



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.



LATIMER
by Clarion Housing Group



Connect



Pollard
Thomas
Edwards

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

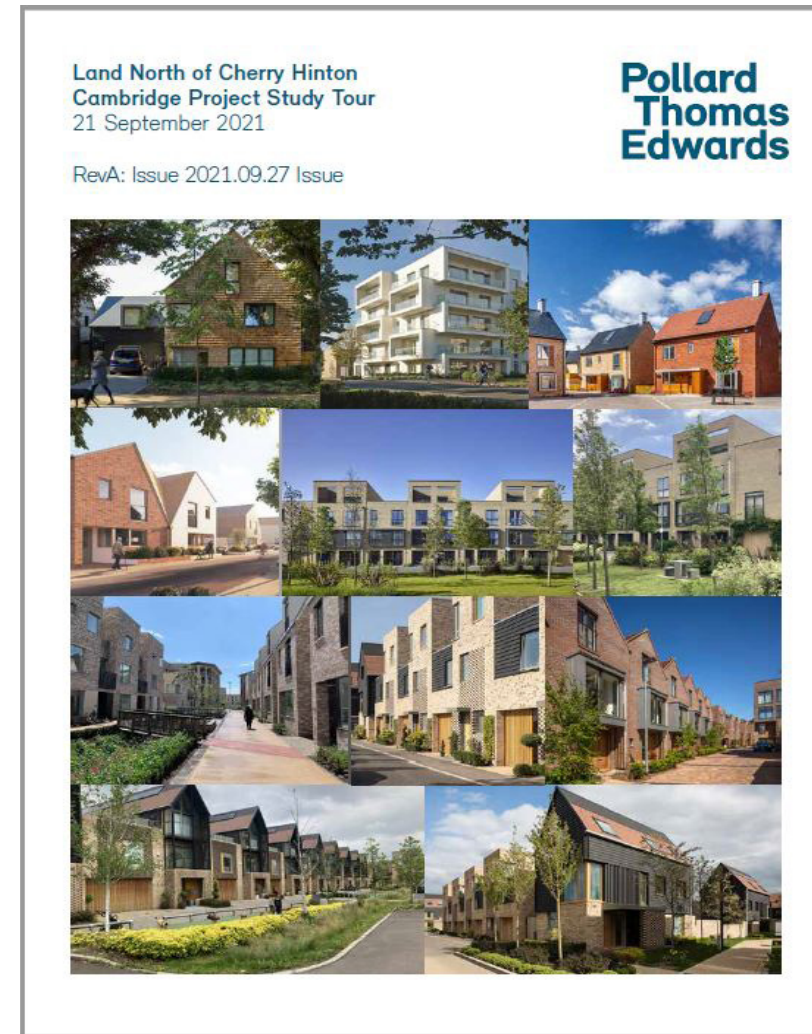


Cambridge Project Study Tour

- 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. Gtreat 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
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to activate

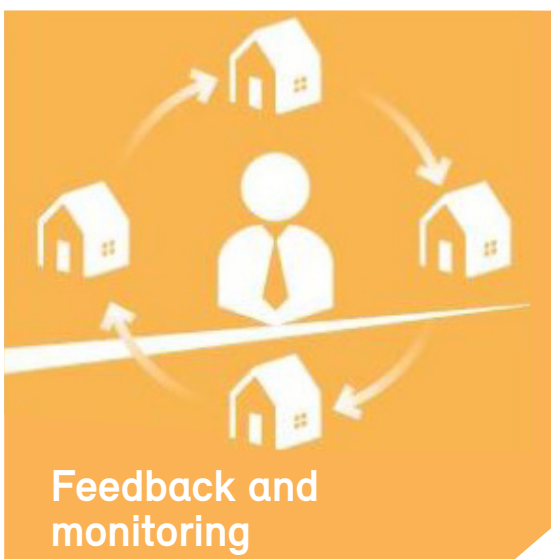
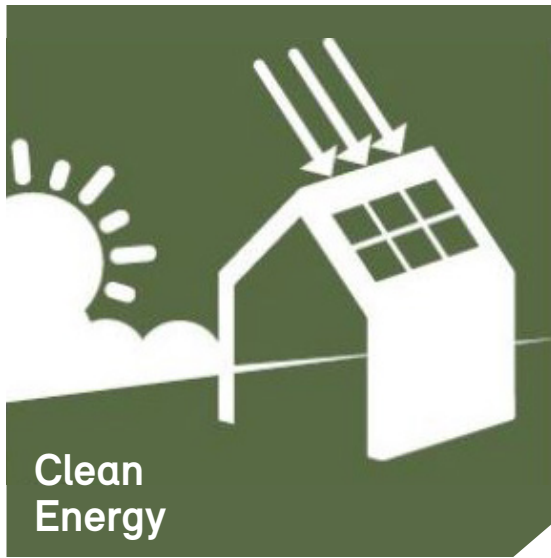
Step 4 - Community, Education, Retail uses and development parcels integrated into network of routes and spaces

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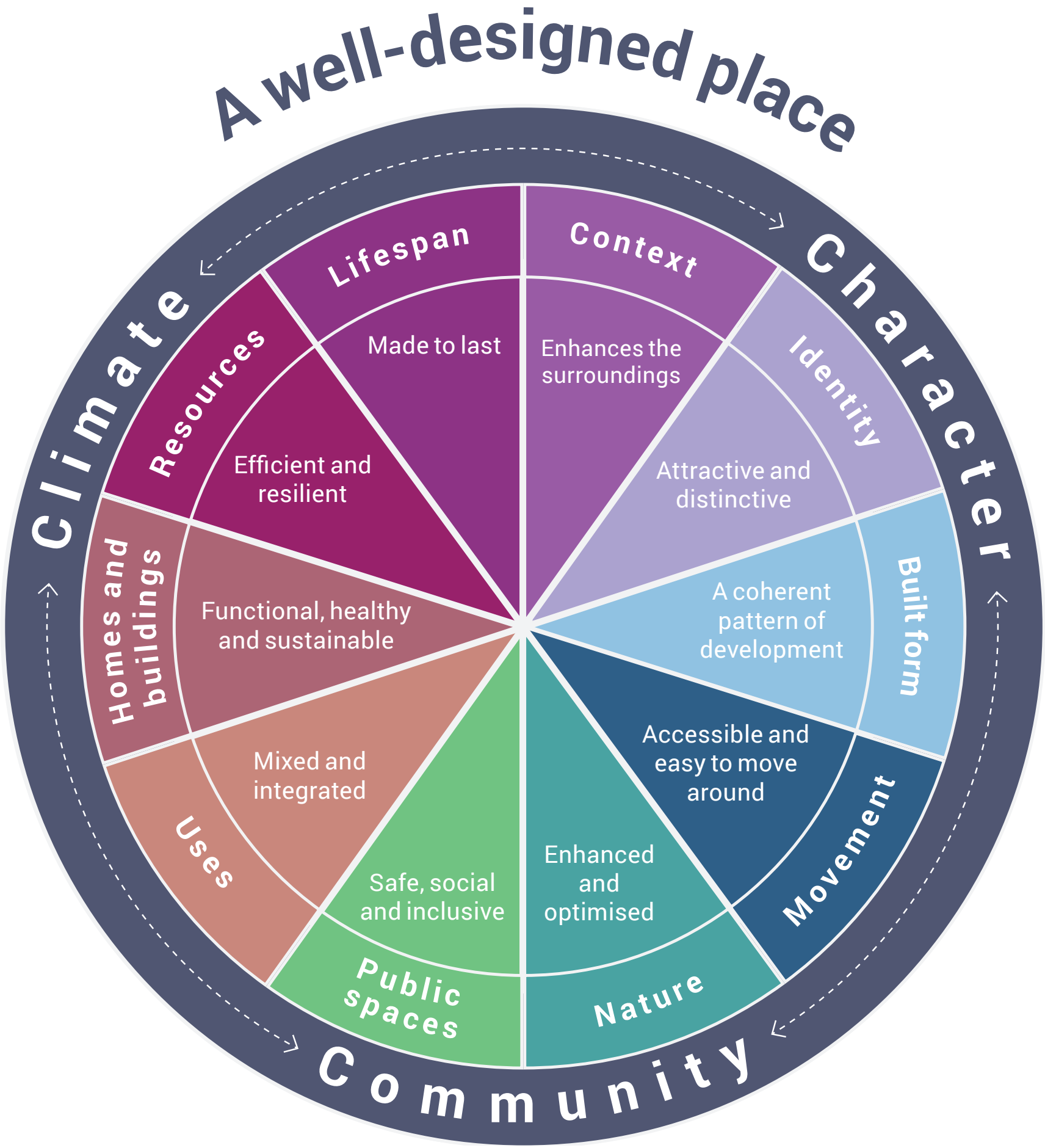


Sustainability Principles

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

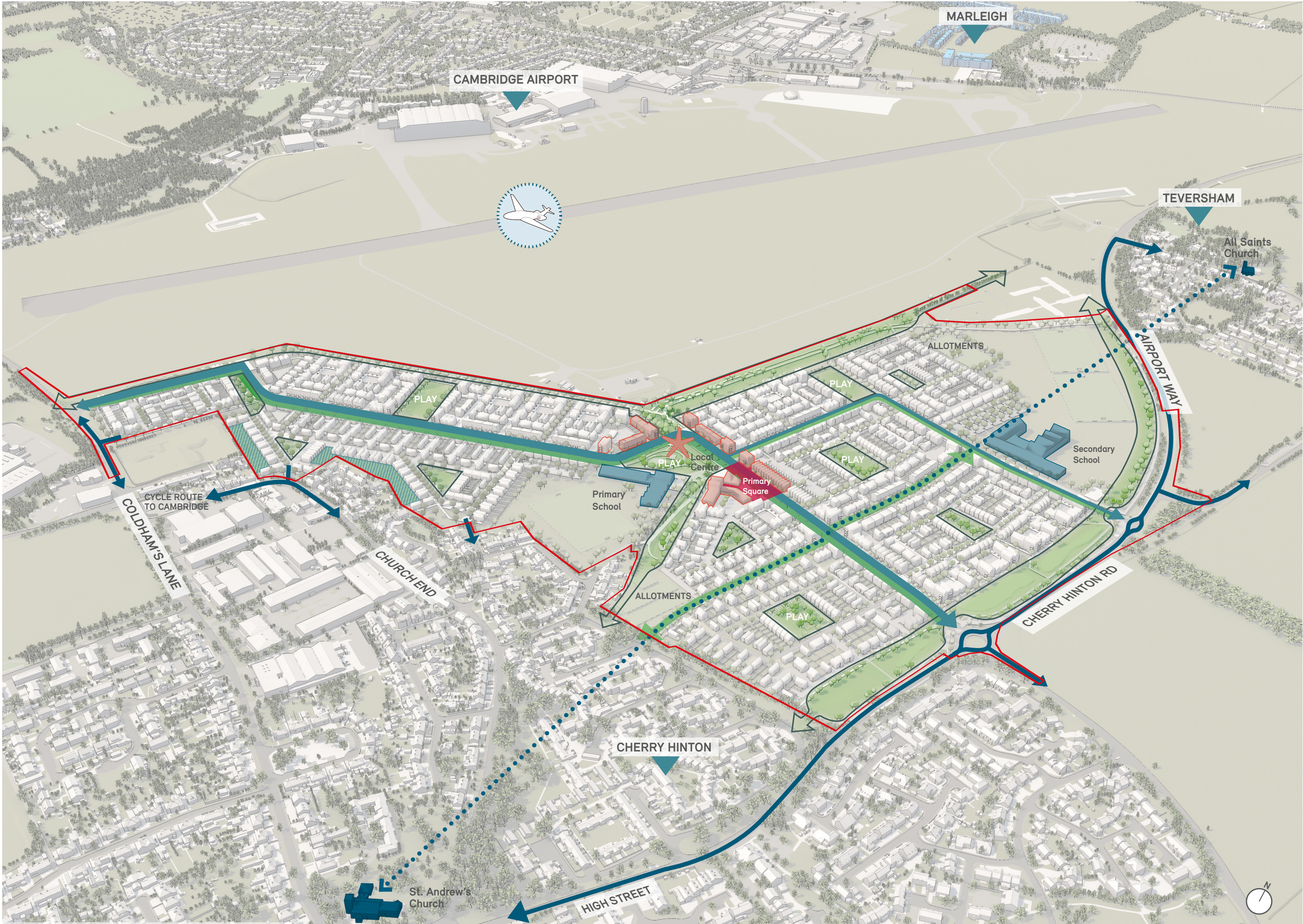
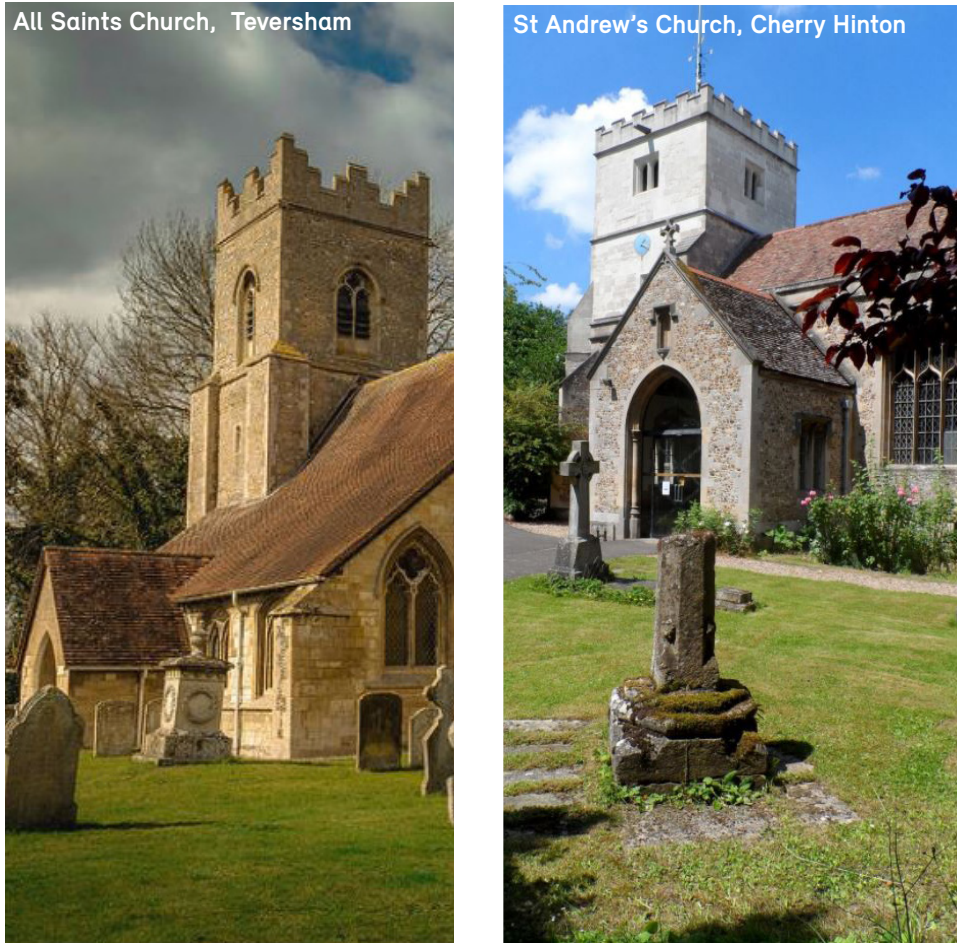


National Model Design Code's 10 characteristics of a well-designed place



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

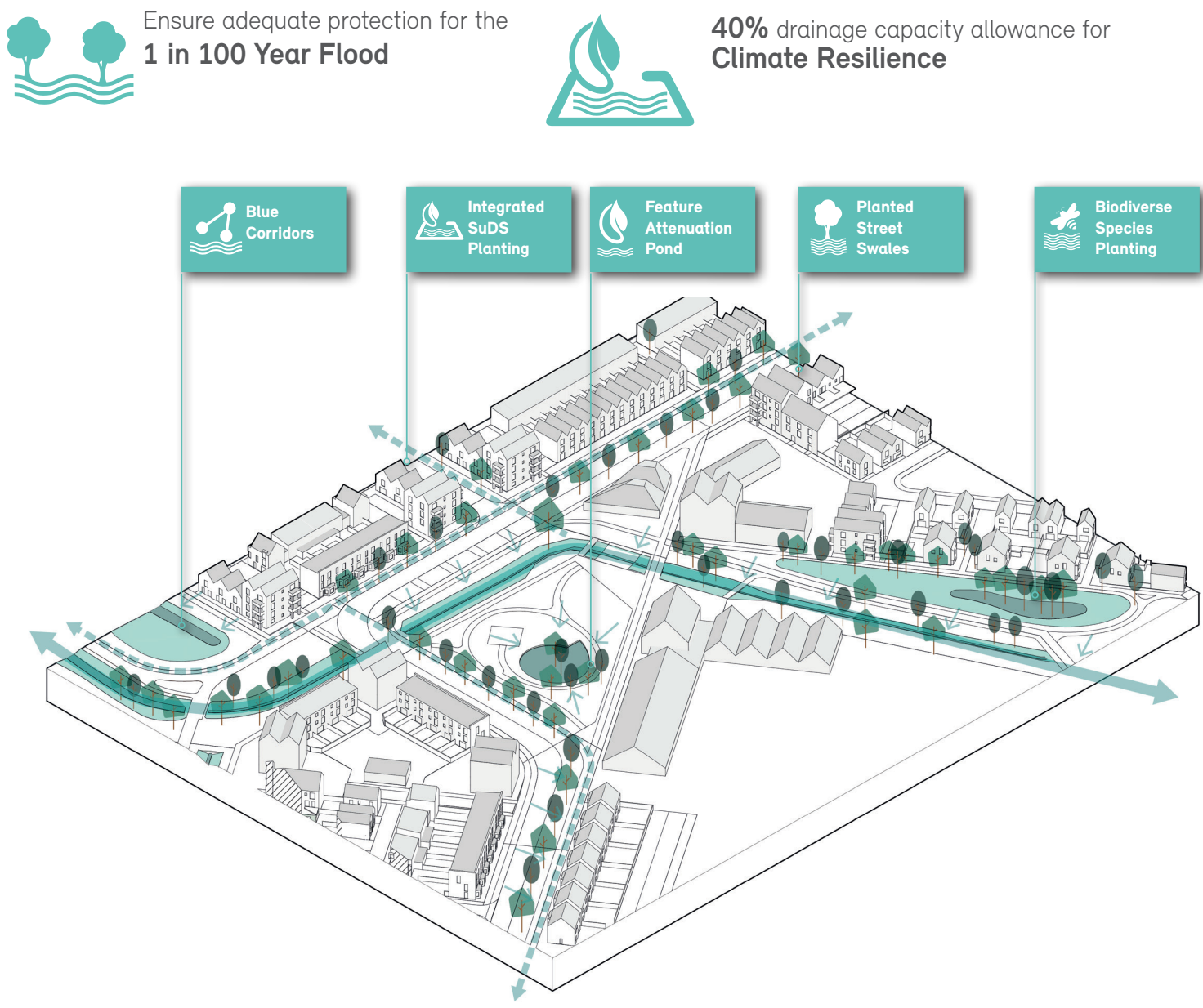
Green Infrastructure - new trees, plants and landscapes enhance the environment



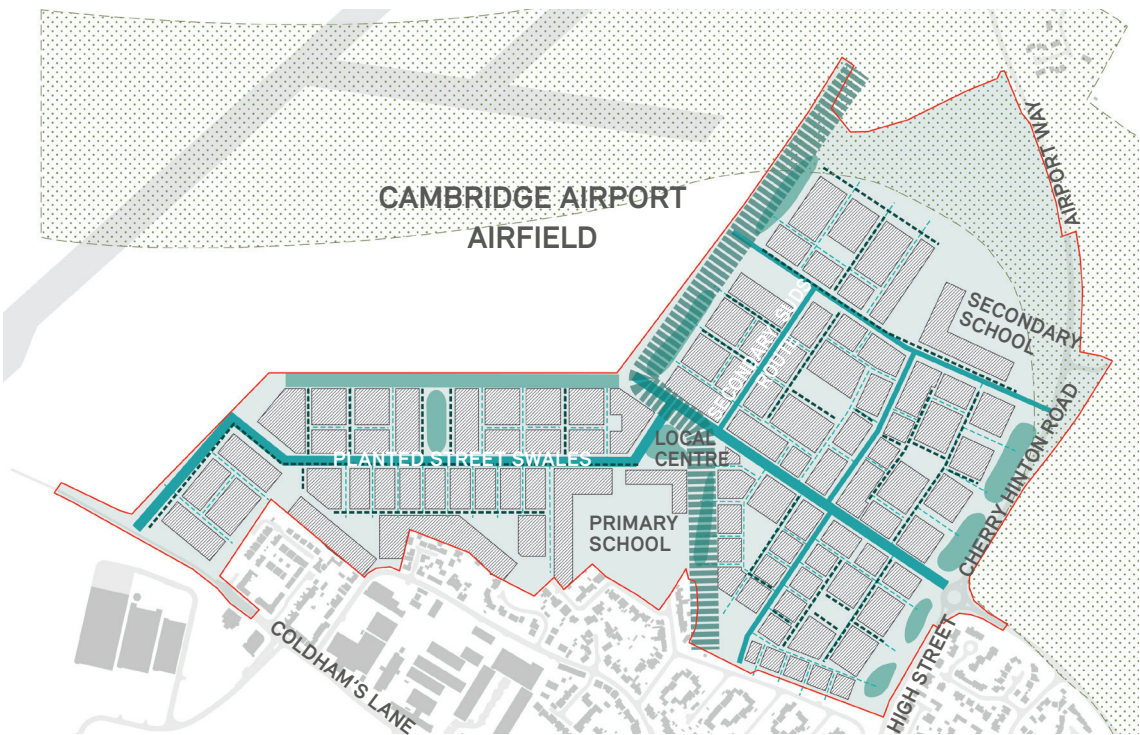
- KEY/LEGEND
- Site Boundary
 - Green Spaces
 - Primary Greenway
 - Secondary Green Corridors
 - Ridgeway Green Corridors (Traffic-free Street)
 - Tertiary Green Corridors
 - Greenway Buffer



Blue Infrastructure - improving water habitats and promoting sustainable drainage



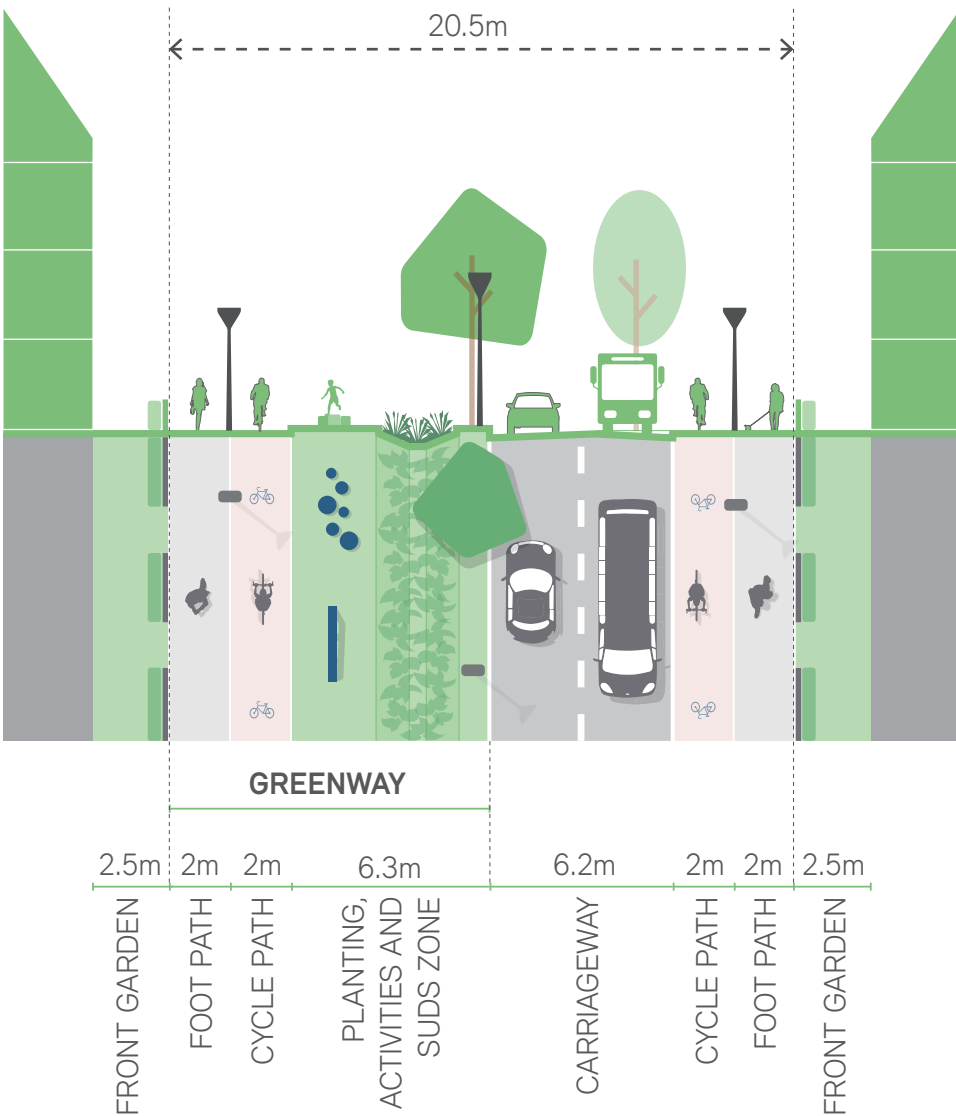
- KEY/LEGEND
- Site Boundary
 - Attenuation Ponds
 - Primary Street Swales
 - Secondary SuDS routes
 - Tertiary SuDS routes
 - Award Drain



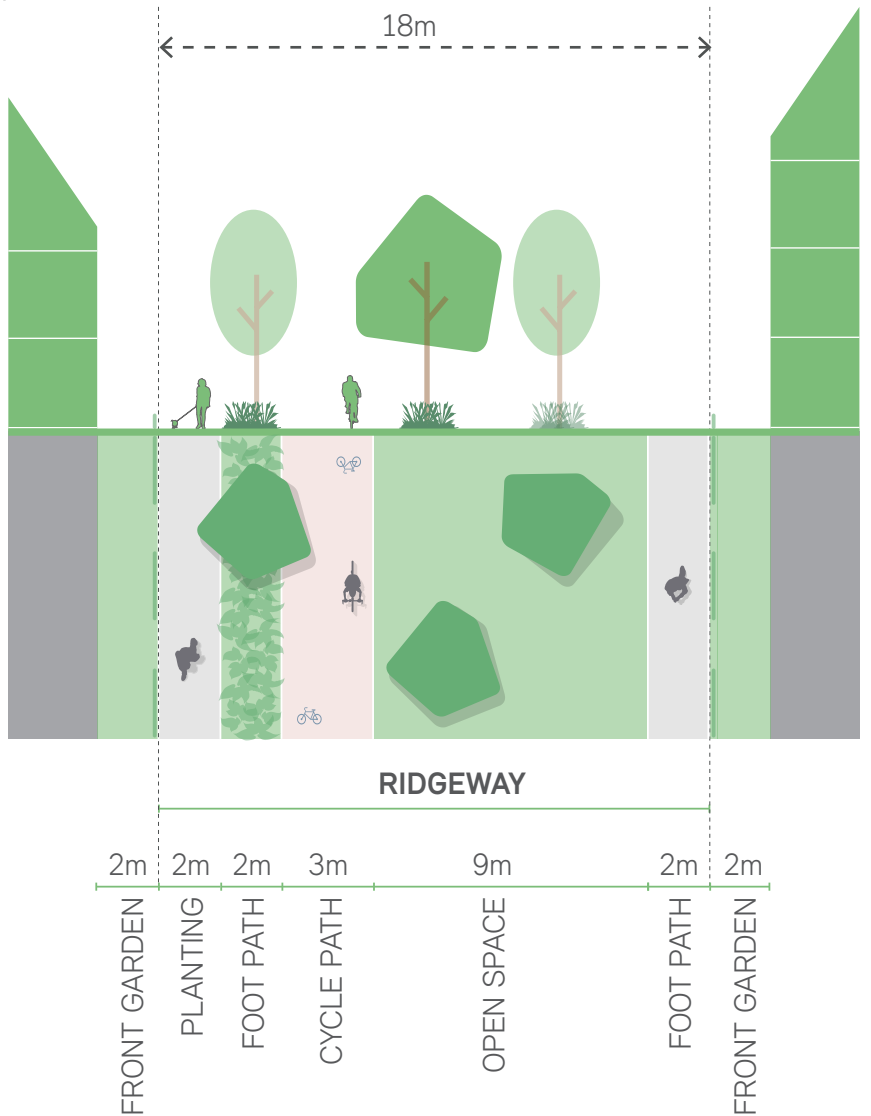
Streets and Public Spaces

- Streets not roads
- Space for people
- Walking

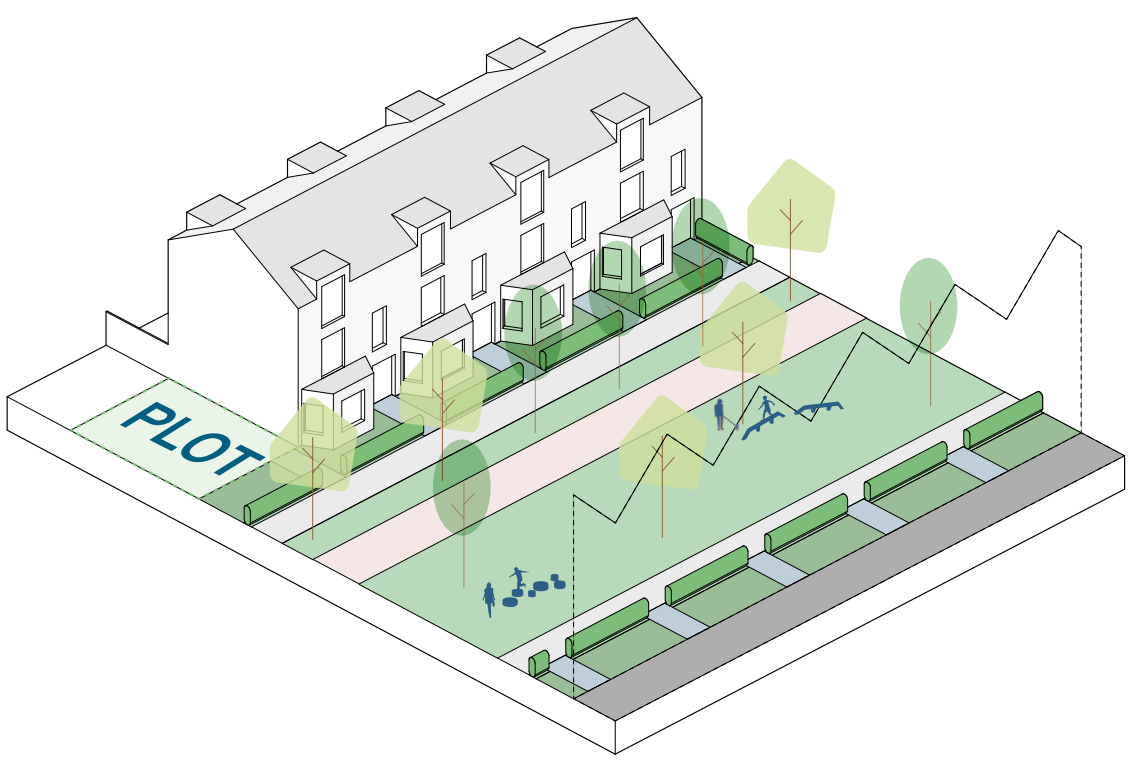
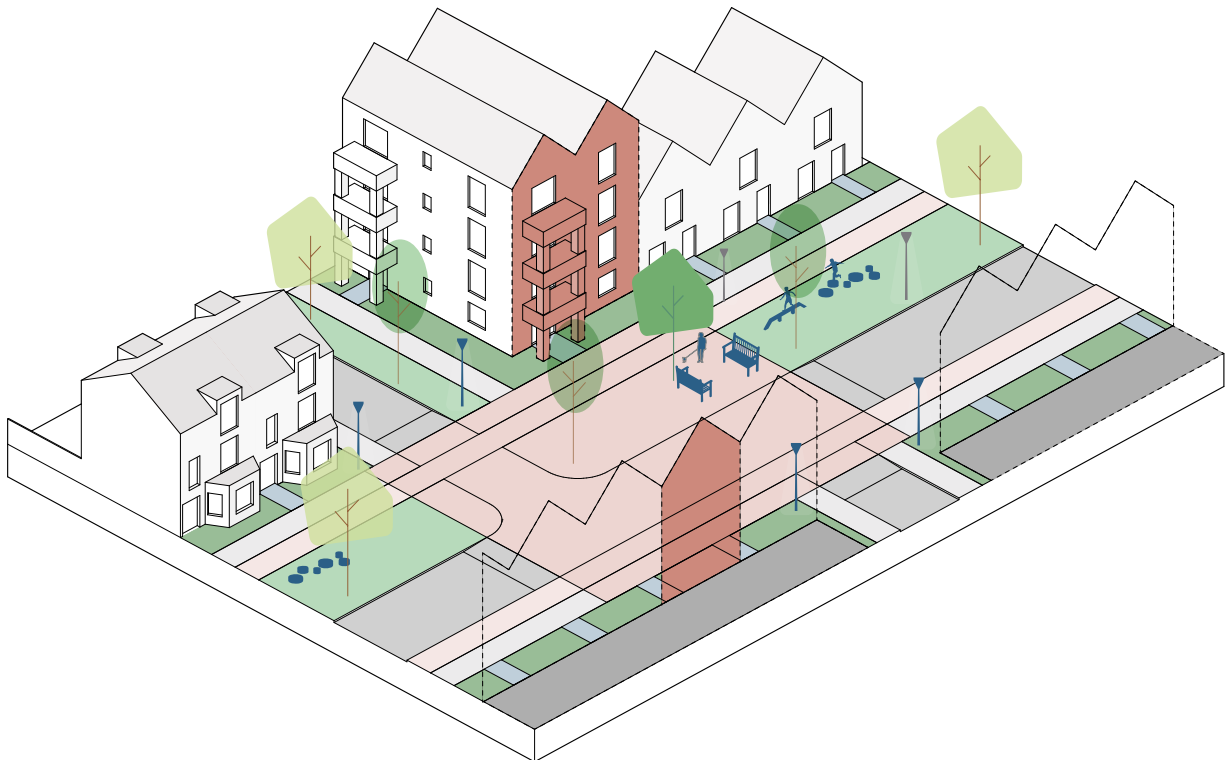
Greenway – Typical Section and Plan of Primary Street
Approx. 1.2km / 12.5% of total street network



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



Family of Focal Points

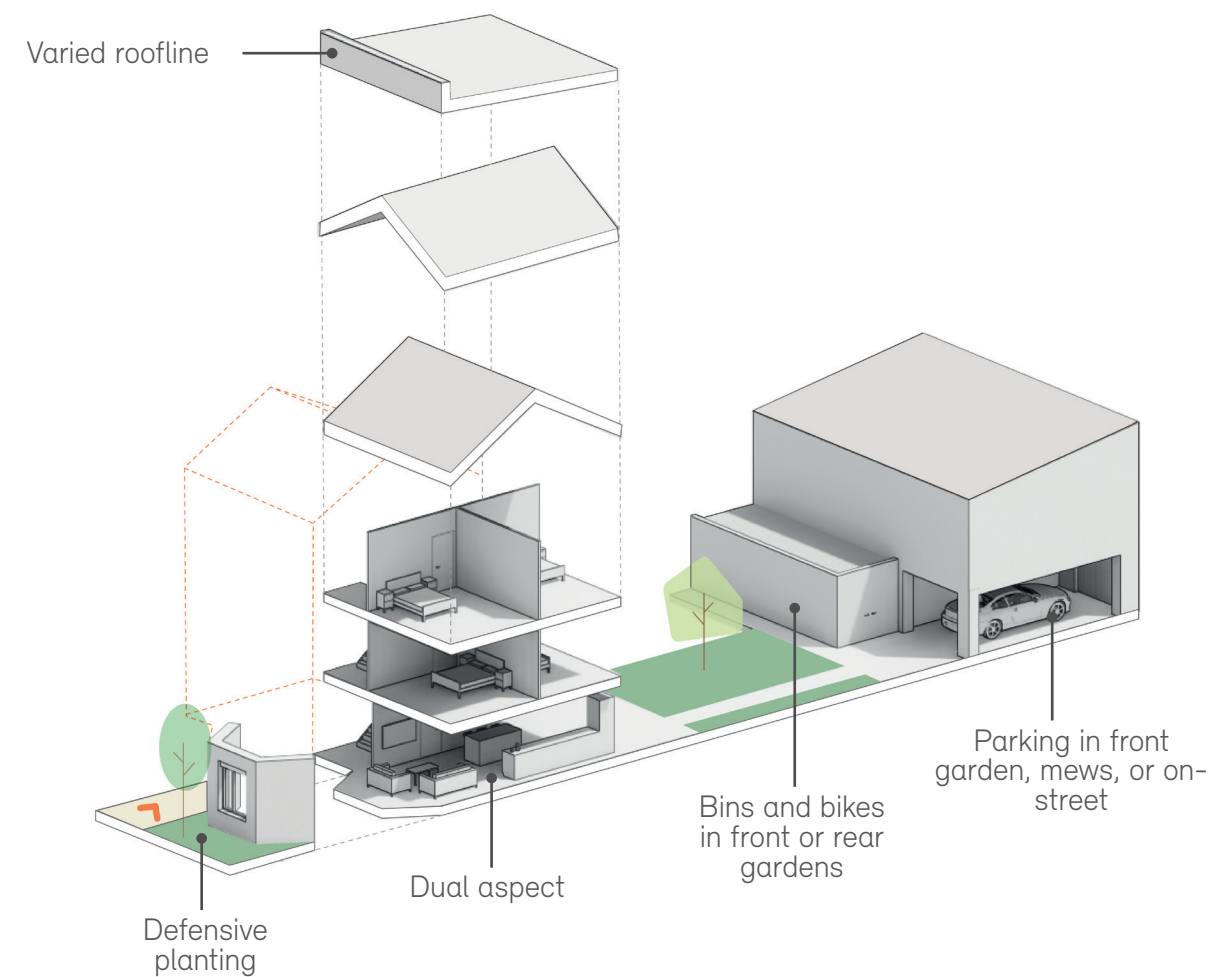


Key Focal points may combine multiple elements

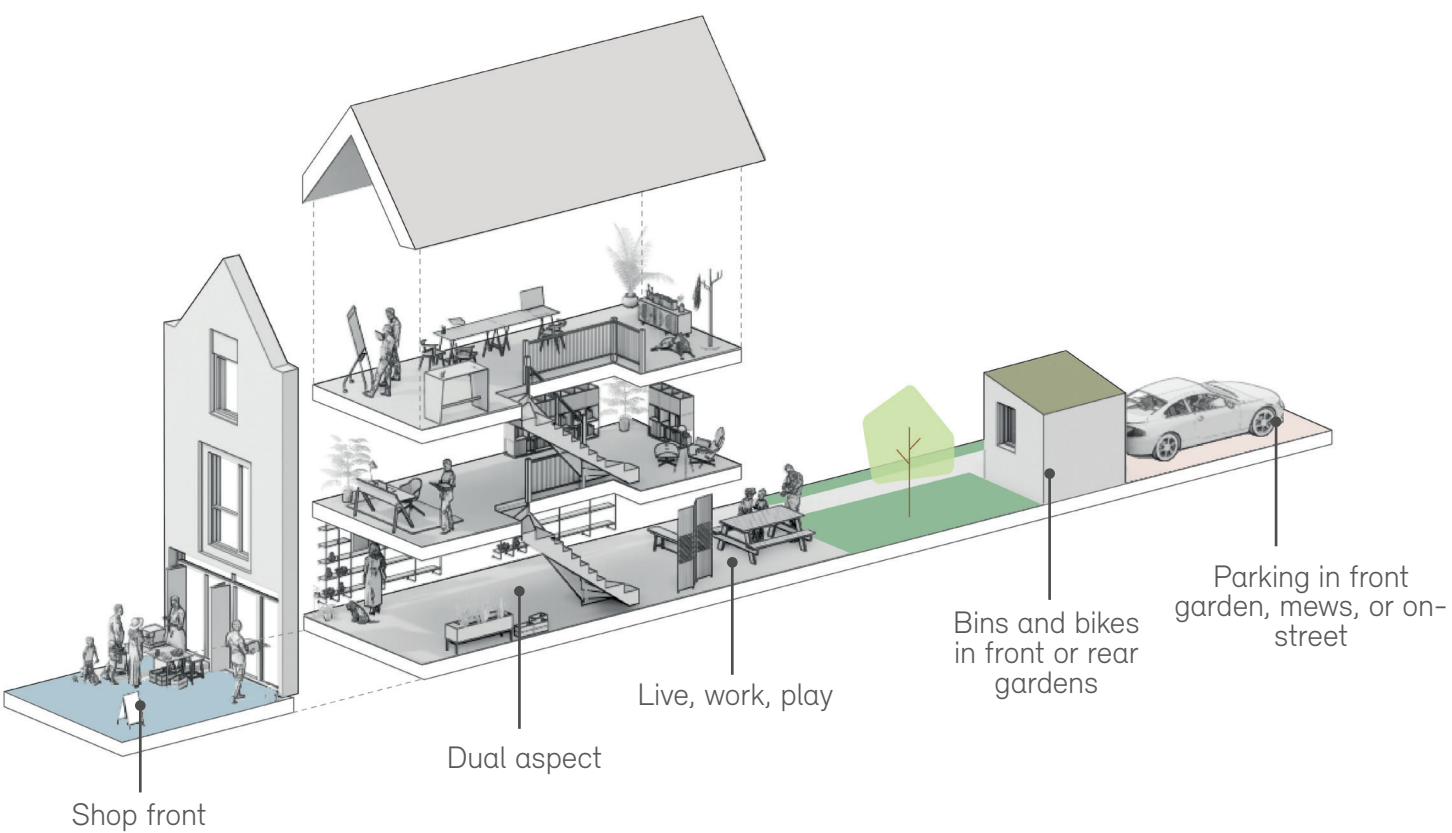
Homes

- Diverse homes
- Design
- Community focus

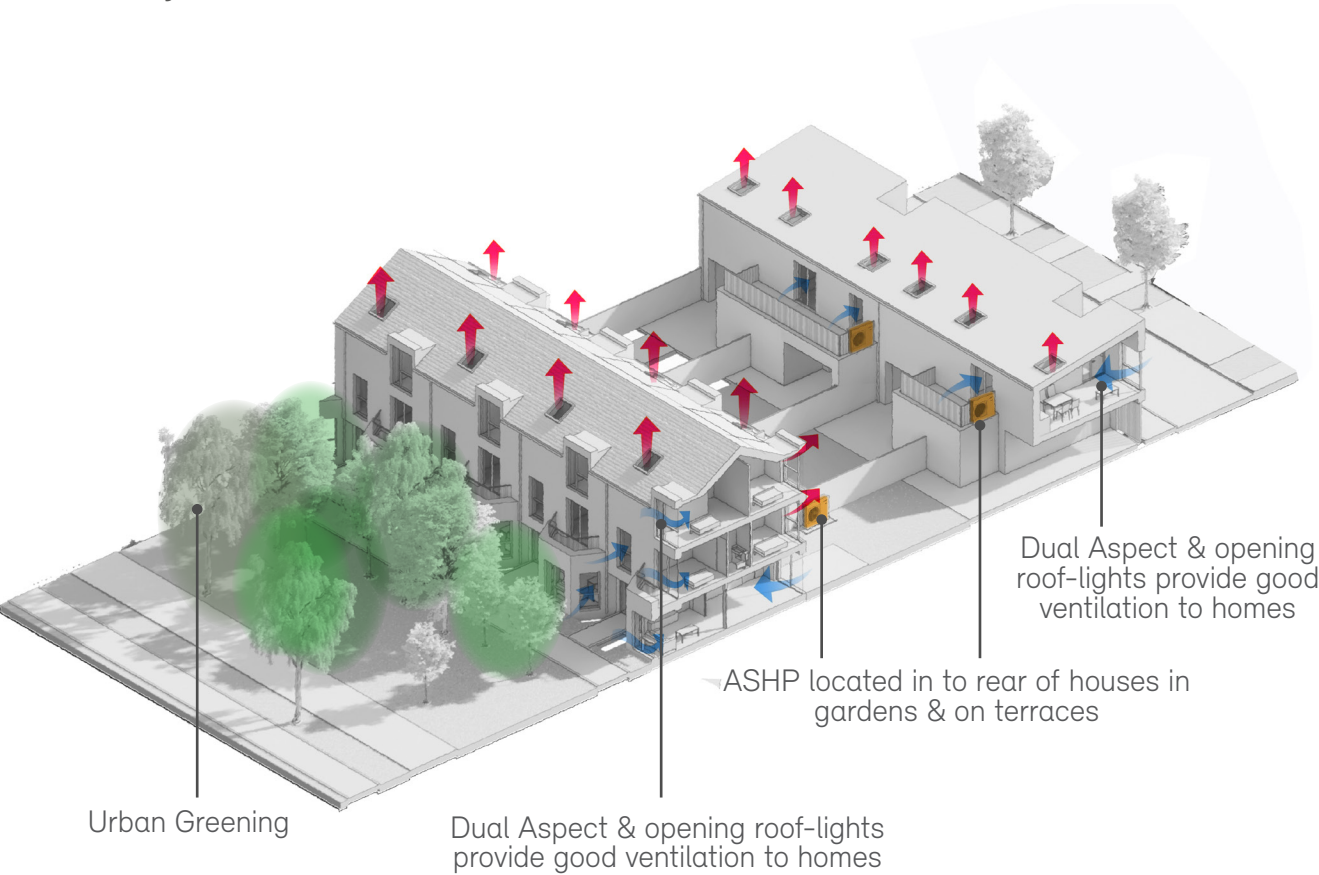
Creating design variations



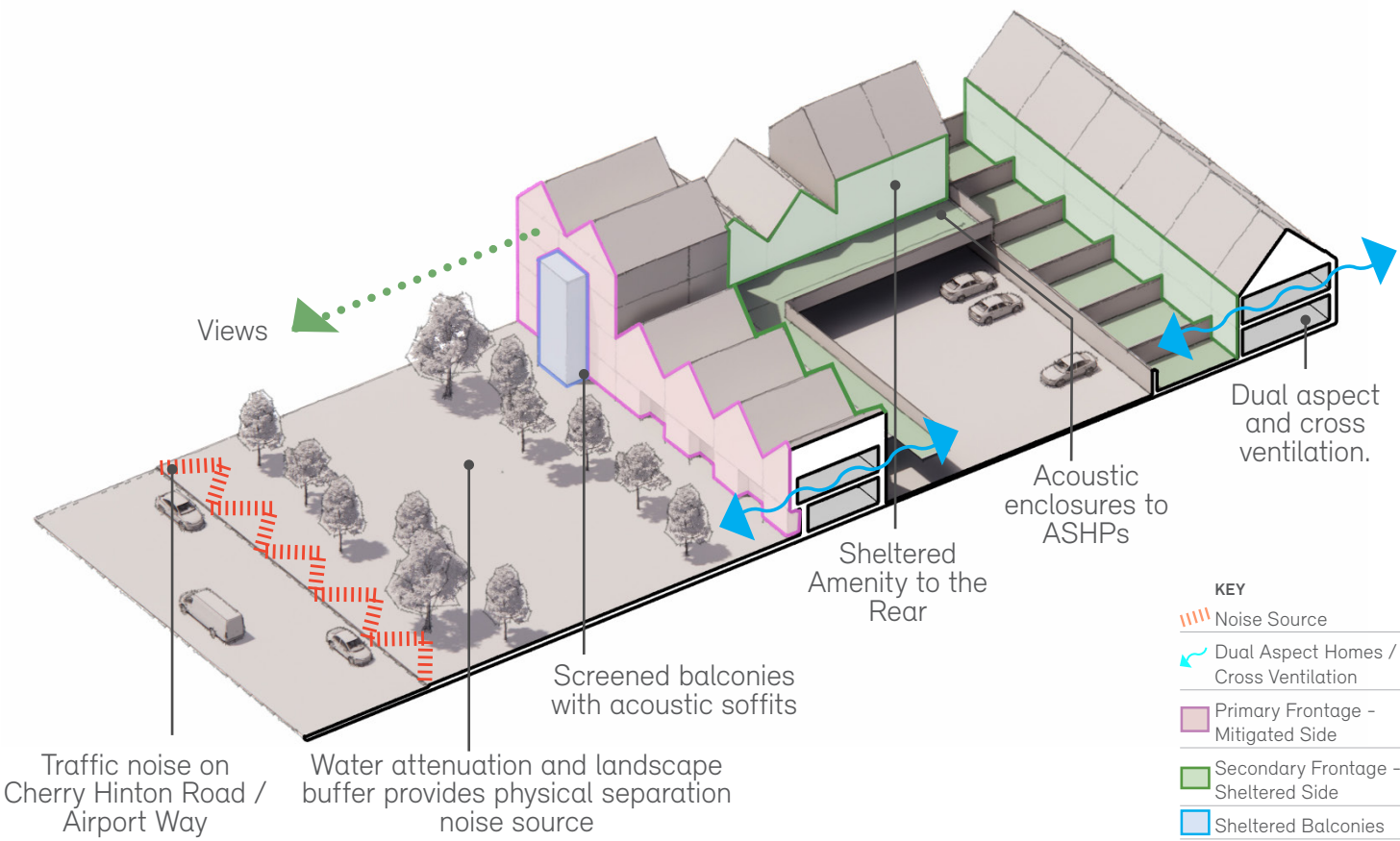
Flexible homes for living and working



Naturally ventilated homes



Sustainable apartment design

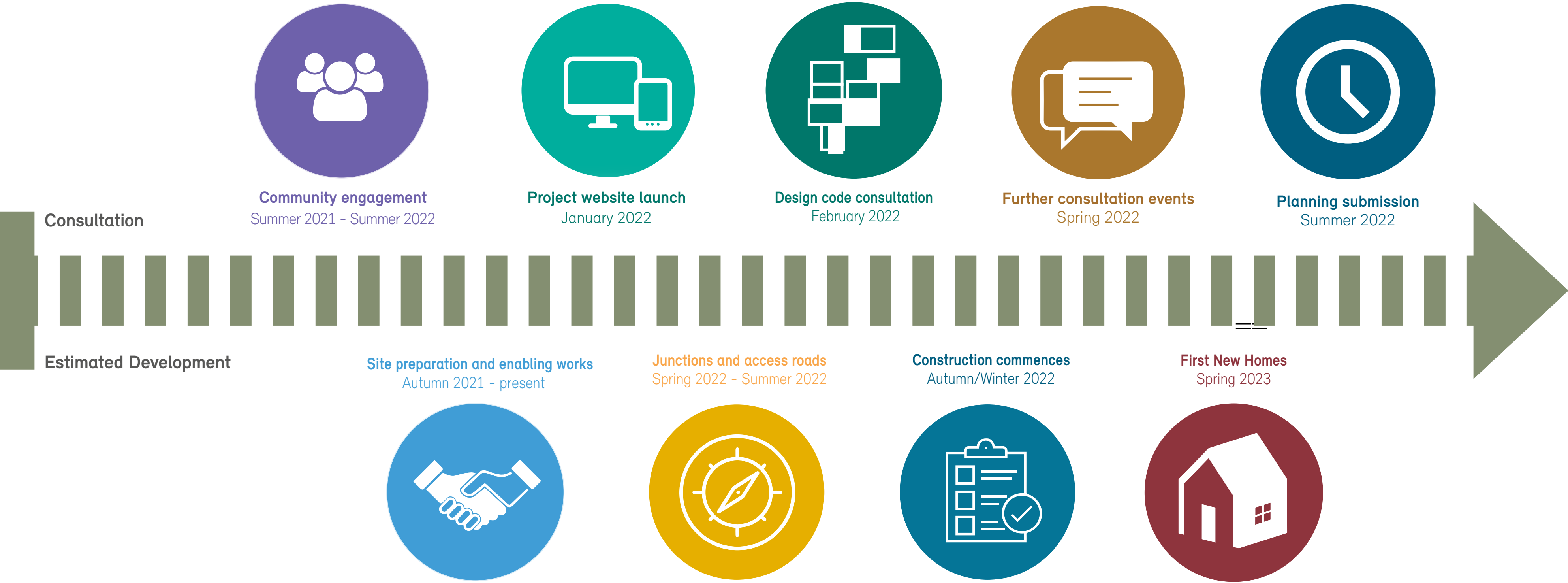


KEY

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



Timeline



Consultation

Community engagement
Summer 2021 - Summer 2022

Project website launch
January 2022

Design code consultation
February 2022

Further consultation events
Spring 2022

Planning submission
Summer 2022

Estimated Development

Site preparation and enabling works
Autumn 2021 - present

Junctions and access roads
Spring 2022 - Summer 2022

Construction commences
Autumn/Winter 2022

First New Homes
Spring 2023

You can provide feedback on the Design Code by visiting

www.CherryHintonNorth.co.uk

Thank you

We look forward to answering your questions

