

7. Detailed Planning Proposals

7.1 One Milton Avenue (S4)

ONE MILTON AVENUE (S4) PROJECT OVERVIEW



VISION

The brief for One Milton Avenue is to provide a modern, sustainable office building that extends the existing commercial development of Cambridge Square, while supporting the wider masterplan as it develops to the north. To this end a number of key principles were identified at the outset as being significant design drivers. These included:

- The importance of the building as the gateway to the next development.
- The building as a mediator between the office cluster and the residential quarter.
- A strong sense of materiality.
- Windows rather than curtain walls to provide an appropriate 'human scale' experience.

CONTEXT

These design principles reflect a wider trend in modern, sustainable workplaces, which calls for a more responsive and considered attitude to the building's environment. These include:

- The desire in modern workplace environments to include more outdoor amenity space.
- A holistic approach to sustainability.
- Market desire for flexible/adaptable space.
- Emerging new guidance, particularly within the British Council of Offices, to building heights and occupational density.



Illustrative view of One Milton Avenue from the north at the junction of Milton Avenue and Milton Walk.

ONE MILTON AVENUE (S4) PROJECT OVERVIEW

LOCAL CONTEXT

One Milton Avenue has been designed to reflect and enhance the local context, with particular reference to the following:

- The accompanying masterplan design principles.
- The emerging built environment, particularly in how it relates to the development around Cambridge Square.
- The emerging design for the new residential quarter to the north.
- The existing and proposed landscaping and public urban environment, as detailed in this document.

Future residential (S11-12)

Future residential (S13-16)

Future office (S8)

One Milton Avenue

One Cambridge Square (S3) under construction



Illustrative view of the entrance to One Milton Avenue.

Illustrative aerial view of the masterplan showing One Milton Avenue in context.

ONE MILTON AVENUE (S4) PROJECT OVERVIEW

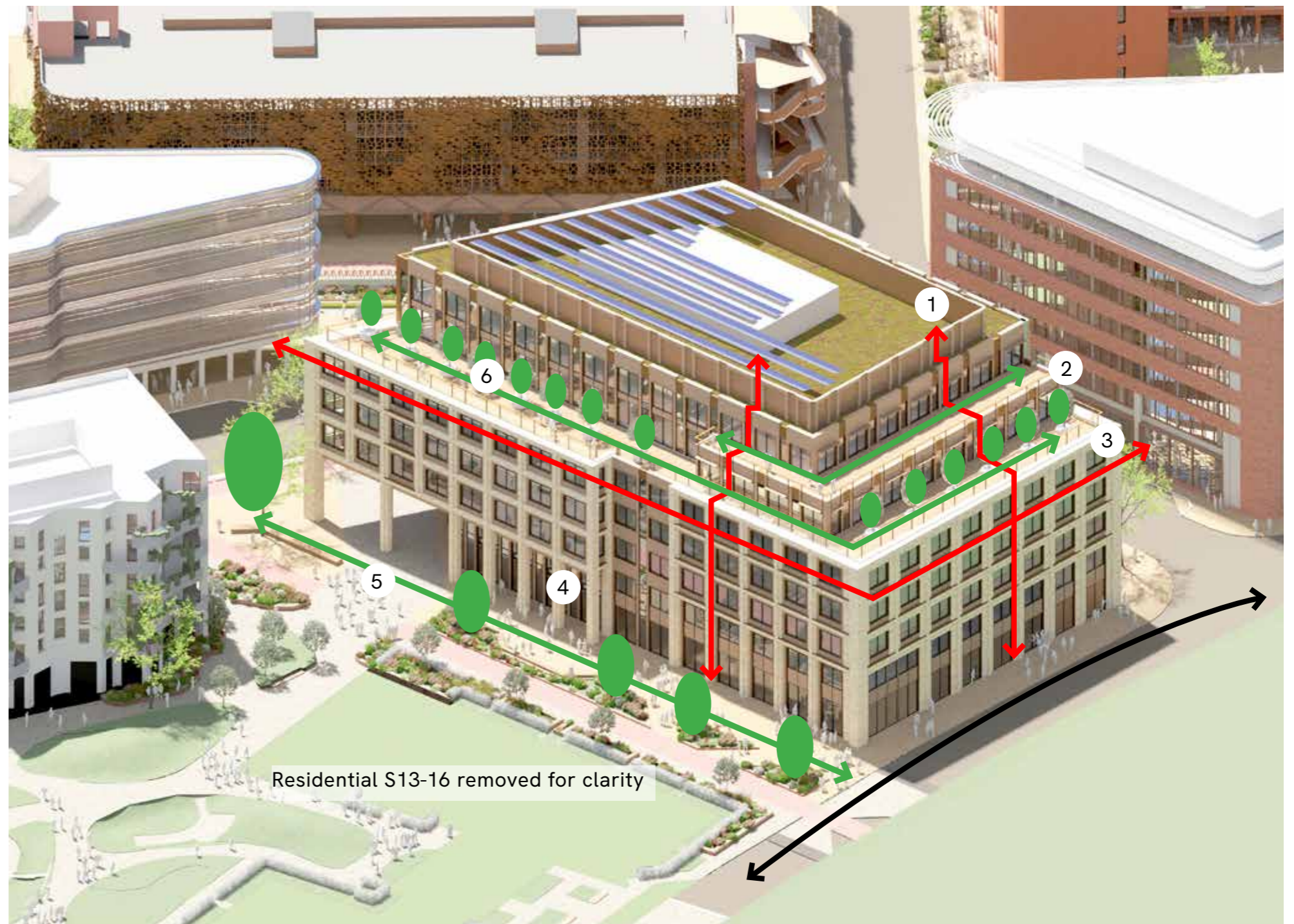


TOWNSCAPE

The design of One Milton Avenue, and the development of the masterplan in general, has sought to respond positively to the key townscape principles as defined in the *North East Cambridge, Landscape, Character and Visual Impact Appraisal*, as referred to in the *Draft Area Action Plan*. This is demonstrated in the following:

1. The roof line is articulated through significant changes in plane, height and building material.
2. Significant amenity terraces are introduced at levels 5 and 6 to ensure the building steps down between the higher commercial district to the south and the residential district to the northern and western boundaries.
3. A clear brick parapet line at level 5 reinforces the urban boundary of the guided bus way along Chesterton Way.
4. A similar palette of materials enhances the character of the development and legibility of the site. Deep brickwork reveals contribute to the environmental performance while maintaining a strong identity.
5. Dividing the site into legible building plots creates green links which are appropriately landscaped.
6. Areas for landscape planting have been identified both at street and terrace level, for the benefit of both the general public and building users.

The transition between the commercial and residential elements have been carefully considered with regards to the areas of landscape focus and the architectural treatment of the edge. These have been considered to avoid an abrupt transition between adjacent developments and sensitive receptors to the west.



Illustrative axonometric of One Milton Avenue showing key design principles.

ONE MILTON AVENUE (S4) PROJECT OVERVIEW



TOWNSCAPE

One key townscape principle, as defined in the *North East Cambridge, Landscape, Character and Visual Impact Appraisal*, concerns the heights in relation to the surrounding built environment.

To this end, through consultation and planning dialogue, One Milton Avenue has been designed to be a mediator between the height of 1 Cambridge Square to the south, and the lower residential development to the north.

This has been achieved through the introduction of meaningful amenity terraces to level 5.

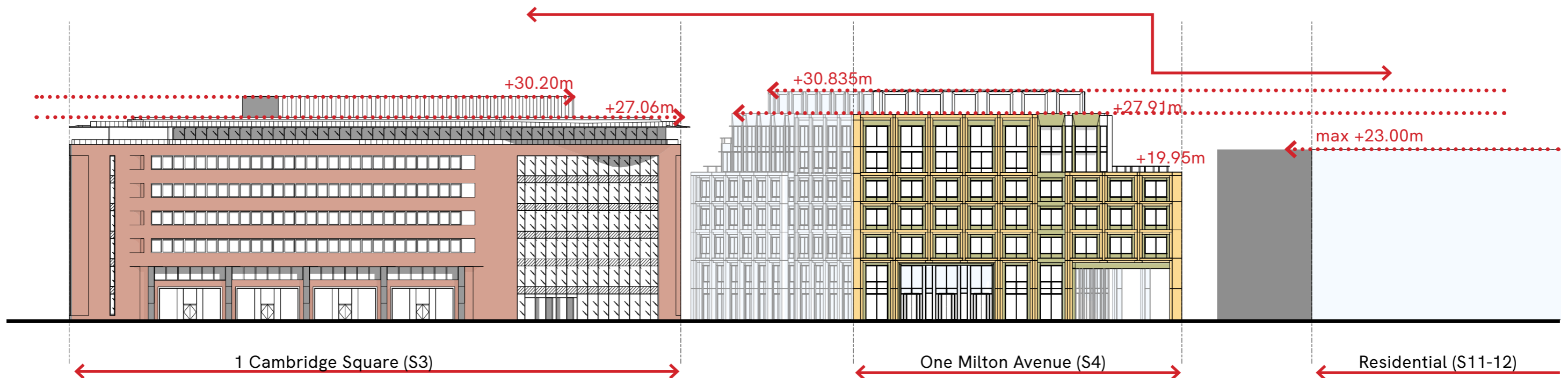
The total number of storeys matches the consented 1 Cambridge Square, the only minor difference in height being due to small incremental increases in floor-to-ceiling heights (due to changes in national guidance), as well as the slightly increased roof screen to conceal the advanced sustainable plant beyond.

Stepped terraces to
Chesterton Way

Terrace facing
Milton Walk



Model of Milton Avenue showing terraces to the north-west and south-west.



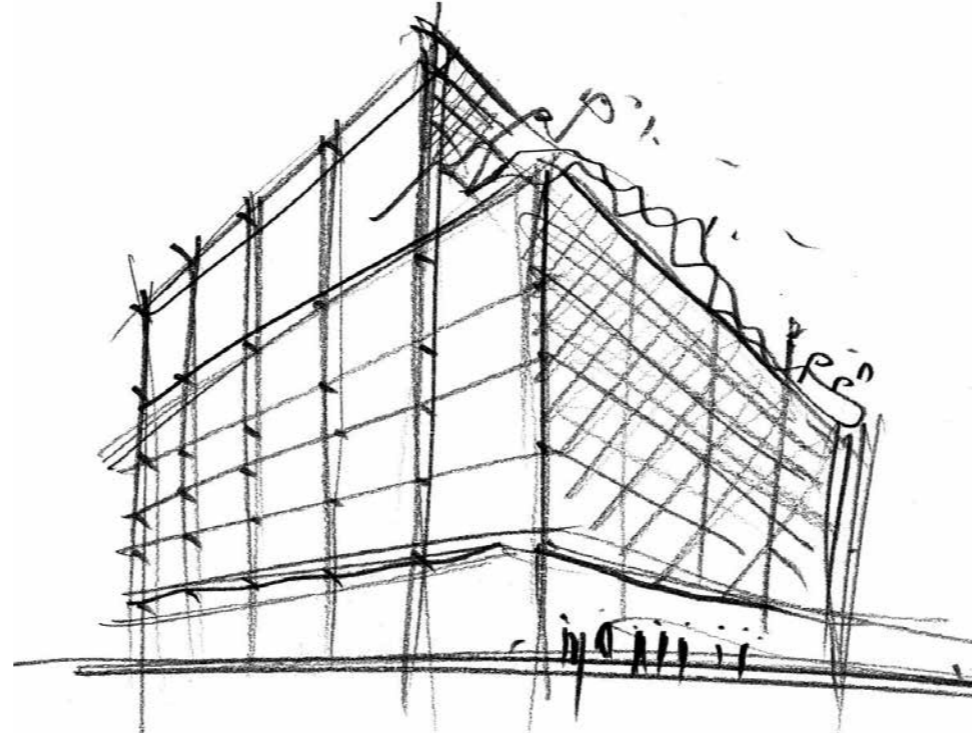
Context elevation along Milton Avenue.

ONE MILTON AVENUE (S4) GENERAL ARRANGEMENT

PROPOSED FORM AND MASSING

The form and mass of One Milton Avenue has developed through the pre-application consultation period to reflect the wider masterplan principles. This has included the following key amendments:

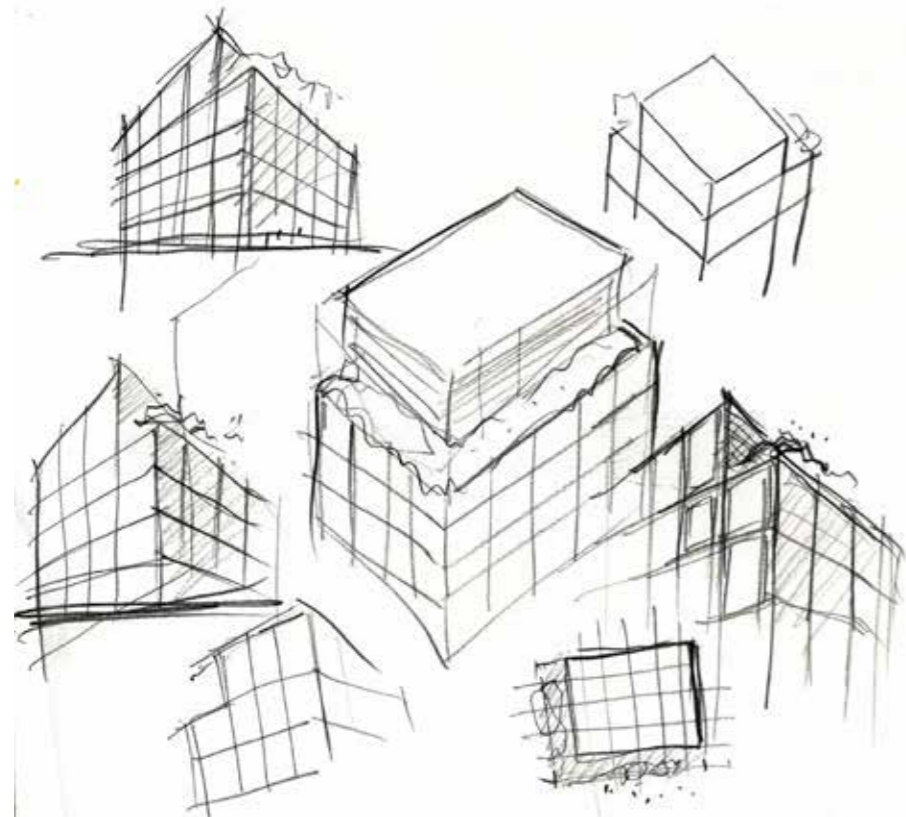
- The building mass mediates between the office cluster and the residential via a 'stepping down' of scale and mass to sensitive northern and western receptors.
- The building is set back at ground level along key pedestrian desire lines to encourage movement through the masterplan.
- The building has multiple upper floor terraces, which allow light and views, while also providing external amenity space for the occupiers.
- The massing of the rooftop plant has been considered as part of the overall composition in both its form and materiality.



Concept sketch of stepped terrace facing residential.



Illustration of entrance on Milton Avenue.



Concept development of massing principles.



Illustration of colonnaded access to residential.



Illustration of upper amenity terraces.

ONE MILTON AVENUE (S4) GENERAL ARRANGEMENT

DESIGN EVOLUTION

The accompanying illustrations demonstrate the design development from a self-contained singular mass to a more articulated response to the site. These significant enhancements include:

- Inboard main entrance for legibility.
- Dropping the brick shoulder to line through with the emerging context.
- Colonnaded cut-through space to enhance pedestrian flow.
- Upper level setbacks and terraces for visual amenity and wellbeing.

In addition, the amount of glazing has been significantly reduced/articulated on the northern side to reflect the development of the residential scheme opposite.



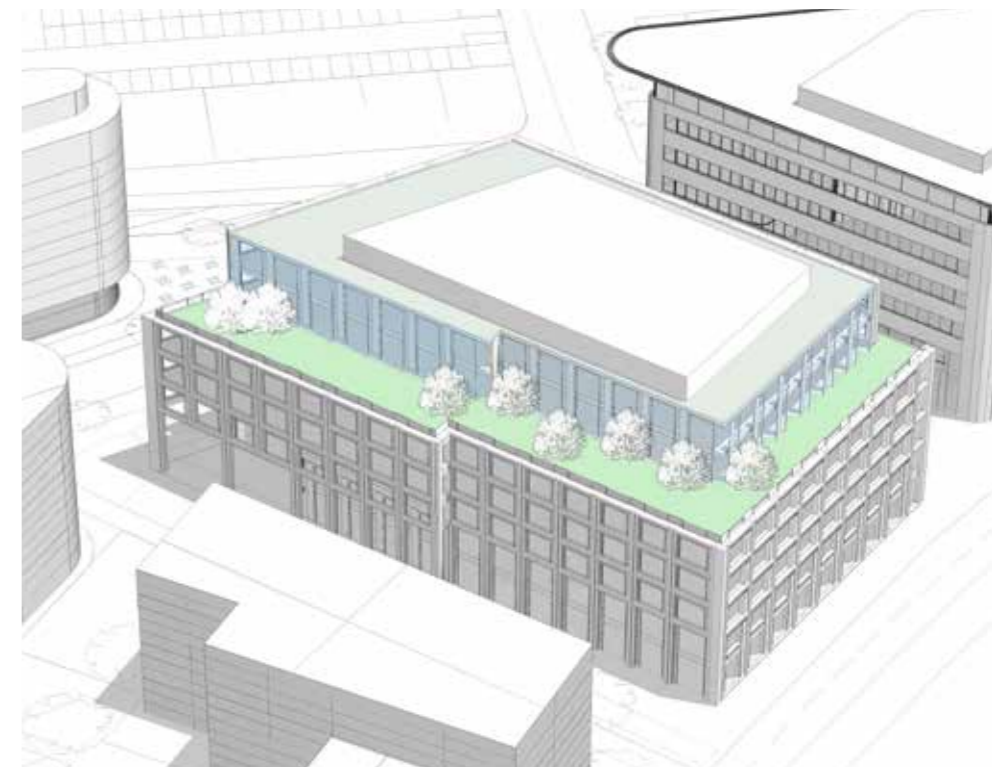
Early render exploring a 'singular' form.



Early residential with greater glazing facing north-west.



Developing the scheme with added colonnade.



Early concept study adding amenity terraces to upper levels.

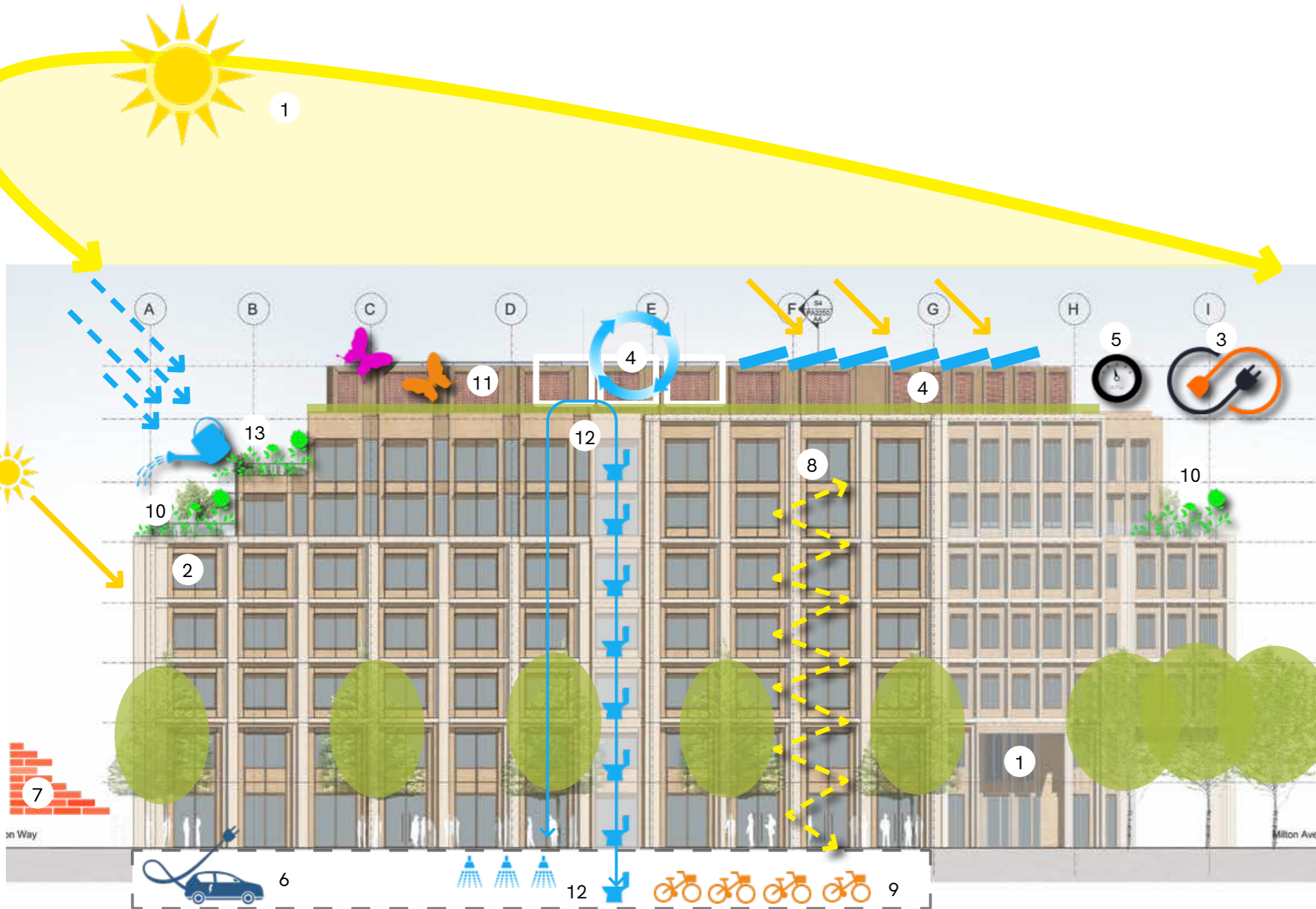
ONE MILTON AVENUE (S4) GENERAL ARRANGEMENT

ENVIRONMENTAL ASSESSMENT

The environmental strategy has been developed in line with the *Cambridge North Sustainability Strategy* and the *Five Capitals* framework.

- Physical capital
- Social capital
- Economic capital
- Human capital
- Natural capital

1. The building's mass has been carefully considered to maximise the amount of natural shading through deep reveals, inset entrance areas and colonnaded pedestrian spaces.
2. The building fabric has been designed with a high thermal performance, the size and orientation of windows are designed to minimise solar gain and heat loss.
3. Consideration of low and zero carbon technologies has led to the inclusion of an all-electric system.
4. Air source heat pumps and PVs provide renewable energy.
5. Smart meters record both energy and water usage.
6. Electric vehicle charging is included in the basement.
7. Risk assessed materials for robustness and resistance have been chosen to withstand environmental change due to climate change.
8. The primary staircase has been strategically positioned to promote an active lifestyle.
9. Sufficient cycle storage and changing facilities have been included.
10. Green amenity roof.
11. Brown biodiverse roof.
12. Water efficiency has been increased through reduced flow rates in showers and WCs.
13. Rainwater recycling to be considered in detail design for irrigation.



Illustrative diagram highlighting key environmental principles.

ONE MILTON AVENUE (S4) GENERAL ARRANGEMENT



AREAS AND DISTRIBUTION OF USES





One Milton Avenue is comprised of the following uses and distribution of areas.

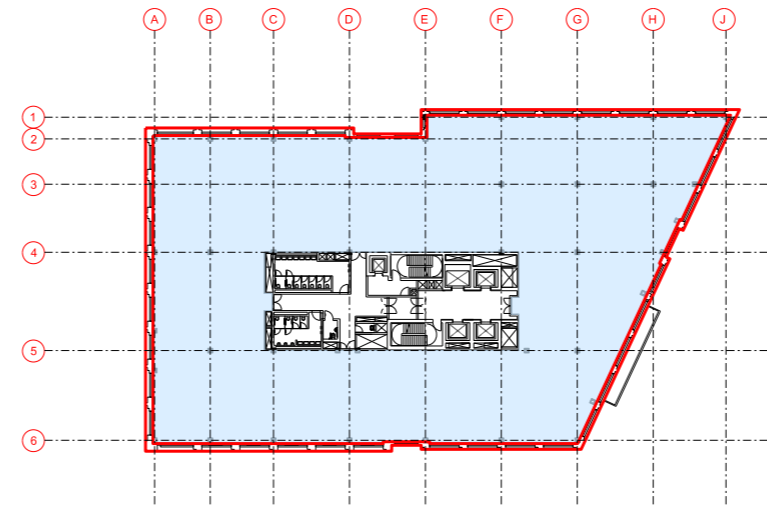
Total GEA 18,575m²/199,939ft²
Includes basement and level 07 internal plant.

Total GIA 17,326m²/186,495ft²
Includes basement and level 07 internal plant.

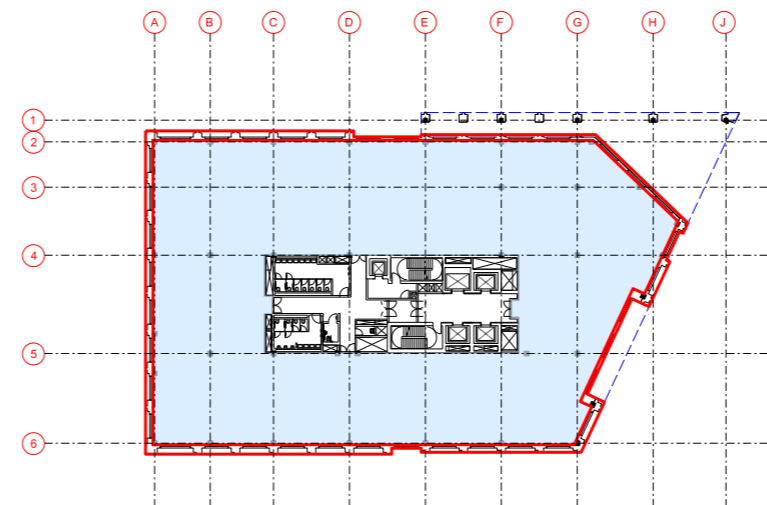
Total terraces 702m²/7,556ft²

60 car parking spaces in basement.

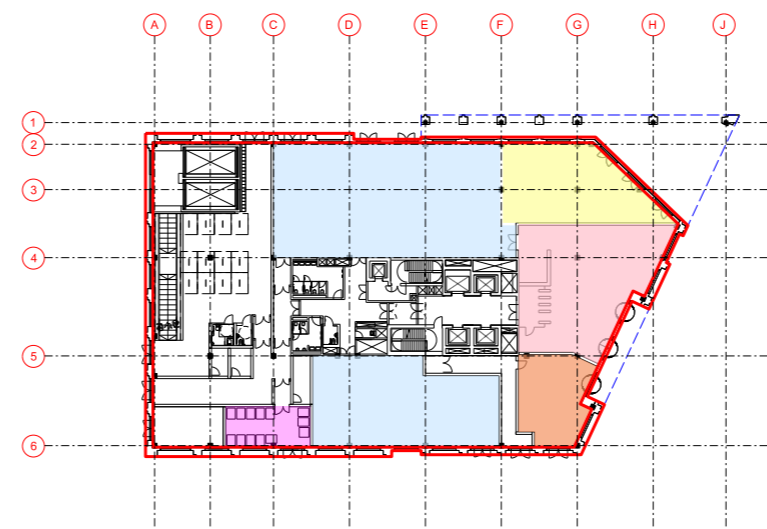
	OFFICE TOTAL GIA	12,639m ² /136,045ft ²
	RECEPTION GIA	225m ² /2,422ft ²
	RETAIL GIA	84m ² /904ft ²
	FUTURE ACTIVATION SPACE GIA	152m ² /1,636ft ²



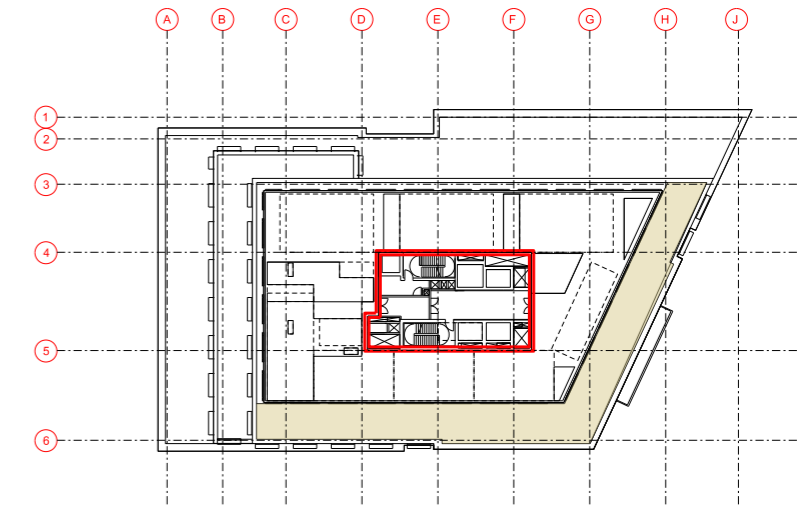
Levels 02 to 04



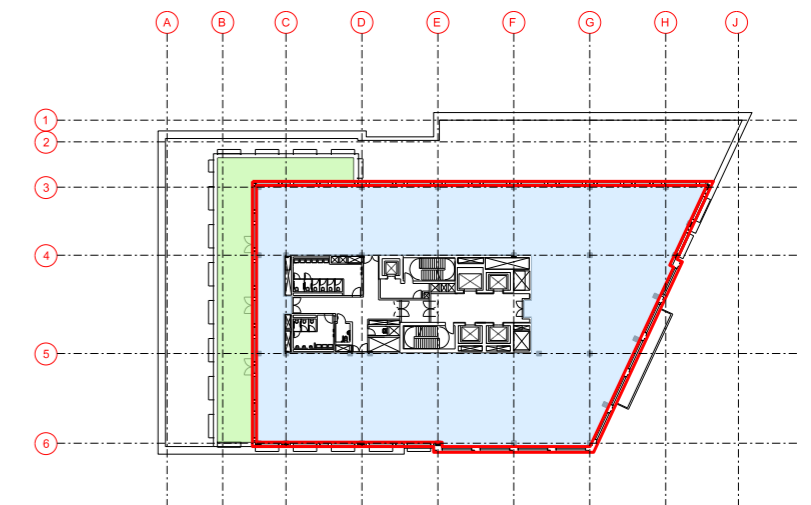
Level 01



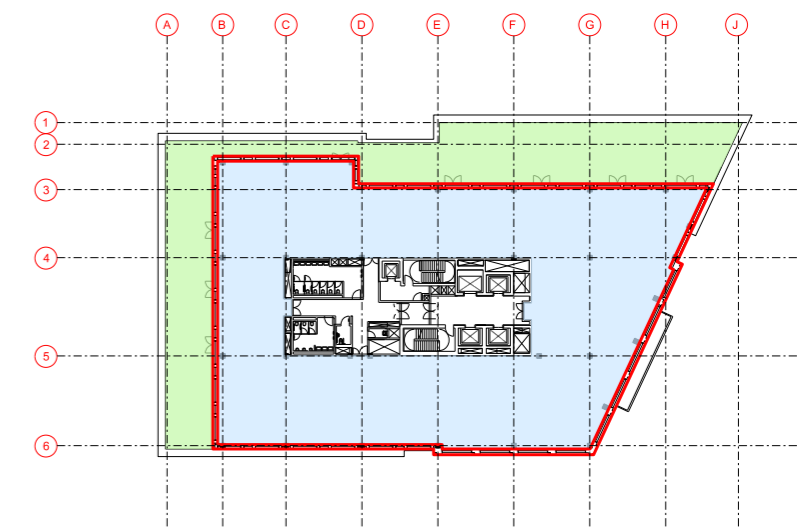
Ground floor



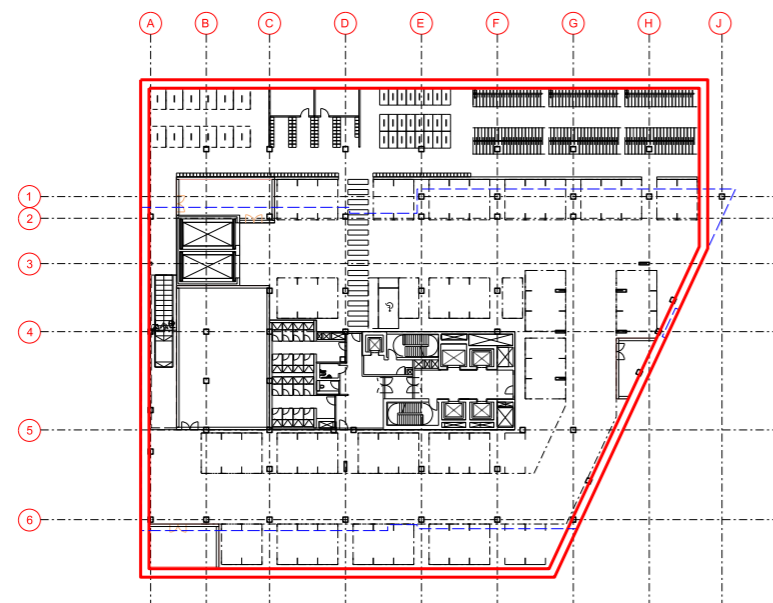
Roof level with biodiverse



Level 06 with amenity terrace



Level 05 with amenity terrace



Basement level



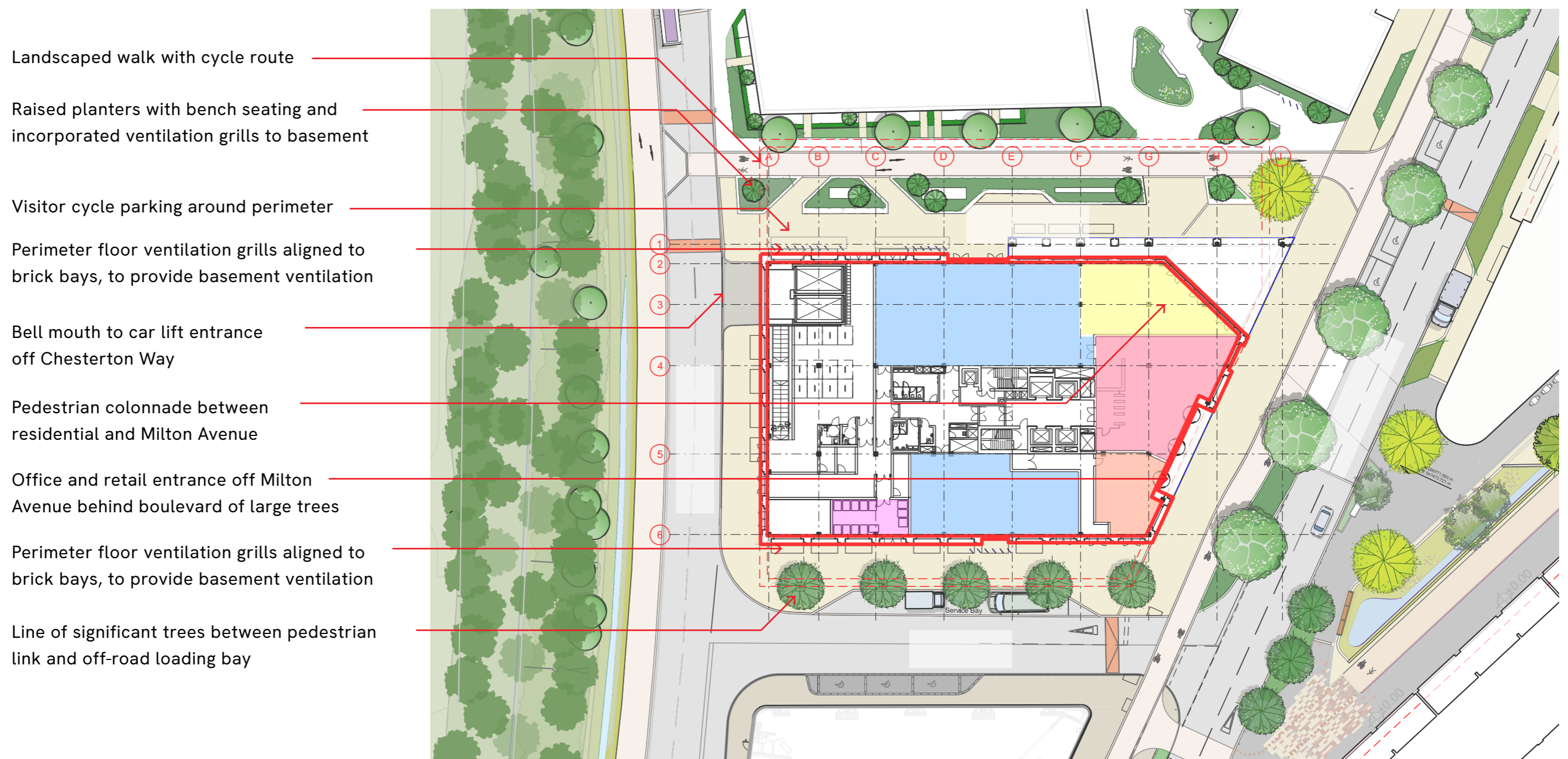
ONE MILTON AVENUE (S4) GENERAL ARRANGEMENT



SITE PLAN AND LANDSCAPE

The landscape around One Milton Avenue has been developed in collaboration with the key masterplan principles, to ensure a welcoming and accessible environment for visitors and users alike.

Careful consideration has been given to ensure technical requirements, such as basement ventilation and building servicing, have been fully integrated to ensure a seamless experience.



One Milton Avenue within landscape masterplan

ONE MILTON AVENUE (S4) GENERAL ARRANGEMENT

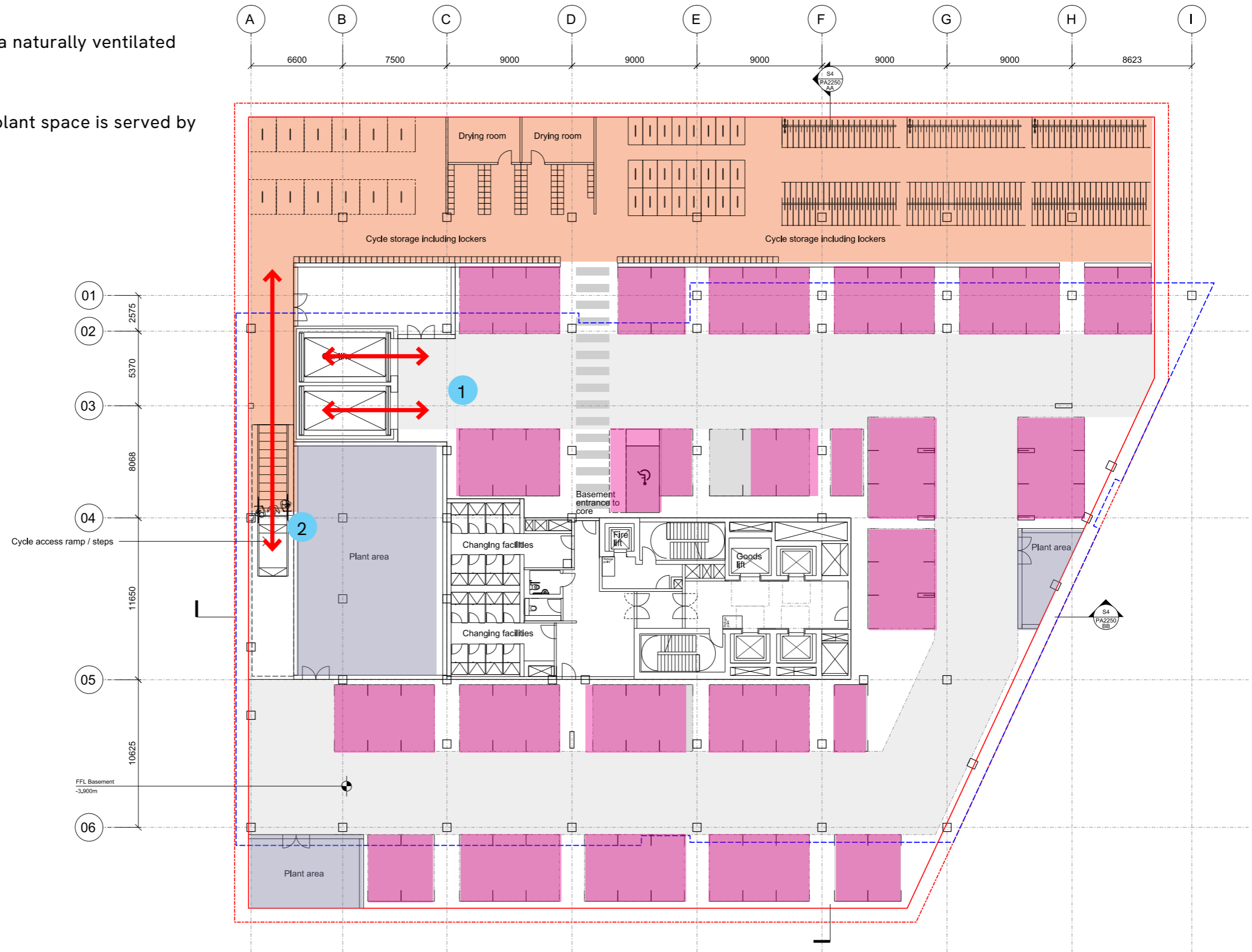


BASEMENT FLOOR PLAN

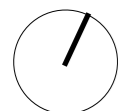
The basement level of One Milton Avenue is a naturally ventilated space for both cars and cycle parking.

It also contains cycle welfare facilities, and plant space is served by the main core.

1. Car lifts serving private car parking
2. Cycle ramp 1:4 with landings



- PARKING
- CYCLING FACILITIES
- PLANT
- VEHICULAR ROUTE



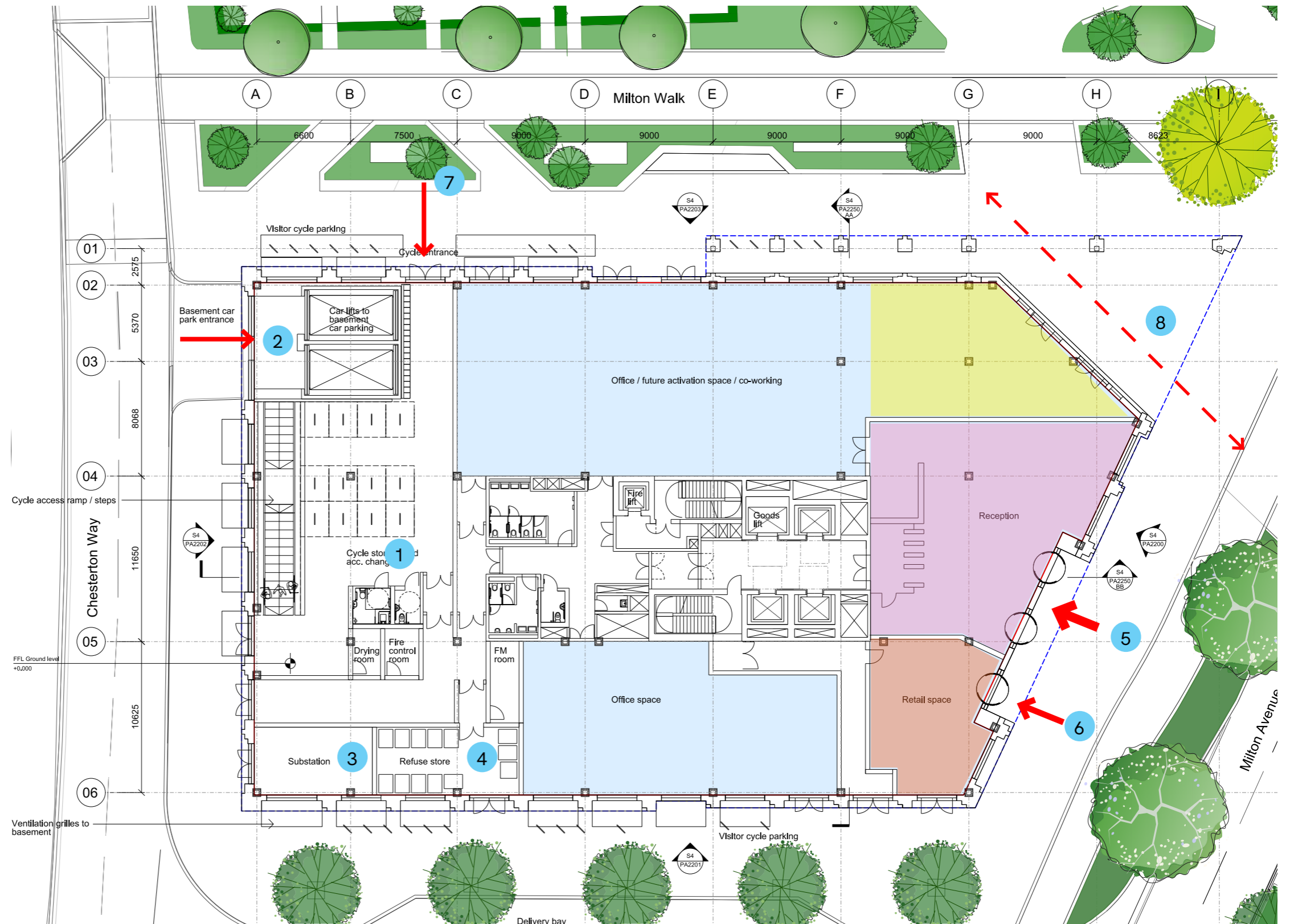
ONE MILTON AVENUE (S4) GENERAL ARRANGEMENT



GROUND FLOOR PLAN

The ground floor of One Milton Avenue contains a mixture of uses with activated frontages to all key elevations.

1. Accessible cycle facilities
2. Car lifts
3. Sub-station
4. Refuse store
5. Main office entrance
6. Retail entrance
7. Cycle entrance
8. Pedestrian access to Milton Walk



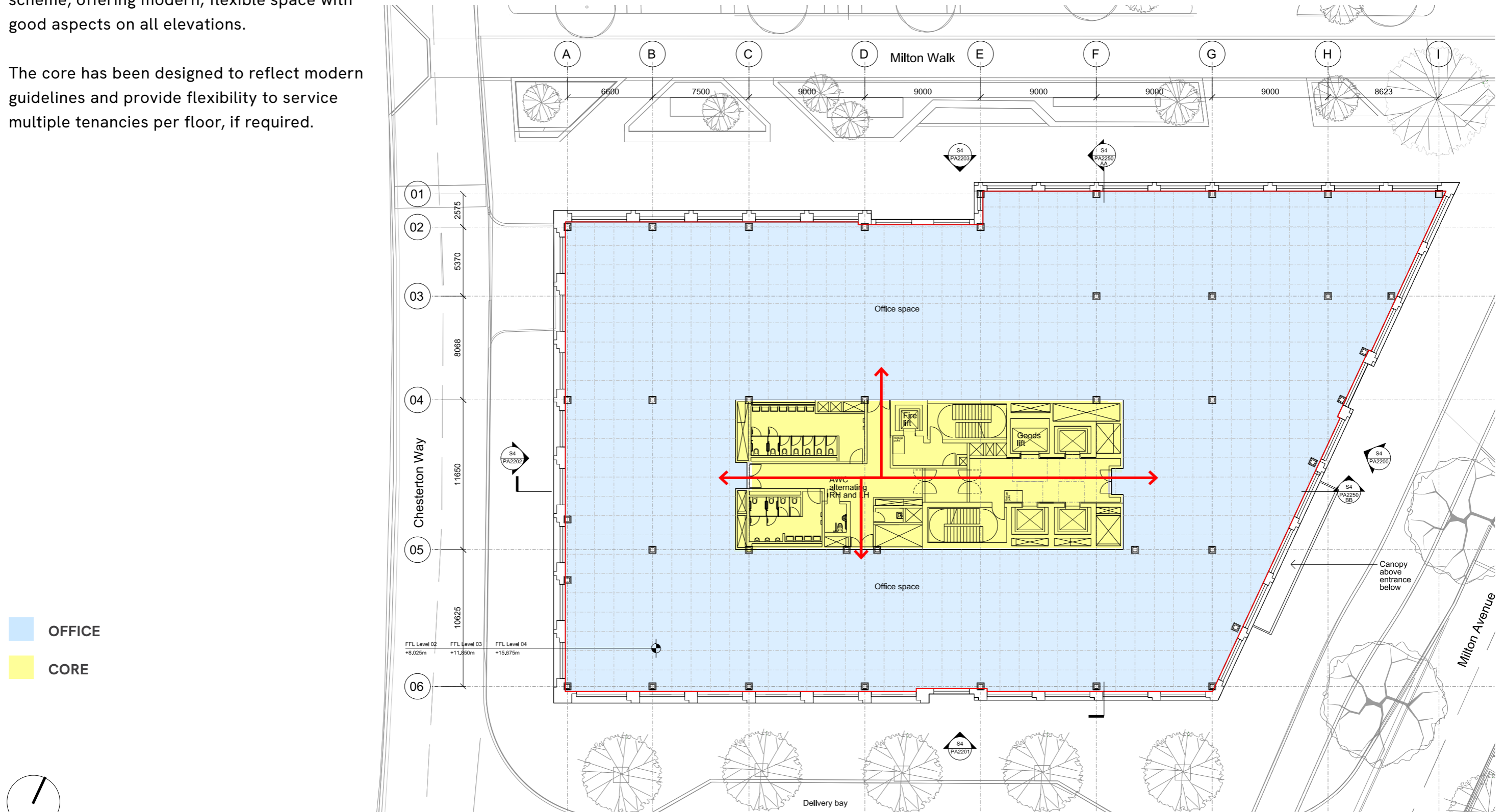
ONE MILTON AVENUE (S4) GENERAL ARRANGEMENT



TYPICAL FLOOR PLAN

One Milton Avenue is a centre core office scheme, offering modern, flexible space with good aspects on all elevations.

The core has been designed to reflect modern guidelines and provide flexibility to service multiple tenancies per floor, if required.



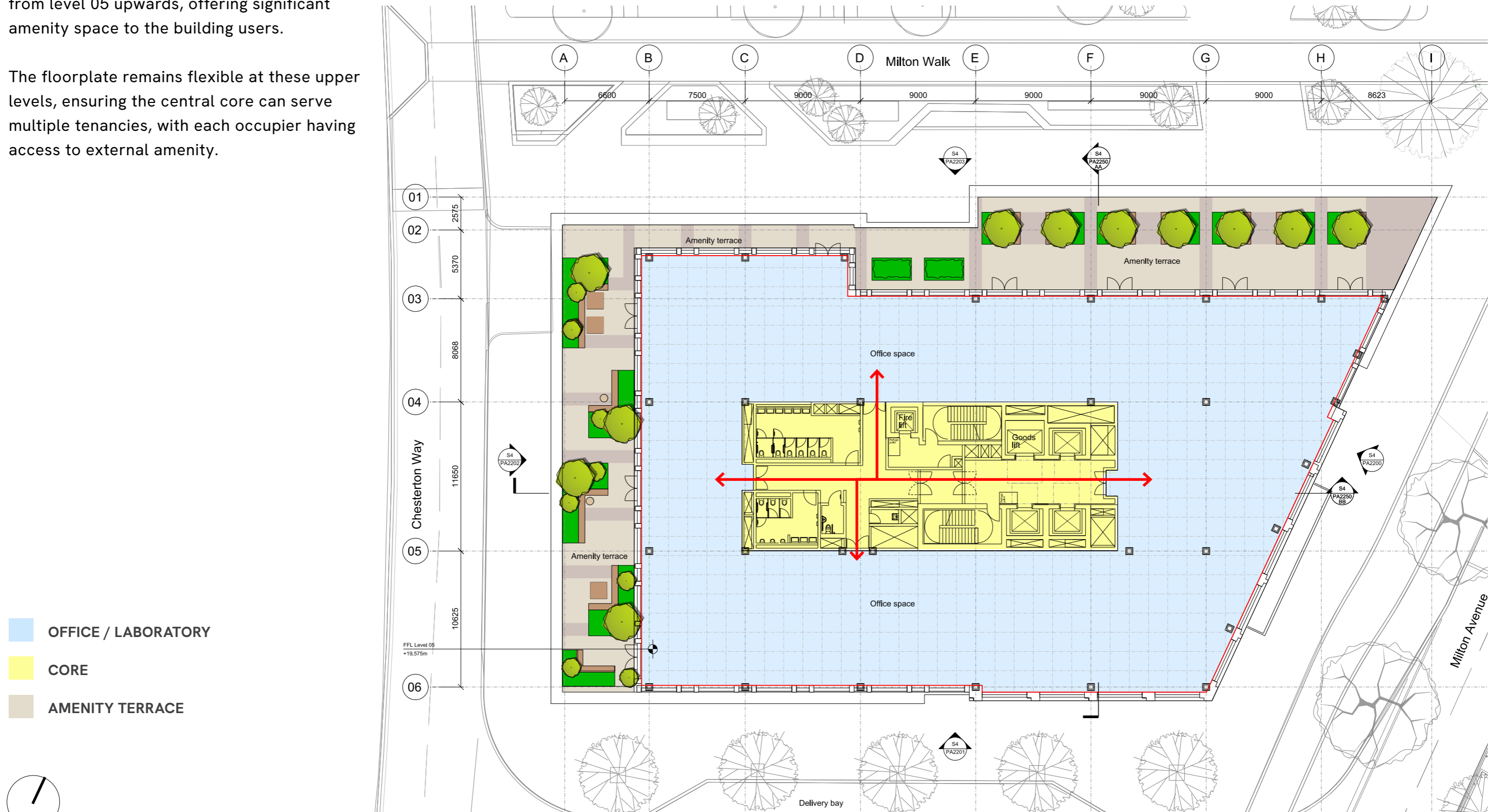
ONE MILTON AVENUE (S4) GENERAL ARRANGEMENT



LEVEL 05

The building steps back to the north and west from level 05 upwards, offering significant amenity space to the building users.

The floorplate remains flexible at these upper levels, ensuring the central core can serve multiple tenancies, with each occupier having access to external amenity.



ONE MILTON AVENUE (S4) GENERAL ARRANGEMENT



TENANCY SPLIT OPTIONS

The fire and servicing strategies have been developed to ensure a flexible floorplate. Each level can accommodate up to three tenancies without the need for additional riser space, utilising additional core lobbies to ensure a choice of fire escapes.

