



DENSITY

The urban grain envisaged for Phase 2 is derived from a compact block structure that minimises the amount of land needed for development and that enables a multifunctional landscape and open space diversity to permeate the residential layout.

The density distribution within Phase 2 is planned as follows:

- Lower Density: this range is defined between 35 and 40 dph. The lower density is required around sensitive areas such as Rampton Drift, the former barracks site, the north-eastern greenway, and the eastern sports hub;
- Medium Density: this range is defined between 41 and 60 dph, and is to be deployed throughout the site framing low density residential areas and the busway;
- High Density: this is defined as 61 dph and above, and is to be found in the town centre.

FIGURE 6.13: DENSITY PLAN



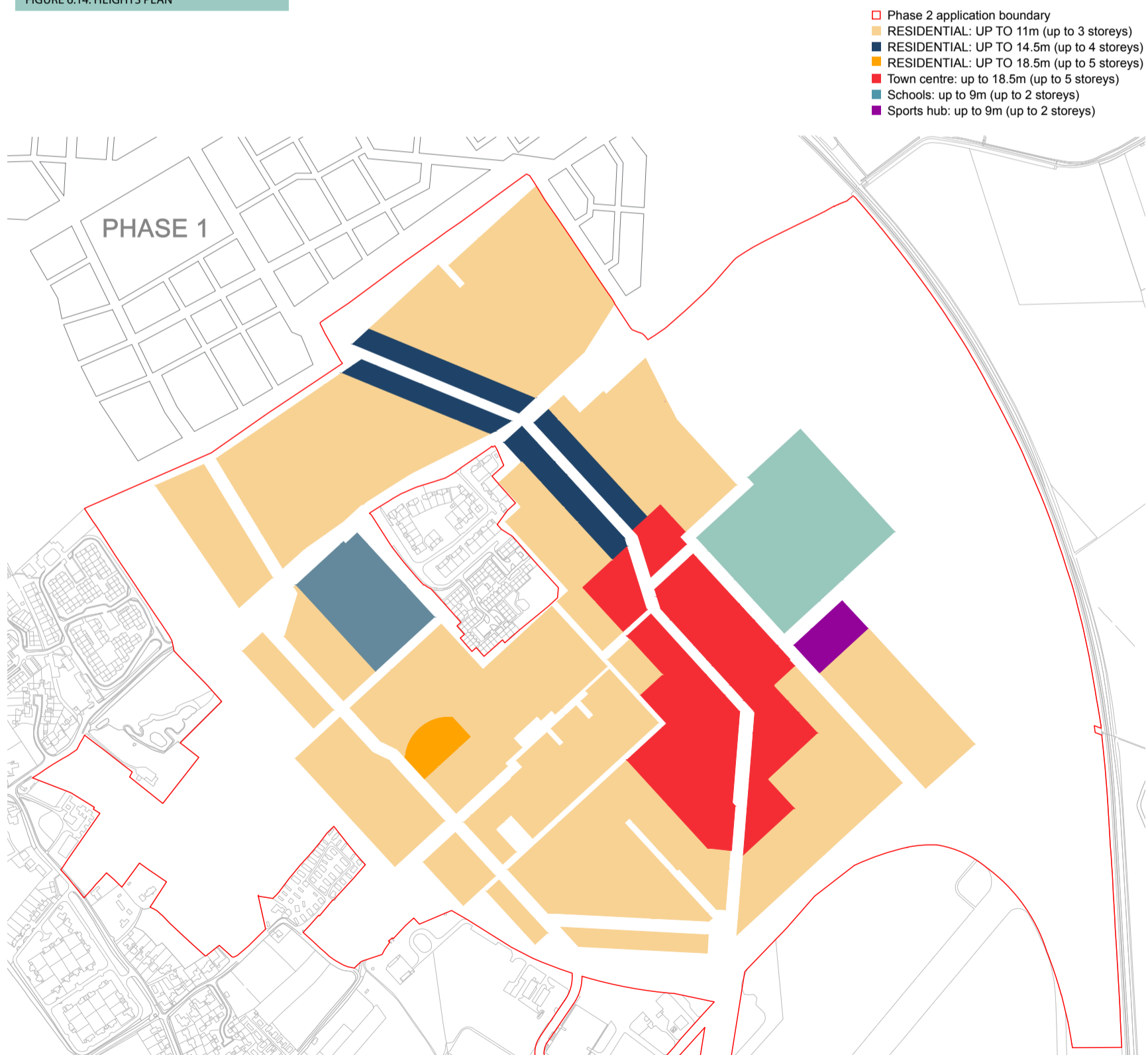
■ SCALE: HEIGHT & MASSING

Northstowe Phase 2 will be defined by a distribution of heights predominantly ranging from 2 to 5 storeys (approximately between 8 to 18.5 metres).

The highest building mass is proposed within the extents of the town centre while the lowest building mass is proposed in sensitive areas of the town such as those areas adjacent to Rampton Drift. Building heights within Phase 2 will be distributed as shown on the Building Heights Parameter Plan.

In order to achieve a suitable balance between well-defined built edges and a permeable block structure, keeping a continuous frontage to a maximum of 6 dwelling units is a key design principle (as suggested by the DFD). This balance will be achieved by creating local play areas or amenity in between houses.

FIGURE 6.14: HEIGHTS PLAN



■ APPEARANCE

Northstowe Phase 2 will promote high-quality contemporary design based upon the traditional architecture, landscape, and urban forms of the surrounding market towns and fenlands. Design characteristics include:

- Linear development following a key route, with a high level of continuous frontage and a mix of uses;
- Provision of a town square to allow a space for activities such as markets and entertainment;
- Alternating street alignments; and
- Drainage through swales, reflecting the importance of the fen edge in defining the setting of many Cambridgeshire towns and villages.

The architectural appearance of Northstowe Phase 2 will be defined by the creative use of vernacular and contemporary materials. The scale of the built form will reinforce frontages to the dedicated busway and open spaces of the development.

Fronting the busway, buildings will typically be the equivalent height of 3 to 5 storeys domestic buildings. Along the section of the busway crossing the town centre and around the town square, retail, food & drink, and community facilities will be provided on ground floors. Towards the edges of the development, residential buildings will form well-defined and continuous built frontages integrating shadow pockets in the building mass, changes in architectural style, and garden elements to break extended linearity of facades.

A strategic disposition of landmark buildings and a hierarchy of streets and open spaces will reinforce urban structure providing legibility and cohesiveness.

Northstowe Phase 2 will also promote a variety of residential building typologies in order to ensure the creation of a diverse place for an inclusive and vibrant community.

The landscape design for Phase 2 will create an attractive, distinct and multi-functional green infrastructure that will integrate the development into the surrounding fen landscape.



FIGURE 6.15: TOWN CHARACTER & APPEARANCE

