



Darwin Green 3

NW Community Forum Presentation

30.06.2021



Note: All images and work included within this document is indicative and work in progress and is subject to further design development and input from relevant consultants

Introducing the Team HTA Design LLP



Site Area

Darwin Green One forms one half of the North West Cambridge Quadrant, with the University of Cambridge site forming the remaining half.

The outline planning permission has been granted for:

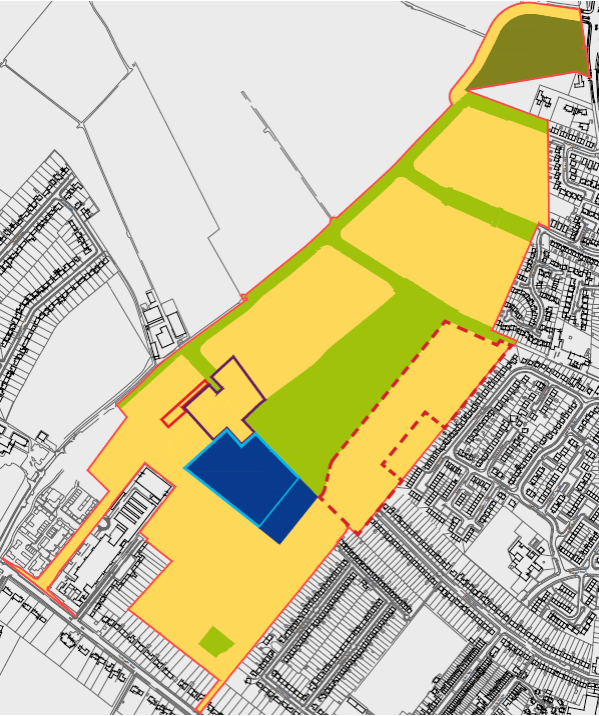
- mixed use development comprising up to 1,593 dwellings;
- primary school, with children's centre;
- a convenience store of approximately 1,200 sqm gross floor area (GFA);
- up to six mixed retail / service units (use classes A1, A2, A3, A4 and A5) approximately 100 sq m GFA each;
- a park in the centre of the development that accommodates both informal open space and outdoor sports facilities, along with other recreational facilities throughout the site; and
- a range of social infrastructure secured through the S106 agreement such as library, health centre, community cafe and sports pavilion.



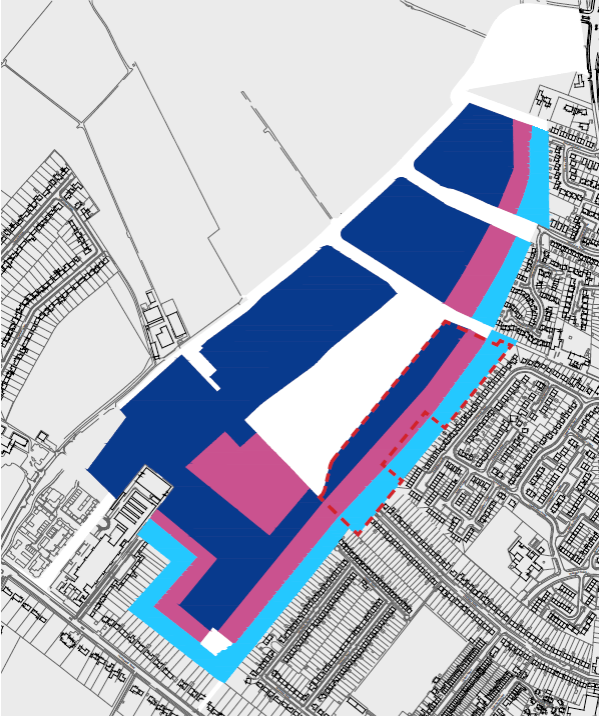
Illustrative Masterplan as submitted as part of the outline application



Access and street hierarchy plan



Land use parameter plan



Building heights parameter plan

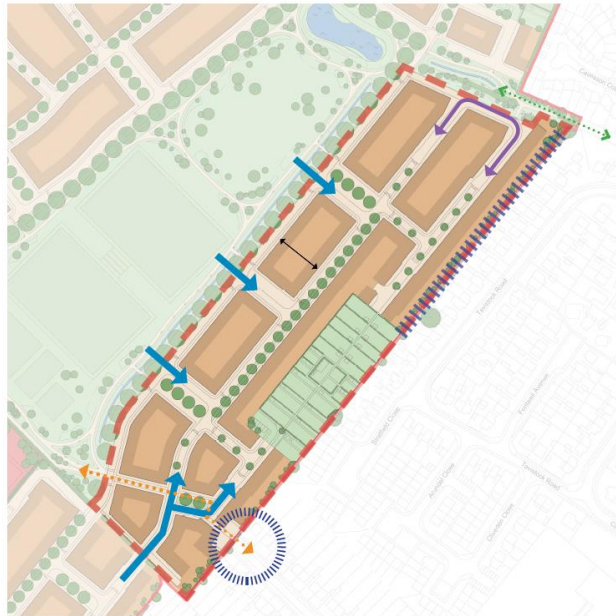


Density and character parameter plan

Illustrative Masterplan Opportunities

Key Moves

- Maximise park frontage and reduce number of entrance points to site
- Improved provision and quality of urban squares and pocket parks
- Development of cycleway and associated public realm
- Respond to green corridor
- Rationalise allotment entrance
- Thresholds around the site
- Design response to shallow block depths
- Reduced access points



- Legend**
- Phase 3 Parcel Boundary
 - Residential Development
 - Existing Trees
 - Proposed Trees
 - Green Space and Landscaping
 - Streets, Squares, Cycleways and Footpaths
 - Orbital Cycle Route (Car Free)
 - Emergency Vehicle Access Only
 - Node
 - Key Corner
 - Site Access
 - Plot Access
 - Car-free Site Access



1 - Park Frontage

The parameters plans allow for up to 4 storey in this area so we will look at a mixture of 4 storey apartments and 3 storey houses to create an appropriate scale for such a wide space.



2 - Urban Squares and Pocket Parks

High quality car-free open space to improve cycle and pedestrian connectivity and to help draw the green character of the park deeper into this phase of the masterplan.



3 - Orbital Cycle Route

A crucial gateway into and through the site for both cyclists and pedestrians. The pedestrian friendly route is bordered by a cluster of development



4 - New Homes and Streets

A mixture of 2 and 3 storey units with a varied street frontage incorporating projecting elements to the buildings, a mix of on-street and on plot parking and greening and planting to street edge.



Design Development Aerial Overview



All images shown are work in progress and subject to further design development

Design Development Emerging 3D Visuals

Study of Entrance from Windsor Road



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Objectives

- A mixture of 4 storey apartments and 3 storey houses.
- Continuity of facade to increase overlooking onto the park
- Maximise opportunities for living rooms / master bedrooms to look out on to the park.
- Emphasise the access points with marker buildings
- Minimise the visibility of the car on street



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



Hundred House, HTA Design

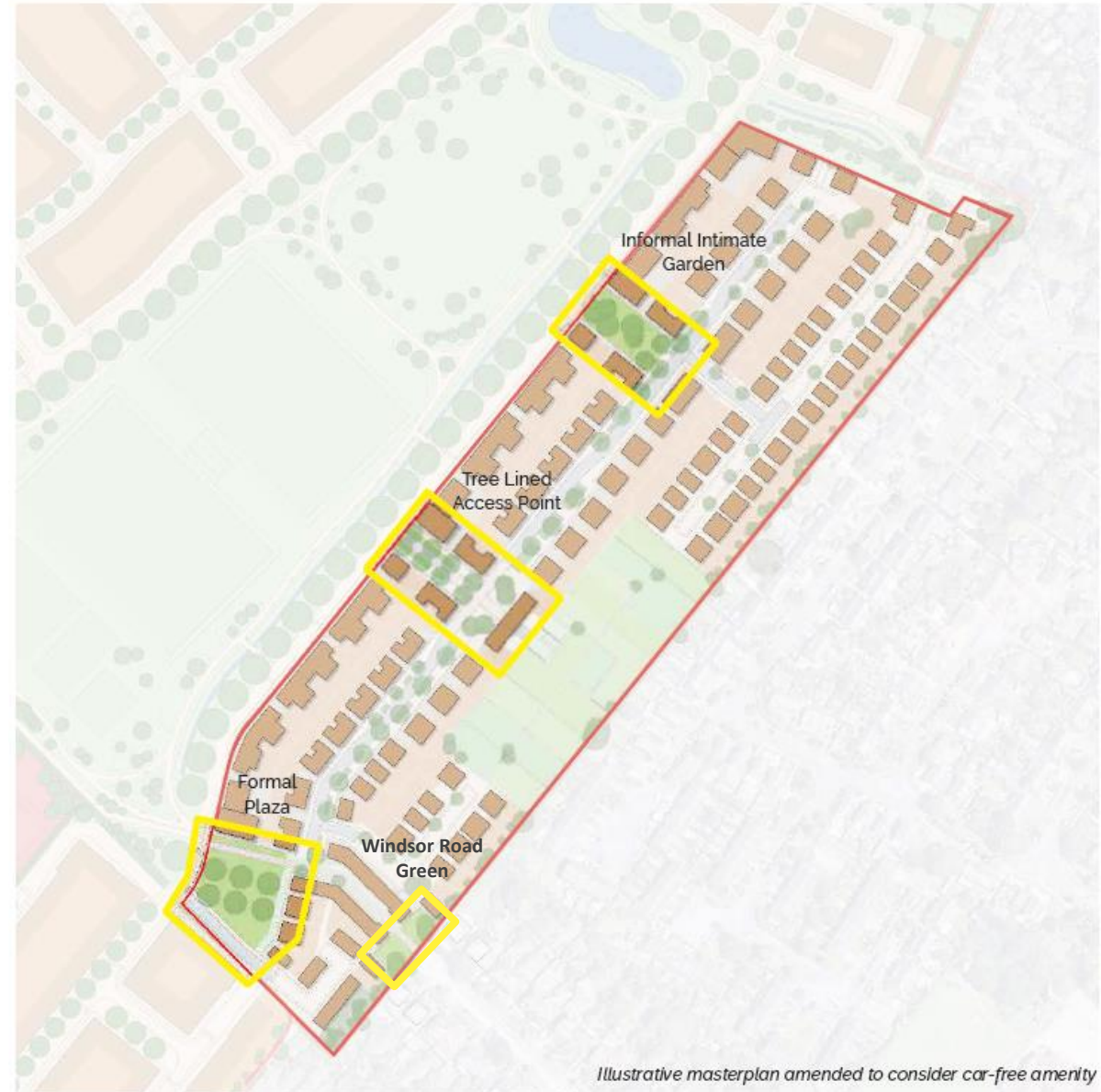


Masterplan showing the park frontage

Objectives

- Increase quality and reduce vehicle dominance of pocket parks
- Improve cycle and pedestrian connectivity
- Varied activation and use for each pocket park
 - Formal: Plaza
 - Informal: Intimate garden
- Connect via tree lined streets with generous greening and street width
- Draw the green character of the park deeper into the phase.
- A greater sense of enclosure and frontage around these squares

Outline Application & Design Code Principles



Central Square - Defining Characteristics

- Key pedestrian connection from tertiary and secondary streets within site through to Central Green
- Min. 18-20m facing distances
- Opportunity for informal play from natural materials e.g. boulders & tree trunks etc, (possibly reused from site clearance etc).
- Semi-private in nature with feeling of shared garden for adjacent residents



Informal gardens and doorstep play precedent

Southern Square - Defining Characteristics

- Car free green space
- Arrival and transitional space
- Adjacent to cycle route and key pedestrian link through to the Local Centre
- Dwellings front onto open space with defensible green space
- Hard standing with benches and tree pits.



Illustrative masterplan



Formal landscaped urban square precedent - Trinity Square , HTA Design

Main Access Route - Defining Characteristics

- Tree lined single access route
- Home frontages addressing street
- Off street parking
- Massing and height at northern corners



Tree-lined landscaped main access road precedent - Trinity Square , HTA Design

Objectives

- The parameter plans allow for up to 3 storeys in this area and so we will look at a mixture of 2 and 3 storey dwellings with a smaller scale than the primary street.
- We will explore a more varied street frontage with smaller grouping of terraced homes and semi-detached properties.
- A mixture of on-plot and on-street parking is provided, interspersed with greening and planting elements.
- Street includes traffic calming elements, including raised tables and build-outs with integrated planting



Bricket Wood, HTA Design



Kings Hill, HTA Design



Spencers Park, HTA Design



Illustrative masterplan showing secondary street

Objectives

- A crucial gateway to the development and route for surrounding residents to access the local centre while providing an important cycling route for residents
- Minimise the number of vehicular crossings
- Seek to create a cluster of development here that is very pedestrian friendly with shared surface lanes fronted by smaller homes
- We would like this to become a linear extension to the park that echoed the urban squares and green corridors to the north of this phase
- Coordinate proposals with Anglian Water and easement constraints



Chobham Manor

