

MASTERPLAN MASSING, SCALE & LAYOUT

APPLICATION BOUNDARY

RED LINE BOUNDARY

The application's red line boundary covers an area approximately 9.9 ha in size. Spanning from the northern edge of the existing Novotel, the boundary extends north, incorporating part of the existing aggregate works.

Its eastern and western boundaries are defined by the existing Guided Busway, Cambridge business park and the industrial estate in the West and the rail tracks to the East.

Along the western edge, the red line boundary includes the Guided Busway land extending further south past One Cambridge Square and the existing cycle parking facility, ending at the Guided Busway roundabout.



Legend:

— Application red line boundary

Site plan indicating the red line application boundary

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SITE MASSING OVERVIEW

EXISTING

- S1** Cambridge North Station & cycle parking
- S2** Novotel

UNDER CONSTRUCTION

- S3** One Cambridge Square

DETAILED APPLICATION

- S4** One Milton Avenue
- S5** Mobility Hub
- S6** One Station Row
- S7** Three Station Row

OUTLINE APPLICATION

- S8** Two Milton Avenue
- S9** One Chesterton Square
- S11-21** Residential Quarter

- Station Row
- Chesterton Square
- Chesterton Gardens
- Milton Avenue



Site massing overview

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PROPOSED BUILDING STOREYS

The design proposal envisages a variety in the building heights for the individual blocks of the proposed development. Stepping and recessing of top floor levels and plant spaces allows for the breakdown of the overall heights and the creation of softer transitions as well as the articulation of the roof line.



Proposed building heights in storeys

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DRAFT NEC AAP HEIGHTS CONSIDERATION

The proposed Masterplan takes into consideration the emerging North East Cambridge Area Action Plan (draft NEC AAP Nov 2021).

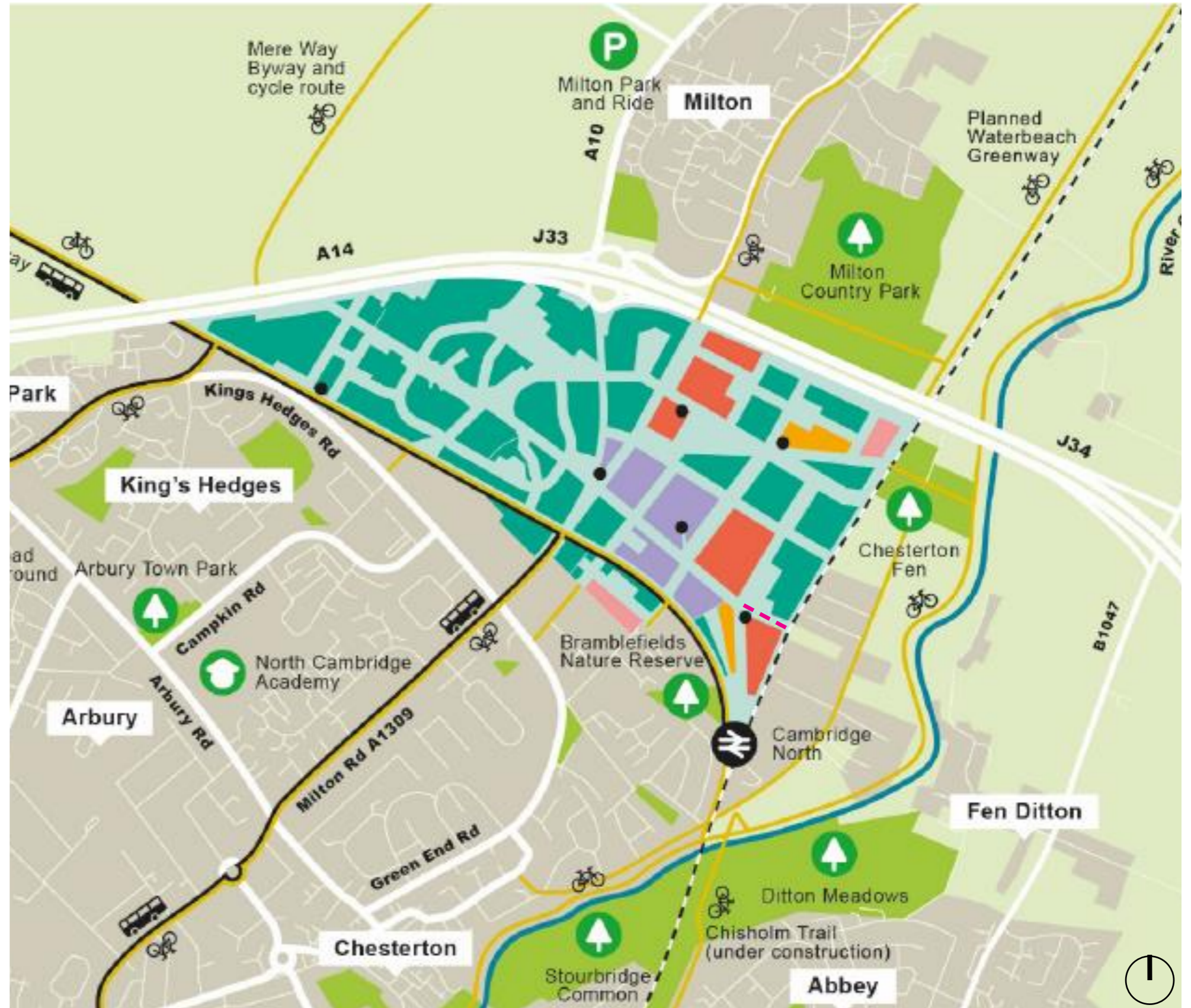
The site is split within the draft NEC AAP along Milton Avenue. East of Milton Avenue, the height guidance is recommended for 4-6 (red) storey buildings. Within this region it is proposed to locate a landmark building of up to 10 storeys be located on the North Western corner, facing Cowley road.

West of Milton Avenue, the height guidance here is split with the edge along Milton Avenue being 3-5 storeys (yellow), whilst the edge along the Guided Busway between 3-6 (green) storeys.

- Note 1: Heights assume 3m floor to floor with 4m at ground floor and are inclusive of plant
- Note 2: Plant screen heights subject to detailed design

Legend:

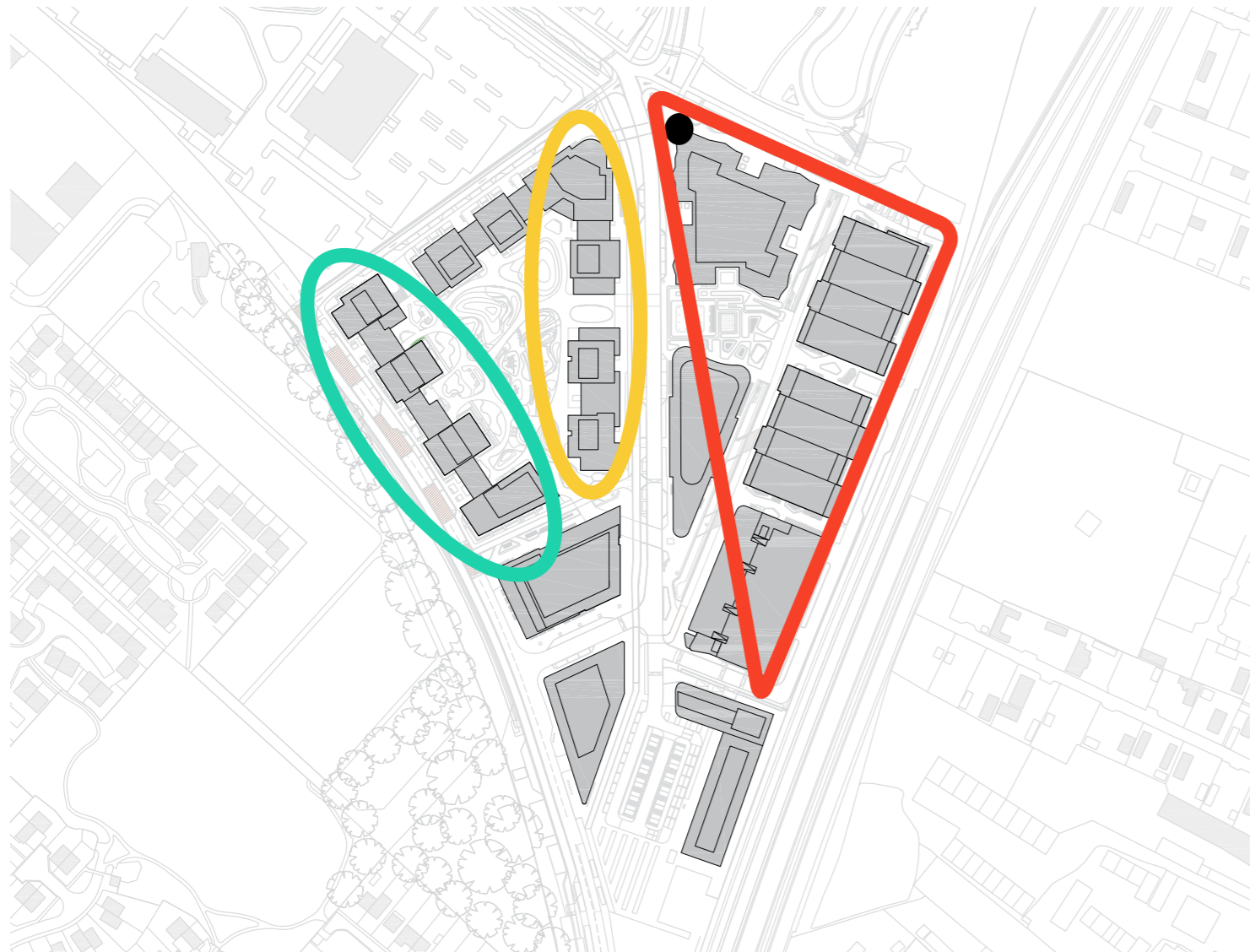
- 2-3 storeys typically
- 3-5 storeys typically
- 3-6 storeys typically, max. landmark building 8 storeys
- 4-6 storeys typically, max. landmark building 7 storeys
- 5-8 storeys typically, max. landmark building 10 storeys
- Locations for landmark building
- Cowley Road



Draft NEC AAP (R19) Nov 2021

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DRAFT NEC AAP COMPLIANCE



Draft NEC AAP Overlay (R19) Nov 2021

Legend

- 3-5 storeys typically
- 3-6 storeys typically, max. landmark building 8 storeys
- 4-6 storeys typically, max. landmark building 7 storeys
- Locations for landmark building



Draft NEC AAP Compliance

Legend

- Buildings completed / Under construction
- In accordance with Draft NEC AAP

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BUILDING HEIGHTS

This diagram provides an overview of the lowest and highest points of the roofs for each of the existing and proposed buildings. The points indicated are the top of parapet or plant screen on the roof. The diagram on the following page indicates a more detailed breakdown of the lowest, interim and highest points of the massing articulation within each block. Heights are measured from FFL 0.00 m (6.52 m AOD)

Existing

	Lowest Point	Highest Point
S2 Novotel Hotel	17.7m	25.8m

Under Construction

S3 One Cambridge Square	27.4m	30.2m
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Detailed Application

S4 One Milton Avenue	19.9m	30.8m
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S5 Mobility Hub	14.2m	18.3m
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S6 1 Station Row	13.4m	22.1m
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S7 3 Station Row	13.4m	22.1m
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Outline Application

S8 Two Milton Avenue	20.8m	23.9m
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S9 One Chesterton Square	22.0m	25.8m
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S11 - S21 Residential Quarter	14.5m	30.0m
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BUILDING HEIGHTS

● Lowest point
 ● Interim reference
 ● Highest point

S4 ONE MILTON AVENUE

- Level 5 Terrace
+19.95m to the top of brick coping
+20.775m to top of balustrade
- Level 7 Roof
+27.91m to coping
- Level 8 Plant
+30.835m to the top of plant screen

S6 1 STATION ROW

- Level 3 Terrace
+13.4m to the top of coping
+14.1m to top of balustrade
- Level 4 Terrace
+17.6m to the top of coping
+18.3m to top of balustrade
- Level 5 Roof Lower
+20.9m to the top of plant screen
- Level 5 Roof Upper
+22.1m to the top of parapet plant screen

S8 TWO MILTON AVENUE

- Level 5 Terrace
+20.8m to the top of parapet
- Level 5 Roof
+23.9m to the top of plant screen

S11-S21 RESIDENTIAL QUARTER

- Level 3 Terrace
+14.5 to the top of parapet
- Level 4 Terrace
+17.6 to the top of parapet
- Level 5 Roof
+20.7m to the top of parapet
+23.8m to the top of plant screen

S5 MOBILITY HUB

- Level 4 Lower Deck
+14.2m to top of eastern parapet
- Level 4 Upper Deck
+18.3m to lift overrun
+15.8m to top of Swale St parapet

S7 3 STATION ROW

- Level 3 Terrace
+13.4m to the top of coping
+14.1m to top of balustrade
- Level 4 Terrace
+17.6m to the top of coping
+18.3m to top of balustrade
- Level 5 Roof Lower
+20.9m to the top of plant screen
- Level 5 Roof Upper
+22.1m to the top of parapet plant screen

S9 ONE CHESTERTON SQUARE

- Level 5 Terrace
+22.0m to the top of parapet
- Level 5 Roof
+25.8m to the top of plant screen

- Level 6 Roof
+23.8m to the top of parapet
+26.9m to the top of plant screen
- Level 7 Roof
+26.9m to the top of parapet
+30.0m to the top of plant screen



5.3. Uses & Ground Floor Activation

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GROUND FLOOR USES & ACTIVATION

The Masterplan envisions a diverse, active and vibrant community with a strong sense of belonging and security. We aim to achieve this by:

- Providing the right density of development, which will allow for a sustainable community of people capable of supporting local businesses to enable them to flourish.
- Ensuring a good mix of ground activation, to engage the community throughout the day, thereby creating a continual sense of activity and security.
- Providing a network of key local amenities in close proximity to one another, to distribute activity across the scheme and activate the overall Masterplan
- Supplying a diverse range of meaningful facilities that can contribute to the well-being of the residents and foster a strong sense of community and ownership.

Legend:

- MOBILITY HUB ENTRANCES
- RESIDENTIAL ENTRANCES TO LOBBIES
- PRIVATE RESIDENTIAL ENTRANCES
- AMENITIES / RETAIL ENTRANCES
- OFFICE ENTRANCES



Ground floor uses and activation plan