



Darwin Green



BARRATT
— HOMES —

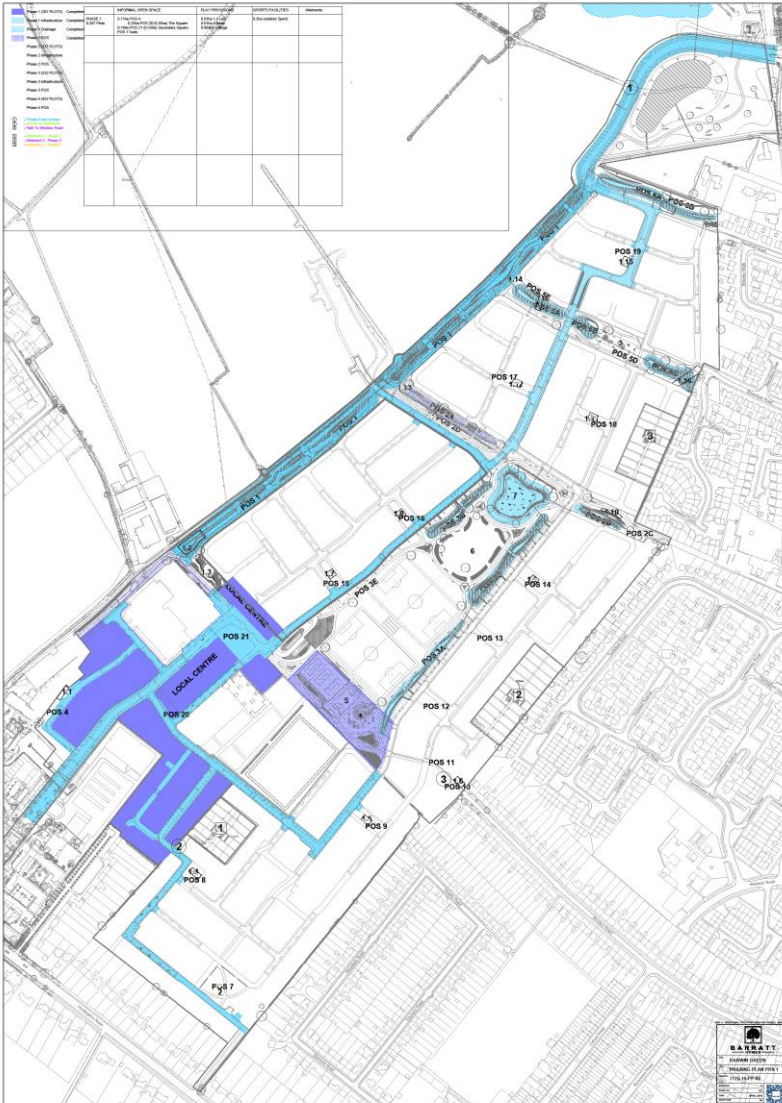
Darwin Green – Introducing the site



- 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



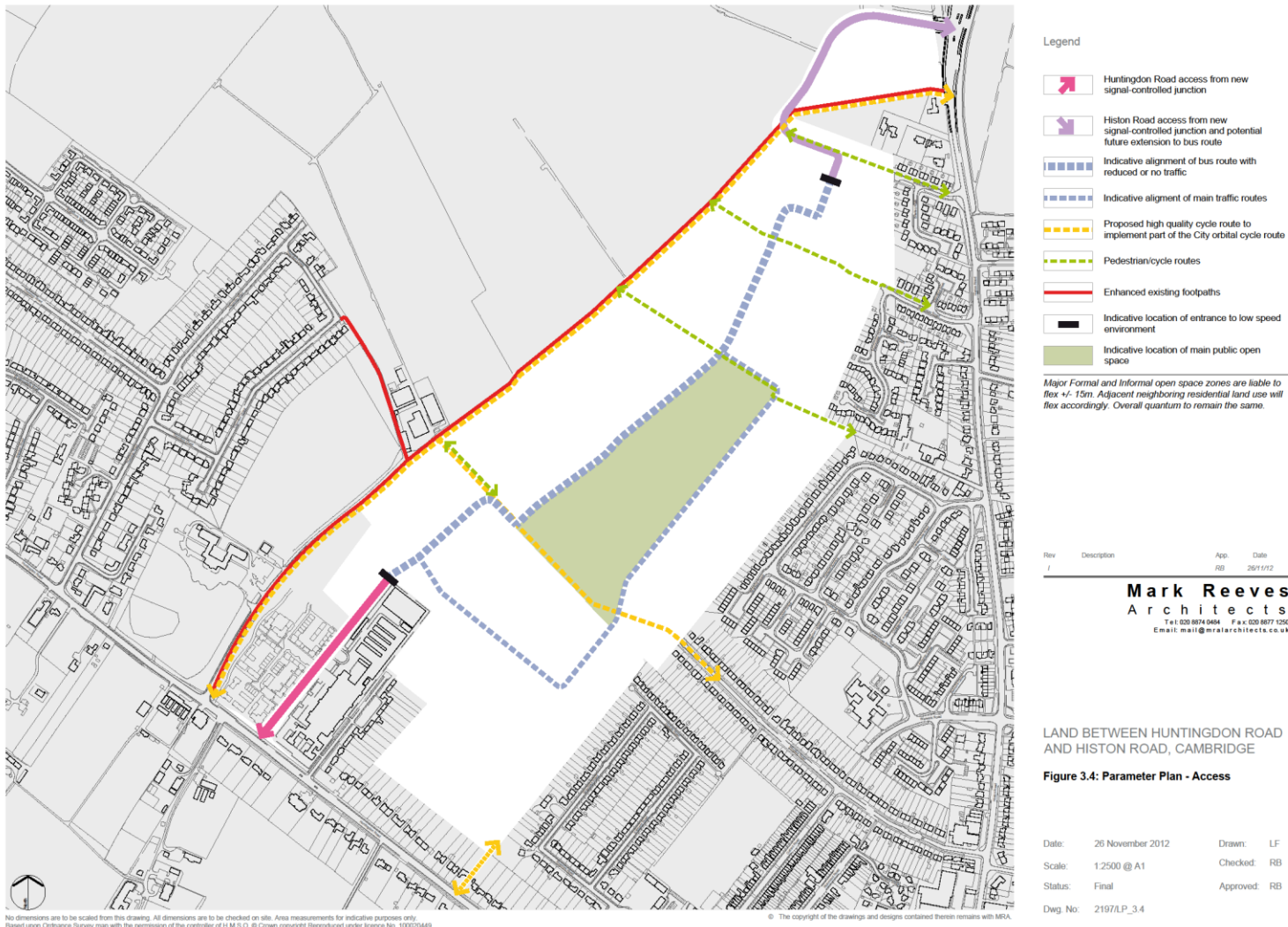
Infrastructure Works



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
- Electrical utility compound for the Histon Road complete and site energy supply is connected

Infrastructure Works – Parameter Plan (Access)



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 members

Cycle route through site subject to Histon Road improvement and Histon Road S278 works - Completion targeted for Autumn 2021

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



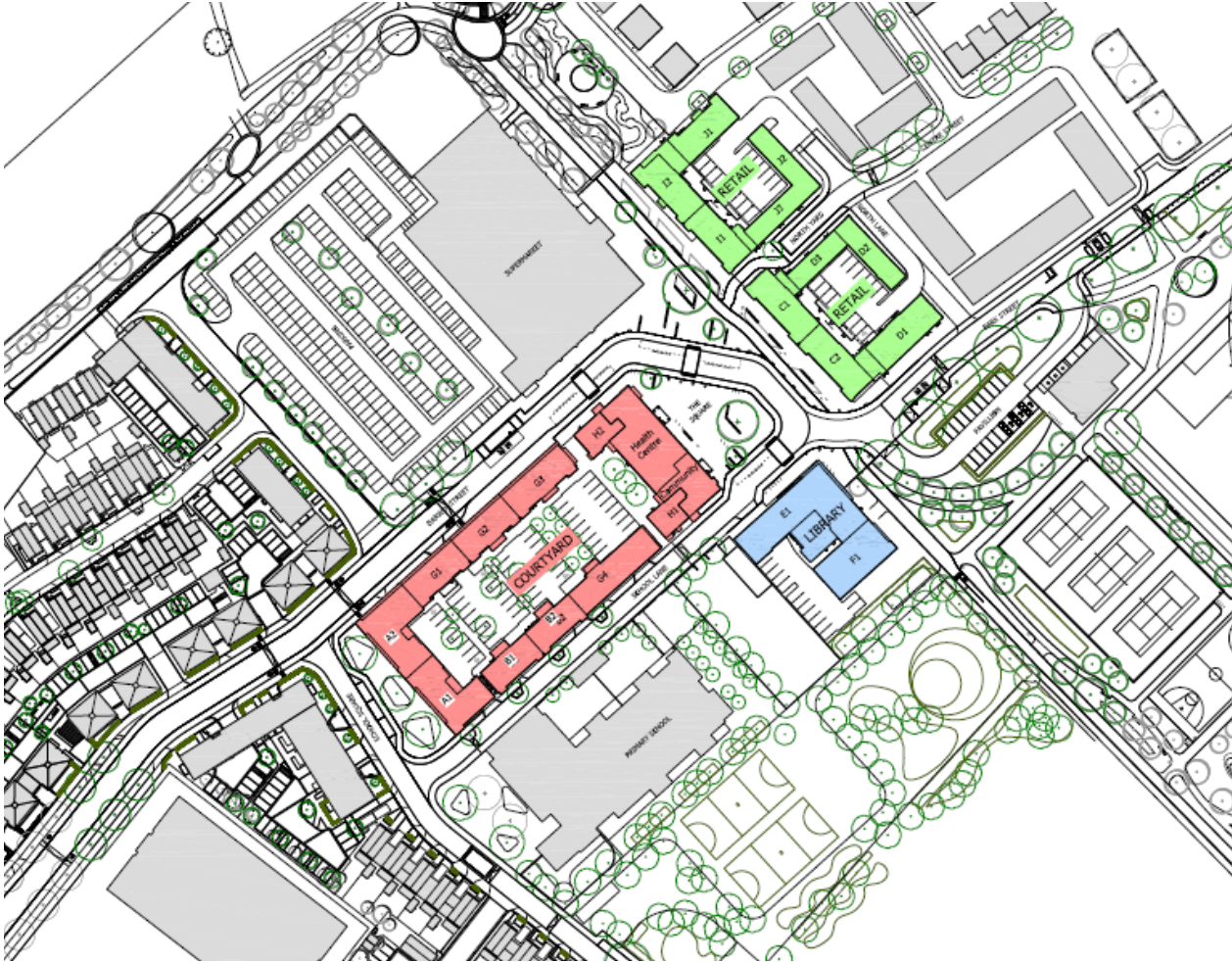


Telegraph pole in the cycle way off Thornton Close

Relocation request submitted to BT Openreach, works subject to PROW application consent – Works targeted to commence in Winter 2021



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 & sewers completed
- Foundations & drainage complete for Courtyard and Library
- Concrete frame complete for Courtyard and Library
- Courtyard brickwork 100% completed with final roofs being installed.
- Library steel frame to commence Spring 2021
- Retails foundation to commence Summer 2021

Local Centre



Local Centre



Courtyard

- Community Centre
- Health Centre
- 55no. of units in total (24no. affordable units & 31no. private units)
- Completion targeted for Spring 2021

Local Centre



Library

- Community Centre
- Health Centre
- 16no. of units in total (all private units)
- Completion targeted for Summer 2022

Local Centre



Retail A

- 3no. of retail units
- 21 no. of units in total (all private units)
- Completion targeted for Autumn 2022

Local Centre

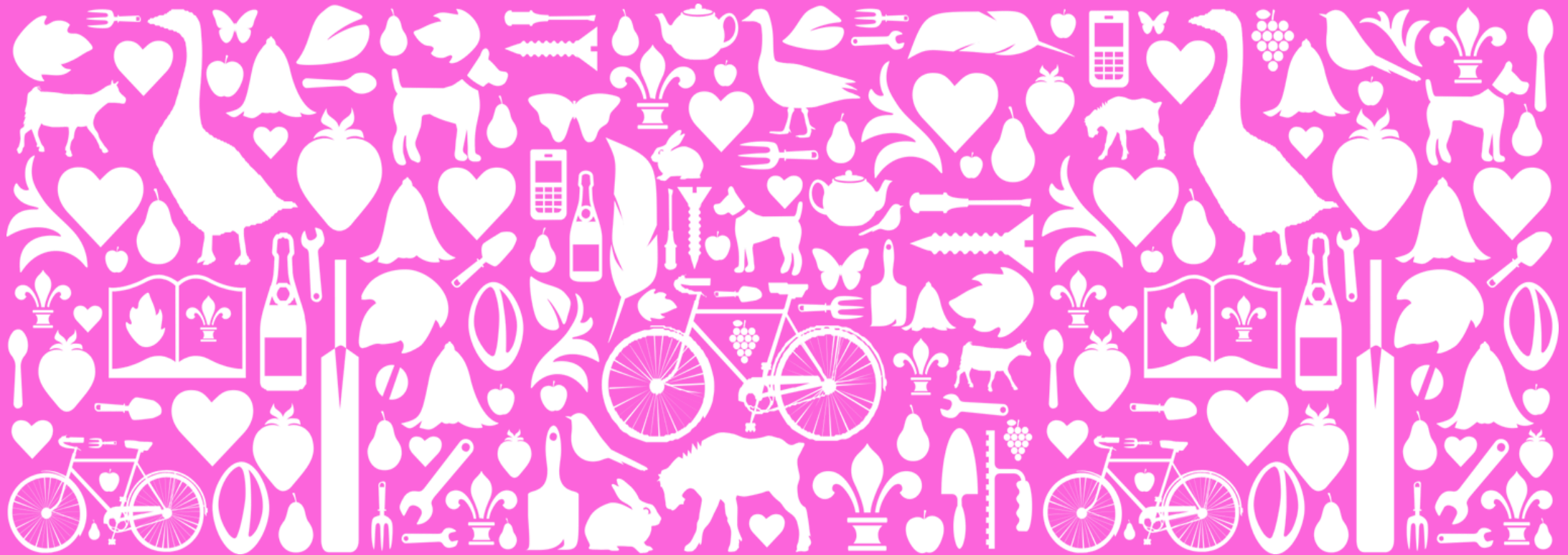


Retail B

- 3no. of retail units
- 22no. of units in total (all affordable units – 12no. of units shared ownership)
- Completion targeted for Autumn 2022



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



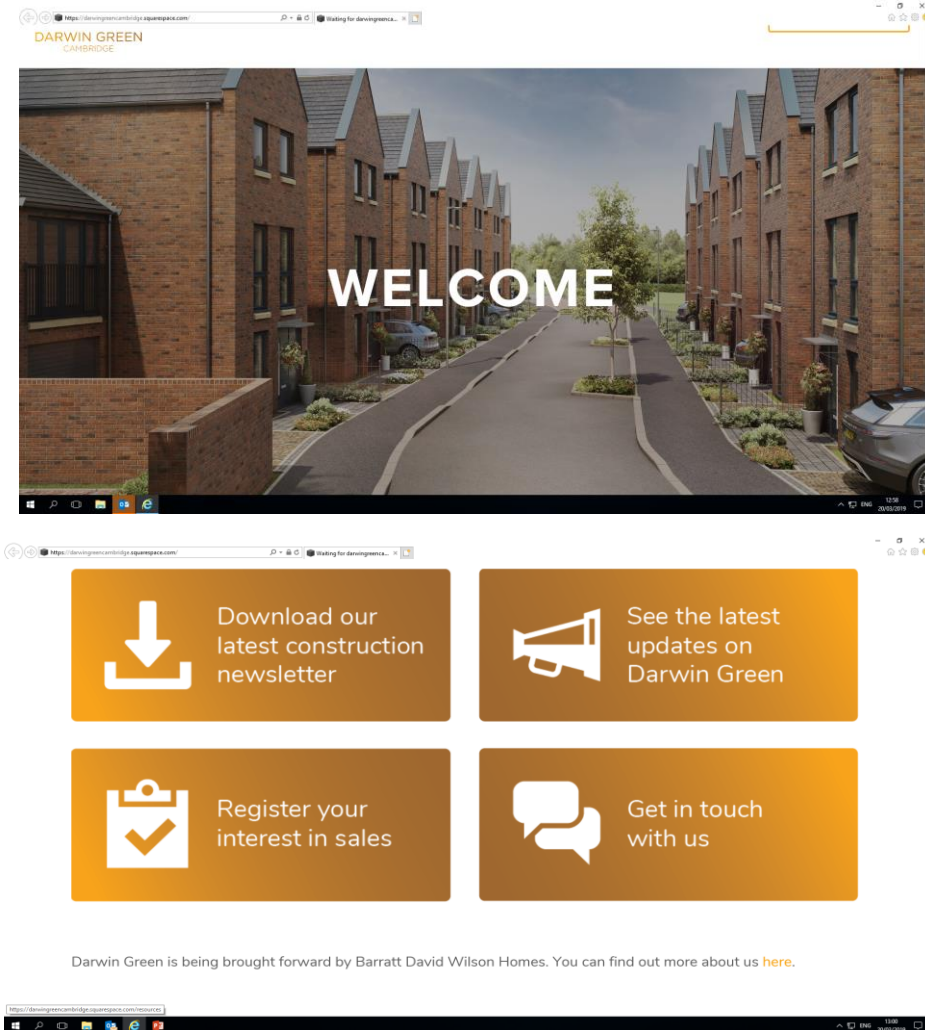
Darwin Green 2/3

- Approx. 100no. 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.



Any Questions?



BARRATT
— HOMES —