



CAMBRIDGESHIRE QUALITY PANEL

REPORT OF PANEL MEETING

Scheme: Wing Phase 1a

Date: Monday 10th December 2018

Venue: Shire Hall Room 128, Cambridgeshire County Council, CB3 0AP

Time:

Quality Panel Members

Robin Nicholson (chair)

Steve Platt

Lynne Sullivan

Kirk Archibald

Simon Carne

Lindsey Wilkinson

Panel secretariat and support

David Carford – Cambridgeshire County Council

Local Authority Attendees

John Evans, Cambridge City Council

Jack Millar, Cambridgeshire County Council

Jane Stanley, Cambridgeshire County Council

Tracy Rockall, Cambridgeshire County Council

Applicant and Representatives

Jamie Wilding (Hill Residential)

Teresa Borsuk (Pollard Thomas Edwards)

Daniel Cox (Pollard Thomas Edwards)

Dawn Purves (Robert Myers Associates)

Jason Giddings (WSP)



1. Scheme description and presentation

Architect/Designer Pollard Thomas Edwards
Applicant Hill Marshall LLP
Planning status Pre submission of Reserve Matters

2. Overview

The development known as Wing is for up to 1300 new homes, a primary school and associated local centre. It comes forward on land north of Newmarket Road, Cambridge in the north-eastern quarter of the city (although the site lies predominantly within the South Cambridgeshire District Council jurisdiction). Outline planning consent was granted in November 2016 for the Wing development.

The Wing development site is owned and promoted by Marshall and the housing will be delivered through a Joint Venture with Hill Residential. Currently the site includes car showrooms, commercial and industrial uses with arable land to the rear.

The Panel had previously reviewed the masterplan and design code for Wing, as well as most recently proposals for the Primary School.

This design review is for phase 1a. This consists of an indicative 250 dwellings situated either side of the primary and secondary street within the centre of the site. This includes the local centre which will contain the community centre, café, nursery, office space and a supermarket, all accommodated within a mixed-use block 'S1', and a market square public realm which will accommodate servicing access and some visitor car parking. Housing to the north of Phase 1a borders onto Gregory Park.

The approved Design Code for Wing divides the site into three distinct character areas; the city, the town and the village. Phase 1a falls partly within the higher density 'city' area and partly within the 'town' character area.

The proposed Phase 1a has been the subject of two pre application meetings with planning officers.

3. Cambridgeshire Quality Panel views

Introduction

The Panel's advice reflects the issues associated with each of the four 'C's' in the Cambridgeshire Quality Charter. The comments below include both those raised in the open session of the meeting and those from the closed session discussions.

Community

The Panel was keen to understand the community centre and wondered whether the roof space could be better utilised to accommodate more uses. The developer explained some of the current planned uses limited the more intensive use of the roof space. This includes the community centre having a badminton court requiring a significant ceiling height, and the need to avoid overlooking the outside space for the nursery.

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The Panel noted there was no health provision as part of the community centre, instead a S106 contribution had been requested.



The Panel enquired as to the viability of introducing retail and market space at such an early stage of development, noting the Wing development is likely to be delivered over 10 years. It was described how there is existing local demand from nearby employment and that current provision is limited to a garage on Newmarket Road.

Connectivity

The Panel challenged if the development could be more ambitious and reduce the car allocation. It was noted the proposals were policy compliant. The development has incorporated cycle provision and links to the wider cycle network to Cambridge offering an alternative to the car, although the offer along the major corridor, Newmarket Road, was limited.

Car parking provision for the square was discussed and it was noted it was limited to 30 minutes. Staff parking was provided as part of the podium behind the community centre. The Panel highlighted thought needs to be given to how allocated parking will be managed.

The Panel considered it important to select suitable plant species for the street scenes that will be robust enough to prevent inappropriate parking.

The Panel noted houses fronting onto Gregory Park have rear vehicle access via a Mews. Not only is this an appropriate fronting to the park, but it minimises vehicle movements across the east to west cycle path that runs along the northern edge of the park.

Character

The Panel welcomed the changes to the Market Square from that shared as part of the primary school review. The changes better defined the three spaces ('rooms') the developer presented. The relocating of the cycle lane and parking was felt to be an improvement. Cross sections would help to illustrate the spaces and their uses.

The use of trees to mark the cycle lane through the square, and the grouping of trees in the middle to provide shade and a meeting space were welcomed. The Panel stressed the importance of selecting the right trees for these areas and their uses.

The Panel supported the rain garden in front of the school, the use of fountains in the square to celebrate water, and the use of SUDs continuing to Gregory Park.

The Panel wanted to better understand the arrangement of the residential units immediately south of the podium. The developer explained the ground floor was an entrance and that the rooms started from the first floor looking out onto and connecting to the podium garden over the carparking.

The Panel encouraged the developer to further define the uses of the space between the community centre and the podium. Cross sections of the podium and adjoining buildings would help better understand the scale and arrangement of the spaces.

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The Panel did not view the tertiary street, Morley Mews that runs parallel with the primary street, as a Mews. It was agreed it needs to be re-named. The use of planting to create character on the street and manage car speeds needs to be further developed. The gable openings to the flats that sit above the garages were considered to be important for ventilation, as otherwise there would be single aspect, west facing residences with a higher risk of overheating.

The Panel were supportive of trees in the Mews north of Gregory Park, acknowledging this is not normally seen. The choice of species will be important as well as ascertaining if these Mews would be adopted by the Highway Authority.

Climate

The developer explained they are looking to meet BREEAM excellent.

The Panel were concerned single aspect west facing apartments in block S1 may overheat and suggested modelling was needing to be undertaken. It was encouraged passive ventilation solutions were sought.

Noting the very large roof space of the community centre, the Panel encouraged the developer to look into the potential to add PVs.

The Panel welcomed the continuation of sustainable urban drainage from the market square rain gardens through to Gregory Park.

The Panel had concerns the north facing gardens in the town character area (to the north of phase 1a), were too small and would be in shade. It was noted the plots were wide and gardens were served by a side entrance with bin and cycle storage. The Panel encouraged the developer to analyse the shading.

The Panel enquired as to how the homes will be heated, and had any thought been given to future energy supplies with less use of fossil fuels, replaced by electricity produced by renewable energy sources. The developer proposes houses are to be served by gas boilers, based on the current market demand.

The Panel welcomed the developer's proposal for all dwellings to have a charging port for cars.

4. Conclusion

The Panel was pleased to see that the school was looking much better and related well with the market square

Fundamental

- Rename Morley Mews and create a better defined character.
- Use appropriate planting on the tertiary street. The plant species need to be robust to deter inappropriate parking.
- There is a need to see sections through the podium garden over parking to understand the relationship with the community centre to the north, and 4-storey housing to the south.



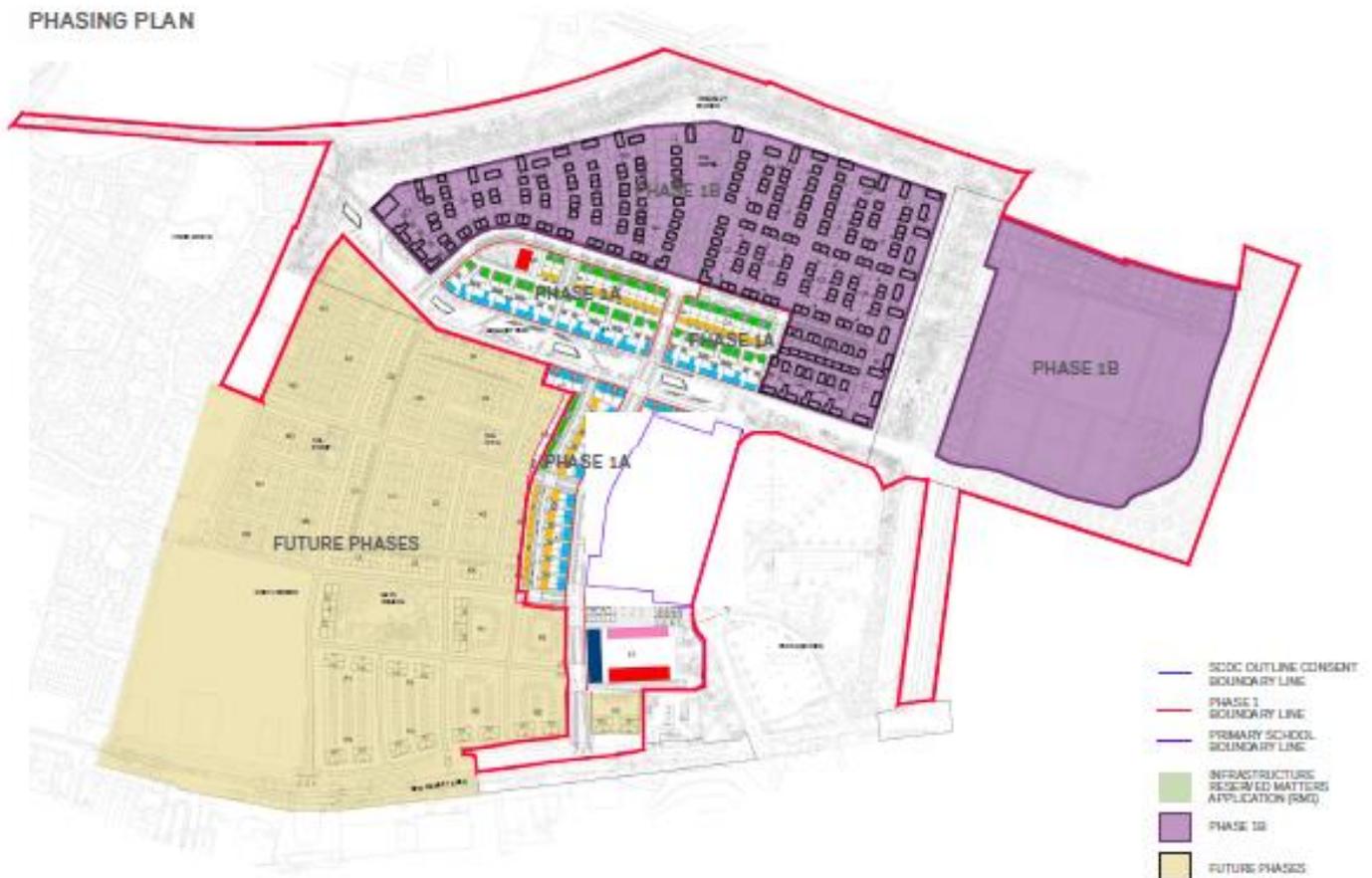
Suggested amendments

- The market square is much improved but thought to the various uses and management of expectations is required.
- Consideration needs to be given to managing parking in the market square.

Suggested improvements

- Consider other uses for the high volume in the community centre roof space over the nursery.
- Consider the need for a health facility.
- Future proof homes by preparing for life after the gas boiler.
- It is time to consider the embodied carbon.
- Plan parking enforcement for allocated parking for residents.

5. Drawings





MORLEY STREET LOOKING NORTH TOWARDS MARKET SQUARE



SOUTH CORNER OF MORLEY STREET AND MARKET SQUARE



MARKET SQUARE LOOKING WEST



MORLEY STREET LOOKING SOUTH TOWARDS GREGORY PARK



MORLEY STREET LOOKING EAST TOWARDS GREGORY PARK



MEWS STREET NORTH OF GREGORY PARK LOOKING EAST