

Inholm

A Contemporary Fenland Village

Northstowe Phase 2A
Presentation to Northstowe
Community Forum

15 May 2019



This presentation

1. About Urban Splash
2. House
3. Northstowe Phase 2a

Questions & Discussion

About

Urban Splash

“A market leading urban regeneration developer”

- 25 years of operation
- Developed over £1bn GDV in regeneration schemes
- Over 4,000 new homes
- Over 2,000,000 sq ft of new commercial space
- Over 60 projects
- From Plymouth to North Shields
- Won over 400 awards



We are recognised in the media as the designer brand of housing in the UK.

“...the universe’s greatest property developer”

The Guardian

“Urban Splash, widely regarded as the UK’s most innovative developer”

The Daily Telegraph

“For many, the north of England means Urban Splash”

Vogue magazine

“The developer that rescued decaying mills and warehouses, pioneered loft living in Britain and transformed industrial wastelands into inner-city property hotspots”

The Sunday Times

“This transformation of the culture of development and the quality of what has been delivered, that so many other developers have tried to emulate but never quite matched.”

Stephen Hodder MBE PPRIBA, Chairman, Hodder & Partners

1995 Concert Square Liverpool





Castlefield, Manchester











urbansplash

Chimney Pot Park, Salford



urbansplash



houseTM
urbansplash

Vision

Our vision is to create an Urban Splash housing range that is distinctive, modern and most of all a real alternative to the volume house builders.

The Plan

The plan is to become the designer brand of house builders creating 'architect' designed homes that provide real choice for customers.

Five core themes

Bigger

More flexible

More sustainable

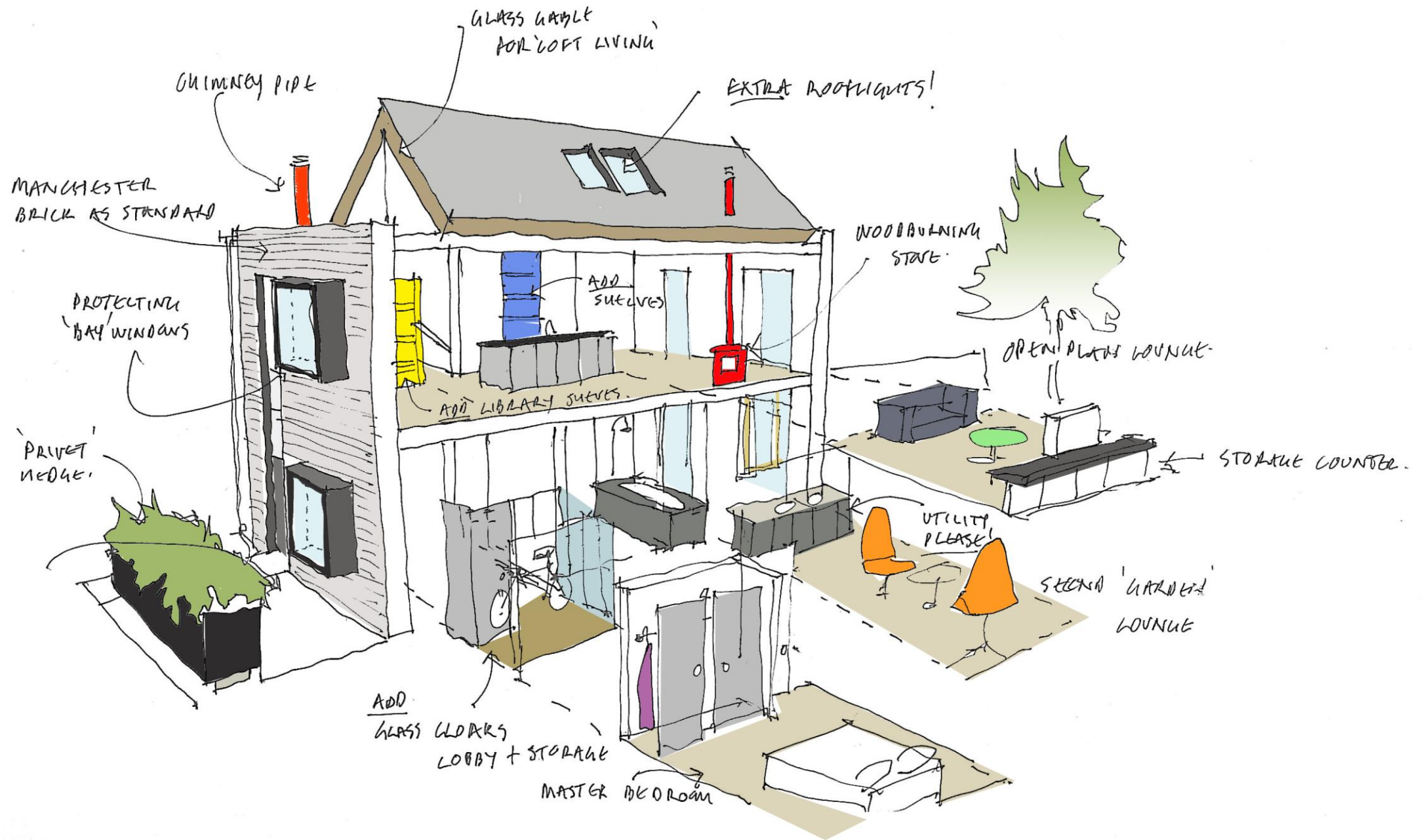
Modern and well designed

Factory built

Town House

Buy space, not rooms...

First decide how much space you want, then how you want to use it



Volumetric construction



Volumetric construction



Pod Delivery

Low loader



Pod Delivery Ground Floor



Pod Delivery First Floor



Pod Delivery Second Floor



Pod Delivery

Zip Up













Northstowe

Phase 2a

A Shared Vision



We are partners that share a common vision

- to create something special
- with placemaking at its heart
- delivered at pace using Modern Methods of Construction (MMC)

Northstowe Phase 2a is the perfect location for Homes England and Urban Splash to work together to create something truly groundbreaking.

A contemporary fenland village in Northstowe...

Design Principles

Please note:

For anyone viewing this online after the 15 May presentation, please note that the design proposals are work in progress. The principles will remain the same however details will be subject to further design development and feedback.

More detailed information and proposals will be shared at a public exhibition and online for public comment in early July 2019, date tbc.

Inholm

{Danish}

noun:

An island in the
marshes

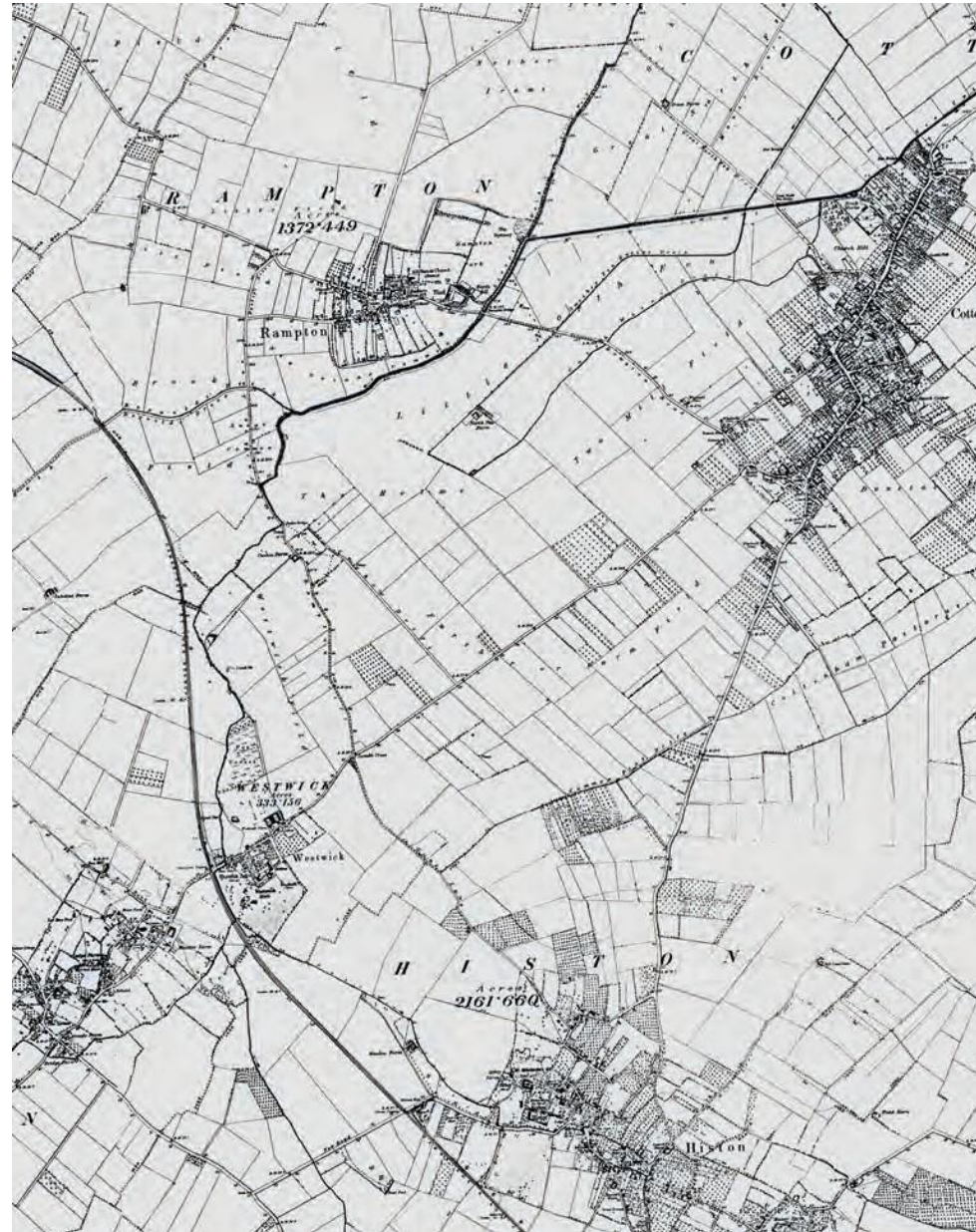


Inholm from the air: CGI view

Design Narrative

Historic inspiration

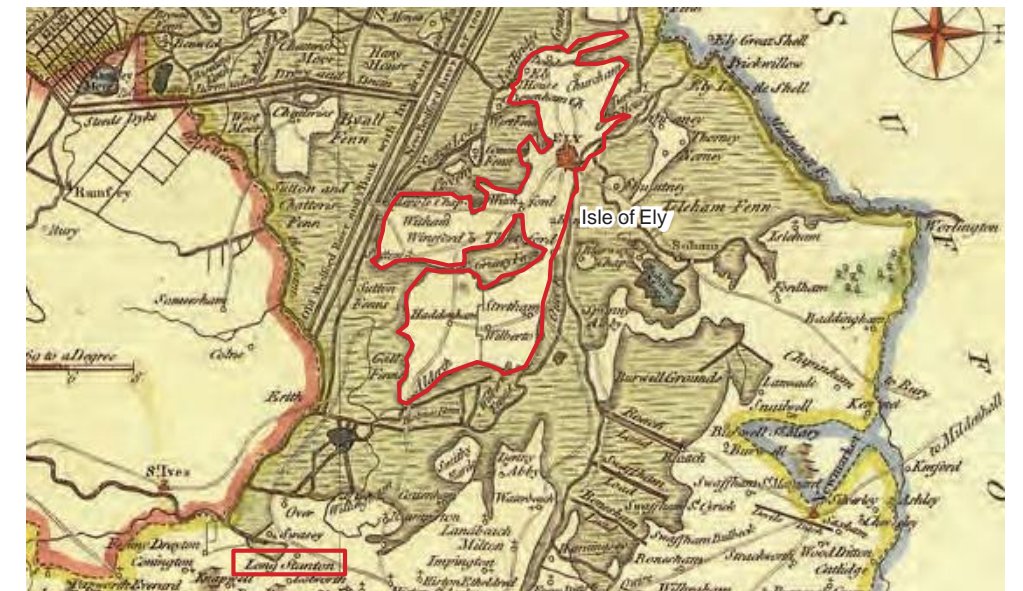
- Inspired by archaeology
 - Settlements on higher ground
 - Defensive perimeter edge
 - Sense of enclosure, safety and protection within
 - Variety of typologies
 - Connections to wider context
- = A contemporary fenland village



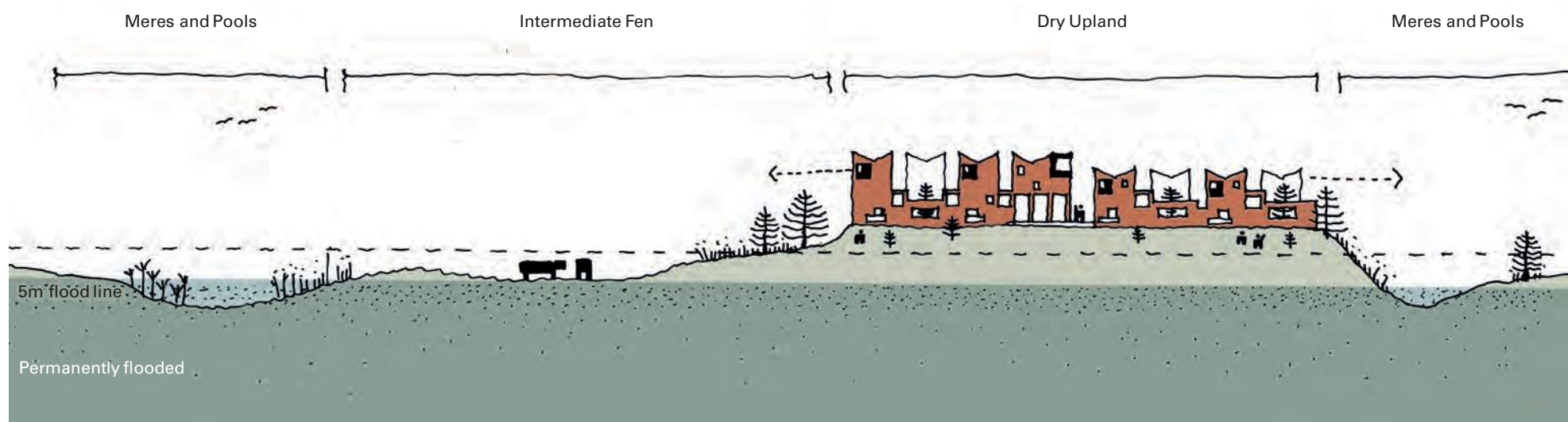
Historical map 1890 showing settlements on the higher ground

"Ely... resembles an island surrounded by water and marshes, and it derives its name from the vast quantity of eels that are caught in the marshes"

The Venerable Bede, 660 AD

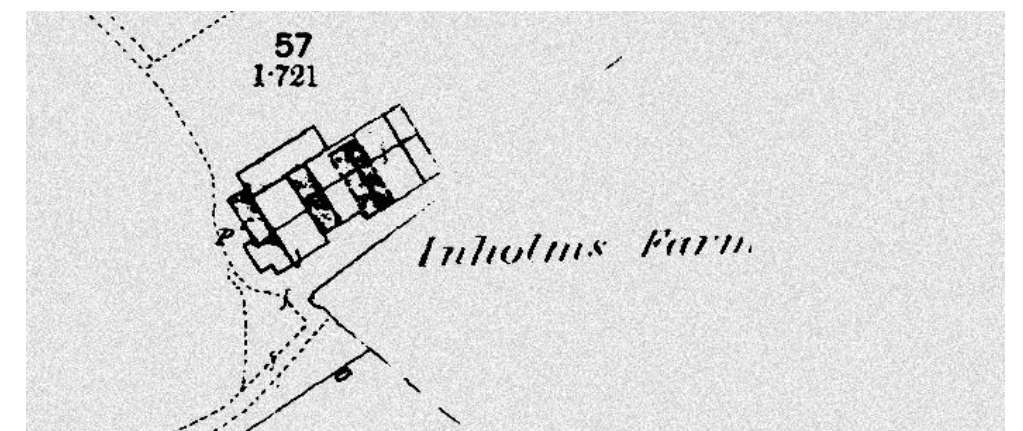


'Isle of Ely 1648 by J Blaeu - Location of Longstanton shown highlighted'



Historic Fenland Settlement Cartoon - Adapted from 'Making the fenland ecology' - from The Anglo-Saxon Fenland - Susan Oosthuizen

Inholms Farm on the outskirts of Longstanton

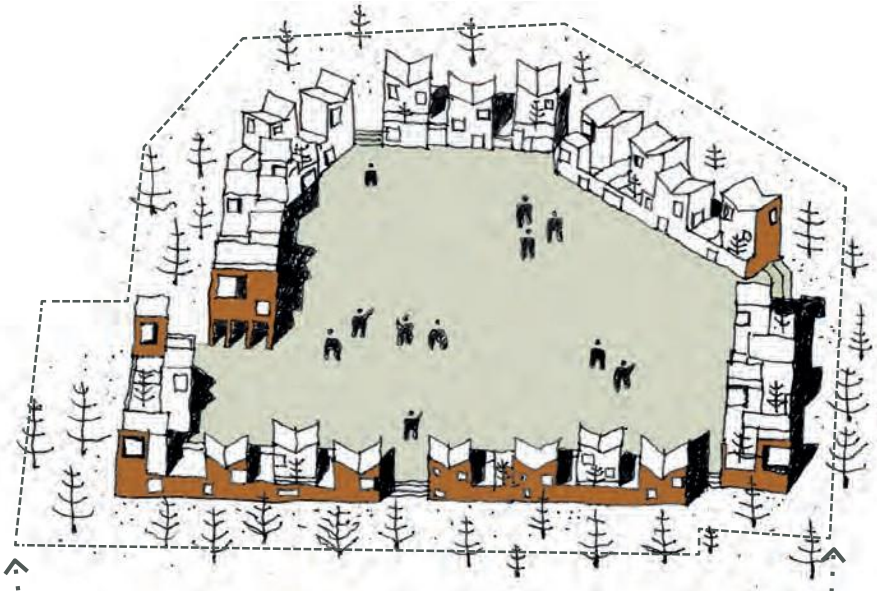


Inholms Farm located on the outskirts of Longstanton 1880

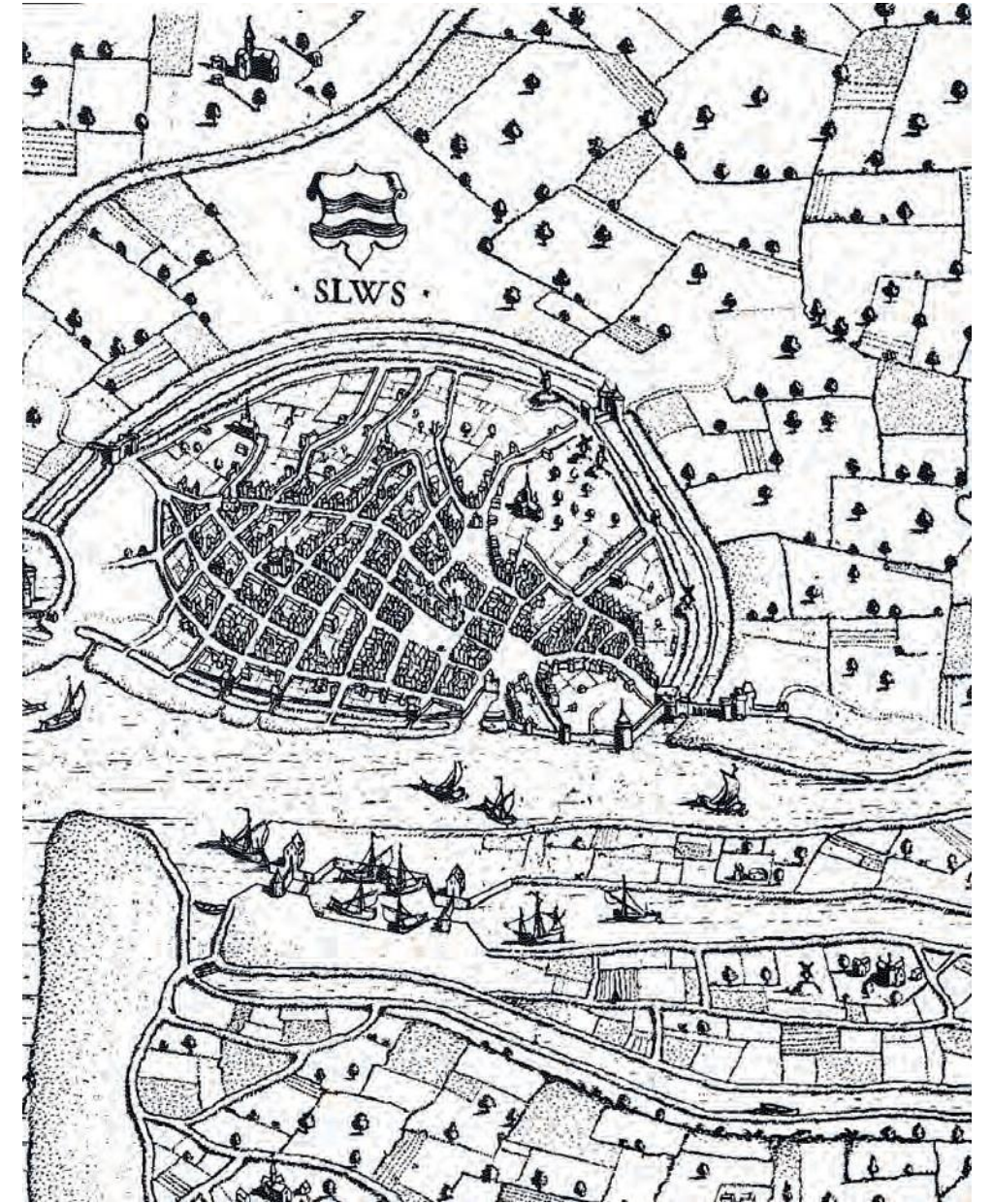
Design Narrative Defined Fenland Settlements

Longstanton = 'an enclosed settlement on stony ground'

(Stanton, 1070 AD)



Inholm village with edge defined by housing



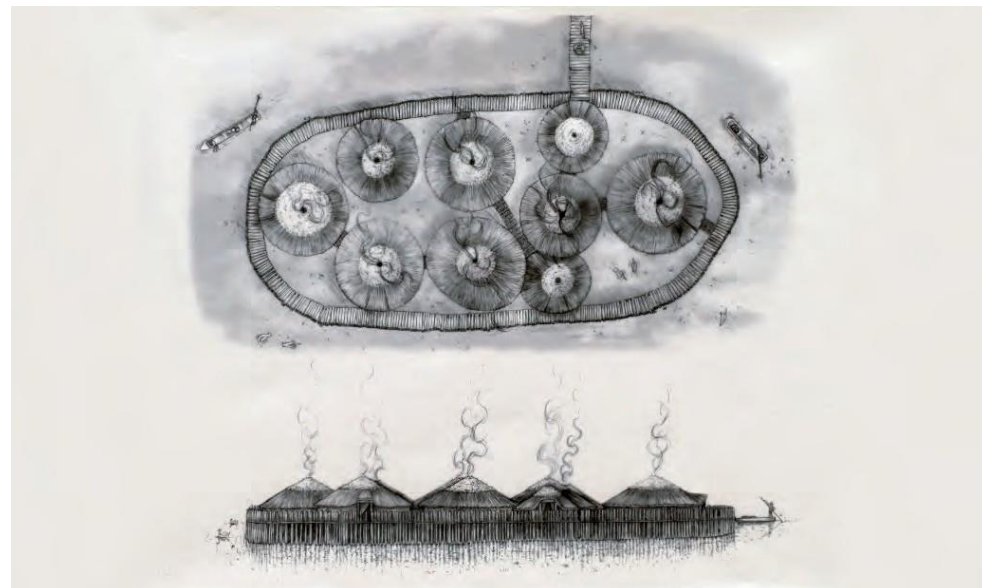
Sluys



Northstowe Iron Age Settlement defensive ditches



Iron Age Settlement showing circular defensive ditch



Artist Impression of Must Farm Cambridgeshire Fens



Zurich C16

Archaeological Investigations - aerial view

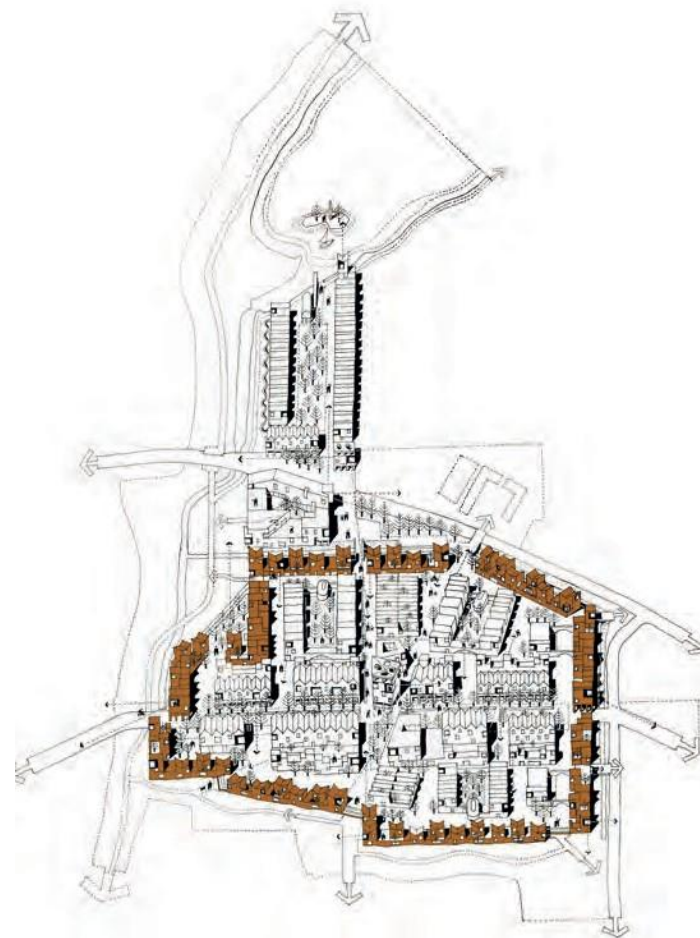
Design Narrative

Key moves

- Defined new neighbourhood quarter that is visually identifiable
- Perimeter of landscapes
- Responds to masterplan code
- Permeable and connected to surrounding neighbourhoods



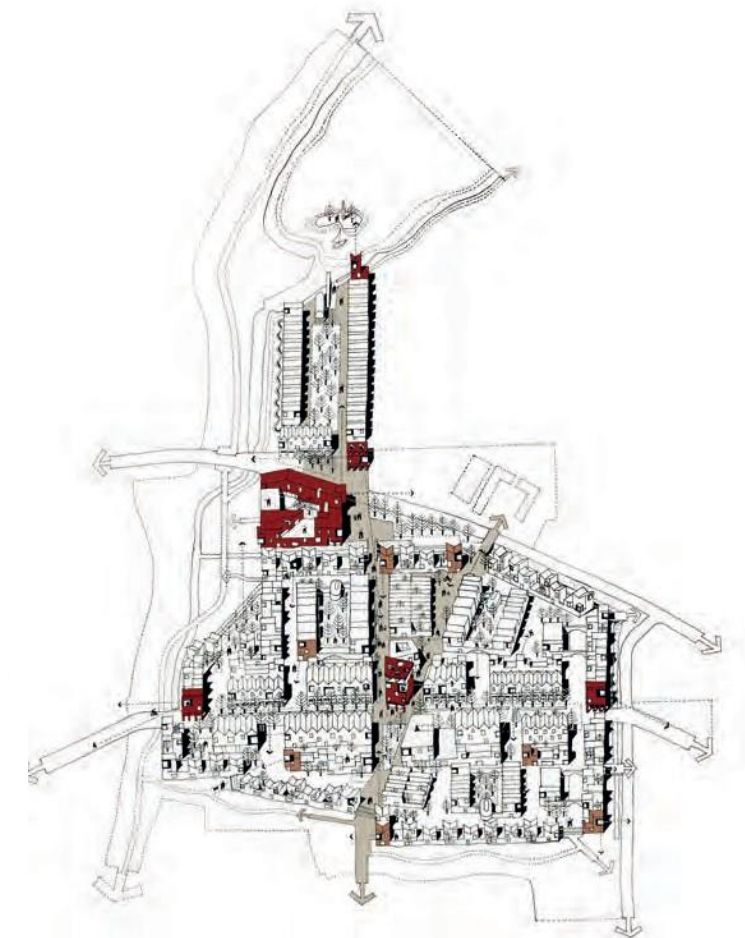
Surrounding buffer
of landscape & water



Defined perimeter with
'Edge' Houses

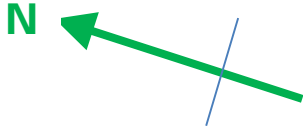


Shared surface
public realm

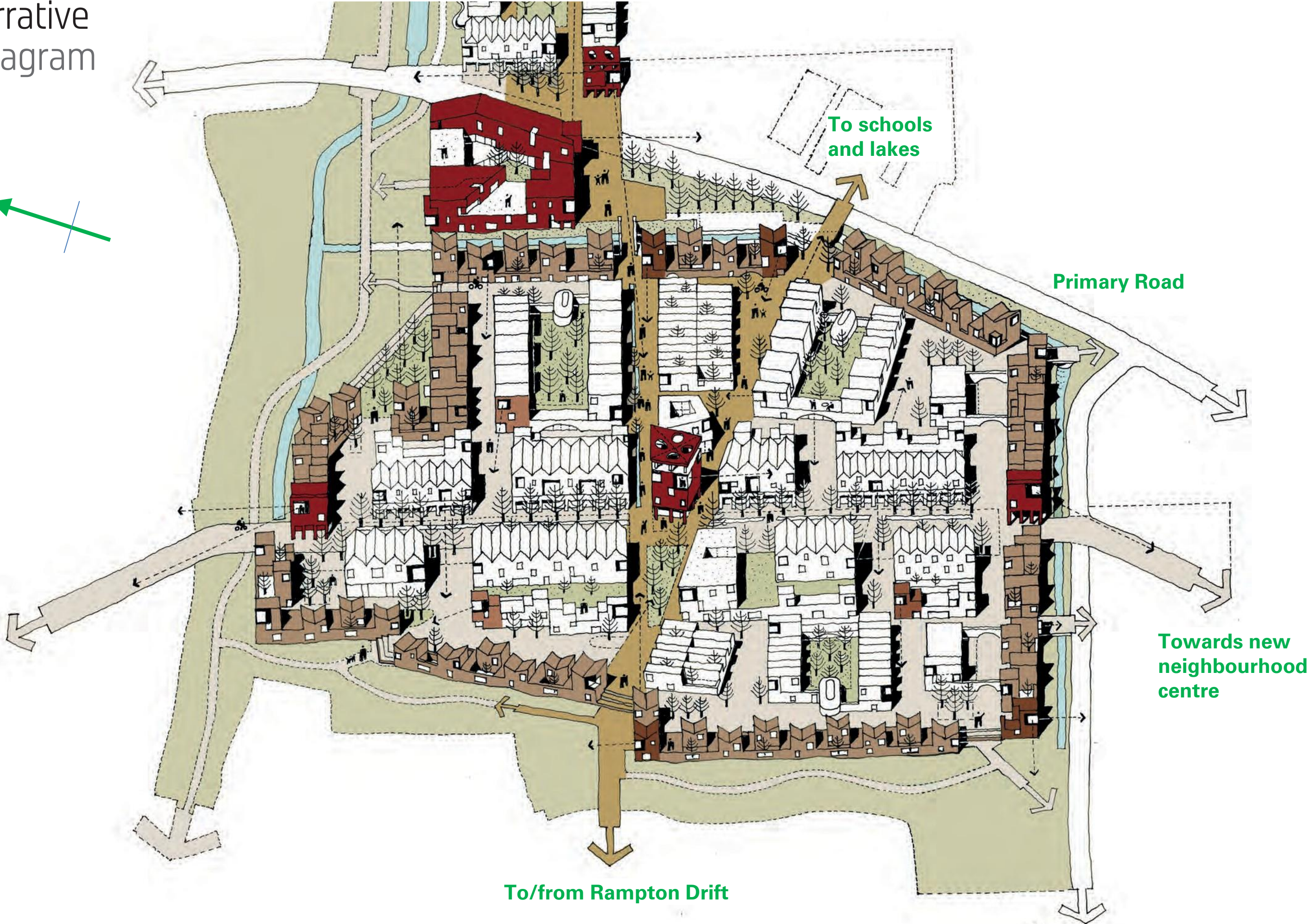


East-west links &
townscape markers

Design Narrative
Concept Diagram



Bus and cycle links to future phases



To schools
and lakes

Primary Road

Towards new
neighbourhood
centre

To/from Rampton Drift

Layout Principles

Key Elements



Masterplan Strategies Vernacular Material & Form Studies

Materials and forms vernacular to Cambridgeshire and Longstanton:



Longstanton Vernacular



18th Century Cambridgeshire copicing



Reeds and planting in fenland dyke



Roman face jug found in archeological digs at Northstowe



Roman pot shard found in archeological digs at Northstowe

Longstanton is an Anglo-Saxon village with two churches; All Saints' Church and St. Michael's, which it is presumed related to two distinct manors. Evidence of medieval farming and village life remain within the landscape.

The townscape consists of a simple palate of materials including gault brick, white render and simple pitched roof forms.

Copicing and willow weaving have been practiced in Cambridgeshire for thousands of years. Woven wicker was used for crafting baskets, fishing nets, fencing and eel traps.

Extensive archaeological works have been undertaken and a large number of Roman and Saxon artefacts have been found. This includes multiple terracotta fragments with Roman and North African origins.



Timber frame with brick infill



Gable roof forms



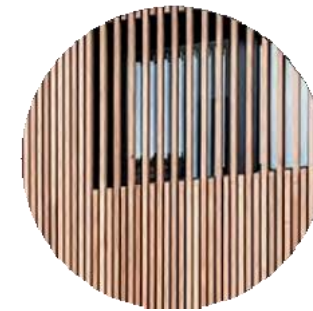
Warm grey gault brick



Cambridgeshire wicker weave



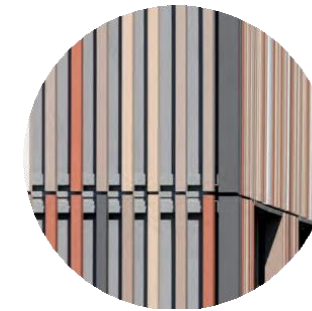
Wicker hurdles used for fencing



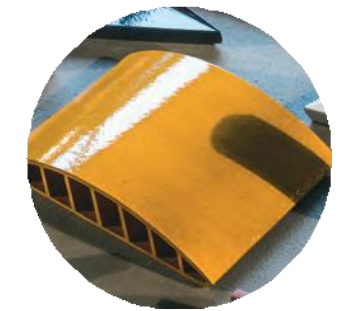
Vertical use of cladding to simulate reeds



Terracotta material studies - Lucca



Contemporary use of terracotta cladding



Glazed terracotta

Landscape & Linear Park



Landscape Masterplan Strategies Outside the Settlement

Outside the settlement

The perimeter landscape offers a 'wilder' edge to the proposed formal layout of the internal settlement. The softer more natural edge comprises of three main landscape characters, Fenland, Woodland & Community Orchards. A key function of the perimeter public realm is to provide connections with the wider strategic amenity routes and the 'Northstowe Phase 2 Healthy Living and Youth & Play Strategy' as shown in the adjacent diagram.



Community orchards



Foraging trails & opportunities for education



Large natural water body



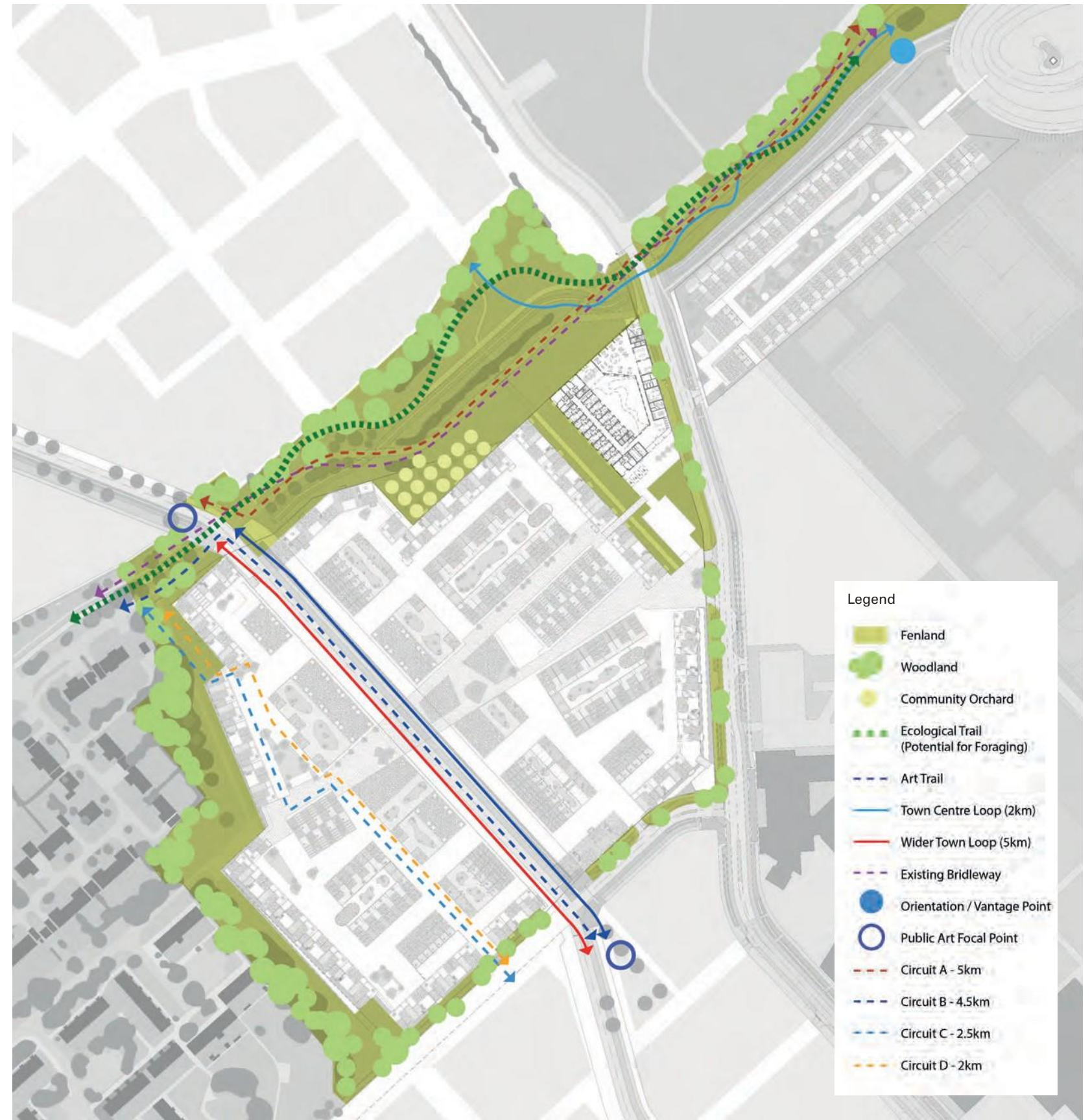
Natural play elements



Rain water cleansing & conveyance networks



Footpath & cycle networks



Outside the settlement, landscape & public realm diagram



Landscape Masterplan Strategies Communal Gardens/Pocket Parks – Inside of Settlement

Inside the settlement

The public realm within the settlement is predominately made up of harder paved spaces allowing flexible use and safe circulation for vehicles and pedestrians. A sequence of 'Pocket Parks' create an 'inner ring' of public spaces that cross over the large Linear Park running through the heart of the proposal. Communal courtyards offer residents access to greener softer spaces for amenity and play.



Urban drainage features



Plaza with feature tree



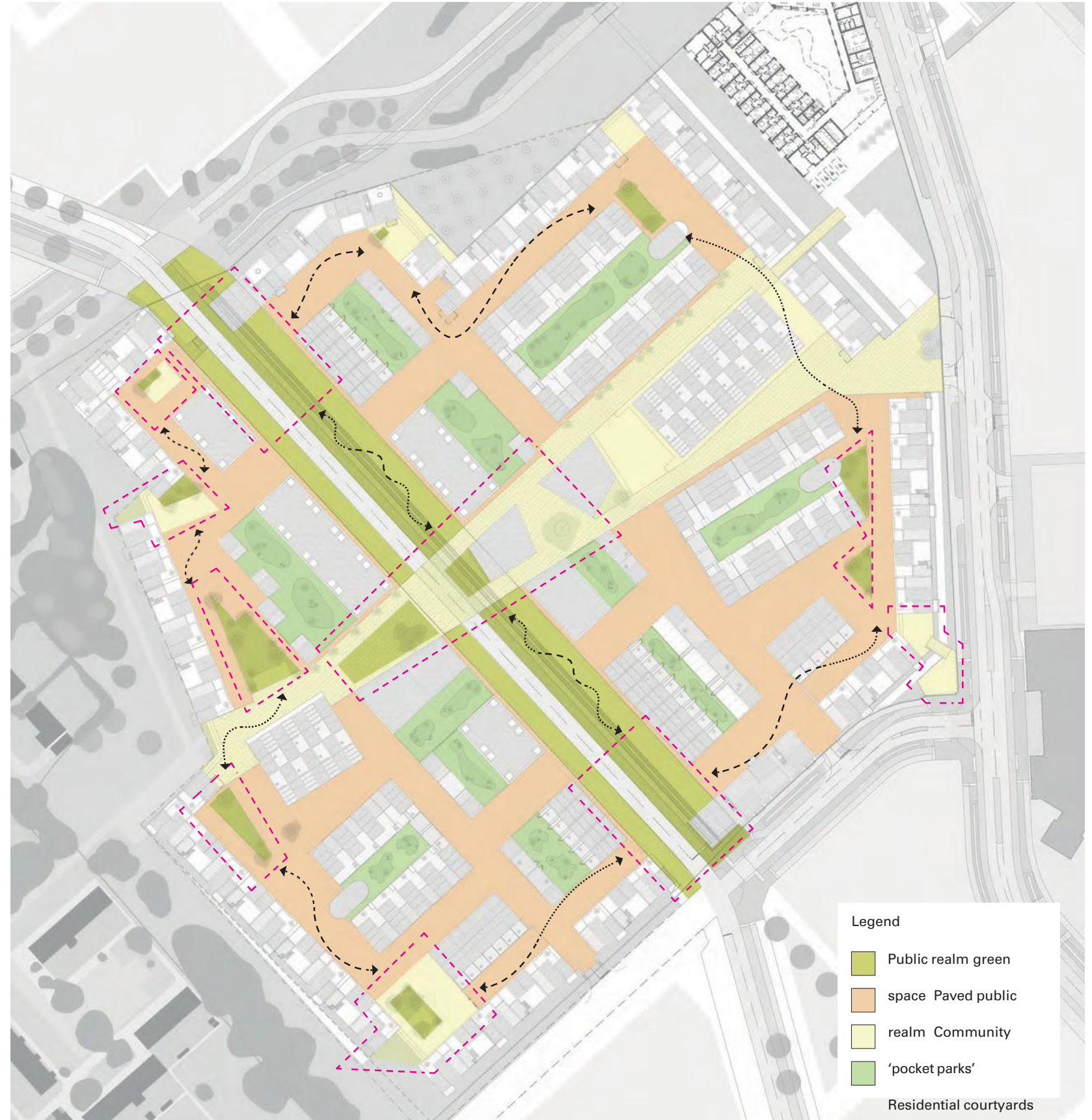
Communal residential courtyards



Community 'pocket park', tree planting, seating, playful space & SUD's features



'Rain gardens'



- Legend
- Public realm green
 - space Paved public realm Community
 - 'pocket parks'
 - Residential courtyards

Inside the settlement, pocket parks & communal gardens diagram



View of Linear Park and Busway: Showing Mansion House Typology & Neighbourhood Marker Building (centre)

Housing Typologies

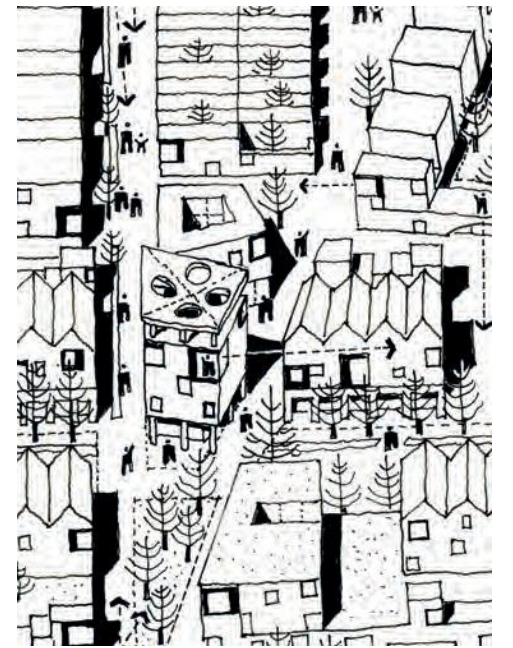
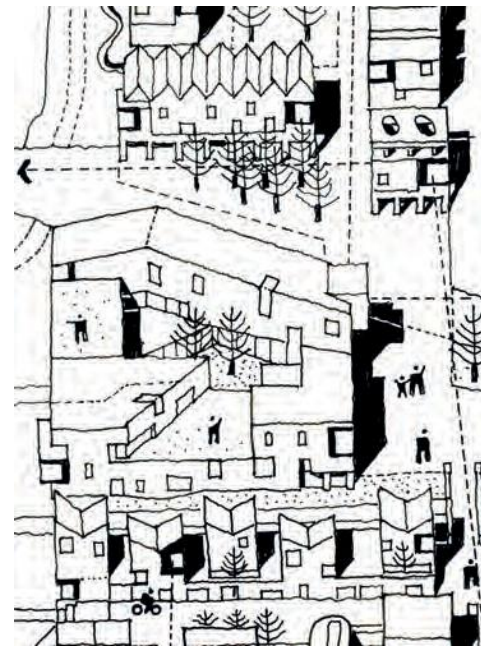
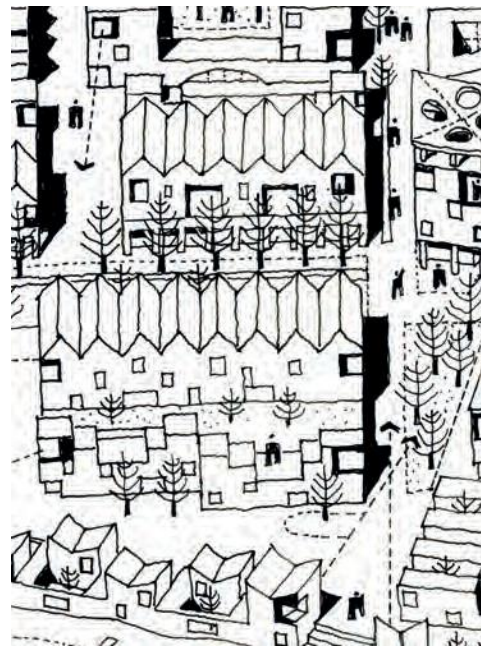
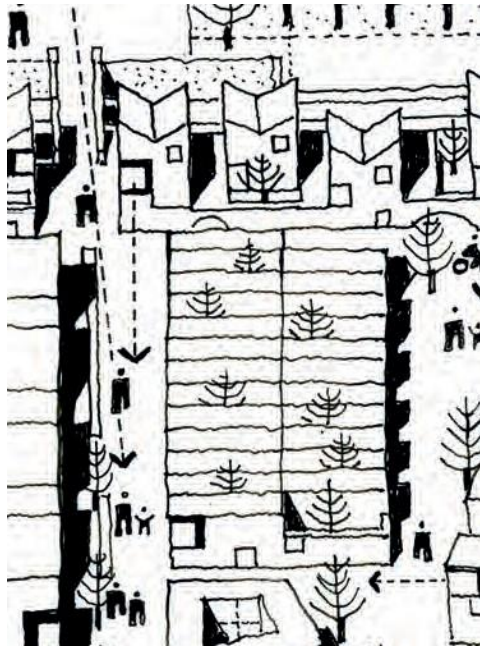
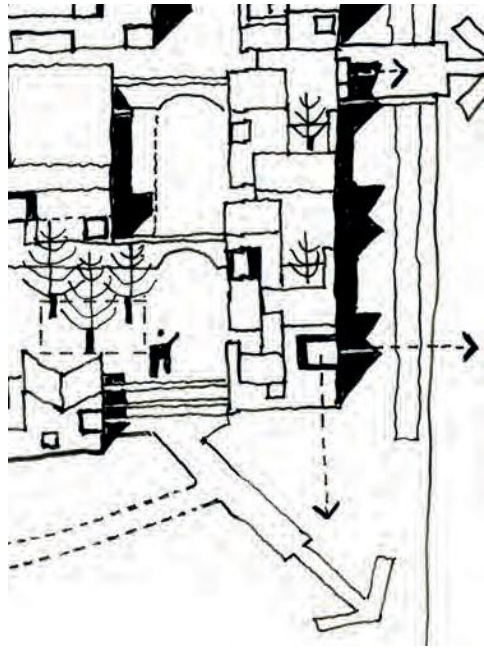
Housing Typologies

A Range of Dwellings

The dwellings in Inholm Village are all of modular construction and exhibit a contextual response to elevation treatment and materiality. The dwellings offer a range of typologies to create a sustainable and diverse neighbourhood. The typologies demonstrate an innovative approach to amenity and parking.



Housing Typologies



Edge Houses

The perimeter of the settlement is defined by the Edge House. This creates a continuous built form encapsulating the neighbourhood and defining the Urban Park. They consist of 2 bed, 2 storey houses (adjacent Rampton Drift) 3 bed and 4 bed, 3 storey houses and 2 bed duplexes.

Row Houses

The Row Houses are distributed in blocks throughout the neighbourhood. Some blocks are composed as terraces while others are as a row of 2 bed, 2 storey or 3 bed, 3 storey (along The Peninsular).

Town Houses

The Town Houses are either arranged in Homestead clusters around a communal garden or terraced facing out onto the Linear Park. They are 3 storeys high and have 4 bedrooms.

Mansion & Mews House Block

The Mansion House creates the distinctive gable frontage that defines the Linear Park. They have parking at ground floor hidden by a landscaped deck. The Mansion House is 4 storeys. The 3 storey, 3 bed, Mews Houses dress the rear of the Mansion House and help make the transition from the grandeur of the Linear Park to residential streets behind.

Older Person's Block

The Older Person's Block is located on the perimeter of the settlement on the main east west link.

Community & Mixed Use

The community and mixed use focus is located at the centre of the neighbourhood on the intersection between the north-south busway and east-west pedestrian link.



Typical street scene in heart of Inholm (Town Houses to left; Edge House centre; Row House to right)



Rough timetable

- Ongoing design development – May/June
 - Public exhibition and consultation – early July, tbc
 - Planning Application – Autumn
 - Construction start – Spring 2020, tbc
-

Questions & Discussion
