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## DESIGN DOCUMENT

Land to North of Cherry Hinton Caravan & Motorhome Club,  
Limekiln Road, Cambridge, CB1 8NQ

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## INTRODUCTION

This statement is presented to promote this site for a residential development of up to 14 units.

The purpose of this statement is to demonstrate the design rationale, with particular emphasis on explaining the proposed use, amount, scale, landscape and overall appearance of the development to ensure that the Local Planning Authority has a proper understanding of the proposal.

## THE SITE

The site comprises 0.87 hectares of greenfield land sandwiched between the Cherry Hinton Caravan and Motorhome Club site to the south and the rear gardens of houses fronting onto Queen Edith's Way to the north. To the east of the site is the playing field associated with Netherhall School. The site lies on the edge of the Cherry Hinton suburban area and is largely surrounded by the development described above. There are no public rights of way crossing the site and the site lies within flood zone 1 (land with the lowest probability of flooding).

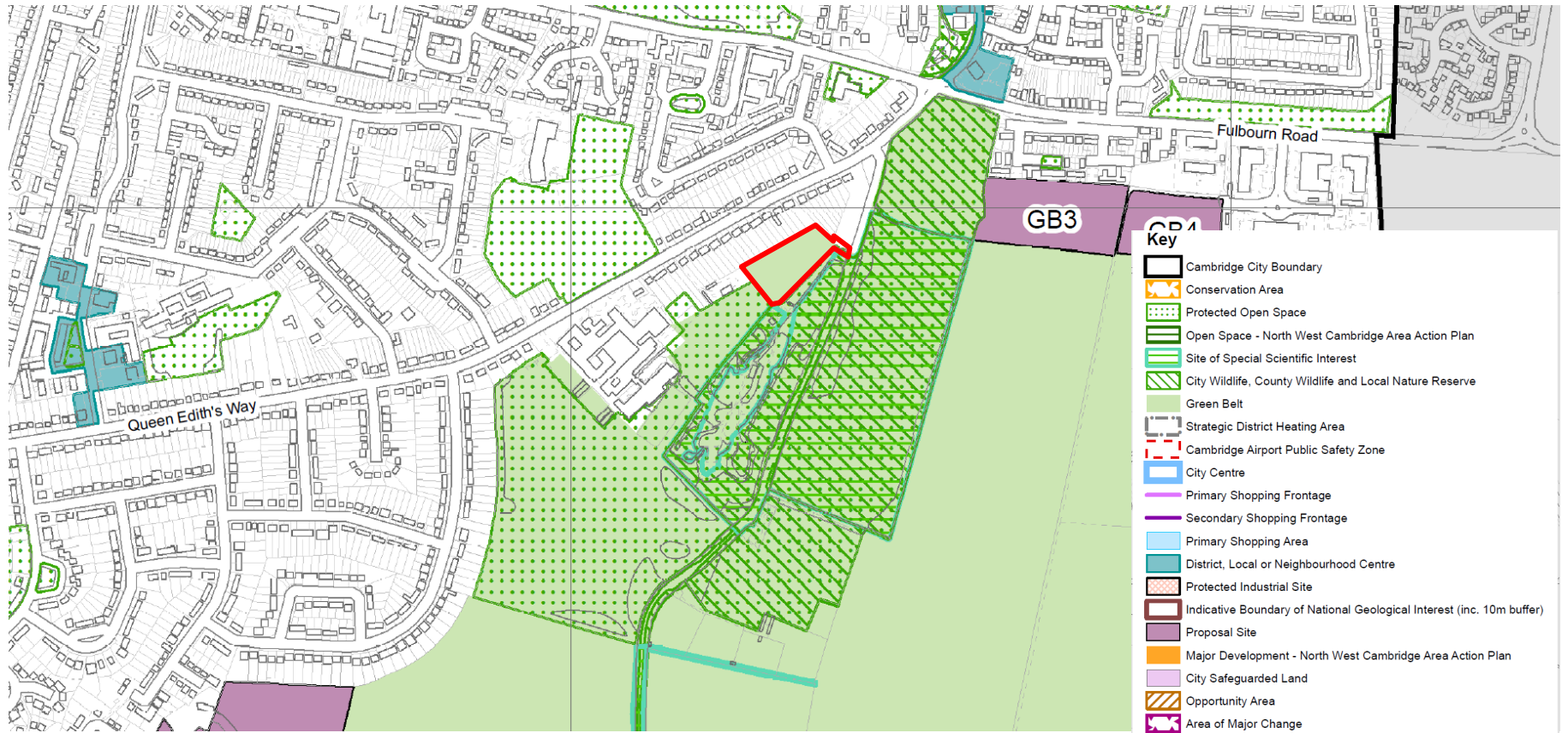
The site lies within a very sustainable location, being close to public transport infrastructure and local amenities, many of which are located on Queen Edith's Way. It is also within easy cycling distance of the city centre

Two planning consents (Ref 16/1919/FUL & 17/0260/FUL) have recently been granted on land to the north (to the rear of 268 Queen Edith's Way) for a total of 4 detached houses, the construction of which has now commenced. Vehicular access from the proposal site onto Limekiln Road has recently been approved under application 18/0164/FUL which we understand to be of a sufficient standard to serve a small residential development.

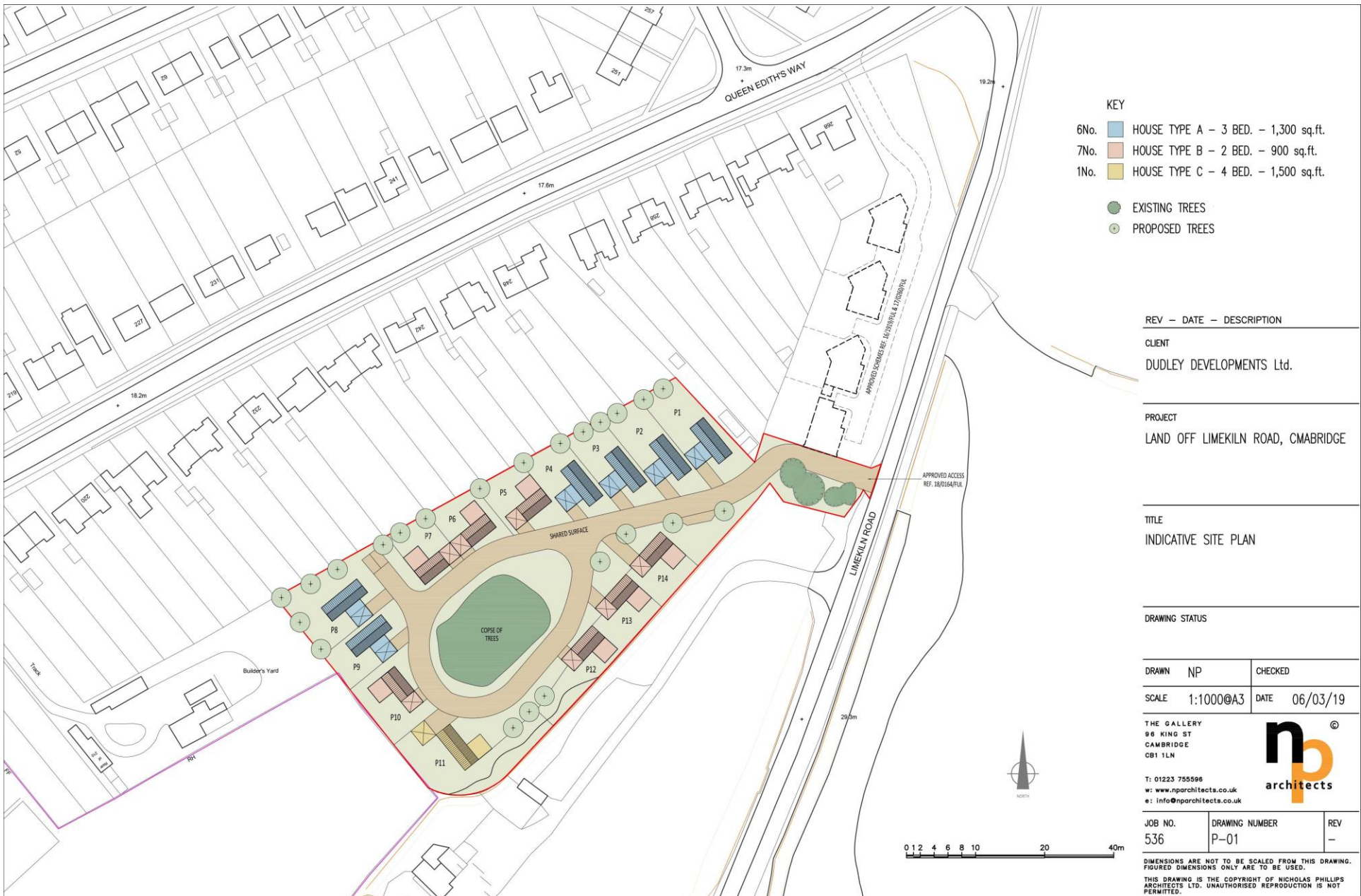
The site is currently grassland with a copse of trees towards the south east corner. The site is well screened from the highway on Limekiln Road and not visible from within the public realm. It therefore offers no obvious amenity value to the setting of the urban edge of the City.



MAP SHOWING WIDER CONTEXT



Extract of Policy Map from the new Cambridge Local Plan



INDICATIVE SITE PLAN

## PROPOSAL

### Use & Amount

- The proposal is to create an attractive, high quality, accessible living environment. It is recognised that the interface between the urban edge and the countryside is important to the special character of Cambridge and this is therefore conceived as a low density scheme within a landscape setting.
- The indicative layout shows that the site could successfully accommodate up to 14 units, which equates to an average density of 16No. dwellings per Ha. This relatively low density is considered to fit well within this semi-rural/city edge location and takes into account the site constraints. The dwellings would range in size and type to provide a good housing mix, with accommodation ranging between 2 and 4 bedroom units. A 25% affordable housing provision would be included, with the affordable housing mix determined by local needs.
- This scheme would provide a good standard of modern housing suitable for both first time buyers and families that will help meet local need and contribute to the national objectives of creating mixed communities.

### Layout

- An indicative layout has been provided to demonstrate that the site is capable of being developed at the proposed density with no adverse impact to the character of the area.
- This masterplan shows a new vehicular access formed from Limekiln Road (which already benefits from planning consent). From here, the new shared surface road follows an informal route laid out to minimise the impact on existing trees, and retains the copse as an amenity feature within the centre of the site, around which the houses are arranged.
- The houses have been orientated to incorporate a partial southerly aspect where possible to maximise sustainability by making the most of solar gain.
- Care has been taken in the indicative layout to avoid any potential overlooking. The back-to-back distance between the new houses and existing properties located on Queen Edith's Way would be in excess of 50m.

## Scale

- The scale of the proposed development has been designed to sit comfortably within that of the surrounding area, which is predominantly 2 storeys in character.
- The proposed dwellings would be a combination of single and two storey elements with the subsidiary elements such as garages and carports at the lower scale. This change in scale will produce a varied roof-line and build-up of forms which is considered appropriate to this location.

## Appearance

- This would be a contemporary development, with a design not dissimilar from the houses recently approved to the rear of 268 Queen Edith's Way. On this nearby site, the appeal inspector commented *"The modern approach to the proposed design with the use of strong and simple geometric shapes would be a positive feature in itself."*
- The form and materials of the proposal would be a clear departure from the 1950's semi-detached houses on Queen Edith's Way intended to create a distinctive environment and a sense of place. The design scale and layout would mediate between the urban character of Queen Edith's Way and the rural landscape to the south to retain the 'soft edge' to the City.
- It is recommended that the palette of material is selective, as variety would be created in the house types themselves, thus allowing the changes in materials between plots to be more subtle. This approach would lead to a more visually coherent scheme.



Wildflower roof



Site, viewed from the south-east corner



Site, viewed from the south-west corner



Site, viewed from the north-east corner

## Conclusion

This scheme is intended to provide the following positive attributes:

- A high (low carbon) level of sustainability
- Provision of affordable housing
- Comfortable homes for future occupiers with a landscape setting
- Areas of public open space
- Sustainable drainage
- Inclusive design for all users
- Limited impact on the amenity of nearby properties
- Limited impact on the landscape setting of the city

We consider that this site has the potential to be an exemplar scheme of sustainable housing that would assimilate itself to the existing urban edge in terms of scale and pattern of development, making efficient use of the site whilst providing high quality, well designed family housing within a sustainable location.



BLOCK PLAN