



LAND AT TEVERSHAM ROAD
FULBOURN

DESIGN ENABLING PANEL - AUGUST 2019

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A4 - Dwgs & Registers\Residential\Drawings - Planning\Design Workshop
Presentation

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Our vision is to create a sustainable neighbourhood of Fulbourn, which is in keeping with the landscape and built character of the area, well connected to and integrated with the village. The history of the Site as fenland has been translated into the creation of an attractive meadow park as a setting for housing with a genuine sense of place.

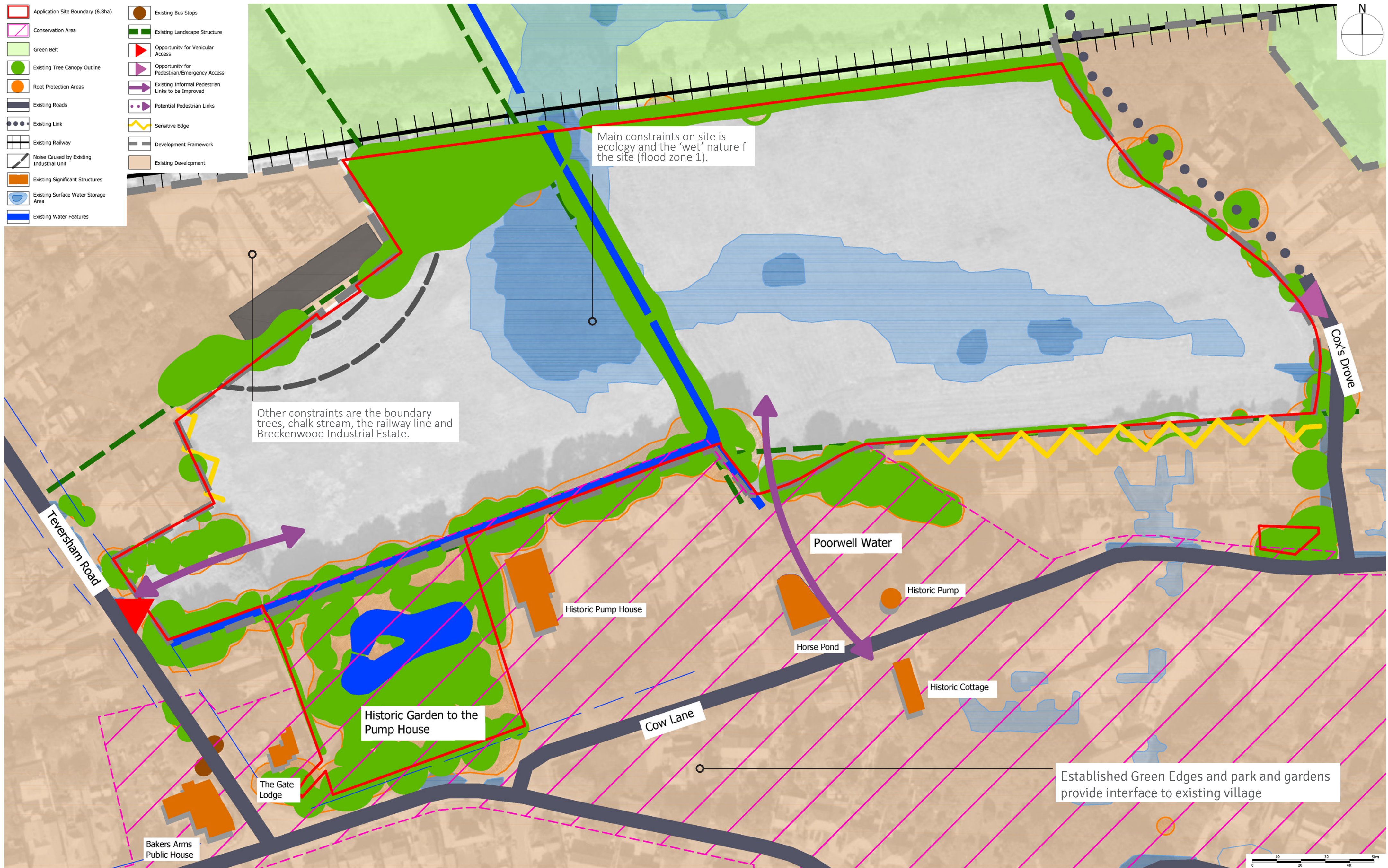
The network of linked open spaces will provide extensive recreational opportunities for both new and existing residents of Fulbourn and become a shared community asset. The development will contribute to meeting local need for family housing, including affordable homes.

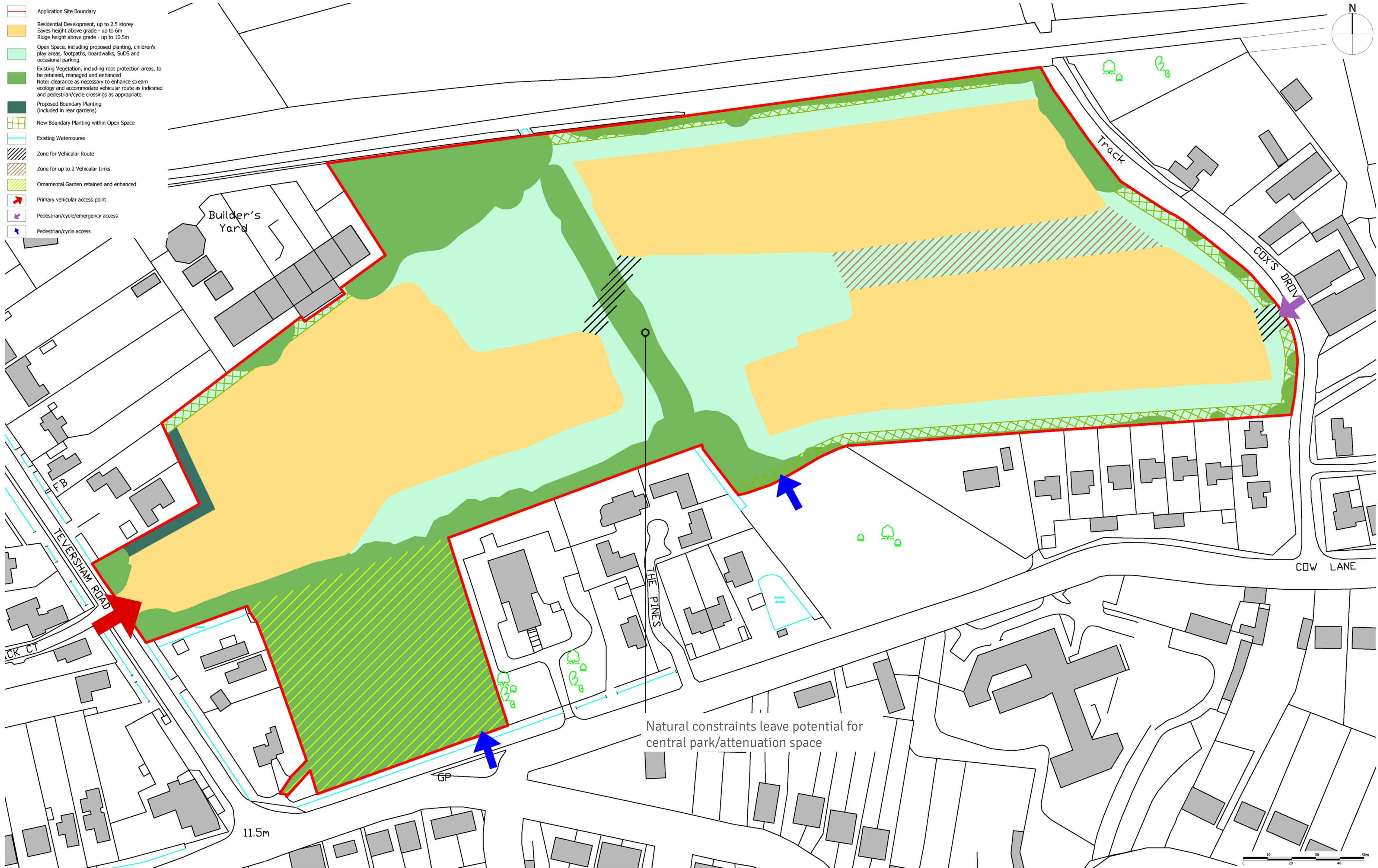
The Site:

- Located outside of the defined Fulbourn settlement boundary to north of village.
- Green Belt to the north of the railway line. Site is 'white land'.
- The Pumphouse Garden to the south of the site is within the Fulbourn Conservation Area.
- No other known designations around the Site.



Site Area 6.8 Ha





Planning History

Original Outline Application – S/2273/14/OL.
Refused on three grounds:

1. Collective impact on landscape character, setting of Fulbourn Conservation Area, village character and ecological interests
2. Designation in (then) emerging Local Plan as a 'Local Green Space'.
3. Lack of evidence the development could deliver the dwellings within 5 years.

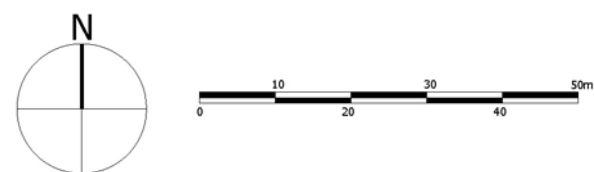
An appeal was lodged and a 7 day Inquiry ran in September 2016. The appeal was dismissed in November 2016, but not on the reasons described above. This was due to concern regarding the future maintenance of open space on the site

Second outline application (S/0202/17/OL) - submitted to the Council with revised Heads of Terms ensuring the open space issue was acceptable. Approved in October 2017, with 29 planning conditions.

Approved

- Up to 110 dwellings
- 77 market units and 33 affordable units
- Main access point from Teversham Road, and emergency access onto Cox's Drove







DESIGN DEVELOPMENT



A437_SK_002 - June 2018



A437_P_010_Draft - January 2019



Open green space with 'Meadow feel'



Maintaining and enhancing local village character

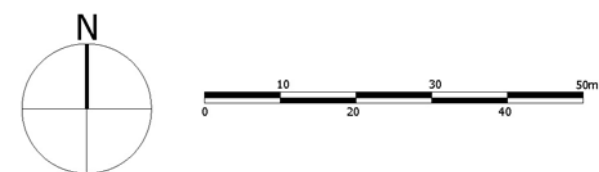


Pedestrian Friendly





PRIVATE		HAB FLOOR AREA		
TYPE 85	2BH	19	915	
TYPE 88	2BH	4	947	HK TYPE
TYPE 98	3BH	9	1055	HK TYPE
TYPE 111	3BH	4	1195	HK TYPE
TYPE 120	3/4BH	18	1292	
TYPE 136	4BH	10	1464	HK TYPE
TYPE 164	4BH	9	1765	
TYPE 205	5BH	4	2206	2.5 STOREY
TOTAL		77		
SHARED OWNERSHIP				
TYPE 50	1B(2P)	0	538	
TYPE 65	2B(4B)	12	700	
TYPE 85	3B(5B)	5	915	
RENTED				
TYPE 50	1B(2P)	8	538	
TYPE 65	2B(4B)	8	700	
TYPE 85	3B(5B)	0	915	
TOTAL		33		
SCHEME TOTAL		110		

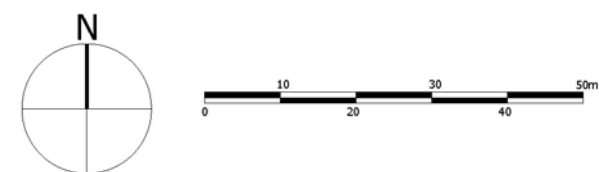


N.B. Presented and discussed at Design Workshop 26/07/19

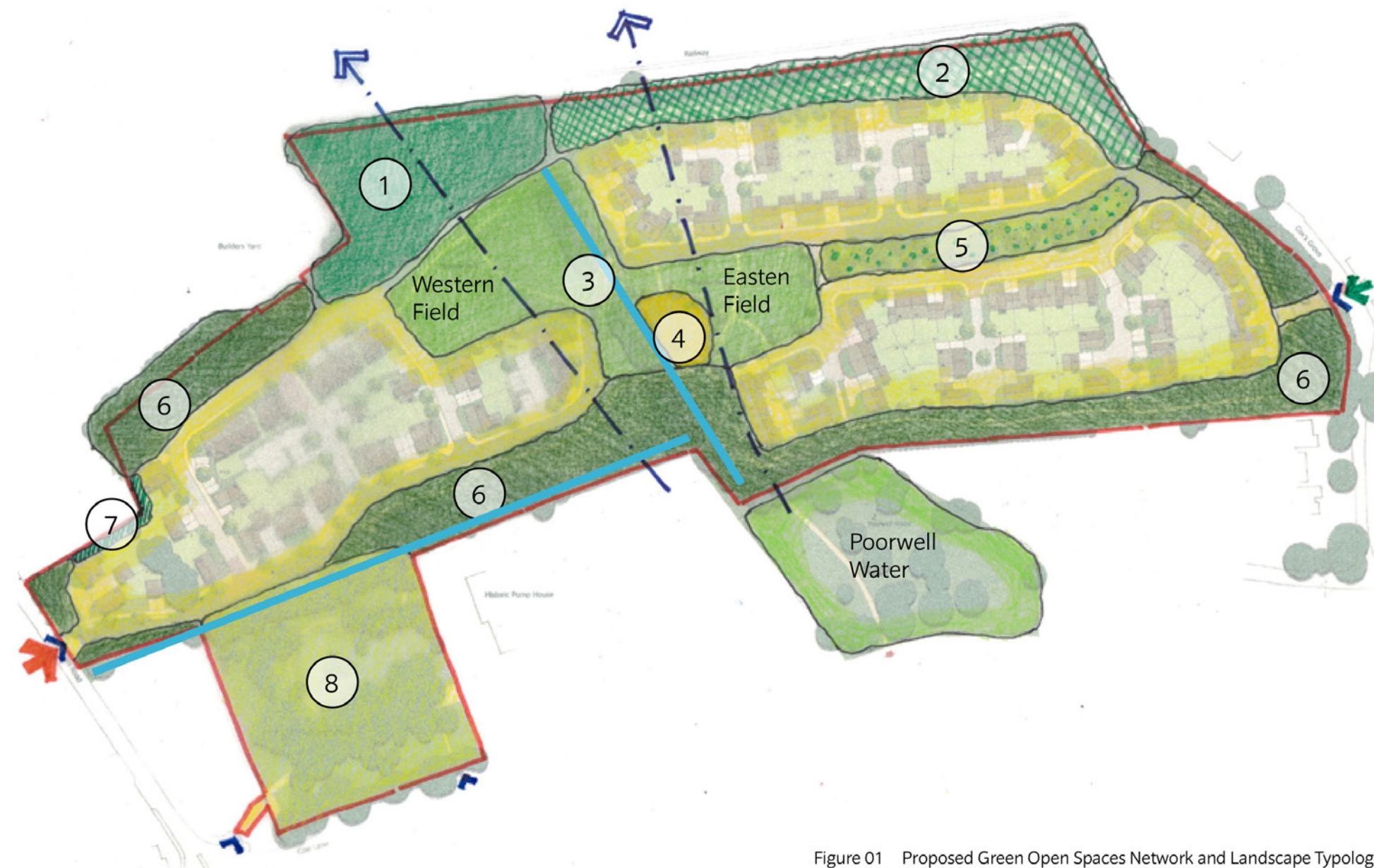


KEY

- Primary Road - 5.5m
- Secondary Road - 5m
- Private Road - 4.8m
- Key Frontages
- Meadow Park Character Area
- Village Lane Character Area
- Village Street Character Area



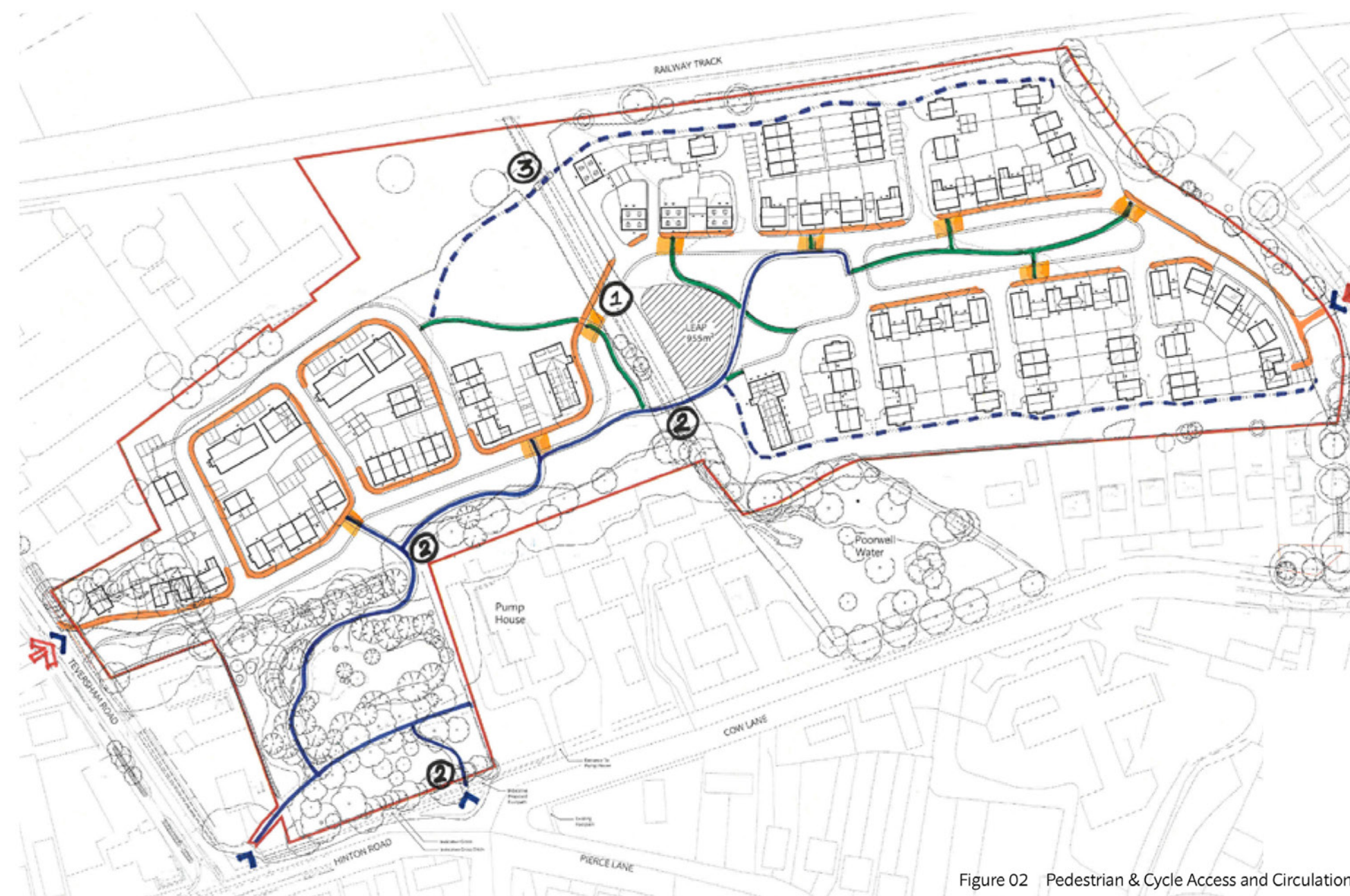
Landscape Typologies



- Application boundary
- Existing Water Course
- ↔ Vehicular access
- ↔ Pedestrian access points
- ↔ Pedestrian/emergency access
- ↔ Wide open views & green space towards the countryside
- ① Northern Woodland Area
- ② Northern Boundary Planting
- ③ Meadow Park and Chalk stream
- ④ Formal Play Area (LEAP)
- ⑤ 'Linear Park'
- ⑥ Perimeter Planting Areas
- ⑦ Boundary Planting
- ⑧ Pump House Garden

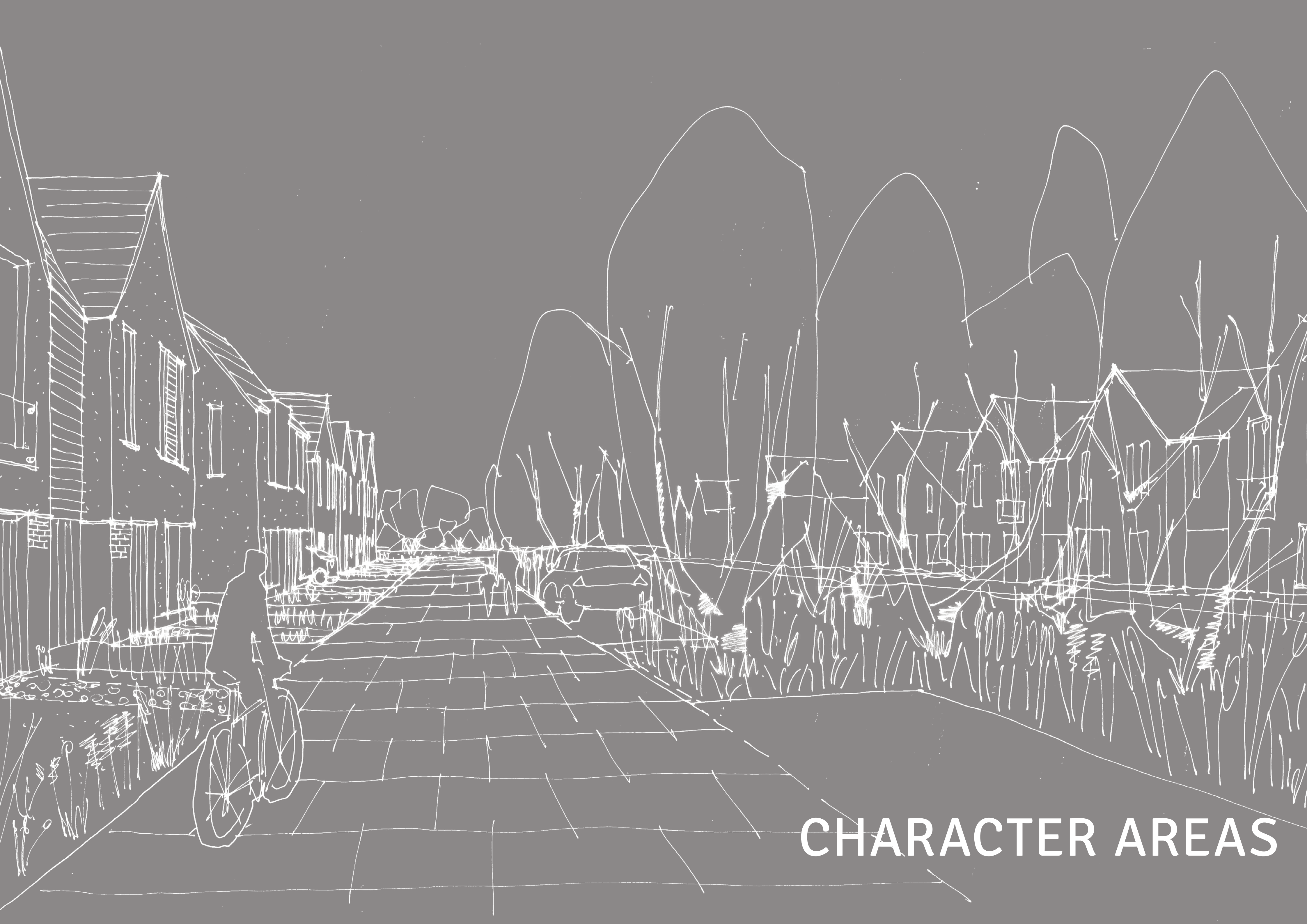
Figure 01 Proposed Green Open Spaces Network and Landscape Typologies

Pedestrian, Cycle Access and Circulation



- ↔ Primary vehicular access
- ↔ Pedestrian/cycle/emergency access
- ↔ Pedestrian/cycle access
- Primary shared pedestrian/cycle route
- Footpath
- Pedestrian walkway
- - - Informal track/mown grass path
- Pedestrian crossing
- ① Vehicular bridge
- ② Shared pedestrian/cycle bridge
- ③ Minor footbridge

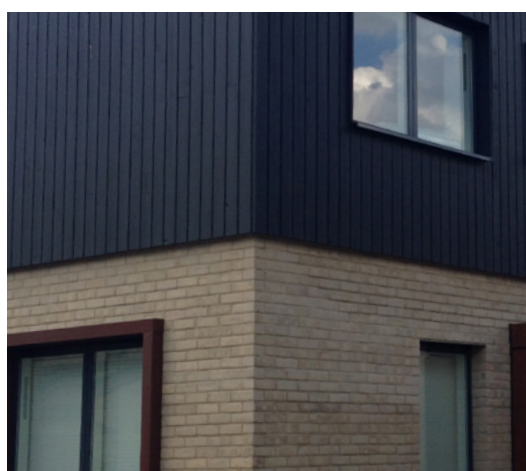
Figure 02 Pedestrian & Cycle Access and Circulation



CHARACTER AREAS



Meadow Park Key Plan



House - Trumpington



Fulbourn Design Guide



Proctor and Matthews
Cambridge Housing Community, 2015



Huntington, Cambridgeshire



Local character and precedent references



Buff Brick

Cambridge Brick

Timber Clad



Door Detail

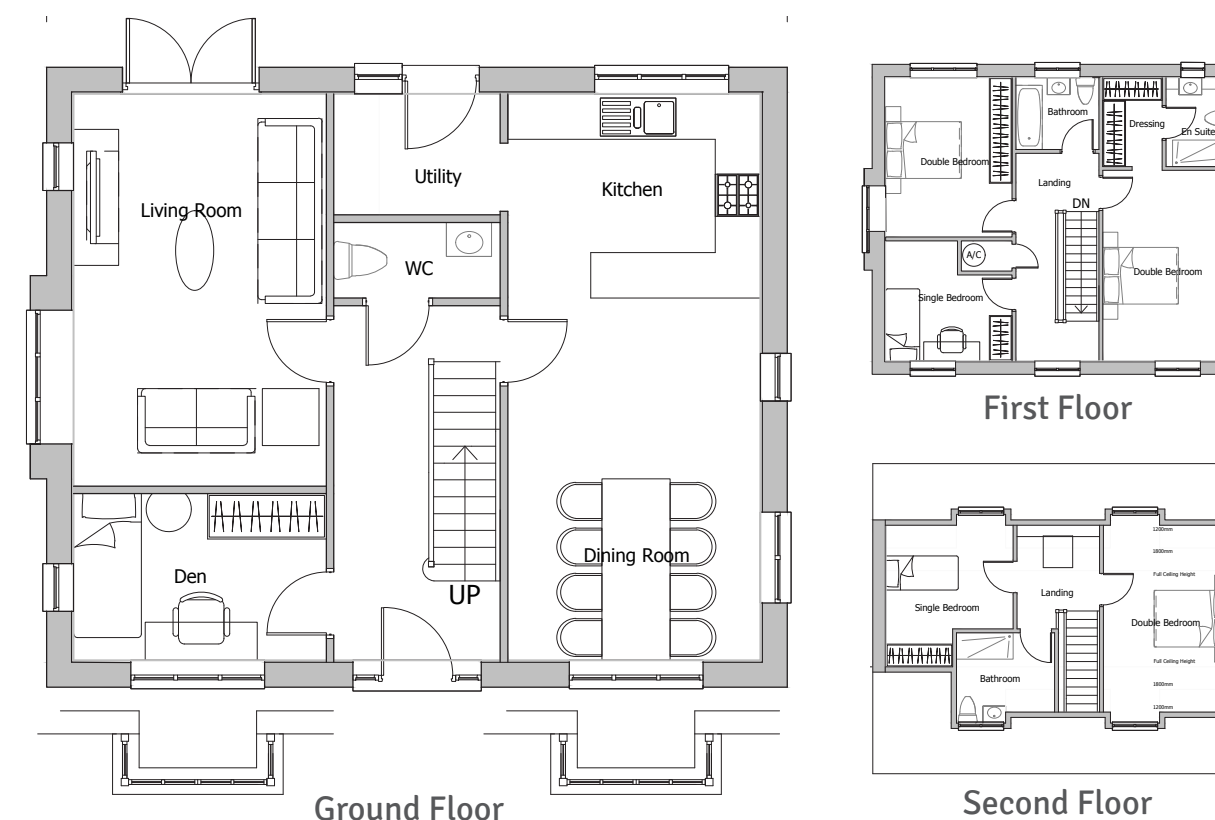
Slate Tile

Window Detail

Typical Material Palette

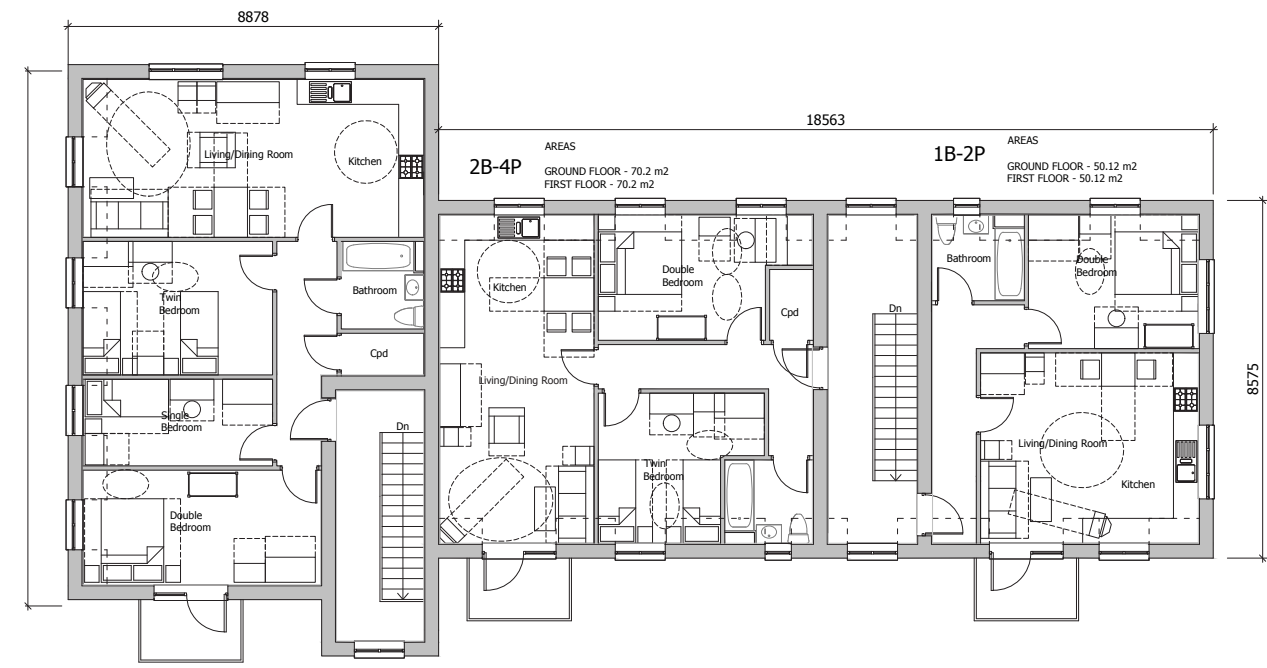
Street Visualisation

Characteristic	Description
Mix	Larger 3-bed and 4-bed units, with occasional 5-bed units and apartments
Building Type	Detached or semi-detached to provide active frontage to open space
Storey Height	2-2½ storey
Front Gardens	Contained, approximately 1½-2m
Roofs	Slate
Elevations	Pale render shades on Cambridge Brick. Timber Cladding details

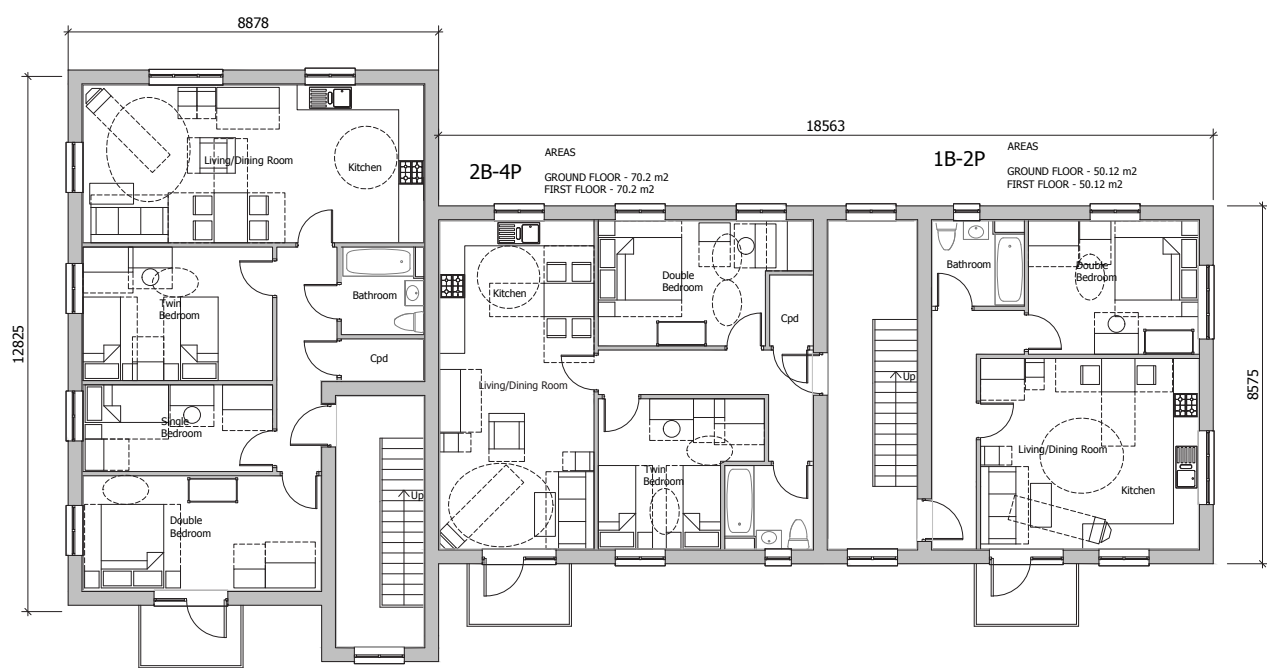


House Type H

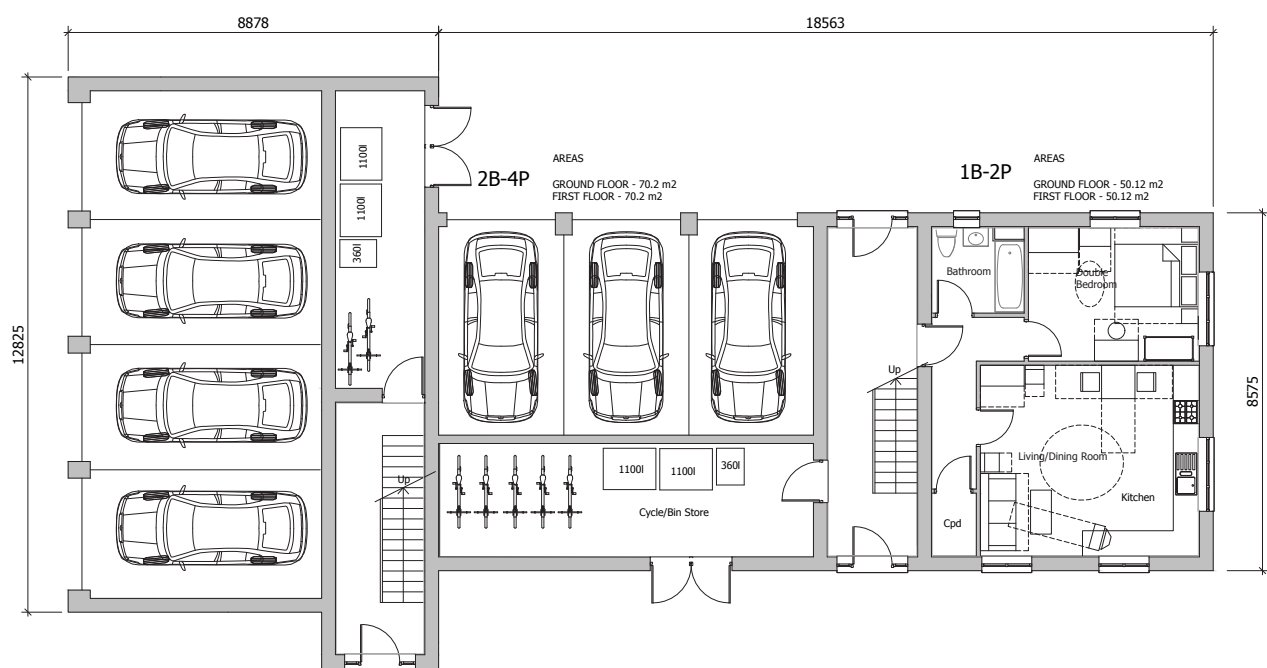




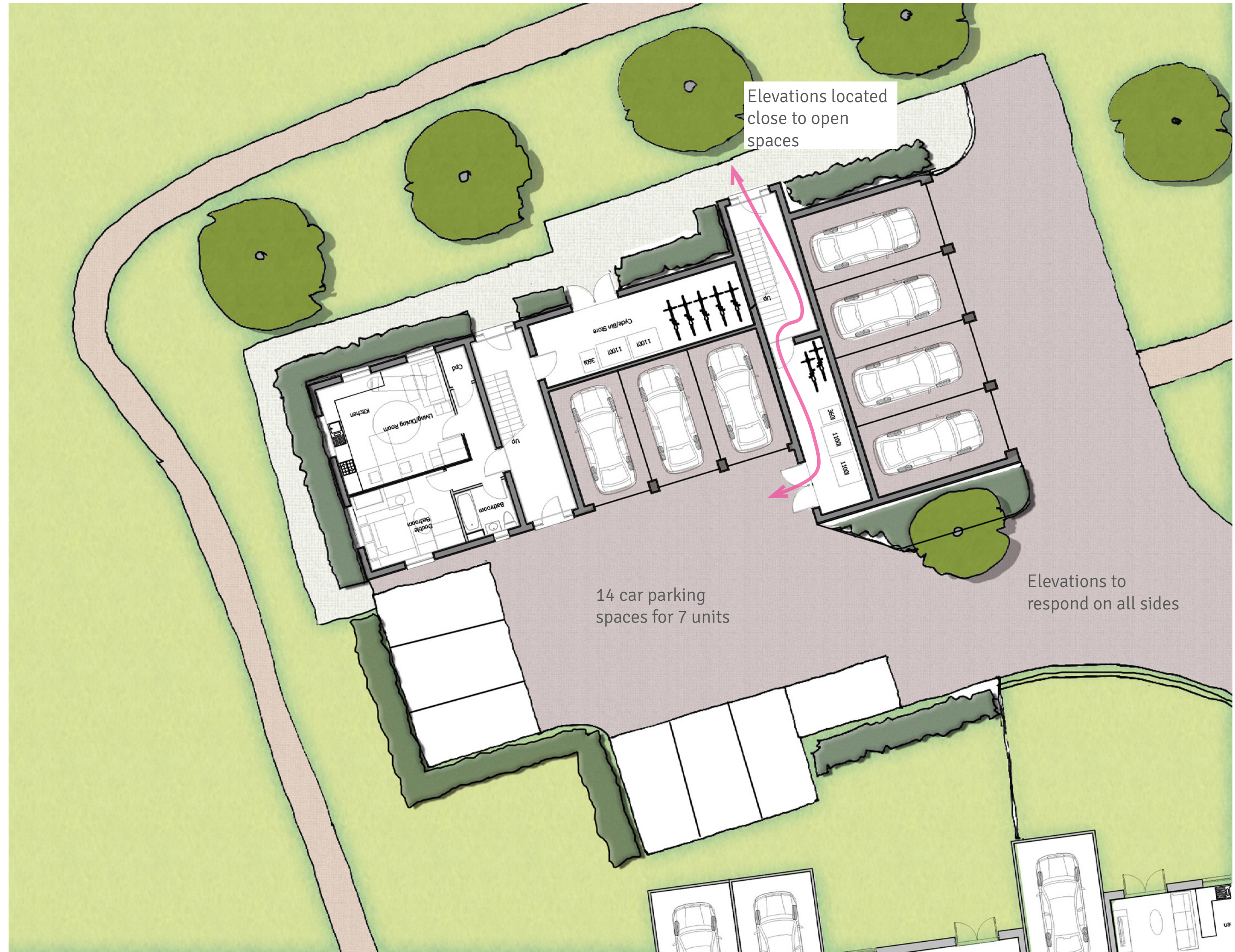
Second Floor



First Floor



Ground Floor





Boardwalk and Timber Platform Precedents

Pedestrian Bridges Precedents



Village Street Key Plan



Folburn Design Guide - Contemporary Porch



Great Wilbraham



Taversham



Cherry Hinton



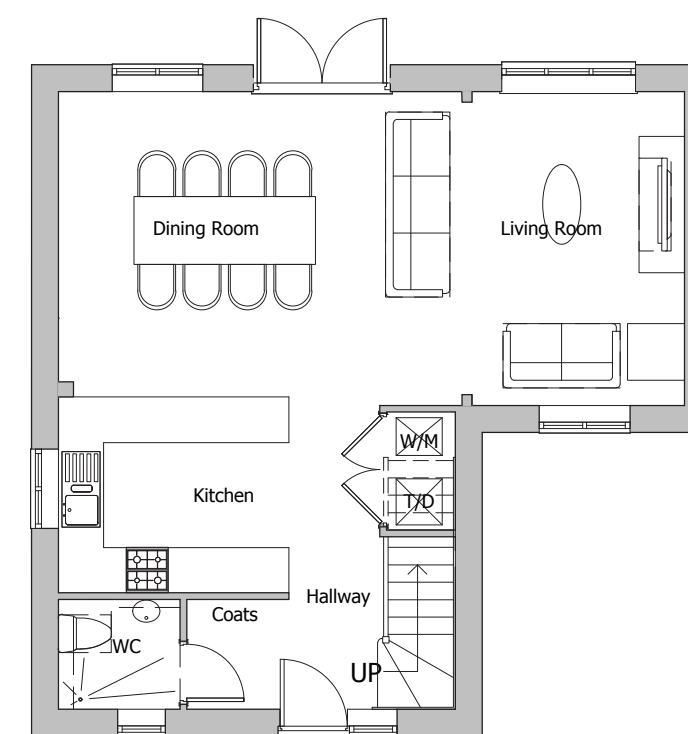
Local character and precedent references



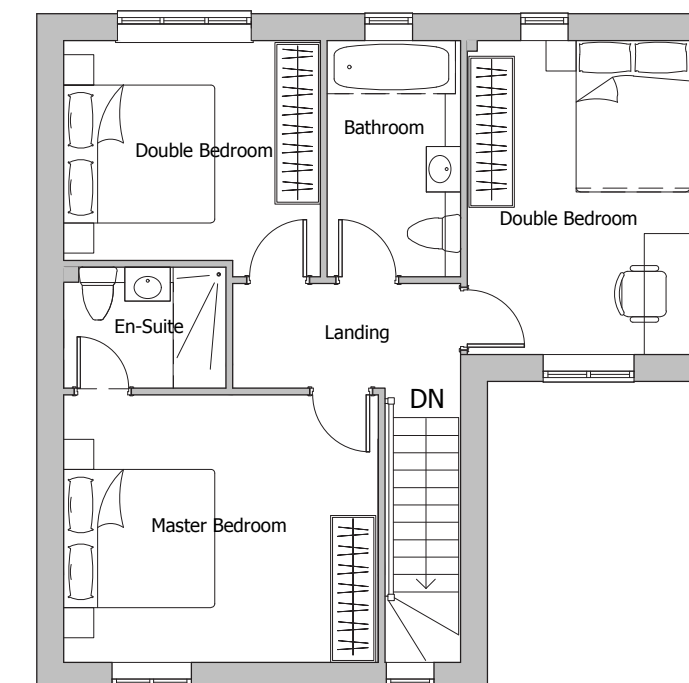
Typical Material Palette

Street Visualisation

Characteristic	Description
Mix	2, 3 and 4-bed units
Building Type	Semi-detached and detached dwellings.
Storey Height	2-2½ storey
Front Gardens	Contained, approximately 1½-2m
Roofs	Slate to major east-west routes and pantiles to side streets
Elevations	Cambridge brick with varying extents of render and/or timber cladding details



Ground Floor



First Floor





Village Lane Key Plan



Fulbourn Design Guide



Fulbourn Design Guide

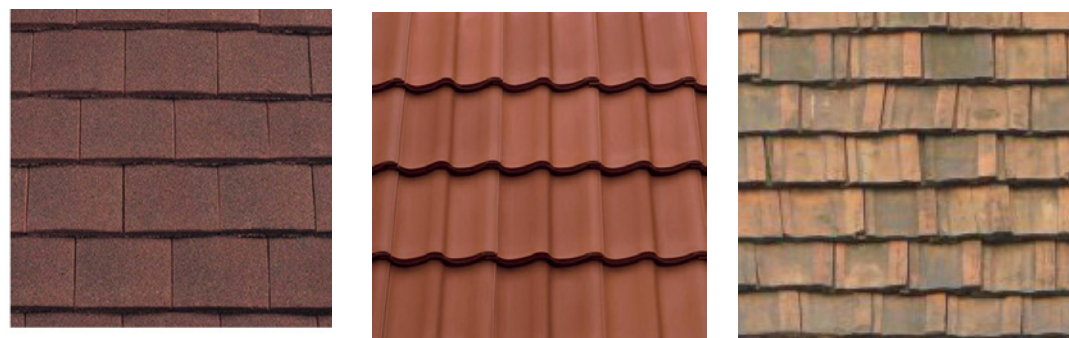


Fulbourn High Street



Fulbourn Design Guide

Local character and precedent references



Hung Tile

Pantile

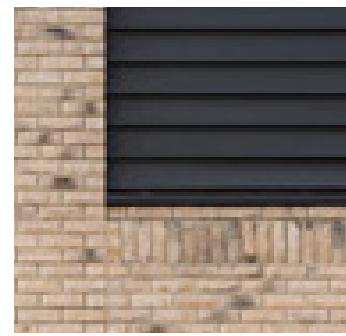
Shingle Tile



Dormer Detail



Cedar Clad



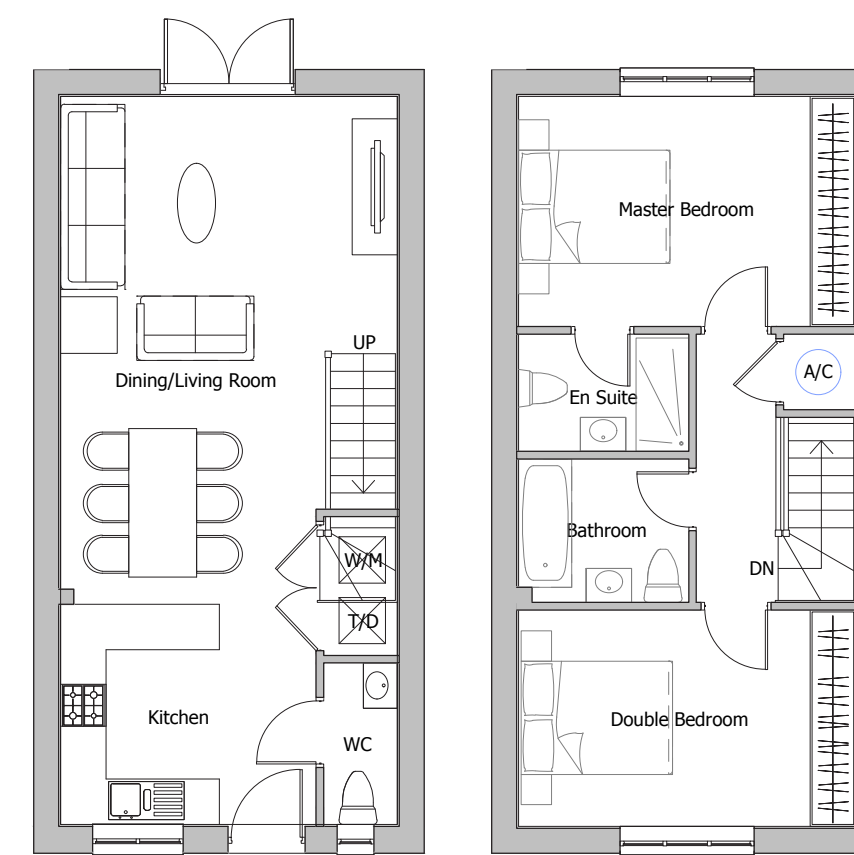
Cambridge Brick/Timber

Typical Material Palette



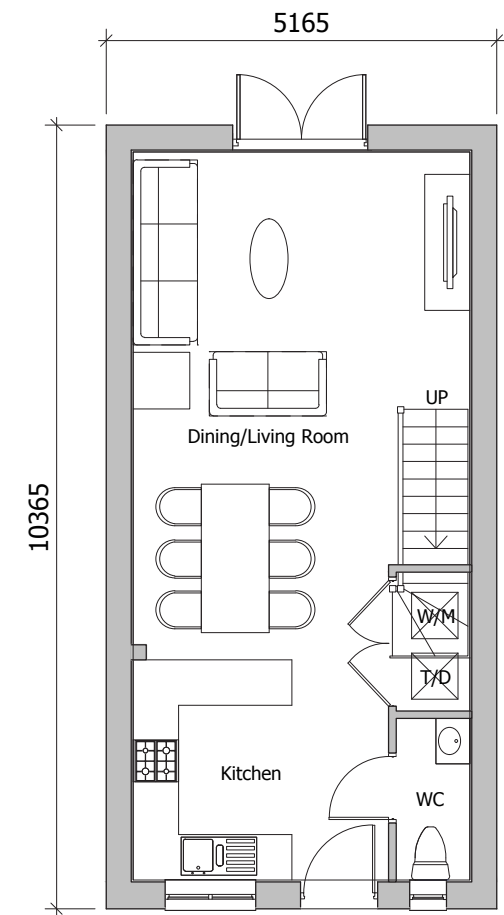
Street Visualisation

Characteristic	Description
Mix	2, 3 and 4-bed units
Building Type	Short terraces, semi detached and detached dwellings with wider frontages
Storey Height	2 storey
Front Gardens	1.5m - 2m
Roofs	Slate to major east-west routes and pantiles to side streets
Elevations	Cambridge Brick with varying extents of render and/or dark timber cladding

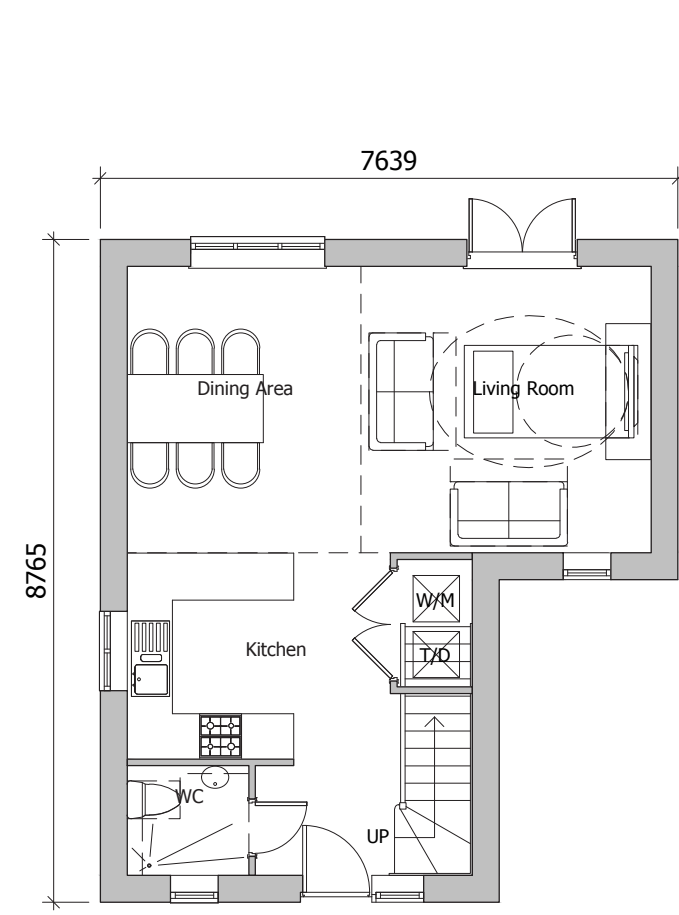


Ground Floor
First Floor
House Type A - Plan and Elevation

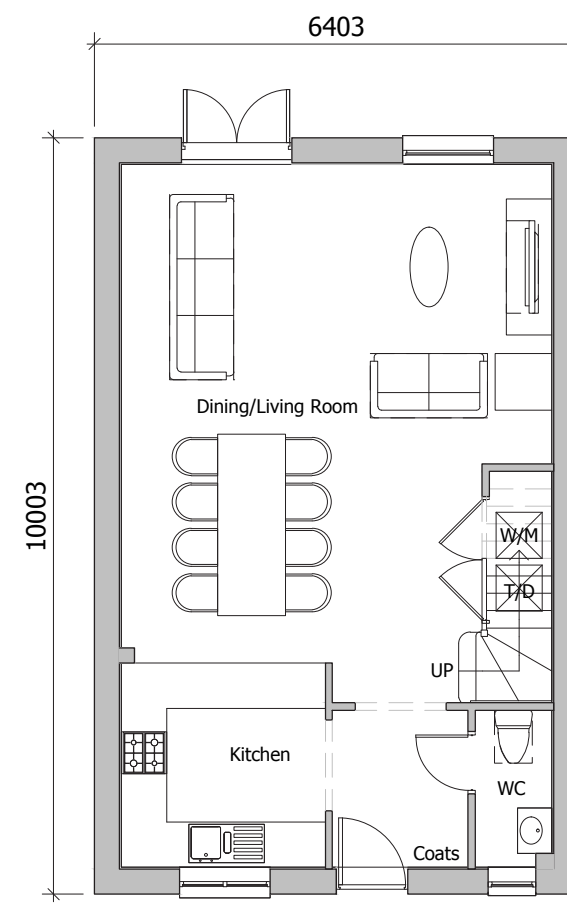




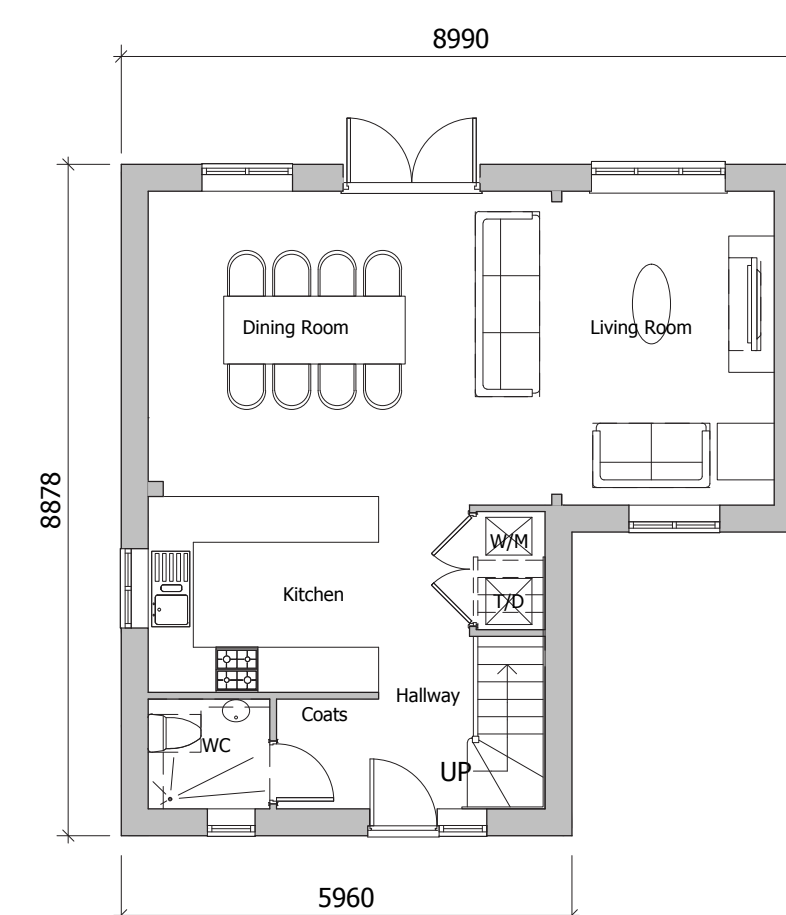
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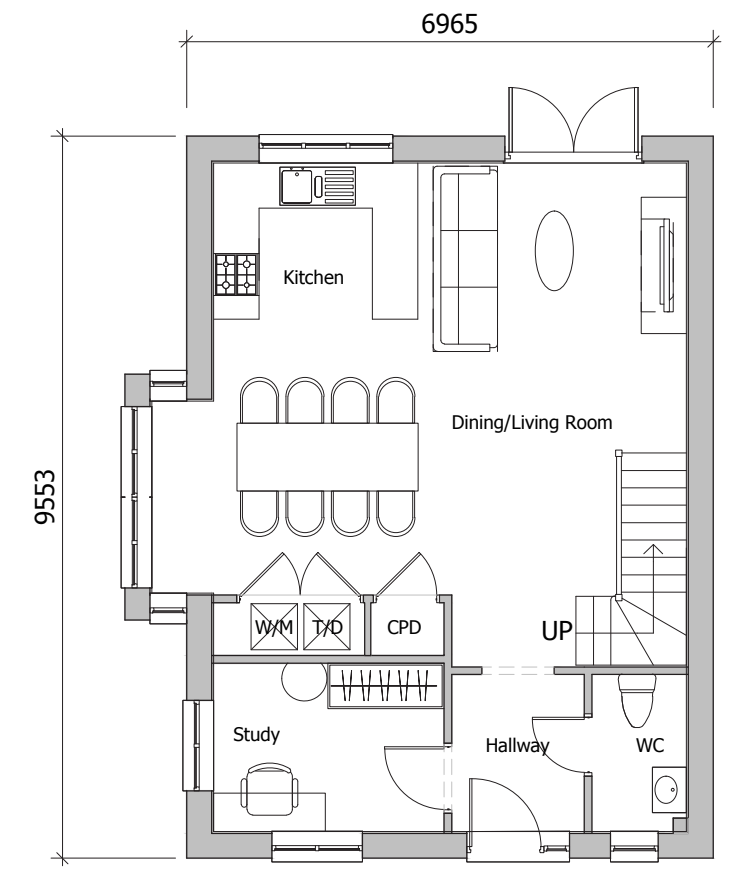
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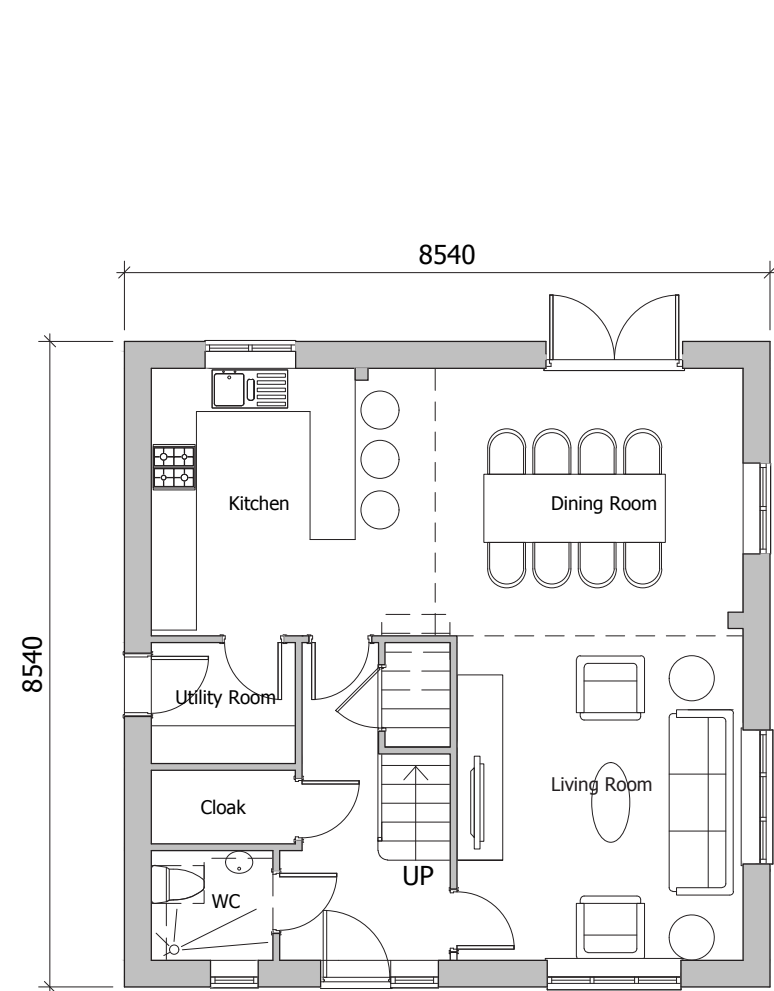
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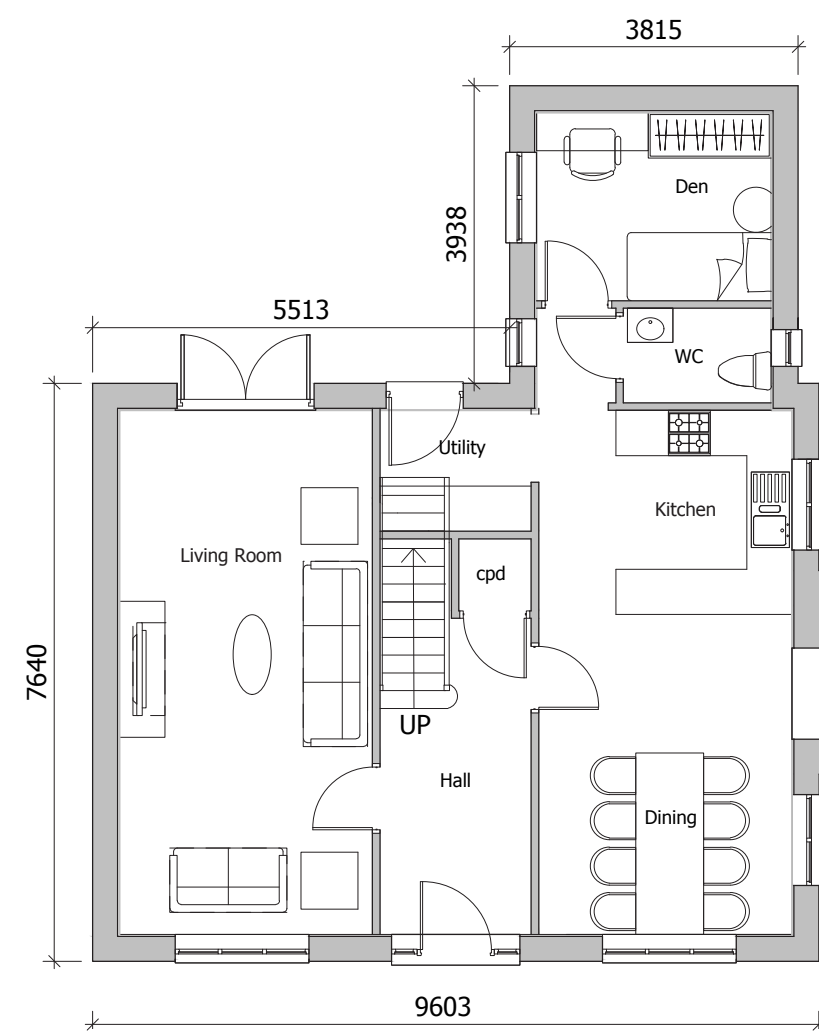
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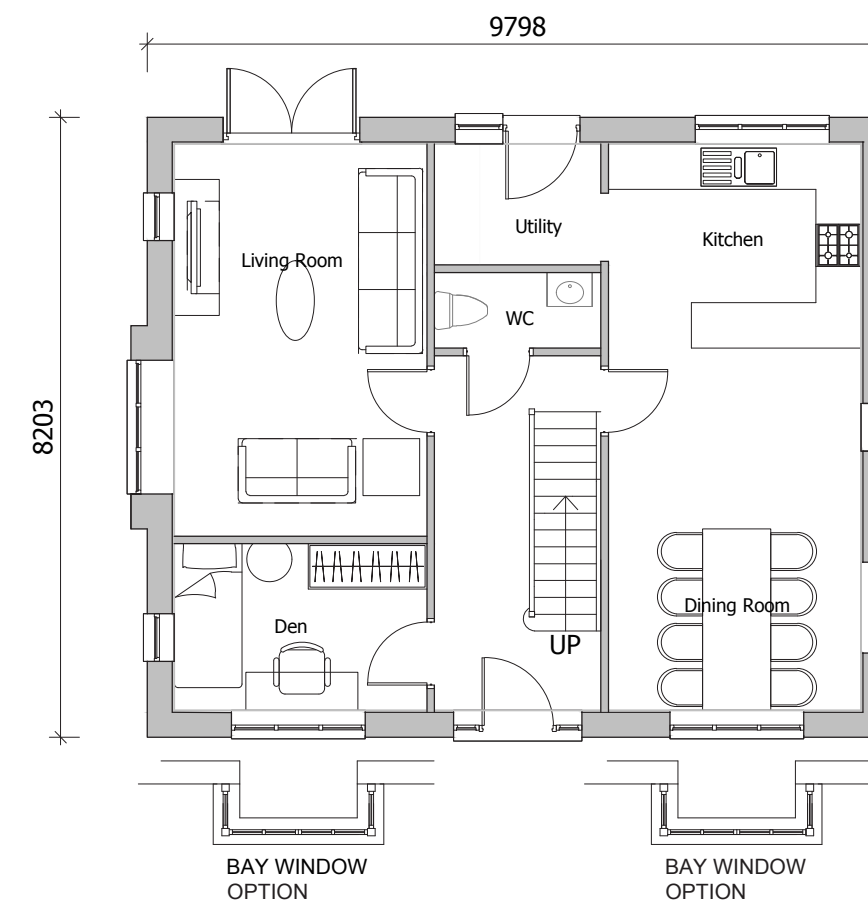
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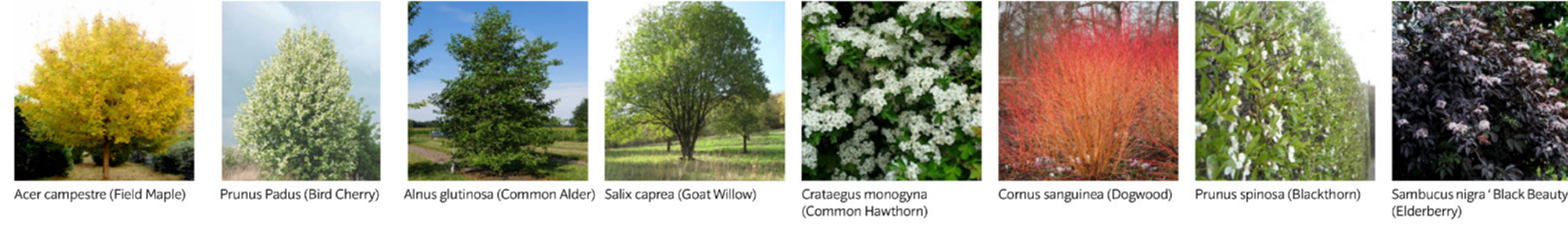
HT_G



HT_H

Planting Palette - Key Species

Northern Boundary Planting



Meadow Park (Western & Eastern Field)



Formal Play Area



Linear Park



DOCUMENT TITLE
Chris Blandford Associates

12

July 2019
11129501-LS-D.indd

Planting Palette - Key Species

Perimeter Planting Areas



Boundary Planting



Pump House Garden



Housing/ Front Gardens



DOCUMENT TITLE
Chris Blandford Associates

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DOCUMENT TITLE
Chris Blandford Associates

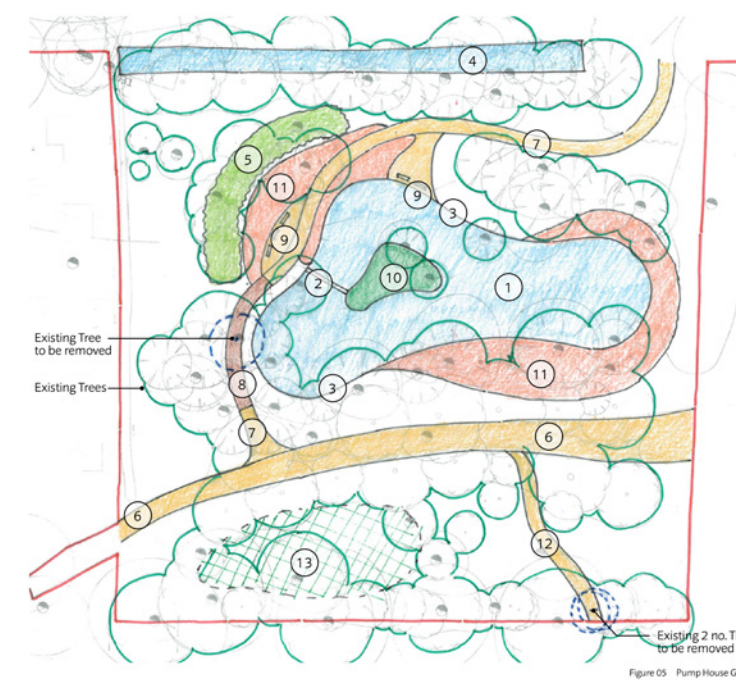
Public Open Space and Play Strategy



Figure 03 Public Open Space & Play Strategy

- Application boundary
- 1 Formal Children's Play Space (LEAP)
- 2 Public open space comprising informal play
- 3 Public Open Spaces
- 4 Other Landscape Areas

Pump House Garden - Public open space



- 1 Existing Pond
- 2 Existing Timber bridge to be restored (for Maintenance access only)
- 3 Existing stone edging to the pond to be restored
- 4 Existing swale to be retained
- 5 Existing hedge (4m high) to be retained
- 6 Existing path to be retained
- 7 Proposed gravel path
- 8 Proposed raised timber deck
- 9 Proposed seating areas
- 10 Proposed feature planting
- 11 Proposed wildflower meadow (potential area for translocation of species on site)
- 12 Potential access to the adjoining property (indicative alignment, tbc on site)
- 13 Indicative location for reptile mitigation area

Local Equipped Area for Play (LEAP)



- Proposed Play Equipments
- Swings
- Nest swing
- Climbing wall
- Climbing ropes
- Balance beam
- Stepping logs
- Spring discs
- Slide
- See-saw
- Sensory play
- Sensory planting
- Play boulders
- Timber logs
- Raise timber play feature
- Seating areas