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Darwin Green BDW 5 and 6

QRP Supporting Information

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Introduction

Outline planning permission was granted under ref: 07/0003/OUT in 2013 for 1593 dwellings, a primary school, community facilities, retail units and associated infrastructure including vehicular, pedestrian and cycleway accesses, open space and drainage works. Five parameter plans were approved as part of the outline permission. A Design Code was subsequently approved as required by condition 7 of the outline permission. BDWH are applying for all reserved matters to be approved with regard to the following:

- › residential parcels BDW 5 & 6 which will deliver approximately 415 dwellings;
- › eastern allotments 3 (approximately 0.5 ha).



The approved illustrative masterplan

Parameter Plans and Design Code

A key influence are the plans and documents approved under the outline permission and in particular the parameter plans illustrated on the right.

The emerging design work has been undertaken in accordance with the **Design Code** which was approved under condition 7 from outline permission ref: 07/0003/OUT. It sets out a series of constraints and guidelines to ensure high quality design of both built form and public realm across the development.

Figure 2 of the Design Code divides the wider site into four different character areas. Parcels BDW 5 and 6 each contain three of the character areas which are:

- > Urban quarter – high density;
- > Northern quarters – medium density;
- > Northern quarters – lower density.

Chapter 5 Parts 3 and 4 of the Design Code are sections that specifically relate to the Urban Quarter and the two Northern Quarters.

The emerging design complies with the guidance contained within the Design Code:

- > The areas located within the Urban Quarter contain several marker

buildings and a denser built form consisting of taller buildings along the main spine road to provide legibility and sense of place. A distorted grid layout is also a feature of the Urban Quarter to encourage efficient movement for cyclists and pedestrians;

- > The scheme's Northern Quarters are characterised by having a more suburban character with less compact and less regular building lines. Development in this part of the scheme is also lower density with many dwellings benefitting from larger gardens.



Parameter Plans

1. Land use
2. Building heights
3. Landscape Framework
4. Urban Design Framework
5. Access

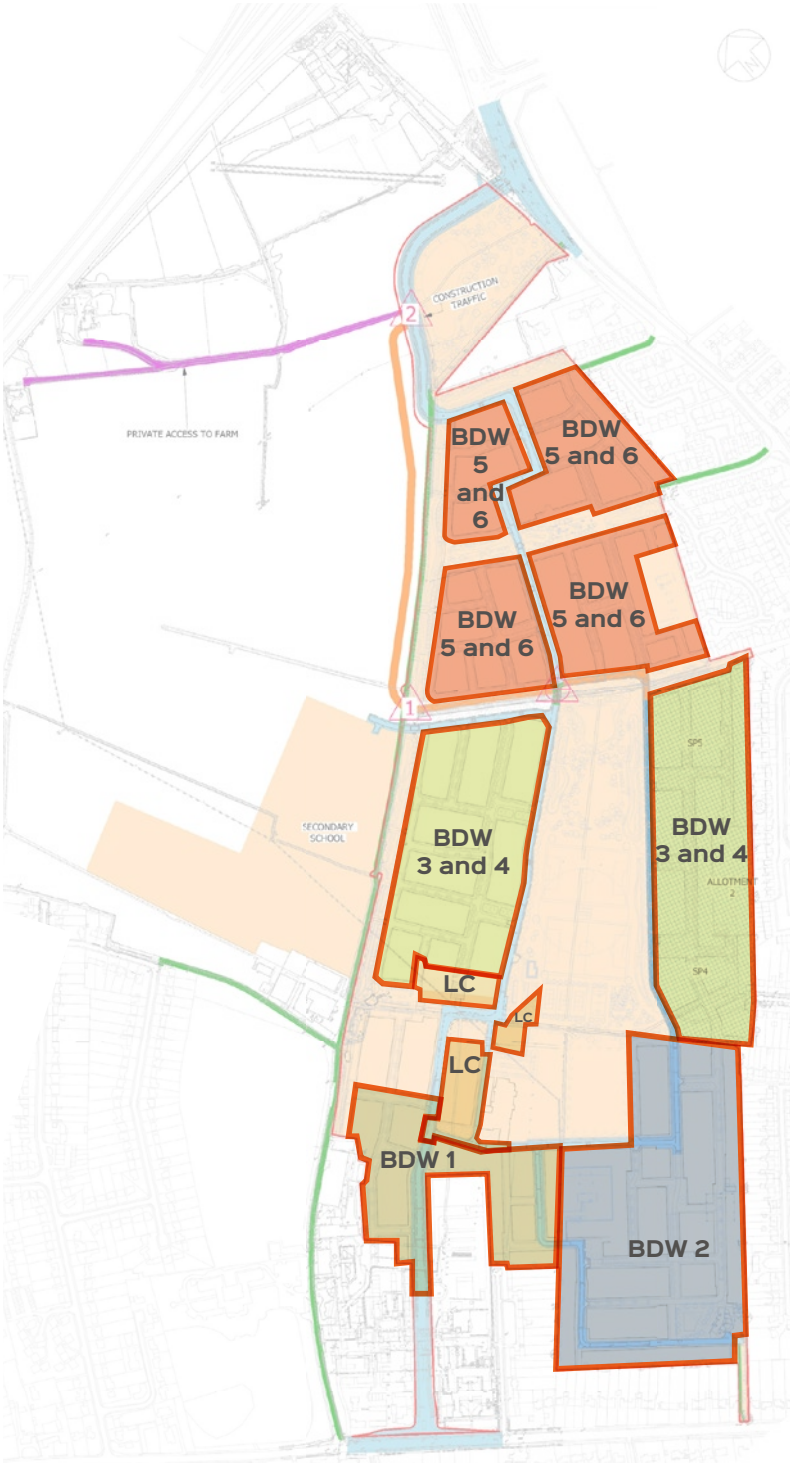


Phasing

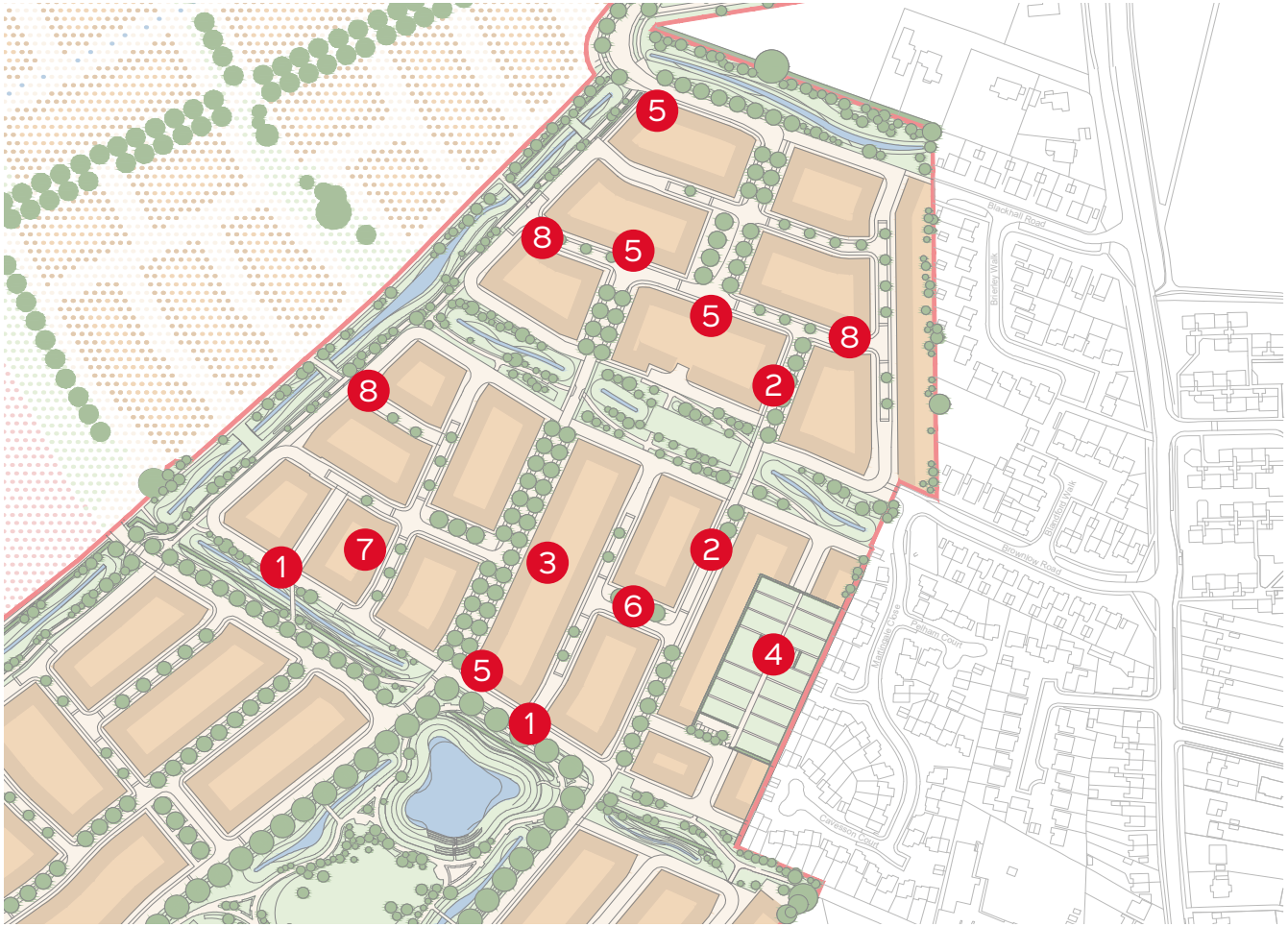
Parcel / Infrastructure	Planning Situation	Construction situation
BDW1 173 dwellings	Approved (16/0208/REM)	Substantially complete
BDW 2 328 dwellings	Refused (19/1056/REM)	Construction not yet commenced
BDW 3	Pre-application submitted to LPA'	Construction not yet commenced
BDW 4	No application made	Construction not yet commenced
Open space, roads and other routes	Approved (14/0086/REM)	Infrastructure through BDW1 and Local Centre substantially complete. Central park and later phases of roads and open space yet to be commenced
Local Centre / 114 dwellings	Approved (15/1670/REM)	Under construction
School	Approved (C/5000/15/CC)	Construction not yet commenced



Approved Public Open Space



Phasing Plan Diagram (base image extracted from the Approved Phasing Plan 2014)



1. The illustrative masterplan has an extensive road network – vehicle access to some streets could be limited to improve cycle / pedestrian priority
2. There is the potential for the secondary street to become a tertiary street to improve pedestrian / cyclist experience
3. Additional routes would create better permeability

4. Allotments are hidden – access / visibility could be improved with the allotments being a destination for any additional routes introduced.
5. Wayfinding could be enhanced through providing additional marker buildings and creating a hierarchy of markers / wayfinding elements
6. Potential to increase squares and play spaces – to be explored further
7. Proposed residential parcels are quite tight – potential to reconfigure to create a better urban grain
8. Creation of green links within parcels BDW 5 & 6 will build on the landscape strategy and wider Cambridge landscape

Design Concept

BDW 5 and 6 will be a vibrant and distinctive new urban quarter set within ribbons of landscape, tying green infrastructure, health and wellbeing to its historic setting in Cambridge. The emerging scheme embraces the 4 'C's from the Cambridgeshire Quality Charter for Growth as outlined below.

Community

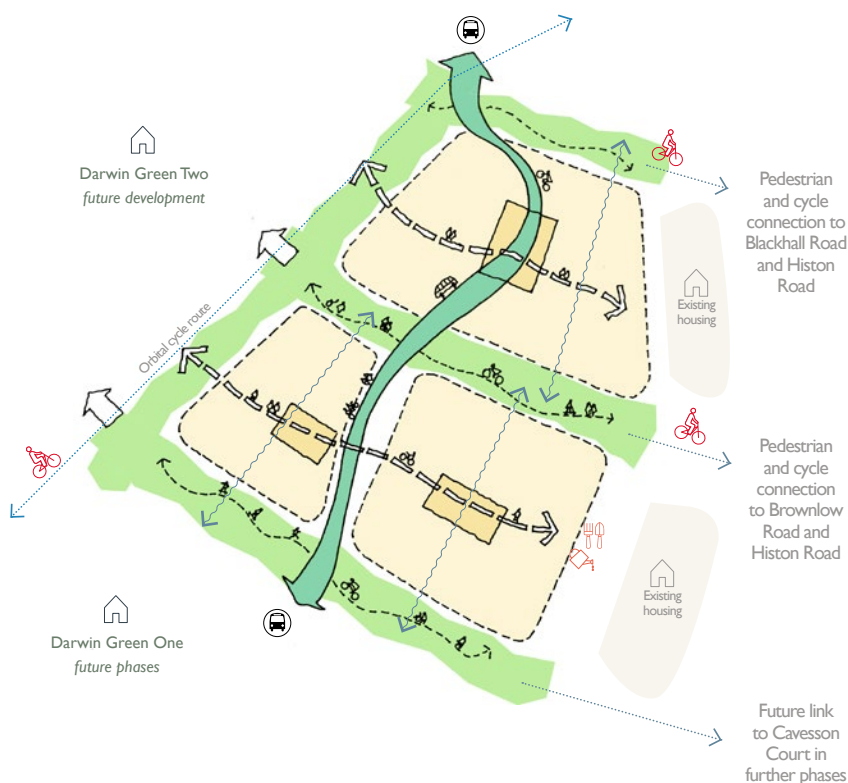
The proposal will create a development that is inclusive, with a mix of housing typologies and 40% affordable housing. The proposed dwellings will allow for changes in needs and lifestyles with at least 15% of the market dwellings and all of the affordable dwellings being constructed to Lifetime Homes standard which exceeds the requirements of the outline permission. A greater number of smaller 1 bed homes are also being provided in response to feedback from the first pre-app meeting.

The layout will provide an intergenerational landscape creating vibrant streets and social spaces for relaxing, meeting, resting, fitness, child-friendly streets with shared surfaces and doorstep play including the allotments to the east to harness a community atmosphere. This will support a healthy and sustainable community.



Play streets

TH to amend colour of the neighbourhood squares



The image above illustrates the high level of play provision afforded to Phases 5 & 6 by the surrounding Central Park and Green Corridors. In addition to this and in accordance with the approved Strategy for Youth & Children's Play, three LAPs or areas for doorstep play will be created within the key focal squares.

Design Concept

Connectivity

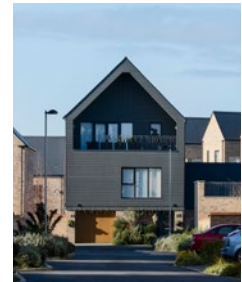
The layout provides a variety of interconnected green routes and spaces, which link to the routes and spaces of the wider masterplan. It maximises the opportunities for connectivity for pedestrians and cyclists and will benefit from public transport opportunities and strong cycle routes through the site. As part of a wayfinding strategy, a series of marker buildings and landscape features have been introduced in key locations to assist movement and legibility. Often these close vistas, turn street corners and celebrate significant, well managed landscaped spaces.

Climate

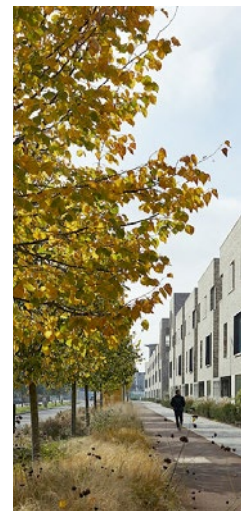
The scheme will utilise sustainable construction through the use of MMC (timber frame) and thus reducing embodied carbon. The homes will be designed to meet Code for Sustainable Homes Level 3 (market sale) and Level 4 (affordable) and will be dual aspect. The scheme will deliver significant areas of planting that will be located in a manner to help cool dwellings during the warmer summer months. South facing apartment blocks will be designed with measures to prevent overheating. SUDS will help with site wide drainage as well as enhancing the biodiversity of the area.

Character

A series of connected neighbourhoods are created off the spine road, each with a green space at its heart, each with its own character. As part of this approach, a hierarchy of spaces and housing types are employed to navigate the transition from urban to landscape edge. Well-designed buildings will enhance, activate and frame the public realm.



A new pedestrian and cycle connection into the existing roads will be made. A series of marker buildings will form part of a wayfinding strategy.



Landscaped spaces enhancing the biodiversity of the area



A variety of housing types for each character area