



# DEVELOPMENT BRIEF

## IDA DARWIN AND FULBOURN HOSPITALS

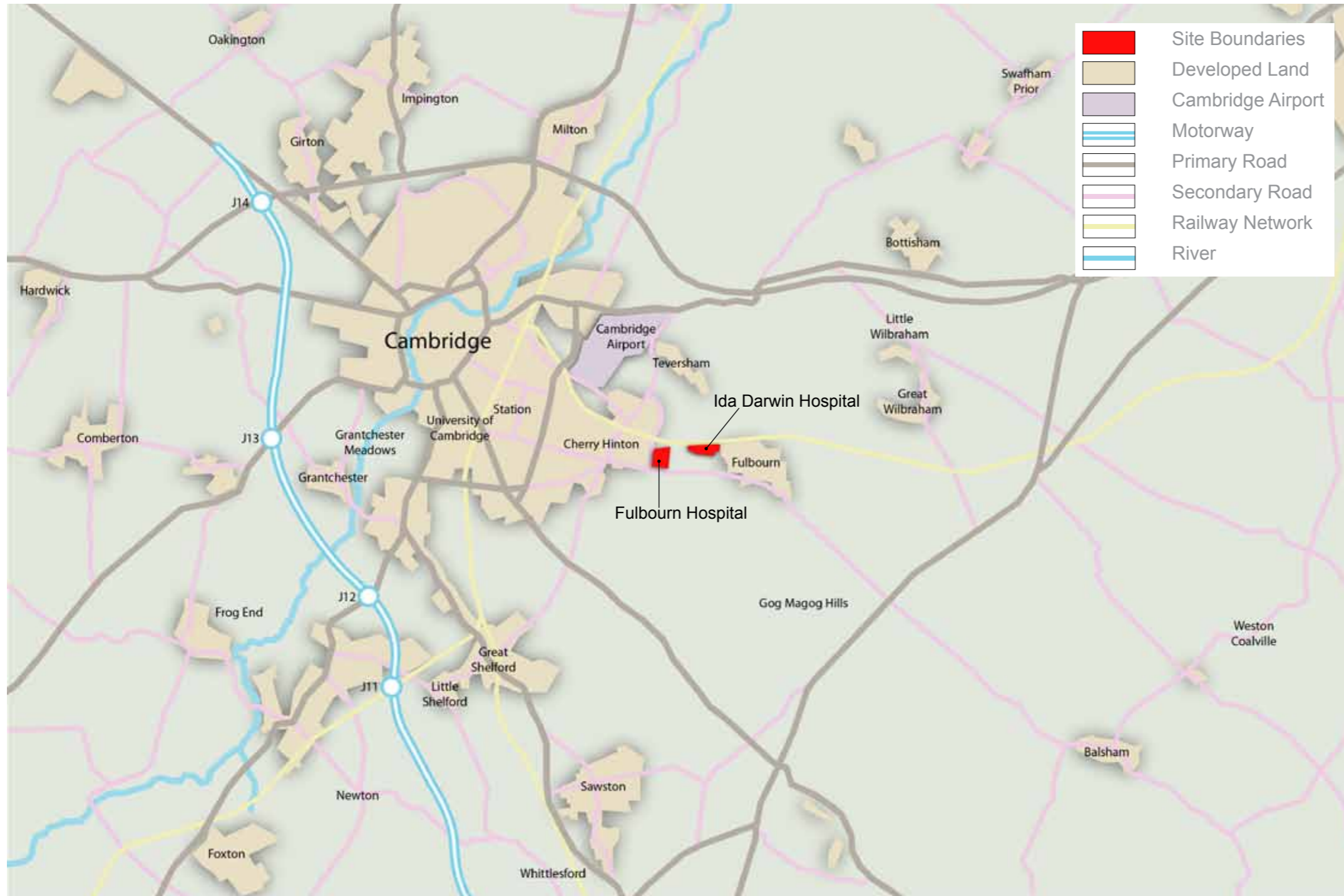
December 2013

Cambridgeshire and Peterborough



NHS Foundation Trust

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# 1.0 INTRODUCTION & BACKGROUND

This Development Brief has been prepared on behalf of the Cambridgeshire and Peterborough NHS Foundation Trust (“The Trust”) by FPCR Environment and Design Ltd. It provides guidance for the development of the two Cambridge related hospital campuses - Ida Darwin Hospital and Fulbourn Hospital.

## Background

Both sites are located near the village of Fulbourn to the east of Cambridge and they are owned by the Cambridgeshire and Peterborough NHS Foundation Trust. They both lie within the Cambridge Green Belt.

The original Fulbourn Hospital was the Victorian asylum for Cambridge, located to the south of Cherry Hinton village. It provided accommodation for upwards of 800 patients. Over time the changing nature of healthcare provision resulted in many of the patients being moved out of the hospital into more appropriate community-based accommodation.

The Ida Darwin Hospital was opened in the early 1960’s as a Learning Disability Hospital. Over time, the care model for this client group has also changed significantly, with more emphasis on care in the community.

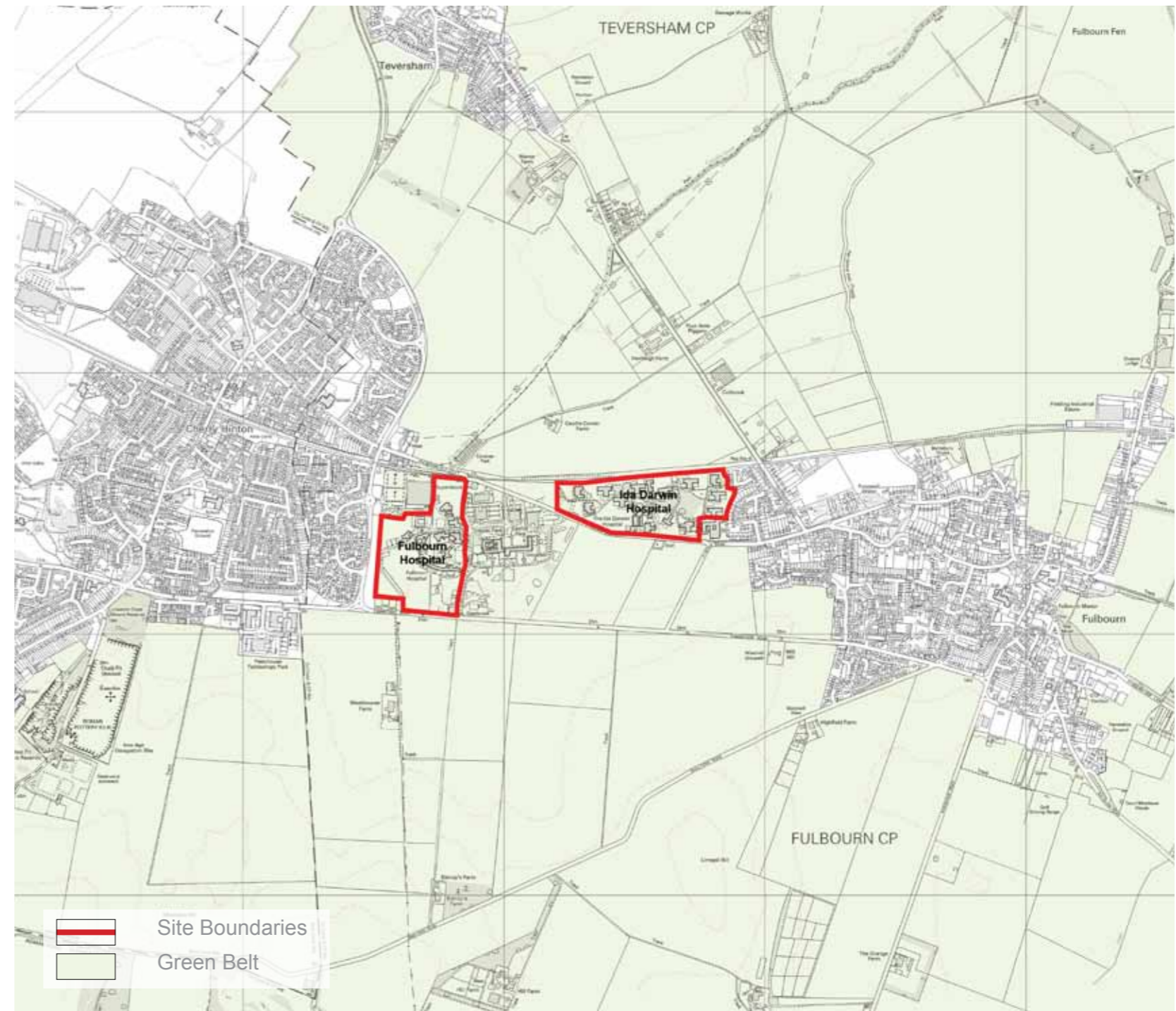








Figure 1: Green Belt Plan

-  IDA Darwin Site Boundary
-  Fulbourn Village
-  Primary Road
-  Railway Line
-  Primary Vehicular Access
-  IDA Darwin Building Names

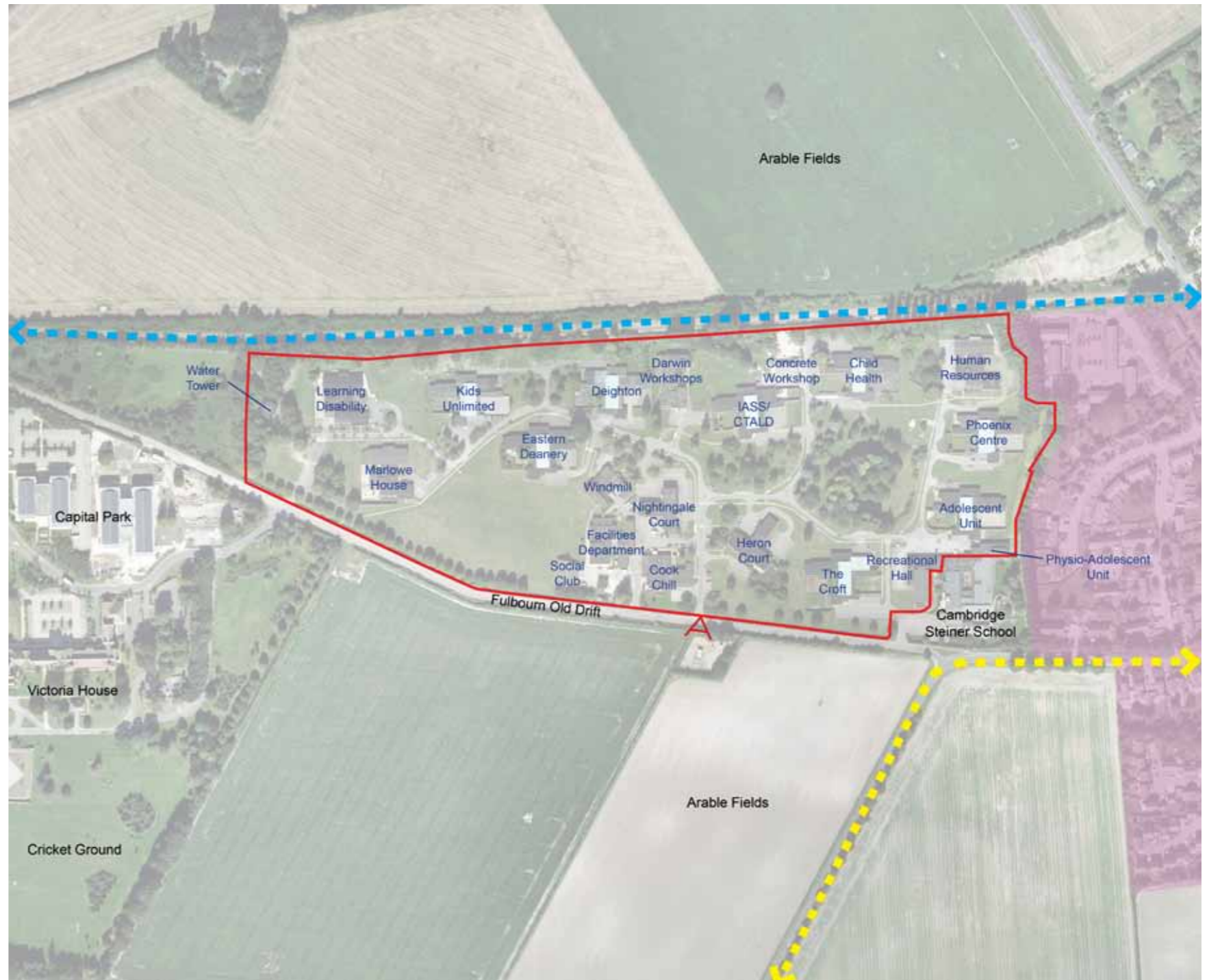


Figure 2: IDA Darwin Hospital Aerial Photograph

# 1.0 INTRODUCTION & BACKGROUND

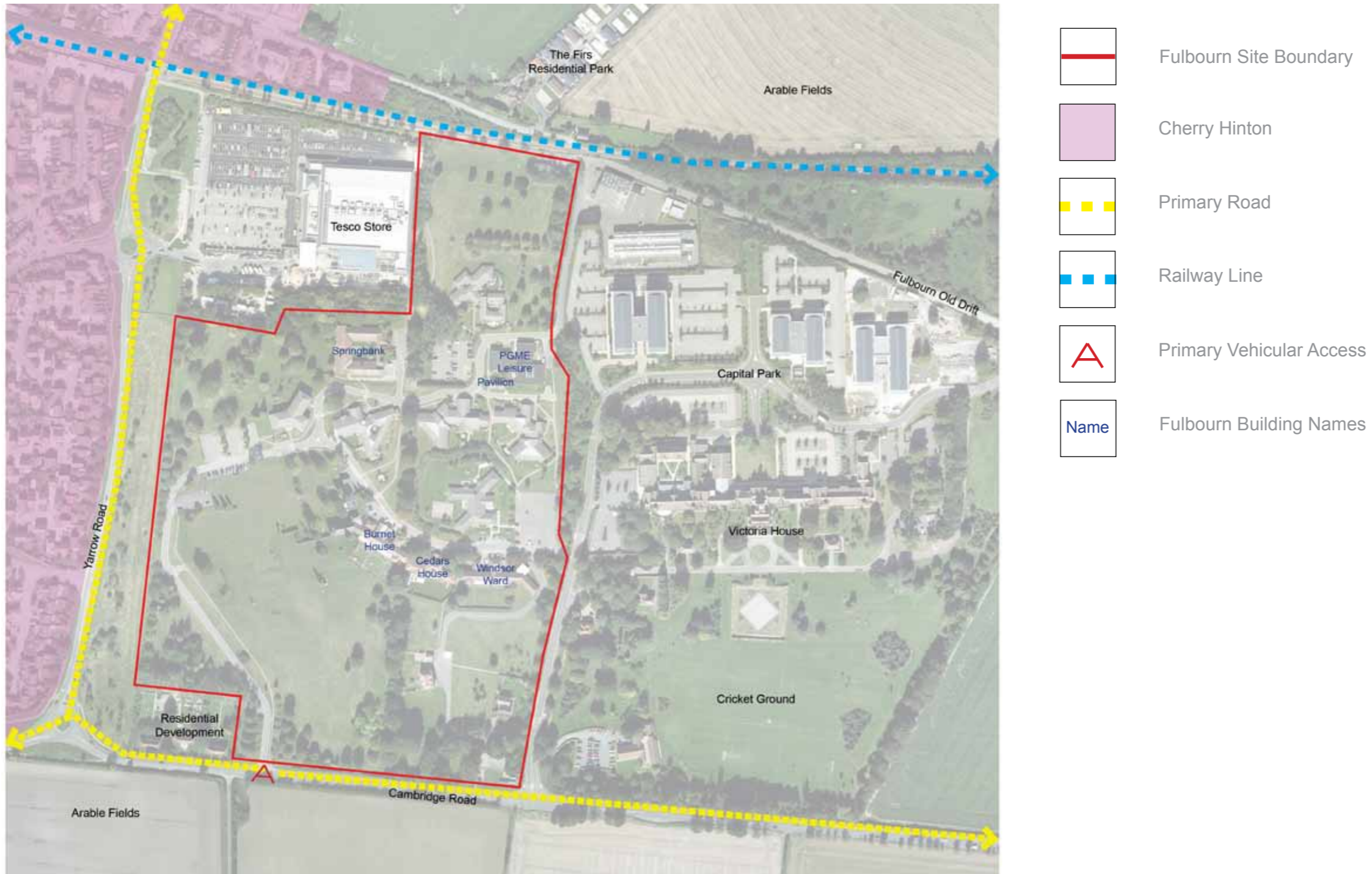


Figure 3: Fulbourn Hospital Aerial Photograph

Over time, ongoing changes within the NHS have resulted in the IDA Darwin site filling out with accommodation for a number of NHS services, including specialist mental health services for children and adolescents, rehabilitation, learning disability and respite mental health beds.

The site now also provides accommodation for a number of community health teams, and a range of support services.

The future of both hospital sites are interconnected, not only because of their close proximity and shared history, but in terms of adopted development plan policy.

## The Trust's Objectives

The Trust seeks to relocate and re-provide fit-for-purpose mental health accommodation on the Fulbourn site whilst releasing the Ida Darwin site for residential development and new green space that will contribute positively to the openness of the Green Belt.

The current position is that the Ida Darwin site would need significant investment to make it fit for purpose. Few of the buildings on the site were built for their current use and they are no longer fit for purpose or at the end of their useful economic lives. On the Fulbourn Hospital site, whilst there are some recently built specialist buildings, there are other buildings that are in need of replacement.

With the changing nature of healthcare provision and with far more services being delivered in the community, less inpatient facilities will be required. However, those patients that do require care in a hospital setting are likely to be significantly more unwell and a specialist hospital campus and buildings are required.

In the years ahead, The Trust will need to accommodate the needs of a rapidly growing population within the South Cambridgeshire sub-region and the likely changes to the way mental health services are delivered in the future.

These problems with the existing two sites, together with new and changing demands for healthcare provision in the future, lie behind the need for a plan for the phased transfer of facilities in preparation. The key requirements are:

- Ensuring services are delivered in modern, safe accommodation;
- Ensuring buildings meet best practice in design for healthcare;
- Ensure buildings are affordable to build and affordable to run;
- Ensure capacity is available for growth and changing needs;
- Ensure buildings are flexible and built with care in mind.
- Meet CQC requirements.

The Trust recognises the need to work with the local community and planning authority on the strategy to meet these objectives.

## Consultancy Advice

FPCR were appointed by the Trust in April 2012 to prepare the Development Brief for the two sites and to provide masterplanning advice for a planning application on the Ida Darwin site. This work has drawn on previous work undertaken by LDA Design on behalf of the Trust.

A project consultant team has been assembled, addressing the following specialisms:

- Town Planning – Januarys
- Commercial – Carter Jonas
- Transportation – SLR Consulting Ltd
- Trees & Landscape – Lesley Dickinson Ltd
- Drainage & Utilities – Cannon Consulting Engineers
- Ecology – MKA Ecology Ltd
- Ground Conditions – MLM
- Heritage – Woodhall Planning & Conservation
- Archaeology – ASL
- Noise & Vibration – Sound Solution Consultants Ltd
- Sustainability – Brookbanks Consulting Ltd

The project consultant team have liaised with Fulbourn Parish Council, South Cambridgeshire District Council, Cambridgeshire County Council and other relevant statutory bodies and stakeholder interests in undertaking their studies.

## 2.0 THE EXISTING HOSPITAL SITES

### Fulbourn

Fulbourn and Ida Darwin Hospitals lie to the west of Fulbourn Village. Fulbourn Hospital is adjacent to Cherry Hinton, in Cambridge. Fulbourn village lies around 4.5 miles south east of Cambridge city centre and the village owes its location and complex form to the fact that it lies at the junction of a number of roads.

Fulbourn is located where the cultivated chalk fields that lie to the south of the village meet the fen and marsh that lie north of the village. As with many fen-edge settlements, the church sits on the first piece of higher ground above the fen and most of the village lies on dry ground to the south and west of the church. Fen to the east and north has limited development. Those parts of the village that do now extend north into the fen all date from the 19th and 20th centuries, after the fens were drained.

The village did not extend much beyond its medieval core until the mid 19th century. The railway reached the north of Fulbourn in 1852, when a station was built where the line crosses the Fulbourn to Wilbraham Road on Hay Lane (the station was demolished in 1973, though the line remains in use).

Fulbourn's historic development can still be read in its street patterns and buildings, with an older core around the church and manor and ribbon development along the tracks and roads that meet at the centre of the village. The park and the paddocks that reach into the heart of Fulbourn, along with the fields that surround the village and the greens that mark the meeting and division of roads are all an important part of Fulbourn's strong rural character.

The centre of Fulbourn is designated as a conservation area. The conservation area appraisal states that the area has many good boundary walls including those around the churchyard and manor. The area is shown on Figure 4. The earlier walls are built of feldstones, framed with brick and topped with triangular or semi-circular shaped brick copings. With no historic paving in the conservation area, roads are generally wide, with wide tarmac surfaced footpaths and wide verges and greens that are an important part of the character and appearance of the conservation area. Traditional cast iron street name plates survive at several places in the village – for example, the 'Manor Walk' sign on the wall opposite the church.

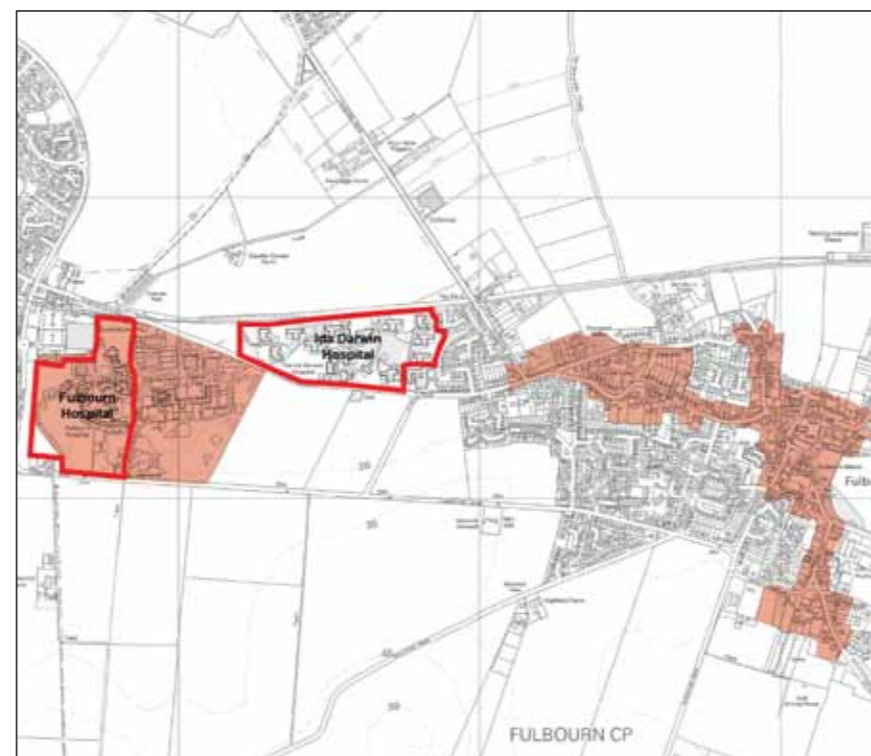


Figure 4: Fulbourn Conservation Area



Fulbourn Village





## Landscape Setting

Fulbourn parish has a varied topography that includes chalk hills rising to 56m AOD in the south and flat fenland to the north, averaging 10m AOD above sea level.

Fulbourn lies in the East Anglian Chalk Landscape Character Area. The village is surrounded on all sides by land designated as Green Belt. To the west of Fulbourn the Green Belt separating the village from Cherry Hinton, effectively a suburb of Cambridge, accommodates the Major Developed Sites of Fulbourn Hospital / Capital Park and the Ida Darwin Hospital.

The surrounding landscape consists of high quality grade-II agricultural land, with large arable fields on the slopes of the rolling chalk hills to the south and mainly flat open farmland to the east and north. Countryside comes right into the village at several points, to the south and east of the village, where the low density of development is still very rural in character and contributes to the gentle transition from village to open countryside which is more abrupt at the western end.

## 2.0 a) THE IDA DARWIN HOSPITAL

### Ida Darwin Hospital

The Ida Darwin Hospital site contains a range of buildings in a parkland setting dating from the 1960's. The buildings are generally single storey, and of no particular architectural merit. They are set within extensive landscape areas containing mown grass, shrub beds and tree planting, including a wide range of species. There are a range of parking areas close to the individual buildings and an informal sports pitch and water tower towards the western end of the site. Overall there is an institutional character with no strong sense of place linking the site to Cambridge or Fulbourn village.

The Ida Darwin Hospital site sits adjacent to the north-western edge of Fulbourn village, north of Fulbourn Old Drift, and is designated as a Major Development Site within the Cambridge Green Belt.

The following section sets out the range of constraints and opportunities which have been identified through site visits, site surveys and desk studies. These have been used to inform the development brief for each hospital site.



Ida Darwin Hospital

**Ecology & Nature Conservation**

There are few ecological constraints at Ida Darwin but exciting opportunities exist for biodiversity enhancements at the site. A suite of ecological surveys have been undertaken including a habitat survey and specialist surveys for bats, badger and reptiles.

The site comprises buildings and infrastructure set within amenity grassland and a mixture of scattered broadleaf and coniferous trees. The bat survey identified a limited number of potential roosting locations although no bats were found. No reptiles or badgers were recorded in these surveys.

The location of Ida Darwin and its underlying geology lends itself to the creation of chalk grassland. Chalk grassland is a characteristic habitat within Cambridgeshire that is rich in biodiversity as well as providing a visually attractive feature. As the site is well suited for this type of habitat it should require relatively little intensive management and can provide a long-term sustainable biodiversity feature for Ida Darwin. Other features of the site may offer exciting opportunities for biodiversity enhancements.

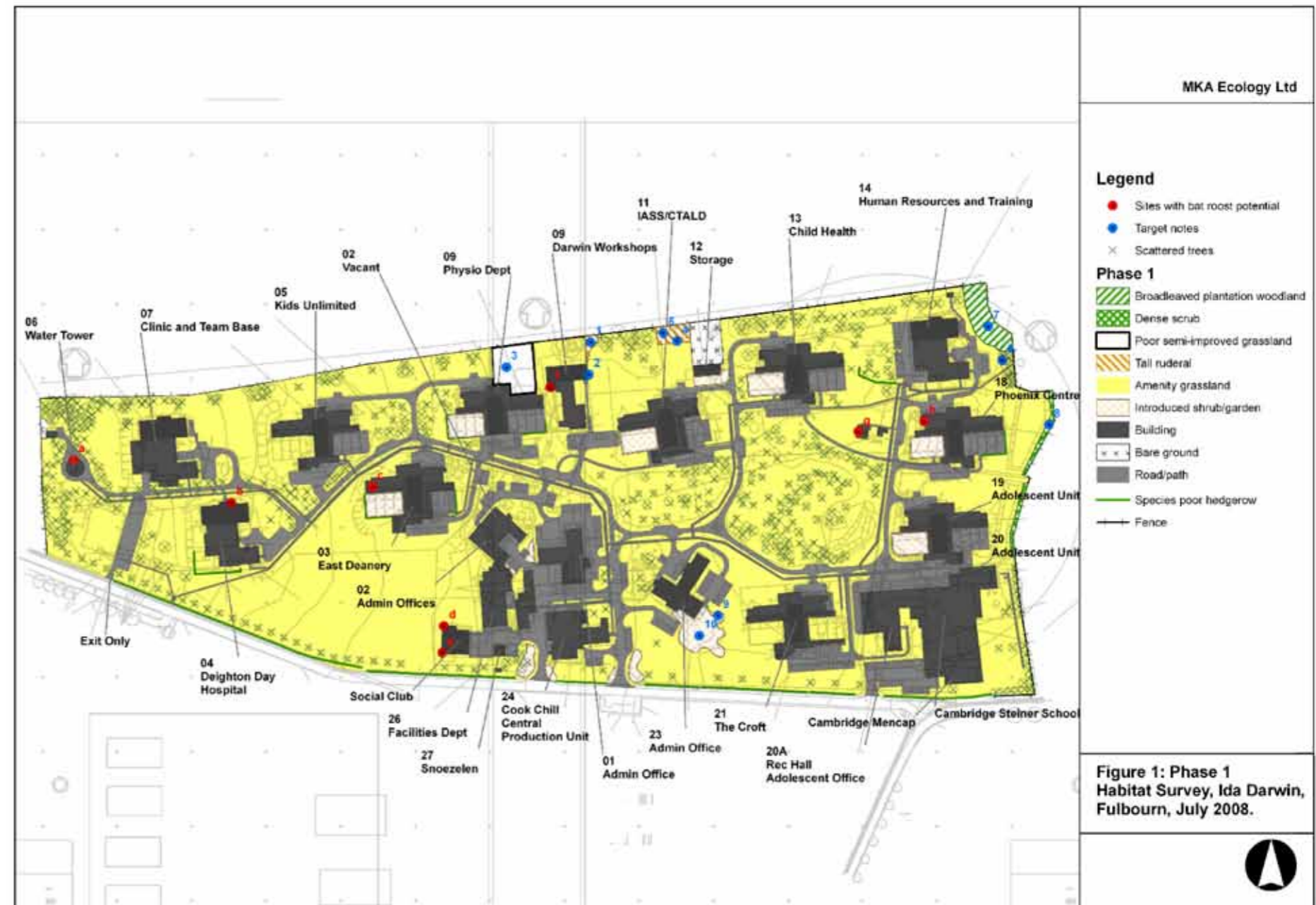


Figure 5: Phase 1 Habitat Survey

## 2.0 a) THE IDA DARWIN HOSPITAL

### Landscape & Trees

#### Setting

The site is visible in the wider landscape from the higher land to the south and to a lesser extent from the north. From the east and west the views are contained by either vegetation and or immediately adjacent housing.

#### Existing trees

A tree survey has been undertaken. There is a wide range of species, age and quality of tree across the site. These trees currently fulfil several landscape functions including screening, breaking the mass of the site and provide a sense of enclosure on site. The trees and their value to the current site and any future development has been discussed with the Council's Tree Officer and the Parish Council.

Whilst there are occasional isolated trees worthy of retention, the majority of the trees either fall in the two main central areas or along the boundaries; regenerating scrub to the railway line and the managed tree and hedge line to Fulbourn Old Drift. All the key trees have been highlighted in the tree survey.



Figure 6: Site Photographs



Figure 7: Tree Survey Plan

## 2.0 a) THE IDA DARWIN HOSPITAL

### Heritage

The Ida Darwin site was developed initially during the 1960's, and does not contain any buildings of historic or cultural value. There are no scheduled monuments on the site. However, there is a scheduled monument to the north, of a Roman settlement. The rail line and tree line provide separation to the monument. None of the buildings on site are listed. The nearest listed building is Fulbourn Windmill which is located on a hill 1 km to the south. The site lies adjacent to the ancient route between Fulbourn and Cherry Hinton, and on to Cambridge. It also lies within a dense historic landscape of later prehistoric, Roman and medieval settlement that follows the fen edge and spring line. The site is not located within a Conservation Area or other statutory or non-statutory cultural heritage or archaeological designation.

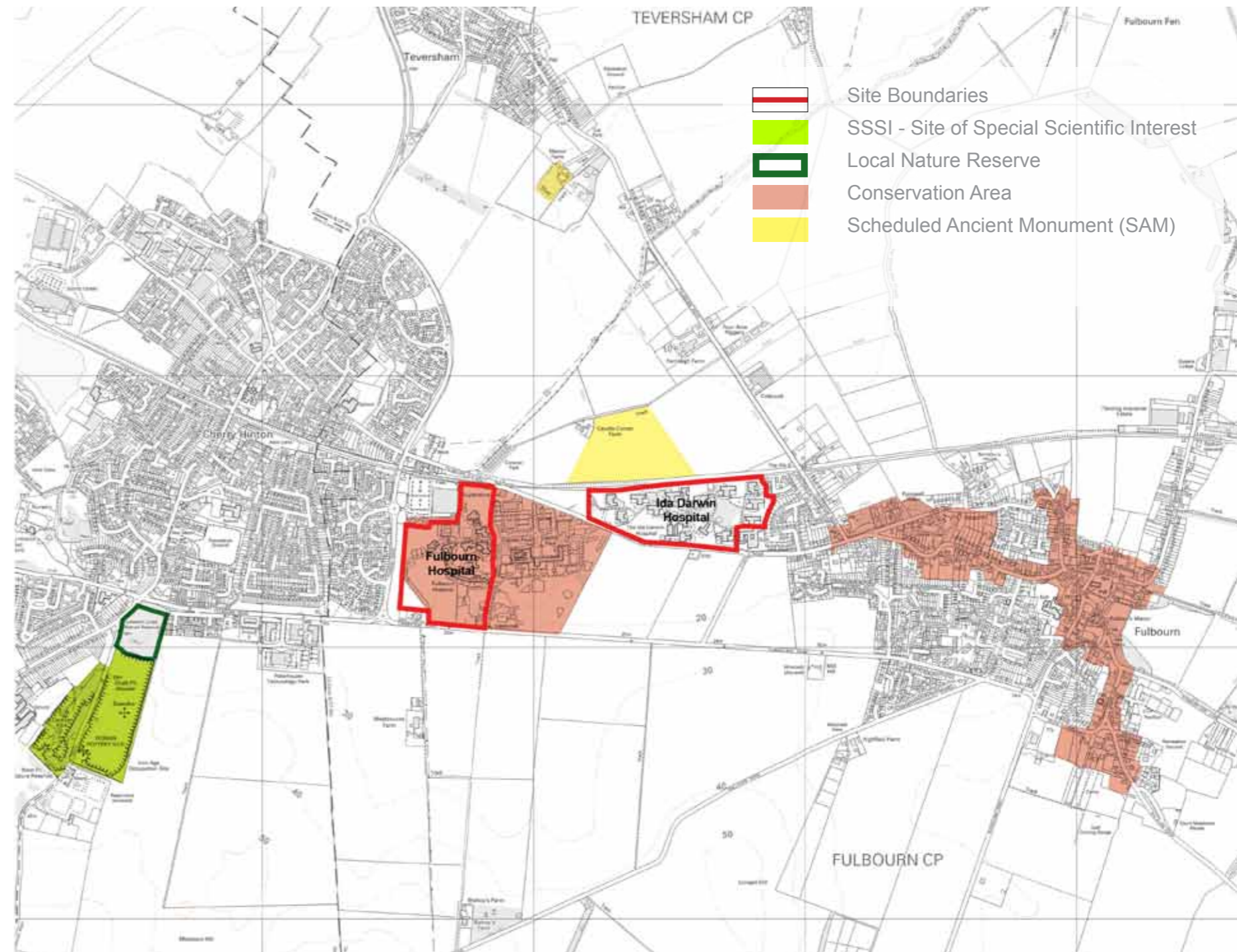


Figure 8: Designations Plan

## Contamination

Potential sources of contamination have been identified on site including a former incinerator and oil tank in the northwest (Block 06); a garage, workshop, boiler house and oil tank in Block 25; a workshop and compound in Block 12 and a waste store in Block 27 in the south. There is also a railway line alongside the northern site boundary and asbestos is reported to be present on site in buildings and underground ducts.

Whilst there is no record of authorised landfilling on the site, there were chalk pits adjacent to the western boundary and 50m to the west of the site, both of which were infilled by 1972 and environmental searches have identified an historical landfill site (Fulbourn Tip) adjacent to the northwest corner of the site.

The site overlies a Principal aquifer (the Chalk) and is wholly within an outer groundwater Source Protection Zone (SPZ2), and the eastern corner of the site is within an inner groundwater Source Protection Zone (SPZ1).

Moderate risks i.e. those identified as posing a risk of contamination that could have an unacceptable impact on future development or the environment, identified at the site are as follows:

- Future site users exposed to compounds in soil in garden landscape areas;
- Construction workers exposed to compounds in soil;

- Water supply pipes and building materials from compounds in soil;
- Future site users from ground gas;
- Shallow groundwater from leachable compounds in soil.

Further surveys will take place in advance of development to ensure that any potential risks are mitigated.

## Flood Risk and Surface Water Management

Site investigations and a Flood Risk and Surface Water Assessment has been undertaken. Discussions have also taken place with SCDC and the Environment Agency, particularly in regards to surface water drainage and the Award Drain that crosses the site from South to North. The site is located within Flood Zone 1 where there is little risk of flooding and all uses of land are appropriate.

### Surface Water Management

The proposed surface water management scheme for the site follows sustainable drainage principles with disposal of surface water runoff being via on-site infiltration facilities. The infiltration facilities will be designed to manage the 1 in 100 year storm inclusive of the requisite 30 % allowance for climate change.

Parts of the eastern area of the site have been identified as being

potentially liable to surface water flooding. This is most likely to occur when excessive rainfall leads to water being shed from higher ground to the south of Fulbourn Old Drift. The proposed layout will include overland flow routes to allow any such flows to continue their path through the site without impacting on the proposed dwellings.

Infiltration testing at the site indicates that the disposal of surface water runoff via infiltration will be effective. The use of both strategic and more localised infiltration facilities (shallow grassed basins, unlined pervious paving and infiltration blankets for example) will promote infiltration throughout the proposed development area.

Ongoing responsibility for the proposed surface water management scheme will be shared between homeowners and the forthcoming SuDS Approval Bodies (SABs). Currently we would expect maintenance activities in the short term to be carried out by a management company with maintenance responsibilities for communal facilities passing to the forthcoming SuDS Approval Body (SAB).



## 2.0 a) THE IDA DARWIN HOSPITAL

### Services

#### Award Drain

A culverted Award Drain (a 225-300mm diameter pipe around 1 m deep) runs south to north across the site a few metres to the east of the high pressure gas main. Discussions were held with SCDC on whether to open up this drain or to leave it culverted as it currently stands. SCDC has confirmed that the option to leave the existing pipework in place along the length of the site is the most appropriate. A 5m easement (2.5m either side of its centre line) has been advised as a constraint following the same route as the High Pressure gas main easement.

#### High Pressure Gas Main and other underground services

The existing healthcare buildings are provided with the usual range of underground services, to meet the needs of the healthcare campus. These will need to be appraised and if necessary, upgraded or replaced as part of the proposed new housing development.

A high pressure gas main runs north south across the site alongside the main access. A 10m easement (5m either side of its centre line) is set as a constraint for the new development. No buildings are to be built within that easement; nor can new trees be proposed there. Existing trees within the easement should be removed. Road works and small planted verges are allowed within the 10m easement.

### Noise & Vibration

An active rail line runs along the northern boundary of the site. A Noise and Vibration Assessment was undertaken by Sound Solution Consultants Ltd in October 2011.

Offsets of 10m, 30m and 50m have been established from the rail line for residential development purposes. In terms of design considerations, the first offset of 10m from the rail line should be taken up by a landscape buffer. The building line should be kept behind the second 30m offset which will require little in terms of acoustic treatment to the buildings, although the orientation of the buildings in terms of frontages should be considered. Beyond the third 50m offset the design is unlikely to be affected by acoustic considerations.

The Noise and Vibration Assessment demonstrates that, with the inclusion of appropriate mitigation measures incorporated into the design of the proposed residential dwellings, noise and vibration should not be a prohibitive issue for residential development at the Ida Darwin Hospital site.

### Transport

A Transport Assessment has been undertaken of the Ida Darwin site by SLR Consulting Limited, including the traffic generation of its current use. The Ida Darwin Hospital site is currently accessed by way of three individual points of vehicular access from Fulbourn Old Drift to the south, all of which provide access to the on-site parking and site circulation roads. Fulbourn Old Drift is a cul de-sac, with the link to Cherry Hinton retained as a footpath and cycleway and thus providing a direct non-car access route through to the west, and particularly to the Tesco superstore.

The northern boundary of the site is formed by the Cambridge-Newmarket railway line and therefore no access is available through this boundary. Pedestrian footways exist on the development side of the Fulbourn Old Drift, which is also promoted as a local link within the local cycleway network. A large proportion of the services and facilities located within the Cherry Hinton and Fulbourn local centres are all within what is recognized as a reasonable and convenient walking distance of the site. Primary schools are all located within the area, whilst secondary and further education sites are located within the areas easily accessible by the local bus services. The existing bus service provision within the area is comprehensive and the site is adjacent to one of the principal access routes to the City from the east. A bus stop is located immediately adjacent to the present site entrance from Fulbourn Old Drift and another is located immediately adjacent to the site exit and car park to the western end of the site.



Such is the current level of traffic generated by the functions on the Ida Darwin Hospital site that its redevelopment for up to 250 new dwellings is not predicted to result in any overall increase in the total number of traffic movements. The Transport Assessment will examine any changes in directional flow and these will determine the need for any off-site highway works that may be required.

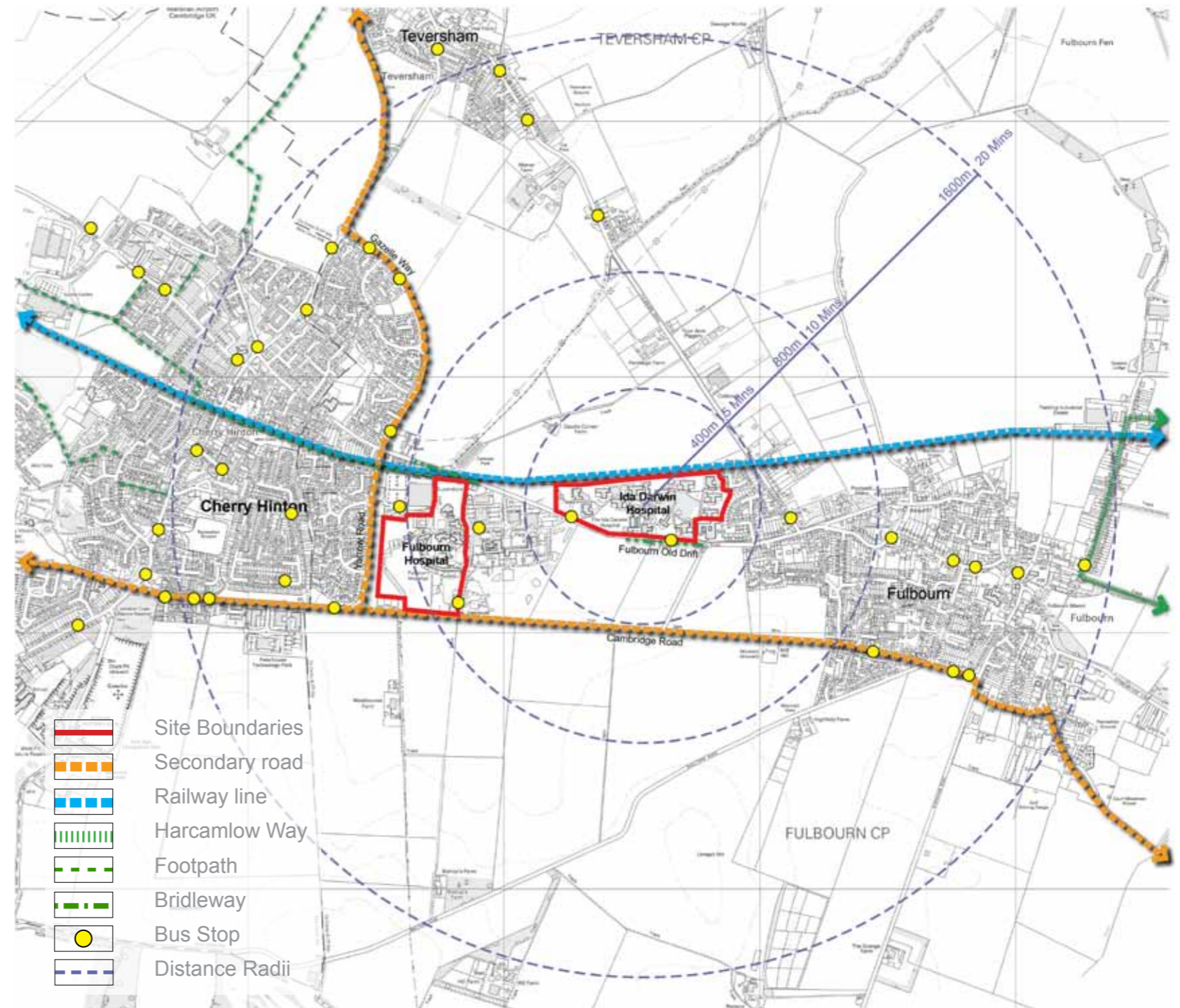


Figure 9: Access Plan

## 2.0 a) THE IDA DARWIN HOSPITAL

### Summary Environmental Constraints

The environmental constraints influencing design at Ida Darwin Hospital are summarised on the plan at Figure 10.

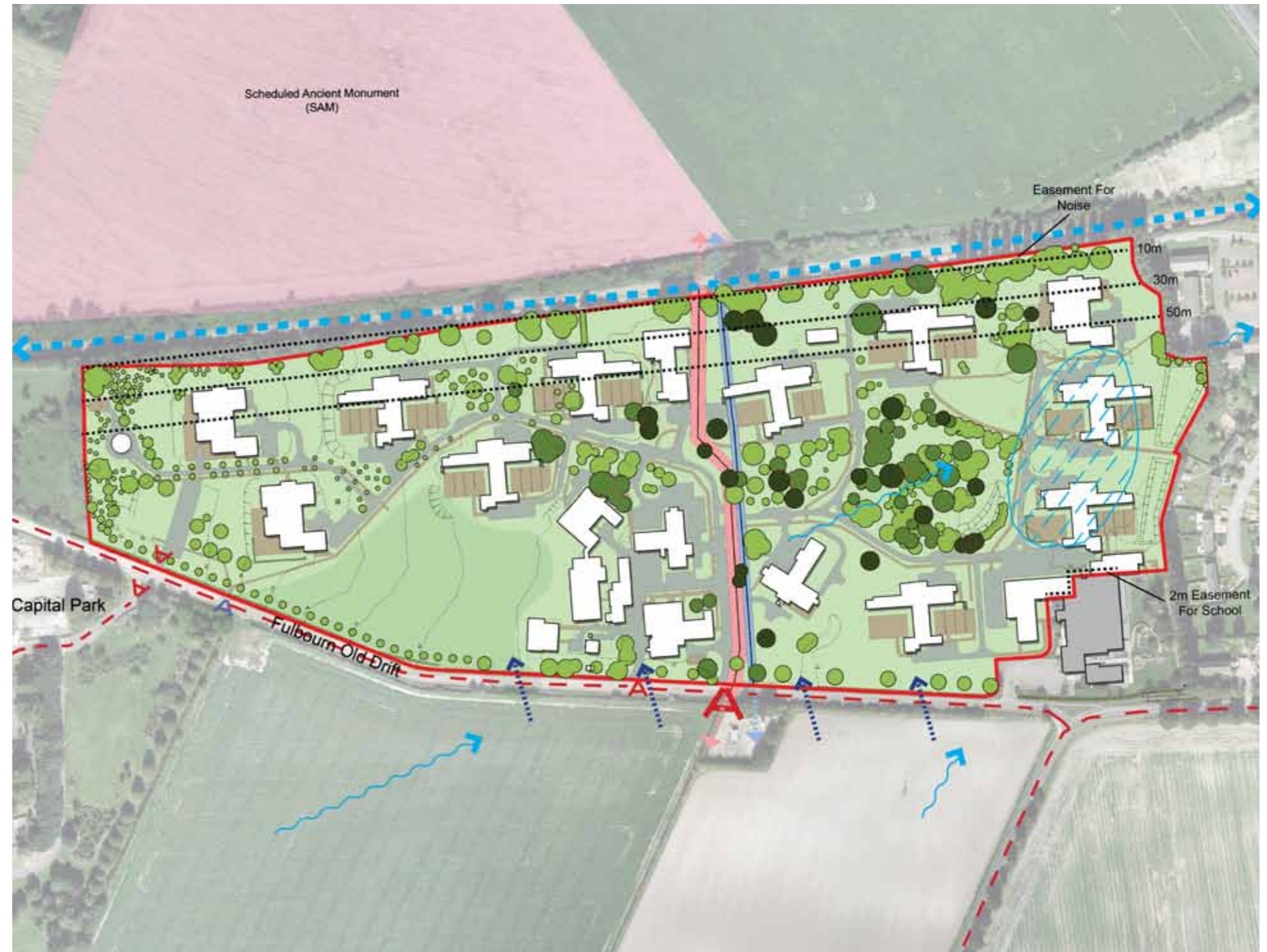
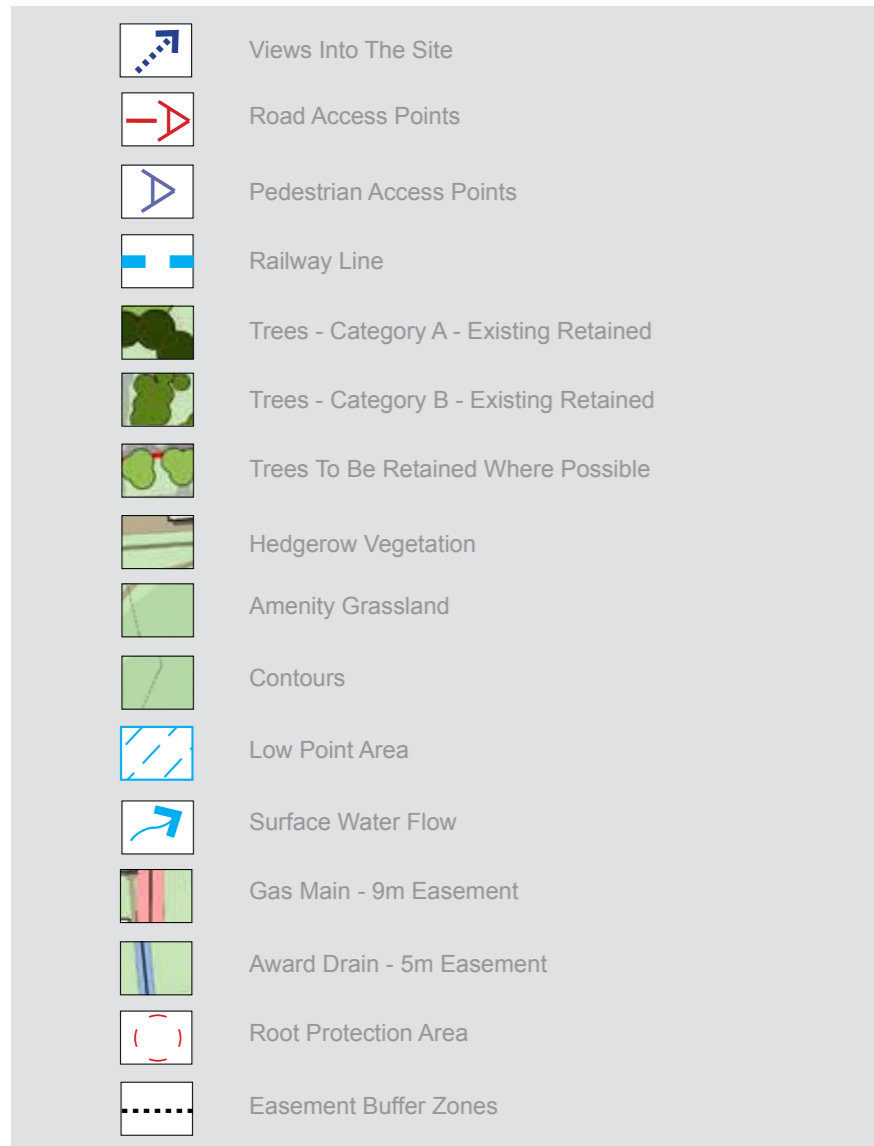


Figure 10: Constraints Plan - Ida Darwin Hospital

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## 2.0 b) THE FULBOURN HOSPITAL

### Introduction

Fulbourn Hospital developed from the mid nineteenth century as a “lunatic asylum for paupers to serve the whole of Cambridgeshire”. The original asylum building has now been converted to offices as part of Capital Park, to the east of the current Fulbourn Hospital site. The nineteenth century asylum building is an imposing structure and can be seen in views from around the area.

Capital Park has been developed on part of the original hospital site to the north, and includes some three storey buildings. To the west of the original hospital site, a Tesco’s supermarket has been developed.

Fulbourn Hospital and Capital Park are part of a designated Conservation Area. Fulbourn Hospital and Capital Park forms a detached part of the wider Fulbourn Conservation Area to the east of the centre of the village. It is centred on the buildings of the former asylum that were erected in the mid- 1850s within an extensive landscaped setting. Many other buildings have been added over the years but the parkland remains an important feature across the southern section of the designated area.

The following section identifies the environmental constraints and opportunities within the site as a guide to the potential development.

### Ecology

The Fulbourn Hospital grounds are composed of a variety of habitats with amenity grassland being the most prevalent. Scattered trees are situated throughout the site, which are comprised of broadleaf and coniferous species of native and non-native origin. Hedgerows form the boundaries. The hospital contains man-made structures such as buildings, roads and fences. A Phase 1 Habitat and Ecological Scoping Survey has been undertaken which was followed by a Bat Inspection Survey and a Reptile Survey. Overall, the Fulbourn Hospital site is considered to be of relatively low ecological/biodiversity value containing common and widespread species and opportunities exist to increase its biodiversity value.

No reptiles were recorded at the site although two buildings, Beechcroft and the Gatehouse, were found to contain summer roosts for bats. Furthermore, a hibernation roost for Brown Long-eared Bat was found in the basement of Burnet House which is of considerable conservation importance. Several mature trees within the grounds were also thought to have a high potential to support roosting bats. As a legal necessity impacts to bat roosts must always be mitigated by provision of alternative habitats. There is considerable potential to introduce habitat features which are likely to greatly benefit local bat populations. These measures should be considered alongside general biodiversity enhancements such as the creation of wildlife areas with native planting and the planting of native trees and hedgerows. General biodiversity enhancements will increase the extent of foraging areas, commuting routes and prey sources for bats.

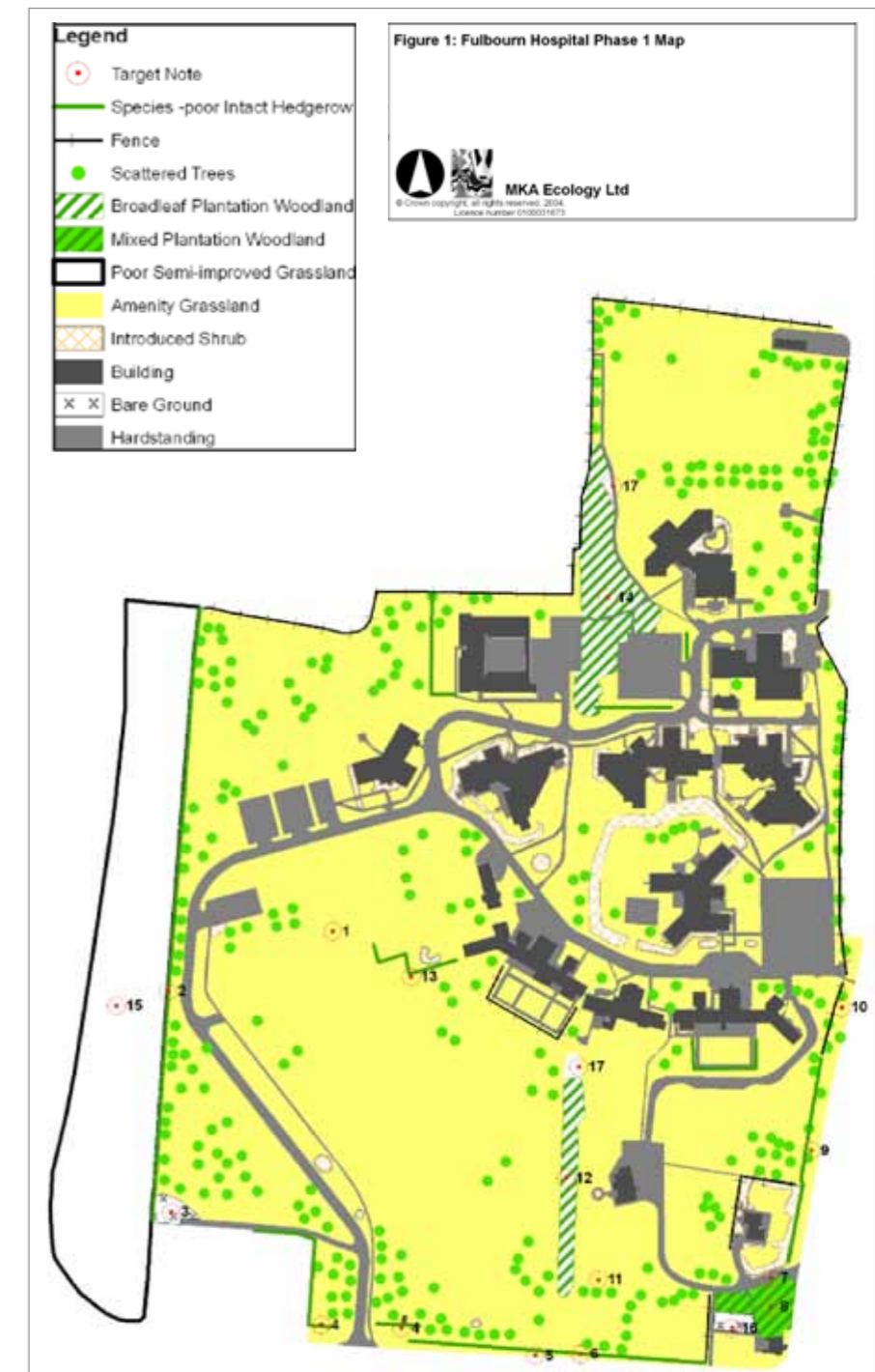


Figure 11: Phase 1 Habitat Survey

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## Landscape & Trees

### Setting

The site is visible in the wider landscape from the higher land to the south, and from a small area to the north over the graveyards. From other aspects the views are contained by either vegetation some of it on bunds and or immediately adjacent structures such as Tescos and Capital Park.

### Existing trees

There is a wide range of species, age and quality of tree across the site, which are currently afforded legal protection within the Conservation Area. These trees currently fulfil several landscape functions including screening, breaking the mass of the site, with the historic feature beech tree line running through the site, north south. The trees and their value to both the current site and any future development have been discussed with the Council. Several trees are in decline, becoming unstable due to rabbit activity. A management plan is required.



Figure 12: Site Photographs

## 2.0 b) THE FULBOURN HOSPITAL

### Heritage

The Fulbourn site forms the western part of the Fulbourn Hospital section of the Fulbourn Conservation Area (which extends over a large area of the village). The land for the construction of ‘a lunatic asylum for paupers to serve the whole of Cambridgeshire’ was purchased in 1850 and its western boundary runs north-south through the centre of the present hospital site. Apart from the lodge at the entrance to the original asylum, which was constructed in the late 1850s, the earliest buildings date from the 1930s. However, the majority were added in the second half of the twentieth century. The majority of the original asylum buildings lie to the east of the present Hospital site.

None of the buildings in the site are listed. Within the Council’s Appraisal of the Fulbourn Conservation Area only four buildings are identified as making a positive contribution: the Lodge, Burnet House; The Cedars; and Windsor Ward. There are no known structures or remains of historic interest within the site but as with the Ida Darwin site, it lies within a historic landscape, which contains evidence of prehistoric, Roman and medieval settlement

The Council’s appraisal and management plan describes the Fulbourn Hospital section of the Conservation Area in paragraphs 7.59 to 7.62, as follows:

*“The Fulbourn Hospital site forms a detached part of the Fulbourn Conservation Area located 1.25 miles east of the centre of the village. The hospital is built on land bought in 1850 on rising ground north of the road from Fulbourn to Cambridge extending to*

*19 hectares (47 acres) and expanded by the purchase of a further 5 hectares (12 acres) of land in 1856 and 11 hectares (23 acres) in 1902. This expansion was needed to accommodate the growing number of patients housed here, in a hospital built in 1856 for 260 patients that had to accommodate 920 patients by 1951.*

*A competition was held on 1850 to design the hospital building, which was won by HE Kendall, though his scheme was considered too expensive and the hospital committee let the project lapse until 1855, when George Fowler Jones and Samuel Hill (medical supervisor at the West Riding Asylum in Yorkshire) drew up a design that won the committee’s approval. Built in gault brick with red brick and sand stone details and a slate roof, the Neo-Gothic corridor plan main building has a central three storey block housing offices and administration, with an ornate porch and three storey water tower. To either side are gabled brick wings containing the wards, one male and one female. These wings were extended in 1870. A cemetery and mortuary chapel were dedicated in 1862, in the north eastern angle of the site (between the railway line and the Tesco supermarket). The hospital was originally surrounded by walled market gardens and orchards. Undertaking horticultural work in the fresh air was part of the rehabilitation regime for inmates and their labours also produced the food that was consumed in the hospital.*

*In the 1990s, the hospital was being considered for closure, and a planning brief was drawn up, setting out acceptable uses for the site. The site has since been extensively developed, with a Tesco’s supermarket in the north eastern corner, newly built office blocks in the north western sector; the original hospital building*

*being partly used by the Cambridge College of Health Studies and partly as the administrative offices of the Capital Park business park, and the central western part of the site being in use as a hospital for day visitors.*

*Though the formal beds that once filled the falling ground to the south of the hospital is no longer gardened, it has survived as an open space, partly used as a recreation ground by the Fulbourn Sports and Social Club, and partly as parkland with a mix of established and newly planted trees and shrubs in avenues and informal groupings that will considerably enhance the park-like ambience of the whole site, and great care has been taken to site new buildings on the northern side of the hill on which the hospital sits, so that views from the Cambridge Road have altered little despite the intensive development of parts of the site: overall this is a good example of how a conservation area can develop and take on new uses, whilst retaining the essential characteristics that led to its original designation.”*

Section 11.0 of the Council’s appraisal and management plan sets out ‘Policies to preserve the character of the area’ and paragraph 11.3 states that:

*“In relation to the Fulbourn Hospital part of the conservation area, Council policy is to maintain the separation between Fulbourn and Cherry Hinton, of which the extensive hospital grounds form an important and sensitive part, retain the main hospital building, which is a fine example of a Victorian asylum, and to retain the open parkland character to the south of that building, which form an important contrast to the intensively farmed fields that surround*

*the hospital site. Change of use or conversion of existing buildings must be compatible with Green Belt policy. Replacement buildings will be considered where they enhance the site through the removal of structures or buildings that detract from the appearance of the site.”*

Within the Fulbourn Hospital section of the Conservation Area there are few views of particular significance, although the general views across the parkland sections of the designated area are important to its overall character. There are views of the main frontage of the asylum building across some of the parkland/ playing fields on the southern edge of the designated area but these buildings are partially screened by the trees and hedges and even medium distance views are therefore limited. The water tower of the early asylum is a more prominent feature.

The Heritage Assessment also notes that the main frontage of the original hospital buildings can be glimpsed through the trees from Cambridge Road, particularly in winter when the leaves have fallen from the deciduous trees, and the upper levels of the principal block of the original asylum (now known as Victoria House) can be seen in a number of local views. In addition it notes that the upper levels of some of the recent buildings can be seen from the higher sections of Cambridge Road to the south-east and from Fulbourn Old Drift to the north. From one short section of Fulbourn Old Drift there are clear views towards some of the large commercial blocks in the northern part of the Conservation Area.

The Heritage Assessment notes that within the Fulbourn Hospital section of the Conservation Area there are few views of particular

significance. There are views of the main (south) frontage of the early hospital buildings (across some of the parkland/playing fields on the southern edge of the designated area) but these buildings are partially screened by the trees and hedges and even medium distance views are therefore limited. Views to the Water tower at Victoria House are possible from some very limited locations. These views depend on the detailed alignment of existing buildings and trees.

In terms of open space, the Heritage assessment notes that within the Fulbourn Hospital section of the Conservation Area there is a clear north-south division to the west of the original drive. This is the result of a long stretch of beech hedging and associated trees which divides the current hospital area from the remainder of the designated area. The remains of the western boundary of the original complex cross the centre of the hospital site north-south and can be identified from the mature trees that mark its location. This line of vegetation is shown on Figure 13.



View from drive to Fulbourn Hospital towards Victoria House Water Tower

## 2.0 b) THE FULBOURN HOSPITAL

The buildings within the current hospital site have been assessed by Woodhall Conservation and Planning, in the Heritage Assessment.

This notes that the buildings are very varied in architectural quality and built form. They all date from the mid or late twentieth century (the earliest appear to be the pavilion, and the buildings now known as Beechcroft, Burnet House, Cedars House and Windsor Ward, which first appear on the 1938 Ordnance Survey map). Apart from the pavilion (which is an attractive, although standard type of park sports pavilion of its period), all these buildings were erected for hospital use and follow standard patterns for their different periods of construction. The townscape appraisal map of the Fulbourn Hospital section of the Conservation Area in the Council's appraisal and management plan suggests that within the hospital site area only the Lodge and Burnet House, Cedars House and Windsor Ward are structures that make a positive contribution to the Conservation Area. However, there is no justification for this assessment within the text and neither of these two buildings is referred to within the document.

It is considered that the Council's assessment is correct in indicating that the majority of the buildings in the Master Plan area do not make a positive contribution to the Conservation Area. The majority have been erected within the past twenty years; these recent buildings include George Mackenzie House, Adrian House, Friends Ward, David Clark House, Elizabeth House and Denbigh Ward. These buildings are relatively standard NHS structures and bear little relationship to the earlier buildings nearby or the wider Fulbourn Hospital section of the Conservation Area. As a result, they do not contribute to the character or appearance of the

Conservation Area. No further consideration is given therefore to these buildings within the Heritage Assessment.

The Heritage Assessment concludes that it appropriate for the Lodge (now known as The Gate House) to be identified as a structure that makes a positive contribution to the Conservation Area, as it is one of the early buildings of the asylum and, although it has been extended it retains most of its original character.

However, the Heritage Assessment considers that it is questionable whether the same can be said for the long, cranked-plan building, now altered and known as Burnet House, Cedars House and Windsor Ward. These buildings have no visual relationship with the early buildings of the asylum, which are the only other buildings in the Fulbourn Hospital section of the Conservation Area that are identified as making a positive contribution. The early buildings are in a neo-Elizabethan style with some references to Gothic and Baroque architecture. They generally have a variety of steep pitched roofs and a complex array of gables, which (together with their window proportions) give the buildings a vertical emphasis despite the length of the former ward wings. In contrast Burnet House, Cedars House and Windsor Ward are predominantly single-storey structures, with a very strong horizontal emphasis. Also, they have external walls of roughcast render and tiled roofs, whereas the earlier buildings have brick walls and slate roofs.

As a result of the extensive changes that have been made to Burnet House, Cedars House and Windsor Ward, it is considered that their historic form and values have been seriously eroded. This, together with the fact that they have no visual relationship with the

other buildings that are considered to make a positive contribution, indicates that there is no justification for these buildings being considered to make a positive contribution to the Conservation Area.

However their retention will need to be assessed within the context of the quality of design of any proposed development and its contribution to the Conservation Area.





Burnet House



The Pavillion

## 2.0 b) THE FULBOURN HOSPITAL

### Flood Risk and Surface Water Management

At present surface water runoff from the impermeable areas would appear to be positively drained via soakaways. Planning policies, the Sustainable Drainage Systems (SuDS) hierarchy, and general good practice state that new development should manage runoff in as sustainable manner as practicable. It is therefore proposed that the surface water management scheme for the proposed development is based on disposal of runoff via infiltration.

The geology at the site comprises chalk meaning that disposal of surface water runoff via infiltration is likely to be effective.

The proposals will incorporate smaller, local infiltration features as well as strategic infiltration features/areas to accept larger volumes of runoff caused by more extreme storms. The strategic infiltration facility/s would accommodate the 1 in 100 year storm plus the requisite 30 % allowance for climate change.

### Transport

Access to the Fulbourn Hospital site is by way of a priority T-junction onto Cambridge Road. The path along the nearside of the carriageway is designated as a cycleway and observations on site reveal many cyclists use the cycleway. The northern boundary of the site is formed by Fulbourn Old Drift. The eastern boundary is formed by Capital Park which has its primary access onto Cambridge Road. An emergency access is available from the

Fulbourn Hospital site through to Capital Park. In addition a bus route operates through Capital Park, thus providing a convenient means of sustainable transport provision for Fulbourn Hospital.

To the south west corner of the site, immediately next to the access road, is a small development of residential units which shares its access with that of the hospital. Planning permission has been granted for the redevelopment of this land for residential purposes, which will continue to share its access with that of the hospital. A cycle route runs from Cambridge Road through the business park to the north. This route thereafter gives a direct route to the City centre and railway station to the west. Pedestrian footways exist on the Fulbourn Hospital side of Cambridge Road, and thereafter westwards to Yarrow Road. As part of the Public Rights of Way network, a bridleway crosses the northern part of the site nearby the railway line.

The existing bus service provision within the area benefits from the proximity of the site to Cambridge and Cherry Hinton and is adjacent to one of the principal access routes to the City from the east. Bus stops are located adjacent to the Tesco superstore on Yarrow Road, on Cambridge Road to the south (accessed through the adjacent business park) and on Hinton Road to the east.

### Summary Environmental Constraints

The environmental constraints influencing design at Fulbourn Hospital are summarised on the plan at Figure 13.

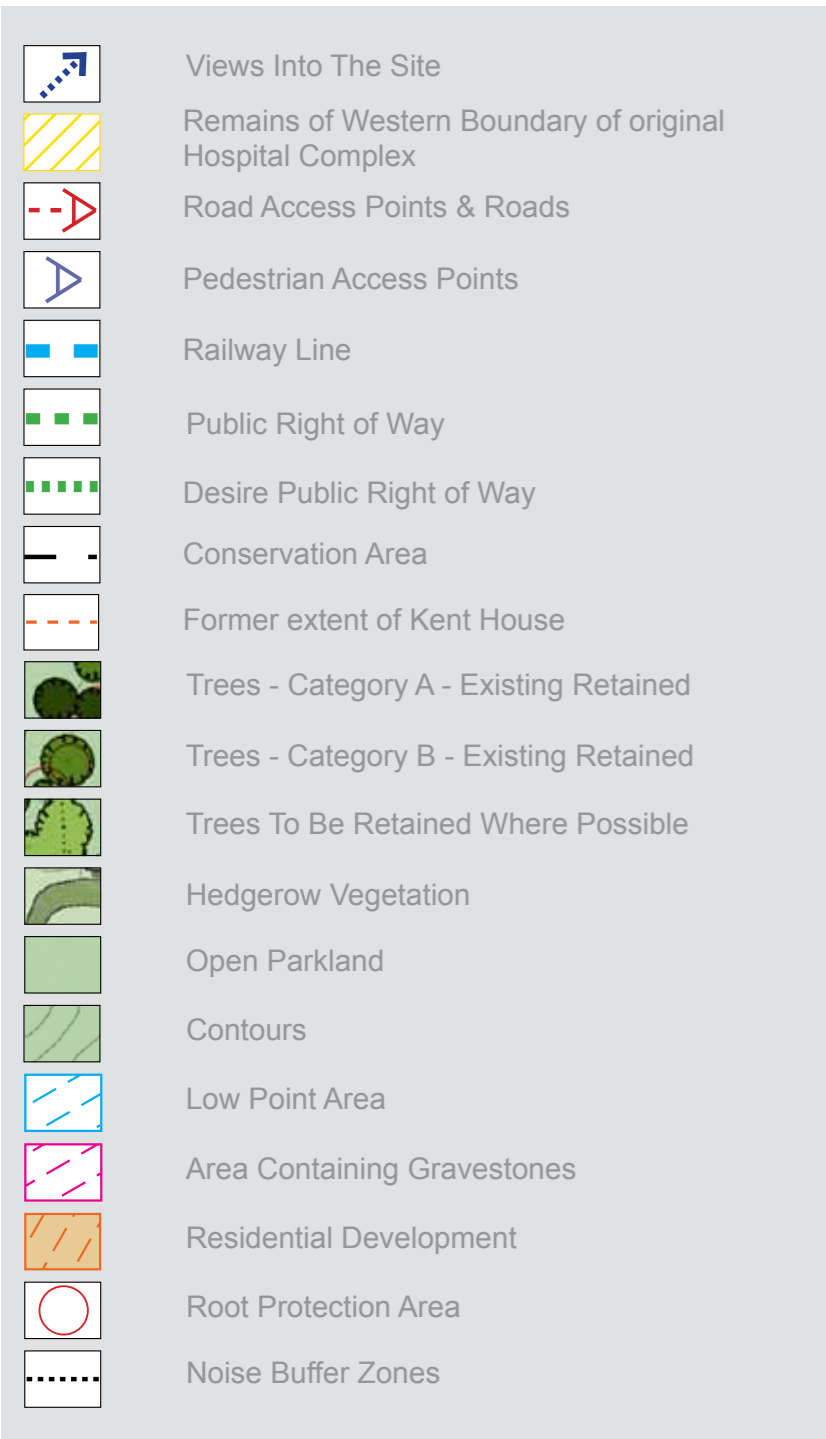


Figure 13: Constraints Plan - Fulbourn Hospital

## 3.0 GREEN BELT & LANDSCAPE APPRAISAL

### Landscape & Green Belt Development Strategy

An extensive range of work has been completed on the landscape and Green Belt in the area by LDA Design, and a range of concepts have now been identified in planning policy. The Green Belt work has suggested how the built development and open space could be reconfigured in the area to preserve and enhance the function of Green Belt in the area. The strategy can be summarised as;

#### Fulbourn Hospital

Health service development concentrated to the north of the site retaining the largely parkland character to the south

#### Ida Darwin Hospital

Residential redevelopment concentrated to the east adjacent to the existing Fulbourn Village.

Development removed from the western end of the site to establish a green wedge, between Fulbourn village and the eastern edge of Capital Park. The concept is shown on Figure 14.

This approach is consistent with policy SP/9 of the Site Specific Policies DPD

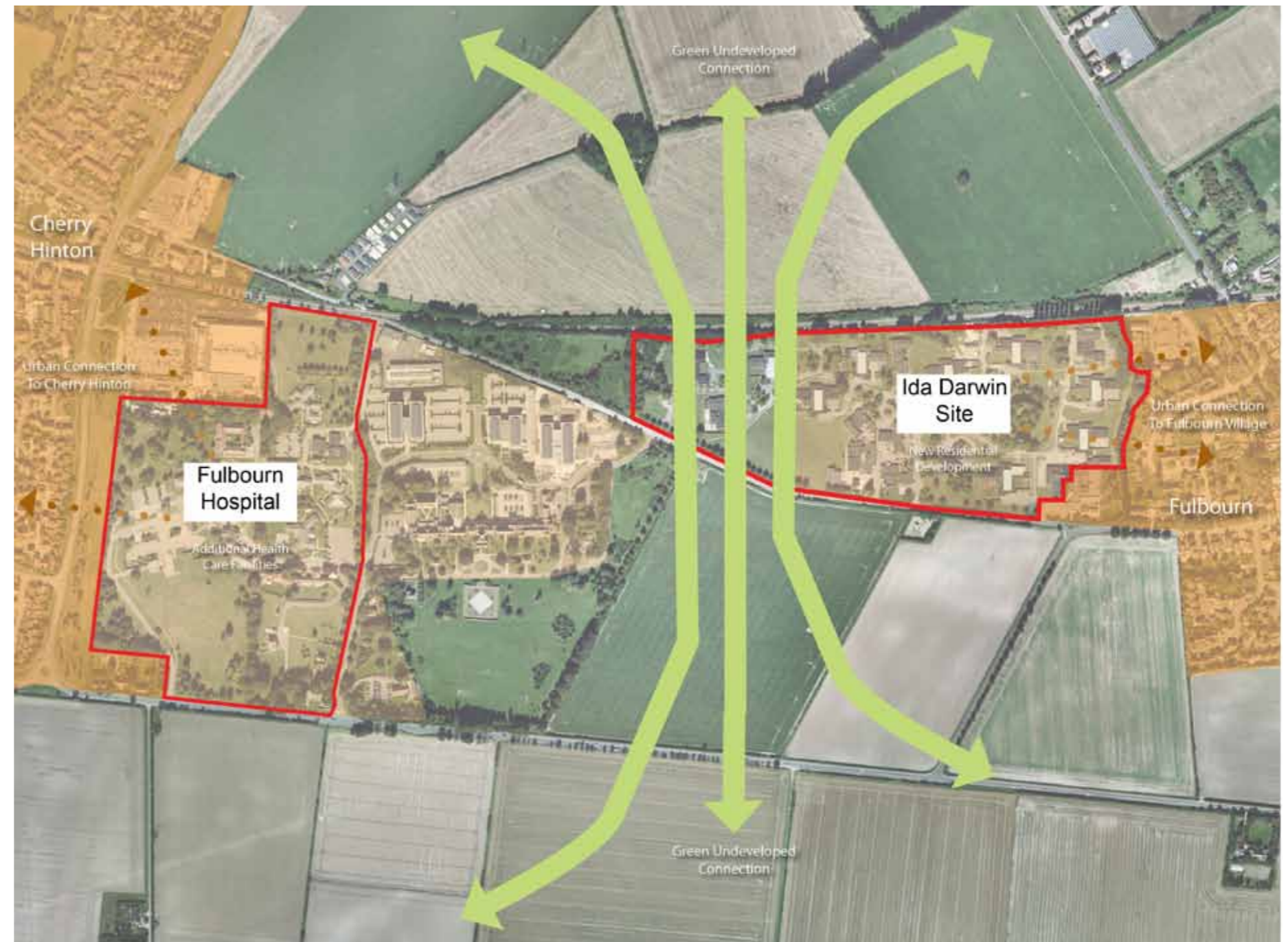


Figure 14: Green Belt Concept Plan

This Development Brief draws upon the Landscape and Visual Appraisal carried out for the Ida Darwin Planning Application and also on the earlier Green Belt Report completed by LDA Design (formerly Landscape Design Associates).

The strategy for development identifies how development can occur while safeguarding and enhancing the openness of the Green Belt in this location.

### Site Specific Policy Guidance

Policy SP/9 of the South Cambridgeshire District Council Site Specific Policies DPD (January 2010) provides specific guidance for the redevelopment of the Fulbourn and Ida Darwin Major Developed Site. It provides for residential redevelopment on the eastern part of the Ida Darwin site, the transfer of part of the building footprint to the Fulbourn Hospital site for new mental health facilities and creation of a green wedge on the western part of the Ida Darwin site, recognising that this would increase the openness of the Green Belt and improve the relationship of the site with Fulbourn.

### Visual Assessment

LDA Design carried out a Landscape and Green Belt Appraisal of the Fulbourn Hospital and Ida Darwin Hospital in 2011. This included a detailed visual assessment, which is summarised below.

Both the Ida Darwin and Fulbourn Ida Darwin sites are enclosed by vegetation which limits the visibility of built development from the surrounding landscape and urban areas.

The edges of the sites can be seen from the roads within close proximity to the south. From these locations screening effects of perimeter hedges and trees can be appreciated, in particular from close proximity viewpoints on Cambridge Road and Fulbourn Old Drift. Moving away from the sites, rising up the hill to the south, from Hinton Road the sites are visible in panoramic views and buildings can be seen amongst vegetation.

Moving further south the sites are visible in panoramic views of Cambridge from higher ground. The Gog Magog hills to the south-east of Cambridge are one of the few areas from where the site and city can be seen in panoramic views. Such 'key views' are identified in the South Cambridgeshire Core Strategy and Cambridge Green Belt Study. The Cambridge Green Belt Study describes the key views as follows:

*“These views are limited, largely due to extensive areas of relatively flat topography, with only a few areas of high ground providing elevated viewpoints, but also due to the presence*

*of extensive urban areas separating distinctive landmarks or features of the city from the landscape. Skyline views of college buildings, church spires and towers and other distinctive features are limited and often distant, and frequently spoilt by visually detracting buildings and structures and a framework of extensive, indistinct urban form.”*

*“There are, however, a number of viewpoints that are important and the qualities of these views should be preserved and, where possible, enhanced...it is from these locations that people can best appreciate different qualities of Cambridge...”*

*“The three best examples are the Gog Magog hills south east of the city...From these viewpoints many of the qualities can be appreciated including the compact nature of the city, the rural landscape setting, the proximity and nature of surrounding villages, the green, treed appearance of much of the city and its urban/rural interface, landform providing a framework to Cambridge, and many of the elements and features of the townscape and landscape that contribute positively to its the setting and special character. It is essential that the qualities of these three views in particular be preserved.”*

From the Gog Magog hills the spires, towers and roofs of historic buildings in the centre of Cambridge can be seen with the city extending to buildings at Cambridge Airport on its eastern edge. The main Victorian Fulbourn Hospital building can be seen on the skyline, providing a distinctive landmark within a treed setting. The Fulbourn Hospital is comprised of trees with the occasional glimpse of a building. However most buildings are screened by trees or

## 3.0 GREEN BELT & LANDSCAPE APPRAISAL

landform.

The sites are less visible from the lower lying landscape to the north. They can be seen from two roads within approximately 0.5km (Gazelle Way on the eastern edge of Cherry Hinton and Fulbourn Road which leads to Teversham).

From further north the sites soon become screened by vegetation and buildings in the landscape, with only occasional views possible (for example from the pavement on the east side of Cherry Hinton Road south-west of Teversham). In these views the new office buildings in Capital Park can be conspicuous elements.

Beyond approximately 1km to the north and south the sites become screened by landform, vegetation or development. From developed areas to the west and east views of the site are obscured by vegetation, landform or development and are limited to locations on the edges of settlements only.



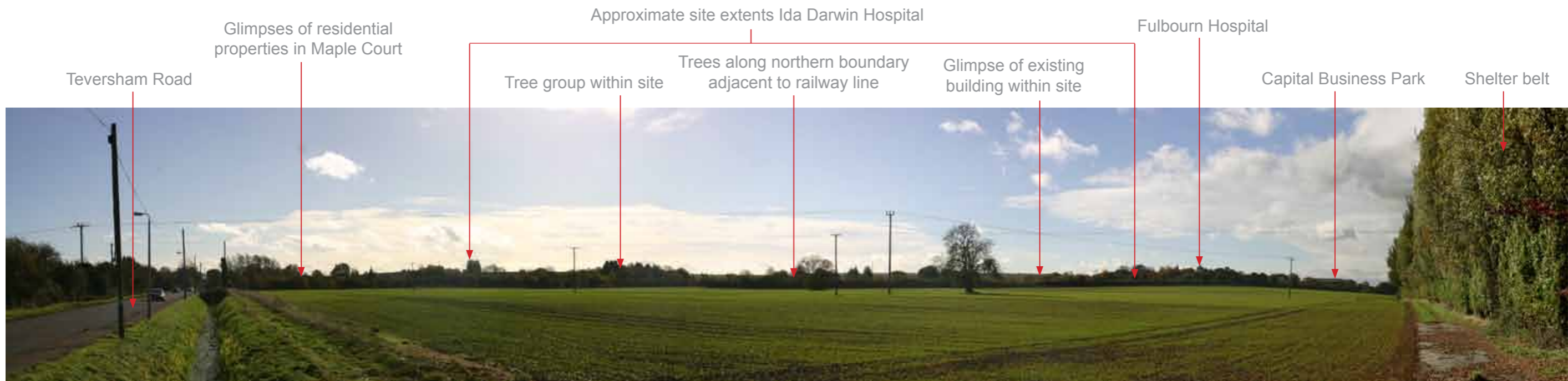
Westerly view from Hinton Road towards site



North westerly view from Cambridge Road



South easterly view from Gazelle Way, Cherry Hinton



South westerly view from Teversham Road towards northern boundary of the site

## 4.0 POLICY FRAMEWORK

This section sets out the planning policy context within which development proposals for the Ida Darwin Hospital and Fulbourn Hospital sites will be considered.

### The National Planning Policy Framework (NPPF)

The NPPF was published on March 27th 2012 and replaces the previous Planning Statements and Planning Policy Guidance Notes. The theme underpinning the content of the NPPF is a “presumption in favour of sustainable development”. The NPPF sets out requirements for ‘good design’ and ‘conserving and enhancing the natural environment’ as part of sustainable development.

### South Cambridgeshire Local Development Framework

The Local Development Framework (LDF) comprises a number of Development Plan Documents (DPDs) that set out policies and proposals for the development and use of land in the district.

The current planning position for Fulbourn and IDA Darwin Hospitals has developed over many years. The current specific policy for the site’s is included in the Site Specific Policies DPD, which was adopted in January 2010.

### South Cambridge Core Strategy DPD (January 2007)

#### Policy GB/4 Major Developed Sites in the Green Belt

Policy GB/4 Major Developed Sites in the Green Belt of the Development Control Policies DPD identified the Fulbourn and Ida Darwin Hospital site as a Major Developed Site stating:

*‘(2) Within the boundary of Major Developed Sites, as identified on the Proposals Map, limited infilling or redevelopment maybe permitted:*

*(d) Infilling is defined as the filling of small gaps between built development. Such infilling should have no greater impact upon the open nature of the Green Belt and should not lead to a major increase in the developed proportion of the site. The cumulative impact of infilling proposals will be taken into account.*

*(e) Redevelopment will be limited to that which would not result in:*

- i A greater floor area than the existing built form;*
- ii A greater footprint unless there are significant environmental improvements;*
- iii The existing height of the built development being exceeded;*
- iv There being a greater impact than the existing development on the openness of the Green Belt.’*

#### Policy GB/5 Recreation in the Green Belt

Policy GB/5 Recreation in the Green Belt states that *‘Proposals for the use of the Green Belt for increased or enhanced opportunities for access to the open countryside and which provide opportunities for outdoor sport and recreation, appropriate to the Green Belt, will be encouraged where it will not harm the objectives of the Green Belt’*. This is particularly relevant to Ida Darwin West. The policy goes on stating that *‘The Green Belt has a positive role to play in providing opportunities for access to the countryside for the urban population and it is essential that the residents of new developments have direct and easy access by foot, cycle or horseback to open countryside for recreation’*.

### South Cambridge Development Control Policies DPD (July 2007)

Chapter 6 Services and Facilities of the South Cambridgeshire Development Control Policies DPD, adopted July 2007, defines as an objective (SF/i) *‘to ensure the provision of adequate health facilities, including mental health provision, in appropriate accommodation and locations to cater for the existing and proposed population of Cambridgeshire’*. This is particularly relevant to the Fulbourn Hospital site.

Policy SF/11 Open Space Standards of the South Cambridgeshire Development Control Policies DPD, adopted July 2007, sets out the minimum standard for outdoor play space and informal open space as 2.8 hectares per 1,000 people, comprising:



- 
1. Outdoor Sport – 1.6 hectares per 1,000 people
  2. Children’s Play Space – 0.8 hectares per 1,000 people
  3. Informal Open Space – 0.4 hectares per 1,000 people

### Site Specific Policies, (January 2010)

#### Policy SP/9 Fulbourn and Ida Darwin Hospitals

1. Fulbourn and Ida Darwin Hospitals have been designated as a Major Developed Site in the Green Belt, and development must reflect the principles established by Development Control Policies DPD Policy GB/4.
2. Redevelopment of the existing built footprint of Ida Darwin Hospital into a different configuration, comprising: a. Residential redevelopment on the eastern part of the Ida Darwin site; and b. The transfer of part of the building footprint to the Fulbourn Hospital site for new mental health facilities.
3. Redevelopment will create a green wedge on the western part of the Ida Darwin site to provide a compensatory enhancement to the openness of the Green Belt in this location. This green wedge will also provide enhanced public access to the countryside.
4. Developers will be required to undertake ecological surveys and monitoring prior to the commencement of construction, and propose a Biodiversity Strategy for the protection and enhancement of biodiversity that establishes which areas will be protected and enhanced, and appropriate mitigation measures.

- 
5. An investigation into land contamination will be required prior to the granting of any planning permission. Should this indicate that remediation should be undertaken, this must be done to a standard agreed with the Council and conditions will be imposed on any planning permission to ensure that development takes place in accordance with a programme which takes account of remediation work.
  6. Appropriate investigation of noise and vibration in relation to the adjoining railway line will be required, and attenuation measures may be secured by condition as necessary.
  7. Development Briefs for this sensitive location in the Green Belt between Cambridge and Fulbourn are required to be submitted to and approved by the Local Planning Authority prior to granting of planning permission’.

The full Policy SP/9 taken from the Site Specific Policies DPD, adopted January 2010. This Development Brief has been prepared to meet the requirements of Part 7 of Policy SP/9.

### Other Material Considerations

#### Design Considerations

Advice on the design and layout is set out in Policy DP/2 Design of New Development of the South Cambridgeshire Development Control Policies DPD, adopted July 2007, which refers to the need for all new development to be of high quality and appropriate to its setting, in terms of its scale, height, form and appearance. It also states that the new developments should preserve or enhance the character of the local area and conserve or enhance important environmental assets of the site, amongst other guidance. Further guidance is provided in the South Cambridgeshire District Design Guide SPD, adopted March 2010.

#### Affordable Housing

Policy HG/3 of the Development Control Policies DPD states that proposals for housing developments will only be permitted if they provide an agreed mix of affordable housing. It also states that the Council will seek 40% or more affordable housing on all sites of two or more dwellings. Through discussions with SCDC, a mix of different types of affordable dwellings will be agreed based on the provision of up to 250 dwellings.

The South Cambridgeshire Affordable Housing SPD states that, *‘as a matter of principle, the design standards for both market and affordable housing should be high, both in terms of the visual appearance of the development and also the standards of accommodation and built quality, including measures to deliver*

## 4.0 POLICY FRAMEWORK

buildings that help to respond to the challenge of climate change, such as energy efficiency and resource consumption. Affordable housing should be indistinguishable in visual terms from market housing. Developers should avoid designs that result in high maintenance or service charges’.

### Car Parking

Policy SP/2 Car Parking Standards for Cambridge sets the minimum parking requirements for residential development as shown below:

DWELLING SIZE	STANDARD
Up to 2 bedrooms	1 car parking space
3 or more bedrooms	2 car parking spaces

The Policy also states that ‘in addition to these ratios provision should be made for visitors at the ratio of 1 space for every 4 units, provided that off-street car parking spaces resulting from the development would not be above the district-wide average of 1.5 car parking spaces per dwelling’. The parking provision should also ensure that the necessary requirements of the Disability Discrimination Act are met.

### Landscape, Open Space and Trees

South Cambridgeshire Landscape in New Developments SPD, adopted March 2010, states that ‘a high quality landscape scheme will contribute to the increasing range of urban and suburban developments in South Cambridgeshire, as well as to the more rural settings. It is important that the scheme should sit well within its locality, responding both to the adjacent buildings, planting or

local street scene, and to the wider Landscape Character of the area’.

South Cambridgeshire Open Space in New Developments SPD, adopted January 2009, provides the required guidance for the open space requirements and its calculations. It includes references to Policy SF/10 Outdoor Play Space, Informal Open Space and New Developments and Policy SF/11 Open Space Standards of the Development Control Policies DPD.

Policy SF/10 states that ‘all residential developments will be required to contribute towards Outdoor Playing Space (including children’s play space and formal outdoor sports facilities) and Informal Open Space to meet the additional need generated by the development in accordance with the standards in Policy SF/11’. It also makes reference to “off-site” provision of the types of space not provided on-site, either through a new provision and/or improvements to existing facilities’.

South Cambridgeshire Trees and Development Sites SPD, adopted January 2009, sets the guidance and legislation related to trees and new developments. It states that ‘SCDC has a duty to assess and consider the impact of any development on existing trees and ensure that there is provision and scope to retain existing trees and establish new planting to enhance, complement and improve those that exist’.

The design objectives for both the Ida Darwin Hospital and Fulbourn Hospital sites have been discussed with the Council.

### Biodiversity

Policy NE/6 Biodiversity of the Development Control Policies DPD states that ‘new development should aim to maintain, enhance, restore or add to biodiversity. Opportunities should be taken to achieve positive gain through the form and design of development’.

South Cambridgeshire Biodiversity SPD, adopted July 2009, also sets nine biodiversity issues against which development proposals will be considered during the determination of planning applications.

Of particular relevance to the Ida Darwin Hospital and Fulbourn Hospital sites is Biodiversity Issue B7 - Biodiversity Provision in the Design of New Buildings. Biodiversity Issue B7 - Biodiversity Provision in the Design of New Buildings states that ‘the District Council will expect:

1. That on all major housing developments 50% of the dwellings will have features such as bird, bat or insect boxes provided in close association with the properties. On all other sites suitable provision for biodiversity enhancements shall be negotiated to achieve a similar standard.
2. That appropriate new wildlife habitats will be incorporated into landscaping schemes and the general layout of the built environment.
3. Development proposals to have regard to the biodiversity already present within a development site and to identify opportunities’.

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### Conservation Areas

The Fulbourn Hospital site is included within the Fulbourn Hospital Conservation Area. South Cambridgeshire Development Affecting Conservation Areas SPD, adopted January 2009, provides guidance to demolitions and new development in Conservation Areas. This SPD document reinforces the specific guidance set on the Fulbourn Conservation Area Appraisal SPD, adopted January 2008.

### Public Art

South Cambridgeshire Public Art SPD, adopted January 2009, sets up the necessary guidance for the provision of public art within new developments. It also states that South Cambridgeshire Council will normally encourage developers to dedicate between 1% and 5% of the associated construction costs of the capital project to Public Art.

Local policy SF/6 Public Art and New Development states that 'in determining planning applications the District Council will encourage the provision of commissioning of publicly accessible art, craft and design works'. It also states that the Public Art Policy will apply to residential developments comprising 10 or more dwellings.

## 5.0 QUANTUM OF DEVELOPMENT

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### Footprint

The overall quantum of development across both sites is limited to the current footprint. This totals approximately 30,500 sq m made up of the buildings identified in the following tables.

This overall footprint will be delivered through a combination of retained buildings and new mental health development at Fulbourn, and new housing on the Ida Darwin site.

Services at Ida Darwin will be relocated to new facilities at Fulbourn in discrete phases, triggering the phased release of land for new housing at Ida Darwin .

At Ida Darwin, the footprint of the existing buildings is summarised in the following table:

Nightingale Court	- 651 sqm
Windmill / Facilities	- 1,348 sqm
Eastern Deanery	- 1,185 sqm
Deighton	- 1,175 sqm
Learning Disability	- 1,175 sqm
Kids Unlimited	- 1,204 sqm
Therapy Centre	- 1,195 sqm
Darwin Workshops	- 817 sqm
IASS / CTALD	- 1,173 sqm
Concrete Workshop	- 141 sqm
Child Health	- 1,188 sqm
HR & Training	- 1,170 sqm
Phoenix Centre	- 1,206 sqm
Darwin Adolescent Unit	- 1,193 sqm
Darwin Learning Unit	- 356 sqm
Recreational Hall	- 822 sqm
The Croft	- 1,198 sqm
Heron Court	- 791 sqm
Cook Chill CPU	- 933 sqm
Garages	- 374 sqm
Snoezelen	- 57 sqm
Generator	- 26 sqm
Store buildings, Vents, Plants and others	- 182 sqm
Social Club	- 329 sqm
<b>TOTAL</b>	<b>= 19,889 sqm</b>

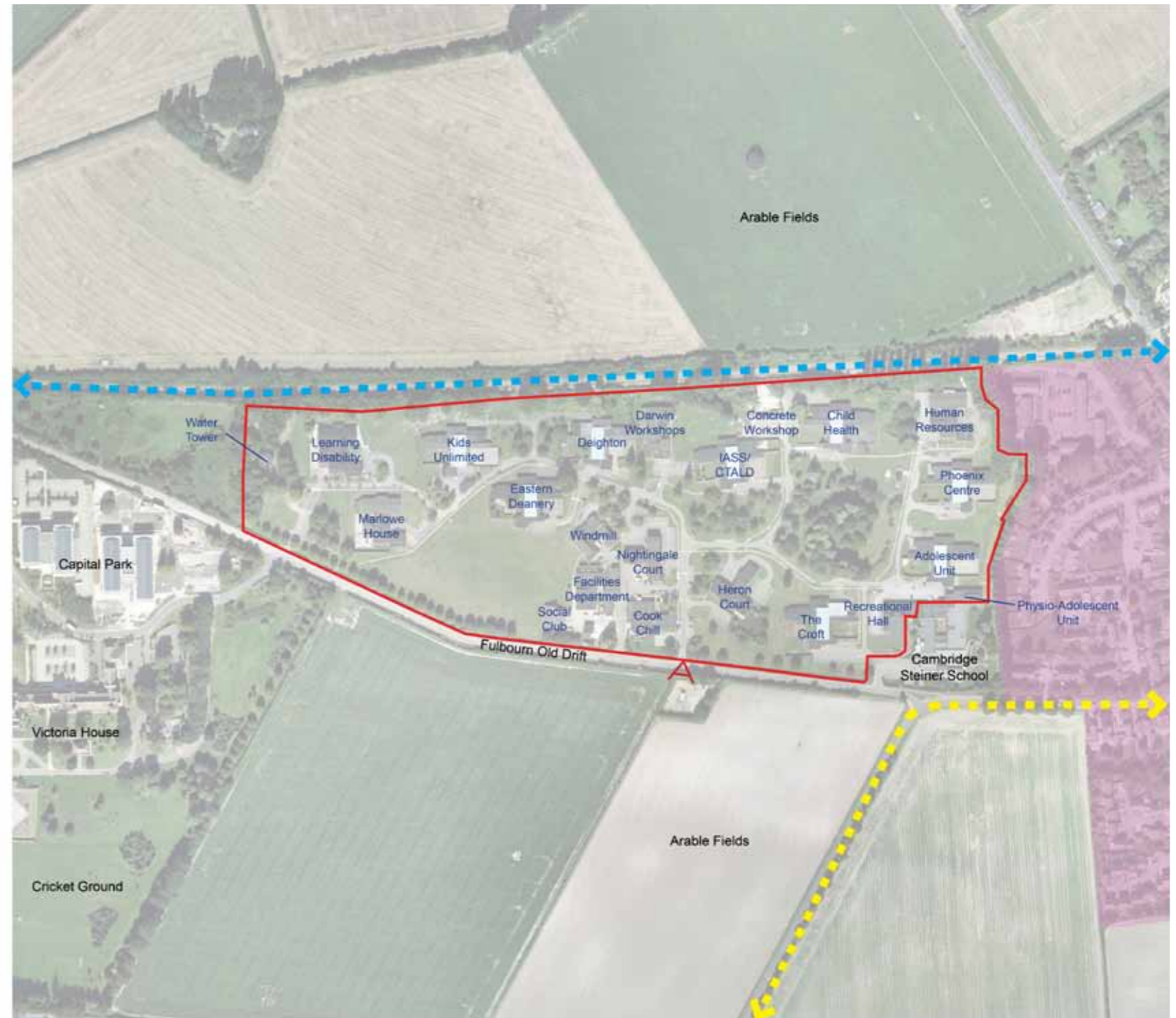


Figure 15: Plan showing Ida Darwin Building Names

# 5.0 QUANTUM OF DEVELOPMENT

At Fulbourn, the footprint of the existing buildings is summarised in the following table:

Denbigh Ward	- 1095 sqm
Windsor Ward	- 839 sqm
Cedars House	- 474 sqm
Burnet House	- 901 sqm
Springbank	- 1,021 sqm
Pavilion	- 92 sqm
PGME Leisure	- 891 sqm
Willow Ward	- 1,059 sqm
Friends Ward	- 1,074 sqm
Adrian House	- 1,054 sqm
George Mackenzie House	- 963 sqm
Elizabeth House	- 562 sqm
Energy Centre	- 176 sqm
Beechcroft	- 197 sqm
The Drive	- 136 sqm
Gatehouse	- 83 sqm
<b>TOTAL</b>	<b>= 10,617 sqm</b>

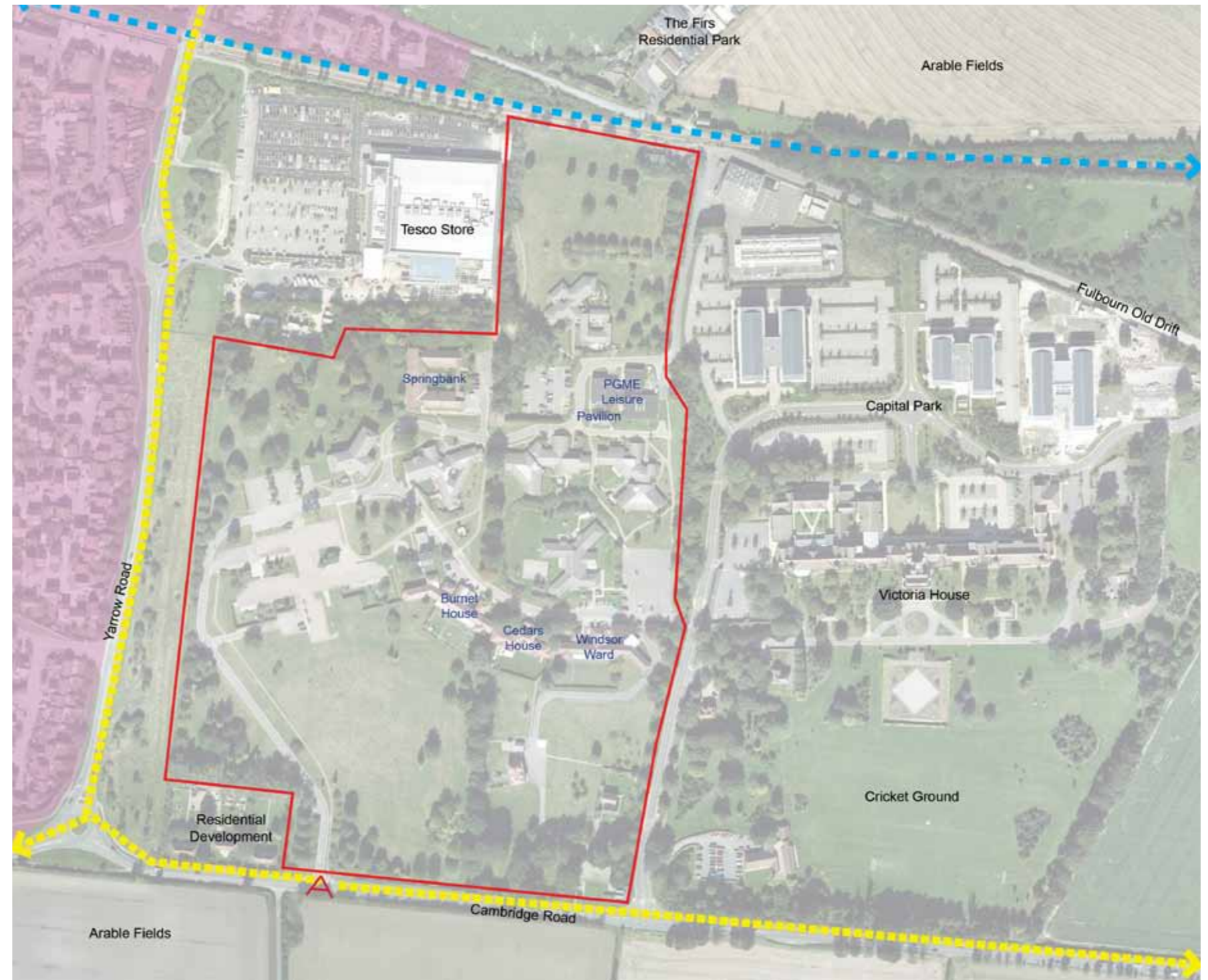


Figure 16: Plan showing Fulbourn Building Names

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## Demolitions

All buildings at Ida Darwin will be demolished. Some buildings at Fulbourn that are no longer fit for purpose or capable of economic adaptation to meet current mental health needs will also be demolished. These include Windsor, Cedars, Burnet and PGME Leisure, plus potentially the Energy Centre and Beechcroft. Over a longer period, additional buildings that meet current standards may also need to be replaced as health needs continue to evolve – all within the limitations of the current footprint.

## Mental Health Requirements

The Trust has indicated that c 40% of space at Ida Darwin will need to be relocated to meet its own needs. This space, together with replacement space for redundant buildings at Fulbourn is likely to be re provided in a mix of single, two and three storey buildings. The Trust wishes to reserve additional development capacity for partner mental health organisations currently based at Ida Darwin and elsewhere with whom it can develop research and services to ensure it is a sustainable healthcare provider in the long term. The overall footprint requirement at Fulbourn is estimated at 17,000 sq m. The Trust therefore considers 13,500 sq m to be a necessary cap on footprint for residential development at Ida Darwin. The Ida Darwin Masterplan should reflect this, ensuring that the total footprint of approximately 30,500 sq m across both sites is not exceeded.

# 6.0 THE DESIGN APPROACH

## a) The Fulbourn Hospital

### Site analysis

An analysis of the site use and layout has been completed in addition to the identification of environmental constraints and opportunities. The existing site contains a range of buildings in different use, design and condition. This has evolved over many years and due to the changing needs of healthcare provision, this development has not taken place to a long term plan. This development brief sets out an analysis of the existing site, leading to a suggestion of the future design approach, and understanding of site development capacity.

### Circulation

The circulation of the site has evolved over a number of years with the main access from Cambridge road to the south, and a secondary access to the north to Fulbourn Old Drift. This has provided an important link with Ida Darwin Hospital, although this will not be relevant going forward. The main route comes into the site, past the southern parkland, then splits to the east of Elizabeth House with one route extending east to Windsor Ward and George Mackenzie House, and a second road extending north to Denbigh Ward. Car parks are distributed through the site. Footpath links extend across the site and link with Tesco to the north. At present there is not a clear circulation pattern, which can be confusing to visitors. There is also a mix of vehicles and pedestrians, and the road network, can give the feel that vehicular users are more important than pedestrians. Additional development should aim to provide a clearer hierarchy of circulation and to give greater priority to non vehicular users.

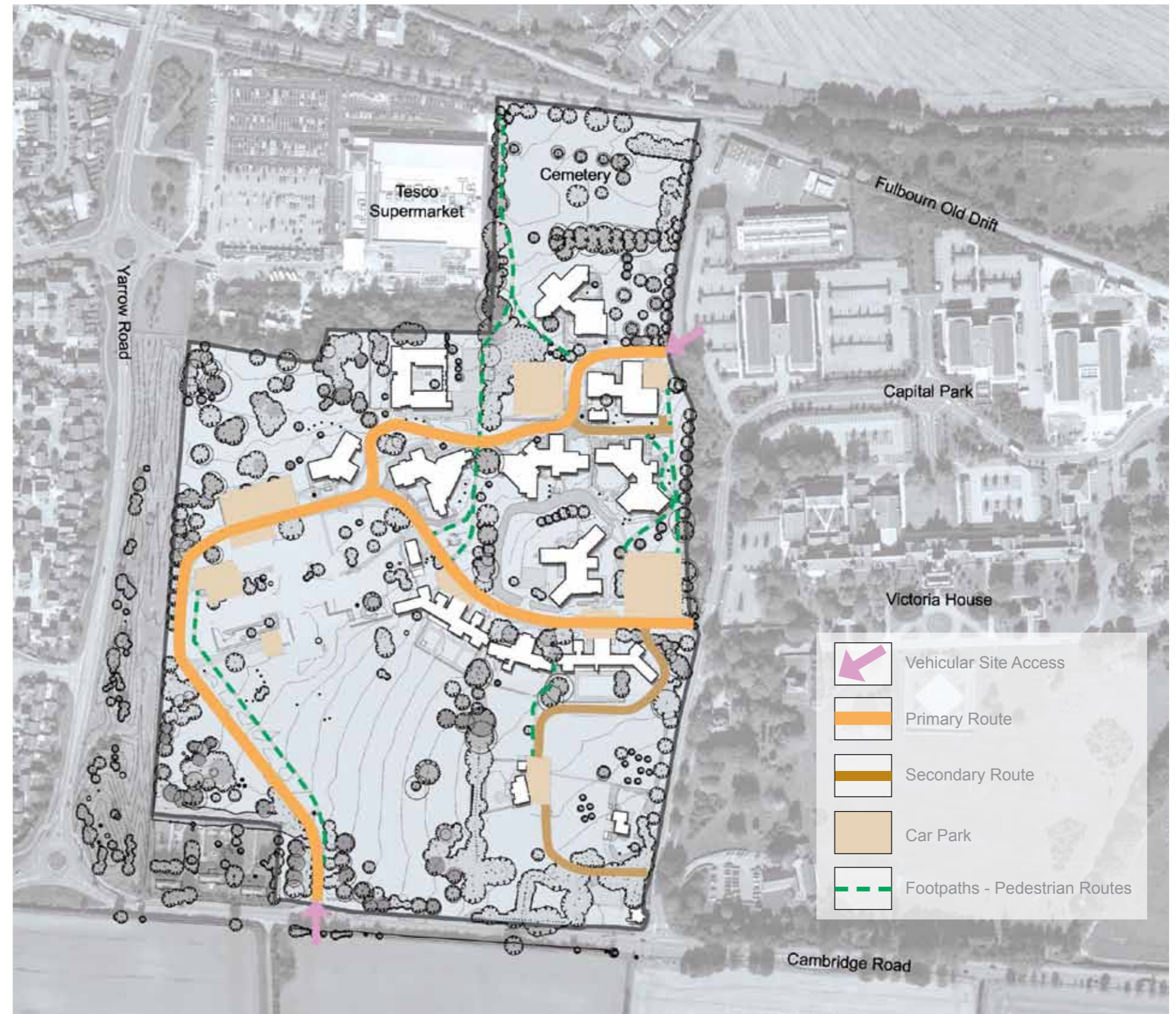


Figure 17: Circulation & Access



## Building structure

The existing buildings on the site are arranged in a campus style as pavilions in the landscape. The majority of the buildings are single storey, although there are a number of taller elements. Elizabeth House is a two storey buildings and neighbouring buildings are three storey (the offices in Capital Park), or taller (Victoria House). The parkland setting provides the opportunity for taller buildings, without having an adverse effect on the character of the site or on any longer views. Victoria House (the main building of the original asylum) is a local landmark but is not prominent from the hospital site; nevertheless no new development should compete visually with this important historic building. The precise location and massing of all new buildings will need to be considered in relation to views of the Water Tower of Victoria House. New buildings to the south of the site are likely not to exceed two storeys, but there is the opportunity for some three storey to the north of the site, near the office buildings at Capital Park.



Figure 18: Building Heights

## 6.0 THE DESIGN APPROACH

### a) The Fulbourn Hospital

#### Landscape and Views

The landscape and tree survey has identified the features of greatest value within the site. The trees provide a high degree of enclosure and limit views beyond the site. The primary tree structure follows the site boundaries, with a line of trees extending north south through the centre of the site. The main open areas comprise the parkland to the south of the site and the cemetery area to the north. Additional development should respect the character of the open areas. The south eastern part of the site contains buildings as well as landscape areas.

Views are possible from the hospital site towards the water tower at Victoria House (the original asylum building). These are from limited individual locations. The tree belt that extends north south through the centre of the hospital site, restricts views. Reinforcing this tree belt would retain the historic feature, but opening up ground level views beneath it would enhance visual connectivity within the site.

Within the future detailed design of the development plots, views to

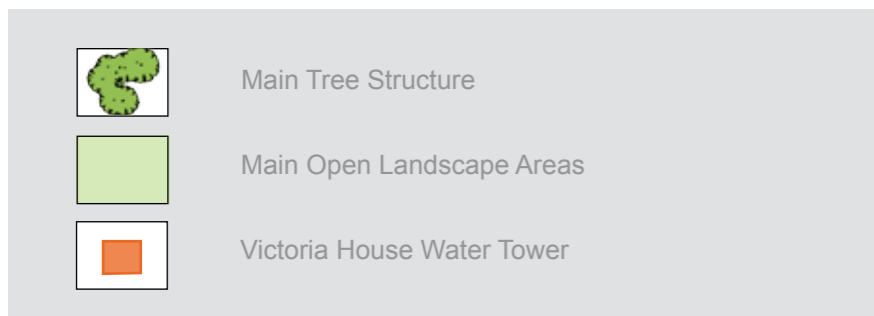


Figure 19: Landscape

## Building Use

The age and type of buildings on the site varies, with some relatively recent buildings providing clinical and support accommodation. Other former clinical buildings have been converted to office and storage use but are fundamentally inefficient and unfit for purpose. Development of the site could provide the opportunity to redevelop these buildings. Figure 20 shows the proposed allocation of buildings for retention and disposal. The pavilion is currently located within the built development and there is the potential to relocate this to a more appropriate position.



Figure 20: Building Use

## 6.0 THE DESIGN APPROACH

### a) The Fulbourn Hospital

#### Design Principles

A further design consideration arises from the clinical use of the buildings. The healthcare needs of patients in recent years have resulted in accommodation with secure boundaries being required. In some instances the garden areas associated with the wards also need to be screened to provide privacy. The need for fencing therefore needs to be considered in the layout and siting of new facilities.

The analysis of the site and aspirations for the future suggests a number of design principles to follow with any new development.

- **Maintain the park like ambience of the whole site.**
- **Maintain the largely undeveloped character to the south of the site and connection to the green space beyond the site near to Cherry Hinton**
- **Enhance parkland character**
- **Provide clearer circulation**
- **Reduce the dominance of traffic within the healthcare environment**
- **Maintain and enhance the important open spaces within the site**

- **Protect the most important trees**
- **Carefully consider the transition between the built development and the parkland to the south**
- **Enhance the biodiversity potential of the site**
- **Substantially enhance the tree belt along the western boundary to provide separation with Cherry Hinton**
- **Open up views and access at eye level between the east and west sides of the hospital along the historic western boundary of the asylum**
- **Ensure new buildings are of appropriate scale and maintain views of the Water Tower of Victoria House**
- **Explore opportunities for greater physical and visual connection with Capital Park**

Figure 21 shows a concept design approach. This has assumed that the inefficient and not fit for purpose buildings have been removed. The plan shows a simple circulation pattern, with a new primary route from Cambridge Road, bordering the southern parkland. A secondary, shared surface would extend north into the heart of the development.

This would clarify circulation and provide a more pedestrian friendly environment. The existing landscape structure could provide a series of potential development plots. Two or three storey buildings

would be appropriate for the majority of these plots, ensuring no visual “competition” with Victoria House to the east.

Within the south eastern corner of the area shown for built redevelopment, it may be appropriate to limit height of new buildings to 1 or 2 storeys. This would ensure that views across the parkland towards the Victoria House water tower are maintained.

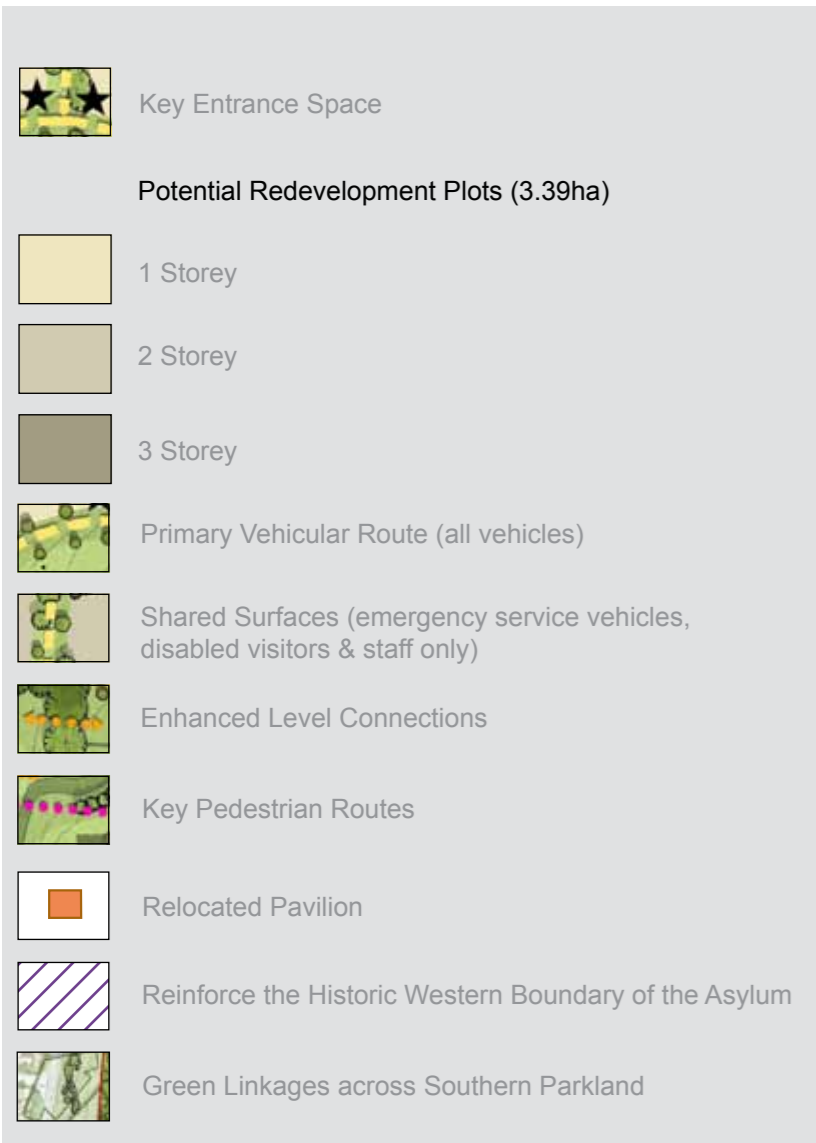


Figure 21: Concept Design

## 6.0 THE DESIGN APPROACH

### a) The Fulbourn Hospital

The plan shows potential redevelopment areas of 3.39 ha. This assumes that parking is sensitively located within the development plots. The new buildings will be developed as pavilions in the parkland landscape. If built development covers 30% of the plots, this would allow some flexibility within the plots to retain features of landscape value and a parkland character. This would provide a development footprint of 10,170 sqm and an overall footprint capacity at Fulbourn including the retained buildings of 17,173 sqm.

Denbigh Ward	- 1,095 sqm
Springbank	- 1,021 sqm
Pavilion	- 92 sqm
Willow Ward	- 1,059 sqm
Friends Ward	- 1,074 sqm
Adrian House	- 1,054 sqm
George Mackenzie House	- 963 sqm
Elizabeth House	- 562 sqm
Gatehouse	- 83 sqm

**+ 30% coverage of 3.39Ha**      **10,170 sqm**

**TOTAL = 17,173 sqm**

This is above the likely requirements of the Trust, who require approximately 17,000 sqm of development footprint and therefore allows some flexibility within individual plots.

The new development at Fulbourn could be located to provide a more appropriate clinical environment. The need for secure boundaries to the clinical accommodation should be considered without impacting on the character of the parkland to the south. This could involve 'fronting' the accommodation onto the parkland.

The administrative functions could be provided in 2 or 3 storey buildings and a location to the north of the site near the taller office buildings in Capital Park could be appropriate.

At present the site lacks legibility. Redevelopment provides the opportunity to enhance legibility through the establishment of a key entrance space, and a clearer circulation system.

The Pavilion is currently located within the area of built development, with a poor quality context. The redevelopment provides the opportunity to relocate the building on the edge of the parkland to the south, providing a focal point across the parkland when approaching the site, and a more appropriate context to the building.



The new development could be a range of storey heights. In general buildings are not likely to exceed 2 to 3 stories. This would allow them to be accommodated within the parkland without dominating the character of the site. There are few views to Victoria House, because of the vegetation within the site, but limiting the building height to the south of the site to 1 or 2 storeys would ensure that any new buildings could be designed to not visually compete with Victoria House. The specific views of Victoria House, particularly of its water tower and turret would need to be considered in the detailed design of each new building.

#### Landscape Principles

The main principle is the retention of the landscape structure formed by the existing trees. This forms a green perimeter to the site and strong north south link through the centre of it. The main open areas of the southern parkland and the cemetery area to the north, would be retained. Part of the southern parkland could also have a use as an attenuation area for surface water, as long as the parkland character is maintained. Within the main developed area of the site, landscape should also be a dominant element, opportunities for new parkland planting should be explored in any new development. Native and ornamental planting should be used to provide a soft setting for any new buildings, particularly where secure boundary fencing is required.

The original western boundary of the asylum, which now comprises a tree belt through the centre of the hospital site, should be reinforced. This will strengthen the historic character but consideration should also be given to opening up views at ground level, to enhance connections across the site.

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## Phasing

The phasing of the new development on the Fulbourn site is difficult to fix at this stage as detailed plans need to be developed for the transferral of services from the Ida Darwin site. This is complicated by the continuously evolving nature of healthcare provision. However, by establishing a structure to the site and identified development plots with clear circulation, it would be important to establish a new vehicular circulation pattern at an early stage, the precise phasing of each development plot becomes less important.

What will remain important, will be the further evolution of the Concept Design (Fig 21) to a suitable level of detail design development in the form of an illustrative Masterplan for the overall site. This will be an important design component that will then serve to inform the development of individual plots. The Trust recognises the importance of this stage of planning for development at Fulbourn and a suitable Masterplan will be prepared to accompany the first planning application for the provision of services relocated from the Ida Darwin site to Fulbourn.

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## Parking

Parking for visitors and staff could be located within each development plot. This parking could be broken up with planting to provide a soft environment, and transition to the parkland areas. Parking for disabled visitors and staff could be provided close to the buildings.

## 6.0 THE DESIGN APPROACH

### b) The Ida Darwin Hospital

#### Site analysis

##### Built Development

The Ida Darwin site contains a range of single storey buildings, as pavilions in the parkland. None of the buildings are of particular character or architectural merit. The buildings are distributed across the majority of the site, apart from on an area used as a kick about pitch near the Ida Darwin Social Club. The water tower lies to the western edge of the site, and is surrounded by semi mature trees, so is not particularly prominent in the wider landscape. The buildings on the higher ground to the western end of the site tend to be more noticeable.

At present there are two site accesses from Fulbourn Old Drift. The main access is located centrally within the site, with a secondary access to the western end. Car parking is distributed around the site and rear to the buildings.

Redevelopment provides the opportunity to remove the existing buildings and to provide new housing, better located near the existing village. The opportunity arises to establish a new green wedge to the western end of the site, removing the existing built development. The main site access could be used, and the secondary access to the western end of the site could be removed, along with the roads and the parking areas. In order to enable phased re development of the site, a second (temporary) access may be required off Fulbourn Old Drift, towards the eastern end of the site.

The existing residential area of Fulbourn village lies to the east, but there are no physical connections from the site to this. The rail line to the north restricts any access in this direction. The rail line is also a local source of noise, so new development should be set back slightly from the boundary, to minimise potential disturbance.

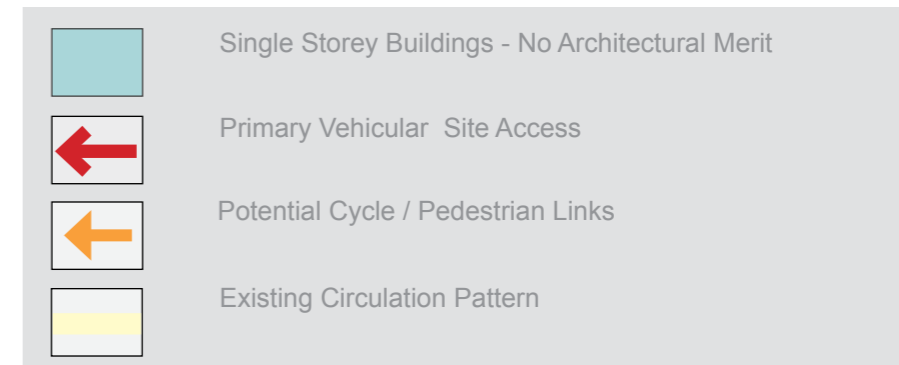


Figure 22: Built Development



**Landscape**

The site contains a range of trees, both individually and in groups. These trees soften views to the existing buildings and some provide valuable features in their own right. The tallest group of trees are located towards the central part of the eastern end of the site. These trees could visually “anchor” any taller new development. Other trees of value are located along the Fulbourn Old Drift frontage, and near the rail line. Some of the trees at the western end of the site are small growing ornamental type trees, and some are in poor condition. In returning the western end of the site to a more rural character, it would be appropriate to remove some of these trees. New native tree planting could be provided at the perimeter of the site.

The western part of the site is the most noticeable in the wider landscape, because of the rising topography. Removing built development from this area would be beneficial in creating a more rural character, and highlighting the gap between Cambridge and Fulbourn village.

The eastern edge of the site contains some trees and some soil mounds. This is the lowest part of the site and could provide a location for sustainable drainage features. Maintaining this green area would also provide a successful transition to the existing village.



Figure 23: Landscape

## 6.0 THE DESIGN APPROACH

### b) The Ida Darwin Hospital

#### Phasing

A phased approach to redevelopment of the Ida Darwin hospital site is envisaged, and is shown on Figure 24. The first phase of work would include the construction of a new temporary access from Fulbourn Old Drift, between the existing entrance and the Steiner School. This would allow separate access points for the existing hospital and the redeveloped area. Development would commence to the west, with the clearance of the redundant buildings and inappropriate trees. The new housing and green space would then be established. This would enable an early establishment of the new green wedge between Fulbourn and Fulbourn Hospital, with the new housing overlooking the green space. Detailed infrastructure work would be required to service the new development and the existing hospital.

The second phase of development would extend east and would include the provision of the site for the Extra Care development. This could again be served off the existing site access.

The third and final phase would see the completion of the redevelopment, with housing and greenspace replacing the hospital facilities at the eastern end of the site. The temporary access from Fulbourn Old Drift could be closed off.



Figure 24: Phasing Plan

## Design Requirements

The redevelopment of the Ida Darwin site from health care uses to residential and open space/ green wedge has been established through planning policy. The site is now allocated for these uses through Policy SP/9 of the Site Specific Policies DPD, part of the South Cambridgeshire Local Development Framework. Market and affordable housing is to be provided. Discussions with South Cambridgeshire Council have identified the desire for the site to accommodate an Extra Care facility for approximately 70 units, for older people. This facility is likely to be three stories in height. Discussions with Fulbourn Parish Council have indicated that the green wedge should be used for informal recreation and open space, rather than formal sporting facilities. Public consultation has identified the desire for new allotments. Redevelopment is likely to take place in phases, which means that development must be capable of taking place in discrete areas.

These elements therefore have to be considered in the design approach for the site. The site contains little in terms of built environment that is of any value. It does however contain some attractive semi mature trees that can form a structure for the new development.

The analysis of the site and aspirations for the future suggest a number of design principles to follow with the redevelopment;

- **Establish a clear and visually open green wedge at the western end of the site.**
- **Maintain the well treed character of the site.**
- **Provide clear circulation, and legibility.**
- **Provide “outward “ looking housing that relates to the areas around it, and forms part of the village.**
- **Locate any larger scale built elements appropriately.**
- **Avoid overlooking/ overshadowing the neighbouring residential areas.**
- **Extra Care provision to be at the heart of the development, as an integral part of the new community.**
- **Enhance the biodiversity value of the site.**

## Vision

The vision for the site is to create an attractive safe and sustainable place, a community that will become an active part of the village for many generations to come. The site will include open space and landscape areas to support biodiversity and provide an attractive setting to the new homes.

The development principles to be followed are shown in Figure 25. This shows a simple development structure, based around the principal tree groups, around the site perimeter and through the site as a central spine. The western end of the site is returned to the landscape with the removal of the buildings and roads. Built development should “look out” over the adjacent landscape areas and to Fulbourn Old Drift. Cycle and pedestrian links should be established linking with Fulbourn to the east and to the west towards the superstore. The potentially taller Extra Care building could be visually “anchored” by locating it close to the tallest tree group in the central part of the site. A central location would also assist the facility in becoming a full part of the new community.

## 6.0 THE DESIGN APPROACH

### b) The Ida Darwin Hospital

The development principles are shown on Figure 25 below



Figure 25: Development Concept Plan

## Development principles – a Garden Village approach

The well treed character of the site and the retention of significant green spaces, suggests the opportunity for a new development based on garden village principles.

The Garden Village Design Principles appropriate to the Ida Darwin site are summarised below.

### Relationship within the existing Village

Maximise opportunities to integrate the new development with the Village.



### Relationship between Village and Country

A clear and harmonious relationship, emphasising the difference, but with an attractive and well used interface.



### A Well Planned Approach

Create a clear structure of built development and open space with efficient pedestrian and cycle routes within a green leafy environment.



### Greener Development

Street blocks, enclosing private space, but overlooking the public realm. Provision of recreation, wildlife spaces, along with allotments and community gardens.



# 6.0 THE DESIGN APPROACH

## b) The Ida Darwin Hospital

### Retention and protection of the Existing Landscape Resources

#### Resources

Include of the most valuable existing trees and planting, within the green spaces.



### Well Managed Tree Lined Streets and Spaces

Green streets provide attractive places to walk. Considered management programme to ensure long term protection.



### The Homes

A variety of homes in different sizes and tenures helps to establish a mixed and sustainable community. Careful detailing will produce attractive buildings. Simple modern design would be appropriate.



### Accommodating Cars

The streets should accommodate cars and pedestrians, by reducing vehicle speeds. Parking should mostly be provided within the curtilage of new homes.



The design principles should be developed with any Design and Access Statement that form part of any subsequent planning application for the site.

