



tatehindle

# Great Kneighton & Beaulieu: Making New Communities

20 February 2019

Mike Jamieson





# Making New Communities

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Cambridge - The expanding city

Great Kneighton masterplan



The Aura development

Beaulieu - The largest new neighbourhood in Chelmsford



Applying the Essex Design Guide in practice -

Beaulieu Keep & Station Hub





# Silicon Fen - Catalyst for Change

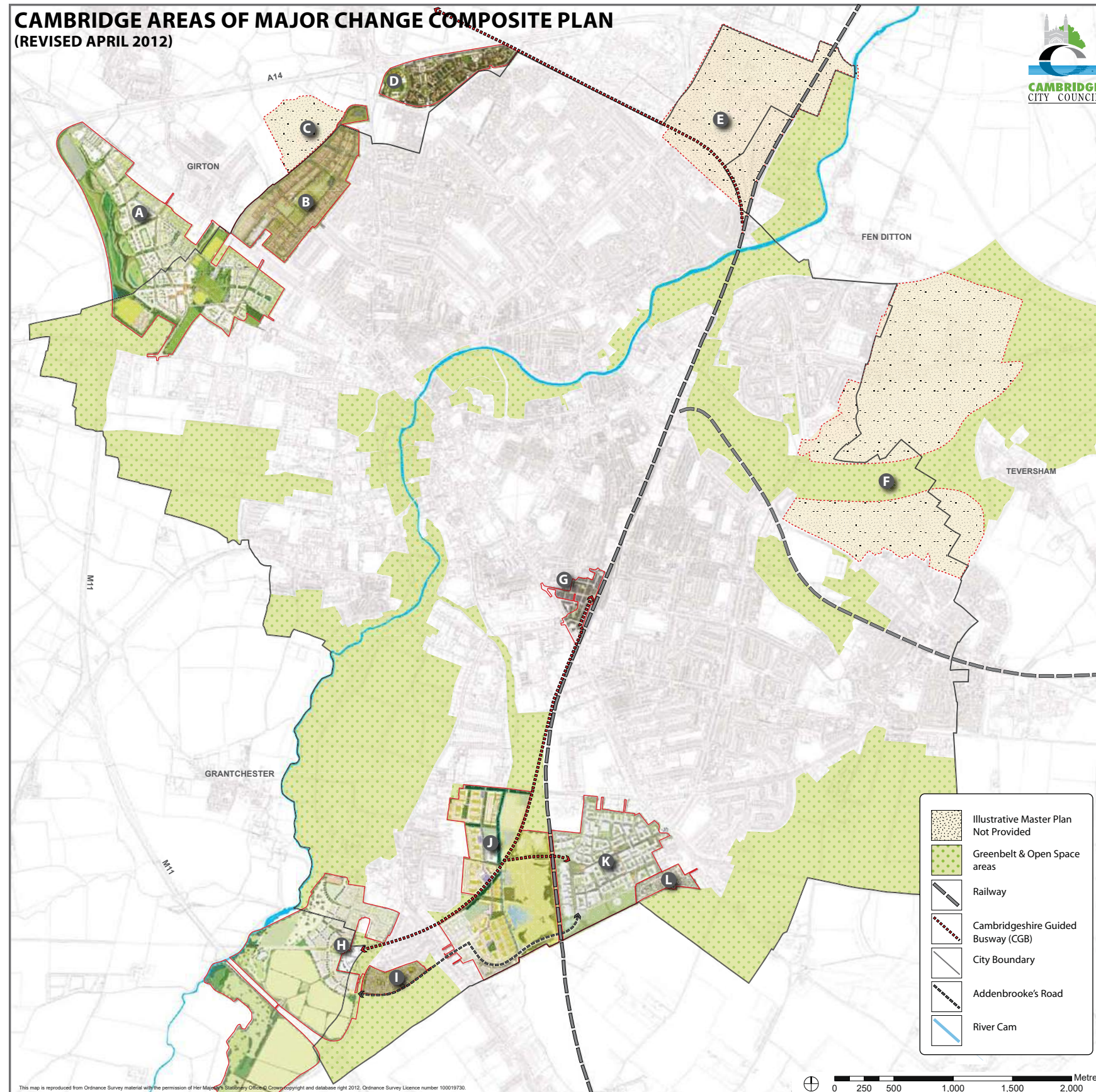
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- > World class University
- > Science Parks
- > 1,500 technology-based firms
- > 57,000 people are currently employed
- > £13bn+ per annum in total revenue





# Peterborough & Cambridge Plan 2003



- A** University Site
- B** NIAB 1
- C** NIAB 2
- D** Orchard Park
- E** Cambridge Northern Fringe East
- F** Cambridge Eastern Fringe
- G** CB1 Station Area
- H** Trumpington Meadows
- I** Glebe Farm
- J** Clay Farm
- K** Addenbrooke's Hospital and Biomedical Campus
- L** Bell School



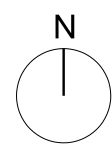
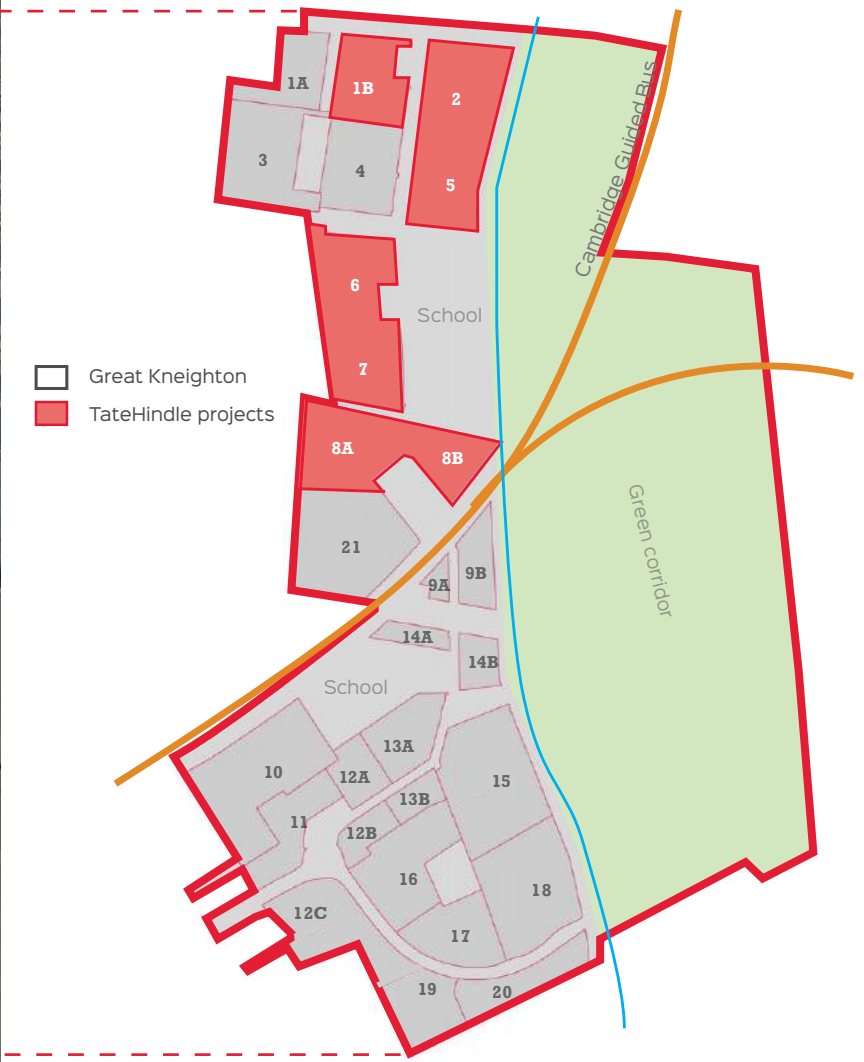
## Guided Bus route

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# Great Kneighton Masterplan





# Clay Farm Design Code 2011

- > Local Authority produced **guidance note** having reviewed 'best practice' (coding pilot studies 2006)
- > **Collaborative** approach between **City Council** and **Countryside Properties**
- > Approved **JDCC**
- > Code is **not overly prescriptive**
- > **Flexibility** in the code is key
- > Code testing using **Abode**

## Land Use

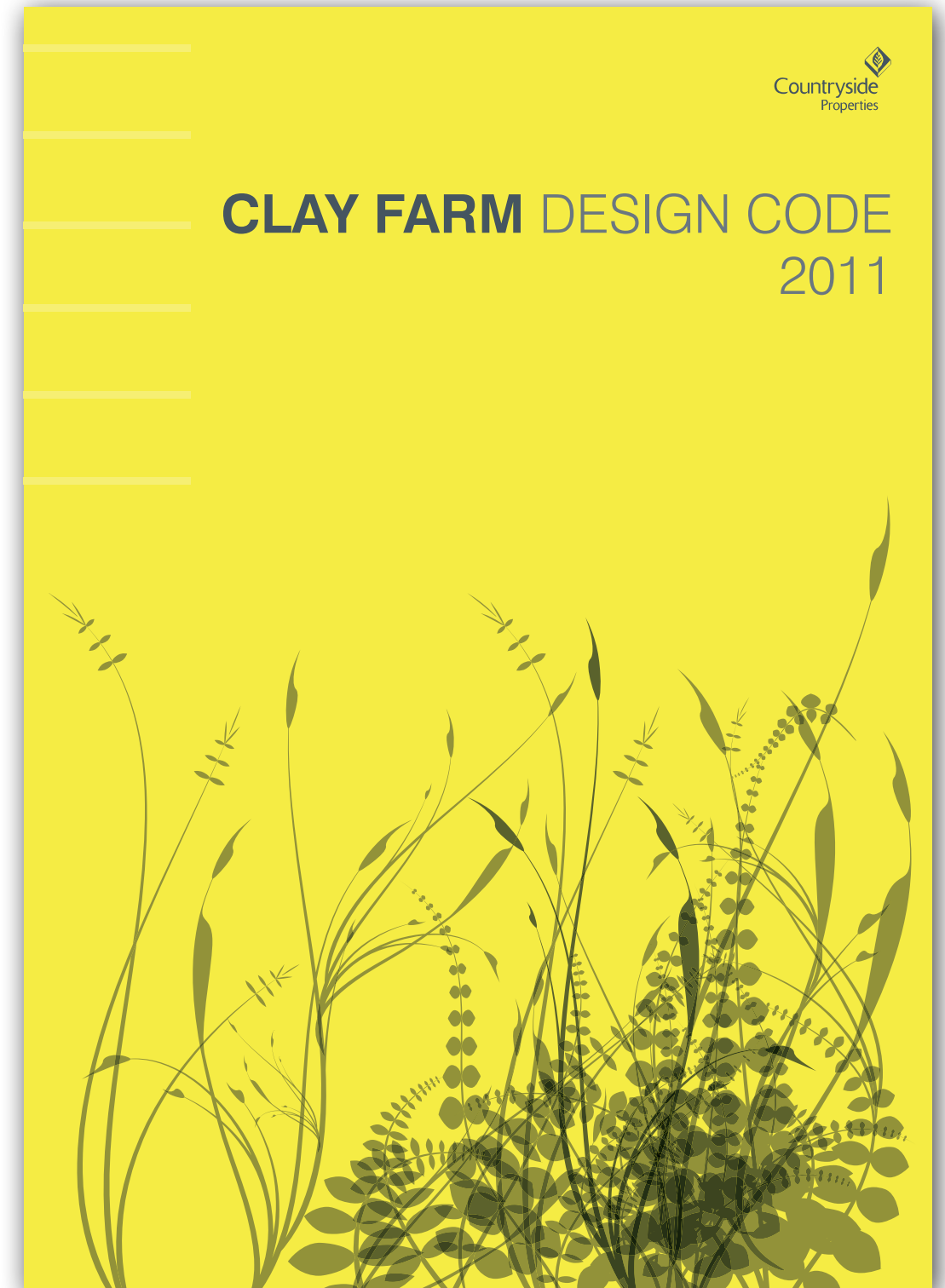


## Movement & Access



Fig. 104: PP2 Movement and Access Parameter Plan  
Note 1: The alignment of the paths in the Green Corridor are indicative only and the details will be determined through approval of the comprehensive landscape plan  
Note 2: The exact alignment of the proposed routes will be subject to the final design  
Note 3: Parameter Plan (PP2) revised in April 2010

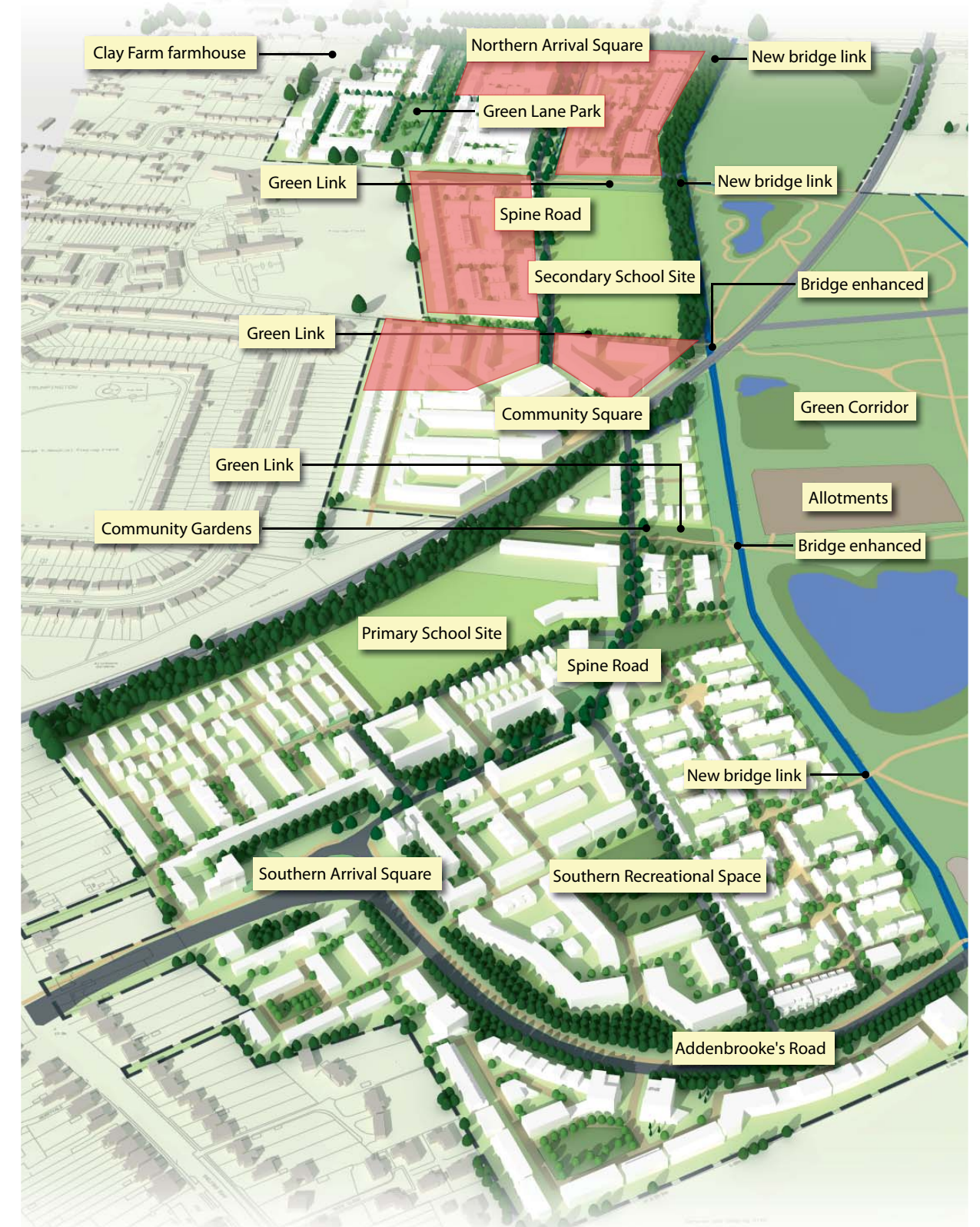
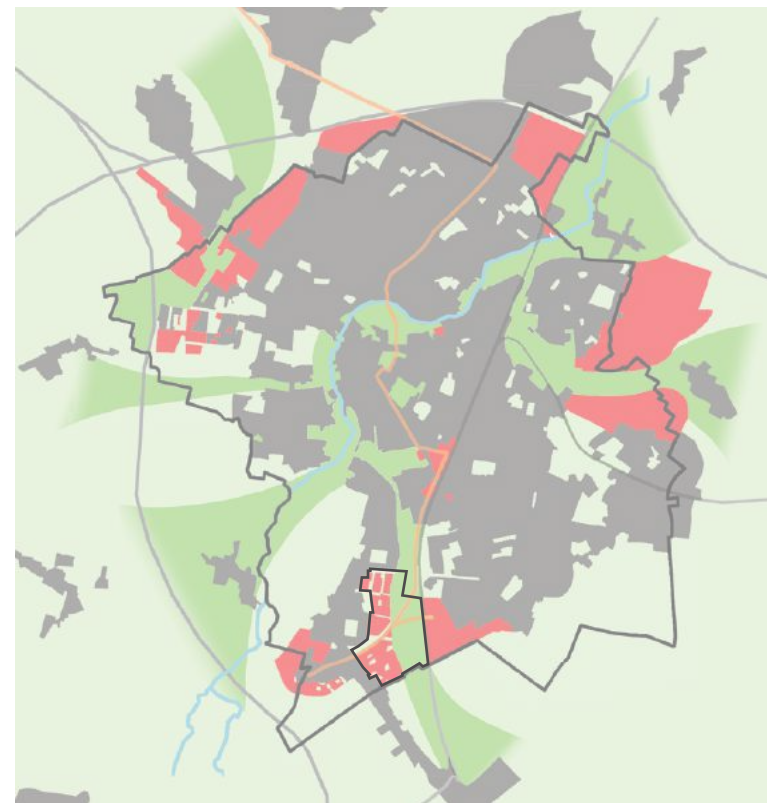
## Landscape





# Great Kneighton Masterplan

- > Up to 2300 mixed-tenure dwellings (40% affordable)
- > 49 hectares of public open space in the Green Corridor accessed via bridges over Hobson's Brook
- > Attenuation ponds
- > Up to 3,050sqm retail/commercial use
- > Community Centre
- > Health Centre
- > A new primary school
- > A new secondary school
- > Formal and informal open space and children's play space, including sports pitches
- > 1.5 hectares of allotments
- > New access onto Long Road





# Embracing the setting

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# Masterplan Connectivity



## Cambridge Biomedical Campus

84 acre expansion of existing campus, comprising 220,000sqm.

This includes :-

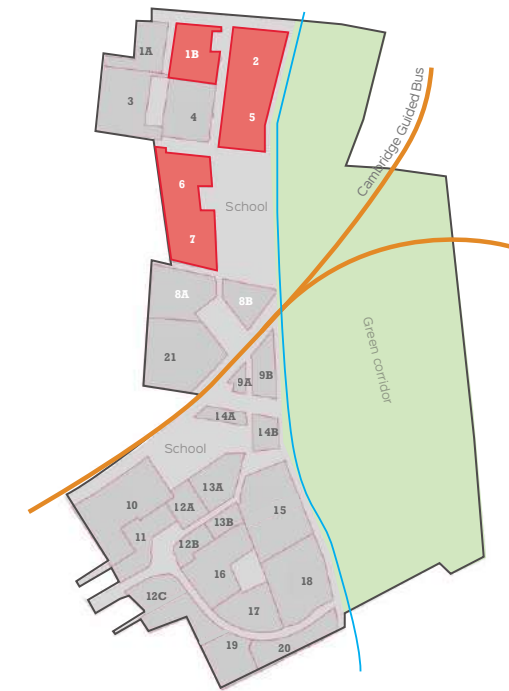
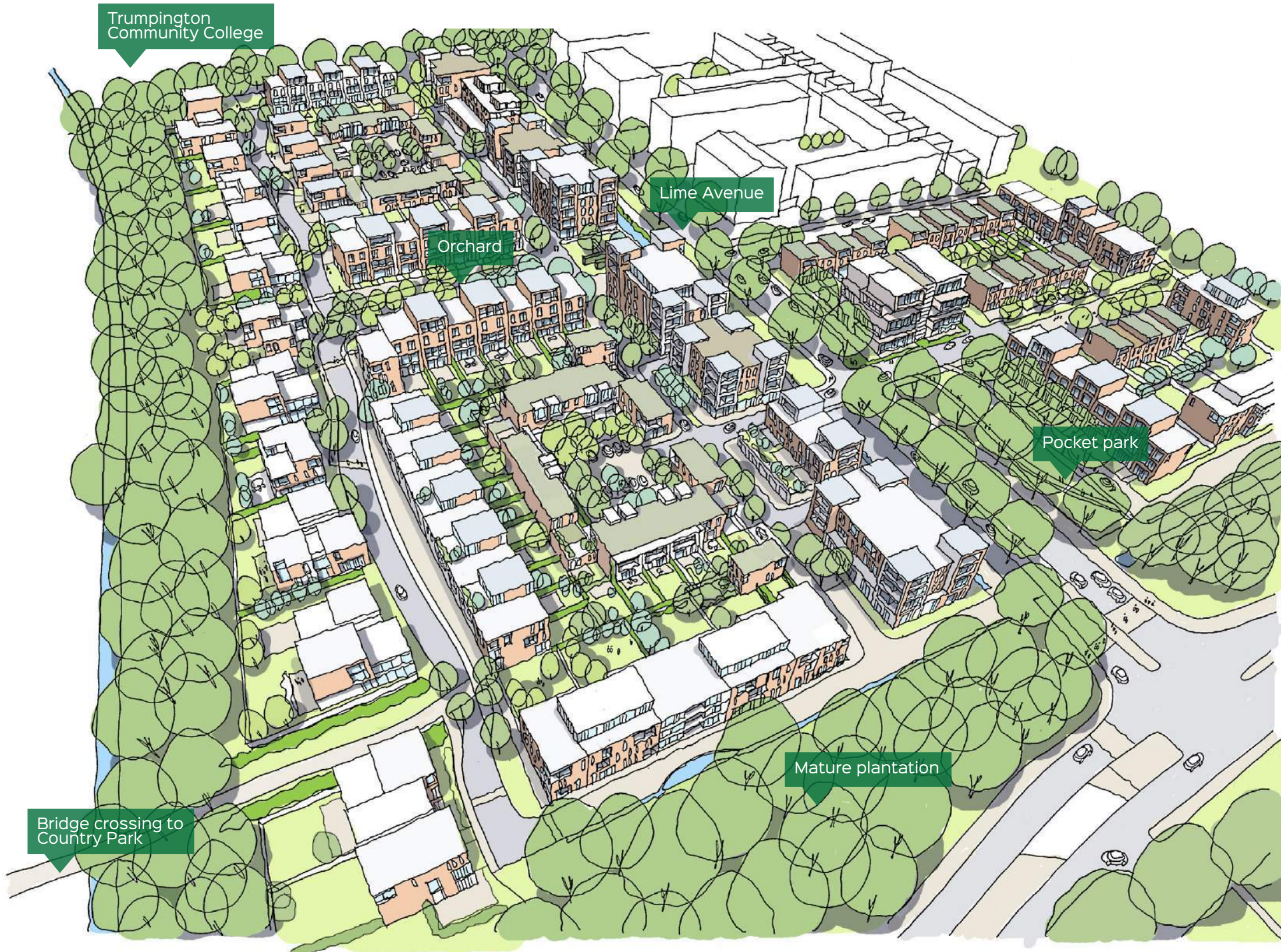
- > Astra Zeneca  
80,700sqm
- > New Papworth Hospital  
32,000sqm



- PEDESTRIAN & CYCLE ROUTES
- VEHICULAR ROUTES
- CAMBRIDGE GUIDED BUSWAY
- TATEHINDLE PROJECTS



# Aura, Great Kneighton



- 394 dwellings
- 47 dwellings per hectare
- 157 apartments (40%)
- 237 houses (60%)
- 40% affordable provision
- 265 parking spaces
- 6700sqm open space
- Private - Code Level 3/4
- Affordable - Code Level 4
- 10% renewables
- Integrated SUDS design
- 8.28 hectares



A variety of homes to support a mixed community

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# Creating well defined streets and spaces

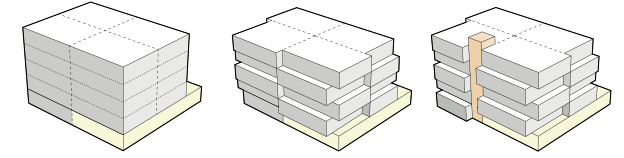
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# Establishing a gateway

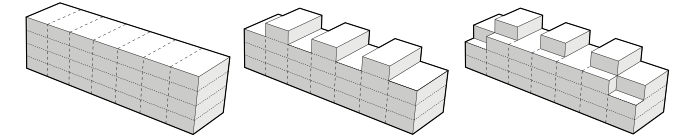
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# Streets for everyone

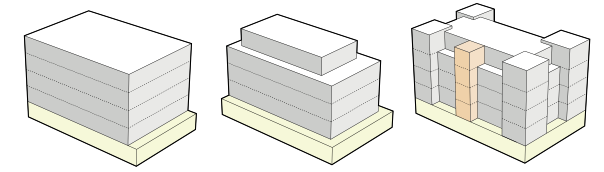
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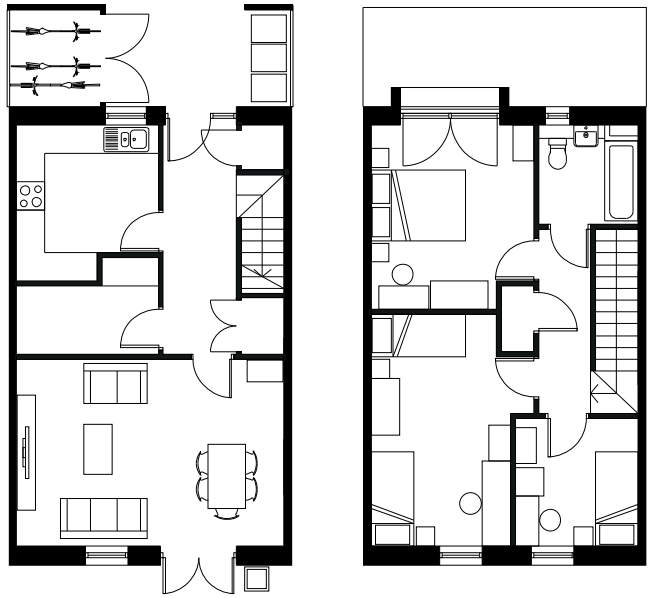
# Integration of buildings and landscape

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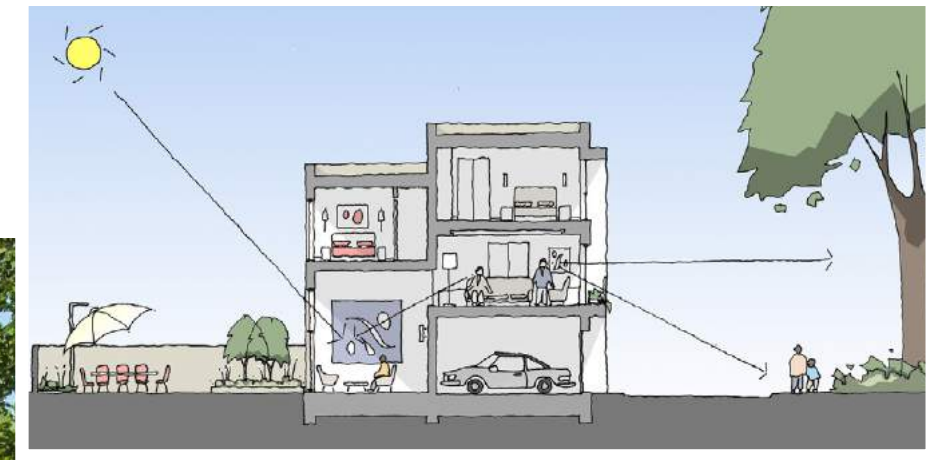
# Creating a diverse community





# Creating a diverse community

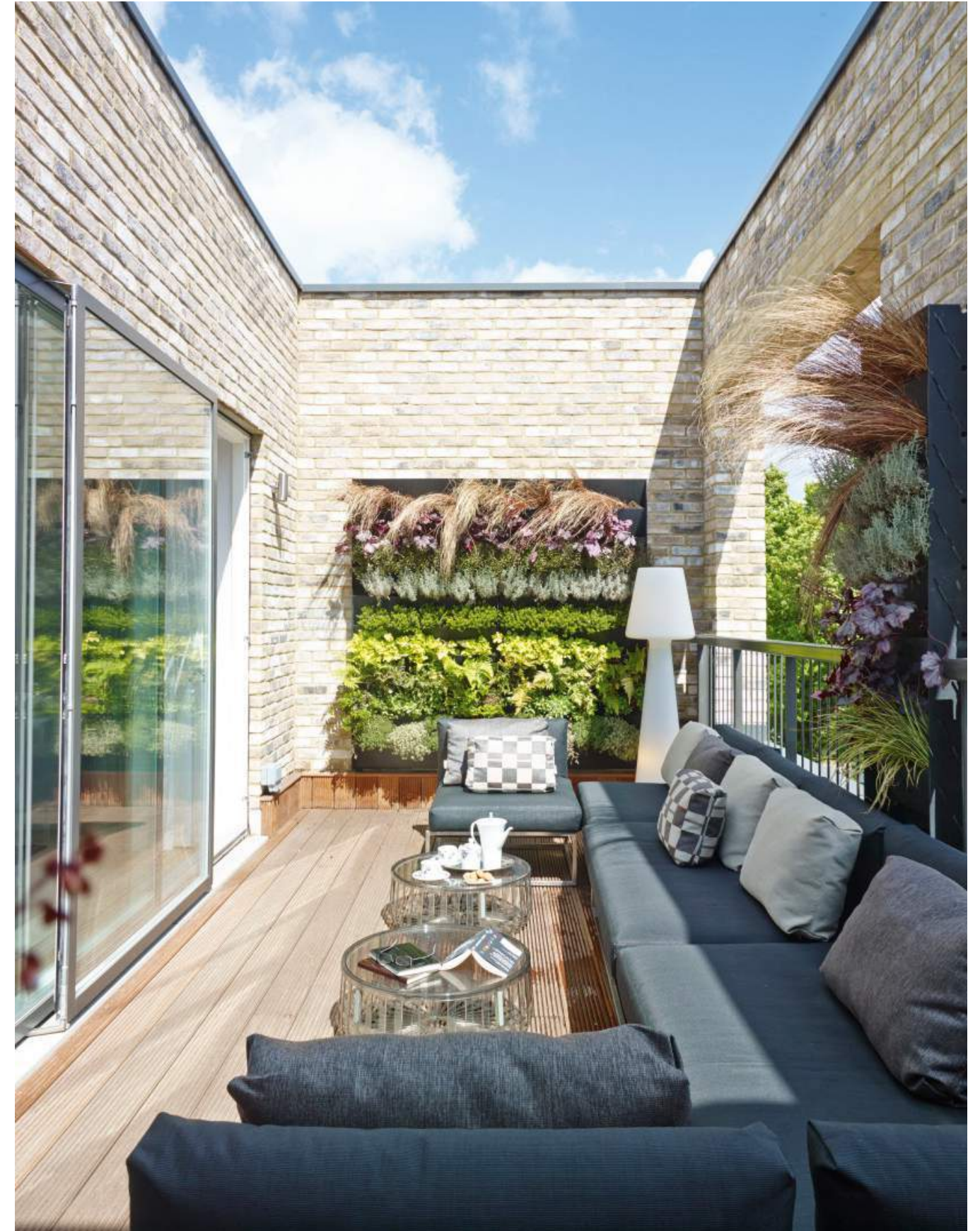
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# New ways of living

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# Site Plan



- 1 Key building
- 2 Terrace house
- 3 Courtyard house
- 4 Detached house
- 5 Apartment block

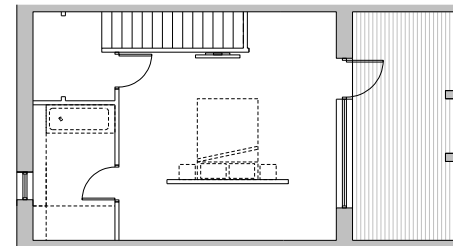


# Typical Plans

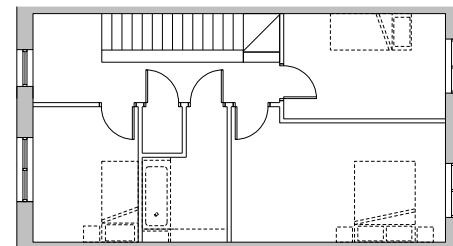
1 Key building 142sqm (largest)



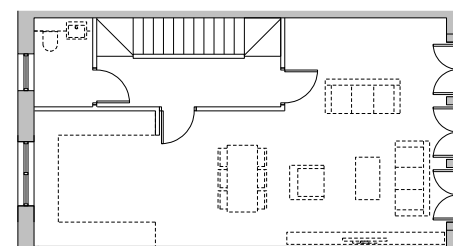
2 Terrace house 198sqm



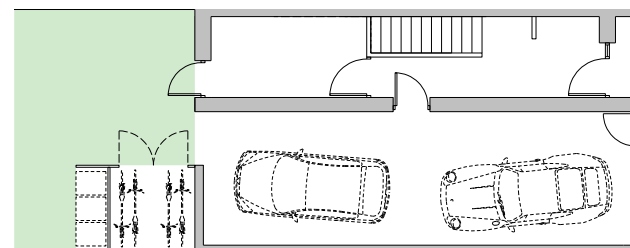
3.



2.

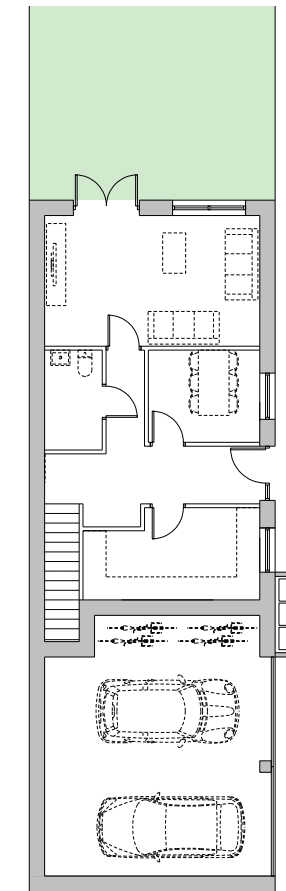


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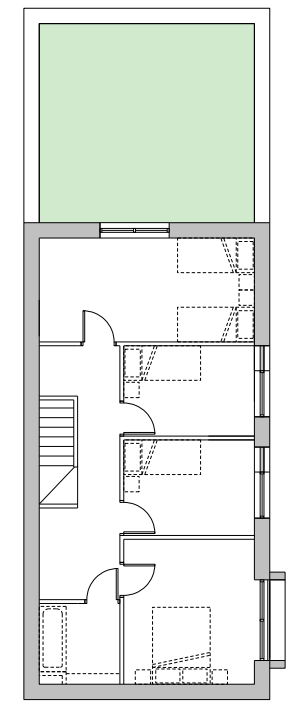


G.

3 Courtyard house 125sqm (affordable)



G.



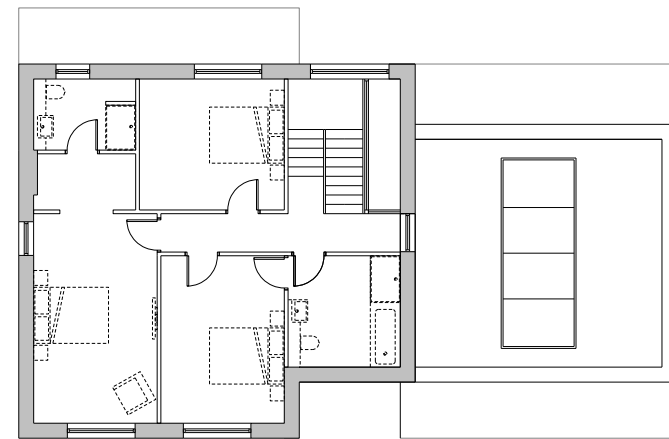
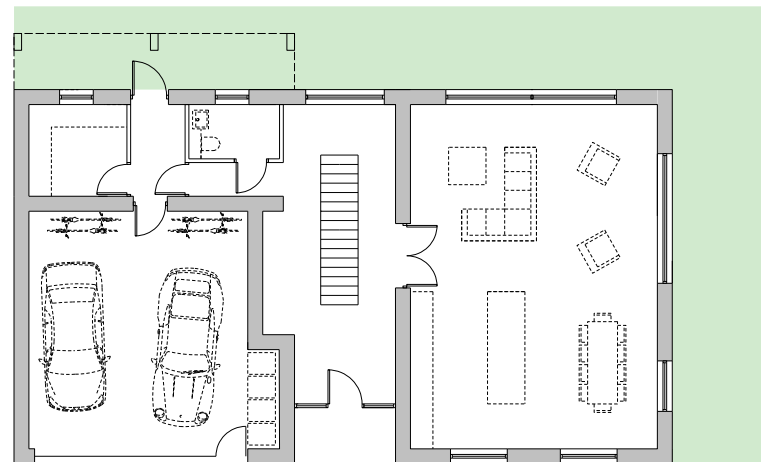
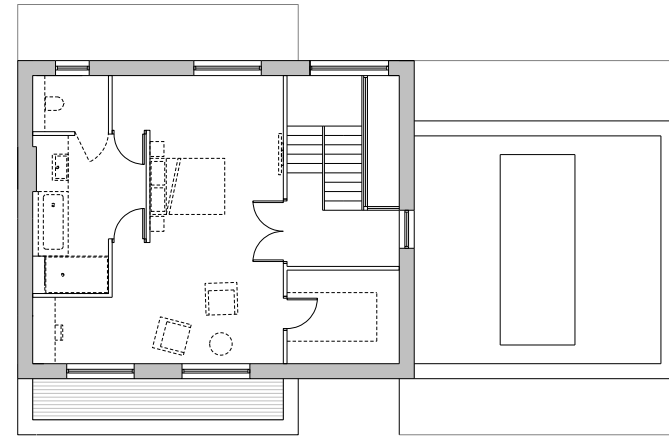
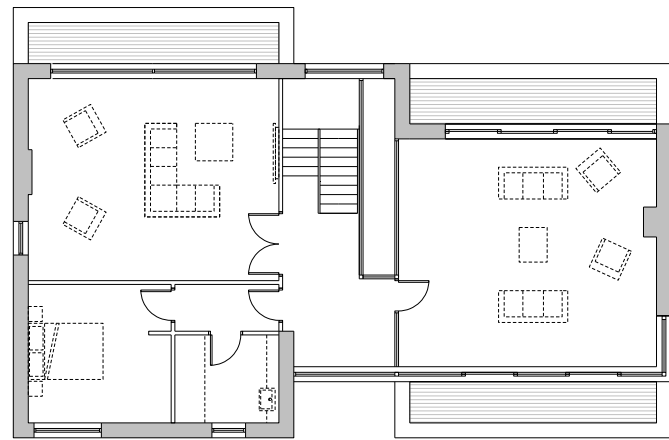
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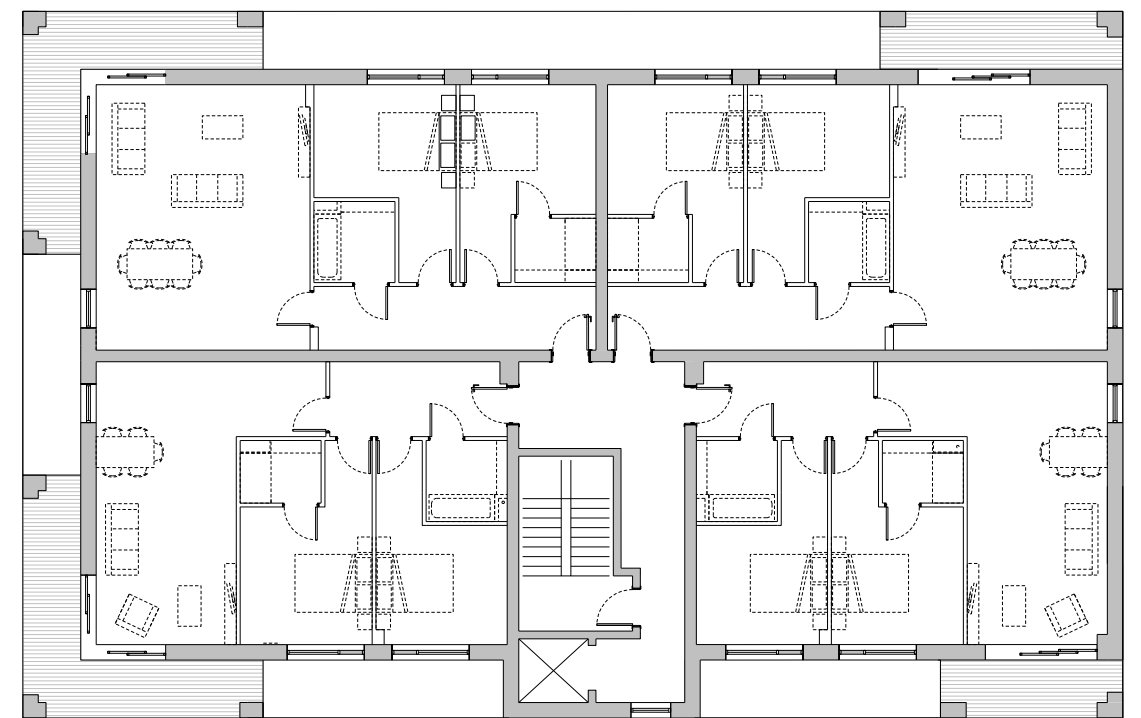


# Typical Plans

4 Detached house 397sqm



5 Apartment block 77-86sqm





# School Square

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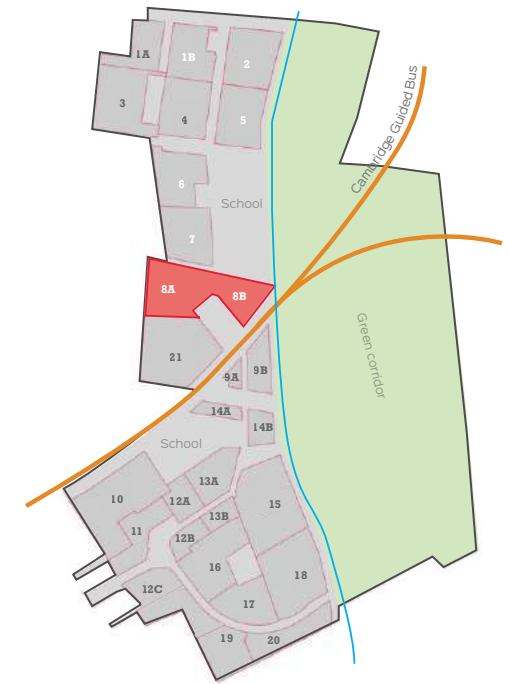




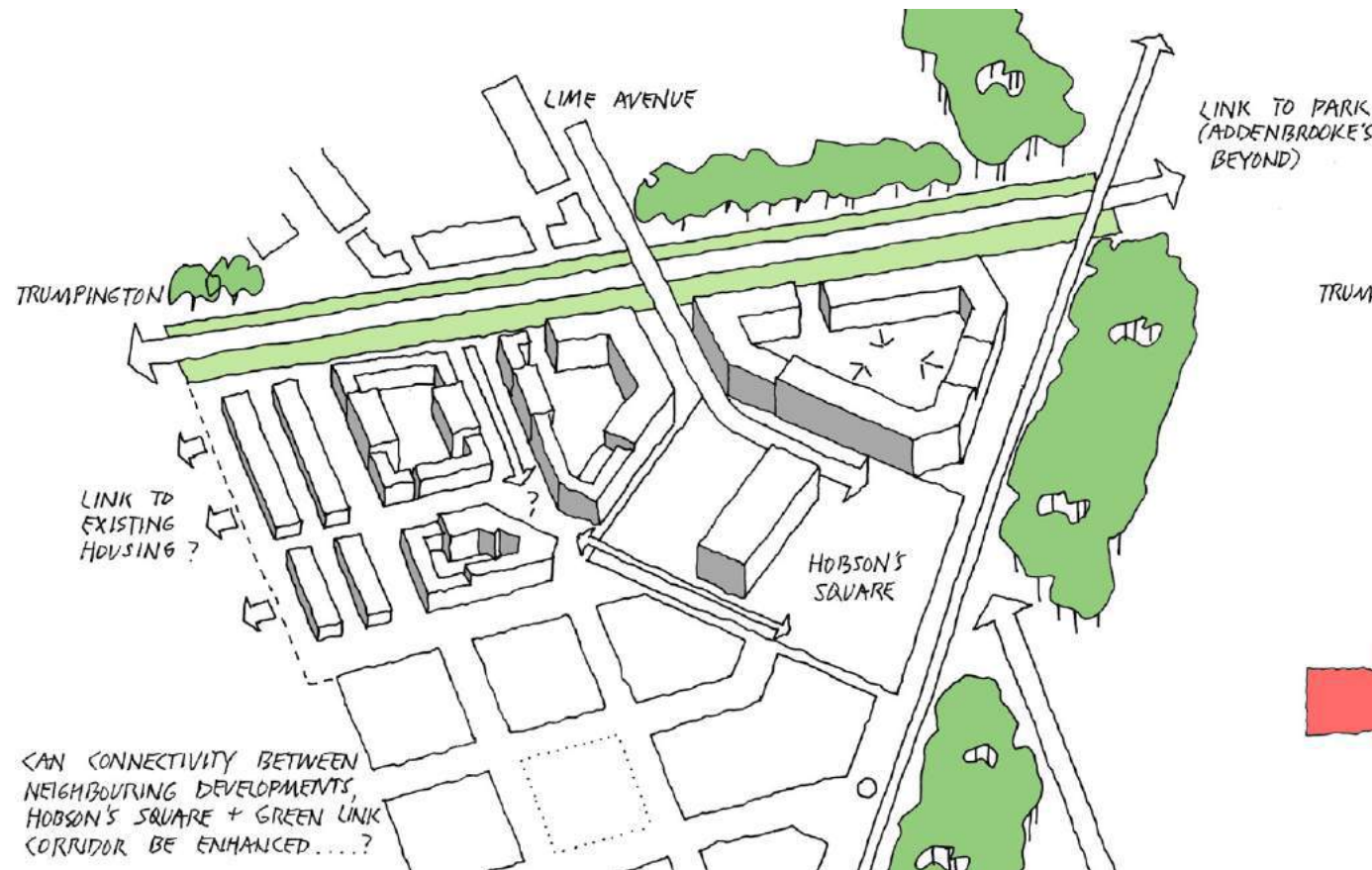
# Hobson's Square

251 dwellings  
 97 dwellings per hectare  
 209 apartments (83%)  
 42 houses (17%)  
 40% affordable provision  
 244 parking spaces

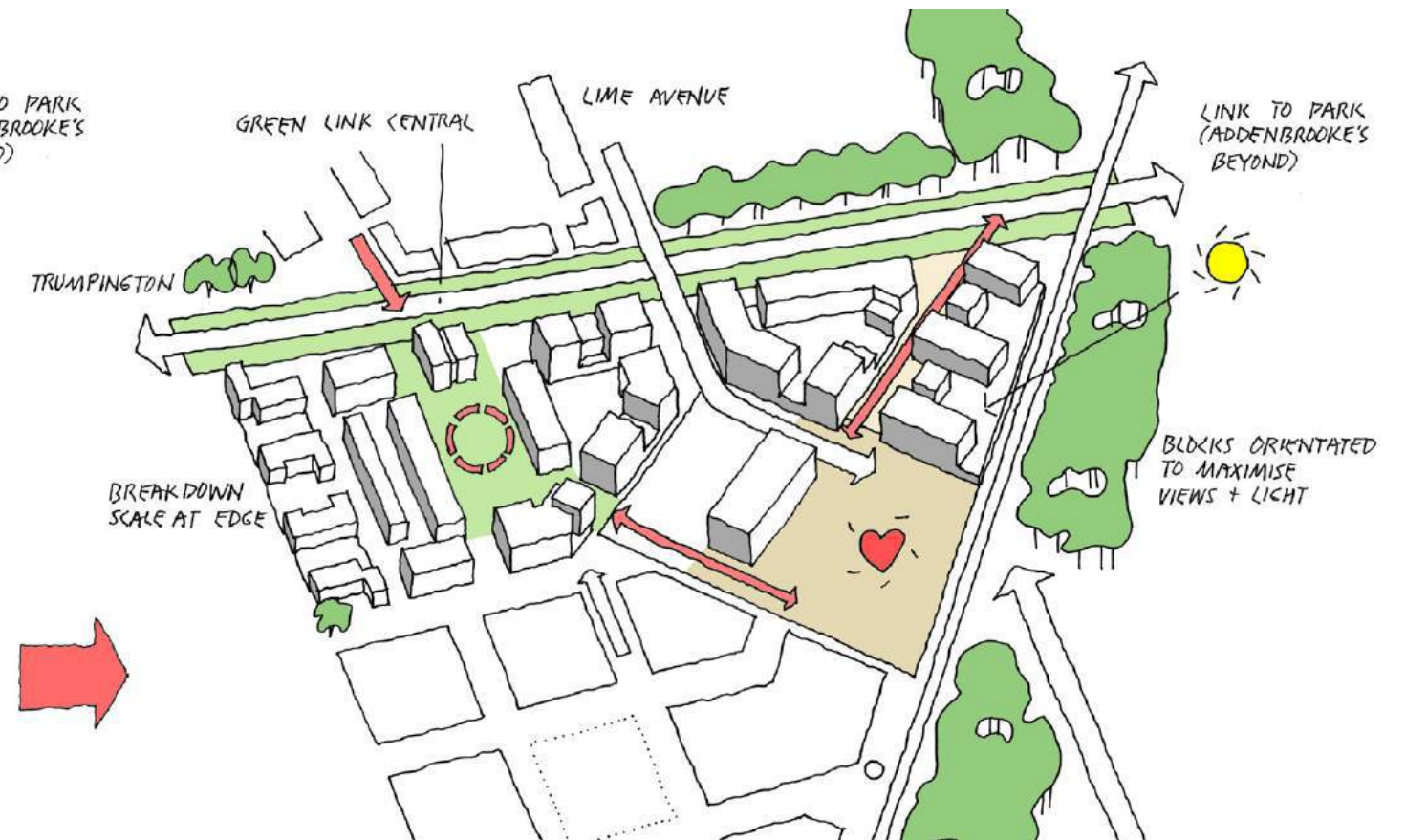
967sqm retail space  
 Private - Code Level 4  
 Affordable - Code Level 4  
 10% renewables  
 Integrated SUDS design  
 2.58 hectares



OUTLINE PLANNING PERMISSION (by others)



TATEHINDLE RESERVED MATTERS MASTERPLAN





# Hobson's Square





# Public and private spaces working together

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Easy to find your way around

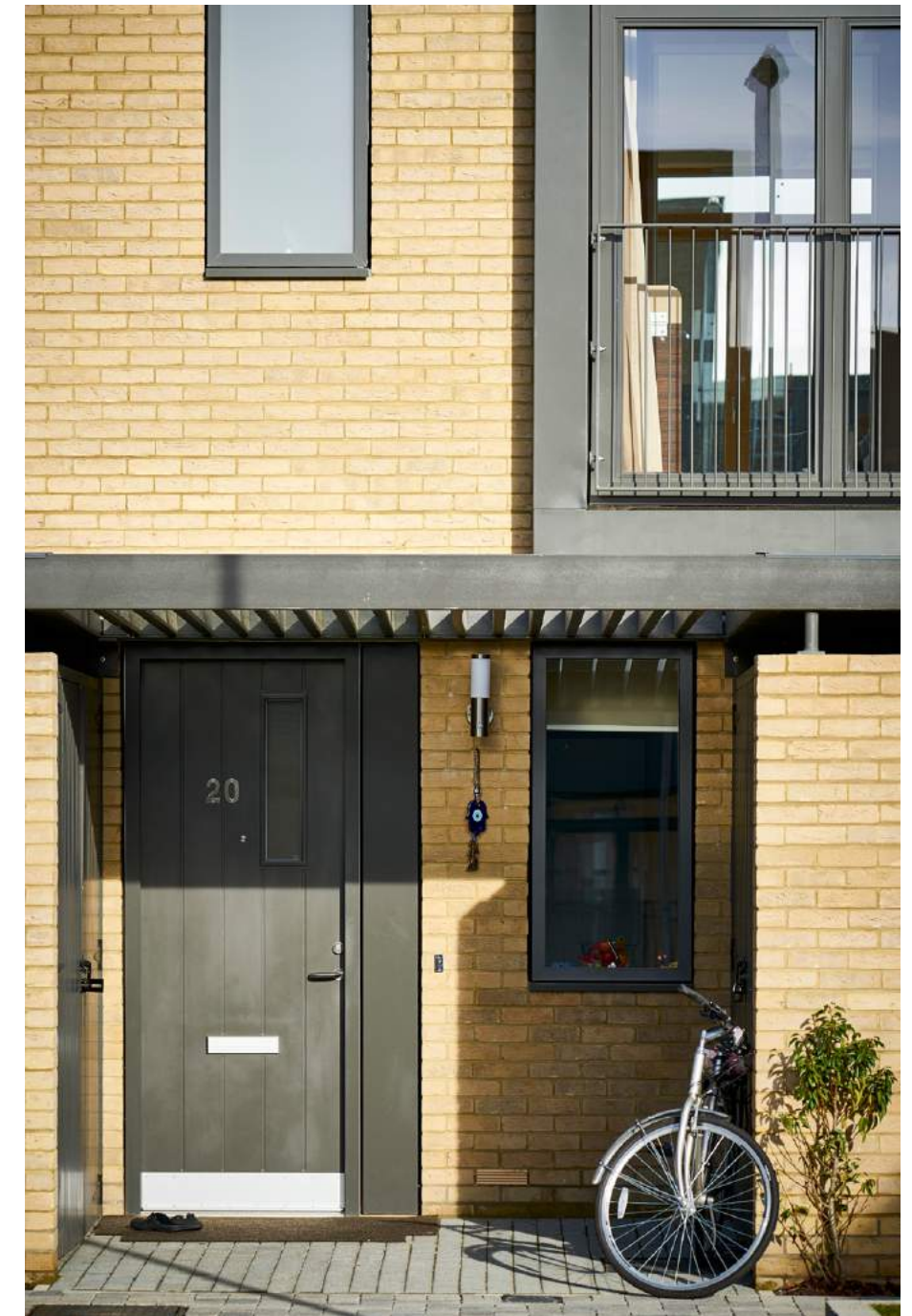
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# Making New Communities: Aura, Great Kneighton

- > Clear strategy for growth
- > Vision for development established from the outset
- > 'Development Framework' and set of design codes produced and agreed at the pre-application stage to achieve a locally distinctive 'place' that maintains quality and coherence throughout the entire development.
- > Worked collaboratively with the Neighbourhoods Team within the local authority to create the urban design vision.
- > Cambridgeshire Quality Panel offered helpful and concise feedback
- > Provision of community infrastructure and community support
  - > Trumpington Pavilion (interim)
  - > Clay Farm Community Hub
- > Advanced infrastructure assisted development
  - > New primary school at Trumpington Meadows delivered at early stage
  - > Guided Bus (operational prior to development)
  - > 120 acre country park
- > Phasing plan to ensure delivery of community infrastructure early on
- > Public realm in advance of housing development
- > Effective communications including setting up liaison groups at an early stage
  - > Quarterly community forums
- > Community engagement and feedback sessions
- > Supportive and informative ward councillors
- > Welcome packs for new residents





# Making New Communities

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Beaulieu - The largest new neighbourhood in Chelmsford

Applying the Essex Design Guide in practice  
- Beaulieu Keep & Station Hub



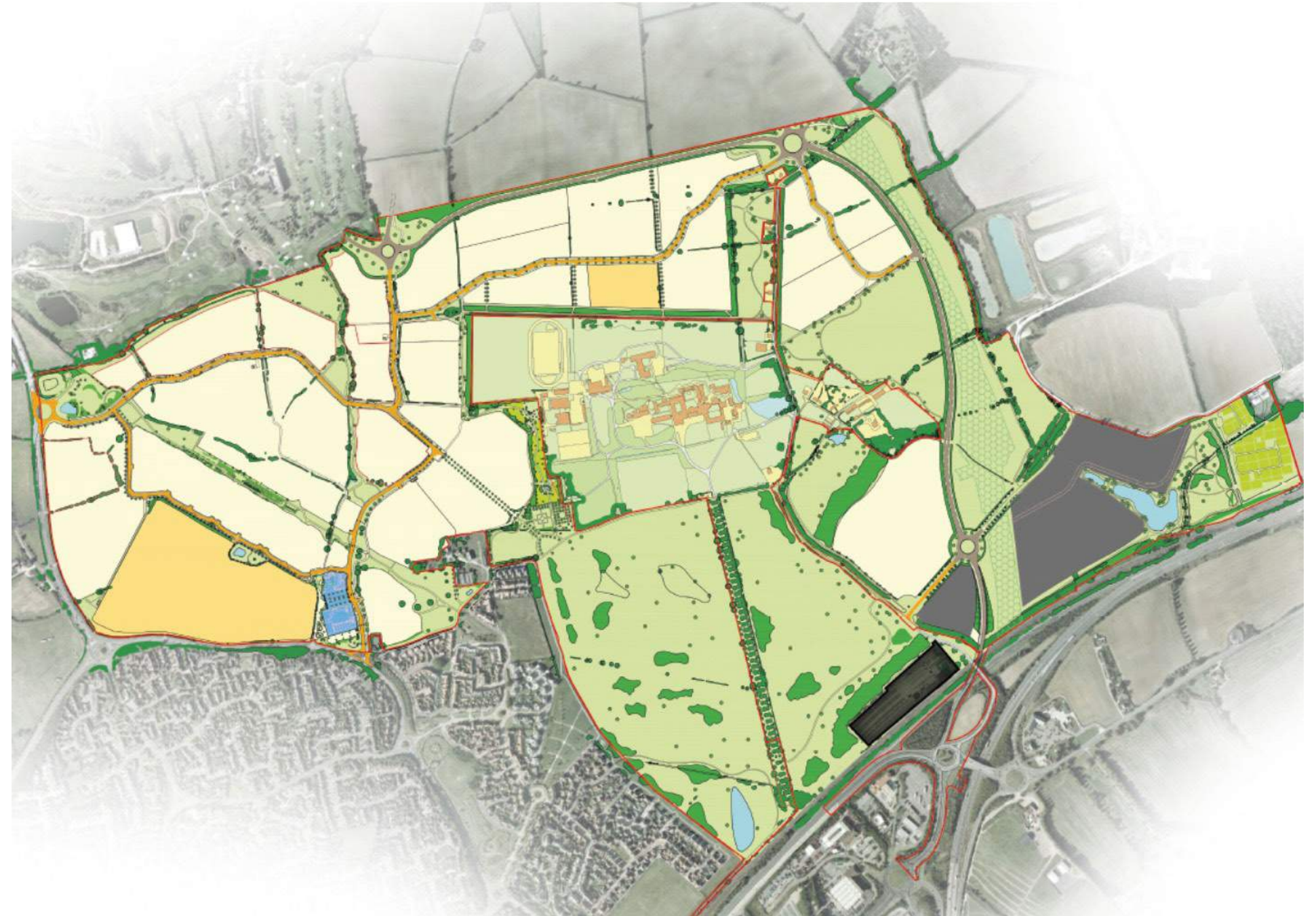


# Beaulieu Masterplan

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The Beaulieu Masterplan embraces the balanced community principles outlined in the Essex Design Guide

- > A new sustainable mixed use development of the highest quality
- > 240 hectares site providing 3,600 contemporary family homes
- > Unified landscape framework protecting the setting of New Hall
- > 78 ha of public open space including parks, meadows, woodland, community orchards and a substantial area of new estate parkland
- > A series of distinct neighbourhoods and a range of character areas responding to landscape themes
- > 40,000 sqm of Business Park within a parkland setting
- > A new Railway Station and mixed use quarter
- > Provision of one secondary and two primary schools





# Beaulieu Masterplan

## NCAAP sets masterplanning principles

- > Heritage setting and compensatory measures
- > Landscape structure
- > Sustainable transport
- > Extraction of minerals reserves



- |                             |  |  |
|-----------------------------|--|--|
| Formal Sports               | Parks & Gardens                                      | 14. Naturalistic Parkland  |
| 1. School shared facilities | 9. Gardens   | * Suitable for informal ball games   |
| 2. Formal sports            | 10. Parks  | Proposed screen planting/ Woodland   |
| Estate parkland             | 11. Linear park                                      | Retained trees and hedges  |
| 3/4. Naturalistic parkland  | Community Gardens                                    | Amenity planting visual setting  |
| 5. Pastoral/ Meadows        | 12. Community orchard and gardens with public access | Green links  |
| Meadows                     | Allotments   | Incidental open spaces within the housing area, each with its own unique character |
| 6. Semi natural edges       | 13. Tenanted allotments                              |  |
| 7. Semi natural             | Public parkland                                      |  |
| 8. Water meadow             |  | Area subject to Compensatory Measures  |



# Beaulieu Masterplan

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## Character Areas

Locations respond to:-

- > Setting of Grade I listed school
- > Configuration of strategic landscaping
- > Adjacency to infrastructure
- > Phasing
- > Density and accessibility
- > Existing & emerging settlements





# Beaulieu Masterplan

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## New Schools & Commercial Areas

- 1 The Beaulieu Park School
- 2 Proposed school
- 3 Neighbourhood centre
- 4 Business hub
- 5 Mixed use

### Co-location of community facilities

Neighbourhood centre co-locates all-through school with shops and services

New business hub to be established near station





# Beaulieu Masterplan

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## Parks

- 1 The Chase
- 2 The Heath
- 3 The Great Park

### Activity for all

New homes positioned amongst a network of green open spaces providing easy access to opportunities for activity, play, walking, cycling and recreation

### Walkable communities

Community facilities including schools, parks and play areas located within walking distance of new homes





# Beaulieu Masterplan

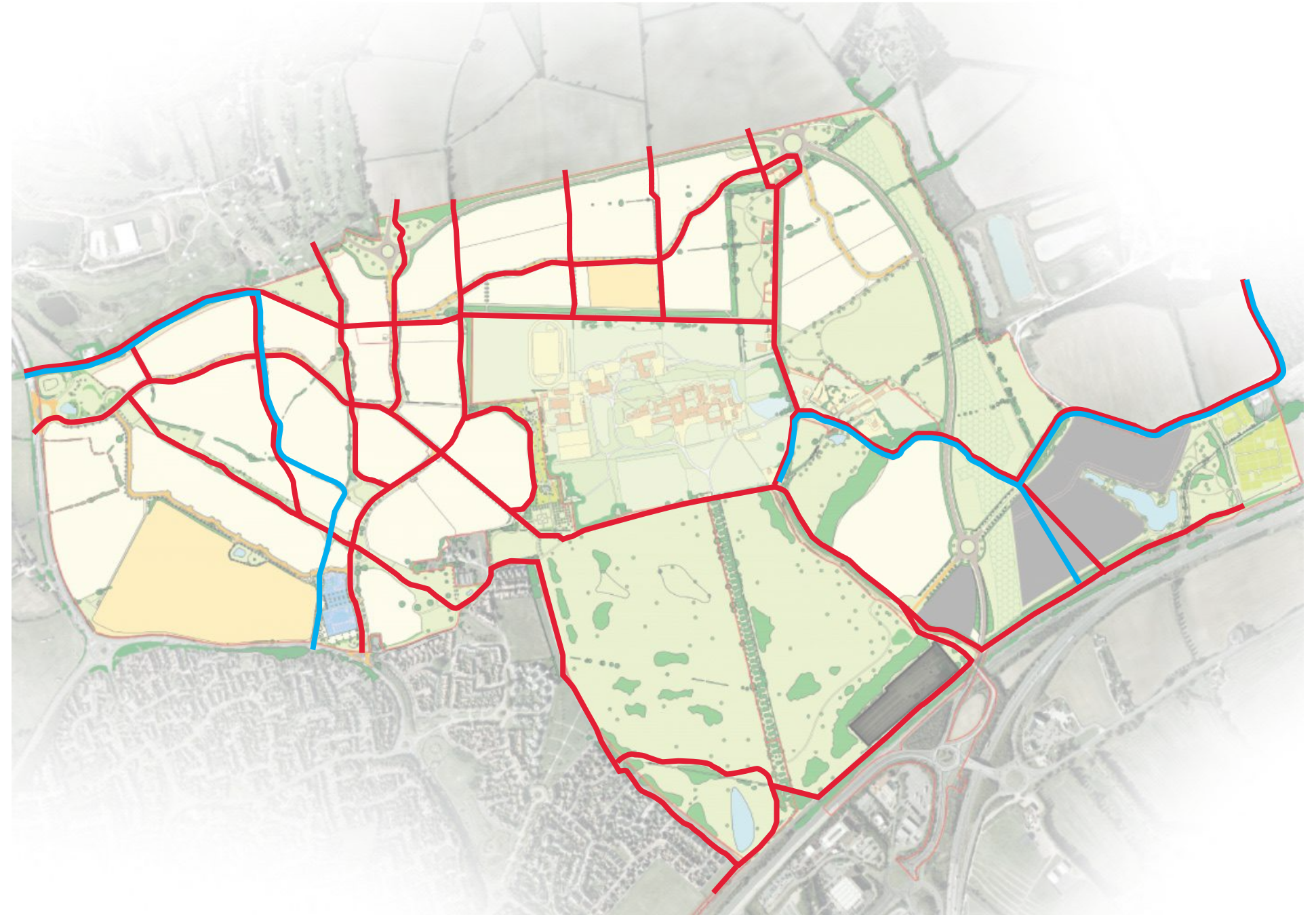
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## Cycleways, Footpaths & Bridleways

- Cycleway & Footpath
- Bridleway

### Connected walking & cycling routes

Comprehensive network of routes for active travel within the site and links to the wider Chelmsford network of footpaths and cycleways



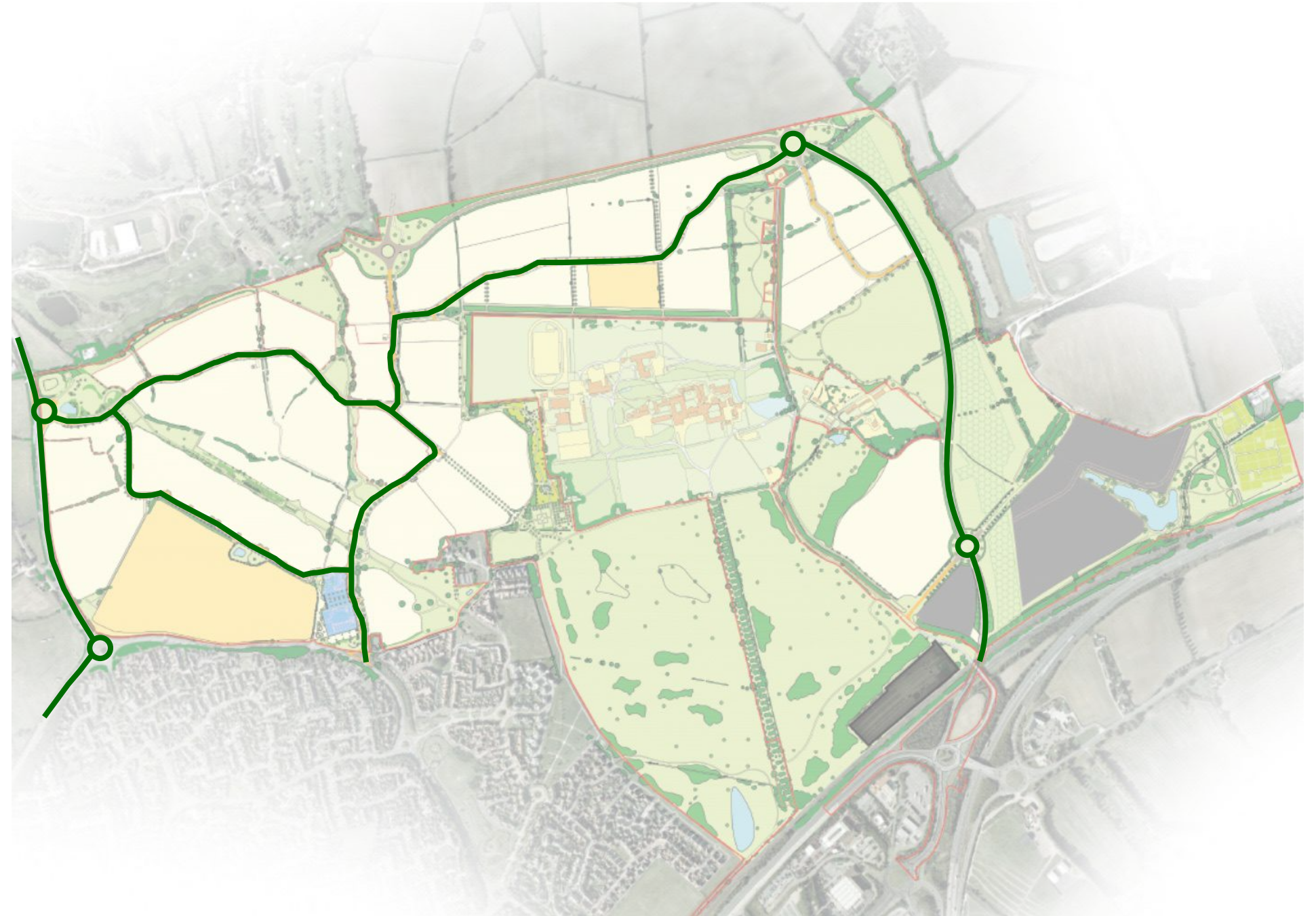


# Beaulieu Masterplan

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## Bus Routes

— Bus route





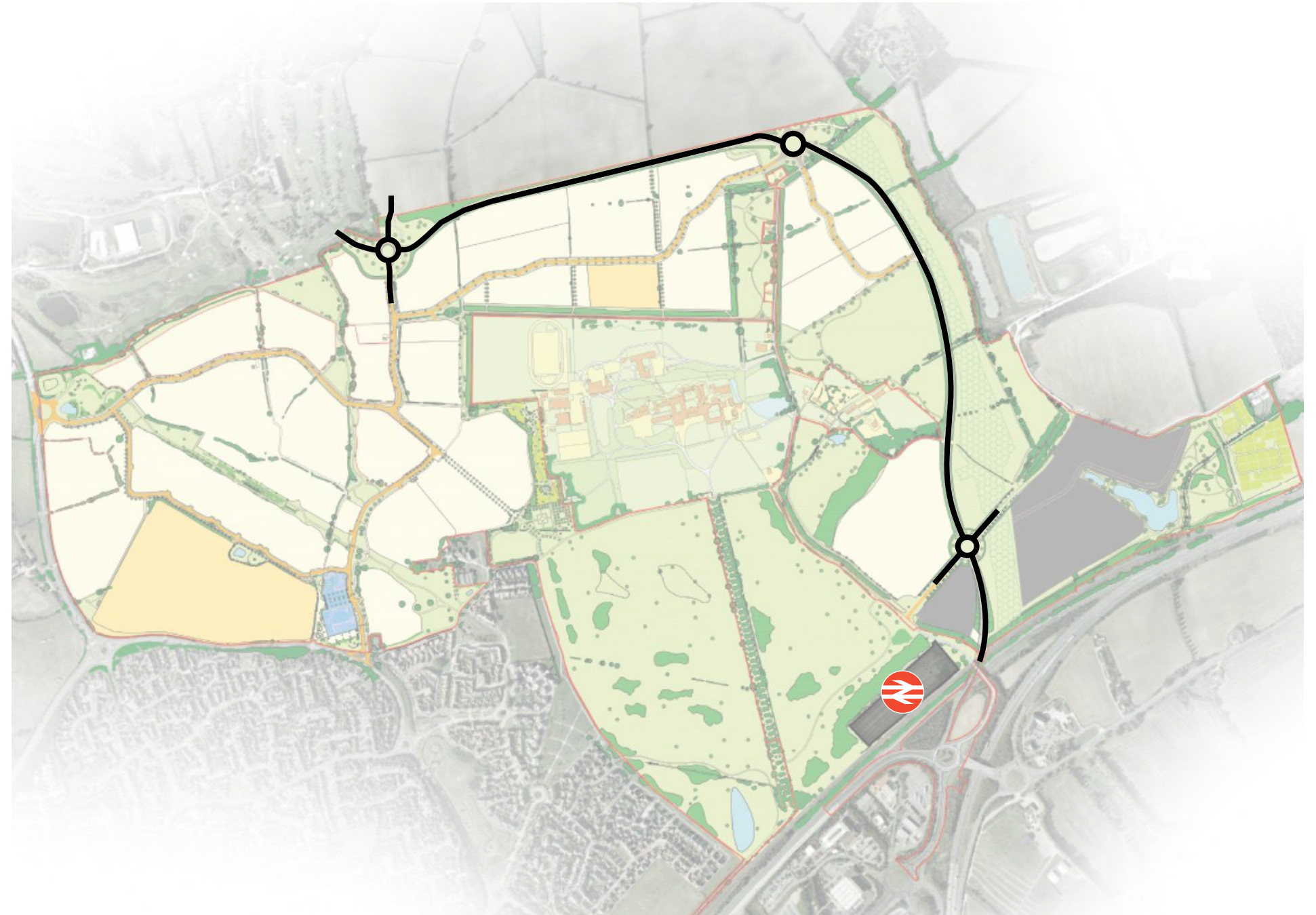


# Beaulieu Masterplan

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## Train Station & Relief Road

-  Proposed station
-  Relief Road





# Beaulieu Masterplan

- 1 Beaulieu Keep
- 2 Station Hub
-  Proposed station





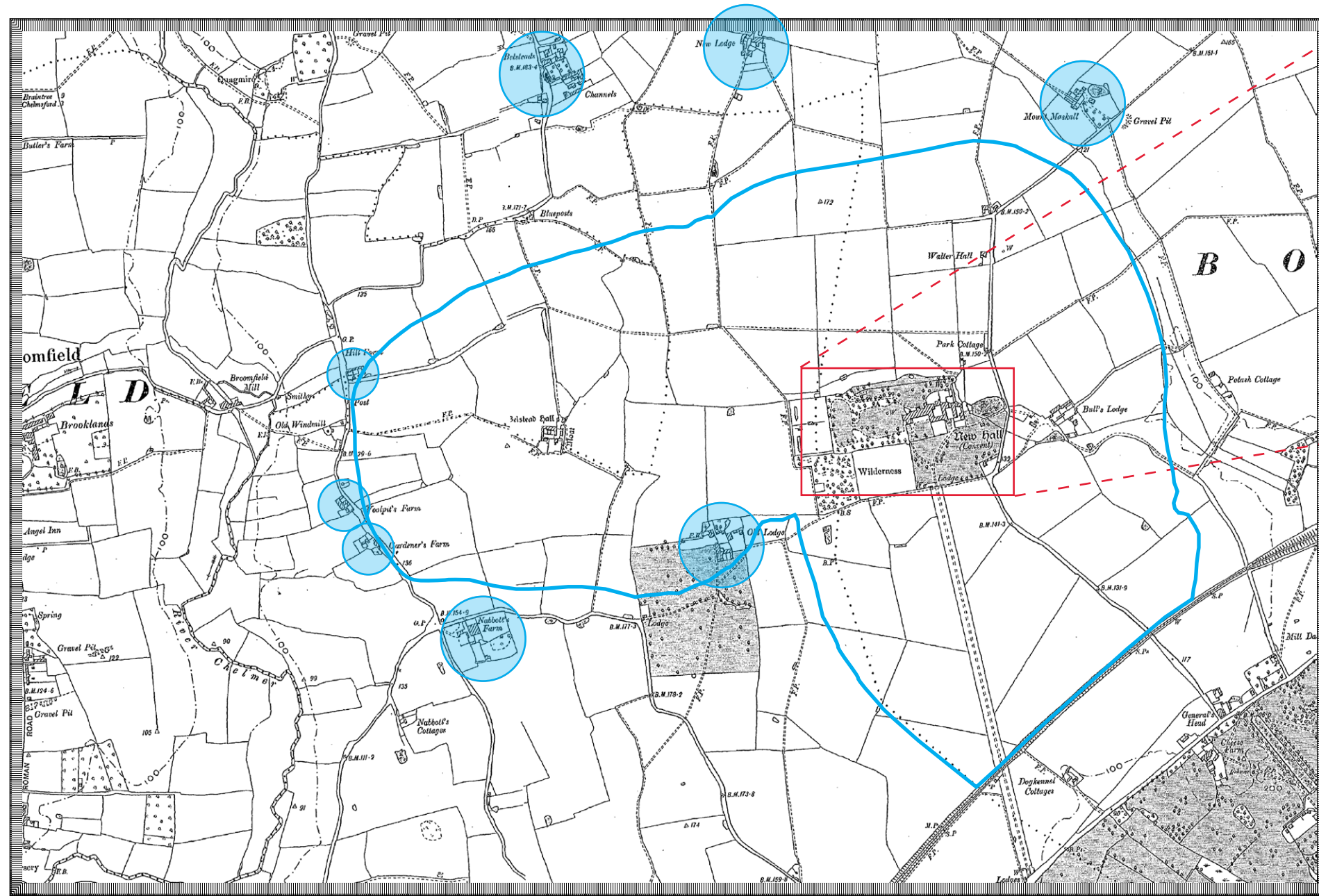
# Beaulieu Context

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# Historic Map of Site and Surroundings



**Henry VIII Hunting Lodge**  
(Grade I listed)

Series of historic farmsteads located around masterplan

Scanned from Ordnance Survey Six Inch County Series maps first published 1895. Original scale 1:10,560.

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# Concept Sketches





# Proposal

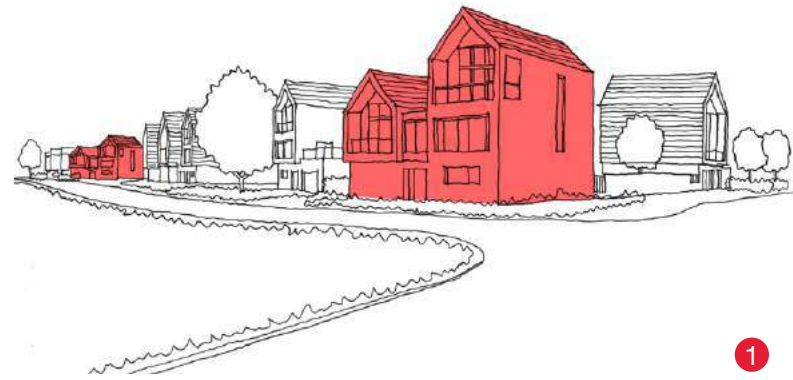
- 256 dwellings
- 22 dwellings per hectare
- 229 Houses (89%)
- 27 apartments (11%)
- 3% meet wheelchair housing standards
- 27% +7 units affordable provision
- Lifetime Homes
- Secured by Design
- Landscape driven Proposal
- Code Level 4
- Integrated SUDS design





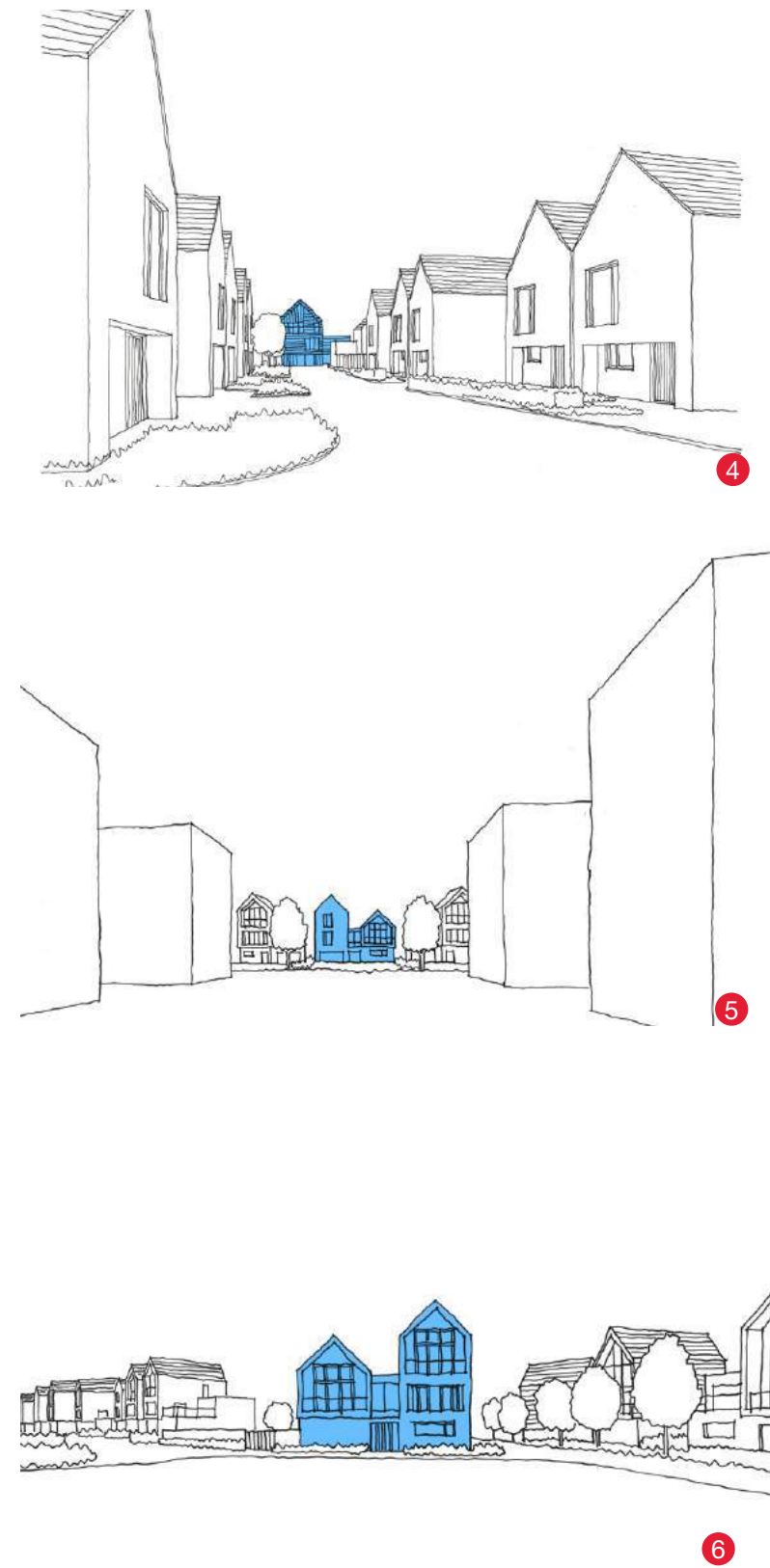
# Wayfinding

A series of marker buildings and landscape features assist wayfinding and placemaking





# Spatial Sequences and Framed Views



Marker buildings conceived to close vistas and turn street corners. Each is designed to respond to their unique setting within the masterplan





# Overlooking Public Amenity

Dwellings designed to maximise views towards landscaped spaces



7



8



9









# Lanes



- > Expressed gables create varied & interesting street scenes
- > Marker buildings assist wayfinding





# Courtyards

## Private Dwellings



Type N



Type D



Type V - Both variations

> Courtyards reflect character of surrounding area & local context



## Affordable Dwellings



Type S - Both variations



Type S



Type H



Apartment Block 1





# Courtyards

Mews courts reference the historic farmsteads that surround New Hall School





# The Island



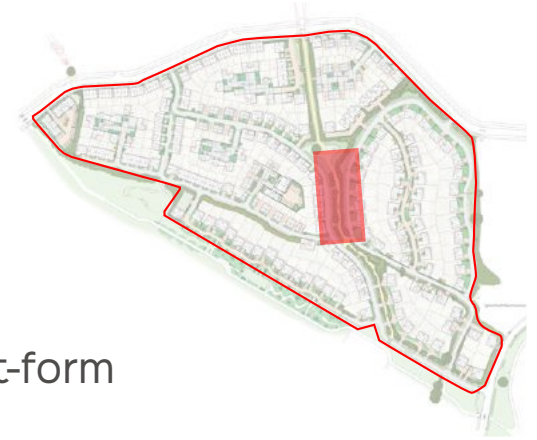
Type E



Type T



Type Y



> Clear delineation between built-form & landscape





# Streets for everyone

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Type Z

Type B



- > Ideal building height to width ratios
- > Private enclosure





# The Linear Park



Type Q

Type T

Type Y

Type R

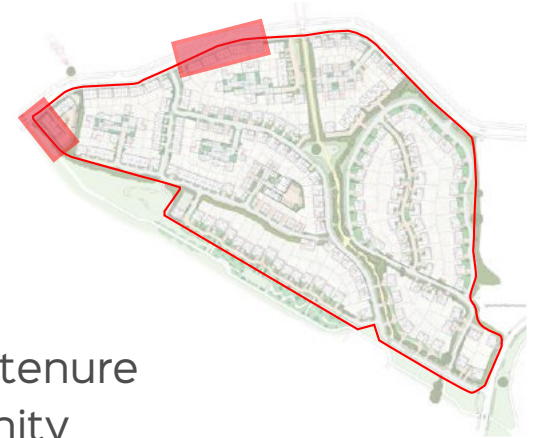


- > First floor living & terraces maximise views to parkland setting
- > Varied roofscape & character





# Balanced communities



> Variation in dwelling sizes and tenure types create balanced community



Type R



Type U



Type F



Apartment Block 3



Apartment Block 2



Apartment Block 2





# Adapting the Masterplan: 'Beaulieu Island'

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- > Existing planning consent: 256 dwellings
- > Revised planning consent: 321 dwellings
- > Uplift of **65 dwellings**



Previous scheme



Revised scheme



# Adapting the Masterplan: 'Beaulieu Island'

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- > Beaulieu Island: 122 dwellings (uplift of 57)
  - > Private: 104 dwellings
  - > Shared Ownership: 5 dwellings
  - > Social Rent: 13 dwellings
- > 21 apartments included within 'Beaulieu Farmstead' development
- > The GIA of the average private house reduced by 106sqm



Beaulieu Farmstead



Revised site plan



# Adapting the Masterplan: Station Hub

Original density: 30-50 dph

Proposed density: 90-110 dph







Towards Station

Mixed use

The Great Park

Future Business Hub

New Square

Acoustic Buffer

Restricted height

RDR

Landscape Buffer



# Applying the Essex Design Guide in Practice – Beaulieu Keep and Station Hub

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Beaulieu Park follows EDG's garden community principles in its approaches to transport, connectivity and active travel by placing walking, cycling and public transport at the heart of the development

- > Variety of character areas that are legible and navigable
- > Landscape-led approach that responds to and enhances mature landscape setting
- > Housing arrangements designed to establish and promote integration of communities
- > Dwellings used to frame spaces within development forming enclosure and creating a comfortable pedestrian scale
- > Variation in dwelling sizes and tenure types to create balanced communities
- > Ideal building height to width ratios provide enclosure

- > Clear wayfinding and placemaking strategies
- > Variety of terraces create linkages to parkland surroundings
- > Provision for changing economies with opportunities for home working
- > Architecture and materials pallet reflect character of surrounding area and local context
- > Parking largely contained within private garages or small parking courts, preventing car dominated street scenes
- > Buildings with expressed gables front open space, creating varied and interesting street scenes
- > Materials, planting and street furniture used to create high-quality environments
- > Walking and cycling routes provided on street and through open spaces





# Making New Communities: Beaulieu Keep & Station Hub

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- > Landscape-led masterplan that responds to historic context
- > Development embraces EDG garden community principles
- > Balanced community comprising homes, schools, business space, neighbourhood centre and amenity
- > Broad mix of housing that reflects the needs of the local area
- > 'Development Framework' and fortnightly meetings between Countryside Zest and officers have aided planning process
- > Regular high-level meetings and site visits with members and officers from Chelmsford City Council to review progress
- > Planning Performance Agreement (PPA) has permitted 30 applications to be approved between May 2013 and May 2017
- > Meetings with the Essex Design Review Panel
- > £80 million will be invested in infrastructure to benefit the local area
  - > The Beaulieu Park School-county's first all-through school located on-site
  - > New community centre run by the Beaulieu Community Trust
  - > Over 170 acres of parks and open spaces at Beaulieu managed in partnership with Land Trust
  - > Beaulieu Railway Station
- > Phasing plan to ensure delivery of community infrastructure early on
- > Beaulieu Chase in advance of housing development
- > Community engagement and feedback sessions
- > Supportive and informative ward councillors
- > Welcome packs for new residents

