

NORTHSTOWE PHASE 1 COMMUNITY CENTRE CAMBRIDGESHIRE



TABLE OF CONTENTS

1.0	INTRODUCTION	4	4.0	CONSULTATION	21	6.0	DESIGN PROPOSAL	37
1.1	Purpose of the Statement	4	4.1	Community Engagement	21	6.1	Design Principles	37
1.2	Project Team	5	5.0	DESIGN DEVELOPMENT	23	6.1.1	Initial Concept	37
1.3	Accompanying Documents	5	5.1	Constraints and Opportunities Diagram	23	6.1.2	Building Constraints and Opportunities	38
1.4	Vision and Aspirations	6	5.2	Initial Exploration	24	6.1.3	Proposed Spatial Arrangement	39
1.4	Summary of the Proposal	7	5.2.1	Development Brief	24	6.2	Propose Design	40
2.0	SITE ANALYSIS AND PHYSICAL CONTEXT	8	5.2.2	Accommodation Brief Summary	25	6.2.1	Ground Floor Plan	40
2.1	Site Location	8	5.2.3	Preliminary Organisation Studies	26	6.2.2	First Floor Plan	41
2.2	Site History	9	5.2.4	Building Form Studies	27	6.2.3	Cafe/Foyer	42
2.3	Northstowe Phase 1	10	5.3	The Consultation Process	28	6.2.4	Kitchen	42
2.4	Northstowe Local Centre and Employment Zone Vision	10	5.3.1	Initial Layout Iteration	28	6.2.5	Main Hall	44
2.5	Temporary Community Centre	12	5.3.2	Post Pre App 1 Consultation	29	6.2.6	Messy Activity	46
2.6	The Site and its Surroundings Today	14	5.3.3	Pre App 2 Consultation	30	6.2	Toilet Provision	47
2.7	Site Opportunities and Constraints	16	5.3.4	Pre App 3 Consultation & Cambridgeshire QRP - GA Information	31	6.2.8	Collaboration Space	48
2.8	Boundary & Conditions	16	5.2.5	Pre App 3 Consultation & Cambridgeshire QRP - 3D visualisations	32	6.3	Scale and Massing	50
2.9	Land Use	17	5.4	Precedents and Materiality	33	6.3.1	Massing Overview	50
2.10	Site Access	17	5.4.1	Initial Precedent Exploration	33	6.3.2	Elevations	51
2.11	Transport	18	5.4.2	Initial Material Exploration	34	6.3.3	External Views	52
3.0	PLANNING CONTEXT	20	5.4.3	Material Palette Refinement	35	6.4	Materiality	54
3.1	Planning Statement	20	5.4.4	Material Cladding Option	36	6.5	Detail Development	55
3.2	Planning Policy	20						
3.3	Planning Approach to Development	20						
3.4	Northstowe Area Action Plan	20						

7.0	LANDSCAPE AND PUBLIC REALM	56	8.0	ACCESS STATEMENT	75	APPENDICES	84
7.1	Landscape Design Principles and Zoning	56	8.1	Transport Assessment	75	App A. Schedule of Accommodation	84
7.2	Zone 1 - Courtyard	58	8.2	Stirling Road Proposal	76	App B. Development Brief Schedule	85
7.2.1	Zoning and circulation	58	8.3	Site Access and Movement	77	App C. Application Drawings	88
7.2.2	Courtyard Plan	59	8.4	Refuse & Recycling Strategy	78		
7.2.3	Flexible Programmes Diagram	60	8.5	Fire and Evacuation	78		
7.2.4	Materiality	61	8.6	Inclusive Design	79		
7.2.5	Furniture and Play Elements	62	8.7	Equality Impact Assessment	79		
7.2.6	Pergola and Gate	63	9.0	SAFETY AND HEALTH	80		
7.2.7	Lighting	64	9.1	Fire Strategy	80		
7.2.8	Courtyard Plantation	66	9.2	Health Impact Assessment	80		
7.3	Zone 2 - Roofs and Facades	68	9.3	Secured by Design	80		
7.3.1	Green Roofs	68	9.4	Lighting	81		
7.3.2	Nature Inclusive Elements	69	9.5	Acoustics	81		
7.4	Zone 3 - North and West Side	70	10.0	SUSTAINABILITY	82		
7.4.1	North and West Plantation	71	10.1	Introduction	82		
7.5	Zone 4 - Bicycle Parking Area	72	10.2	Response to the Brief	82		
7.6	General Detail: Planting Principle Details	73	10.3	Building Form	82		
			10.4	Glazing	82		
			10.5	Construction Technologies	83		
			10.6	Biodiversity	83		
			10.7	Energy Strategy	83		
			10.8	Mobility and Connectivity	83		

1.0 INTRODUCTION

1.1 Purpose of the Statement

This Design and Access Statement has been prepared by the Design Team set out in section 1.2 on behalf of South Cambridgeshire District Council in support of a reserved matters application for the proposed development of a permanent community centre for Phase 1 of Northstowe, a new town to the north west of Cambridge.

The rationale of this Statement is to explain the design principles and concepts that have been applied to the proposal in relation to the current and future potential context of the site. This Statement responds to the requirement of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (the "DMPO") for most planning applications to be accompanied by a Design and Access Statement that explains i) the design principles and concepts that have been applied, and ii) how issues relating to access to the development have been dealt with.

The structure and content of this Statement has been informed by Circular 01/2006 'Guidance on Changes to the Development Control System' (DCLG June 2006) and 'Design and Access Statements: How to Write, Read and Use Them' (CABE 2006). These guidance documents advise that a Design and Access Statement should:

- Provide a review of the immediate and wider context of the proposed development site in terms of its physical, social and economic characteristics and relevant planning policy and guidance.
- Provide a rationale for the design of the proposals.
- Explain and illustrate the design principles in terms of layout, density, scale, landscape and visual appearance.
- Explain how future users will be able to access the proposed development from the existing transport network, the reasons why the main access points to the site and the layout of access routes have been chosen, and how they will be maintained
- Explain how the proposals will meet the local authority's planning and urban design objectives.

Where considered appropriate, this Statement identifies elements of the proposals that would, if deemed necessary, be referred to in Planning Conditions.



Site location plan. From Google Earth

1.2 Project Team

Client	South Cambridgeshire District Council
Urban Designer	AR-Urbanism
Project Manager	Henry Riley
Architect	CZWG Limited
Planning Consultant	Andrew Black Consulting
Structural & Environmental Engineer	Expedition
M&E	Greengauge
Landscape Architect	OKRA
Transport Consultant	Steer
Fire Consultant	SWECO
Acoustic Consultant	Adrian James Acoustics Limited

1.3 Accompanying Documents

This Statement should be read in conjunction with the other documents and CZWG drawings in Appendix submitted with the planning application:

Utilities Statement

Preliminary Ecological Appraisal

Statement of Community Involvement

Planning Statement

Equalities Impact Assessment

Event Management Plan

Transport Assessment

Waste Management Toolkit and Mitigation Strategy

Sustainability Statement



CZWG

prd

steer



1.4 Vision and Aspirations

Northstowe's new community centre will provide vital social infrastructure for the growing community, offering opportunities to meet friends and neighbours, to get information and to take part in running the local organisations and councils.

Our vision is to provide a warm welcome to all people, at all times. We aspire to create an atmosphere that is open and inviting; promoting casual drop-ins as well as provide facilities for the burgeoning community groups of Northstowe to encourage greater connectivity within this new and growing town.

This building has been designed with people of all ages and levels of mobility in mind, fitting for Northstowe's 'NHS Healthy New Town' designation. A range of flexible gathering and activity spaces will be focused around a bustling foyer and cafe, with a variety of more secluded spaces available to local residents, businesses and community representatives.

Associated outdoor space forms an integral part of our vision for the building. A sheltered yet open and inviting frontage links the inside activities with the surrounding public realm. A courtyard garden nestled to the rear provides important secure external break-out space. Embracing biodiversity, nature inclusivity, sustainability and people's well-being, the garden offers areas for people to meet, relax, play and connect with nature.

A key aspect of the proposal is the embedding of exemplar sustainable credentials into the design, focusing on environmental resilience, biodiversity, resource usage, carbon, water conservation, mobility and connectivity, and health and well-being.



Glasgow Community centre hall
Collective architecture



Robust studio space, Ket and Co
OSA-AR Architecten



Intimate/quiet cafe interior
Provisioners, Tower Bridge



Collaborative space, Gladys E Kelly Library
Oudens Ello Architecture



Lounge / Book Share, Green Square library & Plaza
Studio Hollenstein



Ceramics Winter Market
Turning Earth Leyton



HN Nursery
HIBINOSEKKEI + Youji no Shiro



Secure covered outdoor space, Golestan School
Stromberg Architecture



Landscape play elements, Chicago Botanic Garden
Jacob Ryan Associates

1.4 Summary of the Proposal

The proposed community centre is located on the north-west corner of 'Parcel 6' of Northstowe's Employment Zone, which is designated as the Northstowe Phase 1 'Local Centre'. Two-storeys high and L-shaped in plan, the building frames a courtyard garden facing south and east. A primary active frontage faces west onto The Green and a secondary active frontage faces north onto Stirling Road.

A central double-height foyer runs west-east through the centre of the building, connecting The Green with the courtyard garden. A large double-height main hall is to the south and an open cafe on the north-west corner spills out onto The Green. A 'messy activity' space opens south onto the courtyard garden at ground floor and there are further meeting and working spaces at first floor level, accessed via stairs and lift from the central foyer.

The use of timber and a roofline characterised by pitched clerestory windows providing natural light and ventilation are integral to the sustainability strategy for the building.

Description of Development

Reserved Matters Application for a permanent community centre on Northstowe Phase 1 pursuant to existing outline planning permission (ref S/0388/12/OL, S/0932/14/NM, S/2232/16/NM).



Illustrative View across The Green from corner of Station Road and Pathfinders Way

2.0 SITE ANALYSIS AND PHYSICAL CONTEXT

2.1 Site Location

The Site for Phase 1 Northstowe Community Centre is located within the north-west corner of the plot identified as Parcel 6.

Parcel 6 is situated south of Longstanton Park and Ride and it is bounded by Stirling Road to the north, Links Lane to the east, Pathfinder Way to the south and The Green to the west.

Parcel 6 forms part of the Local Centre and Employment Zone Masterplan (LC&EZ) Area that comprises six parcels as shown in the diagram Fig. 2.1A. Northstowe Phase 1 Design Code identifies four parcels to the north as 'Employment Land', while Parcels 2 and 6 to the south as 'Mixed Use Centre'.

The Site is currently a green open space, with the exception of a single-storey structure used as Temporary Community Centre located at the south-west corner facing The Green.

All buildings fronting the Parcel 6 are residential, mostly three-storeys, following similar building forms (simple orthogonal buildings with pitched roofs) and similar material treatments. There are a few examples of four-storey apartment buildings around the Site on Pathfinder Way, but these represent the tallest elements. See Fig. 2.6A Building Heights diagram.

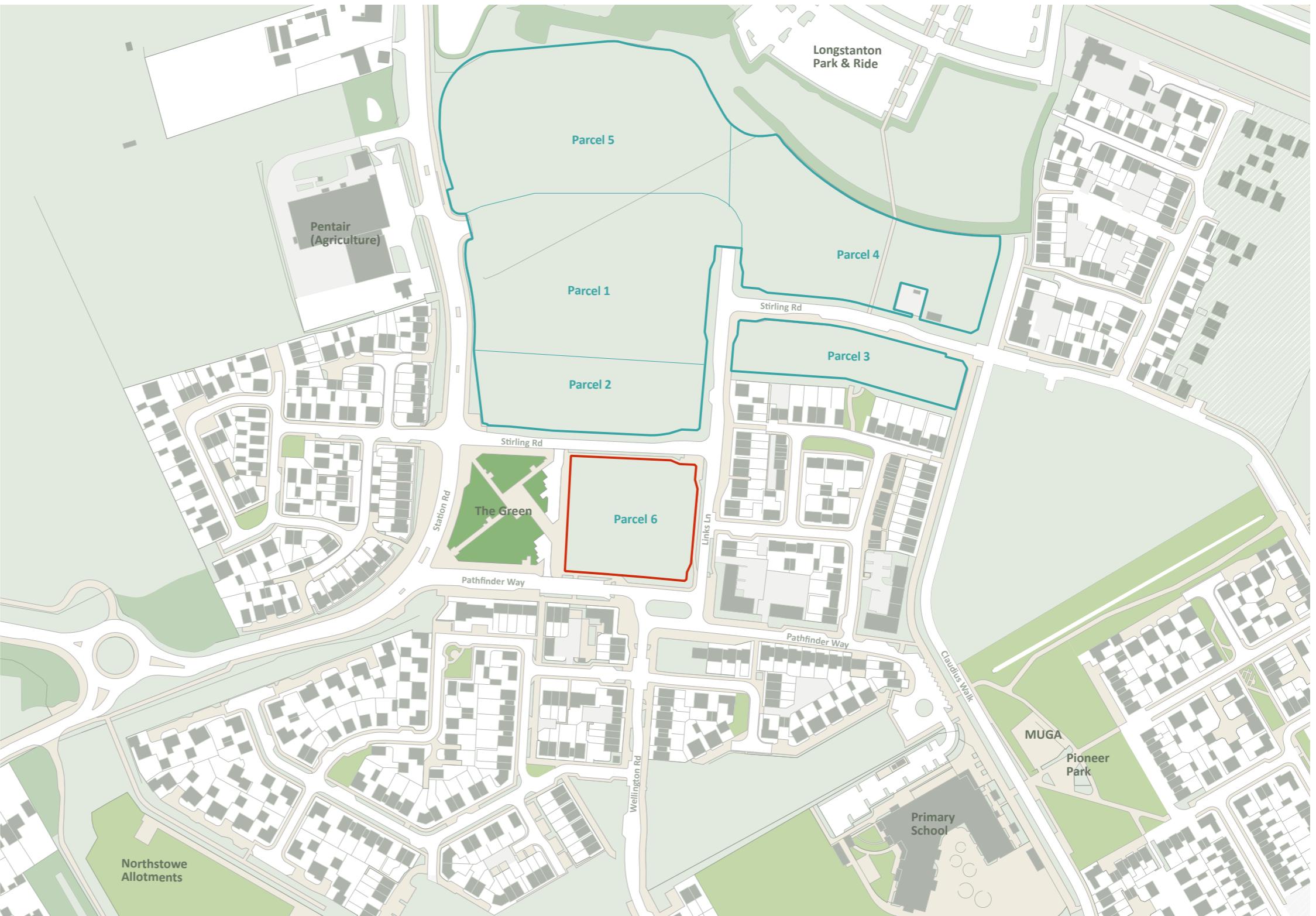


Fig. 2.1A Parcel 6 forming part of LC&EZ Masterplan Area - site location diagram (NTS)

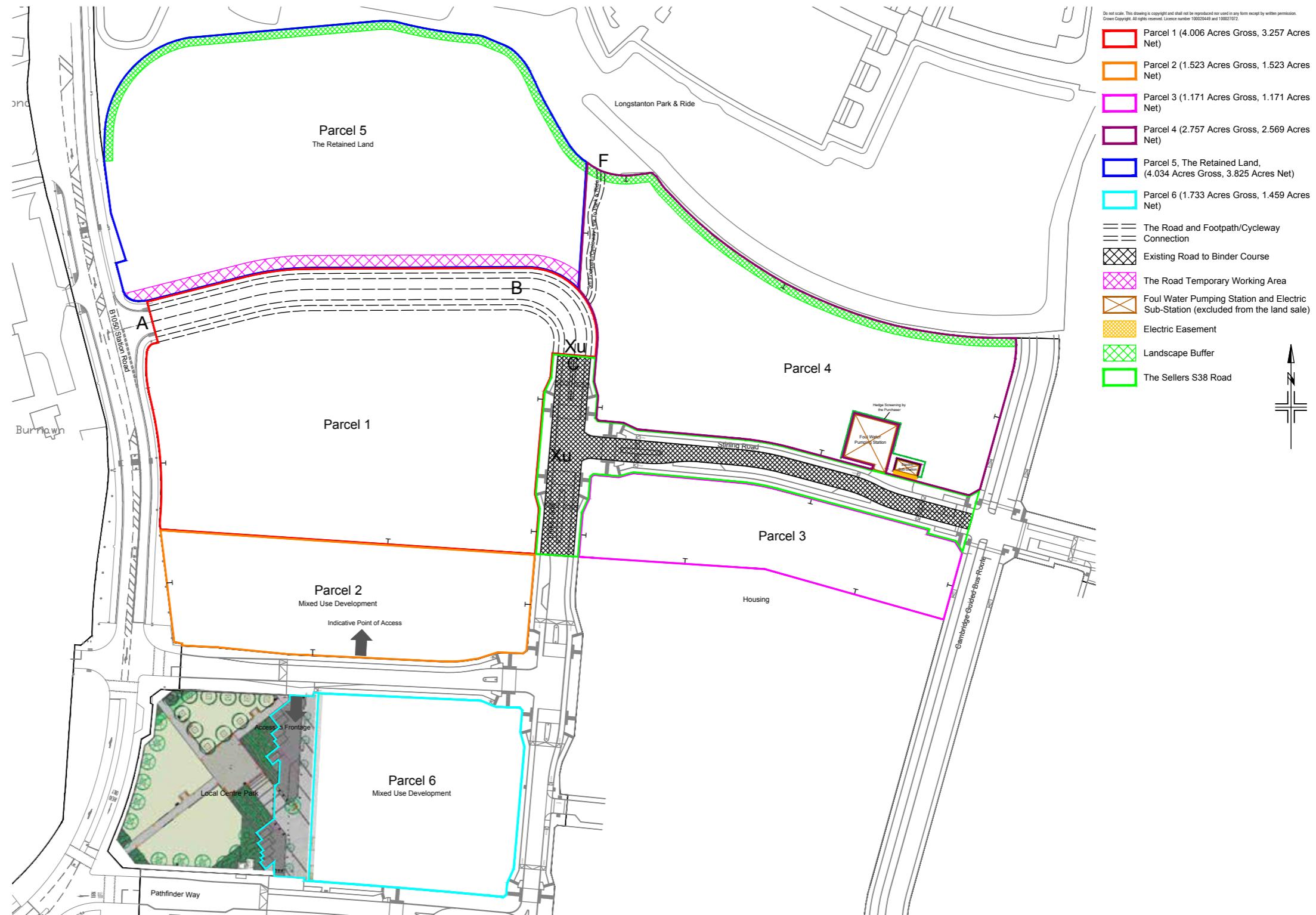
2.2 Site History

Following viability issues, South Cambridgeshire District Council (SCDC) acquired the Local Centre and Employment Zone Area in Northstowe Phase 1 from developers. See Fig 2.2A. LC&EZ Area.

This intervention by the Council, in an area where the market has so far failed to deliver the local centre and employment land anticipated in the outline planning consent, thus provides the opportunity to consider the Employment land and the Local Centre in a holistic manner integrating it within the surrounding residential areas.

The Local Centre is also designated for the provision of a Community Building, which is the object of this planning application.

Parcel 6 of LC&EZ was an open green space by the community in recent years. In July 2023 a Temporary Community Centre building was erected, located in the south-west corner of Parcel 6.



See Fig 2.2A. LC&EZ Area, Parcel 6 is highlighted in blue. (NTS)

2.3 Northstowe Phase 1

Parcel 6 is situated within the Phase 1 development area of Northstowe, which is an area of 122 hectares located to the northeast of Longstanton, immediately to the west of the Cambridgeshire Guided Busway. Any development within the area is subject to the Phase 1 Outline Planning Permission and Phase 1 Design Code approved subsequently in 2014 and 2017.

The Design Code was created with the ambition to achieve a balance between high standards of design and an appropriate degree of flexibility to respond to the potential changes across the development period. The overarching objective for the area is to ensure the creation of a vibrant and inspiring mixed-use place to live and accommodate the present and future needs of the community.

The key Phase 1 principles from Northstowe Phase 1 Design Code and relevant to this planning application, informing development in the area, include the following:

- The Local Centre sits within Identity Area 'Mixed-use centre', with those buildings that face directly onto The Green also sitting within Identity Area 'T1 Spine (formal)'
- Buildings fronting onto The Green must be designed as a unified whole with buildings fronting parcels H1, H2 and H3. This includes a potential 'marker' building along the northern edge of The Green in parcel 2, and a 'Landmark' on the south-eastern corner of The Green (parcel 6) that responds to an internal view from those arriving at Northstowe from the south on the B1050
- The land identified for the Local Centre is 1.2 ha and includes retail of up to 1500 sqm (net) on the ground floor and should be visible from the B1050. In addition, there is potential for further 450 sqm commercial retail/ leisure/food & drink/ community/ health and other appropriate uses
- The community facility is to be located in Parcel 6
- Opportunity for a landmark feature, such as a clock tower associated with the community building, should be considered as part of the detailed design. The outline planning permission allows a structure up to 25m in height
- A high-level enclosure should be achieved around The Green public space
- Civic buildings (such as the community building) must be distinctive buildings of architectural merit. The potential to increase scale and massing should be considered through interesting roof profiles or similar feature elements

In regards to the Local Centre area (Parcels 2 & 6), the Design Code emphasises the location along the B1050 for 'maximising passing trade and helping to ensure that it stands the best chance of becoming established early on in Phase 1.'

Regarding the Employment Zone, the guidance intends for this area 'to become a positive and attractive northern commercial 'gateway' to the future town.'

Additional guidance provided by the Phase 1 masterplan and design code has been established for the 'T1 Spine', which is a formal spine along Pathfinder Way and the dedicated bus way, which has adjacencies to the Site. Guidance for this route includes the appropriate location of landmarks and marker buildings, as well as an outline of areas where buildings are to be designed as a unified whole.

2.4 Northstowe Local Centre and Employment Zone Vision

In 2021 South Cambridgeshire District Council (SCDC) commissioned the preparation of a vision and proposal for the Local Centre and Employment Zone (LC&EZ) Area to guide future development of the area.

The LC&EZ Vision has been endorsed by SCDC, however the document is not an adopted planning document and doesn't have planning weight. Nevertheless the development principles established as part of this work have been taken into consideration.

The area covered by the LC&EZ Vision is a 5.2ha unoccupied plot (with the exception of the Temporary Community Building) in the northeastern corner of Phase 1 of the Northstowe Masterplan. It forms one of two intended local centre locations within the new town of Northstowe, supplementing a larger Town Centre envisaged at the heart of Phase 2.

The vision has aspiration for the following strategic moves:

- creating a northern commercial gateway to Northstowe
- providing much-needed facilities for both residents and employees
- seeking synergies across uses such as F&B, small retail, leisure and education, which can improve the quality of life of residents and the attractiveness of the Local Centre for local employees
- capitalising on the key opportunities to create green corridors across the site with routes along them
- activating pedestrian and cycle connections with existing neighbourhoods
- connecting Longstanton Park & Ride to the existing green open space to the south of the site
- connecting Longstanton Park & Ride to the existing residential neighbourhoods

The vision is high level and allows for building typology flexibility by focusing on the public realm and edges rather than being prescriptive about building forms. This approach allows for a variety of floorplate dimensions and flexible placement of blocks within parcels. This enables a future design to come forward that will be responsive to the different delivery strategies available to the Council and its future delivery partners.

The LC&EZ Vision aspires to create a shift towards sustainable and active modes of travel, prioritising inclusive and comfortable streets in which it is safe and preferable to walk and cycle. Reduction of parking provision and through routes help address car dependency, while the provision of public transport and micromobility is enhanced. By promoting a mix of uses and sustainable servicing strategies, LC&EZ helps reduce travel needs while accommodating the everyday needs of the local community.



Fig. 2.4A Northstowe Local Centre and Employment Zone Illustrative Vision. (NTS)

2.5 Temporary Community Centre

In July 2023 SCDC delivered a Temporary Community Centre as an interim facility, prior to the planned opening of the permanent Sports Pavilion and Phase 1 Permanent Community Centre in winter 2025/2026.

This single-storey modular building of approximately 352 sqm (GIA) is located in the south-west corner of Parcel 6.

Four potential locations within the Local Centre and Employment Zone (LCEZ) have been considered for the location of the temporary building.

At a pre-planning meeting on the 1st of November 2022, the site situated within the south-west corner of Phase 1, Parcel 6 LCEZ area and adjacent to The Green was selected as the most favourable location for the temporary facility.

The eastern edge of The Green adjacent to Parcel 6 includes a shared surface access road with some staggered parking. This area would become the main frontage of the new Local Centre development on Parcel 6 and has been the focus of temporary uses to date, including a rotating programme of food and beverage trucks, which help generate interest and use within The Green. A weekly outdoor market is being held along the eastern edge of The Green adjacent to Parcel 6 every Sunday.

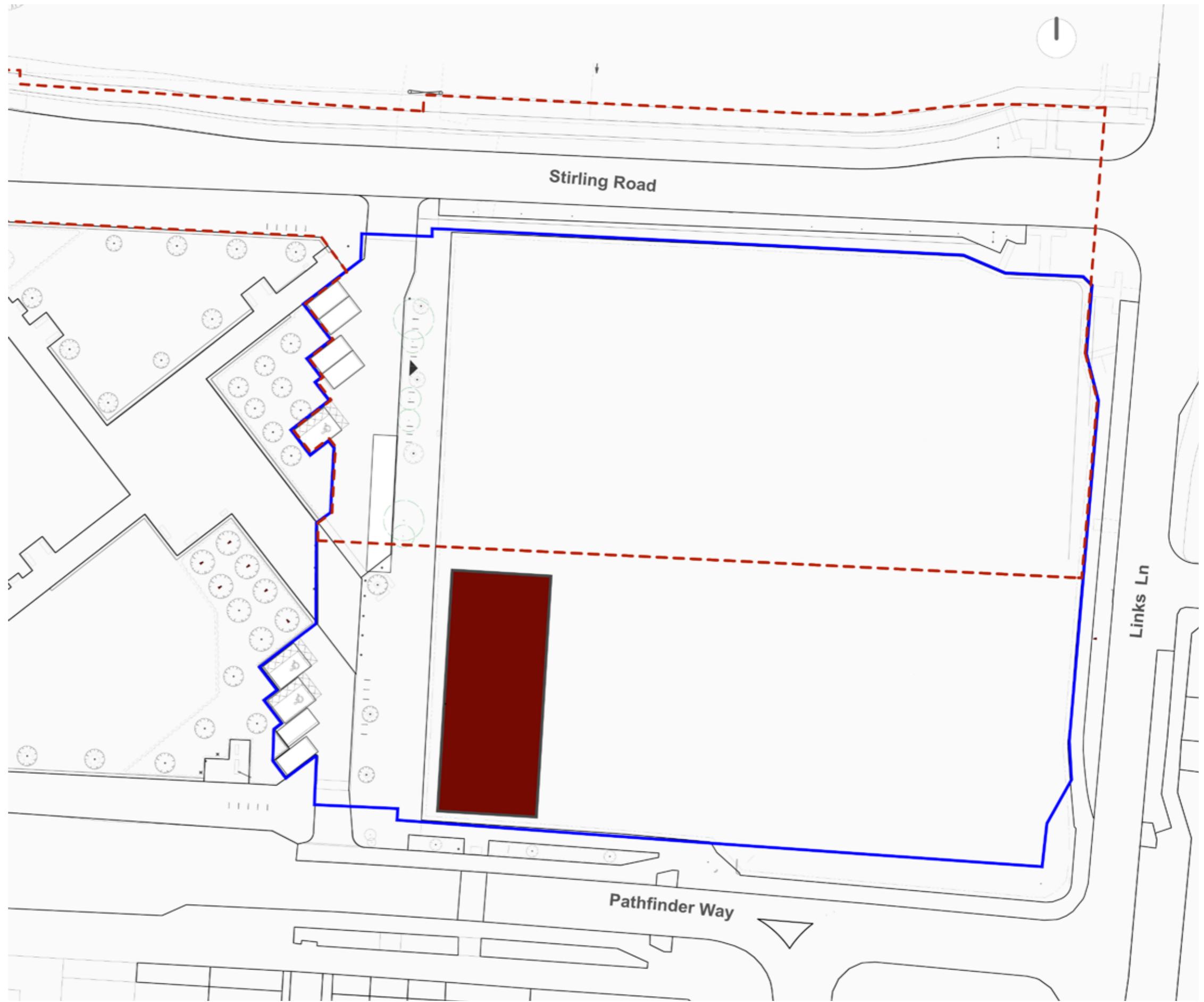


Fig. 2.5A Temporary Community Centre, location diagram (NTS)

The main objectives that determined the choice of the site within Parcel 6 are as follows:

- The area is directly adjacent to The Green.
- The location is on the prominent southwest corner of the plot addressing The Green and Pathfinder Way.
- There are opportunities to create synergies with food trucks on The Green, and strengthen the local economy.
- There are also opportunities to further activate The Green and enhance its importance as the heart of Northstowe Phase 1.
- The delivery of a Temporary Community Centre in this location will not interfere with the subsequent construction of the permanent community centre.
- The location establishes the vocation of Parcel 6 for community uses even before the permanent community centre is built.
- There is consistency with the location identified in the Phase 1 Design Code.
- The plot lies along the pedestrian route to Longstanton Park & Ride.
- The area identified provides a close connection with residential areas.
- The plot is located within metres from the indicative location for the permanent facility (as specified in the Design Code) and about 0.3 miles 450 metres (6 min walk) from the former temporary facility at Pathfinder Wing. This maximises the spatial continuity of the services provided.

The Temporary Community Centre provides:

- A large (approximately 115m²) meeting space with a movable central partition enabling it to become two smaller spaces
- 3no. offices / touchdown spaces
- 1no. NHS room and waiting area
- 1no. 'community larder' and storage area with separate external access for deliveries
- 1no. kitchenette and cafe / informal gathering area
- 1no. utility/cleaners' store and sink
- 1no. tea point with sink
- Male WCs
- Female WCs
- Disabled Wc/baby change
- Generous storage space within the meeting space
- Generous patio and grassed areas for outdoor play and community planting beds
- Generous canopy fronting The Green



Photo of Northstowe Temporary Community Centre

2.6 The Site and its Surroundings Today

Parcel 6 is a green open and relatively flat site, approximately 5900sqm in size. The Temporary Community Centre occupies the south-western part of the site.

The site is nearly rectangular and is defined by Stirling Road to the north, Links Lane to the east, Pathfinder Way to the south and The Green to the west.

There are no trees on Parcel 6 except for three trees located along its western boundary in the north-west corner of The Green (refer to Preliminary Ecology Appraisal for details). The site is edged with residential buildings along the east and south, vacant Parcel 2 to the North and The Green to the west.

The focus of public realm and open space in the area is 'The Green', a formal green space located at the heart of the future Local Centre.

The Green was delivered within the earliest phases of Phase 1. The design of The Green includes diagonal paths meeting at a square, surrounded by four sections of raised lawn and generous pavements around the perimeter. The raised edges of the green space provide informal seating, supplemented by additional public realm furniture including benches and bike stands. There are several trees planted within the space that are yet to mature, as a result creating a space with little shading.

- The eastern edge of the Green includes a shared surface access road with some staggered parking. This area will be fronted by the future Local Centre buildings. This area has been hosting temporary uses, including a rotating programme of food and beverage trucks, which help generate interest and use within the Green.
- Pathfinder Way provides the primary access for

Northstowe as a whole, comprised of a two-way carriageway with (incomplete) cycle lanes provided on either side. Fragmented Green strips along the northern side are provided between the cycle lane and footway, with some provision of street trees. Footways are relatively narrow at this point compared to the surrounding context. Taller apartment blocks and townhouses within parcel H2 front directly onto Pathfinder Way.

- Links Lane is a two-way carriageway with (incomplete cycle lanes adjacent).
- New residential developments fronts directly onto the road, creating issues of inappropriate parking onto incomplete cycle lane. No street trees or dedicated landscaping, with significant paving has been provided along Links Lane.
- Stirling Road is a two-way carriageway with incomplete cycle lanes adjacent to the road. Unallocated street parking is provided on some parts of the street. There are no street trees or dedicated landscaping along Stirling Rd.

Parcel 6 is clearly visible across The Green from Station Road. Both Pathfinder Way and Stirling Road connect with B1050 Station Road which provides a gateway to Northstowe from Cambridge, Longstanton, St Ives and beyond.

Station Road is a busy vehicular road featuring wide carriageway lanes separated by a significant central median. There is a significant pavement along the west (of up to 11m in width), featuring few trees and landscaping. The Green to the east of Station Road is buffered by a wide pavement of around 5m; Residential townhouses within parcel H1 front onto Station Road (although at some distance given the generous pavement provision). Frontage is reduced by significant level change. Cycling is catered for with generous pavements, sharing priority with pedestrians.

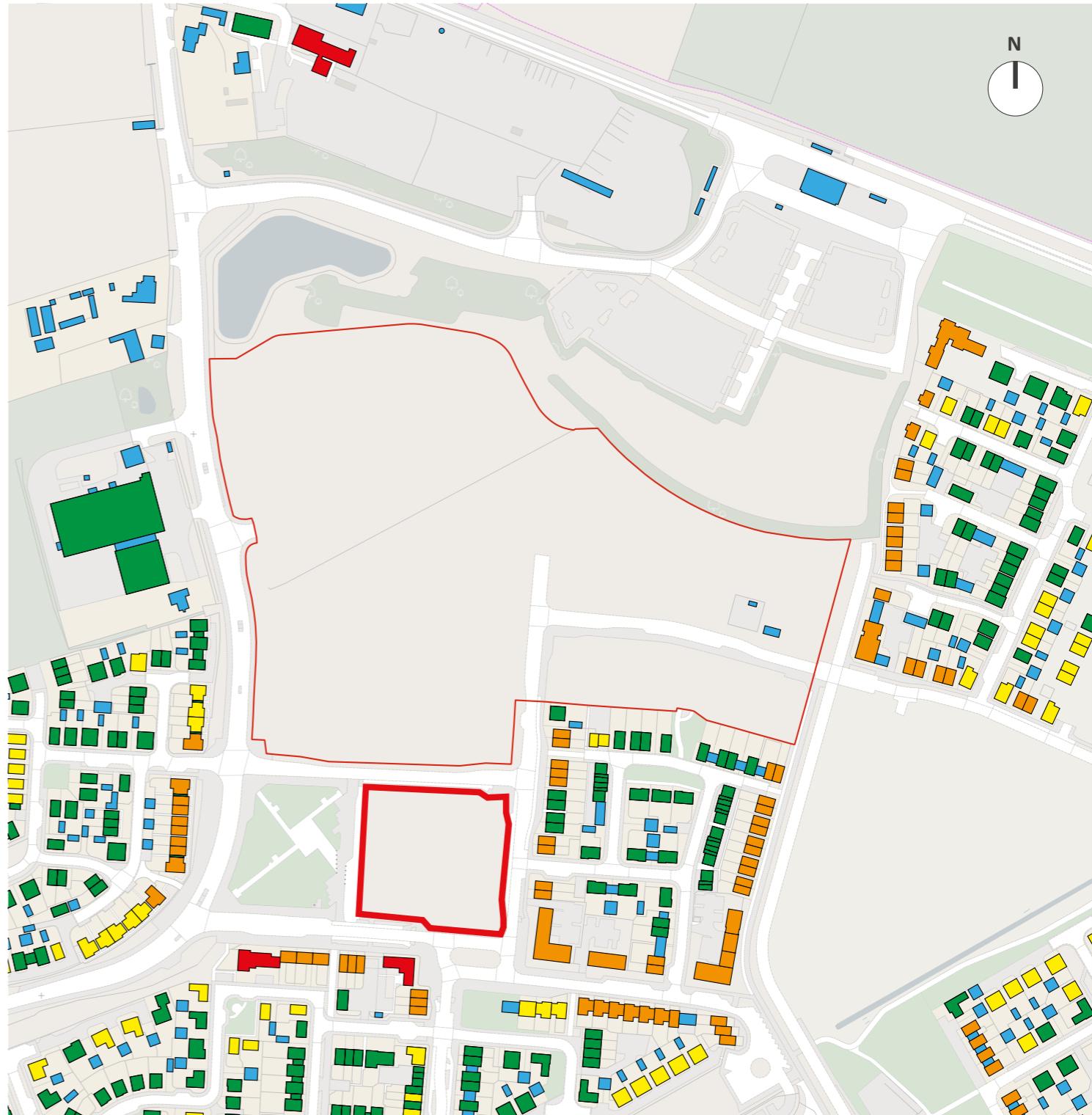


Fig. 2.6A Building Heights around Parcel 6

Key:-
LC&EZ Site Boundary
Parcel 6
2 storeys
3 storeys
4 storeys

Townscape

Development around the site has been designed and delivered in phases. However, the use of a Design Code provided as part of the wider outline application for Phase 1, has instilled a discernible character to development. This includes a mix of residential building types, mostly two-storeys, following similar building forms (simple orthogonal buildings with pitched roofs) and similar material treatments. There are a few examples of three-storey houses and four-storey apartment buildings around the Site, but these represent the tallest elements and often exhibit a mass and scale that fails to articulate these buildings as clear landmarks.

The four-storey residential buildings visible from Parcel 6 are located on Pathfinder Way at the junction with Station Road and on the Links Road / Pathfinder Way roundabout. Given the flatness of the landscape in this area, the new development considers the prominence that can be achieved in the location and design of landmarks on the Site.

Local Vernacular

There is a parcel of red brick houses off Wellington Road and some red clay tiled roofs, to the south of Parcel 6, however most of the new housing in Northstowe is built of buff brickwork with dark grey slated roofs, using traditional forms and details. Red brick or black brick patterning or elements such as piers, bay windows or porches are used to provide additional interest, along with black timber boarding.



Corner of Parr Close and Flude Way



Corner of Links Lane and Mulligan Way



View south from Pathfinder Way roundabout, south of Parcel 6

2.7 Site Opportunities and Constraints

Constraints

- The building will sit in isolation on the plot before the rest of the plot is developed. This will also make it very visible from all directions
- Disturbance to the temporary community centre during construction (to be mitigated)
- The Site is exposed to predominant south-westerly winds
- Open aspect all round and especially the west – potential for overheating

Opportunities

- High visibility along B1050
- Directly accessible to the Park and Ride and the future Employment Zone
- Adjacent to established residential areas to south and east
- Frontage on the most important public space in Phase 1 (The Green)
- Potential for servicing from Stirling Road
- Open aspect all round and especially the west – potential for solar gain
- Opportunity to create a local landmark
- Create a high quality sustainable building setting the tone for the rest of the Local Centre and the future Employment Zone

2.8 Boundary & Conditions

The Site boundary comprises the northern part of Parcel 6 and it extends to the north covering the full stretch of Stirling Road from Links Lane to Station Road. This is to provide vehicular access to the north-west corner of Parcel 6 from Stirling Road and provide 13 car parking spaces. It is envisaged for a pedestrian east-west connection across Parcel 6 to be delivered as part of the wider development of Parcel 6 and secured by a planning condition.

Parcel 6 and the adjacent public realm are in the ownership of South Cambridgeshire District Council, while the access roads are owned by L&Q as indicated on the Site Location Plan drawing. Fig. 2.8A

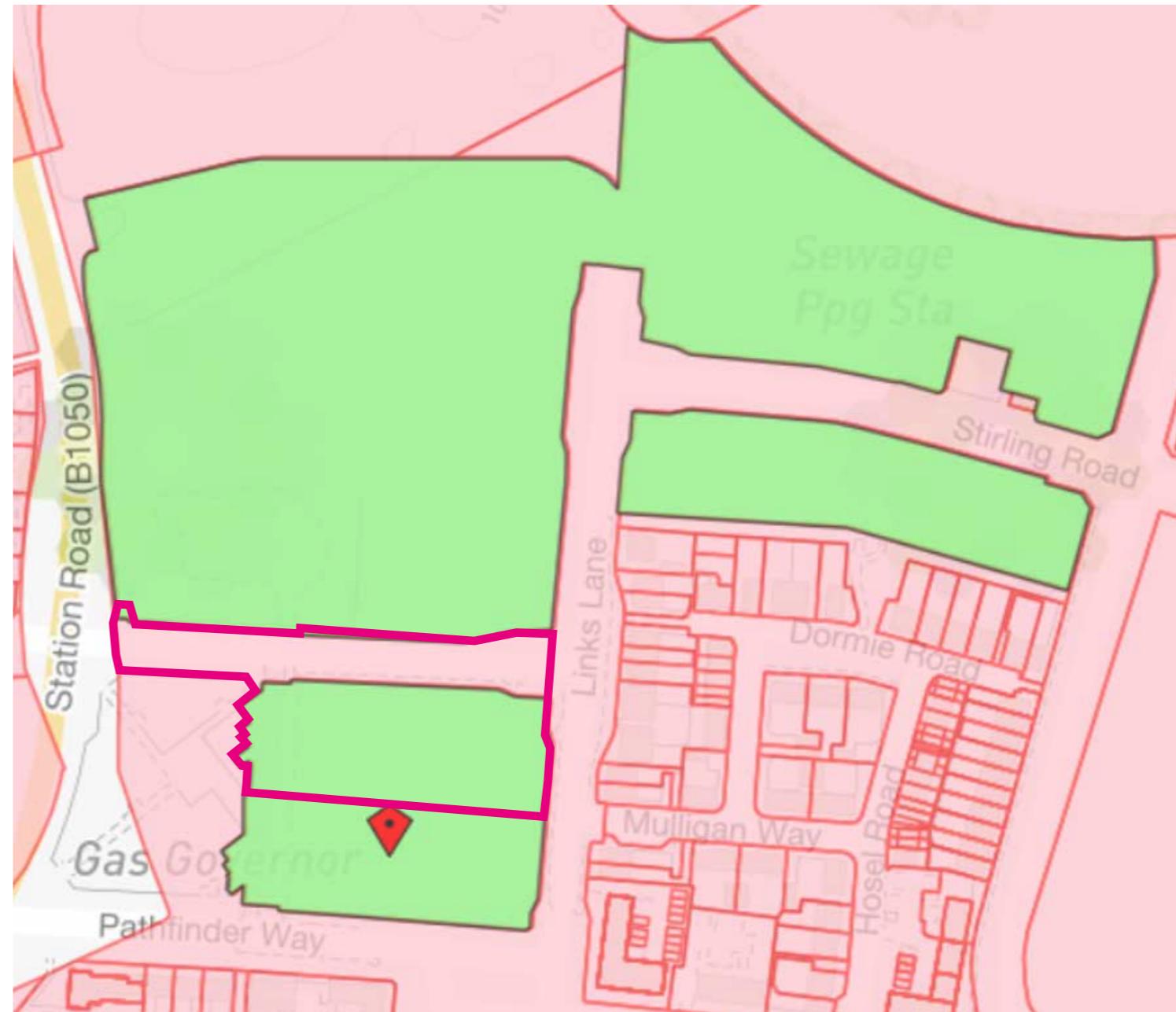


Fig. 2.8A Site Ownership Map. Areas marked in green are owned by SCDC

2.9 Land Use

Land uses around Parcel 6 are residential with the open public space, The Green (formal recreation area), adjacent in the west. The areas of Parcel 2 and Parcel 6 have been identified as a mixed use local centre.

2.10 Site Access

Currently, there is no fence around the north-west corner of Parcel 6.

The site can be accessed directly from Stirling Road in the north and from the public realm adjacent to The Green from the west. Pedestrian and vehicular access will be limited at the construction stage with the site hoardings and the main vehicular and pedestrian access point is envisaged to be from Stirling Road.



Fig. 2.9A Northstowe Phase 1; Core Area, land uses and open spaces (Design Code diagram)

Key:

- | | | | |
|----------------------------------|--------------------------|---------------------------|-----------------|
| ○ Planning application boundary | ● Mixed use Local Centre | ● School / community | ● Areas of play |
| ■ Local Centre & Employment Zone | ● Employment Area | ● Formal recreation areas | ● Allotments |
| ○ Residential | | | |

2.11 Transport

Below text is an extract from the Transport Assessment by Steer. Refer to Travel Plan and Transport Assessment for details

Local Highway Network

The Site is bounded by Stirling Road to the north, Links Lane to the east, Pathfinder Way to the south and 'the Green' public square to the west.

- A north-south shared surface access road runs to the west of Parcel 6, providing access to 9 car parking spaces, cycle parking spaces and enabling servicing of the future Community Centre and the current Temporary Community Centre.
- Both Pathfinder Way and Stirling Road connect with B1050 Station Road but operate a controlled entry and exit system into the Development. Stirling Road does not permit a left-hand exit onto Station Road. Vehicles are also not permitted to turn right onto Stirling Road from Station Road.
- Vehicles are only permitted to turn right onto Pathfinder Way from Station Road using a dedicated right-hand turn lane. Vehicles are not permitted to turn left out of Pathfinder Way onto Station Road.
- B1050 Station Road runs roughly in a north-south direction, connecting with the A1307 and A14 at junction 25.
- The B1050 bypass is a purpose built by-pass to accommodate new and additional Northstowe traffic. It runs around the western side of Longstanton, connecting Station Road, the top of Longstanton Highstreet - the northern side of Longstanton - with the southern point of the village.

Public Transport

- Current Government guidance places significant emphasis on the need for sustainable transport for all new development. This forms part of a long-term strategy to reduce reliance on private vehicular trips and increase the number of persons travelling by sustainable modes.

The Cambridgeshire Guided Busway

- The Cambridgeshire Guided Busway runs adjacent to Northstowe and operates between Cambridge, Huntingdon and St Ives, as detailed in Fig. 2.11A. Stagecoach and Whippet both run services along the busway.
- The Longstanton Park & Ride Guided Busway stop is situated circa 500 metres (a seven minute walk) to the north of the Proposed Development a

- Stagecoach routes A & B buses run every 10 minutes between Longstanton Guided Busway Park & Ride and Cambridge in both directions, Monday to Saturday. Route B runs up to every 20 minutes to and from Huntingdon.

Public Bus

Stagecoach bus service Citi 5 runs twice an hour between Cambridge, Bar Hill and Longstanton Guided Busway Park & Ride, as shown in the route map section detailed in Fig. 2.11A. The nearest bus stops to the Community Centre Building are currently being provided on Pathfinder Way on the south side of The Green.

Rail

- The new Cambridge North Railway Station is located just 14 minutes by bus via Route B of the Cambridgeshire Guided Busway. Train services run regularly via Cambridge Train Station to London.
- Cambridge Train Station is directly accessible via Route A and C of the Cambridgeshire Guided Busway.

Key:-

- | | |
|--|-----------------------------------|
| ■ | LC&EZ Site Boundary |
| ■ | Parcel 6 |
| ■ | Northstowe Boundary |
| ■ | Existing Primary Streets |
| ■■■■ | Proposed Primary Streets |
| — | Cambridge Guided Busway (CGB) |
| — | Proposed Dedicated Busway |
| — | Existing Local Bus Service Routes |
| —·— | Proposed Local Bus Service Routes |
| ● | Existing CGB Bus Stops |
| ○ | Proposed Dedicated Busway Stops |
| ● | Existing Local Bus Stops |
| ○ | Proposed Local Bus Stops |

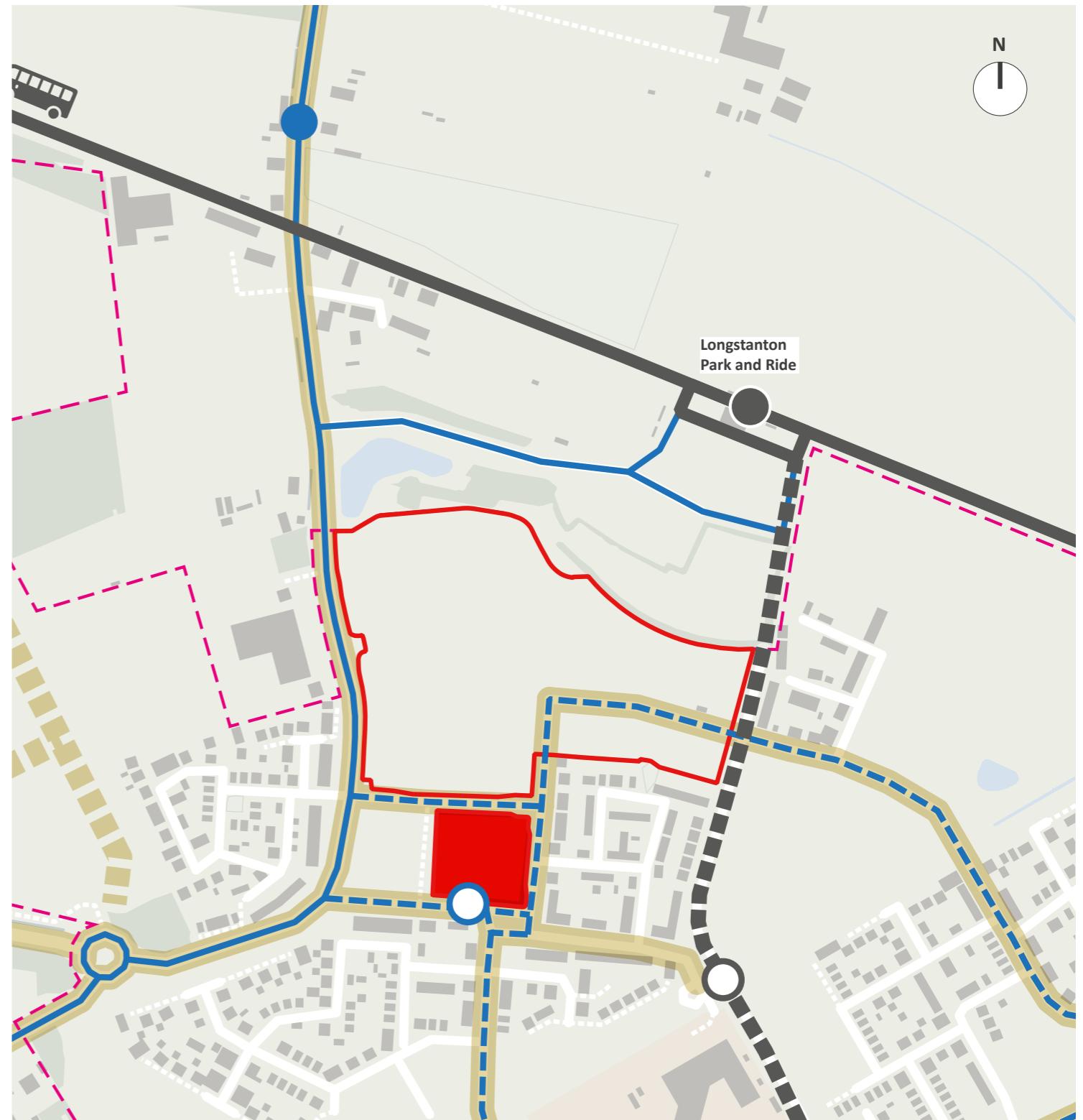


Fig. 2.11A Public Transport

Pedestrian Accessibility

Walking is the most important mode of travel at a local level and offers the greatest potential to replace short car trips, particularly those under 2km. Walking also forms an often-overlooked part of longer journeys undertaken by public transport or by car.

At the time of writing, a temporary pedestrian route provides direct access to the Cambridgeshire Guided Busway. It joins Stirling Road circa 200 metres to the north-east of the Site, as shown in Fig. 2.11B Existing Walking and Cycling routes diagram. The temporary route is not lit but a slightly longer, alternative route along B1050 Station Road is well lit, well surfaced, and suitable for both pedestrians and cyclists.

Cyclist Accessibility

- A dedicated pedestrian/cycle route runs alongside the Cambridgeshire Guided Busway and forms part of National Cycle Route 51. A connecting cycle path runs between Longstanton (to the south of Northstowe) and Willingham (to the north of Northstowe) forming a key

link between the Site and National Cycle Route 51. An additional pedestrian/cycle link from Stirling Road is due to open in December 2022, as detailed above.

- The Cambridgeshire Guided Busway and associated pedestrian/cycle path is entirely tarmacked but not lit once outside of the Park & Ride area.
- Regional Cycle Route 24 runs through Longstanton and towards Swavesey, to the west of Northstowe. Regional Cycle Route 24 is also accessible via the Longstanton/Northstowe – Willingham cycle path detailed above.
- The Northstowe development has been designed to implement an accessible cycling network which incorporates on-carriageway cycle lanes, more designated space for cyclists and higher quality cycling facilities. Although there is yet to be full connectivity across this cycling network, those elements which are completed, in conjunction with the primary roads mean that the Site is readily accessible from along these corridors.

The consented but not yet adopted road layout for the roads adjacent to Parcel 6 includes extensive cycle paths and road crossings.

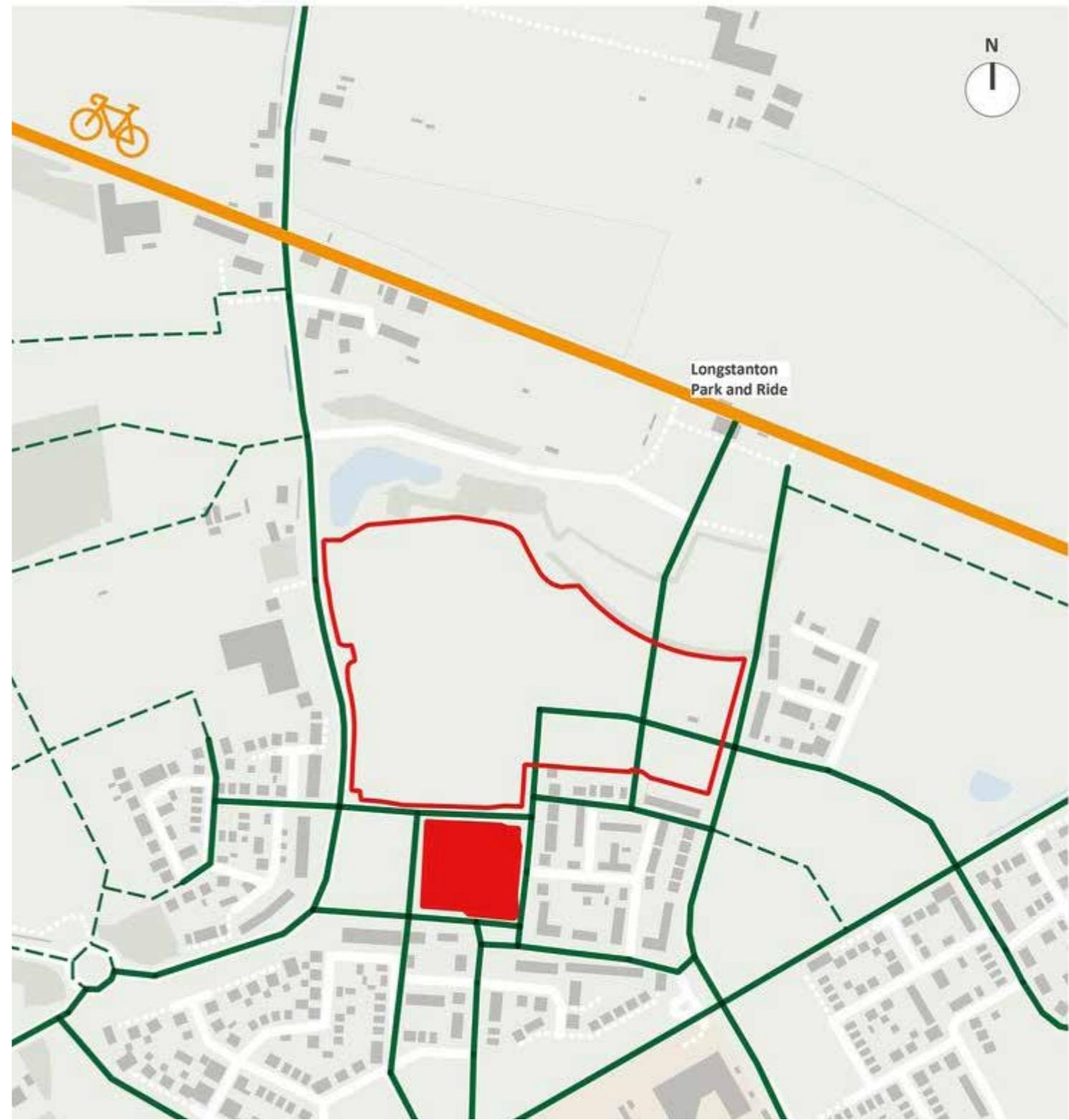
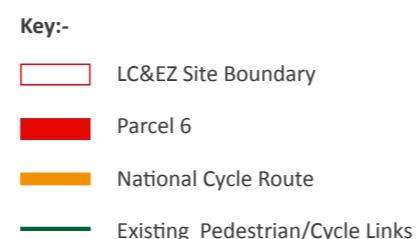


Fig. 2.11B Existing Walking and Cycling routes

3.0 PLANNING CONTEXT

3.1 Planning Statement

In support of the Northstowe Phase 1 Community Centre reserved matters application, a Planning Statement (including HIA and EIA Statement of Conformity) has been prepared by Andrew Black Consulting.

The application seeks to deliver a permanent community centre for phase 1 of the wider Northstowe Development and follows on from the approval of a temporary community centre on the southern part of parcel 6 under application 23/00113/FUL in March 2023. The application followed the closure of the temporary community wing at the Pathfinder Primary School in July 2022. The Temporary Community Centre was granted for a maximum of three years and was built to serve the local community whilst the permanent centre application was determined and subsequently constructed.

Planning Statement includes the following sections:

- Site and Surroundings;
- Planning History;
- Description of Proposed Development;
- Planning Policy;
- Planning Policy Considerations;
- Conclusions

3.2 Planning Policy

The Development Plan for the purposes of the determination of this application comprises of the following:

- South Cambridgeshire Local Plan – adopted September 2018
- Northstowe Area Action Plan 2007

There are several documents which are considered to form material considerations in the determination of this application as follows:

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance
- Sustainable Design and Construction SPD (January 2020)
- Biodiversity SPD (February 2022)
- Cambridgeshire Flood and Water SPD (November 2018)
- Landscape in New Developments SPD – Adopted March 2010
- District Design Guide SPD – Adopted March 2010
- Northstowe Phase 1 Design Code

3.3 Planning Approach to Development

As set out, the principle of development for the site is firmly established through the existing outline planning permission for phase 1 (S/0388/12/OL) and subsequent design codes.

The development of a permanent community centre on the site represents a vital part of the future community of Northstowe and will provide continuity from the temporary community centre where the permission will lapse in March 2026.

The National Planning Policy Framework establishes the 'social objective' as one of three main elements of achieving sustainable development in order to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

It is considered that the provision of community facilities on this site represents a vital way of maintaining Northstowe as a sustainable community.

The development would be consistent with the other requirements of the framework in respect of promoting sustainable transport, making effective use of land, and achieving well-designed places.

Policy SC/4 of the Local Plan relates to Meeting Community Needs and sets out a number of requirements including:

"Services and facilities should be provided in accessible locations. Opportunities for joint provision and co-location of compatible services and facilities should be examined and such provision made where this is practical and cost efficient to service and facility providers. In new settlements provision will be focused in town, district or local centres where appropriate to the service and facility being provided."

The facilities have been designed to accommodate and be compatible with a wide range of community groups.

"As appropriate to the nature of facilities provided, the developer will prepare management and maintenance strategies, to be approved by the Local Planning Authority, to ensure robust and effective implementation, adoption and maintenance in the long term."

3.4 Northstowe Area Action Plan

Northstowe Area Action Plan – Development Plan Document – Adopted 2007

Policy D2 Local Centres sets out a number of objectives (inter alia):

D2/e To ensure early provision of local centres to help create community identity from the outset.

*POLICY NS/6 goes onto state that:
The local centres will provide a community focus for neighbourhoods within Northstowe with landmarks and other points of interest to create a legible sense of place.*

Policy D5 sets out the following objectives for Community Facilities, Leisure, Arts and Culture including Community Development:

D5/a To support the early establishment of a successful new community at Northstowe.

D5/b To establish a strong feeling of community ownership of facilities and community space.

D5/c To ensure provision of appropriate high quality community services and facilities of a high standard of design, which would reasonably be expected to be found in a new town with an ultimate population approaching 25,000 people with a small catchment of surrounding villages.

D5/d To secure the provision of high quality leisure and cultural facilities of a high standard of design, which would reasonably be expected to be found in a new town with an ultimate population approaching 25,000 people with a small catchment of surrounding villages.

D5/e To ensure the provision of public art.

D5/f To develop appropriate management strategies to ensure high quality, robust and effective implementation, adoption and maintenance of community facilities, leisure, arts and culture.

It is considered that the proposed development is wholly in accordance with the requirements of the Northstowe Area Action Plan to provide community facilities.

4.0 CONSULTATION

4.1 Community Engagement

A Statement of Community Involvement (SCI) accompanies this application. Extracts from the document are shown below:

Overview:

The involvement of residents in the shaping of the new building is crucial to ensuring the facility provides a solid foundation for the growth of a sustainable, inclusive, and cohesive community in Northstowe Phase 1.

Strong relationships with residents and stakeholders in Northstowe were built during the Local Centre and Employment Zone Masterplan consultation, which was facilitated between the Summer of 2021 and the Autumn of 2021.

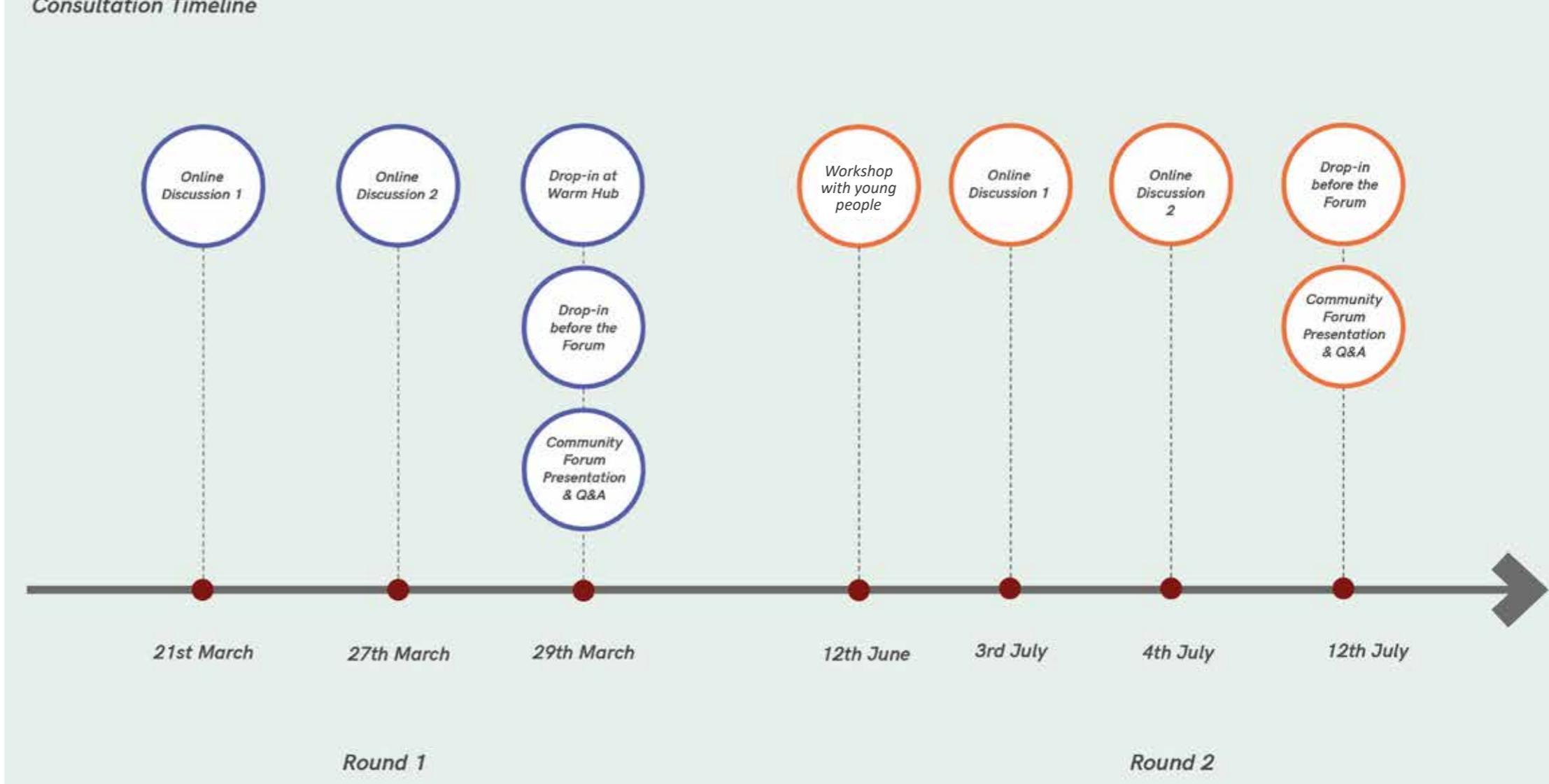
As part of that consultation, feedback regarding facilities for the local community was gathered.

Further engagement work was carried out in late autumn 2022 in support of the planning application for the temporary Community Centre.

This has meant the facilitators were able to build on the previous comments and begin the consultation process with local knowledge, experience, and understanding of the key needs and aspirations.

The two-stage engagement plan was devised to continue the dialogue and interrogate the project brief in Round 1. The objective was to align the scheme's development with the values and needs of those living and working in the area. Round 2 provided an opportunity to test the responses of the design team to the feedback received and to ask for further comments.

Consultation Timeline



Round 1

All participants in the first round of consultations were supportive of the early-stage design approach for the community centre. There were several comments, however, in relation to the spatial arrangement and type of spaces the building should provide.

Round 2

The second stage of consultation ran from June 12 to July 12, 2023, and included an engagement event with the local youth, two online engagement sessions for invited stakeholders, including statutory consultees, a drop-in session in Northstowe, and a Community Forum presentation.

Overall, the majority of feedback that was received showed great support for the scheme. Many residents and stakeholders welcomed the designs and the sustainable solutions for the building. Many participants who took part in the consultation were very positive about the plans and their long-awaited benefits for the area.

Youth Engagement

We spoke to approximately 40 young people aged 11–15 on June 12 at Northstowe Secondary College.

We have involved young people, directly through the engagement event that focused on their needs and expectations for the community centre.

Online Presentations and Discussions

Email invitations were sent to stakeholder groups inviting them to join the online session about the community centre on the 4th of July, and at the same time, email invitations were sent to statutory stakeholders inviting them to participate in a separate session on July, 3.

The session on July 3 was attended by 11 representatives of SCDC, County Council, and Northstowe Town Council.

Drop-in Session

The design team in the afternoon engaged with about 45 participants. The event was well attended. Facilitators provided updates on the project's development. Design was presented on four A1 boards, and Landscape and Sustainability strategies were presented as booklets. The session started at 5 p.m., and it was facilitated before the community forum to maximise footfall.

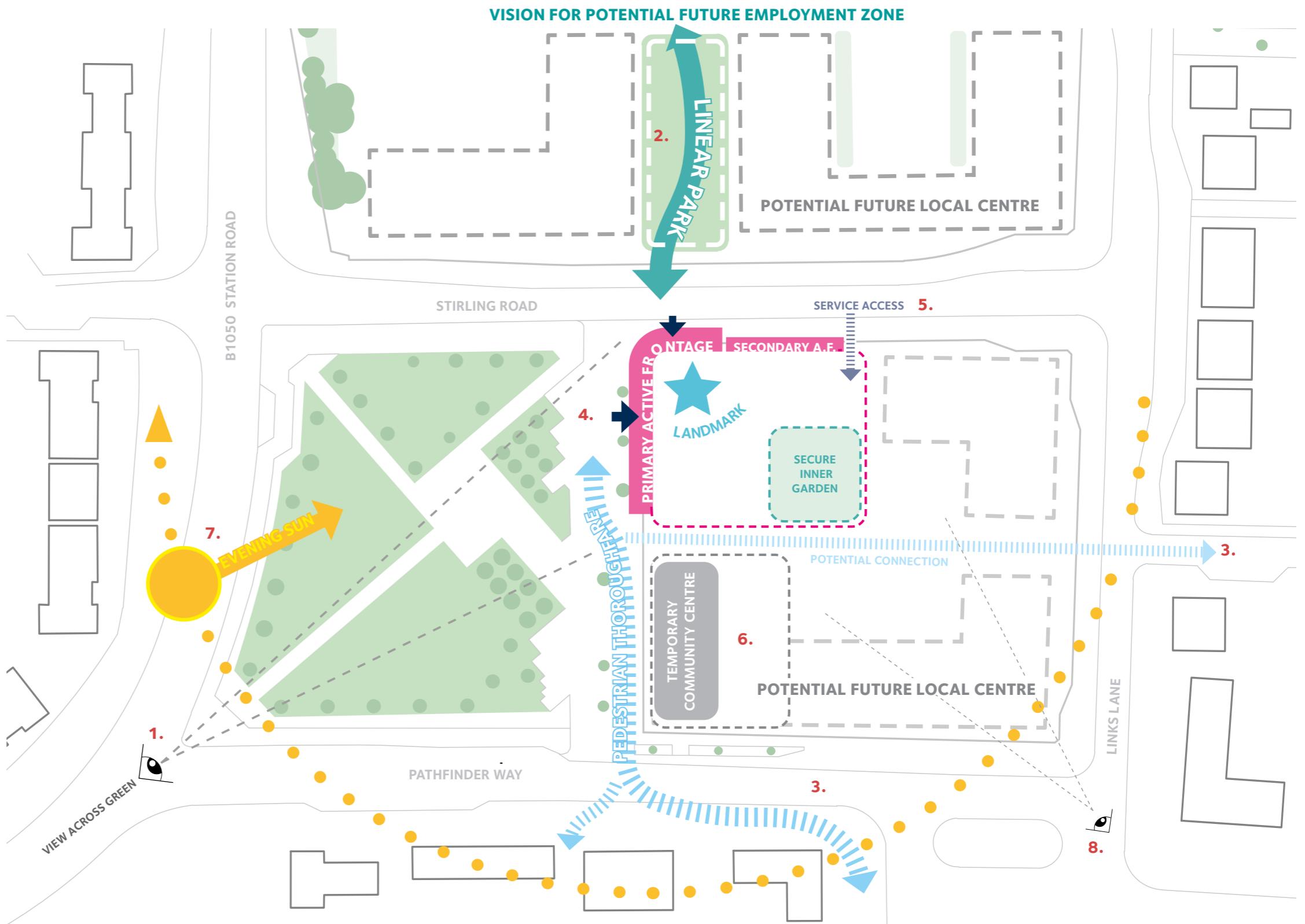


5.0 DESIGN DEVELOPMENT

5.1 Constraints and Opportunities Diagram

The Site for Phase 1 Northstowe Community Centre is located within the north-west corner of the plot identified as Parcel 6, which is designated the 'Local Centre' for Phase 1 Northstowe. The following diagram highlights the constraints and opportunities, recognising its current condition and also anticipating the vision for future adjacent developments.

1. High visibility along B1050 as a community landmark
2. High visibility from Longstanton Park and Ride and Employment Zone along potential future Linear Park axis
3. Good connections to residential areas to south and east
4. Direct connection with The Green to the west
5. Potential for servicing from Stirling Road
6. Avoid the Temporary Community Centre
7. Open aspect all round and especially the west – potential for solar gain (but also overheating)
8. The 'rear' of the Community Centre will be very visible until Parcel 6 is completed (unknown timeframe)



5.2 Initial Exploration

5.2.1 Development Brief

A development brief was prepared at project inception, advancing the requirements of the 2013 Phase 1 outline planning permission s106 agreement. In consultation with the Council and stakeholders, the brief has been adapted in response to various factors, including the provision of a sports pavilion to Sport England specifications and Northstowe's secondary school having a fully operational assembly hall equipped with stage and accompanying theatre equipment. Revisions to the s106 brief as a result of changing circumstances, priorities and requirements is allowed for within the s106 agreement.

S106 Requirements

In summary, the requirements for the community centre listed in the s106 specification (draft v4) were as follows:

- The Local Community Centre is to provide accommodation for early delivery of core community services and a place for the new residents to meet informally, to form essential social support and community networks.
- Multi-purpose and multi-functional, the Centre must facilitate the early development of a thriving community. As such, to meet a wide range of community needs and activities, the building must be is as large, adaptable and as flexible as reasonably possible, accommodating a range of temporary and permanent uses including meetings, functions, recreation and play, health and library services.
- The design of the Centre should be innovative and creative as it will play a key role in supporting the early development of a sense of place and identity for Northstowe. It will be a central focus for the first Local Centre and its community.
- The customer focus and long term sustainability of the services and facilities will be best assured by establishing joint delivery arrangements wherever possible, with the service provision co-located as part of a multi-service / multi-agency provision.

The community centre was envisaged as an important element providing early integration of sports and arts facilities, with spatial requirements for public assembly and celebration, performance arts, visual arts, informal sports and activities and entertainments which would address the commercial needs for a reasonable sized and properly equipped space.

The definition of the Community Building in the s106 confirmed that the internal floor space should be circa 950m² and it is intended that part of the building be 2 storeys. The s106 agreement stipulated that the community centre must be considered by the Cambridgeshire Quality Panel.

Accommodation

A schedule of accommodation formed part of the Development Brief and was formulated in collaboration with the stakeholders and the community during the early stage consultation process, taking the s106 specification as the starting point. Departures from and additions to the s106 requirements are highlighted in the schedule (refer to Appendix B) and are described here:

Main Hall - Northstowe's new sports pavilion provides full sports facilities and the requirement for a 300m² Sport England specification is therefore not required. Given the full performing arts facilities at Northstowe's secondary School the main hall is not required to have a fully equipped stage for amateur dramatic productions or to seat an audience of 350. Agreed size approximately 16x12m. Dressing rooms, if required for informal performances, to be provided in other rooms of the building and a shower is to be installed as part of the toilet provision.

Second Hall - Requirement for a smaller multi-purpose hall for meetings, classes including dance, and general use to be adjusted. This is to be referred to as a 'messy activity space' of 64m². To be suitable for arts and less structured activities and to be located on the ground floor with access to the secure garden space.

2 Meeting Rooms - The development brief seeks a different arrangement of meeting rooms to the s106. Three meeting rooms are required, ideally located together at first floor level - one large room (up to 64m²) and two smaller 16m² rooms. These are to be equipped as the s106 requirements.

Kitchen/store - The prescribed 50m² small commercial standard kitchen to serve the main hall and café has been changed to a requirement for two separate spaces. One serving the café is specified to be fitted out based upon the sports pavilion provision, whilst a separate community kitchen is to maintain the operation and security of the commercial café kitchen. It should be flexible for uses including outside

catering facilities for the main hall, food education classes if required and other community events which may take place elsewhere in the building or adjacent outside spaces.

Centre Office with first aid room - Described as a shared office for use by centre staff and visiting community workers, of 40m², close to the reception and foyer. Greater flexibility, confidentiality and overall space for visiting community workers was requested by sharing between a smaller office and the suite of meeting rooms. The first aid facilities will be combined with an additional room designated as an NHS consulting room, fitted out to NHS standards. During the design process and in consultation with stakeholders, the preferred location for the community centre office moved to first floor level, adjacent to the meeting rooms and overlooking the foyer, with visibility over the whole top floor and the reception desk and foyer space. This location would enable some staff to work without interruption away from reception, with access to controllable natural ventilation. Storage and fittings will be as specified in the s106.

Storage - The specified 100m² is recognised as a large amount of storage. 'As much storage as possible' is to be provided across the building.

Toilets - The toilet provision within the development brief exceeds the s106 requirements and requests unisex / gender neutral toilet cubicles with no urinals. A changing Places toilet is also included within the development brief.

Changing Areas - Not required, due to the sports facilities being located within the sports pavilion. A shower is to be provided within the building.

Plant - The plant should be designed to meet the exemplary sustainability criteria set for the building, meeting or exceeding the s106 specification.

Circulation - The development brief maintains a desire for a simple, economical and spacious circulation system that is clearly intelligible. All levels to be accessible by disabled users.

The quality and specification standards in the s106 state (at 5.6) "The room sizes are indicative and subject to variation to address the client's needs." The development brief incorporated the client's needs and forms the basis of the proposals wherever possible.

5.2.2 Accommodation Brief Summary

MAIN HALL

A large multi-purpose hall for formal and informal events; public assembly, visual and performing arts, practice and tuition, lectures and demonstrations. Fold out partitioning to enable hall to be split into two or three separate spaces. Adequate storage accessible to multiple groups.

FOYER/CAFÉ

An informal community gathering space, serving hot drinks/snacks for waiting, meeting and greeting. Welcoming and open, suitable for casually drop in. A comfy space incorporating 'nooks and crannies' to enable quiet spaces for people to relax away from general café area, breast feed etc.

KITCHEN

Small commercial kitchen to serve the main hall and café.

FOOD BANK

Storage area with fridge/freezer. Discreet access arrangements.

CENTRE STAFF OFFICE

A base for staff; a reception and booking point, records store and location for the centre's master service control.

CONSULTATION/MEETING ROOMS

Multi-purpose spaces for meetings and groups, visiting community workers, including police, and potentially NHS clinics.

COMMUNITY CO-WORKING/SHARED SPACE

A free-range space for community book share/swap-shop and co-working, including a computer area.

MESSY ACTIVITY SPACE

A robust 'make space' for arts and crafts, workshop or other messy activities, ideally connected to the secure courtyard garden. Could be used by playgroups.

STORAGE

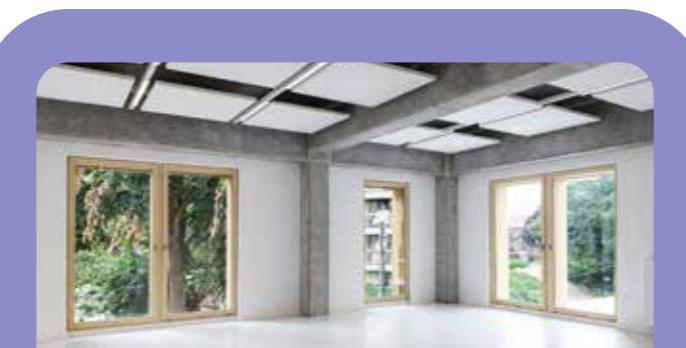
Rentable spaces convenient for clubs and groups to store larger items, as well as community centre equipment and furniture. To include outside storage space.

TOILETS

Convenient locations, to include disabled toilets, a 'family toilet' and Changing Places toilet.

OUTDOOR SPACES

Public outdoor areas to include external seating with easy access from the café and other public areas, as well as a more secluded, outdoor space for 'closed' events and controlled, safe play space for children.



5.2.3 Preliminary Organisation Studies

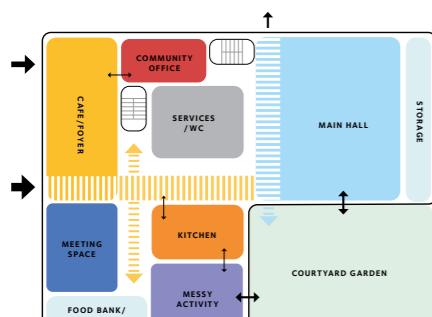
Early organisation studies explored possible arrangements of the spaces defined within the development brief, taking on board the identified constraints and opportunities of the Site.

In collaboration with the Council, the importance of the cafe providing activity as part of a two-storey frontage onto The Green was prioritised. A welcoming and transparent facade facing north toward the envisaged future Linear Park was also deemed important as well as bringing the main hall closer to The Green.

Option 4 was the preferred starting point for the evolution of the building.

Option 1

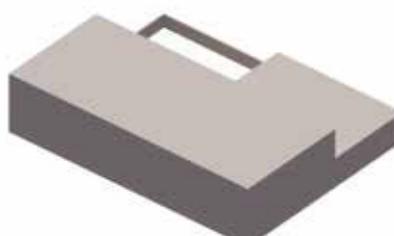
- + Foyer and meeting space to The Green
- + Main hall and messy activity space onto the rear garden
- Services/WC zones constricted
- Kitchen remote from servicing
- Limited height onto the Green



GROUND FLOOR

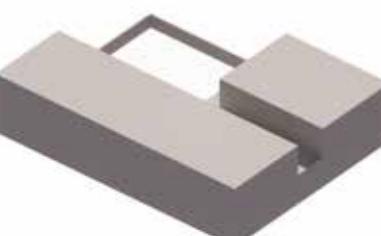
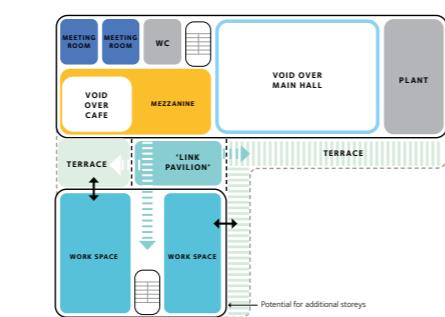
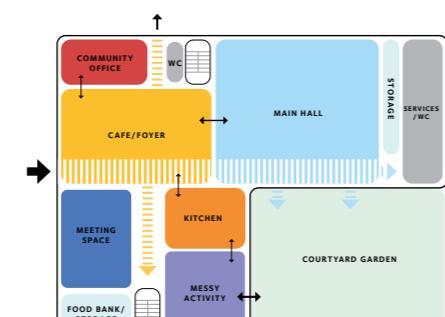
FIRST FLOOR

MASSING
(view from NW)



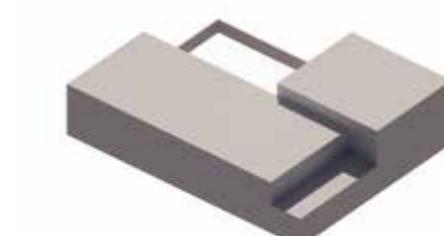
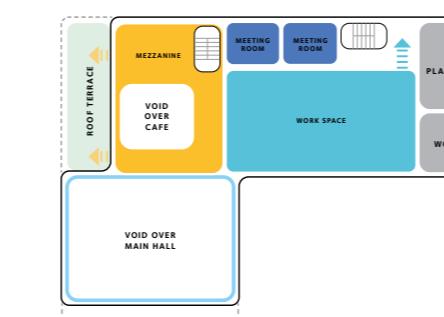
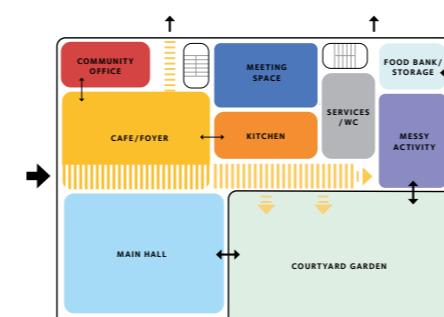
Option 2

- + Services/WC zone is discreet and does not dominate the foyer
- + More height onto The Green
- + Increased visibility for the community office
- Smaller footprint than Option 1
- Foyer/cafe is more internalised



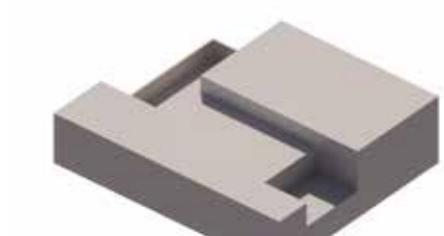
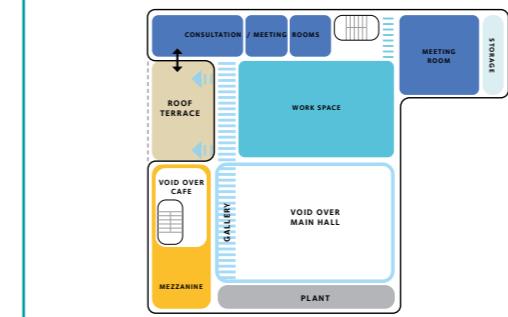
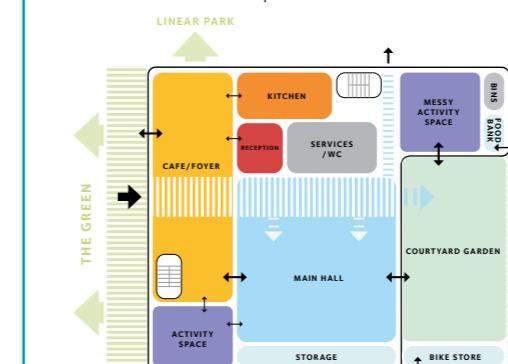
Option 3

- + Direct access between main hall and The Green beneficial for some events
- Foyer/cafe is more internalised
- Kitchen is internal
- Views into the main hall may be a problem for some user groups



Option 4

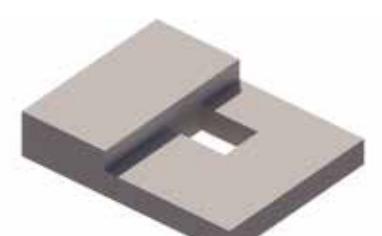
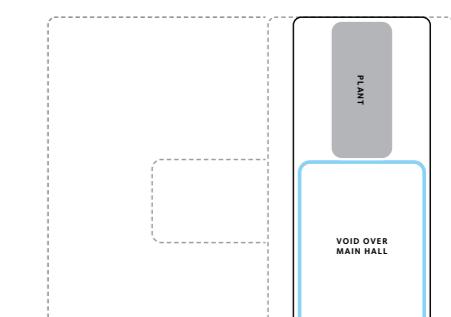
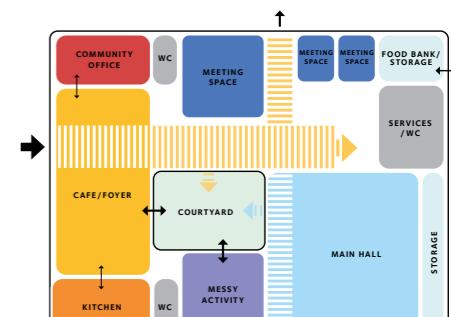
- + Main hall and messy activity space good access to courtyard garden
- + Foyer/cafe provides extensive active frontage to The Green
- + Flexible accommodation upstairs
- + Good relationship between first floor
- Reception office constricted
- Potential for storage to impact on solar gains to main hall
- Increased footprint



Option 5

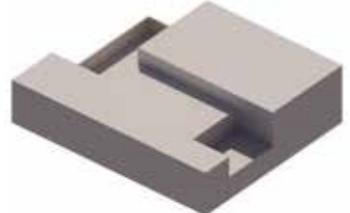
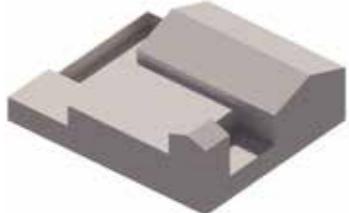
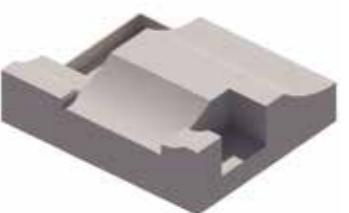
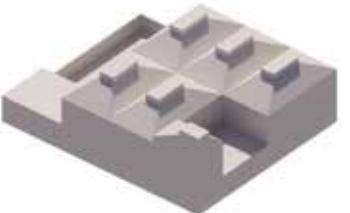
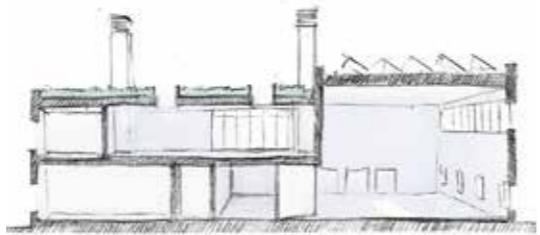
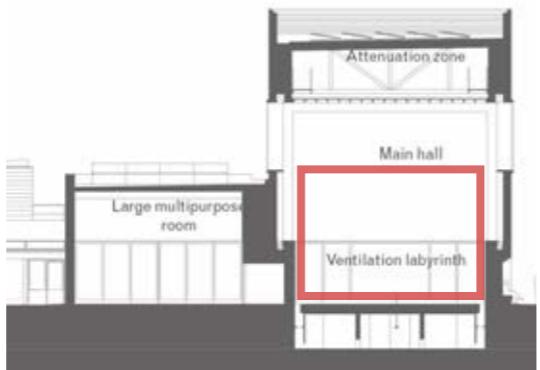
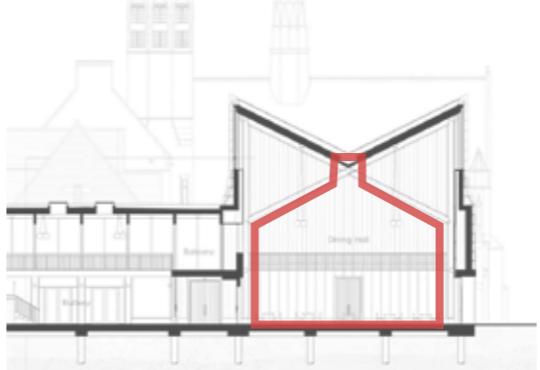
(Single Stoery Option)

- + Simple, more economic to build
- Too low, limiting 'presence'
- Larger footprint increases sub-structure concrete
- External courtyard space limited



5.2.4 Building Form Studies

Local design precedents and principles were discussed with the client and consultants in order to aid understanding of the scale of the main hall and to explore a number of massing principles.

	Option 4a	Option 4b	Option 4c	Option 4d
MASSING				
SKETCH SECTIONS				
PRECEDENT COMPARISON	 Large multipurpose room Main hall Ventilation labyrinth	 Dining Hall	 Dining Hall	 Dining Hall
PRECEDENT	 Storeys Field Community Centre	 Homerton College Dining Hall	 Exeter College Cohen Quad	 The New Library Magdalene College
	Option 4a A simple massing approach with different spaces unified by an overall orthogonal building form. + Highlight main hall + Simple form - environmentally efficient + Budget and program friendly - Minimal visual diversity - May limit options for environmental strategy	Option 4b Accentuating the NW corner and auditorium as separate volumes employing separate environmental control systems + NW corner 'landmark' + Highlight main hall through building form + Different spaces can have tailored environmental controls - Substantial portion of Western frontage to The Green single storey	Option 4c A single 'big tent' building under one roof, with an inter-connected environmental control strategy + Informal approach differentiates from residential & future employment zone + Height along a central spine aids servicing/ventilation strategy - Can create more vertical emphasis - Complex geometries costly - May limit environmental options	Option 4d A collection of repeating elements providing an interesting smaller scale roof form, bringing light and ventilation into the heart of the building. + Repetitive roof form designed around light/ventilation strategy - Likely to be too restrictive to development of accommodation

5.3 The Consultation Process

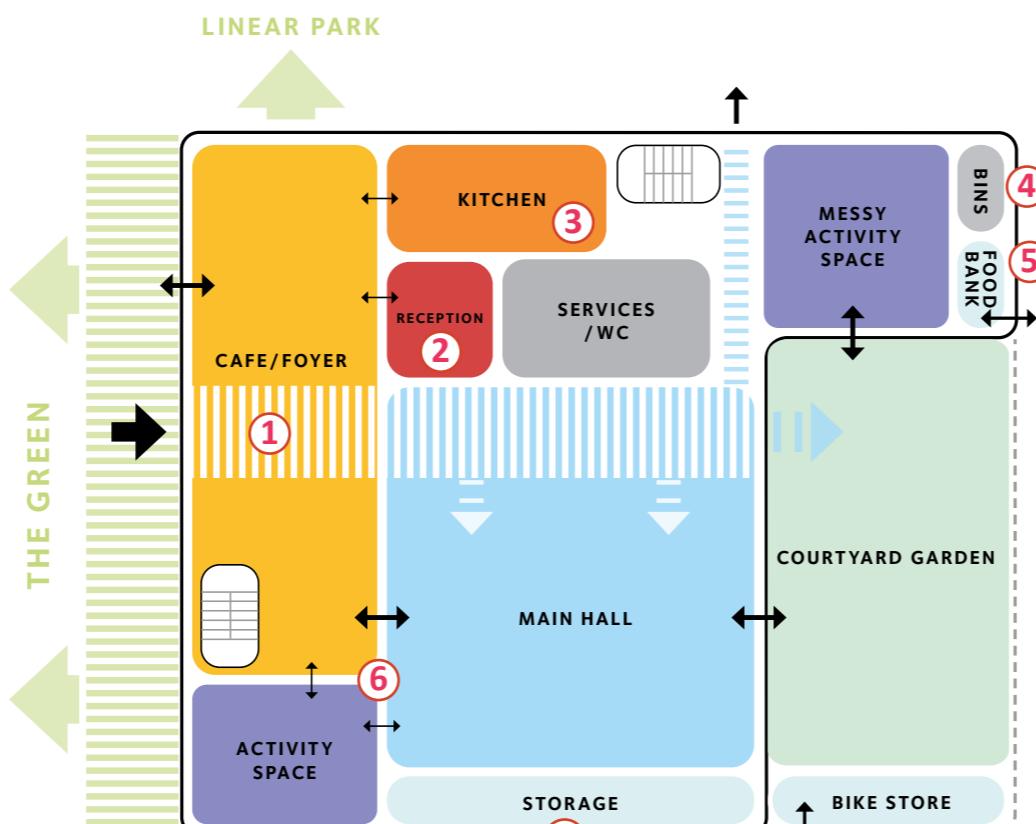
5.3.1 Initial Layout Iteration

Further review of the initial spatial layout allowed pros and cons to be expanded on. Several iterations were explored in greater detail, include the one opposite.

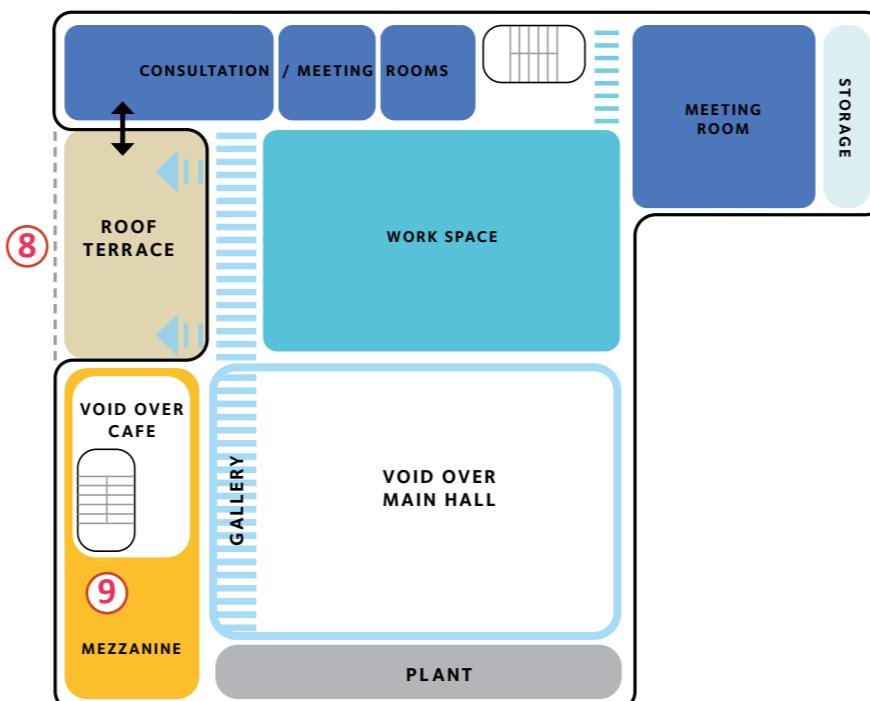
1. Primary Entrance - Strong central axis from The Green providing a clear legible route to the Courtyard Garden.
2. Reception/Office - Central location visible to visitors however, has no external windows or natural ventilation, an issue addressed in several of the detailed iterations.
3. Kitchen - Easy accessible for servicing from Stirling Road with good link to the Cafe. However, limited access to the Main Hall limits use for future events.
4. Bin Store - Easily services from Stirling from but separated from kitchen.
5. Food Bank - Separate external access to Food Bank enables discreet use for members of the community.
6. Spatial Links - Multiple connections between the main internal activity spaces enables areas to be opened up if separated off creating flexibility and versatility.
7. Active Frontage - Strong active frontage to the west at Ground Floor. Storage along the south blocks any active frontage to this potential future route.
8. Roof Terrace - Outdoor amenity for the spaces at First Floor with attractive evening sun over looking The Green. Creates a substantial portion of single storey frontage to The Green.
9. Mezzanine - Isolated with limited usability due to circulation requirements and poses a risk for fire safety.
10. 45 Degrees - Angles reflective of landscaping to The Green add visual interest but also layout constraints.
11. Cafe/Foyer - Provides desired 'nooks' however, is often narrow with limited flexibility.
12. Main Hall - Relocation of storage enables widows and active frontage to the Southern facade
13. Meeting Rooms - Angles here have led to reduction in flexibility in the first floor areas.



North West View



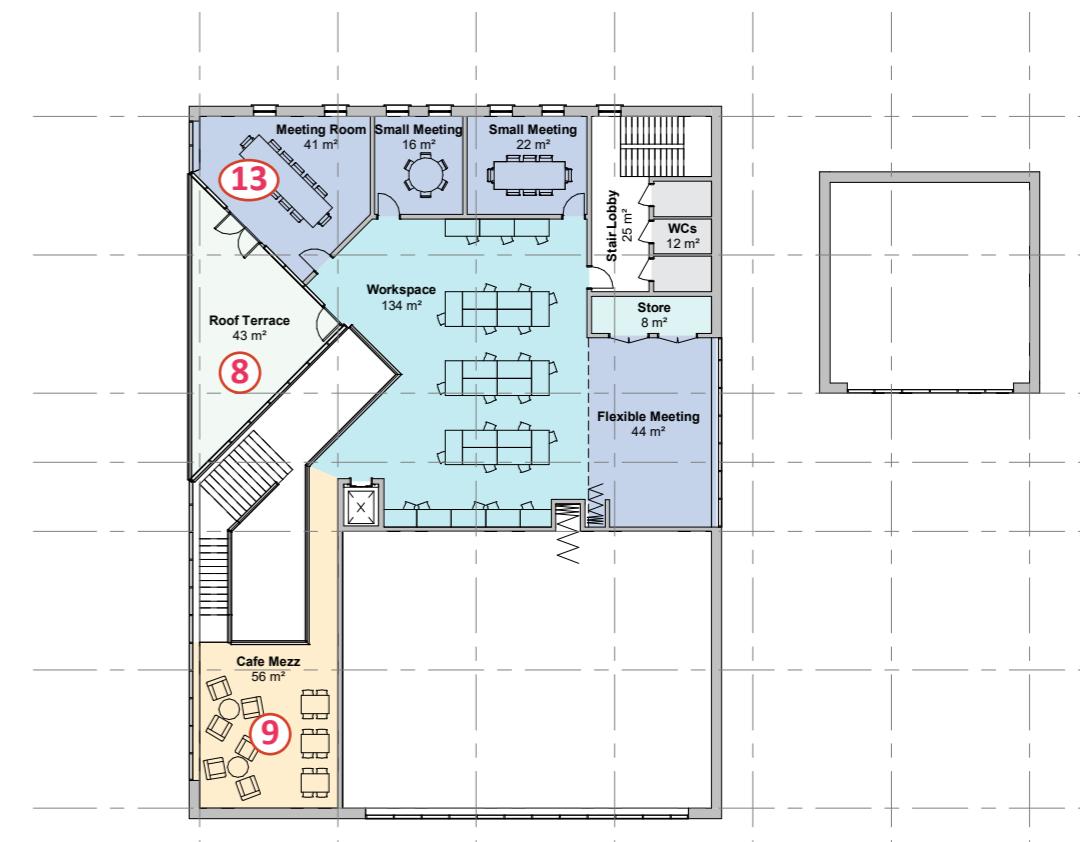
Ground Floor - Spatial Concept



First Floor - Spatial Concept



Ground Floor - General Arrangement



First Floor - General Arrangement

5.3.2 Post Pre App 1 Consultation

Below are a number of responses received at Pre App 1:

- Building to be a 'Landmark Feature'
- How does the building respond to its surroundings?
- Form and massing to be simplified
- Very positive the public have been engaged early
- Courtyard Garden narrow and East facing

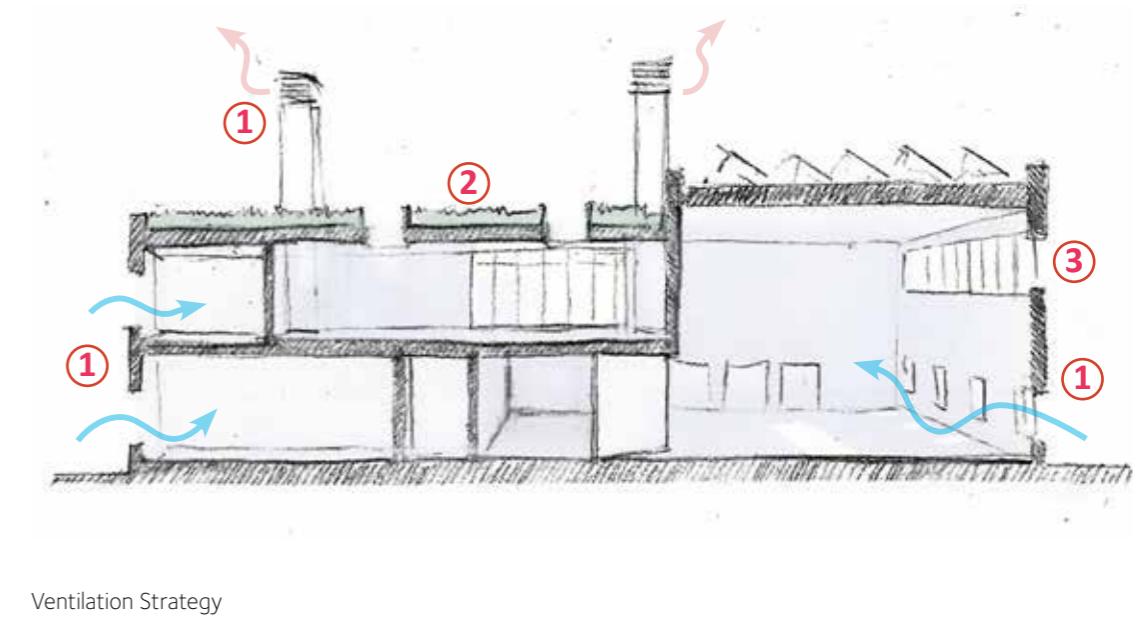
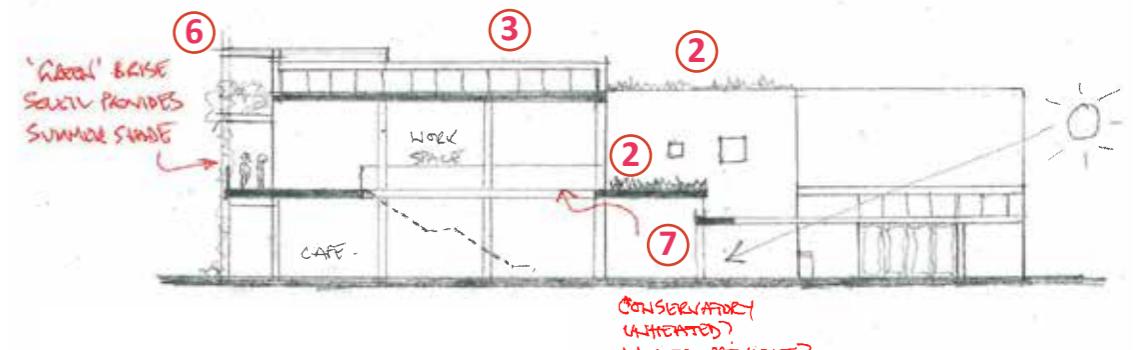
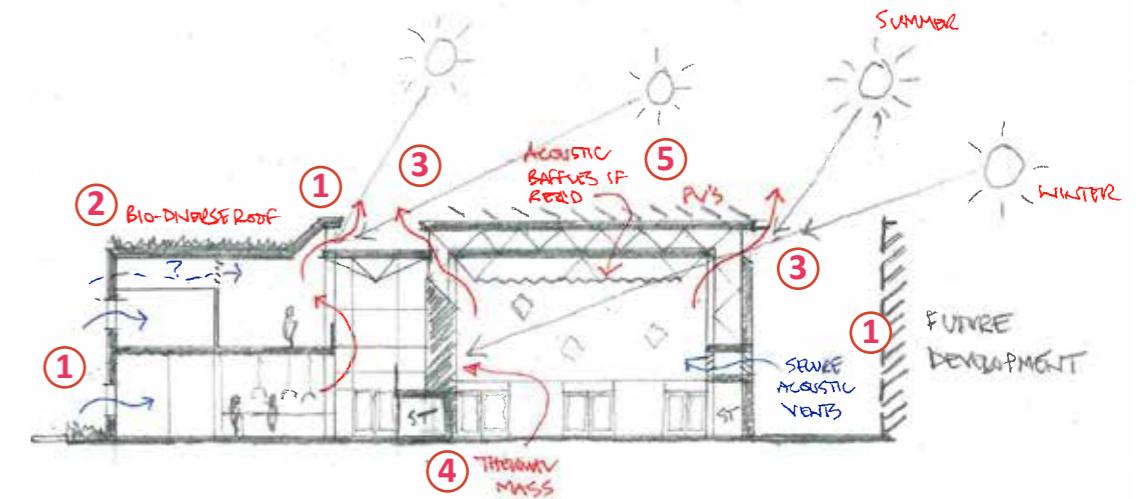
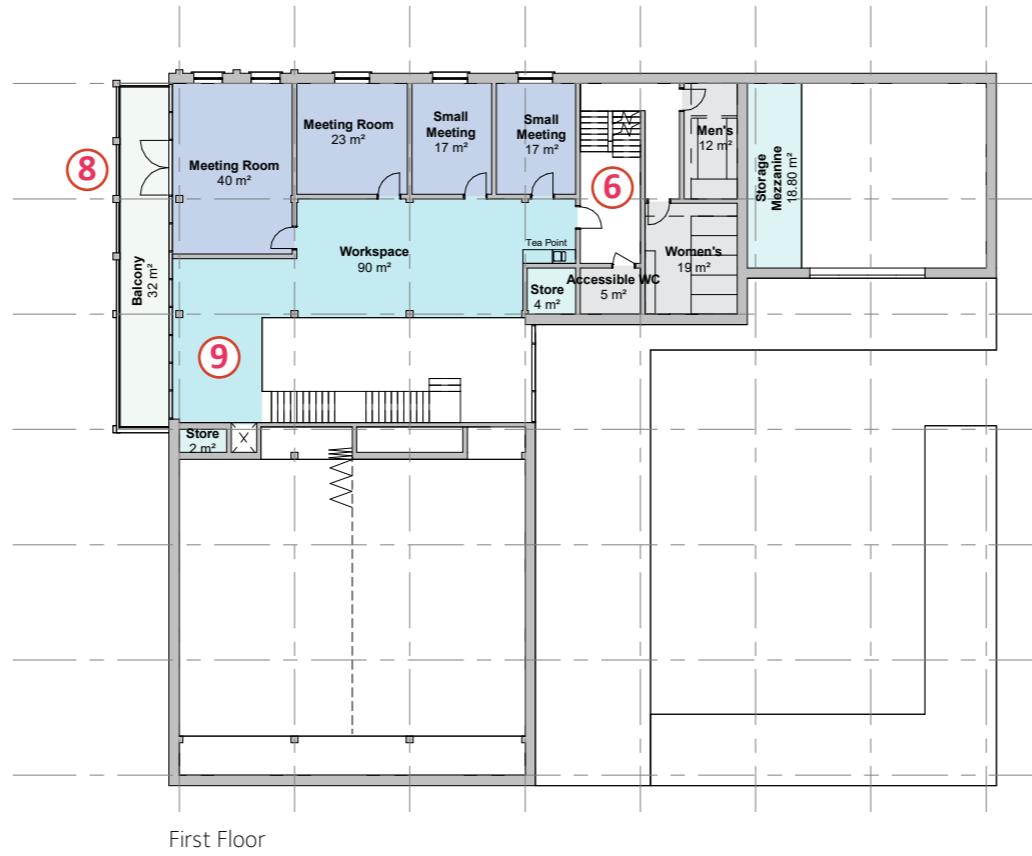
The next iteration responds to previous comments and raised the following issues for development:

GA Plans

1. Simplified Orthogonal Design – Addresses points raised at Pre App 1 creating a more flexible layout, whilst providing a simpler thermal jacket and structural grid.
2. Community Office - Well lit and ventilated however, less visible with potential access issues for visitors due to proximity to Café service area.
3. Community Kitchen – Now has access directly opposite the Main Hall enabling use for events held there.
4. Main Hall & Activity Room - Reorientated so that the Main Hall can open on The Green and external events like the food market to can connect with those taking place inside the Centre, while strengthening the massing to the western edge discussed at Pre App 1
5. Café Conservatory - Provides separation/a transition zone between the Courtyard Garden and Café/Foyer which can be enjoyed open in the summer or with warm drinks in the winter.
6. Toilet Provision – Unisex toilets relocated to the ground floor with gendered cubicles moving upstairs with fully accessible WC provision on both levels
7. Messy Activity Room – Incorporation of a kitchenette and outdoor sink provides important 'clean up' facilities and enables food/beverage provision.
8. Balcony – Roof terrace replaced by a balcony within a green brise soleil adds height and presence along The Green addressing massing concerns raised at Pre App 1
9. Mezzanine – Removed due to fire evacuation issues and lack of high quality user space.

A more detailed environmental strategy has also started to be defined informing several areas of the building and its design:

1. High and low windows/vents for natural stack ventilation
2. Bio-diverse roof
3. High level windows ensure natural daylight all year round
4. Thermal mass helps naturally regulate temperatures
5. Roof mounted PVs
6. Green brise soleil adds bio-diversity and summer shading
7. Thermal line to 'conservatory' under review



5.3.3 Pre App 2 Consultation

After the plans set out in section 5.3.2 further developments took place with the following plans and elevations presented at Pre App 2. Below are a number of key points and responses:

GA Plans

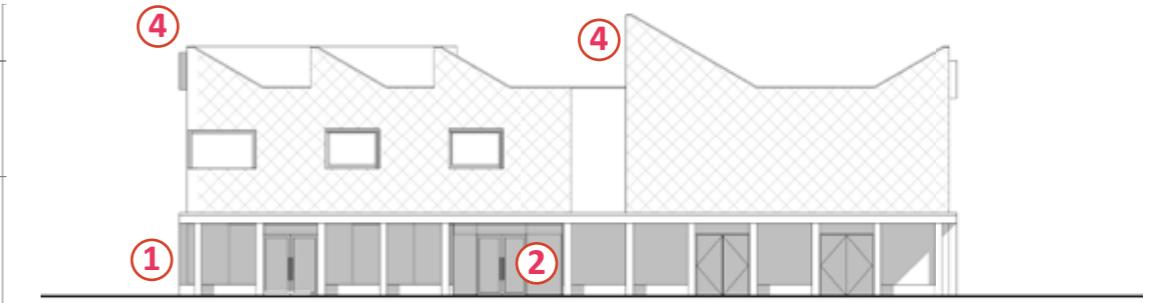
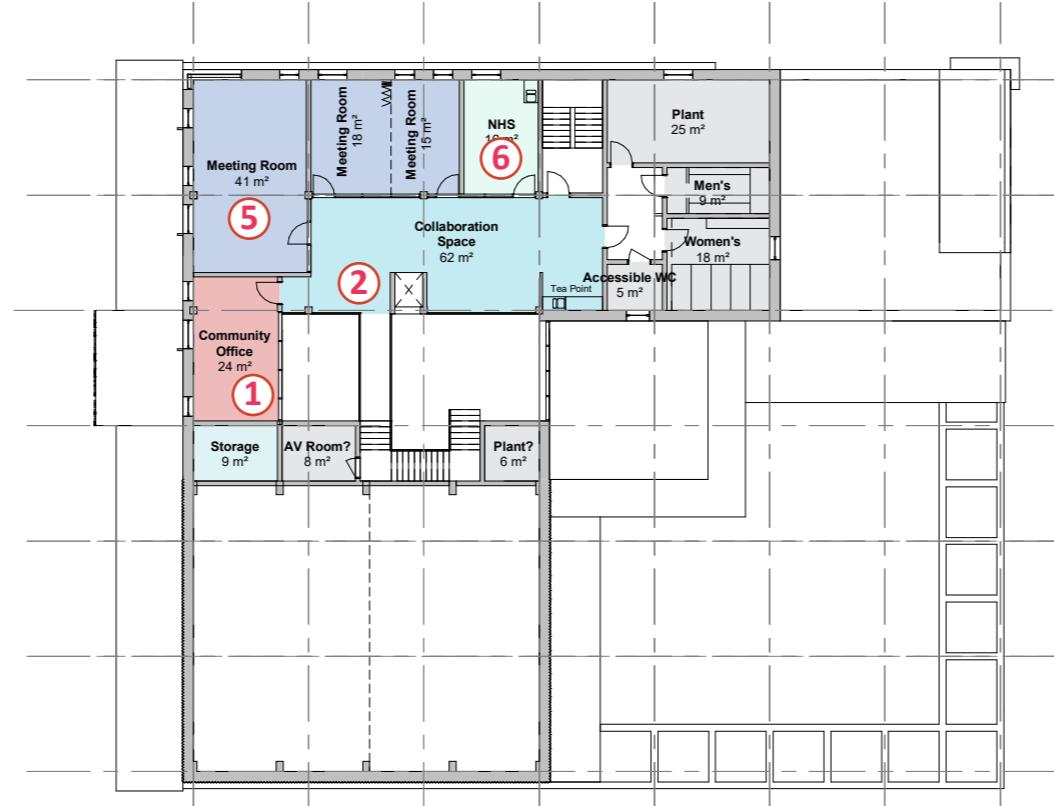
1. Community Office - Relocated to First Floor overlooking the reception desk and Foyer via glazed to the atrium.
2. Vertical Circulation - Redesign of the stair and lift with an atrium 'bridge' offers a strong sense of movement and improves both accessibility/legibility of the space.
3. Equality and Access - Positive moves towards even greater equality/accessibility with additional unisex WC's and internal access to the Messy Activity Room. However, has come at the expense of efficient circulation and requires further review.
4. Garden Room - Fewer access points than the Cafe Conservatory increase usability whilst maintaining a 'buffer' to the Foyer from the Courtyard Garden
5. Activity Room - Activity room omitted following occupancy review as a bigger first floor meeting room enables projected uses for larger groups
6. NHS Room - Temporary NHS room incorporated.

Elevations

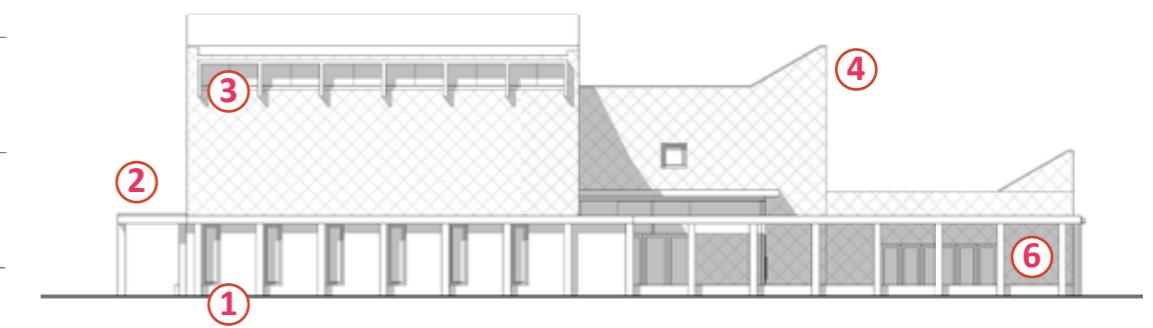
1. Timber Framing - Repetitive vertical elements provide a strong consistent language wrapping all frontages.
2. Colonnade - High quality sheltered public realm for 'spill out' seating and external gatherings facing The Green
3. Clerestory Windows/Vents - Increase natural daylighting and ventilation as per the environmental strategy
4. Roof Line - A distinctive roof line has developed reflecting the ventilation system within.
5. Corner Windows - The North East and North West corners provide active frontage to Stirling Road with views up the potential future linear park
6. Pergola - Continuation of colonnade and timber frame language, providing shelter and security to the Courtyard Garden



North West View



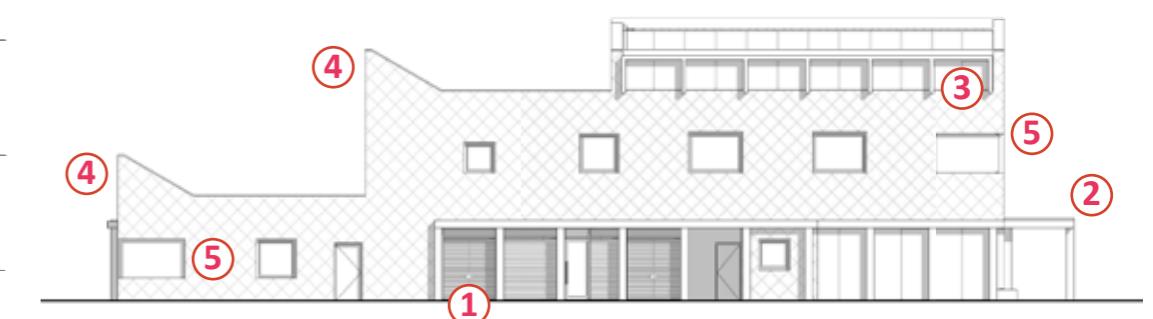
West Elevation



South Elevation



East Elevation



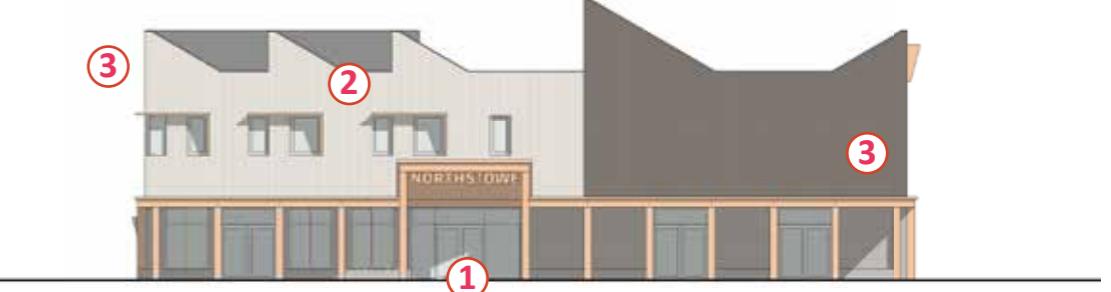
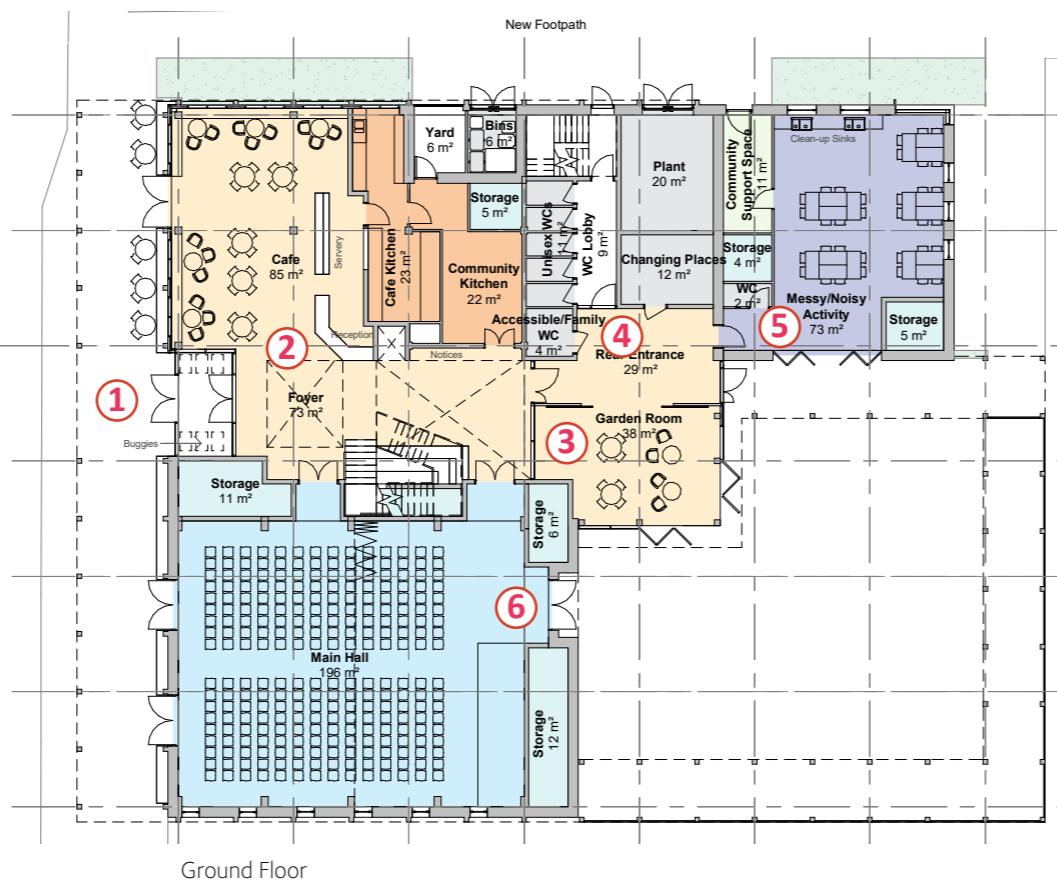
North Elevation

5.3.4 Pre App 3 Consultation & Cambridgeshire QRP - GA Information

Following on from Pre App 2 a number of responses were received which helped inform the centre's continued design development. This was then presented at both the Pre App 3 Consultation and the Cambridgeshire Quality Review Panel. Overall the proposals were well received and supported.

Ground Floor:

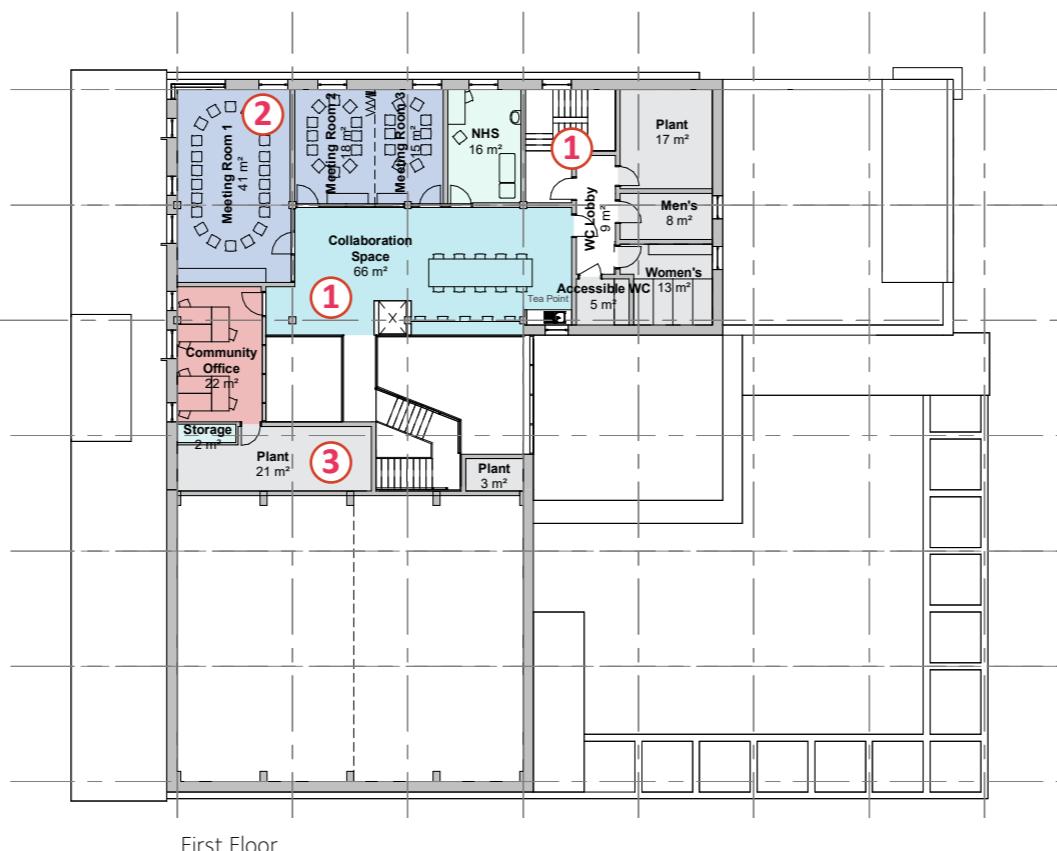
1. Colonnade - Increased to expand usability with greater definition to the entrance
2. Legibility - Increased definition and clarity between the cafe and reception improving legibility for users
3. Garden Room - Reconfigured to enable flexible use for private events connecting with the Courtyard Garden.
4. Secondary Entrance - The secondary entrance via the Courtyard Garden has become a clearly defined user friendly rear lobby from which the community can access the Messy Activity Room access and WC provision including a Change Places facility.
5. Messy Activity - WC provision has been provided within the space aid with safe guarding and future proofing use of this vital area.
6. Visual Connections - In addition to the link through the Foyer a visual link has now present from The Green to the Courtyard Garden through the Main Hall



West Elevation



South Elevation



East Elevation



North Elevation

Elevations:

1. Entrance - Greater definition to the entrance canopy
2. Fenestration - Informed closely by daylight and ventilation requirements the fenestrations reflect the building clean bold language
3. Materiality - Building on the previous idea of colonnade and timber frame the entire building will have a vertical emphasis with the Main Hall be accentuated.
4. Stirling Road Green - It has been acknowledged trees are not viable on Stirling road, therefore provision of planting zones to the North facade are imperative

5.2.5 Pre App 3 Consultation & Cambridgeshire QRP – 3D visualisations

Along with the plan and elevation information a series of visualisations were presented at Pre App 3 and the Cambridgeshire Quality Review Panel.

These set out the scheme both internally and externally offering greater detail on the direction being taken in regard to materials, massing and internal spaces.

Below are a number of responses received that have been addressed in the proposed scheme set out later in this document.

1. Canopy Entrance – Definition has been achieved as requested however, could appear as 'an after thought' so will continue to be developed using similar principles but more in tune with the success of the colonnade.
2. Greening – The addition of planting zones and greening of the northern facade on Stirling Road addresses the lack of trees in this location. The loss of trees in front of the colonnade needs to be re-addressed with a strong public realm including greenery and trees to be incorporated.
3. Courtyard Garden – This area creates a very positive safe and secure area to be enjoyed by the community. Its boundary treatment should be reviewed as climbers may offer less bio-diversity and can come to look unkempt compared to alternative such as hedging.
4. Material Development – Using materials with the aim of creating a landmark building considered on all frontages with a strong focus on sustainability is commended and further external material development and detailing should be carried out. Particular care should be taken if proposing timber cladding at ground floor e.g. North and East facade.
5. Atrium – Vertical circulation works very well and is highly legible with a good sense of movement. Ensure acoustics have been considered.
6. Garden Room – Greater consideration required in regard to the Garden Room and its impact.



North West View from Stirling Road



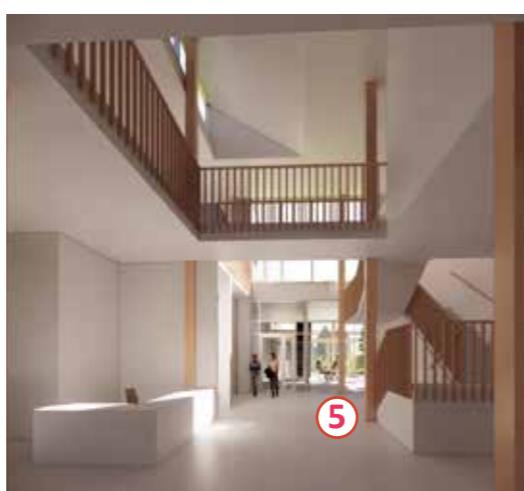
Northern View from Linear Park



Western Primary Entrance



Eastern Secondary Entrance



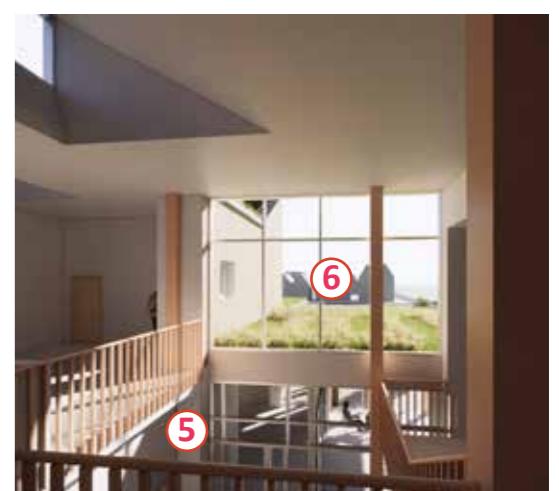
Entrance Foyer



Entrance/Cafe



Garden Room/Rear Entrance



Atrium Bridge/Collaboration Space

5.4 Precedents and Materiality

5.4.1 Initial Precedent Exploration

The important aspects of the design which we have been exploring through precedent include the use of colonnade structures to create a strong visual identity and provide shelter, the use of timber internally and externally and the use of vertical 'northlight' clerestory windows.



External colonnade
Homerton Dining Hall



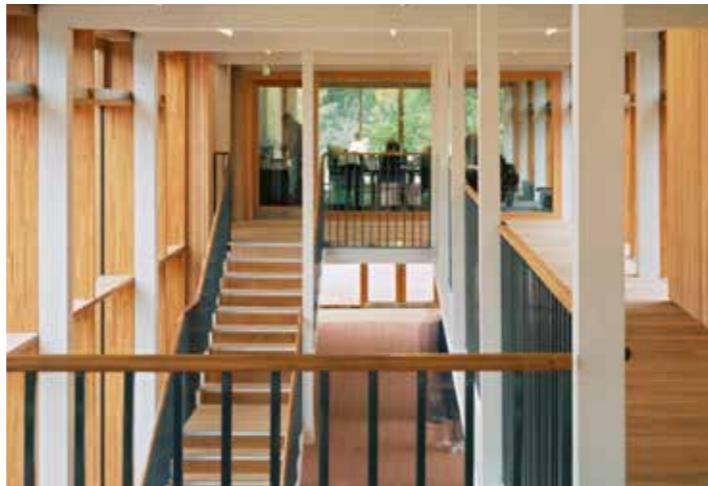
Simple exposed timber grid structure
Jesus College



Exposed timber columns
Yorkshire Sculpture Park



Enclosed courtyard garden surrounded by timber framing
John Morden Centre



Central atrium void with simple balustrade
The Orchard Building - Bedales School



Strong durable 'base' below timber
Brent Cross Pavilion



Simple statement staircase
Kings Cross Sports Centre



External colonnade with contrasting material palette
Fitzjames Teaching and Learning Centre



Timber double height space
Kings Cross Sports Centre



Clerestory northlight windows
Sands Ends Arts and Community Centre



Feature access 'bridge'
Homerton Dining Hall



External timber colonnade
John Morden Centre

5.4.2 Initial Material Exploration

The choice of materials for cladding the community centre has been driven by the use of a lightweight timber framed structure and the desire to use a material with low embodied carbon. We have explored the following lightweight rainscreen cladding options:

Metal Sheeting

Metal sheeting, either in the form of standing seams or shingles (representing 'leaves') The shingles could follow the angled roof lines of the building. Standing seam widths can vary to add interest to the façade. Zinc sheet has a lower carbon footprint than aluminium and copper and is available in a range of colours.

Timber Cladding

Vertically oriented rainscreen timber cladding helps accentuate height and provides a neater resolution at the pitched rooflines.

Terracotta Tiling

Glazed terracotta rainscreen is available in a multitude of formats, surface texture profiles and colours and can add interest and life to the building façade. Again the preference would be for a tile with a vertical emphasis. The material is durable and robust, however it comes at a cost and is less environmentally friendly than timber and zinc.



Angled gold copper shingle
St Gallus Community Centre
Rodermark, Germany



Wave profile glazed terracotta tile
Schulhaus Grossmatt
Hergiswil, Switzerland



Accoya external timber frame/structure
The Ivy in the Park
London, UK



Pale external grade timber
The Visitor Pavilion
Brent Cross, UK



Angular profile glazed terracotta
South Molten Street building
London, UK



Shou Sugi Ban – charred timber
Private House 1109,
Cheshire, UK



Coloured articulated zinc shingle
Residential building
Zurich, Switzerland



Standing seam zinc with irregular joint spacing
Private residence
Gonderange, Luxembourg



Zinc shingle with contrasting timber
King Edwards School
Southampton, UK



Simple flat lapped terracotta
New Art Gallery
Walsall, UK



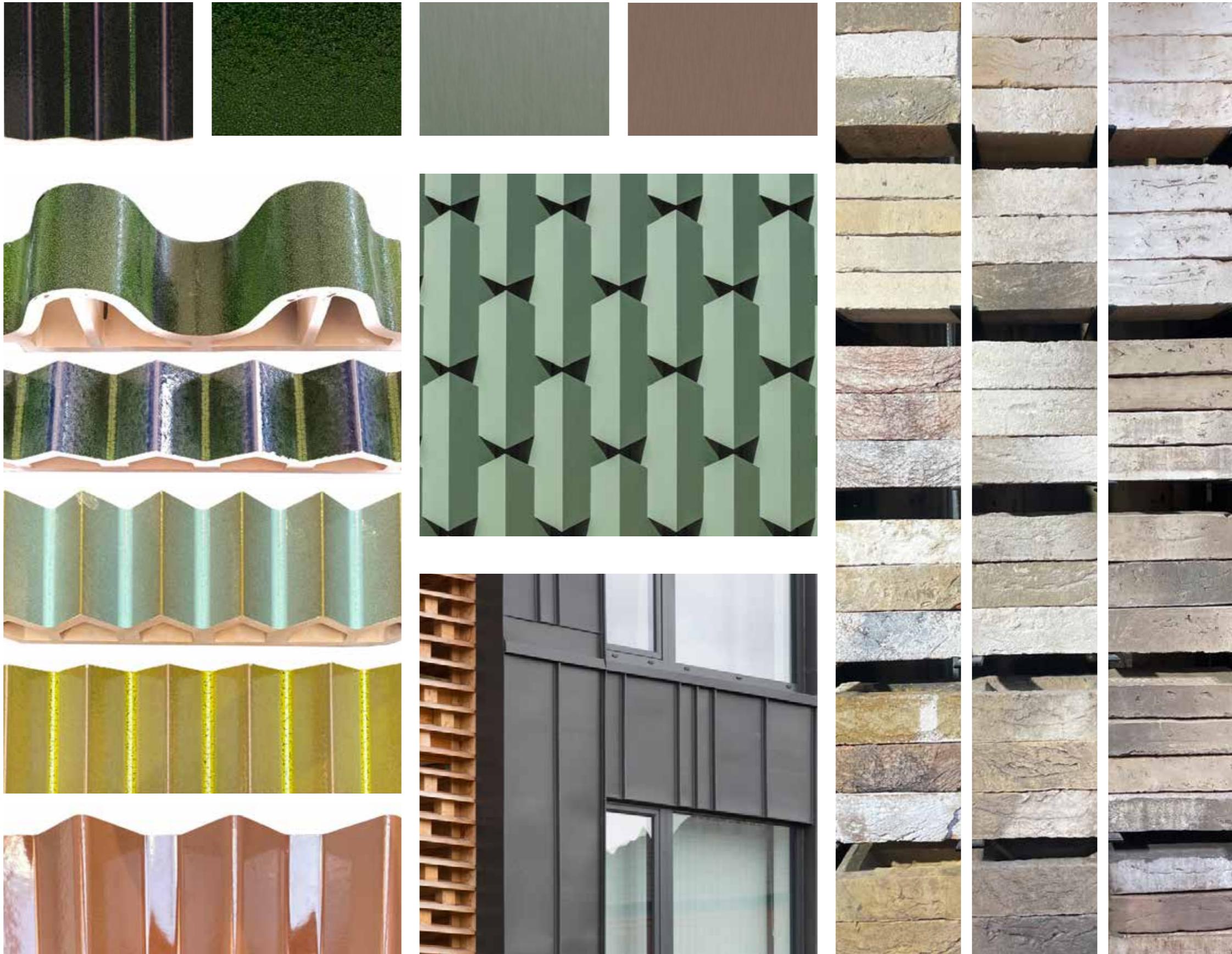
External grade timber panels and structure
Edegem Community Centre
Edegem, Belgium



Glazed terracotta with contrasting vertical elements
The Tate Gallery
St Ives, UK

5.4.3 Material Palette Refinement

The choice of material for the main hall was narrowed down to either zinc (shingles or standing seam) or a Soladriho glazed terracotta rainscreen system which is cost effective and has a number of attractive 'saw tooth' profiles available. The majority of the building is proposed to be clad in timber, limiting the embodied carbon within the façade and providing a 'foil' to the feature main hall. Ground-bearing brick will be used at the base of the building where it comes into contact with people and needs to be more robust.



Main Hall Option A
Glazed Terracotta with a Bespoke Profile and Colourful Glaze

Main Hall Option B
Zinc Shingles or Irregular Standing Seams

Continous Base
Durable Brickwork which complements in colour tones the selected cladding above

5.4.4 Material Cladding Option

Various materials and colour combinations have been considered for the building facades. The following images show a range of combinations, using

- dark and light brick
- weathered silver timber or darker charred timber
- green 'pigmento' zinc or pre-patinated green copper to the main hall
- Green, 'copper beech tree' or pale blue glazed terracotta to the main hall

Whilst the final fixing and support brackets/feet for the timber frame structures will be finalised at the detail design stage in conjunction with structural engineers, these details have been explored in order to investigate their impact upon the design. How the columns meet the ground has an important part to play and the aim is for the colonnade structure to appear elegant without looking flimsy.

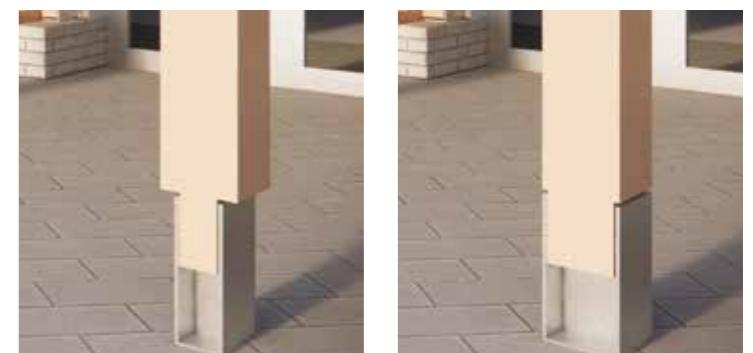
How the materials, soffit finishes and scale affect the colonnade has also been studied. This area is the main entrance to the community centre, providing the primary link between building and surrounding community.



Copper Beech coloured glazed terracotta | Natural coloured timber
Dark brick | Neutral windows



Pigmento green zinc | Dark coloured timber
Dark brick | Coloured windows



Detail option exploration of the colonnade base , where the external grade timber meets the hard landscaping of the public realm



Pre-Weathered green Zinc | Natural coloured timber
Pale brick | Neutral windows



Pre-patinated green copper | Dark coloured timber
Dark brick | Coloured windows



External grade timber columns on steel feet support the open face of an exposed joisted canopy. The brick building base extends at low level to provide continuous seating for an informal external meeting place



Signage Development



Green glazed terracotta | Natural coloured timber
Pale brick | Neutral windows



Blue glazed terracotta | Dark coloured timber
Pale brick | Coloured windows

6.0 DESIGN PROPOSAL

6.1 Design Principles

6.1.1 Initial Concept

Northstowe's new Community Centre is to form a distinctive and innovative feature building responding to the Phase 1 Design Code, set within the design principles envisaged for the Parcel 6 Local Centre; a permeable perimeter block with a flexible courtyard space at the centre.

The building will provide a warm welcome to all people, at all times. The priority is to create an atmosphere that is open and inviting; we want to promote casual drop-ins as well as provide facilities for the burgeoning community groups within the locality. It will be important for the building to cater for all ages and levels of mobility, fitting for Northstowe's 'NHS Healthy New Town' designation. A range of flexible gathering and activity spaces will be focused around a bustling foyer café on the ground floor with more secluded shared workspaces available to local residents, businesses and community representatives at first floor level.

The Community Centre will primarily address The Green to the west, with active frontages promoting al-fresco activities. An open and transparent north-west corner also anticipates the vision for a future Linear Park running south from the Employment Zone and Longstanton Park & Ride.

L-shaped in plan to reinforce the Parcel 6 perimeter principles, the building shelters a courtyard garden to the rear of the centre, providing a secure space for outdoor activities linked to the main hall and messy activity spaces.

The design is strongly influenced by the desire to provide a highly sustainable building:

- A simple form and windows positioned to capture the sun's energy in winter whilst avoiding overheating in summer.
- Opening windows to provide natural cross-ventilation, alongside mechanical ventilation with heat recovery to avoid wasting the heat generated within the building.
- High levels of insulation and air tightness, with minimal thermal bridging.
- Reduced water usage and rainwater harvesting.
- Reduced embodied carbon.
- Adopting circular economy principles.
- Enhanced biodiversity net gain.

The outward expression of the building is cognisent of the desire for an innovative 'marker' building. The location is adjacent to a large open space on the edge of a New Town and so its character is intended to be more modern than traditional. The choice of materials also acknowledges it is closer in distance and spirit to the rural Fenlands than the urban centre of Cambridge.

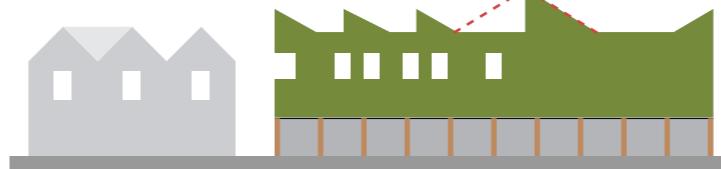
The form of the building has developed from an acknowledgment of the Northstowe pitched roof vernacular, with the geometries re-worked in response to the sustainability challenges and the desire to provide greater height to Stirling Road and to the south of the Site. Further enhancing the building's 'special' status, the main hall is proposed to be enhanced in scale and clad in a different material. Given the scale of the building and the building's landscaping proposals for increased tree cover, inspiration has been taken from the idea of a copse of trees within the Cambridgeshire rural landscape and so the hall will be green in colour. Melding into the surrounding new trees from a distance, on closer inspection and in combination with the other colours and the jaunty roof profile, the intention is to create a building with a playful and friendly character.



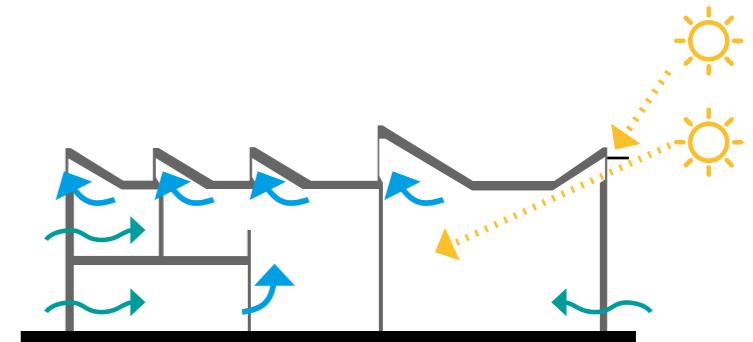
View from The Green shared surface, looking north-east



A copse of trees as a natural place of shelter



Re-Interpretation of the Northstowe roofline

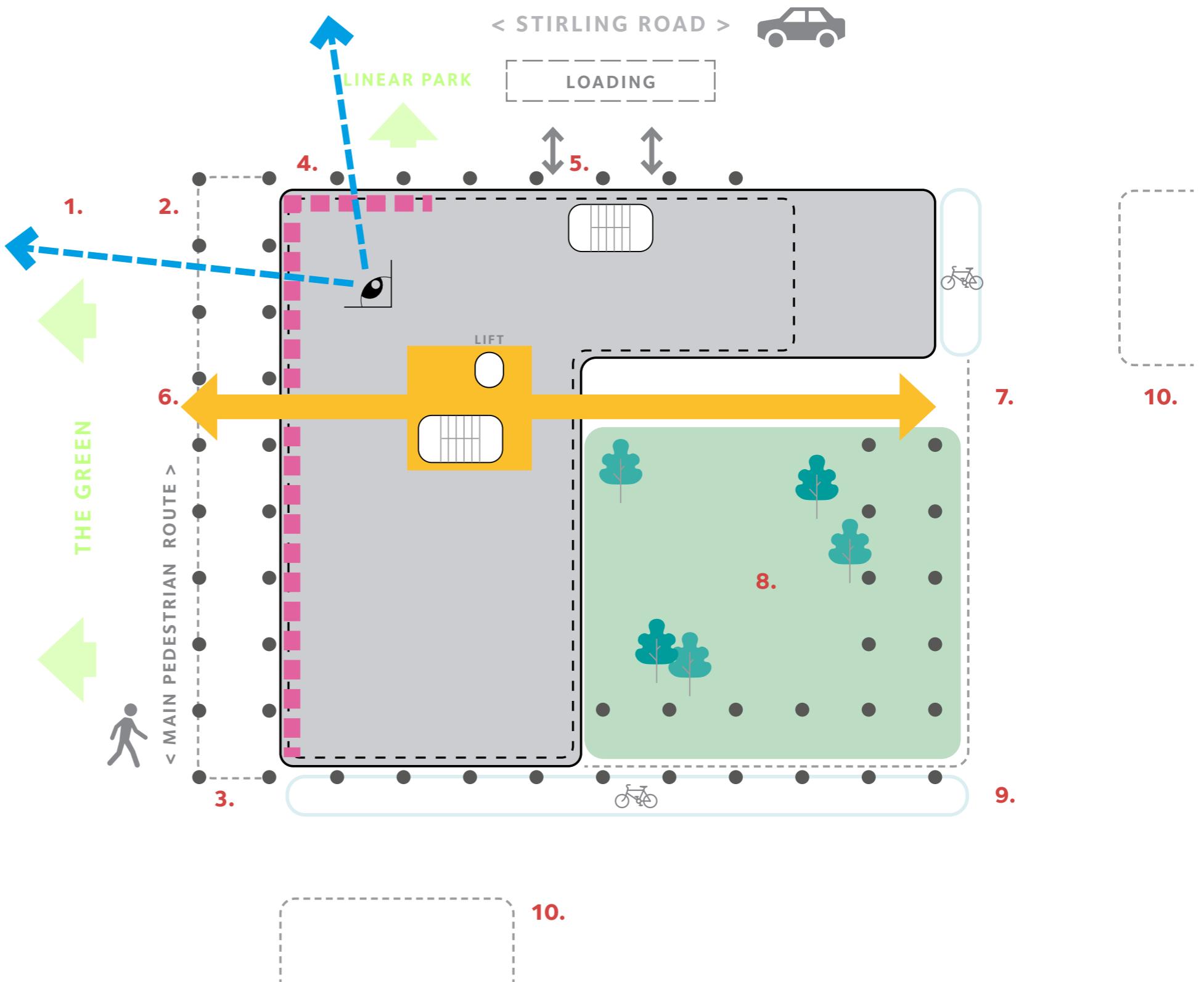


Design development driven by sustainable and regenerative concepts for long term operational efficiency

6.1.2 Building Constraints and Opportunities

The Community Centre is situated on the north-east corner of The Green, adjacent to Stirling Road and the shared surface to the east of The Green.

1. Primary view from building opens towards the public space of The Green and the envisaged future north-south pedestrian route
 2. Shelter, shade and seating are provided along main public frontage, encouraging people to dwell and beneficial for the elderly and those with reduced mobility
 3. Unifying pergola/colonnade language creates a cohesive identity for the building from all angles
 4. A permeable and active frontage welcomes all community members. The ability to see activities within the building will create interest, presence and added sense of safety from overlooking
 5. The existing vehicular access along Stirling Road provides the opportunity to have direct servicing and avoid introducing additional traffic into pedestrian areas
 6. A clear and direct internal layout helps legibility and understanding of the spaces
 7. A secondary (rear) entrance at the east of the building will allow ease of access to the different facilities offered, especially out of main office hours
 8. The enclosed multi-use garden is positioned away from the main frontages, providing more privacy and enabling a safe environment for young children. This sheltered space provides varying zones of landscape and is different to The Green, an open public space. Its south-east position will receive morning sun and is protected from prevailing winds.
 9. Plenty of easily accessible cycle parking promotes active travel. Provided along the east and south sides of the building, it animates future connections and is visible in the shorter term.
 10. Future developments to the east and south of the Site are unknown but anticipated and catered for.



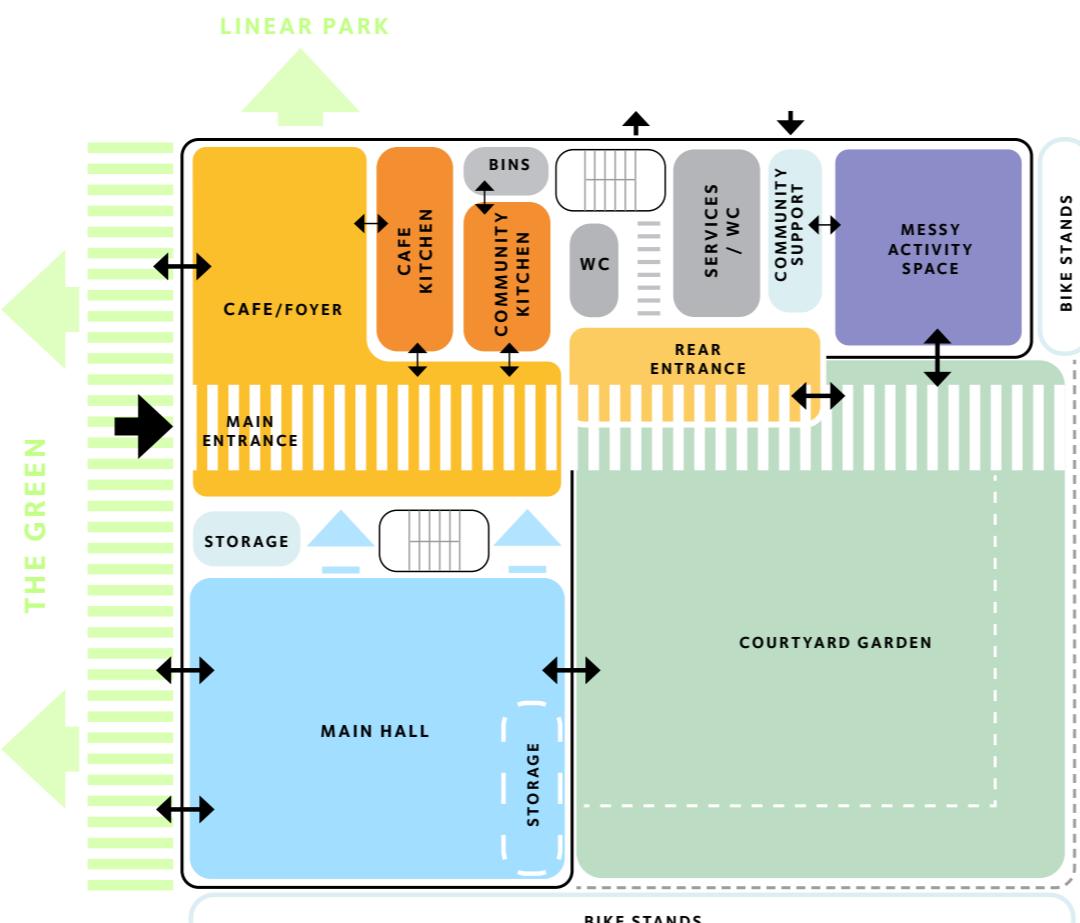
6.1.3 Proposed Spatial Arrangement

The proposed building arrangement maintains the following priorities:

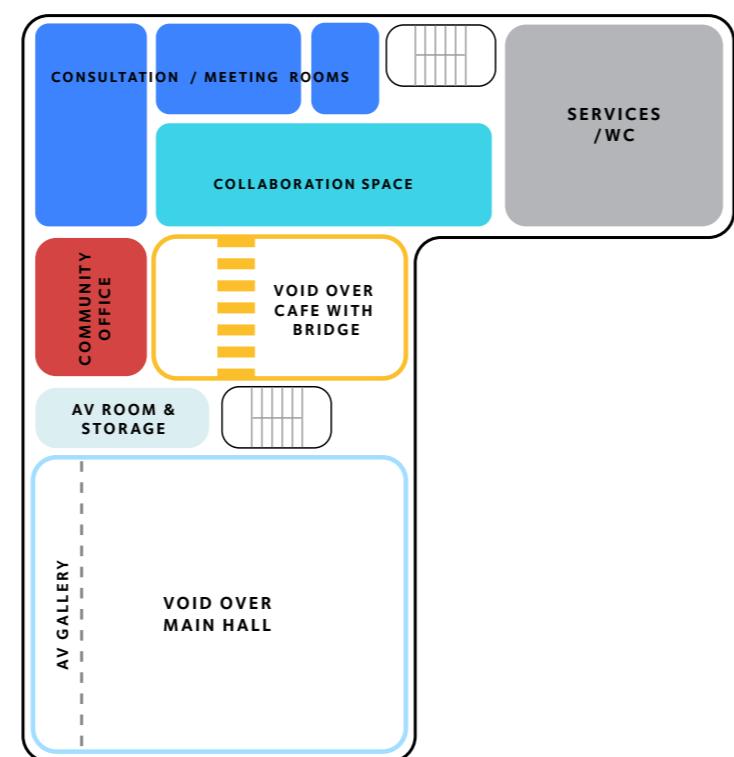
- Active frontage on the north-west corner, overlooking The Green and north towards the future Employment Zone
- The main hall links both with The Green and the internal courtyard garden
- The messy activity space opens onto the courtyard garden
- A simple central foyer connects the spaces in a legible manner
- Services are compact, maximising efficiencies

The structure of the building is a simple arrangement of the following components, each responding to different requirements:

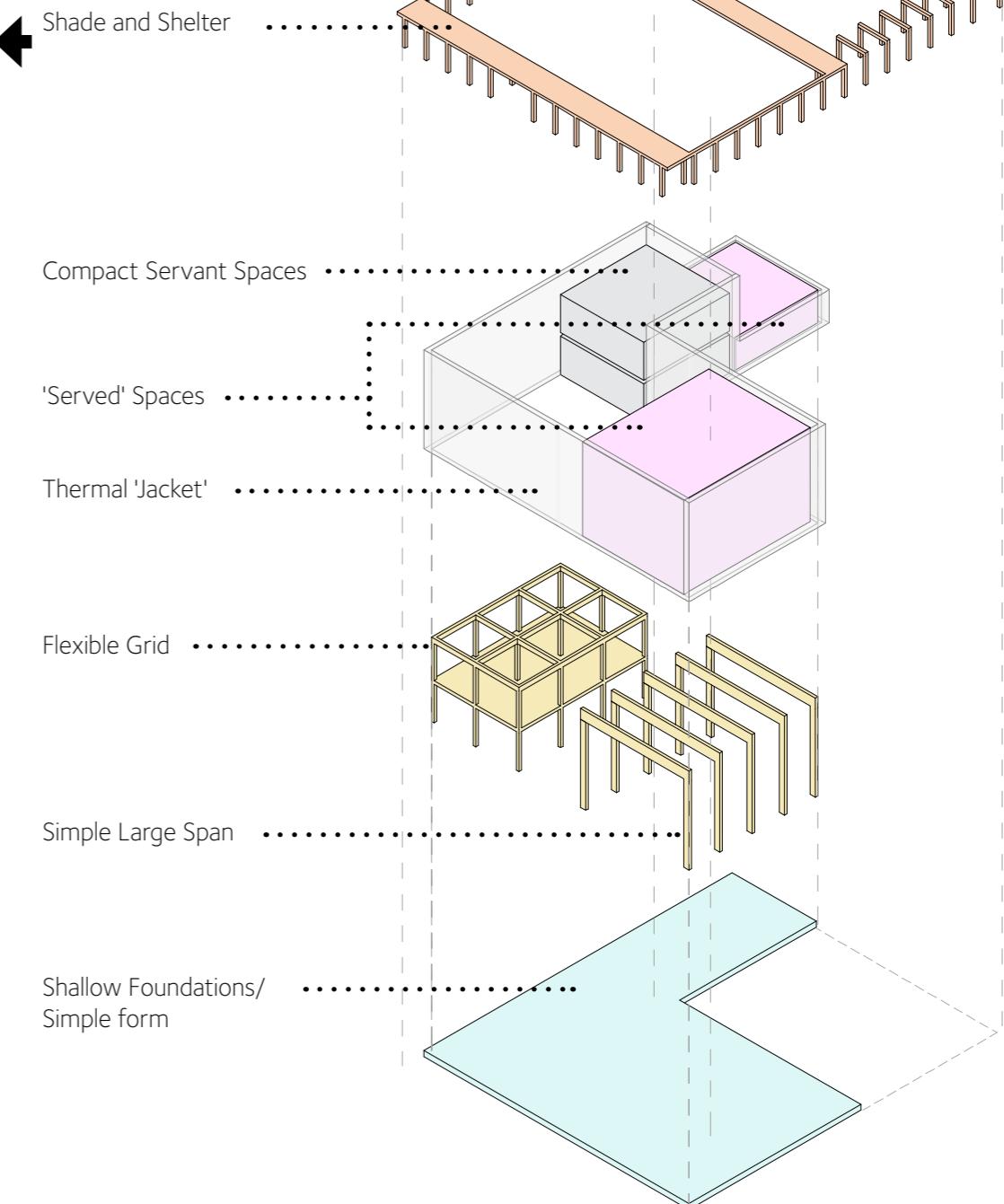
- The foundations can be kept shallow due to the lightweight construction. The concrete base provides thermal mass
- A simple orthogonal glulam structural frame is proposed, but varies depending on the internal requirements. A simple structural grid allows for future flexibility – rooms can be reorganised easily
- Plant rooms, toilets and kitchens are all located close together, minimising service runs
- External colonnade and pergola frames provide shade from sun, shelter from adverse weather and a unifying external expression.



Ground Floor - Spatial Arrangement



First Floor - Spatial Arrangement



Building Elements Axonometric