

A colorful illustration of a residential development. It shows a row of modern, two-story houses with dark grey roofs and light-colored walls. People are depicted in various outdoor activities: a man in a purple jacket and orange pants walks on a path; a woman in a blue dress and another in a purple jacket and teal pants walk together; a person in a blue shirt and orange pants lies on a rock in the grass; a woman in an orange shirt sits on the grass; and a person in a blue shirt and orange pants walks. There are trees, bushes, and a blue sky with birds. The right side of the image is overlaid with a semi-transparent orange rectangle containing text.

DESIGN & ACCESS STATEMENT

LAND AT
NEWMARKET ROAD
ROYSTON

DRAFT

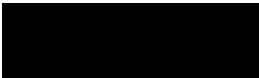
APPROVALS

This document requires the following approvals:

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

Signed 19.04.2024

Dated



For and on behalf of McBains Limited

History

19.04.2024_D5_P1 Document issued for planning

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

Images and site layout are intended for illustrative purposes only and should be treated as general guidance only. Any illustrations which are labeled illustrative or indicative, is intended to convey the preferred conceptual design approach. Refer to Landscape drawings for actual planting/landscaping layout.

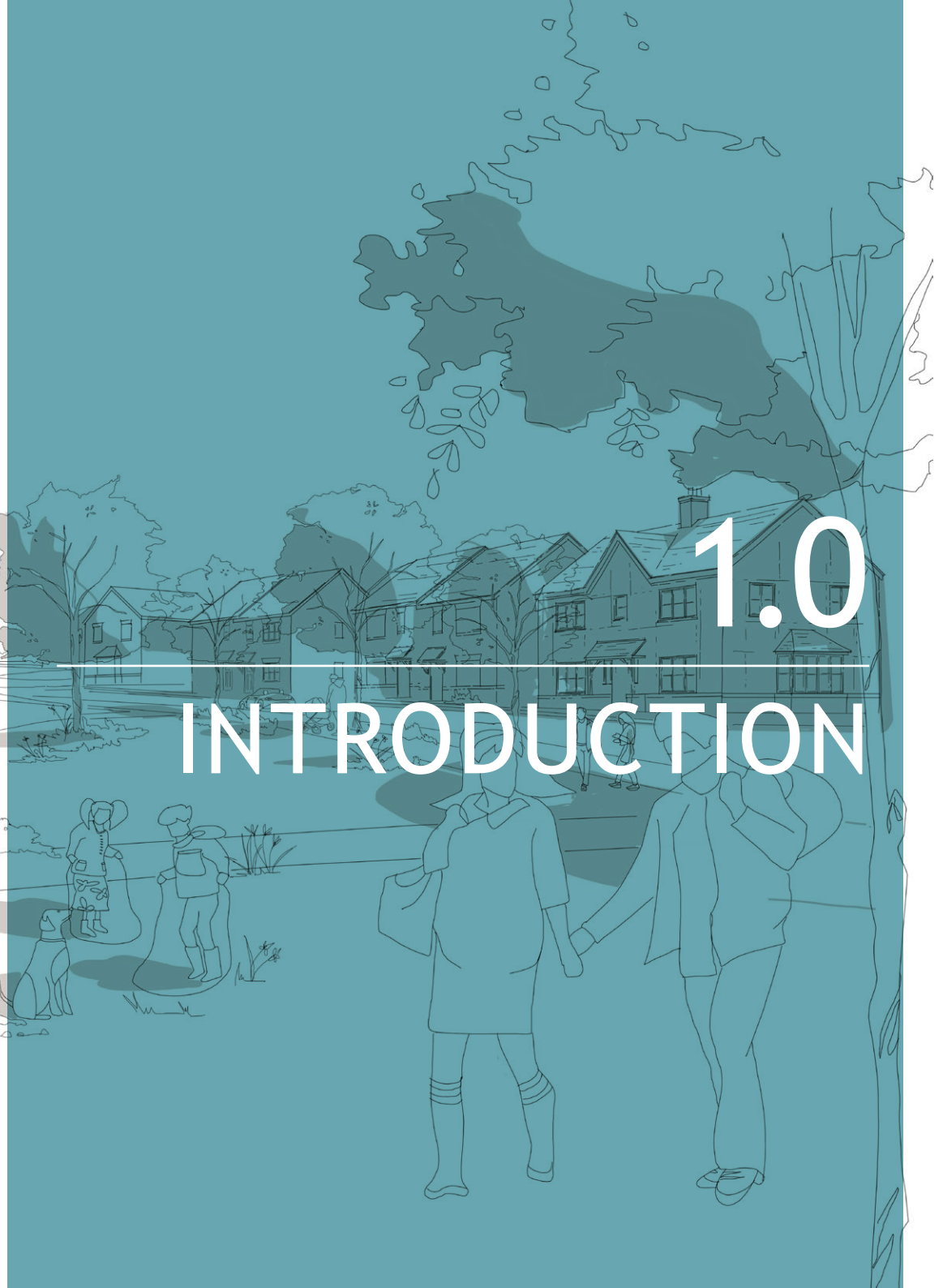
Site layout including parking arrangements, [social/ affordable housing, community buildings, play areas and public open spaces] may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any planning consents including layout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

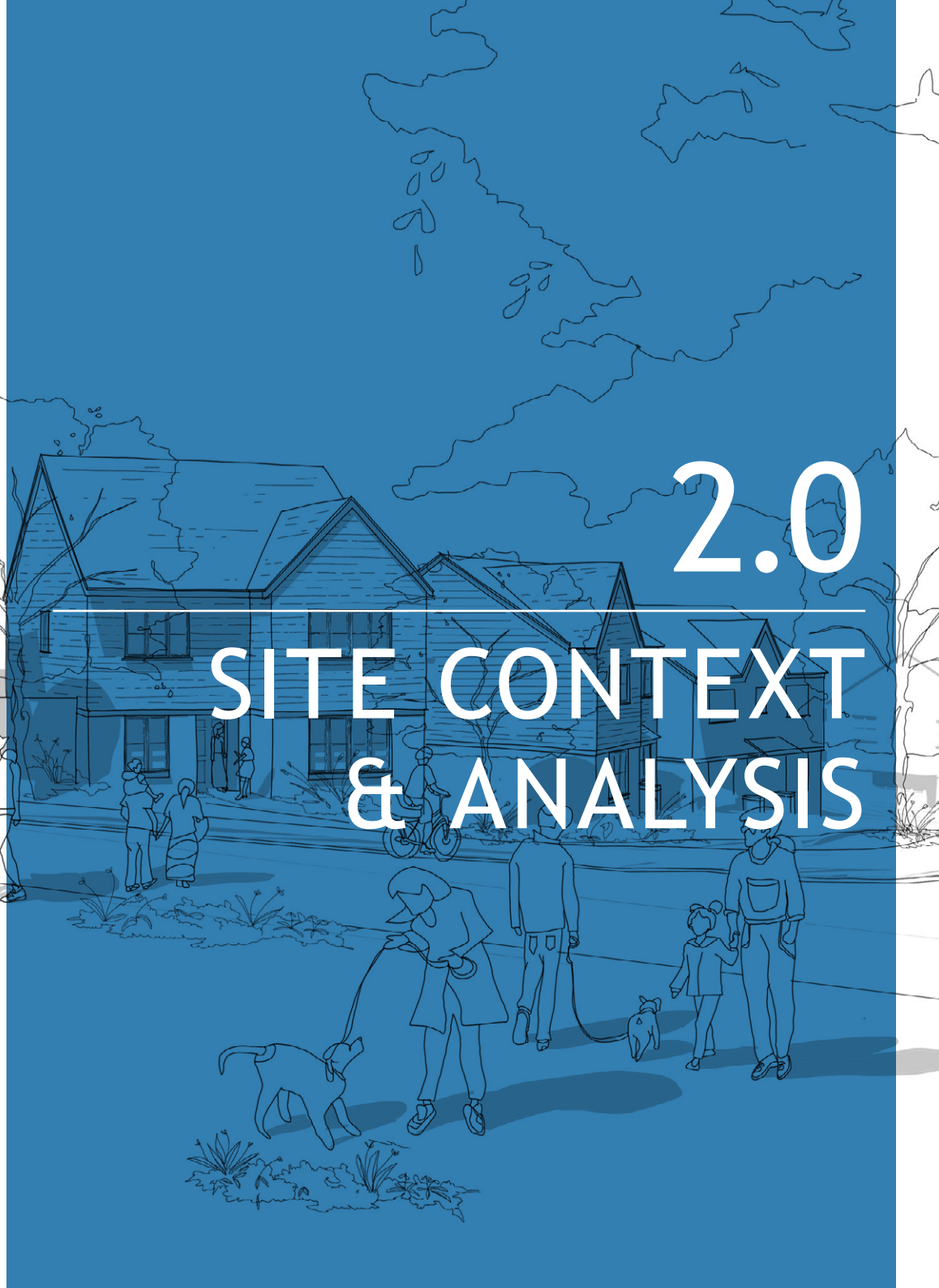
- Chapter 1 Introduction.
- Chapter 2 Site Context & Analysis.
- Chapter 3 Evaluation.
- Chapter 4 Design Parameters.
- Chapter 5 Illustrative Design Information.
- Chapter 6 Masterplan Proposal for Phase 1.

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.



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

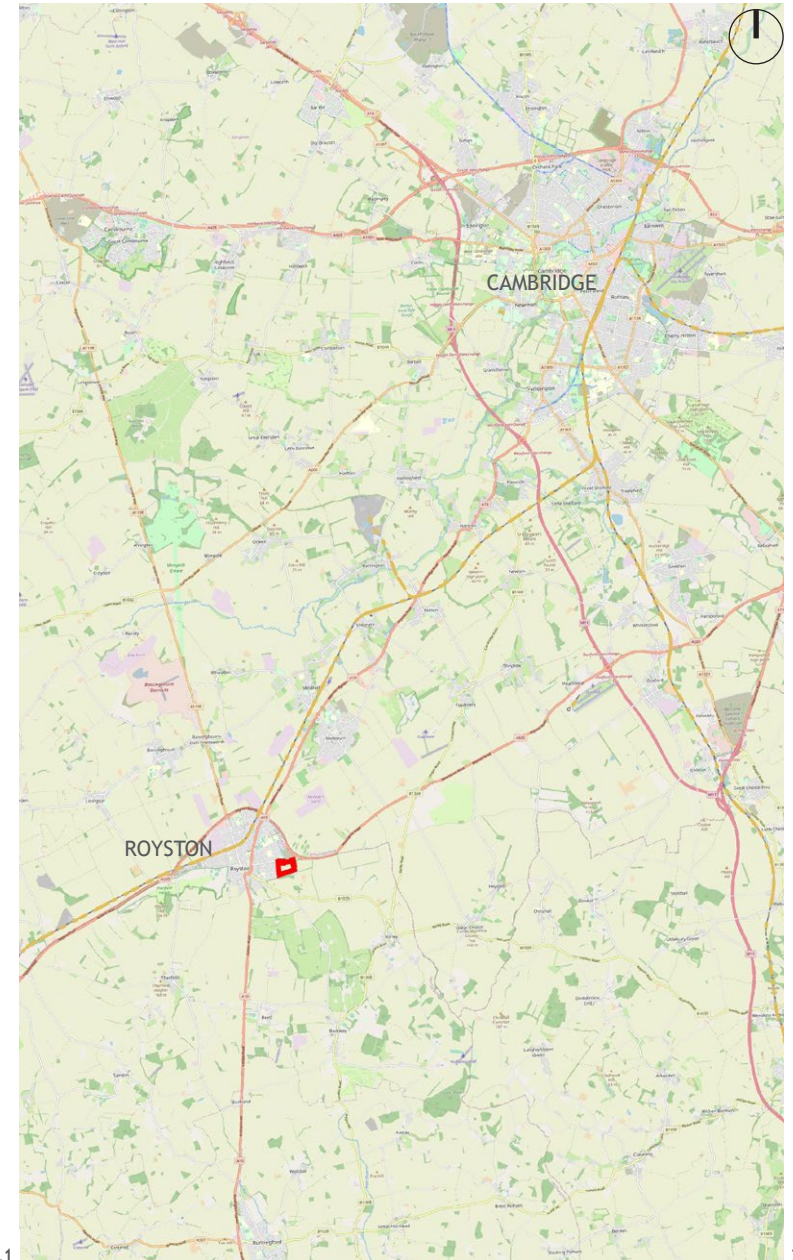
The site is located at the eastern edge of Royston town within the administrative area of North Hertfordshire District Council.

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

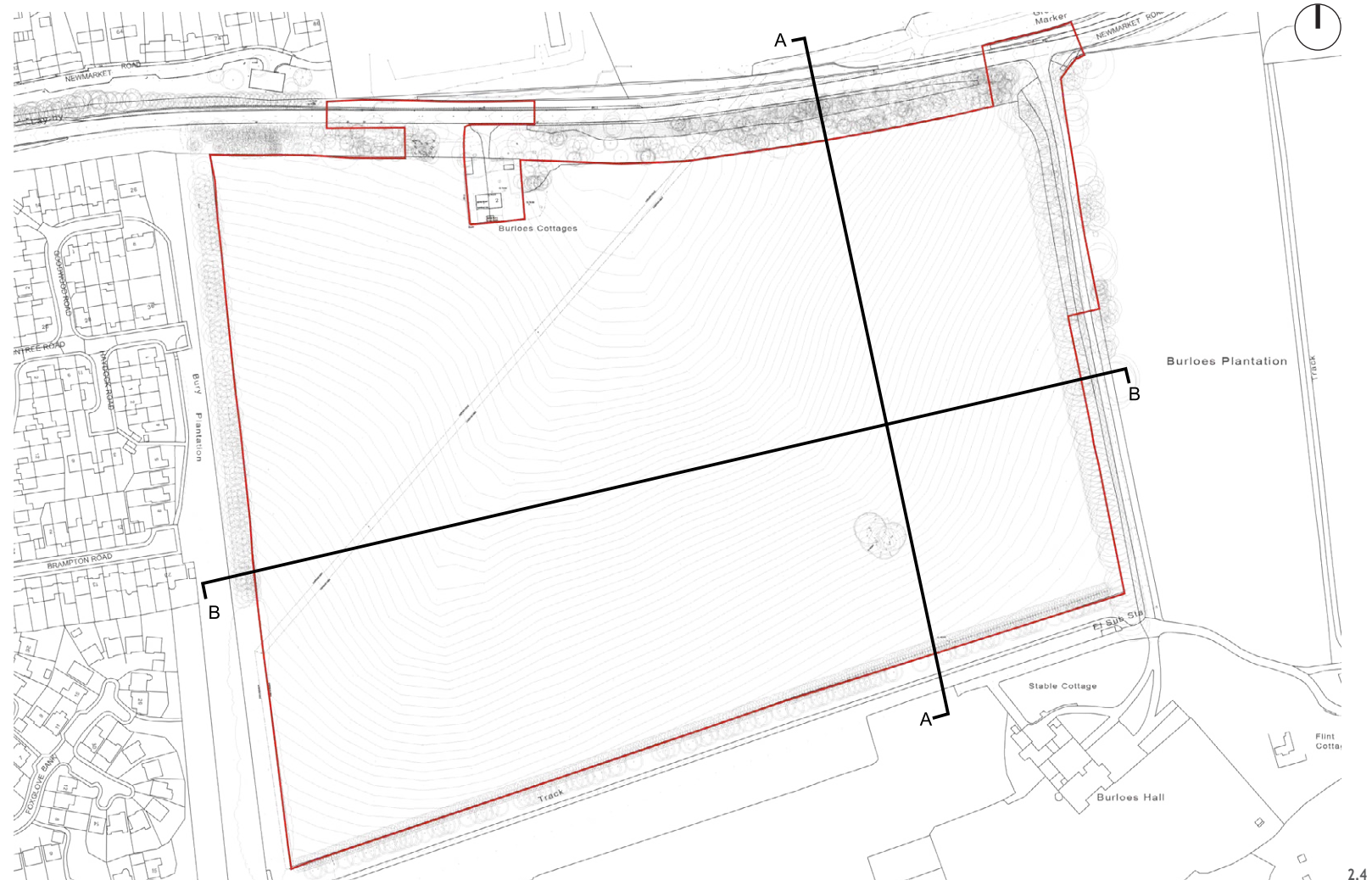
- 1. ROYSTON
- 2. BURLOES PLANTATION
- 3. BURLOES HALL
- 4. HYDE HILL FARM
- 5. NEWMARKET ROAD

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.

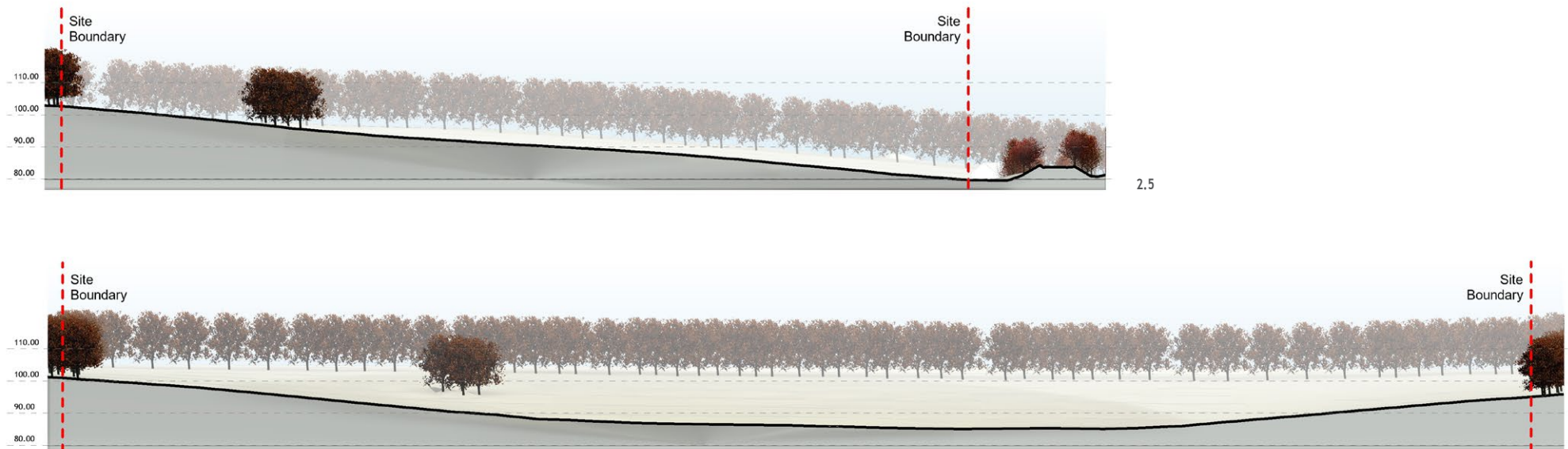


2.4 Site location and topographical survey

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).

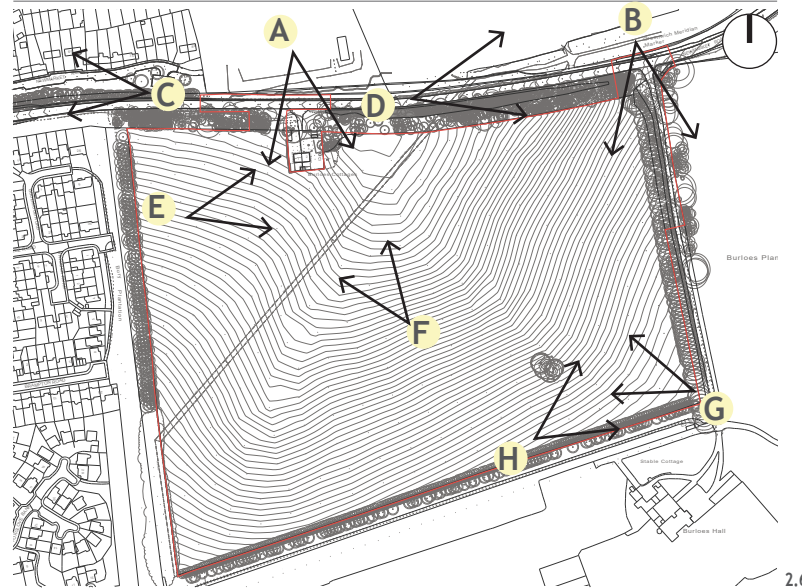
Two red brick houses, known as Burloes Cottages, are situated adjacent to the northern boundary of the site. These cottages are currently leased to tenants by the site's owner and enjoy direct access to Newmarket Road.



2.5 Indicative section of the site

SITE CONTEXT & ANALYSIS

2.3 SITE PHOTOS



A



B

2.6 Key of site photos

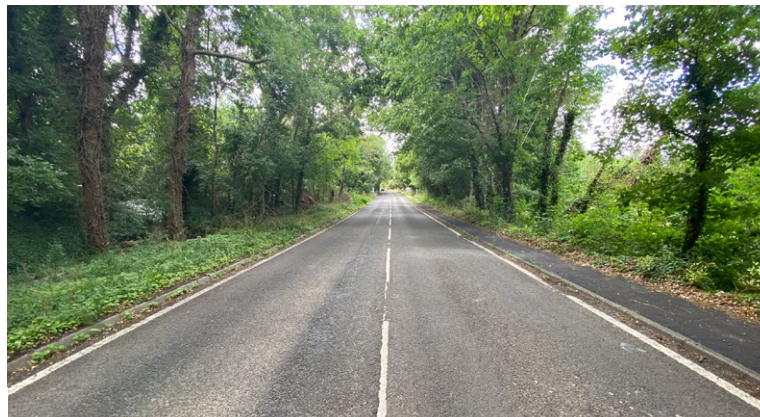
A Cottage next to the site access

B Private access to the Burloes farm

SITE CONTEXT & ANALYSIS



C



D



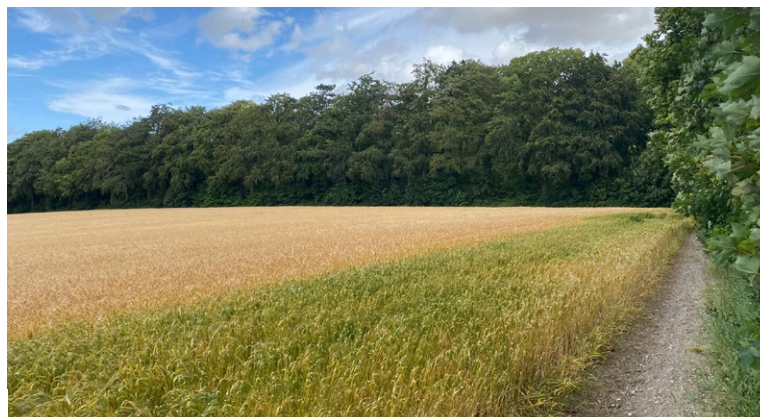
E



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.

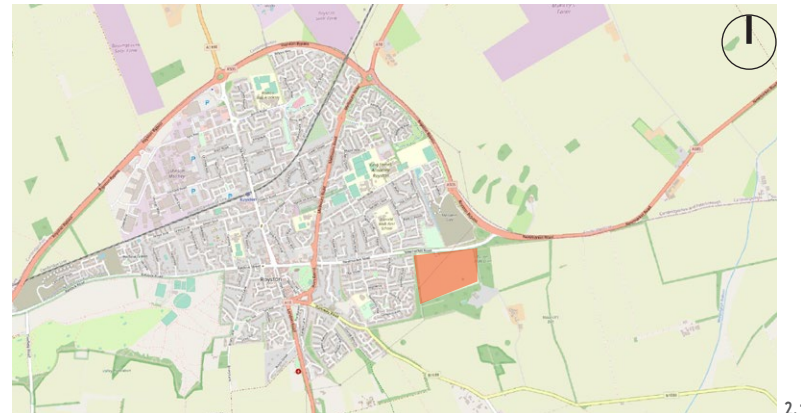
Its landscape setting has consequently altered significantly in the recent years. Adjacent to the A505, progressive development and new landscape planting have contained the site, substantially changing its landscape context and available views.



2.8



2.9



2.10

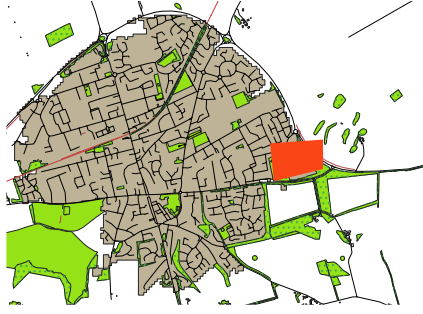
SITE CONTEXT & ANALYSIS

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

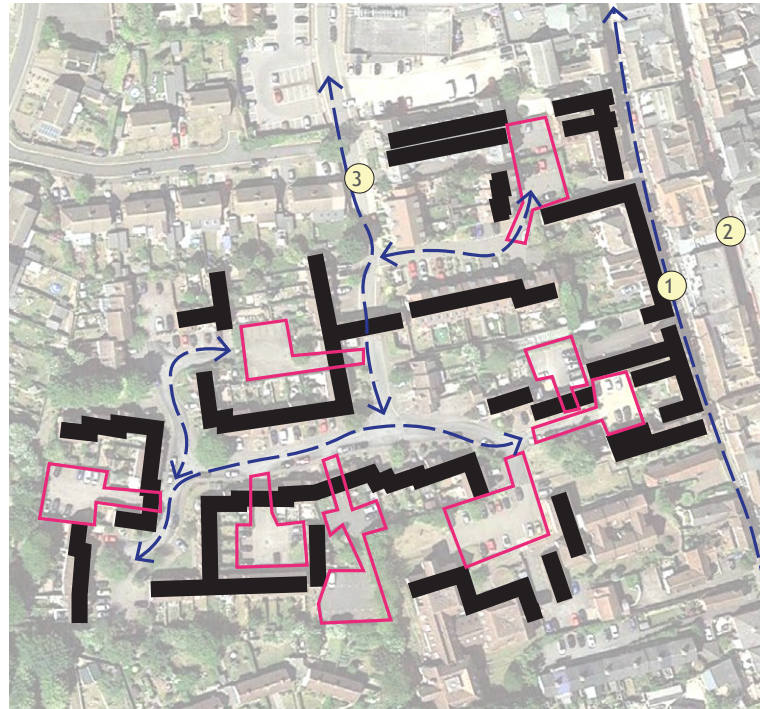
2.11 Royston townscape

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