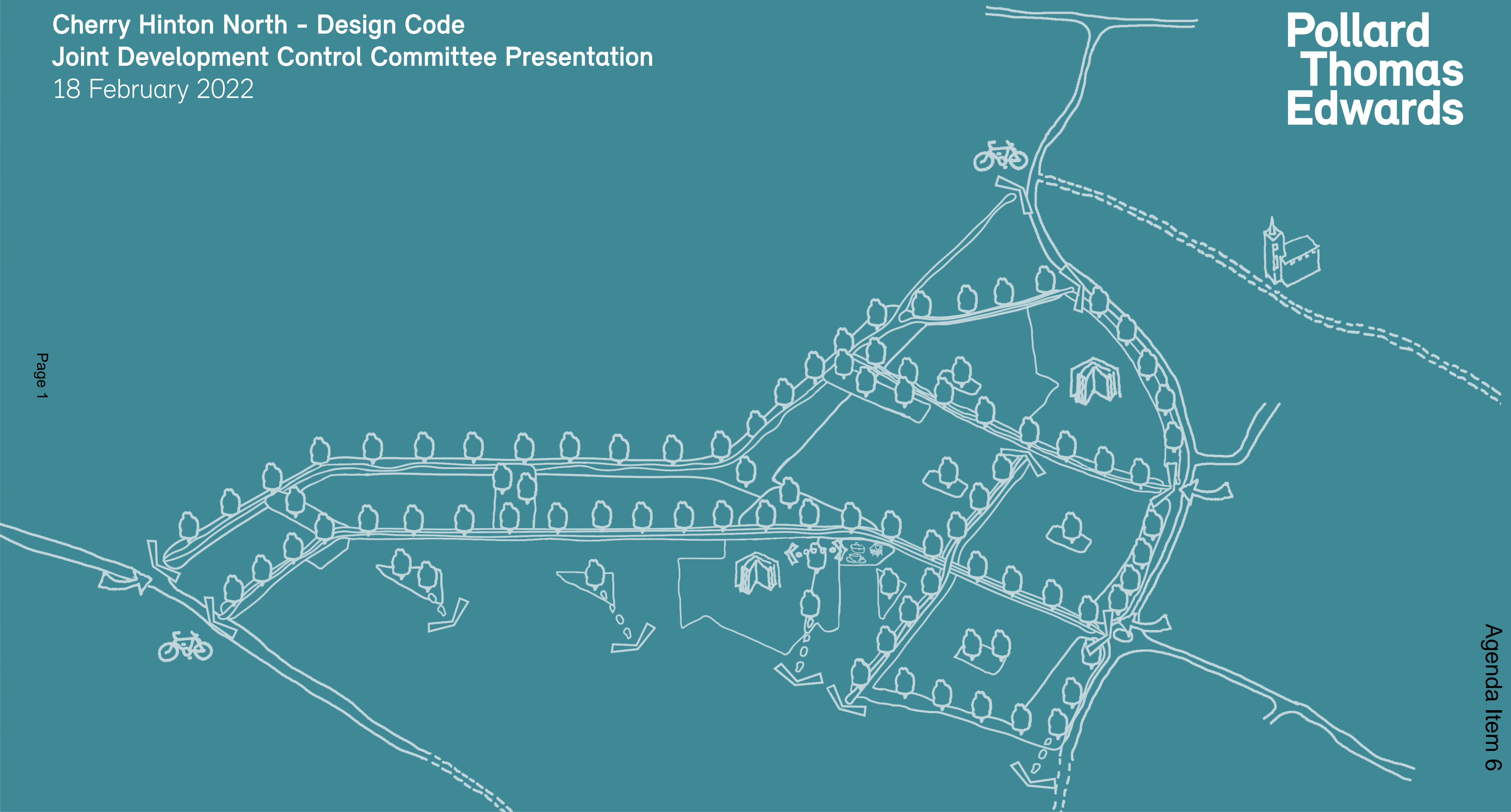


# Cherry Hinton North - Design Code

## Joint Development Control Committee Presentation

18 February 2022

# Pollard Thomas Edwards



### Cherry Hinton North - Design Code

As part of planning the development for Cherry Hinton North, the design team are producing a Design Code.

The Design Code is a planning requirement and will guide all future development on the site, including:

- The appearance of buildings and their layout
- Street scene
- Landscapes
- Sustainable design

The site was acquired by Bellway Latimer Cherry Hinton LLP in 2021. The project Team have been working closely with the local planners and highways authority to write the Design Code. We are now able to share a first draft with the community for initial feedback.



### Outline planning permission was granted in December 2020

- 1,200 homes
- 40% affordable housing
- Two schools
- Through traffic route including buses connecting Coldhams Ln with Gazelle Way
- At least 11 ha (27 acres) of public green space including play and biodiverse sustainable drainage (SuDS)
- Shops and facilities around a central Village Green
- Dedicated cycle routes and streets that prioritise pedestrians and cyclists
- Built in phases, with an estimated completion date of 2030



The 2020 Outline Masterplan



- 6 A new secondary school with a landmark building. New community sports fields will be shared by secondary school use and residents
- 7 A new primary school with associated playing fields

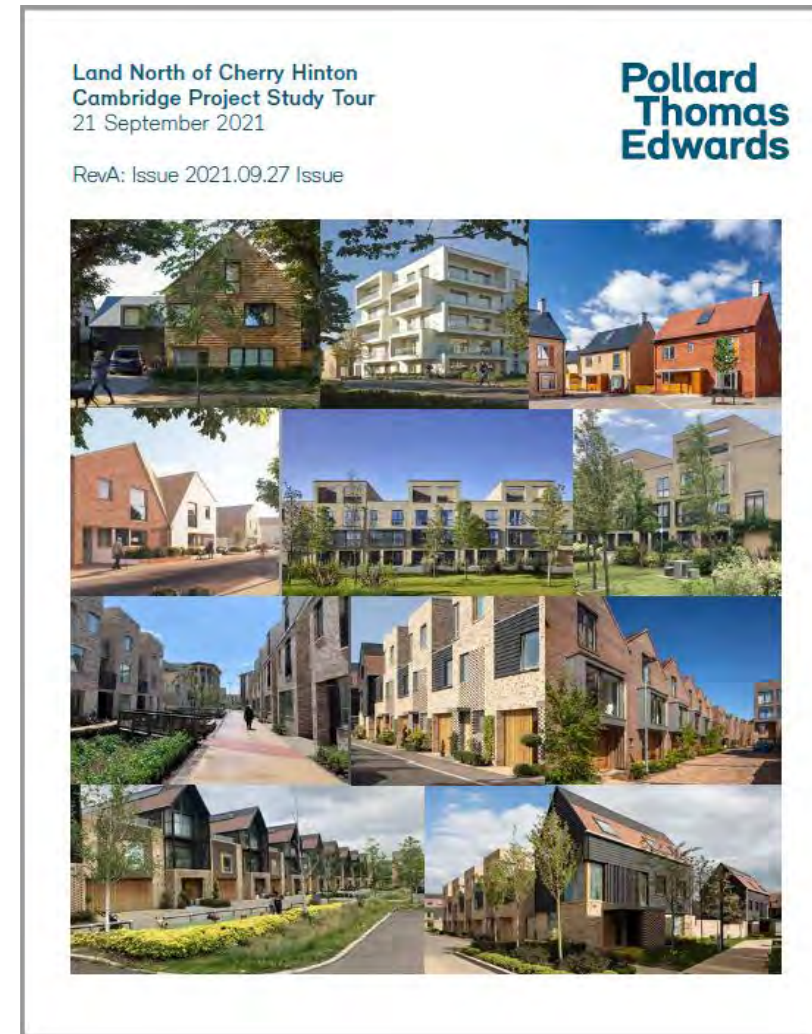


## Cambridge Project Study Tour

- With LPA Design Team Officers
- Visited recently completed schemes
- Focused on Public Realm & space between buildings, inc drainage, materials, design & landscaping.
- What worked and why?
- Lessoned Learned

### Projects Visited:

- Trumpington Meadows
- Abode, phase 1&2, Great Kneighton.
- Parkside, phase 9b, Great Kneighton
- Clay Farm Community Centre, Great Kneighton
- Aura, phase1. Great Kneighton
- Knights Park, Eddington





# MP & Design Code Workshops

## Mobilisation

Utilities, Infrastructure & Planning

- Planning & PPA Mtgs**  
Summer / Autumn 2021
- Design Code Scoping Mtg**  
September 2021
- LPA Stakeholder Engagement**  
Cambridge Project StudyTour  
September 2021
- Strategic Infrastructure Mtgs**  
Summer 2021/ Spring 2021

## MP & Design Code

Site Wide Key Principles

- Design Code Workshop 01**  
Vision,Constraints & Site Wide Key Principles  
October 2021
- Design Code Workshop 02**  
Green Infrastructure, Streets & Sustainability  
November 2021
- Design Code Workshop 03**  
Movement Framework & Key Open Spaces  
November 2021
- Design Code Workshop 04**  
Local Centre, Noise & Landscape Strategy  
December 2021
- Quality Panel Review 01**  
MP & DC Site Wide Key Principles  
December 2021

## Detail

Application of Principles

- Design Code Workshop 05**  
Nature, Biodiversity Blue Green Infrastructure  
January 2021
- Design Code Workshop 06**  
Highways, Biod. & Blue Green Infrastructure  
January 2021
- Design Code Workshop 07**  
Built Form, Townscape & Identity  
February 2021
- Design Code Workshop 08**  
Parking, servicing & utilities  
February 2021
- Design Code Workshop 09**  
Review, Mop-up & Finalisation  
March 2021
- Quality Panel Review 02**  
Draft 1Design Code Review  
March 2021

## Testing and Completion

- Design Code**  
First Draft  
January 2021
- Stakeholder Engagement**  
Various  
January / March 2022
- DC Testing Workshops**  
February 2021
- Design Code**  
Final draft  
March 2021
- Design Code**  
Final Draft Submission LPA  
March 2021
- Design Code + 1st RMAs**  
Final Submission  
May 2022



Masterplan Principles: Key Moves

This page contains interactive functions and must be viewed in Adobe Acrobat Reader

Click  
button  
to activate

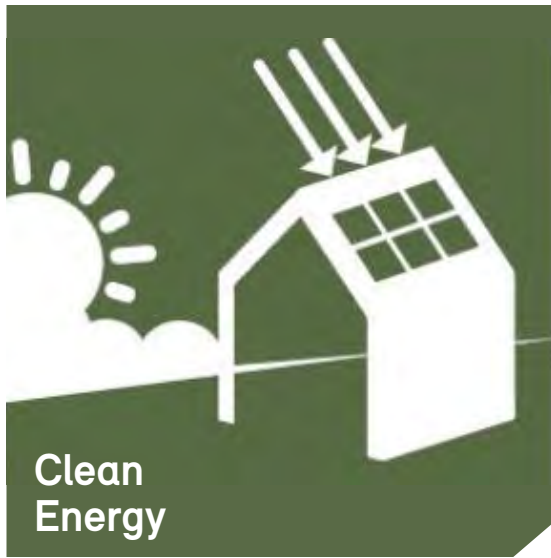
Step 4 - Community, Education, Retail uses and development parcels integrated into network of routes and spaces

Page 7



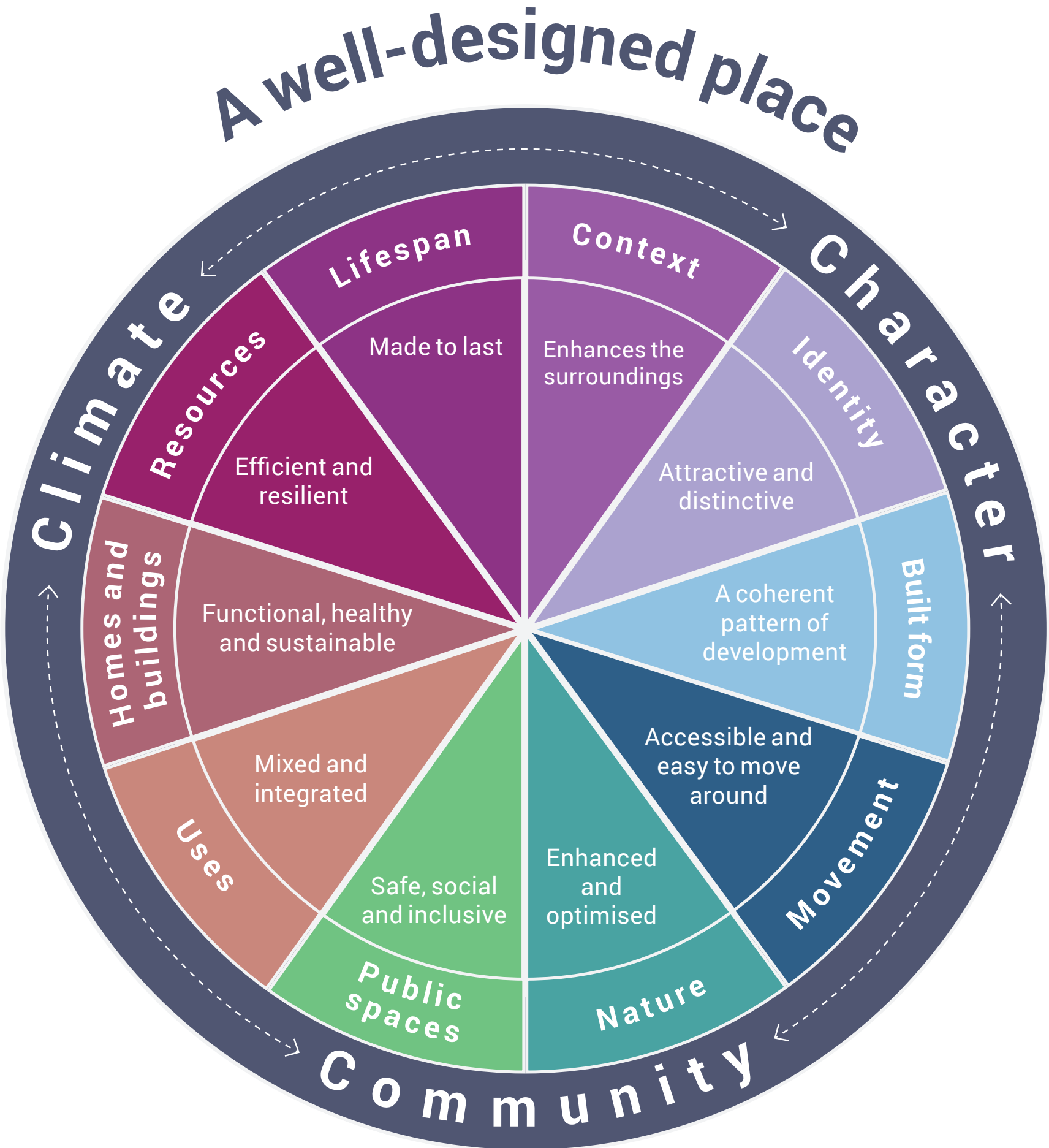
# Sustainability Principles

- No individual gas boilers
- Design a walkable neighbourhood and prioritising sustainable transport modes
- Urban greening, fabric first design for climate change resilience





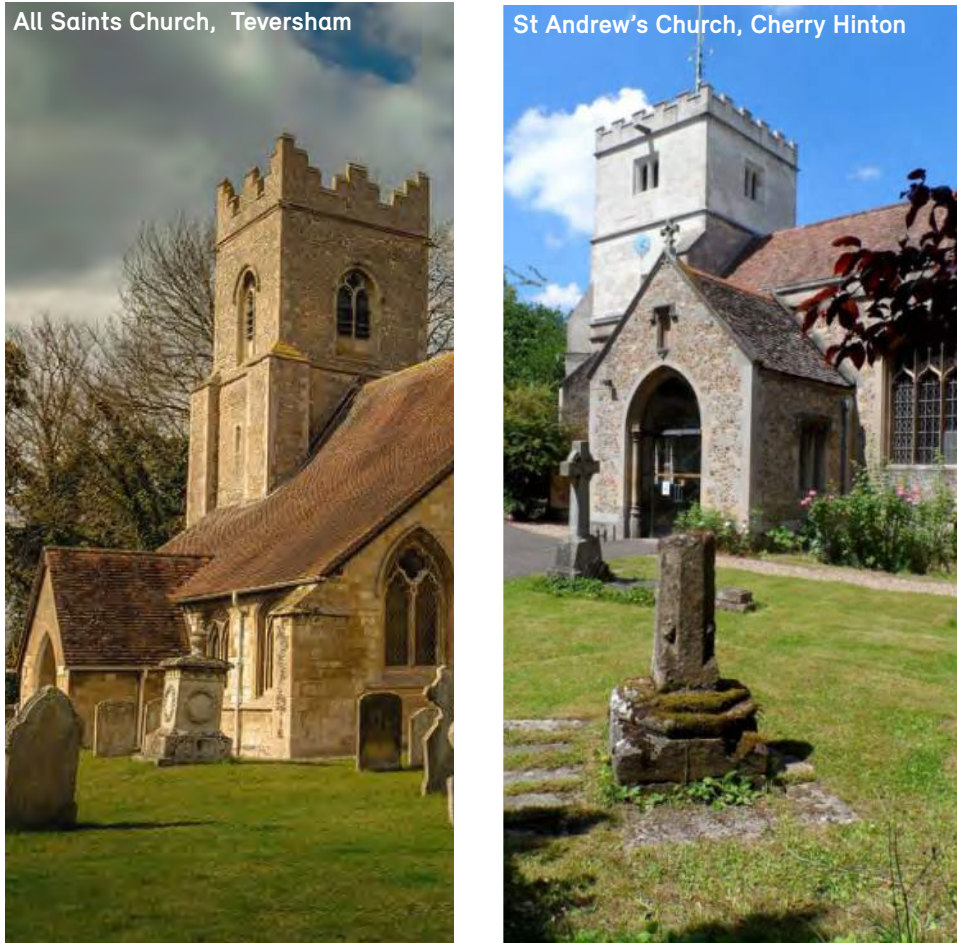
National Model Design Code's 10 characteristics of a well-designed place





# Emerging Masterplan

- Integration
- Conservation
- Identity





Living Infrastructure



Cultural Sociability

Socialising, events, participation and community facilities.



Space Typologies

Typologies that are focused on quality and local needs.



Active Lifestyle

Multi-generational play, sports facilities and recreation areas.



Materiality & Elements

Identify a suite of elements that will be used within public spaces.



Urban Greening

Vegetation to mitigate urban heat and improve carbon sequestration.



Land Conservation

Protect and conserve valuable areas that include intact natural systems.



Water Responsive

Flood mitigation in weather events and managing water as a resource.



Living Landscapes

Biodiversity increase and nature conservation supporting wildlife.



Cost Efficiency

Regulate micro-climate, reducing the cost to energy and water bills.



Place Value

Increased tourism, productivity, liveability and business innovation.



Resource Management

Renewable resource management including heat, energy and water.



Circular Economy

Identifying waste outputs and establish waste as a resource to be further utilised.



Street Hierarchy

Setting out a overarching hierarchy of street networks.



Street Typologies

Typologies that are focused on quality and requirements of the masterplan.



Movement

Easy access to open spaces through modes of active travel.



Materiality & Elements

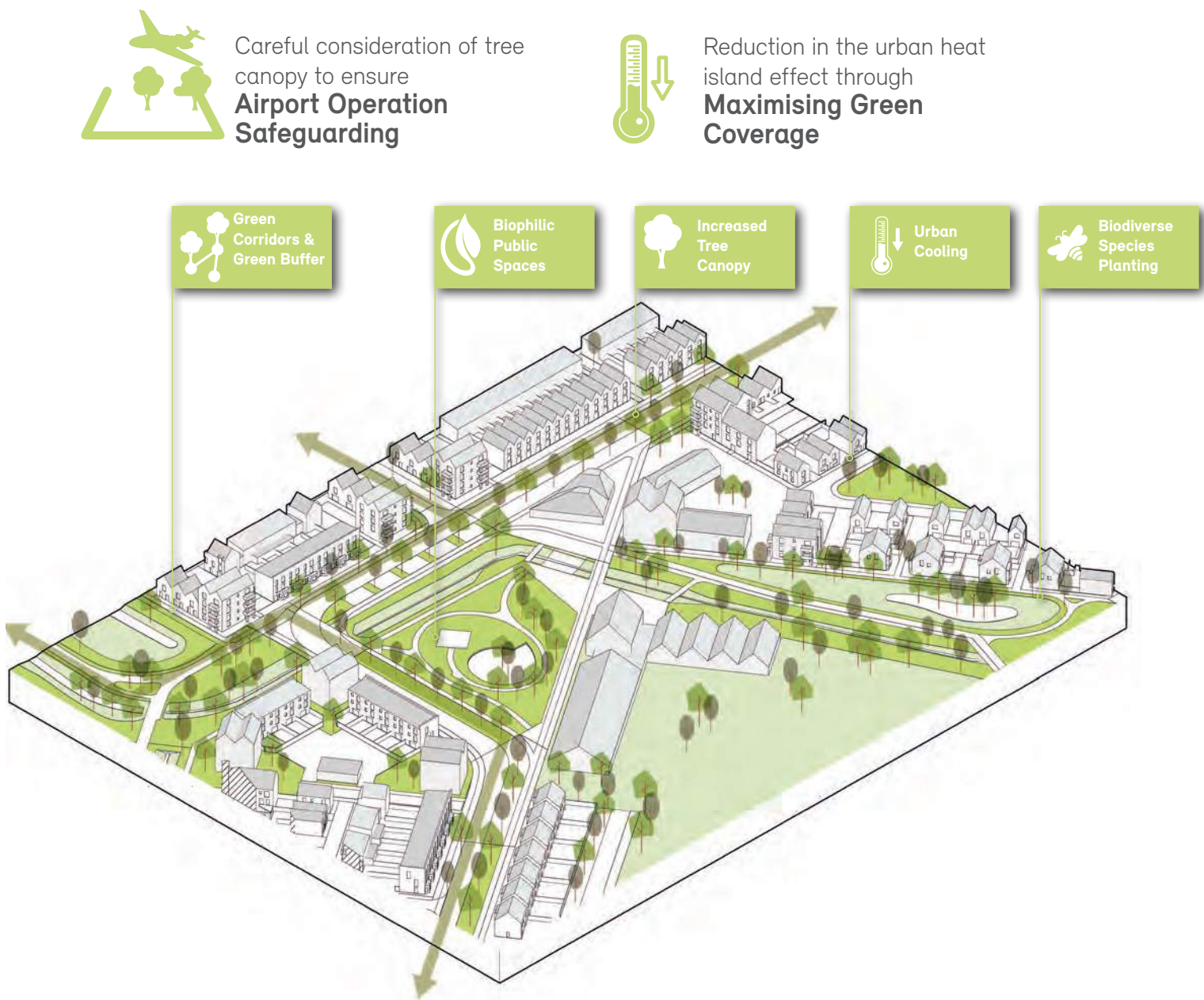
Identify a suite of elements that will be used within streetscapes.



Living Infrastructure

- Nature
- Climate Change
- Stewardship
- Airport safeguarding

Green Infrastructure - new trees, plants and landscapes enhance the environment



KEY/LEGEND

- Site Boundary
- Green Spaces
- Primary Greenway
- Secondary Green Corridors
- Ridgeway Green Corridors (Traffic-free Street)
- Tertiary Green Corridors
- Greenway Buffer

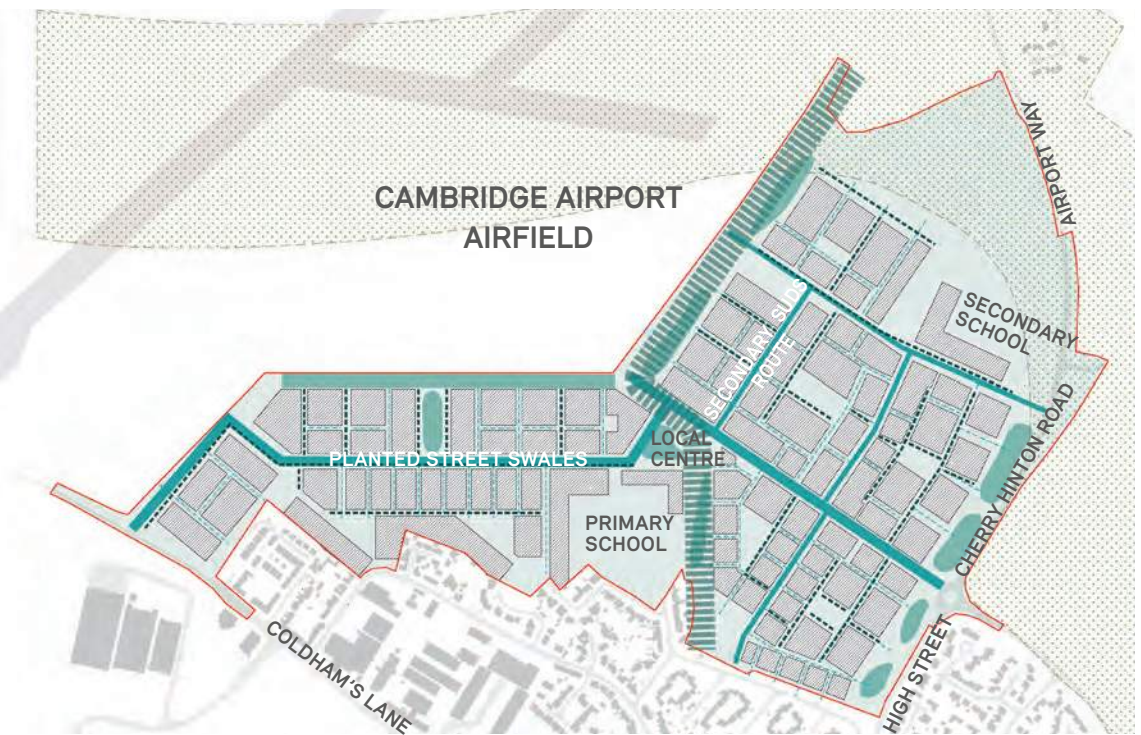


Blue Infrastructure - improving water habitats and promoting sustainable drainage



KEY/LEGEND

- Site Boundary
- Attenuation Ponds
- Primary Street Swales
- Secondary SuDS routes
- Tertiary SuDS routes
- Award Drain

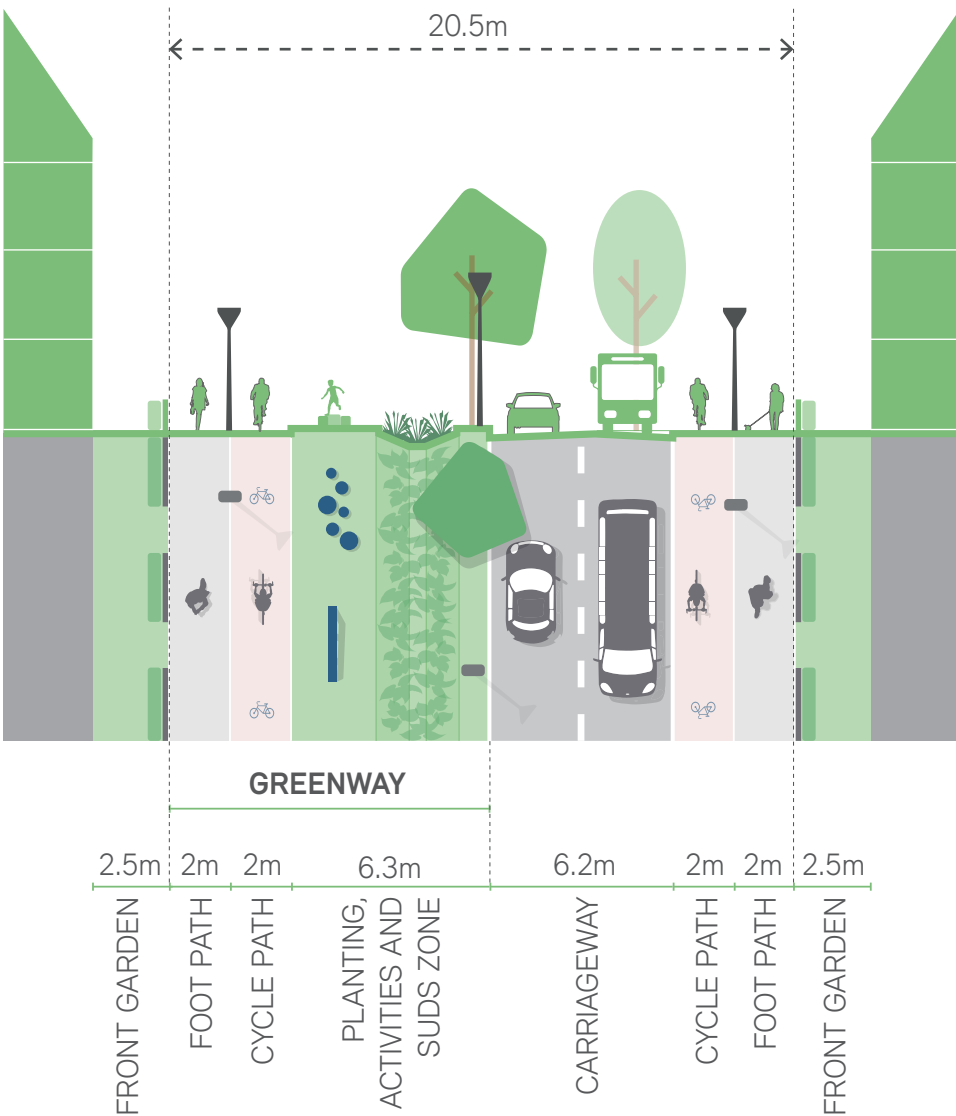




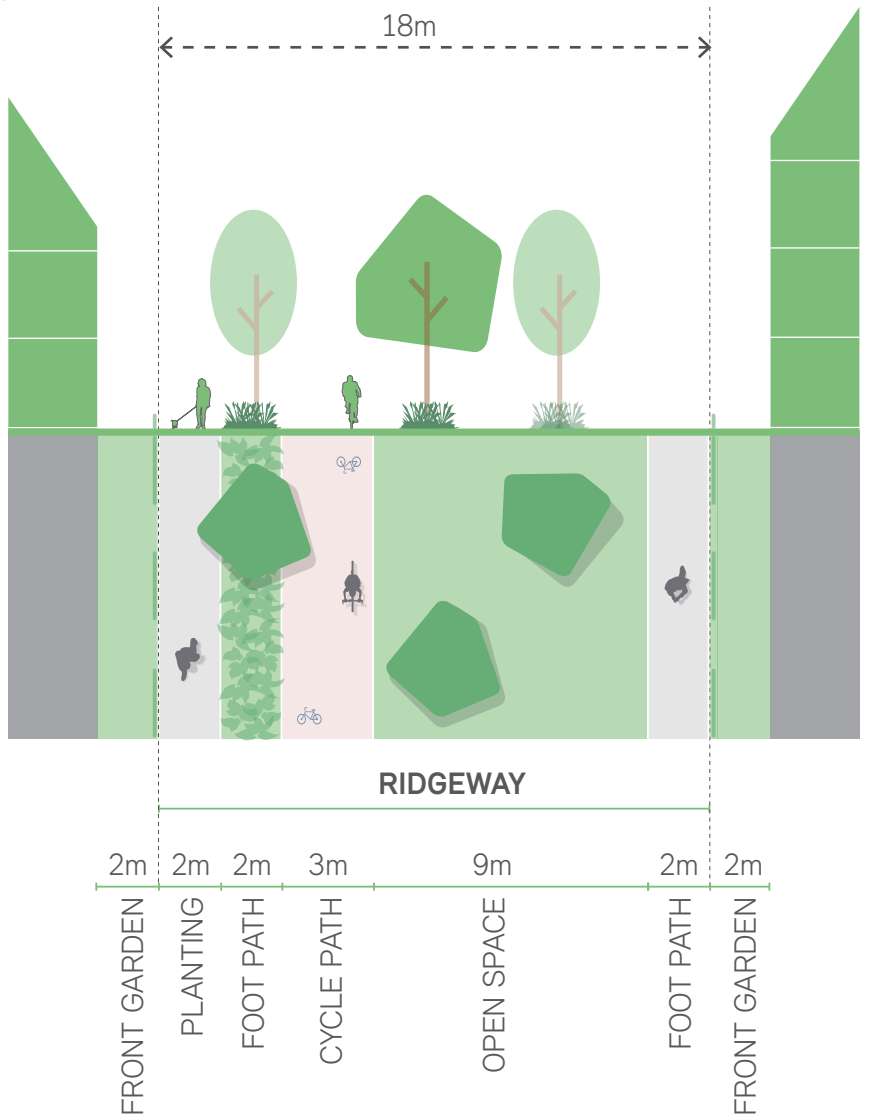
# Streets and Public Spaces

- Streets not roads
- Space for people
- Walking

**Greenway** – Typical Section and Plan of Primary Street  
Approx. 1.2km / 12.5% of total street network



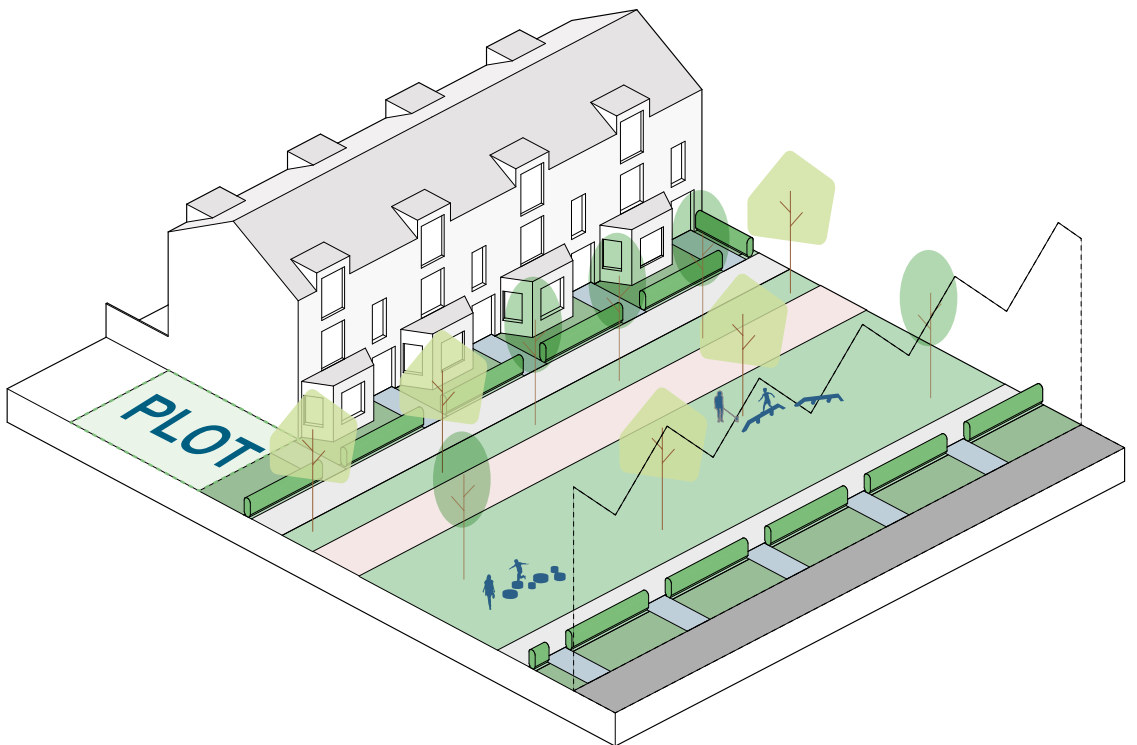
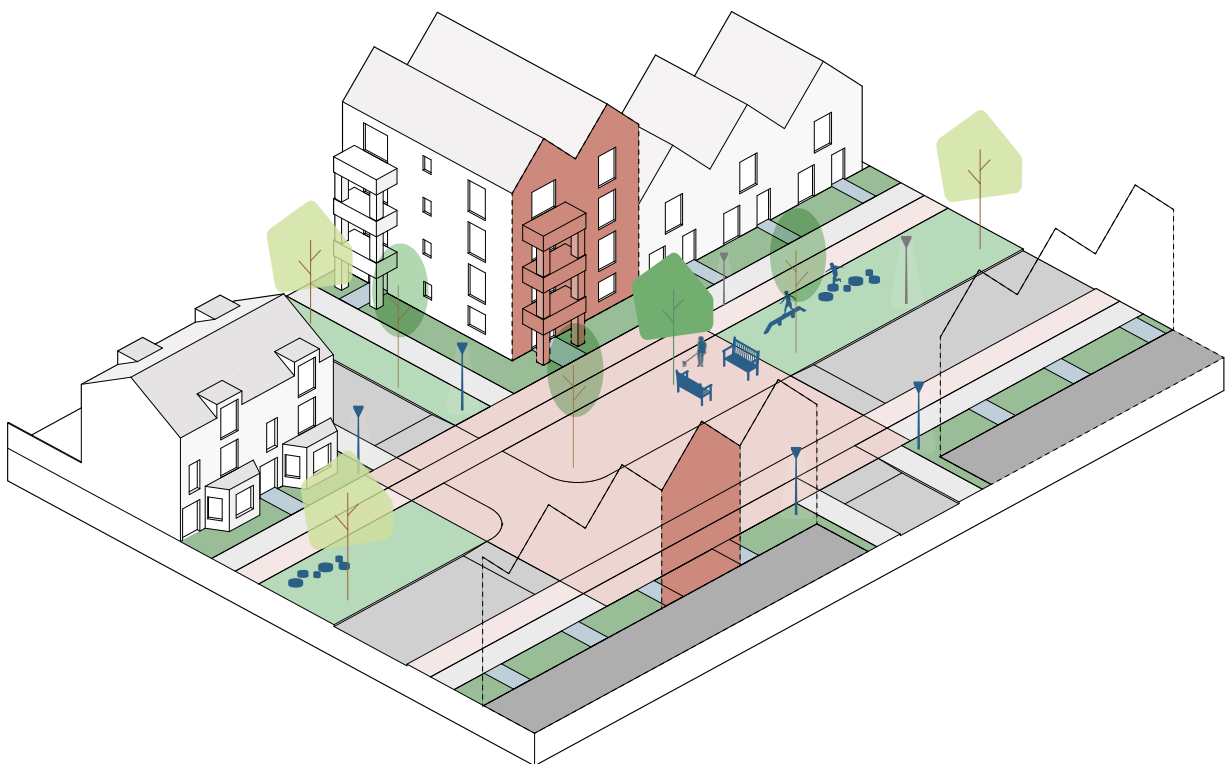
**Ridgeway Green Corridor** – Typical Section and Plan  
Approx. 0.5km / 5% of total street network



## Family of Focal Points



Key Focal points may combine multiple elements

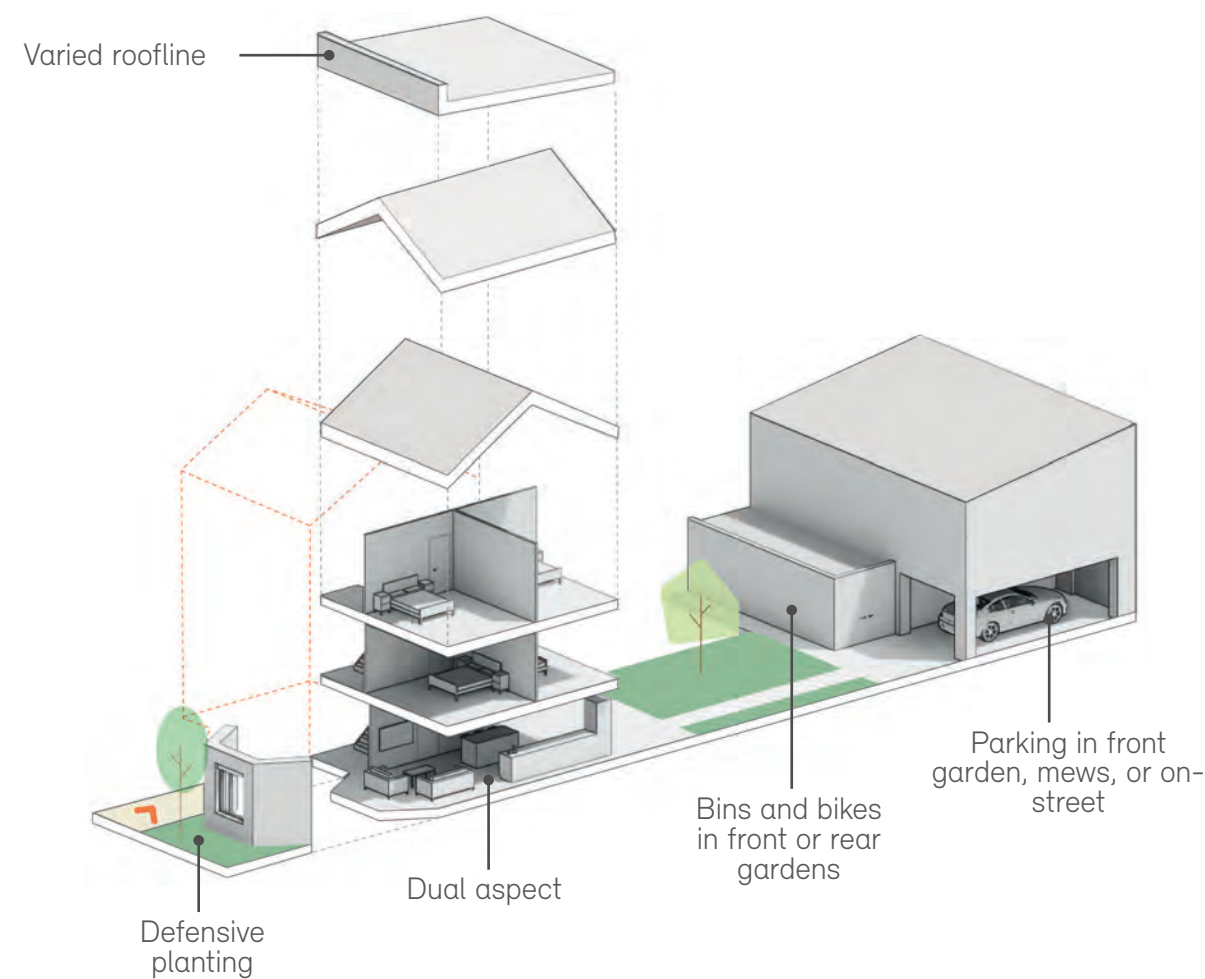




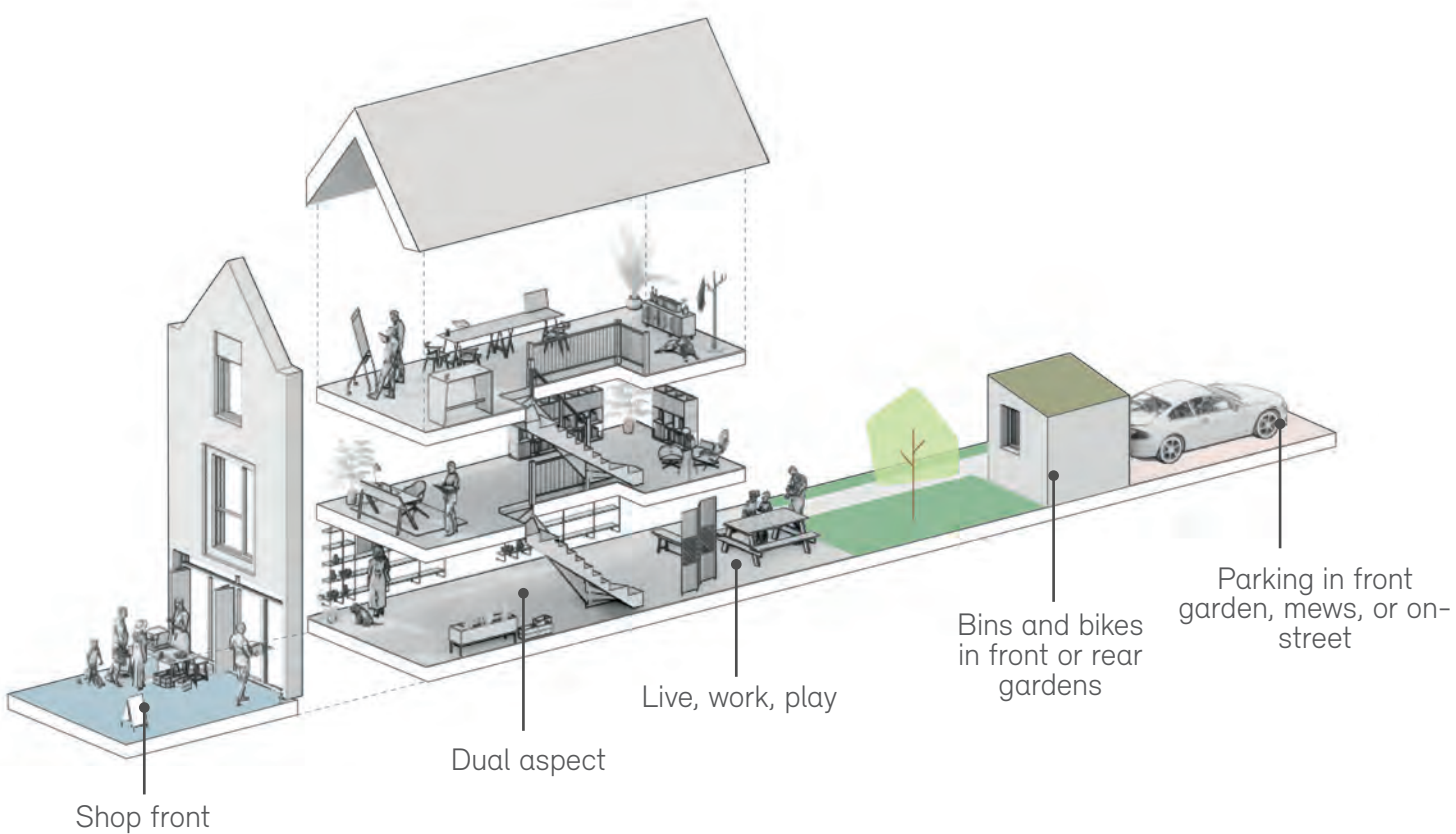
Homes

- Diverse homes
- Design
- Community focus

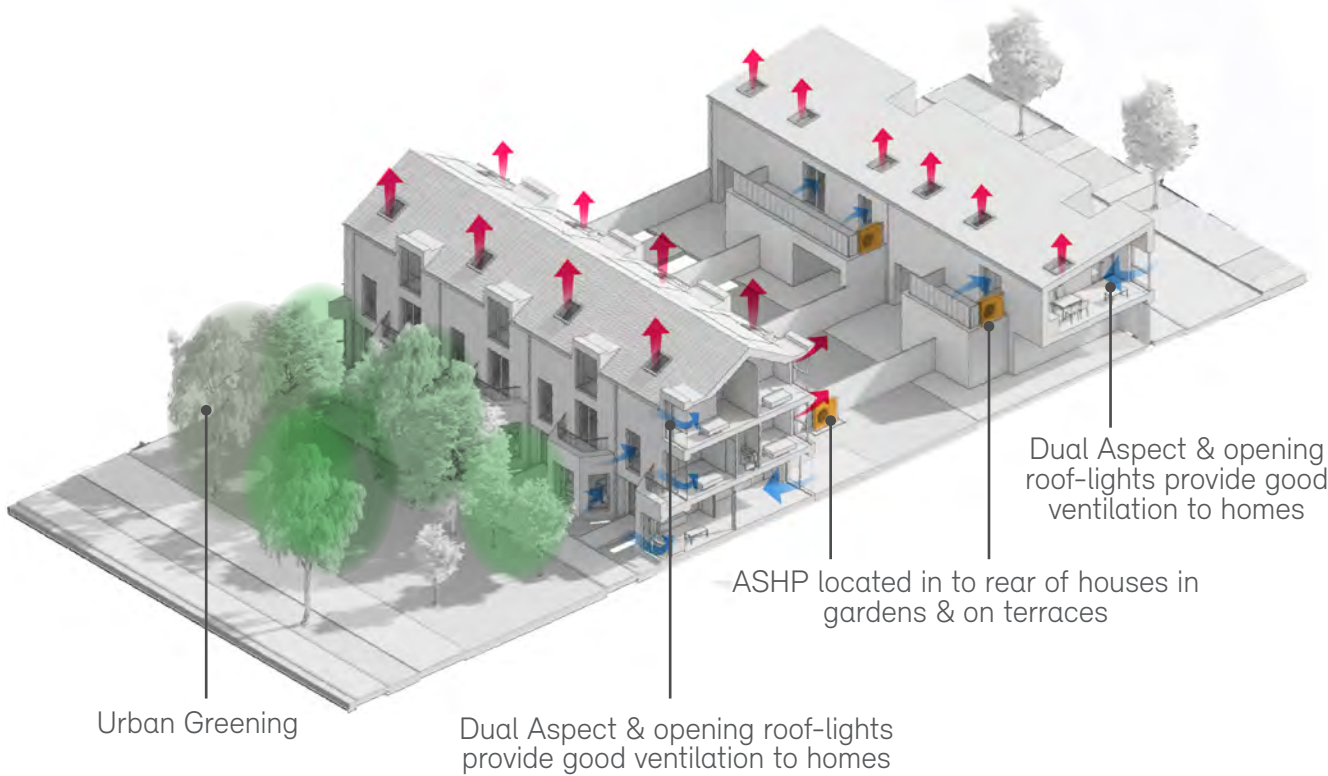
Creating design variations



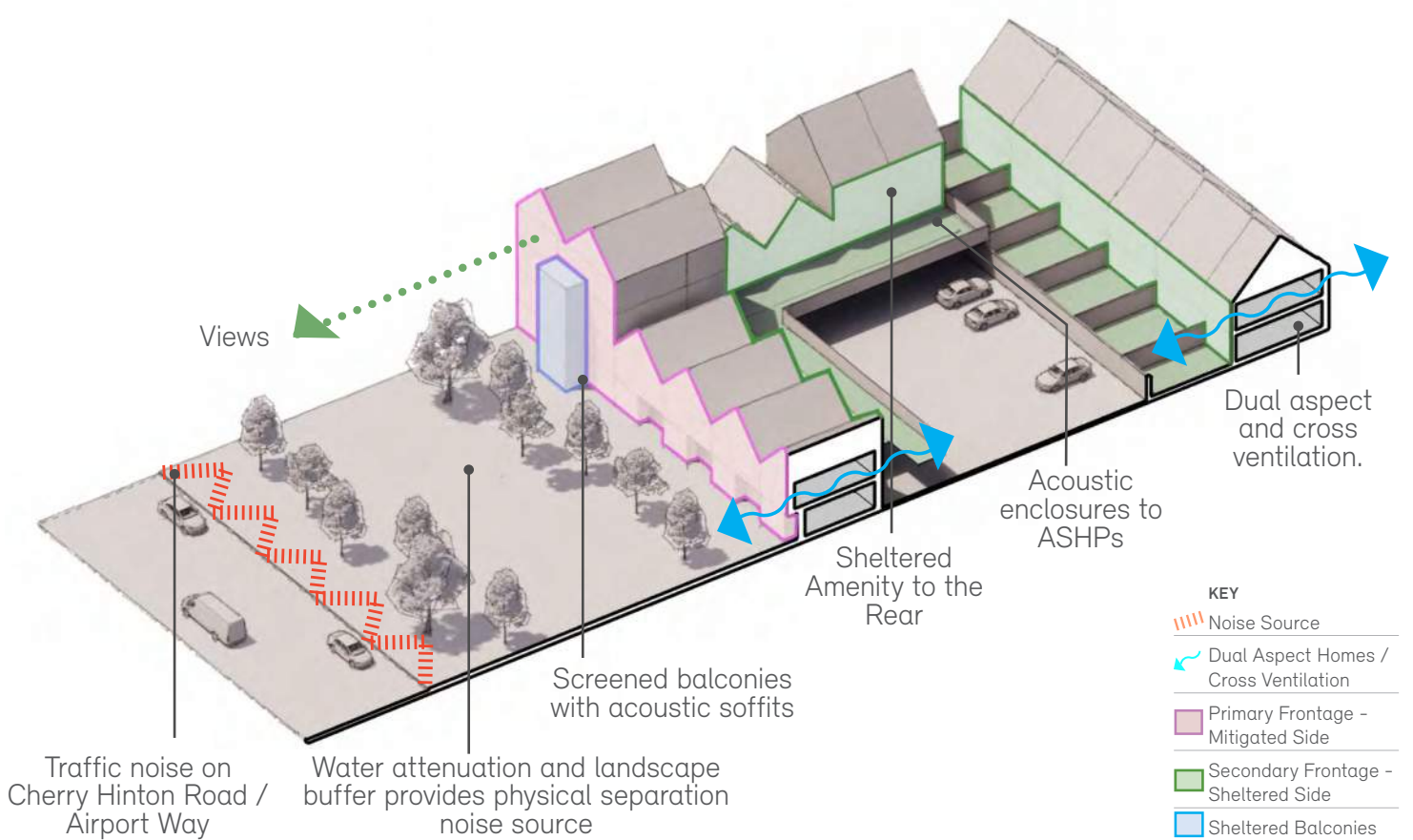
Flexible homes for living and working



Naturally ventilated homes



Sustainable apartment design

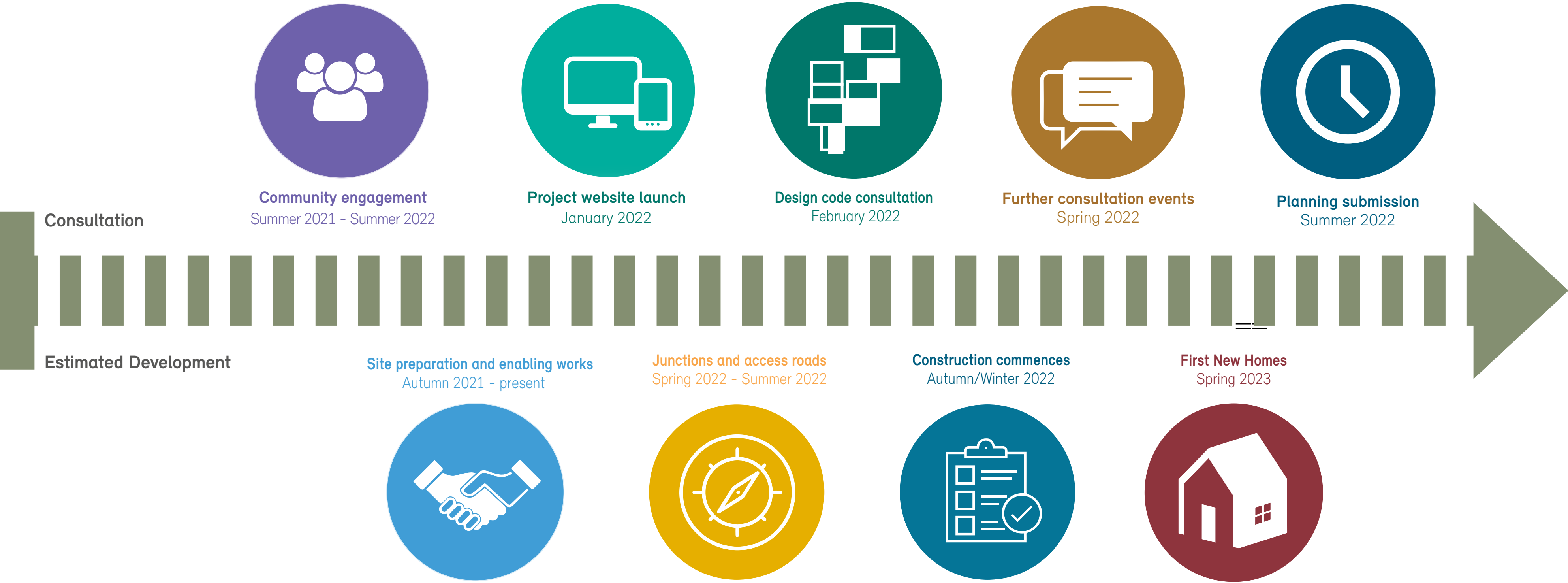


KEY

Noise Source
Dual Aspect Homes / Cross Ventilation
Primary Frontage - Mitigated Side
Secondary Frontage - Sheltered Side
Sheltered Balconies



Timeline





**You can provide feedback on the Design Code by visiting**

[www.CherryHintonNorth.co.uk](http://www.CherryHintonNorth.co.uk)



# Thank you

We look forward to answering your questions



