

Community Group Meeting
Minutes of the meeting held on Wednesday 29 June 2016
At the Community Room, Gravel Hill Farm

Those present

Janet Bunker, Parish of the Ascension
Bob Dawson, NAFRA
Mary Wheater, Windsor Road Residents Association
Douglas De Lacey, South Cambridgeshire District Council and Girton Parish Council
Lynda Harford, Cambridgeshire County Council
Dave Griffiths – Cambridgeshire Police
Carol Aston, Cambridgeshire Police
Sarah Christensen, Lansdowne Road
Sue Finer, Storey's Way Residents Association

University

Heather Topel (HT)
Warren Forsyth
Biky Wan

Consultants

Eva, Pollard Thomas Edwards
Jamie Wilding, Hill Residential
Jonathan Gimblett, Countryside Properties
Andrew Matthews, Proctor and Matthews
Sam Roberts, Camlins landscape architects

Apologies

John Hipkin, Cambridge City Councillor
Valerie Holt, Cambridge City Councillor
Ann Mullinger, Windsor Road Residents Association
Morcom Lunt, North Newnham Residents Association

1. WELCOME AND INTRODUCTIONS

The Chair welcome the group and introductions were made.

2. MINUTES OF THE LAST MEETING

The minutes of the last meeting were accepted. There were no matters arising raised.

3. PROGRESS UPDATE ON THE PROJECT

Heather Topel gave an update on the project since the last meeting in March 2016. Key points included:

- The development is taking the shape of its illustrative masterplan with the sports pitches, roads, school evident from the aerials photographs. Since 2016, great progress has been made: the student accommodation is taking its form, the Western Edge is practically complete with the artwork due to be installed later this year, and the University homes are also progressing.
- The Universal Bus Service will be launched on 23 July and will run from West Cambridge to the railway station. Later this year the service will use the Guided Busway to Addenbrooke's. There will be a flat fare for all journeys of £2 and £1 for University card holders. The service will be operated by Whippet.

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Q: Will the service go into the Park and Ride? (Sarah Christensen)

A: At the moment the bus terminates at the Park and Ride but in the future it will terminate on the development site. (HT)

Q: Will the bus service have an effect on the Citi 4 (Douglas De Lacey)

A: We do not envisage the Citi 4 service being affected this as they are separate services, but that might be a commercial decision for Stagecoach. (HT)

- There have been public art outcomes recently including Ruth Ewan's mechanical clock using flowers selected for their predictable opening and closing times, which is located in the field at Gravel Hill Farm. Josh and Lise have exhibits that can be seen in the studios based on their research in plant sciences. There is also an Art in education programme which has been taking place with children from Mayfield School and the University of Cambridge Primary School.

Q: Can you come to see the programme anyway without children? (Douglas De Lacey)

A: Yes of course (HT)

Q: Do you have dates for occupation for the development? (Sue Finer)

A: The timescales for occupation are as follows: Student rooms from Jan 2017; University key worker homes from Feb / March 2017 with Lot 8; then Lot 1 and 3 will be available in Spring 2017. The homes will not be occupied overnight but will be relatively quick succession. Sainsbury's will still be undertaking works but opening later in the year. The Community Centre will opening around the time of the first occupation. The Nursery does not have a provider as yet and the earliest that it will open will be Feb/March 2017. (HT)

Q: How do keyworkers apply for homes? (Douglas De Lacey)

A: We will be advertising the homes to University staff members via the Accommodation Service in the Autumn 2016. Accommodation will be ready in the new year for occupation. (HT)

Q: When is the Ridgeway Cycle path opening (Sue Finer)

A: The Ridgeway that opens to Storey's Way will be opening in early 2017. Moving west is more complex as Countryside will be developing the north end of the Ridgeway and we are reviewing the opening of that part of the Ridgeway. (HT)

4. Countryside Presentation

Jonathan Gimblett introduced the team from Countryside and their architects who are working on S1 and S2. S2 is the first planning application for Countryside and hope to start on site early 2018 with homes available in 2019. The S1 planning application will be made in the winter.

Andrew Matthews presented the evolution of the scheme and how it has transformed since it was previously shared a year ago. There is red brick reflecting Girton and Cambridge inflections. The team was intrigued by the archaeology of the site which has informed their own plans. The masterplan has a morphology with a grid that runs north, east, south and west, which was used to consider roofs. Landscape has played an important part in developing this masterplan – across the lot boundary, the masterplan has responded to the landscape, and the landscape has informed the structure of their architectural of the lot. This landscape driven plan has informed the scheme with necklaces and townscape markers, as well as a hook to the palazzi.

The mix of accommodation has increased with higher density on S2 and a lower density of S1. On S2, the density will not be higher than three storeys. This reflects the strong agricultural and courtyard form from Cambridge with clusters of courtyard housing to develop the urban typology. S2 links to S1 with ambles. S1 includes bigger housing and with housing on the boundary having the 20m off-set. They is a combination of semi-detached and detached – villas on the boundary. The corner house goes to 3000 sqft. On plot parking for housing is included so cars don't dominate the streetscape. Moving into S1 going into Girton there is more red brick used. The elevations use gradation and scale. S2 has dense family housing with spaces that are a proper address with landscape and clusters

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of courtyard housing. We hope most people will leave cars at home and use bikes securely parked by their homes – bringing communities together with communal landscape.

The intention is to use Danish bricks. British bricks are made from tinting whereas the Danish bricks are made with clay which gives the same colour throughout the brick – this is important for this scheme and provides an interesting craft quality to the homes. There will be zinc aspects and the design is looking for a lead, pre-patterned one.

Q: Zinc can be difficult on the eye (Douglas De Lacey).

A: Yes, some zinc can be difficult and we are looking at how this will be realized. The marker will have a slight glow at the end of the building. (Andrew Matthews)

Q: How do you prevent on-street parking? (Bob Dawson)

A: The street scape has been designed to discourage parking. Our scheme at Great Knighton in south Cambridge shows how streets can be designed to not have spaces for parking (Andrew). The development is managing car parking at a site-wide level as well. (HT)

Q: Will all the houses have car parking (Sue Finer)? How will plumbers / removal vans be accommodated in the development? (Douglas De Lacey)

A: All homes will have car parking. There is also visitor parking available on the street. Parking is within the courtyard as well. Large removal vans will use the fire route, rather than going across the amble. The fire department have been helpful to realise the scheme. (Andrew Matthews)

Q: The spaces look tight – how are you going to provide space for wheelie bins (Sarah Christensen)

A: These homes will not have individual wheelie bins. Across the site, there are communal underground bins and there are strict rules on how far they can be from the front doors. There are sensors on the bins which detect when the bin is nearly full so it can be collected by the specially commissioned lorry (HT). It's quite liberating to have no wheelie bins and spaces to factor in for these homes, which makes the urban design structure like this possible. (Andrew)

Sam talked about the landscape concepts for the scheme. There are four main strands to the landscape design which include looking at the history of the site: ethos of drainage; inspiration from Girton College and its horticultural; sense of adventure from the school in the wider masterplan with play; archaeological legacy. S1 has large gardens which will be private amenity for the housing. The aim is to retain the existing hedgerows and large trees on the boundary. The 20m set back allows the tree roots to be protected. S2 has the amble running down the centre and streets that run from it with notches and drindles. Drindles is an old east Anglian term for watercourse. This allows people to see part of the SuDS and understand the water flow from the roof and beyond to the western edge on its journey. Notches will be seasonable aspects of the landscape and will bring in the street furniture. There is a landscape bowl that draws back to the archaeology and sinks down by a metre with a natural stone wall. There are stringent conditions for soils for the trees which we are looking at. There is a lighting strategy down the amble so you get the sense of it being a residential area.

Q: Will the trees in current back gardens have TPOs to prevent cutting? (Douglas De Lacey)

A: That would be up to South Cambridgeshire to decide. In general, covenants are difficult to enforce because losses have to be quantifiable which is difficult. (Jonathan Gimblett). As these trees would be outside of the University's ownership, the owners would need to be involved. (HT)

Q: Are there covenants to provide garden sheds? (Douglas De Lacey)

A: We want to provide bike stores so people don't need stores for their bikes, but look to see what's possible. (Sam)

Q: It is important to know where the boundary is for City and South Cambridgeshire. Please include the boundary on all plans (Douglas De Lacey)

A: S1 and S2 are both entirely in South Cambridgeshire. (HT).

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5. Hill Presentation

Heather introduced Hill who are also working on M1 and M2. Jamie and Eva gave a presentation on M3 which is in the local centre with a townscape. Its boundaries include the market square, community square and cricket pitches. The lot is conceived as a building in the round and it has to respond to the landscape. Light and through ventilation can permeate through the building. The main entrance is at the north of the building and opens to an atrium. There is a D1 use space that the University will take over. Parking will be at the lower ground/underground level with a slope. Some homes are accessed on the west by bridges. There is a green roof. There will be a community room that residents can hire out as a space. The building will have 4-5 storeys on the west and 3 storeys on the east. There will be a masonry effect on the Eddington Avenue side which is formal looking. The commercial front that opens into the two spaces will have a glazed effect. On the Storey's Field side there will be a box-bay effect which each apartment will have. The brick is traditional and evokes the Cambridge collegiate feel. There will be roof gardens and three link bridges and two penthouses.

Within the building there is an open air atrium which has a gallery like space – you can get glimpses through the space that is arcane. There is a gully for the water and links to attenuation. Also the design is looking at ways that trees can be included. The roof garden provides semi-private amenity space as well as visual amenity for the higher apartments overlooking the roof. There are mini-allotments on the roof and some screening from the sun and for privacy. There will be thermal insulation and triple glazing with lots of natural light and ventilation, getting air flowing through the property. Overall there will be 106 apartments with a good mix of 1, 2 and 3 bedroom apartments with open plan living space, as well as duplex homes. There is little internal corridor and the flats overlook the gallery.

Q: I think it is very impressive and an interesting design: I wish you well with it. Are there any affordable homes (Bob Dawson)?

A: This scheme is in the context of the whole masterplan so there are no affordable homes within this lot but there are the key worker homes across the site. (HT)

Q: What are the price points? (Bob)

A: Prices are not set yet because we are sometime away from marketing. There will be a planning application in October 2016. We will start in April / May 2017 and then have a 2.5 year build period. (JW)

6. NEXT MEETING

The next meeting could be in the Autumn 2016. The Community Centre Manager could be invited to the next meeting. Heather Topel suggested a presentation on the site's Operations might be ideal.

7. ANY OTHER BUSINESS

Q: Is there a nominated practice for the GP? (Sue Finer)

A: There is currently no nominated practice. (HT)

HT mentioned that the next local authorities' North West Community Forum is on the 11 July. The main topics are Darwin Green, and also the University's West Cambridge application. For NWCD, there will be displays on what you have seen presented this evening.