



# Darwin Green



**BARRATT**  
— HOMES —

# Darwin Green – Team Updates

BDW Homes Cambridgeshire Division

Nina Strangeways – Technical Project Manager

Alan Davies – Planning Manager

Rachael Morey – Planner

# Darwin Green – Site Overview



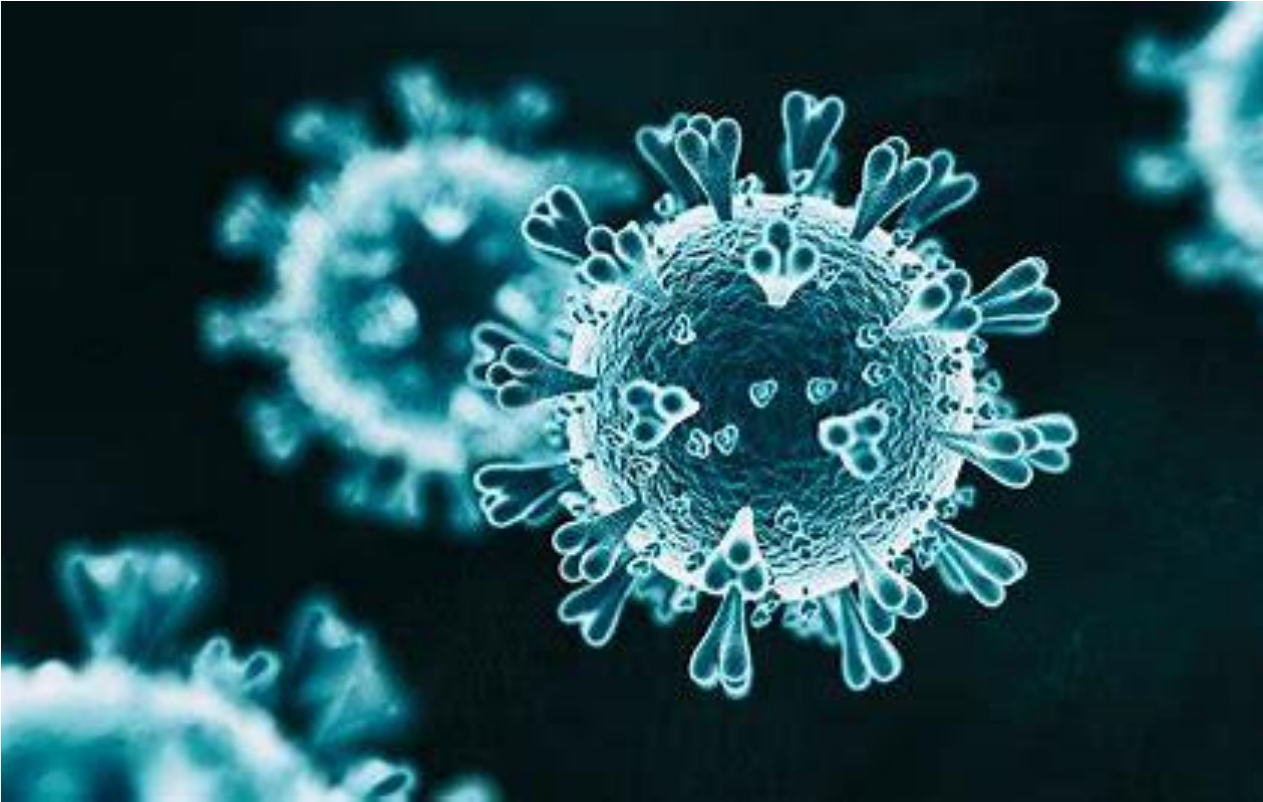
- Phase-1
- Phase-2
- Phase-3
- Phase-4
- Cycle Route
- Potential Supermarket
- Primary School
- Health Centre
- The Library
- Community Centre
- Allotments
- Multi-Use Playing Fields
- Marketing Suite



# Coronavirus Update







- Following the Government imposing the lockdown on March 23<sup>rd</sup> 2020 all Barratt Homes sites, including Darwin Green, went into a state of hibernation with virtually all work on site ceasing.
- On May 13<sup>th</sup> a Ministerial Statement was made in Parliament, enabling construction work to re-start in England, subject to conditions, safe working practices and social distancing on site.
- Barratt began to plan to slowly and safely re-open its sites nationwide with Health and Safety, primarily focusing on preventing the spread of the virus.

## Coronavirus Update



- On May 22<sup>nd</sup> we approached Cambridge City Council, following the Ministerial Statement, to seek to re-start construction work on Darwin Green from early June 2020.
- A number of additional safety measures were implemented across the business to prevent the spread of the virus. A number of these measures involve limiting the number of staff on site at any given time; the implication being that less work could be carried out in the usual time frames.
- Cambridge City Council understood the need for a temporary period of flexible working hours on site and agreed to the following:
- For a period of 8 weeks the site can operate from 08:00-20:00 Monday to Friday and 08:00-18:00 on Saturdays, subject to a total of eleven conditions.

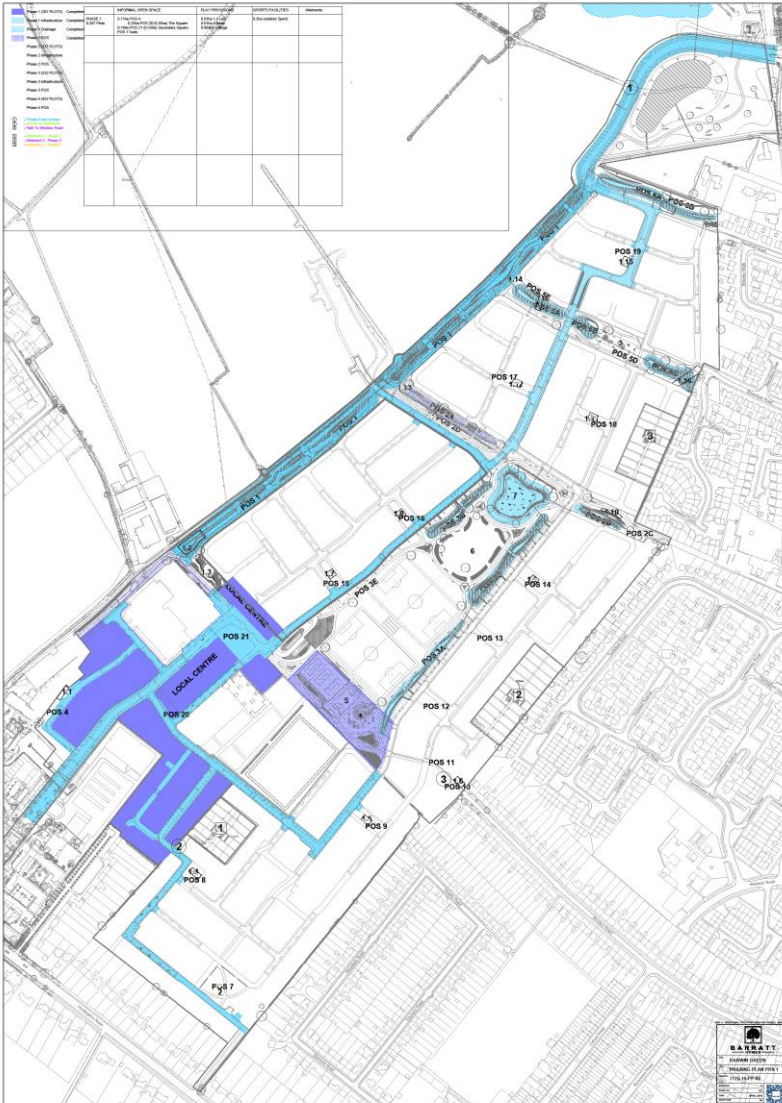


# INFRASTRUCTURE WORKS





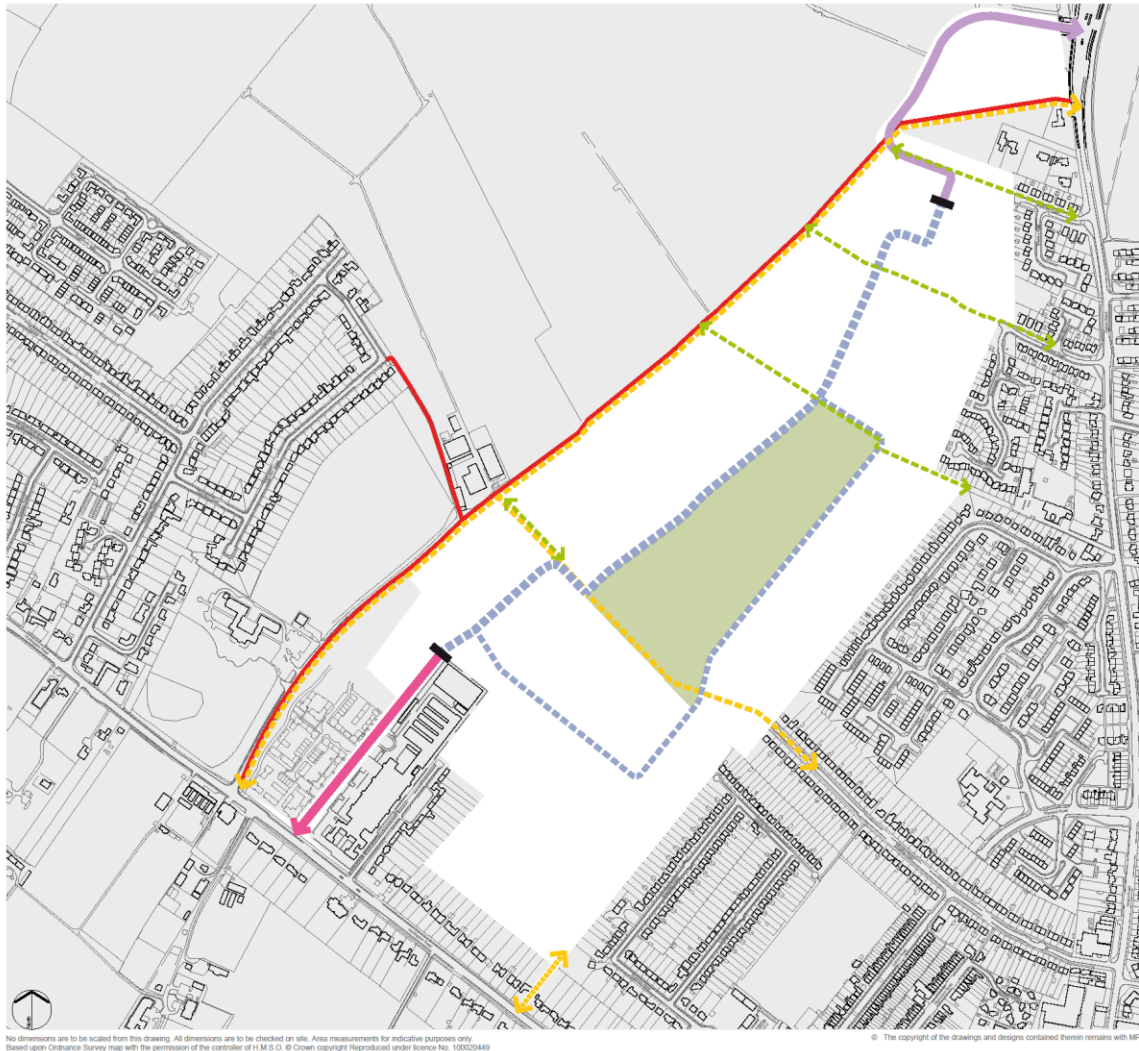
## Infrastructure Works



## Works progress including:

- Main arterial routes through the site are now complete to base course level.
- Main arterial road drainage works are complete.
- Strategic services pipework is installed across the site.
- Temporary haul road connection is now complete. All construction traffic is via Histon Road.
- Histon Road utility compound works are complete.
- Temporary access for the Public Right of Way is complete.

## Infrastructure Works – Parameter Plan (Access)



### Legend

- Huntingdon Road access from new signal-controlled junction
- Histon Road access from new signal-controlled junction and potential future extension to bus route
- Indicative alignment of bus route with reduced or no traffic
- Indicative alignment of main traffic routes
- Proposed high quality cycle route to implement part of the City orbital cycle route
- Pedestrian/cycle routes
- Enhanced existing footpaths
- Indicative location of entrance to low speed environment
- Indicative location of main public open space

Major Formal and Informal open space zones are liable to flex +/- 15m. Adjacent neighboring residential land use will flex accordingly. Overall quantum to remain the same.

Rev Description App Date  
/ RB 26/11/12  
**Mark Reeves**  
Architects  
Tel: 020 8074 9064 Fax: 020 8077 0205  
Email: mail@mrarchitects.co.uk

LAND BETWEEN HUNTINGDON ROAD  
AND HISTON ROAD, CAMBRIDGE

Figure 3.4: Parameter Plan - Access

Date: 26 November 2012 Drawn: LF  
Scale: 1:2500 @ A1 Checked: RB  
Status: Final Approved: RB  
Dwg No: 2197A.P\_3.4

The plan also shows the key cycle and pedestrian networks and how they link with the adjoining developments.

Temporary footpath through the site now open to the public.

Cycle route through site subject to Cambs Water works on Whitehouse Lane and off Cambridge Road - Completion targeted for Spring 2020



# Infrastructure Works – Parameter Plan (Landscape)



## Legend

- Hedgerow to be retained
- Hedgerow to be retained, in which gaps will be made for access
- Proposed landscape corridors and open space, containing SUDs and surface water drainage network, (corridors may be crossed by access roads in places)
- Proposed landscaped drainage area

Major Formal and Informal open space zones are liable to flex +/- 15m. Adjacent neighboring residential land use will flex accordingly. Overall quantum to remain the same.

Rev Description App Date  
H RB 26/11/12

**Mark Reeves**  
Architects  
Tel: 020 8874 0404 Fax: 020 8877 1200  
Email: mail@mrarchitects.co.uk

LAND BETWEEN HUNTINGDON ROAD  
AND HISTON ROAD, CAMBRIDGE

Figure 3.3: Parameter Plan - Landscape

Date: 26 November 2012 Drawn:  
Scale: 1:2500 @ A1 Checked:  
Status: Final Approved:  
Dwg No: 2197/LP\_3.3

The main green corridors on the site are also approved.

These comprise:

- Hedgerow to be retained
- Hedgerow to be retained with access gaps
- Proposed landscape corridor and open space (including SUDs)
- Landscaped Drainage Area in the North

## Infrastructure Works

Central Park looking north towards Histon Road





## Infrastructure Works

**Main spine road now links up with Histon Road to the North**



## Infrastructure Works



### Telegraph pole in the cycle way off Thornton Close

- An application has been submitted to Cambridgeshire County Council for a temporary Footpath closure.
- The works will entail the relocation of the telegraph pole to outside of the current footpath and resurfacing of the path where cracking has occurred.
- The works are scheduled for September 2020.







## BDW1 – Residential Phase



## PROGRAMME

- Foundations to residential units have now been completed.
- The Marketing Suite has been created in the first apartment block with an adjacent car park and show home. This has re-opened following the 'lockdown' due to Covid-19, although social distancing measures are now in place.
- Residential sales for the site were launched in Summer 2018.



### APARTMENT BLOCK AND MARKETING SUITE

- The Marketing Suite has been formed in first apartment block.
- It is within a visually prominent position for those entering the site.
- With current social distancing measures its location means that anyone visiting the show home can park in the adjacent car park and not have to come fully into the site.



## BDW1 – Residential Phase



- 173no. of units in total (82no. of apartments & 91no. of houses)
- 69no. affordable units & 104no. private units
- 16no. occupied private apartments and 23no. occupied private houses so far.
- Temporary Community Centre in Block B to be delivered in Winter 2020
- Completion targeted for Winter 2020



### PROGRAMME

- Adoptable road and sewers completed.
- Private drainage completed.
- Foundations completed.
- House roofs 60% completed.
- Apartment roofs completed.



## BDW1 – Residential Phase



BDW1 East Street Scene of Beagle Road

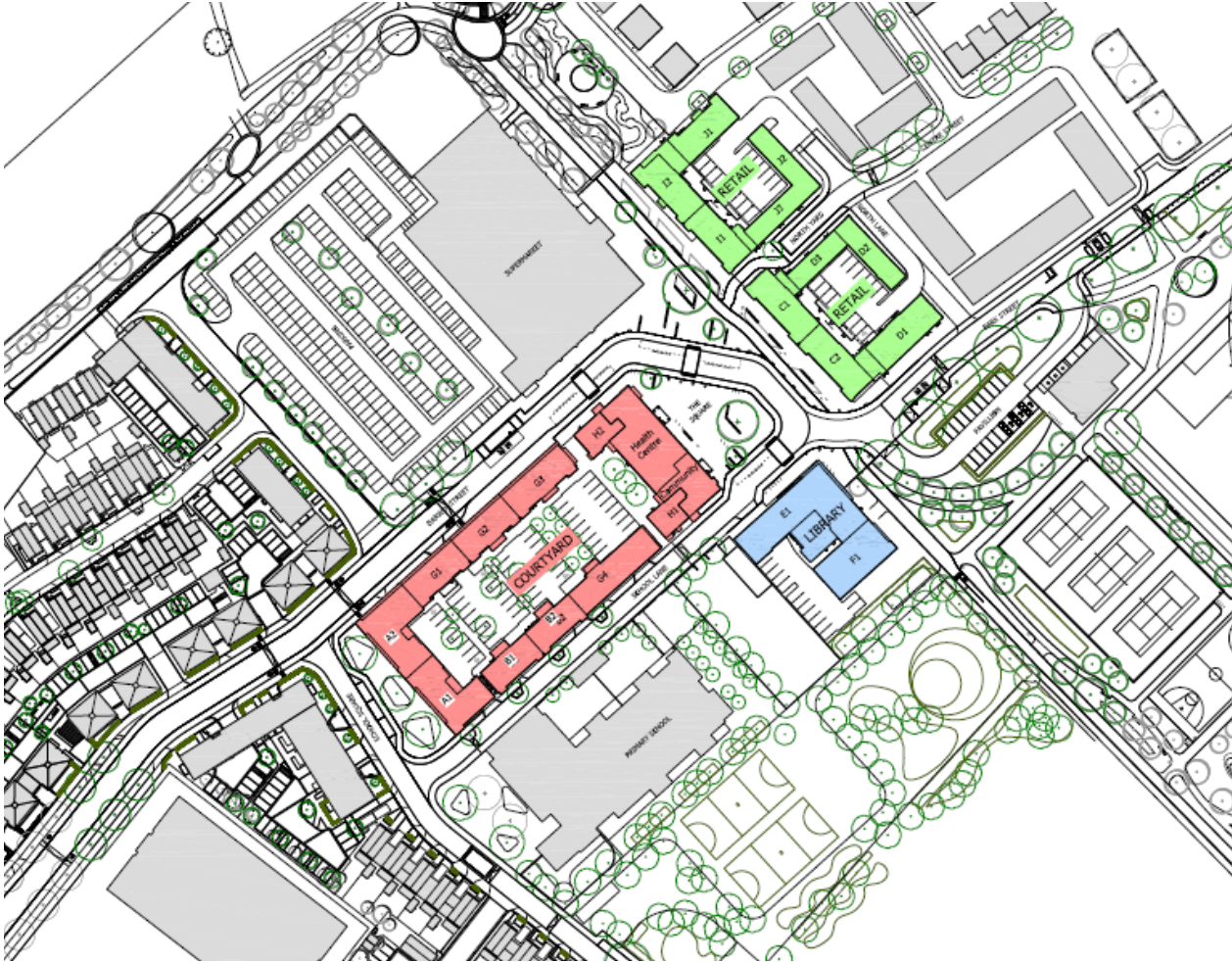


BDW1 East Plot 157 on Plymouth Close





## Local Centre



### Local Centre

- 114no. of residential apartments of which 40% will be affordable
- Courtyard Building
- Library
- Community Rooms
- Health Centre
- 6no. Retail Units – Use Classes A1, A2, A3, A4 and A5





### PROGRAMME

- Adoptable road and sewers completed.
- Foundations and drainage completed for Courtyard and Library.
- Concrete frame completed for Courtyard and Library.
- Courtyard brickwork at 4<sup>th</sup> lift with roofs being installed.
- Library steel frame to commence Winter 2020.
- Foundations for retail blocks to commence Winter 2020.

## Local Centre



### Courtyard

- Community Centre
- Health Centre
- 55no. of units in total (24no. affordable units & 31no. private units)
- Completion targeted for Sept – Dec 2020 (phased hand over)



## Local Centre



### Library

- Community Centre
- Health Centre
- 16no. of units in total (all private units)
- Completion targeted for Autumn 2021



## Local Centre



### Retail A

- 3no. of retail units
- 21 no. of units in total (all private units)
- Completion targeted for Winter 2021

## Local Centre



### Retail B

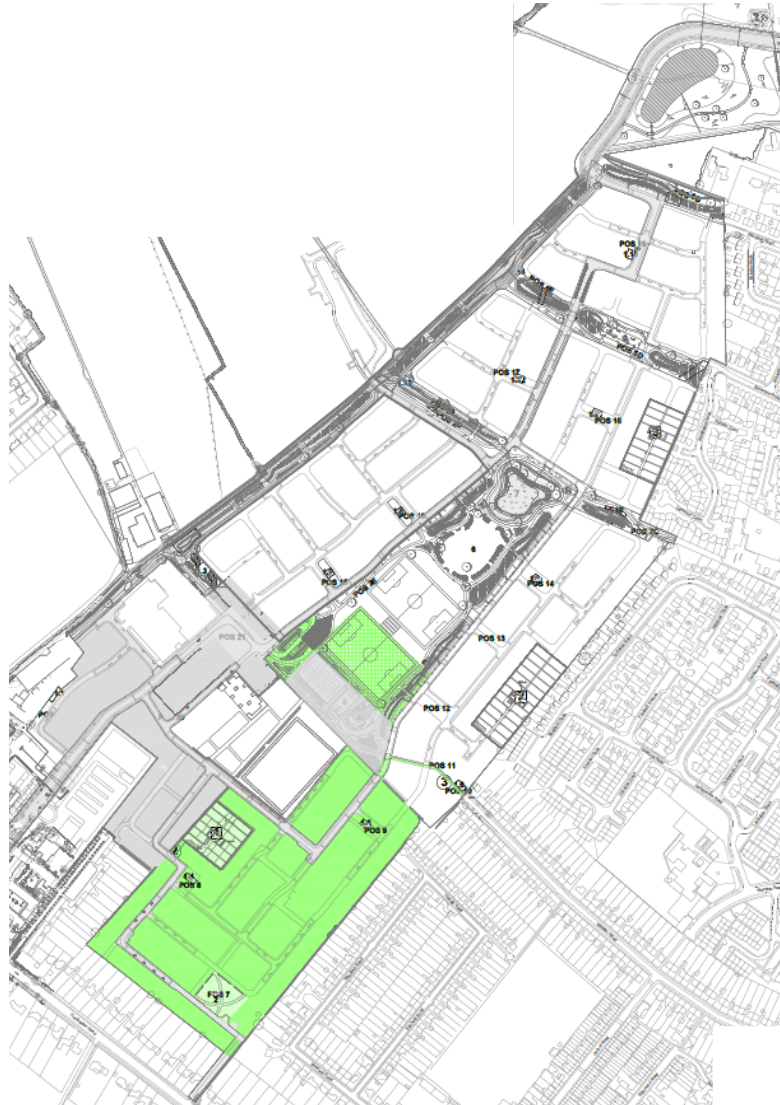
- 3no. of retail units
- 22no. of units in total (all affordable units – 12no. of units shared ownership)
- Completion targeted for Winter 2021







## BDW2 – Wider Context



- 328no. of units in total (50no. of apartments & 278no. of houses).
- 131no. affordable units & 197no. private units.
- Planning application validated 31<sup>st</sup> October 2019.
- Pavilion no longer part of this application.
- Start targeted for Summer 2020, subject to planning consent.

## BDW2 – Layout

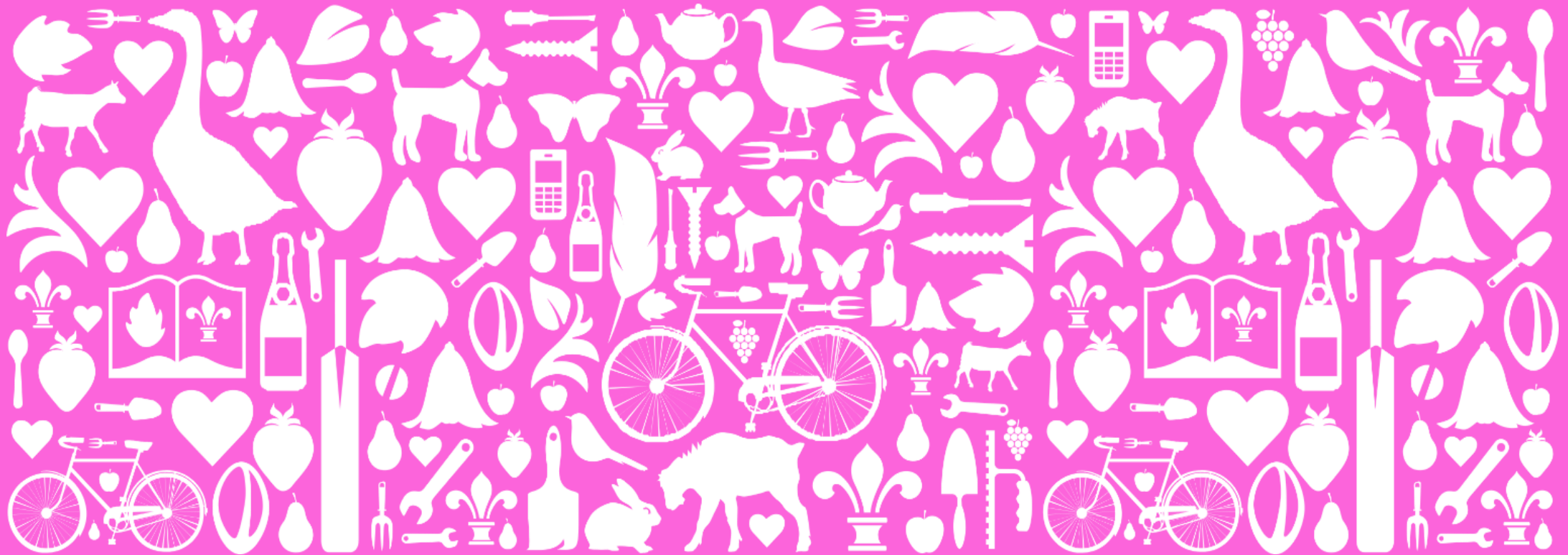


- Allotments
- Local Area of Play (LAP)
- Local Equipped Area of Play (LEAP)
- Drainage Ditch behind the pavilion building along the eastern boundary





## Next Phases



## Phase 3 – Wider Context



### Phase 3

- 519no. Of units in total
- 40% affordable units
- 60% private units
- Predicted timeline
  - Planning submission – Spring 2021
  - Delivery between Summer 2021-Summer 2025

Please note a 'phase' is not equivalent to RM applications, i.e. in some instances there will be more than one RM in a Phase. The precise programme for specific RMs is being discussed



## Phase 4 – Wider Context



### Phase 4

- 457no. Of units in total
- 40% affordable units
- 60% private units
- Predicted timeline
  - Planning submission – Autumn 2023
  - Delivery between 2024-Summer 2027

## Darwin Green 2/3 – Layout



### Darwin Green 2/3

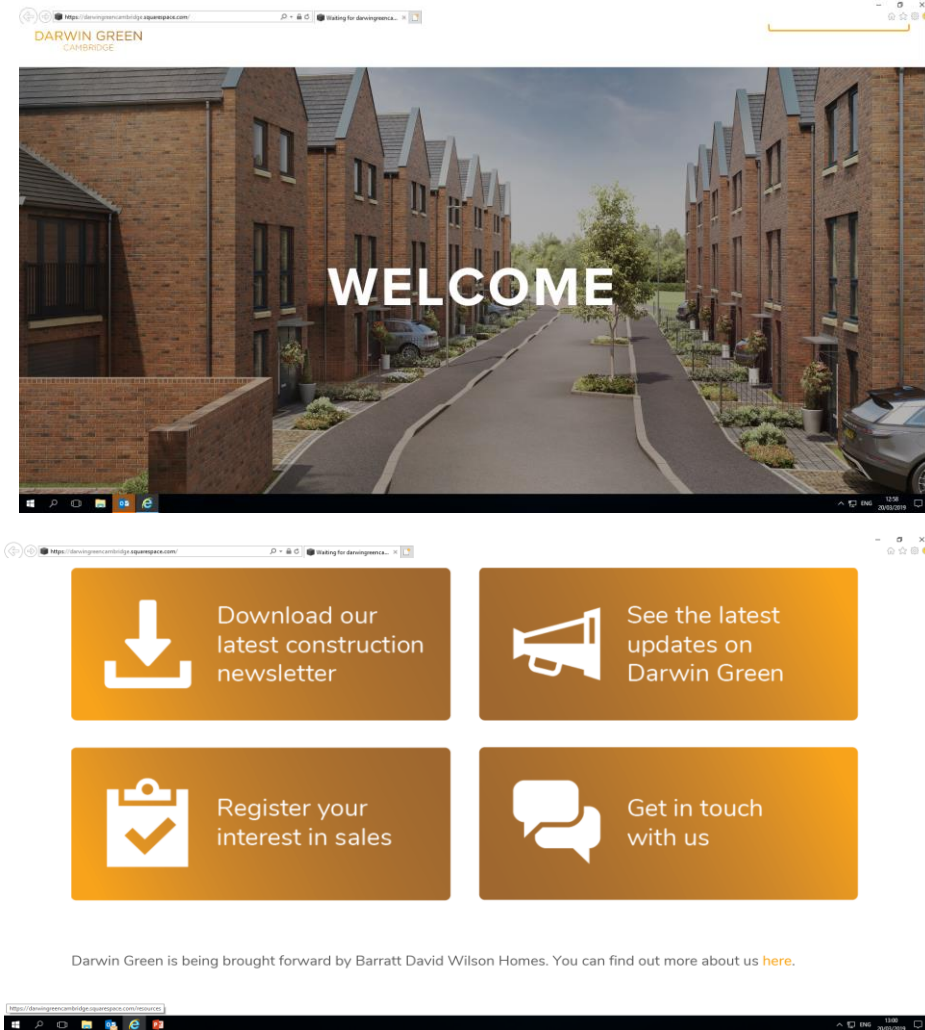
- Approx. 1000no. of units in total
- 40% affordable units
- 60% private units
- Proposal to link Wellbrook Way to Darwin Green 2 with a foot/cycle path.





# Communication

# Communication



We are updating the website to include user friendly features, including links to the newsletters, any new updates, sales, etc.

For now, please follow the link below for any updates:

<http://www.darwingreen-consultation.co.uk/>

A monthly newsletter will be uploaded on the website. The website is monitored and all comments/questions posted promptly directed to the relevant people to review/address.



