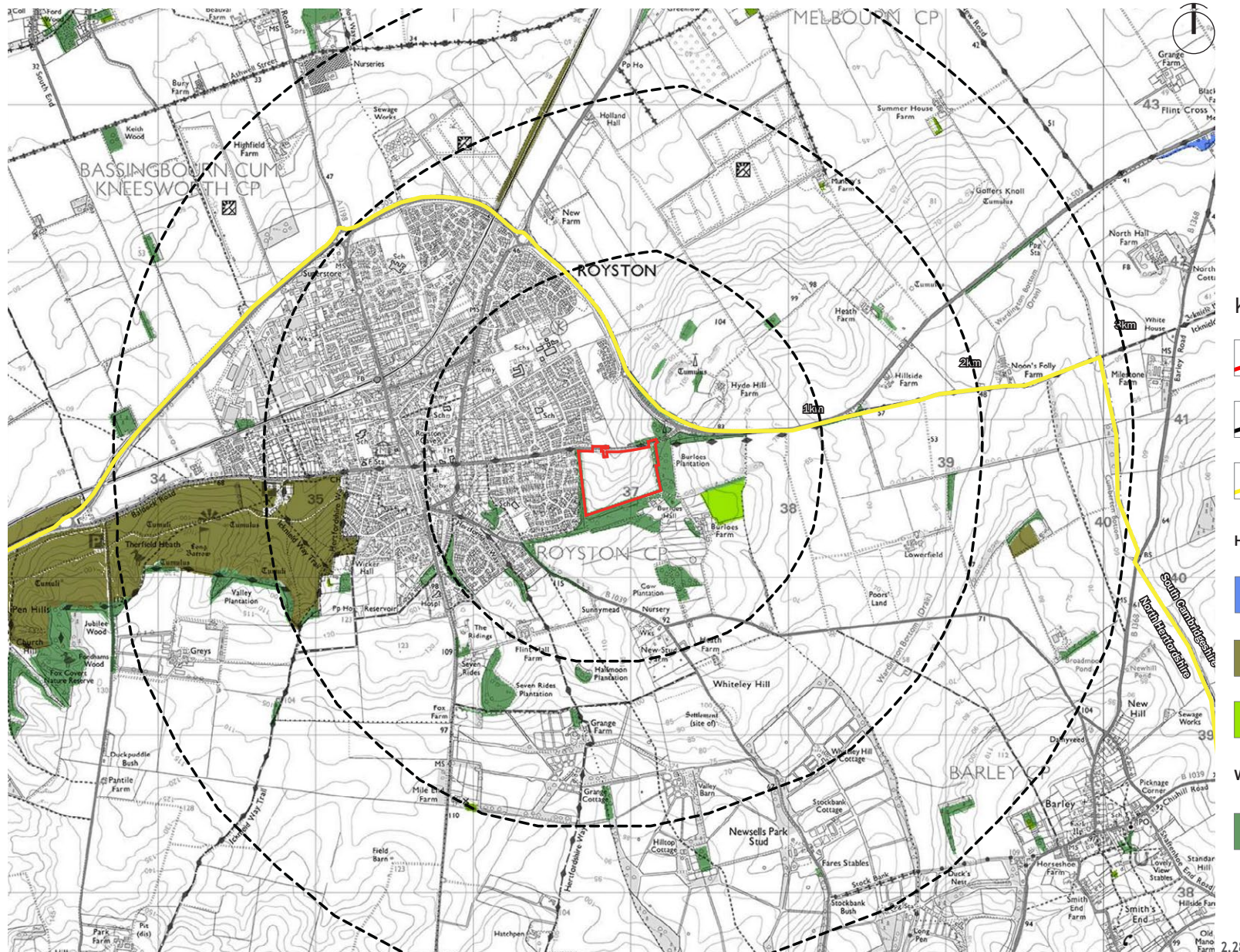


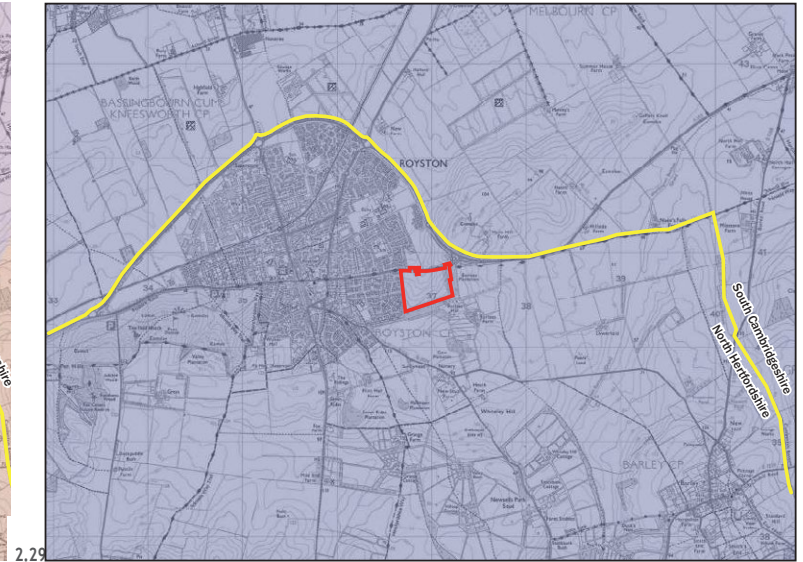
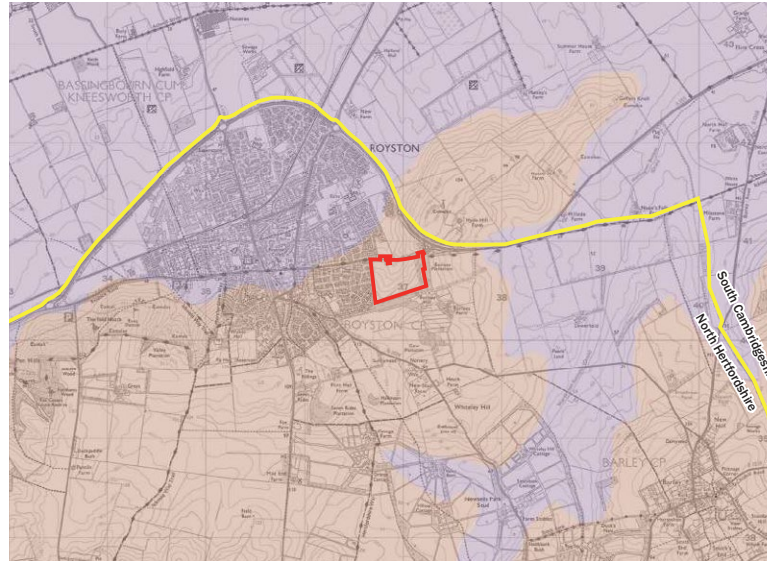
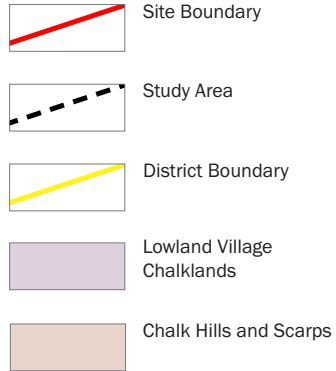
SITE CONTEXT & ANALYSIS



2.28 Wider priority habitat inventory plan by Liz Lake Associates

SITE CONTEXT & ANALYSIS

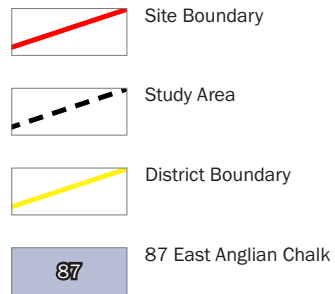
KEY 2.29:



2.29 National Character Area Profile

2.30

KEY 2.30:

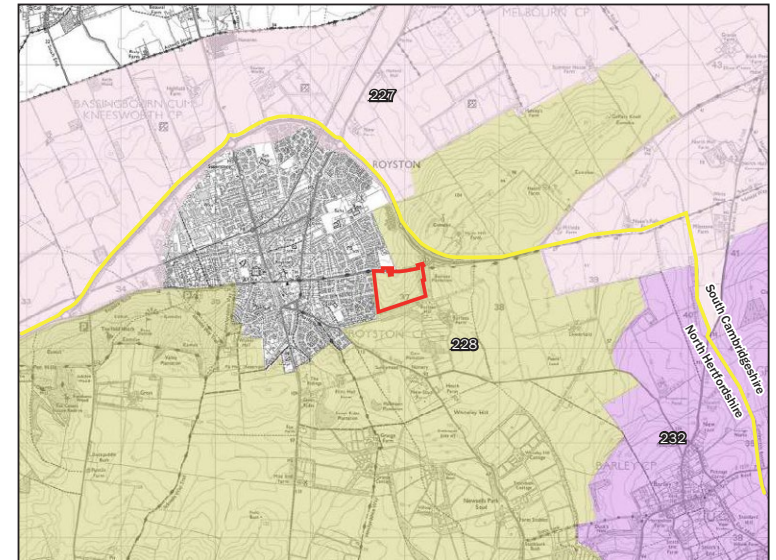
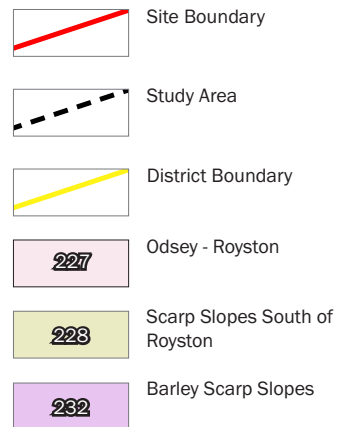


2.29 East Landscape Character
Typology for the East of England
by Liz Lake Associates

2.30 National Character Area
profile by Liz Lake Associates

2.31 North Hertfordshire and
Greater Cambridge Landscape
Character Assessment by Liz
Lake Associates

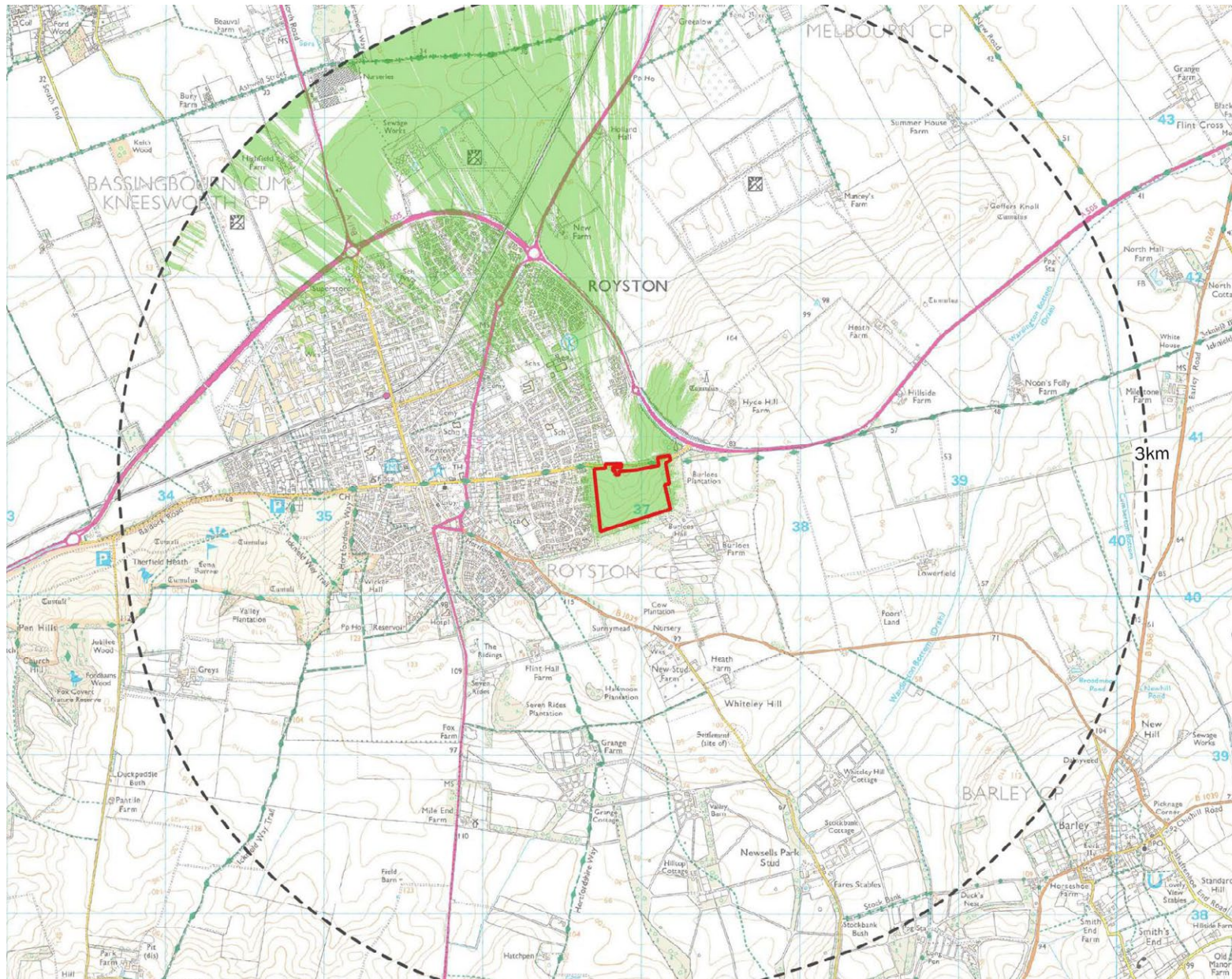
KEY 2.31:



Hertfordshire Landscape Character Assessment

2.31

SITE CONTEXT & ANALYSIS



KEY:

-  Site Boundary
-  Study Area
-  Zone of Theoretical Visibility (ZTV)

The ZTV is generated from a receptor height of 1.6m (average eye level) and receiver heights of up to 8.5m (2/3 storeys). Multiple targets were placed within the site to best represent points that may be visible.

The ZTV is based on LiDAR 1m DSM (Digital Surface Model) which includes surface features such as existing buildings and trees. Some changes within the landscape may have occurred since the DSM data and ZTV was created. Data source: data.gov.uk. This ZTV also includes Earth's curvature.

2.32

2.32 ZTV by Liz Lake Associates

SITE CONTEXT & ANALYSIS

2.8 ECOLOGY & BIODIVERSITY

The ecology appraisal evaluates habitat considerations within the planning system and assesses the impact of a proposed development. It focuses on mechanisms by which habitats are considered, including specific policies, non-statutory designations, legal importance, and local plans.

To support the revised planning application the site has been subject to an updated ecological survey. This survey confirms that the dominant habitat present has not significantly altered since completion of the previous surveys over the period of 2015 - 2020. The dominant habitat within the site and affected by the proposals is intensively managed arable land with very narrow field margins adjacent to the existing plantation woodland surrounds the site. The arable land and the narrow field margins are of low ecological value.

Other habitats recorded within the site included small areas of other neutral grassland, amenity grassland, tall ruderal habitat and a small copse. None of these habitats provided significant ecological value to the site but the small copse does provide some ecological diversity in an extensive area of intensively managed habitats which are of limited ecological value.

The woodlands on the site boundaries do provide ecological diversity surrounding the application site, but given the intensive arable nature of the existing arable farmland the woodland edge structure is poor.

The majority of the woodland habitats are retained and unaffected by the proposals. There will be minor loss to the woodland on the eastern fringe of the development to allow the implementation of the emergency access. None of the woodland included in the copse meet the definition of 'irreplaceable habitats' in the NPPF (December 2023) but given the mature nature of the eastern plantation this would be considered as a habitat of principle importance in the NERC Act 2006.

During the construction period all of the habitat retained will be protected using standard methods and covered under a Construction and Environment Management Plan (CEMP). Mitigation and habitat enhancement proposals are inherent in the overall design of the scheme. The overall mitigation package will seek to enhance the existing woodland through the creation of woodland edge habitat and a mosaic of other habitat included grassland / native species scrub planting on the boundaries of the site. The incorporation of these features will increase the overall diversity of existing woodland habitats and provide mitigation for the small area of plantation woodland affected by the development. In the longer term the application of sensitive management to the habitats provided in the overall mitigation package will provide betterment to the retained boundary habitats when compared to the existing intensively managed arable management.

To minimise the potential effects of increased recreational pressure on the Therfield Heath SSSI, the proposals provide a package of measures which follow the principles as outlined in the 'Therfield Heath SSSI Mitigation Strategy' (November 2022). The measures include the provision of informal green infrastructure surrounding and located through the proposals. These areas provide routes for informal recreational including dog walking and informal play. Outside the red line the mitigation package includes: the use of the permissive footpath around the open arable farmland south of the site and a safe crossing point to access existing informal recreational facilities north of Newmarket Road. An integral part of the mitigation package, all new residents will be provided with an ecological information in the welcome package. This will inform the residents of the sensitivities and appropriate use of the Therfield Heath SSSI and other recreational resources locally to the site.

Given that the proposals follow the necessary principles of the Therfield Heath SSSI Mitigation Strategy and have sought to retain habitat identified with ecological value and provide mitigation / enhancements both within the site and off site to 10% biodiversity net gain, it has been concluded the development of the site will not result in significant adverse effect to biodiversity.



KEY:

- Red Line Boundary
- Baseline Habitats**
- Cereal crops
- Developed land; sealed surface
- Other neutral grassland
- Other woodland; broadleaved
- Tall forbs



KEY:

- Red Line Boundary
- Baseline Habitat Condition**
- Moderate
- Poor
- N/A - Other
- Condition Assessment N/A

Baseline Habitat Distinctiveness

- Medium
- Low
- V.Low

2.33 Ecological appraisal Fig 1 by fpcr

2.34 Ecological appraisal Fig 4 by fpcr

SITE CONTEXT & ANALYSIS

2.9 HYDROLOGY & DRAINAGE

The site is located in Flood Zone 1 and the majority of the site has a very low risk of flooding from surface water. A small area of the site to the east of Burloes Cottages is subject to surface water flooding but this can be mitigated as part of the proposals.

A Flood Risk and Drainage Assessment has been submitted in support of the application and this notes that the proposed development will manage and intercept the overland flows by attenuating up to 1in100year + 40% climate change and infiltrating at source via create soakaways, basins, swales, rain gardens and permeable paving sub-base.

2.10 ARBORICULTURE

The proposed layout design has from the outset been informed by tree surveys initially undertaken in 2016 and updated in 2023. The result of the early consideration of the benefits associated with the trees and the site constraints is that the proposed development as shown on the illustrative layout plan can be constructed without detriment to the health, longevity or stability of the retained trees and woodland.

A number of trees will need to be removed to accommodate the proposed access and emergency access but the majority will be retained. Retained trees and woodland can be successfully protected during the construction works and this vegetation supplemented by new planting will continue to contribute to the proposed development. The tree planting associated with the proposed development will serve to reduce the limited impact of the proposed tree removals and will serve to improve the age and species diversity of the tree resource within the site, which is currently an open arable field, whilst providing an attractive environment for future residents.

An emergency access will be provided from the Burloes Hall Track access lane to connect back with Newmarket Road a the north east of the site area.



SITE CONTEXT & ANALYSIS

2.12 PLANNING CONTEXT

PLANNING POLICY AND DESIGN GUIDANCE

A summary of the policies and guidance that are relevant to the proposed key design principles are provided in this section.

NATIONAL PLANNING POLICY CONTEXT

The **National Planning Policy Framework NPPF** was revised in September 2023 and sets out the government's planning policies for England and how these are expected to be applied.

NORTH HERTFORDSHIRE LOCAL PLAN 2011-2031

Since planning permission was previously granted, North Hertfordshire District Council adopted a new Local Plan (July 2022). Policy RY10 (Land South of Newmarket Road) allocates the site for approximately 300 homes, and it notes proposals should:

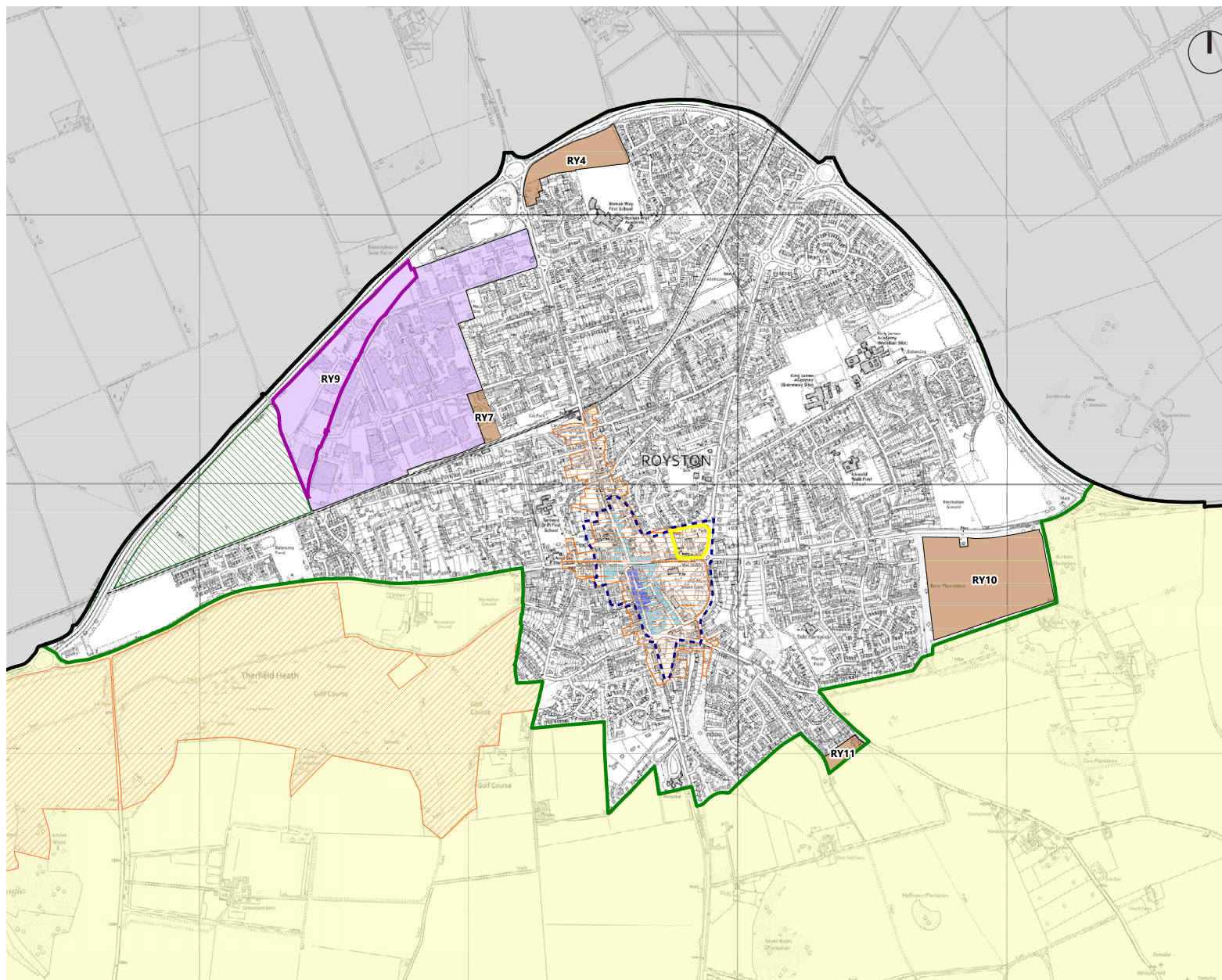
- Provide a site-specific landscape assessment and tree survey. Retention of trees and hedgerows where possible;
- Design and layout to respond to topography;
- Address potential surface water flood risk through SUDs or other appropriate solution;
- Archaeological survey to be completed prior to development; and
- Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.

SUPPLEMENTARY PLANNING DOCUMENTS

In addition to the Local Plan, the following documents have been used in this application:

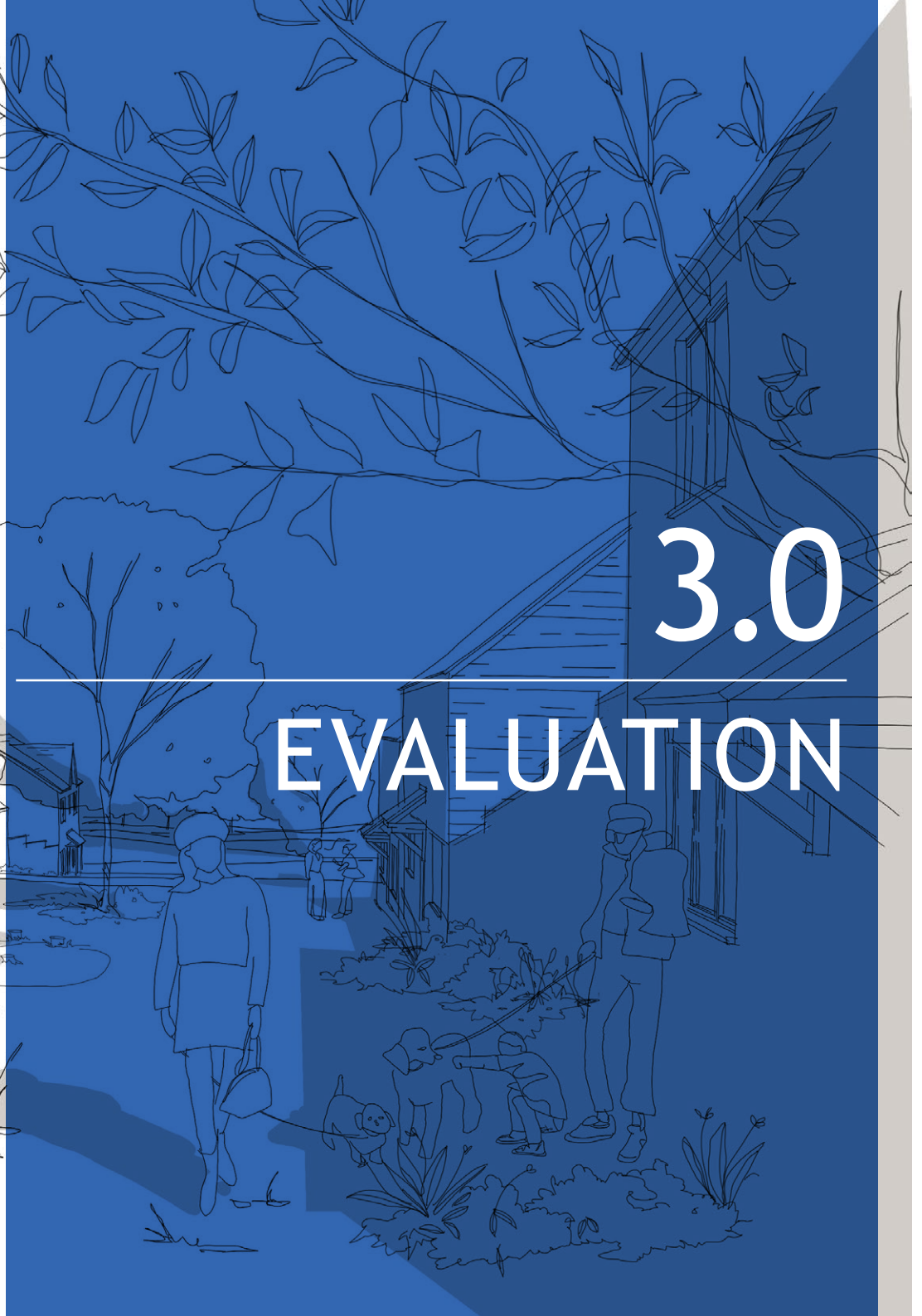
- North Herts Developer Contributions Supplementary Planning Document (January 2023)
- Therfield Heath SSSI Mitigation Strategy (November 2022)
- North Hertfordshire Urban Design Assessment: Royston

SITE CONTEXT & ANALYSIS



2.39

2.39 Map F from the NHC Local Plan
2011-2031



3.0

EVALUATION

EVALUATION

3.0 INTRODUCTION

This chapter outlines the opportunities and constraints identified during the assessment and design process.

In addition, this chapter will describe the evolution of the design proposals that have been developed through extensive meetings with consultants from various disciplines to ensure a cohesive approach.

3.1 PUBLIC OPEN SPACE SCENARIO

The site falls within the 2km inner zone of influence for the Therfield Heath SSSI. Within this area, the Therfield Heath Mitigation Strategy recommends that 8-hectares of open space per 1000 population (Suitable Area of Natural Greenspace 'SANG' standard) be provided.

We have tested a series of scenarios on the basis of the impact of the delivery of the above on the site area:

The Adopted Local Plan assumes an occupancy of 2.4 people dwelling. A proposal for 325 dwellings would therefore be expected to accommodate 780 people. The total amount of SANG open space for this site therefore equates to 6.24 hectares.

Alternatively a proposal of 300 dwellings would therefore be expected to accommodate 720 people. The total amount of SANG open space for this option would equate to 5.76 hectares.

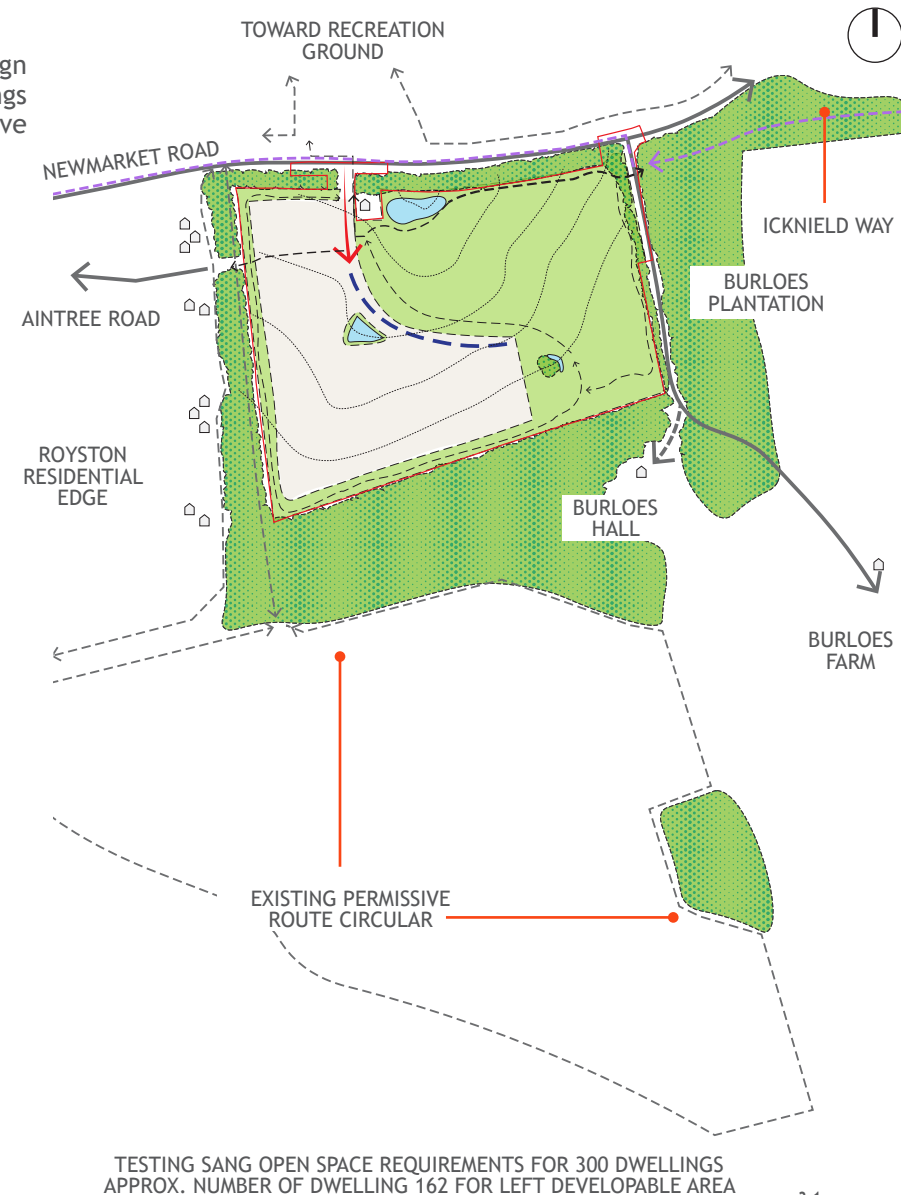
In addition, the Council has adopted the Fields in Trust Standards to assess open space provision in new development. Based on a population of 780, this would give a requirement for 4.4 hectares of open space to be included on site.

All options would be completely unviable for this site and would result in a substantial loss of dwellings on the site, which would then in turn not meet the Council's acute housing need. For reasons set out in section 4, it is considered that this site is well served in terms ability to provide an off- site circular walking route and it is also adjacent to Newman Avenue public open space, which is situated on the north side of Newmarket Road.

KEY 3.1,3.2 &3.3:

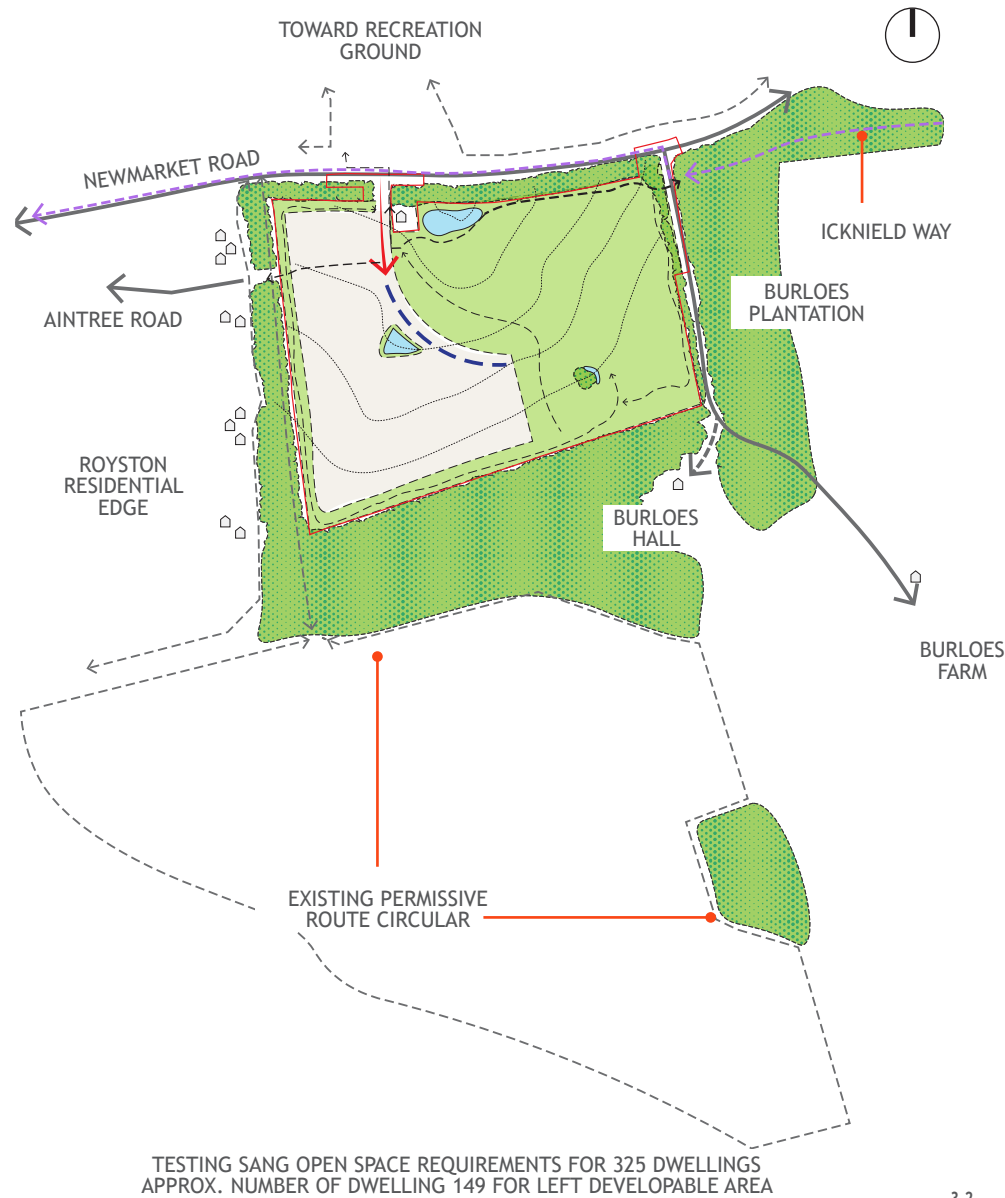
- SITE BOUNDARY
- ➔ POTENTIAL ACCESS TO THE SITE
- - ➔ POTENTIAL PRIMARY ROAD
- BLOCK STRUCTURE
- POTENTIAL OPEN SPACE
- - - - ➔ POTENTIAL PEDESTRIAN LINK

- 3.1 Testing option showing SANG open space and buffer for 300 units
- 3.2 Testing option showing SANG open space and buffer for 325 units
- 3.3 Testing option showing POS policy requirement and buffer for 325 units



3.1

EVALUATION



3.2



3.3

3.2 SITE CONSTRAINTS & OPPORTUNITIES

The primary components informing the proposal have been identified using the site analysis presented in the preceding sections. These principal elements have been used to structure and inform the development and are outlined below:

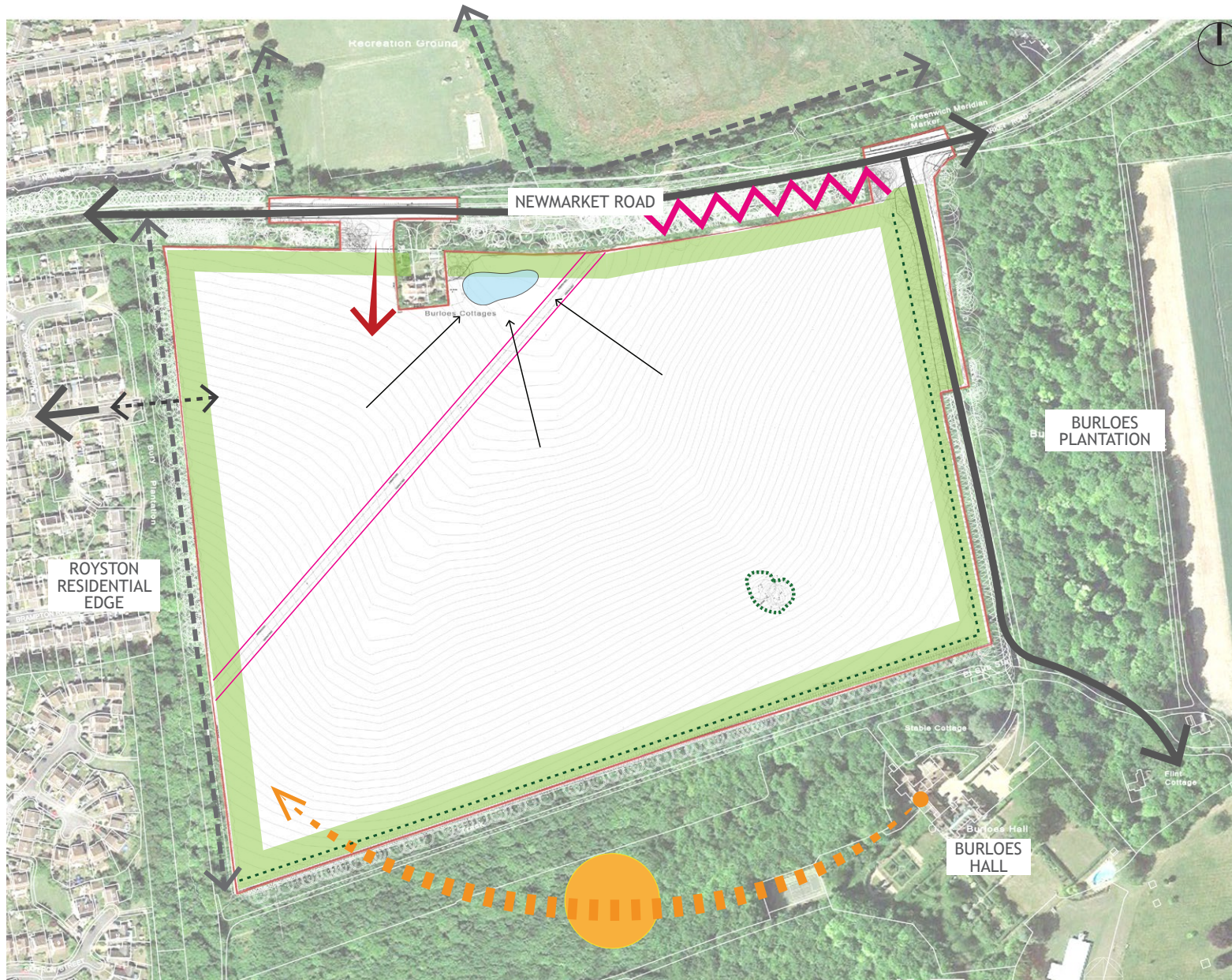
CONSTRAINTS /CONSIDERATIONS

- Sloping site offers character but poses challenges for access gradients. Also requires management of surface water with appropriate SUDs features.
- Consideration and mitigation of any traffic noise impacts from Newmarket Road.
- Existing Power lines crossing the site diagonally from the north to south west will require diversion.
- Carefully selected access points to consider existing traffic speeds and visibility.
- Sensitivity to Burloes Hall and plantation, as well as the existing neighbourhood to the east (off Valley Rise).

OPPORTUNITIES

- The full woodland framework to the site presents a unique opportunity for a visually contained and special place.
- To provide residential frontage towards the woodland edges as well as internal spaces.
- Landscaped offset to woodland edge providing opportunities to soften the built edge and provide space for a leisure route.
- To enhance and incorporate the existing vegetation and small woodland copse as well as supporting bio-diversity.
- To provide Local Play Areas and leisure destinations within the site.
- To incorporate SUDS and drainage features within the open space.
- To provide a network of safe and attractive walking and cycling routes throughout the site and into adjacent neighbourhood and onward to the town centre.
- To connect to the existing permissive leisure walking looped route to the south.
- Potential supplementary route along the northern part of the site to complement the Icknield Way.

EVALUATION



3.4

3.4 Opportunities and constraints diagram

3.3 DESIGN EVOLUTION

This section explains how the proposals for the site have evolved through the design process.

Following a thorough review of the site and its constraints and taking into account all current local and national policies, the initial design concept leverages the opportunities of the site to produce a proposal with a unique identity that connects seamlessly with the adjoining development and wider neighbourhood.

The design concept has been developed through close collaboration between different experts for a fully cohesive approach that ensures the most informed and effective proposal is produced.

The proposals have been driven by the vision to create an integrated new neighbourhood to Royston that delivers much-needed homes, and open spaces.

The design stems from the idea of having a series of key green links, following the topography through the site, drawing the eye either towards the public open space and woodland frame which envelops the development or internal features such as the small woodland copse. An access from Newmarket Road, leads to a landscape gateway character space, that sets the scene and gives cues for the wider scheme.

From here, a tree lined 'Avenue', will deliver the internal connection through the site, feeding into the central areas of the site which then connecting towards the edges and the green spaces surrounding the development.

The site is generally set out with a semi-regular gently curving block structure designed to respond to the natural topography and sensitive approach to levels design within the site.

The whole site will be surrounded on all sides by a varying belt of Public Open Space, in the form of different landscaped zones and pedestrian links. These will provide enhanced ecological habitats for biodiversity and drainage features, as well as acting as acoustic mitigation to the north.

The following sections will provide more information regarding the individual technical aspects of the development (green infrastructure, scale, highways, parking).

With the exception of the phase 1 development area, the illustrative masterplan provided is for indicative purposes only and all details will be subject to approval through a future Reserved Matters Application.

SITE CONTEXT & ANALYSIS



KEY:

1. PROPOSED ACCESS.
2. PROPOSED PEDESTRIAN LINK TO WESTERN DEVELOPMENT AND EXISTING PERMISSIVE ROUTE.
3. OVERHEAD CABLE TO BE REDIRECTED.
4. RETAINED EXISTING TREES BELT WITH EXCEPTION OF LOCALISED BREAKS TO ACCOMMODATE ACCESS/ PEDESTRIAN MOVEMENTS.
5. PROPOSED REDIRECTED CABLE.
6. 6/12M OFFSET FROM PLANTING EDGE.
7. GREEN CORRIDOR.
8. PROPOSED DRAINAGE FEATURES (SUDS AND INFILTRATION BASIN).
9. EXISTING TREES TO BE RETAINED.
10. PROPOSED EMERGENCY ACCESS.

3.5

3.5 Illustrative Framework plan



4.0

DESIGN PARAMETERS

DESIGN PARAMETERS

4.0 INTRODUCTION

The following chapter are outlined a set of parameters plans for which Outline Consent is sought. These establish a fixed framework for a future detailed design.

They include:

- Application Boundary Parameter Plan;
- Land Use Parameter Plan;
- Access & Movement Parameter Plan;
- Building Heights Parameter Plan.

These plans set a firm framework for the phase 1 development as well as a future detailed design for the wider site, which is essential to ensure that the overall vision for the site is not compromised. However, there should be some allowance for flexibility in case of any deviation (beyond the phase 1 area).



Artistic impression of the entrance to the site

4.1 VISION

“ The vision for this site is for it to become a highly desirable place to live, play and socialise.

Furthermore, it will be to highlight the unique qualities of the scheme and its setting whilst providing a high quality new development with its own sense of place.

It will link with the natural green spaces and be carefully integrated with sustainable urban drainage, enhanced biodiversity and high levels of visual amenity. ”



ROYSTON-NESS

To create a new neighbourhood which feels ‘of Royston’ drawing on unique design, materiality and spatial characteristics of the best of the town.

DESIGN PARAMETERS

55



GREEN LINKS

To provide distinctive green movement corridors that follow the natural topography of the site. Places in themselves they will be joyful to use, with opportunities for sitting, meeting and play on the way (whole playable landscape) as well as enjoying the view through the roofscape and to the wider landscape. Routes for water with swale and rain gardens possible undulating down the hillside.



COMMUNITY

To create a thriving new community with its own sense of identity whilst also feeling strong links with the town. Creating places and opportunities to play, walk the dog, rest, chat and exercise. This will also draw the existing community in to enjoy the new spaces and help to build social links.



WOODLAND EDGE

Defining the site the woodland edge acts as a green frame, that will be offset with landscape and a gently weaving development edge, creating parkland pockets, play areas, view points and exercise spaces. This will be tied together with a loop trail that will also connect to the green links and wider landscape including the existing permissive path loop to the SW, Icknield Way and wider settlement.

DESIGN PARAMETERS



ENCOURAGE WALKING & CYCLING

Connect the site with its surrounding context and provide pedestrian connectivity that links with existing infrastructure.



LOCAL IDENTITY

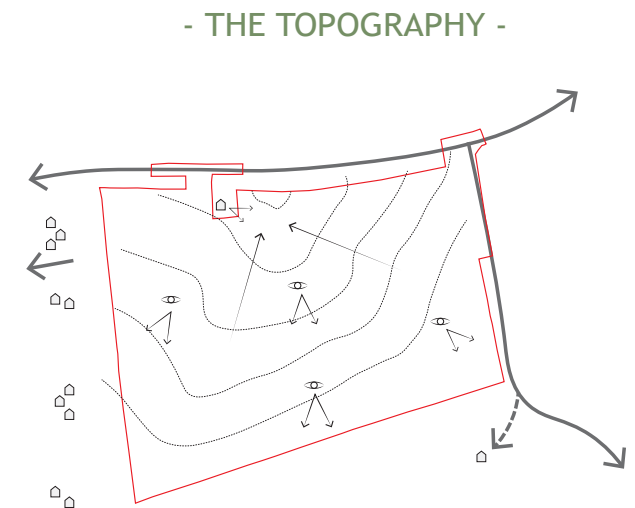
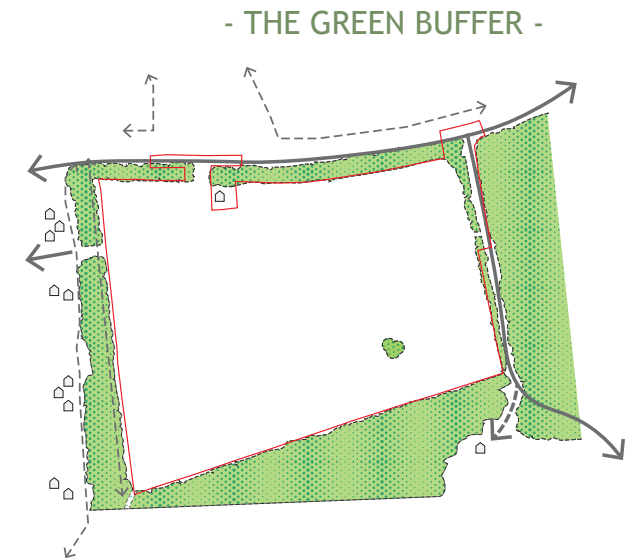
Create legibility through the presence of key spaces and groupings.

Key elements that form the basis of the proposal:

- The existing topography presents an exciting challenge and opportunity of the site. Handling the levels sensitively to take best advantage of views and placemaking opportunities whilst ensuring that gradients are reasonable, will enhance its accessibility.
- Connecting the site with the context, adding pedestrian and cycle connectivity.
- Working sensitively with the woodland buffer that creates a natural containment for the site.
- Creating new high quality spaces with a landscape focus within the site.

- THE GREEN NETWORK AND PEDESTRIAN CONNECTIVITY -





3.2

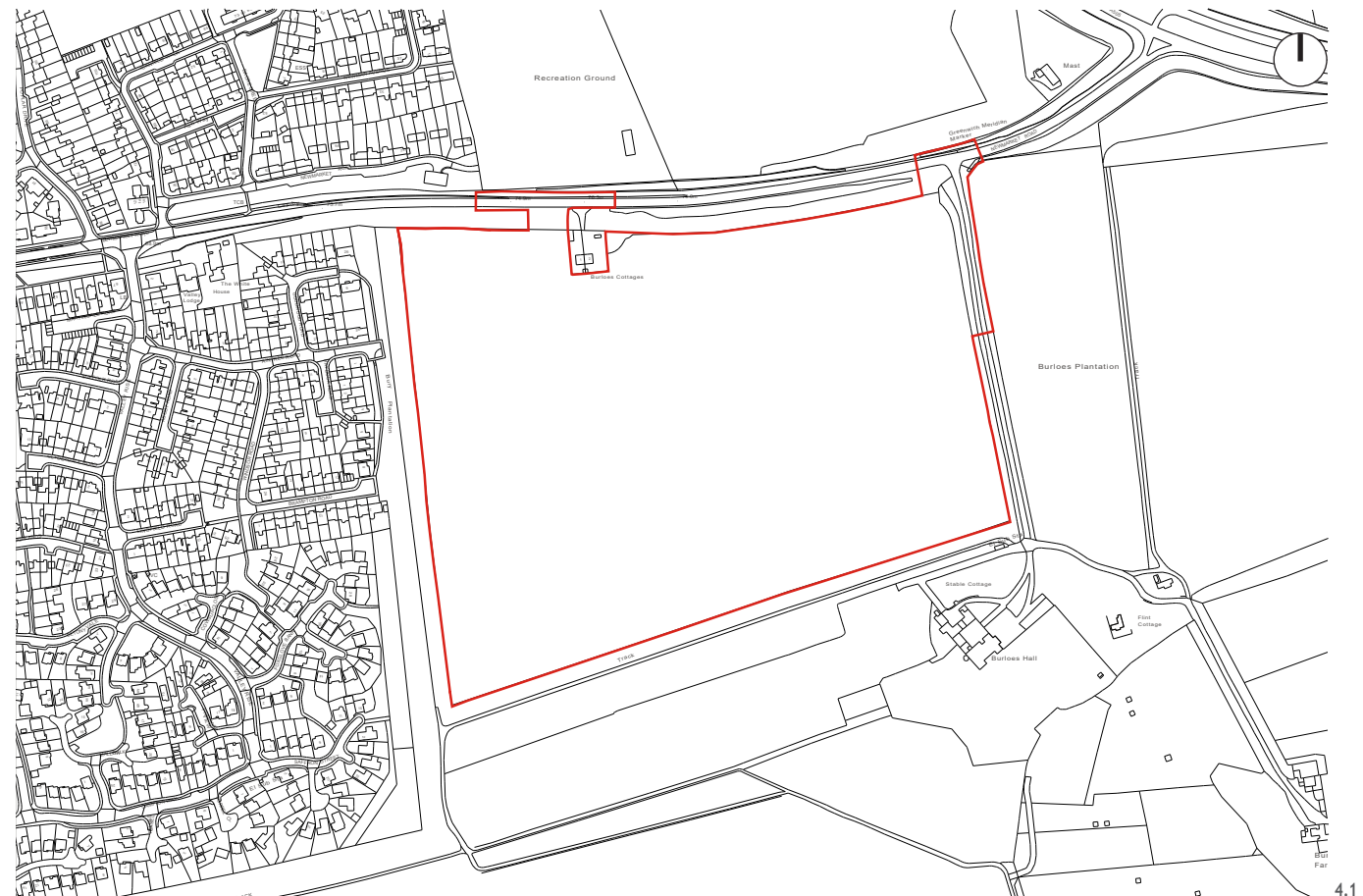
3.2 Urban form diagram

DESIGN PARAMETERS

4.2 APPLICATION BOUNDARY

This plan delineates the specific area within which the plans are submitted for approval. It may include certain areas of third-party land, such as highways, that are necessary to facilitate certain aspects of the proposals, such as access into the site

KEY



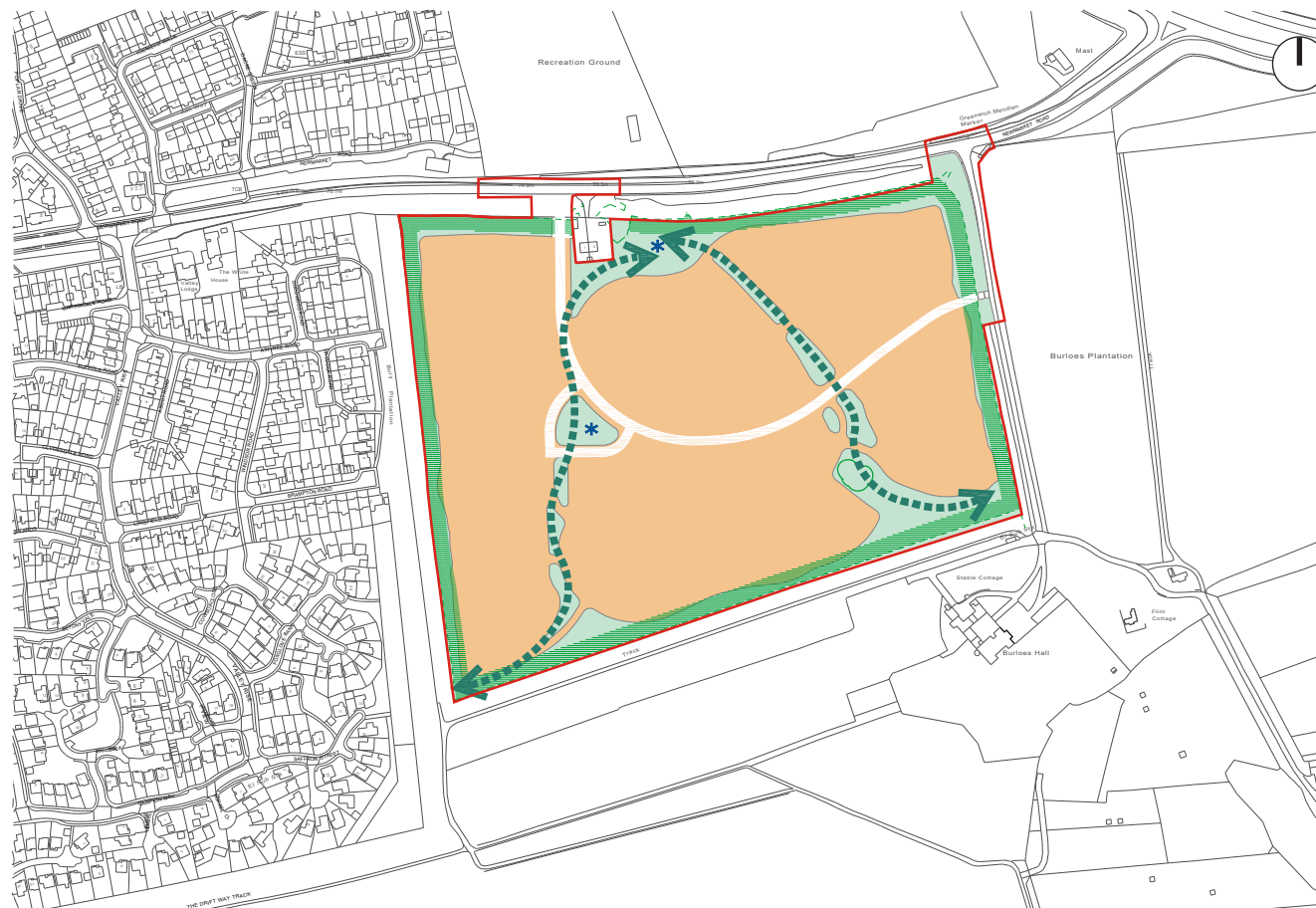
4.1 Application Boundary PP

4.1

4.3 LAND USE

The land use parameter plan has evolved from the site's specific opportunities and constraints and the result of technical studies undertaken from the full design team.

This plan indicates the land use framework through the site, outlining the residential area and green spaces. With the exception of the Phase 1 area, the use and open spaces are subject to change and location and configuration of these will be dictated at Reserved Matters stage.



4.2

DESIGN PARAMETERS

KEY

-  SITE BOUNDARY
-  RESIDENTIAL USE
-  OPEN SPACE
-  EXISTING RETAINED VEGETATION
-  BUFFER FROM WOODLAND UNDERSTOREY PLANTING EDGE MINIMUM 6M- MAX 12M
-  GREEN LINK
-  INDICATIVE LOCATION FOR DRAINAGE ATTENUATION BASINS

NOTE:

- Development Cells can deviate by up to 10m upon detailed design
- Residential land to include roads, parking and associated infrastructure and incidental areas of open space.
- Open Space to include Public Open and Amenity Space, Children's Play Areas, Landscaping and Ecological Enhancement Works, footpaths e/o cycleways, drainage, utilities and service infrastructure. Green Infrastructure may also be crossed by roads and footlinks.
- Buffer to include roads, parking and associated infrastructure and incidental areas of open space.

4.2 Land use Parameter plan

DESIGN PARAMETERS

4.4 ACCESS & MOVEMENT

The development is structured to provide a clear and legible movement network designed around an easily readable street hierarchy, a mix of open spaces and associated variety of residential building typologies and sizes.

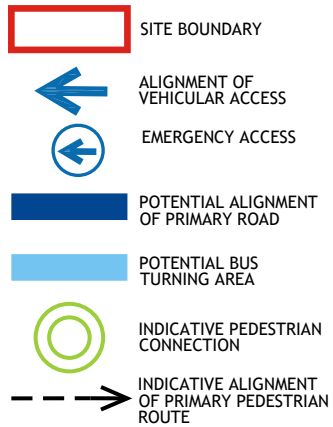
Ease of access and movement will offer legibility and contribute to the vitality and character of the proposed development.

Vehicular access to the site will be provided from Newmarket Road where the primary road for the site will connect.

A secondary emergency access is proposed from Burloes Lane.

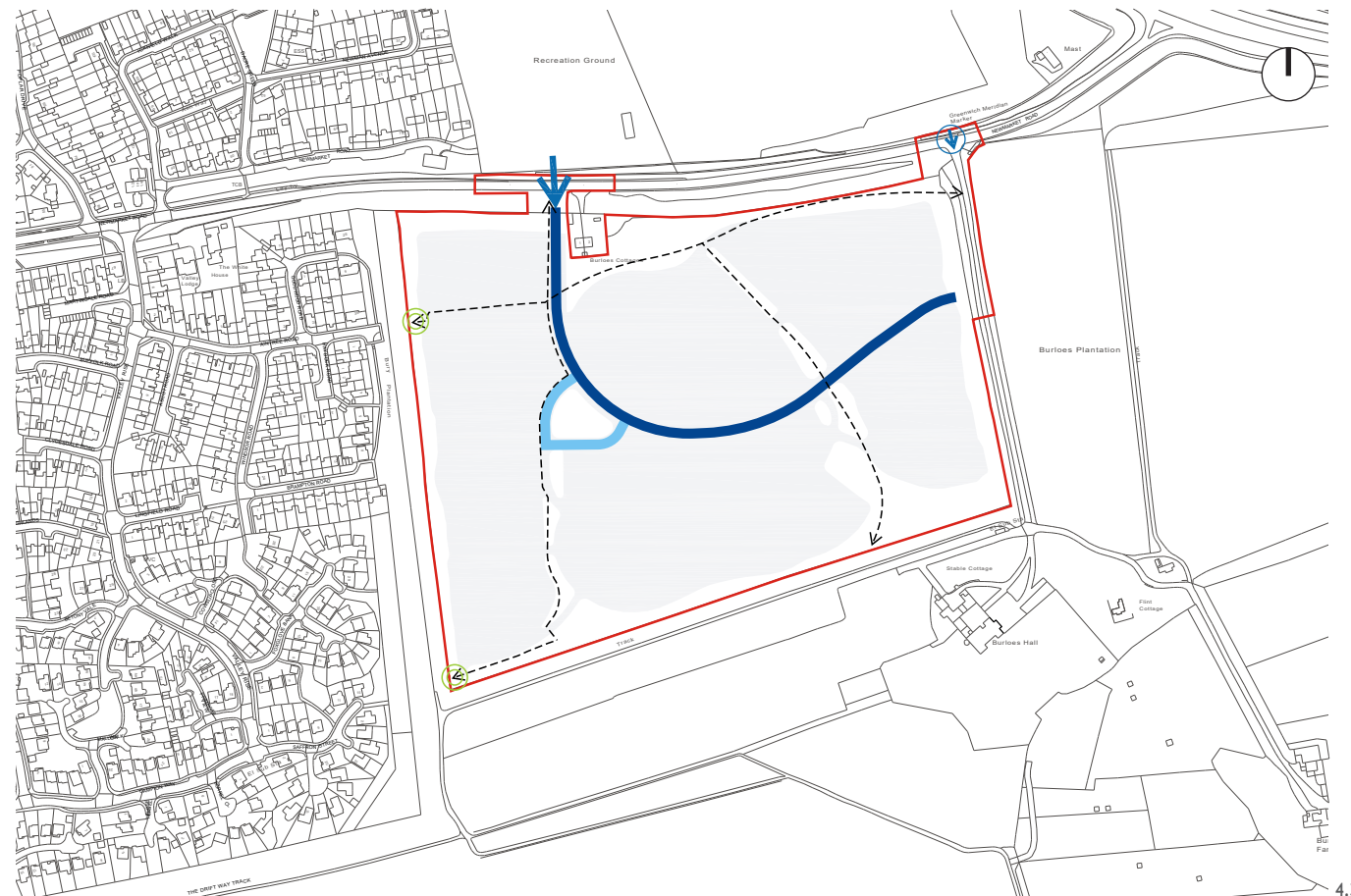
There are no existing cycle-routes or pedestrian links on the site. Pedestrian routes will be provided along streets and through areas of public open spaces to create a network of connected routes.

KEY



NOTE:

- The precise alignment of routes within the site can only be defined once associates phase layouts are fixed. Therefore they allow for a tolerance of +/- 20m either side of the line.



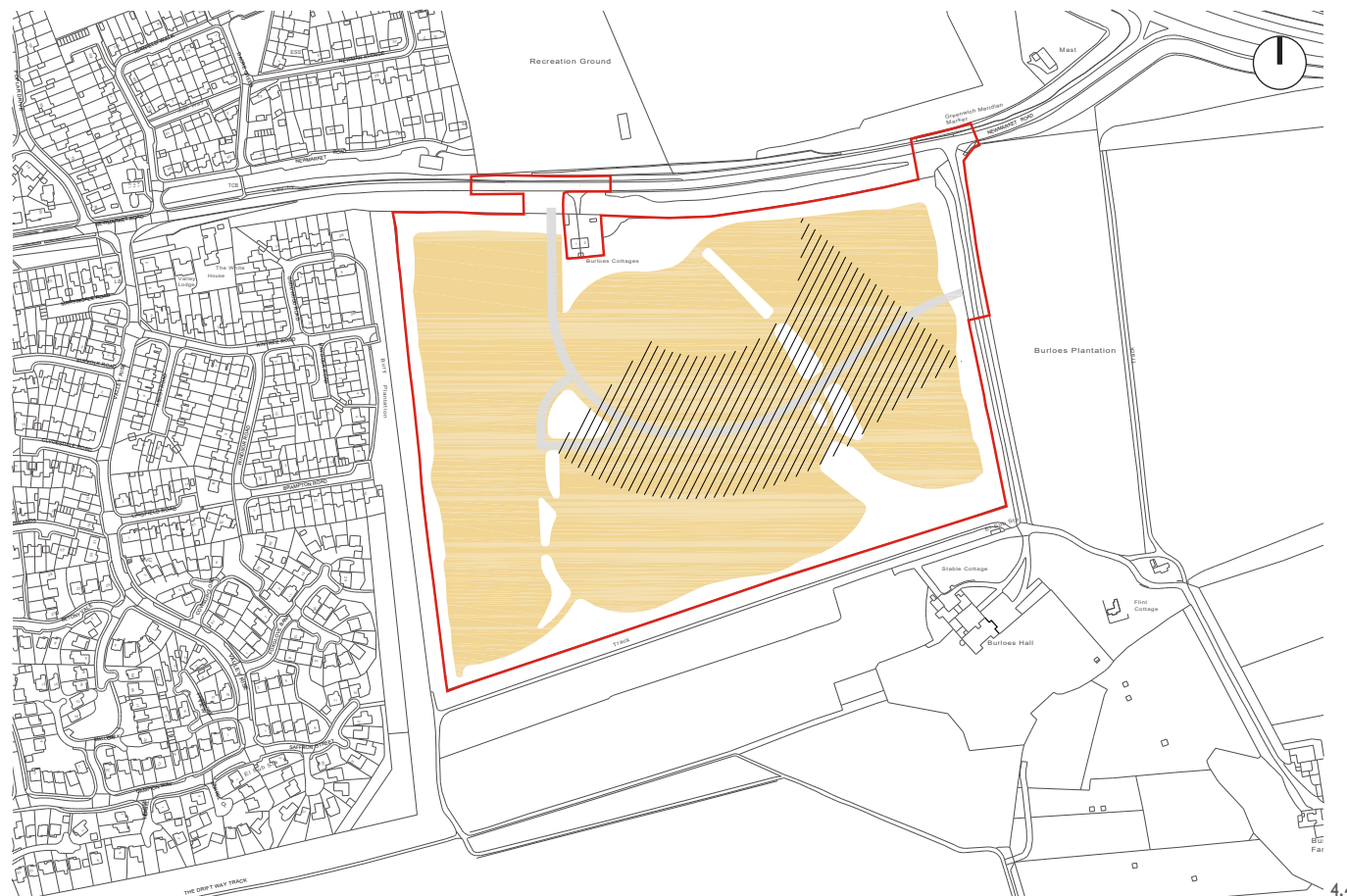
4.5 BUILDING HEIGHTS

The development is carefully planned to match the development character and scale that is suitable for the site's setting and context. It aims to offer a diverse range of dwelling types.

Building heights will be predominantly 2 storey height with some 2.5 to 3.5 storey heights to help work with the topography of the site and allow higher elements at key locations.

61

DESIGN PARAMETERS



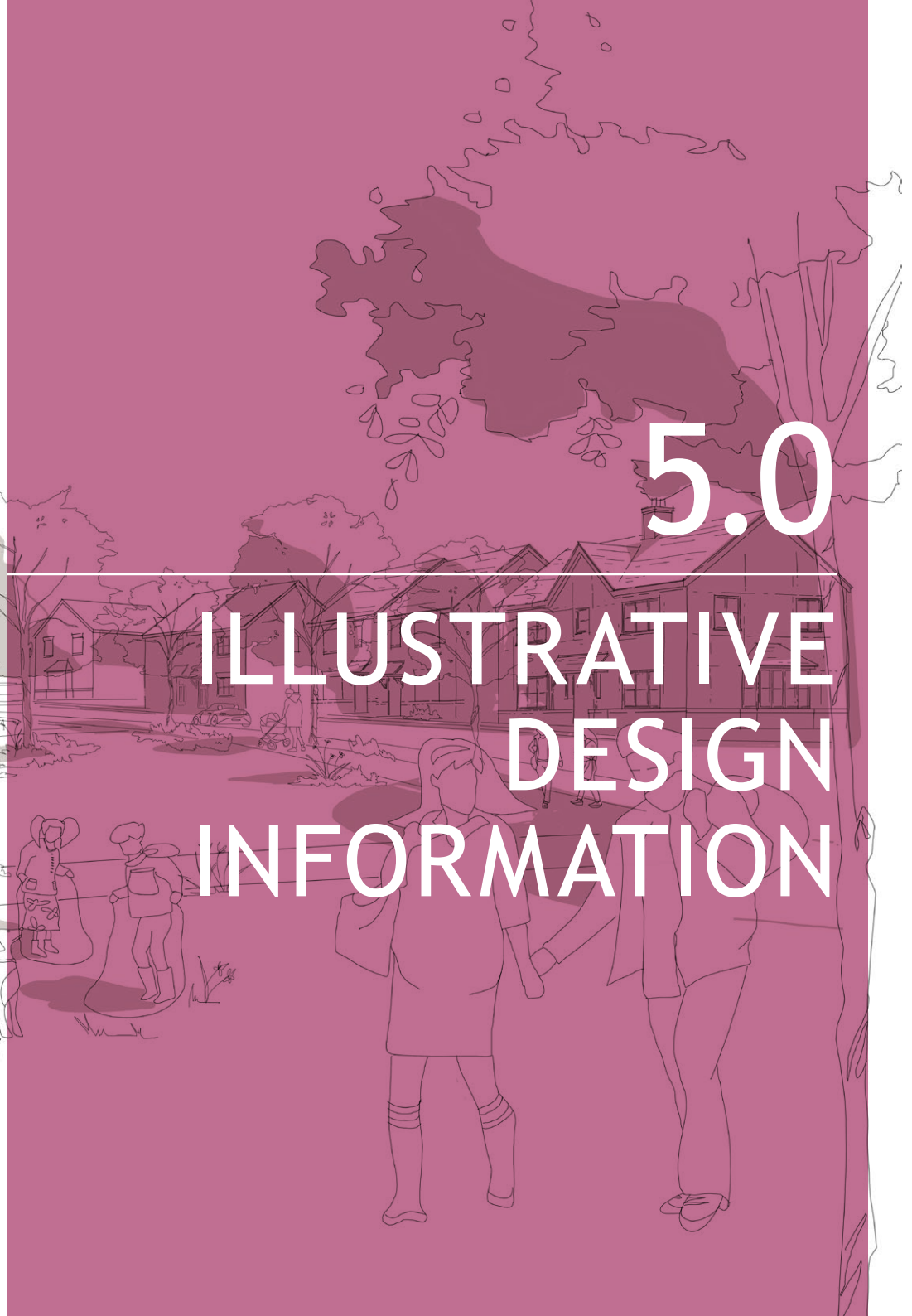
KEY

-  SITE BOUNDARY
-  UP TO 2 TO 2.5 STOREY (10m to ridge line) WITH OCCASIONAL 1 STOREY
-  UP TO 3/3.5 STOREY (15 m to ridge line)

NOTE:

- Buildings on site of 3/3.5 storeys to be situated as part of levels mitigation strategy (as split level typologies) and in key locations and frontages as marker buildings to aid way finding.
- Building heights are to be measured from FFL which is subject to a limit of deviation of +/- 2m above agreed ground level to the top of the ridge line (excluding chimneys, flues, etc).

4.4 Building Heights Parameter plan



5.0

ILLUSTRATIVE
DESIGN
INFORMATION

ILLUSTRATIVE DESIGN INFORMATION

5.1 URBAN DESIGN PRINCIPLES

The Urban Design Framework is a strategic tool setting out the design vision for the development of the scheme and identifies the main design principles to be followed.

The key principles are outlined below:

- Main vehicular access from Newmarket Road. Emergency access to the east of the site (Burloes Lane).
- Creation of strong routes and key spaces through a well-defined block structure which responds to the natural topography of the site.
- Provision of permeable connectivity throughout the site and to the wider context as well as to the permissive walking route.
- Create legibility through the presence of key spaces and key frontages as well as key groupings.
- Provision of a sequence of green spaces, play on the way areas and green corridors, all connected through pedestrian routes.
- Treatment of the important edges to the site towards the Public Open Space and woodland edge, with direct frontages looking onto the landscape.
- Variation in building form and treatment to create different characters whilst still maintaining a cohesive vision for the development.



5.1 Illustrative impression of the gateway area

5.1

ILLUSTRATIVE DESIGN INFORMATION



ILLUSTRATIVE DESIGN INFORMATION

5.3 Illustrative impression of the green link



5.3

5.2 ILLUSTRATIVE FRAMEWORK PLAN

With the exception of the Phase 1 area, the illustrative masterplan is subject to change and the configuration will be dictated at Reserved Matters stage.

It delivers up to 325 homes, ranging from one and two bed apartments to bungalows and two to five bed houses, with associated parking and garden areas.

The development will benefit from a landscape led approach. The green infrastructure is the leading design driver for the scheme, with this Illustrative Framework underpinned by a strongly defined landscape strategy.

Such a landscape-led approach will ensure the following conceptual principles are delivered:

- Improve people's connection to landscape and open space, with landscape running through the heart of the development in easy reach of all new dwellings.
- Improving people's well-being by providing a network of open space for relief from the urban form.
- New habitat creation to maximise biodiversity gain.
- Space for recreation, both informal and formal.
- Create a high-quality setting for the new homes, with all homes having a close relationship with the existing landscape features of the Site.
- Create a development that sits well in the surrounding countryside and woodland context.
- Careful integration of well-designed and sensitive approaches to dealing with surface water run-off through the provision of Sustainable Drainage Systems (SuDS).

Furthermore the green infrastructure underpins the urban design principles of the scheme, with existing trees helping to define key spaces, alongside new avenue planting to define legibility of key routes.

ILLUSTRATIVE DESIGN INFORMATION



KEY:

1. PROPOSED ACCESS.
2. PROPOSED PEDESTRIAN LINK TO WESTERN DEVELOPMENT AND EXISTING PERMISSIVE ROUTE.
3. OVERHEAD CABLE TO BE REDIRECTED.
4. RETAINED EXISTING TREES BELT WITH EXCEPTION OF LOCALISED BREAKS TO ACCOMMODATE ACCESS/ PEDESTRIAN MOVEMENTS.
5. PROPOSED REDIRECTED CABLE.
6. 6/12M OFFSET FROM PLANTING EDGE.
7. GREEN CORRIDOR.
8. PROPOSED DRAINAGE FEATURES (SUDS AND INFILTRATION BASIN).
9. EXISTING TREES TO BE RETAINED.
10. PROPOSED EMERGENCY ACCESS.

5.4

5.4 Illustrative Framework plan

ILLUSTRATIVE DESIGN INFORMATION



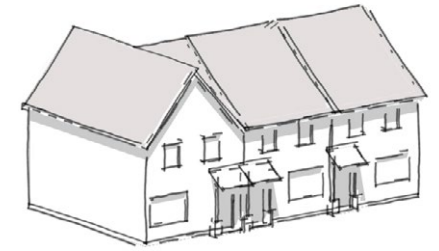
5.3 BUILDING TYPOLOGIES

The scheme will be developed using housing typologies to meet several needs:

1. Townscape: using housing types that contribute to a strong streetscape, and high quality of public realm;
2. Affordable Housing: to provide a range of properties to address affordable housing requirements.
3. Market Housing: to provide a range of homes that will readily meet market demand, and therefore rapidly contribute to housing need in this sector.

A hierarchy of housing types that could be deployed in the masterplan:

- Smaller two and three bedroom houses are largely narrow fronted two storey homes, generally in a semi detached or terraced configuration.
- Intermediate three and four bed houses are included generally in terraces or semi-detached configurations as townhouses. To discretely address topography constraints some townhouses are designed to be of split level arrangement.
- Larger four bedroom and occasionally five bedroom homes are often detached, medium/wide frontage two storey buildings often with front gables elements, arranged as compositions to give a theme to different streetscapes.



TYPICAL NARROW FRONTED
TERRACES



5.5 Building typologies example

5.6 Site Section along green link



TYPICAL 3.5 STOREY
TOWNHOUSES SPLIT LEVEL TYPO



TYPICAL 2.5 STOREY
TOWNHOUSES IN SEMI-DETACHED
CONFIGURATION



TYPICAL SEMI-DETACHED
CONFIGURATION



TYPICAL CORNER HOUSE



TYPICAL LARGE DETACHED



5.5



5.6

ILLUSTRATIVE DESIGN INFORMATION

5.4 BUILDING MATERIALS & FEATURES

A palette of high quality materials drawing from references within Royston will be used to define the character of the development.

A mix of multi red, red and orange brick will be the primary materials, with render and boarding used as an accent to emphasise key locations and key areas. Red and grey tiles will be incorporated to provide character within the roofscape.



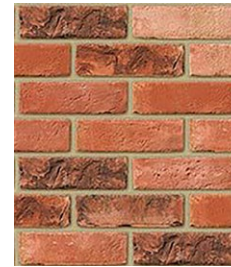
PRECEDENT EXAMPLE OF MULTI RED BRICK WITH GREY ROOF WITH BAY WINDOW AS PROMINENT FEATURES ALONG MAIN FRONTAGES (VISTRY DEVELOPMENT)

ARCHITECTURAL FEATURES



CANOPY, BAY WINDOW AND EAVES DETAILS

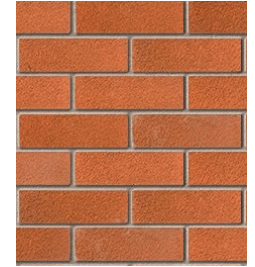
WALLING MATERIALS



MULTI RED BRICK



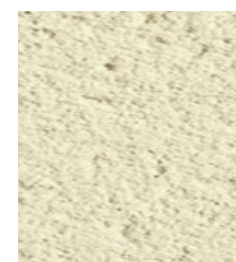
RED BRICK



ORANGE BRICK



COLOURED
WEATHERBOARDING



RENDER

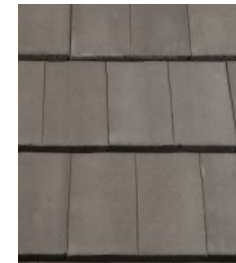


BUFF BRICK

ROOF MATERIALS



RED/BROWN TILE



GREY SLATE

NOTE: The images and colour of materials provided is for illustrative purposes and will be subject to full consideration as part of Reserved Matters Application.

5.7 Material palette and key features influence