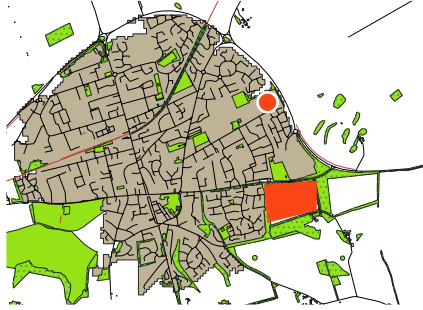


SITE CONTEXT & ANALYSIS



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

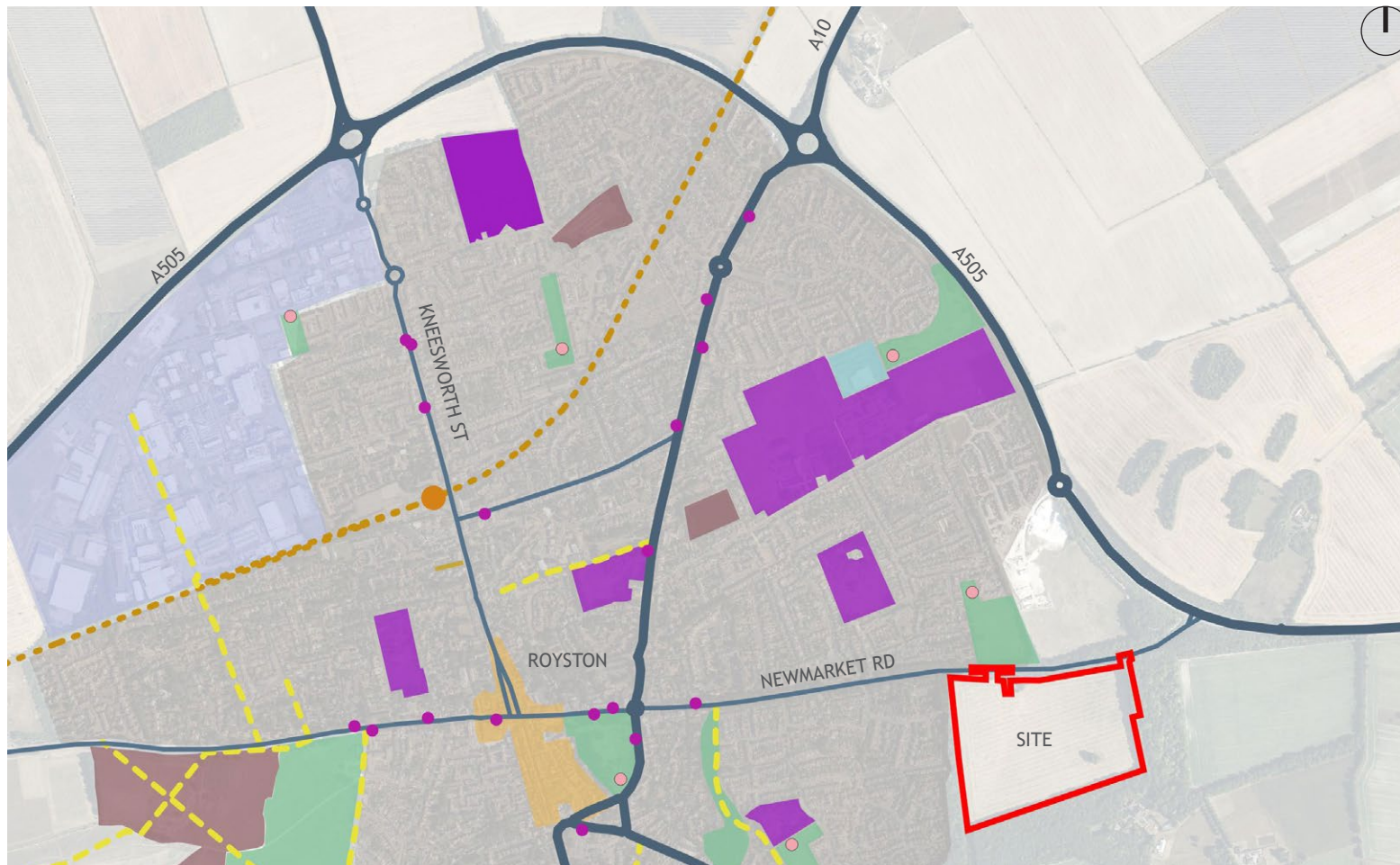


2.21

2.6 ACCESS TO FACILITIES

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:

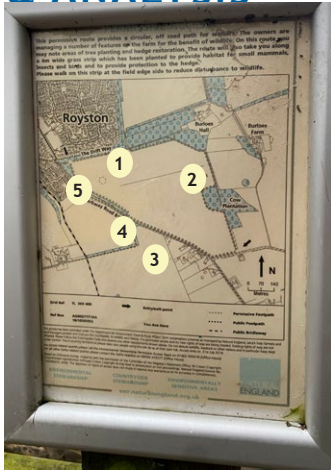
- SITE BOUNDARY
- - - - - ➔ ICKNIELD WAY
- - - - - ➔ HERTFORDSHIRE WAY
- - - - - PROW
- - - - - ➔ EXISTING PERMISSIVE ROUTE
- - - - - EXISTING PEDESTRIAN ROUTE
- 400MT WALKING DISTANCE

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

KEY:

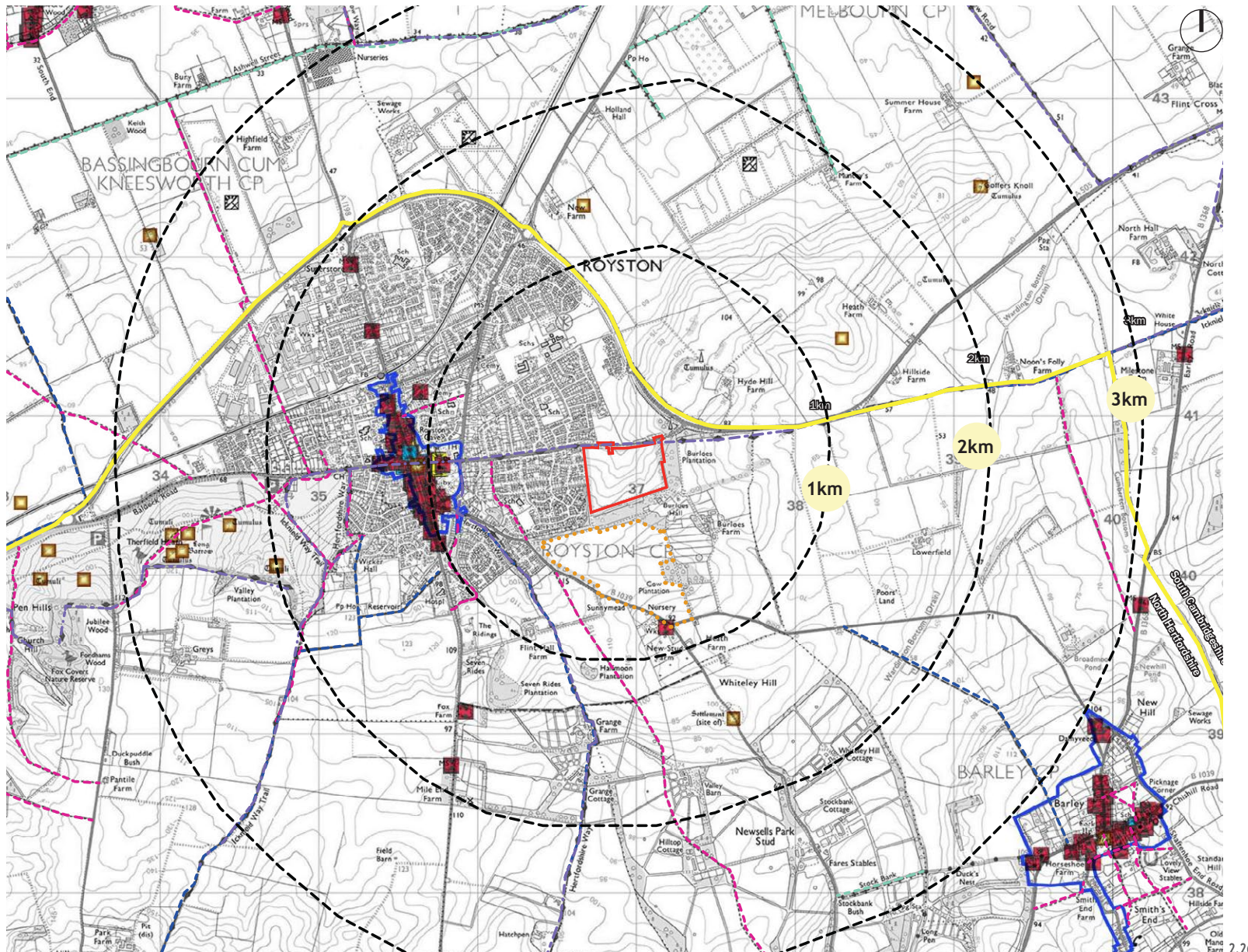
-  Site Boundary
-  Study Area
-  District Boundary

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

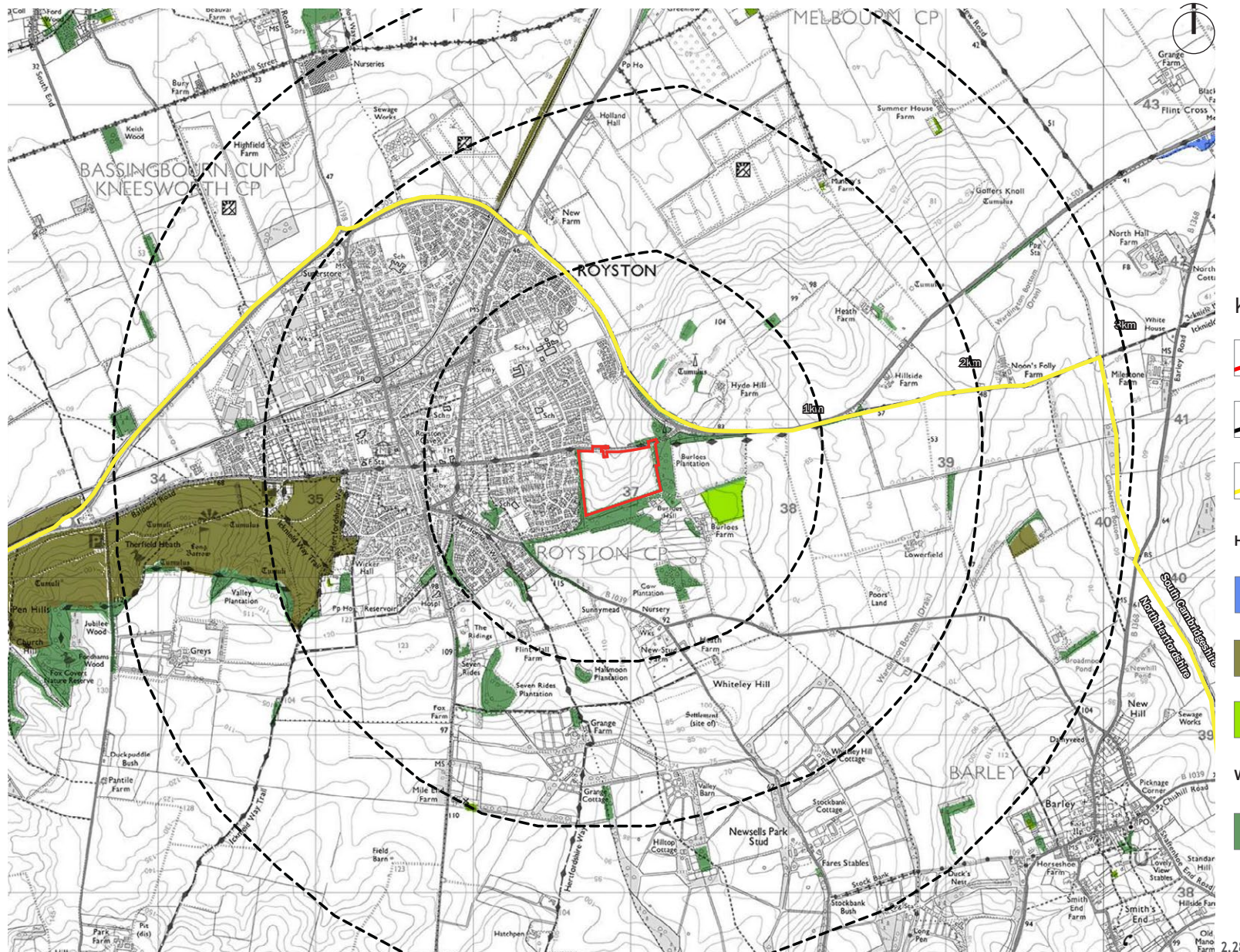
Environmental Designations

-  Local Nature Reserves
-  Sites of Special Scientific Interest

2.27 Statutory Designation plan by
Liz Lake Associates



SITE CONTEXT & ANALYSIS



2.28 Wider priority habitat inventory plan by Liz Lake Associates