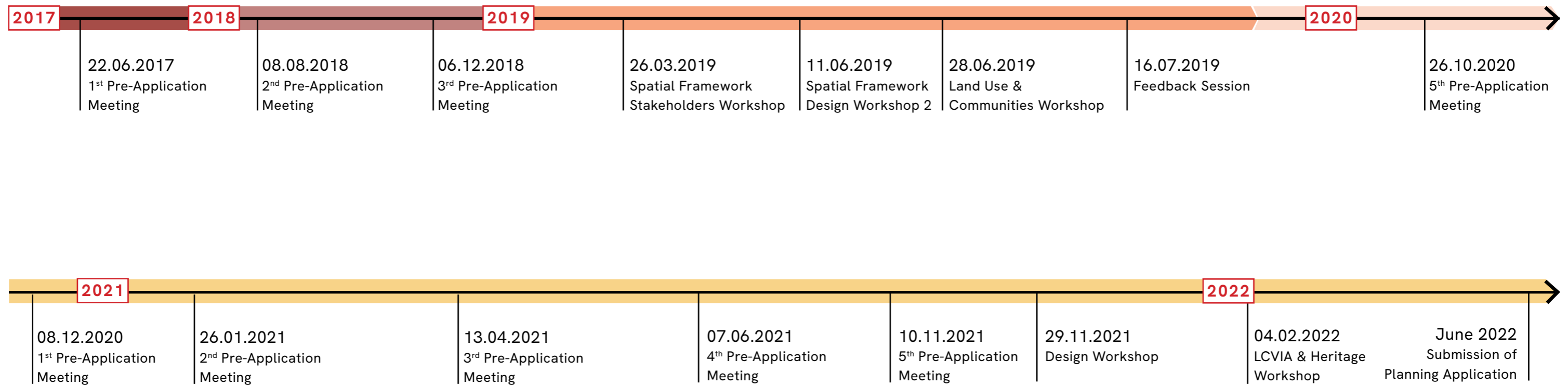


5. Masterplan Massing, Scale & Layout

5.1. Masterplan Evolution

MASTERPLAN MASSING, SCALE & LAYOUT ENGAGEMENT TIMELINE



Legend:

- Consultation process pre-ACME involvement
- Consultation process with ACME

MASTERPLAN MASSING, SCALE & LAYOUT

PREVIOUS MASTERPLAN DEVELOPMENT

PREVIOUS SCHEME (FORMATION ARCHITECTS)



ILLUSTRATIVE AERIAL VIEW



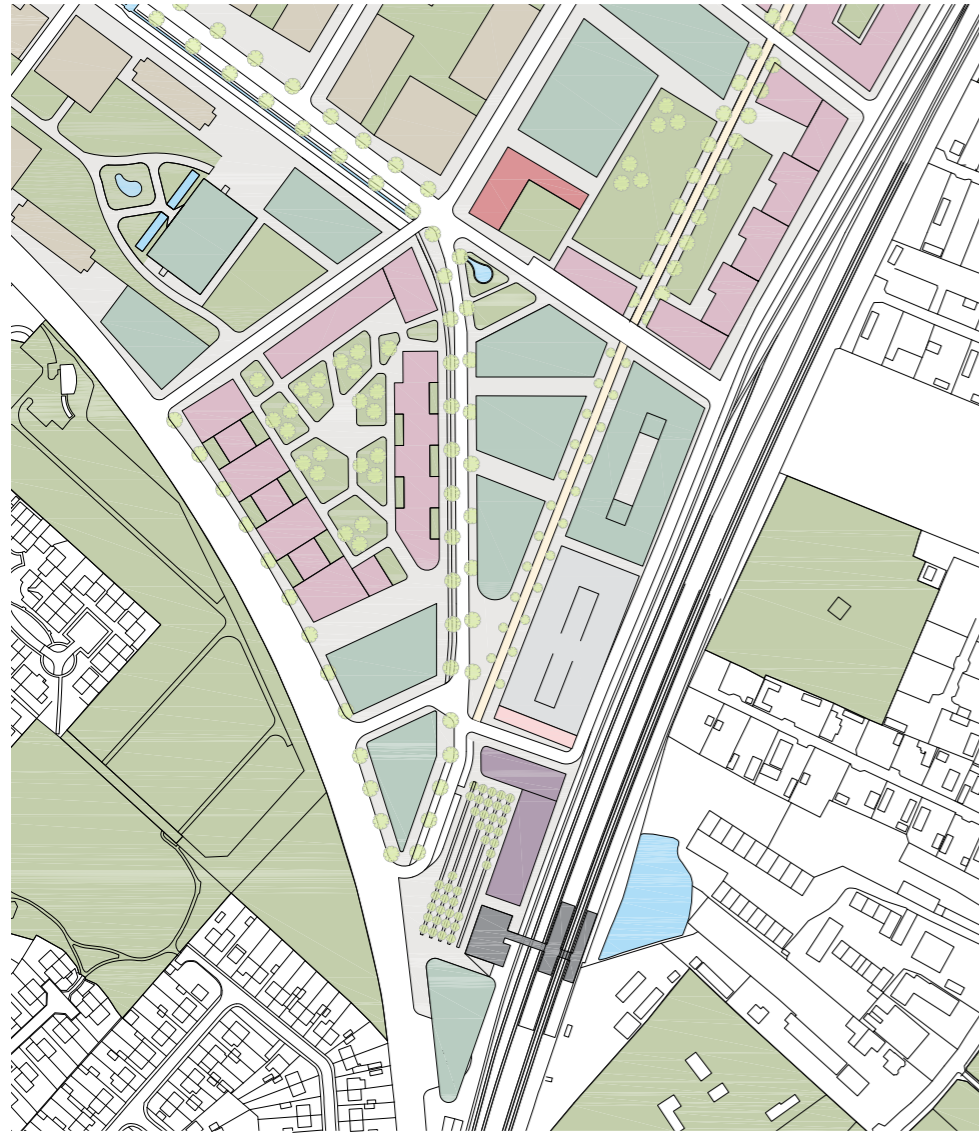
PREVIOUS MASTERPLAN HISTORY:

The initial Masterplan was developed through an extensive design process by Formation architects that involved multiple pre-application meetings and workshops across different stakeholders.

MASTERPLAN MASSING, SCALE & LAYOUT

MASTERPLAN EVOLUTION

JANUARY 2021 MASTERPLAN



MAJOR REVISIONS:

- Vehicular roads within residential scheme rerouted around blocks west of Milton Avenue.
- Residential footprints reconfigured to linear blocks along periphery of plot, creating large central open space .
- Eastern edge broken down into 2 building blocks.
- Open space connection between Residential Quarter and northern plots created.
- Triangle site building blocks split into 3 individual blocks

PRE APP RESPONSE - 23RD NOVEMBER 2020

Principle of Development and Policy Context ●

(-) The scale of residential development, comprising wholly 1 and 2 bed build to rent apartments is an area of concern.(...) At this stage we have not seen evidence of supporting uses to serve the needs of new residents travelling beyond the local area to access services and facilities. Further consideration of this and evidence of access to services and facilities needs to be provided.

Layout, Height and Massing ●

- (-) The proposals are at quite an advanced stage with detailed plans which is a cause for concern because it is important for the LPA to have sufficient opportunity to influence the scheme.
- (+) Blocks R5 to R7 define an edge to Milton Avenue. This edge is required to create the envisaged 'avenue' and is supported.
- (+) A gap is retained to allow for future connection with the Business Park. This is also supported.
- (+) Blocks R3 and R4 present shorter return elevations to the Guided Busway and cycle route – this is acceptable.
- (-) However, there is a concern that the layout of the blocks does not relate sufficiently to the streets and spaces that are created.(...) Gaps between building are generally too big, awkwardly shaped, or not positioned in the right location when considering pedestrian flows and desire lines. It is felt that an urban block style approach could deliver a better overall development form.
- (-) The space “leaks” away to the east and west. Although connected with the Guided Busway, there are no significant desire lines through this space that would help to activate it. Also, there are no main entrances off this space as Block 03 and R4 are accessed from Milton Avenue and The Park respectively.
- (-) To the north of the site, the corners of block R1 and R7 have been “squared-off”. This results in “left-over” spaces and a poor sense of place.
- (-) Block R3 prevents a direct link between the Guided Busway / cycle route and the Cowley Road / Milton Avenue junction (known as “the Knuckle”) via The Park.
- (-) Further attention needs to be given to how R1 and the proposed space at “Milton Square” relates to Building R9 and the adjoining maths college. Strong links and relations, both physically and visually need to be created (...)

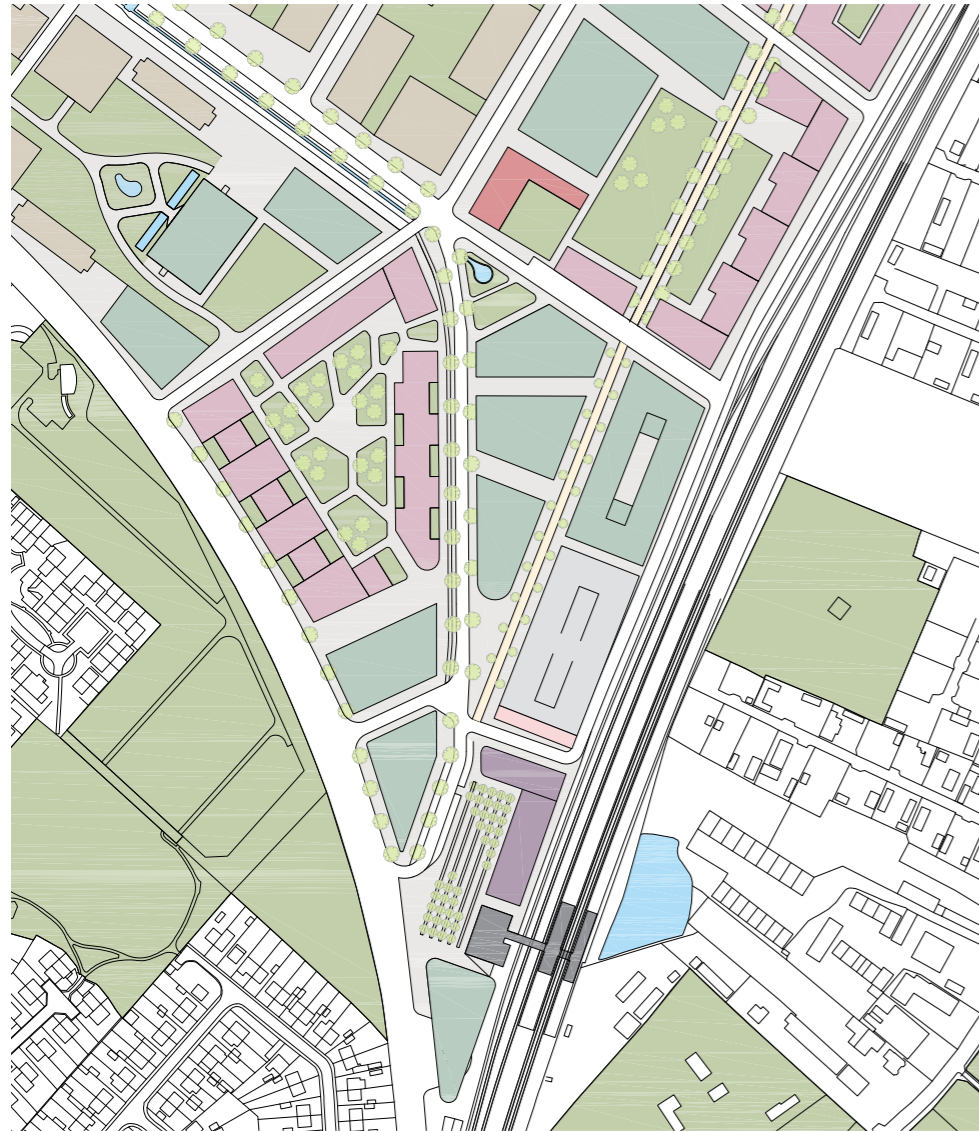
FEEDBACK ADDRESSED (JAN 2021)

- (+) Step back from the more detailed plans produced to review overall shape/ massing and placement of residential blocks.
- (+) Step back from the more detailed plans produced to review overall shape/ massing and placement of residential blocks.
- (+) Edge to Milton Avenue adopted in latest masterplan proposal.
- (+) Future connection with Business Park adopted in latest masterplan proposal.
- (+) Buildings along this edge articulated to emphasize shorter returns.
- (+) Residential footprint has been reconfigured, with the road running through the central open space rerouted along the periphery. This allows for the creation of a meaningfully large and distinct open green space with a clear function as a residential courtyard.
- (+) Blocks re-configured to enhance the sense of enclosure whilst allowing for clear sight lines for key routes surrounding the building blocks.
- (+) Building footprints have been redesigned to minimize awkward angles.
- (+) A clear vehicular and cyclist route was created along the northern edge of the residential blocks, creating a strong direct link.
- (+) The open space has been reshaped to create clear sight- and desire lines as well as connections from the residential plots across to commercial square at knuckle and beyond to the open spaces north of the scheme.

MASTERPLAN MASSING, SCALE & LAYOUT

MASTERPLAN EVOLUTION

JANUARY 2021 MASTERPLAN



PRE APP RESPONSE - 23RD NOVEMBER 2020

- (-) It is therefore not considered that the heights of the buildings reflect that set out in the AAP and to suggest that it does is somewhat disingenuous.
- (-) The LVIA which was said to be currently in the early stages, should be used to inform the design, including the height and massing of the development. This interrogation has not yet been completed.
- (-) The accepted character of Cambridge is one of low-level development, dominated by trees in most cases with occasional incursion of tall buildings/spires etc. The proposed mono-height proposals of 8+ storeys is not in keeping with this characteristic and potentially creating a large monolithic development of the sort that Policy 60 is in place to avoid.
- (-) There is a concern that the scale of the buildings will overwhelm the size of the streets and spaces provided.
- (-) Articulation of building height, ridge lines, building lines, window designs and corners is considered essential in creating both a more undulated and less "slab-like" sky line, and providing a human scale at street level.

Elevation Design ●

- (-) A key concern of the proposed elevation designs relates to the lack of articulation and the impact (or lack thereof) on the sense of scale and massing of the building as set out above.
- (-) The design of the blocks within each parcel are too repetitive, whereas on the other hand there is a lack of "dialogue" / connection between the parcels.
- (-) Buildings are generally designed to be symmetrical and rather formal - even though the spaces they address are not.
- (-) Because the uniformity in design of individual buildings, they fail to respond to specific features of the site layout.
- (-) There are also serious concerns about the treatment of the ground floor, in particular where the blocks address The Park.
- (-) Materiality and colour need to be carefully co-ordinated between the parcels. This should consider the setting of the street / square / park, as well as the designing of individual buildings.
- (-) Public art was not discussed at the meeting however this should be included in the proposal at an early stage.

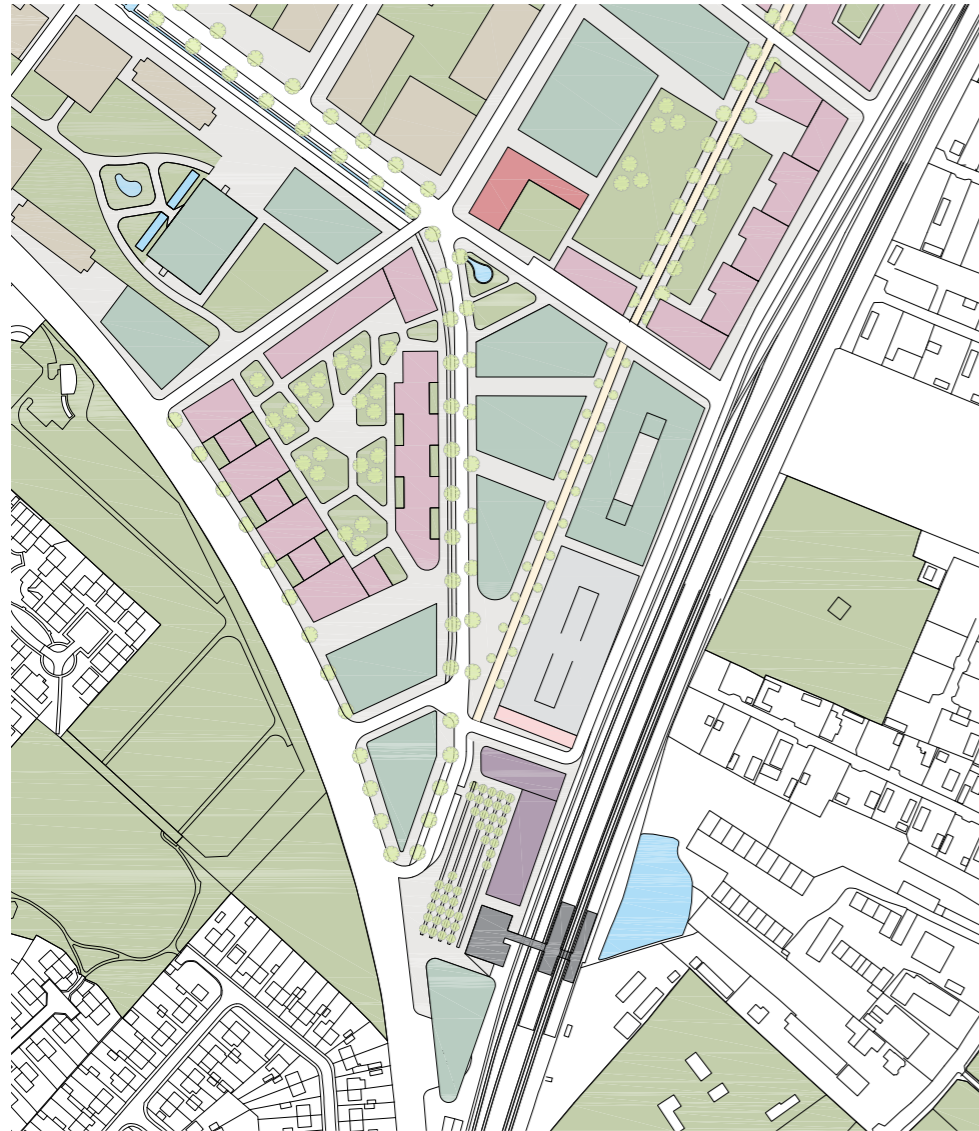
FEEDBACK ADDRESSED (JAN 2021)

- (+) Heights have been reviewed and lowered to better reflect the emerging NEC AAP suggested building heights.
- (+) LVIA study pending.
- (+) The residential block design has been reviewed and are now being articulated in height to allow for height variation across the scheme and avoid mono-height proposals.
- (+) Hierarchy of open spaces and streets have been studied to shape the scale of development and adopt a more human scale to the scheme.
- (+) The building heights have been reduced and massings further articulated to create a more human scale to the overall development.
- (+) The residential blocks along the eastern and western edge have been significantly articulated and stepped in plan to reduce the overall visual impact and minimize the perception of long and flat elevations.
- (+) Different typologies have been adopted across the Masterplan to provide variation in block and unit types.
- (+) Blocks have primarily been reshaped alongside character areas and open spaces, so all blocks respond to the varying open spaces across the site.
- (+) Open spaces have been shaped and carefully placed at regular intervals to curate the overall ground floor experience and activation.
- (+) Design guidelines will be created to help shape the character and visual identities of all buildings within the scheme.
- (+) A public art consultant will be appointed to work with the design team on an public art strategy.

MASTERPLAN MASSING, SCALE & LAYOUT

MASTERPLAN EVOLUTION

JANUARY 2021 MASTERPLAN



PRE APP RESPONSE - 23RD NOVEMBER 2020

Residential Amenity ●

(-) Although all the dwellings meet the Nationally Described Space Standards, many units are single aspect units, some of which are very deep, also many will receive limited light due to orientation and the sitting and height of adjacent buildings.

(-) There is also a concern about the large number of units served of a single core.

Public Realm & Landscaping ●

(-) Open Spaces are not particularly clear in their intention. Areas such as 'The Slice' were described by officers as 'gappy' which is in reference to a lack of legibility of whom or what the space serves.

(-) It is understood that the passage of vehicles will be low but due to the nature of the site as a residential development access will be very variable.

(-) The key 'marker' area within the site is actually the small diamond shaped paved square in the part of the site devoted to the maths building.(...) The paved square will be difficult to understand from ground level and will be seen as a group of trees.

(-) There are concerns that the SUDs strategy may incorporate the majority of the space which may impact on the quality and usability of the open space.

Movement and Access ●

(-) Pedestrian and cycle links need to be identified and connected with. The community will have limited access to facilities within the site so must have efficient and convenient access to cycle and pedestrian routes beyond the site.

Open Space ●

(-) There is a significant under provision of open space within the proposals and this is not justified

(-) There are concerns that the students will use areas outside the school in the local area which could result in anti-social behaviour.

(-) There will undoubtedly be families living in the units therefore a more considered play strategy is required.

(-) There should be some provision for allotments/community gardens which are suitably accessible for all residents.

FEEDBACK ADDRESSED (JAN 2021)

(+) Large open space adjacent to and adjoining the eastern edge of the school can serve as spill-out space to which students can have access to.

(+) Residential blocks have been broken down and reduced in heights to reduce the number of units serving each core with the exception of the landmark tower.

(+) Overall footprints have been reconfigured around a hierarchy of open spaces and roads to give each buildings a clear function.

(+) Vehicular routes have been rerouted where possible to the edge of the scheme to create car free open spaces dedicated to pedestrians and cyclists.

(+) Open spaces have been reconfigured in order to create clear sightlines across key open spaces within the wider scheme.

(+) A key clear dedicated north south pedestrian and cyclist spine has been created along the eastern plots allowing for a connection to the future developments north of the station. All plots have been shaped respecting distinct desire lines and pedestrian routes.

(+) Larger more meaningful open spaces have been created for the Residential Quarter.

(+) Management strategies for public realm and open spaces will be explored at a later date to mitigate anti-social behaviour.

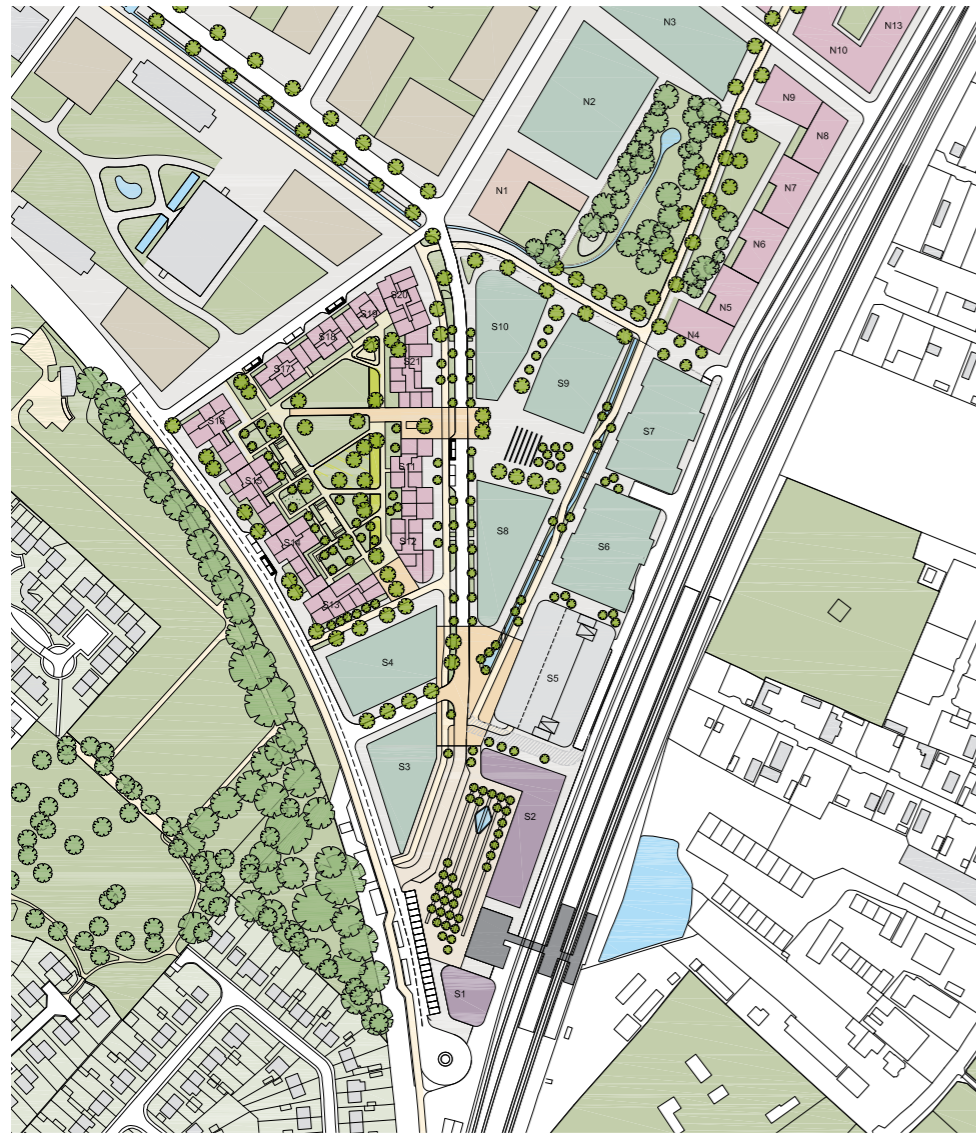
(+) Larger and vehicle free open space has been provided for the Residential Quarter allowing for more play space.

(+) Allotments can be placed on roof terraces and open space to cater the needs of local residents.

MASTERPLAN MASSING, SCALE & LAYOUT

MASTERPLAN EVOLUTION - APRIL 2021

APRIL 2021 MASTERPLAN



MAJOR REVISIONS:

- Triangle site reconfigured to allow for a large civic square.
- Eastern edge blocks divided into 3 buildings to break up the edge along the train tracks.
- Residential blocks reconfigured to create connection along the eastern edge to the new public space now referred to as 'Chesterton Square'.

PRE APP RESPONSE - 12TH FEBRUARY 2021

Principle of Development and Policy Context ●

- (-) By bringing forward the application ahead of the AAP (...) in the short to medium term, and possibly indefinitely, this development would need to deal with 'bad neighbours' and relative isolation (...) This is of particular concern in relation to the maths school and residential component of proposal.
- (-) Serious concerns that the PRS scheme as proposed in Phase 1 would not deliver enough critical mass and diversity to establish a cohesive and sustainable community.
- (-) The scheme appears to be residential led, or at least not employment led contrary to policy SS/4
- (-) The open space in new developments SPD outlines expectations primarily in residential developments. It is fairly clear that the proposals will fall below the required open space requirements.

Movement in and around the Site ●

- (+) The masterplan introduces a north south pedestrian and cycle spine (...) Access to car parking serving future developments would be redirected from Cowley road to the back of the development (...) It is agreed that these proposals will have a positive impact on the quality of the environment.
- (-) There are concerns about the impact on Cowley Road, will there be sufficient levels of movement retained on Cowley Road to ensure it will be a safe and vibrant thoroughfare.

Block Structure ●

- (+) Proposals demonstrate a street based approach to masterplanning with a clear distinction between front and backs, public and semi public spaces. This results in a clearly defined and legible network of streets and spaces which is welcomed.
- (+) Illustrative material presented show the experience of moving through the streets and spaces has been carefully considered and is commended,
- (-) Will acme be retained as 'supervisors' to coordinate the next stages of design?

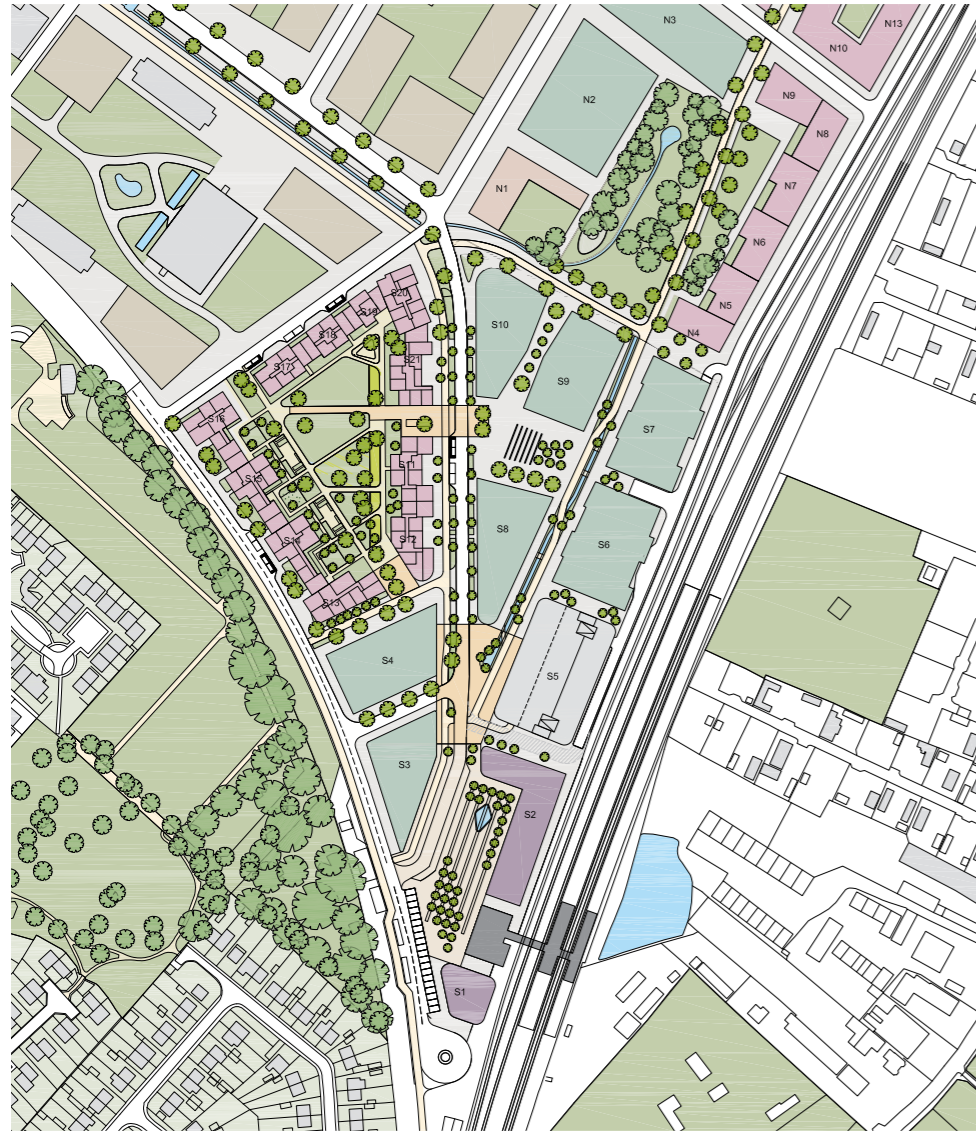
FEEDBACK ADDRESSED (APRIL 2021)

- (+) Residential unit mix and layout designed to create an enclosed community with shared open and amenity space within courtyard, to allow scheme to work independently and in anticipation of additional future development.
- (+) Math School to be brought forward with later developments to prevent isolation.
- (+) Detailed study into program and quantum examined to create cohesive community undertaken.
- (+) Planning Application outline extended to include open space north of commercial quarter to fulfil open space requirement.
- (+) Principle has been adopted and retained in the latest masterplan proposal.
- (+) Commercial blocks reconfigured to create commercial square, allowing pedestrian spine porosity from Milton Avenue.
- (+) Ground floor spaces identified along Milton Avenue to ensure continued significance.
- (+) Principle has been adopted and retained in the latest masterplan proposal.
- (+) Principle has been adopted and retained in the latest masterplan proposal.
- (+) Acme has been appointed as lead architects to oversee the Masterplan and coordinate forthcoming stages of the design.

MASTERPLAN MASSING, SCALE & LAYOUT

MASTERPLAN EVOLUTION - APRIL 2021

APRIL 2021 MASTERPLAN



PRE APP RESPONSE - 12TH FEBRUARY 2021

FEEDBACK ADDRESSED (APRIL 2021)

Height and massing ●

- (-) The proposed building heights and massing needs to consider both the impact of the buildings on views on the skyline, the setting and 'identity' of the city (...) Needs to be tested through the LVIA and used to inform design proposals
- (+) In the absence of the LVIA work (...) The increased articulation of building heights on the residential scheme is welcomed.
- (-) There is concern about the scale of the 14 storey building S20.

Urban design comments on individual Buildings ●

- (-) Serious Concerns about removing blue badge parking bays from the square (to the car barn) and tripling distance to the station building
- (+) Lab Building S6 early consideration (of day lighting) and these types of issues arising from changes to the masterplan are welcomed.
- (+) Increased articulation of (residential) building lines and roof lines is welcomed as is the increase in dual aspect unit.
- (-) Further efforts to reduce the number of single aspect units and increase the length of second elevation would be welcomed.
- (-) Introduction of finer-grained approach to the provision of residential amenity spaces and community facilities is supported and (...) Further discussion would be welcome.
- (-) Concern about the remoteness and scale of Maths School.

Landscape and LVIA ●

- (-) Overall, the proposals have a significant proportion of tall buildings relative to the surrounding context. A LVIA must be completed as soon as possible to provide guidance and insight to the developments potential height and massing envelope in relation to harm.

Open space ●

- (-) There appears to be a significant under provision of open space within the proposals and this is not justified.
- (-) A more considered play strategy is required.
- (-) It is still a concern that the school does not have particularly good access to open space, especially when considered in the context of the site and the surrounding unneighbourly uses.

(+) LVIA study commissioned and pending.

(+) Principle has been adopted and retained in latest Masterplan pending LVIA study.

(+) Parking spaces moved west of cycle storage at station to maintain suitable travel distances.

(+) Principle has been adopted and retained in the latest Masterplan.

(+) Principle has been adopted and retained in the latest Masterplan.

(+) Northern plots of Residential Quarter further articulated to improve number of double aspect and corner units.

(+) Ground floor activation and uses explored in further detail to create stronger sense of community.

(+) Math School to be brought forward with later developments to prevent isolation.

(+) LVIA study commissioned and pending.

(+) Planning Application outline extended to include the open space north of the commercial quarter to fulfil the open space requirement.

(+) Detailed play strategy explored by landscape architects.

(+) Math School meets department of education minimum requirement, open space.

MASTERPLAN MASSING, SCALE & LAYOUT

MASTERPLAN EVOLUTION - JUNE 2021

JUNE 2021 MASTERPLAN



MAJOR REVISIONS:

- Residential building design further progressed following planners feedback and in response to housing requirements.
- Tower block within Residential Quarter has been reduced in height as a response to LPA feedback.

PRE APP RESPONSE - 23RD APRIL 2021

Scale and mix of BTR ●

- (-) A robust marketing report would need to be submitted to demonstrate how the scheme would meet local need and demand
- (-) We also have concerns that the only affordable housing to be provided on this development will be as affordable private rent.
- (-) A scheme comprising 49% one bed units and 45% two bed units does not represent a mixed community
- (-) Due to the high density housing in close proximity to the train station, particularly due to county lines concerns, consultation with the police is an important part of the pre-app process

Movement in and around the site ●

- (-) Further work needs to be done to demonstrate impact on Milton Plaza of a car barn access across this space
- (-) It is unclear if (pedestrian, outdoor seating and a Swale) can all be accommodated in an 18m wide street.
- (+) Special treatment at the key crossing points around Central Square and Milton Plaza is supported
- (-) Pedestrian movement from station square at the residential development needs further consideration.
- (+) Adjustment of S4 ground floor plan is supported but needs to be explored in further detail

Block structure ●

- (+) The proposal demonstrates a street-based approach to masterplanning (...). This results in a clearly defined and legible network of street and spaces which is welcomed.
- (+) Spacing between blocks S5,S6 and S7,S89 and S10 are acceptable, further to sufficient day light access into office buildings.

Height and massing ●

- (-) The most significant element required, the LVIA is needed in order to begin making decisions about height, massing and placement of features and this work is still outstanding.
- (-) Significant reservations with the scale and mass of the buildings on the edges (...) taller than the maximum identified in Figure 21 of NEC AAP Draft.

FEEDBACK ADDRESSED (JUNE 2021 MASTERPLAN)

(+)The marketing report has been undertaken and is pending completion.

(+) Percentage of overall 3 bedroom units increased to approximately 13% in order to provide greater diversity.

(+) Traffic consultants have assessed and confirmed that access is feasible.

(+) Sections provided to illustrate distribution and use.

(+) Principle has been adopted and retained in latest masterplan design proposal.

(+) Additional 3D view studies carried out to show pedestrian experience throughout scheme.

(+) Principle has been adopted and retained in the latest masterplan, a slit has been made over a double height allowing for greater porosity.

(+) Principle has been adopted and retained in the latest masterplan.

(+) Principle has been adopted and retained in the latest masterplan.

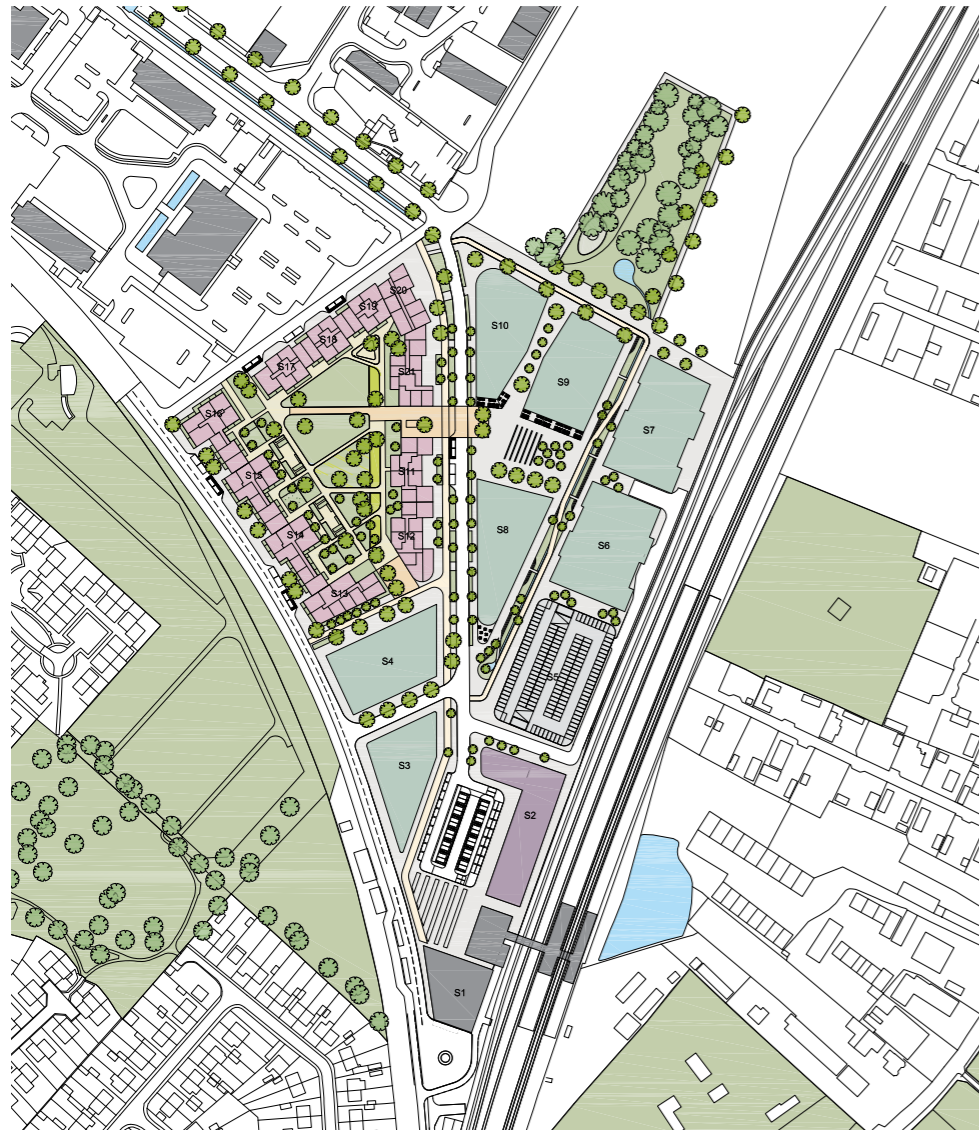
(+) LVIA study commissioned and pending.

+ Overall heights adjusted in line with the draft NEC AAP. Building height of S20 reduced to 8 storeys.

MASTERPLAN MASSING, SCALE & LAYOUT

MASTERPLAN EVOLUTION - JUNE 2021

JUNE 2021 MASTERPLAN



PRE APP RESPONSE - 23RD APRIL 2021

Height and massing ●

- (-) Proposed heights diagram (...) is misleading (...) the max height of 6 storeys is for exceptional elements (...) rather than a general acceptable height
- (-) All areas on the western side of the site adjacent to the allotment and nature reserve are suitable for up to 5-6 stories (...) a good proportion of the buildings range from 5-6 storeys, but too many max out at 8.
- (-) The tower block, S20, office block S4 and the buildings along the eastern edge raised serious concerns (...) all in all, it is considered the scheme may work better without the addition of a tall tower.
- (+) The work done to date on the buildings east of Milton Avenue demonstrates that with appropriate setbacks and articulation, an attractive street scape on swale street and the main squares can be created within the proposed building heights.
- (-) S17-S19 appear too monolithic. These blocks are unacceptable in their present form. Further articulation is required.

Land use and community ●

- (+) The masterplan indicated the introduction of 'active' ground uses along the primary pedestrian movement corridors (...) the location of these uses along the primary movement routes and the two main squares is supported.
- (+) The mix of uses and proportion of active vs non active frontages in the masterplan area is also supported on peacemaking/creating-a-community grounds.
- (+) The aspirations of the team to actively target / attract independent stores is also welcomed.
- (-) Will there be enough demand for these spaces as envisaged bearing in mind we would have to consider the application on its merits
- (-) Will the success of business in this area undermine what could be delivered in the rest of the AAP area, if this were to come forward as envisaged?
- (+) Introduction of duplex apartments on the ground floors with front doors on the street and bedrooms on first floor level are supported.
- (-) Could a more central/convenient location for the supermarket be considered?

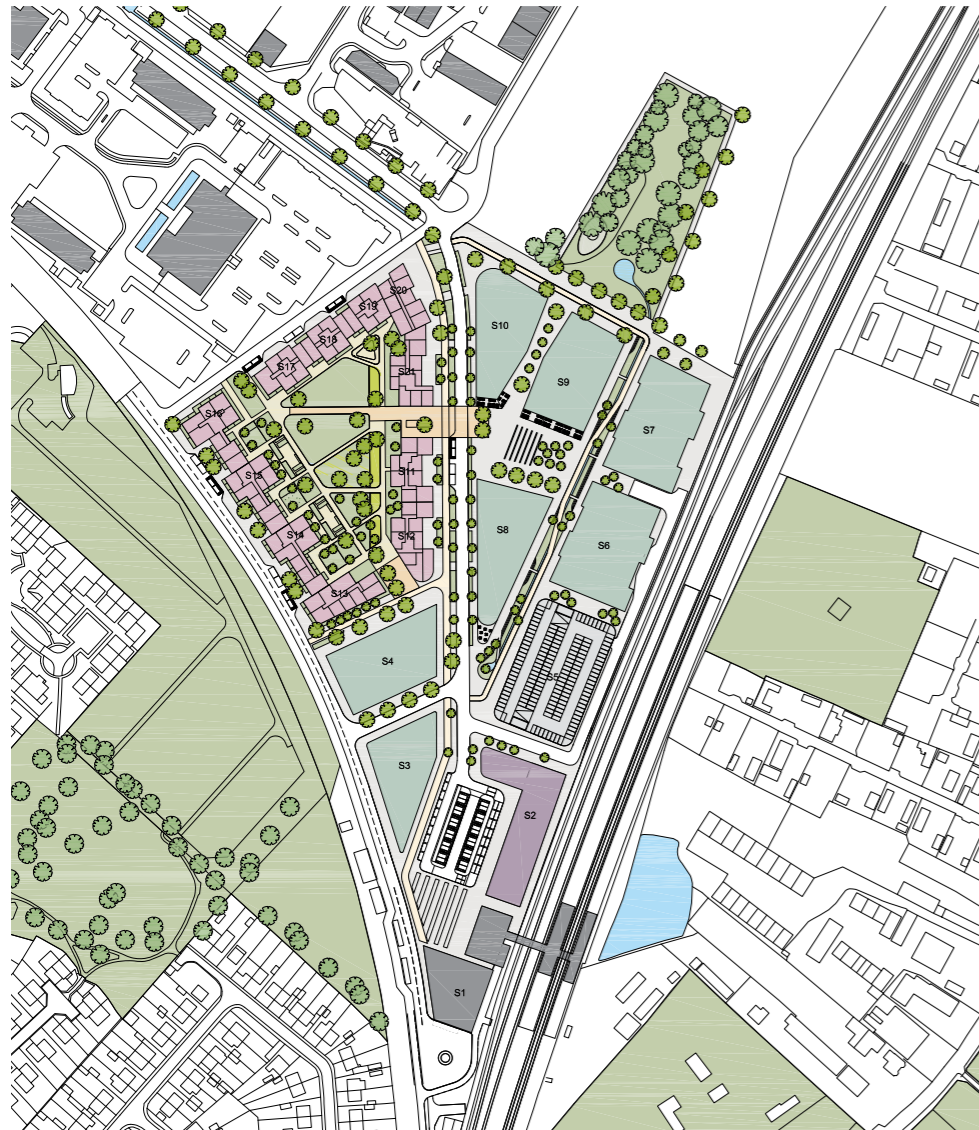
FEEDBACK ADDRESSED (JUNE 2021 MASTERPLAN)

- (+) Diagram has been amended to reflect more accurate depiction of heights.
- (+) All buildings on the western edge of the resi has been adjust in line with draft NEC AAP draft with maximum height capped at 6 storeys.
- (+) Tower block has been reduced to 8 storeys in line with draft NEC AAP.
- (+) Principle has been adopted and retained in the latest masterplan design proposal.
- (+) Layout of buildings have been adjusted to create more stepping and articulation.
- (+) Principle has been adopted and retained in the latest masterplan proposal.
- (+) Principle has been adopted and retained in the latest masterplan proposal.
- (+) Principle has been adopted and retained in the latest masterplan proposal.
- (+) Ground activation strategy now takes into consideration class E allocated space to allow the scheme flexibility to adapt to changing demands.
- (+) Principle has been adopted and retained in the latest masterplan design proposal.

MASTERPLAN MASSING, SCALE & LAYOUT

MASTERPLAN EVOLUTION - JUNE 2021

JUNE 2021 MASTERPLAN



PRE APP RESPONSE - 23RD APRIL 2021

Play and open space ●

- (+) Play has been considered at some level within the proposals for the BTR area which is welcomed. The calculations submitted are in accordance with the local plan policy
- (-)The provision for formal children's play is one quarter the size it should be. A population profile should be provided to seek to justify the under provision.
- (-) Although there is no policy requirement for open space for the commercial development, it does require open space(...) and this should not be counted as contributing to residential open space.(...) A quantification of the contribution of rooftop open spaces and roof top allotment space would be welcome
- (-)There is no space within the site for children or adults alike to kick a ball for instance.
- (-)Overlaying of drainage and landscape proposals need to begin to ensure that delivery is feasible with trees and more

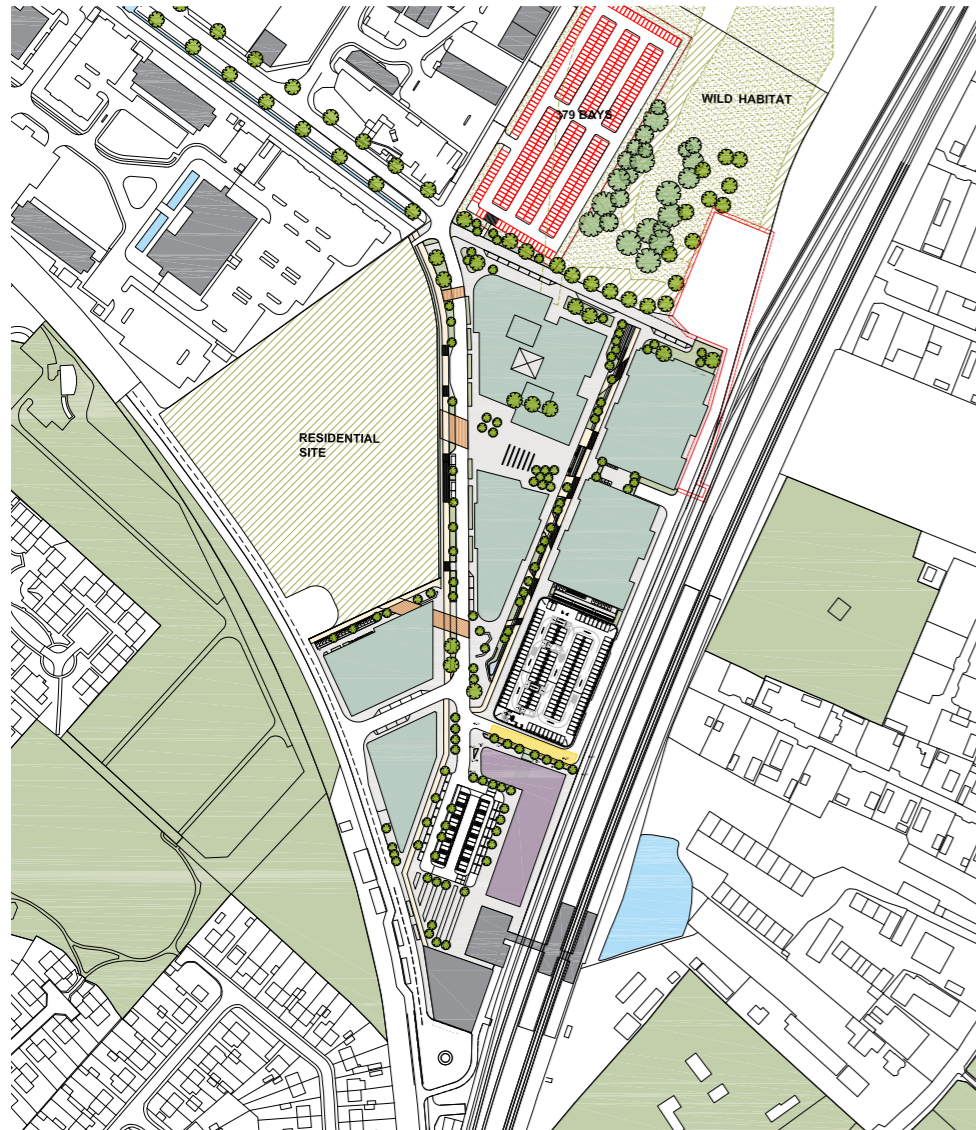
FEEDBACK ADDRESSED (JUNE 2021 MASTERPLAN)

- (+) Principle has been adopted and retained in latest masterplan design proposal.
- (+) Revised calculations presented reflecting compliance and removal of open space surrounding commercial plots. Rooftop open space provision calculations presented.
- (+) Central park adapted to allow for open space for such informal play.
- (+) Attenuation study presented to show placement of attenuation crates and SUDs, and non conflict with proposed trees.

MASTERPLAN MASSING, SCALE & LAYOUT

MASTERPLAN EVOLUTION - NOVEMBER 2021

NOVEMBER 2021 MASTERPLAN



MAJOR REVISIONS:

- Residential Quarter removed from the planning application and to be submitted as part of separate application.
- S9 and S10 joined forming one larger building.
- Triangle site plots reconfigured for greater articulation.
- Swale Street realigned to allow S6 and S7 to have a more orthogonal layout, to better suit their use as lab buildings.

PRE APP RESPONSE - 18TH JUNE 2021

Employment led development ●

(+) It is considered that the scheme would be primarily for employment use in accordance with policy SS/4 and that the other proposed, being residential and class E uses would be acceptable uses on the site.

Residential development ●

(+) It is considered that the overall unit numbers together with the mix of tenures and unit sizes is now at a level which would receive officer support.

Affordable Housing ●

(+) We appreciate that you are happy to explore a S106 mechanism with us to provide flexibility for delivering the affordable private rent unit. It would be helpful if you could state this out in your submission to then allow us to fully explore the scenarios.

Trip budget and parking ●

(-) We are due to have a workshop with the county later this month where we need to understand what measures are proposed to ensure the trip budget is not exceeded.

Land use and ground floor activation ●

- (-) Will there be sufficient demand for these spaces to become occupied?
- (-) Will the success of businesses in the area undermine what could be delivered in the rest of the AAP area.
- (-) Units at ground level of the car park are supported in principle. But will there be enough of the right type of occupiers that can be accommodated.

Swale Street ●

- (+) A section through Swale street between S7 and S9 with various options (...) has been provided (...) is considered acceptable in this location.
- (-) It needs to be demonstrated that the trees can thrive in this location.
- (-) There is concern about the cantilevered, perforated metal decking (...) not supported for reasons of maintenance, rubbish and weeds accumulation.

FEEDBACK ADDRESSED (NOVEMBER 2021 MASTERPLAN)

(+) Principle has been adopted and retained in the latest masterplan proposal.

(+) Residential scheme has been put to a later application to streamline the application.

(+) Residential scheme has been put to a later application to streamline the application.

(+) Trip budget has been discussed with county pending confirmation from the local planners.

(+) Class E allocation will allow flexibility to suit demand.

(+) Principle has been adopted and retained in the latest masterplan proposal.

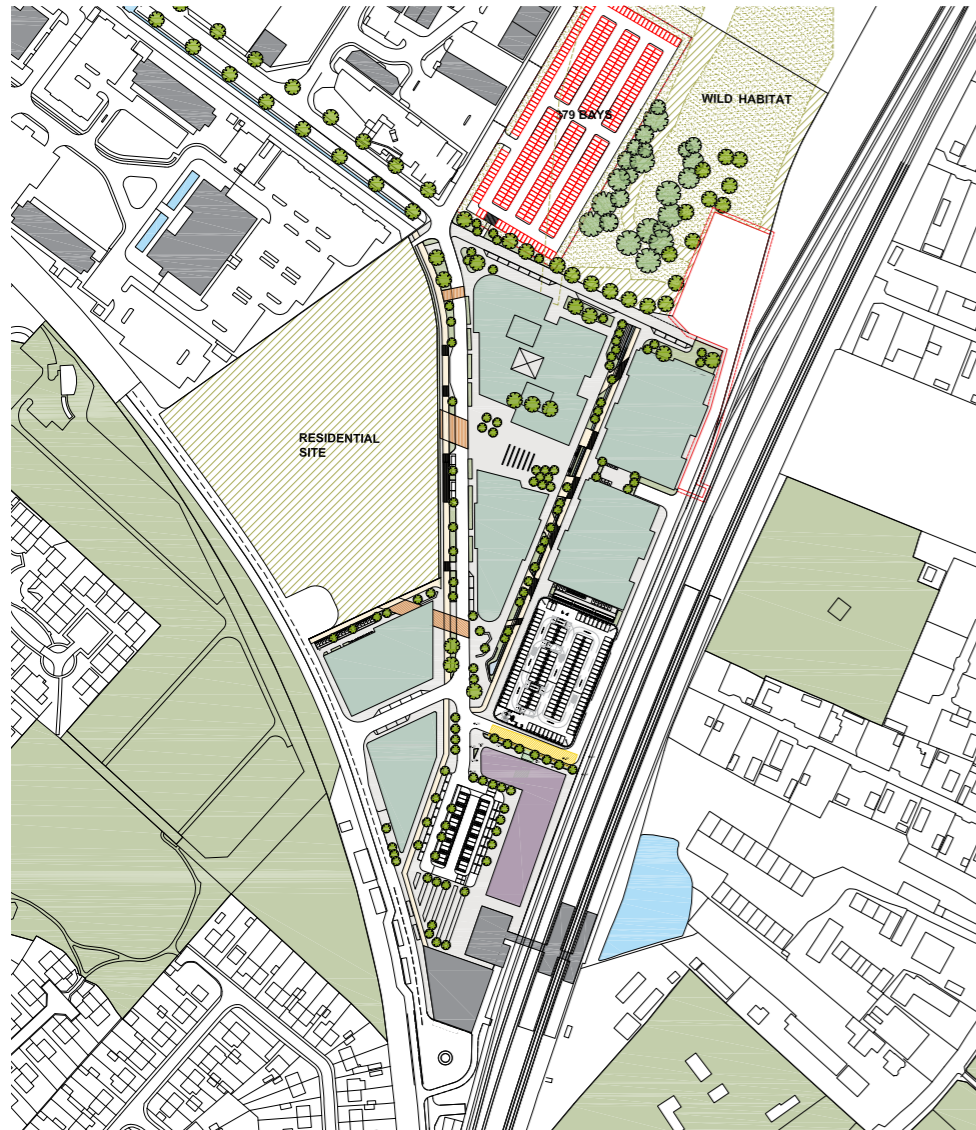
(+) Sections through swale provided to show adequate soil depth.

(+) Cantilevered decking replaced with solid cycle path with attenuation crate below.

MASTERPLAN MASSING, SCALE & LAYOUT

MASTERPLAN EVOLUTION - NOVEMBER 2021

NOVEMBER 2021 MASTERPLAN



PRE APP RESPONSE - 18TH JUNE 2021

FEEDBACK ADDRESSED (NOVEMBER 2021 MASTERPLAN)

Milton Avenue ●

- (+) The overall street width varies from 25-31m with buildings 20m to 30m on either side. This provides a high level of enclosure, creating an urban character which is considered appropriate in this location.
- (+) Introduction of occasional street trees , together with a change in vertical alignment and surface materials (...) is supported.
- (-) Widening the cycle way to 3.5-4m would help to future proof this important route.

Access to MSCP ●

- (+) Current proposal is to direct traffic from Milton avenue to the car park entrance to the east of the building via a street north of the hotel (...) we appreciate this is due to access requirements from Network Rail and present the best possible - and hopefully temporary- solution
- (-) A shared surface / pedestrian priority design would be desirable on urban design grounds.

Station to residential garden route ●

- (+) The changes of the ground floor footprint of 1 Milton Avenue to ease views and movement between the residential development and the station is supported .
- (-) This could put a number of potential cycle movements through the residential garden area. Is this to be encourage?

Street between consented office and 1 Milton Avenue ●

- (+) This view shown on Slide 50 looks rather bleak the street requires further landscaping and/or more articulation.

Overall block structure / grain ●

- (+) The proposals demonstrate a street-based approach to masterplanning with a clear distinction between fronts and backs, and public and private spaces. This results in a clearly defined and legible network of streets and spaces which is welcomed.
- (+) Testing of the masterplan demonstrates that the proposed structure would accommodate blocks of sufficient depth and width to accommodate envisaged uses.

(+) Principle has been adopted and retained in the latest masterplan proposal.

(+) Principle has been adopted and retained in the latest masterplan design proposal.

(+) Principle has been adopted and retained in the latest masterplan proposal.

(+) Shared surface design adopted and implemented by landscape architect.

(+) Principle has been adopted and retained in the latest masterplan proposal.

(+) Residential scheme has been moved to a separate application to streamline the application of the commercial site.

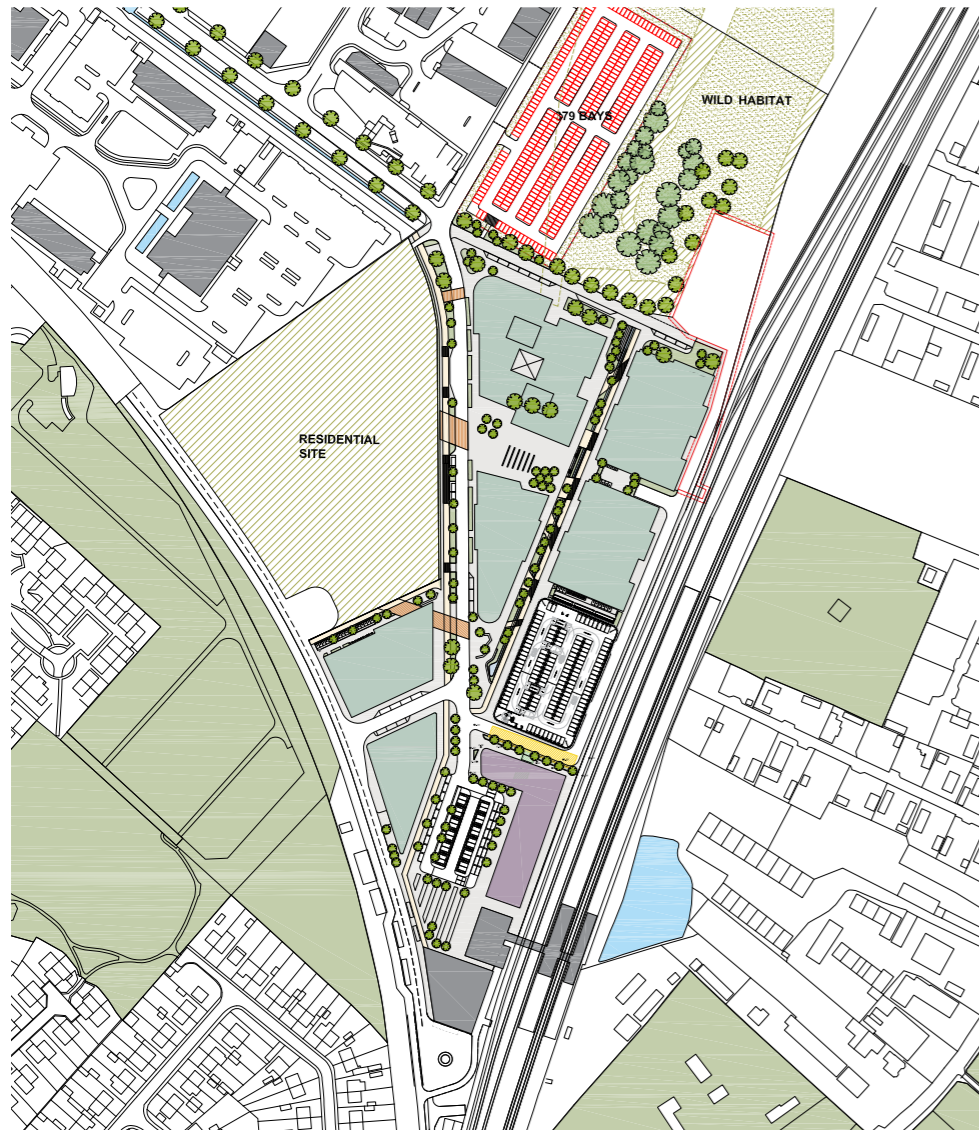
(+) Principle has been adopted and retained in the latest masterplan proposal.

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MASTERPLAN MASSING, SCALE & LAYOUT

MASTERPLAN EVOLUTION - NOVEMBER 2021

NOVEMBER 2021 MASTERPLAN



PRE APP RESPONSE - 18TH JUNE 2021

FEEDBACK ADDRESSED (NOVEMBER 2021 MASTERPLAN)

(-) There are questions about the site of Chesterton Square, which looks quite generous?

(+) Chesterton square has been reduced in size.

Residential buildings ●

(+) The height and massing of residential units S12-20 has been further reduced and articulated. This addressed the concerns raised previously.

(+) Residential scheme has been put to a later application to streamline application and allow additional elements to be worked out in greater detail.

(-) The building height now needs to be tested and adjusted as required, through the LVIA and HIA.

(-) It is understood further adjustments are to be made to Block S20 to reduce the number of single aspect.

(-) Where will the fully accessible apartments be located?

(-) Further information is required to consider the position of the roof gardens.

Lab Buildings and MSCP ●

(-) Preliminary views in the LVIA show that the impact of the development on the long distance views from the east is still severe.

(+) S9 has been reconfigured to create more articulation along the northern edge of the site.

(+) The hard work that has gone in to break down the massing of these buildings (...) is appreciated.

(+) Principle has been adopted and retained in latest masterplan proposal.

(-) Would benefit from some tree planting along the railway line edge.

(+) The proposed green treatment of the parking structure is welcomed.

(+) Principle has been adopted and retained in latest masterplan proposal.

(+) The proposed external staircase is a great idea.

(+) Principle has been adopted and retained in latest masterplan proposal.

(-) Key concern is that these proposals are developed in further detail to ensure they are viable, both in construction and maintenance terms.

(+) Additional detail provided in latest masterplan iteration.

One Milton Avenue ●

(-) More work needs to be done to improve the relationship with surrounding blocks, in particular when viewed from the residential gardens. The block now stands out as being rather monolithic.

(+) Additional articulation both in massing and facade treatments on all elevations adapted to improve relationship.

(-) Impact of plant screen on the roof is also very evident on this view and looks poor.

(+) Building language adopted as part of plant screen treatment to reduce visual impact. Plant screen forming part of architectural language of building.

(-) The building do work better if broken down in smaller elements so it can respond to this varied context.

(+) Facade elements adjusted across all faces.

(-) We need to understand the impact of the basement car park on drainage and planting proposals.

(+) Basement car parking has been removed.