

Proposed 'Homes for Later Life' Apartments Design & Access Statement



Station Road
Great Shelford
Cambridge
CB22 5LR

OCTOBER 2021

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1 INTRODUCTION

“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

National Planning Policy Framework Paragraph 124

1 INTRODUCTION

1.1 Scope and Purpose

“The underlying purpose for design quality and the quality of new development at all scales is to create well-designed and well-built places that benefit people and communities. This includes people who use a place for various purposes(and).....also includes people at different stages of life and with different abilities – children, young people, adults, families and older people, both able-bodied and disabled.” National Design Guide Paragraph 8

This Design and Access Statement has been prepared by Planning Issues Ltd. on behalf of the applicant, Churchill Retirement Living, in support of a detailed planning application for the comprehensive redevelopment of the vacant building and associated land that comprises Station Road, Great Shelford (The Site). **Matters relating to planning policies and other material considerations will be covered in a separate Planning Statement included with the application.**

The existing demographic of this area together with the Site’s location, adjacent to transport amenities, the centre of the town and close to a number of existing facilities, make the Site ideally suitable for retirement living.

The applicant’s vision for the Site is for ‘Homes for Later Living’, a development of 39 one and two bedroom apartments together with associated communal facilities, vehicular access, parking and landscaping.

This statement concentrates solely on the rationale for the proposed design. The purpose of this document is to explain the context, character and identity of the Site and its surroundings; factors that have influenced the design evolution; and the component parts of the development proposals and how they relate to the prevailing planning policy framework relating to design.

The vision is to create a high quality development that responds to the specific site conditions – physical context, surrounding character, constraints and opportunities – with a design which responds to the local vernacular, embraces sustainable design and delivers much needed specialised housing for local older people in a safe and enjoyable environment.



1 INTRODUCTION

1.2 Requirements of an Ageing Population

The fact that we are all living longer should be a cause for celebration, as more people are able to enjoy a long and fulfilling retirement. Current average life expectancy in the UK is 83 for women and 79 for men. In 1901 it was 49 and 45 respectively¹. The number of UK citizens expected to be 65 or over is projected to rise to 15 million by 2030².

We would all wish to live well as we live longer. We want to remain active, useful members of a community and retain as much control over our lives as possible.

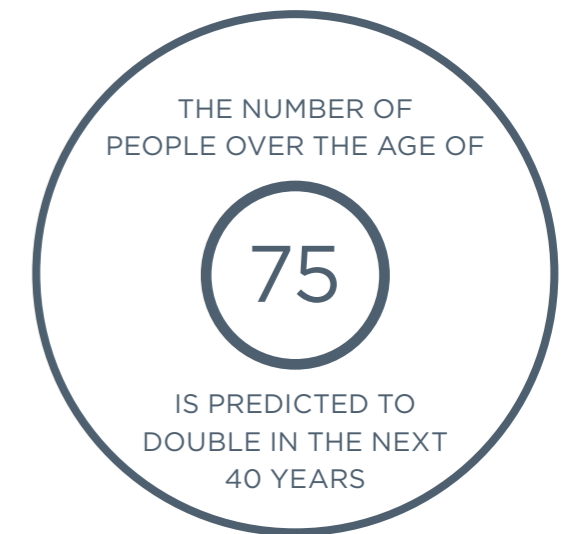
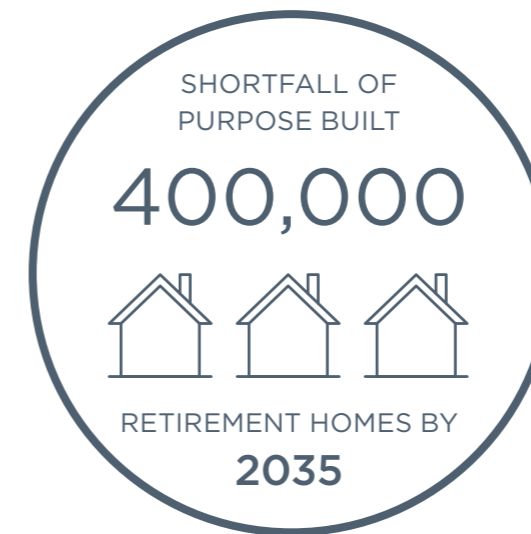
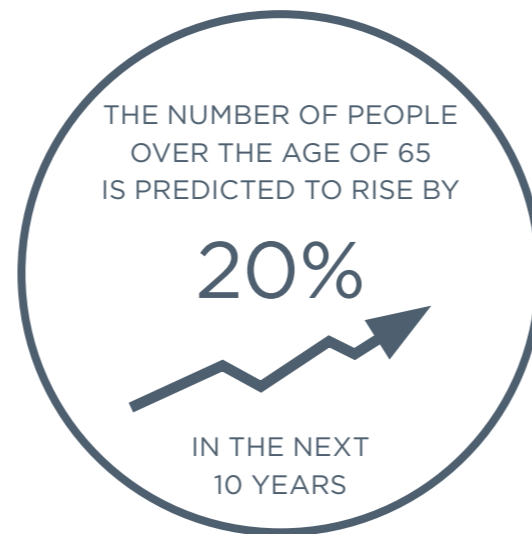
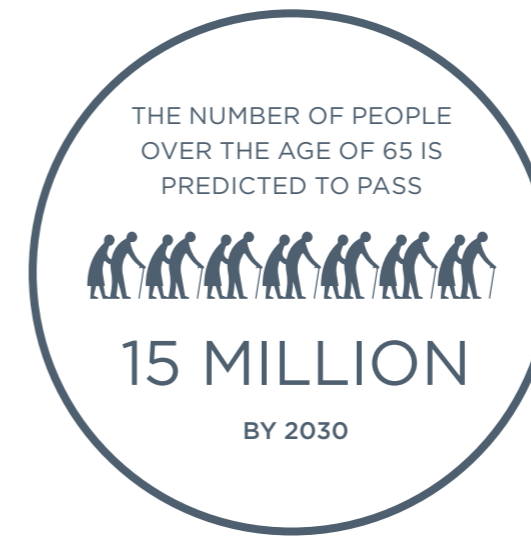
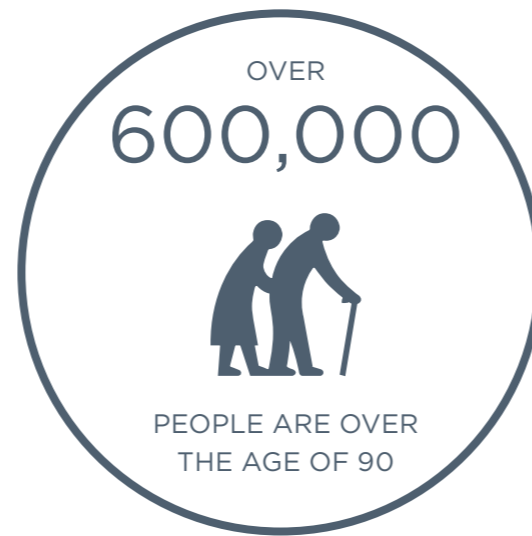
However the vast majority of our housing stock is not built with the needs of older people in mind. There are still far too few suitable new homes being delivered, and many older people are living in homes which are unable to meet their changing needs.

It is estimated that there will be a shortfall of 400,000 purpose-built homes for older people by 2035³.

With insufficient supply and choice most people remain in their existing unsuitable homes for too long, often struggling with maintenance, upkeep and loneliness. Building more specialist homes to meet their needs works better for them but also frees housing stock for younger people; building more retirement homes benefits all age groups.

For far too many people the decision to move home in later life is precipitated by a crisis in their existing home. This is the case despite strong evidence that those who are able to think proactively about the type of home that will meet their changing needs, and who move before they are too frail to play an active part in their new community, have better outcomes than those who move later.

Housing has a fundamental role to play in helping us live well for longer. Given that for most people mobility, sociability and income decrease in old age, it is not just about the home we occupy, but also about the place in which we live, who we live with and who we live close to. The right kind of housing can help people to stay healthy and support them to live independently for longer.



¹ The King's Fund, 'Demography: Future Trends', part of the Time to Think Differently programme, 2018

² Age UK, Older People as Volunteers Evidence Review, 2011

³ Ian Copeman and Jeremy Porteus, Housing Our Ageing Population: Learning from councils meeting the needs of our Ageing Population Local Government Association, 2017

1 INTRODUCTION

1.3 Owner Occupied Retirement Living Typology

“Well-designed places include a variety of homes to meet the needs of older people, including retirement villages, care homes, extra-care housing, sheltered housing, independent living and age-restricted general market housing. They are integrated into new settlements with good access to public transport and local facilities.” National Design Guide Paragraph 117

‘Homes for Later Living’¹ means specially designed housing suitable for older people who want to maintain the independence and privacy that comes with having a home of their own but no longer want or need a family sized house.

This proposal is for age-restricted one and two bedroom apartments designed to help people remain independent, safe, secure and sociable for as long as possible. In planning terms these are C3 (Dwellings) developments and not care homes, nursing homes, extra-care or other needs based accommodation. Owner’s homes are their own and they can furnish and decorate as they wish.

Key differences to mainstream housing are:

- The provision of extensive communal areas where neighbours can socialise, host visitors and be part of a friendly, like-minded community. This is centred on the ‘Owner’s Lounge’ which is the heart of the community and where owner’s often organise social events. There is usually a coffee or tea bar associated with the Owner’s Lounge. Taken together, communal areas usually amount to 30% of the internal area.
- The presence of a Lodge Manager to look out for people’s welfare, be a point of call if help is needed, make sure the communal areas are well maintained and to be a reassuring, friendly presence. Lodge Managers also create the community; organising events and trips.
- A limited number of entrances, usually one, that is close to the Lodge Manager. This keeps the community secure and allows passive surveillance of the entrance area.

- A lift to all floors with level access throughout
- Each apartment with its own front door giving privacy whenever desired.
- A guest room which can be booked by residents for visitors
- A digital ‘Careline’ support system in all apartments for emergency support 24 hours a day, 365 days a year.
- Communal grounds with well landscaped external space available to all.
- Communal upkeep and maintenance including the exterior of the building landscaping.
- Reduced reliance on cars due to sustainable locations close to amenities.
- Buggy store
- Communal areas usually amount to 30% of the internal area.



¹ Homes for Later Living, *Healthier and Happier*, September 2019



1 INTRODUCTION

1.4 Social Benefits of Homes for Later Living

The issues that people face staying in their own home are the problems they are looking to solve with a move to a Home for Later Living.

By moving to an age-friendly environment with a community of like-minded people isolation and loneliness are reduced. There are huge benefits from new found friends and companions. Loneliness is linked with damaging health impacts such as heart disease, strokes, depression and Alzheimer's. Loneliness and isolation have become even more apparent in older generations through the lockdowns faced during the COVID 19 pandemic. However residents within existing Churchill Retirement Living schemes have expressed huge praise for their Lodge Managers in looking after them and helping, for example with food shopping.

The location close to local amenities also increases access to these, lowering social isolation. Individuals can remain independent for longer and have better health outcomes¹ and the safe and secure environment provides peace of mind which leads to better well-being.

Specifically designed housing for older people offers significant opportunities to enable residents to be as independent as possible in a safe and warm environment. Older homes are typically in a poorer state of repair, are often colder, damper, have more risk of fire and fall hazards. They lack in adaptations such as handrails, wider internal doors, stair lifts and walk in showers. Retirement housing helps to reduce anxieties and worries experienced by many older people living in housing which does not best suit their needs by providing safety, security and reducing management and maintenance concerns.

Prior to the pandemic, and hopefully in the not too distant future, Churchill developments offer a formal coffee morning as well as a number of informal coffee gatherings. Residents often organise bridge clubs, gardening clubs and weekly film nights in the communal lounge. There are also group trips into town centres for coffee and shopping, and to theatres, public gardens and other places of interest. Even just saying hello to neighbours in the corridor or a quick conversation with the Lodge Manager can significantly help. Churchill also organise a number of events each year such as summer garden parties, cheese and wine nights, musical nights with tribute acts.

Homes for Later Living have found that an average person aged 80 feels as good as someone 10 years younger² (based on the nationally recognised general well-being criteria such as happiness and life satisfaction) after moving from mainstream housing into housing specifically designed for later living. Poor housing is closely linked to poor health, increasing the strain on the NHS and social care system.

For the local community a new Homes for Later Living development means a group of like-minded independent retirees who often want to contribute to the local community by volunteering or getting involved with community projects. Whilst at home, residents provide 'eyes on the street' with passive surveillance contributing to the perception of safer public spaces.

For society as a whole social benefits include expanding choice for older people, freeing up of housing for younger people and often grandparents moving closer to children to provide 'grandparental childcare'. Living in a community that can form a bubble has also proved very successful in mutual support during the Covid-19 pandemic.



¹ Homes for Later Living, *Healthier and Happier*, September 2019
² Homes for Later Living, *Healthier and Happier*, September 2019

1 INTRODUCTION

1.5 Environmental Benefits of Homes for Later Living

Homes for Later Living sites are very carefully selected to be close to local amenities- a maximum of 0.5 miles from a centre via a level walk. They are also usually close to good public transport connections. Providing housing in close proximity to services and shops which can be easily accessed on foot reduces the need for travel by means which consume energy and create emissions. Many owners find that the cost of continuing to own a car does not outweigh the benefits and many owners decide to go 'car-free', typically within six months after occupying. Car ownership levels are lower than open market housing, and mobility scooters are often used by residents, hence provision of space and charging facilities for these is part of the proposal.

Development close to amenities or a town centre is usually on Brownfield land. Sites are often derelict or vacant 'problem' sites that are currently an eye-sore. Efficient use of land with appropriate density on Brownfield sites reduces pressure elsewhere to release more land for housing, for example from Greenfield land. Providing shared facilities for a large number of residents in a single building makes most efficient use of material and energy resources.

The proposed Homes for Later Living and associated landscaping enhance the local townscape and provide additional visual amenity as well as net biodiversity gains. Boundary and mature trees are typically maintained to ensure existing habitats are protected. Churchill developments further enhance the habitat features and deliver a biodiversity net gain. Bird boxes, swift boxes and bat roosts are often provided. High quality landscaping is an essential feature, delivering native and berry rich species for birds and wildflower planting to encourage pollinators. Residents often set up gardening and wildlife clubs.

Apartments are in themselves a very energy efficient form of accommodation. Rather than a detached house which as a minimum would have four walls, a roof and a floor to the outside all of which lose heat, a typical apartment in a development would have a single wall facing the outside. The building fabric is also built to the latest statutory requirements meaning they are more energy efficient than buildings have ever been required to be before. This reduces to a low level the required energy to heat a dwelling.

All developments provide on-site renewable energy generation,

typically photovoltaic cells (PV) or ground source heat pumps which generate electricity for use on site.

Electric vehicle charging will be provided on site, encouraging uptake of electric vehicle use with associated environmental benefits.

All areas of the building will be lit using low energy lighting and where applicable utilise daylight and movement sensor controls, reducing consumption and light pollution.

Flow restrictors and aerated taps as well as typically the inclusion of showers rather than baths ensure low water consumption from apartments.

During construction, efficient forms of construction are prioritised and the majority of necessary construction waste is recycled.



1 INTRODUCTION

1.6 Economic Benefits of Homes for Later Living

Silver Saviours for the High Street

Published in February 2021, a new report¹ commissioned by Homes for Later Living explores how building more specialist housing for older people would not only help an ageing population move into the home they desire and benefit the housing market, it would also help local economies grow more effectively in the wake of the pandemic.

The research was undertaken, evaluated and written by a former HM Treasury economist, Chris Walker, and finds:

- 1. Retirement properties create more local economic value and more local jobs than any other type of residential development.**
- 2. For just one retirement development, a local authority could expect to see benefits of 85 construction jobs for the duration of the build, as well as six permanent jobs and £13m in Gross Value Added over the lifetime of the development, as opposed to not developing a site.**
- 3. People living in each retirement development generate £550,000 of spending per year, £347,000 of which is spent on the local high street. Some £225,000 of this is new spending in the local authority, directly contributing to keeping local shops open.**
- 4. From these figures, we estimate that a typical retirement housing development has the potential to support more than three local retail jobs.**

Chain Reaction

A second paper², published in August 2020, explores how building more specialist housing for older people would not only help an ageing population move into the home they desire, it would also help first-time buyers join the housing ladder through the new chains that are created. The main findings of the report found:

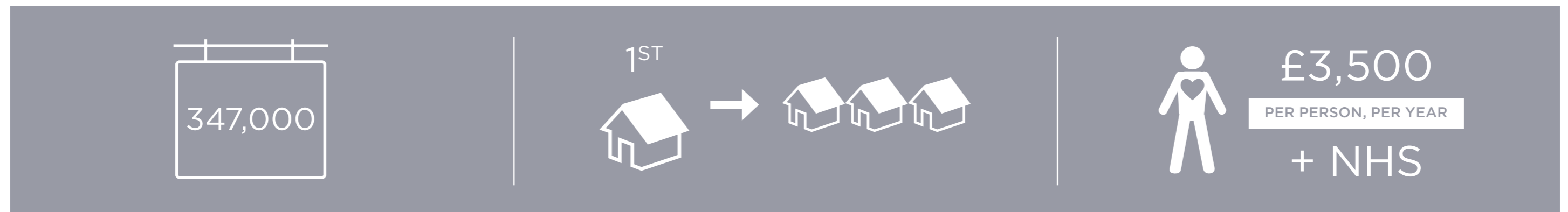
- 1. c.3m older people in the UK aged 65+ want to downsize.**
- 2. If, overtime, all of those aged 65+ who want to move were able to do so, it would free up nearly two million spare bedrooms, predominantly in three bedroom homes with gardens, ideally suited for young families with children.**
- 3. The chain impact would be a major boost for first time buyers, with roughly two in every three retirement properties built releasing a home suitable for a first-time buyer in the housing chains created.**
- 4. Overall, every Homes for Later Living property sold generates two moves further down the housing chain, and in certain circumstances this may be more. If 30,000 later living properties were built per year (10% of the Government's overall housing target) this would mean at least 60,000 or more additional house moves are facilitated each year.**

Healthier and Happier

Healthier and Happier³, was published in September 2019 and explored the wellbeing benefits that residents gain from living in specialist retirement housing and the significant fiscal savings they can deliver to the NHS and social care system.

It found that:

- 1. People living in a property of this type typically experience reduced health risks, contributing to fiscal savings to the NHS and social care services of c.£3,500 per person per year.**
- 2. Building 30,000 more retirement housing dwellings every year for the next 10 years could generate fiscal savings across the NHS and social services worth £2.1bn per year.**



¹ Homes for later Living, *Silver Saviours for the High Street*, February 2021

² Homes for later Living, *Chain Reaction* August 2020

³ Homes for later Living, *Healthier and Happier* September 2019

1 INTRODUCTION

1.7 The Applicant – Churchill Retirement Living

Churchill Retirement Living Ltd is an award-winning, family run company specialising in both building and managing Homes for Later Living. The company was established in 2003 and is a market leader in the provision of private retirement apartments. They are purpose built exclusively for sale to the elderly (specifically over 60s with the average age of purchasers being 80) with a package of estate management services. A typical owner is an 80 year old widow.

Churchill have consistently (2019, 2020, 2021) been awarded a 5 star rating in customer satisfaction surveys carried out by the Home Builders Federation (HBF). Over 90% of owners would recommend Churchill Retirement Living to friends or family.

Churchill were awarded the WhatHouse? Housebuilder of the year in 2016, the first retirement specialist ever to win this recognition. This was followed by 2019 WhatHouse? Gold Award for “Best Medium Housebuilder”.

Churchill Retirement Living was named Retirement Living Operator of the Year at the RESI Awards 2017.

Churchill Retirement Living now has over 160 retirement developments across the UK, with more than eight thousand people choosing the lifestyle offered by Churchill developments.

Churchill Retirement Living now has over 160 retirement developments across the UK, with a Head Office in Ringwood and Regional Offices in Byfleet, St Albans, Bromsgrove, Exeter and Warrington.



1 INTRODUCTION

1.8 Applicant Brief

Site selection close to amenities and in an area with identified need is key in the first instance. In designing the development the subject of this planning application, Planning Issues have had a clear brief on the specific requirements of Churchill Retirement Living in order for the design to be successful.

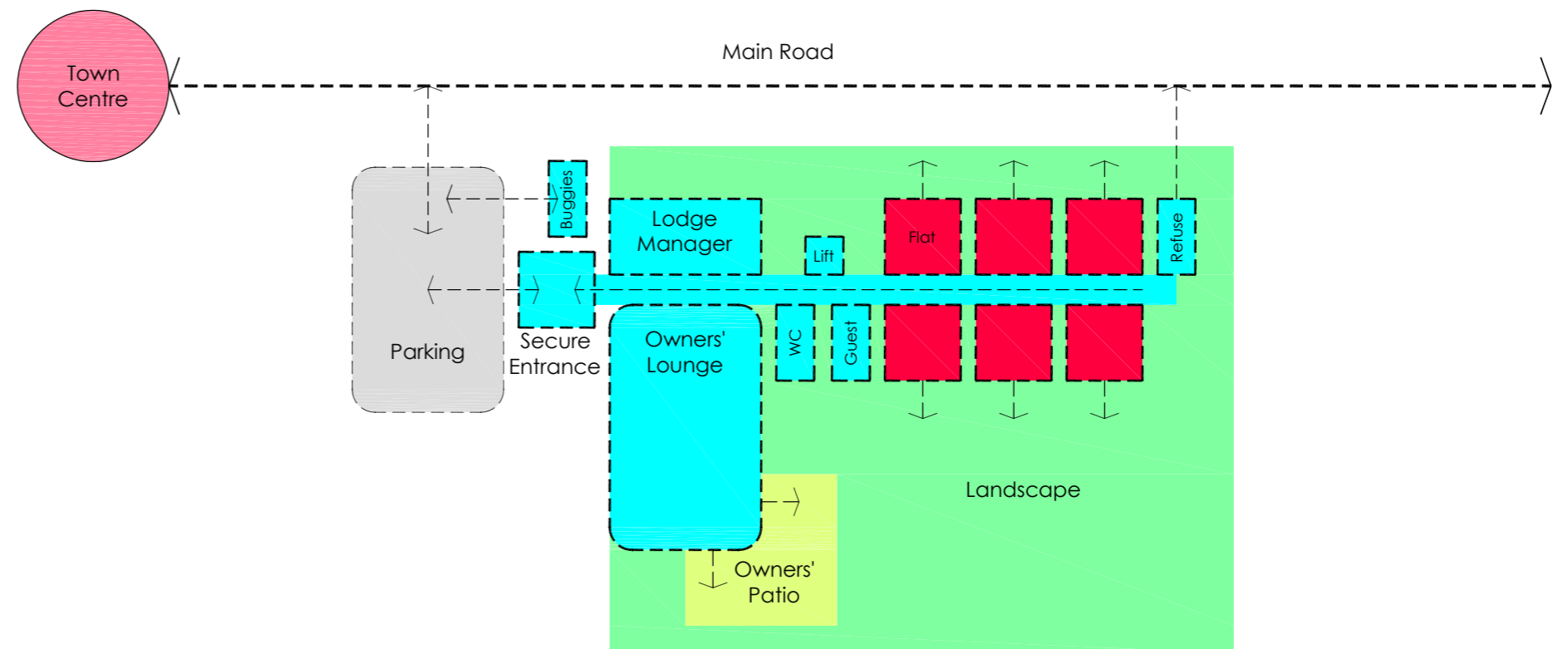
Key client requirements for the architectural design are:

- A **single building**, allowing secure access to all communal facilities, which necessitates a large footprint
- **Apartment numbers** - a minimum of 25 apartments so that the shared service charge for future owners remains affordable.
- Internal **level access** throughout
- Single **secure entrance** from the car park area to maintain passive security from the Lodge Manager over the parking area and ease of entrance for residents. There needs to be 'progressive privacy' from the public realm to one's apartment. A video link from the entrance intercom to owner's apartments allows owners to see who is requesting entry, responding to the particular need for safety and security for this demographic
- Concierge **reception** (staffed by a Lodge Manager with their own office)
- **Owners' Lounge** (communal), coffee bar
- Accessible toilet
- **Guest suite** (for use by friends and family)
- A central **lift** serving all floors
- Apartments, double **aspect** where possible but single aspect typically due to the requirement for double loaded corridors

necessitated by the need to optimise the development potential of sites and to ensure efficiencies in design and build costs. Churchill's experience shows that there is a wide variety of preferences from customers in terms of aspect, with some preferring sunny aspects and others shaded positions, some busy streets and others more private locations. Therefore a range of choice of aspect for apartments is desirable

- Apartments with external doors to living spaces, with balconies where possible and external access at ground floor, typically providing a very '**active frontage**'
- Landscaped communal **gardens** where visual amenity and biodiversity are more important than usable area. Large flat areas for recreational use are not required
- **Waste** management store appropriately sized and located based on previous experience of operating these type of developments

- **Parking** with an appropriate ratio of 1 space per 3 apartments, based on extensive experience of operating these type of developments, research and appeal decisions, as well as how accessible the site specific location is. This is because the sustainable location and average age of purchasers at 79 years old means a lower average car ownership requirement than mainstream housing
- Provision for **mobility scooters** within a 'Buggy Store' at a ratio of 1 per 7 to 8 apartments
- Low maintenance, long lasting **materials** and detailing which respond to the local context



1 INTRODUCTION

1.9 Precedent Developments



Aylesbury



Chelmsford



Pinner



Bury St Edmunds



Witham



Hitchin

2 CONTEXT

“An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities.”

National Design Guide Paragraph 39

2 CONTEXT

2.1 Site Location and Description

The Site at Station Road, Great Shelford has an approximate area of 0.29 hectares, of slightly irregular shape. The site is level and currently comprises a mixture of 1 and 2 storey buildings with varying roof pitches, which are located on the east, west and south boundaries of the site. The remainder of the site area is tarmac and hardstanding for vehicle parking. There is currently no soft landscaping or vegetation evident on the plot, aside from a couple of small trees to the eastern boundary. The site is currently only partially occupied, with existing commercial tenants located in the building on the eastern part of the site.

The site fronts Station Road to the west, with the railway line running along the eastern boundary of the site. To the north is a contemporary development of townhouses and flats, set over three floors of accommodation, with the top floor sitting within a mansard roof featuring full height dormer windows. Elevated gardens also feature as part of this development, providing undercroft parking spaces at ground floor level.

To the south of the site, consent has been granted for a 2-3 storey, 63 unit Care Home, on former employment land (ref S/3809/19/FL). It is expected that this development will soon be constructed, with enabling demolition works already underway.

The site is located 0.2 miles from local amenities, and 400ft from the railway station, which runs services to Cambridge every 30mins.

The wider surrounding area comprises a combination of detached and semi-detached residential dwellings. The site sits adjacent to the Great Shelford Conservation Area, but does not lie within it, on traditionally brownfield land.



SITE LOCATION

2 CONTEXT

2.2 Contextual History

Great Shelford is a village located approximately 4 miles south of Cambridge. It is likely settlement dates back to Saxon times, around 400AD. The village takes its name from a crossing in the River Cam; a 'shallow ford' which was used by travellers en route to Cambridge.

By 1000AD, a new settlement had sprung up which effectively created two Shelfords. These present as the modern day Great and Little Shelford.

Great Shelford continued to grow during the middle ages, centred around the church, which is thought to have existed by the 12th century, although it was substantially rebuilt in the 15th century. It was around this time that a bridge linking Great and Little Shelford came into existence.

During the 16th & 17th centuries, many dwellings in the village were rebuilt to conform with the standards of the time. A number of these are still visible today. The 19th century brought the railway, and with it an increase in both population and buildings. By the turn of the 20th century, the population of Great Shelford was just under 2000 people.

Presently, the population of the village is around 4000 residents. The village consists of a short run of local amenities along Woollard's Lane, and is characterised by mostly residential development with a distinctly suburban feel.



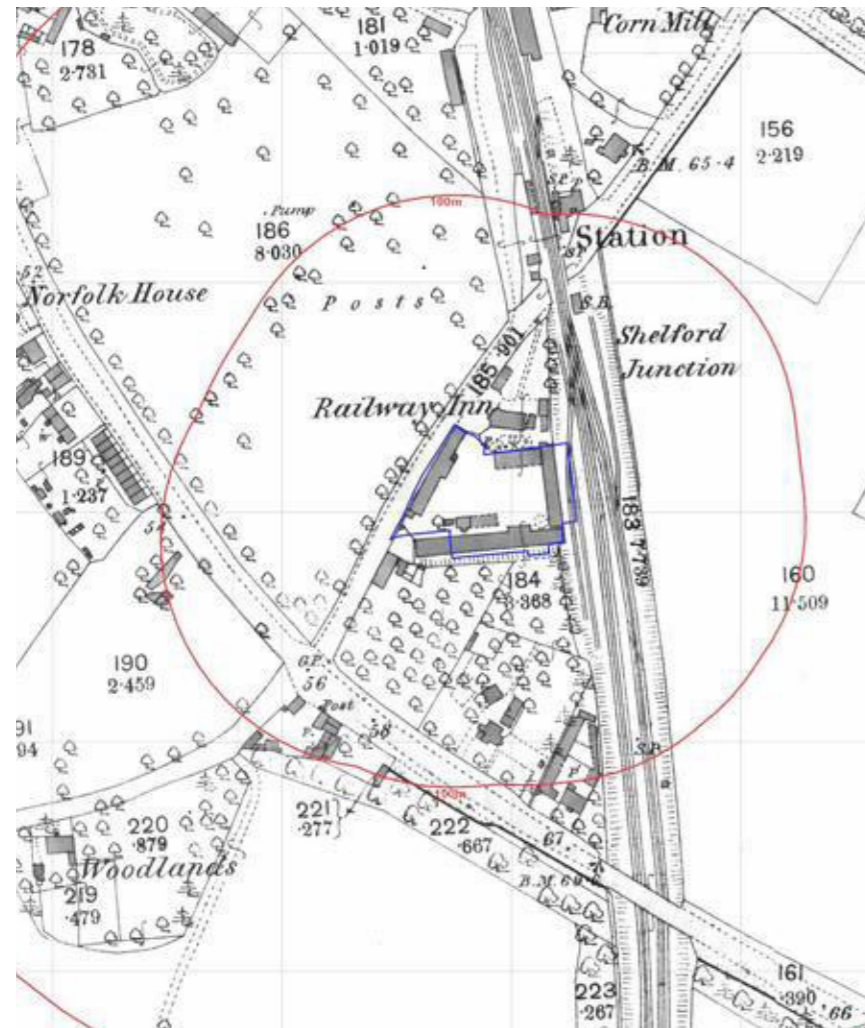
Shelford Station circa 1920 (top) and present day (bottom)

Reed House circa 1992 (top) and present day (bottom)

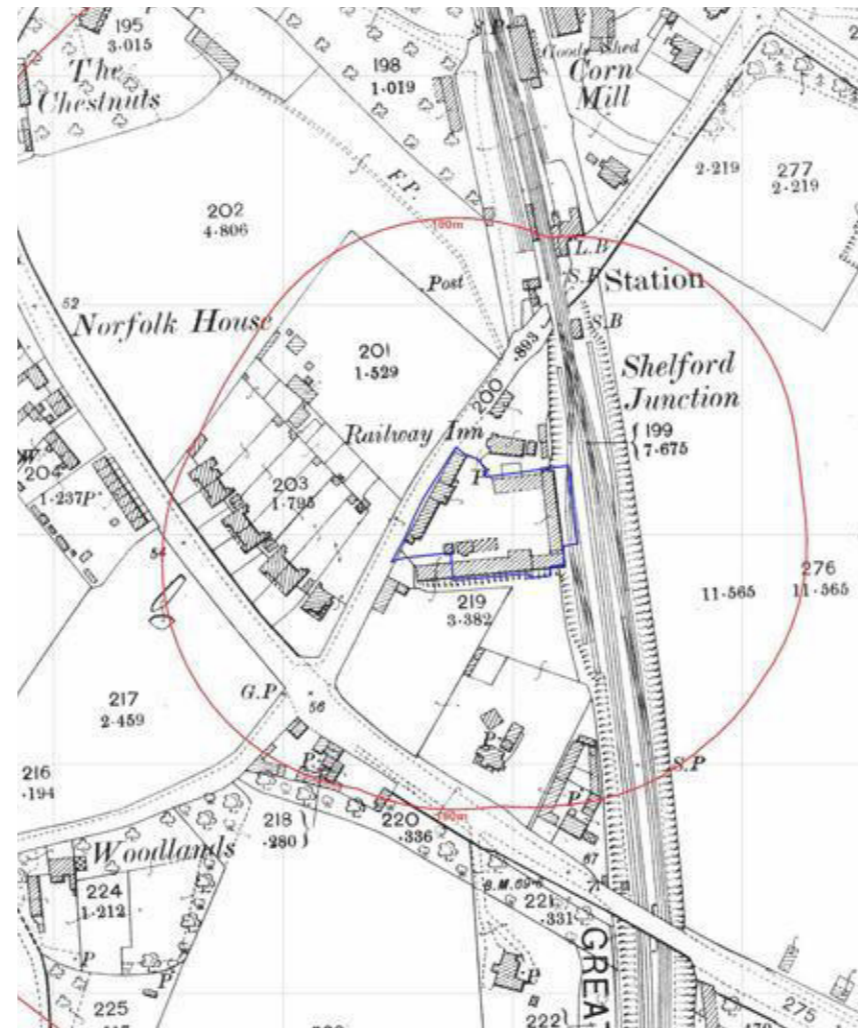
2 CONTEXT

2.3 Site History, current use and ownership

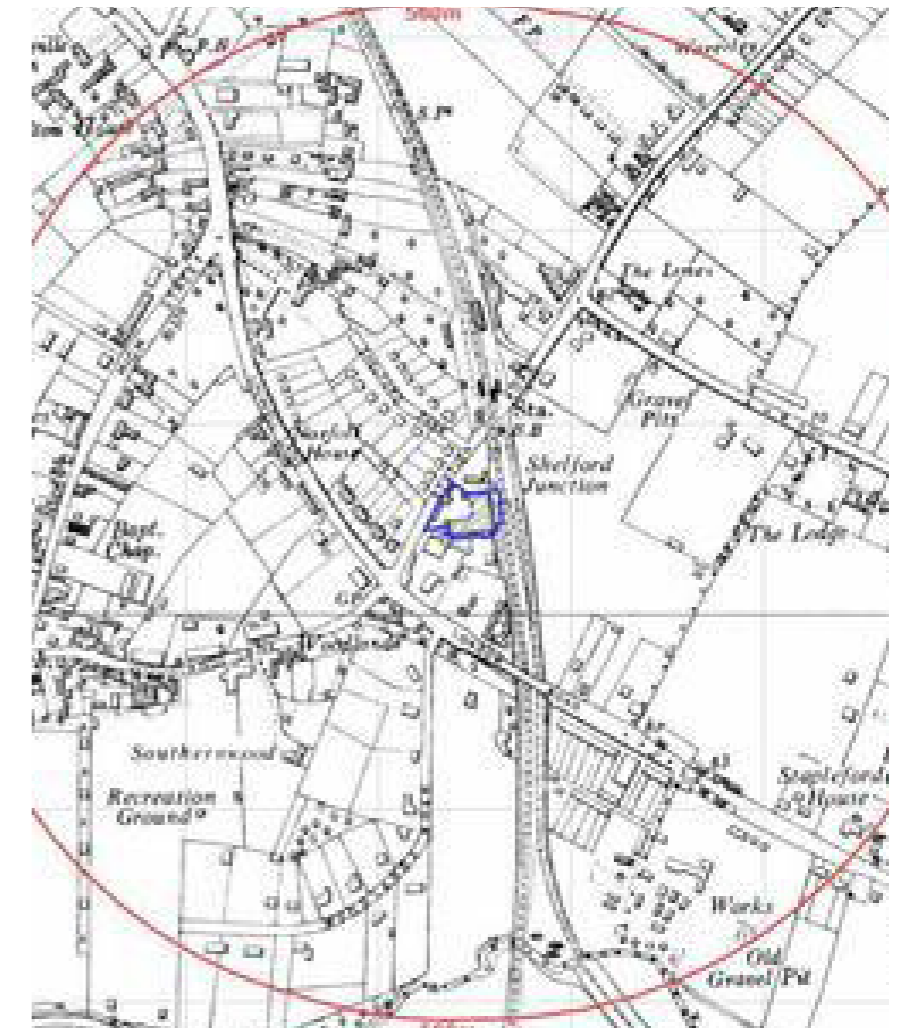
The earliest available plan, dated 1886, shows that the site was occupied by several linear buildings, positioned around the perimeter of the site. A pump is recorded immediately beyond the northern site boundary. Railway lines are present in a shallow cutting immediately to the east of the site, with two sidings extending within the eastern margin of the site.



1886



1897



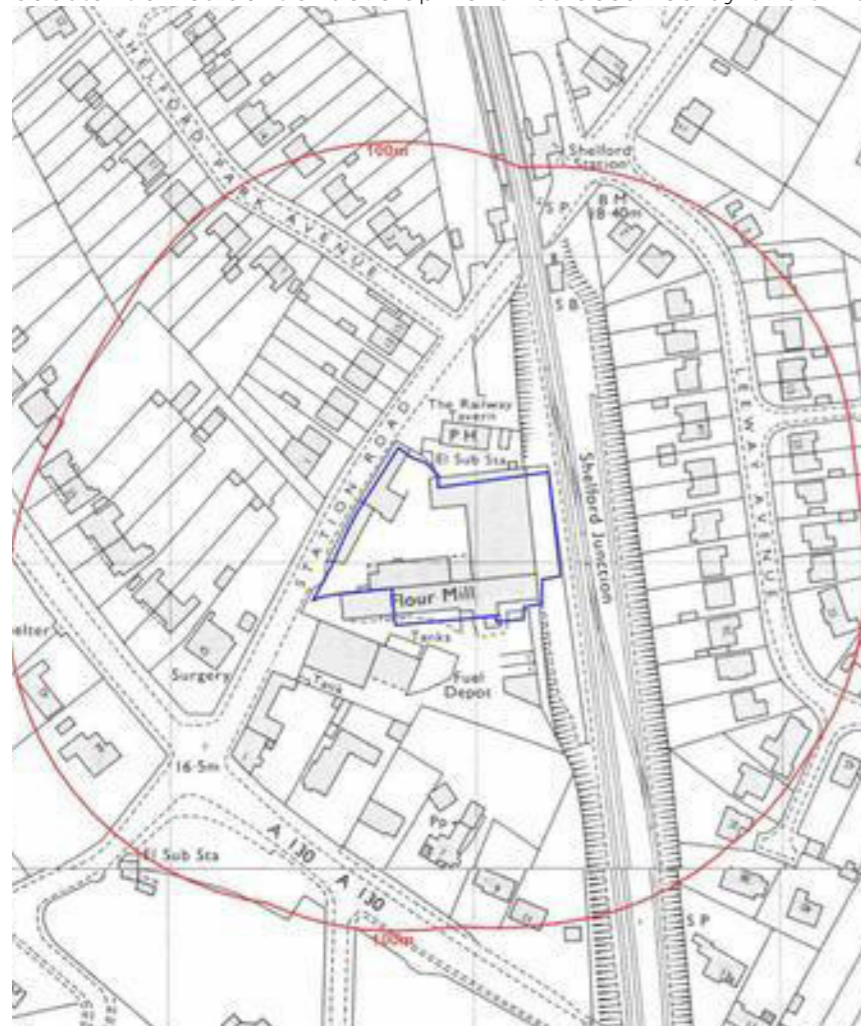
1959

By 1903, some residential development had occurred to the west. The seven large dwellings at Nos 33 - 45 Tunwells Lane are evident. Two small gravel pits were recorded approximately 200m to the northeast of the site and beyond the railway.

In 1959, additional structures were present to the south of the site. The site itself appears largely unchanged.

2 CONTEXT

The 1970 National Grid plan shows a larger building within the eastern part of the site and the buildings within the southern part of the site were associated with a flour mill. Within the eastern margin of the site, the railway sidings had been removed by this date. South of the site, a fuel depot is recorded and included large above-ground tanks. A substation is indicated immediately north of the site. Substantial residential development has occurred by this time



1970

The 1992 National Grid plan shows the site as being occupied by a depot and some smaller buildings towards the centre of the site.



1992

There are no significant changes shown on the site on the 2003 map. However, between 2003 and 2007, the depot building had been demolished and replaced by a small office building, as now present. Since 2008, the Railway Inn and associated car park was redeveloped with housing.



2003

2 CONTEXT

2.4 Existing Site Photographs



Photo A



Photo B



Photo C



Photo D



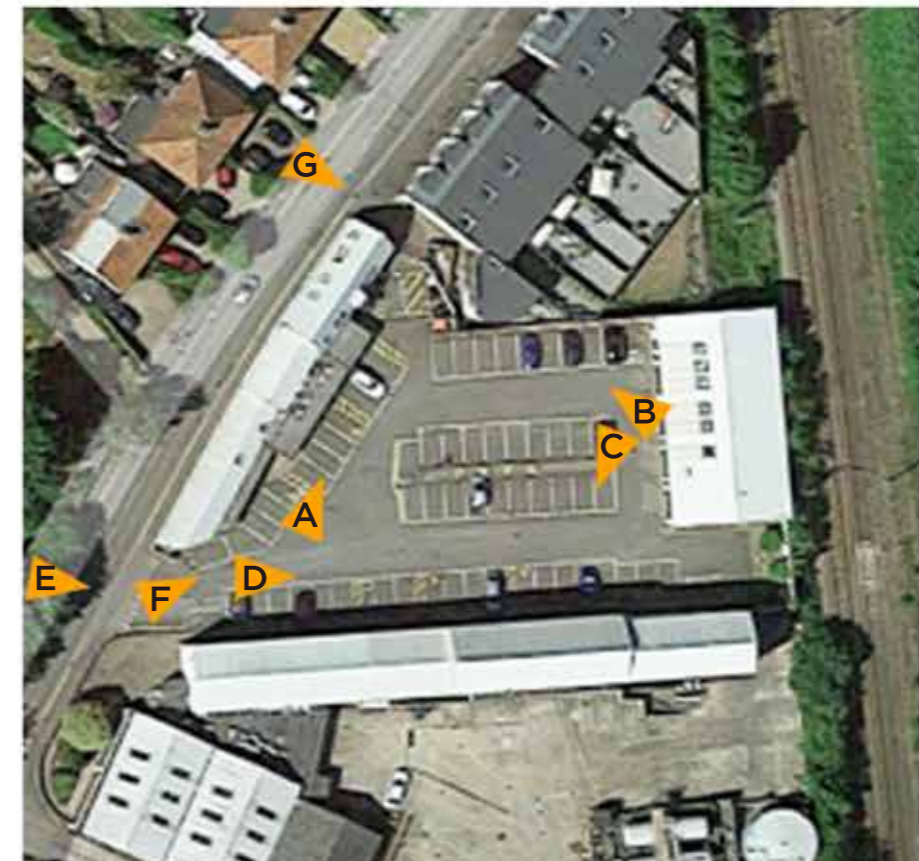
Photo E



Photo F



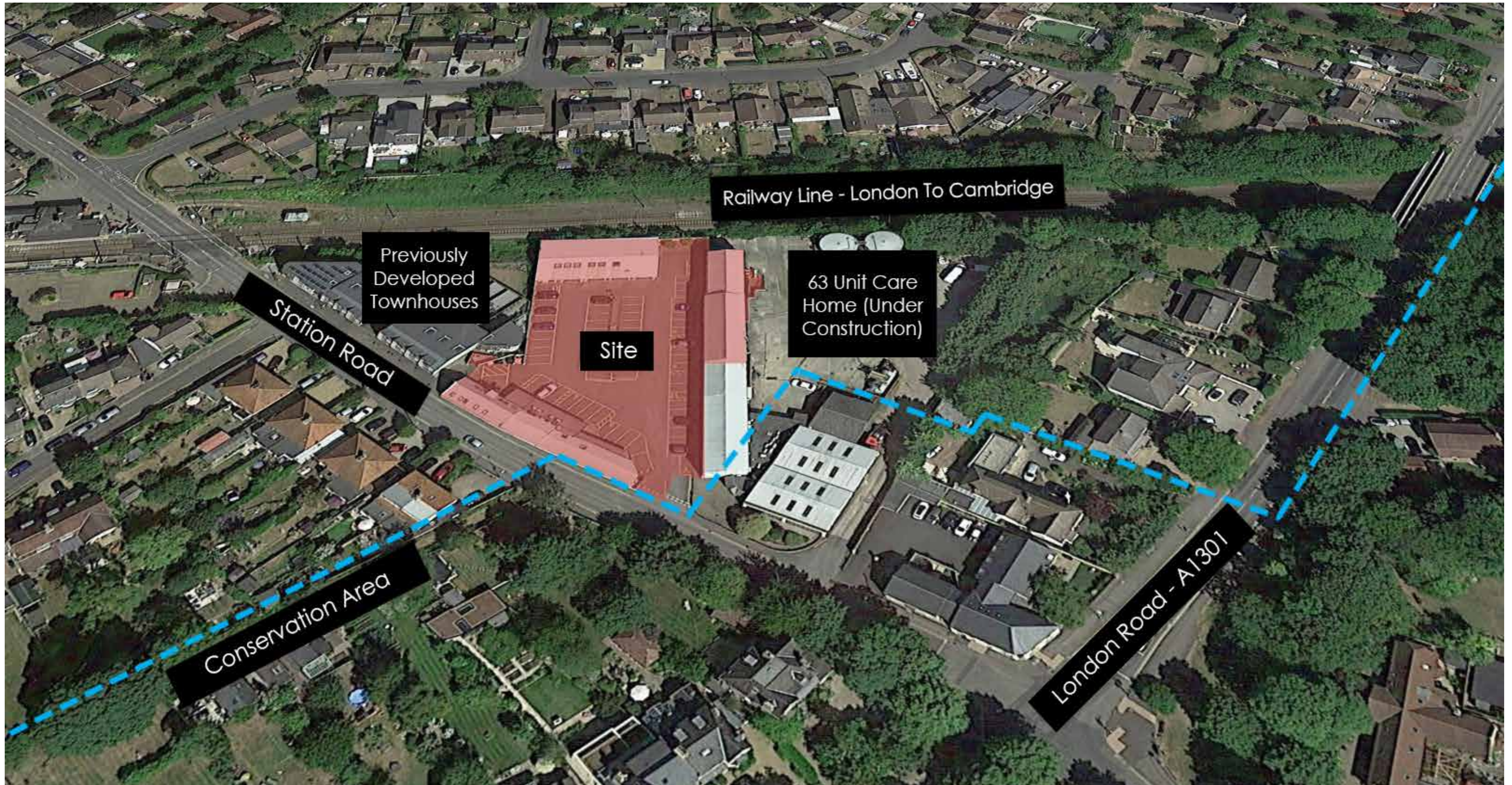
Photo G



KEY PLAN

2 CONTEXT

2.5 Immediate Context Map



2 CONTEXT

2.6 Immediate Context Photos

Station Road - The road runs along the western boundary of the site and leading to the village centre to the south and Great Shelford Railway Station to the North. Presently, it comprises a mix of residential and commercial properties, varying in height from 1 storey to 3 stories. There is a wide variety of building and architectural styles along the road with a mixture of different materials ranging from white and buff brick, as well as light renders. There are examples of dormer and mansard roofs, as well as zinc, clay and slate roof tiles.

The existing buildings on the subject site disrupt the building line of this section of Station Road. Primarily, the existing buildings to the north and south of the site are built to the front boundary with no setback from the road other than the pedestrian footpath. The existing buildings on the subject site sit further forward and reduce the footpath width in front of the site.

London Road/Tunwells Lane (A1301) - Running perpendicular to Station Road, this busy road cuts a path between the part of the village which contains local amenity and the subject site. The road contains a mixture of architectural styles and ages of properties - from imposing turn-of-the-century semi-detached and detached dwellings, to 18th century cottages and later 20th century dwellings.

Material use varies widely here too - with walls being a mixture of buff brick, stone, render and timber cladding. Roofs are typically of slate and tile, however there are also examples of thatched dwellings along the northern part of this stretch, towards the junction with High Street/High Green.

As depicted in the graphic on the previous page, the site borders the conservation area to both the west and south of the site, however does not fall within it. It is important to note the existence of the modern townhouse development to the north, and the recently consented Care Home scheme to the south as crucial informants of architectural design, as although the building must fit within the wider village context, it must also not be incongruous with its direct neighbours.



Station Road (towards the Site)



Tunwells Lane (A1301 North)

2 CONTEXT

2.6 Immediate Context Photographs



A - To the north of the site is Shelford Railway Station, erected circa. 1845. This building is traditional in design, using a mixture of bricks, a shallow hipped roof and retains many of its original features.



B - To the west of the site, are four pairs of semi-detached dwellings, built in the 1950s.



Key Plan



C - To the north of the site - a row of modern townhouses with under-croft parking, completed late 2017. Formerly the site of The Railway Tavern PH.



D - No. 45 Tunwells Lane - one of a row of 7 imposing brick, stone and cast iron houses, built around 1900. Some of the best examples of turn-of-the-century architecture in the village.



E - Reed House, formerly Frestones Bakery - On the corner of Station Road and London Road; previously commercial, extended and converted into flats in 2014/15, original part of building constructed in 1901.

2 CONTEXT

2.7 Conservation Area & Listed Buildings Character

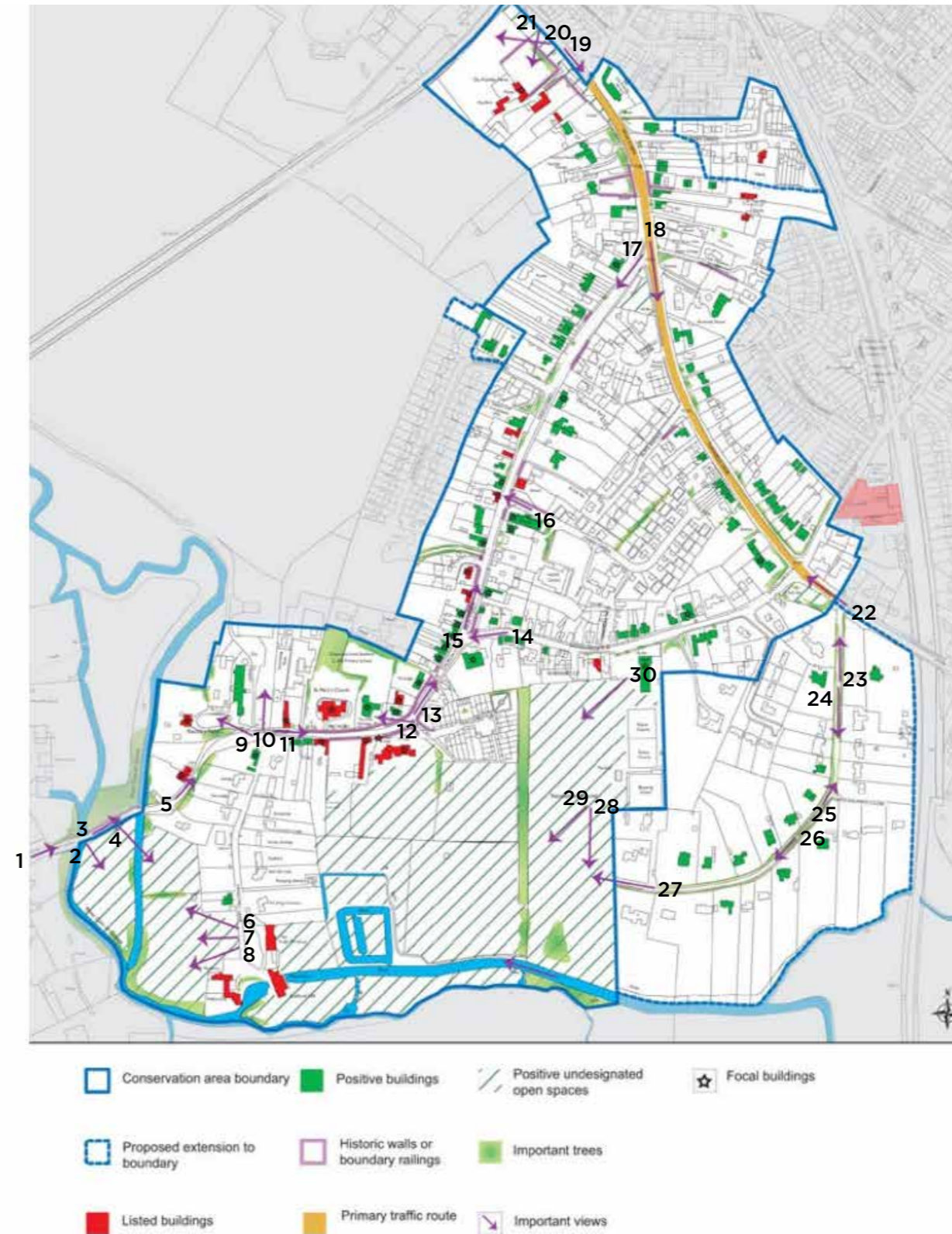
Although the Site does not fall within the Great Shelford Conservation Area, it is directly adjacent to it, and shares a boundary with the edge of this designated zone. As such, it is important to consider the Conservation Area and the features of it.

As acknowledged in the South Cambs District Council Draft Conservation Area Policy, the focus of this zone is around the land to the west of the A1301, as these east-west routes of High Street, Woollards Lane and Church Street are historically older paths through the village than the north-south London Road.

The conservation area incorporates a number of listed buildings, although these are clustered to the south-west end of Church Street and the middle section of High Street. Many of these are farmhouses and farm buildings, as well as single dwellings of varying sizes and ages. There are no listed buildings in the vicinity of the Site.

There are a number of 'positive buildings' in close proximity to the site, namely those dwellings which front Tunwell's Lane, and there is also an important view which looks north towards these buildings from London Road. However, the subject site is not visible from any of these important views; as suggested above, the majority of the focus of the Conservation Area is around Church and High Streets. The following page provides images of some of these key views.

Redevelopment affords an opportunity to improve the Site's contribution to the Conservation Area.



Great Shelford Conservation Area, with subject site shown in light red.

2 CONTEXT

2.8 Wider Context - Conservation Area Key Views



Key View 14/15 - Church/ High Street Panorama



Key View 1 - Approach to Village Across Bridges



Key View 18 - View from High Green to Tunwells Ln.



Key View 12 - View West on Church Street



Key View 13 - View East on Church Street



Key View 20/21 - De Freville Farmhouse



Key View 6-8 - Fields at the end of Kings Mill Lane



Key View 16 - 68 High Street, viewed from Ashen Green



Key View 27 - End of Woodlands Road towards park

2 CONTEXT

2.8 Wider Context Photographs - Varying Architectural Styles



No 68 High Street - an example of a mid-18 century cottage with later doors and windows



No 18 Church Street - despite its thatched roof, this dwelling dates from the 1950s in a 'rustic' style.



12 Church St/The Vicarage - early 20th Century 'Neo Georgian' dwelling, with a porch reputedly from elsewhere.



15 Tunwells Lane - 20th Century detached dwelling, modernised



Telstar - Tunwells Lane - mid 20th century, unusual, contemporary design in the former gardens of earlier 20th century Browning House.



No 4 Woollards Lane - mid - 20th century, substantially altered around 2018 to current appearance.

2 CONTEXT

2.8 Wider Context - Historic Buildings

On the North side of Church Street stands the Church of St Mary, The Church is Grade I listed, and is a fine example of an early 15th Century structure. However, it is likely that there was an earlier, Norman Church on the site, remnants of which are still visible in the niche and the piscina. The Church originally had a 14m spire which was blown down in 1708 - the present tower was constructed around 1800. Contained within are some fine wall paintings and timber carvings within the chancel and the nave, respectively.



Oak Cottage stands on the north side of High Street, and is a small, Grade II listed dwelling dating from the 16th century. Likely once thatched, the cottage features two rooms on either side of a central chimney stack. The first floor projects and features a timber leaf ornament detail.



The Grange is the site of the original Manor House belonging to the Abbey of Ely. As it stands, the building is largely a result of reconstruction during the late 1800s, however the east wing is likely 16th or early 17th century. The Grange is surrounded by various 17th century farm and out-buildings.



2 CONTEXT

2.9 Design Precedents - Features

Given the wide variety of architectural styles in the area, and the context of the new townhouse development and approved care home, careful selection of design precedents informs a considered design response for the Site.

Given all of the contextual analysis outlined above, a simple, yet timeless design response has been proposed. Picking up architectural features, such as dormer windows, provides the building with a connection to its immediate, modern neighbours, as well as the historic properties found across the village.

Incorporating a gable-ended frontage that emphasises clean lines and relates the proposal well to its modern neighbour to the north, and the addition of stone detailing provides an essential connection with the wider village context.

The selection of these two elements as a basis for the design response result in a building which does not look like it is trying to simply be a mimicry of its historic precedents. Rather, it results in one which fits comfortably within its context, whilst also providing visual interest and enhancement of the streetscape.



Dormer Windows, seen here on the neighbouring modern development (top) and historic properties (bottom)



Simple Façades feature on No 1 London Road (Reed House - Top) and Faith and Hope Cottages (Bottom)

2 CONTEXT

2.10 Material Palette - Buff Brick, Stone Detailing, Grey Tiled Roof

Along with the choice of design precedents for the appearance of the proposal, material palette selection is also crucial. A survey of the wider context of Great Shelford revealed a great number of properties with buff/light coloured brick façades, many with stone or brick window detailing, many of which also featured grey tiled roofs. This material palette is evident on both historic properties and newer builds.



20 High Green



40 Woollards Lane - Cambridge Building Society



43 Tunwells Lane



Faith and Hope Cottages - 8 and 10 Church Street



45 and 47 Tunwells Lane



Old School Court - Fronting Woollards Lane



St Mary's Cottage - 23 Church Street



Dandys - Kings Mill Lane - New Build

2 CONTEXT

2.11 Urban Grain Analysis

“The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses. Local character makes places distinctive and memorable and helps people to find their way around. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.” National Design Guide Paragraph 50

It is evident from the figure ground diagram, the existing pattern of development in the immediate context is of large footprint buildings which make efficient use of their site area. To the north, the townhouse development fills the site to the boundaries, and even features elevated gardens which further bring the structure above ground level. To the south, the consented care home provides a large footprint, ‘L’ shaped building which responds to the shape of the site. The existing structures on the subject site are not successful in addressing or completing this pattern of development, being a series of separate buildings spread to each boundary of the plot.

Redevelopment of the site offers an opportunity to create a scheme that relates positively to its context in terms of massing, scale, style and layout. In particular, it affords an opportunity to relate closely to the recently consented care home to the south and the townhouses to the north - infilling and making more efficient use of a site which has been previously under-utilised.



Existing urban grain plan

2 CONTEXT

2.12 Constraints

- Separation distance must be maintained to from townhouses to the north and consented care home to the south to prevent potential overlooking
- Potential for train noise from railway track adjacent to eastern boundary
- Adjacent to Great Shelford Conservation Area, potential impact on this area.
- Existing building line on site sits forward of adjacent building lines - new building to respect neighbouring building lines.



2 CONTEXT

2.13 Opportunities

- Provide a building that enhances the adjacent Conservation Area.
- Replace a group of buildings that have a negative impact on the street scene.
- To redevelop a brownfield site.
- To improve planting along the railway line.
- To set the building back to the existing building line.
- To improve the outlook of the building to the south by setting the proposal back into the site.



3 PLANNING

“.....where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.”

National Planning Policy Framework Paragraph 130

3 PLANNING

3.1 Planning policy

Planning Applications are required to be determined in accordance with the development plan unless material consideration indicates otherwise.

Material considerations include the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG).

National Planning Policy

The revised NPPF was updated on 20th July 2021 and sets out the government's planning policies for England and how these are expected to be applied.

The Government's policy, as set out in the NPPF, is to boost significantly, the supply of housing. Paragraph 60 reads:

"To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."

In June 2019 the PPG was updated to include a section on Housing for Older and Disabled People, recognising its importance. Paragraph 001 states:

"The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is projected to double to 3.2 million. Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems. Therefore, an understanding of how the ageing population affects housing needs is something to be considered from the early stages of plan-making through to decision-taking"

Paragraph 003 recognises that "the health and lifestyles of older people will differ greatly, as will their housing needs, which can range from accessible and adaptable general needs housing to specialist housing with high levels of care and support." Thus a range of provision needs to be planned for.

Local Development Plan

The relevant Development Plan Documents to be considered in the proposal are:

- South Cambridgeshire Local Plan 2018

Below are the key policies that can be considered as relevant to the proposal.

Policy S/2 - Objectives of the Local Plan

Policy S/7 - Development Frameworks

Policy S/8 - Rural Centres

Policy CC/1 - Mitigation and Adaptation to Climate Change

Policy H/9 - Housing Mix

Policy H/10 - Affordable Housing

NH/14 - Heritage Assets

Additionally, the following supplementary planning documents should be considered:

Affordable Housing SPD

District Design SPD

Sustainable Design and Construction SPD

Great Shelford Village Design Statement]

Great Shelford Conservation Area Appraisal

Development affecting Conservation Areas SPD

Biodiversity SPD

The Redevelopment Principle

The principle of residential use on the site is considered acceptable. The proposal will make efficient use of land in a sustainable location. It will provide much needed 1 and 2 bed apartments and help free up family housing elsewhere. The principle is considered acceptable.



3 PLANNING

3.2 Local Model Design Codes

“...other businesses, such as residential homes for the elderly... fit into the residential areas without attracting attention...” (Great Shelford VDS, Page 8)

The Great Shelford Village Design Statement (2004) outlines the principles and guidelines of the village for consideration in new developments proposed in the locality. Key to the document are the following themes; history, economic and commercial development, landscape, wildlife, character areas, buildings and spaces, transport, highways and byways, and community. It comes to 17 main conclusions, of which the following have been considered with respect to the proposed redevelopment of the Site.

1) Landscape Setting of the village and separation from neighbouring conurbation should be maintained.

The placement of the proposed building on the site, with ample gardens surrounding it, affords an opportunity to improve upon the existing condition of the Site with respect to landscape amenity.

2) Historic Heritage of the village must be maintained

The proposal sits outside of the main historic part of the town, on the edge of the Conservation area on previously commercial land. Redevelopment provides an opportunity to improve upon the existing condition through considered building design.

3) New development should employ a mixture of use and types of building in scale with the existing development in the local village, and should reflect regional and local character in a meaningful way

Considered use of materials and cues from surrounding buildings allow the proposal to sit comfortably within the street scene whilst also positively contributing to the neighbourhood

6) Future development should mirror existing domestic scale and diversity of style.

The site is uniquely placed between two recent developments; the contemporary townhouse development to the north and the approved care home to the south. As such, the proposed building must relate to both in scale and appearance, whilst taking further cues from the wider context.

7) New development should embody good design of its kind and relate intelligently to the character and context of the village

An opportunity is presented to improve the character of the village by regenerating a site which now sits incongruous with its surroundings. The replacement building should improve the street scene, whilst further providing housing to service the ageing population of the surrounding area.

3 PLANNING

3.3 Local Land Supply and Need

Paragraph 73 of the NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement. The supply of specific deliverable sites should in addition include a buffer of 5%. A failure to be able to demonstrate such a level of supply will deem the local planning authorities' policies regarding housing supply to be out of date. Paragraph 75 of the NPPF introduces the Housing Delivery Test which is referenced in footnote 7 of paragraph 11 advising that a local planning authority's policies which are most important for determining the application will be out of date if the delivery of housing was substantially below the housing requirement over the previous three years.

It is well documented that the UK faces an ageing population, and life expectancy is increasing. The Homes for Later Living Report notes the need to deliver 30,000 retirement and extra care houses a year in the UK to keep pace with demand (September 2019), however currently in the UK, we build around 8,000 retirement properties a year. This is distinctly below the level of demand and need.

Based on the 2018 sub national population projections (released June 2020) the percentage of people aged 65 and over is 16.6% in South Cambridgeshire compared to the England average of 18.2%. There is a projected increase to 22.9% in 2030 and 25.6% in 2040.

The age profile of the population can be drawn from Census data. South Cambridgeshire, as set out in Figure 1 identifies an age profile with a mean age of 40.1 and a median age of 41. However, the figures identify that 34,458 are over the age of 60, equating to 23.2% of the current population of the district.

The Local Plan at Paragraph 7.3 starts to identify the growing need for accommodation to suit the needs of older persons. It

advises that the District has 'an ageing population with growth forecasts between 2001 to 2021 of 95% for the 60-74 age group and 108% for those over 75.' Paragraph 7.38 recognises that older people will need or prefer smaller or specialised accommodation which is easier to manage than the family home.

The Cambridgeshire Older People Strategy states that 'In Cambridgeshire, we expect to see the number of people over 65 grow by around a third over the next ten years, with a clear expectation that this will put pressure on services. The number of older people will grow faster than the population as a whole.'

The Strategy sets out a vision that includes; 'Older people remain independent, living in homes that are appropriate to their needs and actively engaged in their communities for as long as possible.'

The Greater Cambridge Housing Strategy 2019-2023 contains on Page 19 'Building for an Ageing Population' where the Councils are looking to promote a range of housing options for older persons to enable safe and independent living for as long as possible. The strategy includes the provision of 'downsizer' accommodation to provide more housing choice for older people to move into smaller and more suitable accommodation but remain in their local community. The strategy acknowledges the role that specialist housing for older persons can have in tackling isolation and loneliness in later years. The strategy specifically states in respect to sheltered and extra care housing;

'There are a number of sheltered housing and extra care schemes for older people in the Greater Cambridge area, which enable older people to remain in the community, whilst at the same time having the opportunity to mix more with people of their own age where they choose to do so. Both councils are interested in exploring options for more housing specifically for older people.'

From the local research paper by Sheffield Hallam University the Council's housing strategy is looking to deliver 7% of all new housing provision as specialist accommodation for older people.

Date	2011
Geography South Cambridgeshire	
	value
All usual residents	148,755
Age 0 to 4	9,300
Age 5 to 7	5,483
Age 8 to 9	3,578
Age 10 to 14	9,106
Age 15	1,946
Age 16 to 17	3,789
Age 18 to 19	2,999
Age 20 to 24	7,148
Age 25 to 29	8,083
Age 30 to 44	31,957
Age 45 to 59	30,908
Age 60 to 64	9,756
Age 65 to 74	13,139
Age 75 to 84	8,166
Age 85 to 89	2,244
Age 90 and over	1,153
Mean Age	40.1
Median Age	41.0

Figure 1

3 PLANNING

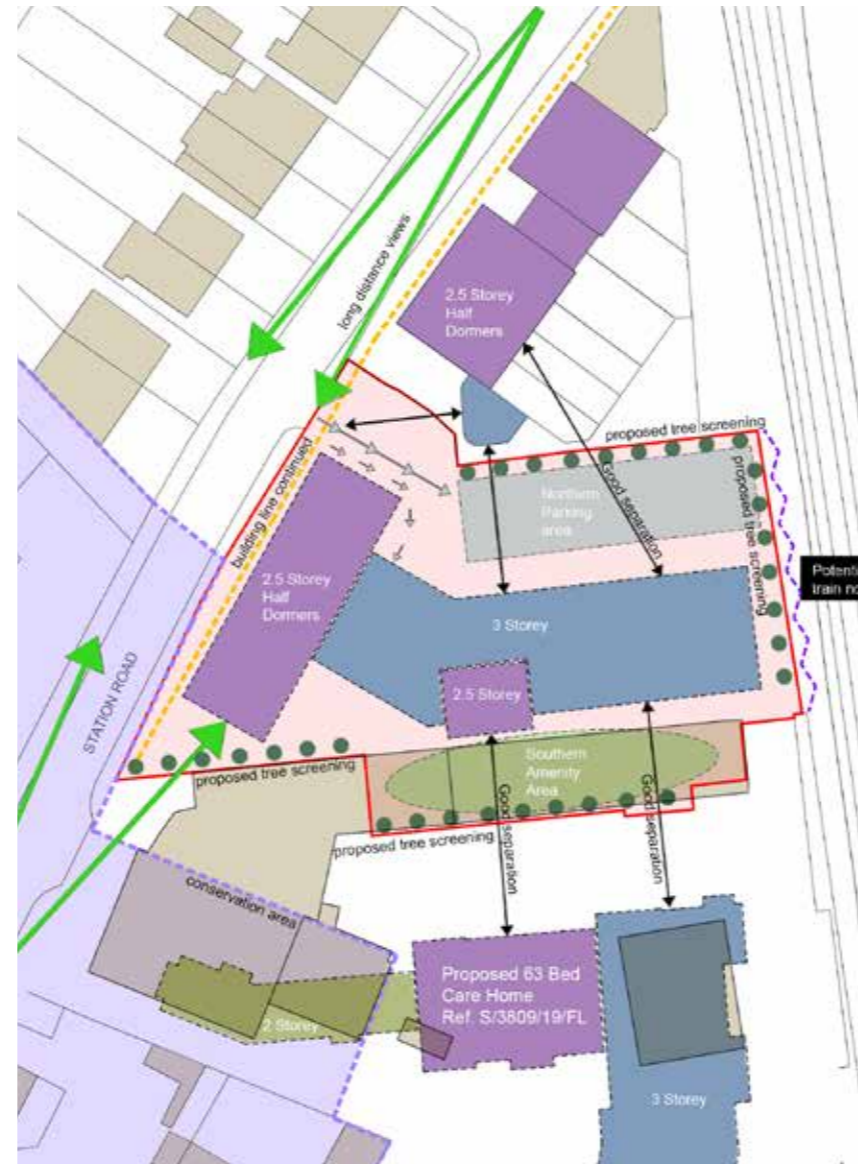
3.4 Pre-Application

Planning Issues on behalf of Churchill Retirement Living issued, under cover of a detailed letter, a Pre-Application document to South Cambs District Council for their consideration. Information in the pre application document included:

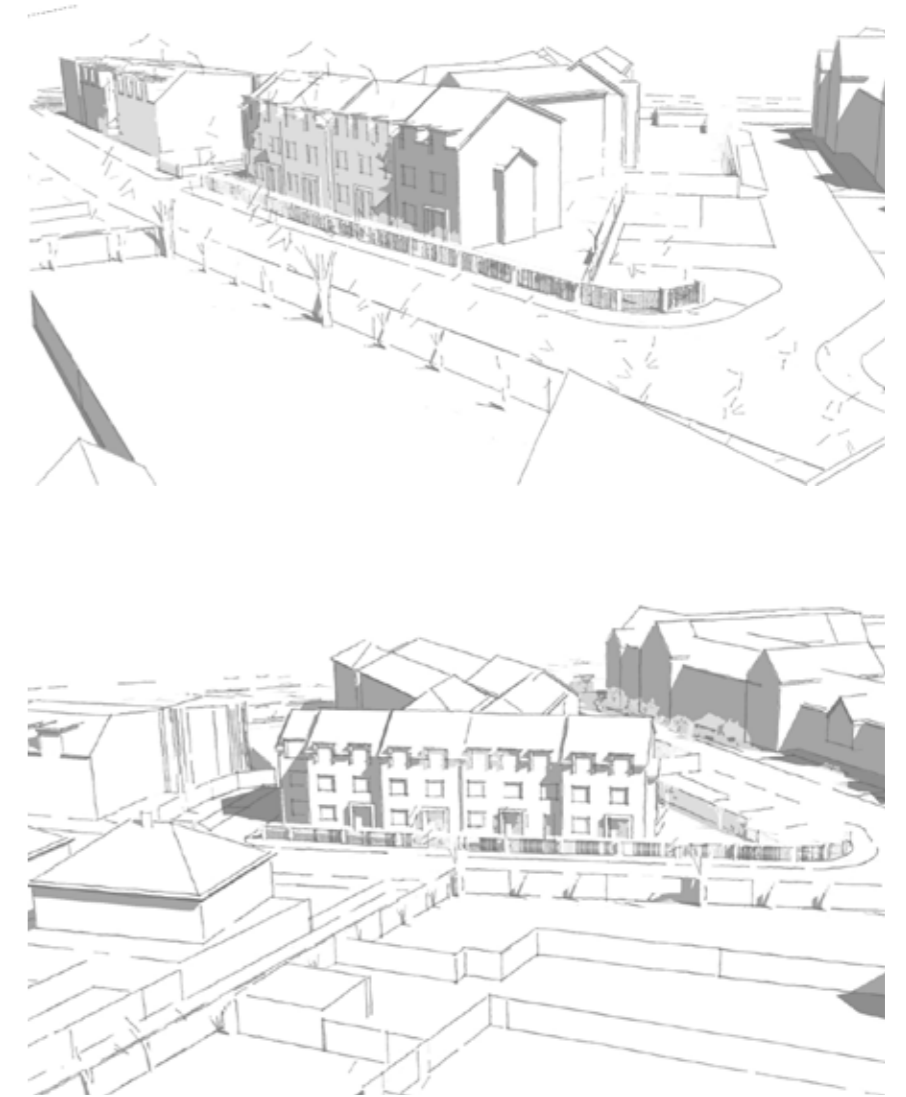
- Introduction to Churchill Retirement Living.
- Site context and history.
- Photographs and location plan.
- Photographic survey of materials and detailing.
- Constraints and opportunities information.
- Sketch floor plan
- Materials Palette Consideration
- Sketch 3D model views.

A pre application meeting was subsequently held on the 14th April 2021 where representatives from Churchill Retirement Living and Planning Issues discussed the plans with local councillors and South Cambs planning officers. The key outcomes from the Pre-Application Response were:

- Loss of employment land was acceptable in principle with the correct and comprehensive marketing evidence
- Height of the building a concern particularly with its relationship to the townhouse development to the north - height should be reduced to respect this
- Proposed setback of building line from the existing building line strongly supported
- Adjacency to Conservation Area should be considered in design and material choice; positive contribution likely over existing condition
- Noise impact from railway line should be considered



Examples of Information submitted with the Pre-Application Package



3 PLANNING

3.5 Public consultation and Town Council Meeting

“Design quality should be considered throughout the evolution and assessment of individual proposals. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.” National Planning Policy Framework Paragraph 128

Public Consultation

Public Consultation was held by way of an on-line, interactive website, made accessible to the public, during October 2021. Access to a project phone line and email address were also made available to participants, so that relevant stakeholders had an opportunity to be able to answer queries.

Respondents reacted positively to:

- the principle of development - provision of specialist housing for older persons in are would be a positive contribution
- the perceived health and social care benefits of retirement housing to the local area
- the potential positive economic impact to the local area through increased expenditure in local businesses

The main concerns were:

- the width of the footway to the front of the site
- the parking provision

Overall, the response was fairly positive towards the proposed development

Great Shelford Town Council Meeting

The proposed design was presented to the Great Shelford Town Council on the 20th September 2021. The review consisted of

a presentation from Planning Issues and Churchill Retirement Living.

Overall, the response from the Town Council was positive. The main concerns raised were as follows:

Lack of Car Parking

Members were concerned by the perceived under-provision of parking spaces for the development. As the target market for the proposal is for older persons, the level of car ownership is likely to be much less than that of traditional C3 market housing. Also, the proximity of the development to Shelford Railway Station results in a very sustainable location for development - and with trains to Cambridge/London every 30mins (with the trip length being 5 minutes), it is highly likely residents will see less need for car ownership overall.

New Access Point

Some concerns were raised regarding the creation of a new access point off a ‘congested road’, with a suggestion that maybe a branch off the new access point created for the Care Home could be utilised instead.

When compared with the existing condition on site, far fewer parking spaces are being provided, and these are for residential use, rather than the existing commercial use. It is possible that fewer trips will be generated by the residents when compared with the turnover of customers from a commercial unit.

Need

The Town Council also questioned the need for another development for older persons in the vicinity, given the consented Care Home on the neighbouring plot, and three other developments in nearby towns.

It was discussed that these other developments are for assisted living/care, and not for independent living flats. Most of these developments also fall outside town centre locations, and with far fewer amenities/services within close proximity. There was a consensus that the site was a better location for such a development.

Proposed Site Plan



Proposed Retirement Housing site at the former Colchester Institute, Church Road, Clacton-on-Sea, CO15 6JQ Churchill Retirement Living | Planning Issues

Next Steps

Thank you for taking the time to review our initial proposal for the redevelopment of No. 2 Station Road, Great Shelford, your time is much appreciated.

We would be most grateful if you could take the time to put any comments or questions you may have into an email. Please include the words "Great Shelford Consultation" within the email subject title and send it to:

info@planningissues.co.uk

Feedback received online will be considered by Churchill Retirement Living and where feasible inform further development of, or changes to the design and layout of the proposed scheme.

The next step is continued consultation and ongoing discussions with the Local Planning Authority, with the potential submission of a planning application in September 2021

Once again, thank you for your time.



Proposed Retirement Housing - Great Shelford Churchill Retirement Living | Planning Issues

Examples of Information available for Public Consultation

4 DESIGN DEVELOPMENT

“A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including the layout (or masterplan); the form and scale of buildings; their appearance; landscape; materials; and their detailing.”

National Design Guide Paragraph 21

4 DESIGN DEVELOPMENT

4.1 Concept

“Well-designed places and buildings come about when there is a clearly expressed ‘story’ for the design concept and how it has evolved into a design proposal. This explains how the concept influences the layout, form, appearance and details of the proposed development. It may draw its inspiration from the site, its surroundings or a wider context. It may also introduce new approaches to contrast with, or complement, its context.”
National Design Guide Paragraph 16

The design concept developed through the testing of various shapes for the proposed building to find the best fit relationship of the building on the site.

The concept started with the basic ‘L’ shaped block, which sat awkwardly within the site boundaries, with the longer leg of the ‘L’ sitting too close to the southern boundary and the consented Care Home. The ‘L’ shape was also an inefficient use of the site, creating awkward amenity spaces separated from one another.

The kinked ‘L’ shape footprint provided a slightly better relationship with the site to the south, but resulted in development in very close proximity to the railway line to the east. The length of the facade facing directly towards the amenity spaces of the townhouses to the north would also have created potential overlooking issues.

The kinked ‘T’ shape footprint was submitted as part of the Pre-Application, and decreases the depth of the building’s frontage onto Station Road, whilst also improving the relationship to the townhouses to the north. This design also allowed more area to be provided for parking, however inherited the same challenge as the kinked ‘L’, as the building still extended too close to the eastern boundary.

The kinked ‘I’ shape improves on all of the downfalls of the previous building shapes. Principally, it improves the relationship of the building with the railway line, by pulling the face of the building back into the site. The result of this shape also allows for the parking to be pushed back into the eastern part of the site, and amenity areas can be provided to wrap around the eastern and southern parts of the site. The number of north facing apartments are also reduced with this building shape.



1. ‘L’ Shaped footprint fronting Station Road

- Creates awkward relationship with the site to the south
- Inefficient use of site.



2. Kinked ‘L’ Shaped footprint

- Improved relationship with the site to the south
- Close proximity to Railway line
- Large number of north facing apartments
- Potential overlooking to No. 4 of development to the north



3. Kinked ‘T’ Shaped footprint

- Improved relationship with No. 4 of development to the north
- Close proximity to Railway line
- Large number of north facing apartments
- Reduced depth and extension of road frontage to improve streetscape
- Increased area available for parking.



4. Kinked ‘I’ Shaped footprint

- Improved relationship with the railway line
- Reduced number of apartments facing the care home to the south
- Reduced number of north facing apartments
- Improved amenity areas and separation from site boundaries
- Parking area moved further to the rear of the site

4 DESIGN DEVELOPMENT

4.2 Layout

“Well-designed new development makes efficient use of land with an amount and mix of development and open space that optimises density. It also relates well to and enhances the existing character and context.” National Design Guide Paragraph 65

Following initial concept investigations, various feasibility options were produced for the Site, the first of which tested an undercroft entrance to parking on the side of the site in the ‘T’ shape building shape. It was deemed that the addition of building mass so close to the townhouse development would be detrimental to the existing occupiers.

The layout evolved from here with an extension of the ‘T’ shape towards the Eastern boundary, and it was this layout which was submitted as part of the Pre-Application package.

Following the Pre-Application meeting and written advice, the layout was further refined to the kinked ‘I’ shape as represented below.



Feasibility Sketch O1



Feasibility Sketch O2



Final Layout

4 DESIGN DEVELOPMENT

4.3 Scale and Massing

In order to gain an understanding of the most appropriate level of scale for the proposed development, a survey was undertaken of the existing condition in and around the site. The diagram to the right shows the result of this.

It is evident from this diagram, and the corresponding massing

model images, that the application site falls between two large-scale development sites. The proposed Care Home to the south of the Site will result in a building at 2.5 - 3 stories.

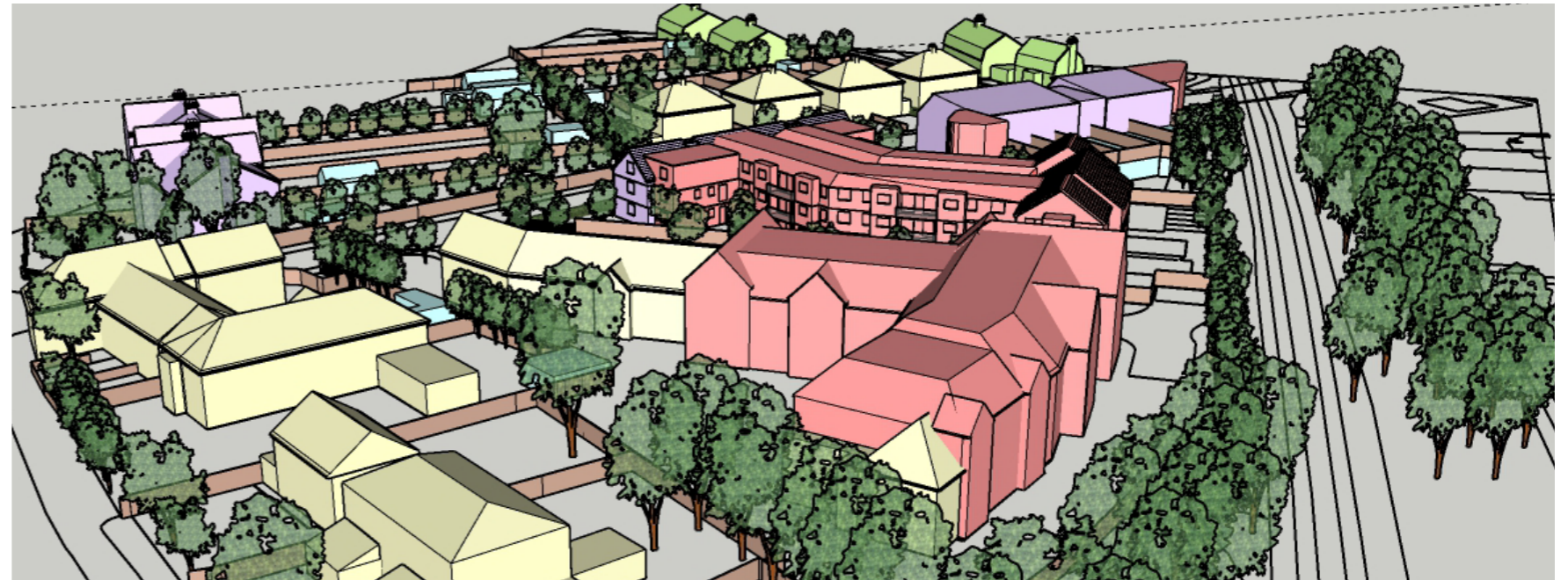
The townhouse site to the north also has elements of 3 stories included in the design. As such, a 2.5 - 3 storey proposal fits within

the streetscape and provides an appropriate level of development in a sustainable location in the village.

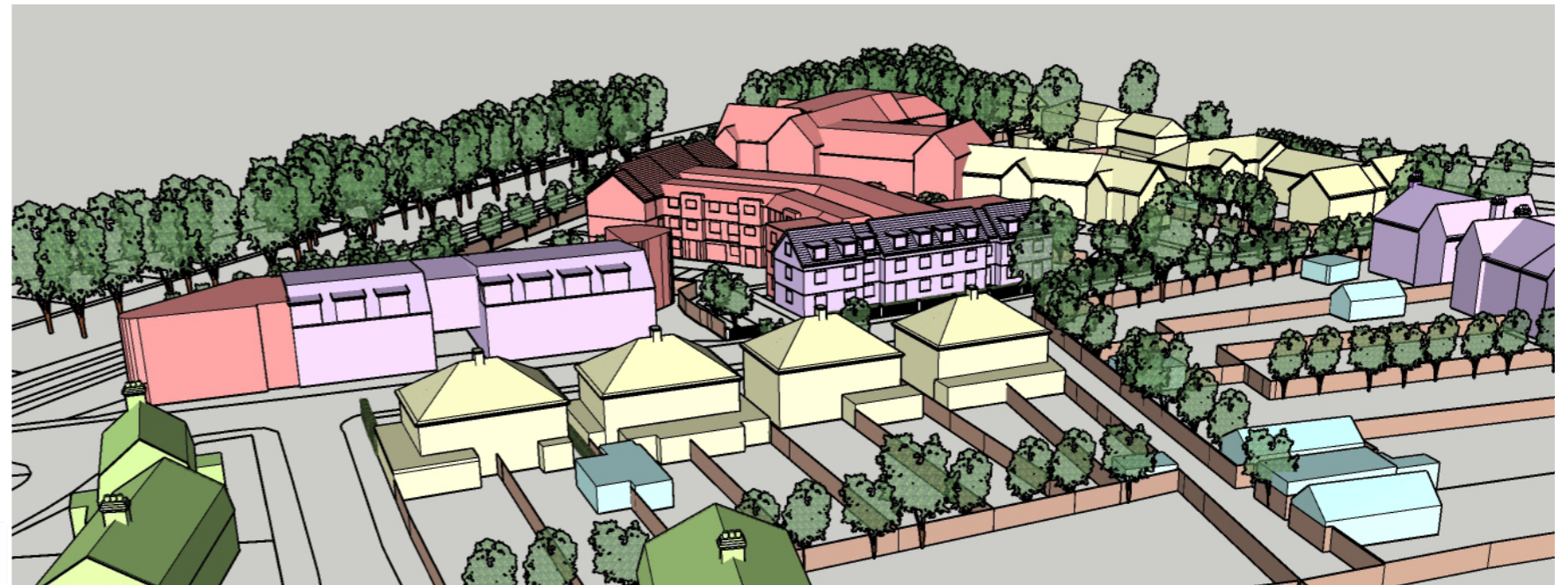
The development of a 3D massing model to accompany both the pre-application and the final application drawings provides an immediate visual indication of the proportion of the proposed building in relation to both its immediate surroundings and the wider street scene.



OS Map and storey height diagram



Massing Model - Looking North West



Massing Model - Looking South East

4 DESIGN DEVELOPMENT

4.4 Views

At street level, the proposed building can be seen to respect the established building lines of both the townhouses to the north, and Reed House to the south. The side profile of the gable/dormer detail can also be observed here; with this mimicking both that of the townhouses and Reed House beyond to the south. The building appears comfortable within the street scene and provides the Site with a better relationship with the street than the existing building. The townhouses to the north also sit in similar scale to the proposed building - with the dormer features evident. Overall, the proposed building fits comfortably within the street scene in both scale and style.



4 DESIGN DEVELOPMENT

4.5 Appearance and Elevational Treatment

As has been mentioned in previous sections of this statement, an opportunity has been presented on the site to improve the relationship of the site overall, as well as allow it to make a positive contribution to Great Shelford. The proposed appearance of the building has been informed by both the historic context of the village, as well as the immediate neighbours of the site.

Key features of the elevational treatment are as follows:

The Stepping Facade

The stepping in and out of the building form help to create depth. The stepping in the facade also allows for breaks in the roof form, which provides visual interest. The use of light coloured render to the recessed sections against the brick which clads the remainder of the facade assists in emphasising the changes in depth. The stepping facade helps to reinforce the rhythm of development on this side of the road, established by the townhouses.

Sensitive Material Choice and Choice of Detail Elements

On the internal elevations, the three storey, flat-roofed elements that lie directly behind the 2.5 storey, street facing flats, standing seam cladding in a colour similar to the roof tiles allows these elements of the building to blend into the roof beyond, and also give them a close relationship to the roofs of the townhouses to the north.

The internal elevations also feature stepping in the facade which creates depth and visual interest from the amenity areas and parking area.

Window Proportion

The choice of casement windows provides a practical solution, whilst also respecting the context of the casement windows present on the properties across Station Road from the subject site, but also those used extensively throughout the Conservation Area and the village as a whole.



4 DESIGN DEVELOPMENT

4.6 Materials

“The materials used for a building or landscape affect how well it functions and lasts over time. They also influence how it relates to what is around it and how it is experienced. The scale, form and appearance of a building influence what materials may be appropriate for its construction. Materials should be practical, durable, affordable and attractive. Choosing the right materials can greatly help new development to fit harmoniously with its surroundings.” National Design Guide Paragraph 30

As has been discussed in earlier sections of this statement, material selection for the proposal has been informed by a careful survey of the neighbouring properties, as well as those in the wider village landscape. The proposed building is infilling between two contemporary schemes, however its proximity to the conservation area must inform the material palette. As such, a combination of render, buff brick, grey slate tiles and stone/brick features have been chosen to provide the building with a modern appearance, whilst also fitting seamlessly within the street scene

and village beyond.

Flush frame and grey casement windows are proposed. These would be uPVC for low maintenance and high Green Guide rating.

Walk-out and Juliet balconies and railings will be grey painted metal, similar in appearance.



1. Brick

The Mayfair Vintage buff brick is proposed as the most appropriate material for the bulk of the external appearance. This brick will also be used as a header course above many of the windows and doors on all elevations.

2. Grey Roof Tile

The use of grey tile roofing is evident in and around the site, as well as across the village. The choice of a roof tile allows the building to tie in with the colour of the roof in the townhouses to the north, whilst also remaining conscious of the proximity to the Conservation Area.

3. Stone Detailing

Stone is used in a variety of applications in Great Shelford. It can be observed on Station Road on Reed House, both on the original 1901 section of the building, and the more recent residential redevelopment of the site.



4. Render

The use of render is common within Great Shelford and the proposal is to use this to create depth in the recessed sections of the front elevation, and also on some of the ground floor sections of the building. This reflects the use of various coloured renders evident on buildings across the village.



5. Standing Seam Cladding

Standing seam cladding is proposed on some internal elevation areas of the building, which ties into the roofing on the adjacent townhouses.

6. Photovoltaic Panels

To flat roof areas a grey membrane roof will be covered with PV panels.

4 DESIGN DEVELOPMENT

4.7 Access and Movement

"In well-designed places, people should not need to rely on the car for everyday journeys including getting to workplaces, shops, schools and other facilities, open spaces or the natural environment." National Design Guide Paragraph 83

Location

The site sits within walking distance of key facilities for residents. The village centre, which provides services such as a bank, health centre and community hall. Further travel is possible without car use from Shelford Train Station, located 400ft to the north of the site.

The site location is therefore ideal to respond to the 'Movement' section of the National Design Guide.

Accessibility

Principal vehicular access to the site is gained via a modified vehicular access from Station Road. The existing site accesses will be removed and replaced with footpaths, and the new site access will provide a 4.5m access road and 1.5m path for pedestrians.

The main entrance to the building is clearly marked by a recessed structure and a canopy on a principal elevation from the access road leading to the car park. The highly glazed ground floor allows views to the main communal area located next to the entrance, and external amenity area beyond.

The proposed vehicular access and car parking arrangements easily accommodate the day to day needs of both owners and visitors to the development.

Servicing

Refuse will be collected from the Station Road boundary, via a bin collection point. Emergency services vehicles will be able to pull into the site, and fire appliances will be able to cover the site via dry risers located in the stairwells.



Local Amenities Map

5 PROPOSED DESIGN

“Well-designed places and buildings are visually attractive and aim to delight their occupants and passers-by. They cater for a diverse range of residents and other users. All design approaches and architectural styles are visually attractive when designed well.”

National Design Guide Paragraph 54

5 PROPOSED DESIGN

5.1 Proposed Plans and Elevations

Layout

In terms of layout, revisions have been made following the pre-application response from the council. Principally, the building form has been changed from a kinked 'T' shape to a kinked 'I' shape. This has allowed a significant setback from the rear eastern boundary, which allows for a greater noise buffer to protect residents from the noise of the railway. The position of the Owner's Lounge and the parking has also been amended, with the majority of the parking being pushed to the back of the site, allowing a greater amenity space in front of the proposed Owner's Lounge.

Massing and Form

In terms of massing and form, the design has been further refined following the Pre-Application, in particular the overall height of the building has been lowered to ensure the main ridge height is equal to that of the townhouses to the north. The shape of the building has also changed as described above; however the proposal still comprises a maximum of three stories for a section of the scheme.

Facade Treatment

The facade has been refined to pick up further cues from the surrounding area, and allow a contemporary appearance that selects elements of the historic fabric of the conservation area to call back to. Specifically, the dormer windows have been regularised to one box dormer appearance, and rendered bay windows have been added to enhance the presence of the building. The relative symmetry of the facade and simplicity of its form gives the building a good relationship to the contemporary townhouses to the north of the site.



5 PROPOSED DESIGN

5.1 Proposed Plans and Elevations



Street/West Elevation



South Elevation

5 PROPOSED DESIGN

5.1 Proposed Plans and Elevations



North Elevation



East Elevation

5 PROPOSED DESIGN

5.1 Proposed Plans and Elevations



Internal Elevation A



Internal Elevation B

5 PROPOSED DESIGN

5.2 Proposed Landscape

“Well-designed developments include site-specific enhancements to achieve biodiversity net gains at neighbourhood, street and household level.” National Design Guide Paragraph 98

The proposed landscaping for the scheme provides the building with high quality amenity space which surrounds the apartments and provides a good visual break to the neighbouring properties.

Large boundary trees have been provided to those boundaries where overlooking could be a concern, and species have been considered particularly with relation to the railway line with respect to National Rail guidelines. To the Station Road boundary, hedges provide privacy to ground floor flats whilst also softening the appearance of the Site from the street.

Ornamental flower and shrub beds are also provided around the building and parking areas, with wide lawns comprising the remainder of the soft landscaping.

The landscaping strategy offers a significant improvement on the existing condition, where no soft landscaping is present and hardstanding dominates the whole site. Overall, the proposed landscaping compliments the architectural design of the building and enhances the setting of the proposal, whilst also contributing positively to the streetscape.



Landscaping Plan (by external consultants)