



Table Of Contents.....2

Who Are Hill?..... 3

Introduction & Analysis4

Purpose Of This Document 4

Summary of the differences in application details 4

Design Principles..... 5

Pre-Application Meeting 7

Layout Changes Following Pre-app Comments 8

Proposed Layout 9

Tenure Mix 10

Residential Mix 10

Street Network..... 11

Site Sections..... 12

Street Design..... 12

Materiality & Facade..... 13

Materiality: Detailing 13

Approved Elevations VS Proposed 14

Detailed Material Plan 15

Landscape & Visual Impact..... 16

Landscape Design..... 16

Supporting Information 17

Boundary Considerations 17

Access Statement..... 18

Parking 19

Refuse Collection 20

Inclusivity 21

Drainage Strategy..... 22

INTRODUCTION & ANALYSIS

WHO ARE HILL?

Hill is an award-winning, family owned and operated housebuilder with a strong track record of delivering high quality developments. Since 1999, Hill has gained an industry reputation for creating inclusive and sustainable communities that respond to their local context.

Hill prides itself in building exceptional homes by bringing together contemporary design, sustainable materials and a sympathetic approach. These high quality developments have resulted in delighted customers with consistently positive feedback year on year.

AWARDS

We are an award winning top 20 housebuilder who have delivered numerous successful schemes across southern and eastern England. Our reputation is built upon integrity, quality and individuality, three attributes which underpin our organisation and are key to what we do.

Hill has won a number of accolades and accreditations, including winning overall House Builder Of The Year 2023, at the prestigious WhatHouse Awards.



Recent Awards



Plumstead Road, Norwich, Norfolk



The Orchards, Great Abington, Cambridge



Lucas Lane, Hitchin



Marleigh, Cambridge



Audley Green, Great Chesterford, Essex



Rayners Green, Fulborn, Cambridge

PURPOSE OF THIS DOCUMENT

This Design and Access Statement supports the section 73 application to vary the application for the ‘Residential development of 47 dwellings and associated car parking, open space, landscaping and creation of access off Grays Lane (as amended)’ on Land To The East Of Foxholes And Gainsford House And On The West Side Of, Crow Furlong, Hitchin, Hertfordshire (reference 22/03092/FP) which was granted planning approval subject to conditions on 15th March 2024.

This application has been prepared and submitted by Hill. Please also refer to accompanying drawings and consultants information.

SUMMARY OF THE DIFFERENCES IN APPLICATION DETAILS

The number of units on the site remains the same as the approved application. This includes 47units overall, with 40% units being affordable (19units) and 60% private (28units). The access into the site from Grays Lane is as per the approved detailed drawings. The proposed scheme has also retained many design aspects of the approved application and its layout and house types which will be further explained within this document.

The changes between the approved scheme and proposed scheme will be explained further within this document, however a summary of the changes are listed below;

- Changes to the proposed house types with consequential changes to the layout.
- Change to the market housing mix from 6no. x 2 bed, 13no. x 3 bed and 9no. x 4 bed homes to 5no. x 2 bed, 13no. x 3 bed and 10no. x 4 bed homes.
- Affordable mix to stay the same as the s106 agreement, however the 2bed 3person homes will be increased in size to 2bed 4person homes.
- Changes to sizes and positioning of garages on site.
- Provision of a new substation in the northeast corner next to the site access required to serve this development and that to the north.



Proposed Site Plan

DESIGN PRINCIPLES

In developing the proposed scheme, a review of the approved has been undertaken to assess the site’s existing constraints, identify key features to retain, and explore potential opportunities for improvement.

The plans below illustrate the initial principals which have been considered essential to the success of the approved scheme, including; the road layout, the perimeter boundary of the dwellings within the development and the positioning of the homes within the development. The diagrams below show the how these key principles from

the approved layout have been retained and worked into the proposed layout. Further details on this can be found on the following page.

Maintaining these key elements was fundamental to ensuring that the original design concept was carried through into the proposed scheme. Adjustments that have been introduced enhance the street scenes, increase the amount of open space, and reduce the overall impact of the development on the surrounding area.



Diagram showing the road layout, house locations and private land perimeters of the approved site plan



Diagram showing the road layout and private land perimeters of the proposed site plan plus the house locations from the approved layout.

PROPOSED SITE LAYOUT AND DEVELOPMENT

ROAD LAYOUT

The access point approved in the original scheme provided a successful connection between the site, Gray's Lane, and the wider surrounding area. As such, the proposed scheme retains this established access.

The internal road layout has also been maintained, as it effectively links the key open spaces, allows for efficient refuse vehicle access, and establishes a hierarchy of roads that creates a variety of streetscapes. However, to further enhance the public realm, traditional pavement within the development has been reduced. In certain areas, main roads have been amended to shared surface streets, allowing for increased landscaping and a softer, greener streetscape.

The majority of visitor parking spaces remain in the same location as per the approved layout, ensuring they remain evenly distributed throughout the site to support convenient access for residents and visitors.



- Perimeter of dwellings, private gardens & private driveways
- Road layout
- House locations from approved layout
- Area where proposed layout goes beyond extent of development from approved layout
- Area to be added to open space

EXTENT OF THE DEVELOPMENT AREA

We have used the extent of the development area from the approved scheme, which includes the public and private realm, to create a boundary for the proposed scheme to work within. Further details can be seen within the drawing attached to the application - *Proposed Private and Public Areas*.

The proposed scheme broadly respects these boundaries, with only minor deviations. A small extension to the boundary has been made adjacent to Plot 1 and 7 to provide more appropriate private garden spaces for these homes. Plots 1 and 27's orientation has been altered from the approved layout, however they go into the landscape buffer the same amount as the approved layout. The road in front of plot 11 has also been extended to ensure tracking works for a refuse vehicle.

Additionally the location of plot 10 has been altered, removing built form from the landscape buffer. A window has been added to the side elevation of this plot to ensure an active frontage along the whole boundary with Crow Furlong.



PLOT LOCATIONS

In addition to positioning of the proposed dwellings within the established perimeter boundary, the scheme also seeks to align the frontages of buildings with those set out in the approved layout. This approach ensures that the original building line is respected, key gateway buildings and corner plots are maintained, and a varied and attractive street scene is created.

By retaining the established building lines and internal road, the areas of public open space remain in their approved locations and are not impacted by the proposed changes.



PROPOSED SITE LAYOUT AND DEVELOPMENT

PRE-APPLICATION MEETING

A pre-application meeting was held with a planning officer for North Herts District Council on the 8th May 2025. This meeting was to discuss the proposed scheme as well to discuss what elements would fall under a s73 planning application.

The keys points raised during the meeting and subsequent planning notes are;

- Affordable mix to be consistent with that secured by the permitted scheme and associated S106 agreement. The affordable housing officer would also welcome seeing it be returned to the mix as per the approved application.
- The affordable homes should be evenly distributed, aligning with the locations of the approved layout.
- Substation to be moved south and to be screened with planting
- Visitor spaces from around the play area should be relocated towards the northern attenuation basin.
- A review of footpaths are needed along both sides of the main road.
- Rendered buildings can be removed from the site.
- A simple material palette throughout the site is preferred and should be simplified to a mix of red brick with red roofs and timber boarding with grey roofs.
- The removal of non-functional chimneys is supported.
- Garages to be 3m x 7m internally.
- A link from Crow Furlong to be provided.



Proposed Site Plan



Proposed Housetypes

PROPOSED SITE LAYOUT AND DEVELOPMENT

LAYOUT CHANGES FOLLOWING PRE-APP COMMENTS

Following the pre-application meeting, a number of changes were made to the site layout to address the comments made. The layout was also altered to address comments from the consultant team on various points.

- The affordable mix and unit locations was altered to match that of the approved layout.
- The substation was moved as far south as possible without entering the infiltration buffer around the attenuation basin. The substation will be screened with planting to reduce the visual impact of it.
- The visitor spaces that were on the northern boundary of the play area have been relocated next to the northern attenuation basin. These have been positioned outside the infiltration buffer.
- The footpaths have been removed on the southern side of the main road. The footpaths will connect to shared surfaces which will allow pedestrians to access the whole site. This also increases the amount of open space on the site.
- The footpath along the northern edge of the play area was removed. The is to keep the road out of the root protection area of the TPO tree as much as possible. This also increases the amount of open space on the site.
- A footpath link to Crow Furlong has been added to the site connecting the play area on the site adjacent road.
- Rendered buildings have been removed and a simple palette of red brick units with red roofs and black horizontal clad units with grey roofs has been applied.
- Garages have been altered to be 3m x 7m internally to ensure they are not unnecessarily large.
- The location of Plot 10 has been altered removing it further from the landscape buffer. Windows have been added to the side elevation to ensure the side elevation is active.



Proposed Site Plan

PROPOSED SITE LAYOUT AND DEVELOPMENT

PROPOSED LAYOUT

The proposed scheme retains and builds upon key elements of the approved layout to ensure the original concept development by the previous architects is respected and carried forward. It seeks to deliver well-considered streetscapes and meaningful areas of open space, whilst addressing any site constraints there may be.

In addition to reflecting the overall layout, the proposal seeks to align with the details of the approved scheme, including the tenure and residential mix, parking provision, waste strategy, and elevational treatments.

The landscape strategy will remain as per the approved strategy which prioritises the retention of existing trees and hedgerows wherever possible as well as includes a 12m landscape buffer around the site.

The approved road layout reflects street patterns as seen within the local area and has therefore it is proposed to be retained in the proposed layout. Street scenes throughout the site have been carefully considered to reflect those seen within the approved scheme.

Materials and detailing of the approved scheme have been replicated within the proposed houstypes. Key gateway plots and corner building have been identified for enhanced

treatment, including increased architectural detailing and dual-aspect elevations.

The proposed substation is needed to provide electricity to this site and the Lucas Lane development to the north. This is due to the additional power needed to ensure both developments can be gas free by using ASHP's, providing EV car charging points for all homes and therefore reducing carbon and increasing sustainability of both sites.

Garden sizes have been designed to be in line with the approved layout and the proposed scheme has increased the amount of garden area overall. Plots 34-35 have been given private gardens due to maintenance issues if they were combined.



Approved Site Plan



Proposed Site Plan