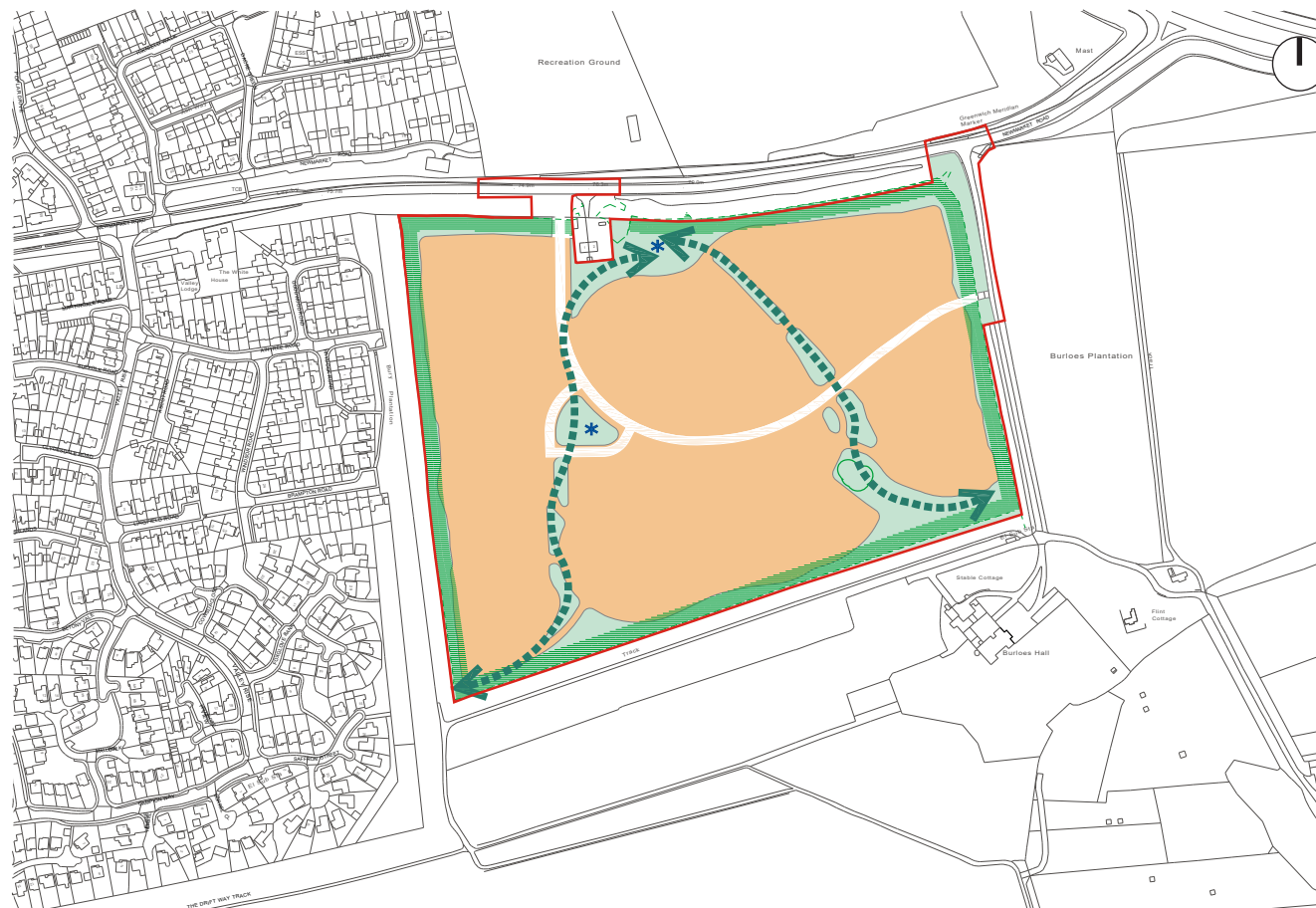


4.3 LAND USE

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.

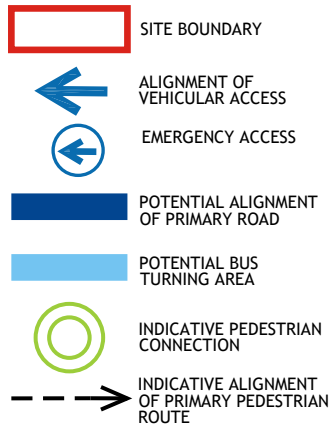
Ease of access and movement will offer legibility and contribute to the vitality and character of the proposed development.

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.

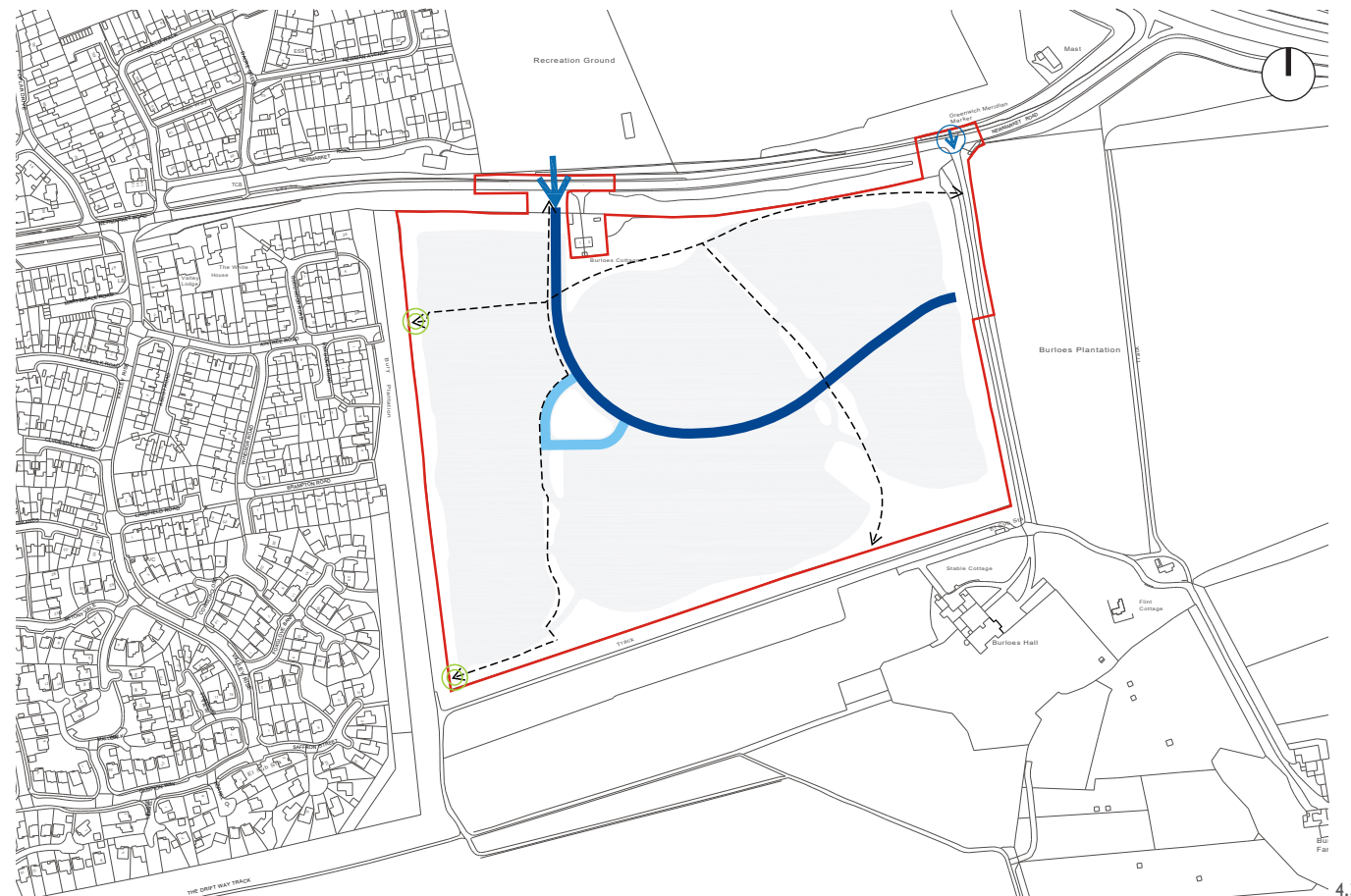
There are no existing cycle-routes or pedestrian links on the site. Pedestrian routes will be provided along streets and through areas of public open spaces to create a network of connected routes.

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.



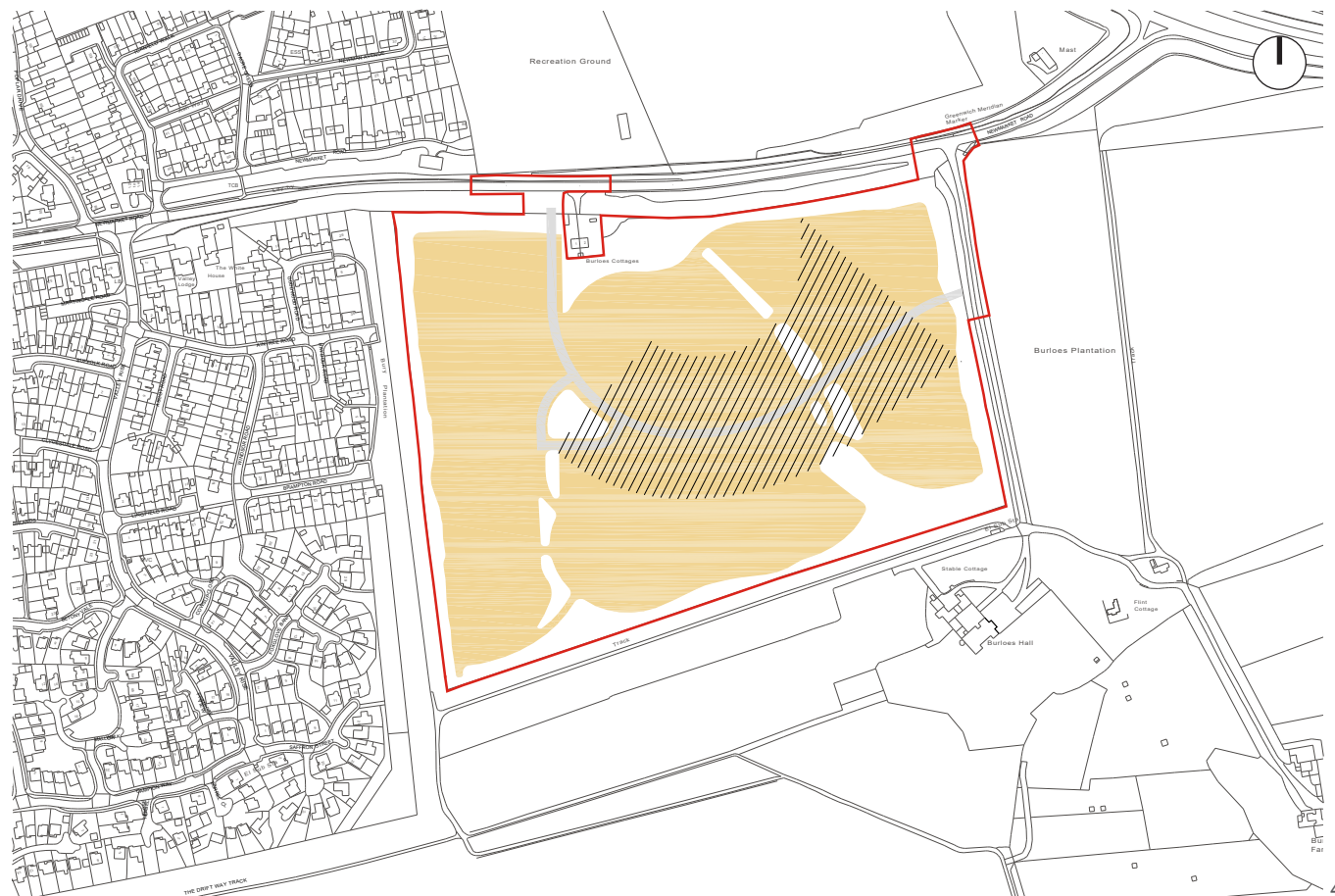
4.5 BUILDING HEIGHTS

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



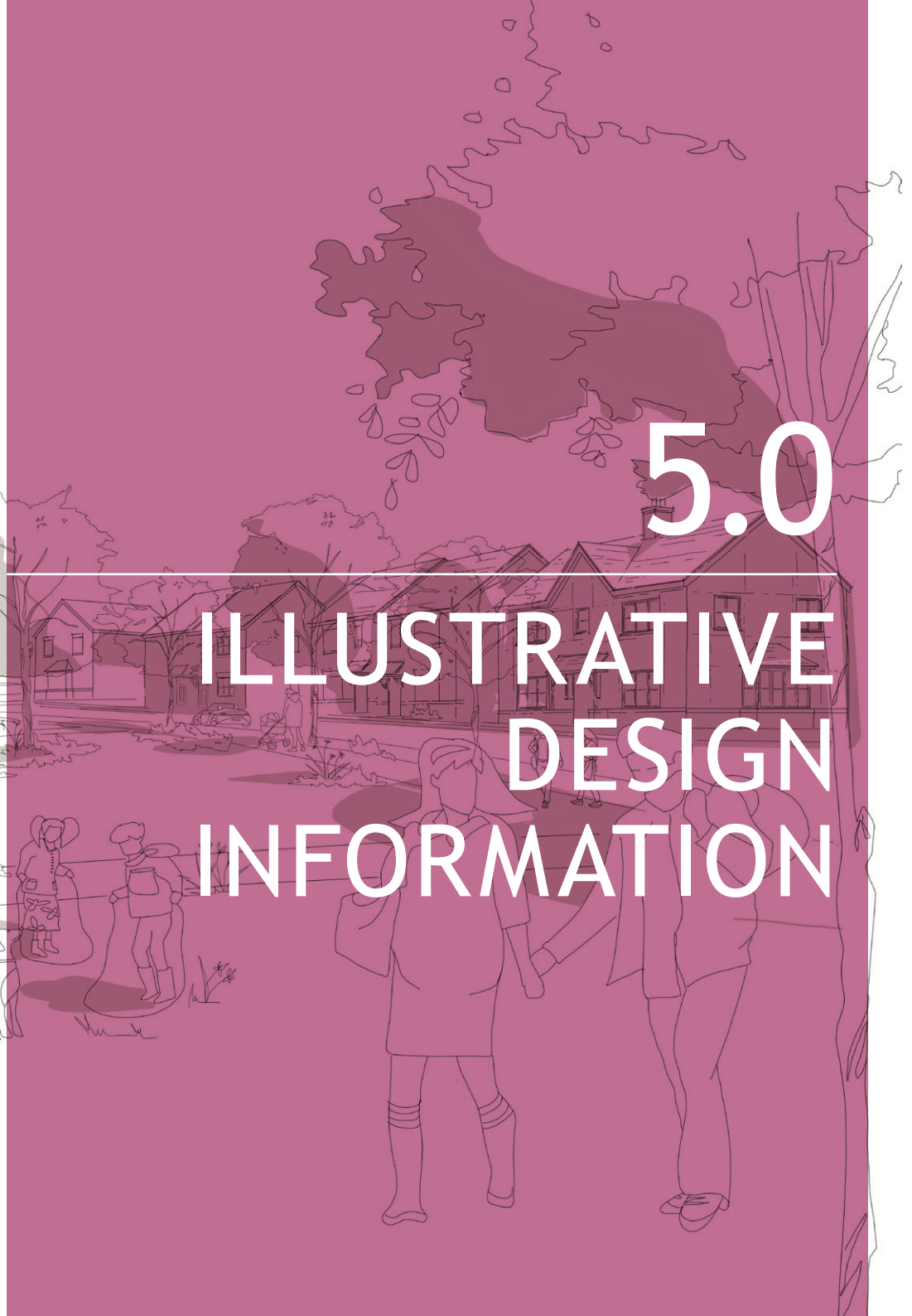
KEY

-  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



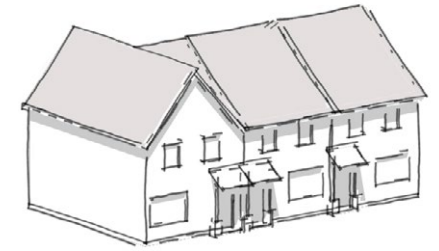
5.3 BUILDING TYPOLOGIES

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.



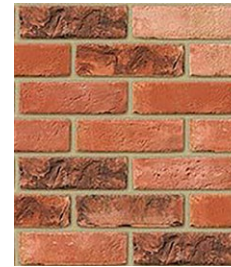
PRECEDENT EXAMPLE OF MULTI RED BRICK WITH GREY ROOF WITH BAY WINDOW AS PROMINENT FEATURES ALONG MAIN FRONTAGES (VISTRY DEVELOPMENT)

ARCHITECTURAL FEATURES



CANOPY, BAY WINDOW AND EAVES DETAILS

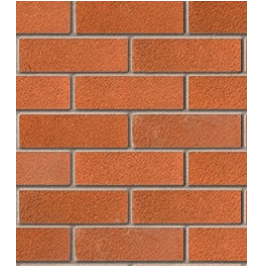
WALLING MATERIALS



MULTI RED BRICK



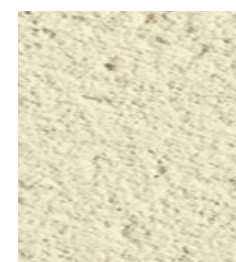
RED BRICK



ORANGE BRICK



COLOURED
WEATHERBOARDING



RENDER

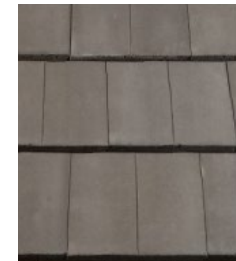


BUFF BRICK

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

5.5 SURFACING MATERIALS

Potential palette of hard landscape materials which will be used on the development.

Roads will be surfaced in tarmac, with shared surfaces and private drives in different block paving finished. Additional detailing and contrasting paving can be used to mark visitor parking bays.

Pedestrian paths may be surfaced in bound resin or as a hoggin finish.

ILLUSTRATIVE DESIGN INFORMATION



PRECEDENT EXAMPLE OF BLOCK PAVING SURFACING WITH CONTRASTING SET TO DEMARK VISITOR PARKING



PRECEDENT EXAMPLE OF PRIMARY ROAD WITH ASPHALT CARRIAGEWAY

SURFACING MATERIALS



ASFALT



BLOCK PAVING



BLOCK PAVING



PRECEDENT EXAMPLE OF PEDESTRIAN LINK IN BOUND RESIN

5.8

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.

5.8 Surfacing material palette influence

ILLUSTRATIVE DESIGN INFORMATION



Basin acts as an informal play area (sunken lawn)

Landscape setting to Burloes Cottages.

Landscape led gateway space, leads into hillside Avenue route.

Clear and legible link to adjacent street and town centre.

Green Link leads to the south-west of the site and the leisure loop walk.

Swale opportunities.

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

5.8 Illustrative sketch of the gateway area

5.6 KEY AREAS

This section draws out some of the key and special places within the masterplan, and provides details as to how they are intended to contribute to the character of the scheme.

5.6.1 THE GATEWAY GREEN



5.8



ILLUSTRATIVE IMPRESSION SHOWING BUILDING FORM AND CHARACTER OF THE GATEWAY AREA



©Vistry



ILLUSTRATIVE IMAGES OF ARCHITECTURAL FORM AND CHARACTER REFERENCE



ILLUSTRATIVE SITE SECTION OF THE BUILDING FACING NEWMARKET ROAD

ILLUSTRATIVE DESIGN INFORMATION



5.6.2 THE GREEN LINK

GREEN LINK
Vehicle free environment creates
a safe and attractive route to
enjoy on the way.

Rest and Play on way
opportunities

Swale opportunities

Sinuous ramp to accommodate
level change

View through roof scape
Royston centre precedent

Pocket Greenspace at nodal point

AVENUE ROAD accommodates
level changes buildings to miti-
gate topographical constraints

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

5.9 Illustrative sketch of the green
link area



5.9



ILLUSTRATIVE IMPRESSION SHOWING BUILDING FORM AND CHARACTER OF THE GREEN LINK



©Vistry



ILLUSTRATIVE IMAGES OF ARCHITECTURAL FORM AND CHARACTER REFERENCE



ILLUSTRATIVE SITE SECTION OF THE GREEN CORRIDOR

ILLUSTRATIVE DESIGN INFORMATION



Green Link provides an attractive footway corridor often separated from highway.

Legible connection to the western woodlands belt and footlinks.

Green Link responds to topography, gently winding through the site to the northern open space and basin.

Swale opportunities

Parkland pocket opens up toward the southern woodland and funnels activity and greenspace toward the green link.

Play on the way and seating opportunities.

Links to permissive loop.

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

5.10 Illustrative sketch of the green edge area





ILLUSTRATIVE IMPRESSION SHOWING BUILDING FORM AND CHARACTER OF THE GREEN LINK



ILLUSTRATIVE IMAGES OF ARCHITECTURAL FORM AND CHARACTER REFERENCE



ILLUSTRATIVE SITE SECTION ALONG THE SOUTHERN GREEN EDGE

ILLUSTRATIVE DESIGN INFORMATION

5.7 STREET HIERARCHY STRATEGY

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.

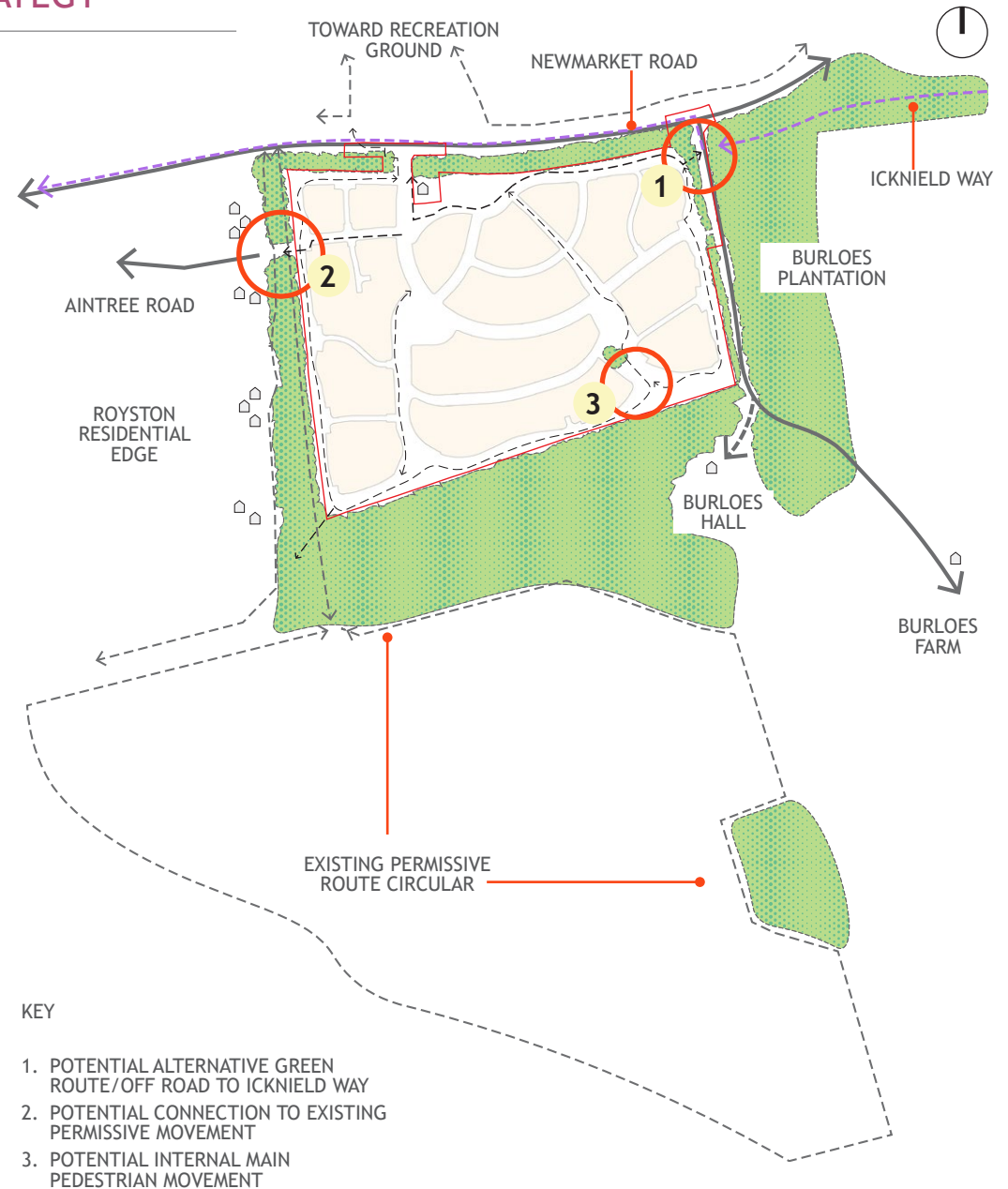
Vehicular access to the site will be provided from Newmarket Road from which the primary road (Avenue) leading into the site will connect.

A secondary loop from the primary road will provide permeability throughout the development.

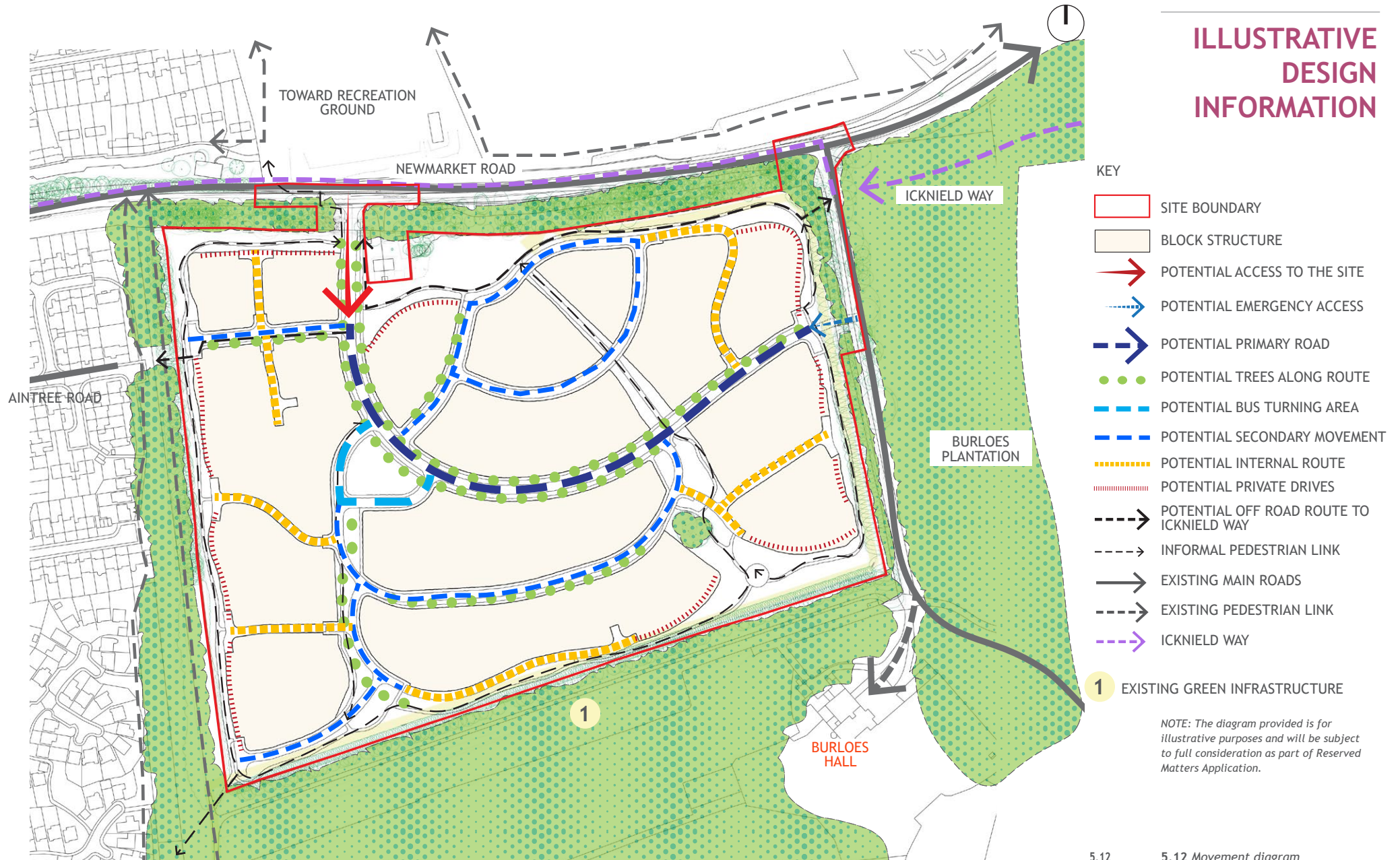
The tertiary streets will connect the internal areas of the site with the surrounding public open space.

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

The off road paths are generally located within the landscape framework, they follow desire lines to the permissive loop, Icknield Way, and through the existing neighbourhood to Royston.



ILLUSTRATIVE DESIGN INFORMATION



5.12

5.12 Movement diagram

ILLUSTRATIVE DESIGN INFORMATION

5.8 LANDSCAPE & BIODIVERSITY STRATEGY

The existing landscape bounding the site is an important component of the strategy and relationship for the proposed green infrastructure.

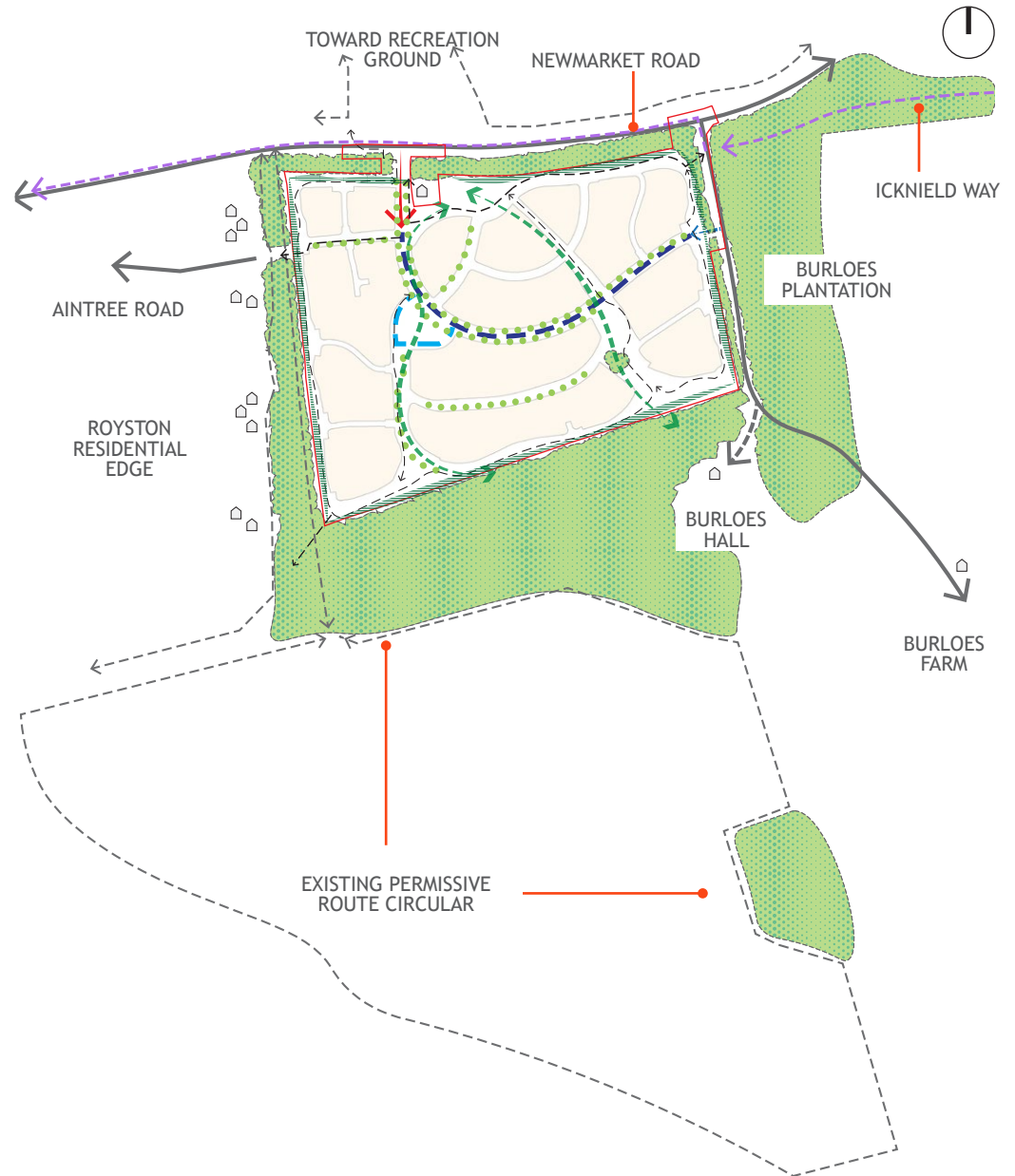
The two main north/south green spines (1) will cross through the site and will follow the natural flow of the topography, creating opportunities for public open space and SUDs features.

The main avenue will accommodate tree planting breaking up the built form.

A belt of new planting will contribute to separating the existing cottages from the new development.

A variable width planting buffer along the edge of the development will accommodate protection measures for the existing belts which will offer screening and an attractive back drop.

The pedestrian paths are generally located within the landscape framework, and they follow desire lines to the developments and wider connections and facilities.



5.12 Wider green infrastructure diagram

5.12