



Hinton Way, Great Shelford
Pre-application document

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Introduction

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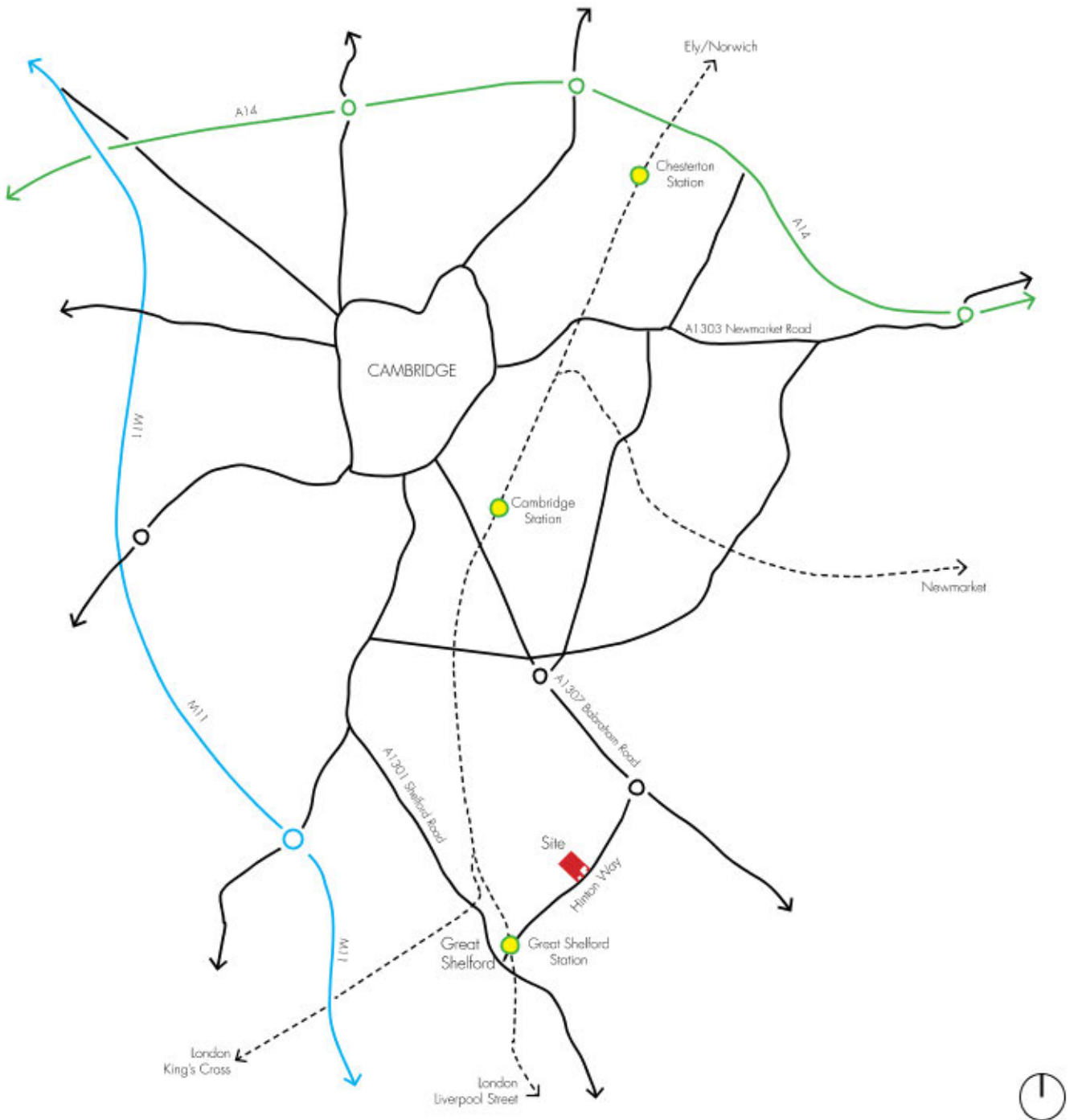
Existing site aerial photo

Introduction

The purpose of this document is to inform a planning pre-application meeting for residential development options on land totalling 10.35 hectares off Hinton Way, Great Shelford.

The proposals on the following pages set out two different illustrative options for residential development based on alternative area quantum and plot dimensions. They are informed by the site's special landscape and natural setting including dense and mature tree structure and topography. The options seek to establish a well ordered plot structure that maximises sunlight and returns this neglected corner of Great Shelford back to use in the context of the extant hotel permission.

The options draw upon indicative assumptions regarding residential footprint and plot areas. The options remain illustrative at this stage. We greatly look forward to discussing the proposals with you.



1.0 Location

The Hinton Way site is located to the east of Great Shelford, a large village on the south of Cambridge. The site is bordered to the south by Hinton Way which connects Babraham Road to the east and the A1301 Cambridge Road to the west, both of which are major transport routes into and out of the City. The northern, eastern and western edges of the site are marked by strong hedgerows and trees which are marked features in the landscape.

The connection of Hinton Way to the 2 major routes allow for easy public transport into the city centre. This importantly is complemented by the railway station at Great Shelford which is located at the western end of Hinton Way.

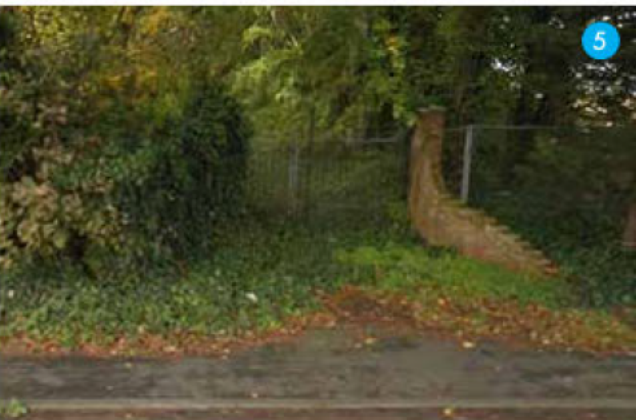


Plan showing extent of existing trees and defining built features

2.0 Existing landscape



Derelict villa located at the northern end of the site



Existing eastern entrance along Hinton Way



Existing private villa located along Hinton Way

The site is special in that it is defined by a dense, mature tree structure set within a natural landscape. In between, mature planting gives way to large open areas of rough grass and low lying shrubs. The surrounding land enveloping the site around the north, east and western edges is of open, arable use. Two areas of hard standing are set within open areas of grassland. To the north, a derelict villa [1] fronts an historic wall [2]. To the east, a building footprint [3] is located south of a former quarry site.

The site sits at the peak of a hill that falls to the east and west. As such there are local views of the site from the existing properties to the north along Hinton Way and from the rear gardens of the properties along Coppice Avenue (see page 12) to the south west. There are also distant views from Babraham Road, and Granhams Road. To the north, the site is enclosed by steep banks, which enclose an historic wall [2] to the west. Former quarry excavations occupy the north-eastern corner [4].

The site is accessed by two gated but over grown vehicular entrances [5] from Hinton Way. Two existing residential properties occupy the southern boundary. The property to the east of the site is a large villa set within a large open plot [6]. The property to the west is a terrace accommodating two properties [7].



-  Character area 1
-  Character area 2
-  Character area 3
-  Character area 4
-  Character area 5

Character areas diagram



3.0 Character areas

The site's setting accommodates an existing landscape structure, which can be summarised as follows:

Character Area 1

This area is defined by existing mature groups of trees and tree avenues (including Beech Avenue) that extend north from the existing access roads along Hinton Way. Tree belts contain mature trees of varying quality, some of which have collapsed or are in a very poor condition. Trees are an important feature and are viewed from the surrounding road network including, Banraham Road and Granhams Road. The existing landscape and trees form an important screen and should inform a contextual plot structure for any potential new development.

Character Area 2

Character area 2 is defined by existing rough open grass areas that contain a significant number of small self-set trees that are beginning to establish, along with some larger established individual trees of varying ages. Hard standing areas associated with previous built form and areas containing demolition material are also present within these areas. Character area 2 also contains lines of tall conifer hedges associated with historic garden boundaries, which could be retained or demolished.

Character Area 3

This character area occupies the north-east corner of the site and is defined by the former quarry. The site contains a large number of trees, some of which have been wind blown.

Character Area 4

Character area 4 is located along the north-western boundary of the site and is defined by areas of woodland, steep sloping banks and some self set trees. There is a significant change in level to the boundaries of the site in this location and there is a high proportion of vegetative coverage including a large proportion of mature trees. An historic stone wall remains partly overgrown with self-set trees and bramble to the north-west. This historic feature appears to be part of the gardens to the derelict villa.

Character Area 5

Along the western edge of the site the grassland area of former paddock accommodates occasional but significant individual trees together with self-set regenerating scrub. The field boundary to the south west is formed by a strong hedgerow containing some individual trees that has been managed by cutting on the field side.



Constraints and opportunities plan

4.0 Constraints and opportunities

Man-made assets

The vehicular routes into the site from Hinton Way are overgrown and undefined. With careful redesign and planting these historic routes could be retained to accommodate access into the wider site. The historic villa is in poor structural repair although its historical significance and scale could be used to inform new development of a similar typology. The villa's adjoining stone wall should be repaired and integrated into new development. Careful technical analysis should be undertaken to assess whether the former quarry site can accommodate development.

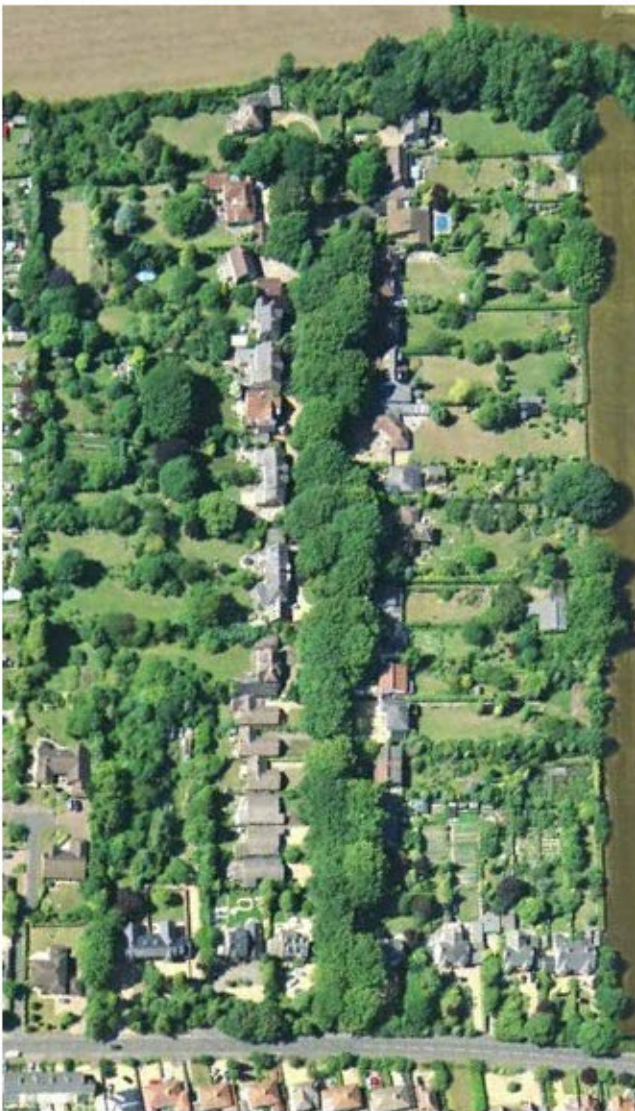
Natural assets

The site is defined by its tree structure. Some trees have been lost since a tree survey was completed in 2008 whilst some have increased in size. Where there were areas of open grass these are being colonised by self-set trees that could begin to restrict development. Vegetated areas should be managed in the future to prevent unnecessary restrictions. Any development of the site should respond to the existing landscape structure. In summary:

- | | |
|--|--|
| <p>1 Area of low ground and individual trees, some of which are fallen. An overgrown area. Difficult to develop due to the low lying land form.</p> | <p>10 Good screen but some views of fence. Strengthen boundary.</p> |
| <p>2 Steep banks to former quarry. Potential to re-grade.</p> | <p>11 Self set trees over rough grass area. Remove.</p> |
| <p>3 Poor conifers along boundary. Edge condition should be strengthened with a new hedge.</p> | <p>12 Conifer hedge. Remove.</p> |
| <p>4 Existing avenue of beech trees to be retained. Condition to be reviewed.</p> | <p>13 Derelict house. Consider removal.</p> |
| <p>5 Good higher screen along boundary. Some scrub to base. Strengthen lower planting.</p> | <p>14 Steep banks to edge of plot. Good woodland cover. Retain as buffer to development.</p> |
| <p>6 Existing access road. To be utilised for a new access road with passing places.</p> | <p>15 Good scrubby edge to plot. Retain.</p> |
| <p>7 Close boarded wooden garden fence along boundary. Additional screening to be provided with planting.</p> | <p>16 Managed good edge to field. Retain.</p> |
| <p>8 Access point from Hinton Way with gate and wall. Utilise and upgrade for new access. Opportunity to deliver a tree lined avenue.</p> | <p>17 Historic wall to lower plateau. Overgrown bramble. Retain as feature.</p> |
| <p>9 Private house.</p> | <p>18 Good woodland area on gently sloping land. Retain.</p> |
| | <p>19 Mature trees. Retain.</p> |
| | <p>20 Rough grass area generally flat. Some self-set trees. Review trees on individual basis.</p> |
| | <p>21 Area of young/semi-mature trees including field maple cherry trees. Selectively retain. Agriculture to review.</p> |
| | <p>22 Private house. Mature trees to boundary. Improvements to lower screen required. Provide additional planting screen.</p> |
| | <p>23 Mature trees to road frontage. Retain.</p> |
| | <p>24 New fence and hedge along road. Retain.</p> |
| | <p>25 Existing gated access to private house. Retain.</p> |
| | <p>26 Access point from Hinton Way with gate and wall. Utilise and upgrade for new access.</p> |
| | <p>27 Existing road. Utilise and redesign to accommodate access. Opportunity to deliver a tree lined avenue.</p> |



5.0 Masterplan approach



Coppice Avenue precedent - Located to the west of the site
A beautiful boulevard of trees, large houses set in generous gardens

The site's natural landscape structure is its greatest asset. The masterplan options on the following pages are informed by the site's existing tree structure and topography. Existing open areas of grass land and trees are complemented by the planting of new individual, clusters and avenues of trees to establish new boundary conditions, plot structures and access routes. Assumptions have been made at this stage regarding tree removal and planting, which would be technically reviewed at the next stage of design.

Two masterplan options have been developed that deliver housing and plot typologies of different area quantum and plot dimension. The masterplans shown in chapters 6 and 7 include an illustrative plot layout with a more detailed landscape proposal for one development parcel only. The options include:

Residential scheme 1

This scheme sets out a layout of development parcels similar in scale and density to Coppice Avenue. Housing types are based on 2.5 storeys totalling approximately 4,500 – 5,000 sqft plus double garage. Corresponding development parcels measure approximately 35m x 65m minimum.

Residential scheme 2

This scheme delivers generous development plots informed by the existing housing typology fronting Hinton Way. Housing types are based on 2.5 storeys totalling approximately 10,000 sqft plus double garage. Corresponding development parcels total approximately 1.5ha.

Note

Indicative housing typologies have been shown in plan only but reflect measured assumptions based on the areas described above. All plans are illustrative and not to scale.



← Vehicular access



5.0 Residential scheme 1

House and plot typology

Scheme 1 assumes a housing typology based on a 2.5 storey villa totalling approximately 4,500 – 5,000 sqft plus external double garage. This housing typology has been set out within a plot structure totalling 34 individual plots of approximately 35m x 65m. Whilst the development parcels along the western edge and southern half of the scheme are more formal in layout and composition, the development parcels to the north are more informal and generous. Those along the northern boundary are set out in a north-south axis informed by the existing topography. The housing and plot typologies have been largely informed by Coppice Avenue.

Access

Vehicular access to the site is via the two existing entrances along Hinton Way. These avenues are informed by the Victorian boulevard of Coppice Avenue and are defined by grand avenues of trees. A third entrance is proposed to the west of the westerly existing property to provide an extended vehicular circuit through the scheme.

Character Area 1

The dense layout of trees to the south and east of the site have been retained as they include historic and mature trees of value. These tree corridors have been restructured to respond to the known quality of trees and proposed adjacent development. With additional and ordered planting, the mature trees will include formal avenues into the scheme from Hinton Way. Planting buffers to the adjacent private properties will be strengthened whilst avenues and woodland belts will be retained as part of the development.

Character Area 2

Character Area 2 is structured by the existing open field structure. The careful retention and planting of trees will help set out development plots within these open areas. Both areas accommodate development parcels that are larger and more informal than character area 5 to the west. The proposals would retain individual trees of merit.

Character Area 3

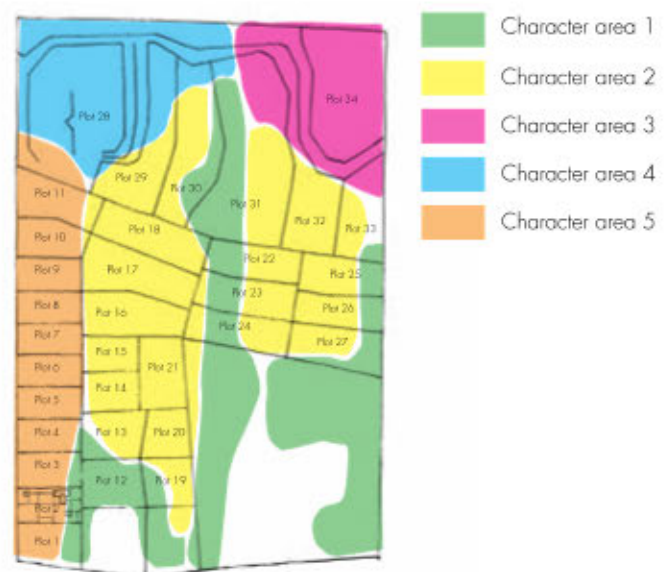
The former quarry site could accommodate a generous development parcel either within the quarry itself (subject to technical viability) or to the south. Similarly, this area could be private gardens or potential open space due to the land form being potentially difficult to develop. Existing and proposed trees have been used to create formal entrance avenues and boundary conditions.

Character Area 4

The natural and man-made assets at the north-west corner of the site could inform a wonderful residential setting. The historic wall has been retained and site topography landscaped to inform a bespoke and natural setting for development. Adjacent plots are orientated in a north-south orientation informed by the contours of the site.

Character area 5

The development parcels along the western boundary have been set out in a formal layout informed by Coppice Avenue.



Plot layout and character area overlay plan



← Vehicular access



5.0 Residential scheme 2

House and plot typology

Scheme 2 assumes a housing typology based on a 2.5 storey villa totalling approximately 10,000sqft plus external double garage. Established within generous grounds totalling approximately 1.5 hectares each plot is defined by its edge, landscape, topographical and access conditions. The more detailed illustrative plot layout opposite sets out how each private parcel might be landscaped and structured including formal drive, outbuildings and swimming pool. A total of 6 plots are proposed.

Access

Vehicular access to the site is via the two existing entrances along Hinton Way only. These avenues create a grand entrance in to the site and will create a strong address. The site is structured by two development parcels along the width of Hinton Way. No more than four properties are accessed via one junction although the plot to junction ratio is flexible.

Character Area 1

As with scheme 1 the dense layout of trees to the south and east of the site have been retained as they include historic and mature trees of value. With additional and ordered planting, the mature trees will include formal avenues into the scheme leading to and from Hinton Way. Planting buffers along the edge of each plot will be strengthened whilst avenues and woodland belts will be retained as part of the development.

Character Area 2

The existing and more open field structure is ideally suited to the more open characteristics of the larger development parcels. The careful retention and planting of trees will help structure the landscaping and set out the edge conditions of each plot. The proposals would retain individual trees of merit.

Character Area 3

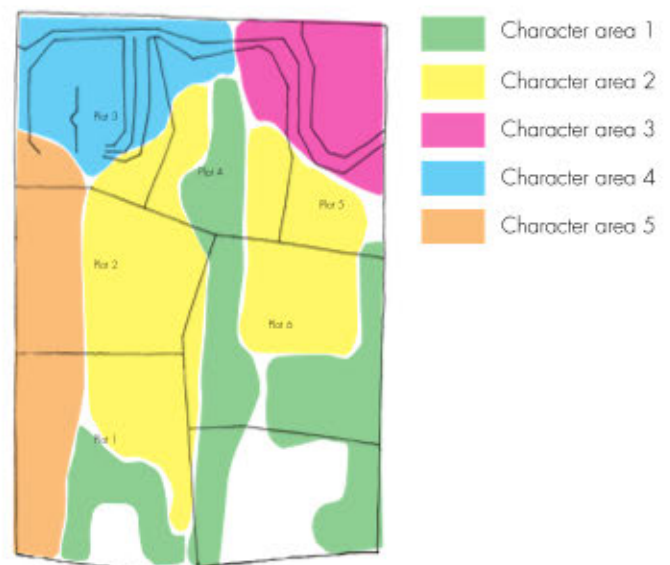
The former quarry site accommodates generous gardens at a lower level with private house to the south. Existing and proposed trees have been used to create a formal entrance avenue and boundary condition.

Character Area 4

The natural and man-made assets at the north-west corner of the site set out a wonderful residential setting. The historic wall has been retained and the sites unique topography informs a formal landscaped garden to the east of the private house. Further east, a second private residence is generously enclosed by existing planting.

Character area 5

The development parcels along the western boundary have been extended to include character area 1. Only two parcels are accessed from Hinton Way informing a grand and private address.



Plot layout and character area overlay plan

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