

Building Futures Together

Residential development

To accommodate 9 new apartments at

Land to rear of Banyers Hotel

Royston

SG8 7BZ

Heritage Statement

P24-0782

December 2024

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Heritage Statement

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1 Introduction

This statement is written in support of the submission of an application for Full Planning and Listed Building Consent for a residential development to accommodate 9 new apartments with associated vehicular parking and access at the land to the rear of the Banyers Hotel, Royston, SG8 7BZ.

The site is in the vicinity of the Banyers Hotel, a grade II listed building. In addition, it sits withing Royston Conservation Area and lies within an Area of Archaeological Significance as identified in the Local Plan. Furthermore, it is located within the medieval core of Royston, a settlement recorded in 1163 as 'Crux Roys'.

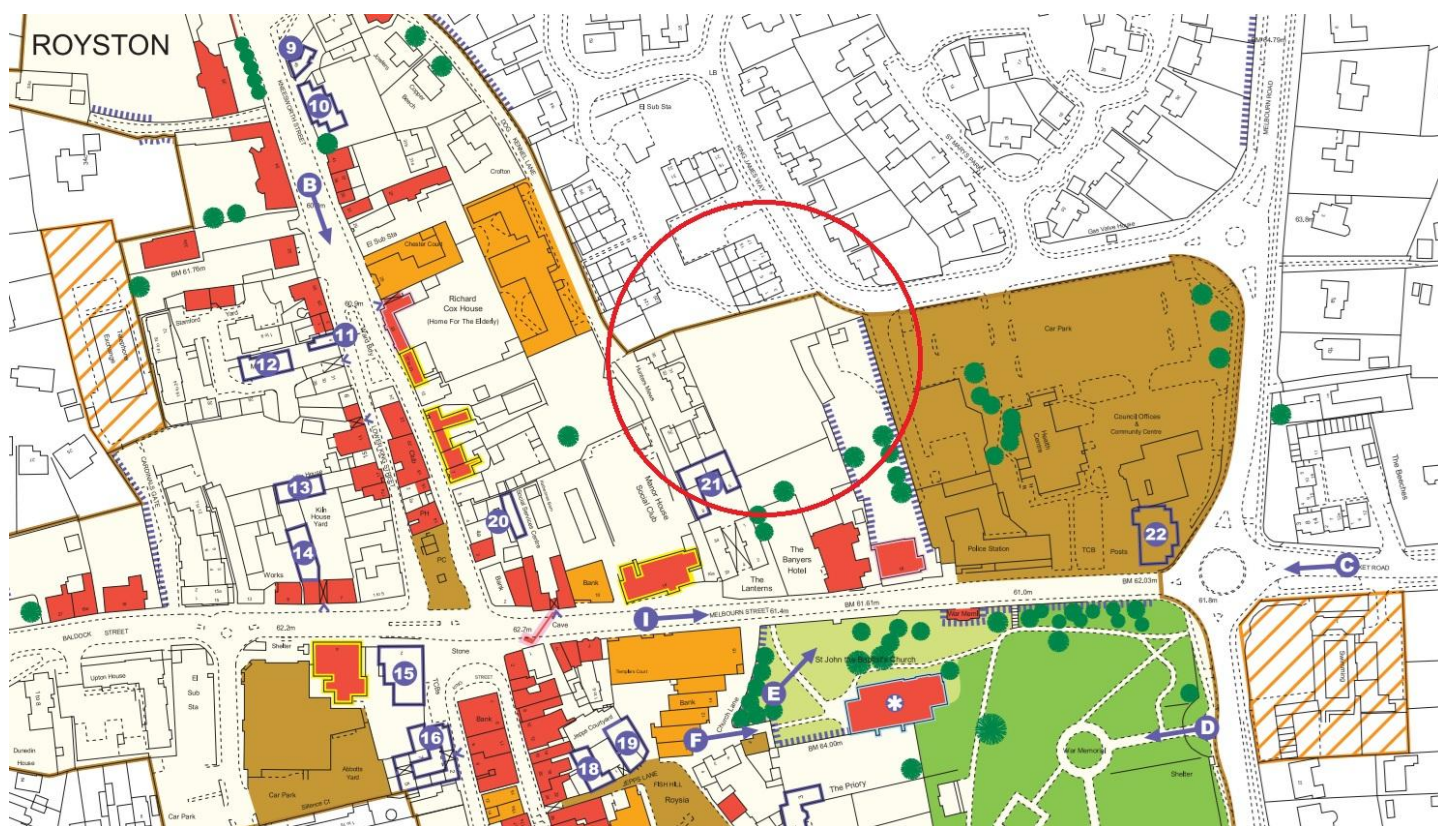
2 Heritage Statement

2.1 Description of the Heritage Asset

The proposed residential development is located at the land to the rear of the Banyers Hotel, Royston, SG8 7BZ.

The area sits in the vicinity of several Designated and Non-designated Heritage Assets such as:

- The Banyers Hotel. C19 grade II Listed Building.
- 18, Melbourn Street. C17 Grade I Listed Building.
- Royston Manor House. Early C18 Grade II* Listed Building.
- Church of St John the Baptist. Originally church of Augustinian Priory, founded second half C12. Grade I Listed Building.



© Royston Conservation Area Map.

https://www.north-herts.gov.uk/sites/northherts-cms/files/a1_map-2.pdf

In addition, the site is in the vicinity of The Lanterns, a Building of Local Interest.

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Furthermore, the site is located at the rear land to the Banyers Hotel, an early C19 building which is listed by the Secretary of States as follows:

THE BANYERS HOTEL

THE BANYERS HOTEL, 16, MELBOURN STREET

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1102012

Date first listed: 11-Jun-1976

List Entry Name: THE BANYERS HOTEL

Statutory Address 1: THE BANYERS HOTEL, 16, MELBOURN STREET

Location

Statutory Address: THE BANYERS HOTEL, 16, MELBOURN STREET

The building or site itself may lie within the boundary of more than one authority.

County: Hertfordshire

District: North Hertfordshire (District Authority)

Parish: Royston

National Grid Reference: TQ 35742 40738

Details

1. 5255 MELBOURN STREET (North Side) No 16 (The Banyers Hotel) TL 3540 1/163 II 2. Early C19 refronting in Neo-classical style of much earlier building. Timber framed structure refaced in gault brick. Welsh slated roof behind parapet. 2 storeys, tall Greek Ionic pilasters to pediment right of centre. Doric pilasters at angles. 7 sash windows with glazing bars under flat arches. Doric porch has cast iron balcony railings, entablature with triglyphs, mutule cornice. Road side elevation has pediment 1st floor cast iron balconette, ground floor bay window. North projecting wing has ground floor 3 light pedimented window.

Listing NGR: TL3574240738

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This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The site was originally part of the rear gardens to the Banyers Hotel but nowadays the site is segregated, and it provides independent access via an existing dropped kerb access from King James Way.

In addition, the site is located within Royston Conservation Area.

2.2 Significance of the Heritage Asset

Royston Conservation Area was first designated on 6th of October 1969 and first reviewed on the 11th of June 1974. The area is identified by the Royston Conservation Area Townscape Analysis dated 27th of March 2007 as follows: *“Royston has a high quality townscape owing significantly to the concentration of many fine historic buildings. The character of the area is principally defined as urban with a good mix of commercial and residential properties”.*

Among the outstanding quality of architecture of the buildings which form the area, particular buildings that stand out are: The Banyers Hotel (C19), 18, Melbourn Street (C17), Royston Manor House (Early C18) or the Church of St John the Baptist (C12).

The following maps from the Library of Scotland shows the historic evolution of the site:



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Cambridgeshire Sheet LVIII.SW

Surveyed: 1877 to 1886, Published: 1886

Size: map 31 x 46 cm (ca. 12 x 18 inches), on sheet ca. 43 x 58 cm (ca. 17 x 23 inches)



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Cambridgeshire LVIII.14

Revised: 1901, Published: 1903

Size: map 64.4 cm x 96.6 cm (25.344 x 38.016 inches), on sheet ca. 76 x 104 cm (ca. 30 x 41 inches)



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Hertfordshire IV.8

Revised: 1922, Published: 1923

Size: map 64.4 cm x 96.6 cm (25.344 x 38.016 inches), on sheet ca. 76 x 104 cm (ca. 30 x 41 inches)



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Hertfordshire IV.8

Revised: 1937 to 1938, Published: 1940

Size: map 64.4 cm x 96.6 cm (25.344 x 38.016 inches), on sheet ca. 76 x 104 cm (ca. 30 x 41 inches)

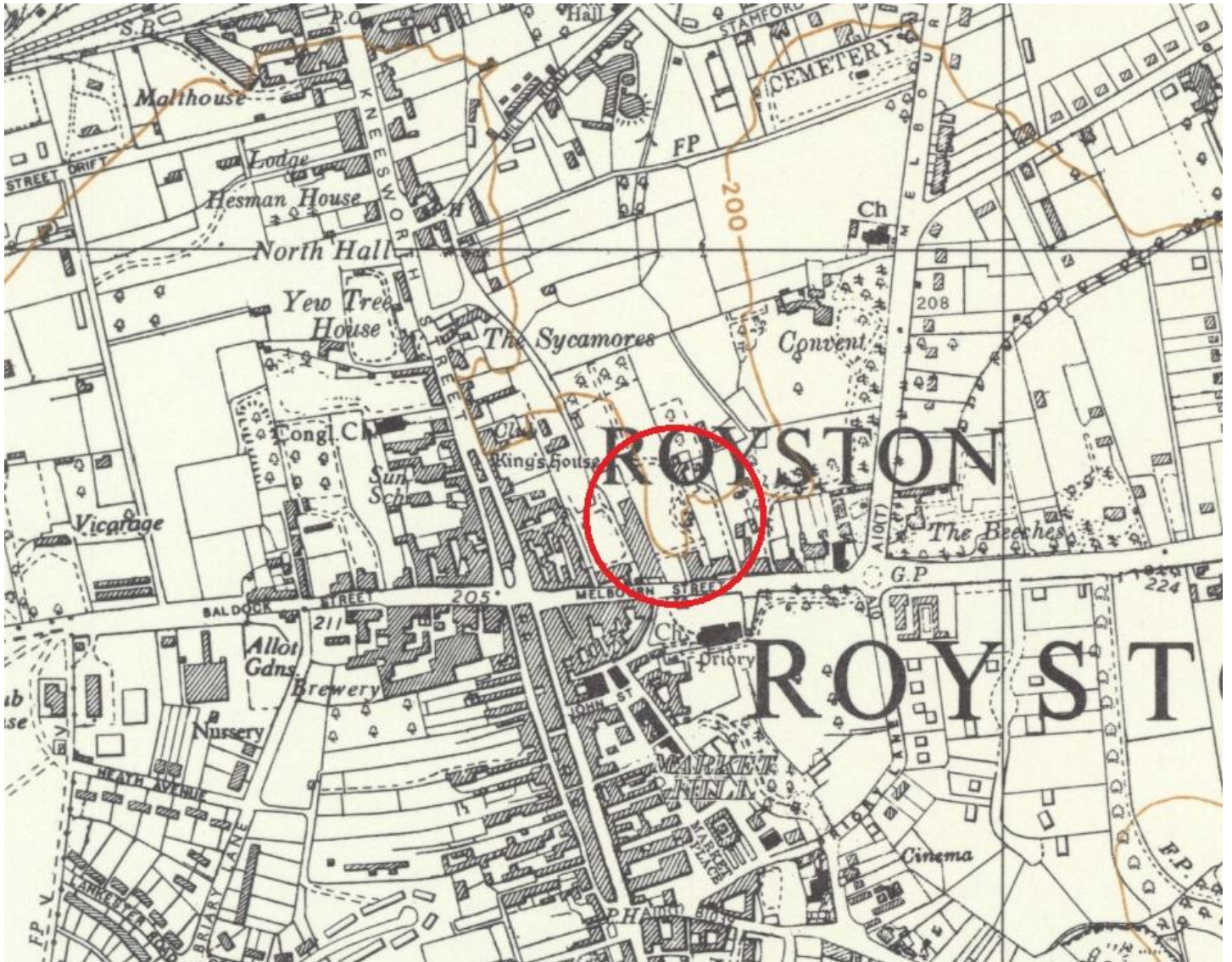


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Cambridgeshire Sheet LVIII.SW

Revised: 1946 to 1948, Published: 1950

Size: map 31 x 46 cm (ca. 12 x 18 inches), on sheet ca. 43 x 58 cm (ca. 17 x 23 inches)



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TL34SE - A/

Surveyed / Revised: Pre-1930 to 1966, Published: 1966

Size: map 47.50 x 47.50 cm (ca. 19 x 20 inches), on sheet ca. 68 x 58 cm (27 x 23 inches)



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TL3440-TL3540 - AA

Revised: 1970, Published: 1971

Size: map 40 x 80 cm (16 x 32 inches), on sheet ca. 56 x 96 cm (ca. 22 x 38 inches)

The site lies to the rear of the Banyers Hotel, a grade II listed building of architectural and historic significance.

The historical evolution of the site indicates that the site has historically been part of the Banyers Hotel history and a positive contribution to its significance. Royston Conservation Area Townscape Analysis dated 27th of March 2007, states *"Although not generally visible from the streets, the private gardens of houses within Royston are important to the character and layout of the conservation area. This is the case for the gardens of larger houses such as Banyers and The Rookery as well as the smaller houses such as no.21 Baldock Street. The trees in the gardens of Banyers, Melbourn Street and North Lodge, Kneesworth Street make a particularly special contribution to the character of the area."*

Assessing significance is a key principle for managing change to heritage assets and is embedded within the historic environment section of the National Planning Policy Framework (NPPF, 2023). Within these categories, significance can be measured in hierarchical levels; the most usual levels are:

- Highest – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* listed buildings.
- High – a designated asset important at a national and sometimes at a regional level, including Grade II listed buildings.
- Medium – an undesignated asset important at a local or regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings.

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- Low – structure or feature of very limited heritage value and not defined as a heritage asset. May include insignificant interventions to listed buildings, and buildings that do not contribute positively to a conservation area.
- Negative – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

The historic evolution of the site, being part of the history associated to the Banyers Hotel (grade II listed building), its location within Royston Conservation Area and within an area of Archaeological interest, makes the site of high significance.

Furthermore, The Banyers Hotel is listed as grade II. Grade II buildings are defined as of 'buildings of special interest' and comprise some 91.7 per cent of all listed buildings and therefore of high significance.

2.3 Conditions of the Heritage Asset

The historic building, its surroundings and the Conservation Area are generally in good condition and well maintained.

2.4 Design principles

The following order of priorities are being followed:

- Retention of existing green screening, taking into consideration the requirements identified within the Arboricultural report submitted with this application.
- Provide a design built orientated east-west, following the existing building line to the rear buildings at Hunters Mews. Please refer to proposed drawing (*BNR001-BA-A1-ZZ-DR-A-2001-Proposed Block Plan Hard Standing Areas*) submitted with this application
- Scale of the building has been reduced to be a two-storey building of lower height to those in immediate vicinity at the rear of Hunters Mews.
- Use of materials of similar character to its surroundings such as brown colour windows, doors and rainwater pipes, plain clay roof tiles, horizontal weatherboard cladding or facing brickwork.

2.5 Schedule of works to the Heritage Asset

The work comprises:

- A new residential development to accommodate 9 new apartments with associated vehicular parking and access.

Please refer to drawings and Design and Access statement submitted with this application.

2.6 Impact on the heritage asset and its setting

Historic England's Good Practice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment confirms that "change in the historic environment is inevitable but is only harmful where significance is damaged".

The National Planning Policy Framework advises local planning authorities on decision-making, with Section 16 relevant to the historic environment. Local authorities are advised to take account of 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation', and the 'desirability of new development making a positive contribution to local character and distinctiveness' (section 196). A key principle enshrined in the NPPF is the conservation of heritage assets and the presumption against substantial harm to an asset's significance (section 207). Significance must be considered in

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assessing the impact of a proposal, to avoid or minimise conflict between conservation and any aspect of the proposal (section 205).

The proposed design has been redeveloped taken into consideration the feedback received on previous planning application, having amended the orientation, appearance, scale and massing of the proposal in relation to previous designs.

Moreover, the site is visually separated from the Banyers Hotel due to dense vegetation along the boundary line and being predominantly overgrown land. Existing large trees acts a natural screen between the historic building and the proposed development. Furthermore, the orientation of the building would follow the existing building line to the rear of Hunters Mews, maintaining the partial openness of the site and mitigating its visual impact of the adjacent recent developments.

The eaves height of the proposed building is significantly lower than the existing immediate adjacent building at Hunters Mews. Furthermore, the ridge height of the proposed building is slightly lower than the existing immediate adjacent building at Hunters Mews.

Finally, due to the sensitivity of the site which lies within an Area of Archaeological Significance, a Written Scheme of Investigation by an Archaeologist has been submitted along with this application and would be implemented accordingly prior to any works commencing on site.

