

“The buildings of the triangle site will frame a central urban square, provide active edges to the surrounding streets and are key landmark buildings when seen from Station Square and Milton Avenue.”

8.0 / Outline Proposal - Triangle Site

8.0.1 In this section, I will set out how the Outline Parameters for the Site allow for 2 high quality office building for office, life sciences, research and development to come forward in a number of different configurations. The buildings are designed to satisfy the under-provision of contemporary, best of class office and lab spaces, which determines their overall size parameters and requirements. The demand for buildings of this type has been extensively tested and is acknowledged locally and nationally.

8.0.2 The buildings will frame a central urban square, provide active edges to the surrounding streets and are key landmark buildings when seen from Station Square and Milton Avenue. Guidelines are clear in height to define a varied roof-space for these plots and their contributions to a varied townscape silhouette when seen from afar.

8.0.3 Guidelines are flexible enough to preserve a large degree of flexibility for these buildings to evolve in conversation with the Planning Authority in the future to address questions of design, materiality and detail.

8.1 / Context



Fig. 149 Parameter plan 07 - Proposed uses Ground floor, highlighting the triangle site

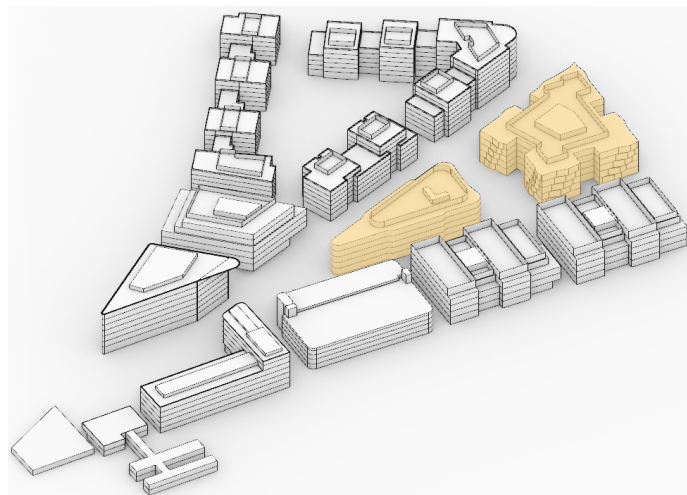


Fig. 150 Site Context, triangle site highlighted

- 8.1.1 The triangle site is bound by the three main arterial streets within the development – the proposed pedestrianised Station Row to the East, Milton Avenue to the West and Cowley Road to the North.
- 8.1.2 This marks the triangle site as a prominent location at the centre of the site – with the new proposed civic Chesterton Square linking the eastern laboratory enabled buildings to the Residential Quarter to the west.

- 8.1.3 The southern nose of the plot is situated at the intersection of Milton Avenue and the proposed Station Row, serving as a gateway to the scheme guiding commuters coming from Cambridge North Station towards the north. Pedestrian and Cycle traffic is concentrated along the eastern side of the plot through Station Row, whereas the western boundary accommodates both vehicular, pedestrian and cycle traffic. Cowley Road north services the northern edge of the plot as well as the neighbouring 3 Station Row.
- 8.1.4 Due to its location at the centre of the masterplan, the triangle site contains the three key civic spaces at the hearth of the Appeal Site, namely Central Piazza, Chesterton Square and Wild Park as set out in section 6.2.3. Given its central location, the block sits at the intersection of all north-south and east-west routes across the site, and fulfils a key civic function as the heart of the development.
- 8.1.5 The triangle site comprises 2 buildings: 'One Station Row' (S9), an office building for life sciences, research and development, to the North and the 'Two Milton Avenue' (S8) office building to the south. Both buildings have a distinctive massing and scale that fits suitably into the triangle site boundary.

8.2 / Brief



Fig. 151 Physical model of the illustrative design for “Two Milton Avenue” (S8) and “One Chesterton Square” (S9)

The brief of the triangle site has evolved following its development and consultation. The primary principles that had been set forth by the client from the conception of the triangle site include:

- Create a landmark buildings of high-quality architecture that will serve as a gateway into the proposed Masterplan, designed in accordance with the architectural design principles set out in section 5 and the Design and Access Statement, Pages 48 to 71.
- Provide commercial science and office space capable of accommodating life science research and development.
- Design both flexible and adaptable buildings, providing space for a range of tenants, from smaller scale incubator space through to more established users,
- Incorporate a well-activated ground level to activate Station Row, Milton Avenue and all associated civic spaces,
- Create a permeable environment enhancing a distinct east-west connection throughout the site,
- Maintain a distinctly local identity with its design and materiality in adherence to the Architectural Design Principles (ADP - Section 5).

8.3 / Compliance Masterplan Design Principles



Fig. 152 Aerial Render Illustrating the setting of the Triangle Site

8.3.1 In summary, the outline design of the Triangle Site supports the Urban Design principles of UDP 1, UDP 2, UDP 3, UDP 4, UDP 5, UDP 8, and UDP 9 as set forth by the masterplan. Although submitted as an outline application, an illustrative layout of the triangle site has been provided to give an indication of the architectural ambitions envisioned for the buildings. It should be noted that these layouts are subject to further development pending a detailed application. Any proposed building will also need to meet the Architectural Design Principles (Commercial), ADPC 1 – 9 in its design to meet the key principles addressed in the conception of the masterplan.

8.3.2 Compliance with these Design Principles is achieved through:

- Utilising the proposed S8 and S9 buildings to frame and create a large public square, contributing to the broader open space network of pedestrian spaces. (UDP 1)
- Maximising retail frontages and Class E/F Flexible use spaces on ground level to activate the surrounding streetscapes. (UDP 2)
- Allowing S9 to be outlined as a lab enabled office building, embedding flexibility within the masterplan to meet evolving needs of the local markets (UDP 3)
- Parameter plans have been set out in line with lab requirements (UDP 4)
- Set out ambitious sustainability targets for construction, material and building management strategies. (UDP 5)
- Outlining a bicycle storage strategy to be adopted that ensures bicycles will be stored within the building with publicly facing access along activated frontages. (UDP 8)
- Contributing to the goals of an employment led scheme by delivering on lab enabled office space (UDP 9)

8.4 / Response to Consultation

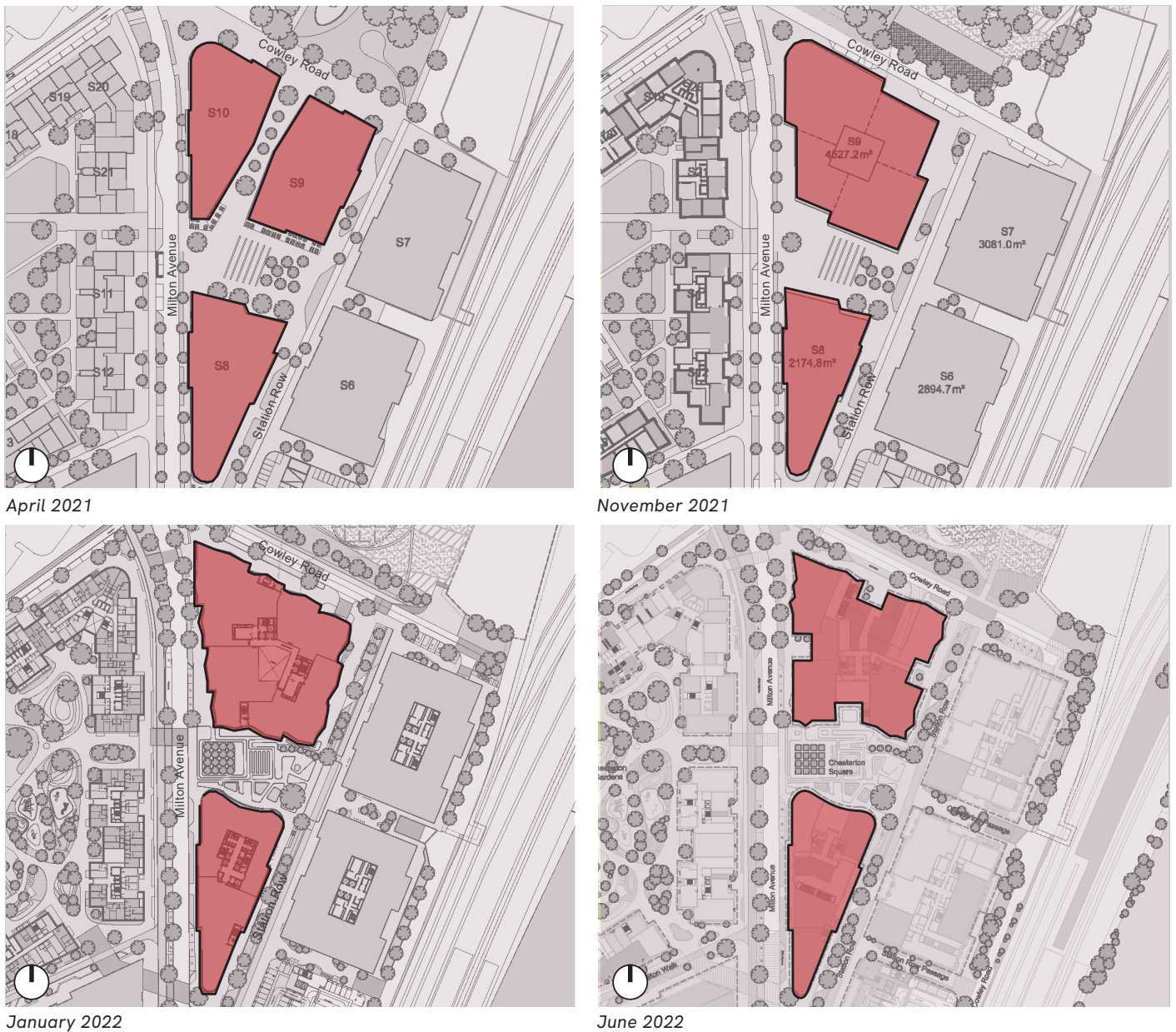


Fig. 153 Plan drawings illustrating the Massing Evolution of the Triangle Site

Throughout the development of the triangle site, a number of key design decisions have been made in response to feedback from consultation with the planners. The overarching evolution of the triangle site in relation to the wider masterplan has been set out in the Design and Access Statement, pages 83 to 101. In particular, some of the keys changed adopted include:

8.4.1 Appropriate building mass:

Following discussions with the planners concerning the building mass, a range of options were considered to determine the appropriate ratio of building mass to open space. Several options featuring three relatively smaller-sized buildings, with narrow passages creating distinct building blocks as well as fewer, slightly larger building blocks allowing for more open space, were

evaluated. Ultimately, it was agreed to position two buildings along the northern and southern edge of the plot, thereby facilitating an appropriately sized central open space, as well as a central space situated at the intersection of Milton Avenue and the proposed Station Row.

8.4.2 Inclusion of Basement:

Following discussion with the planners regarding height and the silhouette of the eastern edge as well as the central area of the Appeal Site, the illustrative scheme includes a full basement level to reduce the overall height of the buildings whilst providing the required parking spaces for the commercial scheme. Please refer to the Design and Access Statement, pages 142 to 177.

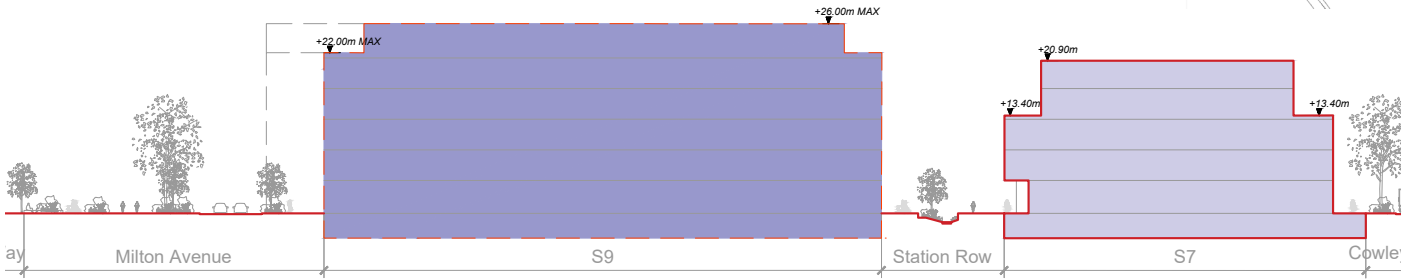


Fig. 154 Parameter Section AA' - Building S9 east-west parameter section (north side)

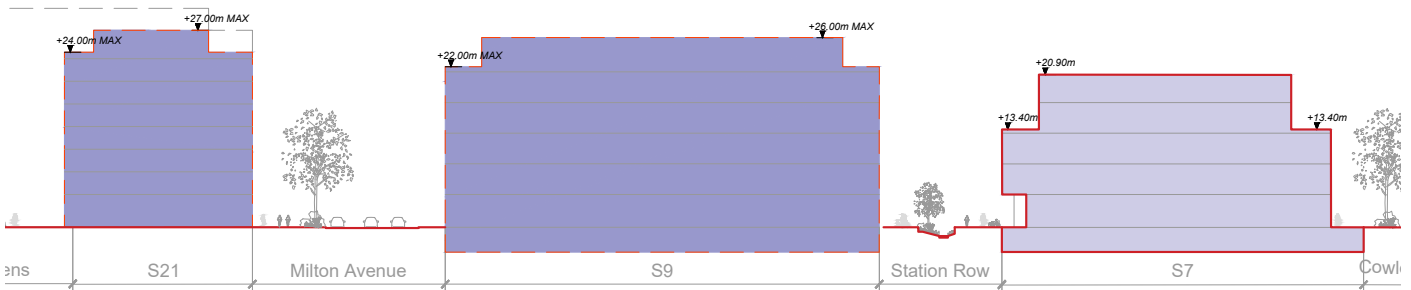


Fig. 155 Parameter Section BB' - Building S9 east-west parameter section (south side)

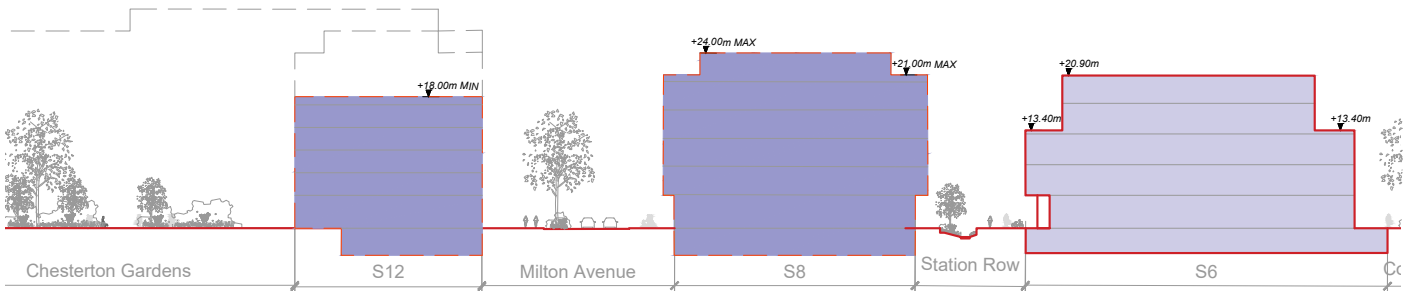


Fig. 156 Parameter Section DD' - Building S8 east-west parameter section

8.4.3 Height

Following discussions with the planners, careful consideration has been given to the building height of Two Milton Avenue (S8) and One Chesterton Square (S9), forming part of the triangle site. Both buildings have undergone a reduction of height by one storey, ultimately resulting in a proposed building outline for up to 5 levels + plant.

The parameter plans have been carefully articulated to create a landmark corner facing Cowley Road, providing an attractive gateway into the scheme when approaching the Appeal Site from the north. This is in line with the NEC AAP, which designates a landmark location corresponding to the northwestern corner of the triangle plot.

Please refer to the Design and Access Statement, pages 144 to 148 and the Parameter drawings (CD1.77 a-i) for further detailed information.

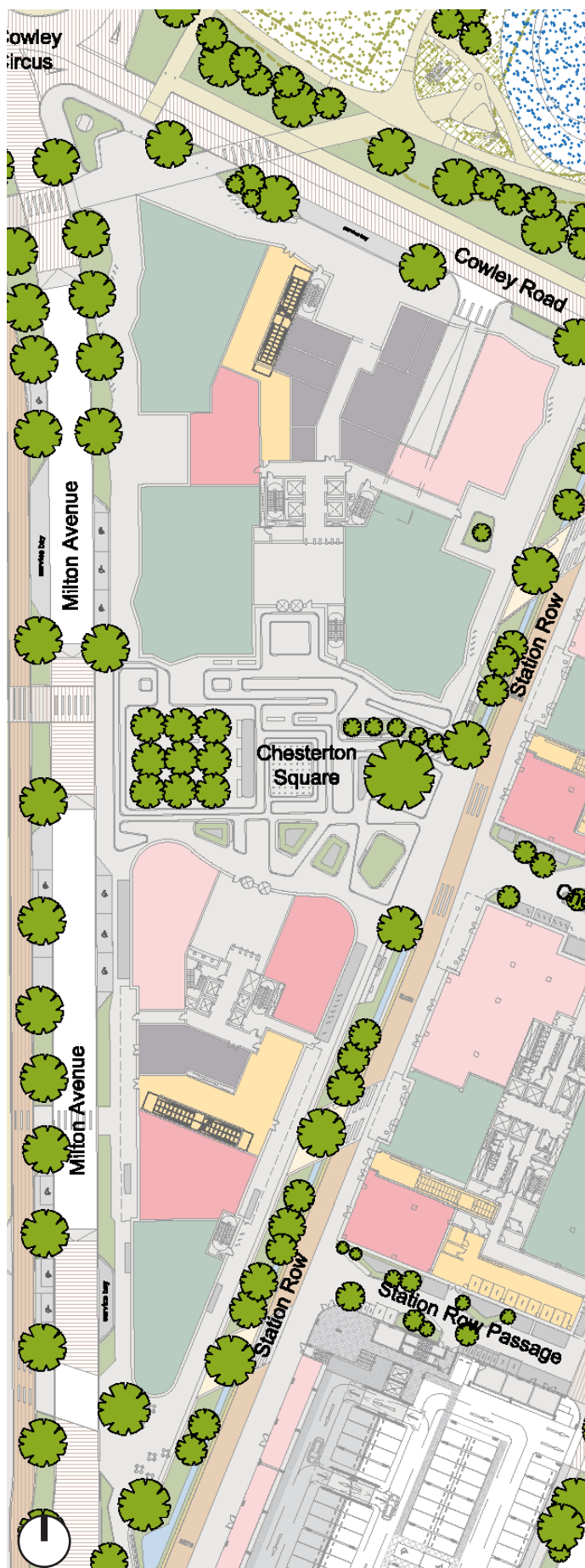
8.4.4 Open Space

The triangle site is centred on Chesterton Square, flanked by Two Milton Avenue (S8) and One Chesterton Square (S9). The size and proportions of the square have been carefully considered in relation to the mass of its adjoining building blocks.

Following consultation with the planning authority, a combination of good tree planting, a water feature, high-quality hardscape and urban furniture are proposed. The central square serves as the focal point of the Appeal Site, establishing links and lines of vision into the diverse character zones of the broader masterplan.

A smaller public space, referred to as the Central Piazza, is proposed to be located to the south of Two Milton Avenue (S8). This smaller civic square provides a focal point when entering the Appeal Site from Cambridge North Station.

8.5 / Uses



8.5.1 In addition to the reception area and office space at ground floor level, other uses such as retail, F&B and cycle amenities have been provided to contribute to a sustainable mix of accommodation in the proposed office building, Two Milton Avenue (S8).

8.5.2 In addition to the office and laboratory enabled space on the upper levels, One Chesterton Square (S9) is offering a reception area, office space as well as proposed retail and F&B spaces; and cycle amenities contribute to a sustainable mix

Fig. 157 Illustrative ground floor Masterplan

- Legend:
- Office / Laboratory
 - General Retail
 - F&B
 - External Cycle Parking
 - Internal Cycle Parking

8.6 / Built Form - S8



Fig. 158 Aerial View S8

8.6.1 S8, with its address as Two Milton Avenue, has a distinctive triangular shape with rounded nose, providing a landmark at the intersection of Station Row and Milton Avenue. The illustrative scheme, forming part of the outline application, proposes a curved geometry with a horizontal emphasis celebrating the distinct triangular geometry of the plot by drawing the eye along the building.

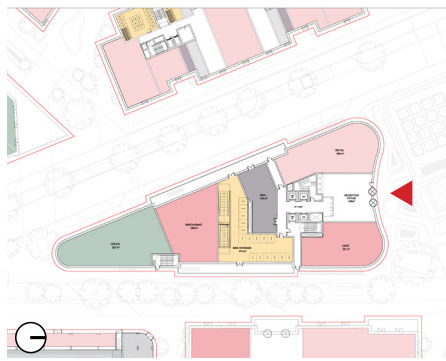


Fig. 159 Ground Floor Plan S8

8.6.2 The principal access to the building block is envisaged to be located on the northern side of the building, facing the civic square and contributing to the ground floor activation. Access to cycle amenities can be accommodated on both its eastern and western facade, whilst access for services are proposed to be located along the western facade in close proximity to the service bays and drop-off areas.

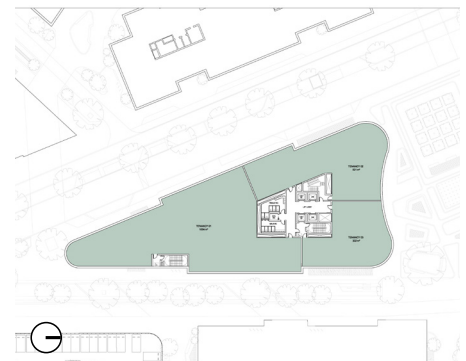


Fig. 160 Typical Floor Plan S8

8.6.3 A typical floor provides approximately 1,850 sqm NIA of office space. Each floor plate can easily be subdivided into up to three separate tenants, providing space for a range of tenants from smaller scale to more established users.

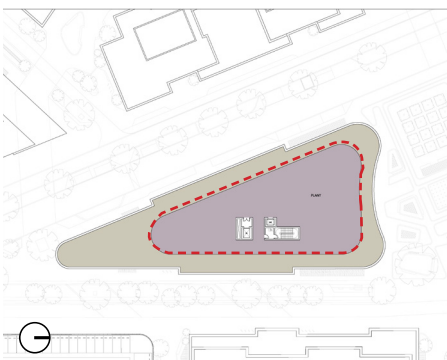


Fig. 161 Roof Plan S8

8.6.4 The plant at roof level shall be set back in order to reduce visible impact from street level as well from the long distance views.

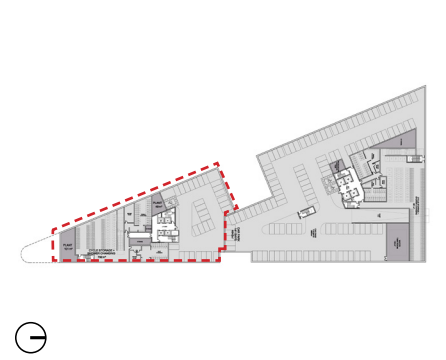


Fig. 162 Overall Basement Plan S8, S9

8.6.5 One level of integrated basement shared with One Chesterton Square (S9) houses both car and cycle parking provision and plant area as well as amenities for the office users such as showers, changing rooms and lockers.



Fig. 163 Render of illustrative design

8.6.6 The building design is indicative only, this building forms part of the Outline Planning Application. Please see the Design and Access Statement, Pages 166 to 177 and Section 8 of this document for further information.

8.7 / Built Form - S9



Fig. 164 Aerial View S9

8.7.1 S9, with its address as One Chesterton Square, is the largest office building for life sciences, research and development within the masterplan. The illustrative scheme, forming part of the outline application, proposes a massing split into four quarters, creating a finer rhythm of frontages along its edges. Its materiality and facade geometry are subtly varied, creating changes in rhythm and colour when seeing the building from close and afar.

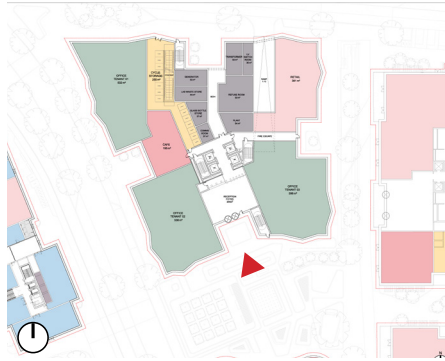


Fig. 165 Ground Floor Plan S9

8.7.2 The principal access to the building block is envisaged to be located on the southern side of the building, facing the civic square and contributing to its ground floor activation. Access to cycle amenities can be located along its western, northern or eastern facade. The illustrative scheme proposes cycle store access from Cowley Road North adjacent to the vehicular basement access. Service access is equally proposed alongside the northern facade, located in close proximity to a large service bay.



Fig. 166 Typical Floor Plan S9

8.7.3 A typical floor of the illustrative scheme provides approximately 3,2560 sqm NIA of laboratory enabled space. The large floor plates can easily be sub-divided into up to four separate tenants, providing space for a range of tenants from smaller scale to more established users.

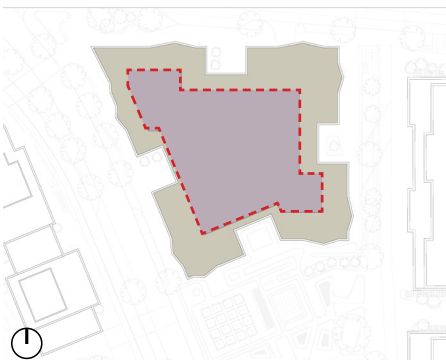


Fig. 167 Roof Plan S9

8.7.4 The plant at roof level shall be set back in order to reduce visible impact from street level as well from the long distance views from its surroundings.

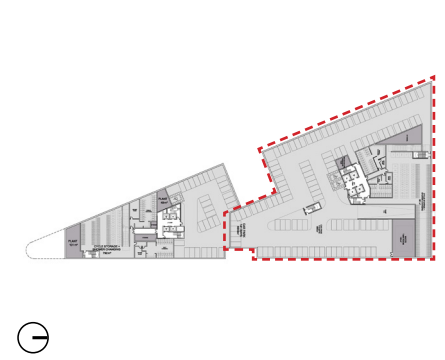


Fig. 168 Overall Basement Plan S8, S9

8.7.5 One level of integrated basement shared with Two Milton Avenue (S8) houses both car and cycle parking provision and plant area as well as amenities for the office users such as showers, changing rooms and lockers.



Fig. 169 Render of illustrative design

8.7.6 The building design is indicative only, this building forms part of the Outline Planning Application. Please see the Design and Access Statement, Pages 151 to 165 and Section 8 of this document for further information.

8.8 / Height and Scale - S8

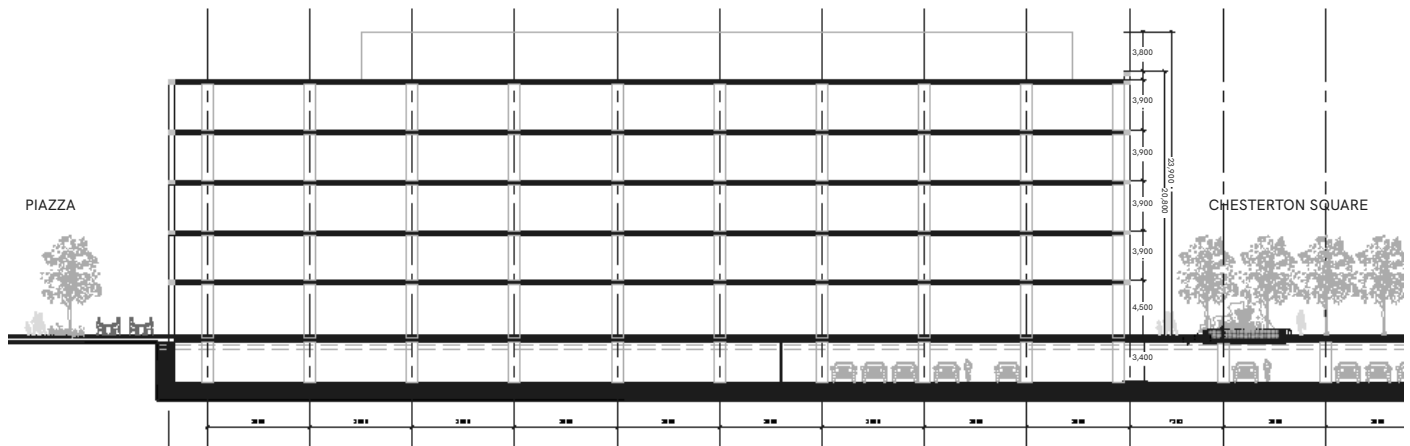
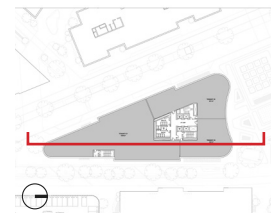


Fig. 170 Illustrative section of Two Milton Avenue (S8)



- 8.8.1 Due to its intended use as an office building, the floor to floor height for the typical floor is proposed at 3.9m, where-as the ground floor level is proposed at 4.5m tall.
- 8.8.2 The parameter drawings forming part of the outline application depict an up to 5 storey tall building (G + 4) plus plant. The maximum height of the building is set at 21m tall, 24m including plant. Please refer to the parameter drawings (CD1.77 a-i) as illustrated in the Design and Access Statement, Pages 147 to 148.
- 8.8.3 The proposed plant screen is suggested to be between 3.8 m and maximum 4.5 m tall, set back from the building edge by a minimum 4 m, reducing its visibility from street level as well as in the long distance views.
- 8.8.4 One level of integrated basement shared with One Chesterton Square (S9) is proposed to reduce the overall building height whilst accommodating the necessary parking spaces within the overall Appeal Site.

8.9 / Height and Scale - S9

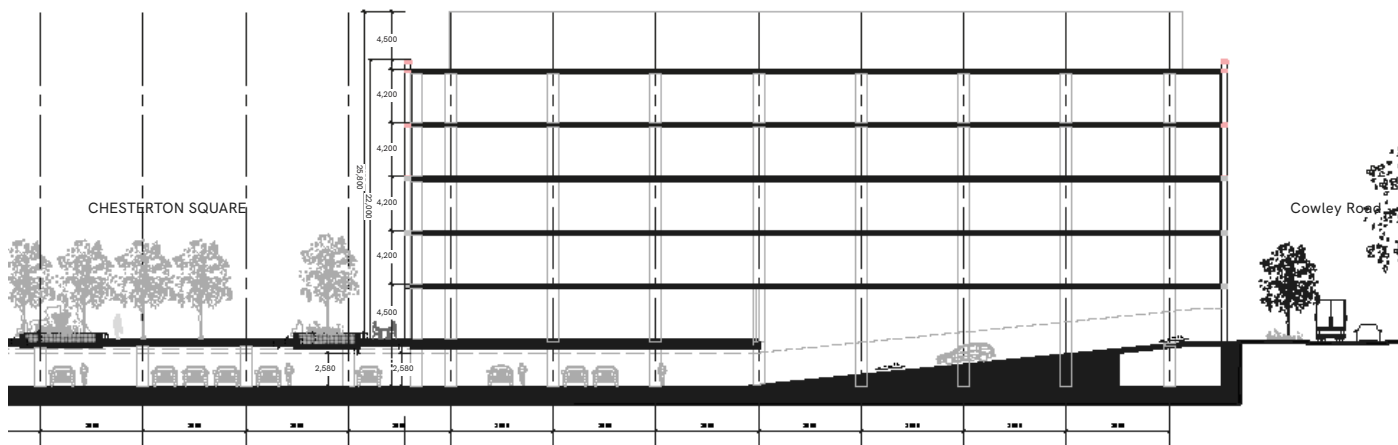
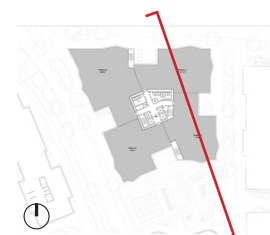


Fig. 171 Illustrative section of One Chesterton Square (S9)



- 8.9.1 Due to its intended use as an office building for life sciences, research and development, the floor to floor height for the typical floor is proposed at 4.2m, whereas the ground floor level is proposed at 4.5m tall.
- 8.9.2 The parameter drawings forming part of the outline application depict an up to 5 storey tall building (G + 4) plus plant. The maximum height of the building is set at 22m tall, 26m including plant. Please refer to the parameter drawings (CD1.77 a-i) as illustrated in the Design and Access Statement, Pages 147 to 148.
- 8.9.3 The proposed plant screen is suggested to be between 3.8 m and maximum 4.5 m tall, whilst a maximum set back from the building edge should be accommodated on the north-east and south-east elevation, reducing its visibility from street level as well as in the long distance views.
- 8.9.4 One level of integrated basement shared with Two Milton Avenue (S8) is proposed to reduce the overall building height, whilst accommodating the necessary parking spaces within the overall Appeal Site.

8.10 / Identity



Fig. 172 Illustrative view of S8 down Station Row looking north

Identity is defined in the masterplan design principles and the plot shall be developed in line with the same. The illustrative design shows one potential interpretation of the design guidelines, others will be possible. The outline design is loose enough to allow for a number of different solutions to come forward in due course. Please refer to the Architectural Design Principles as set out in section 5.5 as well as the Design and Access Statement, Pages 48 to 71.

8.11 / Resources and Lifespan



Fig. 173 Illustrative view of S9 from the Wild Park looking south

Resources and lifespan are defined in the masterplan design principles and the plot shall be developed in line with the same. The environmental strategy shall be developed in line with the Cambridge North Sustainability Strategy (CD1.202).

This includes the following principles:

- **A high performance building fabric, solar gain control and minimise heat loss**
- **Consider sustainable construction methods**
- **The use of renewable energy**
- **Implementation of green, brown and biodiversity roofs**
- **The use of locally sourced materials**
- **Natural ventilation.**