



Oxfordshire Cotswolds Garden Village Report of Study Tours

Cambridgeshire and Hertfordshire



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1. Introduction

As part of the collaborative approach to the research, planning and design of the proposed Oxfordshire Cotswolds Garden Village (OCGV), Grosvenor GBI (Grosvenor) arranged two study tours in early 2019 to neighbourhoods in Cambridgeshire and Hertfordshire to learn about some recent new communities and more traditional garden villages.

The first tour took place on Thursday 31 January to Cambridge, taking in Cambourne, Cambridge Southern Fringe and North West Cambridge. The second was on Thursday 28 February to Hertfordshire, visiting Fairfield Park, Letchworth Garden City and Welwyn Garden City.

The tours were part of the ongoing, collaborative approach to community and stakeholder engagement, requested by members of the community at the Stakeholder Workshop that took place in June 2018, and will inform forthcoming events such as the Design Charrette.

Visiting these new and established neighbourhoods offered an opportunity to see at first-hand how design principles were applied and to talk to those that were involved in the process, including members of the community, to help understand:

- the scale of the development
- what works
- what doesn't work so well
- design quality
- layout
- integration of a park and ride into the new urban fabric
- services and facilities
- movement and transport – including parking
- housing types, densities
- employment
- open and green spaces – including play areas
- sense of community, identity
- management and governance

The tours were a mix of presentations and guided walkabouts around the selected neighbourhoods. This report provides a note of the lessons learned and knowledge exchanged from the tours and will be shared with other members of the community through the Grosvenor project website www.oxfordshirecotswoldsgv.commonplace.is and the Design Charrette event.

General feedback about the tours

Almost everyone who completed the feedback form said they found the tours useful, with the information provided being helpful and relevant. Of particular note was the opportunity to talk to and share knowledge and experience with local residents from the neighbourhoods visited. Attendees felt there were lessons to learn from each place, even where the schemes were considered not so good. They were all happy to recommend participation by others in future study tours or events relating to OCGV.

What follows is a summary of the two days' of tours, key headline observations from each, with fuller feedback provided by those who attended located in Appendix 1.

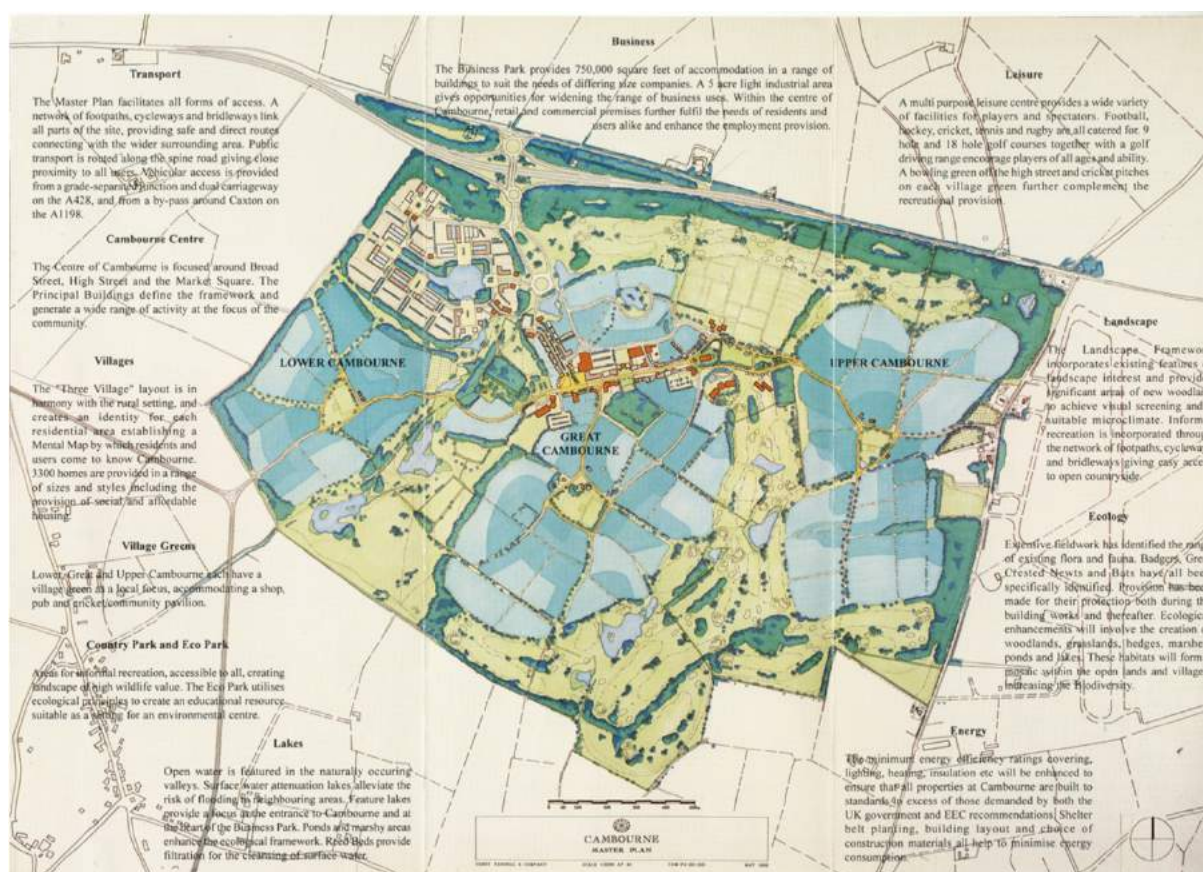
2. Cambridgeshire

On Thursday 31 January 2019, a group of Eynsham residents and representatives of community groups, along with officers from West Oxfordshire District Council and Oxfordshire County Council, with the Grosvenor design team took part in a study tour to a number of neighbourhoods in Cambridge. There were 29 people in attendance, in total.

The tour started in Cambourne, moving on to the Southern Fringe, visiting Aura and Trumpington Meadows and finished in Eddington, in North West Cambridge.

A. Cambourne

The design team led the group through Cambourne, which is made up of 3 planned neighbourhoods. The 405 hectare site delivers 3,400 new homes, with 4 primary schools, a secondary school, shops, sporting facilities and large expanses of public open space and green infrastructure.



Cambourne Masterplan

Key observations from Cambourne

For many, the Cambourne development was generally not an exemplary representation of a new settlement from which to draw positive lessons from for OCGV. However, there were a few aspects considered to be reasonable and the not-so-good were also useful in understanding what to avoid.

- The layout and design of the centre was unimaginative, too spread out, with a number of empty units as well as out of place, edge-of-town warehouse type stores e.g. Home Bargains
- The Morrison's store was too overbearing
- No sense of character or vibrancy in the centre, not very welcoming,
- Lack of enthusiasm for the housing which was undistinguished, repetitious, unvaried
- Housing was too low density with poor urban design, too many detached houses
- Too many large open and green spaces lacking in purpose
- Vast village green with no planting, therefore no biodiversity or wildlife
- There were some interesting green routes including cycleways and bridleways
- Generally, felt very car-based – a lot of parking, roundabouts and inconsistent roads
- Ambiguous off-road parking spaces under arches and behind houses– deserted and uninviting
- Poorly designed car park for the centre
- Seemed to have poor public transport
- No sense of community – hardly saw anyone out and about



Poorly designed retail centre



Housing considered to be at too low density



Swathes of open space with no purpose

B. Cambridge Southern Fringe

The vision here was to create a distinctive new place to meet a range of needs for the area providing around 4,500 new homes close to new and existing employment, the expansion of clinical biomedical and biotech facilities, higher education and improved access to the countryside. During the visit the group met with a couple of residents from Trumpington Meadows who were able to share their experience of living in a new neighbourhood.



Cambridge Southern Fringe Sketch

Key observations from Cambridge Southern Fringe (Aura and Trumpington Meadows)

Aura and Trumpington Meadows were considered by many to be very good, well designed neighbourhoods, with mixed house types, densities and tenures. There was attention to detail in materials and in the green and open spaces allowing for wildlife and biodiversity.

Southern Fringe: AURA

- Scale and design at Aura was interesting and innovative with a Dutch feel to it, liked the crispness of the new London Vernacular – felt very uplifting
- It demonstrated that 4-5 storeys apartment blocks can be appropriate given the right setting and architecture
- Housing design detail very positive, from ground level planning to the colour of bricks
- Staggered fronts and open to the sky balconies made them lighter
- A mix of affordable housing provided
- Impressed with the high density and reflected on the importance of spacing between buildings and use of planting to soften the landscape
- Design and location of the Secondary School was excellent – permanence, non-standard appearance, well organised outside space, the finish, roof form (hiding the energy plant) and lack of high fence so well integrated within the scheme
- Locating civic buildings next to key public spaces was supported
- Pocket parks and play spaces were very good – appreciated/used by all groups
- Roads, pavement surfaces differentiate space but don't dominate – e.g. no or low kerbs in places, pavement different widths/some curve edges, i.e. not uniform.
- Use of different materials creates interest
- Some attempt at low carbon design
- Excellent planting of trees and shrubs, grasses, low hedges in front of blocks creating a green space between flats and roads
- No/very few solar panels seen
- Very little shared space for sitting/chatting – only saw 2 concrete stools in shared garden



Cycle and pedestrian friendly



Interesting architecture and design – uplifting feel to neighbourhood



Pocket parks and play areas with seating – suitable for all generations



SUDS designed into the development



Central location for the secondary school, well designed and no separation from the community

Southern Fringe: TRUMPINGTON MEADOWS

- Positive reception to the urban design of the neighbourhood, with links to the park and the preservation of the views of spires, giving it structure and clear orientation
- Mix of housing types and densities
- Tenure-blind design was excellent, helped with community identity and cohesion
- Access to the country park was a real positive, for families, children, dog-walkers
- Much appreciation for the variety of design, balance between tradition and modernity, role of flue/chimney
- Garden sizes, front and back, were considered too small, not usable or private enough
- Small levels of parking (for example, for apartments) can be dealt with at ground level providing parking court is incorporated within a perimeter block. Larger numbers need to be under-croft or underground – the was illustrated by the at grade parking at the riverside apartments that made the street too wide (in Trumpington)
- Masterplan led by architects and this shows in the treatment of house, street, space, landscape and community design and facilities
- Attention to detail important, such as door handles – long and elegant bars, wooden doors and porches, well-proportioned and aligned windows
- Interested in the design code for Trumpington Meadows
- Priority given to pedestrians and cyclists over road availability for cars
- Integration of a park and ride into the new urban fabric – guided bus way and cycle route into the city - good connectivity
- SUDS made the street scene softer, more interesting and undulating
- Attractive village green, Country Park including a wood and path along the River Cam – big enough for a brisk healthy walk
- Vibrant community group organising community amenities as well as social events
- There was council support for the community group
- Retail centre – only Sainsbury's opened recently, nothing inviting about the space to encourage community spirit.
- No cafés
- GP surgery still offered from a portacabin. So much for vital infrastructure first
- Residents complained about the city boundary going right through the middle of the site and how that made getting things done so difficult



Preservation of locally significant views and vistas – retaining sense of context, setting and identity of place



Above and below- different densities, heights and scale of development





Attention to detail - wooden doors, long door handles, windows



In discussion with local residents – with the backdrop of the Country Park

C. North West Cambridge (Eddington)

This new University of Cambridge community comprises 3,000 market and key worker homes and 2,000 postgraduate bedspaces, academic, research and development space, community facilities, a hotel, care home and public open spaces. This is the most recent of the neighbourhoods visited in Cambridgeshire but felt the most vibrant and lived in. Heather Topel, Project Director, gave an introductory talk and a guided walk.



North West Cambridge Masterplan



Athena street level render

Key observations from North West Cambridge (Eddington)

There was an optimism amongst the group after visiting Eddington due to the innovative design, eco-friendliness, range of services and facilities and partnership working. It was considered by some to be the only development of the 3 seen that met the 4 Cs – Character, Connectivity, Community and Climate.

- Really innovative and characterful design features, e.g. asymmetrical window frames and use of different materials and textures
- The most 'eco' of all the developments, with water recycling, district heating, underground bins, sustainability grade 5
- Exclusion of wheelie bins provided for much more community/resident space rather than being used to accommodate the accoutrements of daily living
- Great community facility in Storey's Field, early funding of well designed, multi-use community centre
- Good connectivity – car-free pedestrian route between market and university blocks, cycling routes into the city centre, low car use and good public transport
- Park and ride is already in place – free to park but pay for the bus journey
- Provision of affordable housing for low paid and key workers
- A more lively feeling and sense of community
- Partnership working between the University and developers
- On-going sign-off of builders schemes by masterplanning architect – good for ensuring builders adhere to quality work and meet the design code
- Did not feel very family friendly
- The Sainsbury's had too dominant an appearance



Storey's Field - Beautifully designed and built, multi-use community centre



Retail centre, with a large Sainsbury's store already open and space available for services such as cafes, restaurants, hairdressers



Mixed housing built around a shared courtyard



Innovative and characterful design – use of different materials



Underground recycling and rubbish bins



Specially designed windows providing noise exclusion, heat retention and ventilation

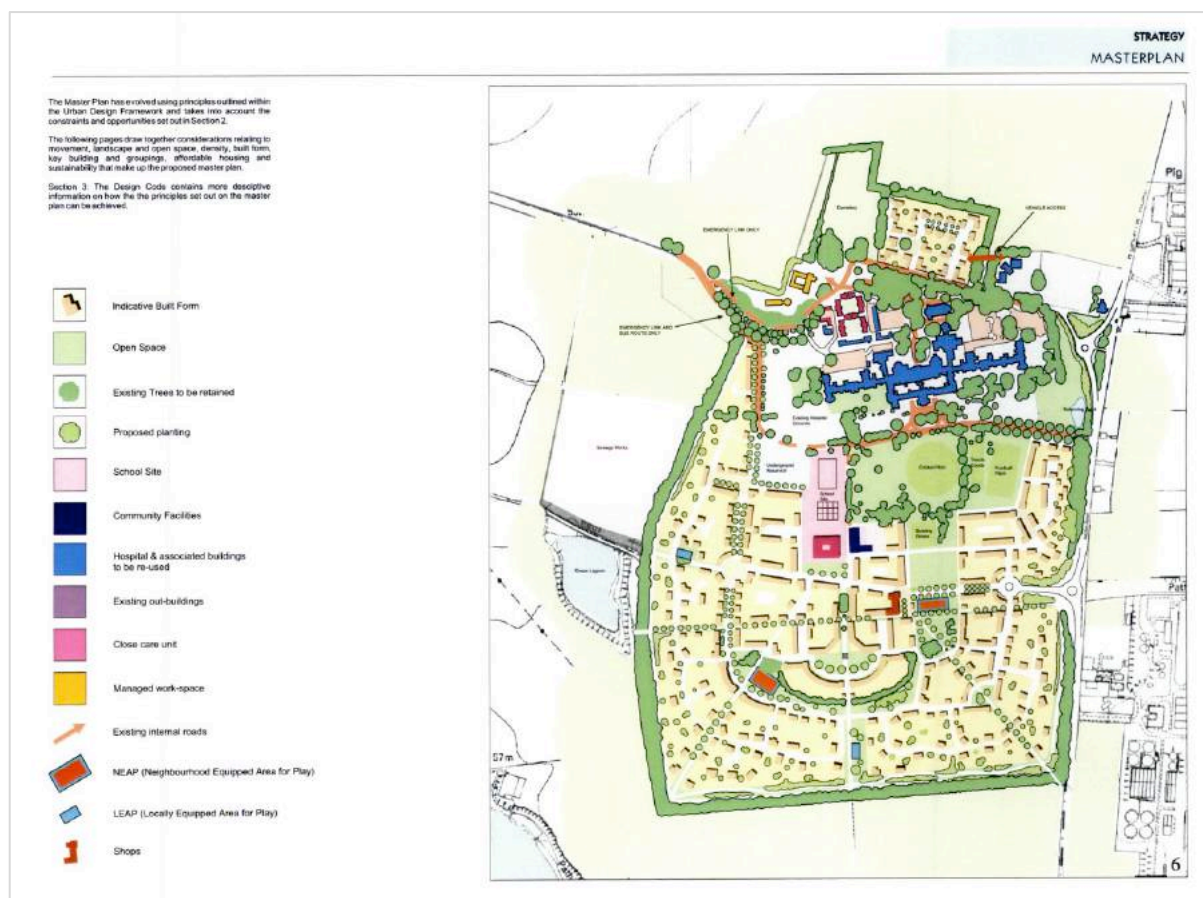
3. Hertfordshire

The second study tour took place on Thursday 28 February 2019, and on this tour Eynsham residents and stakeholders were joined by a group of Urban Design students and lecturers from Oxford Brookes University, with a total of 46 people attending.

The tour started at Fairfield Park and went on to Letchworth Garden City followed by Welwyn Garden City.

A. Fairfield Park

The group were met and shown around by representatives of the Fairfield Park Residents Association. This former hospital site has been transformed to create 1,200 homes with a range of supporting facilities. A new primary school, community centre, small supermarket, sports pitches and several playgrounds have been provided.



Fairfield Park Masterplan

Key observations from Fairfield Park

Fairfield Park had the feel of a small, family-friendly neighbourhood, with uniform housing and streets. There were several play areas and green spaces for young children and a primary school. However, it was lacking in a number of other facilities (including for young people), restaurants and cafés and medical facilities. The community hall was too small for the size of the community it now catered for. It felt more like a commuter/dormitory town.

- It was a very walkable neighbourhood, of a good scale
- There was consistent design throughout, with the use of timber and arches although for some this was a little pastiche and uniform
- The small community centre is well used and also serves as a library but is now inadequate for the size of community that exists
- The school is also now too small
- Lack of health facilities, pubs and restaurants to serve the neighbourhood
- Only one Tesco store which seems to have a monopoly and prevents other shops and services from opening including cafés and coffee shops
- There were a lot of playgrounds and open spaces, that were tidy and well maintained, encouraging greater use however there was very little for young people (teens especially) to do. There were no playing fields.
- The incorporation of existing hedgerows and the orchards was a positive and added to the special feel
- There was a strong sense of community, it was a popular place to live
- Appearance was spoiled by the use of a lot of fencing
- House types were limited, especially for the elderly with only single storey housing on offer
- There was a lack of public transport, with fewer buses than originally planned
- There were insufficient parking spaces, particularly around the retail centre
- It felt like it was a car dependent commuter suburb
- There appeared to be no employment spaces/places within the development
- Some useful covenants had been put in place however for some this stifled any freedom and flexibility to enjoy the space
- It felt like the community will keep changing because it doesn't cater for all age groups and heavily reliant on the voluntary effort to maintain a community spirit



House types were limited



Single Tesco store, with restricted parking



Uniform design and appearance of housing and streets



A number of playgrounds for young children but nothing for teenagers – also large amounts of fencing



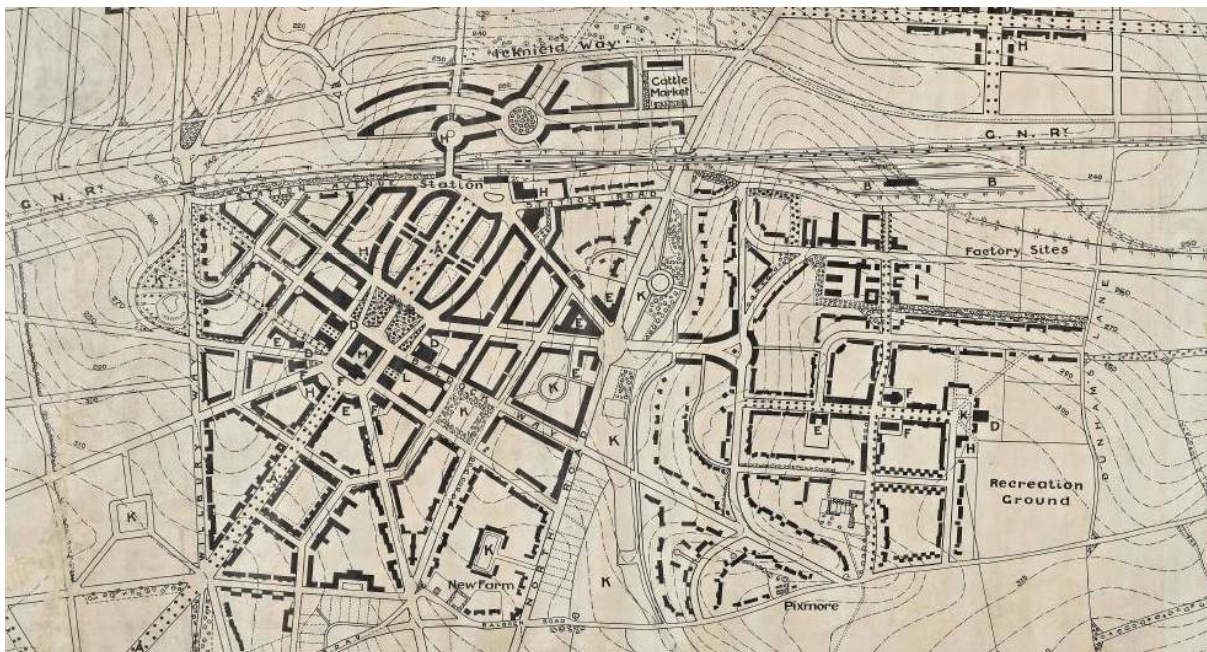
The Community Hall, an important hub but now too small for the size of community

B. Letchworth Garden City

As the very first 'garden city' Letchworth had a great influence on subsequent town planning. Originally envisaged as a new settlement of circa 5,000 homes, the masterplanners sought to bring a distinctive identity, broad streets and a sense of greenery to the new town. The group were given a short presentation by Josh Tidy, Curator and David Ames, Executive Director, Stewardship & Development at the Letchworth Garden City Heritage Foundation. Josh then led the walkabout.



Aerial view of Letchworth Garden City



Letchworth Garden City Masterplan

Key observations from Letchworth Garden City

Letchworth was attractively designed and laid out, with parks and green spaces and most importantly allotment space encouraging self-sufficiency and healthy living. It was vibrant and clearly had a thriving community. Governance and stewardship were considered key to its success.

The housing was of a good, consistent design which was aesthetically pleasing, although for some it looked to the past rather than the future
Some of the houses may be difficult to upgrade with improved insulation and PV
It was tenure blind, with a good provision of social housing
Buildings were stimulating and materials well used
There is a clear design code and the design remains unchanged and the use of land enables change to maintain the city to a high standard
However some of the design codes can make it quite controlling, for instance when residents need to seek permission to make changes
Sufficient retail allowed for healthy competition
Lots of places to go shopping, with cafés and restaurant – felt lively compared to some of the other neighbourhoods visited
Mainline station is walkable from the centre and there was provision for cycling and walking
Unsure if there was any provision for indoor leisure also there didn't seem to be outdoor facilities for older children
The streets were lined with a variety of trees, with historic trees and hedges preserved
Allotments and gardens were a priority from the start of the development
The landscaped park and amphitheatre were very good
There is a strong sense of history and community. It seemed like a good and comfortable place to live
The management and governance are key to the success of Letchworth.
Garden city principles continue to be upheld, especially land ownership with profits remaining in the town and funding local facilities
Long term stewardship is important
Although it was deemed to be a successful scheme, there wasn't a strong desire to copy it



Letchworth High Street



Allotments provided as an integral part of the garden city



Some traditional housing with front gardens and shared green space



Central park space with amphitheatre



Wide pavements with trees and grass verges – with on-street parking

Continuing the early garden city movement, Welwyn is a town that was designed for healthy living, and originally comprised circa 8,500 new homes. Laid out along tree-lined boulevards and wide verges, with a neo-Georgian town centre, Welwyn is a green and attractive settlement. An introductory talk and guided walk was provided by Tony Skottowe, Chairman of the Welwyn Garden City Heritage Trust.



Key observations from Welwyn Garden City

Welwyn Garden City had some charming streets and houses, including Ebenezer Howard's own home. There was a strong public realm element with the Parkway and fountain, however it felt very grand and formal and underused. It was surrounded by a busy road, heavy with traffic. Some felt this was perhaps not the picture of healthy living originally envisaged by Ebenezer Howard

The public realm was well maintained, with a strong green axial design
There was support for clubs and groups with a modest ground rent
It was a vibrant town centre with lots of retail, restaurants and bars
There were electric car charging points
Some small traffic free culs-de sac
Mixed housing tenure and type, although lacking in flats and apartments
Houses spread apart and set back from the road which offers privacy and some have large gardens where you could grow your own food
There were a lot of green spaces but much of it seemed underutilised and therefore wasteful.
The large central boulevard was an example of this, looks good but how much it is used?
Welwyn had a very distinctive sense of place, feels European (French architect and influence)
Difficult to relate the scale of development to OCGV
Because of all the culs-de-sac it felt that it may be a difficult place to navigate on foot or bike
It felt very car dependent, there were no cycle paths and little evidence of bus routes
There was no strong management to secure legacy
'It's all about the people' – the physical attributes are important, but it's the people who live there that make it 'a place that matters'



Housing spread apart and set back from the road



Above and below - Central boulevard (Parkway) – Attractive but too formal and underutilised





Electric car charging points in the town centre



Car dominated centre

4. Conclusion: Combined learning points for OCGV

Housing and density

A range of housing types and tenures is necessary to create truly mixed and inter-generational communities. These should include small and large family homes, apartments, homes for the elderly including sheltered housing. Affordable and social housing is important for key workers and the low paid or unemployed. Tenure blind developments are key to creating cohesive communities.

Higher density developments (done well) foster a better sense of place, if supported by sufficient facilities and services and high quality design, to enable walkable neighbourhoods with good cycle networks and public transport links and open and green spaces.

Movement, accessibility, public transport, parking

Safe, attractive, walkable streets and paths made all the difference to residents. Supported by the early provision of reliable, accessible and convenient public transport means that many will not need to resort to private car use. Restrictions on parking and number of spaces per house will also encourage a reduction in car use. If parking is provided it should not dominate the street and more innovative and interesting solutions should be sought. To encourage more cycling, a safe, connected cycle network should be incorporated in the design and layout from the outset.

Design

A high quality of design and attention to detail provides a better end product. Securing the best architects and designers through design competitions could help achieve this. Design codes are also beneficial to ensure that the masterplan vision, principles and ethos are adhered to. Eco conscious and sustainable design needs to be incorporated from the outset, taking account of waste disposal and management systems, recycling facilities and bike storage. New technologies and energy provision must be considered with flexibility built in, in order to respond to future changes/advancement in technologies. There should be as much energy efficient design as possible, including PV, water conservation, ventilation and CHP.

Open and green spaces

There is a need to provide well designed and located public open and green space, with a purpose. They should serve all age groups, including allotments, play grounds, parks, playing fields, meeting and resting spaces, such as community squares. Such spaces should be well designed and planted with a management and maintenance regime in place. Green spaces should encourage bio-diversity and could be multi-functional, such as a SUDS to help soften the urban fabric. Existing trees and hedgerows should be kept, particularly to provide much needed greenery and maturity of environment in early stages before new planting has developed. All open spaces should feel safe for all users, natural surveillance is key.

Services and facilities

It is desirable that all essential services required to support a healthy and thriving community are provided as soon as possible, including schools (for all ages), medical facilities, community centres and hubs, a range of retail provision from supermarkets to smaller independent shops. Leisure provision in the form of restaurants, pubs, cafés and coffee shops all help to encourage the development of a strong, integrated and cohesive community.

Management and Governance

Partnership working and coordinated management will help to relieve any issues along the development journey. Community involvement and communication are imperative in ongoing development, management and community building.

APPENDIX 1

Feedback Form

Oxfordshire Cotswolds Garden Village Study Tour

28th February 2019



Name _____

1 How **useful** did you find the Hertfordshire Study Tour?

Weak/Poor ☐ Average ☐ Positive ☐

2 Was the **information** provided during the different parts of the day:

Inadequate ☐ Adequate ☐ Inaccurate ☐ Accurate ☐
Irrelevant ☐ Relevant ☐ Unhelpful ☐ Helpful ☐

3 Was there **learning** you feel you will be able to share with others in your community or organisation?

None ☐ A little ☐ A lot ☐

4 What did you consider the **positive learning points** about **Fairfield Park**?

5 What did you consider the **negative learning points** from **Fairfield Park** (i.e. things to avoid)?

6 What did you consider the **positive learning points** about **Letchworth Garden City**?

7 What did you consider the **negative learning points from Letchworth Garden City** (i.e. things to avoid)?

8 What did you consider the **positive learning points about Welwyn Garden City**?

9 What did you consider the **negative learning points from Welwyn Garden City** (i.e. things to avoid)?

10 Would you **recommend participation by others** in future study tours or other events relating to the Garden Village?

Thank you for your assistance

www.oxfordshirecotswoldsgv.commonplace.is

APPENDIX 2

Transcribed feedback from attendees – composite, unattributed

CAMBOURNE

What worked well:

Design quality

- Forest scale trees on some roads are better than smaller ornaments
- Doors alongside roads make the roads seem like a place
- Essential to have different building materials

Layout

- Off road closes with 4 terraced houses on each of 3 sides with shared green space in middle.
- Courtyards with four doors and greenery are better for the community rather than spread out housing

Movement and transport – including parking

- Bridleway into countryside at the edge of village

Open and green spaces – including play areas

- Don't let spaciousness be overdone.

Sense of community, identity

- I liked Greens Café as it was the only welcoming bit of life in the whole village centre – I noted though that it is only now open every day!

What didn't work so well

The scale of the development

- I was very disappointed by Cambourne. I thought it was dull, and unimaginative, and failed to exploit opportunities of location and design. There was no indication that its masterplan had been directed by an architect, instead only by development companies
- Poor diversity, layout, public transport and sense of place

Design quality

- Didn't see any solar panels
- The arcading over the shops was heavy and clumsy in design and unvaried in being beige-rendered. The Morrison corner landmark was a bulky squat tower, without any business or commercial function. Stretching away from it along the road was the long high wall that was the side of Morrisons, unarticulated and without windows.
- The design of the houses seemed undistinguished, too much repetition of same or similar facades, too little use of brick and too much of light-coloured rendering that offered a dull and unvaried streetscape
- Houses are set back too far from the road
- Buildings overpowering

Layout

- The centre was ghastly – shoddy, unimaginative shop fronts: no character/sense of place, dominated by Morrisons, then round the corner a massive car park surrounded by edge of town warehouse stores (Home Bargains, Pound World, Just Pets)
- Much too spread out and suburban

Services and facilities

- 2-5 together do not constitute a village shopping centre. It needs to be established
- Underused, hostile village centre
- Dominance of Morrison's at the expense of the village centre
- Morrison's has negative impact
- No evidence of renewable energy.

Movement and transport – including parking

- The ambiguous off-road parking spaces under arches and behind the houses – deserted, uninviting and I would tend to avoid going in there. Kind of place kids might deal in drugs!
- The car park by the shops. No thought whatever had been given to designing it as an attractive space. No planting of trees or shrubs, or imaginative layout of the parking bays. Look at Witney Waitrose carpark, for what can be done
- Dominance of parking and cars
- Poor public transport, no concept of urban design
- Terrible roundabouts
- Whole place car based
- Inconsistent roads
- No cycle tracks

Housing types, densities

- Houses - too low density, too many detached houses (losing heat from four walls); large front gardens; old Council house style design
- Too many cottagey designs
- Low density with poor urban design
- Too many individual homes

Open and green spaces – including play areas

- Wide, useless verges of nothing but grass.
- Vast village green – with virtually no planting therefore no biodiversity or wildlife
- Our first stop was by the village green/ sports field. I thought it was too large and unwieldy, and nothing had been done to make it an attractive space. It was encircled by trees but there were too few of them, they were spaced too far apart, and were placed too near the road. Consequently, they would not serve to define, articulate or shape the space. At the centre of the green was a small 'hut' but what was needed was a proper cricket/ sports/community pavilion, a building that established the use of the green as a social and sports facility. The field also lacked other health facilities such as an outdoor gym, a running circuit, children's playground (it seemed to be located by a shop), children's gym, picnic tables, benches. So the opportunity to establish an outdoor community centre has been totally overlooked.
- Further on, near the parking space and on the other side of the road on were two more green spaces, I think fenced in, but again left empty, as if it was enough simply to provide green spaces, but not 'do' anything with them or make them attractive or useful to the community

- Poorly designed public realm with large, open, poorly planted spaces
- Not enough small trees for biodiversity.

Sense of community, identity

- Despite being a gloriously sunny but cold day, I saw virtually no-one anywhere!

CAMBRIDGE SOUTHERN FRINGE – AURA & TRUMPINGTON

What worked well

The scale of the development

- Great culs-de-sac with 2 storey dwellings with different roof heights

Design quality

- I was surprised, at first sight, on the main street (Aura), how I immediately felt uplifted after the dreariness of Cambourne
- Liked the rows of flat-roofed, 5 storey blocks (had character). This was because they had staggered fronts and open to the sky balconies which made them lighter than solid blocks (Aura)
- One great white block – looked like a Mediterranean hotel (Aura)
- Roads, pavement surfaces differentiate space but don't dominate, eg no or low curbs in places/pavement different widths/some curve edges here and there, i.e., not uniform!! Also use of different materials that creates interest (Aura)
- Liked the reflected roof line of Anstall Hall around the development in different materials – giving a sense of character and place (Trumpington Meadows)
- Preservation of key views of church tower and Grade 1 listed Anstey Hall (Character) (TM)
- In contrast to Cambourne, the Trumpington Meadows masterplan was led by architects, Allies and Morrison, and it shows in the treatment of house, street, space, landscape and community design and facilities
- Perhaps it may seem quirky, but what excited me immediately about TM, were the door handles of all the houses – long elegant bars. Then the handsome wood doors and the porches, the well-proportioned and aligned windows, and to the side the wooden fences and sheds. Immediately all the houses are presented in terms that their external appearance, as much as their internal layout, is significant and carefully considered, whatever the monetary value of the houses, whatever the market at which they are aimed
- Best overall for consistent design, good materials, density and public realm (Aura)
- Liked broken facades and balconies, mixed with smaller scale courtyard units and pedestrian friendly spaces with good landscaping
- Like continental design, steep roofs and mix of tenures
- Design accessibility, likeable high density, quality consistency of design, finish (Aura)
- Some attempt at low carbon design
- Architecture is interesting at Aura
- Interested in the design code for Trumpington Meadows

Layout

- Wide road space, so building not blocking light from windows of opposite buildings (Aura)
- integration of a park and ride into the new urban fabric
- Services and facilities

- The street and courtyard layouts, and the spatial relationship of the houses is generous and varied, roads curving rather than positioned in straight lines. This meant that the groupings were subject to different angles of light
- Well-designed pocket parks, parking below apartments and use of SUDS (Aura)
- Good use of views to Anstey Hall and Church (Trumpington Meadows)
- Excellent human diversions in the use of space. Encourages community feel, especially with abode and Trumpington Meadows

Movement and transport – including parking

- Parking on ground floor of blocks, so cars completely hidden from the street (Aura)
- Cycle/pedestrian access only (Connectivity) (Aura)
- Guided bus way and good connectivity (Trumpington Meadows)
- Pavements and had varied surfaces, car routes were strictly restricted, and priority was given to pedestrian and cycle paths over road availability for cars
- Cycle route to the city and guided bus (albeit with limited service)
- Hidden cars, sustainable, not car central, sustainable (Aura)

Housing types, densities

- Good mix of house/apartment types (Aura)
- Good density and walkability (Trumpington Meadows)
- Good mix of tenure and design (Trumpington Meadows)
- I liked the green roofs, and the well-spaced low-height apartment blocks with balconies – the low height is important contribution to community cohesion. The apartments may differ in price or rental but there is none of the social distinction offered by expensive pent-house apartments
- Density, variety of house types

Open and green spaces – including play areas

- Really excellent planting of trees, shrubs, grasses, low hedges in front of blocks creating a green space between flats and road (Aura)
- Great planting again and saw one with shared rectangular garden space in the middle (potential for Community) (Trumpington Meadows)
- SUDS beside one of the roads with the blocks of flats which made the street scene softer, more interesting and undulating (Trumpington Meadows)
- Attractive village green. Country park including a wood and path along the River Cam – big enough for a brisk health-giving walk! (Trumpington Meadows)
- In contrast to Cambourne, the green spaces relate well to the layout of the houses, and the Meadows Country Park as an extension to the development is such an exciting facility. With the careful planting and location of trees it will be an excellent community green space. Presumably outdoor gym facilities and children's playgrounds and equipment will be included (Trumpington Meadows)
- Large country park alongside modern designs
- Access to country (Trumpington Meadows)
- Spacious woodland

Sense of community, identity

- Vibrant Community group organising community amenities as well as social events. Primarily older generation but younger residents joining social events more frequently (Trumpington Meadows)
- Residents were helpful at Trumpington

Management and governance

- Council support for community group (Trumpington Meadows)

What didn't work so well

Design quality

- No (very few) solar PV panels on route we took (Aura)
- Did not like the wider tarmac streets and pavements (Trumpington Meadows)
- Fake chimneys, PV panels on shaded roofs, not all provided with pv panels
- Square outside Sainsbury's and school hard and hostile
- Too many gas boilers,

Layout

- Road and pavements surfaces and layout utilitarian
- Areas of housing look too place and institutional
- Playground too close to the road

Services and facilities

- Retail centre – only Sainsbury's recently opened/nothing inviting about space to encourage community spirit/no café
- GP surgery still offered from a Portacabin!! So much for vital infrastructure first
- No cafes, not very person centred

Movement and transport – including parking

- Cars dominant

Open and green spaces – including play areas

- Very little shared place for sitting, chatting – only saw 2 concrete stools in shared garden mentioned above (Aura)
- Austere – partly use of red brick and dark windows and partly sparseness of tree planting and very few shrubs, grasses – I was surprised this planting was so very poor
- Did not notice places to sit and play (Aura)
- Lifeless, insufficient tree planting (Trumpington Meadows)

Sense of community, identity

- No community energy

Management and governance

- Residents complained about the City boundary going right through the middle of the site and how that made getting things done so difficult
- Split site management

No weak points

NORTH WEST CAMBRIDGE - EDDINGTON

What worked well

The scale of the development

- Only development that met the 4 Cs – Character, Connectivity, Community, Climate

Design quality

- Really innovative design features, e.g. of asymmetrical window frames/nice use of different materials and textures which gave the large blocks some Character
- Some of the architecture was dramatic, and the tall windows seemed very Cambridge, very university
- Interesting mix of textures
- Non-profit means design management excellence
- Variety in design
- Diversity good but needs renewable energy

Layout

- I have mixed responses to the development - I liked the layout of the houses and the green areas and the entrance gates to the courtyards. How the housing areas related to the shopping centre.
- Good concentration of houses

Services and facilities

- Climate - Most eco of all the developments we saw – water recycling, district heating network, underground bins, sustainability grade 5
- The exclusion of wheelie bins and the provision of underground bin system. One result of this is that the space of community is continuous and cleanly organised and providing more places for residents to develop their lives, rather than being used to accommodate the accoutrements of daily living
- The interior of Storey's Field community centre, a model of sustainable architecture, the main hall, the wooden panelling, especially the wonderful staircase, the multi-use of all the rooms
- The natural ventilation system
- Early funding of well-designed community facilities and infrastructure
- Good natural ventilation
- Good waste management
- Good servicing

Movement and transport – including parking

- Good connectivity – car free pedestrian route between market and university blocks/cycling routes into city centre/low car use/good public transport
- The cycling route and path provision, though I am sceptical of what seemed to be aggressive ambitions to get so many residents out of their cars and onto their bikes
- Low car use with good cycling and public transport
- Good cycling and parking provision

Housing types, densities

- Housing for known groups and key workers
- Affordable housing

Sense of community, identity

- More lively feel – more a feeling of community
- Felt more alive than other sites

Management and governance

- Impressed with partnership working between the University and developers to ensure homes for key workers and infrastructure and community facilities (especially the performance space and meeting rooms)
- On-going signing off of builders schemes by masterplanning architect – good for ensuring builders adhere to quality work and meet the design code
- Involvement of Cambridge University
- Quality, long term commitment to management, servicing and affordable housing

What didn't work so well

The scale of the development

- More differentiation of scale could help

Design quality

- I thought the texture of brick and stonework of Storey's Field centre was 'fussy' and uncomfortable to look at, especially the large sections in the hall and the top of the exterior façade. I thought it was making an architectural statement, drawing attention to the taste of its designer. Here, design seemed to be giving the wrong message
- Rather bleak at times.
- Bleak, not good for biodiversity.

Layout

- Buildings and landscaping reminded me of many university campuses I have worked on. It did not feel like a mixed, inter-generational community
- Uniformity of layout in big blocks and courtyards with very little tree/shrub/glasses planting
- Large area of campus-style blocks and courtyards gets confusing

Services and facilities

- The shopping centre needs further buildings at the Storey Field end, to block off the exposure to cold winds blowing in from there. I thought Sainsbury's here and elsewhere had too dominant an appearance.
-

Housing types, densities

- Generally no evidence of co-housing
- Did not like developer apartment blocks for sale

Sense of community, identity

- Did not feel very family friendly

NONE

FAIRFIELD PARK

What worked well

The scale of the development

- Good scale

Design quality

- Consistent design
- Use of timber windows
- United urban design
- Reference to Victorian architectural design in keeping with old hospitals
- Use of arches
- Architecture good and does not affect character of the nature
- Coach house arch entry
- Clearly a collective vision
- Well designed for pedestrians,

Layout

- Landmarks
- Good use of structures.

Services and facilities

- School and shops
- Community facilities, e.g. small library, which is utilised and effectively the community centre
- Amenities and facilities.

Movement and transport – including parking

- Pedestrian routes
- Very walkable
- Sheltered path around the estate
- Green terracing makes a nice space to cycle on pavement
- Off-road parking facilities
- Footpaths
- Legacy of community buildings, i.e school, community square, makes it a walkable neighbourhood.

Housing types, densities

- Nice style of housing
- active flats

Open and green spaces – including play areas

- Retained mature trees and hedges in green corridors
- Kept orchards
- Green spaces
- Open air leisure
- Nice use of green spaces and parks
- Localised play areas
- There were lots of playgrounds and open space that bring people together. Park is consistent and looked tidy and peaceful

- Wide variety of open public space
- Trees well planted with pockets of green space
- Incorporation of existing hedgerows
- Traffic calming measures.

Sense of community, identity

- Strong sense of community
- Popular place to live
- Tremendous community feel

Management and governance

- Some useful covenants
- Good management.

What didn't work so well

Design quality

- Pastiche architecture; plethora of clock towers and similar parking courts
- Poorly designed and unpopular back streets which aren't designed for parking
- Bad design
- No need for the raised curbs other than on main street
- Uniformity of design
- I felt everything looked the same
- Plastic feel
- Little attention to the life between buildings
- Scheme was not developed ideally
- Highly fenced
- No flexibility in housing design - opportunity to change needed. Sense of space but buildings overpowering.

Layout

- Integration of a park and ride into the new urban fabric
- Lacking surveillance.

Services and facilities

- Tesco prevents other shops and cafes from opening
- School is too small and there was no facilities for smaller children, doctors, churches
- Community are having to adapt to an inadequate community hall
- Nearest library is 40 minutes away
- No health facilities, pubs or restaurants
- Limited children's provision
- No facilities for young people - no space for teens.
- Developers only providing cheapest parks centre rather than community centre
- Wasn't enough community facilities
- More appropriate for young families or elderly - not for teens
- 1 Tesco
- Only 1 food shop
- Medical centre needed
- Library too far away, lack of facilities
- School provision not adequate

Movement and transport – including parking

- Car dependent commuter suburb
- Connectivity also poor
- Inadequate parking at Tesco
- Issues with parking - insufficient parking spaces
- Parking off street does not work and cars are still on road
- Needs to be pedestrian friendly, and promote healthy living
- Limited public transport - fewer buses than original plans
- Only 1 car per household and hard to manoeuvre cars

Housing types, densities

- Seemingly limited housing options for elderly, i.e single story housing.

Employment

- No employment

Open and green spaces – including play areas

- No playing fields
- Open spaces bland and not inviting.

Sense of community, identity

- Lack of identity

Management and governance

- Each area has own management company which makes it hard to run
- It appears nice on the surface, but this wouldn't really be a place I'd want to live. Everything has been tailored for a certain model of living and if you don't fit this ethos you'd be told off or feel you need to move. In the long term, the community will keep changing. It doesn't cater for all age groups, heavily reliant on the voluntary effort of a few to maintain community spirit but in somewhere like Letchworth it has greater governance structure in place to ensure the long-term stewardship
- Vast difference in management fees
- Too prescriptive. Need some flexibility and freedom to enjoy the space they live in

LETCHWORTH GARDEN CITY

What worked well

Design quality

- Consistent design
- Housing style aesthetically pleasing
- Artistic style examples
- Buildings were stimulating and materials used well
- Clear design code
- Design remains unchanged and use of land enables change to maintain the city to a high standard.

Layout

- Integration of a park and ride into the new urban fabric
- Circular design
- Pleasant place to be although could not explore city and did not know it in detail. Place-making fundamental.

Services and facilities

- Sufficient retail to allow competition
- Lots of places to go i.e shopping & restaurants. Felt more lively and I wanted to stay there instead of just walking through to somewhere else

Movement and transport – including parking

- Mainline railway station, walkable
- Cycling and environment is considered

Housing types, densities

- Tenure blind
- Good social housing
- Housing was not differentiated by use type which is good

Employment

- Job creation

Open and green spaces – including play areas

- Tree lined streets, small parks and allotments
- Mix of shared space and allotments
- Historic trees and hedges preserved
- Revamped play area
- Different kinds of trees
- Amazing public space and allotment space good to support income
- Garden sizes
- Allotments and gardens a priority from beginning. Lovely feel.
- Landscape park
- Park space and amphitheatre
- A green way around the settlement

Sense of community, identity

- Sense of history

- Strong sense of community reinforced by governance
- Good feel and a comfortable place to live with a strong sense of community.

Management and governance

- Learning about having a good governance process and long-term stewardship was key for me. Land value capture has been possible because the land has been owned by a land trust who reinvest the profits into the community.
- Community governance model and management - but it's impossible to replicate
- Stewardship
- Garden city principles, especially community land ownership with profits remaining in the town and funding local facilities. Long term stewardship important
- All profits reinvested into the community
- What will the legacy be like though?

What didn't work so well

- Very little
- Less visually appealing than other developments
- Don't copy it! - Not to copy the scheme
- Areas that prevent rat runs aren't good. Cul-de-sacs are okay but not in threes. Large retain areas are not needed. Less will look better than more.
- Felt like a living museum.

Design quality

- Houses may be difficult to upgrade insulation and no PV
- Some elements hard to replicate
- Design looking to the past rather than the future

Layout

- Straight central avenue.
- Areas that prevent rat runs aren't good. Culs-de-sac are okay but not in threes. Large retain areas are not needed. Less will look better than more.

Services and facilities

- Unsure if there was provision of indoor leisure facilities. Outdoor leisure facilities for older children were not there
- Outdated - some facilities show age but overall very well laid out.

Movement and transport – including parking

- More design actions to minimise use of cars
- Parking difficult.
- Difficult to navigate through by bike

Open and green spaces – including play areas

- No large communal park
- Sense of community, identity

Management and governance

- By ensuring residents seek further permission to make changes to their home it seems quite controlling

- Don't force community involvement.

Welwyn Garden City

What worked well

- History of the place and difference to Letchworth

Design quality

- Good maintenance of public realm
- Strong green axial design
- Integration of new build with existing architecture
- Aesthetically pleasing - especially with fountain
- Water fountain lovely
- Good public buildings
- Curved street corners

Layout

- Infrastructure
- Building infrastructure and community
- Short culs-de-sac
- Open spaces between homes.

Services and facilities

- Facilities
- Support for clubs, modest ground rent
- Sense of vibrancy in town centre with lots of retail, restaurants and bars
- Good retail provision
- Electric car charging point.

Movement and transport – including parking

- Small traffic free cul-de-sac
- Walkable but on a larger scale
- Road layout.
- Mirror streets
- Straight roads are better than cul-de-sacs

Housing types, densities

- Mixed housing tenure
- Houses spread apart and set back from the road, which offers privacy - and some have large gardens where you could grow your own food
- Mixed housing rather than areas of larger houses or affordable housing.

Open and green spaces – including play areas

- Parks, planting before housing
- Frequent small green spaces for recreation/play
- Built for the people – green
- Lots of public and green spaces and street layout
- Planting of trees

- Concept of GV can be interpreted in a variety of ways. A lot of green space but most is underutilised can be seen to be a waste of space.

Sense of community, identity

- Community neighbourhood
- The importance of a diverse social group in and around the development
- public signpost
- Similar to Letchworth, it was lively and would like to stay there
- Sense of history - connected to Garden Village principles. Very distinctive sense of place (feels European) but not in a way that alienates itself from elsewhere.

What didn't work so well

Same as Letchworth.

Nothing.

The scale of the development

- Scale was not relatable to OCGV
- Difficult to relate to Eynsham because of scale.

Design quality

- Uninspiring architecture

Layout

- Hard to navigate by foot or by bike - would have to go around lots of cul-de-sacs

Movement and transport – including parking

- The garden city, whilst prioritising green space, does not feel it prioritises walking and cycling over cars
- Car dependent and not suitable for rural areas. Car orientated - high presence of cars.
- Not very non-car friendly
- Narrow pedestrian sidewalks.
- Feel of insecurity.
- Large boulevards
- No cycle parks and little evidence of bus routes.
- Very narrow roads - hard for cars and bikes to pass.

Housing types, densities

- Not enough variety in housing mix, i.e not many flats

Open and green spaces – including play areas

- Wasted space with oversized node which has no use or benefit to the community. Will not be used as greenspace.
- Large central boulevard looks good but not sure how much it is used. Too formal.

Management and governance

- Enforced sale of assets when it became a new town so doesn't have the income that Letchworth has
- Less cared for than other developments
- No strong management to secure legacy

Combined key points from Eynsham community participants based on visits to Bicester, Cambridge, Letchworth and Welwyn

March 2019

Sites visited:

Bicester: Elmsbrook and Graven Hill 24.1.19

Cambridge: Cambourne, Aura and Trumpington Meadows (Southern Fringe), Eddington (North West Cambridge) 31.1.19

Fairfield, Letchworth Garden City and Welwyn Garden City 28.2.19

1 General

Importance of 4 Cs- Character Connectivity Community Climate (The Cambridge Sustainable Housing Design Guide) and Concept of **One Planet Living** (Bioregional)

2 Design issues: Character, Community Climate

- **The site:** Understand the character of the site first- record and design in views to features as at Trumpington Meadows where areas designed around views to Anstey Hall and reflecting its roof line and the Church are some of the most successful.
- **Orientation:** key to good design- to allow passive solar as well as pv/solar thermal. Disappointing to see overshadowed pv at Trumpington meadows.
- **Excellent design:** Require named architects- results in better, more innovative design in contrast with developer's standard designs. Eg excellent community centre at Eddington; variety and quality at Aura: staggered fronts and open to the sky balconies which made them lighter than solid blocks (better than the austere blocks at Trumpington meadow); mews with 2 storey dwellings with different roof heights. At Eddington innovative design features, eg asymmetrical window surrounds providing controlled ventilation.
- **Design competitions:** used for Letchworth extension for masterplan and detailed design.
- **Continuity of design:** value of masterplan architect/landscape architect reviewing detailed designs once sites are allocated and checking that they fit with masterplan intentions and design guide as at Eddington.
- **Consistent design:** Need some consistent design elements or materials to create a recognisable place- while accommodating a range of built form. Avoid pastiche (as at Fairfield)
- **Density:** denser development (eg Aura Cambridge), with continuity of design and variety of form, can create a better sense of place, better public realm and more opportunities to meet neighbours than low density suburban style development (eg Cambourne Cambridge). All were impressed with the Accordia inspired Aura 'High density living at its best ' but 4-5 storey housing may have limited applicability to GV people felt Eddington was austere and campus like. No one liked low density Cambourne where houses are set too far back from streets with big, poorly designed open space. 'Looked like a post-war council estate. Too many detached houses, poor insulation and finish, most with individual gardens' Cambourne is 'Spatially, socially and commercially the closest match to Development at Eynsham, but the least desirable in so many ways'. Trumpington is higher density with variety of styles and good interface between the residential and public realms.
- **Artists:** artist designed elements add richness- (eg gates at Eddington Cambridge).
- **Design review panel:** good idea (as at Eddington).
- **Design process and documents:** we need to understand scope of AAP, where and when we can strengthen it (setting standards, design principles etc) and how this relates to the design guide, usually developed by developer/designer alongside masterplan. See Long Marston garden village SPD (Supplementary Planning Document) which includes an outline masterplan by developer. It has been prepared by developers for Stratford on Avon DC.
<https://www.stratford.gov.uk/planning-regeneration/lma-draft-spd-consultation.cfm>
By contrast Oxford City prepared its own independent AAP for Barton.

https://www.oxford.gov.uk/downloads/file/1445/barton_area_action_plan

3 Open space issues- Character, Connectivity

- **Variety of public/private space:** Consensus favours higher density dwellings to allow more open space eg homes with small private space (eg balcony open to the sky) looking onto safe enclosed shared community space works well. Higher density dwellings allow larger areas of countryside and allotments etc. We would also like to see community orchards and community farmland, care farms space etc. See <https://www.farmgarden.org.uk/>. Letchworth and Welwyn have frequent small parks and allotments close to houses; Letchworth owns 3 farms.
- **Urban space needs to be well designed and planted:** avoid vast characterless village green at Cambourne – with virtually no planting therefore no biodiversity or wildlife. ‘Truly awful centre: too open, no sense of place or enclosure, bleak, treeless.’ Parts of Trumpington meadow disappointing. We did not like Cambourne. Good strong green axial design at Welwyn.
- **Planting of public open space:** all sites needed much more tree/shrub planting with more habitat corridors. People admired the quality of the public realm at Aura ‘really excellent planting of trees, shrubs, grasses, low hedges in front of blocks creating a green space between flats and road; wide road space so building not blocking light from windows of opposite buildings. Shared rectangular garden space in the middle (potential for Community), Wide walk/cycleways. Nice children’s playspace.’ SUDS designs at Aura and Trumpington Meadows made the street scene softer, more interesting and undulating.
- **Connectivity and character:** people want connection to the countryside; like broad bridleways (Cambourne) and views; one ‘habitat corridor’ and country park adjacent (Trumpington) but generally we saw little wildness and agriculture, and hence few opportunities for biodiversity beyond the standard garden flora and fauna- an essential characteristic of the GV site. Network of car free paths eg Fairfield.
- **Protection:** open space needs long term protection from development. Protection of biodiversity and threatened species (eg birds on the Red List because of their rapid decline in recent years, such as skylark and yellowhammer, abundant on GV site).
- **Social spaces:** seats etc for informal contact; lacking in some places eg at Aura we saw Very little shared place for sitting, chatting. All sites needed more community orientated layout.
- **Existing trees and vegetation:** Keeping mature trees and hedges in wide green corridors was a good feature of Fairfield Park
- **‘Arbor day’ at Letchworth;** whole town plants trees

4 Ownership and stewardship issues- Community

- **Ownership** opens up wider opportunities with more control- eg Cherwell owned self build sites at Graven Hill and excellent, early community facilities and transport at Cambridge University- owned Eddington. Eddington had obvious advantages of quality and cost of design, finish, thought, management- not readily applicable to Eynsham, or could WODC buy some land and University develop areas they own? Community land ownership at Letchworth; profits remain in town to fund local facilities and grants and long term stewardship with local community governance. Harder at Welwyn where they were forced to sell assets.
- **Bespoke development** Eddington had the advantage of being built for to a specific end - university accommodation for researchers and workers – not likely to work here unless Corpus Christi do something similar on their land.
- **Ownership and co-ordination:** Impressed with partnership working between the University and developers at Eddington to ensure homes for key workers and infrastructure and community facilities.
- **Affordability:** range of tenure needed and variety of plot sizes eg Graven Hill demand for microplots so some subdivided; people appreciated ‘tenure blind’ mix of tenure (‘affordable’/market) with indistinguishable design, eg Trumpington, Letchworth. Examples had up to 50% ‘affordable’ at Eddington (but this relates to *market* cost; issue of developers’ **viability assessment**).

- **Community ownership:** apart from Letchworth, it seems no schemes had community ownership of and (a garden village principle), group schemes (self build, co-housing) or community energy; need to try to include elements of community ownership eg Community Land Trust (as at Kennett garden Village <https://www.itp.co.uk/projects/community-planning/kennett-garden-village>). Letchworth residents benefit from uplift in land value.
- **Management:** co-ordinated site management essential. 4 way split management with the City boundary going right through the middle of the site at Trumpington Meadows causes problems. At Fairfield each has own management- hard to run.
- **Governance:** importance of community involvement and good communication.

5 Infrastructure and facilities- Connectivity, Community

- **Phasing:** is key so that **infrastructure connections and facilities are available early** (as at Eddington) and people are not living in and moving through a permanent building site (as was happening at Graven Hill). At Trumpington GP surgery still offered from a Portacabin! Very poor community facilities at Fairfield; school too small, nothing for older children, no doctors, church, employment-community having to adapt inadequate community hall. Infrastructure, facilities, parks and planting before housing at Welwyn.
- **Local meeting places:** need to engender **community creation, resilience and social integration**, eg inviting small cafes and public/community spaces early so that connections develop. 'Greens Café was the only welcoming bit of life in the whole Cambourne village centre'. At Trumpington, only Sainsbury's was recently opened and there was nothing inviting about the space to encourage community spirit and no café.
- **Supermarket impact:** centre of Cambourne dominated by Morrisons, who owned public square and limited its use, then round the corner a massive car park surrounded by edge of town warehouse stores. At Fairfield Tesco prevents other shops and cafes opening.

6 Transport- Connectivity, Climate

- **Walkability very important:** car free routes at Eddington and low car use. Letchworth walkable and tree lined streets
- **Provide public transport first:** good examples at Cambridge eg guided bus way, park and ride and cycle routes into city (although poor evening/weekend service); buses hailed via App at Elmsbrook, Bicester. Letchworth and Welwyn were planned around mainline rail stations.
- **Parking:** good to restrict parking provision and to encourage behaviour change from car to cycling/walking /public transport/electric vehicles, but all this needs to be attractive, convenient and available at the outset. This implies subsidy in early stages and incentives such as free car clubs, bike loan, charging points (as at Eddington).
- **Parking and vehicles:** should not dominate; good to separate car and pedestrian access, cars in undercrofts or well designed parking courts (Aura) underground (Eddington) but some bad eg. backland parking at Cambourne and parking courts at Fairfield but streets not designed for parking- results in gridlock. Need to allow for enough visitor parking.
- **Shared space and subtle use of surfaces to define use;** Trumpington and Aura: Variety in road and pavement surfaces differentiate space but don't dominate, eg no or low curbs in places/pavement different widths.
- **Cycling:** need connected cycle network as well as secure bike storage to encourage use (eg Eddington).

7 Sustainability issues: Climate and community

- **Sustainable building:** should set standards for construction (at least equivalent to Code level 5, preferably 6; BREEAM excellent for non residential as at Eddington) to include embodied energy too. We saw a few Passivhaus and Code 5 at Bicester and Eddington (in excess of minimum requirement which is equivalent to Code 4).

- **Clean energy:** All Cambridge sites and Graven Hill needed more renewable generation and community schemes
- **Energy:** need to be flexible as technology changes; 2 sites (Elmsbrook Bicester and Eddington Cambridge) have gas fired CHP (district heating) in 'Energy centres' whereas now clean electricity would be preferable, ideally generated on site.
- **Pv panels should be a standard but are not required:** we saw very few at Graven Hill, Cambourne and Trumpington where some were in shaded positions, none at and Fairfield.
- **Community energy:** opportunity to build on local schemes but did not see any community projects on visits.
- **Energy efficient design:** detached houses (eg Cambourne) less energy efficient.
- **Dealing with rubbish:** design in waste management; good example at Eddington- small communal bins linked to underground storage which is emptied on demand
- **Water conservation:** eg Elmsbrook used grey water for WC flushing.
- **Ventilation:** passive natural ventilation at Trumpington (but using fake chimneys!) and some dwellings have heat recovery systems at Elmsbrook eco village.

APPENDIX 3

Handout for Cambridgeshire Tour

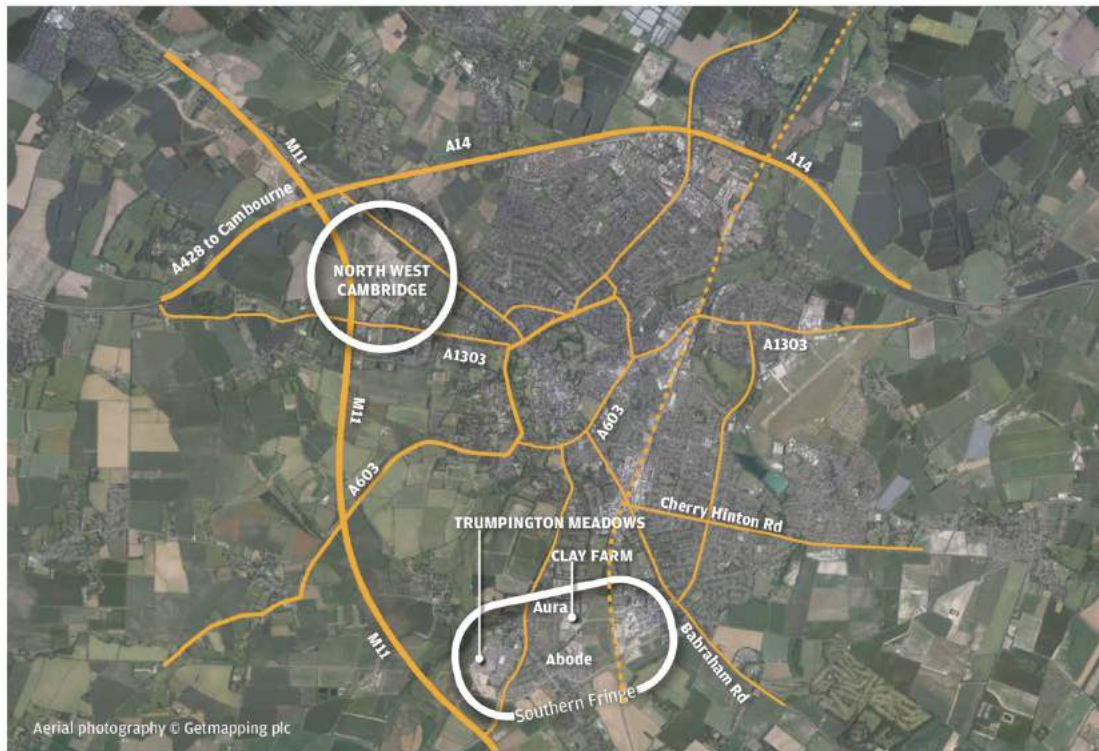
Oxfordshire Cotswolds Garden Village Study Tour 2019 31 January

Cambourne	Cambridge Southern Fringe	North West Cambridge
		
<p>Grosvenor Britain & Ireland brings over 300-years of history of creating, managing and maintaining high quality places for people to live, work and play. This is our enduring mission.</p> <p>We seek to work collaboratively with and leave a positive impact on the communities we serve.</p>		



Oxfordshire Cotswolds Garden Village Study Tour 2019 Thursday 31 January



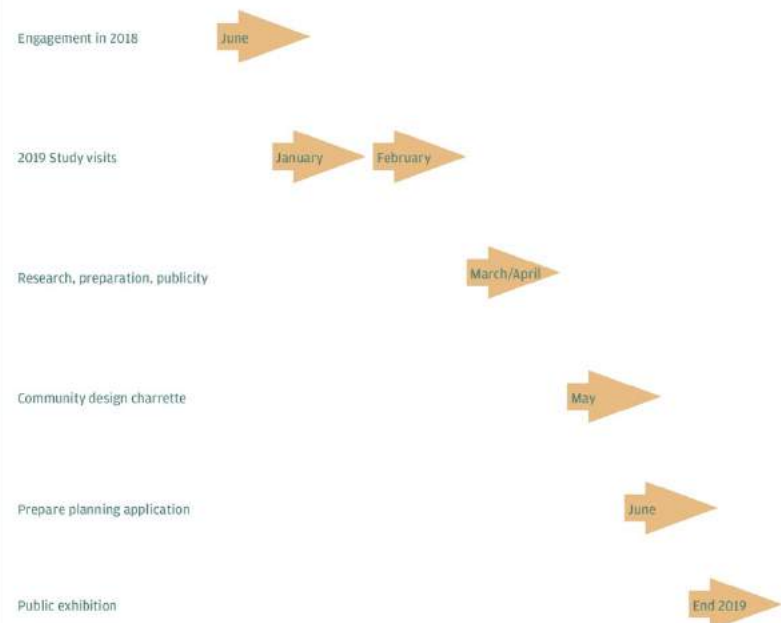


Oxfordshire Cotswolds Garden Village Study Tour 2019 Thursday 31 January

The team

- Grosvenor
 - AECOM
 - Terence O'Rourke
 - Peter Brett Associates
 - Four Communications
 - Kevin Murray Associates
- Planning**
- Design & masterplanning**
- Transport and infrastructure**
- Communications**
- Engagement and facilitation**

Context of study visits



Purpose

1. Visit other planned settlements - NEW and OLD
2. View OUTPUTS, hear about PROCESSES
3. Enquire, explore and discuss LESSONS - positive and negative
4. Provide information and experience for CHARRETTE DESIGN PROCESS
5. Ensure INTELLIGENT PLACEMAKING approach

Ground rules

- Bring your specialist and local knowledge
- Think of interests & concerns of all others - residents & users
- Look across a generation - 10-30 years and more
- Fact-finding - be inquisitive and probing
- No single answer - respect diverse views
- Be collaborative - share learning

Send any notes/observations of visit to Merlene and Jas

Take pictures for record

Tweeting on hashtag #OCGVynsham

Chatham House rule - non attribution

Some questions to consider

- Is there evidence of a collective vision supported by collaborative partnerships and community engagement?
- What is the relationship of the place to the context of its surroundings?
- Is there a unique and distinctive sense of place?
- Is the place attractive, safe and enticing?
- Are there vibrant streets and spaces with active frontages?
- Is there adequate provision of parks and open spaces?
- Does the place exhibit and promote environmentally sustainable behaviour?
- Does the place provide an appropriate range of transport and access arrangements?
- Is there an adequate management system to ensure the continued legacy of the place?
- What has been the biggest challenge in creating the place?
- Is the place flexible to adapt to future trends and population changes?
- Are commercial and economic activities encouraged?
- Do the community and social facilities support a balanced and healthy life?
- Is there any evidence of Garden Village principles in the place?
- Do you think there is anything relevant to OCGV?

Oxfordshire Cotswolds Garden Village Study Tour 2019 Thursday 31 January

Cambourne

Introduction

Cambourne is one of Cambridge's newest settlements, located 9 miles west of the city. Permission was granted in 1994 for 3,300 dwellings on Monkfield Farm site (417ha). The masterplan designed by Terry Farrell (later Randall Thorpe Landscape Architects) was approved in 1996 and consisted of three interlinked villages (Lower Cambourne, Great Cambourne, and Upper Cambourne), with walking and cycling routes to the key centre. The original masterplan used densities which varied from 24.9 dwellings per hectare (dph) in Great and Upper Cambourne to 23.2 dph in Lower Cambourne. An increased density of 30 dph was subsequently applied and meant that the permitted 3,300 homes were built at Lower Cambourne, most of Great Cambourne and only on the north-western part of the Upper Cambourne footprint. The first residents moved into the new development before the millennium and the creation of the Parish Council was formed five years after (2004).

Delivering the Facilities

Cambourne provided approximately 30% affordable housing. An unforeseen influx of young families meant that the original education provision was not sufficient. Two primary schools were originally proposed with no plans for a secondary school, today, there are four primary schools and a secondary school which opened in 2013. The local sports centre opened in 2011 providing a state of the art gymnasium, four court sports hall and a 5-a-side pitch. The Cambourne business park is walking distance to the centre and is known for its excellence in the software engineering sector and continues to attract like-minded business. It has been masterplanned to provide over 750,000 sq ft of innovative business space. The business park provides a congestion-free commute with the A428 dual-carriageway which links to Cambridge.

Ecology and Landscape

One of the most valued aspects of Cambourne is the ease of access to the countryside. With the award-winning landscape masterplan, a circular bridleway was designed around the three villages. Drainage features have been incorporated which are managed for amenity and ecological value. The green spaces and drainage infrastructure are maintained by different groups (including Anglian Water, County Council, Wildlife Trust, and Environment Agency). In each of the Cambourne villages, a central green area creates a "green lung" that serves as an area of public open space. This in turn forms ecological corridors to main hedgerows in each village. The existing hedgerows have been retained to form the backbone to a number of greenways across the development area. This provides valuable wildlife corridors which connects existing woodlands, village greens, lakes, and facilitates access to wider open areas across Cambourne.

Transport in Cambourne

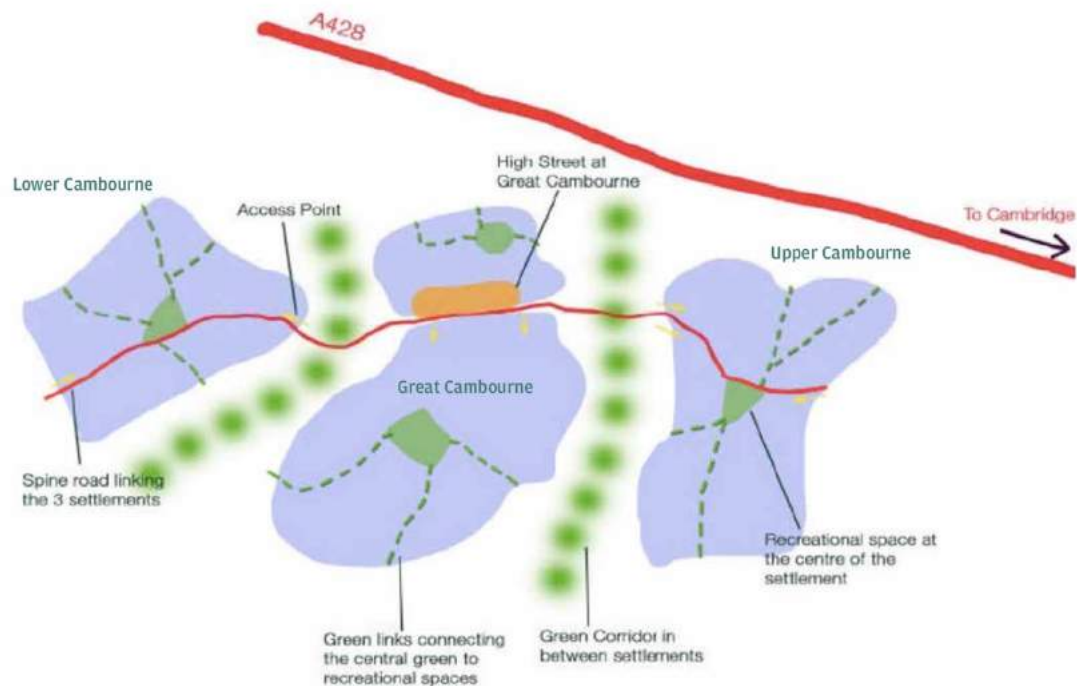
Given the strategic location of Cambridge, excellent vehicular connections to Cambridge and the wider area are readily available. There is a good public transport connection to Cambridge with a bus every 20 minutes through most of the day. Due to the increased densities and the provision of high quality and safe foot/cycle connections in Cambourne, walking and cycling journeys to schools have increased.

Cambourne West

Permission was granted in January 2017 by South Cambridgeshire District Council for the development of 2,350 new family homes as part of a western extension to Cambourne with associated facilities (two new primary schools and secondary school, employment areas and retail, and sports pitches) and open space. MCA developments believe that this extension will be a highly sustainable development which will complement the existing villages.



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Approved masterplan for Cambourne West

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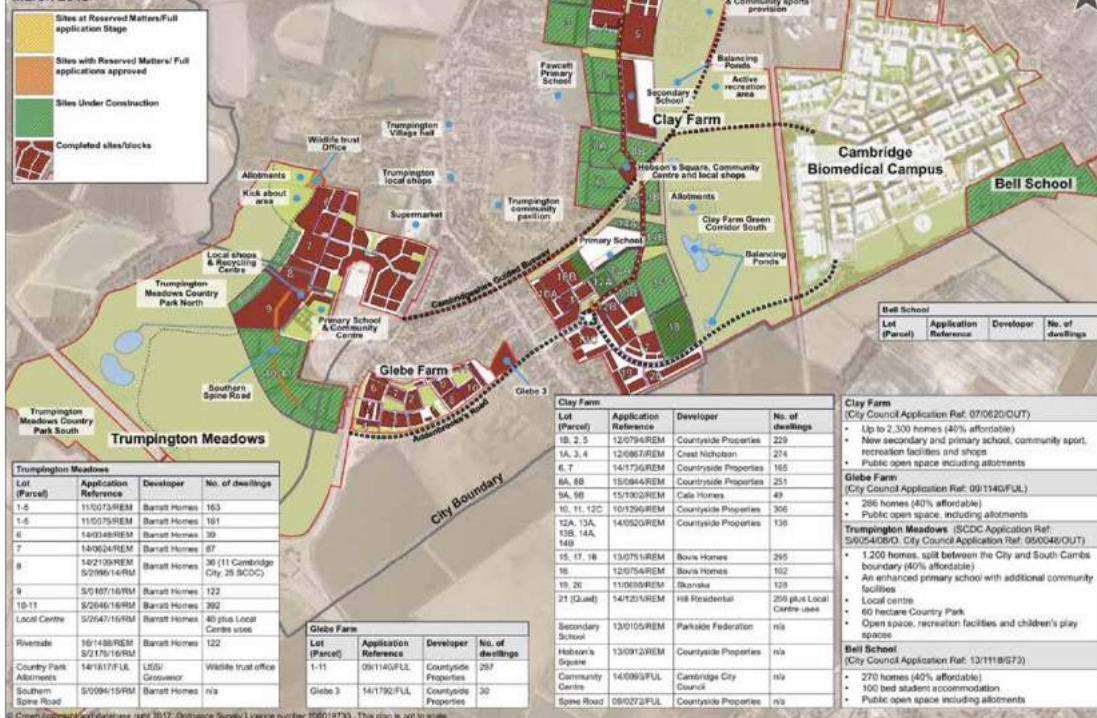
Cambridge Southern Fringe

Introduction

The vision for the Southern Fringe is to create a distinctive new urban extension to the City to meet a range of needs for the Cambridge area, including additional housing close to an existing employment area, new employment opportunities, the expansion of clinical facilities, biomedical and biotechnology activities and related higher education and research institutes. The extension will incorporate open space to serve the residents of the new development, Cambridge City and South Cambridgeshire and opportunities will be taken to enhance amenity, biodiversity and access to the countryside.

Project	Site size	Number of units
Trumpington Meadows	30 Hectares gross	1,200 homes
Glebe Farm	9.79 Hectares	286 homes
Clay Farm/ Showground	60.69 Hectares	Up to 2,300 homes
Addenbrooke's	57.93 Hectares	Clinical, biomedical uses, research and development
Belle School	7.61 Hectares	270 homes
Total		4,056 homes

March 2018



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Trumpington Meadows

The site possesses 1,200 homes split between the Cambridge/South Cambridgeshire boundary of which 40% are affordable housing. Trumpington Meadows has an enhanced primary school with additional community facilities, a local centre, 60 hectare country park (plus 2.7 hectares of other public open space), open space, recreation facilities and children's play spaces.

- Housing densities
- Character areas and architectural styles
- Primary school and local centre
- Relationship to Trumpington Country Park
- Pocket Parks

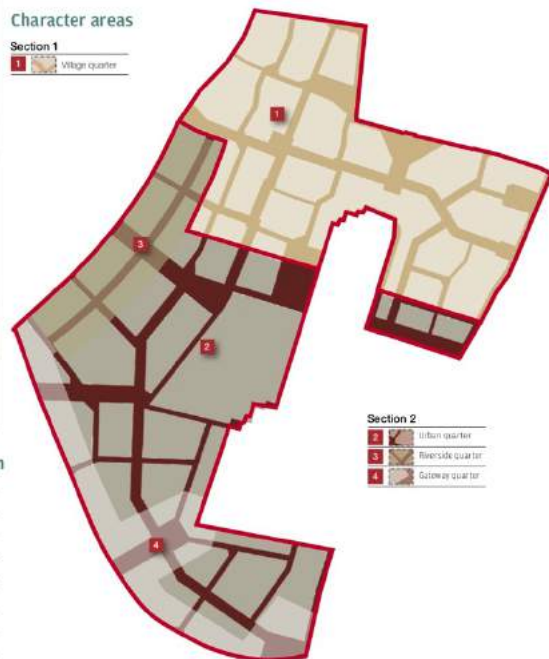
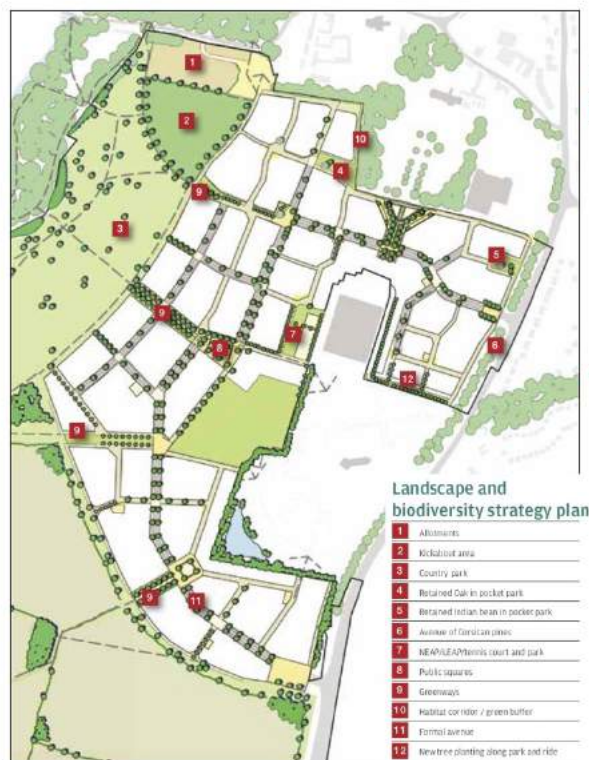




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Urban form diagram





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Abode

Summary

Abode at Great Kneighton is a key part of a major new housing and mixed-use development in South Cambridge. The design consists of a hierarchy of spaces and housing types to suit the transition from urban to rural edge. This gives form to the existing infrastructure and a sense of arrival at the entrance to the neighbourhood, before moving sequentially towards a more relaxed morphology that addresses the adjacent countryside.

Key Features

- Housing typologies
- Arrangement of public and private spaces
- Character areas and architectural styles
- Setting to the existing housing





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Aura

Summary

In response to its location, the design for Aura is organised within a legible framework of streets and landscaped squares. A range of dwelling heights provides an interesting roofscape and taller 'locator' buildings provide easy wayfinding around the site.

Key Features

- Street design and primary street
- Higher density housing and apartments
- Housing typologies
- Local centre and secondary school





Architects sketch of Aura looking south west

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North West Cambridge

Introduction

The University of Cambridge is one of the world's leading universities. It is renowned for its teaching and research excellence, and it makes a significant contribution to the prosperity of the city of Cambridge and the UK economy. The university recognised that in order to maintain its reputation and to attract the best talent, it needed to address the issues of a lack of affordable housing for its staff and post-graduate students as well as enhancing facilities for research and development. The concept for NW Cambridge was therefore established and plans evolved into the provision of 1,500 homes for University and College staff, 1,500 homes for private sale, 2,000 postgraduate bed spaces, 100,000sqm of academic and research and development space, community facilities, a hotel, care home and public open space. The local authorities involved resolved to grant planning permission in August 2012 and planning consent was formalised in February 2013 with the signing of the section 106 agreement.

Sustainable Transport

The North West Cambridge Development places a large emphasis on cycling with routes provided throughout the site from the outset to connect to Girton to the north and the centre of Cambridge to the south. Generous cycle parking standards set out in local policy documents have been met across the development including provision for non-standard bikes with trailers as well as maintenance facilities for bikes within stores. All residential bike stores are located in convenient locations to maximise their use.

Phasing of Infrastructure

The timing of development on site has been carefully phased to ensure key infrastructure is delivered to meet the demands of new residents. Through significant investment at the outset, the university has enabled earlier delivery of infrastructure than would typically be expected on a phased development of this scale. The first phase includes a 3 form entry primary school, community centre, nursery, doctors surgery, supermarket, retail units, hotel, senior living home and sports pitches, all located around the centre of the site to establish a sense of place.

Affordable Housing

The site comprises 50% affordable housing. The 1,500 affordable units are all classified as key worker housing. This provides housing for qualifying university staff at a discount to market rent. The order of priority will be determined by having regard to the employee's level of housing need and their contribution to the functioning and success of the university and its colleges. The remaining 1,500 consented units will be for private market sale. The first phase of development which concluded in 2018 provides 700 key worker units, 450 market homes and 325 post-graduate student rooms. The delivery of the affordable units has been accelerated relative to the market units to meet what is considered a critical need.

Sustainability

The university feels that it has a role to ensure that people lead more sustainable lives therefore has adopted innovative and unique measures including the largest water recycling system in the UK, a district heating network and an underground bins system. All homes will be built to the Code of Sustainable Homes Level 5 meaning that North West Cambridge will provide two-thirds of all homes ever built to this standard. All non-residential buildings within phase 1 have been built to BREEAM Excellent standard with the community centre reaching BREEAM Outstanding. An underground bin system has been installed from the outset with sorted bins within a maximum of 50m of each residents front door. A strategic drainage system was also installed as part of the enabling works on site including a series of green fingers running through the site carrying water collected from the various lots out to drainage ponds used for rain and storm water recycling on the western side of the site which will be pumped back into homes for non-potable water use. These ponds sit in a new Parkland landscape which runs along the western boundary of the site and provides recreational use for residents and the public.

Community Uses

The importance of the community in this development is demonstrated in the delivery of the community facilities from the outset. The school, community centre, supermarket, parks and play areas are in the first phase of the scheme which will enable people to enjoy the facilities as soon as they move in. In addition to the facilities on the development site, the community investment includes further contributions to education, community facilities and supporting officers, public realm, transport and connectivity.



Masterplan

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June 2018 events headlines

- GV should be distinct, but complementary
- Enhance Eynsham & build on existing assets
- Early delivery of social and physical infrastructure
- Healthy lifestyles, social cohesion & governance to be promoted
- Traffic and barrier effect of A40
- Focus on walking, cycling, public transport
- Strong green approach supported
- Genuine collaboration requested
- Provision of affordable housing
- Quality to be ensured through design code



Design charrette stages (May)

1. Agree time, venue and format
2. Notification and publicity
3. Site visit/walkover
4. Understand technical and environmental constraints and opportunities
5. Explore future scenarios
6. Review themes/objectives
7. Develop masterplan options
8. Agree on scenarios to progress and present at public exhibition



Benefits of charrette

- Intensive, participatory event
- Transparency
- Shared learning, testing, realism
- Assists collaborative thinking
- Links organisations & individuals
- Can build towards consensus and trust
- Moving a shared plan forward



Next steps

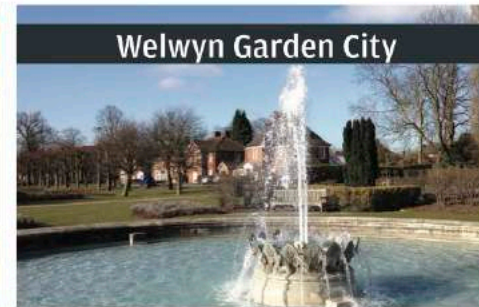
- | | |
|--|--------------|
| 1. Lessons, comments to Jas & Merlene | Mid February |
| 2. Hertfordshire GV visits | 28 February |
| 3. Lessons, comments to Jas & Merlene | Mid March |
| 4. Notes on both visits considered by team | End March |
| 5. Invitation to Charrette | April |
| 6. Design Charrette | May |



APPENDIX 4

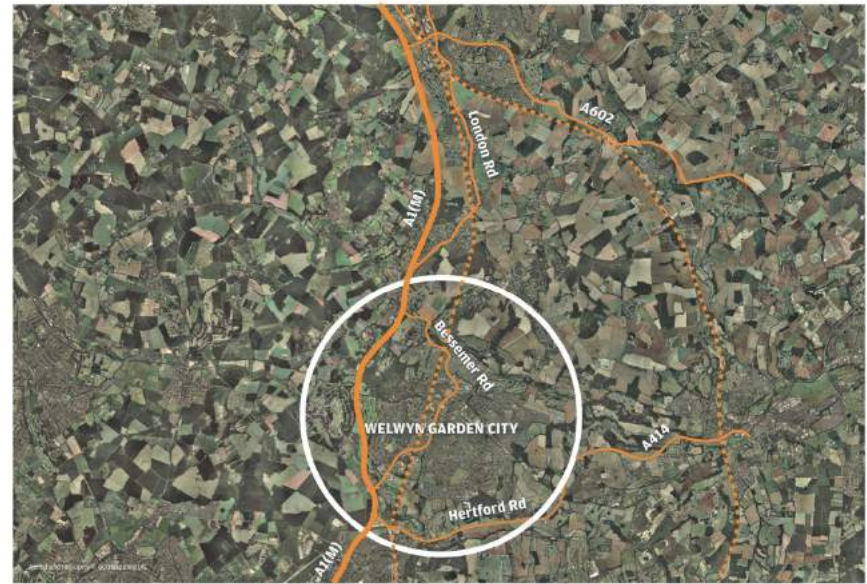
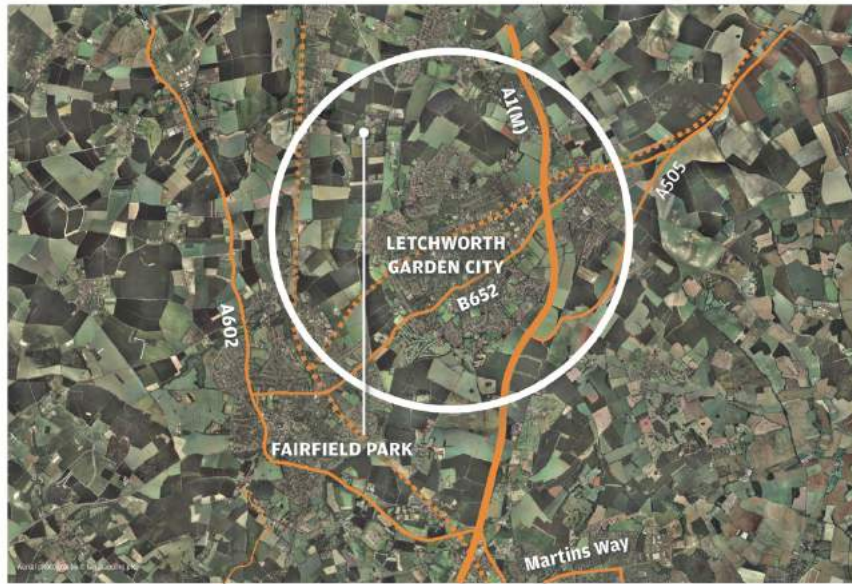
Handout for Hertfordshire Tour

Oxfordshire Cotswolds Garden Village Study Tour 2019 28 February



Grosvenor Britain & Ireland brings over 300-years of history of creating, managing and maintaining high quality places for people to live, work and play. This is our enduring mission. We seek to work collaboratively with and leave a positive impact on the communities we serve.





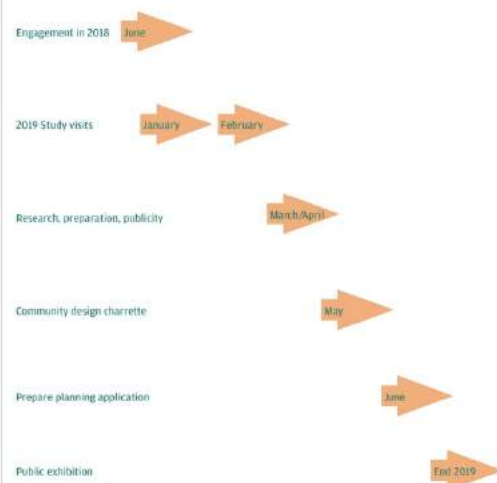
The team

- Grosvenor
- AECOM Planning
- Terence O'Rourke Design & masterplanning
- Peter Brett Associates Transport and infrastructure
- Four Communications Communications
- Kevin Murray Associates Engagement and facilitation

Purpose

1. Visit other planned settlements - NEW and OLD
2. View OUTPUTS, hear about PROCESSES
3. Enquire, explore and discuss LESSONS - positive and negative
4. Provide information and experience for CHARRETTE DESIGN PROCESS
5. Ensure INTELLIGENT PLACEMAKING approach

Context of study visits



Ground rules

- Bring your specialist and local knowledge
- Think of interests & concerns of all others - residents & users
- Look across a generation - 10-30 years and more
- Fact-finding - be inquisitive and probing
- No single answer - respect diverse views
- Be collaborative - share learning

Send any notes/observations of visit to Merlene and Jas
Take pictures for record
Tweeting on hashtag #OCGVynsham
Chatham House rule - non attribution

Some questions to consider

- Is there evidence of a collective vision supported by collaborative partnerships and community engagement?
- What is the relationship of the place to the context of its surroundings?
- Is there a unique and distinctive sense of place?
- Is the place attractive, safe and enticing?
- Are there vibrant streets and spaces with active frontages?
- Is there adequate provision of parks and open spaces?
- Does the place exhibit and promote environmentally sustainable behaviour?
- Does the place provide an appropriate range of transport and access arrangements?
- Is there an adequate management system to ensure the continued legacy of the place?
- What has been the biggest challenge in creating the place?
- Is the place flexible to adapt to future trends and population changes?
- Are commercial and economic activities encouraged?
- Do the community and social facilities support a balanced and healthy life?
- Is there any evidence of Garden Village principles in the place?
- Do you think there is anything relevant to OCGV?

Briefing issues for study tour

Average household size

1901	4.5/home	1,000 homes	>	4,500 people
		2,000 homes	>	9,000 people
1951	3.5/home	1,000 homes	>	3,500 people
		2,000 homes	>	7,000 people
Today	1.9/home	1,000 homes	>	1,900 people
		2,000 homes	>	3,800 people

Ageing population

The average life expectancy has gone from 48 (1901) to 85 (1950s) to 79/83 (2015). The proportionate composition of the total number has shifted, generally to older population

So, the same number of homes today provides:

- Well under half of a century or so ago
- A generally older proportion of the overall mix

What would be to position in 2030, 2050, 2070? (equiv to 1969 backwards)

What are implications for shops, schools, bus service, etc?

Fairfield Park

Fairfield Park and Fairfield Hall occupy the 66 hectare site of the former Fairfield Hospital, which closed in 1999. The original hospital building, dating from 1857, was listed as Grade II in 1985 and the church, completed some twenty years after the hospital, was listed in 1997. Redevelopment of the site originated as a way of securing the future of the hospital building.

The main hospital building, Fairfield Hall, has been converted into apartments and incorporates a brasserie and health club with swimming pool.

Fairfield Park enjoys fine mature trees and playing fields. A supermarket with apartments above, a primary school and a community centre have been built at the heart of the project.

The new homes are well laid out with streets that respect the existing landscape features and connect with the country road on the development's eastern side. Terraced, semi-detached and detached houses and small apartments define perimeter blocks and overlook the streets. Car parking is accommodated on the street, on plot and in small parking courts.

Fairfield Park is exceptional in that developments by several different housebuilders have been successfully integrated because of a masterplan, together with a design code strongly supported by the local authority. The result is a coherent community with a unique character.

Successful implementation of the design code was due both to the user friendly nature of the guidance – in the architect's words: 'we wanted to produce a largely graphic document as opposed to a legal tract' – and to the continuity ensured by the local authority's urban designer. She noted that she had 'to make a big effort to drive the quality up' by insisting that the developers adhered to the design code.

The design code 'aims to produce a unique development that respects the setting of the former Victorian hospital and strives for quality in the design of the built environment. The design philosophy reflects elements of Victorian architecture such as stone mullions, double storey bay windows, decorative stone detailing, leaded glass, wooden sash windows, grey slate roof tiles, iron railings, stone capped walls, traditional chimney pots and box hedging'.

There is a wide range of facilities within easy walking distance for all residents. These include a small supermarket, cash point, primary school, nursery, community centre, play areas, bowling green, cricket and football pitches and tennis courts. The former hospital houses a new brasserie and health club with swimming pool.



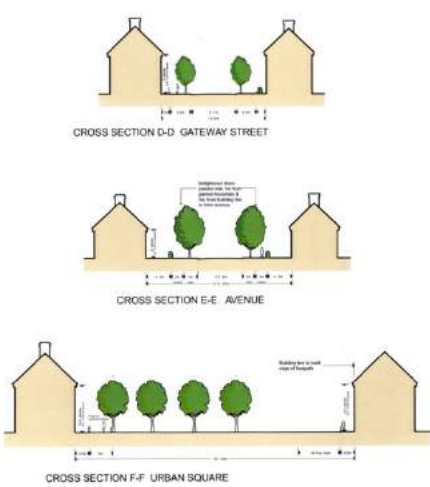
Outline masterplan for Fairfield Park



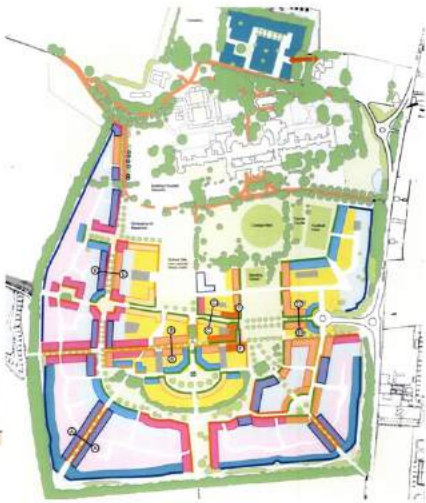
Housing typologies at Fairfield Park



Fairfield Hall which includes flats and a health club



Typical sections - Street and space section describing scale and proportion.



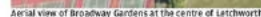
Design code regulating plan - cross references design parameters to specific areas of the masterplan.

BLOCK SIZES				STOREY HEIGHTS		SET BACKS	NOTES
BLOCK CODE 1	Terrace	Semi-detached		2 1/2 storey	2 storey		Build form around perimeter defining a corner of village and defining a building corner. To be constructed of brick.
BLOCK CODE 2	Terrace	Terrace	Semi-detached	2 1/2 storey	2 storey		A long building with front elevation perpendicular to the street.
BLOCK CODE 3	Terrace	Semi-detached	Semi-detached	2 1/2 storey	2 storey		The code is used in areas where a formal management of building form is required. Building form is the result of the urban form, which reflects the scale of the street building, semi-detached, terrace, urban and rural, and village.
BLOCK CODE 4	Terrace	Semi-detached	Semi-detached	2 1/2 storey	2 storey		The code is used in areas where a formal management of building form is required. Building form is the result of the urban form, which reflects the scale of the street building, semi-detached, terrace, urban and rural, and village.
BLOCK CODE 5	Terrace	Terrace	Semi-detached	2 1/2 storey	2 storey		The code is used in areas where a formal management of building form is required. Building form is the result of the urban form, which reflects the scale of the street building, semi-detached, terrace, urban and rural, and village.
BLOCK CODE 6	Semi-detached	Semi-detached	Detached	2 1/2 storey	2 storey		The code is used in areas where a formal management of building form is required. Building form is the result of the urban form, which reflects the scale of the street building, semi-detached, terrace, urban and rural, and village.
BLOCK CODE 7	Terrace	Semi-detached	Semi-detached	2 1/2 storey	2 storey		The code is used in areas where a formal management of building form is required. Building form is the result of the urban form, which reflects the scale of the street building, semi-detached, terrace, urban and rural, and village.
BLOCK CODE 8	Semi-detached	Semi-detached	Detached	2 1/2 storey	2 storey		The code is used in areas where a formal management of building form is required. Building form is the result of the urban form, which reflects the scale of the street building, semi-detached, terrace, urban and rural, and village.
BLOCK CODE 9	Semi-detached	Detached		2 1/2 storey	2 storey		The code is used in areas where a formal management of building form is required. Building form is the result of the urban form, which reflects the scale of the street building, semi-detached, terrace, urban and rural, and village.

Block coding - example of the possible block design permutations, cross reference to regulating plan.

Leading philanthropic industrialists had already demonstrated that better housing and working conditions had benefits for the general population – notably at New Lanark (Kewen), New Earswick, York (Rowntree), Saltaire, Bradford (Titus Salt), Bourneville (Cadbury) and Port Sunlight (Lever). Building on this evidence and on the ideas of anarcho-syndicalists, Ebenezer Howard developed a 'best of town, best of country' model approach to new communities, published in his book *To-morrow: A Peaceful Path for Reform* in 1898.

Howard set up the Garden City Association to promote the idea and by 1902 there was enough interest and backing for the approach that The First Garden City company was established and the Alington Estate, in North Hertfordshire, was purchased - initially only 1,000 acres but rising to 3,818 acres.



Construction began in 1903, working to plans and designs by Arts and Crafts architects Barry Parker and Raymond Unwin. These Buxton architect-masterplanners sought to bring a distinctive identity, broad streets and a sense of greenery into the new town. A key element was buildings, facilities and spaces funded from the proceeds of property development.

Visually, the now mature Letchworth Garden City retains the strong landscape and green space elements that bring the countryside into the town; however, despite its leafy suburban reputation it has always been a more balanced, mixed use working town, rather than a mono-culture dormitory.

In 1962, the assets, role and responsibilities of First Garden City Ltd were transferred to a public sector organisation - Letchworth Garden City Corporation. Thirty-three years later, a further Act of Parliament wound up the Corporation, passing the £56 million Estate to Letchworth Garden City Heritage Foundation, who continue to invest in the community and landscape elements.

The Letchworth Garden City that we will visit was a response to a set of Victorian/Edwardian urban living circumstances, often at much higher household densities than we experience today. It will be interesting to see what lessons it may have for a 21st century garden village.



Letchworth masterplan



Letchworth town centre and high street



June 2018 events headlines

- GV should be distinct, but complementary
- Enhance Eynsham & build on existing assets
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Mid March
End March
April
May

