



Darwin Green



BARRATT
— HOMES —

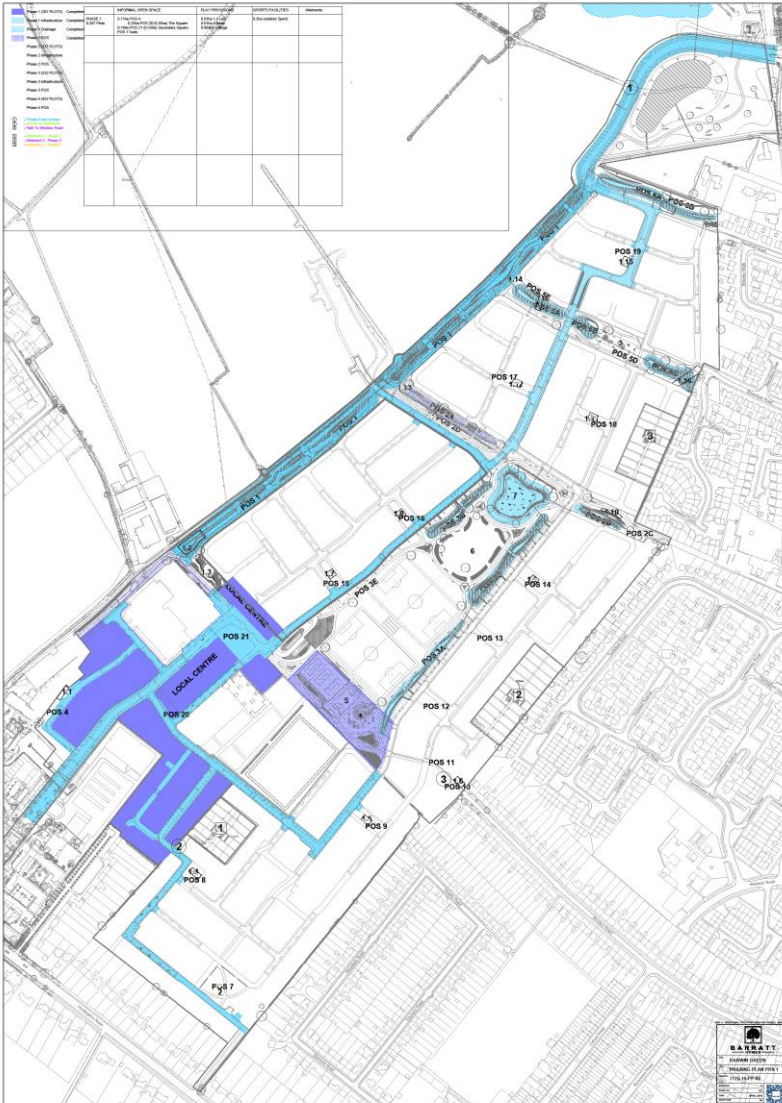
Darwin Green – Introducing the site



- 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



General Updates - Infrastructure



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 Histon Road complete and site now supplied with electricity from this compound

General Updates - Parcels



General Progress:

- BDW1: Work is progressing well with a number of completions and a focus on the southern part of the parcel next to BDW2.
- Local Centre: The Courtyard Building is progressing well, with areas of scaffolding recently removed providing views of the varied brickwork and balconies.
- BDW2: A Reserved Matters application for this parcel was refused in December 2020 as Members felt there were issues with residential amenity. BDW Cambs currently looking into how best to respond to Members concerns with a view to submit a new Reserved Matters application before June 2021. This may not be for the whole parcel.
- BDW3: Initial design work has commenced on this parcel and positive discussions have been held with Cambridge City Council regarding the principles of design. Further pre-app discussions are proposed with the Council and a Reserved Matters application is likely to be submitted around July 2021.
- BDW4: Design work is due to begin on this parcel imminently and a Reserved Matters application will be submitted before December this year.
- BDW5 and BDW6: Pre-application discussions are ongoing with the Council on these two parcels and an application which covers both parcels is likely to be submitted around June 2021.

General Updates - Completions

Totals so far

Site	Status	Quantity
BDW1 (Barratt)	Legalled	96
	For Sale	2
	Reserved	1
	Show Apartment (1), Marketing Suite (4), Temp com centre (1)	6
Sub-total		105
BDW1 (DWH)	Legalled	42
	Exchanged	21
	Reserved	1
	Car park (3), Show Home (1)	4
Sub-total		68
TOTAL BDW1		173 Plots
Local Centre (Barratt)	Retail and Library Blocks (not started)	59
	For Sale (Courtyard)	13
	Legalled (Courtyard)	0
	Exchanged (inc Social) (Courtyard)	31
	Reserved (Courtyard)	10
	Show Apartment (1) (Courtyard)	1
TOTAL LOCAL CENTRE		114
Total Plots		287
Total Occupations		138 Plots (legalled)



BDW1 – Residential Phase



- 173no. of units in total (82no. of apartments & 91no. of houses)
- 69no. affordable units & 104no. private units
- 138no. dwellings now occupied
- Completion targeted for June 2021



BDW1 – Residential Phase



BDW1 East Street Scene of Beagle Road



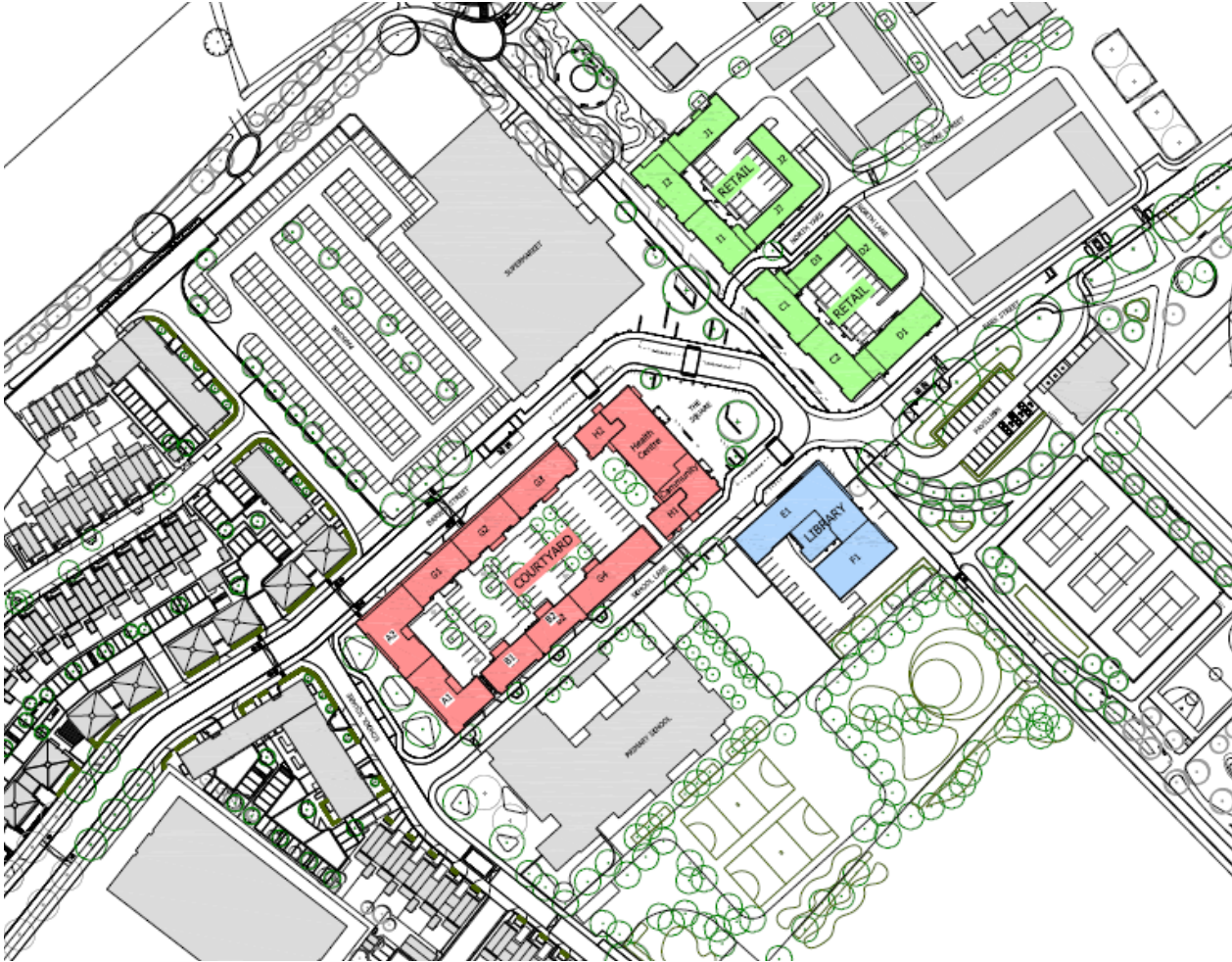
BDW1 East Plot 157 on Plymouth Close



Darwin Green One – Local Centre



Local Centre



Local Centre

- 114no. of residential apartments of which 40% will be affordable
- Courtyard Building – work progressing well with show apartment now ready
- Library – concrete shell erected
- Community Rooms
- Health Centre
- 6no. Retail Units – Use Classes A1, A2, A3, A4 and A5



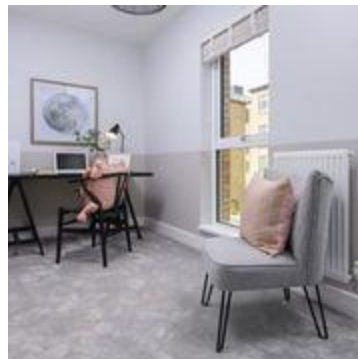
PROGRAMME

- Adoptable road and sewers completed
- Courtyard Building progressing well – external scaffolding beginning to be removed
- Foundations and drainage complete for Library Block
- Concrete frame complete for Library Block
- Courtyard brickwork 100% completed and roofs installed
- Retail Blocks - foundations to commence summer 2021

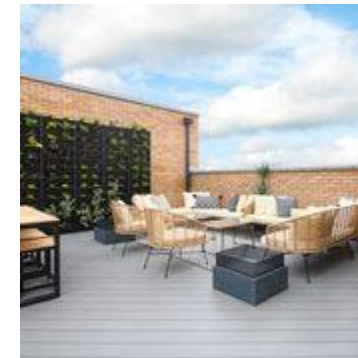
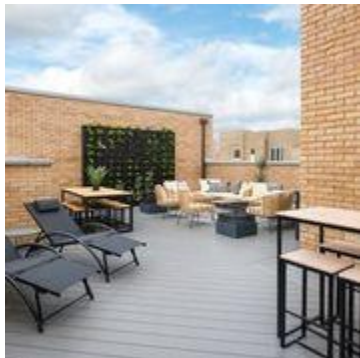
Local Centre



Courtyard Block – Show Apartment – Plot 219



Courtyard Block – Show Apartments – External Space

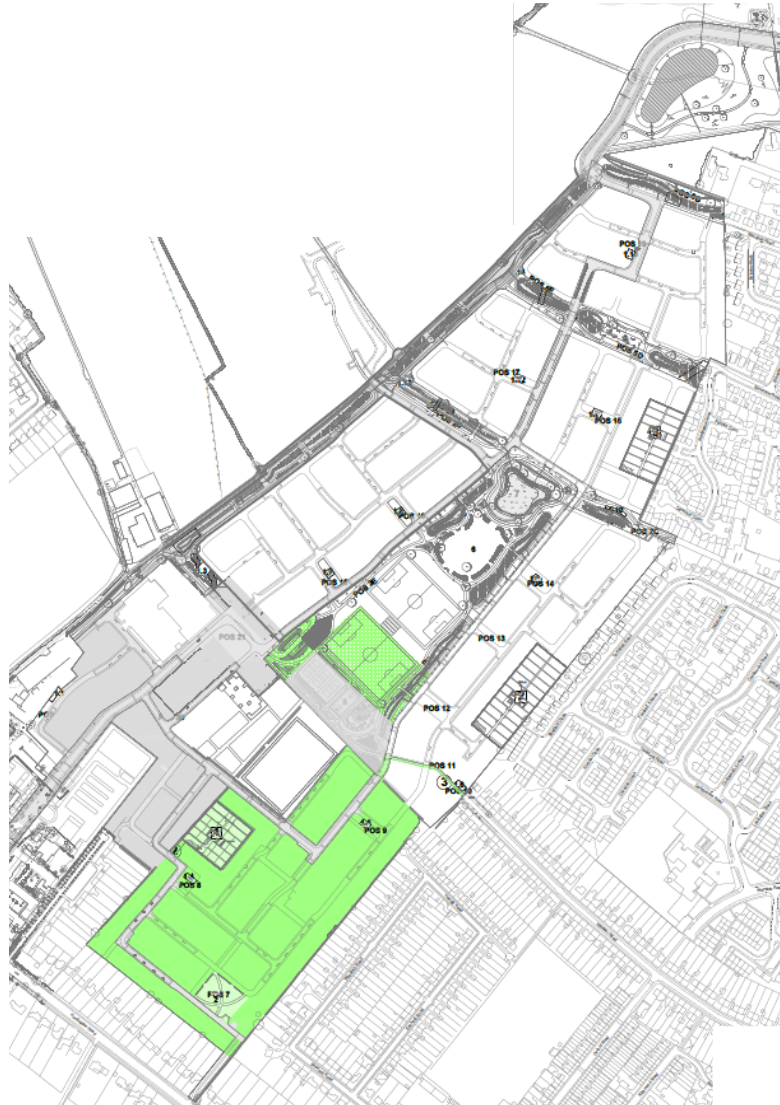




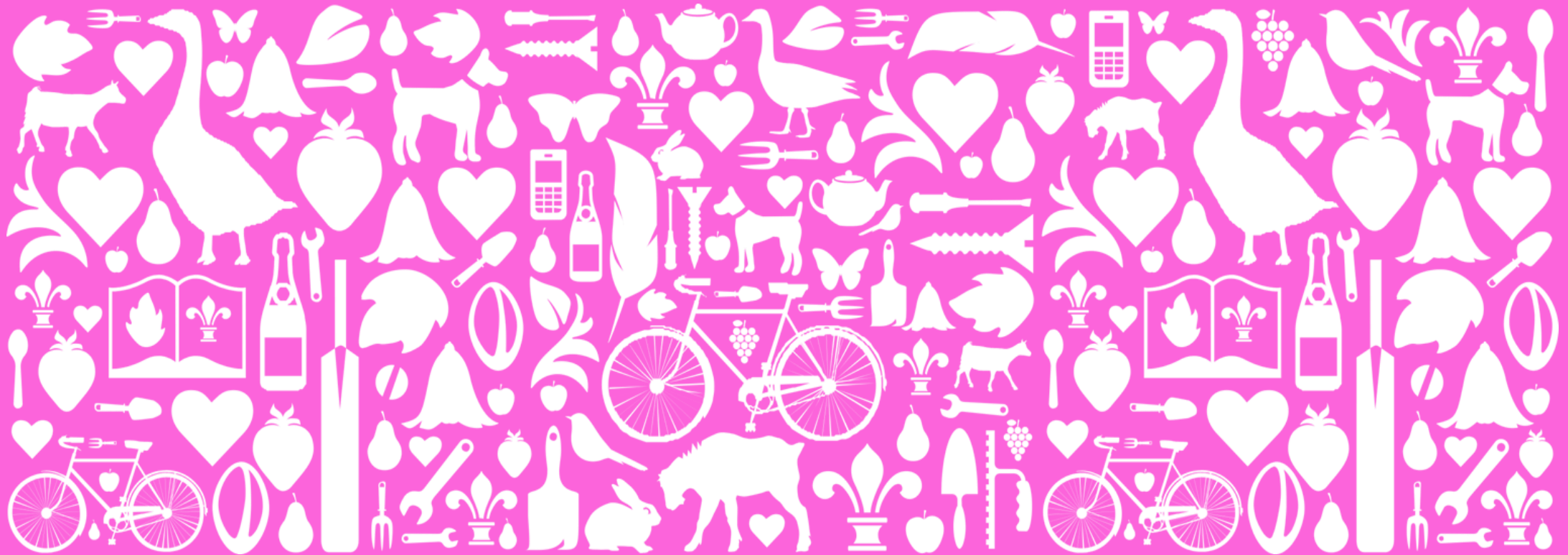
Darwin Green One - BDW2



BDW2 – Wider Context



- 328no. of units in total (60no. of apartments & 268no. of houses)
- 133no. affordable units (38no. Shared ownership & 95no. Rented) & 195no. private units
- Submission date 07/08/2019, planning refused in December 2020.
- Options currently being considered regarding a new Reserved Matters application.
- Application to be submitted before June 2021.



Phase 3 – Wider Context



Phase 3 – referred to as BDW3 and BDW4

- 519no. Of units in total
- 40% affordable units
- 60% private units
- Predicted timeline
 - Planning submission – summer and autumn 2021

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 3 – BDW3 Illustrative Masterplan and Street Typologies



Spatial Typologies

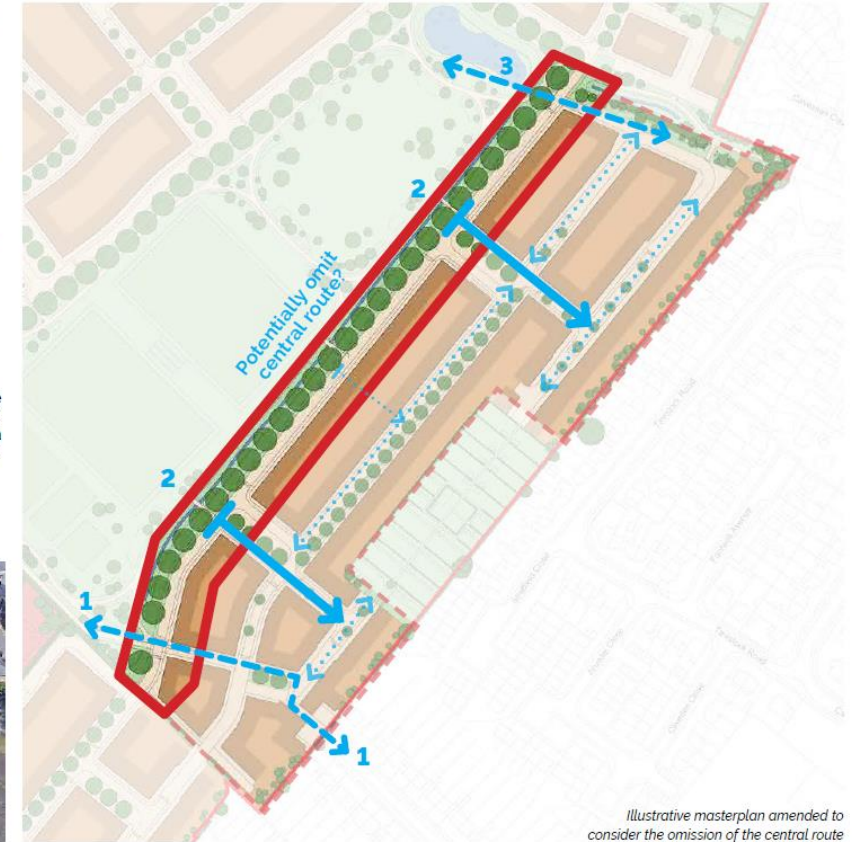
Park Frontage

We would like to explore one of the assumptions in the illustrative masterplan. We appreciate the need for access point to animate and provide permeability to the park but would like to consider the number and location of these points - would it be possible to consider four rather than five in order to maximise frontage and enclosure?

1. The southern most access point is to promote the orbital cycle route as a pedestrian and cycle friendly linear park.
2. At the centre we believe there is the need for two clear access points which link through to the development that wraps either side of the allotments - these have urban squares / pocket parks positioned with them
3. Finally to the north there is the green corridor onto which the homes will address the space and provide another important access and extension to the park

As illustrated we question whether there is scope to reconsider the central route. It doesn't provide access to any clear destination and its omission would allow us to maximise park frontage and create a much larger and more composed elevation that animates the park edge. This is more in keeping with frontages around Cambridge such as Park Parade at Jesus Green as well as both Park Terrace and Parkside at Parkers Piece.

Aerial photo of Park Terrace, Parkers Piece with a 160m block frontage to the park



Illustrative masterplan amended to consider the omission of the central route

Phase 4 – Wider Context



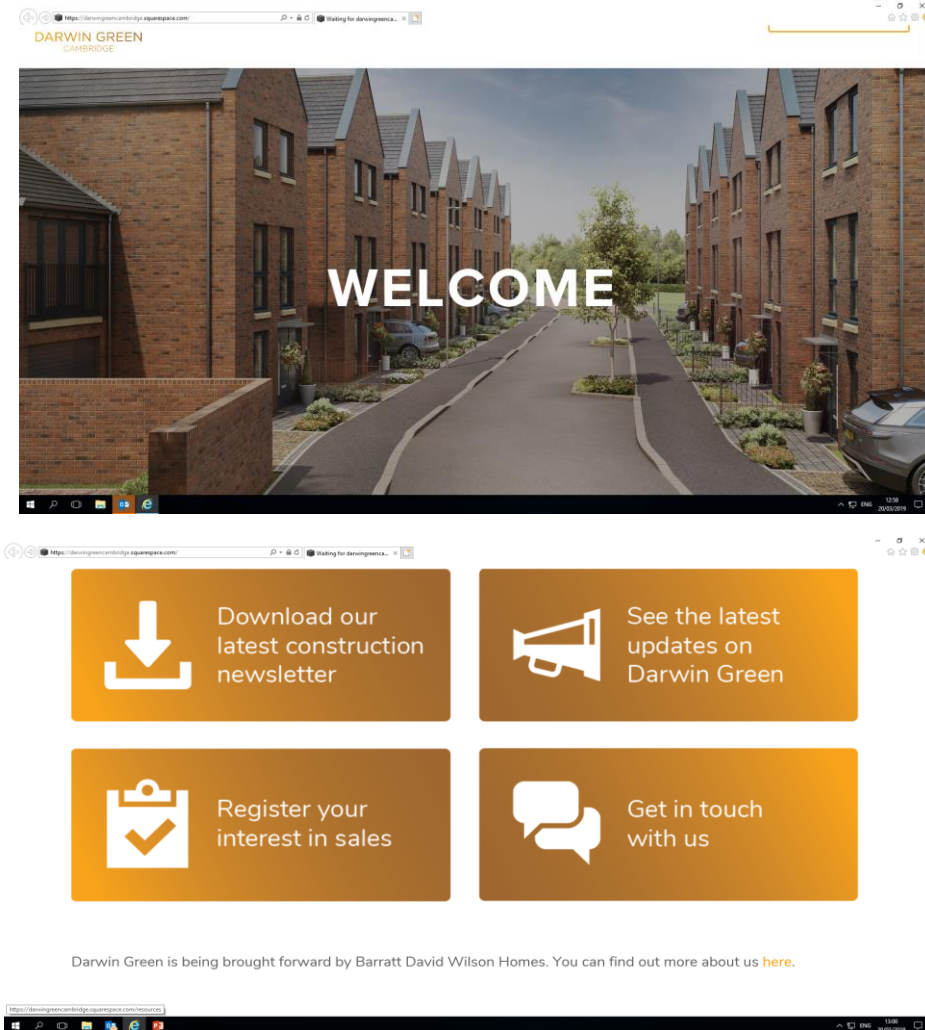
Phase 4 – referred to as BDW5 and BDW6

- Circa 411 no. dwellings in total
- 40% affordable units
- 60% private units
- Predicted timeline
 - Planning submission – Summer 2021



Communication

Communication



A new website is now in operation, covering Darwin Green 2 and 3, but also including helpful information about Darwin Green 1, with user friendly features, including links to the newsletters, any new updates, sales, etc.

Please follow the link below for any updates:

<https://darwingreencambridge.squarespace.com>

The website is monitored and all comments/questions posted promptly directed to the relevant people to review/address.



Any Questions?



BARRATT
— HOMES —