

A colorful illustration of a residential development. In the foreground, a man in a purple jacket and orange pants walks on a path. To his right, a woman in a blue dress and another in a purple jacket and teal pants walk together. In the background, a man is pushing a blue stroller. To the left, a person is lying on their back on a grassy area. The background features a row of modern, two-story houses with dark grey roofs and light-colored walls. There are trees with green and yellow leaves, and a few birds flying in the sky. The right side of the image is overlaid with a semi-transparent orange rectangle containing the title text.

DESIGN & ACCESS STATEMENT

LAND AT
NEWMARKET ROAD
ROYSTON

APPROVALS

This document requires the following approvals:

VERSION	DATE	PREPARED BY	REVIEWED BY	APPROVED BY
P1	19.04.2024	ES	EC	POR

Signed19.04.2024

Dated

For and on behalf of McBains Limited

Document prepared on behalf of:

Vistry Group

in collaboration with:

- Strutt & Parker - Planning Consultant
- FPCR- Ecology
- Liz Lake - Landscape
- Ingent - Flood Risk, Drainage and Civil Engineering
- Markides Associates Ltd - Transport

Disclaimer

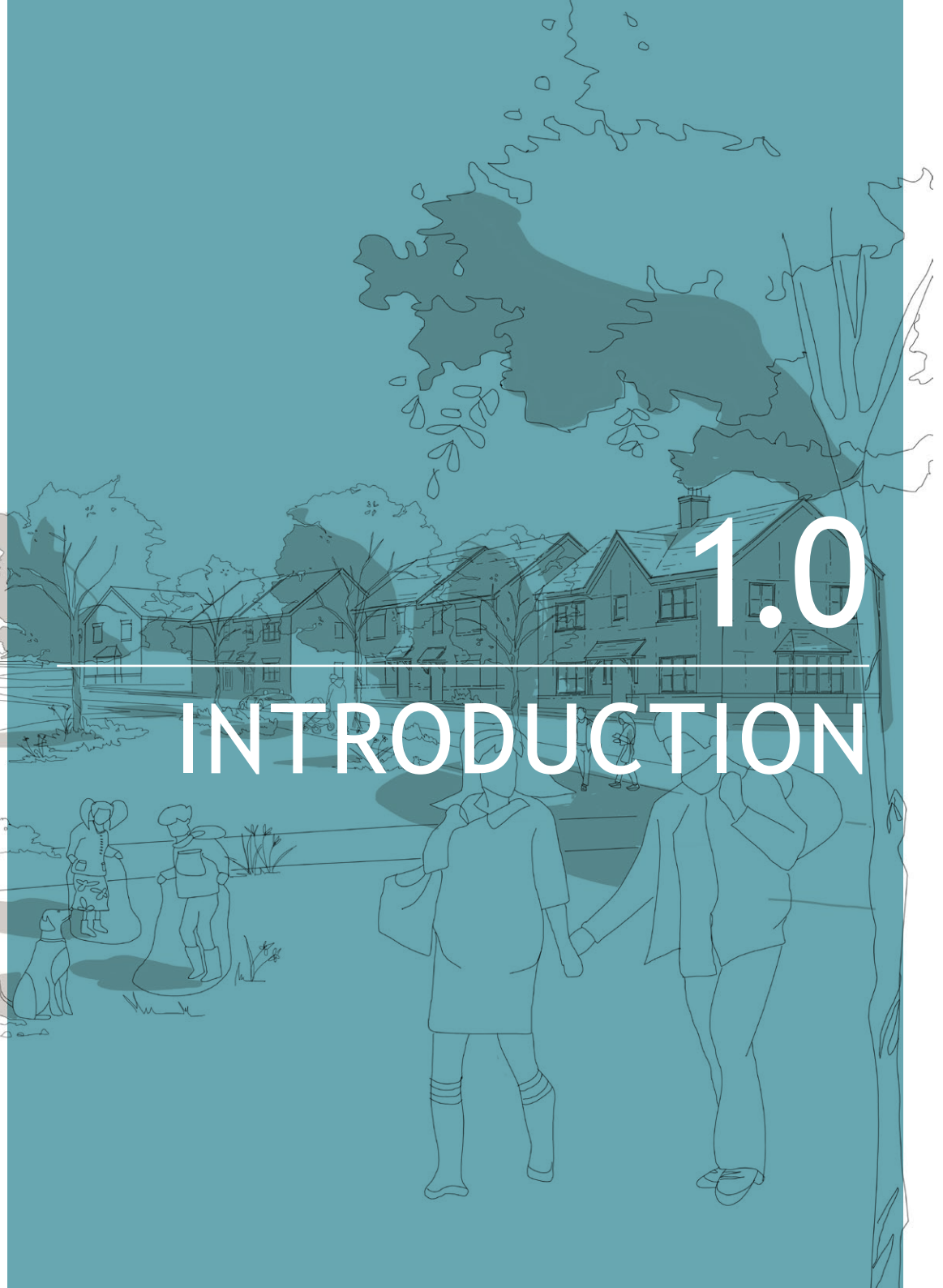
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Site layout including parking arrangements, [social/ affordable housing, community buildings, play areas and public open spaces] may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available.

Site layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

Images are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

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1.0

INTRODUCTION

INTRODUCTION

1.1 EXECUTIVE SUMMARY

This document has been prepared by McBains on behalf of Vistry Group in support of a hybrid application comprising up to 325 dwellings in total, for land south of Newmarket Road, Royston.

The site application area totals 14.77 Ha and offers the potential to create an attractive, distinctive and sustainable development that is well integrated with the existing community.

This document sets out the design principles and parameters of the proposal.

1.2 THE PROPOSAL

The application is for a residential development; delivering a mix of homes together with accessible green space and associated infrastructure. The aim is to deliver a new landscaped development with a green character and focused views to the surrounding context.

The formal description of the development for planning purposes is:

" Hybrid application for residential development of up to 325 dwellings comprising: (a) full planning application for Phase 1 comprising 102 dwellings and associated infrastructure including access from Newmarket Road, emergency and pedestrian/cycle access from Burloes Hall Drive, internal highways, public open space, landscaping and drainage and (b) outline application for up to 223 dwellings and associated infrastructure with all matters reserved apart from primary means of access and emergency and pedestrian/cycle access from Burloes Hall Drive."

1.3 BACKGROUND

The site has been allocated in the Local Plan (2022) (Site RY10) for approximately 300 homes. It is positioned to the south of Newmarket Road and serves as a natural expansion of the town.

Royston boasts an advantageous location with excellent rail and road connections to Cambridge, Letchworth Garden City and the surrounding area. It is located at the top of the District's settlement hierarchy. Notably, the site is conveniently situated within walking distance of local schools, amenities, and recreational areas.

The site is entirely surrounded by mature trees and features a frontage along Newmarket Road, as well as an existing lane (Burloes Hall Track) to the east. Its shape is primarily rectangular, with a topography that resembles a 'bowl,' sloping gently from Newmarket Road towards the remaining three sides. The total area of the site approx 14.77 hectares (equivalent to 36.50 acres).

The site has been subject to a previous Outline approval in 2020 for 325 dwellings, and subsequent Full and Reserved Matters approvals for both Highways (2021), and 93 dwellings (2022), respectively.

More recently we have undergone a very helpful pre-application process of masterplanning in collaboration with North Hertfordshire Council and consultees.

1.4 DOCUMENT STRUCTURE

The applicant and design team have prepared this document to set out how the proposal relates to the site, and how the design has evolved and responded to its local context.

The applicant and design team have prepared this document as part of the Hybrid Planning Application, to explain the rationale behind the proposal.

The DAS sets out the design strategy and process, starting from analysis of the site and evolution of the concept through to the proposed development parameters for the site and design information; with the content organised into chapters as follows:

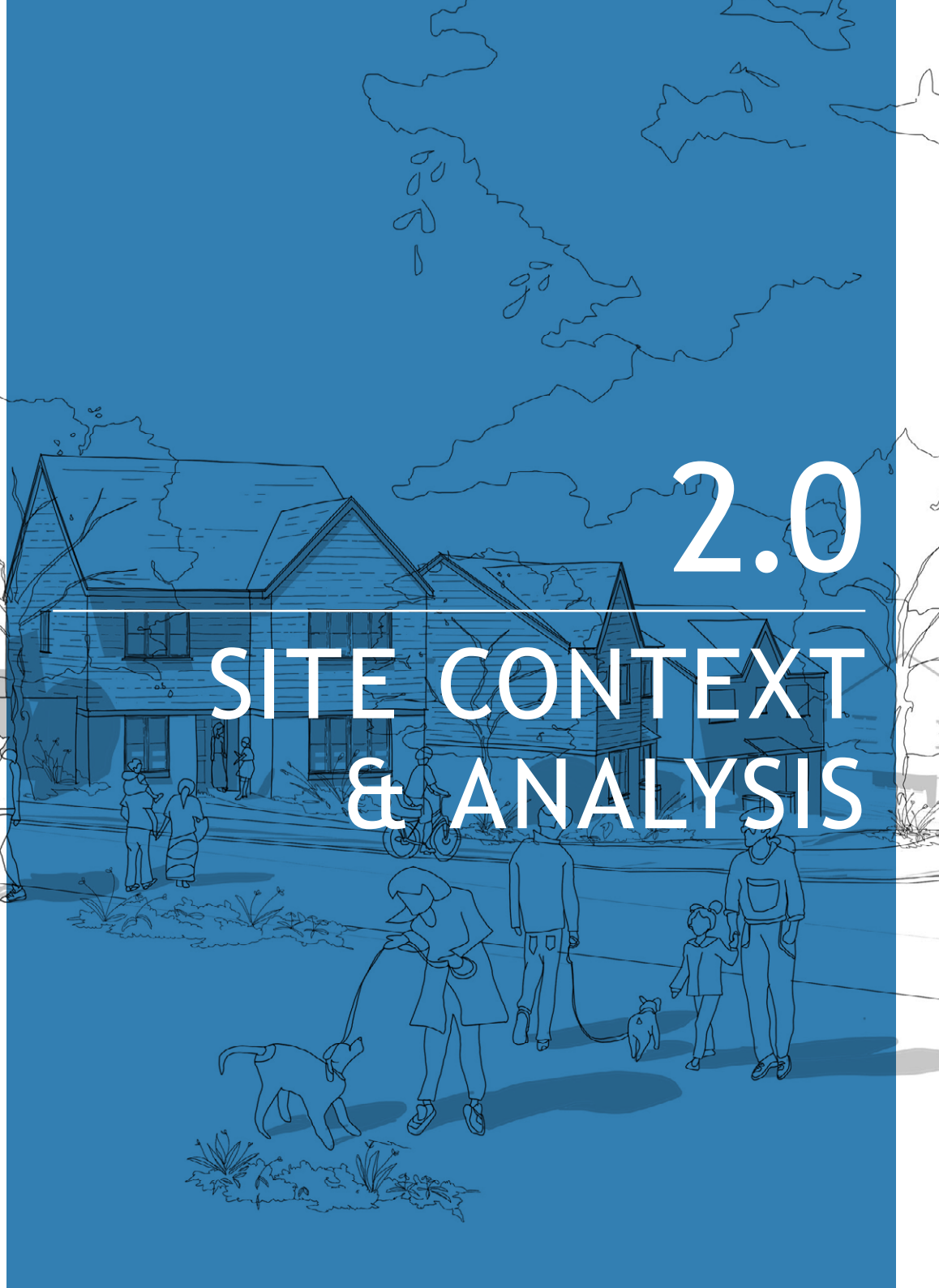
- Chapter 1 Introduction.
- Chapter 2 Site Context & Analysis.
- Chapter 3 Evaluation.
- Chapter 4 Design Parameters.
- Chapter 5 Illustrative Design Information.
- Chapter 6 Masterplan Proposal for Phase 1.

1.5 DESIGN TEAM

The proposal has been designed with the inputs from a team of consultants and specialists to ensure that the design process is well informed and underpinned by a thorough understanding of key planning considerations.

The team includes:

- Vistry Group - Applicant;
- McBains Ltd - Urban Design and Masterplanning;
- Strutt & Parker - Planning Consultant;
- FPCR- Ecology;
- Liz Lake - Landscape;
- Ingent - Flood Risk, Drainage and Civil Engineering;
- Markides Associates Ltd - Transport.



2.0

SITE CONTEXT & ANALYSIS

SITE CONTEXT & ANALYSIS

2.0 INTRODUCTION

This chapter provides an overview of the site, and examines its relationship with its surroundings. A thorough assessment of the area has been vital to understanding the potential of the site and its sensitivities.

2.1 SITE LOCATION

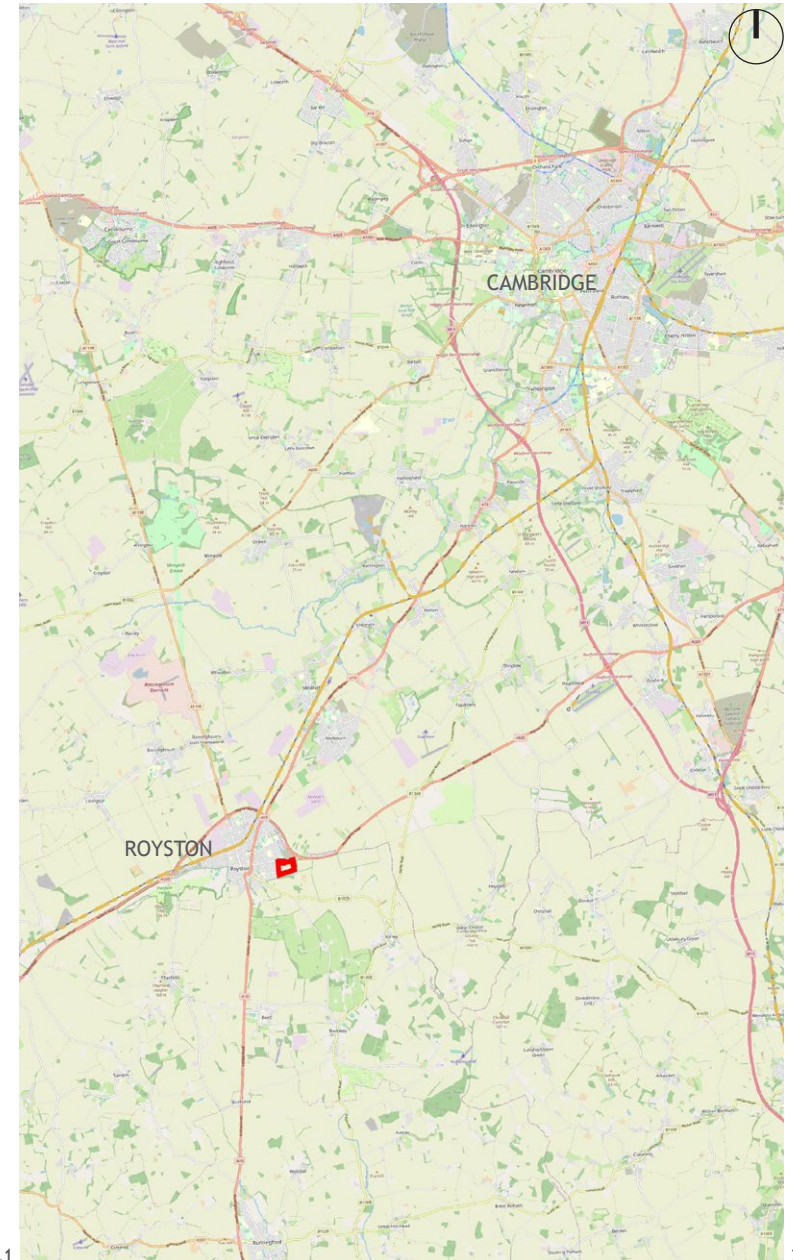
The site is located at the eastern edge of Royston town within the administrative area of North Hertfordshire District Council.

Newmarket Road defines the northern boundary of the site. This connects to the A505 which in turn runs between the M11 and A11 to the east and the A1(M) to the west. The A10 runs through Royston providing links with Cambridge to the north and London to the south.

Royston train station connects the town with Cambridge, London Kings Cross and Letchworth Garden City amongst others.

BURLOES PLANTATION

NEWMARKET ROAD



2.1 Site location plan source ©Google Earth

2.2 Site location plan source ©OpenStreetMap

SITE CONTEXT & ANALYSIS



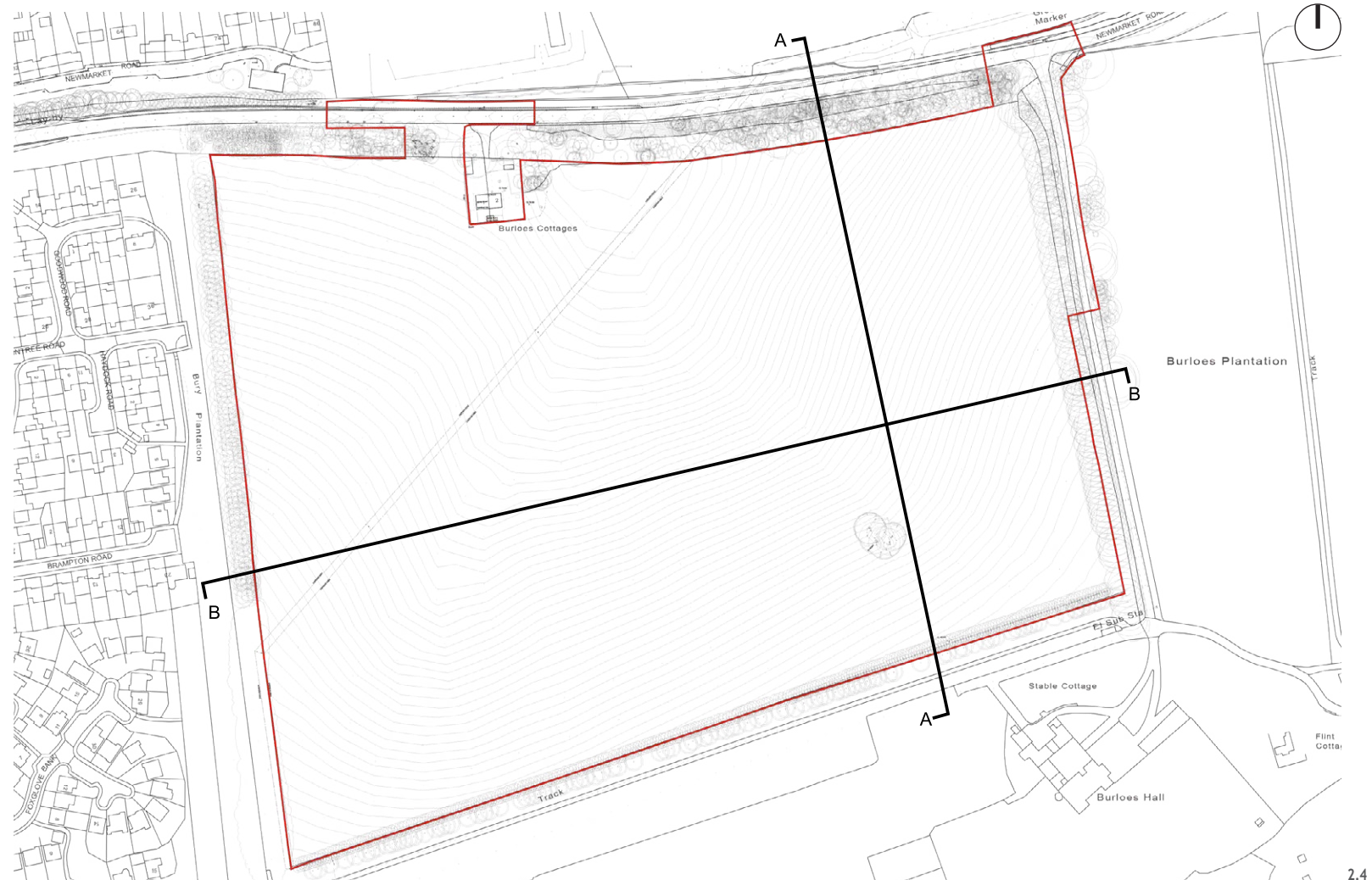
- KEY:
- SITE BOUNDARY
 - 1. ROYSTON
 - 2. BURLOES PLANTATION
 - 3. BURLOES HALL
 - 4. HYDE HILL FARM
 - 5. NEWMARKET ROAD

2.3 Site location plan source ©Google Earth

SITE CONTEXT & ANALYSIS

2.2 SITE DESCRIPTION

The land's topography forms a bowl shape, with a distinctive elevation to the south, west, and east. Starting from its lowest point along the northern boundary with Newmarket Road and ascending to its highest point along the southern boundary, the site experiences a level change from approximately 73 metres AOD to 101 metres AOD, amounting to a difference of 27.25 metres.



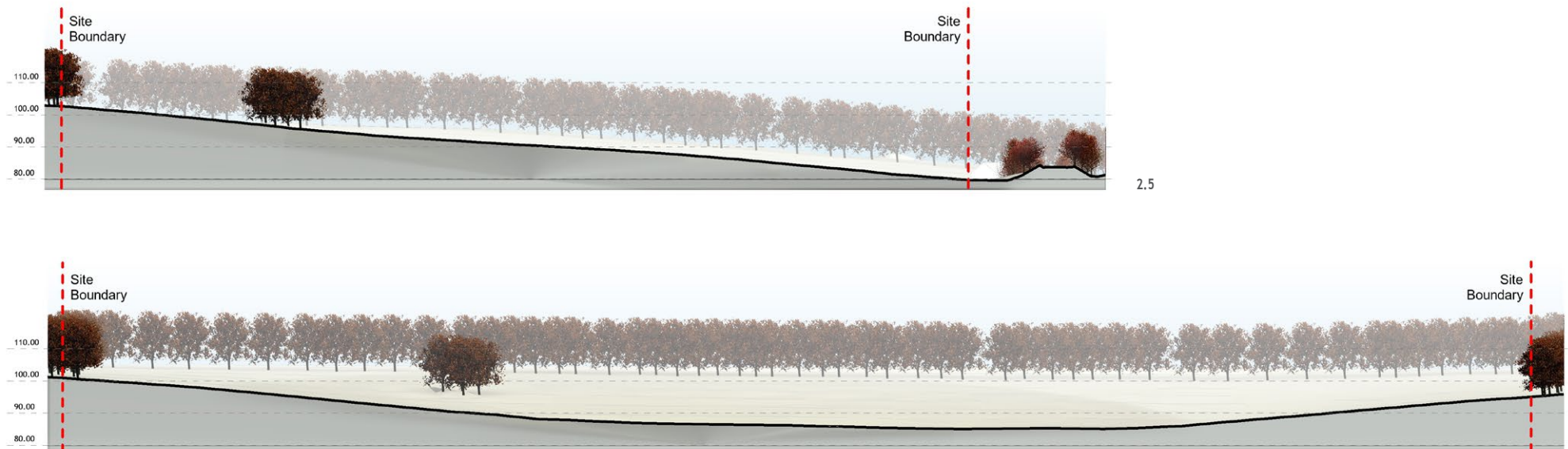
2.4 Site location and topographical survey

2.4

SITE CONTEXT & ANALYSIS

The frontage of the site is approximately 500 meters along the southern side of Newmarket Road. It takes on a roughly rectangular shape, well-contained and enclosed by mature trees on all four sides. The total area of the site encompasses approx 14.77 hectares (equivalent to 36.50 acres).

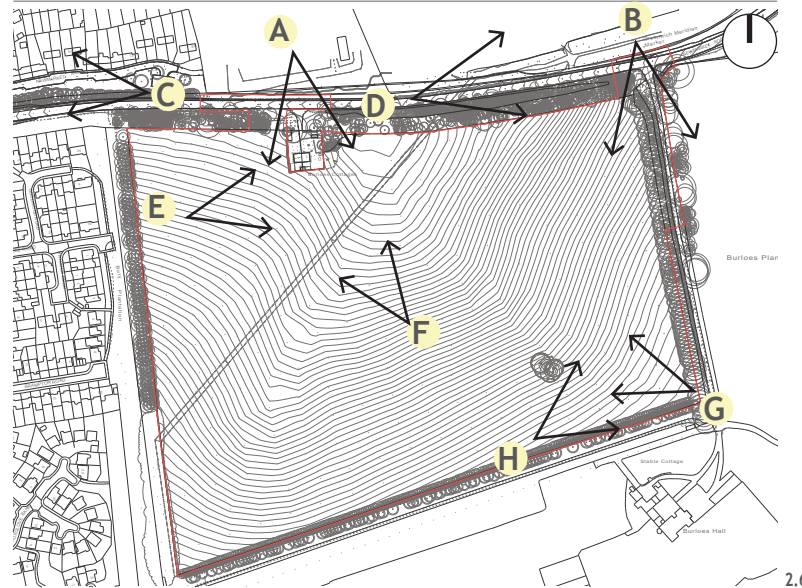
Two red brick houses, known as Burloes Cottages, are situated adjacent to the northern boundary of the site. These cottages are currently leased to tenants by the site's owner and enjoy direct access to Newmarket Road.



2.5 Indicative section of the site

SITE CONTEXT & ANALYSIS

2.3 SITE PHOTOS



A



B

2.6 Key of site photos

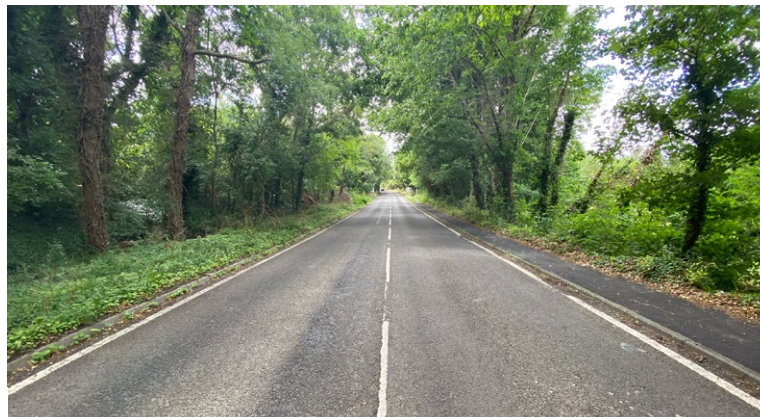
A Cottage next to the site access

B Private access to the Burloes farm

SITE CONTEXT & ANALYSIS



C



D



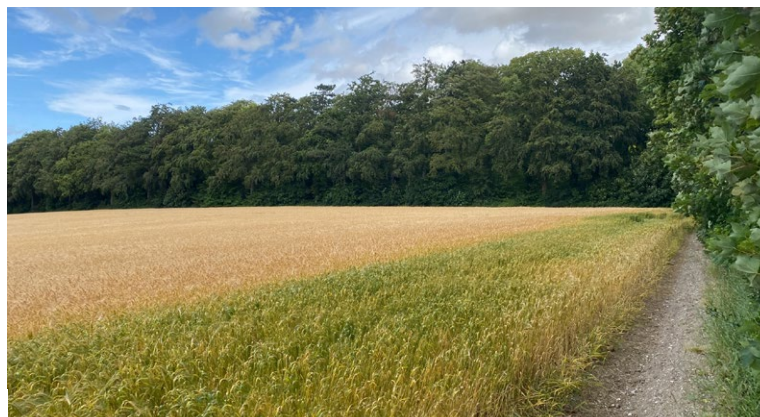
E



F



G



H

- C Royston town limit signs
- D Newmarket road
- E Southern boundary vegetation
- F Cottage and land line
- G Exiting tree north east on the site
- H Eastern boundary tree line

SITE CONTEXT & ANALYSIS

2.4 PLANNING HISTORY

Planning permission was previously granted in February 2020 by the North Hertfordshire District Council (reference 17/00110/1) for:

“Outline application for up to 325 dwellings including single site access and temporary construction access, with all other matters reserved including landscaping (including open space, and pedestrian links), appearance, layout and scale.”

Full planning permission was later granted in November 2021 (reference 19/03032/FP) for the construction of infrastructure road network, attenuation basins, substation and emergency/ construction access in association with the outline planning permission.

Reserved matters approval was granted in April 2022 (reference 20/01138/RM) for 93 dwellings with associated substation, infrastructure, including attenuation basin and Local Play area.

This new planning application seeks to develop from the key principles established in the above applications, and through the pre-application masterplanning process undertaken in close collaboration with North Hertfordshire Council and consultees.



2.7 Previous outline application masterplan source CLAGUE Architects design and access statement

2.5 LOCAL CHARACTER

2.5.1 HISTORICAL DEVELOPMENT

The A505 Royston By-pass constructed in the mid-1980s prompted an administrative boundary review. As a result, planning control for the land in question shifted to North Hertfordshire District Council on April 1, 1989.

Since the latter part of the 20th Century, land to the west of the site has been developed for housing.

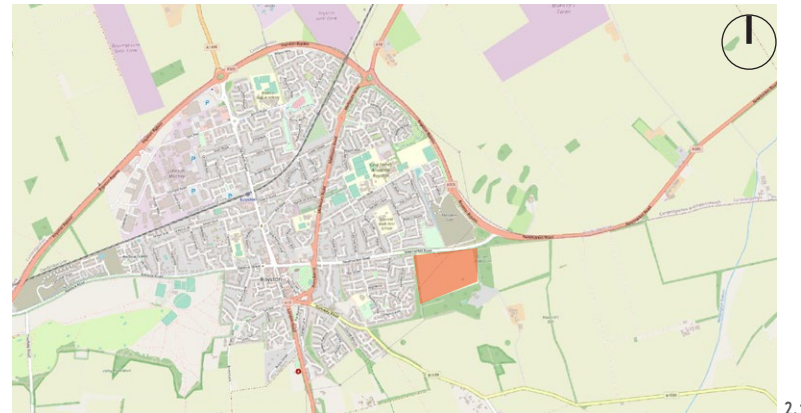
Its landscape setting has consequently altered significantly in the recent years. Adjacent to the A505, progressive development and new landscape planting have contained the site, substantially changing its landscape context and available views.



2.8



2.9



2.10

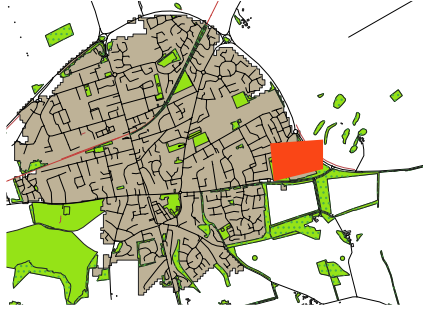
SITE CONTEXT & ANALYSIS

2.8 Royston 1888 source ©National Library of Scotland

2.9 Royston 1937 source ©National Library of Scotland

2.10 Royston 2023 source ©OpenStreetMaps

SITE CONTEXT & ANALYSIS



KEY MAP

2.5.2 LOCAL CHARACTER: TOWN CENTRE

A comprehensive character study has been undertaken to understand the local architecture and facilitate the aspirations of our proposal.

While our development will draw inspiration from this local study, it is important to acknowledge that much of this defining character is rooted in the prevalent construction techniques, artisan expertise, and materials that were available at the time of their creation.

As a result, it may not always be feasible to incorporate some of the more distinctive elements of the historical local architecture into modern residences. Nevertheless, our ambition as applicants is to present proposals that seamlessly align with the ambiance and character that defines Royston, while also taking into account prevailing building regulations and contemporary expectations.



2.11

SITE CONTEXT & ANALYSIS



2.11

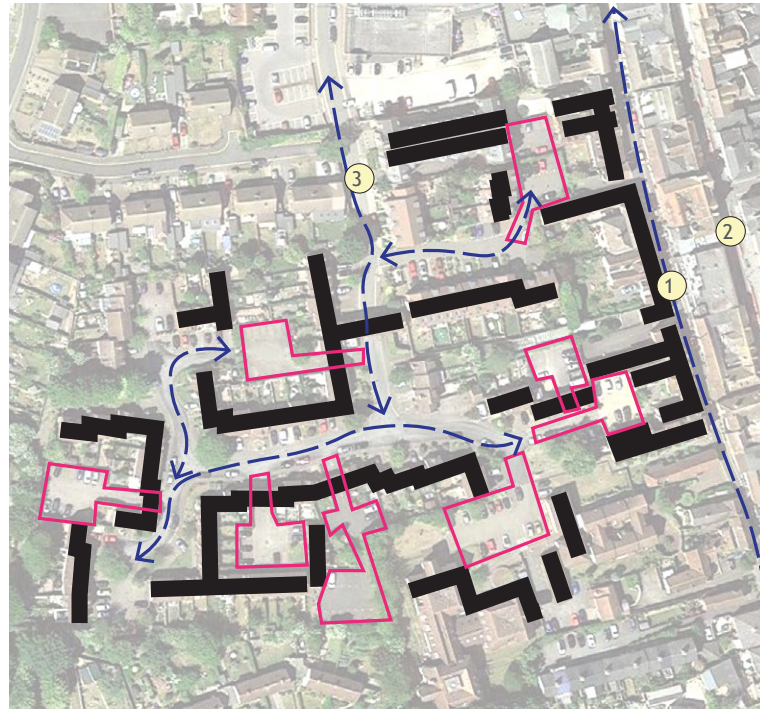
2.11 Royston townscape

SITE CONTEXT & ANALYSIS

2.5.3 BUILDING LINE, COURTYARDS & ALLEYWAYS

In Royston's town centre, the building line is generally uniform, with buildings set close to the footpath or road. This creates a consistent and cohesive streetscape that contributes to the town's charm and character.

The narrow streets, alleys, and courtyards between the buildings add to the pedestrian-friendly environment.



AERIAL MAP SHOWING COURTYARDS TYPOLOGIES

1. KING STREET
2. HIGH STREET
3. PRICES MEWS

Aerial Image source ©Google Map



PRINCES COURT ENTRANCE



PRINCES MEWS



PRINCES MEWS

SITE CONTEXT & ANALYSIS



HIGH STREET WITH STRONG AND VIBRANT FRONTAGE



UPPER KING'S ROAD GENTLY CURVED STREET



UPPER KING'S ROAD



PRIORITY LANE WITH STRONG BUILDING LINE



FISH HILL ROAD WITH ACTIVE AND ATTRACTIVE STREET FRONTAGE

SITE CONTEXT & ANALYSIS



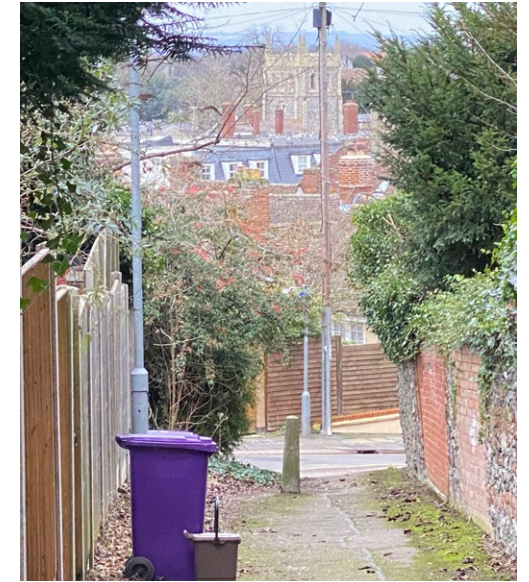
PEDESTRIAN ALLEYS PRINCES MEWS



PEDESTRIAN CONNECTION BETWEEN HIGH STREET AND KING STREET



PEDESTRIAN ALLEYS



PEDESTRIAN ALLEYWAY WITH GLIMPSE OF THE CENTRE

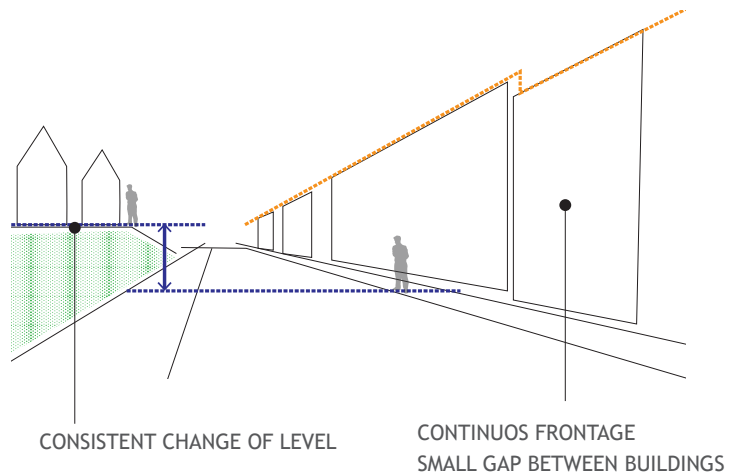
2.5.4 WORKING WITH TOPOGRAPHY

Royston's topography also contributes to the town's unique character. The town's expansion to the south has been constrained due to steep gradients. However, the topography has played an important role in the development of Royston's urban settlement by allowing the creation of a compact and walkable town centre.



SUN HILL

- Terraced units creates a continuous and consistent building line adapting with the change of levels.
- On the opposite side of the road on raised level big detached units.



The town's narrow streets, alleys, and courtyards are nestled between the historic buildings and offer a glimpse into Royston's past, while also providing a sense of intimacy and charm.

The change of levels between blocks of residential areas also creates interesting views that are worth noting. In summary, the topography of Royston is a key factor in its unique urban design, and it presents both opportunities and constraints that need to be considered when planning for the town's future development.



A GLIMPSE VIEW FROM NORMAN'S LANE (TOWN CENTRE)



A GLIMPSE VIEW FROM NORMAN'S LANE (TOWN CENTRE)

SITE CONTEXT & ANALYSIS

2.5.5 GREEN STREET

Royston's incidental green spaces and green streets are an important part of the town's character and contribute to the well-being of its residents. These areas are characterised by their abundance of trees, plants, and greenery, which help to improve air quality and provide a sense of calm in an otherwise urban environment.

The town has various examples of boundary treatments, including hedges, fences, stone or brick walls, and green spaces, that not only provide functional benefits but also enhance the town's aesthetic appeal.



ST MARYS PARK

- Incidental green space with active frontage and set back of building.
- Hedge and soft landscape as boundary treatments



GREEN DRIFT



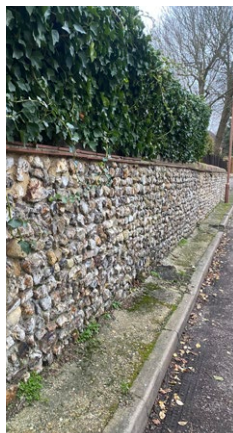
GREEN DRIFT

- Predominantly detached and semi detached units with width front garden incorporating front parking or gardens.
- Verge on both side of the street with trees planting.
- High hedges and low wall as boundary treatment.

SITE CONTEXT & ANALYSIS



HEDGE WITH LOW WALL



HISTORIC STONE WALL



HEDGE WITH LOW WALL



WOODEN FENCE



HIGH BRICK WALL WITH DETAILING

SITE CONTEXT & ANALYSIS

2.5.6 MATERIALITY

The main architectural material used in Royston's town centre is brick. In addition to brick, other materials such as timberframe and plaster, render, stone and wood cladding are also used in the town centre's buildings, adding to the area's architectural interest and diversity. Roof are mostly red and brown plain tiles.

Among the many materials and features detected, the below are some of the more notable:

- * Red/orange brick
- * Flint panels
- * Painted weatherboarding
- * Prominent brick chimneys and gables
- * Traditional roofs
- * Painted brick
- * Rendered buildings with variety of colours
- * Double fronted houses with bay windows



WOOD CLADDING



RED AND YELLOW BRICK WITH GEORGIAN WINDOW



DOUBLE BAY WINDOW



RENDERED BUILDING

SITE CONTEXT & ANALYSIS



HISTORIC BUILDING BANYERS LODGE ON DOG KENNEL



GEORGIAN BUILDING ON MARKET HILL



RENDERED BUILDING ON MARKET LINK

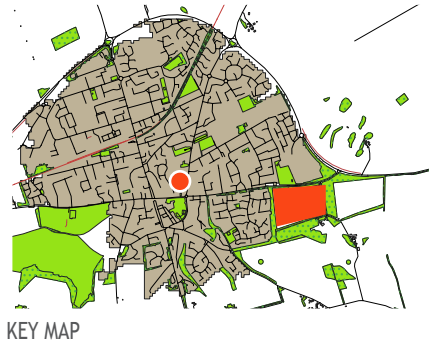


GEORGIAN FENESTRATION



OLD POLICE STATION IN KNEESWORTH ST

SITE CONTEXT & ANALYSIS



2.5.7 LOCAL TYPOLOGIES

Three different areas in proximity to the site have been used as an example of building typologies to show the various architectural aspects of Royston town.

CLUSTER NEAR THE TOWN CENTRE

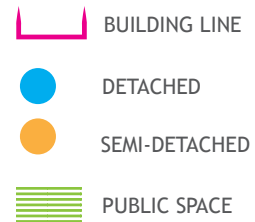
The area in the diagram shows a shared access loop from which stems few private drives with an organic feel.

Detached units form a closed cluster with parking at the front and few semidetached units are located near the ends.

Accidental open spaces add relief to the loop.

A light contemporary style is predominant in the area with the use of render and dark joinery as main distinctive elements.

KEY:



2.13

2.13 King James Way source ©Google Earth

2.14 Detached units

2.15 Semi-detached units



2.14



2.15

LATE 20TH CENTURY RESIDENTIAL DEVELOPMENT WEST TO THE SITE

This diagram represents a small area west of the site.

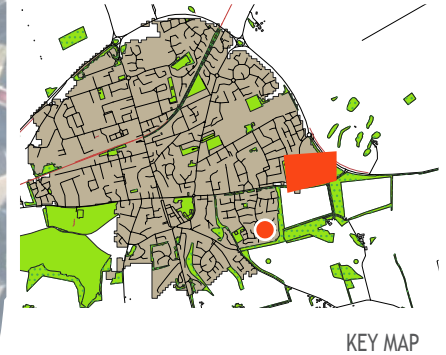
The main street goes up the natural terrain slope and secondary street follow the contours generating cluster of detached houses.

There is a predominantly 70's style with occasional touches of traditional-like architecture using elements as mock Tudor elevations.

KEY:



SITE CONTEXT & ANALYSIS



2.16



2.17



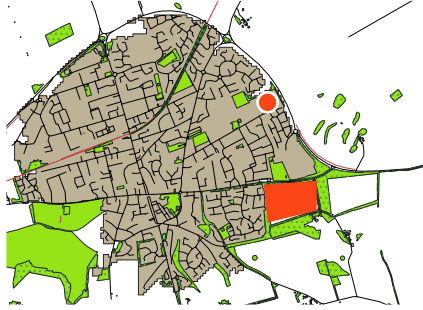
2.18

2.16 Foxglove Bank source ©Google Earth

2.17 Detached with integ. garage

2.18 Cluster and the end of a private drive

SITE CONTEXT & ANALYSIS



KEY MAP

THE NEW RESIDENTIAL DEVELOPMENT TO THE NORTH OF THE SITE

The typology shown below comes from the newest area north of the site, this traditional style new development comprises a mix of detached, semi-detached and terrace houses.

Small open spaces are used to generate occasional greenery and provide cover, to otherwise harsh, big areas of communal parking.

Key vistas are highlighted with the used or render finish and brick quoins.

KEY:

-  BUILDING LINE
-  DETACHED
-  SEMI-DETACHED
-  TERRACES
-  PUBLIC SPACE



2.19

2.19 Lilburn Ave source ©Google Earth

2.20 Public space and terrace

2.21 Semi-detached Key plot



2.20



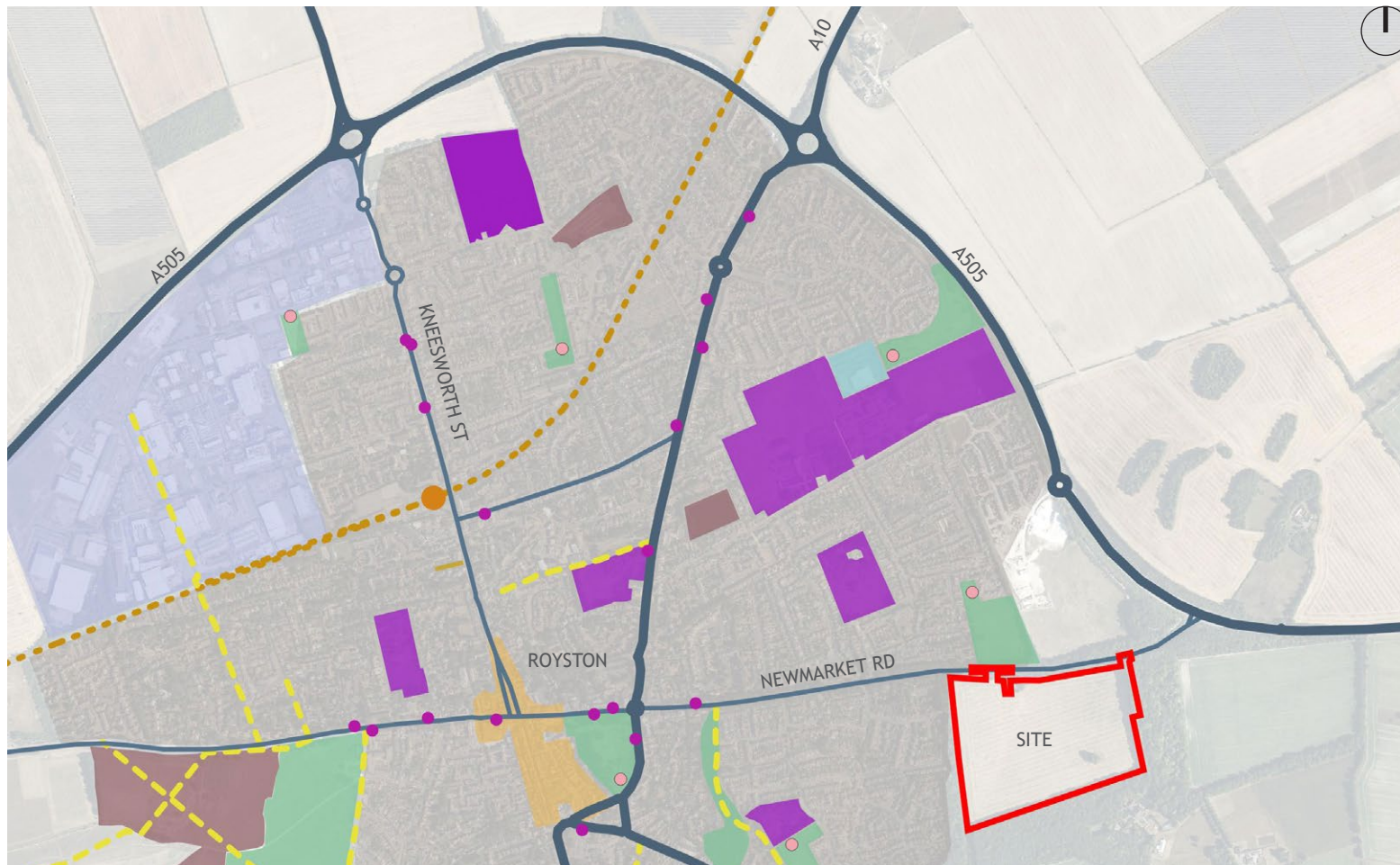
2.21

2.6 ACCESS TO FACILITIES

29

A variety of local facilities and services are represented in the map below. Major amenities like schools, parks or green spaces are within walking distance and access to the hospital, supermarkets, employment or leisure/outdoor facilities are easily accessible by cycle and for most people willing to walk, by foot.

The site has also a bus stop in close proximity with bus lines that connect with several areas of Royston.



2.22

2.22 Local facility diagram

SITE CONTEXT & ANALYSIS

KEY:

- BUS STOPS
- RAILWAY STATION
- PLAY AREA
- SITE
- RAILWAY TRACK
- MAIN ROADS
- BRIDLE WAY
- PUBLIC RIGHT OF WAYS
- GREEN AREAS
- LEISURE
- HOSPITAL/MEDICAL CARE
- SCHOOL
- HIGH STREET
- INDUSTRIAL ESTATE
- OUTDOOR FACILITY

SITE CONTEXT & ANALYSIS

2.7 LANDSCAPE SETTING

The site is situated in an area characterised by rolling arable farmland, featuring distinctive belts of trees along straight roads. This region is known for its ordered pattern of fields and woodlands, with arable land use being a prominent feature. At the district level, the site falls within North Hertfordshire District Council's Landscape

Character Area 228: Scarp Slopes south of Royston. This area is recognised for its incised chalk slopes and large-scale patterns of rectangular fields. The overall landscape condition in this district is described as poor, with notable woodland habitats adding to the sense of enclosure on the skyline.

Royston's settlement extends across steep slopes, reaching elevations of 100 meters Above Ordnance Datum, particularly to the west of the site and along the southern edge of Royston, where existing residential development also extends up the slope. The primary eastern approach to Royston is via Newmarket Road, which includes the Ickneid Way, a long-distance footpath. The existing residential properties along Newmarket Road are set back from the road, limiting their visibility.

Royston does not hold any specific designations relating to landscape quality or scenic beauty, and there are no Registered Parks and Gardens within the town.

A comprehensive Landscape and Visual Impact Assessment has been submitted in support of the application. Landscape investigations have confirmed that the site is not visible from the south due to intervening vegetation. It is partially visible from the wider landscape to the north of Royston, where the upper portions of the site are seen in the context of the built form within Royston and from an elevated position on the slopes. The tree structure surrounding the site is partially visible from elevated land to the west of Royston at Therfield Heath. Additionally, the woodland along the southern edge of the site is visually perceived as part of the woodland blocks along the southern edge of Royston, providing a soft and visual backdrop in views from the Harcamlow Way and the A1198.

2.24 Historic map showing linkage between the cottages and Burloes
A. 1885-1900
B. 1937-61
C. 1945-65



2.23

SITE CONTEXT & ANALYSIS



KEY:

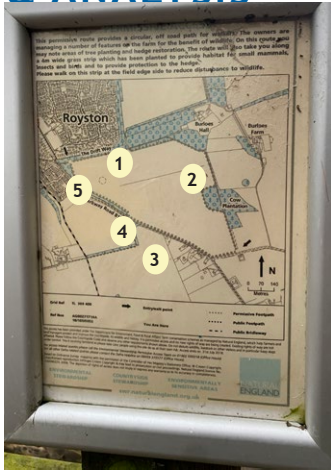
- SITE BOUNDARY
- - - - - ➔ ICKNIELD WAY
- - - - - ➔ HERTFORDSHIRE WAY
- - - - - PROW
- - - - - ➔ EXISTING PERMISSIVE ROUTE
- - - - - ➔ EXISTING PEDESTRIAN ROUTE
- - - - - ➔ 400MT WALKING DISTANCE

1. BURLOES HALL
2. BURLOES PLANTATION
3. NEWMAN AVENUE PLAYGROUND
4. PRIOR GARDENS

2.24

2.24 Existing Pedestrian Movement

SITE CONTEXT & ANALYSIS



PERMISSIVE LOOP SITE PHOTOS



2.25 Picture of Permissive Loop south of the site

SITE CONTEXT & ANALYSIS

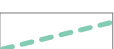
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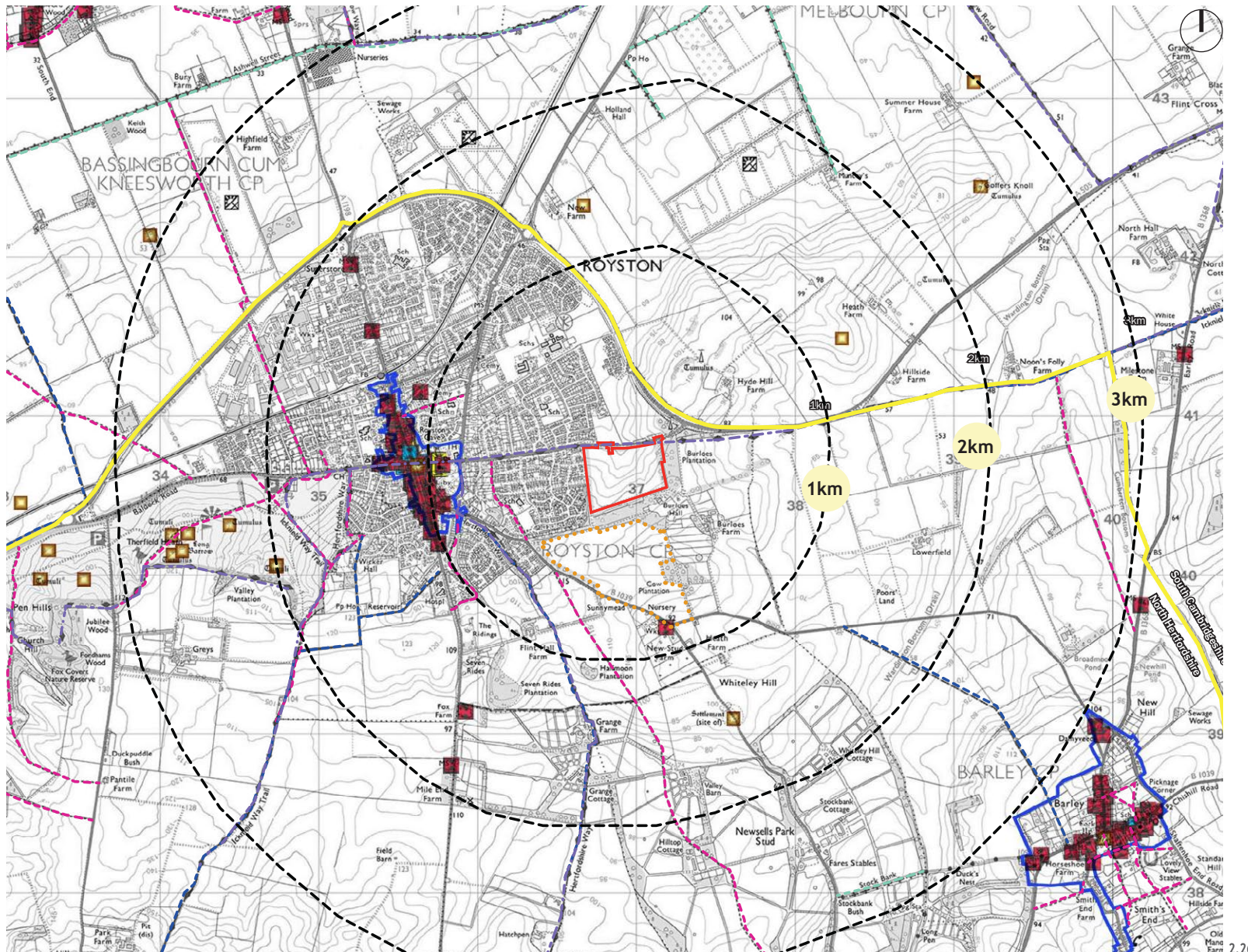
-  Site Boundary
-  Study Area
-  District Boundary

Heritage Designations

-  Grade I Listed Building
-  Grade II* Listed Building
-  Grade II Listed Building
-  Scheduled Monument
-  Conservation Area

Public Rights of Way (PRoW)

-  Public Footpath
-  Bridleway
-  Byway Open To All Traffic (BOAT)
-  Recreational Route: Icknield Way and Hertfordshire Way
-  Permissive Paths



2.26 Wider Landscape and Heritage Designation with public right of way plan by Liz Lake Associates

SITE CONTEXT & ANALYSIS

KEY:

-  Site Location
-  Study Area
-  District Boundary

Environmental Designations

-  Local Nature Reserves
-  Sites of Special Scientific Interest

2.27 Statutory Designation plan by
Liz Lake Associates

