







# 9 Compliance Schedule

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Design Code Compliance

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# Compliance Schedule

Page	Subject	Action
<b>01 Introduction</b>		
pp 4	The vision	The overall vision of the design code is to ensure that a cohesive, locally distinctive and high quality development is delivered at Trumpington Meadows. It is to create a vibrant and fully integrated new community with a strong sense of local identity. This can be achieved by creating pocket parks encouraging natural play and providing wildlife interest, prioritising pedestrian and cycle movements as well as green corridors through the development. This vision has been taken into account and the proposal has been designed in accordance with the Cambridge Council approved Parameter Plans and Design Code, November 2010, and how it satisfies the planning conditions.
pp 5	Key objectives	The Design Code establishes 12 development objectives central to the vision. The aim of the project is to create a vibrant and well-defined public space with active edges and a strongly defined civic identity, on account firstly of its built edges and secondly its landscape. The primary concept objectives of the proposal are To achieve a timeless architecture, to use rhythm and grain to create strong relationships with surrounding streets and to achieve a sense of density.
pp 6	What is unique about Trumpington Meadows	The Design Code establishes the design principles that are mandatory but states that the master plan is illustrative. There are 13 design principles set as mandatory, one of which relates directly to the Local Centre: Local Centre and Primary School (5). The Local Centre will become the community heart with the primary school, community facilities, local shop all located at this central point within a 5-minute walk of all parts of the development. Refer to Chapter 4, 5, 6, 7 and 8 of the Compliance Statement for more detailed information.
pp 8	The site and context	The Local Centre application is part of different phases of Trumpington Meadows. As part of the wider development, it is ideally located to promote sustainable modes of travel as required by the Design Code.
pp 10	The scheme and outline consent	The site sits within the approved outline planning application for Urban quarter character area. Trumpington Meadows Local Centre forms part of the wider Trumpington Meadows Site which lies on the south western edge of Cambridge to the west of Hauxton Road, immediately west and north of the Trumpington Park & Ride on the former Monsanto Site.
<b>02 The Code and how to use it</b>		
pp 17	Character areas	The Local Centre application sits within Urban Quarter. It is close to the Village Quarter and Riverside Quarter. The proposal respects the transition between the other quarters.
<b>03 Local character appraisal</b>		
pp 22	Overview of local character	Trumpington being part of three distinct settlements, Cambridge city and Grantchester, which provide a rich and diverse range of characteristics. Trumpington today comprises two distinct areas; the historic core to the west that is designated as a conservation area, and more recent development in the eastern half of the village. A close examination of Trumpington vernacular – both traditional and contemporary – has underpinned the design. Refer to Chapter 4 in the Compliance Statement for more detailed information.
pp 40	Analysis that has informed the urban, riverside and gateway quarters	A close examination of the analysis of key features has underpinned the design. As acknowledged by the Design Code for these character areas, the essential characteristics can be summarised by a grid layout, strong building lines and continuous frontage, strong avenues with formal tree planting, higher density and building height, colours and materials are often muted, strong townscape along main streets, contemporary / bespoke architecture that sits within traditional urban form / context and strong building line defines public spaces / squares. Our Design and Access Statement has considered these finding to generate the proposal. Refer to the Compliance Statement for more detailed information.
<b>04 Site wide coding</b>		
pp 54	Introduction and land uses	The proposal follows all the related Conditions listed on page 54 of the Approved Design Code.
	Condition 4: Reserved matters	The proposal seeks consent for the Reserved Matters of Outline permission S/0054/08/O, in accordance with condition 4, and specifically in relation to the Local Centre. The reserved matters will include access, appearance, landscaping, layout and scale.
	Condition 6: Car Parking	The scheme provides surface parking at the back of the North and South Block. All as described and developed in Section 6.2 Car Parking and Chapter 8 Landscape of this Design and Access Statement including Compliance Statement.
	Condition 10: Design Code	The Compliance Schedule is provided in this Chapter 9 of this Design and Access Statement including Compliance Statement.

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	Condition 13 - Affordable Housing	Plans showing distribution of market and affordable dwellings are included in this Design and Access Statement including Compliance Statement Chapter 5 Land-Use, Density, Mix and Tenure. The scheme complies with Condition 13 as it provides only 16 affordable apartments (less than 20) clustered together with only 10 accessed from a common stairwell (less than 12 as per Condition 13).
	Condition 14: Code for Sustainable Homes	Deedalus 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.
	Condition 15: Lifetime Homes	Plans showing distribution of Lifetime Homes are included in this Design and Access Statement including Compliance Statement. We have allocated 4 LTH's for Market Units and 3 LTH's for Affordable Units (57/43%) totalling 7 LTH. This amounts to 17.5% of the total number (40) of residential units. The LTH's are located in conjunction with their parking so they do not exceed 50m in all cases.
	Condition 17: Surface Water Strategy	Drainage strategy statement includes a detailed surface water strategy. The detailed strategy demonstrates how the management of water accords with the approved strategic site wide strategy. Trees planted at the square are planted in trenches, which are themselves connected to the catchment of surface water run-off and provide valuable attenuation volume. Please refer to Landscape chapter 8.3.
	Conditions 18: Foul water drainage	Drainage strategy statement includes surface water quality measures in the form of porous pavement and bio retention areas together with a detailed foul water drainage strategy.
	Conditions 19: Foul water drainage	Drainage strategy statement includes a foul water drainage strategy.
	Condition 21: Renewable energy strategy	Details of the use of renewable energy on the development is provided within the compliance statement covering sustainable design and construction. In line with previous phases of Trumpington Meadows, each block will have photovoltaic panels installed configured on a communal basis. The indicative sizes of the systems and the calculations that will be provided demonstrate that 10% of the Local Centre's carbon emissions will be offset through the use of renewable energy systems.
	Condition 24: Landscaping within the built up area	Landscape proposal compliant with design principles. Please refer to landscape chapter, section 8.3 and 8.4.
	Condition 27: Ecological management plan	Condition 27 has already been discharged on 24th May 2010 ref: S/0054/08/O, 08/0048/OUT.
	Condition 28: Contamination land assessment and remedial strategy	A copy of a letter from Sharon Brown and John Pym dated 24 October 2011 is included referring to the discharge of parts a, b, c and d of Condition 28 across the Trumpington Meadows development. As such, these parts of the condition are satisfied for Local Centre. The letter states that each future Reserved Matters approval will be subject to an appropriate soil management plan condition, and parts E and F of the outline condition relate to post start on site stages.
	Condition 30: Construction management plan	Construction management plan (CMP) is submitted with the application.
	Condition 32: Waste recycling facilities	Further illustrations are provided within this application.

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<b>04 Site wide coding</b>		
	Condition 35: Levels	Proposed levels of buildings and building plot compared to existing levels of the site is provided within this Design and Access Statement including Compliance Statement chapter 4.5.
	Condition 36: Car parking	Car parking is provided at a ratio of 1 space per unit totalling 40 car spaces for residents, 8 spaces for retail and 1 space for visitors for each 4 units totalling 10. In total, the scheme provided 58 car parking spaces.
	Condition 37: Car parking total	A schedule for the site wide car parking numbers is submitted with this application. The findings show that to date a total of 1648 spaces have been provided which is within the Design Code permitted total of 1800 spaces. The achieved average space to dwelling is 1.40 which is within the Design Code average of 1.5 and satisfies at least one space per dwelling.
	Condition 38: Cycle ways and footpaths	Proposed cycle ways and footpaths compliant with Design Code. Please refer to landscape drawing 536.LC.D.04
	Conditions: 42: Archaeology	Not part of the Local Centre application..
	Condition 45: Fire hydrants	Fire hydrant location is indicated on drawing 0658-SK140 and the technical note. The location and number of fire hydrants will be determined by Cambridgeshire Fire & Rescue Service following a risk assessment once a water scheme has been received.
	Condition 48: Local Centre Strategy	A Local Centre Strategy was submitted to and approved by the Joint Development Control Committee (JDCC) on 18 June 2014 and condition 24 of Outline permission S/0054/08/O was subsequently formally discharged on 23 July 2014 (under application reference S/2170/13/DC).
pp 55	Block structure	The proposed block structure is within the dimension set by the Design Code 45 - 70m wide and long. Refer to Chapter 4 in the Compliance Statement for more detailed information.
pp 57	Movement and streets	The street hierarchy of the Master Plan is respected and reinforced by the massing, frontage and landscape design of the proposal. The Local Centre application is served by primary street, secondary street and community street. Refer to Chapter 6 in the Compliance Statement for more detailed information.
pp 64	Cycle parking	The proposal complies with the numbers set in Table 4iv, page 64. 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 Section 6.1. Cycle stores are within 20m max of entrances, unless stated otherwise. Visitor cycle spaces have been included at the Square and as indicated in plans. Refer to Chapter 6.1 and 8 in the Compliance Statement for more detailed information.
pp 67	Car parking	The scheme provides surface parking at the back of the north and south blocks and providing generous greenery and passageway at the edge of the parking courtyard. The proposal accommodates cars within the development, providing on-plot parking for apartments. Parking is accessed through Side Street for North Block and Community Street for South Block. Car parking is provided at a ratio of 1 space per unit for 1 bedroom units and 2 bedroom units totalling 40 car spaces for residents. Six car parking spaces have been allocated to the Retail at the South Block. Parking spaces are sized at 2.4 x 4.8m, to maximise the use of space for green landscape. Two parking bays suitable for people with disabilities are provided, measuring 3.6m x 6.0m including a 1.2m overhang.

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pp 72	Urban form – parameter master plan	The site is located within Urban quarter. The parameter master plan indicates that built form at Local Centre are Primary Frontage. The proposal was developed taking into consideration this requirement. Refer to the Compliance Statement for more detailed information.
pp 74	Key spaces and frontages	The design Code defines series of key public spaces that are important in providing a strong sense of place and legible layout. The design of these spaces should promote distinctiveness in character and should include input from an artist. The Local Centre proposal considered the importance of its location as Civic Centre to the neighbourhood. Refer to the Compliance Statement for more detailed information.
pp 80	Landscape, public realm, open space and biodiversity	The design of the public realm and residents communal areas is compliant with the details expressed by the design code; through choice of adequate plant species, hard landscape materials and design in principle. For further details refer to landscape chapter 8.
pp 86	Youth and children's play strategy	There is no indication for LPA in the Design Code at the Local Centre.
pp 91	Public art strategy	The artwork will be integrated sensitively to the design of the local centre, making sure that it is actually an artwork and during concept development we may find that the work does play a role in the wider functionality of the local centre.
pp 92	Drainage	Please see above responses to conditions 17, 18 and 19.
pp 94	Waste and recycling	The proposed bins location and sizes comply with the RECAP; all as illustrated within this Design and Access Statement including Compliance Statement.
pp 100	Sustainable development	Please see above responses to conditions 14.
05 Character areas		
5.2: Essential characteristics: Urban, Riverside and Gateway quarters		
pp 104	Character areas	The Design Code establishes the need for each quarter to have a change in ambience, appearance, house typology and urban form. At the same time the quarters must combine to create a unified whole; this juxtaposition is fundamental to the overall unity of the development. Getting this balance right is crucial to place making. The proposal for Local Centre considers this requirement and provide civic aspect to the square. Refer to the Compliance Statement for more detailed information.
pp 109	Essential characteristics: Urban, Riverside and Gateway quarters	The Design Code establishes the essential characteristics for Urban quarter to be the urban core and community heart of the development. A gridded urban form provides a high degree permeability and legibility. Strong vistas and landmark buildings are a feature. Busy, dense urban form is centred around the primary school, local centre and community park. Refer to the Compliance Statement for more detailed information.

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5.4: Urbane, Riverside and Gateway quarters		
pp 152	Densities	The proposed density of 61 dph is in accordance with the Design Code which allows for densities of 60-65 dph at the local centre.
pp 153	Building heights	The proposed storey heights appear to be in accordance with the Design Code and parameter plans.
pp 154	Building plots and typologies	The general layout and form complies with parametr of the Design Code.
pp 156	Architectural design	A good level of dialogue with the Local Authority and Quality Panel has fed into the design to date. The output is illustrated into this Design and Access Statement including Compliance Statement.
pp 158	Design principles and detailing to reflect local context	Careful detailing of architecture is considered in the proposal by using 2 colour of bricks at the square as illustrated in chapter 4.9 of this Design and Access Statement including Compliance Statement.
pp 160	Detailing, materials and colours	The buildings are of brick and as detailed in chapter 7.6 Bay Studies of this Design and Access Statement including Compliance Statement.
pp 162	Parking	The scheme provides surface parking at the back of the north and south blocks and providing generous greenery and passageway at the edge of the parking courtyard. The proposal accommodates cars within the development, providing on-plot parking for apartments. Parking is accessed through Side Street for North Block and Community Street for South Block. Car parking is provided at a ratio of 1 space per unit for 1 bedroom units and 2 bedroom units totalling 40 car spaces for residents. Six car parking spaces have been allocated to the Retail at the South Block. Parking spaces are sized at 2.4 x 4.8m, to maximise the use of space for green landscape. Two parking bays suitable for people with disabilities are provided, measuring 3.6m x 6.0m including a 1.2m overhang.
pp 164	Streets	The Local Centre development is accessed by Main Street - Spine Road, Side Street and Community Street. It is connected directly to these streets to serve the resident parking and waste collection.
pp 172	Public realm and landscape	Landscape proposals are compliant with principles establish by the Design Code as detailed in chapter 8 of this Design and Access Statement including Compliance Statement.
pp 176	Street materials and furniture	The range of materials and street furniture permitted is taken into account within the design as detailed in chapter 8 of this Design and Access Statement including Compliance Statement.
pp 178	Boundary treatment	The importance of high quality boundary treatments is recognized within the scheme , all as detailed in chapter 8 of this Design and Access Statement including Compliance Statement.
pp 180	Planting	Planting design is compliant with design code, all as detailed in chapter 8 of this Design and Access Statement including Compliance Statement.



# Conclusion

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The primary concept objective of the proposal is to achieve a timeless architecture, rooted in tradition but striking and contemporary; creating a strong sense of identity for the heart of the development. This can be achieved by using rhythm and grain to create strong relationships with surrounding streets, whilst using architectural accent to create delight and surprise and to form particular dialogue with context reflecting the significance of this space as the heart of Trumpington Meadows.

