



Bennell Farm West, Comberton

Who are PiP

PiP is an experienced, award-winning architectural practice located in central Cambridge. As a practice registered with CIAT, our reputation is built on delivering high quality and dependable designs from conception through to planning and construction. We are fortunate to have a large returning client base including private individuals, colleges and developers.

Our entire team believes strongly in the role that good architecture has to play in enhancing the quality of our environment. We constantly keep abreast of the latest developments in architecture and construction technology so that we can provide elegant, effective and efficient solutions. In addition, we maintain strong relationships with planning authorities to ensure that we help our clients deliver buildings that support the needs of the local community.

From restorations of heritage buildings, to renovations, extensions and new builds, we are proud to have participated in projects that have delivered beautiful and sometimes award-winning residential and commercial buildings throughout Cambridge, Cambridgeshire and the wider East Anglia region.



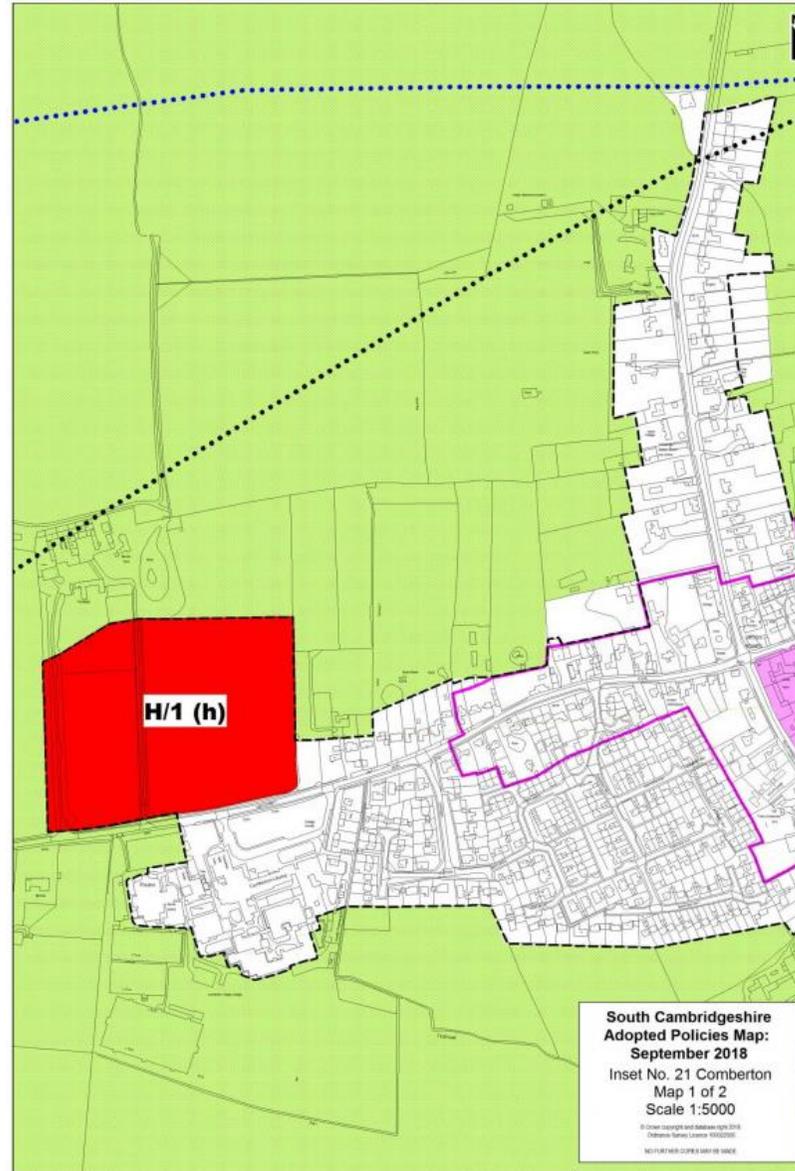
Purpose of Statement

We are preparing a residential development proposal on behalf of RWS & Mrs SE Arnold, on land at Bennell Farm, Comberton. This application provides a layout for 45 dwellings with associated roads, footpaths, landscaping and open space.



Comberton Proposals Map

Source: South Cambridge District Council



National Planning Policy

The importance of good design in new development is set out in the National Planning Policy Framework. Paragraph 127 states:

“Planning policies and decisions should aim to ensure that developments:

1. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
2. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
3. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
4. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
5. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
6. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

PIP and the client look to comply with this national requirement within all of our developments.

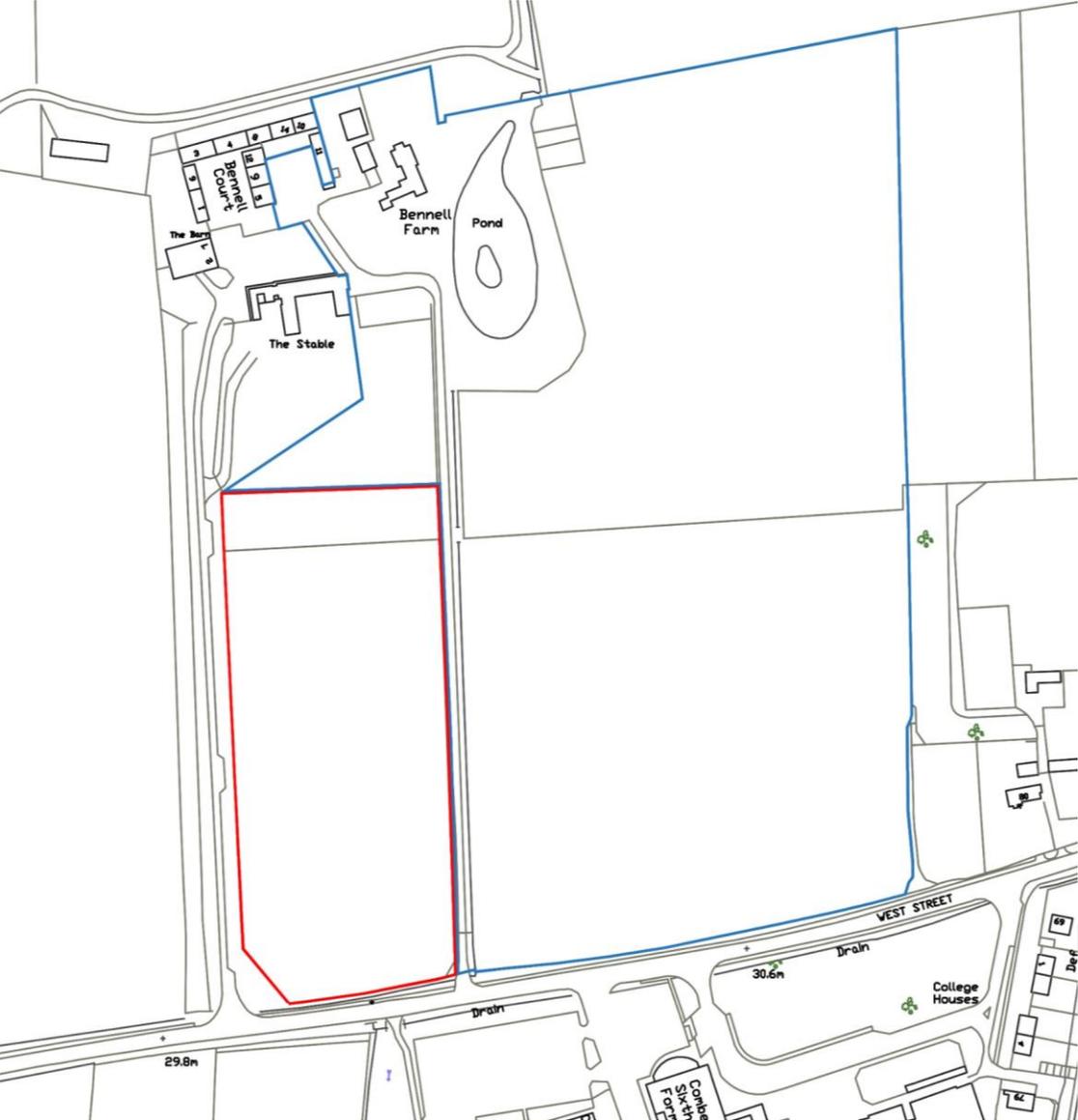
OTHER DESIGN GUIDANCE

Urban Design Compendium 1 and 2, 2007, English Partnerships & Housing Corporation

By Design - urban design in the planning system: towards better practice, 2000, DETR & CABE

Building for Life, 2008, CABE

Location Plan



Site Assessment

Site Location – The site is immediately adjacent to the western edge of Comberton although it falls within the parish of Toft. The southern boundary is the B1046 West Street, which is the primary route in to the village from the west. The site is well screened from the road.

The site forms a part of the agricultural landholding of Bennell Farm, whose house is located just north of the application site boundary. The landowners will continue to reside in the farmhouse and continue to use the rest of their holding.

The western and eastern boundaries are demarcated by the hedgerow and private drive of Bennell Court, also under the clients' ownership. The eastern boundary abuts the development recently started on site which is under the clients' ownership.

Land Use – The application site is currently arable agricultural land. Bennell Farm also leases space in their barns (to the north) for commercial enterprises. Access to the farm house is via the private drive which is to form the new access for the proposal site whilst the barns are currently accessed via Bennell Drive along the western boundary.

Topography – The land to the east of the private drive falls towards the drainage ditch which runs along the access road. The site levels vary by roughly 1.5m across the site from the north to the south.

Built Features – The site is undeveloped agricultural land, and as such has no built features within the red-line boundary. However, there will be a development along the eastern boundary. Most notably this includes Bennell Farm and The Stables.

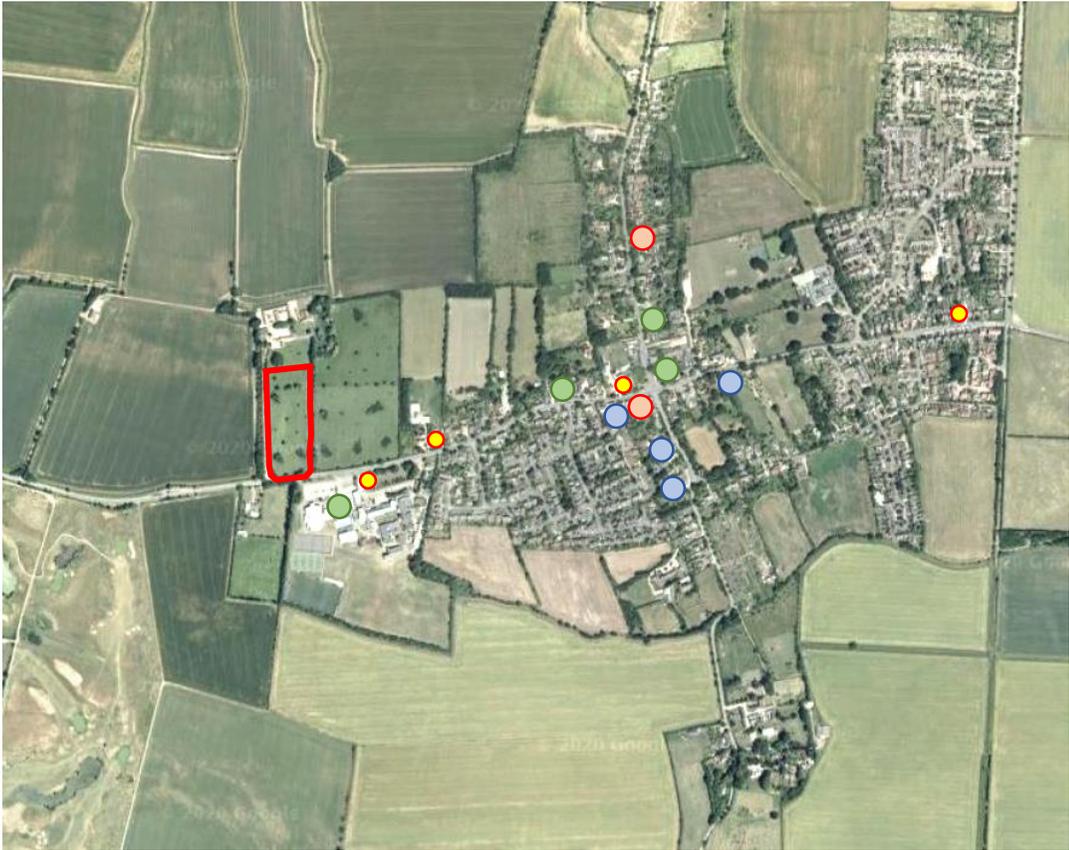
To the southern boundary on the opposite side of West Street is Comberton Village College.

Access – Vehicular access to the site is taken from West Street to the South. This access also serves the private drive of the farmhouse and will be upgraded as a result of the approved development to the east of the site. There is another access to the west of the site that serves Bennell Court only. There are currently no public footpaths which cross the site.

Built Character – Whilst the buildings immediately adjacent to the site to the south date from the second half of the 20th century, the village of Comberton is much older, with evidence of a settlement existing there for the last thousand years.

Roofs are generally shallow in span and relatively steep in pitch, and are regularly broken by chimneys and dormer windows. Street elevations are broken up by projecting gables, bays and occasionally, over-sailing projections. Materials are predominantly brick and painted render, and exposed “black and white” timber framing is also in evidence. One feature of the more local area is the use of timber weatherboarding, which is predominately painted black.

Local Facilities Plan



- Local shops
Including
Budgens,
Public House, a Pub
and Hair Salon
 - Educational Buildings
Including
Primary School,
Playgroup, College,
Hall & Library
 - Surgery &
Dental Practice
 - Bus Stops
- 1 km Radius

Constraints and Opportunities

The assessment of the site and its surroundings along with the supporting technical work has identified the following constraints and opportunities:

Constraints

- Sloping site topography.
- Preservation of landscape setting to the edge of Comberton village when viewed from the north and west.
- Amenity of adjoining residential properties.
- Root protection areas of trees and hedgerows to be retained.

Opportunities

- Design response to topography of site to protect landscape character and create visual interest in development.
- Exploit attractive outlook to retained surrounding open spaces.
- Improve traffic management on West Street by enhancing the existing junction.
- Site is large enough to provide a range of property types.
- Retain and enhance existing landscape features, for example remnant hedgerows and ditch courses, as far as possible to provide maturity to the development.

- Provide substantial new tree planting to help integrate proposed development into the landscape, and reinforce the local landscape character of Comberton.
- Provide additional facilities for existing local residents, such as public open space.

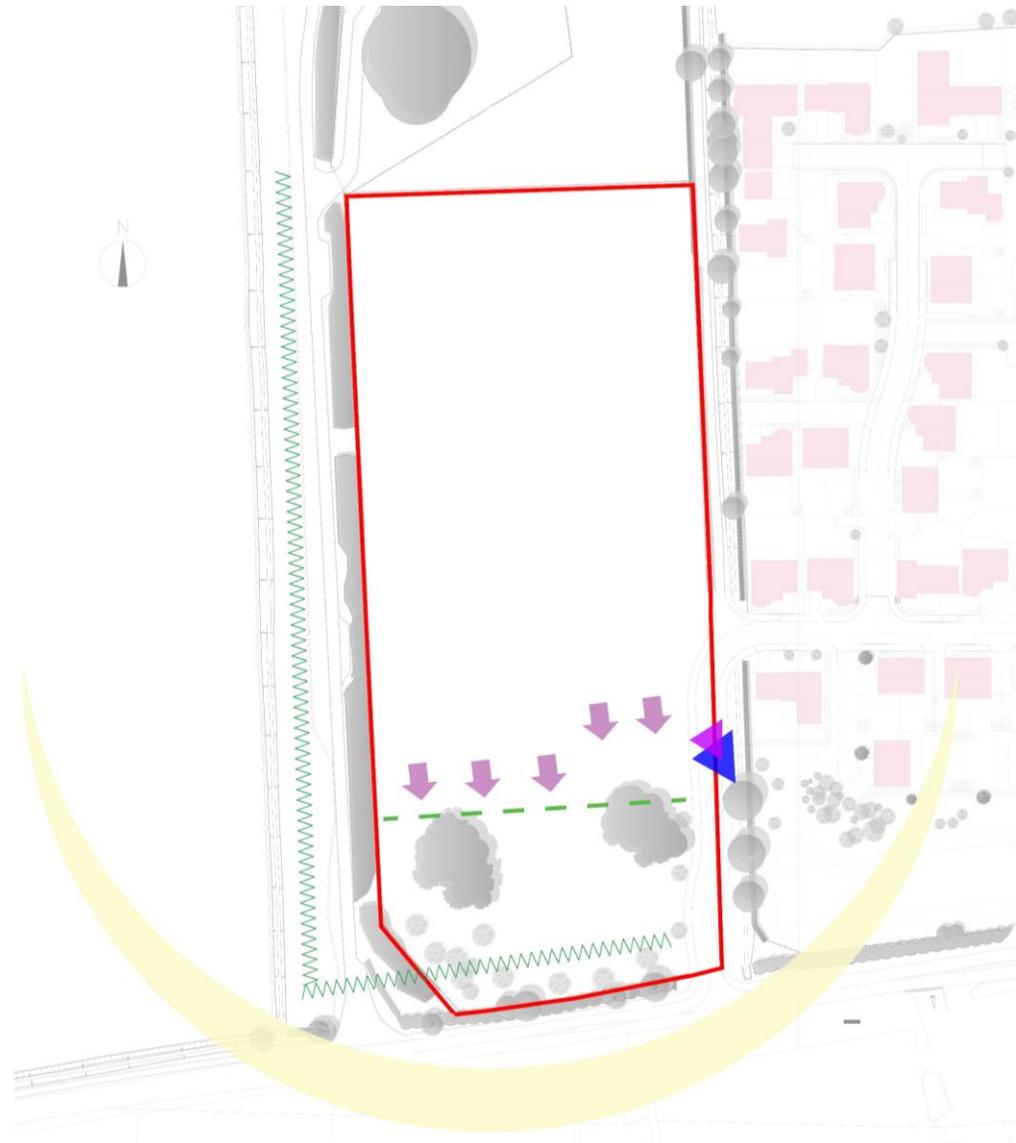
Design Principles

- As a result of the consultation process, and having regard to the assessment of site constraints and opportunities and the relevant planning policies, the following design principles were established:
- Produce a scheme which, above all, respects the high quality landscape gateway to the village, and follows the landscape design principles which have been established;
- Provide architectural features which are in keeping with the existing built fabric of the village;
- Retain existing landscape features within the site, particularly trees and hedgerows as set out in the tree protection plan;
- Utilise a materials palette which respects the materials in use in Comberton and is representative of the local vernacular;
- Ensure public and private areas are clearly defined throughout the site;
- Provide focal points within the development to aid legibility;
- Maximise the permeability for the development by connecting to and encouraging the use of existing footpath links.

Site Constraints and Opportunities

KEY

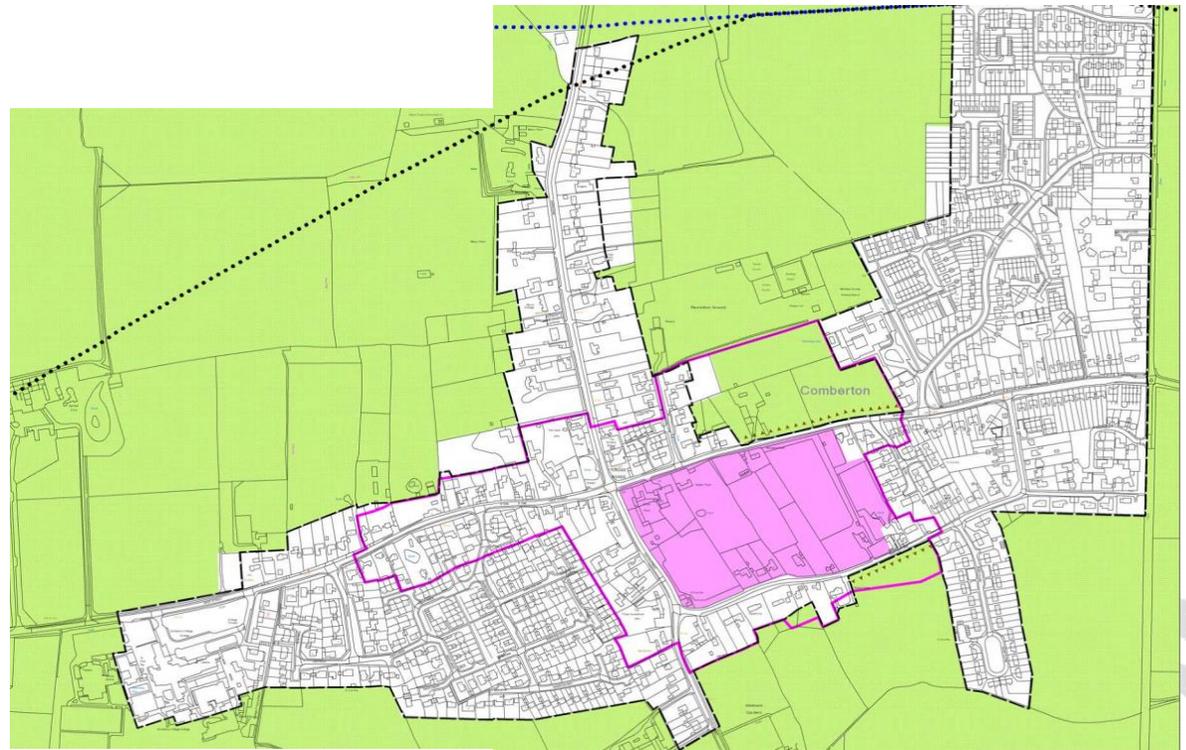
-  Application Boundary
-  Primary Aspect Views
-  Existing Buildings
-  Sun Path
-  Existing Vehicular Access
-  Existing Tree Belt to be Retained
-  Proposed Building Line
-  Proposed Pedestrian Access



Conservation Area

South Cambridgeshire Adopted Proposal Map

— Conservation area



Comberton Precedents Studies

Comberton Village College is probably the most significant building closest to the site. Contemporary in design it is a 'land-mark' building when entering the village from the west. Notable features include the louvered screens, cedar cladding and metal roof coverings.



1



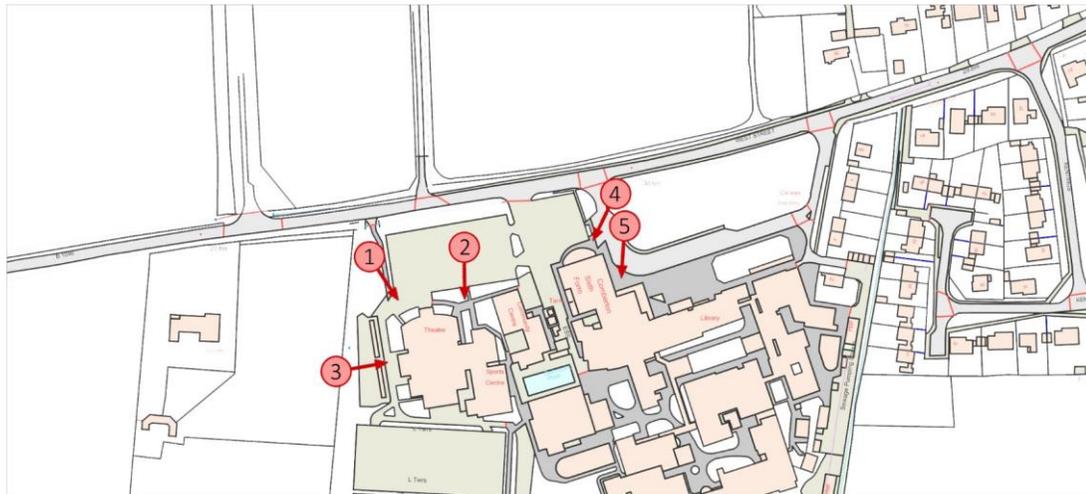
2



3



4



5

Comberton Precedents Studies

As you enter further in to the village the character becomes very mixed. Older, agricultural use buildings are generally clad in black painted weatherboarding whilst more recent interpretations use a selection of different cladding colours. There are also a few examples of apex glazing and venetian landing windows.



1



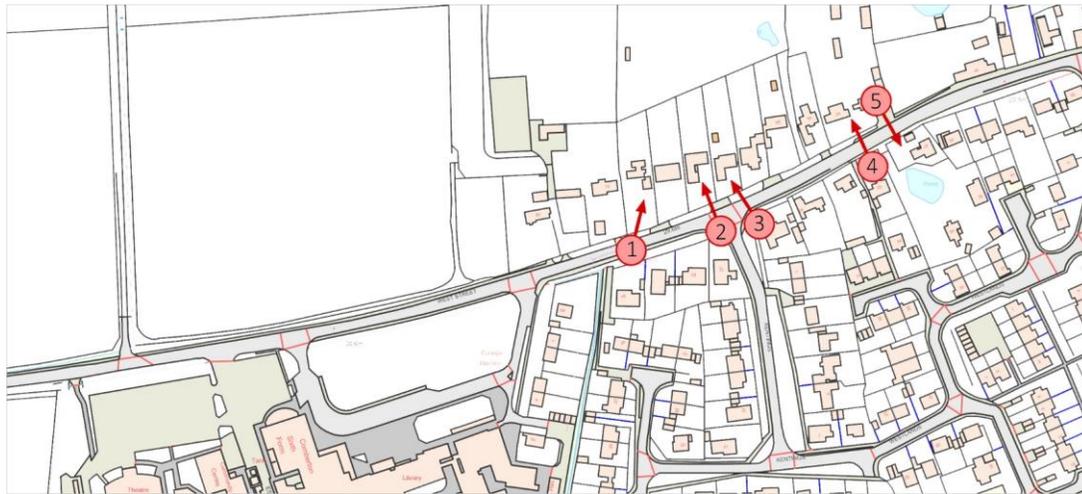
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3



4



5

Comberton Precedents Studies

Towards the village centre the character remains mixed. However, where new buildings have been permitted the selection of materials is to a high standard. This includes timber casement windows, buff plain tiles and painted render.



1



2



3



4



5

Comberton Precedents Studies

The character area between Green End and Hines Lane is defined by a wide use of weatherboarding. This is provided in a selection of colours, including the common agricultural black, but also a lighter pastel palette and helps break up the fenestration.



1



2



3



4



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Comberton Precedents Studies



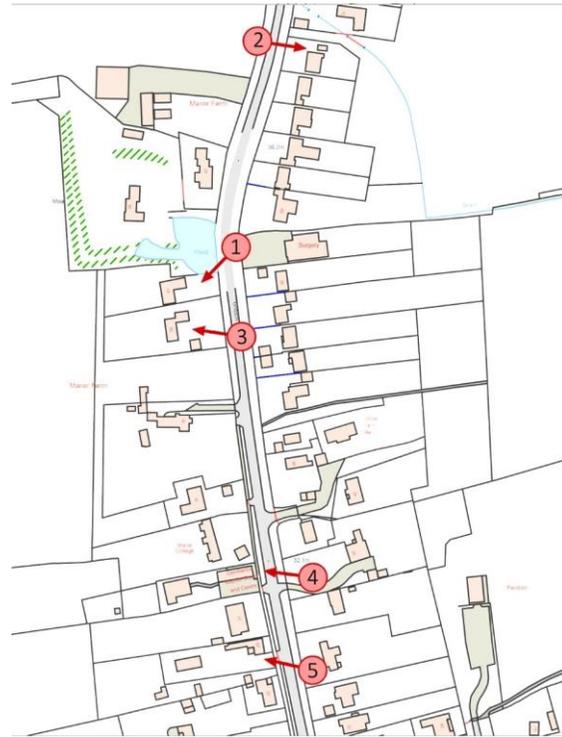
1



2



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Further along Green End the use of boarding continues, however, examples of boarded apexes and cantilevered bays are present. Window detailing such as circular apex glazing and large fanlights provide additional daylighting to interiors.



4



5

Comberton Precedents Studies



1



2



3



4



5

Comberton Precedents Studies

Contemporary buildings, when present, usually follow more traditional forms. There are a few exceptions in neighbouring villages (for example photo 4) where a strong design and good selection of materials has enabled a successful contrast and positive contribution to the village. However, these are limited.



1



2



3



4

Examples 1-4 found in Barton, a nearby village.



5



6

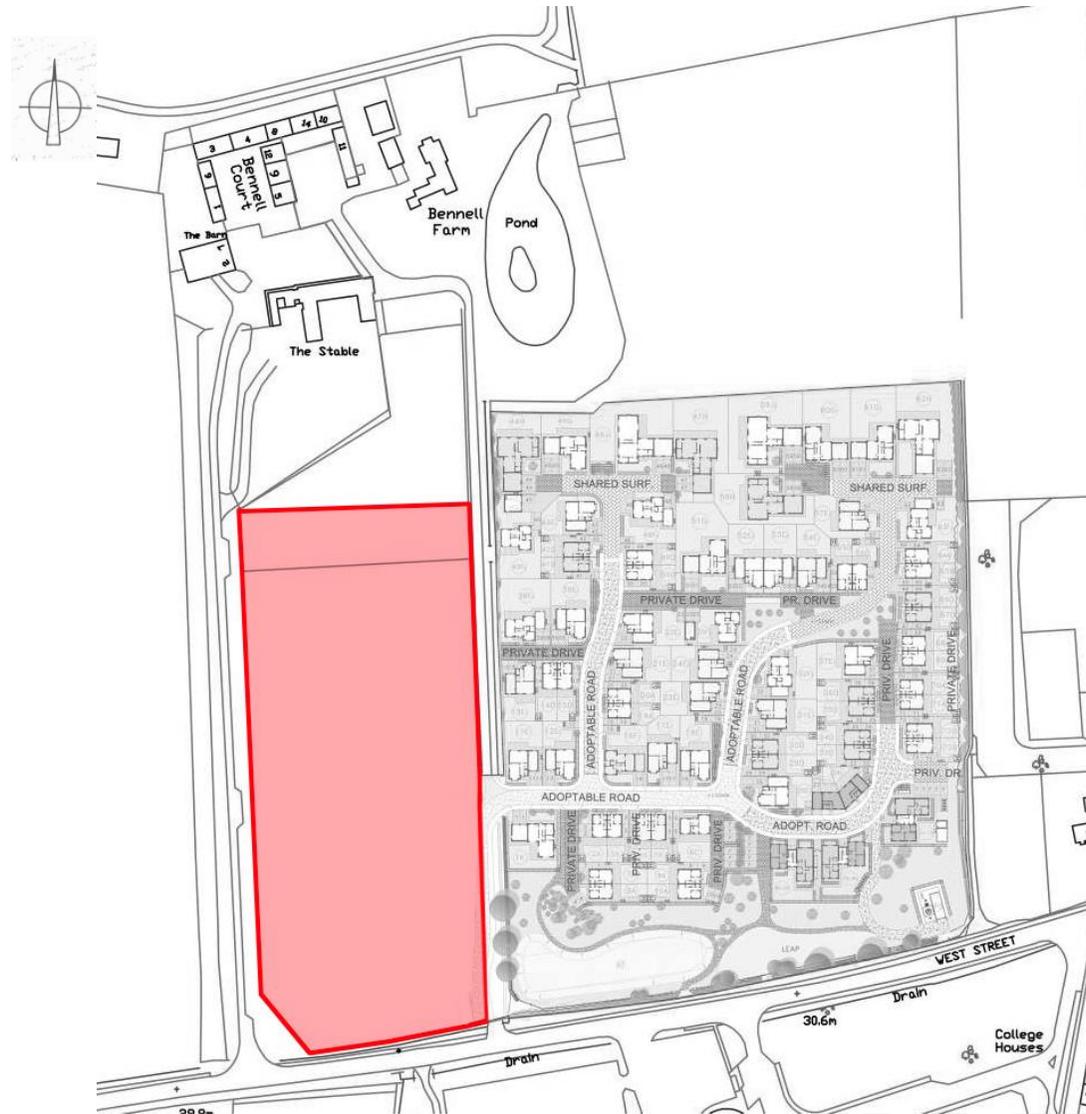
Design Development

APPROVED SCHEME

The site is adjacent to the recently approved scheme to the east, which is currently under construction. This had an influence on the design principles proposed within this application. Materials are where possible maintained from the approved scheme, the self built plots are subject to the design parameters set out in the plot passport document.

The main challenge was where to place the entrance to the site, while the new proposal aligns with the approved scheme, identifying an area of open space along the southern boundary.

The dwellings will be developed from the center of the site towards the northern border, with particular attention to the impact of the building along the borders and the facades of the buildings facing the public roads and the public open space.



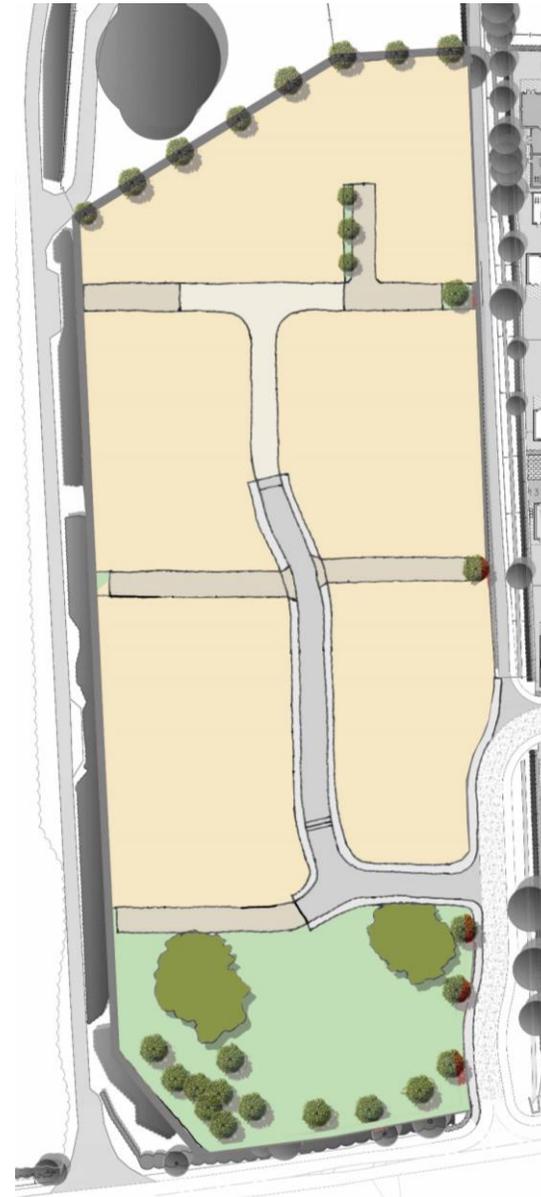
Design Development

DESIGN PROCESS

During the design process, zoning of the site identified the correct locations for the built volumes and open spaces. In terms of infrastructure, the design arrangement aims to create a winding 'green' avenue from the southern open space to the northern units and open common areas, connecting the spaces with pedestrian walkways and pockets of public open space. The Informal Open Space is provided within the southern green area and as such in a highly accessible location for residents of the scheme and the existing residents of Comberton.

The houses will occupy the central and northern area of the site, in continuity with approved scheme development to the east of the site.

A shared surface at the north end of the adoptable road allows for a turning head. Private drives provided within the curtilages.



Design Development

Welcoming Site Access

The 2 bed semidetached houses we are providing (plots 1-2) are located within the site access and plot 1 shows a double frontage to the proposed site access and the adjoining development road currently under construction creating a sort of gate way into the site.



Focal Points

Some of the key dwellings are provided as a focal point for the main highways within the site including the site access.



Sense of space /

Open space Surveillance and Overlooking

The public open space is proposed within the southern area of the site where we designed higher density buildings for better surveillance. For this purpose most of the dwellings in this area are facing the public open space which will also contribute to create that 'sense of the space' extremely important to generate strong identity for the new inhabitants and the wider village.



Connectivity

During the design process we ensured direct pedestrian and cycle access from the site to the wider village and also 1.8m wide footpaths are provided within the site.

The proposed landscaped Public Open Space is accessible and usable to everyone, improving the community facilities.



Design Development

PROPOSED SITE PLAN

The units are divided into 6 different types: 1 and 2 bedroom flats, 2 and 3 bedroom semi-detached, 4 and 5 bedroom detached. Among the flats and 2 bedrooms semi-detached units we have 18 affordable divided into social rented and shared ownership.

All the back gardens comply with the SCDC Design Guide and in most cases they exceed significantly to provide better spaces for the individual homes.

All the flats have a single parking space, all 2 and 3 bedroom houses have two spaces and all 4 bedroom units or above have a minimum of two spaces and garages.

In terms of landscape strategy the proposal introduces the winding 'green' avenue from South to North, connecting the spaces with pedestrian walkways - giving a strong character to the green areas within the development. This proposal creates clearer vertical pedestrian connections between the public open space to the south (adjacent to West Road) and the houses which face on to it.

Furthermore, we are introducing a shared surface road on the north of the site and some private drives which can give the opportunity to propose different paving materials visually reducing the impact of the infrastructure. We proposed a golden gravel asphalt colour for the adoptable road, which we identify as a central avenue, in order to create a warmer environment and a "sense of space" within the development.



TOTAL DWELLINGS: 45

AFFORDABLE HOUSING

No.	REF.	BEDS/HOUSE TY.	STOREY	SHARED OWN.	AFFORD. RENT
9	■	3 BED - FLATS	2/3	2	7
9	■	2 BED - FLATS	2/3	3	6
18	TOTAL			5	13

- 1A 1A PLOT NUMBER & UNIT TYPE - AFFORDABLE RENT
- 1A 1A PLOT NUMBER & UNIT TYPE - SHARED OWNERSHIP

PRIVATE DEVELOPMENT

No.	REF.	BEDS/HOUSE TY.	STOREY
6	■ TYPE A	2 BED - SEMI	2
8	■ TYPE D	3 BED - SEMI	2
2	■ TYPE E	4 BED - DETACH.	2.5
3	■ TYPE F	4 BED - DETACH.	2
3	■ TYPE G1	4 BED - DETACH.	2
2	■ TYPE G2	4 BED - DETACH.	2
1	■ TYPE H	5 BED - DETACH.	2
2	■	4+ B&G SELF BUILT	2.5
27	TOTAL		

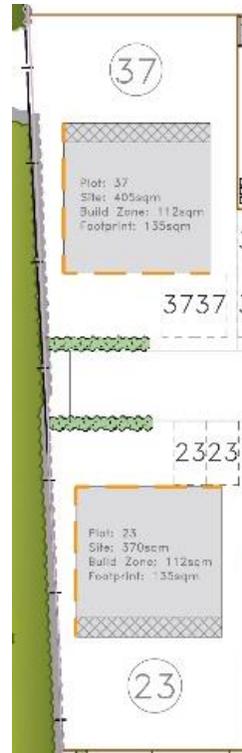
- 1A 1A PLOT NUMBER & UNIT TYPE - PRIVATE

Self Built Plots

PLOT PASSPORTS DOCUMENT

Attached to the Planning Application documents is included the Plot Passport document which provides guidance on the design parameters for the proposed dwellings on the self-build plots.

The final design of the two dwellings that are to be built on the self-build plots will need to be the subject of full planning applications to seek the specific consent of the Local Planning Authority. Any extensions to these dwellings will either be permitted under the criteria of the Town and Country (General Permitted Development) Order 2019 or will require the specific consent of the Local Planning Authority. The references to future extensions of the proposed self-build dwellings does not take into account whether they would be 'permitted development' under the 2019 Order or any subsequent amendments to this Order.



Design Development

SITE ELEVATIONS



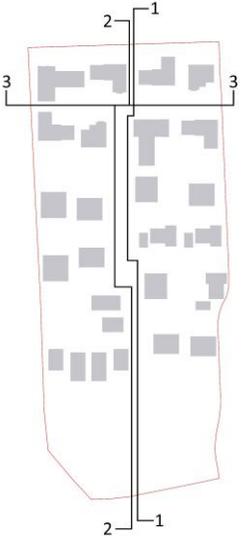
Site Section 1-1
1 : 500



Site Section 2-2
1 : 500



Site Section 3-3
1 : 500



Layout & Access

Proposed Movement and Access

The general layout site plan shows the disposition of land uses and the proposed structure for movement within the development. A well connected movement network, accessible by all users, is proposed which helps ensure that all areas of the development are easy to navigate, safe and secure. The movement hierarchy clearly defines the main routes and helps achieve a permeable layout. The hierarchy recognises the need to combine the function of the street as a movement corridor alongside its place function. The importance of each of the street types in terms of its movement and place function varies within the hierarchy. Streets are defined by the building layout, so that buildings rather than roads dominate.

There is one proposed vehicular access point in to the site via West Street.

The development proposals have been influenced by “Manual for Streets 1 & 2” which encourages designers to move away from standardised prescriptive measures and adopt a more innovative approach in order to create high quality places for all users, ages and abilities.

Footpaths and Cycleways

The location of the site close to the established community, adjacent to the centre of the village and close to public transport nodes are positive characteristics which have been maximised through the provision of safe, direct, convenient and interesting pedestrian routes. In order to achieve this, safe and convenient routes through the site, particularly for those people with disabilities, require a fundamental understanding of the elements required to achieve inclusive access and should be used to inform the detailed design proposals.

The development of a pedestrian/cycle network within the site is seen as an integral part of the transport infrastructure for the site. The potential for connection to any future off-site network will allow users of all ages and abilities to move safely and conveniently between all points of the development and surrounding facilities.

The following measures to provide accessibility by foot and cycle are proposed:

- Provision of pedestrian/cycle links through the site;
- Internal road layout design to ensure low traffic speeds. The design will promote safe walking and high permeability through the site, and limit potential for anti-social behaviour;
- Particular attention to be paid to surface quality, and sufficient overlook’ to provide a sense of safety and security for users; and
- Appropriate signage and crossing points of roads through the development, to include dropped kerbs as appropriate.

Pedestrian and cyclist links have been located so as to encourage residents to use them. Pedestrians are led into the site from the link created between existing and proposed residential areas. All pedestrian links will be suitable for use by disabled people.

Frontage

The dwellings overlooking the public open spaces will generally be larger detached, semi-detached and blocks of flats that incorporate landscaping to the public and private realm and utilise a more landscape-dominated environment. The buildings to the perimeter will address corners or roadways to maximise the level of natural surveillance to the street.

The design of the development proposals are broadly based on the principle of perimeter blocks that provide a strong frontage to the public realm whilst protecting the amenity of existing residents. This continuity assists in defining the public realm, promotes an active street scene and helps to create a safe and attractive environment. Proposed dwellings to the south of the site follow the established village build-line that tapers out as you progress further from of the village centre. Although well screened from West Street, this will provide a strong continuity with the adjoining buildings and village character. The new development will provide frontage over the proposed areas of public open space and also provide surveillance over the new recreation areas.

The design solution for the site reflects the variety in townscape form that can be seen in the area. Boundary treatments to the proposed development include brick wall, timber fencing, boundary planting and hedgerows. However, as this is an edge of the town location some streets could incorporate a more open aspect with elevations set back behind more traditional front gardens. In locations where gable ends of houses adjoin the street, additional windows may be incorporated on these elevations to reinforce the level of surveillance of public areas.

Development plots will be defined by a range of boundary treatments including walls, bollards, railings and hedging, depending upon their location, in order to clearly define public and private spaces.

Key frontages such as those following the main route through the development will be particularly prominent and critical to the appearance of the development. Particular attention will be paid to the massing and architectural style of these buildings, so that they contribute positively to the quality and character of the new development. These frontages should be designed as a composition in order to provide a cohesive element to these prominent positions and include:-

- Principal frontages over open space; and
- Principal frontages over green avenue and shared surface

Scale & Density

The development proposals achieve an average density of approximately 28dph, although it's below the SCDC policy requirement it reflects the character of the area and it's in accordance with Government guidance on ensuring the efficient use of land, yet is reflective of the scale of the local area.

Within the dwellings proposed across the site a range of house types, sizes and tenures are envisaged in order to accommodate a variety of household types. The scale of development provides the opportunity to incorporate a mix of housing styles in this location. As found within traditional townscapes, a hierarchy of dwellings is proposed ranging from large buildings and detached properties through to smaller semi-detached forms.

As discussed, a variety of house types, tenures and sizes are provided which will assist in creating a balanced community as a variety of households can be accommodated thereby minimising the potential of social exclusion.

Building Heights and Massing

The height and massing of the proposed development varies across the site according to the nature of the public realm to be created. Two storey units will be placed around the perimeter to minimise the impact of new development on the greenbelt and village edge, there will however be occasional 2.5 storey dwellings in key locations and around the development core to provide distinctiveness in the street scene.

In terms of a variety in the heights and massing of the residential buildings, this is achieved through the use of a range of house types and sizes ranging from smaller units to 3-4 bedroom detached houses.

Landmark buildings, along with focal points and a clear hierarchy of routes and intersections are considered to increase the legibility of developments. Landmark buildings are identified that should be designed to be distinctive from the adjacent built form. These can be designed to utilise variations in materials, colour, frontage treatment and architectural styles and do not necessarily dictate the need for increased height.

Conclusion

This application seeks full planning permission for a development on land at Bennell Farm, Comberton. This Design & Access Statement explains the site's full context, both physical and social, and demonstrates the design strategy and process that has been used to produce the scheme that has been submitted.

The proposed scheme would deliver much needed housing in the district, as well as significant open space provision. The impacts of the proposed scheme can be satisfactorily mitigated, and the development can be seen to be sustainable. The design approach is of a high quality, and is compliant with all relevant policy. As a result, the application should be approved.

Proposed House Types

PIP Accommodation Schedule 20-02-2020 (referring to PL-1-01)

house type		Dwelling ft2 GIA	Garages ft2	Dwelling m2 GIA	Garages m2	beds	quantity	All Plots GIA ft2 (Excl. garages)	All Plots GIA ft2 (Incl. garages)
Affordable	Flats (Plots 5-10)	514		47.78		1	1	514.30392	514.30392
		547		50.82		1	2	1094.05296	1094.05296
		758		70.45		2	3	2274.9714	2274.9714
	Flats (Plots 11-16)	514		47.78		1	1	514.30392	514.30392
		547		50.82		1	2	1094.05296	1094.05296
		758		70.45		2	3	2274.9714	2274.9714
	Flats (Plots 17-22)	514		47.78		1	1	514.30392	514.30392
		547		50.82		1	2	1094.05296	1094.05296
		758		70.45		2	3	2274.9714	2274.9714
							18	11,649.98	11,649.98
Private	Type A - Semi Detached House	839		77.92		2	6	5032.38528	5032.38528
	Type D - Semi Detached House	962		89.38		3	8	7,696.69	7,696.69
	Type E - Detached House	1728	258	160.58	24.00	4	2	3,456.97	3,973.64
	Type F - Detached House	1547	226	143.68	21.00	4	3	4,639.71	5,317.85
	Type G1 - Detached House	2121	334	197.07	31.00	4	3	6,363.78	7,364.84
	Type G2 - Detached House	2093	344	194.47	32.00	4	2	4,186.55	4,875.45
	Type H - Detached House	3079	451	286.09	41.90	5	1	3,079.47	3,530.48
	Self Built Plot						2	0.00	0.00
							27	34,455.56	37,791.33
Total							45	46,105.55	49,441

TOT. OPEN SPACE PROVISION 2660 m2

All measurements are in accordance with the RICS Code of measuring practice. The GIA (Gross Internal Areas) calculated for the dwellings do not include the areas with a headroom of less than 1.5m.

Proposed House Types

Design Explanation

The house designs aim to recreate the typical mixed character of the village using some of the traditional and local materials. In terms of internal layout arrangements we are also proposing traditional typologies creating interesting and efficient indoor spaces. The development is predominantly two storeys in height with some exceptions where there will be two and a half storeys (landmark and key buildings) and will offer variety and interest to the street scene. The two flatted buildings provided to the south east of the site are a mixture of two and a half and three storeys in height.

Whilst organising the indoor spaces of the units we considered the typical needs of modern family life, creating flexible spaces with connections to their surroundings.

Throughout we strived to provide living/dinning areas which face the private gardens. The vertical circulation areas are well connected to the entrance doors creating efficient circulation routes. In the bigger units (4+ bedrooms) we introduce well proportioned utility rooms connected with the kitchens with direct access to the outdoor private gardens.

The materials palette for the development includes: red and buff brick, light grey or black painted weatherboarding.

The units address typical archetypes of traditional village typologies, such as: bay windows to provide additional daylight to interiors, dormers, timber casement windows and traditional entrance porches. All the roofs and entrance porches are dressed in slates or clay plain tiles. Doors and windows are light grey painted timber with stone cills. The fascias will be of a matching brick, with traditional details.

Electricity and gas boxes are located on the side elevations of the units where they are not visible from the street.

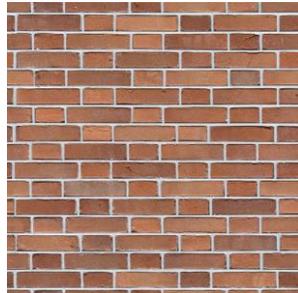


Materials Palette Options

CLADDING



Buff bricks External Walls.



Red Brick claddings.



Exterior Wall Render Monocouche off white.



Timber Weatherboarding Painted RAL 7038 or RAL 9005.

ROOFING



Imitation Slate – Blue/Black



Traditional plain roof tiles.



Soft grey windows.



Trees and landscaping to tie the buildings into their rural setting.

Proposed House Types

FLATS BLOCKS



Proposed House Types

HOUSE TYPE A



Proposed House Types

HOUSE TYPE D



Proposed House Types

HOUSE TYPE E



Proposed House Types

HOUSE TYPE F



Proposed House Types

HOUSE TYPE G1



Proposed House Types

HOUSE TYPE G2



Proposed House Types

HOUSE TYPE H

