



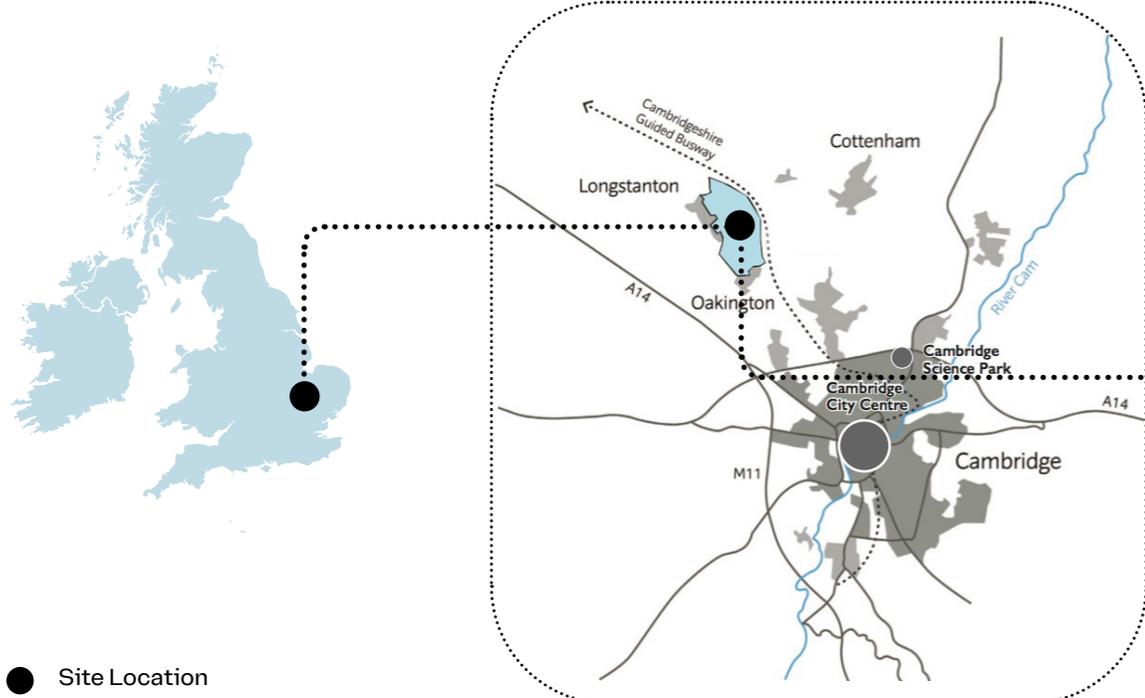
Northstowe Town Hub

Northstowe Community Forum Briefing

01

Northstowe Masterplan

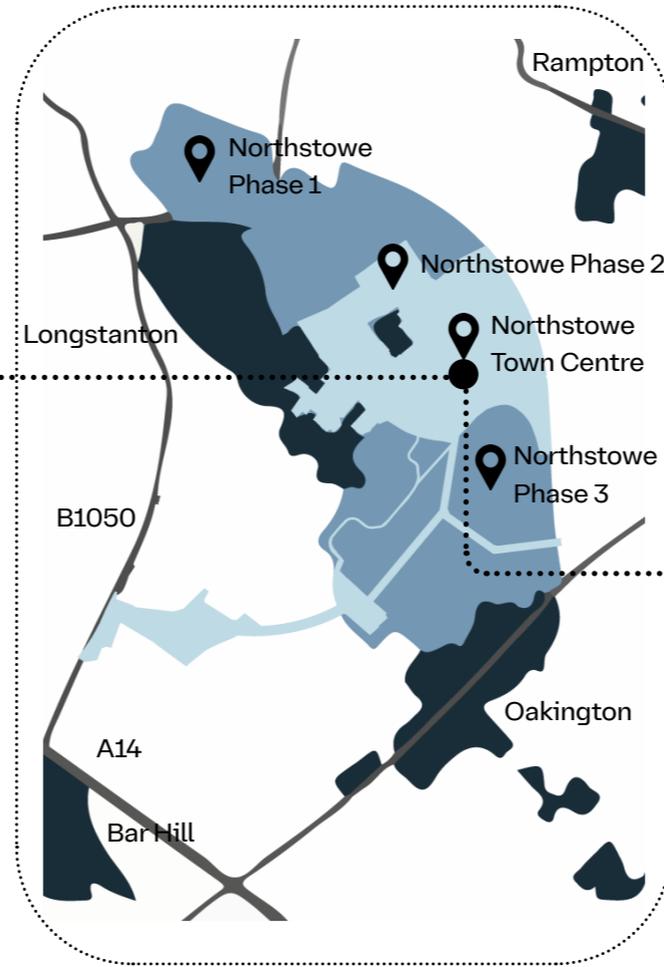
01.01 Northstowe Healthy New Town



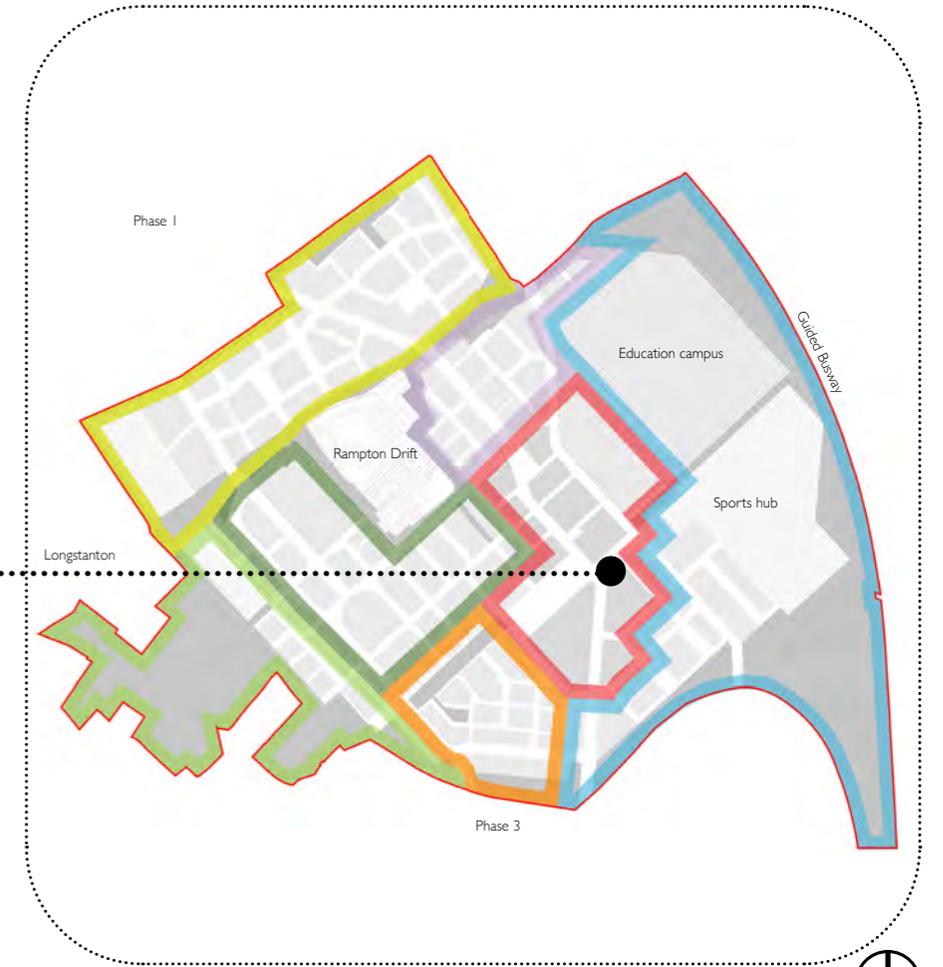
● Site Location

Map of the British Isles | Cambridgeshire

Strategic Location of Northstowe



Phases of Northstowe Development



Town Centre Location - Design Code 2017

- Key**
- **Northstowe fields** - suburban housing formed around existing field patterns.
 - **Oakington barracks** - built around the former barracks and the historic street grid.
 - **Paddocks parkland** - quiet, historic green space with family housing at eastern edge.
 - **Mews quarter** - intimate urban residential area on the fringes of the town centre.
 - **The town centre** - the heart of the town and focus of commercial and employment uses as well as community and leisure activity.
 - **Water park edges** - residential with a strong relationship to the Water Park and open water features. Includes town centre approach, formed around the busway's southern approach to the town centre.
 - **Urban park** - transition between the urban town centre and more landscape focused areas area to the north.

Information consolidated from:
Northstowe Phase 2 Design Code - October 2017
The copyright for illustrations lies with the original authors of the design code.



01.02 Town Centre Strategy



Northstowe Town Centre - Stage A

The inception of the Northstowe Town Centre is crucial for laying the groundwork for a thriving community. Key components in this stage include the Town Hub and Market Hall.



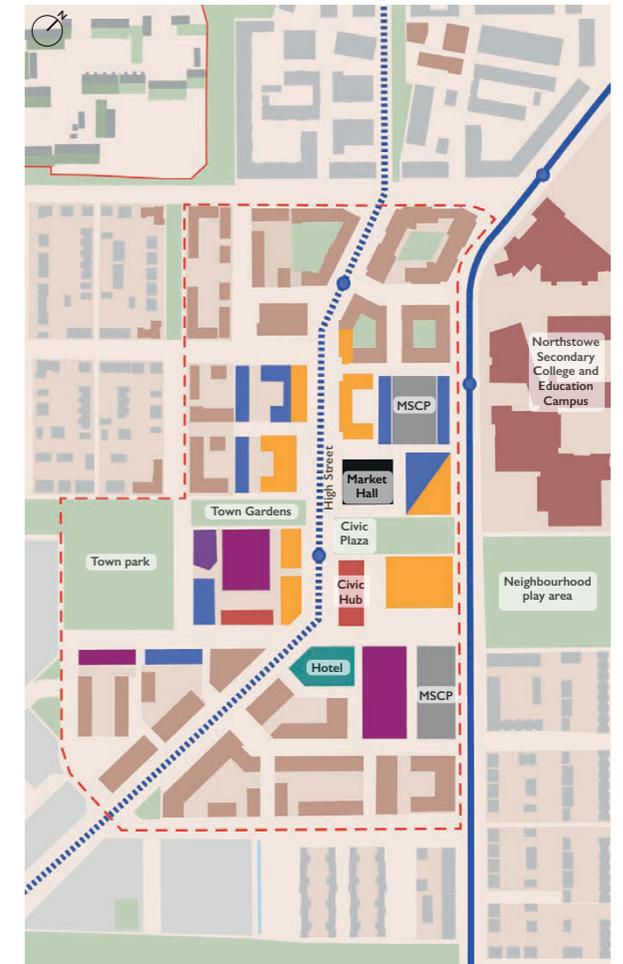
Northstowe Town Centre - Stage B

Connecting the town centre to the new Town Park and upcoming residential developments to the west. Key components include the High Street and leisure/cultural facilities.



Northstowe Town Centre - Stage C

A vibrant mixed-use environment fosters community engagement. Expansion south to provide for the growing residential areas. Key components include more workspace, retail, leisure and cultural enhancing the town centre's appeal.



Northstowe Town Centre - Stage D

Completion solidifies a lively, interconnected environment that supports a dynamic mix of activities, enhancing the vibrancy of the town centre. Additional offices reinforce the Town Centre's role as a supply chain hub for Cambridge.

KEY

- Phase 2 Site boundary
- - - Site boundary
- Primary road
- - - - Bus only route
- Residential flats
- Residential homes
- Retail - convenience, comparison, personal services, professional services and F&B
- Community centre (Civic Hub, place of worship, nursery)
- Commercial building (workspace, office)
- Market Hall
- Surface car park
- Educational building
- Open spaces, greenways and private gardens

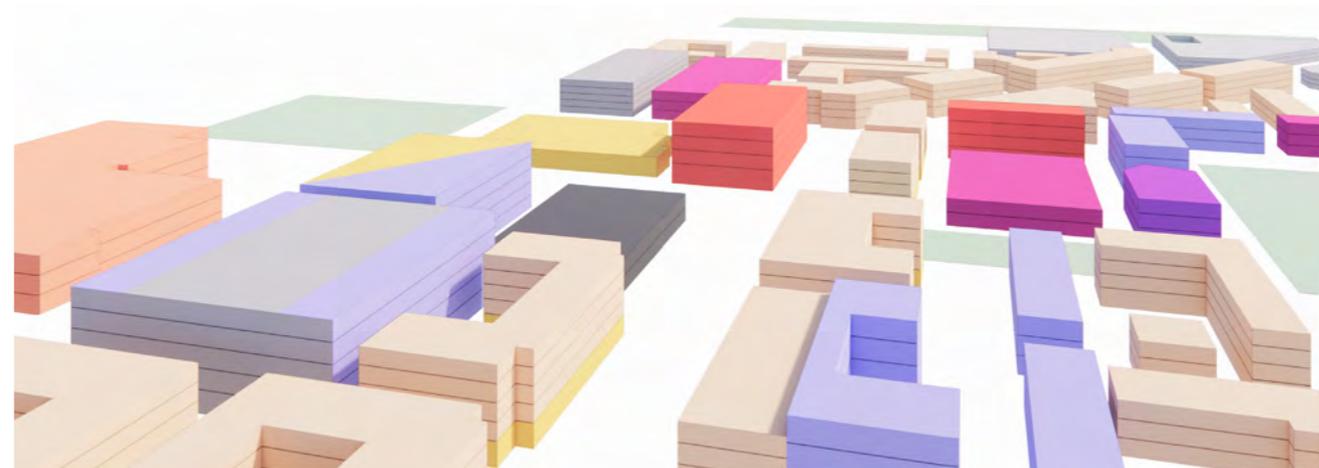
01.03 Town Centre Massing



Initial Northstowe Town Centre Massing Study



Northstowe widened high street looking south



Building Height Study

02

Vision

02.01 Design Principles



02.02 A Day in Northstowe Town Hub



Patient



1. Daniel is a wheelchair user. He came to the town hub to attend his check up. He is feeling a little stressed, so he takes the lift straight upstairs to the GP surgery.
2. He occasionally gets bodily pain so the doctor prescribes him a medication to ease his sore muscles. The doctor also offers him an information prescription to learn more about his health. Daniel goes to the pharmacy to collect his prescription.
3. Daniel now feels better after seeing a doctor after a stressful build up to the appointment and decides to speak to the librarian to learn more about the information prescribed for him.
4. He brings the book out to the café, orders a cup of his favourite tea and starts reading. He enjoys the view out to the Plaza and High Street watching passers by.
5. There's an event happening in the town square! Daniel wants to join in the fun and makes his way to the town square.



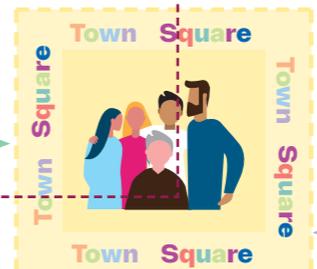
Town Square



Patient



1. Daniel is a wheelchair user. He came to the town hub to attend his check up. He is feeling a little stressed, so he takes the lift straight upstairs to the GP surgery.
2. He occasionally gets bodily pain so the doctor prescribes him a medication to ease his sore muscles. The doctor also offers him an information prescription to learn more about his health. Daniel goes to the pharmacy to collect his prescription.
3. Daniel now feels better after seeing a doctor after a stressful build up to the appointment and decides to speak to the librarian to learn more about the information prescribed for him.
4. He brings the book out to the café, orders a cup of his favourite tea and starts reading. He enjoys the view out to the Plaza and High Street watching passers by.
5. There's an event happening in the town square! Daniel wants to join in the fun and makes his way to the town square.



Town Square



Parent



Student

1. Sarah and her son David came to the Town Hub to meet her friend Ahmed and his daughter Aisha.
2. Sarah and Ahmed grab a table at the café for a catch up over a coffee while watching David and Aisha at the children's library reading books together.
3. As lunchtime approaches, Aisha and David are ready for some food, so they join Sarah and Ahmed at the café. It's a great spot to enjoy a bite to eat while the kids can also have fun.
4. They move to the town square after the meal and they overheard a group of people talking about an exciting event happening later in the day. Intrigued, Rachel and Marta decided to attend after work.
5. They invite their partners along to the event and grabs a drink from the bar before it starts. The event turned out to be a pleasant surprise. As they enjoyed the evening, Rachel and Marta found themselves connecting closer as friends.
6. The chess club is in the hall on the first floor. As he enters the hall, he feels energised to see so many players joining and eager to start a match.
7. Richard remembered it is his monthly chess club night tonight, so he decided to grab a light snack with his friends at a restaurant nearby and come back for the club.



Young professional



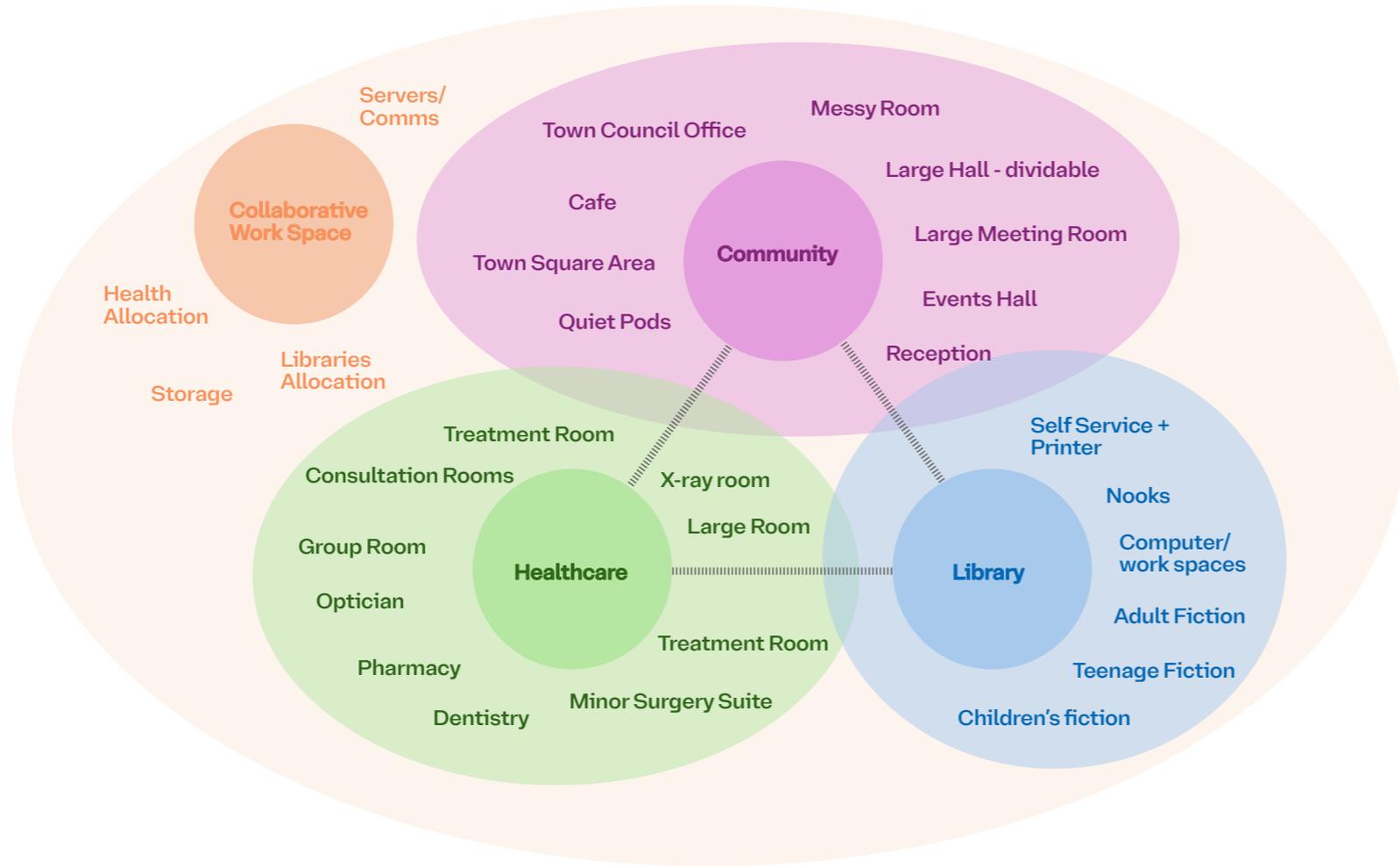
Grandparent

1. Rachel, a young professional who usually works from home, faced a challenge when her internet was cut off due to nearby construction. Needing a quiet place she decided to head to the Town Hub.
2. Upon arriving, Rachel found a peaceful pod where she could focus on her work and take her calls without distraction.
3. She had worked so hard, and it was clear she had poured her heart into the performance. Afterward, he took her for an ice cream at the café to celebrate.
4. After taking Matilda home, Richard came back to meet his friends to learn about senior benefits and programme. Speaking with Citizens Advisor, Richard and his friends feel they understand better about what they qualify for and how to apply.
5. Richard's day started a little differently when he received a call about his grand daughter Matilda's performance in the Town Hub's talent show.

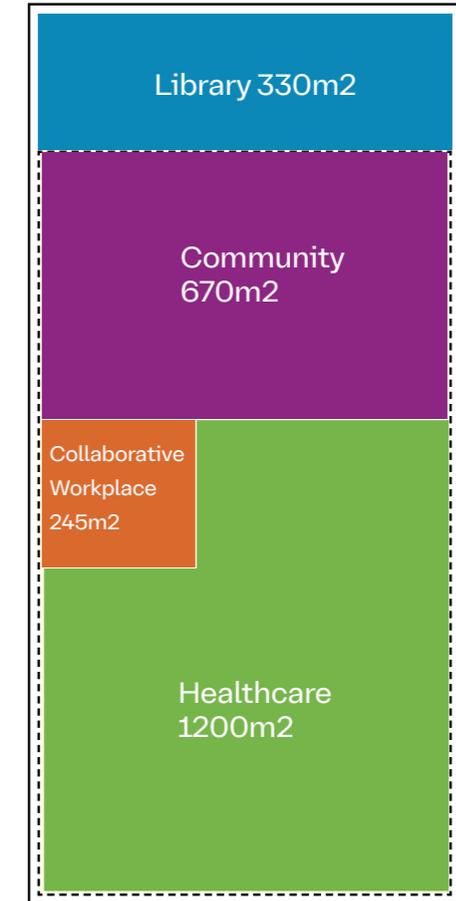
03

Building Use

03.01 Town Hub Accommodation



Town Hub Accommodation



Net Internal Area Split Diagrams

04

Architectural Design Development

04.01 Design Development - Legibility & Accessibility



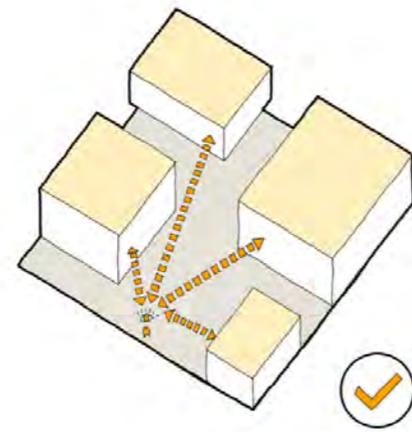
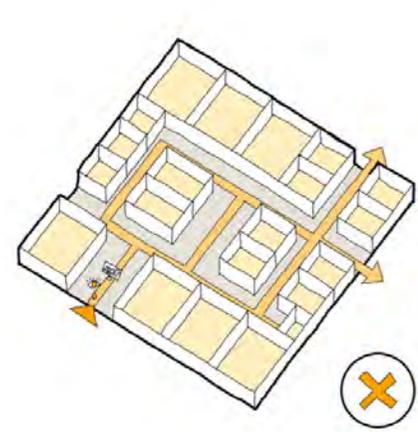
Legibility - The quality of being clear enough to read to avoid confusion



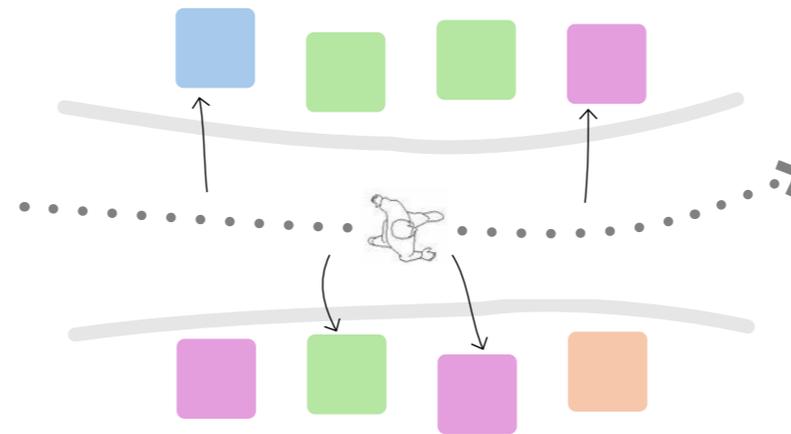
Option 1 - Street precedents



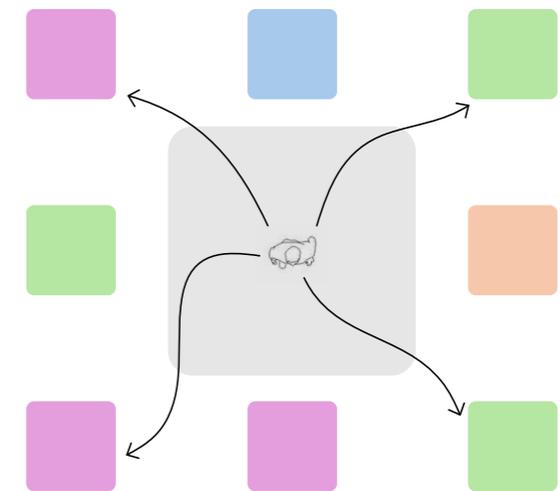
Option 2 - Square precedents



Clear wayfinding and accessibility

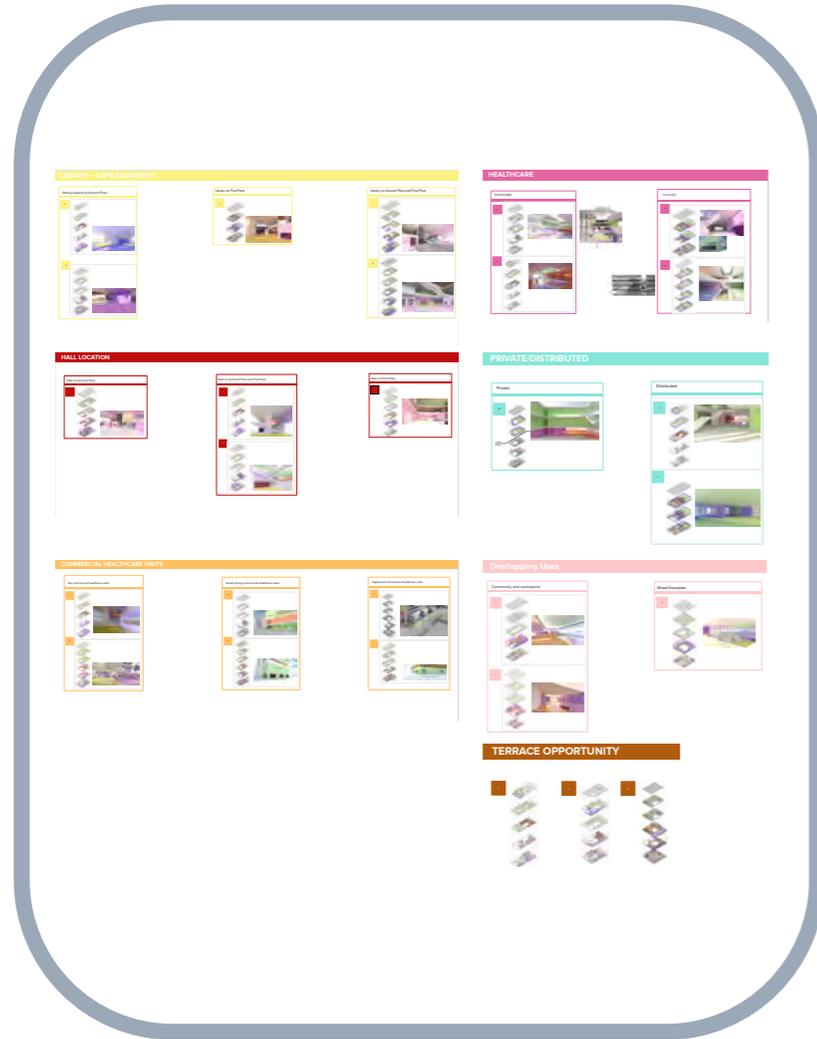


Option 1 - Spaces ordered in a street format

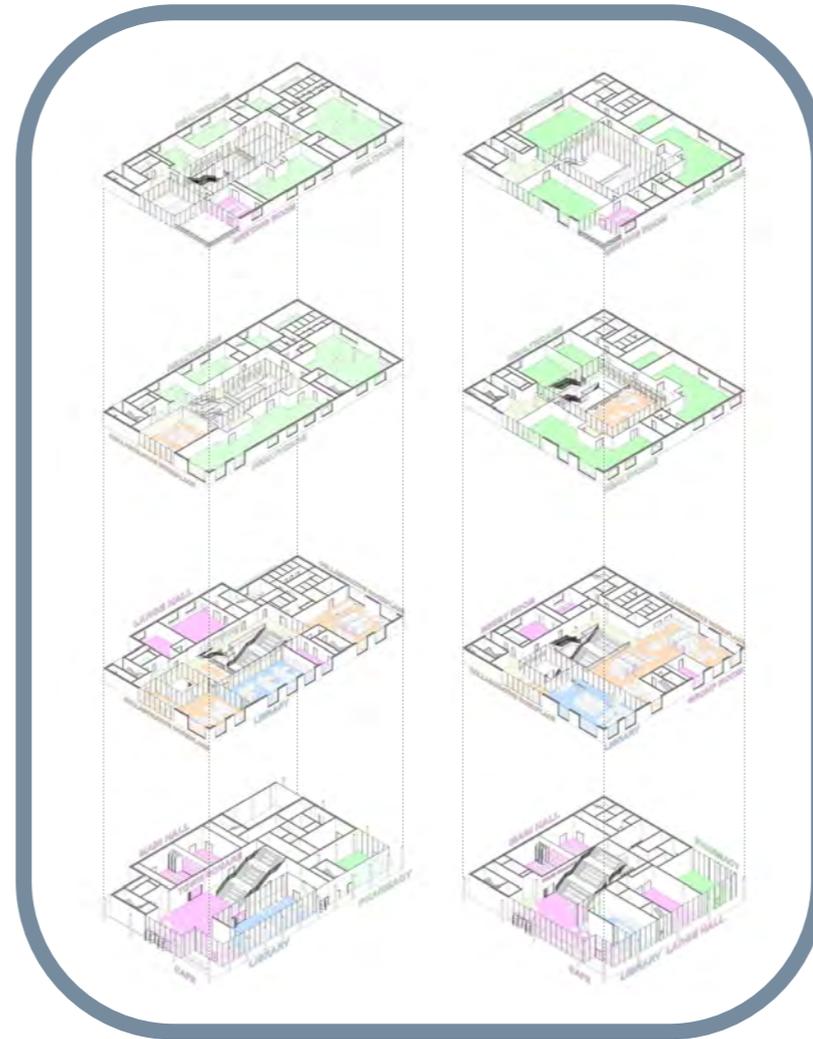


Option 2 - Spaces ordered in a square format

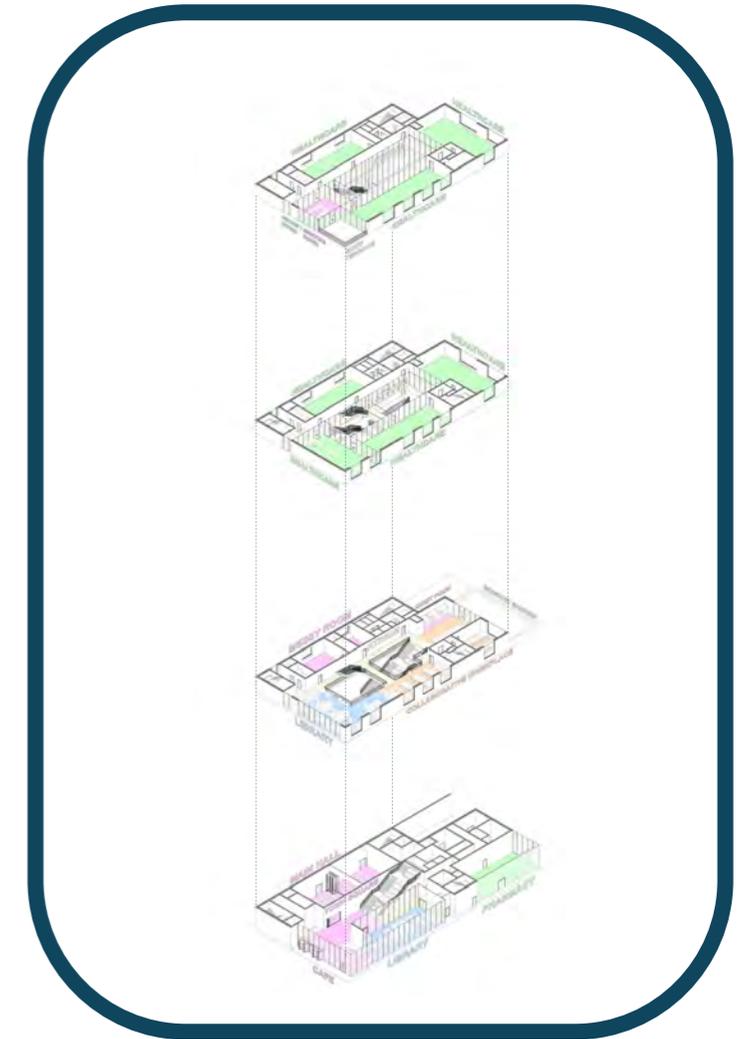
04.02 Design Development



Early studies of spatial adjacency



Initial Feasibility Study Options



Optimised Study Option

04.03 Initial External Massing Studies



Building footprint



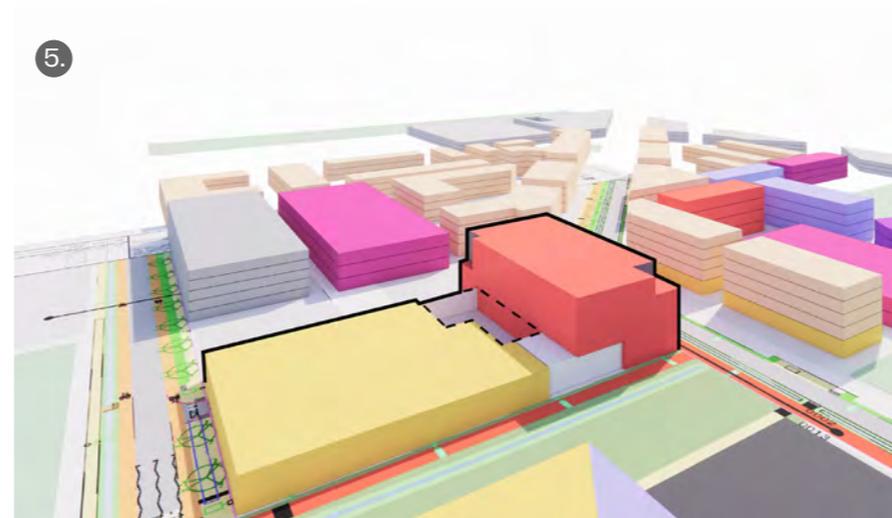
Building footprint adjustment



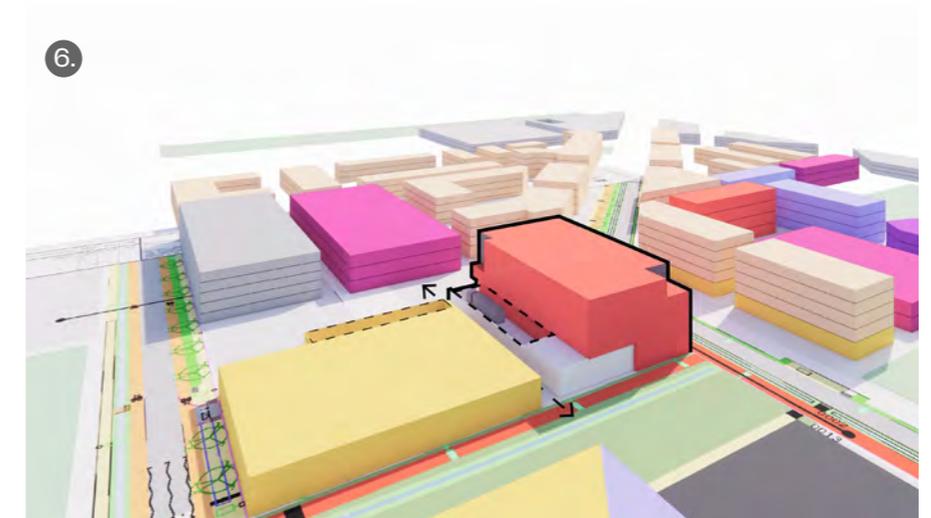
Building footprint adjustment



Supermarket adjustment



Combined service yard



Separate service yard

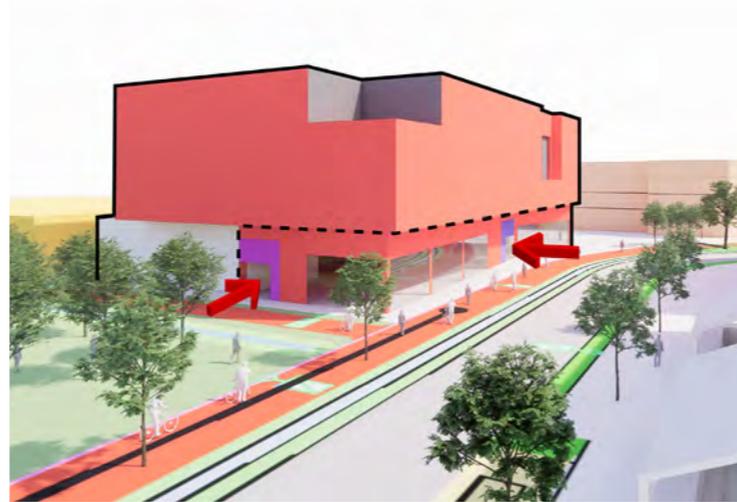
04.04 Initial External Massing Studies - Key Views

7.



Ground Floor Active Frontage

8.



Ground Floor Set Back

9.



Key Planning View

10.



Ground floor set back & colonnade facing the plaza

11.

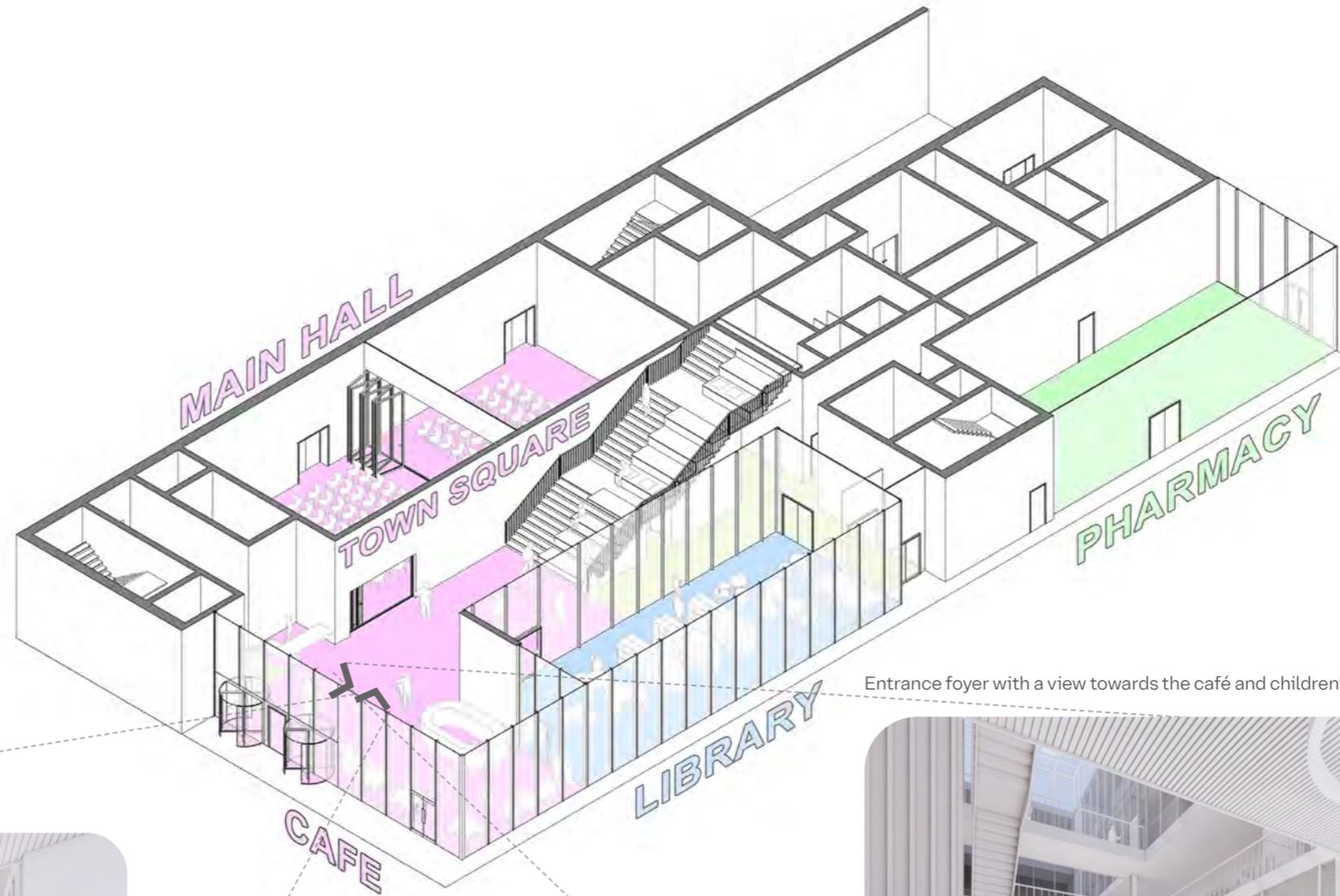


Initial impression of the Town Hub

04.05 Ground Floor



The Lantern, London - Marks Barfield Architects



Entrance foyer with a view towards the café and children's library

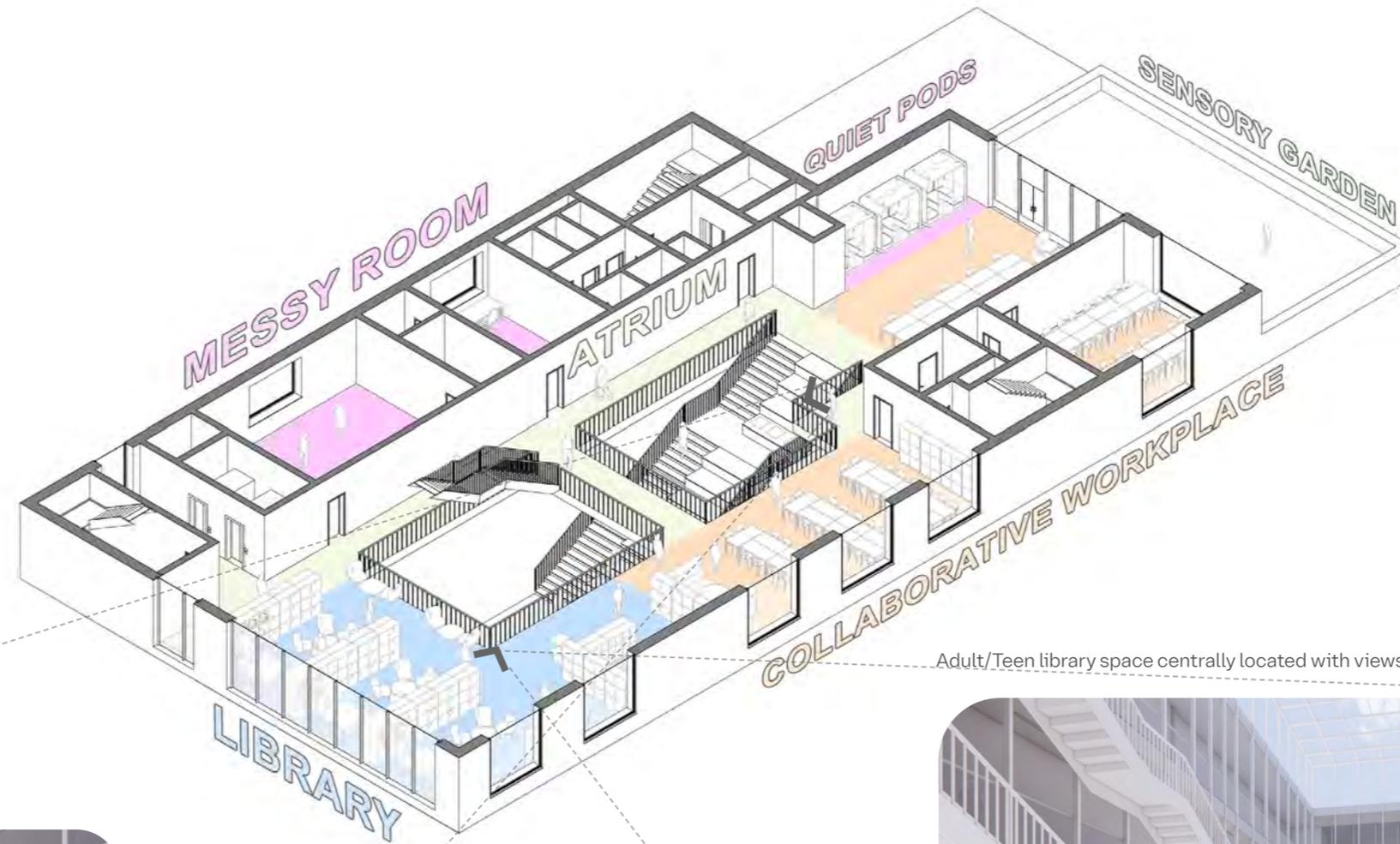
Town square with a large door for the main hall space



04.06 First Floor



Weston library, Oxford - WilkinsonEyre

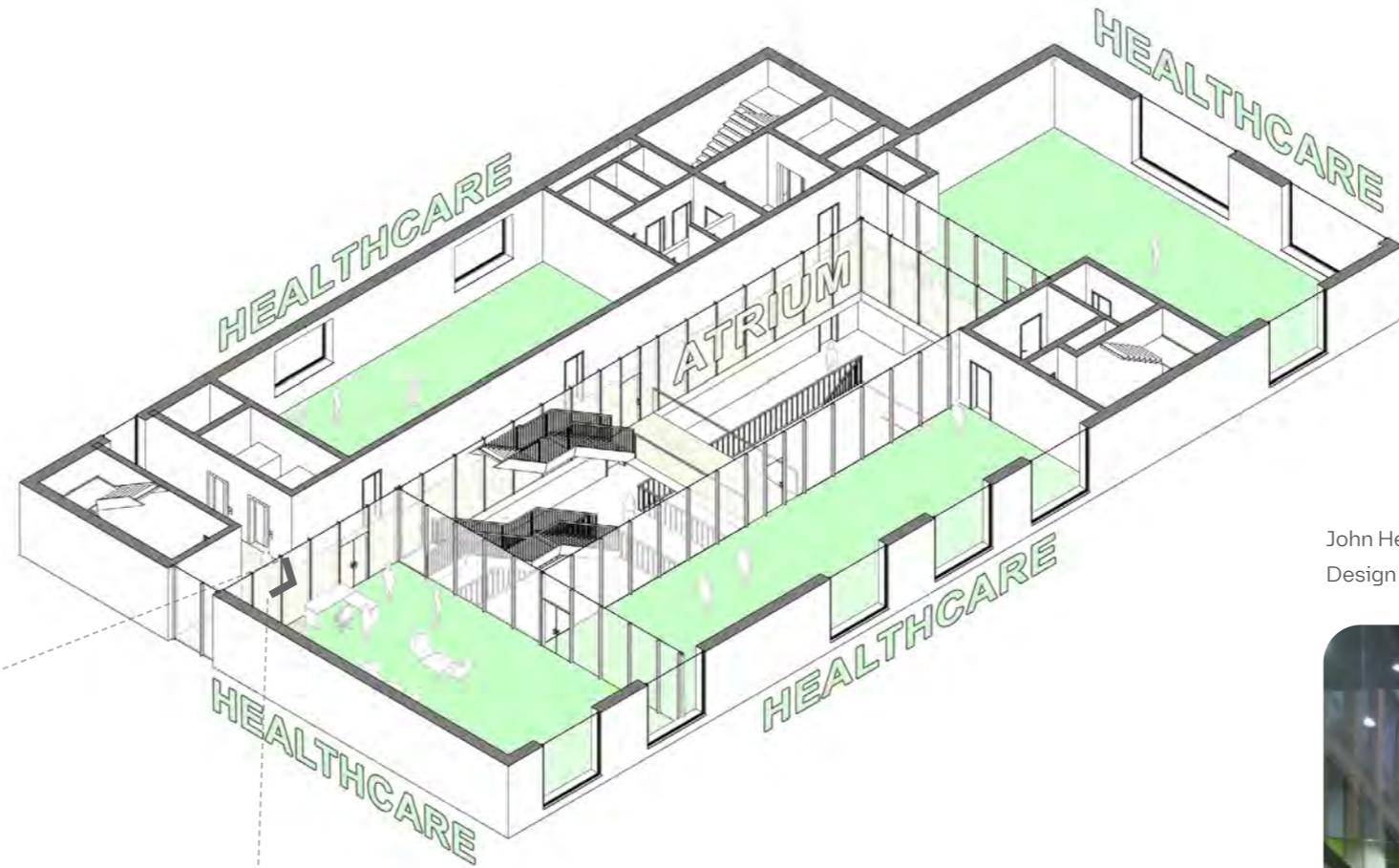


Adult/Teen library space centrally located with views of all building uses

View of the opened atrium with Collaborative Workspace + Adult library on the left and messy room on the right

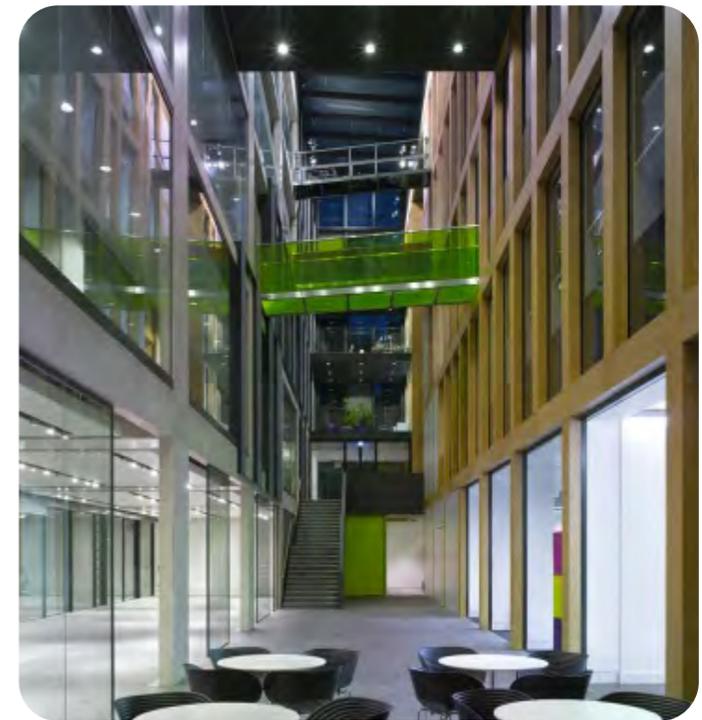


04.07 Second Floor

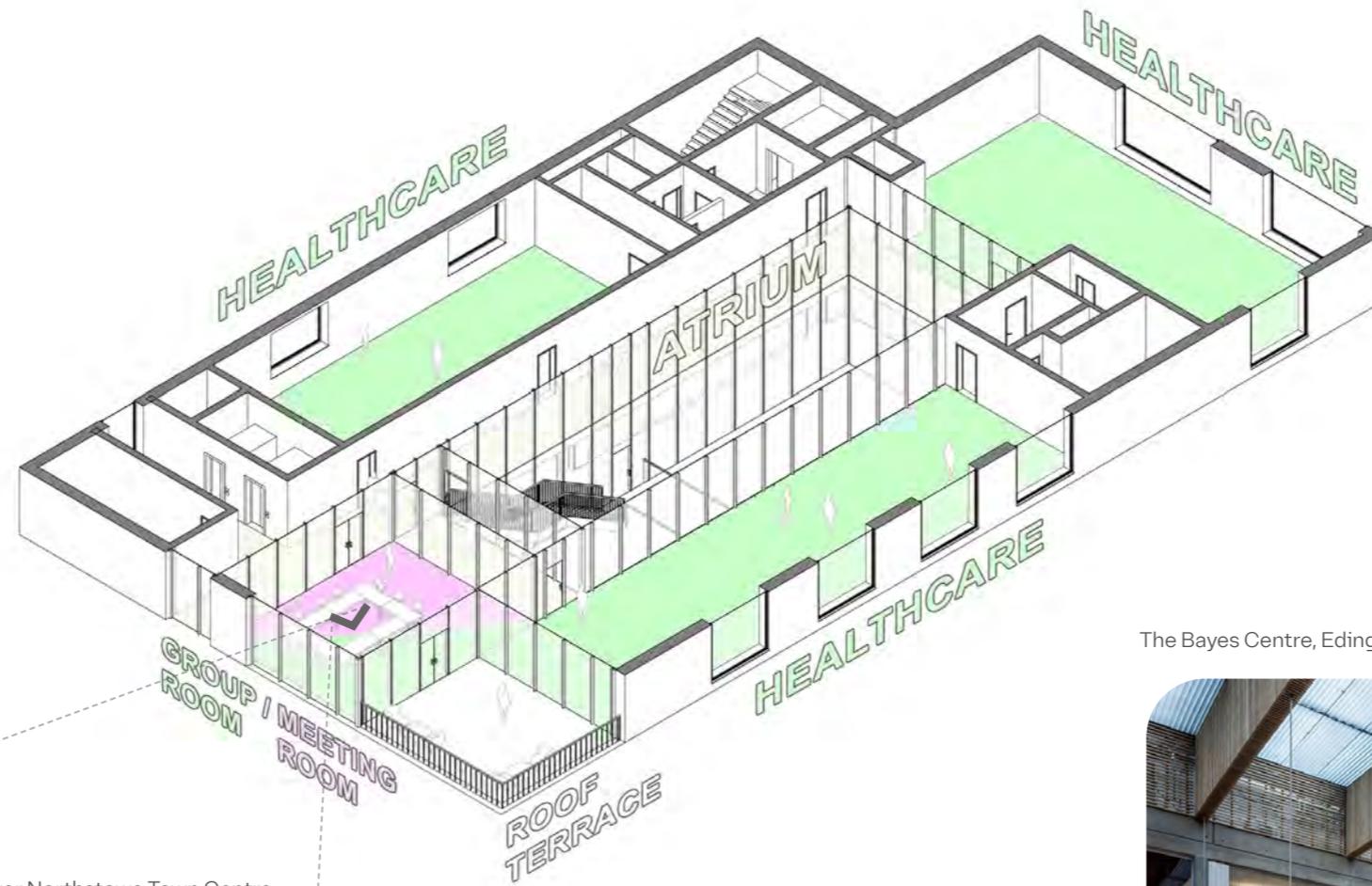


John Henry Brookes & Abercrombie Building, Oxford
Design Engine Architects

Entrance to healthcare reception

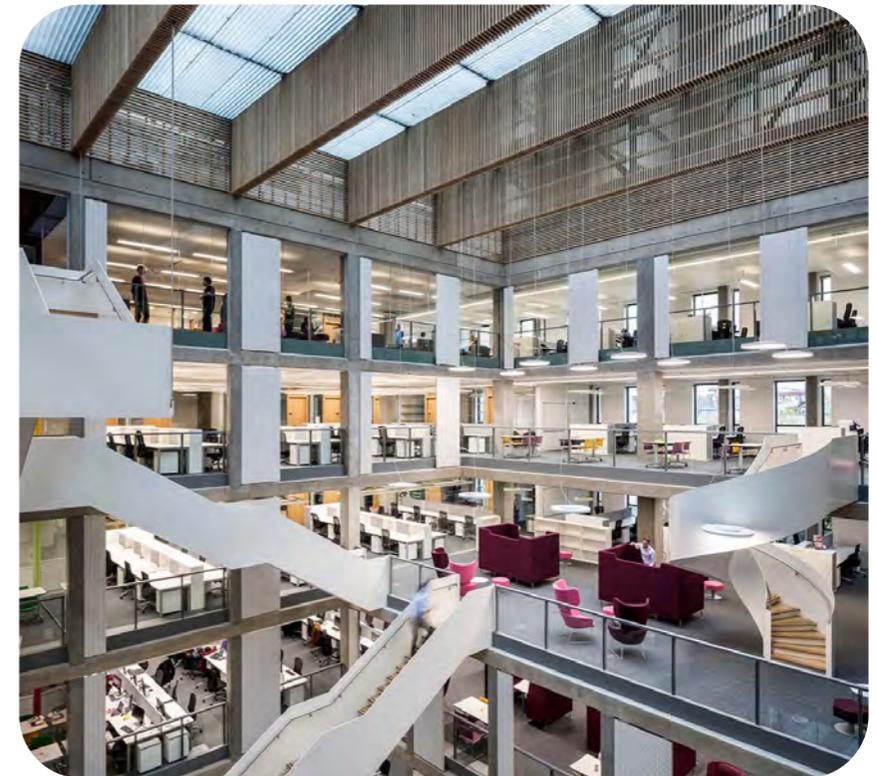


04.08 Third Floor



The Bayes Centre, Edinburgh - Bennetts Associates

Large community room with a Roof Terrace looking out over Northstowe Town Centre



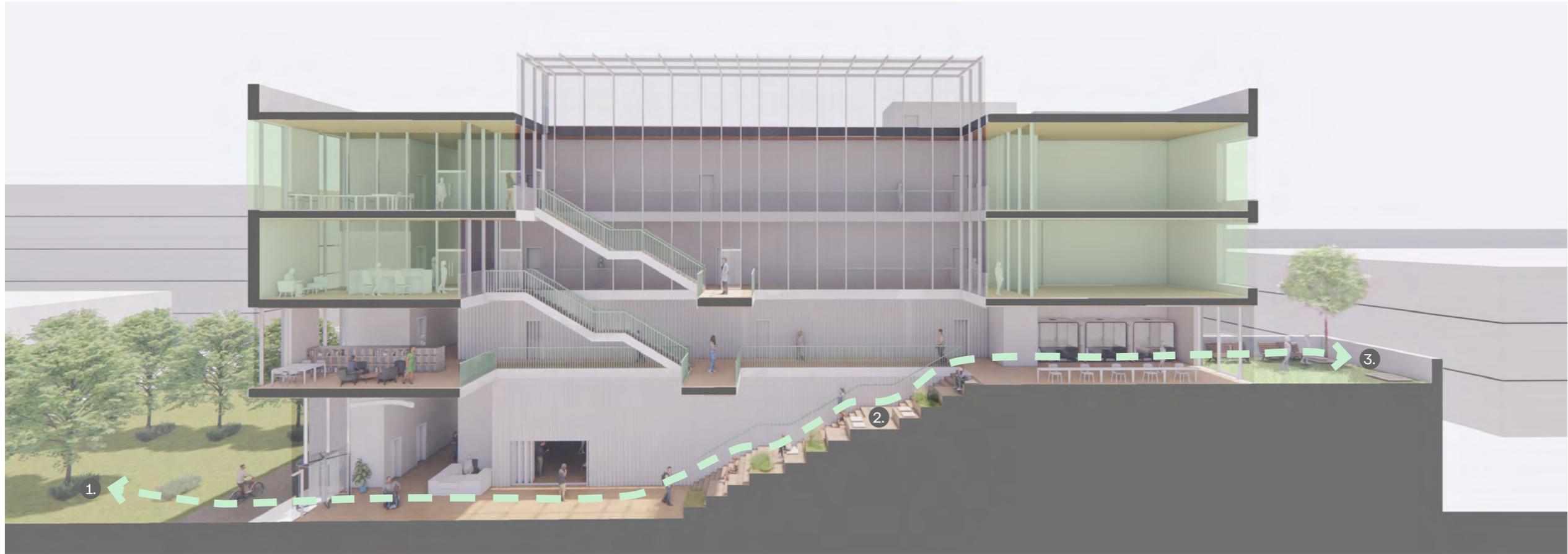
04.09 Massing in Context

KEY

- | | |
|-----------------|---------------------------|
| 1. Supermarket | 7. Residential flats |
| 2. Market Hall | 8. Leisure uses |
| 3. Highstreet | 9. Retail / mixed use |
| 4. Market | 10. Museum / gallery |
| 5. Plaza | 11. Multi-storey car park |
| 6. Town Gardens | 12. Hotel |

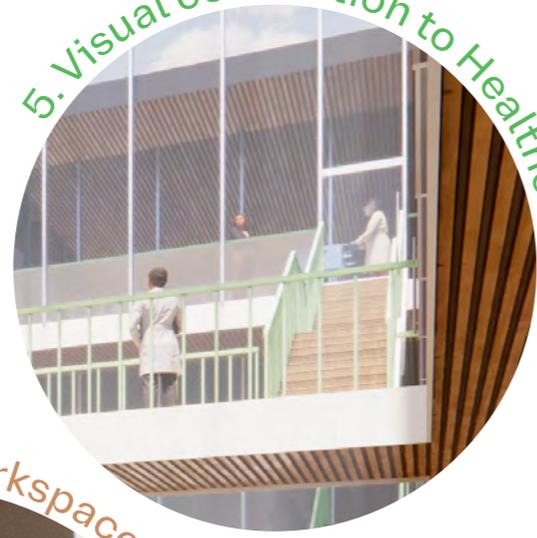


04.10 Biophilic Design



04.11 Optimised Study Option

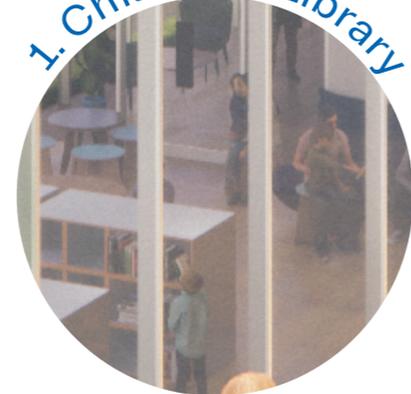
5. Visual connection to Healthcare



4. Formal/Informal Workspaces



1. Children's Library



3. Library and Cafe adjacency



2. Town square and entrance reception

