

Oxfordshire Cotswolds Garden Village Study Tour 2019 31 January

Cambourne



Cambridge Southern Fringe

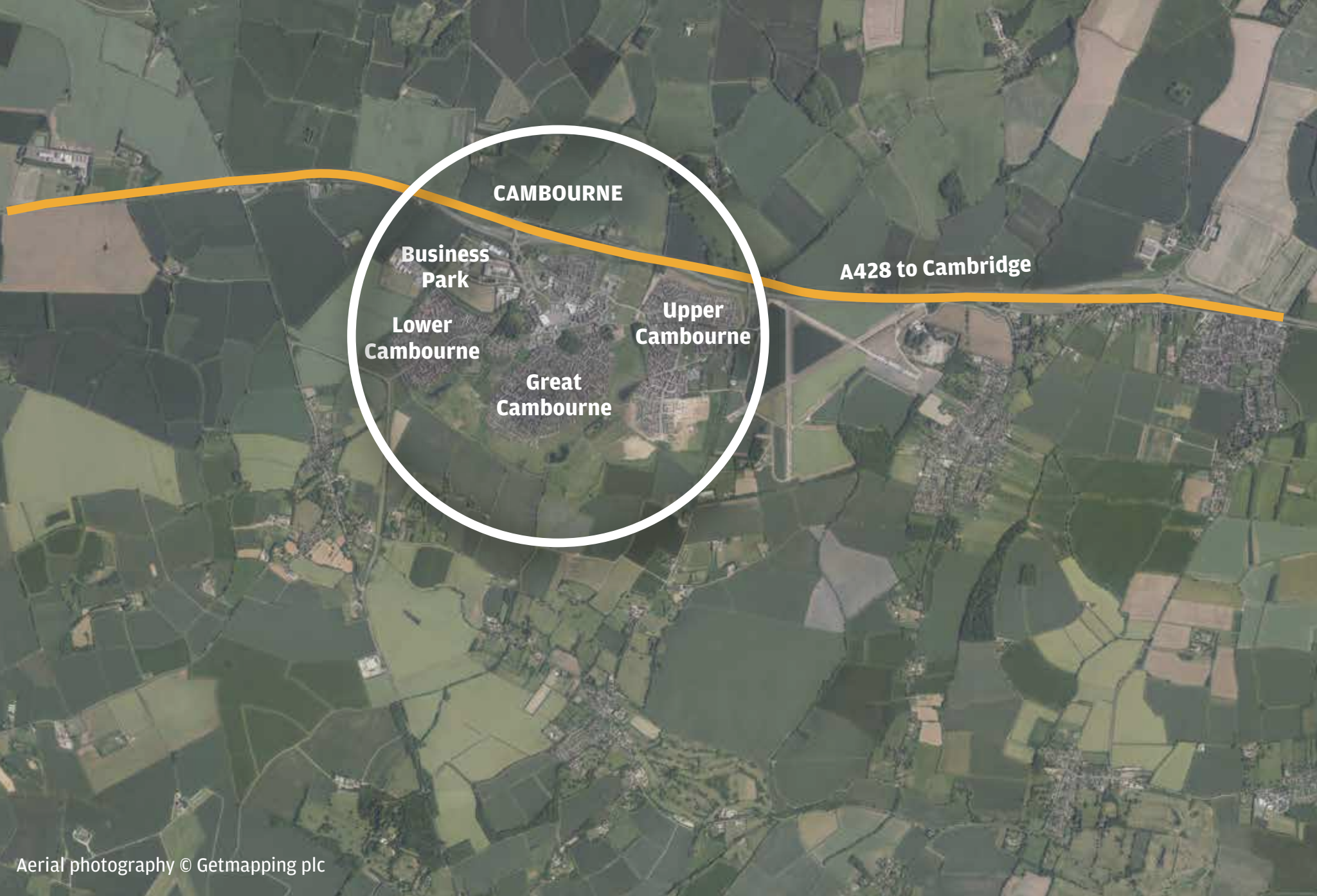


North West Cambridge



Grosvenor Britain & Ireland brings over 300-years of history of creating, managing and maintaining high quality places for people to live, work and play. This is our enduring mission.

We seek to work collaboratively with and leave a positive impact on the communities we serve.

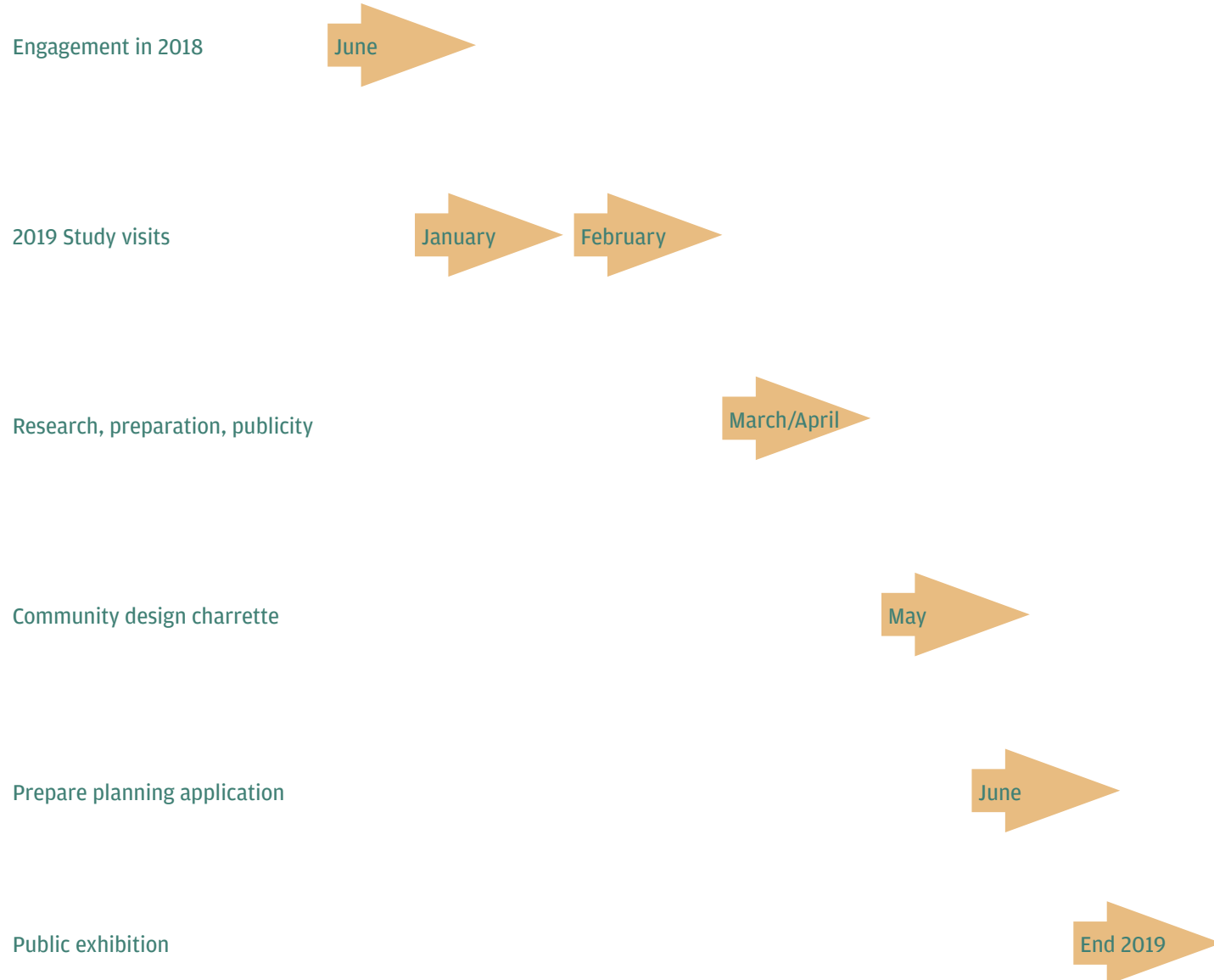




The team

- Grosvenor
 - AECOM
 - Terence O'Rourke
 - Peter Brett Associates
 - Four Communications
 - Kevin Murray Associates
- Planning
- Design & masterplanning
- Transport and infrastructure
- Communications
- Engagement and facilitation

Context of study visits



Purpose

1. Visit other planned settlements – NEW and OLD
2. View OUTPUTS, hear about PROCESSES
3. Enquire, explore and discuss LESSONS – positive and negative
4. Provide information and experience for CHARRETTE DESIGN PROCESS
5. Ensure INTELLIGENT PLACEMAKING approach

Ground rules

- Bring your specialist and local knowledge
- Think of interests & concerns of all others – residents & users
- Look across a generation – 10-30 years and more
- Fact-finding – be inquisitive and probing
- No single answer – respect diverse views
- Be collaborative – share learning

Send any notes/observations of visit to Merlene and Jas

Take pictures for record

Tweeting on hashtag **#OCGVEynsham**

Chatham House rule – non attribution

Some questions to consider

- Is there evidence of a collective vision supported by collaborative partnerships and community engagement?
- What is the relationship of the place to the context of its surroundings?
- Is there a unique and distinctive sense of place?
- Is the place attractive, safe and enticing?
- Are there vibrant streets and spaces with active frontages?
- Is there adequate provision of parks and open spaces?
- Does the place exhibit and promote environmentally sustainable behaviour?
- Does the place provide an appropriate range of transport and access arrangements?
- Is there an adequate management system to ensure the continued legacy of the place?
- What has been the biggest challenge in creating the place?
- Is the place flexible to adapt to future trends and population changes?
- Are commercial and economic activities encouraged?
- Do the community and social facilities support a balanced and healthy life?
- Is there any evidence of Garden Village principles in the place?
- Do you think there is anything relevant to OCGV?

Cambourne

Introduction

Cambourne is one of Cambridge's newest settlements, located 9 miles west the city. Permission was granted in 1994 for 3,300 dwellings on Monkfield Farm site (417ha). The masterplan designed by Terry Farrell (later Randall Thorpe Landscape Architects) was approved in 1996 and consisted of three interlinked villages (Lower Cambourne, Great Cambourne, and Upper Cambourne), with walking and cycling routes to the key centre. The original masterplan used densities which varied from 24.9 dwellings per hectare (dph) in Great and Upper Cambourne to 23.2 dph in Lower Cambourne. An increased density of 30 dph was subsequently applied and meant that the permitted 3,300 homes were built at Lower Cambourne, most of Great Cambourne and only on the north-western part of the Upper Cambourne footprint. The first residents moved into the new development before the millennium and the creation of the Parish Council was formed five years after (2004).

Delivering the Facilities

Cambourne provided approximately 30% affordable housing. An unforeseen influx of young families meant that the original education provision was not sufficient. Two primary schools were originally proposed with no plans for a secondary school, today, there are four primary schools and a secondary school which opened in 2013. The local sports centre opened in 2011 providing a state of the art gymnasium, four court sports hall and a 5-a-side pitch. The Cambourne business park is walking distance to the centre and is known for its excellence in the software engineering sector and continues to attract like-minded business. It has been masterplanned to provide over 750,000 sq ft of innovative business space. The business park provides a congestion-free commute with the A428 dual-carriageway which links to Cambridge.

Ecology and Landscape

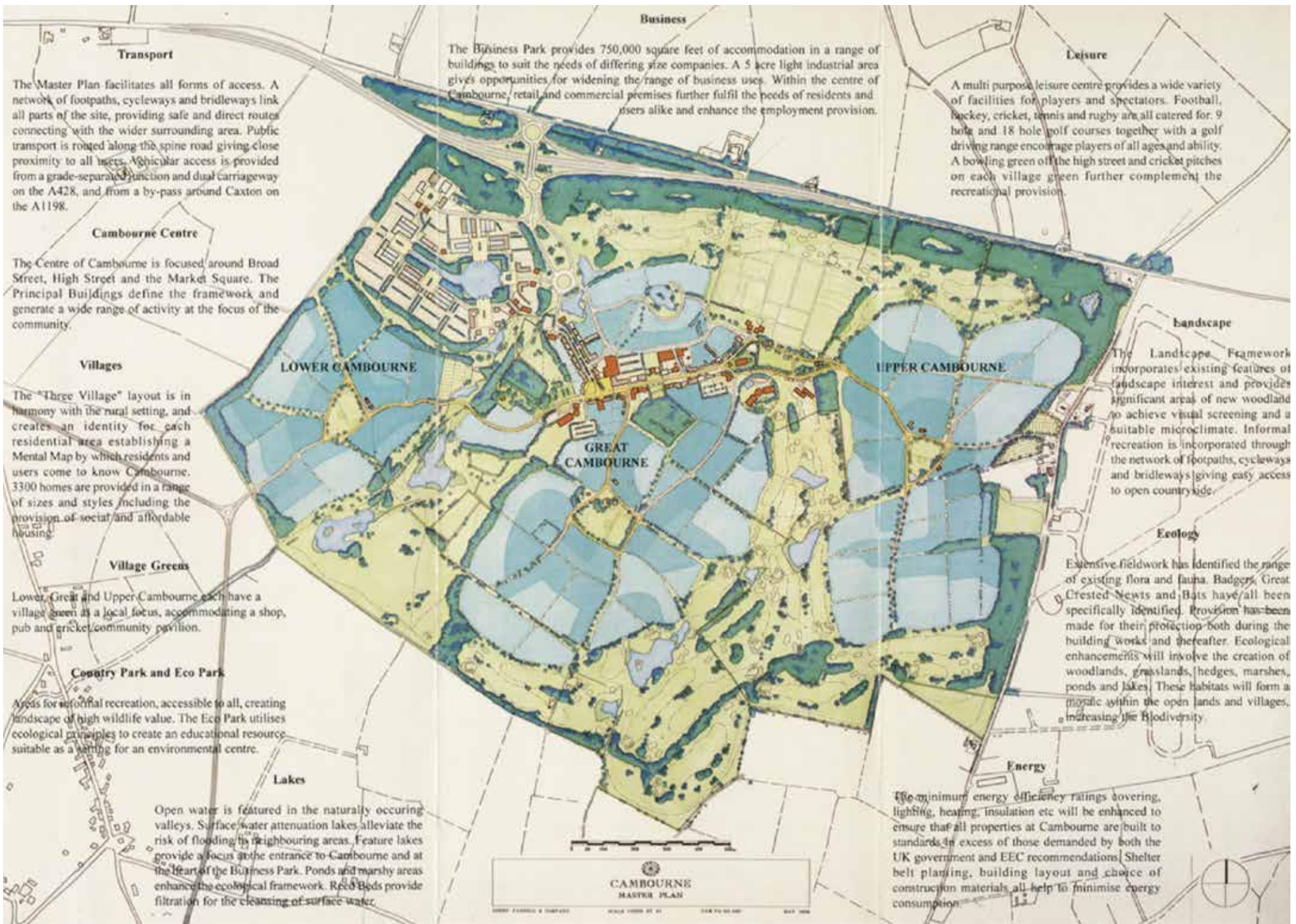
One of the most valued aspects of Cambourne is the ease of access to the countryside. With the award-winning landscape masterplan, a circular bridleway was designed around the three villages. Drainage features have been incorporated which are managed for amenity and ecological value. The green spaces and drainage infrastructure are maintained by different groups (including Anglian Water, County Council, Wildlife Trust, and Environment Agency). In each of the Cambourne villages, a central green area creates a "green lung" that serves as an area of public open space. This in turn forms ecological corridors to main hedgerows in each village. The existing hedgerows have been retained to form the backbone to a number of greenways across the development area. This provides valuable wildlife corridors which connects existing woodlands, village greens, lakes, and facilitates access to wider open areas across Cambourne.

Transport in Cambourne

Given the strategic location of Cambridge, excellent vehicular connections to Cambridge and the wider area are readily available. There is a good public transport connection to Cambridge with a bus every 20 minutes through most of the day. Due to the increased densities and the provision of high quality and safe foot/cycle connections in Cambourne, walking and cycling journeys to schools have increased.

Cambourne West

Permission was granted in January 2017 by South Cambridge District Council for the development of 2,350 new family homes as part of a western extension to Cambourne with associated facilities (two new primary schools and secondary school, employment areas and retail, and sports pitches) and open space. MCA developments believe that this extension will be a highly sustainable development which will complement the existing villages.



Transport

The Master Plan facilitates all forms of access. A network of footpaths, cycleways and bridleways link all parts of the site, providing safe and direct routes connecting with the wider surrounding area. Public transport is routed along the spine road giving close proximity to all users. Vehicular access is provided from a grade-separated junction and dual carriageway on the A428, and from a by-pass around Caxton on the A1198.

Business

The Business Park provides 750,000 square feet of accommodation in a range of buildings to suit the needs of differing size companies. A 5 acre light industrial area gives opportunities for widening the range of business uses. Within the centre of Cambourne, retail and commercial premises further fulfil the needs of residents and users alike and enhance the employment provision.

Leisure

A multi purpose leisure centre provides a wide variety of facilities for players and spectators. Football, hockey, cricket, tennis and rugby are all catered for. 9 hole and 18 hole golf courses together with a golf driving range encourage players of all ages and ability. A bowling green off the high street and cricket pitches on each village green further complement the recreational provision.

Cambourne Centre

The Centre of Cambourne is focused around Broad Street, High Street and the Market Square. The Principal Buildings define the framework and generate a wide range of activity at the focus of the community.

Villages

The "Three Village" layout is in harmony with the rural setting, and creates an identity for each residential area establishing a Mental Map by which residents and users come to know Cambourne. 3300 homes are provided in a range of sizes and styles including the provision of social and affordable housing.

LOWER CAMBOURNE

GREAT CAMBOURNE

UPPER CAMBOURNE

Village Greens

Lower, Great and Upper Cambourne each have a village green as a local focus, accommodating a shop, pub and cricket community pavilion.

Landscape

The Landscape Framework incorporates existing features of landscape interest and provides significant areas of new woodland to achieve visual screening and a suitable microclimate. Informal recreation is incorporated through the network of footpaths, cycleways and bridleways giving easy access to open countryside.

Ecology

Extensive fieldwork has identified the range of existing flora and fauna. Badgers, Great Crested Newts and Bats have all been specifically identified. Provision has been made for their protection both during the building works and thereafter. Ecological enhancements will involve the creation of woodlands, grasslands, hedges, marshes, ponds and lakes. These habitats will form a mosaic within the open lands and villages, increasing the biodiversity.

Country Park and Eco Park

Areas for informal recreation, accessible to all, creating landscape of high wildlife value. The Eco Park utilises ecological principles to create an educational resource suitable as a setting for an environmental centre.

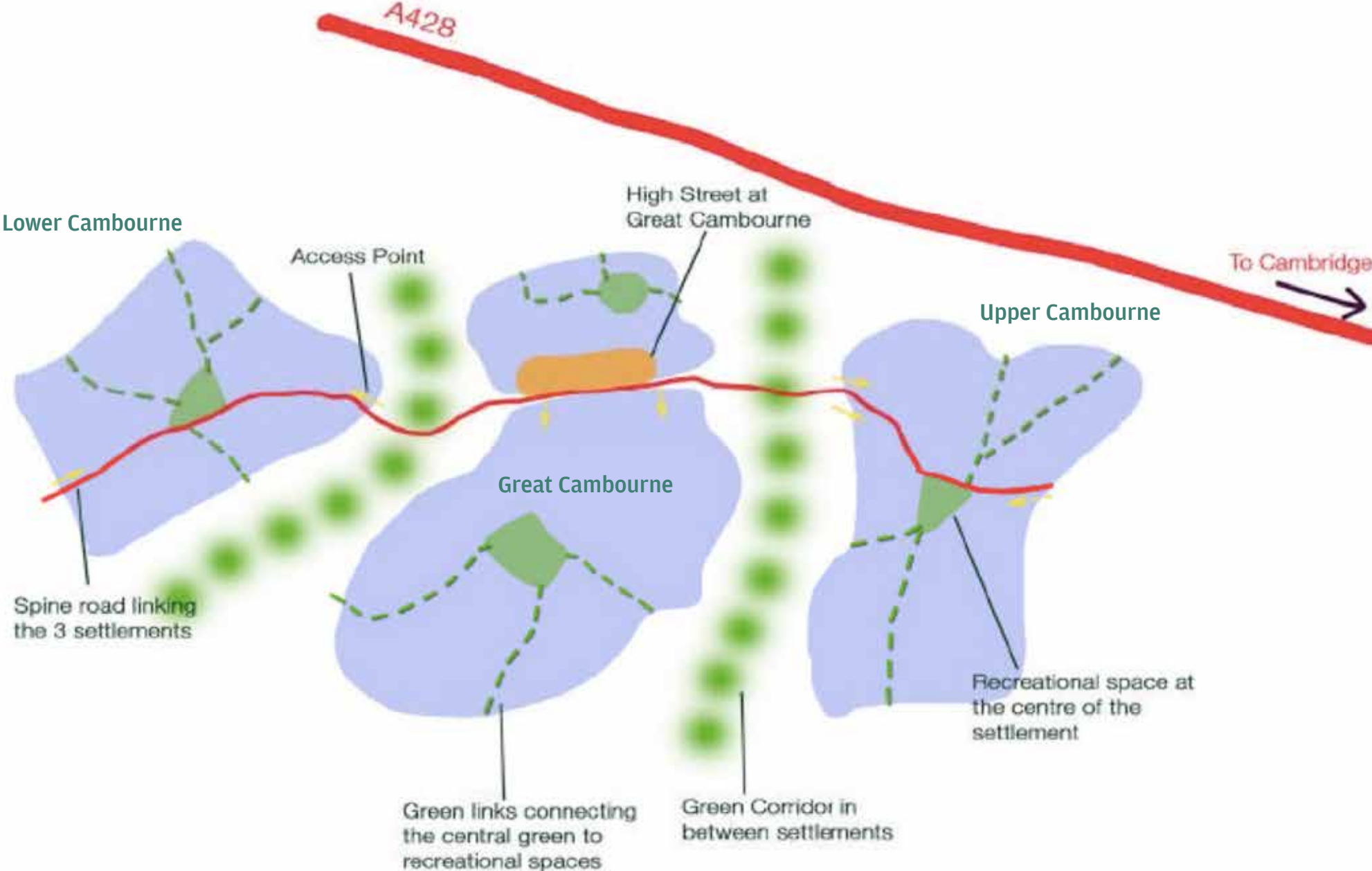
Lakes

Open water is featured in the naturally occurring valleys. Surface water attenuation lakes alleviate the risk of flooding in neighbouring areas. Feature lakes provide a focus at the entrance to Cambourne and at the heart of the Business Park. Ponds and marshy areas enhance the ecological framework. Reed Beds provide filtration for the cleansing of surface water.

Energy

The minimum energy efficiency ratings covering, lighting, heating, insulation etc will be enhanced to ensure that all properties at Cambourne are built to standards in excess of those demanded by both the UK government and EEC recommendations. Shelter belt planting, building layout and choice of construction materials all help to minimise energy consumption.

CAMBOURNE MASTER PLAN
© 1999 PARRIS & SHARPE SCALE 1:1000 @ A1 DATE 10.06.99 DAY 1000





Approved masterplan for Cambourne West

Cambridge Southern Fringe

Introduction

The vision for the Southern Fringe is to create a distinctive new urban extension to the City to meet a range of needs for the Cambridge area, including additional housing close to an existing employment area, new employment opportunities, the expansion of clinical facilities, biomedical and biotechnology activities and related higher education and research institutes. The extension will incorporate open space to serve the residents of the new development, Cambridge City and South Cambridgeshire and opportunities will be taken to enhance amenity, biodiversity and access to the countryside.

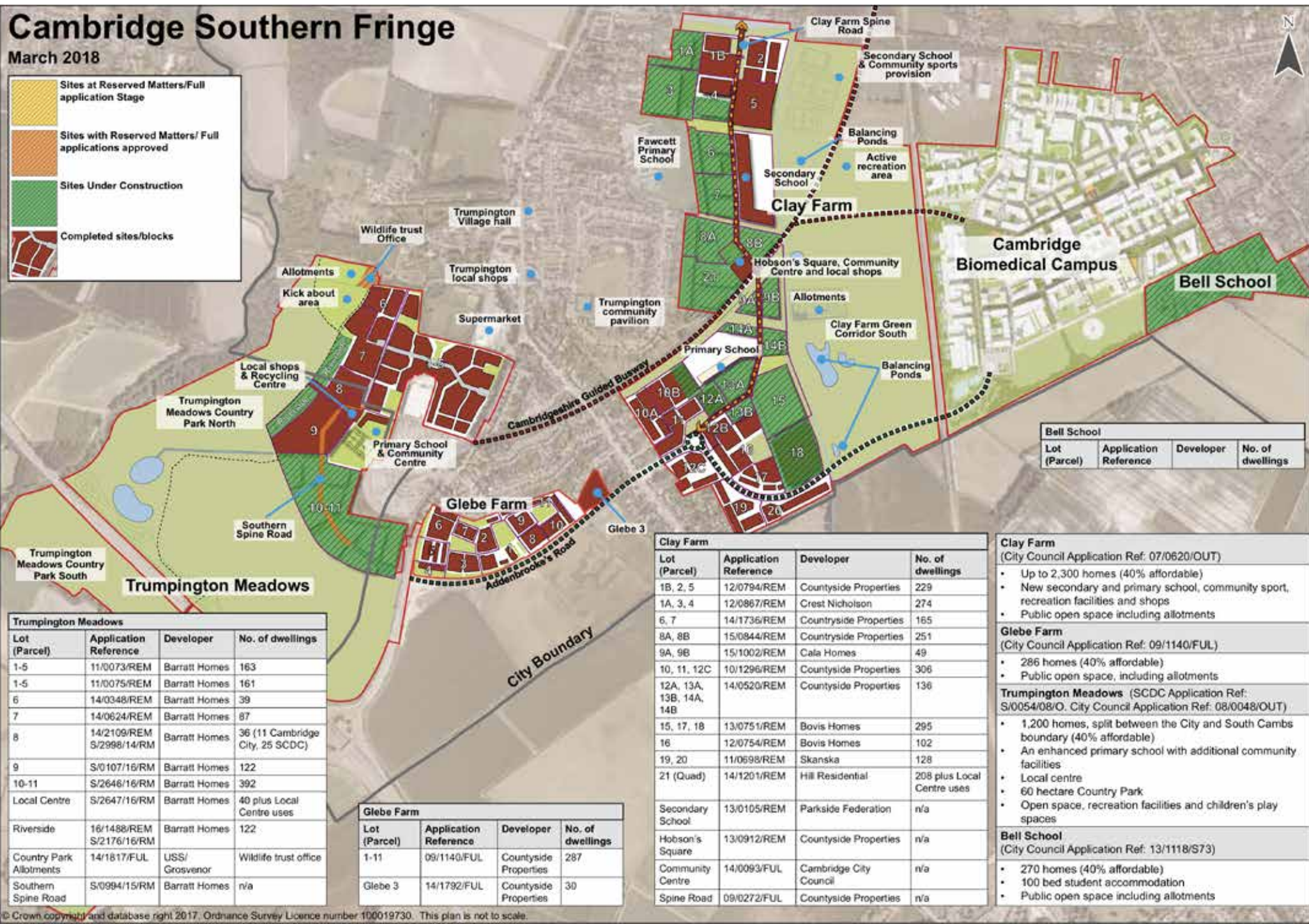
Project	Site size	Number of units
Trumpington Meadows	30 Hectares gross	1,200 homes
Glebe Farm	9.79 Hectares	286 homes
Clay Farm/ Showground	60.69 Hectares	Up to 2,300 homes
Addenbrooke's	57.93 Hectares	Clinical, biomedical uses, research and development
Belle School	7.61 Hectares	270 homes
Total		4,056 homes

Cambridge Southern Fringe

March 2018

Legend

- Sites at Reserved Matters/Full application Stage
- Sites with Reserved Matters/ Full applications approved
- Sites Under Construction
- Completed sites/blocks



Trumpington Meadows			
Lot (Parcel)	Application Reference	Developer	No. of dwellings
1-5	11/0073/REM	Barratt Homes	163
1-5	11/0075/REM	Barratt Homes	161
6	14/0348/REM	Barratt Homes	39
7	14/0624/REM	Barratt Homes	87
8	14/2109/REM S/2998/14/RM	Barratt Homes	36 (11 Cambridge City, 25 SCDC)
9	S/0107/16/RM	Barratt Homes	122
10-11	S/2646/16/RM	Barratt Homes	392
Local Centre	S/2647/16/RM	Barratt Homes	40 plus Local Centre uses
Riverside	16/1488/REM S/2176/16/RM	Barratt Homes	122
Country Park Allotments	14/1817/FUL	USS/ Grosvenor	Wildlife trust office
Southern Spine Road	S/0994/15/RM	Barratt Homes	n/a

Glebe Farm			
Lot (Parcel)	Application Reference	Developer	No. of dwellings
1-11	09/1140/FUL	Countyside Properties	287
Glebe 3	14/1792/FUL	Countyside Properties	30

Clay Farm			
Lot (Parcel)	Application Reference	Developer	No. of dwellings
1B, 2, 5	12/0794/REM	Countyside Properties	229
1A, 3, 4	12/0867/REM	Crest Nicholson	274
6, 7	14/1736/REM	Countyside Properties	165
8A, 8B	15/0844/REM	Countyside Properties	251
9A, 9B	15/1002/REM	Cala Homes	49
10, 11, 12C	10/1296/REM	Countyside Properties	306
12A, 13A, 13B, 14A, 14B	14/0520/REM	Countyside Properties	136
15, 17, 18	13/0751/REM	Bovis Homes	295
16	12/0754/REM	Bovis Homes	102
19, 20	11/0698/REM	Skanska	128
21 (Quad)	14/1201/REM	Hill Residential	208 plus Local Centre uses
Secondary School	13/0105/REM	Parkside Federation	n/a
Hobson's Square	13/0912/REM	Countyside Properties	n/a
Community Centre	14/0093/FUL	Cambridge City Council	n/a
Spine Road	09/0272/FUL	Countyside Properties	n/a

Bell School			
Lot (Parcel)	Application Reference	Developer	No. of dwellings

- Clay Farm**
(City Council Application Ref: 07/0620/OUT)
- Up to 2,300 homes (40% affordable)
 - New secondary and primary school, community sport, recreation facilities and shops
 - Public open space including allotments
- Glebe Farm**
(City Council Application Ref: 09/1140/FUL)
- 286 homes (40% affordable)
 - Public open space, including allotments
- Trumpington Meadows** (SCDC Application Ref: S/0054/08/O. City Council Application Ref: 08/0048/OUT)
- 1,200 homes, split between the City and South Cambs boundary (40% affordable)
 - An enhanced primary school with additional community facilities
 - Local centre
 - 60 hectare Country Park
 - Open space, recreation facilities and children's play spaces
- Bell School**
(City Council Application Ref: 13/1118/S73)
- 270 homes (40% affordable)
 - 100 bed student accommodation
 - Public open space including allotments

Trumpington Meadows

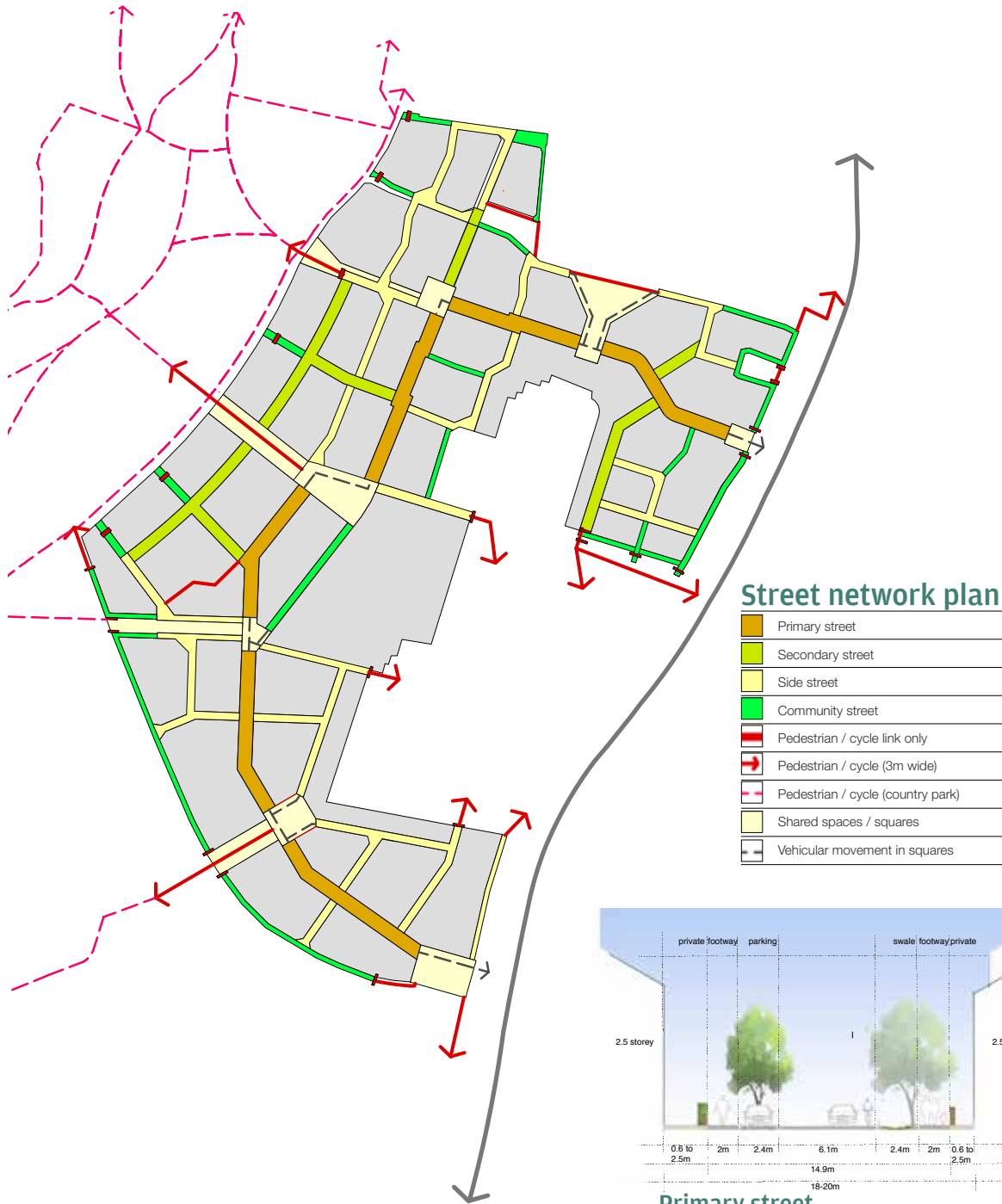
Summary

The site possesses 1,200 homes split between the Cambridge/South Cambridgeshire boundary of which 40% are affordable housing. Trumpington Meadows has an enhanced primary school with additional community facilities, a local centre, 60 hectare country park (plus 2.7 hectares of other public open space), open space, recreation facilities and children's play spaces.

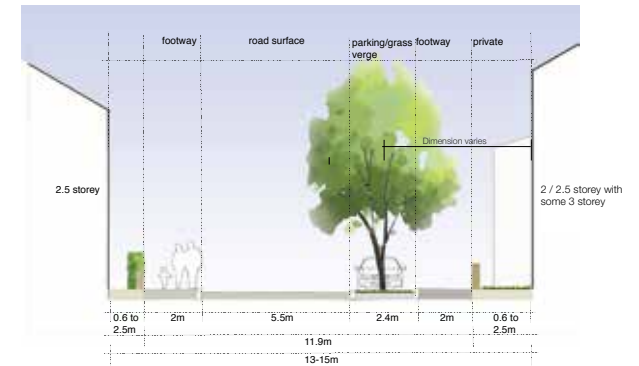
Key Features

- Housing densities
- Character areas and architectural styles
- Primary school and local centre
- Relationship to Trumpington Country Park
- Pocket Parks

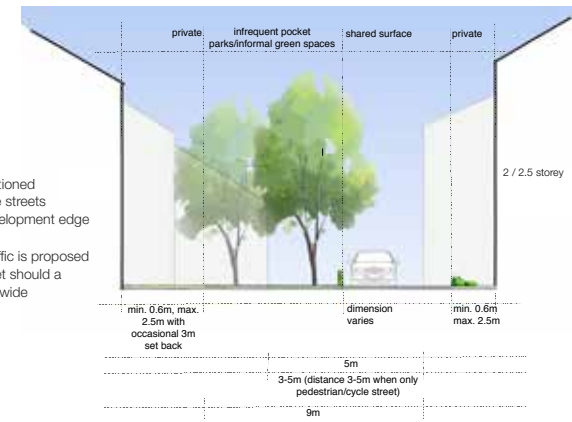




Village quarter street sections



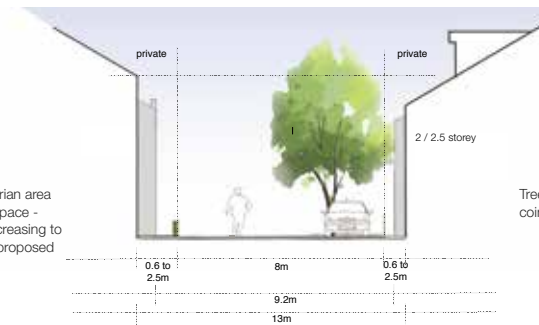
Secondary street



Trees to be positioned principally where streets widen or on development edge

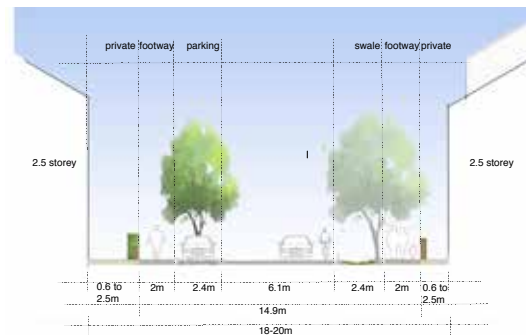
Note: Where traffic is proposed community street should a minimum of 5m wide

Side street



Roadway and pedestrian area designed as shared space - minimum 5m wide increasing to 8m where parking is proposed

Tree planting positioned to coincide with building gap







Primary street

Community street

Urban form diagram









Public open space

	Informal open space
	Children's play space
	Combined NEAP / LEAP and tennis court
	LEAP
	Formal open space
	Kickabout area
	Structural planting
	Existing trees
	Allotments

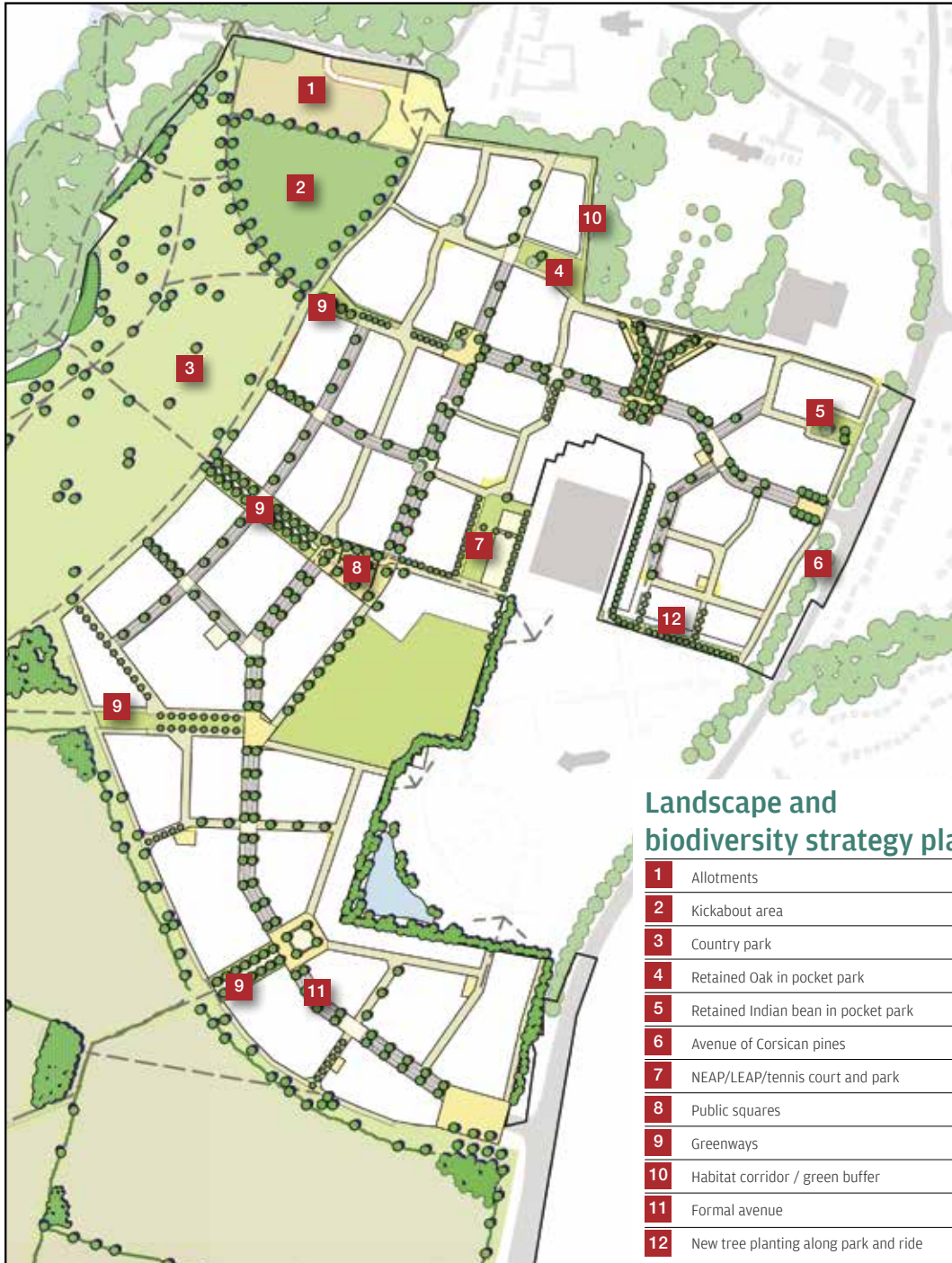
Streets (movement)

	Primary street
	Secondary street
	Side street
	Community street
	Squares
	Pedestrian / cycle link
	Service access to Robert Sayle

Urban form

	Primary frontage
	Secondary frontage
	Landmark building
	Marker building
	Visual connectors
	Proposed houses to secure edge
	Built form interacts with landscape structure
	Underground recycling centre

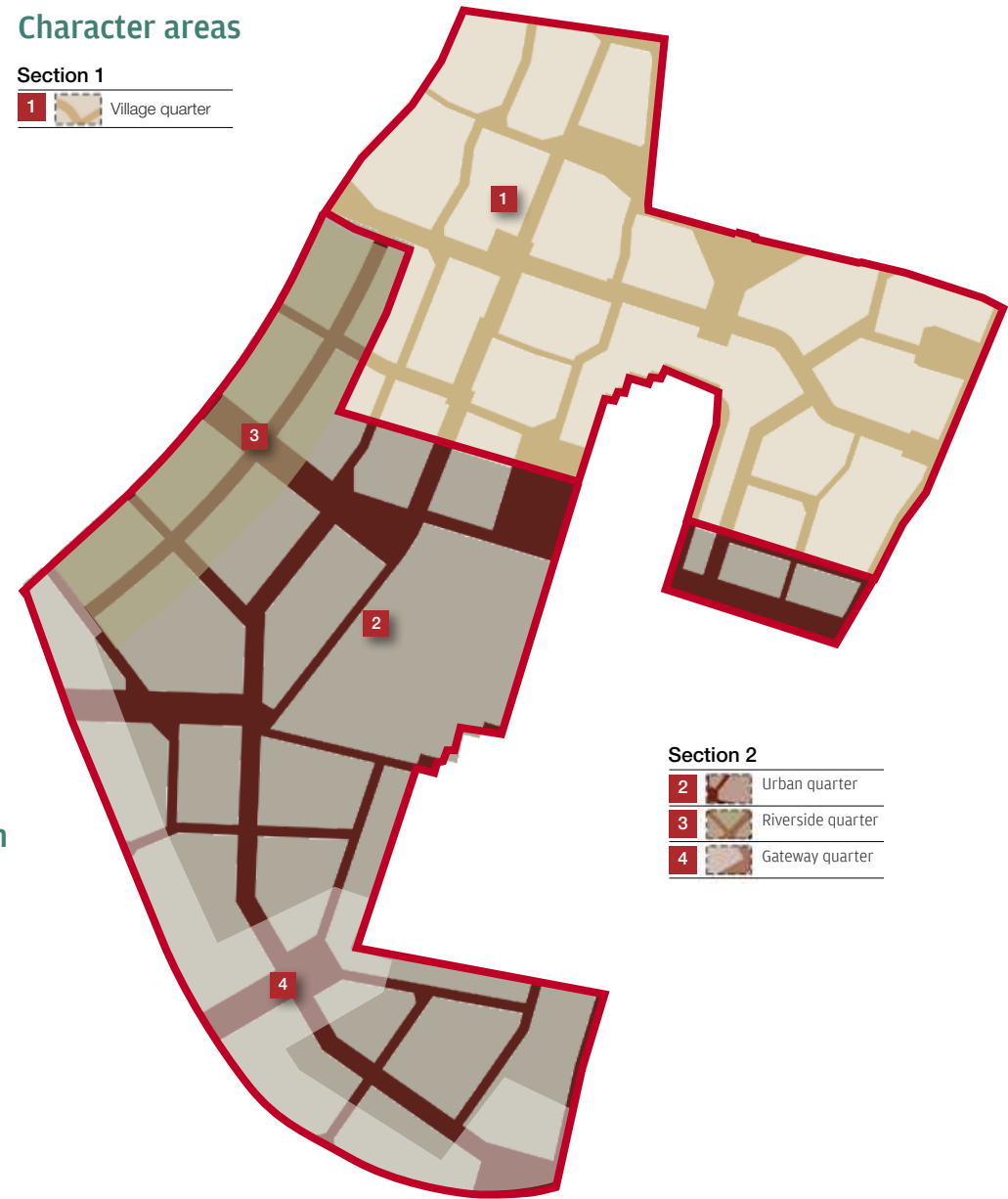




Character areas

Section 1

- 1 Village quarter



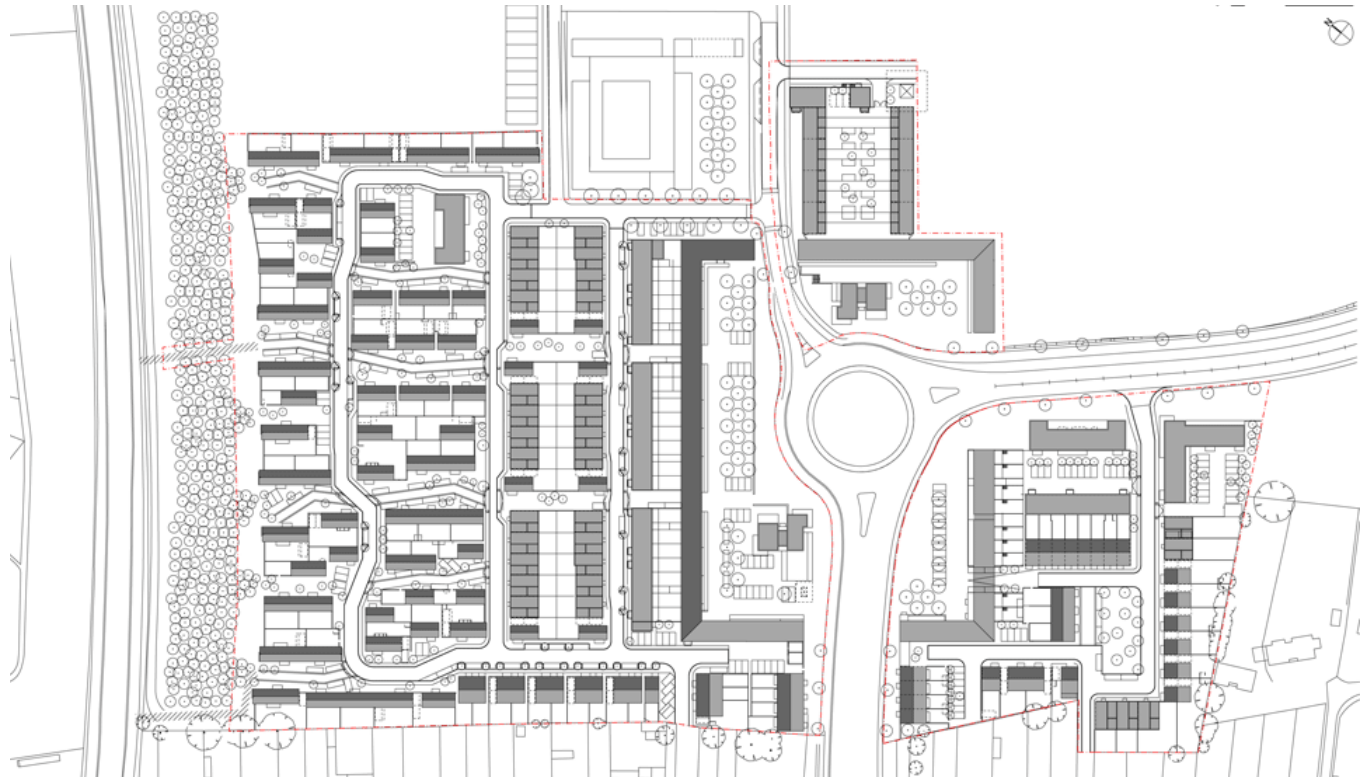
Abode

Summary

Abode at Great Kneighton is a key part of a major new housing and mixed-use development in South Cambridge. The design consists of a hierarchy of spaces and housing types to suit the transition from urban to rural edge. This gives form to the existing infrastructure and a sense of arrival at the entrance to the neighbourhood, before moving sequentially towards a more relaxed morphology that addresses the adjacent countryside.

Key Features

- Housing typologies
- Arrangement of public and private spaces
- Character areas and architectural styles
- Setting to the existing housing





Aura

Summary

In response to its location, the design for Aura is organised within a legible framework of streets and landscaped squares. A range of dwelling heights provides an interesting roofscape and taller 'locator' buildings provide easy wayfinding around the site.

Key Features

- Street design and primary street
- Higher density housing and apartments
- Housing typologies
- Local centre and secondary school





Architects sketch of Aura looking south west

North West Cambridge

Introduction

The University of Cambridge is one of the world's leading universities. It is renowned for its teaching and research excellence, and it makes a significant contribution to the prosperity of the city of Cambridge and the UK economy. The university recognised that in order to maintain its reputation and to attract the best talent, it needed to address the issues of a lack of affordable housing for its staff and post-graduate students as well as enhancing facilities for research and development. The concept for NW Cambridge was therefore established and plans evolved into the provision of 1,500 homes for University and College staff, 1,500 homes for private sale, 2,000 postgraduate bed spaces, 100,000sqm of academic and research and development space, community facilities, a hotel, care home and public open space. The local authorities involved resolved to grant planning permission in August 2012 and planning consent was formalised in February 2013 with the signing of the section 106 agreement.

Sustainable Transport

The North West Cambridge Development places a large emphasis on cycling with routes provided throughout the site from the outset to connect to Girton to the north and the centre of Cambridge to the south. Generous cycle parking standards set out in local policy documents have been met across the development including provision for non-standard bikes with trailers as well as maintenance facilities for bikes within stores. All residential bike stores are located in convenient locations to maximise their use.

Phasing of Infrastructure

The timing of development on site has been carefully phased to ensure key infrastructure is delivered to meet the demands of new residents. Through significant investment at the outset, the university has enabled earlier delivery of infrastructure than would typically be expected on a phased development of this scale. The first phase includes a 3 form entry primary school, community centre, nursery, doctors surgery, supermarket, retail units, hotel, senior living home and sports pitches, all located around the centre of the site to establish a sense of place.

Affordable Housing

The site comprises 50% affordable housing. The 1,500 affordable units are all classified as key worker housing. This provides housing for qualifying university staff at a discount to market rent. The order of priority will be determined by having regard to the employee's level of housing need and their contribution to the functioning and success of the university and its colleges. The remaining 1,500 consented units will be for private market sale. The first phase of development which concluded in 2018 provides 700 key worker units, 450 market homes and 325 post-graduate student rooms. The delivery of the affordable units has been accelerated relative to the market units to meet what is considered a critical need.

Sustainability

The university feels that it has a role to ensure that people lead more sustainable lives therefore has adopted innovative and unique measures including the largest water recycling system in the UK, a district heating network and an underground bins system. All homes will be built to the Code of Sustainable Homes Level 5 meaning that North West Cambridge will provide two-thirds of all homes ever built to this standard. All non-residential buildings within phase 1 have been built to BREEAM Excellent standard with the community centre reaching BREEAM Outstanding. An underground bin system has been installed from the outset with sorted bins within a maximum of 50m of each residents front door. A strategic drainage system was also installed as part of the enabling works on site including a series of green fingers running through the site carrying water collected from the various lots out to drainage ponds used for rain and storm water recycling on the western side of the site which will be pumped back into homes for non-potable water use. These ponds sit in a new Parkland landscape which runs along the western boundary of the site and provides recreational use for residents and the public.

Community Uses

The importance of the community in this development is demonstrated in the delivery of the community facilities from the outset. The school, community centre, supermarket, parks and play areas are in the first phase of the scheme which will enable people to enjoy the facilities as soon as they move in. In addition to the facilities on the development site, the community investment includes further contributions to education, community facilities and supporting officers, public realm, transport and connectivity.



Masterplan





June 2018 events headlines

- GV should be distinct, but complementary
- Enhance Eynsham & build on existing assets
- Early delivery of social and physical infrastructure
- Healthy lifestyles, social cohesion & governance to be promoted
- Traffic and barrier effect of A40
- Focus on walking, cycling, public transport
- Strong green approach supported
- Genuine collaboration requested
- Provision of affordable housing
- Quality to be ensured through design code



Design charrette stages (May)

1. Agree time, venue and format
2. Notification and publicity
3. Site visit/walkover
4. Understand technical and environmental constraints and opportunities
5. Explore future scenarios
6. Review themes/objectives
7. Develop masterplan options
8. Agree on scenarios to progress and present at public exhibition



Benefits of charrette

- Intensive, participatory event
- Links organisations & individuals
- Transparency
- Can build towards consensus and trust
- Shared learning, testing, realism
- Moving a shared plan forward
- Assists collaborative thinking



Next steps

1. Lessons, comments to Jas & Merlene Mid February
2. Hertfordshire GV visits 28 February
3. Lessons, comments to Jas & Merlene Mid March
4. Notes on both visits considered by team End March
5. Invitation to Charrette April
6. Design Charrette May



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