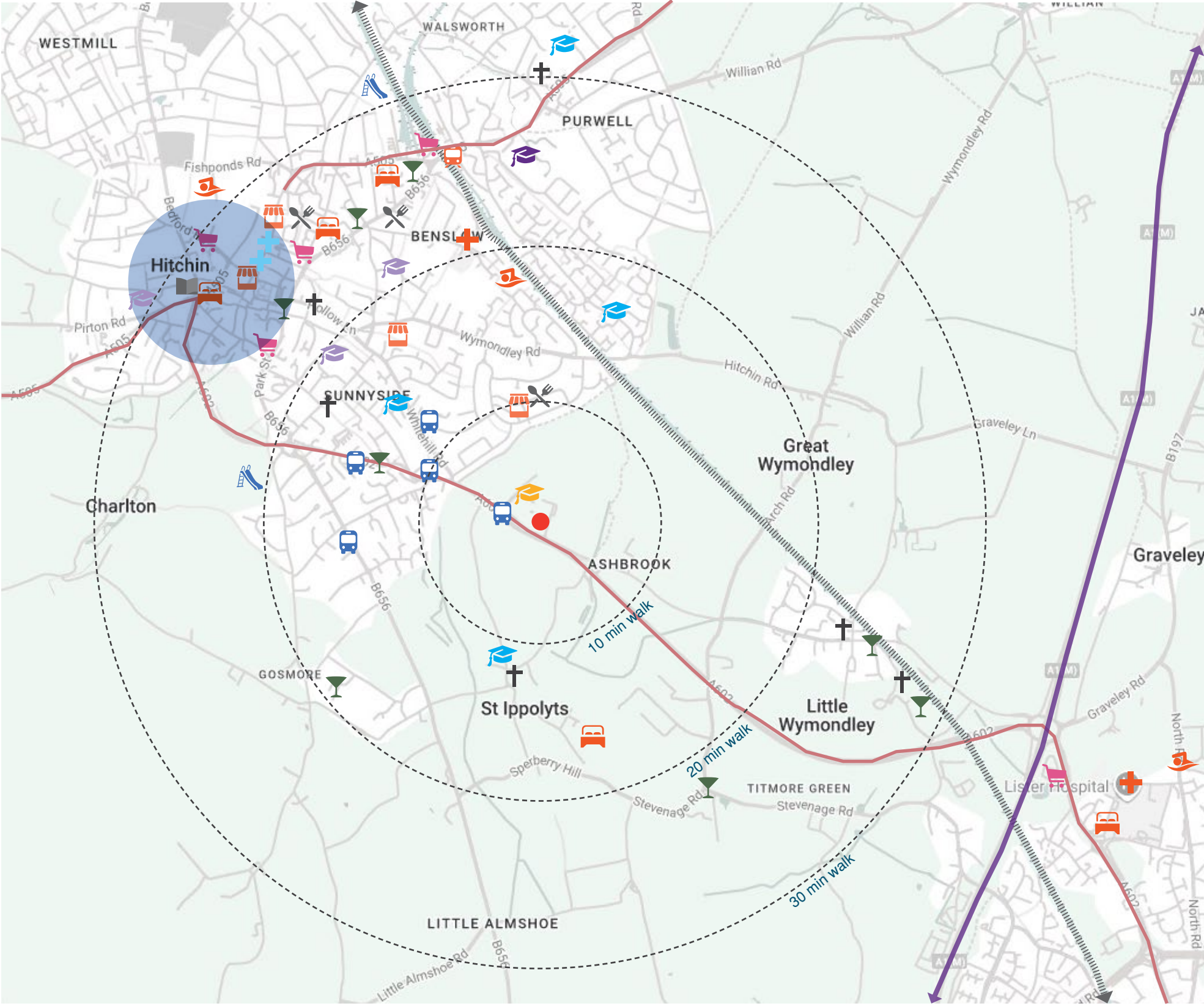
Restaurant

Train-line

Motorways

Main Roads

Distances from Site:
Hitchin Centre – 8 min (driving)
Luton – 28 min (driving)
London – 54 min (train)



03

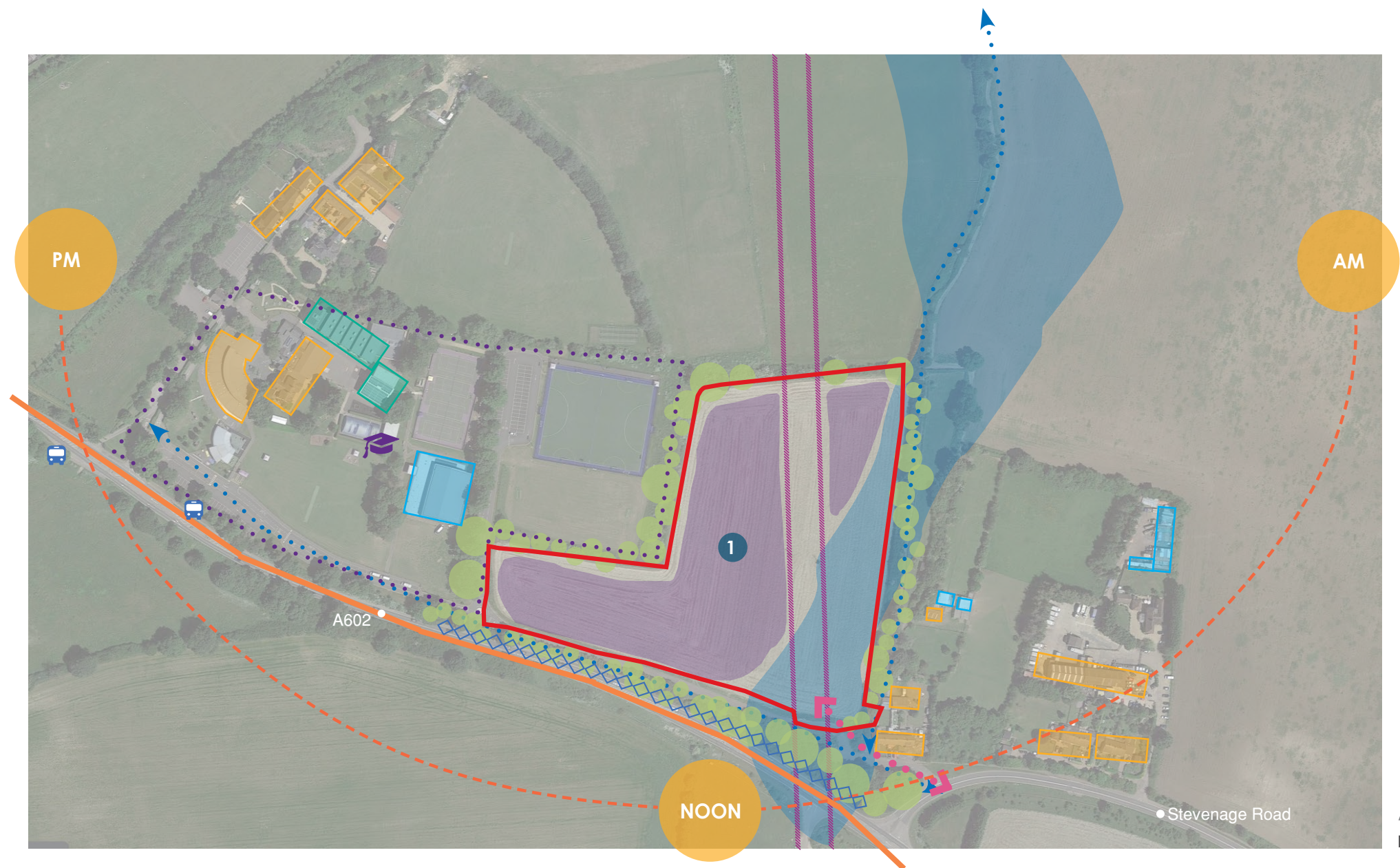
Land at Stevenage Road, Hitchin

Evaluation

OPPORTUNITIES AND CONSTRAINTS

Key

- Site boundary
- 1 Proposed residential development
- Potential area for development
- Existing vehicular access
- Pedestrian access route
- Existing trees
- Single storey buildings
- 2 storey buildings
- 3 storey buildings
- Potential noise
- Transport route
- Power lines
- Flood Risk Zone 3
- Kingshott School
- Bus stops



Opportunities and Constraints Diagram

Not to scale

Opportunities

- » Contributing to housing numbers within the district.
- » Where possible, boundary trees and foliage will be retained to ensure visual impact on the surrounding area is minimised.
- » Contributing to the local vernacular, which will be carefully considered when choosing material palettes.
- » Opportunity to provide high quality housing.

Constraints

- » Root protection areas for existing trees must be considered when planning site layout.
- » Keeping in line with the A602 and the neighbouring school.
- » Careful planning to ensure the power lines are incorporated correctly.
- » The site has high noise pollution from A602 road traffic (south) and school (west).
- » Zone 3 Flooding Risk limits the full potential of residential homes on site.
- » Incorporation of flooding provisions into the proposal.

THE NATIONAL DESIGN GUIDE

The proposed development aims to display good design and address fully the ten key characteristics set out in the National Design Guide – ensuring a efficient, suitable and sustainable development enhancing the local area.

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.



The 10 characteristics of a well designed place [National Design Guide]

- 1. Context** – The proposed design of the development relates to the existing buildings in the local area and replicates characteristics in materials, detailing and scale. Refer to page 11 of this document for further details.
- 2. Identity** – The proposal strives to draw from the identity and character of the surrounding area in order to inform a more sensitive development, incorporating relevant materials and details in order to produce a more attractive and appropriate development.
- 3. Built form** – The scale of the development has been considered in detail taking on board the size of local existing buildings as well as aiming to respond to and mitigate impact on buildings in the immediate local vicinity. Refer to page 23 of this document for further details.
- 4. Movement** – The proposals will seek to utilise all of the connections and movement opportunities highlighted, including access to the designated roadside pedestrian route to the nearby town centre and amenities. Within the proposal the movement of residents should be considered in the design to ensure accessibility and ease of movement within the site.
- 5. Nature** – The existing site consists of open fields with tree-lined boundaries. Well designed spaces incorporate existing nature and enhance the biodiversity of the site. Landscaping will be a key tool for bringing diversity to the site and preservation and maintenance of boundary foliage will ensure this.
- 6. Public spaces** – The proposal provides safe, social and inclusive spaces for future residents.
- 7. Uses** – The proposal will provide much needed housing to meet the current and projected demands of the area. The mixture of family homes ensures that the development is suitable for a range of potential future residents.
- 8. Homes and buildings** – The homes and their construction should be functional, efficient and sustainable. The layout and design should promote a healthy and inclusive space able to accommodate a range of people. Careful consideration of the means to facilitate comfortable living, services and storage has been undertaken in the design.
- 9. Resources** – The proposals will comply with all government criteria for a sustainable development across design, materials and in location. A holistic approach is taken towards sustainability, considering not only environmental but also social and economic sustainability. By being efficient and resilient, a truly sustainable development is ensured. Closeness to existing amenities are highlighted on page 12 which will contribute to the sustainability of the development location.
- 10. Lifespan** – The proposed development and its facilities will be made to last. The buildings will be easily and well managed and maintained due to a sense of ownership which is created in order to benefit future residents and prolong the life and use of the development. By emphasising this at the design stage, care will be taken to produce a communal and inclusive space which is both aesthetically pleasing and functional, ensuring maintenance and use for many years.

04

Land at Stevenage Road, Hitchin

Design

DESIGN EVOLUTION



An initial pre-application proposed 60 units along with a sports pitch.

A summary of comments received can be seen below:

- Removal of 4 units in north-eastern corner
- Reduction in density
- Incorporation of pedestrian routes / SUDs / landscaping / playspace to the land beneath the overhead lines to soften the prominence of this feature within the site.
- Additional screening / tree planting to site boundaries
- Reduction in parking dominance and removal of dead-end roads.
- Provision of active travel route east-west through the site
- Softening of distinction between land east and west of the overhead lines.
- Further clarity of public green spaces

A second pre-app took place on 1st October 2025 at Letchworth council offices, the proposed layout responded to comments received at the first pre-app and proposed 51 residential units.

This layout included green space with footpaths and SUDs basin, the removal of the 4 most north-eastern units, additional trees and a more organic design layout.

A summary of comments received can be seen below:

- 50% affordable housing provision encouraged
- M4(3) unit provision required
- The parking court to the rear of plots 2 - 6 could be improved, doubling up as an active travel route.
- Amount of front street parking could be reduced.
- Extensive tree planting, landscaping and wetland features are encouraged.

The layout has been amended following the second pre-app, the final layout proposes 50 units which has reduced the density of the development in the south western corner which borders Kingshott School. The 50% affordable provision is maintained with an inclusion of M4(3) accessible units.

An increased provision of tandem parking has been introduced to reduce the impact of front street parking. The central parking court serving plots 9 - 14 has been improved with increased planting and a footpath link encouraging better surveillance. The number of garages has also been reduced which reduces the overall massing of the proposal.

In terms of materiality, slate roofs have been introduced which responds to the local vernacular and provides variety across the scheme. The green space on the east of the site has been enhanced with improved landscaping and SuDs basin.

PUBLIC CONSULTATION

The online Public Consultation was available to the public from the 17th of October with feedback collected via a form on the consultation webpage.

Extracts of the online Public Consultation webpage are shown adjacent, alternatively the webpage can be accessed following the link below:

<https://buglerbeckclose.uk/>

The webpage details the site location, our vision, family home provision and green spaces.

Beck Close, Ashbrook

Bugler Homes is consulting on plans for a new neighbourhood on the Stevenage Road in Ashbrook.

The proposal include:

- 51 new homes, with 50% affordable housing
- New public open spaces and a wetland park
- New safe walking and cycling connecting linking Hitchin and Stevenage
- Improved access to Kingshott School, improving traffic flow on the Stevenage Road.
- Environment and Biodiversity improvements to protect and improve wildlife habitats
- A landscape-led design that respects the countryside



Where is Beck Close?

The site is a single field of around 4 hectares off the Stevenage Road to the south east of Hitchin. We have called it Beck Close the Ash Brook runs along the eastern edge of the field.

- **West:** Kingshott School and its playing fields
- **South:** The Stevenage Road (A602) to the south.
- **East:** The Ash Brook watercourse, with paddocks, light industrial and residential buildings beyond it.
- **North:** Open countryside and farmland.

Hedgerows and mature trees surround the site, and the Ash Brook provides an ecological corridor along the eastern edge. The site is served by an existing entrance from Stevenage Road, adjacent to Kingshott School.

The sites setting, between existing development (the school and light industrial areas mean it can be integrated into the existing urban edge without intruding into the open countryside.



New Family Homes

We are bringing forward proposals for up to 51 new homes with a mix of 2, 3 and 4 bedroom family houses.

- 50% of the homes will be affordable homes, exceeding the council's policy requirements, to help meet local need.
- The mix reflects local demand for 2 and 3 bed homes for local families.
- The homes have been sensitively designed to form a sensitive, attractive new neighbourhood that integrates with the local landscape.

All houses will be tenure blind and include gardens and parking spaces.



Green And Play Spaces

New green spaces will be created for the wider community to enjoy. Our landscape led approach includes:

- Retention of existing hedgerow and additional hedgerow planting
- A landscape buffer protecting Ash Brook
- Creation of new habitats including wildflower meadows, ponds and habitat piles, to support complex ecosystems
- Bird and bat boxes across the site
- Sensitively designed lighting to protect nocturnal wildlife

The approach will deliver a biodiversity net gain of at least 10%, improving the environment from its present condition.



Transport and Access

Transport arrangements have been carefully considered to encourage walking and cycling and reduce car dependency.

- Each home will have dedicated parking, meeting local standards.
- The development will contribute to a new **safe walking and cycling route between Hitchin and Stevenage**, improving local connections and reducing car dependency.



Meeting Local Need

There is an urgent need for new and affordable homes in North Hertfordshire.

- The Council currently has a **3.7-year housing land supply**, well below the national requirement of five years.
- Over **1,900 households** are living in unsuitable accommodation and cannot afford a home of their own.
- The Council's evidence shows a need for around **354** new affordable homes per year – yet only **98** were delivered in 2022/23.

By providing 50% affordable housing, well above the Council's 40% target, this development will make a significant contribution to meeting local needs.



DESIGN STRATEGY



The proposed site layout has been carefully designed and developed to take on board the opportunities and constraints of the site, as detailed on page 14 of this document. The above diagram illustrates the design strategy for the site layout including both vehicular and pedestrian access points.

The existing vehicular access off Stevenage Road is to be retained with a new vehicular access road to service the development, as illustrated above. Allocated car parking is provided to each property, these are located in close proximity to the dwellings they serve, visitor spaces are also provided within the site to mitigate any impact on the surrounding infrastructure.

The vegetation and tree buffers have been retained and enhanced to provide screening from the nearby school pitches and A602, as well as increasing biodiversity.

Due to the overhead power lines and flood zones on the eastern side of the site, there is no provision to locate dwellings in this area. Instead communal greenspace with footpaths and SUDs basin is provided. This greenspace provides essential amenity space for residents as well as a flood mitigation strategy.

LAYOUT

The layout of the development for 50no. homes has been carefully designed, following on from two pre-applications which have informed the final layout.

The scheme responds to the local character in terms of scale and appearance, providing a sensitive development whilst meeting the local housing needs. A provision of 50% affordable housing will positively contribute to the local needs.

Various constraints on the east of the site such as overhead powerlines and flood risk zones provide the opportunity for an area of extensive green space featuring a play area and well integrated SuDs basin which forms part of the drainage strategy.

Allocated parking spaces and garages have been carefully integrated across the scheme to mitigate the impact on the proposed street scenes. Proposed trees and low level landscaping has been included throughout.



Proposed Site Layout Plan

Not to scale

UNIT MIX

The unit mix proposed for the site responds to the varied demand for housing in the area as well as meeting NDSS standards, both current and projected. In order to accommodate a range of future residents, as well as to ensure a suitably sized development for the local area and community, a range of dwelling sizes from 2 to 4 bedroom houses has been proposed.

Unit Mix	Number of Dwellings
2 Bed	10
3 Bed	23
4 Bed	17
Total	50

Key

2 Bed

3 Bed

4 Bed

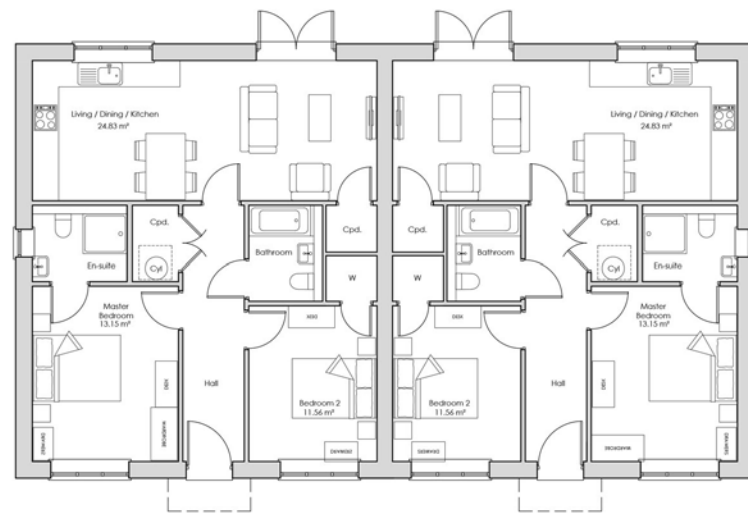


EXAMPLE HOUSE TYPES

Plots 24 & 25 - 2 Bed 4 Person Affordable Bungalows



Front Elevation

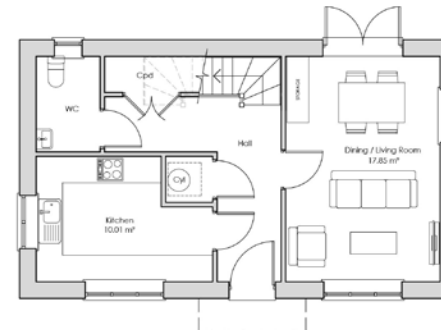


Ground Floor Plan

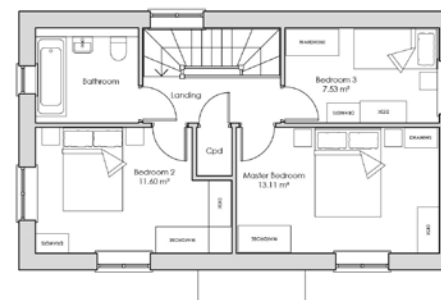
Plot 8 - 3 Bed 5 Person Affordable



Front Elevation



Ground Floor Plan

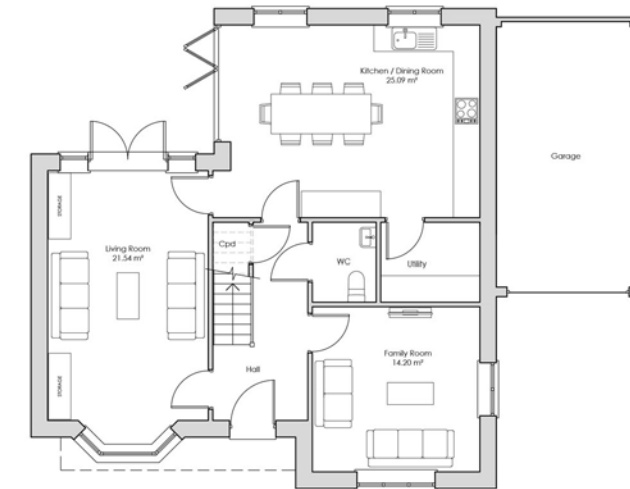


First Floor Plan

Plot 26 - 4 Bed 7 Person Open Market



Front Elevation



Ground Floor Plan



First Floor Plan

TENURE

The scheme provides a mix of tenure, with both private and affordable housing, of mixed size, compliant with local policy.

Tenure Split		Number of Dwellings
Affordable Rental		13
Shared Ownership		12
Private		25
Total		50

Key

- Affordable Rental
- Shared Ownership
- Private



SCHEDULE OF ACCOMMODATION

Plot number	Unit Type	Tenure	Area sqm	Area sqft
1	3B5P House M4(2)	Affordable Rental	93.33	1005
2	3B5P House M4(2)	Affordable Rental	93.33	1005
3	3B5P House M4(2)	Affordable Rental	93.33	1005
4	3B5P House M4(2)	Affordable SO	93.33	1005
5	2B4P House M4(2)	Affordable SO	79.53	856
6	2B4P House M4(2)	Affordable SO	79.53	856
7	3B5P House M4(2)	Affordable SO	93.33	1005
8	3B5P House M4(2)*	Affordable SO	93.33	1005
9	3B5P House M4(2)	Affordable SO	93.33	1005
10	2B4P House M4(2)	Affordable SO	79.53	856
11	2B4P House M4(2)	Affordable SO	79.53	856
12	3B5P House M4(2)	Affordable SO	93.33	1005
13	2B4P House M4(2)	Affordable SO	79.53	856
14	2B4P House M4(2)	Affordable SO	79.53	856
15	3B5P House M4(2)*	Affordable SO	93.33	1005
16	2B4P House M4(2)	Affordable Rental	79.53	856
17	2B4P House M4(2)	Affordable Rental	79.53	856
18	3B5P House M4(2)	Affordable Rental	93.33	1005
19	3B5P Bungalow M4(3)	Affordable Rental	107.05	1152
20	3B5P Bungalow M4(3)	Affordable Rental	107.05	1152
21	3B5P Bungalow M4(3)	Affordable Rental	107.05	1152
22	3B5P Bungalow M4(3)	Affordable Rental	107.05	1152
23	3B5P Bungalow M4(3)	Affordable Rental	107.05	1152
24	2B4P Bungalow M4(2)	Affordable Rental	70.86	763
25	2B4P Bungalow M4(2)	Affordable Rental	70.86	763
26	4B7P House	Private	157.68	1697
27	4B6P House	Private	109.27	1176
28	4B6P House	Private	109.27	1176
29	4B6P House	Private	109.27	1176
30	4B6P House	Private	109.27	1176
31	4B6P House	Private	109.27	1176
32	4B6P House	Private	109.27	1176
33	4B7P House	Private	158.65	1708
34	4B6P House	Private	109.27	1176
35	4B6P House	Private	109.27	1176
36	4B6P House	Private	109.27	1176
37	4B6P House	Private	109.27	1176
38	4B6P House	Private	109.27	1176
39	4B6P House	Private	109.27	1176
40	4B6P House	Private	109.27	1176
41	4B6P House	Private	109.27	1176
42	3B5P House	Private	106.09	1142
43	3B5P House	Private	106.09	1142
44	3B5P House	Private	106.09	1142
45	3B5P House	Private	106.09	1142
46	3B5P House	Private	106.09	1142
47	3B5P House	Private	106.09	1142
48	3B5P House	Private	106.09	1142
49	3B5P House	Private	106.09	1142
50	4B7P House	Private	158.65	1708
Total			5099.99	54896

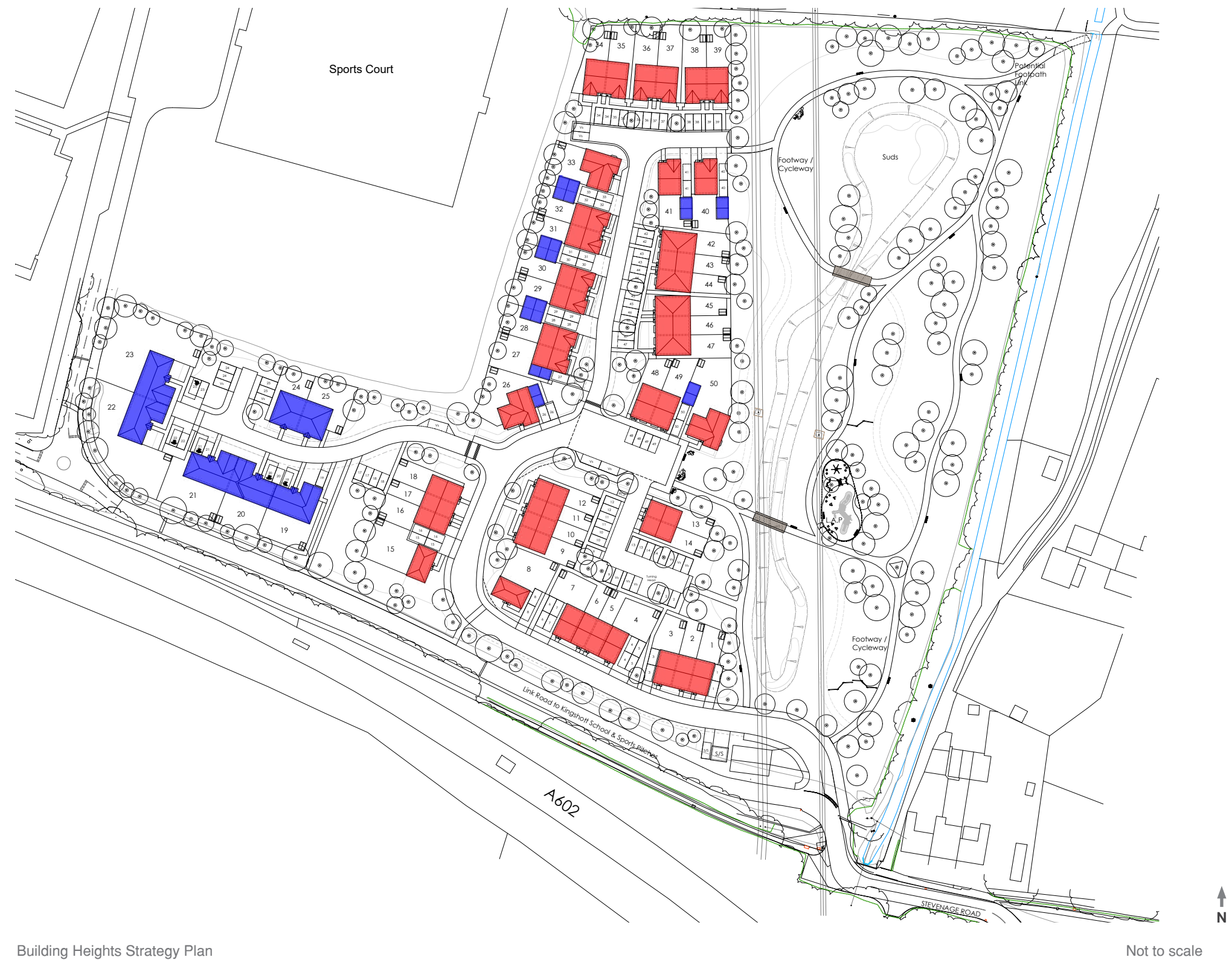
PRIVATE	50%
3 bed	8
4 bed	17
TOTAL	25
TOTAL SQFT	30715

AFFORDABLE	50%
2 bed	10
3 bed	15
TOTAL	25
TOTAL SQFT	24181

SCALE

The scale of the proposed dwellings is drawn from the surrounding developments and character of the area. This ensures that the development is suitable for the site and mitigates any impact on the identity of the surrounding dwellings and landscape.

The vast majority of structures in and around Hitchin are 1 or 2-storey homes with single storey garages and secondary buildings. This is reflected in the design of the scheme, which features 2-storey houses some with single storey garages as well as various bungalows. As well as drawing from the materials and architectural features of the surrounding area, the scale ensures that the proposals are an appropriate addition to the local area.



ACCESS

Vehicular Access

The adjacent diagram illustrates the proposed vehicular and pedestrian access within the development. The existing vehicular access from Stevenage Road is to be maintained with a proposed primary access road to serve the development, which in turn serves secondary roads, allowing access to private drives and car parking courts.

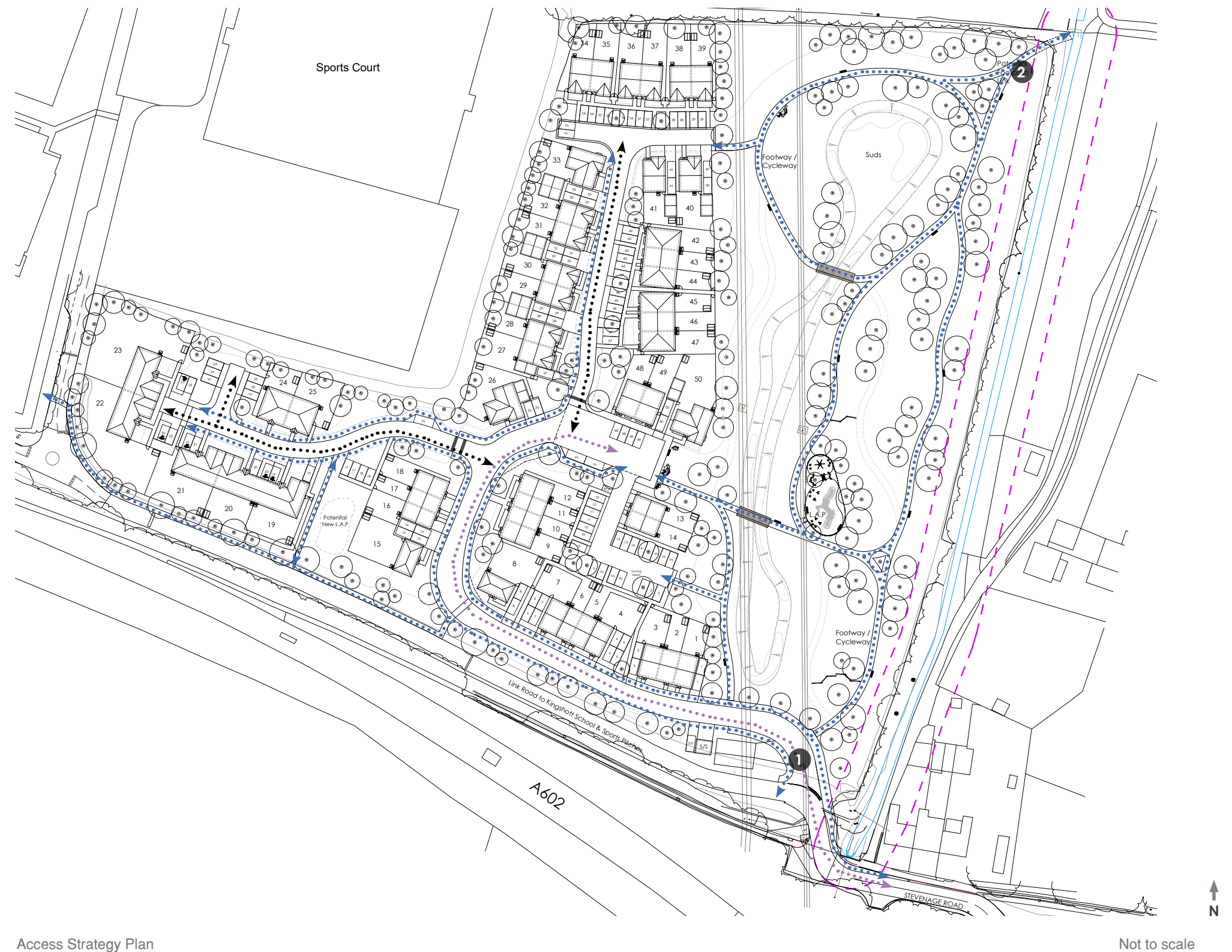
Pedestrian Access

A new pedestrian access is proposed to be located from Stevenage Road with a network of pathways within the development to serve the dwellings.

Footways and cycleways have been included within the green space on the east of the site with a potential footpath link connecting to an existing public footpath in the north east corner of the site.

Key

- 1** Proposed vehicular access road
- 2** Potential pedestrian link
- Primary vehicular access route
- Secondary vehicular access route
- Proposed pedestrian access route



Access Strategy Plan

Not to scale

ACTIVE TRAVEL PLAN

Following a meeting with the Parish Council on the 10th of November 2025, various queries were raised regarding connectivity and travel. The adjacent plan shows how these issues are addressed.

As part of the North Hertfordshire Local Walking and Cycling Infrastructure Plan (LCWIP), areas of the A602 near the site are highlighted to benefit from improvements. A new signalised crossing, off road cycle way and improved footpaths are proposed as part of the scheme. Please see the Transport Assessment for further information.

Key

- 1 Proposed vehicular access road
- 2 Potential pedestrian link
- ⬅⋯➡ Public Right of Way
- ⬅⋯➡ Existing footpaths
- ↔ A602
- ⋯ Proposed vehicular access route
- ⋯ Proposed pedestrian access routes
- ⋯ Potential Footpath link
- ↔ Link road to Kingshott School
- ↔ Proposed off road cycle way (LCWIP)
- ⊙ Proposed signalised crossing (LCWIP)
- 🚌 Ashbrook House Bus Stop
- 🚌 Kingshott School Bus Stop



Connectivity Strategy Plan

Not to scale

PARKING AND EVCP STRATEGY

Parking for both residents and guests is provided throughout the site, with a number of houses including a garage, as well as open allocated spaces.

Allocated spaces are located close to the related plots, ensuring any impact on surrounding roads and parking is mitigated.

Parking is generally designed to be less prominent in street scenes and views, retaining the rural character of the area. This is achieved by strategic planting, locations on site, and walls and fencing.

- Key
- Allocated spaces
 - Garage
 - Visitor spaces
 - Cycle store
 - EVCP Bollard (visitor bays 2no. charges / bollard)
 - EVCP Wall point

