DARWIN GREEN
CAMBRIDGE

Design Code Compliance Statement

Part of Condition 3 submission

South Cambridgeshire District Council - S/0001/07/F

Darwin Green One

15 January 2014

Introduction

This Statement provides an account of the landscape proposals in the context of the Darwin Green One Site Wide Design Code. The following pages are extracts from the site wide compliance statement submitted with the Infrastructure reserved matters application for the Darwin Green.

The associated drawings that form the basis of the Condition 3 submission provide the full details of the hard and soft landscaping for the Histon Road part of the site located within the jurisdiction of South Cambridgeshire District Council. This Statement provides the confidence that these proposals are formed in the context of the wider Darwin Green site to form a single coordinated and coherent landscaped site.

Histon Road Gateway

CRITERIA	DESIGN DESCRIPTIVE
USE	The Histon Road Gateway forms the Darwin Green One access from Histon Road, approved under South Cambridgeshire District Council planning consent S/0001/07/F. This forms a tree lined boulevard acting as a continuation of the vehicular, cycle and pedestrian connections from Primary Street North which extends through the Darwin Green One site from Huntingdon Road to the south. The Histon Road Gateway land also includes off-road cycleway and footway connections to Histon Road forming a continuation of the orbital routes along the North-West Green Corridor and of existing Public Right of Way (PRoW) 135/5. The land between these off-road connections and the boulevard includes the initial approved position of a surface water attenuation pond to serve the Darwin Green One development, with informal public open space surrounding. An alternate surface water attenuation pond is proposed on land to the north therefore the pond and open space may not be constructed as shown but remain the approach for the purposes of implementing the existing consent until such time as they are superceded.
AMOUNT	The overall Histon Road Gateway area equates to 2.96 hectares.
LAYOUT	The layout of the Histon Road Gateway, as approved by South Cambridgeshire District Council consent S/0001/07/F, is set out within the following pages of this statement along with the engineering and landscaping drawings package forming the associated Discharge of Conditions application to South Cambridgeshire District Council.
SCALE	The Histon Road Gateway forms the sole access onto Histon Road for Primary Street North and is approximately 300m in length. At its widest the road is up to 8m in width to allow for the tracking requirements of large vehicles on the sweeping curve and provide the opportunity for a third lane at the Histon Road junction. To either side are 2m wide segregated cycleways, a 1.8m wide tree planted verge and 2m wide pedestrian footpath. The carriageway reduces down to a maximum width of 6.1m at the Cambridge City boundary. The Orbital Cycleway route passes along the boundary of the site, extending 240m in length consisting of a 3m wide dedicated cycle path and adjacent 2m wide pedestrian footpath, a resurfacing of existing PRoW 135/5. The surface water attenuation pond forms a depression in the landscape up to 140m in length and up to 80m in width.
APPEARANCE	The Concept, Design Development and Approach are set out within the following pages of this statement along with benchmark imagery, sections and perspectives to help explain the appearance of these areas. The Histon Road Access forms a visual gateway to Darwin Green One and therefore includes substantial landscaping in the form of a formal avenue of trees lining either side of the road.
ACCESS	The Histon Road Gateway forms the access routes onto/from Histon Road and therefore part of the spine road of Darwin Green One. The road design reflects the additional vehicle traffic expected at the Histon Road access through segregation of drivers from cyclists both on the road and through provision of the dedicated Orbital cycle link. The Histon Road Gateway also includes a section of PRoW 135/5 to be enhanced with resurfacing, lighting and landscaping.

Histon Road Gateway

Histon Road Gateway

The design of the Histon Road Gateway has been developed in conjunction with the design requirements identified within the 'Darwin Green One Design Code 2013'. These proposals could be subject to change if Darwin Green Two is developed. Below is an extract of the design requirements:

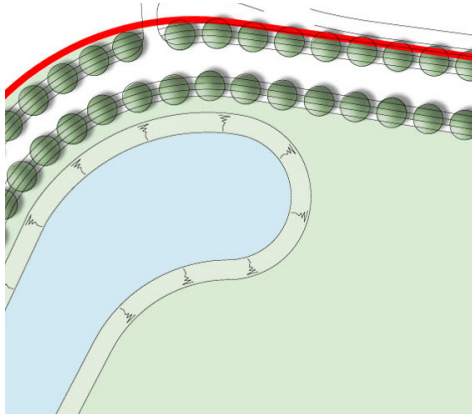
Design Requirements

Designs should seek to:

- create a locally distinct entrance to Darwin Green, through treatment of the Histon Road and adjacent park land. Solutions should work with, and complement, the character of the surrounding areas
- create a flood attenuation area that meets hydrological requirements
- establish a landscape composed of pond, wetland, grassland, trees and shrubs, that is open in character, safe to use and that facilitates and promotes natural surveillance
- incorporate appropriate indigenous plant species that are visually attractive and help enhance local wildlife
- use appropriate tree species.

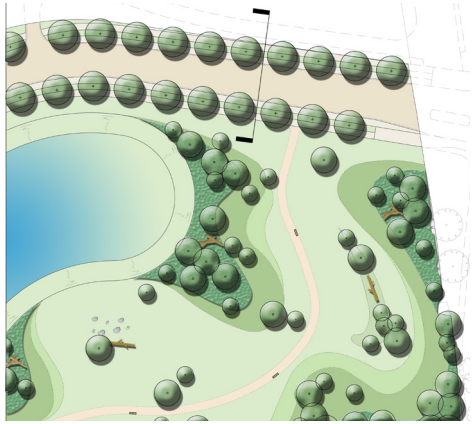
Design Development

The schematics below illustrate the design development of the Histon Road Gateway, using key design elements extracted from the Design Requirements.



Emerging Concepts

- Formal avenue of street trees
- Landscape simplified to create flexibility



Emerging Concepts

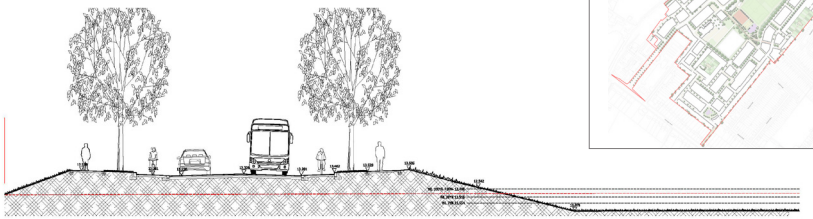
- Integration of new planting
- New footpath

Location Plan

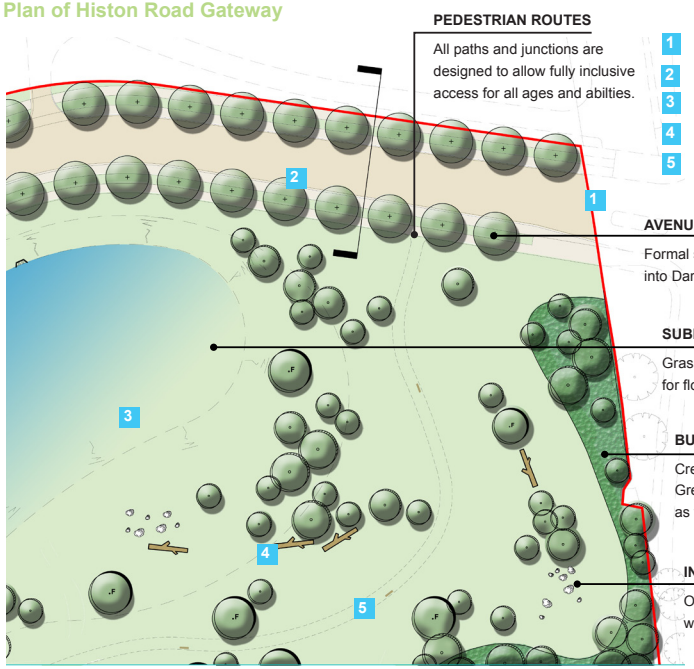
Landscape Approach

Section Through Histon Road Gateway

[Refer to TLA plan 628.2-302 for detailed scaled sections]



Plan of Histon Road Gateway



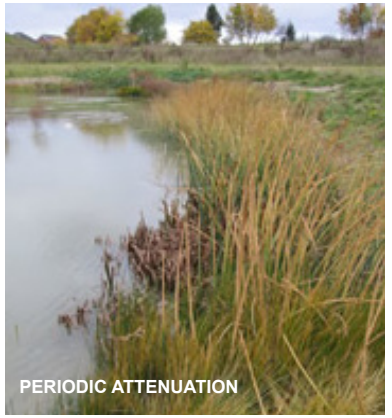
Emerging Concepts

- Landscape treatment rationalised to reduce maintenance requirements
- Creation of a more open landscape character
- Previous pond area regarded to provide usable public open space
- Levels, widths, junctions and site-lines of all paths are designed to allow safe, fully inclusive access for all ages and abilities

Benchmark Imagery


INFORMAL LANDSCAPE CHARACTER


INFORMAL PARKLAND TREE PLANTING


PERIODIC ATTENUATION


NATURALISTIC LANDSCAPE CHARACTER


SUBMERSIBLE LANDSCAPES


INFORMAL ROUTES MEANDERING THROUGH PARKLAND TREES

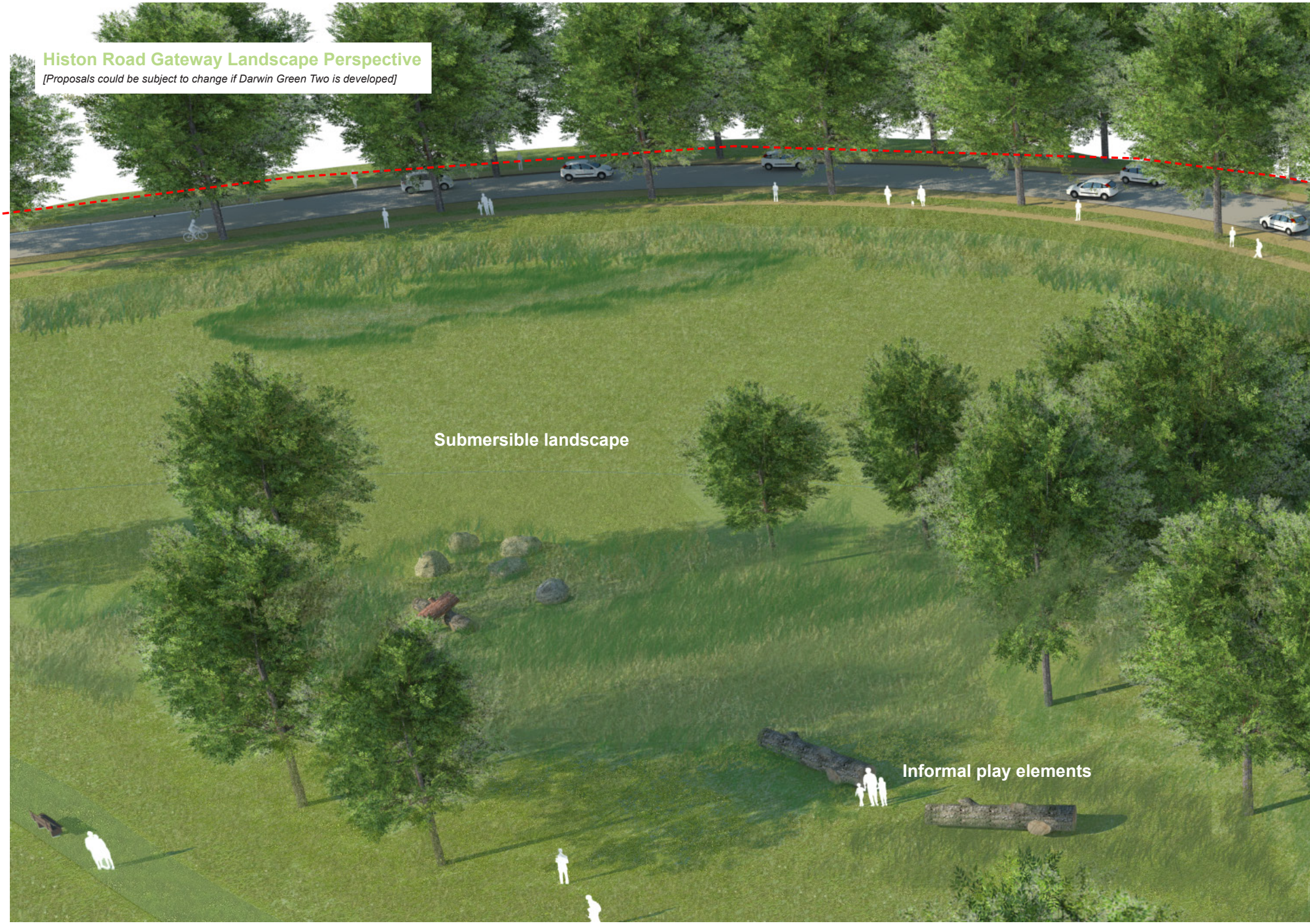

MOWN PATHS PROVIDE INFORMAL ROUTES THROUGH OPEN SPACE

SUBMERSIBLE
naturalistic
PLAY
SUDS
FORMAL
AVENUE
gateway


INTRODUCE TERRACING TO REDUCE IMPACT OF ENGINEERED BANKS

Histon Road Gateway Landscape Perspective

[Proposals could be subject to change if Darwin Green Two is developed]



Histon Road Gateway Landscape Perspective

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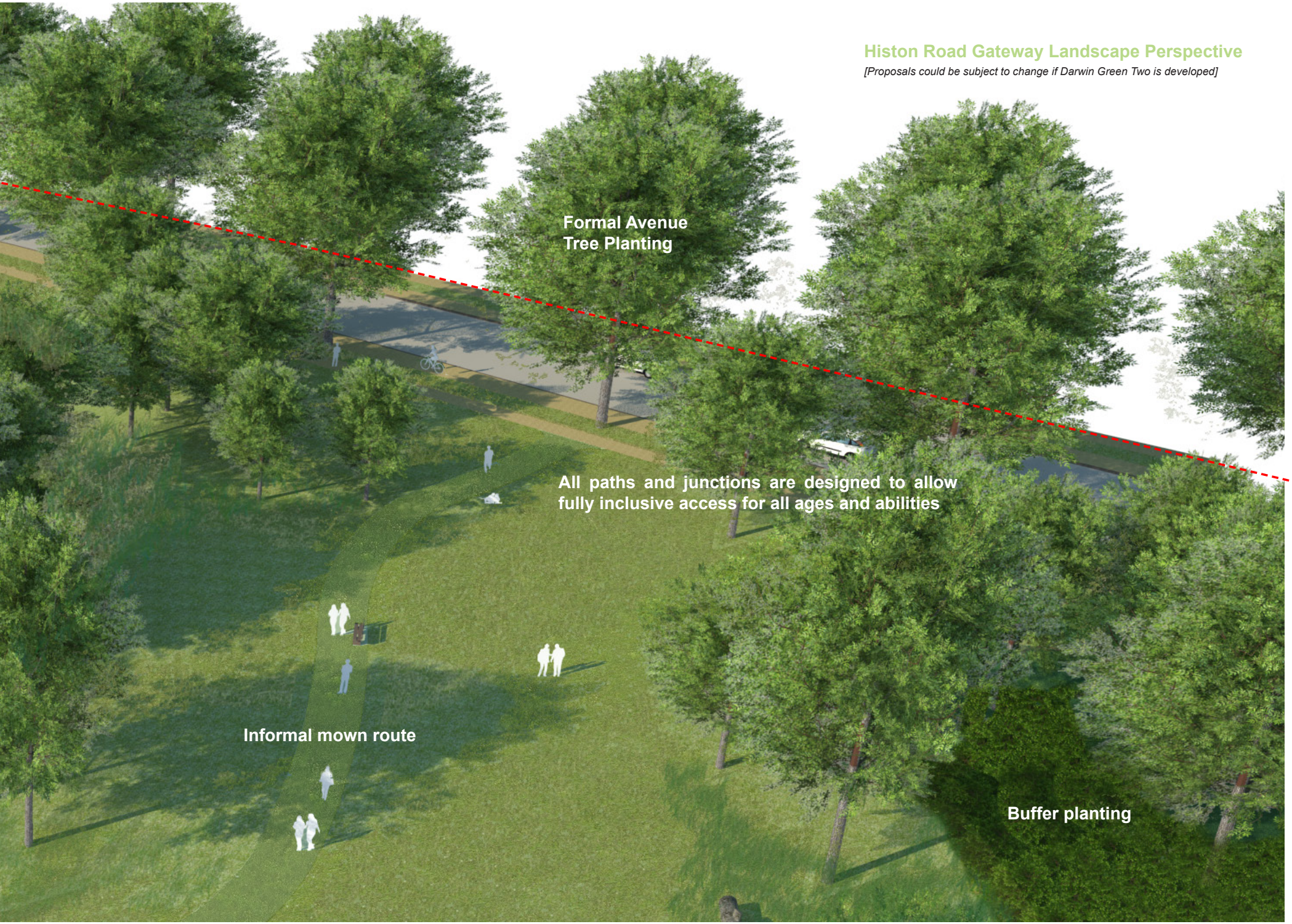

Design Compliance of The Histon Road Gateway

The Design Compliance table below sets-out how the various items in the Design Requirements have been incorporated into the current proposals.

ITEM	DESIGN REQUIREMENT	DESIGN COMPLIANCE
GATEWAY	Create a locally distinct entrance to Darwin Green, through treatment of the Histon Road and adjacent park land. Solutions should work with, and complement, the character of the surrounding areas.	A formal avenue of robust street trees emphasises the gateway while providing a visual connection with existing streets. The open boundary along the road facilitates views into public open green space.
SUDS	Create a flood attenuation area that meets hydrological requirements.	Ground is engineered to create a submersible landscape that attenuates local rainwater run-off but provides usable public open space during drier months .
SAFETY & SECURITY	Establish a landscape composed of pond, wetland, grassland, trees and shrubs, that is open in character, safe to use and that facilitates and promotes natural surveillance.	The landscape is generally open parkland, with groups of naturalistic tree planting. Open views from the main access road provide a good level of natural surveillance.
WILDLIFE	Incorporate appropriate indigenous plant species that are visually attractive and help enhance local wildlife.	The dynamic wetland area and dryer adjacent parkland are stocked with indigenous plants species which provide a range of valuable habitats for wildlife. Buffer planting to the perimeter of the site helps to provide habitats to a range of wildlife.
TREES	Use appropriate tree species.	Indigenous tree species are used for habitat creation. Suitable street tree species are planted within verges and have been selected for their ability to establish within restricted urban environments.