

## **APPENDIX B: SUMMARY OF DESIGN CODE COMPLIANCE STATEMENT**

Page	Subject		Action
<b>01 Introduction</b>			
pp 8	The vision and key objectives	✓	The Design Code is clear as to the objectives of the project both in terms of built form and public realm. It is to deliver a range of accommodation and a mix of uses that will help foster a strong sense of community, as deep sense of quality and sustainable living. These objectives have been taken into account throughout the design process and can be seen in the Design and Access Statement. It is our aim that the Local Centre should be a sustainable project in the deepest sense of the word. By this we mean that it should be built to last, should improve with age and should promote a 'sense of belonging'. Our objective is that the design belongs to its context, and that it belongs to the community of people who live, work and visit there; also that it becomes a place to which people feel they belong.
pp 17	The Illustrative Master Plan (June 2013 including DG2)	✓	The site layout follows the intent of the Illustrative Master Plan within the Code, while differing from it in some respects. Refer to Chapter 4.1 in the Compliance Statement for more detailed information.
pp18	Key elements		There are 12 key elements set to create a coherent Master Plan, five of which relate directly to the Local Centre.
	1 Local Centre and primary school	✓	The Local Centre celebrates the relationships and hierarchies between a series of buildings, streets and spaces coming together to form a cohesive and distinctive urban realm; its distinctive character is rooted in its mix of uses and Town Square provision, with the Landscape and Infrastructure application for The Square already having been consented.
	2 Central Park	✓	The proposal for the Local Centre sits adjacent to the Central Park and the housing typologies, orientation and boundary edge treatment all relate to the Park. The Library faces directly onto the edge of the Central Park through a fully glazed wall.
	4 Primary streets	✓	The proposal for the Local Centre is located on a Primary street through the Master Plan and the building design acknowledges and supports pedestrian and cyclist safety along this route.
	10 Form and layout	✓	Following a comparative analysis with Cambridge Market Square, the Local Centre buildings are set up to frame similarly enclosed public spaces; nonetheless maintaining a scale and character suitable for a local neighbourhood rather than city-centre location.
	11 Residential density	✓	The entire Local Centre sits within the highest density portion of the Masterplan, constituting its own Character Area. Heights are generally of three stories above ground level but in some areas the form is cut away to create a variegated skyline. The Local Centre conforms to the permitted density of 125 DpHa laid out in the Design Code, proposing only 61 DpHa. Unit numbers have been reduced from 121 units to 114 and the extent of the project has increased to the North.
<b>02 The Code and how to use it</b>			
pp24	Character areas	✓	The Local Centre application sits within two character areas: Local Centre – including school building and Urban Quarter – high density. The proposals address the guidance in sections 5.2 and 5.3 from the Design Code.
<b>03 Local character appraisal</b>			
pp32	Analysis that has informed the Local Centre – including school building	✓	A close examination of Cambridge vernacular – both traditional and contemporary – has underpinned the design. As acknowledged by the Code for these character areas, the urban typologies of Cambridge (rather than suburban examples) – terraces, streets and urban blocks – have provided the primary references. Refer to Chapter 5 in the Compliance Statement for more detailed information.
pp34	Analysis that has informed the Urban Quarter – high density	✓	A close examination of the analysis of key features has underpinned the design. Refer to Chapter 5 in the Compliance Statement for more detailed information.

Page	Subject		Action
04 Site wide coding			
pp38	Site wide strategies	✓	The proposal follows all the related Conditions in Fig 4.0 of the Approved Design Code.
	Condition 5:	✓	Refer to Chapter 9 Environmental, in the Compliance Statement.
	Conditions 9 and 10: Youth facility and children's play provision strategy and details	✓	Youth facility and children's play does not form part of the Local Centre and will be developed within future phases.
	Condition 14: Landscaping details	✓	Refer to Chapter 8 Landscape, in the Compliance Statement.
	Condition 15: Broadband provision strategy	✓	This is a prior to commencement condition and does not need to form part of the compliance document for the Local Centre submission.
	Conditions 27 and 28: Energy	✓	Refer to Chapter 9 Environmental, in the Compliance Statement.
	Conditions 30, 31, 32 and 33: BREEAM	✓	Refer to Chapter 9 Environmental, in the Compliance Statement.
	Conditions 34, 35 and 38: Drainage, flood risk and pollution control of the water	✓	Refer to Woods Hardwicks Compliance Statement.
	Conditions 39 and 40: Ecological conservation management plan	✓	
	Conditions 42 and 66: Lighting	✓	Refer to Woods Hardwicks Compliance Statement.
	Condition 50: Contaminated land assessment and associated remedial strategy	✓	This is a prior to commencement condition and does not need to form part of the compliance document for the Local Centre submission.
	Condition 51: Construction and environmental management plan	✓	This is a prior to commencement condition and does not need to form part of the compliance document for the Local Centre submission.
	Conditions 52 and 53: Construction method statement and programme	✓	This is a prior to commencement condition and does not <b>need</b> to form part of the compliance document for the Local Centre submission.
	Condition 58: Noise	✓	Refer to Updated Noise Survey and Assessment by AcousticAir Limited.
	Conditions 62, 63, 64 and 65: Waste and recycling	✓	Condition 62: Refer to Woods Hardwicks Compliance Statement. Condition 63 and 64 do not need to form part of the compliance document for the Local Centre submission; Condition 65: Refer to Woods Hardwicks Compliance Statement.
	Condition 67: Implementation of a programme of archaeological works	✓	This is a prior to commencement condition and does not need to form part of the compliance document for the Local Centre submission.

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pp38	Conditions 69: Public Art	✓	Refer to Public Art Compliance Statement
	Conditions 70: Interim parking management arrangements.	✓	Refer to Woods Hardwicks Compliance Statement.
pp39	Land uses	✓	The proposed land use is within the description set in Table 4i. Refer to Chapter 4.8 in the Compliance Statement for more detailed information.
pp40	Urban structure	✓	The site is organised as three urban blocks, each one fronting key public spaces, whilst giving enclosure to courtyard spaces to the rear. Refer to Chapter 4.2 in the Compliance Statement for more detailed information.
pp41	Transition and interfaces		Most of the buildings have a gap between the façade and the public realm, adhering to the consented landscape and infrastructure application. Some are private gardens some are defensive spaces. Refer to Chapter 6 in the Compliance Statement for more detailed information.
pp42	Amenity space	✓	The proposal gives importance to the amenity space. It provides roof terraces, balconies with appropriate size to to the size of the dwelling in order to accommodate outdoor furniture if necessary. Most of the balconies face south thus benefiting from this orientation. Refer to Chapter 7.8 in the Compliance Statement for more detailed information.
pp44	Movement and streets	✓	The street hierarchy of the Master Plan is respected and reinforced by the massing, frontage and landscape design of the proposal. A series of events have been created; also, clear gateways and different range of approaches have been considered in the proposal. Refer to Chapter 4.5 in the Compliance Statement for more detailed information.
pp46	Street furniture and lighting	✓	Refer to Chapter 8 Landscape and Woods Hardwick Lighting Compliance Statement..
pp46	Surface finish material	✓	Refer to Chapter 8 Landscape in the Compliance Statement.
pp48	Pedestrian and cyclists – Fig 4.10 & 4.11	✓	The layout makes walking and cycling to local facilities the natural option. Clear separation is created between cars and pedestrians, with pedestrians and cycles being given priority over cars. Refer to Chapter 7.1 in the Compliance Statement for more detailed information.
pp58/59	Cycle parking: guiding principles	✓	The proposal complies with the numbers set in Table 4v. Secure cycle storage is provided in accordance with <a href="http://www.camcycle.org.uk/resources/cycleparking/standards/city2006.pdf">www.camcycle.org.uk/resources/cycleparking/standards/city2006.pdf</a> . The majority of storage takes the form of 'Sheffield' stands at 1000mm centres, within gated cycle stores, with access as described in Chapter 7.1. Cycle stores are within 20m max of entrances, unless stated otherwise. Visitor cycle spaces have been included as indicated in plans. Refer to Chapter 7.1 in the Compliance Statement for more detailed information.
pp60/61	Car parking: guiding principles	✓	The proposal accommodates cars within the development, providing on-plot parking for apartments. A number of measures are employed to prevent the vehicles from being visually intrusive. Car parking is provided at a ratio of 1 space per unit, including the 3 Car Club spaces in School Square as part of the provision for the Courtyard Block. Refer to Chapter 7.2 in the Compliance Statement for more detailed information.
pp62	Key spaces and frontages	✓	The Local Centre development area is described in Chapter 5 of the Compliance Statement.
pp64/pp89	Landscape biodiversity and trees	✓	Refer to Chapter 8 Landscape in the Compliance Statement.
pp90	Youth and children's play strategy		Youth facility and children's play does not form part of the Local Centre and will be developed within future phases.
pp92	Public art strategy	✓	Three public art commissions are being developed in relation to the Local Centre project. <ul style="list-style-type: none"> <li>• Evolutionary Links based on Darwin's Tree of Life, by Patricia McKinnon Day</li> <li>• Darwin Green Sweet Pea, by Patricia McKinnon Day</li> <li>• Shadowcast by Vong Phaophanit and Claire Oboussier</li> </ul> Shadowcast relates to gateway locations around the site and is integral to the landscape concept. Evolutionary Links is integral to the architectural design of the Library. The Darwin Green Sweet Pea is an interactive project within the community. The project was last discussed at the Public Art Steering Panel on 22nd Jan 2015 and was positively received.

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pp96	Drainage	✓	The drainage works that this submission covers is all the surface water within the three elements of the Local Centre namely the Health Centre block, the Library and the Secondary Retail Block and part of School Square. Refer to Woods Hardwick Compliance Statement.
pp98	Waste and recycling	✓	Public highways are designed to standards that allow and withstand regular access by refuse vehicles. Refuse vehicles do not need to reverse or make difficult manoeuvres before or after reaching bin collection points. Waste collection services are accounted for and designed into the layout. Generally, all the apartments have communal waste storage points within thirty metres, and collection crews transfer the waste under ten metres. Public highways are designed to standards that allow and withstand regular access by refuse vehicles. Refuse vehicles do not need to reverse or make difficult manoeuvres before or after reaching bin collection points. Refer to Chapter 7.3 and Refer to Woods Hardwick Compliance Statement.
pp99	Utility services	✓	Where above ground utilities are required, their appearance and location is designed to limit their impact on the street scene. Gas, electricity and water are enclosed within dedicated cupboards inside lobbies or integrated with the building's external walls. Refer to Woods Hardwick Compliance Statement.
pp100	Sustainable development	✓	The supporting Sustainability Statement demonstrates how these matters have been addressed. In accordance with the Design Code all the affordable housing has been designed to Code for Sustainable Homes Level 4. The private housing has also been designed to Level 4. Refer to Chapter 9 in the Compliance Statement.
pp104	Noise	✓	The proposal for the Local Centre sits adjacent to the Central Park and the housing typologies, orientation and boundary edge treatment all relate to the Park. The Library faces directly onto the edge of the Central Park through a fully glazed wall. Noise from Community Rooms, Retail, Plant Rooms and Bin storage near housing units has been described in Chapter 7.3, 7.4, 7.5, 7.6 and 7.7 in the Compliance Statement.
05 Character area coding			
5.2: Local Centre			
pp112	Guiding design principles	✓	The general layout and form complies with the guiding design principles of the Local Centre.
	Legible Environment	✓	Carefully considered placement of hard and soft landscape elements to create a legible, clutter-free environment in both public and private realms. Clear lines of sight along pavements, at road junctions and towards buildings entrances in order to promote safe and intuitive movement for pedestrians, cyclists and motorists. This facilitates movement and way-finding for all users and enables fully inclusive access to external spaces and buildings. Building entrances, whether interfacing with the public or private domain, are clearly visible with a clear, legible landscape context that responds to anticipated user movement patterns and behaviour. School Square is recognised as an important gateway and primary route for motorists, pedestrians and cyclists moving through Darwin Green 1, particularly to and from the Huntington Road. School Square also functions as a route to, and setting for, the new primary school and residential properties. Potential conflicts between motorists, pedestrians and cyclists are minimised by encouraging motorists to reduce speed and become more aware of pedestrians (many of which will be children). This is communicated through the layout of the square, which includes a raised carriageway, generous side pavements that respond to pedestrian movement/behaviour, and design elements such as paving materials, plant beds and furniture that visually unite and define the whole of School Square.
	Sense of Place & Enclosure	✓	Landscape proposals include a suite of complementary hardscape and softscape materials that are fit for purpose and visually unite defined areas, whether private parking courts or public areas such as School Square. As well as responding to building function, routes, micro-climate, aspect, etc School Square's unique 'Sense of Place' is expressed and reinforced through the design concept which includes a site-specific narrative alluding to trial beds and controlled horticultural linear planting, which once featured on the site. It is envisaged that this narrative will be further reinforced through the public art element of the proposals.
	Strong Public Realm	✓	The Local Centre includes the active frontages of mixed-use buildings with public function (Library, Health Centre, Community Rooms), private retail facilities (including supermarket), and residential units. The public realm also provides a fluid, interconnected space that responds to built form and anticipated user movement. Hard and soft landscape elements are carefully configured and specified, to create a legible, clutter-free environment in both public and private realms.



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pp112	Permanent Community	✓	Landscape areas are designed to enable natural surveillance at ground level and upper levels of buildings. Screening elements such as hedges are specified to be planted and maintained at heights that facilitate natural surveillance. Trees species are selected so that their overall form allows some screening, while their leaf type/cover creates only dapples shade, in order to avoid the creation of dark, potential obscured areas of landscape.
	Permeability	✓	A key driver for the design of the private and public realm comprising the Local Centre is the creation of an intuitive, legible and safely accessible landscape that connects to building entrances and wider public open space. The Local Centre is well connected to DGI's network of footpaths, cycle routes, roads, and public open space including The Square, Central Park, and the NW Corridor.
	Accessibility	✓	The Local Centre is located on Primary Street North and Primary Street North South which connects motorists, cyclists and pedestrians to the wider site context at the Huntington Road and Histon Road. Public carriageway and pavements are typically delineated from one another by a 125mm high kerb, with level crossing points to enable inclusive access, where necessary. In private parking courts 6mm high kerbs are proposed next to disabled bays, and 25mm high kerbs are proposed in areas where vehicle overrun is not deemed problematic. In School Square a 25mm high kerb delineates carriageway and adjacent pavements to create a level surface help this space read as an environment where motorists and cyclists are required to travel at reduced speeds. Low 25mm kerbs are specified as a colour which contrasts to that of surrounding paving in order to assist legibility for the visually impaired. There is no on-street parking within School Square. Parking is limited to 3no. Car Club bays which are located within the zone controlled by Cambridgeshire County Council Highways Department, so that Car Club parking can be controlled. Level access to these bays is provided.
	Strong Visual Vistas	✓	Marker buildings are located at the terminal end of key vistas and at key corners, thus reinforcing and enhancing these vistas. Tree positions, crossing points and paving design comprising the public open space, including School Square, have all been considered in relation to marker buildings and public art to ensure visibility of these have been retained.
	Local Distinctiveness	✓	Landscape proposals consider and respond to the function and aesthetics of proposed buildings. The location, form, colour and type of materials comprising the landscape proposals are chosen to complement architecture and to contribute to the sense of place and local distinctiveness. Functional, aesthetic and allegorical considerations are synthesised and brought forward, as appropriate, to create site-specific landscape proposals.
	Active & Human-scaled Environment	✓	A key driver for landscape proposals across the site is the creation of external spaces that respond to and meet user needs. User movement, dwell-time, and behaviour, legibility, inclusivity and safety have been considered in relation to surrounding context, including proposed buildings, streets, public open space, and private communal areas. Potential conflicts have been identified and resolved.
pp114	Building plots, types and typologies	✓	The general layout and form complies with table 5i and 5ii. Building heights are generally of three stories above ground level in the Local Centre but in some areas the form is cut away to create a variegated skyline. Refer to Chapter 5.3 in the Compliance Statement.
pp114	Development edges	✓	Transitions and interfaces between façades and public realm are set in the consented Landscape and infrastructure application. Refer to Chapter 8.1 Landscape in the Compliance Statement for more detailed information.
pp115	Materials	✓	The material palette for the project will strike a balance between diversity and unity. Brick will be the principle material of the project. Variety will be created with a selection of four brick types, in some cases used in combinations (eg stripes) to create a 'soft mottle' of multiple tints. Refer to Chapter 5.4 in the Compliance Statement for more detailed information
pp115	Architectural design principles and detailing	✓	The design is a study in contemporary vernacular; it seeks to allow each of the buildings to 'be what it wants to be', both individually and as a group. Our idiom is that of naturalness and informality, whilst also being rooted in functionality and a robust approach to detail. Refer to Chapter 6 in the Compliance Statement for more detailed information.

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pp116	Key spaces, frontages and public realm - Town Square: Guiding design principles	✓	The public realm has been consented in the Landscape and Infrastructure application for The Square. Inspired by Cambridge City Centre, the Local Centre celebrates the relationships and hierarchies between a series of buildings, streets and spaces coming together to form a cohesive and distinctive urban realm. As expressed in the Design Code, its distinctive character is rooted in its mix of uses and Town Square provision – which should take direct inspiration from the city's Market Square. Refer to Chapter 5 in the Compliance Statement for more detailed information.
pp116	Bring site	✓	A bring site has been provided as part of this application and is located adjacent to the Sports Pavilion which utilises the adjacent car park facility. 3No. underground waste recycling storage systems include: Small electrical & Electronics, Books & Media and Textiles.
pp118	Key spaces, frontages and public realm - School site: Guiding design principles	✓	Refer to Chapter 8 in the Compliance Statement for more detailed information regarding the below.
	Positively contribute to surrounding are	✓	Landscape proposals respond to building entrances and massing, and anticipated movement patterns of the various end users including - importantly - pupils and parents/carers travelling to/from the primary school and Children's Centre. Despite being under the control of Cambridgeshire County Council's Education department, the school's forecourt has a completely open boundary, allowing it to be physically and visually linked to the public realm of the wider square. The school's external security gate is located immediately outside the main door. School Square utilises a common suite of materials across the whole public open space, carriageway and school forecourt. A consistent palette of hardscape materials, softscape (tree, shrub, herbaceous and hedge planting), and furniture (including benches, bins and street lights) serves to visually unite School Square and helps create a sense of place distinct from other areas within Darwin Green I. In rationalising the layout and materials of landscape of School Square, we have considered the form, function, character and materiality of proposed buildings that define the edges of the square. Boundaries with residential properties consist of low 200mm railings, behind which evergreen hedge will be planted.
	Integrated environment	✓	Although the landscape that comprises School Square will be distinct from The Square to the north, the site-specific narrative and overall aesthetic - achieved through layout and choice of materials - will be complementary and serve to unite these key nodal points and connecting streets (primary and tertiary).
	Key intersection of routes	✓	School Square is recognised as a primary route through Darwin Green I and as such provides a clear and legible carriageway for motor vehicles. However, School Square is also an important route for pedestrians and cyclists, particularly families accessing the Primary School and Children's Centre. Wide pavements to the north of the carriageway have therefore been provided. A raised carriageway and contrasting surfacing to that used to pedestrian areas communicates to motorist that slower speeds are required through School Square. Streetscaping is simple, uncluttered, and legible, allowing clear sight lines for all users in order to avoid potential conflict/safety issues. Marker buildings are clearly visible and are positioned such that they terminate or punctuate key vistas.
	Key building within the development	✓	The Primary School is the key building of local importance on School Square and landscape treatment responds accordingly. Planting across the public open space and school forecourt is orientated to the building's entrance, and runs parallel with the alignment of the eastern section of Primary Street South, thus creating further connections and inter-relationships. School Square includes many incidental areas where people can stop/interact, whether moving or stationary, standing or seated.
	Boundary treatments	✓	Boundaries with residential properties consist of either 200mm railings or low walls, behind which evergreen hedge will be planted helping to increase the visual influence of planting to streetscapes all year round. The school forecourt has an open, publicly accessible boundary. The primary school's external security gate is located immediately outside the main door fronting onto School Square.

Page	Subject		Action
pp118	Natural surveillance / security	✓	School Square has been designed to be open, legible and safe. Planting consists of clear-stem trees ( <i>Corylus colurna</i> - Turkish Hazel) and low shrub and herbaceous planting arranged in simple, clear rows. School Square will benefit from natural surveillance throughout the day and into the evening by virtue of adjacent residential properties (up to 4 floors) and from the steady flow of through-traffic (pedestrian, cyclists and motorists) along Primary Street South. The existing hedge has been retained (as designed by others) and will be managed to a height/width that will facilitate natural surveillance.
	School Square	✓	The primary school's main door and security gate front onto School Square. Windows from the school also front onto School Square. The school forecourt has an open boundary allowing free movement of the public, which further activates the space throughout the day.
	Outdoor play facilities	✓	There are no outdoor play facilities or additional opportunities for teaching in School Square as the design team feel that these activities are inappropriate on the primary vehicular route through Darwin Green I. Extensive play facilities have been provided within the grounds of the school site (as designed by others) and comply with the Design Code requirements. School Square does not link visually with Central Park as the two spaces have very different functions and are also obscured by buildings. Central Park appears visually 'extended' to the south by the location of the school playing fields extending down onto Primary Street South.
	Orbital Cycle Route	✓	Cyclists are able to access the orbital cycle route via primary and tertiary streets that connect to School Square and a dedicated access to the north of the site onto a shared link connecting directly into the Orbital Cycle Route connecting east-west.

#### 05 Character area coding

##### 5.3: Urban quarter

pp122	Guiding design principles	✓	The general layout and form complies with the guiding design principles of the Local Centre.
pp124	Building plots, types and typologies	✓	The general layout and form complies with tables 5iv and 5v. Building heights are generally of three stories above ground level in the Local Centre but in some areas the form is cut away to create a variegated skyline. Refer to Chapter 5 and 6 in the Compliance Statement for more detailed information.
pp125	Materials	✓	Recessed within the depth of the block are residential lobby entrances. Being carved into the length of the archway, they offer a degree of privacy and separation from the public pathway. Generally, boundaries onto residential properties consist of low 400mm railings and low 400mm walls, behind which evergreen hedges will be planted. Refer to Chapter 5 and 6 in the Compliance Statement for more detailed information.
pp125	Threshold boundary treatment	✓	Recessed within the depth of the block are residential lobby entrances. Being carved into the length of the archway, they offer a degree of privacy and separation from the public pathway. Generally boundaries onto residential properties consist of low 400mm railings and low 400mm walls, behind which evergreen hedges will be planted.
pp125	Architectural design principles and detailing	✓	The two side streets are given a diversified grain, with a variety of brick colours along their length; each façade is a different colour on Darwin Street and each half-façade on School Lane. The Northwest-facing frontages to Darwin Street comprise simple flat-fronted facades with deep-set windows, setting up strong rhythms enlivened by soft syncopations. Proportions of vertical and horizontal windows distinguish between bedroom and kitchen windows. The frontage divides naturally into eight strips, each of which is of a different colour mix. These are made up of alternate striped brick courses, created by varying mixes from a base palette of 4 colours. Welcoming porches mark out the rhythm of the frontage. In contrast the Southeast-facing frontage onto quieter School Lane is broken up by a combination of projecting and recessed balconies. Refer to Chapter 5 and 6 in the Compliance Statement for more detailed information.
pp130	Key spaces, frontages and public realm - School Square: Guiding design principles		Refer to Chapter 5, 6.2, 6.4, 6.5 and 8.1 in the Compliance Statement for more detailed information regarding the below.



Page	Subject	Action
	Relationship to School building	<p>✓ The primary school's main door and security gate front onto School Square. Windows from the school also front onto School Square.</p> <p>The school forecourt has an open boundary allowing free movement of the public, which further activates the space throughout the day.</p> <p>School Square utilises a common suit of materials across the whole public open space, carriageway and school forecourt. A consistent palette of hardscape materials, softscape (tree, shrub, herbaceous and hedge planting), and furniture (including benches, bins and street lights) serves to visually unite School Square and helps create a sense of place distinct from other areas within Darwin Green I.</p> <p>Planting across the public open space and school forecourt is orientated to the building's entrance, and runs parallel with the alignment of the eastern section of Primary Street South, thus creating further connections and inter-relationships.</p> <p>School Square has been designed to be open, legible and safe. Planting consists of clear-stem trees (<i>Corylus colurna</i> - Turkish Hazel) and low shrub and herbaceous planting arranged in simple, clear rows.</p> <p>School Square will benefit from natural surveillance throughout the day and into the evening by virtue of adjacent residential properties (up to 4 floors) and from the steady flow of through-traffic (pedestrian, cyclists and motorists) along Primary Street South.</p> <p>The school forecourt has an open, publicly accessible boundary. The primary school's external security gate is located immediately outside the main door fronting onto School Square.</p> <p>The existing hedge has been retained (as designed by others) and will be managed to a height/width that will facilitate natural surveillance.</p>
	Pedestrian and cycle friendly environment	<p>✓ Cyclists are able to access the orbital cycle route via primary and tertiary streets that connect to School Square.</p> <p>School Square is recognised as a primary route through Darwin Green I and as such provides a clear and legible carriageway for motor vehicles. However, School Square is also an important route for pedestrians and cyclists, particularly families accessing the Primary School and Children's Centre. Wide pavements to the northern edge of the carriageway are provided. A raised carriageway, which is surfaced in contrasting block paving within the pavements, communicates to motorist that slower speeds are required through School Square.</p> <p>Streetscaping is simple, uncluttered, and legible, allowing clear sight lines for all users in order to avoid potential conflict/safety issues.</p>
	Primary Street South	<p>✓ Primary Street South runs through School Square providing a looped vehicular access to School Site, Health Centre Block, The Square and adjacent residential plots.</p> <p>Design proposals allow for the steady flow of through-traffic (pedestrian, cyclists and motorists) along Primary Street South.</p> <p>Dedicated cycle lanes located on the junction with Primary Street North and South provides easy access for cyclists to and through School Square.</p>
	Attractive public space	<p>✓ Landscape proposals respond to building entrances and massing, and anticipated movement patterns of the various end users including - importantly - pupils and parents/carers travelling to/from the primary school and Children's Centre.</p> <p>Despite being under the control of Cambridgeshire County Council's Education department, the school's forecourt has a completely open boundary, allowing it to be physically and visually linked to the public realm of the wider square. The school's external security gate is located immediately outside the main door.</p> <p>School Square utilises a contrasting suite of materials across the whole public open space, carriageway and school forecourt. A consistent palette of hardscape materials, softscape (tree, shrub, herbaceous and hedge planting), and furniture (including benches, bins and street lights) serves to visually unite School Square and helps create a sense of place distinct from other areas within Darwin Green I.</p> <p>In rationalising the layout and materials of landscape of School Square, we have considered the form, function, character and materiality of proposed buildings that define the edges of the square.</p> <p>Boundaries with residential properties consist of low 200mm railings and low walls, behind which evergreen hedge will be planted.</p>
	Marker buildings	<p>✓ Marker buildings are clearly visible and are positioned such that they terminate or punctuate key vistas.</p> <p>The Primary School is the key building of local importance on School Square and landscape treatment responds accordingly. Planting across the public open space and school forecourt is orientated to the building's entrance, and runs parallel with the alignment of the eastern section of Primary Street South, thus creating further connections and inter-relationships.</p>
	Vehicle parking	<p>✓ Majority of vehicular parking associated with residential apartments are contained within rear parking courts ensuring streets remain free from car parking helping to aid legibility, way-finding and provides a safer environment for pedestrian and cyclists.</p> <p>A limited number of private car spaces are associated with individual dwellings to the southern boundary of the square as part of the BDWI proposals. Driveways are partially setback to limit the visual impact of parked cars to the streetscape.</p>