



23-087 Newbury Farm
(Eddeva Park Phase 3)

Members Briefing Presentation

January 2024



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1.0 Project Introduction & Outline Application

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1.1 Cambridge Investment Partnership

Eddeva Park Phase 3 will be developed by Cambridge Investment Partnership (CIP) which is an equal partnership between Cambridge City Council and Hill Investment Partnerships.

CIP is supporting the Council to deliver new affordable homes across the city by developing council-owned land and other sites. The Partnership model allows the joint investment of land, funding and professional expertise in housing and mixed-use development.

CIP is focused on tackling Cambridge's affordable housing shortage, optimising value for the Council whilst promoting excellence in design and placemaking.

Partnership Objectives:

- To create environmentally and socially sustainable new places to live in Cambridge.
- Improve the use of council assets and those of other public sector bodies in Cambridge to meet the identified housing need across the city.
- Deliver 1,000 net new affordable homes in Cambridge through the partnership.
- Achieve high environmental standards for new homes with all future developments to be gas-free and designed with sustainable standards and principles (such as fabric first, minimising cold bridging, maximising daylight sunlight and cross ventilation, etc)



Timberworks Development - Cromwell Road



Ironworks Development - Mill Road



Timberworks Development - Cromwell Road



The Meadows Community Centre - Arbury Road, Cambridge

1.2 Site Context

Wider Context

Worts' Causeway is located within Cambridge City Council's boundary. It is situated within Queen Edith's ward, southeast of Cambridge Central, and between Worts' Causeway and Babraham Road.

The site is located along Babraham Road, a significant road link into Cambridge City Centre. The Babraham Road Park and Ride is within 200m of our site. The closest transport service is the Babraham Park and Ride service, which runs a service into central Cambridge. Transport links mainly consist of buses located near the site.

The closest railway stations to the site are Cambridge and Shelford which both run services to London.

Key

- GB2 Site boundary
- Site GB1
- Primary roads
- Railway
- Cambridge Medical Centre
- Walking distance
- Bus stops closest to the site
- ✈ Railway station
- Future railway station
- + Addenbrooke's Hospital/Biomedical Centre
- ⊞ Primary Schools
- ⊞ Park and Ride
- ⊞ Commercial units



Cambridge context map

1.3 Planning Application Summary

The "Land south of Worts' Causeway", otherwise known as GB2 is a designated site considered suitable for development to contribute towards Cambridge's needs to 2031 under Cambridge Local Plan.

Sites GB2 and Land North of Worts' Causeway (otherwise known as GB1) were released from the Cambridge Green Belt for residential development of up to 430 dwellings

Outline Application (19/1168/OUT)

In 2019, an outline planning application for "all matters reserved except for means of access in respect of junction arrangements onto Worts' Causeway and Babraham Road) for erection of up to 230 residential dwellings and up to 400m² (GIA) of non-residential floorspace" was submitted by This Land Ltd and approved in 2021.

Following which an NMA for Phasing of the Development (19/1168/NMA1) into 3 Phases was approved.

Phase 1A and Phase 1B (21/04186/REM)

Phase 1A and Phase B includes the main entrances to the north and south of the site, the primary vehicular route and corresponding adjacent hard and soft landscaping and junctions onto secondary routes, as well the central square.

A Reserved Matters Application was approved in 2022.

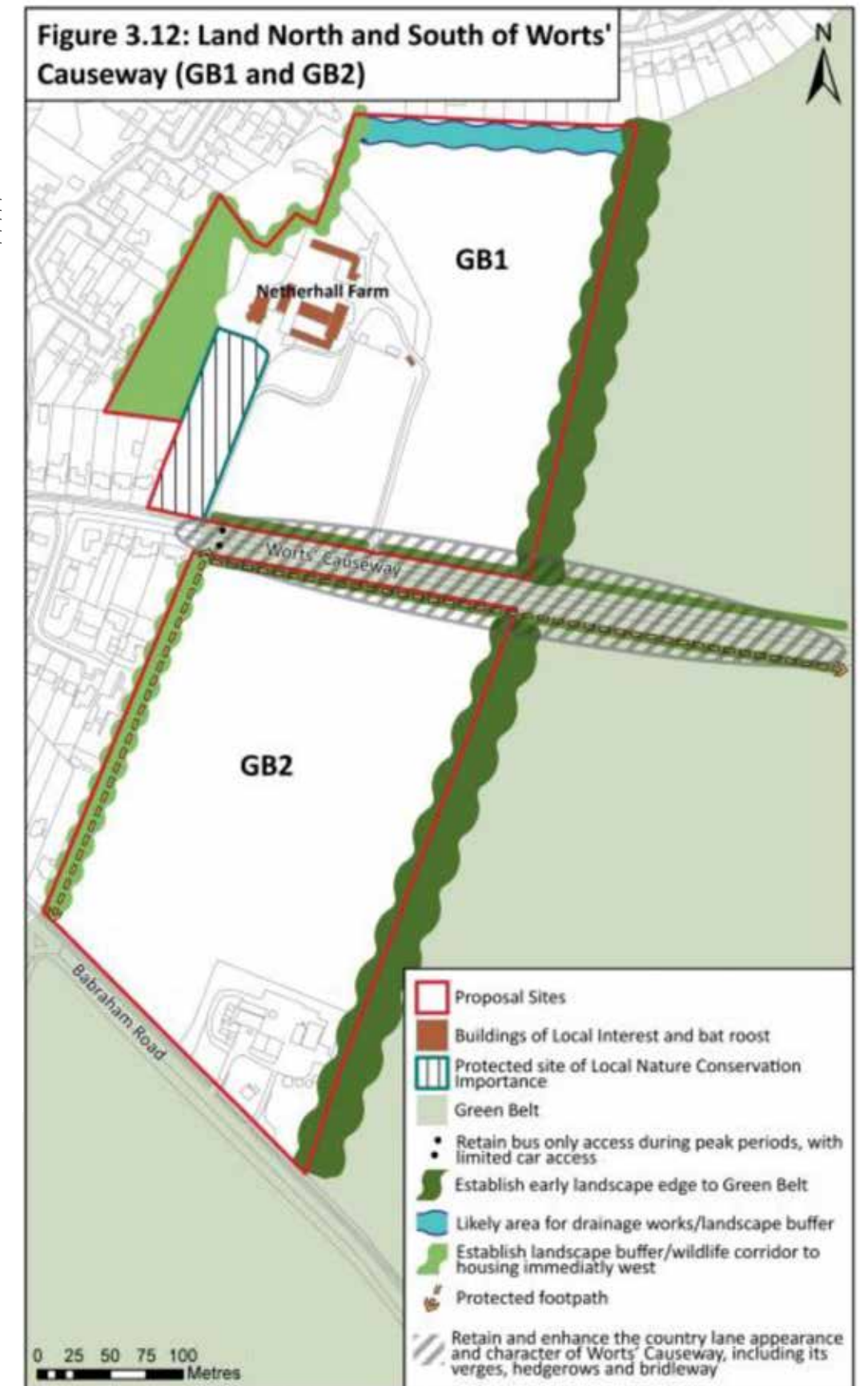
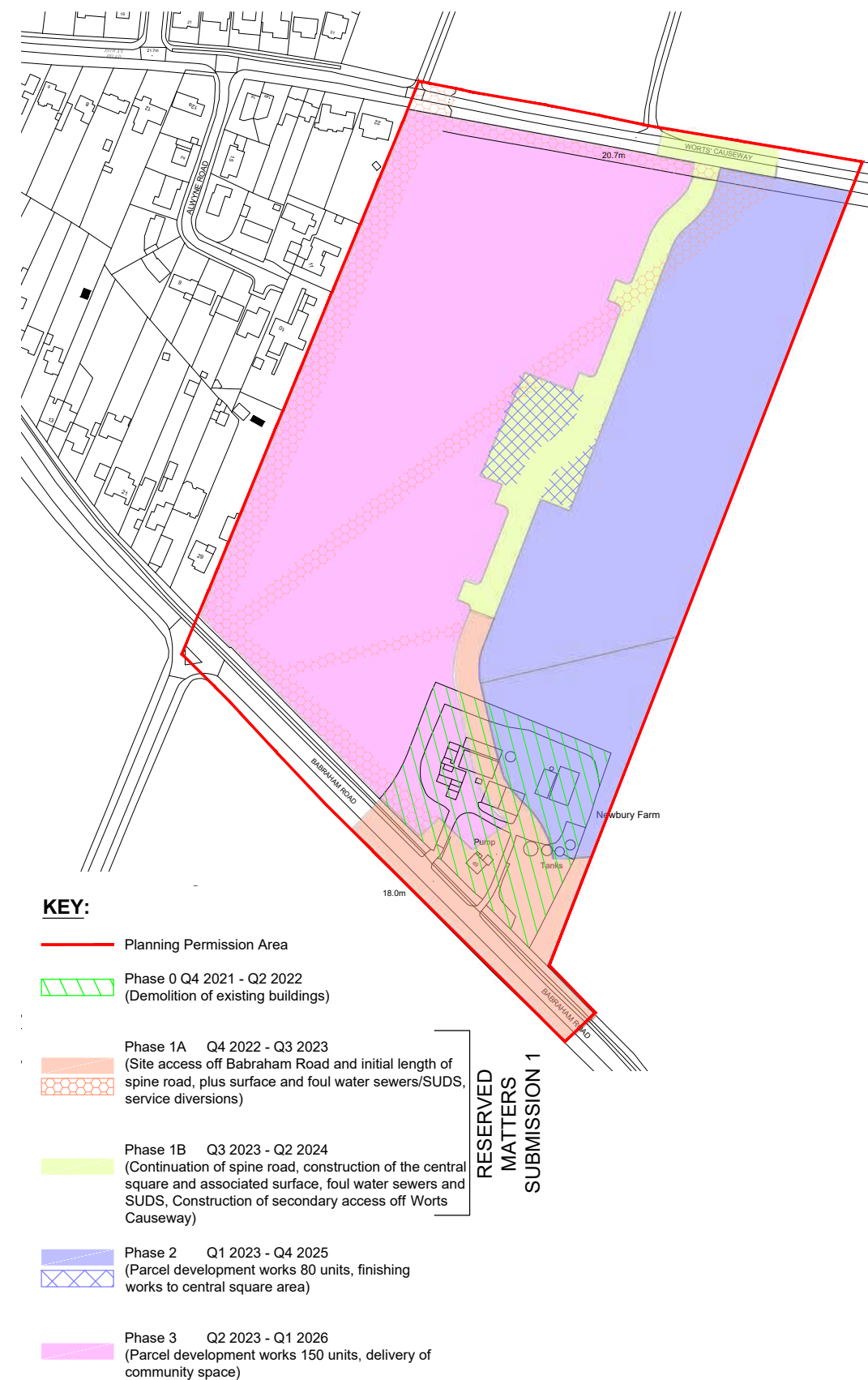
Phase 2 (22/02646/REM)

Phase 2 of the outline masterplan is to the east of the site and a Reserved Matters Application for "appearance, landscape, layout and scale for Phase 2 comprising the creation of 80 residential units, hard and soft landscaping including the creation of a central square and associated works" was submitted by This Land in June 2022 and is now approved.

Phase 3 - The Proposal

Phase 3 of the outline masterplan is to the west of the site and is the focus of this application. Within this phase is "parcel development works for 150 residential units and delivery of community space"

Please note the definition of community space also includes for commercial spaces with the quantum of maximum of 400m² of commercial / community space to be discussed with ThisLand and Cambridge Council.



1.4 Parameter Plans

Landscape and Land Use Parameter Plans

Landscape Parameter Plan



Key

- GB2 Site boundary
- Buffer landscape with informal and indigenous planting
- Native thicket, providing a dense buffer up to 6m tall with grouped large species trees above forming the new settlement edge
- Green corridor open space with native chalkland meadow mix
- ▨ Primary square/ Open space
- Pocket Park including landscaped area for play (LAP) for 0-5 year old with a 60m catchment area. Minimum size 100m2
- Locally equipped landscaped area for play
- Existing hedgerows to be retained
- ▨ Existing hedgerows to be removed
- Existing mature trees to be retained
- Existing mature trees to be removed
- Indicative alignment of principal street
- Indicative alignment of secondary & Tertiary streets



Land Use Parameter Plan



Key

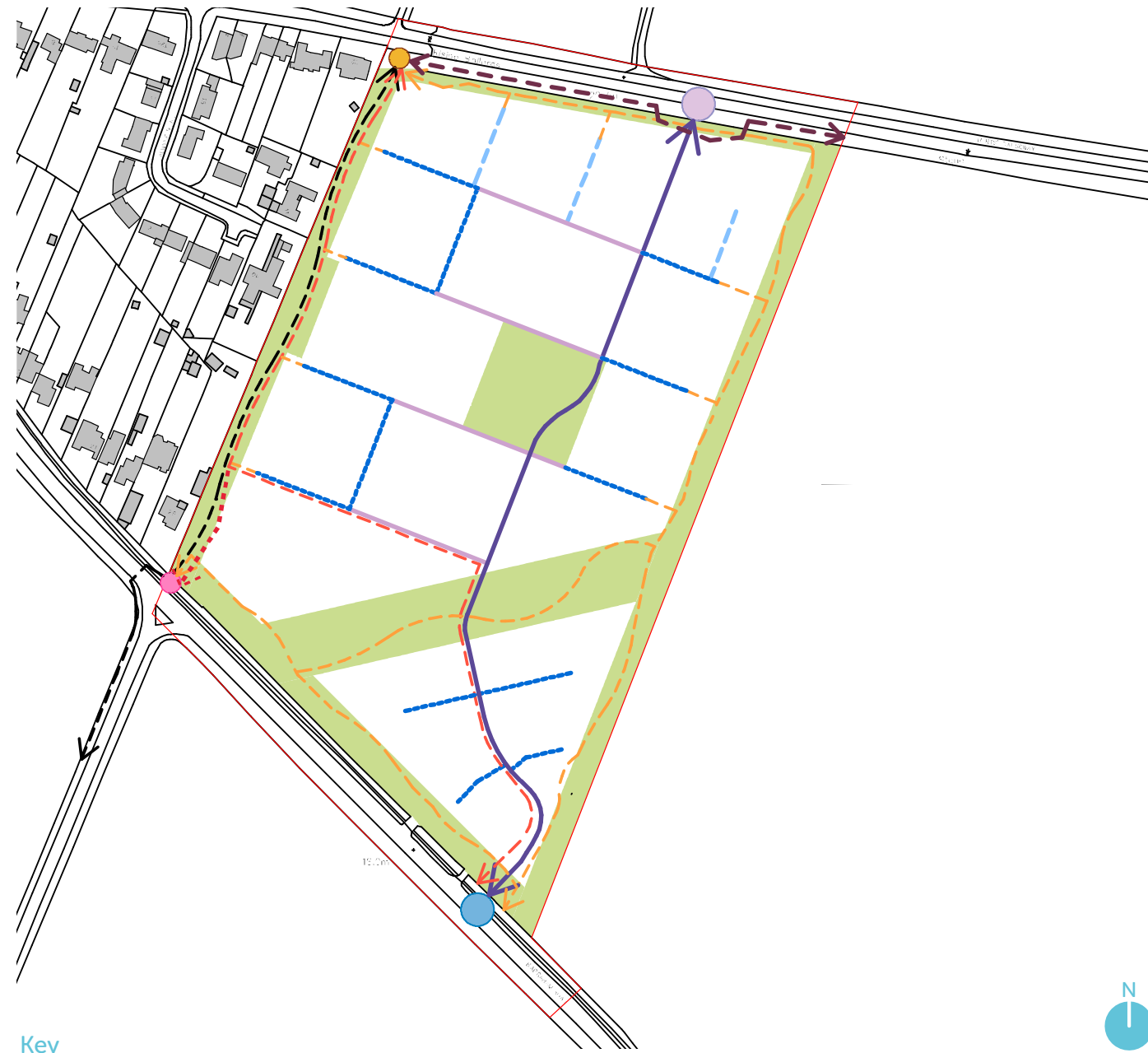
- GB2 Site boundary
- Buffer landscape with informal and indigenous planting
- Native thicket, providing a dense buffer up to 6m tall with grouped large species trees above forming the new settlement edge
- Green corridor open space with native chalkland meadow mix
- ▨ Primary square/ Open space
- Locally equipped landscaped area for play
- Pocket Park including landscaped area for play (LAP) for 0-5 year old with a 60m catchment area. Minimum size 100m2
- Residential
- ▨ Potential ground floor community with residential above
- Indicative alignment of principal street
- Indicative alignment of secondary and tertiary streets



1.4 Parameter Plans

Movement & Access and Building Heights Parameter Plans

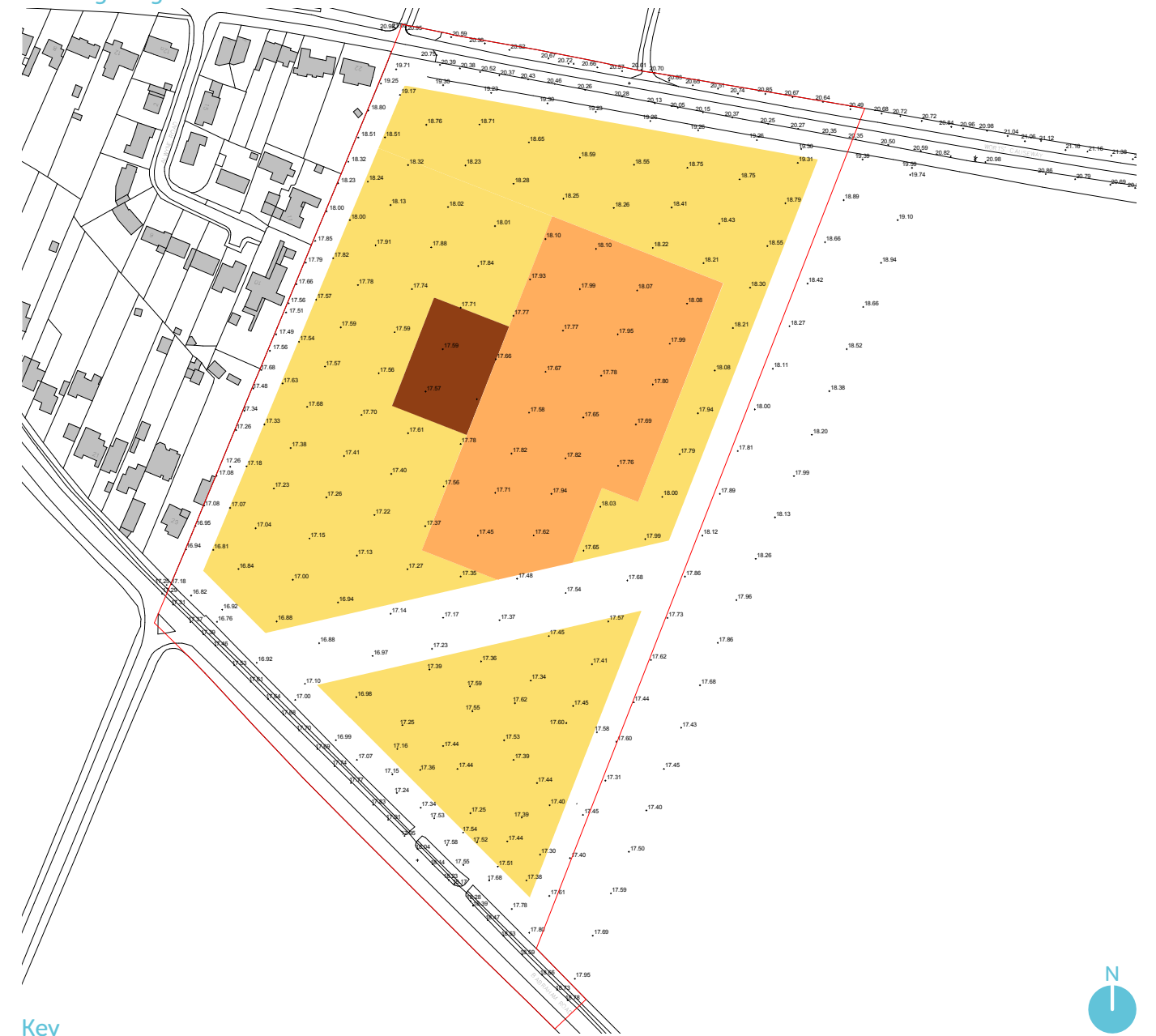
Movement & Access Parameter Plan



Key

- GB2 Site boundary
- Indicative alignment of principal street
- Indicative alignment of secondary street
- Indicative alignment of tertiary street
- Desired alignment of access street
- Desired alignment/ zone of proposed cycle pedestrian network
- Indicative alignment of footpath
- Reestablish permissive footpath
- Vehicular and cycle access point
- Vehicular connection point
- Permissive footpath access point
- Permissive footpath connection point
- Strategic landscape and green infrastructure

Building Heights Parameter Plan



Key

- GB2 Site boundary
- Residential: Height - 10.2m (2 storey)
- Residential: Height - 13m (3 storey)
- Community facilities with potential residential use above. Height up to 3 storey - 14m

1.5 Illustrative Masterplan

Design Concepts



1 EASTERN LANDSCAPE EDGE



2 GREEN CORRIDOR



3 THE PRINCIPAL STREET



4 THE NEIGHBOURHOOD HEART



5 ADDRESSING THE REMAINING BOUNDARIES



6 RESIDENTIAL CORE

1.6 Phase 02 Summary

Layout of Phase 02 Submission

Reserved Matter Application: 22/02646/REM

Application Submission: 01.06.2022

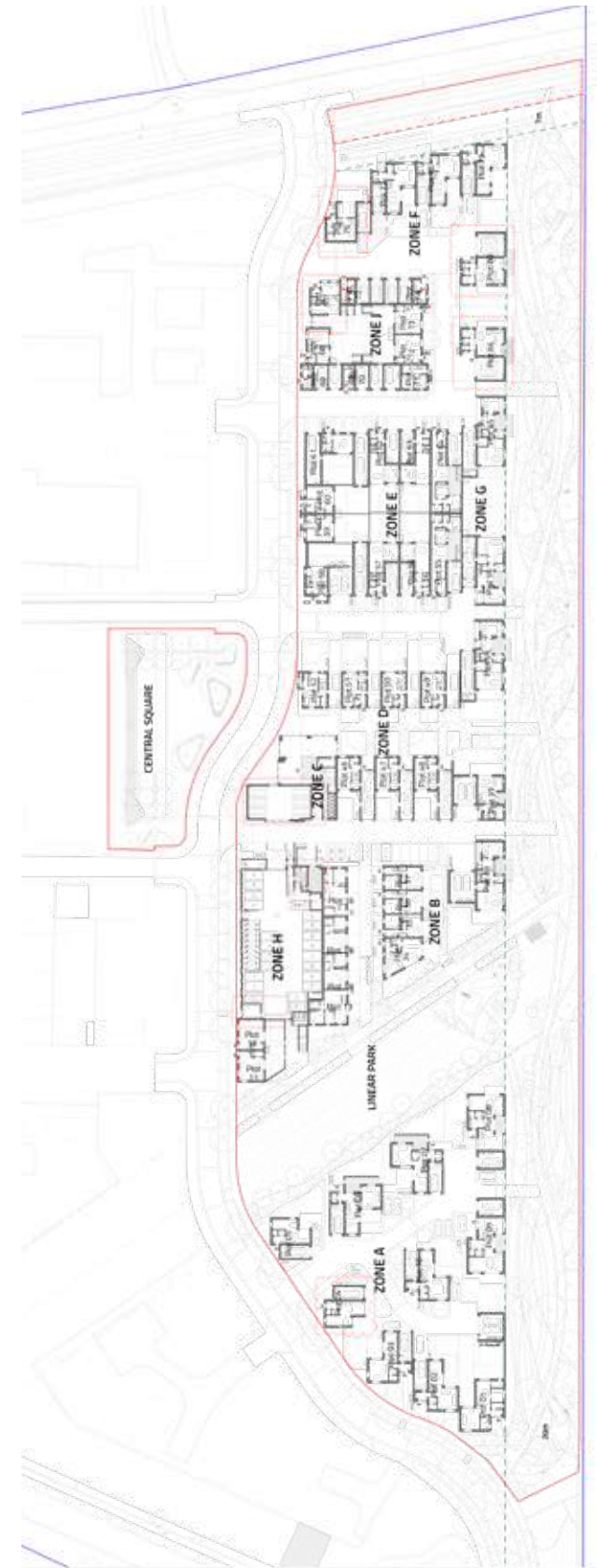
Decision: n/a

Reserved matters application for appearance, landscape, layout and scale for Phase 2 comprising the creation of 80 residential units, hard and soft landscaping including the creation of a central square and associated works.

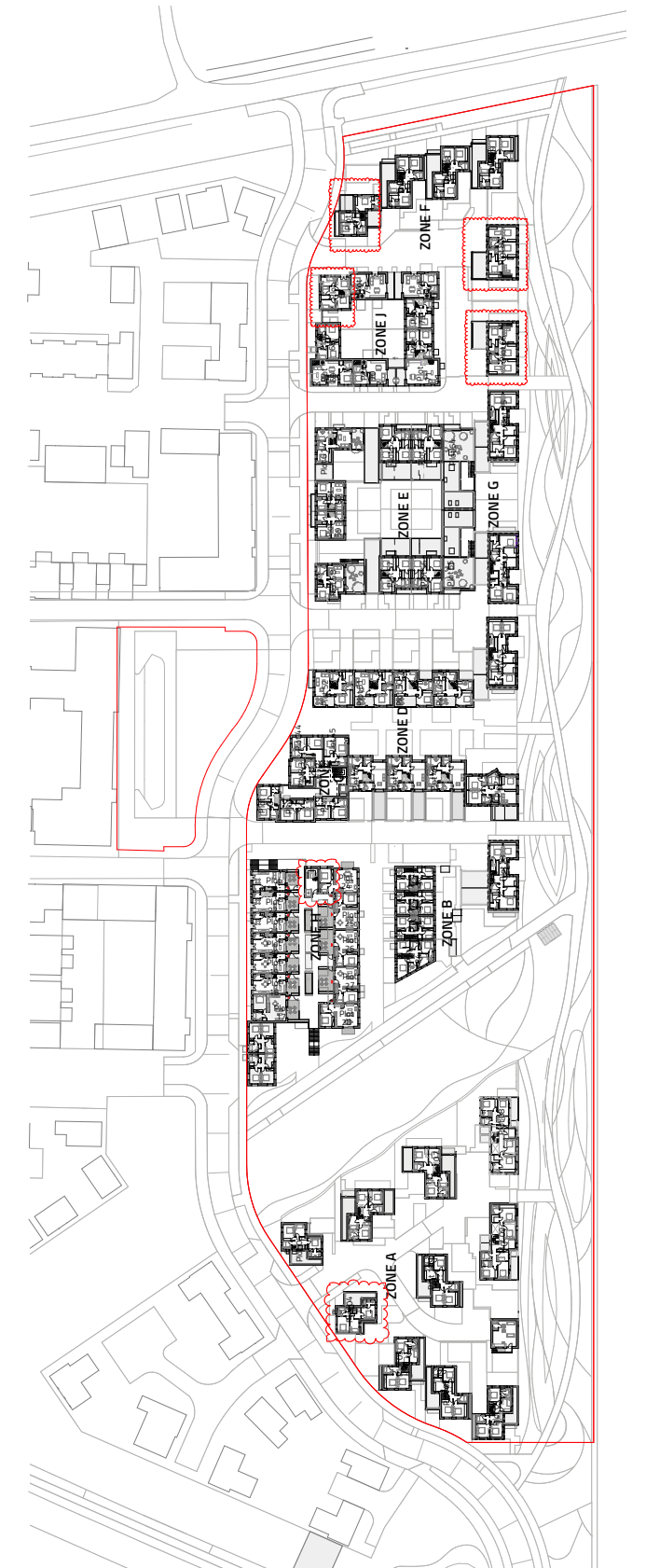
- > 80 Residential units, ranging between 1 and 5 bed properties
- > 40% affordable homes
- > Targeted to meet 40% betterment against the minimum standard of Part L 2013.
- > Central Square incorporating trees, lawn and surface water attenuation



Phase 2 DAS extract of Illustrative Masterplan

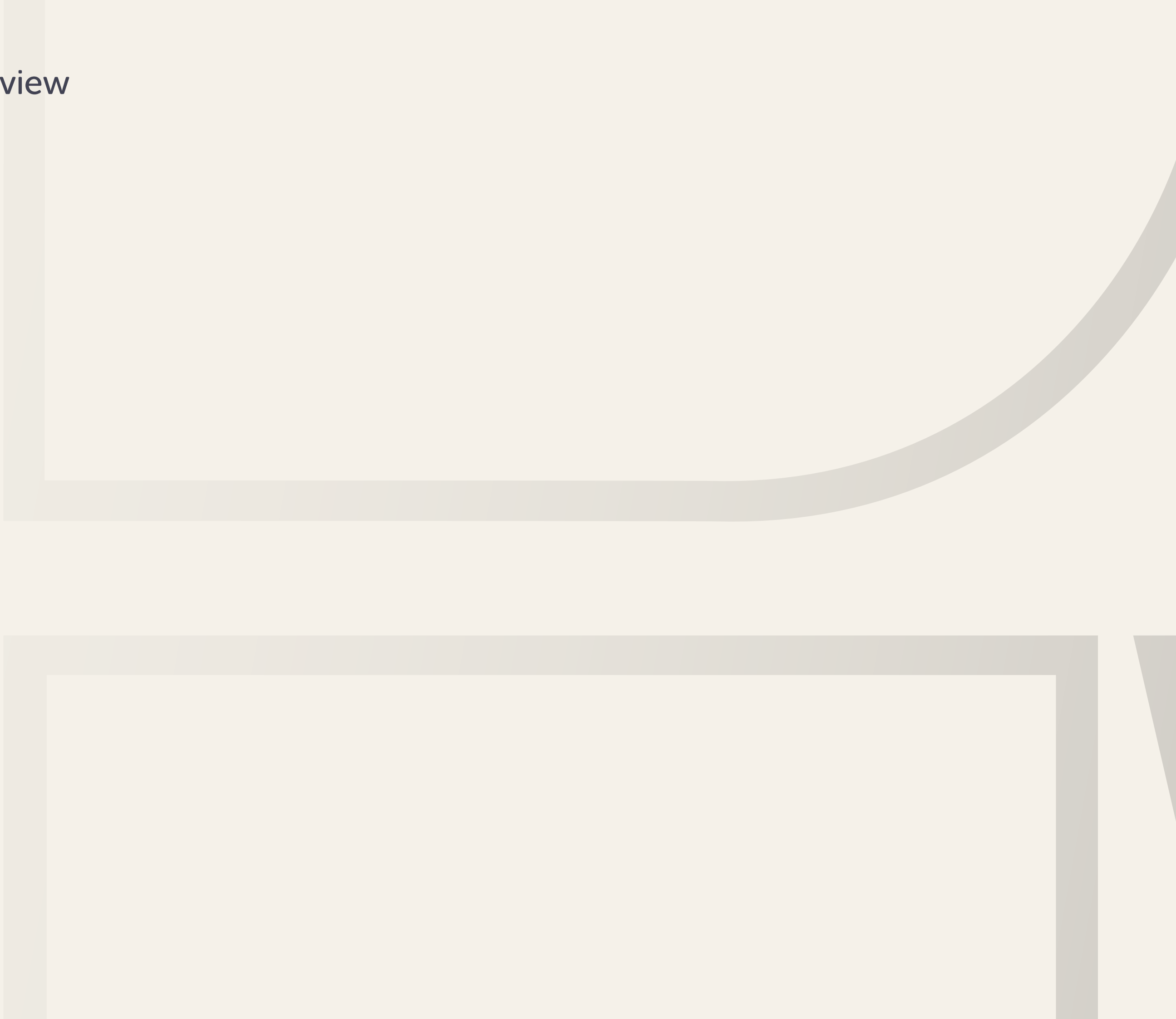


Phase 2 REM Ground Floor Plan



Phase 2 REM First Floor Plan

2.0 Site Overview



2.1 Current Site Layout

Design Development Summary

- 1 The new development is screened on Worst Causeway by 2 row of hedges from 5m to 10m height.
- 2 Mews Courts are pedestrian friendly with use of shared surfaces
- 3 The Western buffer is a green link accommodating separate cycle and bridal ways. Some Play space is also integrated.
- 4 Mews Courts provide 2 and 2.5 storey houses.
- 5 3-storey terrace houses create the transition from the house-led scheme to the more urban part of the site 'the local centre' which comprises the 3 blocks.
- 6 Western house types will accommodate several windows for natural passive surveillance.
- 7 The Linear Park accommodates the main play area.
- 8 House types along both sides of the linear park are similar architectural vernacular to generate a coherent character area



- 9 House types along the northern access points respond in term of material and height to the more continuous frontage of Phase 2.
- 10 Block A is affordable housing and provides 22 homes
- 11 Block B is affordable housing and provides 20 homes at upper floor.
- 12 No.2 commercial spaces and No1 community space will be provided at ground floor. These spaces will be facing the central square considered the heart of the community.
- 13 All entrance doors for ground floor accommodation are on-street and all private amenity within the central courtyard
- 14 Block C is for affordable housing and will provide 15 homes
- 15 Larger trees are implemented where possible to generate high point in the skyline.
- 16 The Southern plot is more rural, it comprises a cul-de sal and the houses' orientation matches Phase 2 to compliment the Spine Road on both sides.

Landscape is indicative, refer to section 4.0 for detailed proposals.

Current Site Layout

2.2 Scheme Summary

Tenure Strategy

Phase 3 Accommodation Schedule

AFFORDABLE		
Dwelling Description	Quantity	%
1B2P Flat	22	49
1B2P WCH Flat	1	2
2B3P WCH Flat	2	4
2B4P Flat	14	31
3B5P Flat	3	7
3B5P House	3	7
Total:	45	

INTERMEDIATE		
Dwelling Description	Quantity	%
1B2P Flat	13	87
2B4P Flat	2	13
Total:	15	

MARKET SALE		
Dwelling Description	Quantity	%
2 Bed House	18	20
3 Bed House	45	50
4 Bed House	21	23
5 Bed House	6	7
Total:	90	
Grand Total:	150	

	Quantity	%
AFFORDABLE	45	30
INTERMEDIATE	15	10
MARKET SALE	90	60
Total:	150	

Phase 2 & 3 Affordable Accommodation Schedule

	Phase 2		Phase 3		Total	%
	Affordable	Intermediate	Affordable	Intermediate		
1 Bed	13	4	23	13	53	58%
2 Bed	5	4	16	2	27	29%
3 Bed	5	0	6	0	11	12%
4 Bed	1	0	0	0	1	1%
Total	24	8	45	15	92	
%	26	9	49	16		

Key

-  Affordable Homes at First Floor & above
-  Affordable GF Homes & Houses
-  Intermediate Homes
-  Market Sale Homes
-  Community Space (200m2)
-  Commercial Spaces (99m2 each)

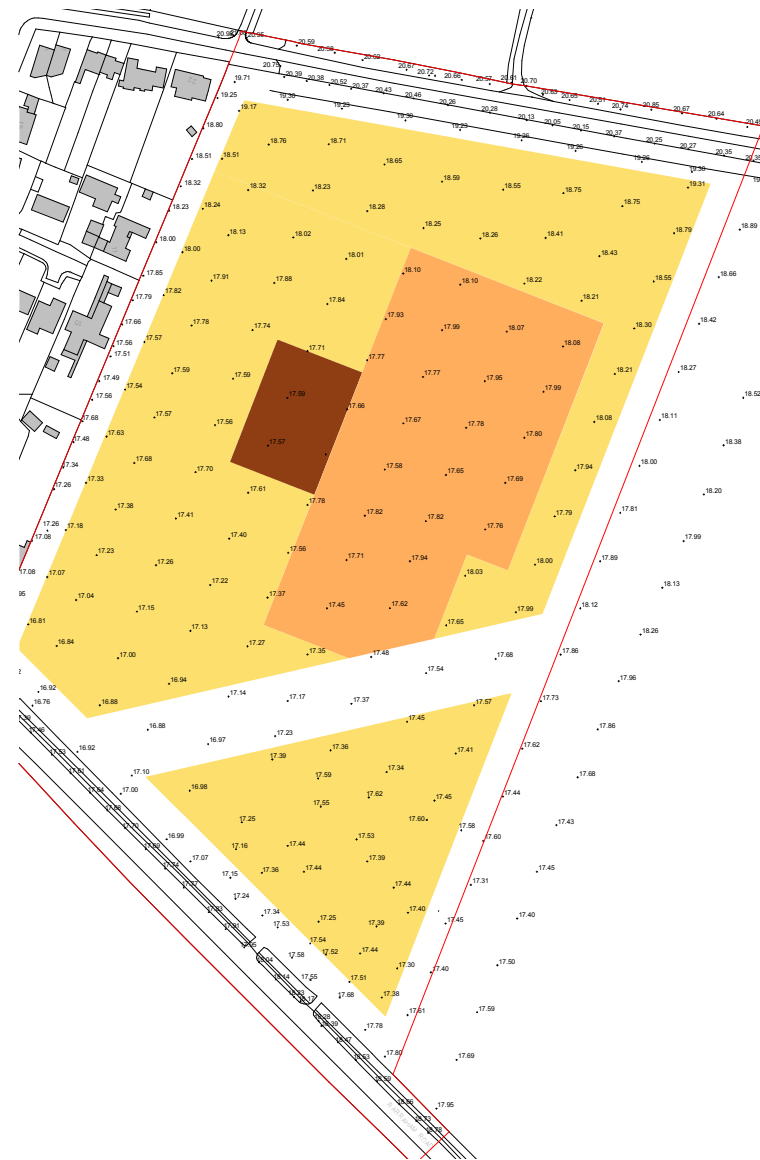
Tenure Strategy Diagram



2.3 Building Height Strategy (by metres)

Outline Parameter Plan & Proposal

- > The adjacent diagram illustrated the ridge height or top of parapet of each house and block.
- > All 2-storey houses are between 7.75m and 8.45m height
- > All 2,5-storey houses are 10m and below.
- > Most 2,5-storey houses have been reduced in height to increase difference with the 3-storey house category. Only HT04 remains relatively close to 10m.
- > 3-storey houses are making the transition with the flat blocks and their heights range from 9.72m to 10.16m
- > All blocks are up to 3 storey
- > Blocks A and C height is 12.52m which is less than 13m as set by the parameter plan
- > Block B height 13.65m which is less than 14m as set per the parameter plan



Key

Residential

- Application boundary
- Up to 3 storey (up to 13m)*
- Up to 2 storey (up to 10.2m)*

Typical residential storey height is 3.0m subject to detailed design

Non residential

- Community facilities with potential residential use above (up to 3 storey 14m)*
- Typical commercial storey height is 4m subject to detailed design

Notes

AOD figures shown are existing ground levels. The indicative layout aims at providing an earthworks balance across the site to avoid the need to export or import soils. There may be some re-profiling of ground levels that would cause some localised increases of up to 1m but the resultant changes to ridge heights would be balanced by reductions to finished levels elsewhere on site and would not materially alter the overall sense of massing or assessment of the predicted effects of the development

Building heights extent along streets are subject to the final alignment of the route corridors and will offer flexibility of +10m either side of alignment to be determined at Reserved Matters stage.

*Approximate building heights are inclusive of assumed roof pitch and excludes chimneys.

Outline Height Parameter Plan



Key

- 4m
- 7.6m
- 8m
- 8.4m
- 9.2/9.4m
- 9.8m
- 10m
- <14m

Proposed Height Strategy (in metres)



2.4 Massing Strategy (by storey)

Design Principle & Overview

- > The diagrammatic section below shows how the height strategy has been thought through ;
- > Detached 2 storey house on the western edge to act as a buffer with the existing rural character to the west
- > Along the tertiary roads, semi-detached and terrace houses with pitch roofs are proposed. They convey a traditional street approach and rise to 2.5 to 3 storey
- > Adjacent to the blocks, we propose a 3 storey house with flat roof, the house type similar to a townhouse creates the transition with the flat block
- > None of the houses proposed will go over 10.2m heights as set in the parameter plan
- > Note of the proposed blocks will go over 14m as set in the parameter plan

CONTEXT & DESIGN LED APPROACH

The proposal is taking on board the parameter plan principles but each street scape is designed to accommodate slow gradient in height transitioning from the rural context to the west with low house typologies at 2 storey to greater height moving to the east where density and activity is proposed to reinforce the sense of community around the central square.

House types and relating heights are based on a context-led approach depending on their location on site.



Street Elevation Location



Principle Section on Height Strategy



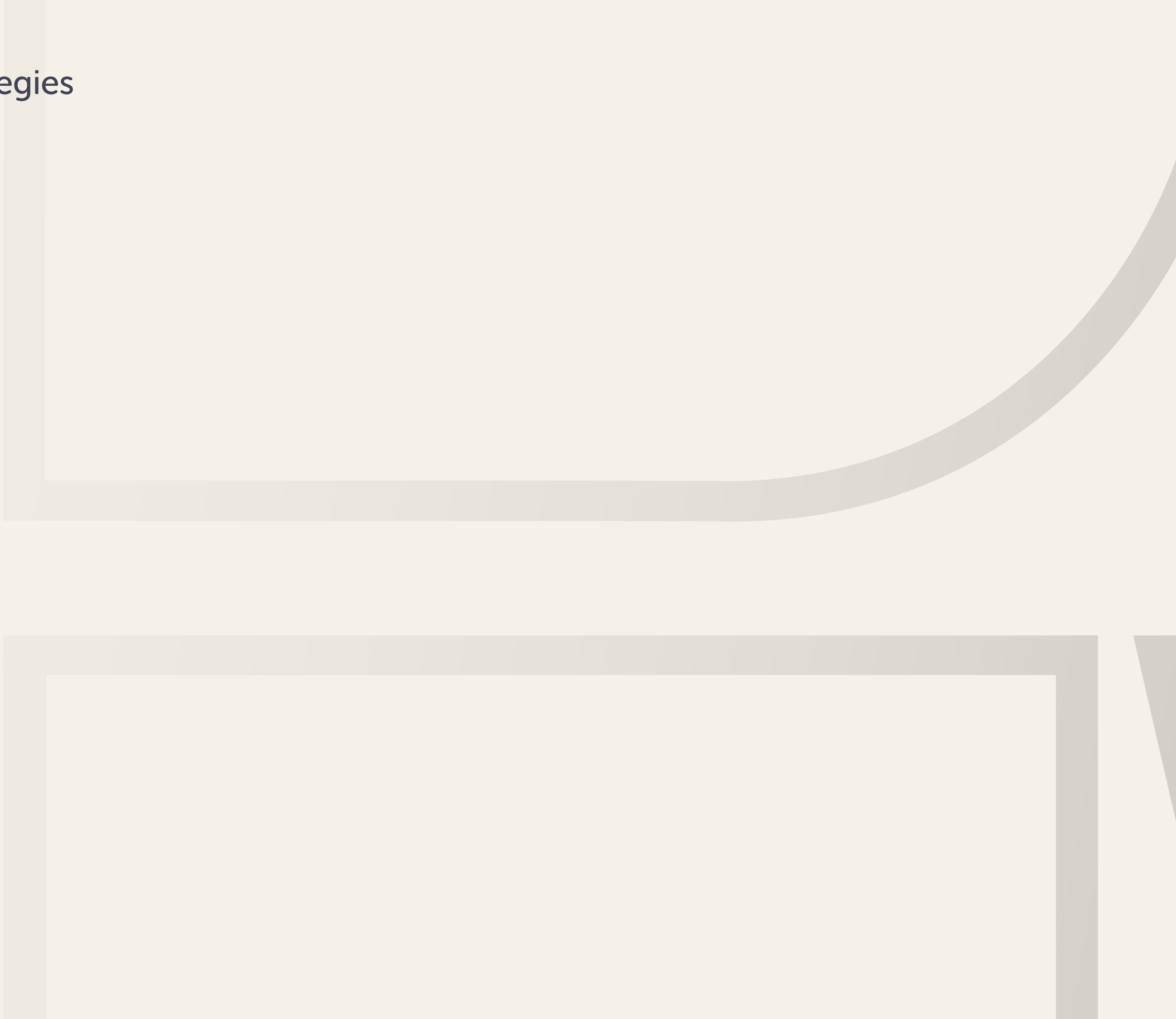
Key

- 3 Storey (Flat Blocks)
- 3 Storey (Houses)
- 2.5 Storey
- 2 Storey
- 1 Storey (garages)

Proposed Height Strategy (in storey)



3.0 Site Strategies

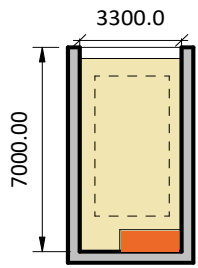


3.1 Cycle Storage Strategy

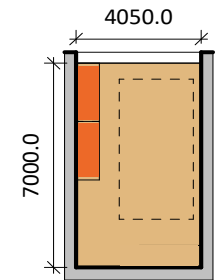
Overview

Strategy Summary

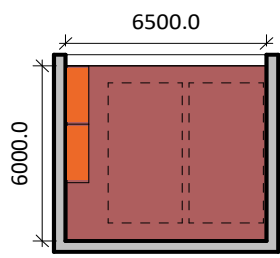
- > All flats have cycle storage in internal secured stores
- > All visitor parking for the blocks is provided externally with Sheffield stands.
- > All houses have all or partial cycle parking provision at the front of the house within private external cycle store or within the garage.
- > Only Terrace houses and HT12 have split provision - see houses in blue.
- > No provision in garden shed except for the HT01 and HT10 where garden shed is accessed from the street.



Layout A:



Layout B:



Layout C:

Garage Configuration extracted from [Cycle Parking Guide](#) produced by Transport Initiatives LLP & Cambridge City Council

Key

- Sheffield Stand in Single Garage A
- Sheffield Stands in Single Garage B
- Sheffield Stands in Double Garage C
- Cycle Parking in Storage at the Front
- Split Provision (Front & Garage)
- Store Access
- Communal Cycle Storage (Flats)
- Visitor Cycle Parking



3.2 Car Parking Strategy

Overview

Strategy Summary

- > Car Parking for the flats is provided at a ratio 0.5 spaces per apartment
- > Car parking for houses is predominantly provided with garages and parking on curtilage..
- > Visitor car parking for Phase 3 will be provided at a rate of 1 space per 10 dwellings. This aligns with the provision established in Phase 2, excluding the parking spaces located along the spine road. The community and commercial spaces are provided with 6 bays located in close proximity.
- > All garages comply with Cambridge City Council guidance, in term of sizing and cycle store and bins location.

HOUSES	Total Homes	Parking Spaces	Ratio
	93	154	1.65

House Parking Provision

BLOCK	Total Homes	Parking Spaces	Ratio
A	22	11 (including 3 wheelchair spaces)	0.5
B	20	10	0.5
C	15	8	0.5

Parking Provision per Block

	Total Homes	Parking Spaces	Ratio
Phase 2	80	21	1 to 4
Phase 3	150	16	1 to 10
Total	230	37	1 to 7

Visitor Parking Provision for Phase 2 and 3

	Parking Spaces
Commercial	6

Commercial Parking Provision

Key

- Houses - On-plot parking
- Houses - Carport
- Houses - Single Garage A
- Houses - Single Garage B
- Houses - Double Garage C
- Flats - Standard Bays
- Flats - Blue Badge
- Commercial Bays
- Visitor Bays



3.3 Refuse Collection Strategy

Overview

Strategy Summary

- > All flats have internal refuse stores. The collection is done from the nearby street. The collection distance is less than 10m.
- > The commercial and Community spaces have their dedicated internal refuse stores. The collection is done from the nearby street. The collection distance is less than 10m.
- > All houses have their own bin area in the garden. Residents will need to bring them to a collection point.
- > Strategy has been discussed with the Cambridge Refuse Team (CRT). The following points have been clarified and agreed :
 - CRT confirmed that refuse vehicle may reverse beyond 12m depending on team on the day
 - CRT acknowledged that 40m distance may not be met for all houses as refuse vehicle will not want to reverse back into a junction for safety reasons
 - CRT requested consideration of bin stores next to houses. Avoid adjoining bin collection point against a house wall.
 - CRT requested that road construction should be adoptable standards.
 - Drop kerbs or flush kerbs needed where bins need to be dragged from apartment store to vehicle
 - CRT requested consideration of additional bins for larger houses that may have more than one blue bin
 - CRT requested that refuse tracking and refuse strategy drawings are submitted as separate documents on the planning portal when it comes to planning submission

Key

- 12 m Reverse Circle
- - - 10m Dragging Distance
- Refuse Collection Vehicle
- Road side collection
- Collection Point - Colour depicts houses per point
- Individual Refuse Storage



3.4 Sustainability & Suds Strategies

Overview

TECHNICAL NOTE SUMMARY

- > Condition 13 Carbon Reduction Statement shall set out how the proposals meet the requirements of the 2013 edition of Part L.
- > At the Sustainability Workshop on the 9th Dec, it was agreed that the proposed strategy will be to target a minimum of 40% carbon reduction on 2021 Part L.
- > Fabric Standards will exceed the minimum standards required for Part L. Our initial u values are proposed below :

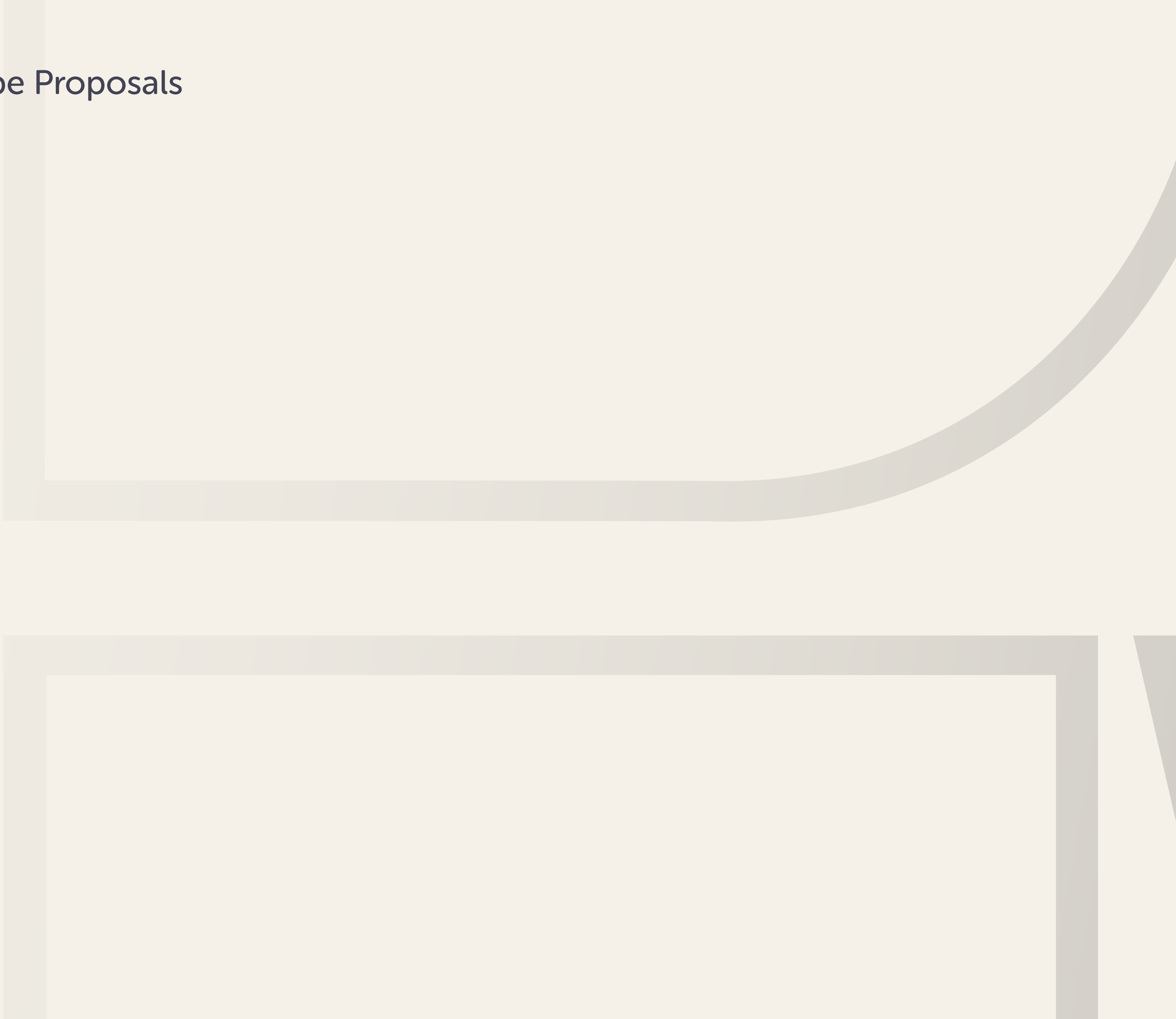
SITE & BUILDING SUMMARY

- > Site Sustainable measures will comprise the following :
 - Green Roof to all flatblocks
 - All dwellings to be dual aspect as a minimum optimising natural ventilation
 - Electric charging points provided (100% active)
 - Strategy to reduce water usage as much as possible across the development targeting an average of 99 litres per person per day.
 - Overprovision in cycle stores to promote active lifestyle
 - Detailed SuDs strategy (adjacent plan)
 - Biodiversity Net Gain
- > Blocks and Houses Energy strategy :
 - Flats within the 3 flat blocks will use Exhaust Air Heat Pump supplying heating, hot water and ventilation for each dwelling
 - PVs are being explored for the flat blocks roofs
 - Houses will comprise Individual ASHP with low temperature hot water serving underfloor heating on ground floor and radiators at upper floors. External units to be housed in the gardens.
 - The 2 commercial spaces and the community space will be assessed against BREEAM and target Excellent rating.



Preliminary Sustainable Drainage Strategy

4.0 Landscape Proposals



4.1 Preliminary Landscape Proposals

Overview



4.2 Character Areas

Green Edge

The hard landscape materials palette for the Green Edge will use tar and buff coloured chip for both the shared access and private driveways [1]. Any dwellings that directly abut areas of open space or landscape buffer will be enclosed by a metal estate rail [2].

Dwellings within the Green Edge character area face directly onto areas of green space. The soft landscape treatment of these dwelling frontages will be defined by ornamental hedging to the front [3] and lawn behind. If the frontage is deep enough. Small front gardens will comprise hedge and be fully planted with ornamental shrubs [4].

Ornamental hedges and such as *Pittosporum tenuifolium* 'Elizabeth' or *Brachyglottis* 'Sunshine' could be chosen and will help to offer some privacy and enclosure to residents, whilst for users of the green space it will create a visually landscaped green edge.

Shrub planting will comprise a mixture of deciduous, herbaceous and evergreen shrubs such as *Erysimum* 'Bowles's mauve', *Hebe* 'Sapphire' and *Echinacea purpurea* 'Kim's Knee High', where space permits frontage may also have tree planting such as *Carpinus betulus* 'Lucas'.



Example of Green Edge Character



Example planting palette

4.3 Character Areas

Local Centre

The medium density Local Centre consists of compact housing forms and apartment blocks. The roads here will utilise a buff-multi permeable concrete paving block [1] with parking bays set out in a brown-multi coloured block [2]. Apartment block paving and private terraces and communal circulation routes will be natural-coloured concrete paving slab [3].

Soft landscape treatment for the apartments will consist of a robust evergreen hedge to the boundary, such as *Prunus laurocerasus* 'Otto Luyken' or *Viburnum tinus* 'Eve Price' clearly defining the public and private curtilage [4].

Private apartment amenity space will comprise patio areas with either turf lawn or ornamental shrub planting [5]. A central communal amenity space is framed with shrub planting inset with seating. There is also a central lawned area with a feature tree as a focal point, such as *Betula pendula* [6].

Apartment amenity space planting beds will contain species such as *Lavandula angustifolia* 'Hidcote', *Geranium Rozanne* and *Heuchera* 'Plum Pudding' may be used to provide visual interest and help soften the built form.



Example of Local Centre Character



Example planting palette

4.4 Character Areas

Mews Court

The Mews Court character is typically more hard landscaped. Mid-grey coloured permeable concrete block paving will be used for the shared access road [1] and a charcoal colour for the private driveways [2]. Private paths will comprise a buff-coloured concrete paving slab [3]. Metal estate rail and hedge will be used to separate private front gardens from any interface with landscape buffer areas [4].

Areas of soft landscape ornamental planting beds and hedges will punctuate the predominantly hard landscaped Mews Court character helping to break up the space and provide some visual screening of parked cars [5]. Plants such as *Liriope muscari* 'Royal Purple', *Polypodium vulgare* and *Bergenia cordifolia* and *Anemanthele lessoniana* could be used.

Ornamental tree or street tree planting will be utilised to enhance the street scene, with species such as ornamental flowering cherry *Prunus* 'snow Goose' [6]. Certain dwellings that abut open spaces can be afforded extra privacy using a railing and evergreen hedge such as *Ilex crenata* or *Euonymus japonicus* 'Jean Hugues'.



Example of Mews Court Character



Example planting palette

4.5 Public Open Space Areas

Landscape Buffers

Landscape buffers are provided along northern, western and southern boundaries all in accordance with the Outline consented Urban Form Parameter, Landscape Parameter and Land Use Plans. The consented plans establish minimum widths such as northern buffer 7m, western buffer 15m and southern buffers to be 11-12m. Five Local Areas for Play - LAPs (or similar sized play area) [1] for informal play must be provided across these, one in the northern and two each in the western and southern buffers. There is also a requirement for a cycleway and bridleway [2] within the western buffer and a SuDs feature in the southern buffer. A SuDs [3] feature is also required in the southern buffer. A SuDs [3] feature is also required in the southern buffer.

Across all five play spaces play features such as stepping post, raised mounds and balancing beams are included to encourage natural play. These also comprise a grassed area for play and seating is also provided. The spaces are enclosed with ornamental shrub planting and evergreen hedges. Shrub planting species like *Stachys byzantina* and *Calamagrostis 'Karl Foerster'* and hedges species such as *Euonymus japonicus 'Jean Hugues'*.

The buffers are reinforced with additional tree planting, species such as *Betula pendula*, *Prunus avium*, *Prunus padus*, *Pinus sylvestris* and *Carpinus betulus*, *Fagus sylvatica* and *Betula pendula 'Fastigiata Joes'* [4]. Native shrub planting [5] is provided with species such as *Corylus avellana*, *Crataegus monogyna*, *Cornus sanguinea* and *Rosa canina* included. The buffers are also enhanced with wildflower and native spring flowering bulbs. Domestic planting in the form of ornamental shrub beds are proposed next to residential dwellings.

In the north a tarmac footpath is also proposed creating an east-west link between the main spine road from Phase 1 to the cycleway in the western buffer. In the west a grassed track bridleway and tarmac cycleway is also provided, pedestrian footpaths connect into the residential parcels to the east. A tarmac footpath connects into the southern buffer and linear park from the southern cycleway junction.

We have shown indicative locations for the public art in the linear park and western buffer, exact details of which are to be agreed post reserved matters.



Green Buffer - West



Green Buffer - North



Green Buffer - South

4.5 Public Open Space Areas

Central Green Link

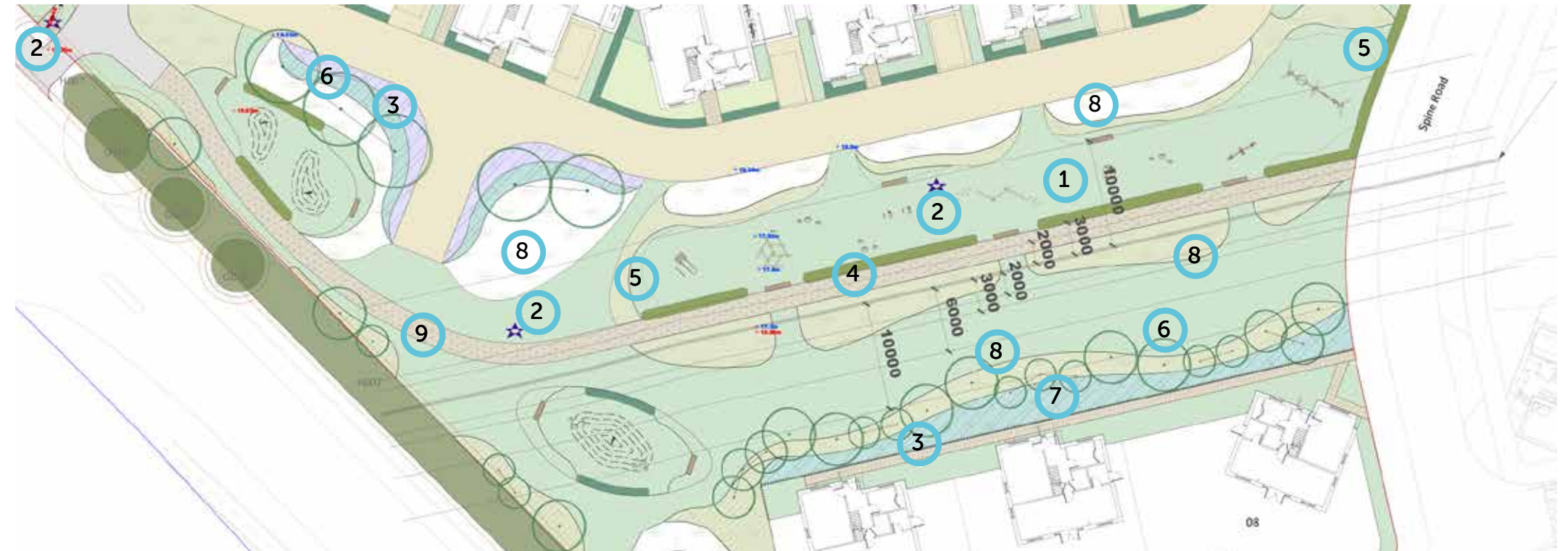
A green corridor is provided running diagonally which connects the southern boundary with the eastern buffer on Phase 2 of this development. Our proposals are broadly in line with the Outline consented Urban Form Parameter, Landscape Parameter and Land Use Plans as well as the Illustrative Strategic Masterplan.

We provide a Local Equipped Area for Play (LEAP) [1] within the green corridor, with excellent passive surveillance from the dwellings north and south of the park and also from the foot path to the south. A variety of play pieces, will provide a range of play experiences for children of all ages, such as swinging, climbing, sliding, spinning, rocking, balancing etc. Public art [2] is also positioned indicatively in key locations.

Swathes of planting [3] are positioned to the north and south of the green corridor corresponding in form, character and palette used in Phase 2. The planting allow views into the park but also encloses the LEAP. The play area is further enclosed by hedge planting [4] to the south and ornamental shrub beds east and west [5].

Tree planting south of the green corridor provides height and enclosure. We utilise species used in the adjacent Phase 2, such as *Alnus glutinosa* [6], and clusters of trees for example *Amelanchier*, *Corylus avellana* [7] to the south. Drifts of wildflower and calcareous wildflower meadow planting [8] sweep through and frame the park enhancing biodiversity.

A footpath [9] is also proposed creating an east-west link from the cycleway junction to the south of the western buffer to the main spine road in Phase 1 and connecting with the path in the Phase 2 green corridor. It is of similar material, resin-bound and form as in Phase 2.



Central Green Link

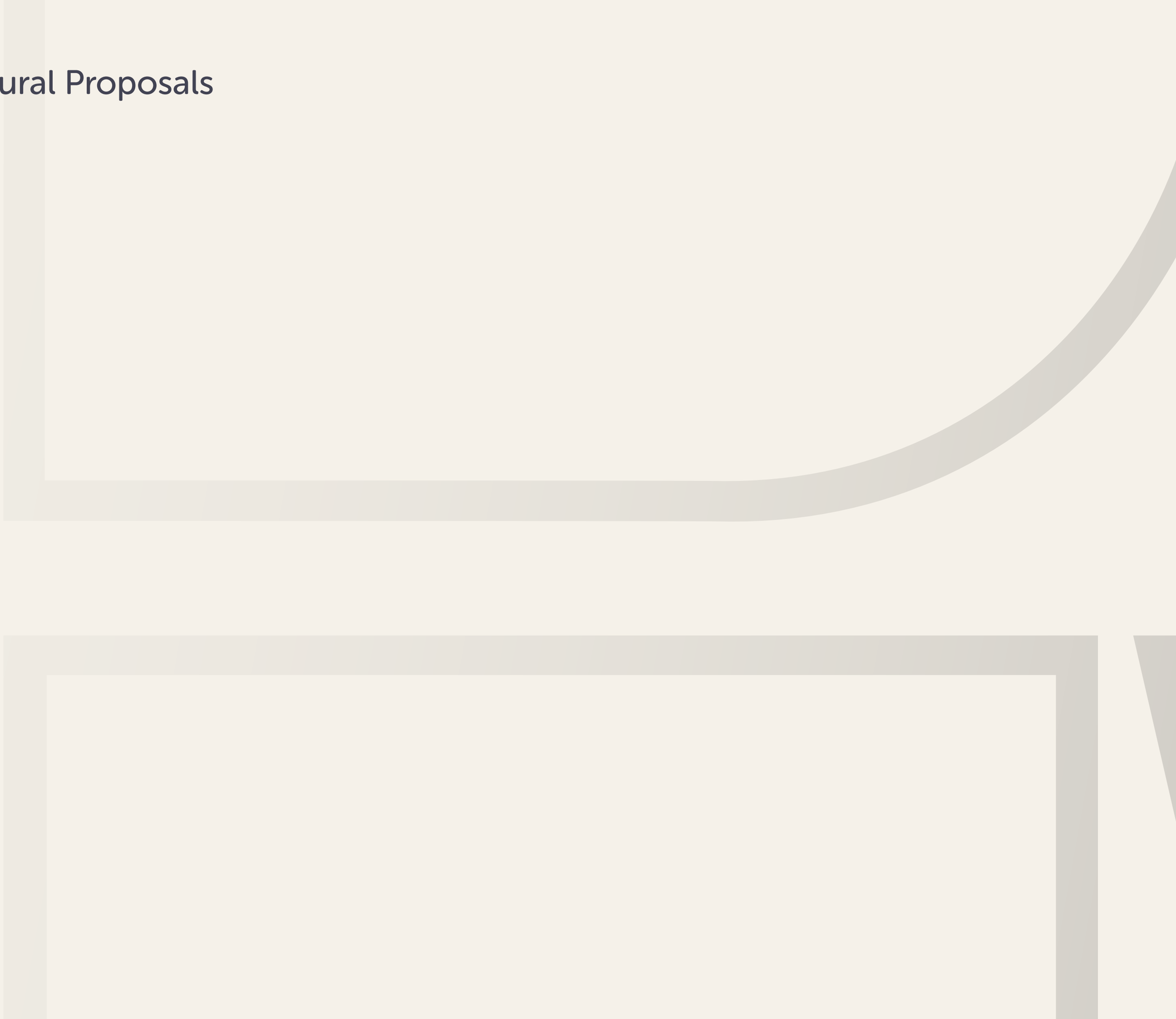


Example planting palette



Example play equipment

5.0 Architectural Proposals



5.1 Character Areas - Location & Extent

Outline & Current layout



Outline Masterplan



Proposed Masterplan

5.2 Site Materials Strategy

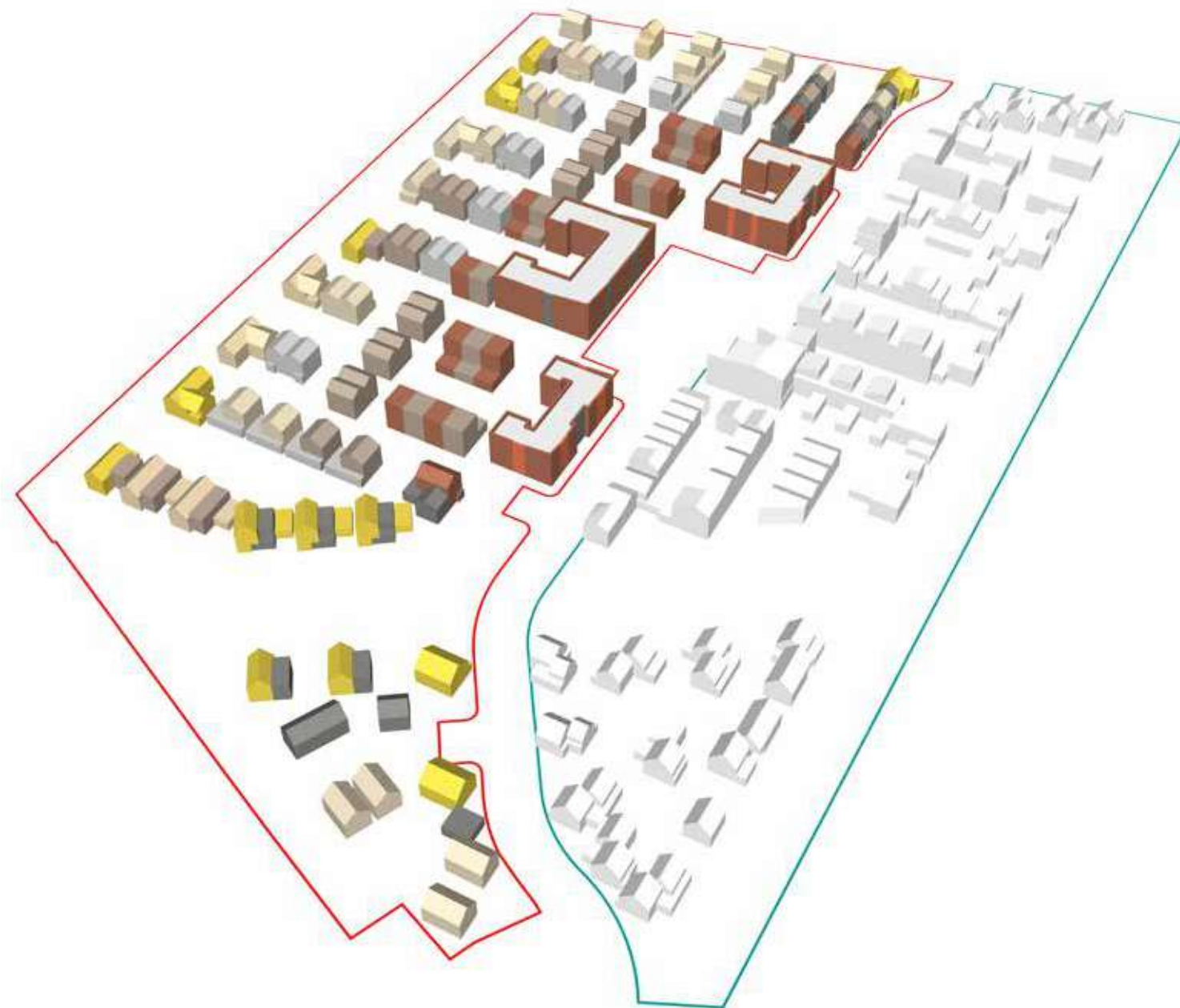
Overview

The illustration below depicts a diagrammatic representation of the location of the principal facing materials for the proposed Phase 3 development.

The smaller adjacent diagrams illustrate the variation in treatment for each separate character areas.

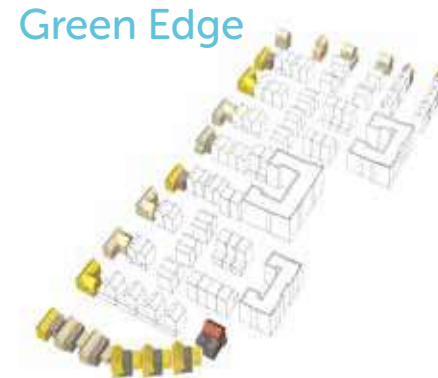
The key guides next to them illustrates brick finishes corresponding to each character area

The houses along the western site boundary, , have been included within the Green Edge Character Area; as these more closely correspond with a wider landscape boundary.

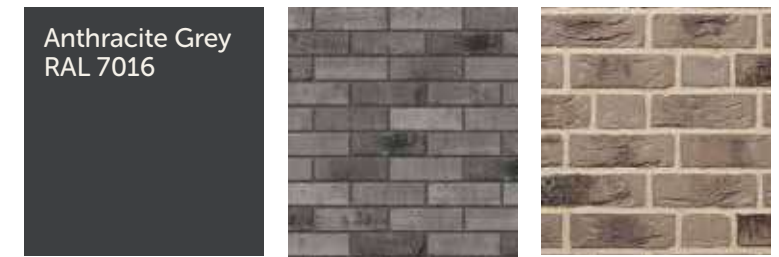


Phase 3 Principal facing materials diagram

Green Edge

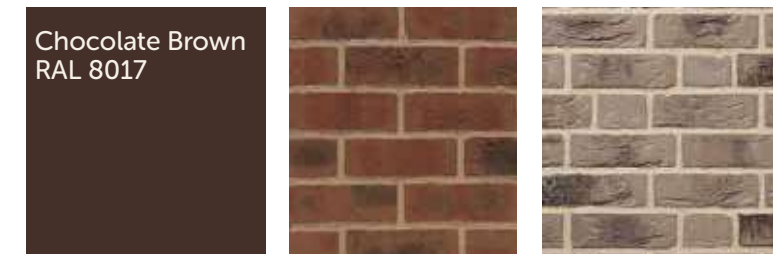
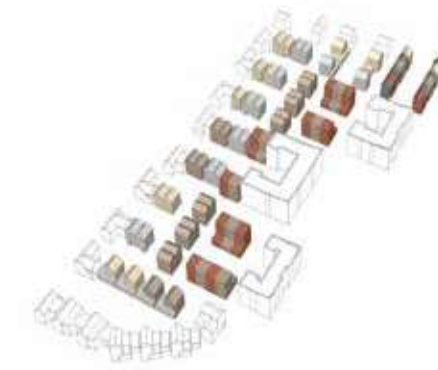


Light Buff brick Buff brick

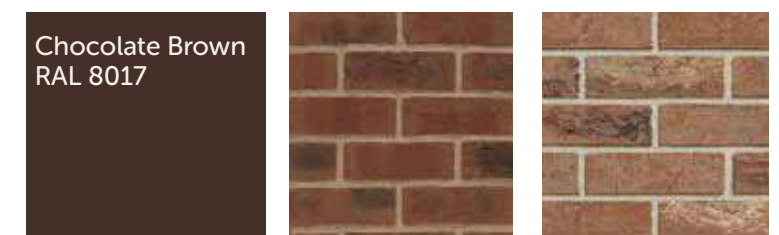


Dark grey brick Brown brick

Mews Courts



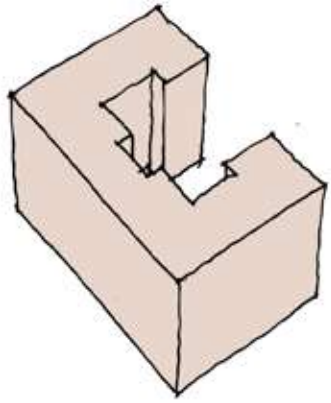
Local Centre



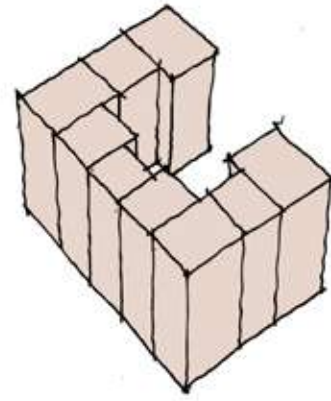
5.3 Blocks Concepts

Concept Diagrams

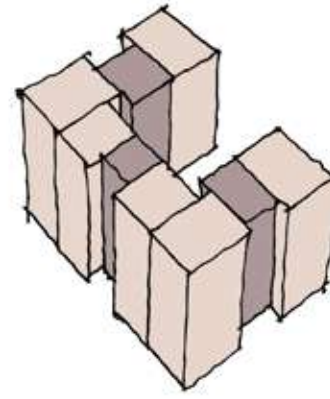
Residential Blocks Concept



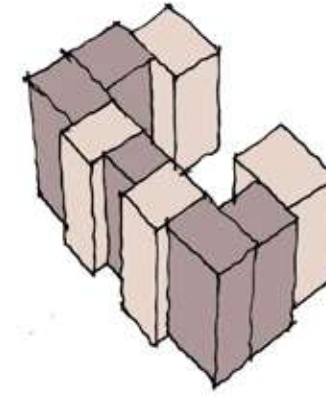
RESIDENTIAL
BLOCKS
'A' AND 'C'



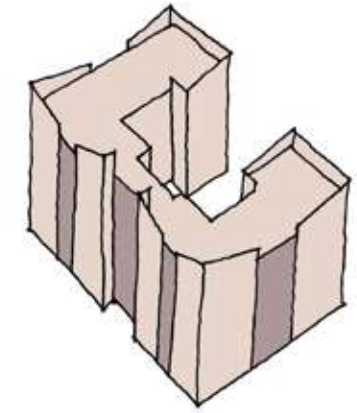
VERTICAL
EXPRESSION



SHIFT
MODULES
VERTICAL

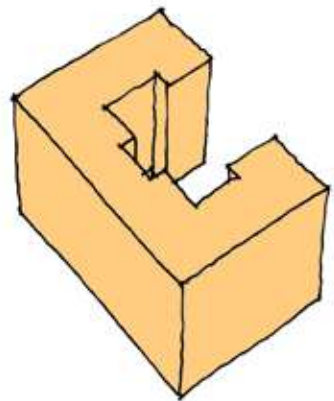


VARIANT

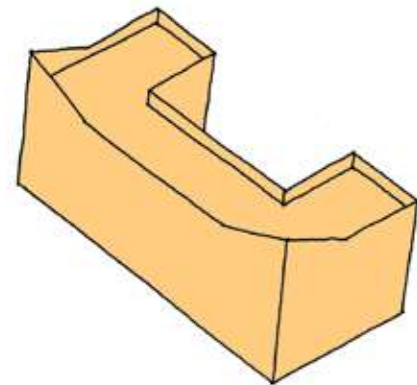


CORNERS RAISED
ALTERNATE MATERIALS

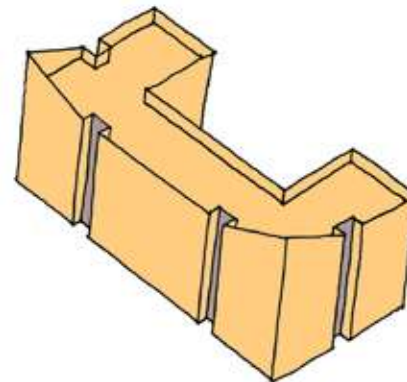
Commerical Blocks Concept



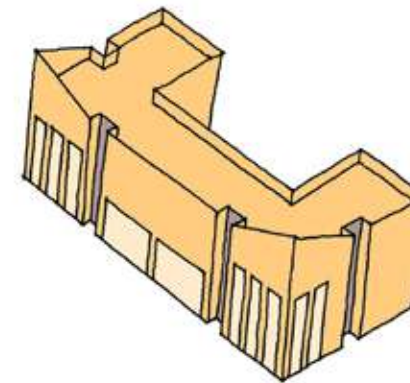
MIXED USE
BLOCK 'B'



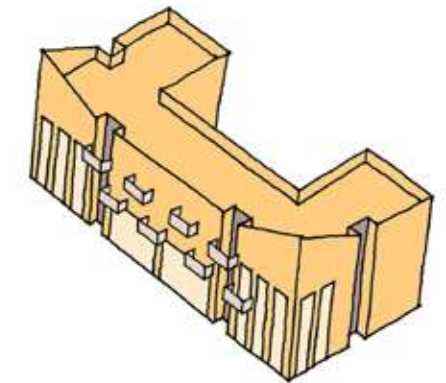
RAISED CORNERS
ACCENTUATE FLAT BLOCK
CENTREPIECE OF
DEVELOPMENT



MAIN BLOCK SUB DIVIDED
INTO SMALLER BLOCKS VIA
RECESSED VERTICAL INSET
BAYS.



INTERFACE WITH PUBLIC REALM
EXPRESSED VIA WINDOW AND
COLUMN AREAS: SINGLE HEIGHT
FOR COMMUNITY AND DOUBLE
HEIGHT FOR RETAIL.



OUTSET BALCONIES FOR
RESIDENTIAL ACCOMMODATION
ARE PROVIDED IN A STAGGERED
ARRANGEMENT ACROSS FIRST
AND SECOND FLOORS.

5.4 The Local Centre Elevations

Flat Block Elevations

- > The adjacent elevations are all primary elevations for the flatblocks along the Spine Road and are part of the Local Centre Character Area.
- > Materiality and geometry strongly relate to Phase 2 development.



Block A



Block B



Block C





Local Centre - The Central Square View

5.5 The Green Edge



Green Edge - The Linear Park View



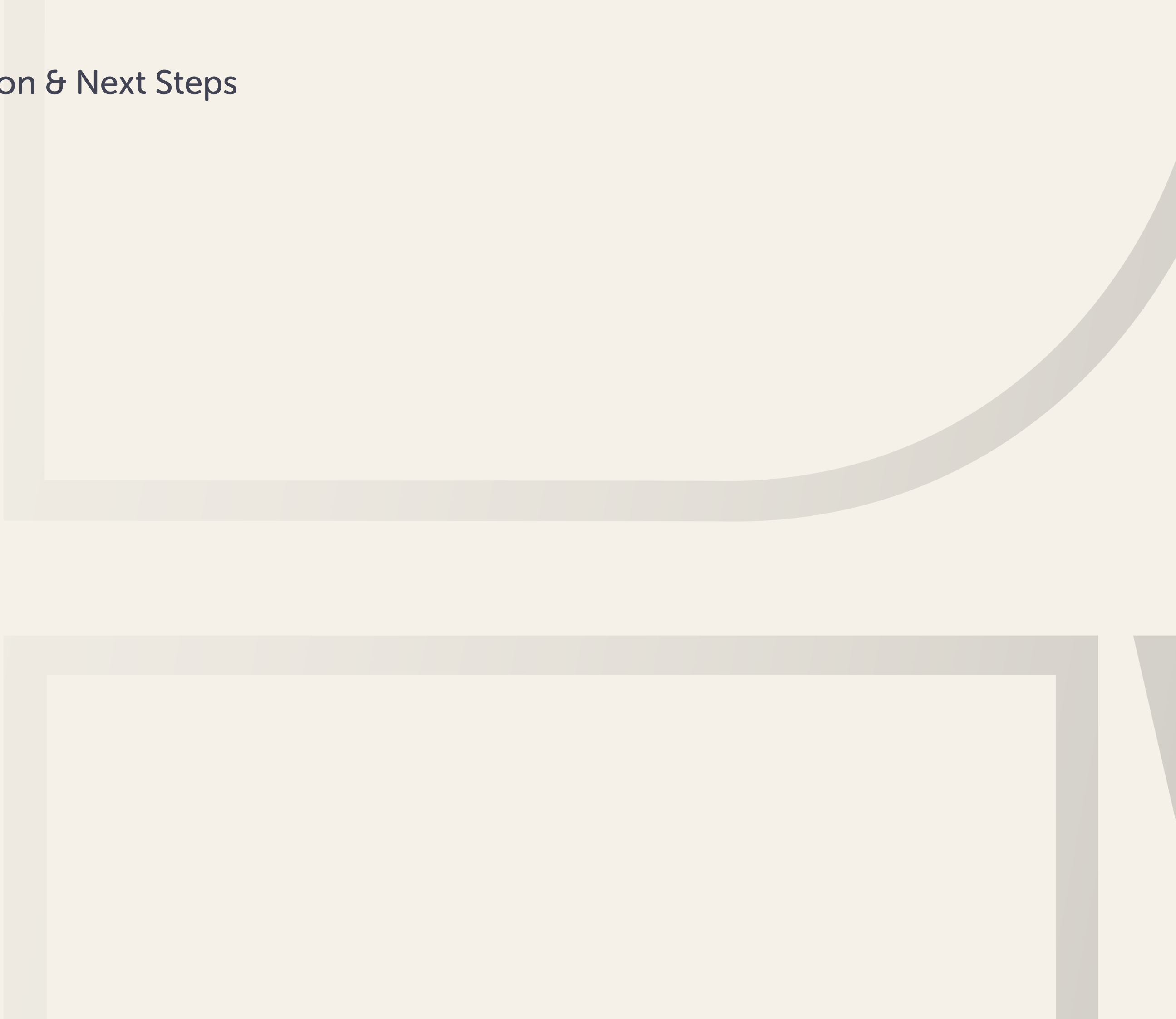
Green Edge - Wester Buffer View Sketch View

5.6 The Mews Court



The Mews Court Sketch View

6.0 Conclusion & Next Steps



6.1 Scheme Summary

1



The development provides 60 affordable homes for Cambridge City Council and 90 private dwelling for sale

2



An inclusive, accessible housing scheme developed providing dwellings of all sizes from 1 bed flats to 5 bed houses. 5% of the affordable dwellings will be compliant with m4(3), all other dwelling will be m4(2).

3



Sustainable measures for a environmentally friendly development

4



A climate resilient and energy efficient development aiming for 100% dual aspect dwellings

5



New landscaped areas for different age groups, new tree planting and biodiversity enhancements.

6



New Play equipment for local children

7



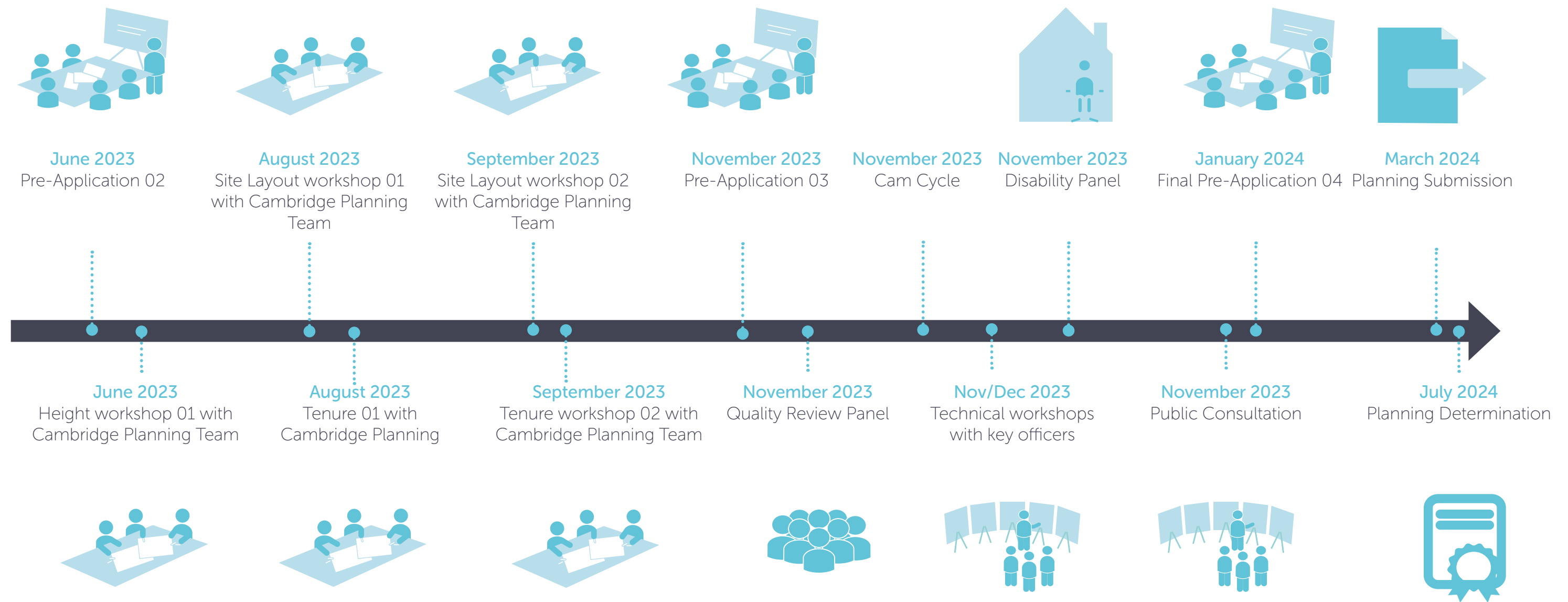
Rationalised parking areas to create opportunity for landscape improvements.

8



Incorporated Cycling Strategy to promote safe active travels.

6.2 Project Timeline





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bptw.co.uk