



Darwin Green



BARRATT
— HOMES —

Darwin Green One



Outline Planning Consent



Outline planning consent was granted for 1593 units in **December 2013**. The consent included the following

- 40% affordable housing for each individual phase
- A Local Centre which will provide for a Library, Health Centre, Community Rooms and retail units
- A supermarket adjacent to the Local Centre area will be the subject of a separate detailed planning application and will be developed separately to Barratt Homes
- Central Park to include a Sports Pavilion, tennis courts, football and cricket pitches.
- A North West Green Corridor and 3 Traverse Green Corridors
- Primary School and a site for a secondary school
- A series of pedestrian and cycle networks throughout the development.



Darwin Green One Design Code Approved February 2014

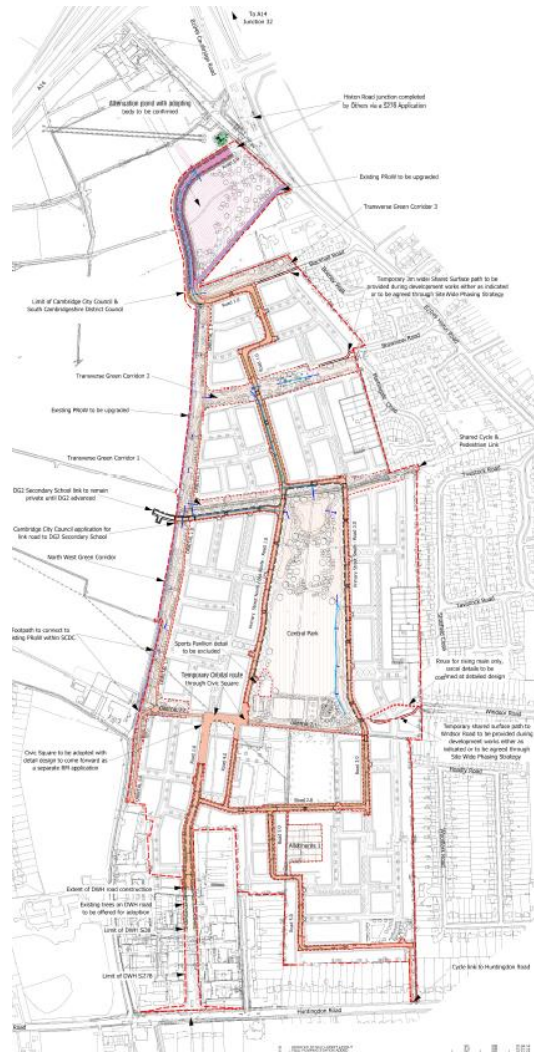


Since securing the above outline consent we have also been granted approval of the Design Code.

The Design Code was approved in **February 2014**

The Design Code has been developed to ensure a high standard of design creating constraints and guidelines but allowing flexibility for designers to bring forwards their proposals.

Infrastructure Approval



On **18 June 2014** detailed planning permission was granted for the Infrastructure for Darwin Green One. This is included:

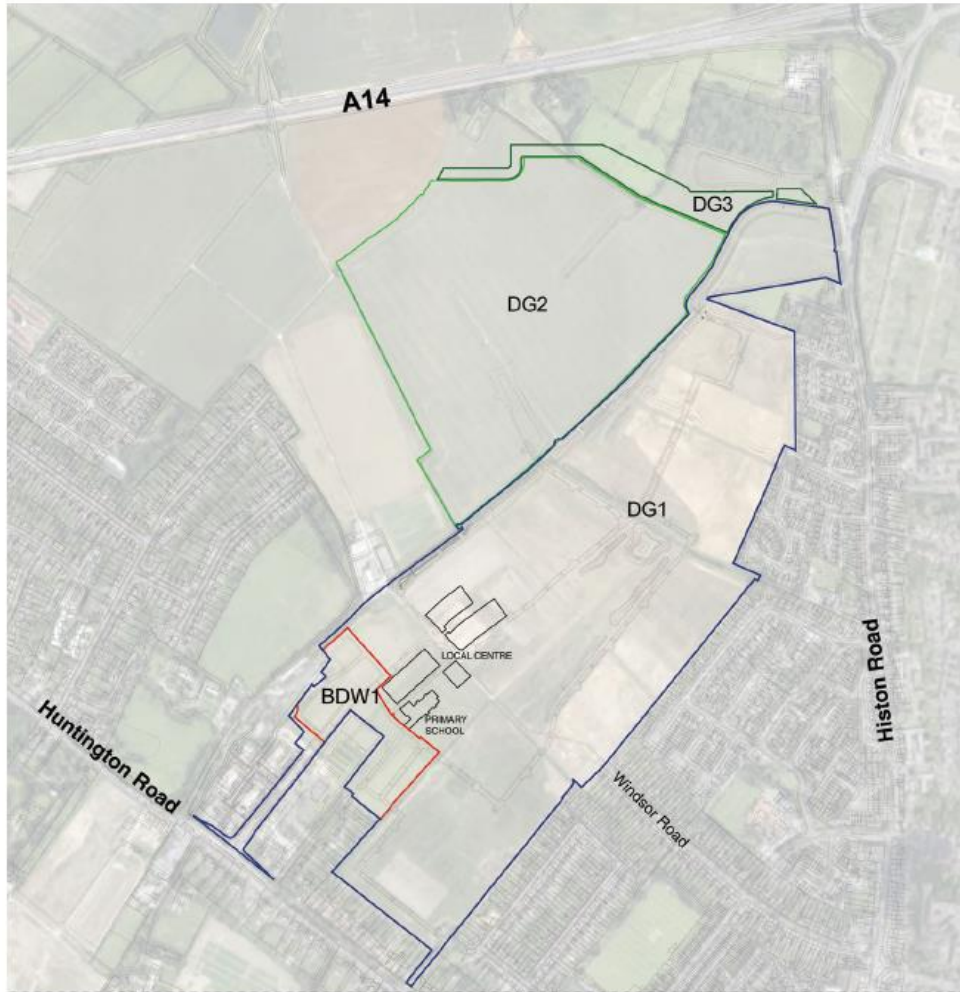
- Main access roads
- Pedestrian and cycle paths
- Public open space
- One allotment site
- Services and utilities



Darwin Green One – BDW1



BDW1 – First Residential Phase



Detailed planning permission was granted by Cambridge City Council on **23 May 2016** for the first residential phase **BDW1**:

- 173 homes
- A mix of 1,2,3 and 4 bedroom properties
- 50% will be 1 and 2 bedroom properties
- 40% will be affordable units (69 units)

BDW1 forms the first residential phase application on site, located at the Huntingdon Road gateway to the overall development.

BDW1 – First Residential Phase



The approved layout for **BDW1** largely follows the Illustrative Masterplan approved as part of the outline planning application.

There are three character areas which make up **BDW1**; High, medium, lower density areas.

Each character area has been developed in detail to create contrasting characters while maintaining a coherent development.

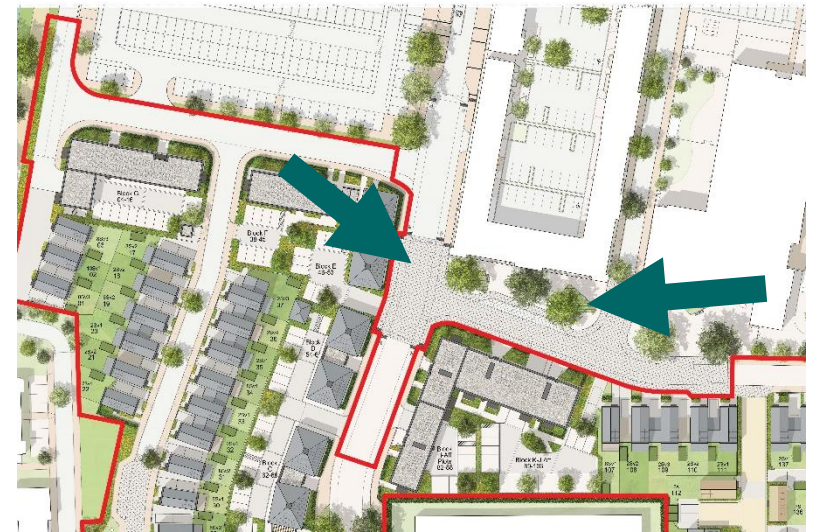
Work will start on BDW1 in **December 2017**

BDW1 – First Residential Phase

View of entrance into BDW1



BDW1 – First Residential Phase



BDW1 – First Residential Phase



BDW1 – First Residential Phase





Darwin Green One – Local Centre



Local Centre



On **18 May 2016** detailed planning permission was granted for the **Local Centre**.

Local Centre will consist of the following:

- 114 residential apartments of which 40% will be affordable.
- Library
- Community Rooms
- Health Centre
- Retail Units – Use Classes A1, A2, A3, A4 and A5

Local Centre



The Local Centre will act as an important focal point for Darwin Green, providing a range of buildings and spaces to serve the planned community.

The Local Centre will be surrounded by a supermarket, other residential phases of development, a primary school and nearby pocket park and central park.

Local Centre



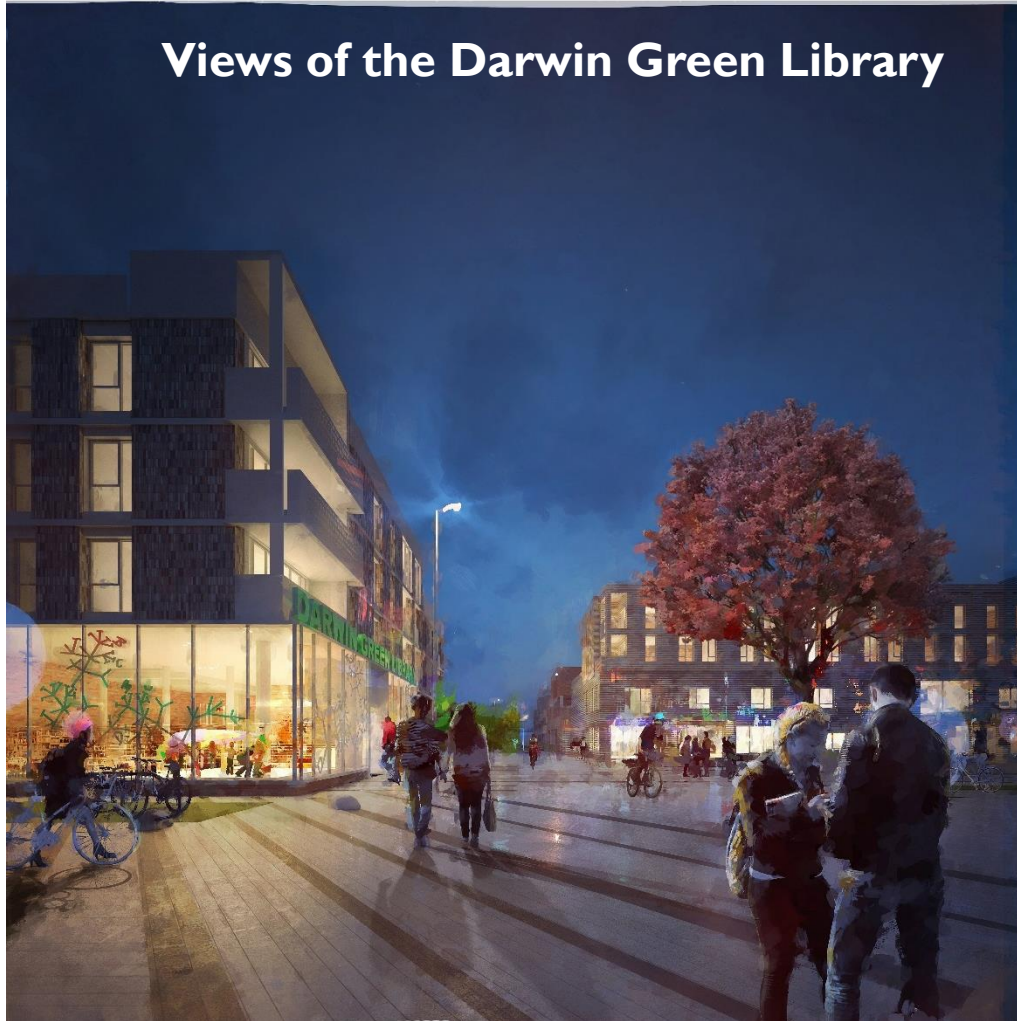
The Local Centre is located within the urban quarter. The design approach has been to create a modern, distinctive urban realm.

In order to create the distinctiveness within the scheme, we are proposing a mix of bricks base on the 'Cambridge Mix' including, light, brown, beige and pink.

Work will start on the Local Centre in **Summer 2018**

Local Centre

Views of the Darwin Green Library



Local Centre

Views of the Darwin Green Health Centre



Local Centre



Views of The Square



Local Centre

The Retail Units



Local Centre

Darwin Street



School Lane



Local Centre

School Square Elevation





Darwin Green One – Next Phase



BDW2 – Pavilion Quarter



The next phase residential phase of Darwin Green will be the **Pavilion Quarter**.

The **Pavilion Quarter** is located in the South-east corner of the site.

We have appointed architects **HTA** to work on the project.

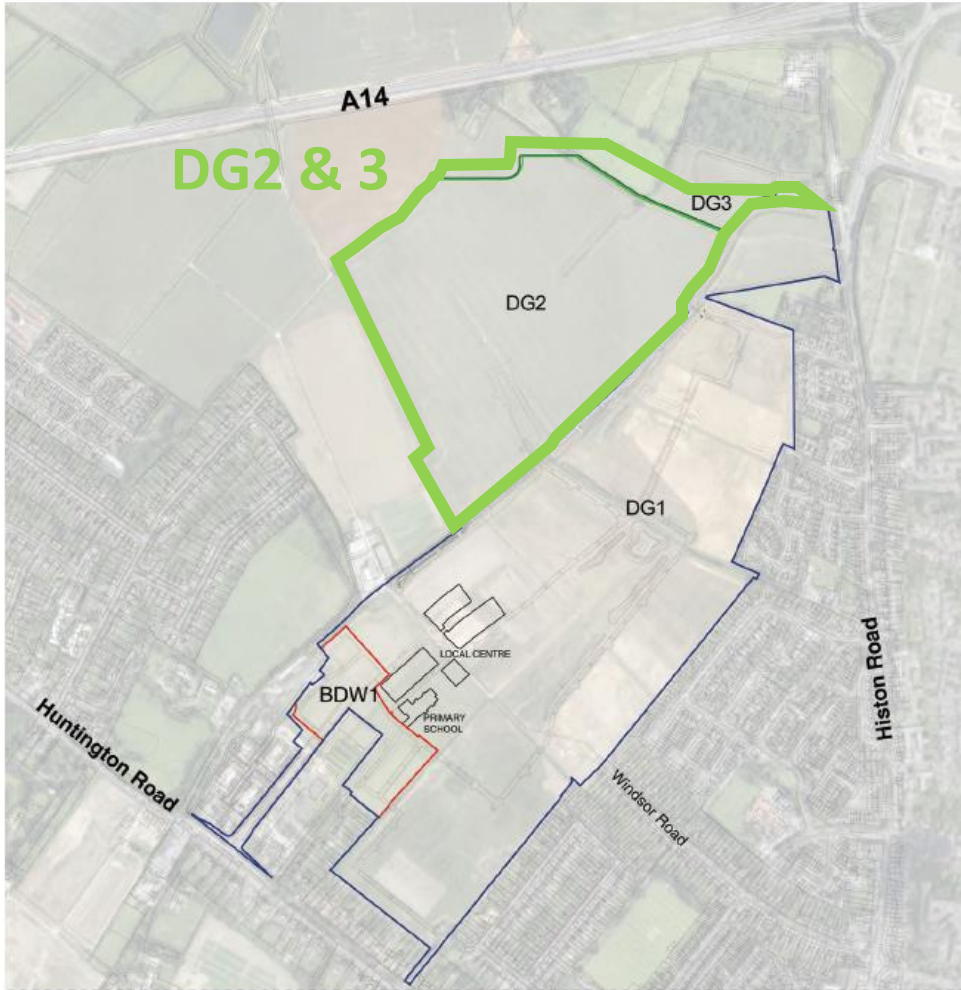




Darwin Green Two & Three



Darwin Green 2 & 3



In **January 2010**, South Cambridgeshire District Council identified land adjoining Darwin Green One for residential development, known as **Darwin Green Two**. The aim is to provide a sustainable, housing led urban extension which will ensure separation from the villages of Girton, Histon and Impington.

Through the current local plan process, we have made a series of representations to amend the northern boundary of the allocation to properly reflect the nature of the site and the decision of the Inspector is awaited. This revised boundary provides for a larger residential area known as **Darwin Green Three**.

There is potential for **Darwin Green Two and Three** to provide in the region of **1,100 homes**, together with the allocated Country Park.



Darwin Green One – Construction



Construction

Construction work at Darwin Green has now commenced on site.

Work started on site on 21 August, including the cutting back of vegetation on-site and hedges to allow for the installation of secure fencing.

The site compound will be set up, including the installation of cabins. The soil sampling and ground condition testing will continue. Machinery will arrive on site including large earth-moving equipment for ground works to commence.

BDW1 – Construction on BDW1 will commence in December 2017

Local Centre – Construction on Local Centre will commence in Summer 2018

Hours of operation

As per the Outline Planning permission:

Operations on site will take place from 8am to 6pm Monday to Friday and from 8am to 1pm on Saturdays.

No construction work will take place on Sundays or Bank and Public holidays.

Deliveries to the site will be between 9am and 4pm Monday to Saturday, with no deliveries on Sundays or Bank and Public holidays.

Construction



Construction

Current Site Photos



Construction



Construction



Construction



As part of Barratt's ongoing commitment to the site David Thomas CEO of Barratt Plc recently cut the first sod at the new Darwin Green development in Cambridge following the start of construction at the end of August. He was joined by directors from the Eastern Counties division alongside Cllr David Bard.

Rob Holbrook, Managing Director of Eastern Counties, said: we are committed to Cambridgeshire and Darwin Green will bring significant investment to the local area as well as new properties and facilities."



Any Questions?

