

6.2. Residential Quarter (S11 - S21)

Residential Quarter Overview

RESIDENTIAL QUARTER PROJECT OVERVIEW & CONTEXT

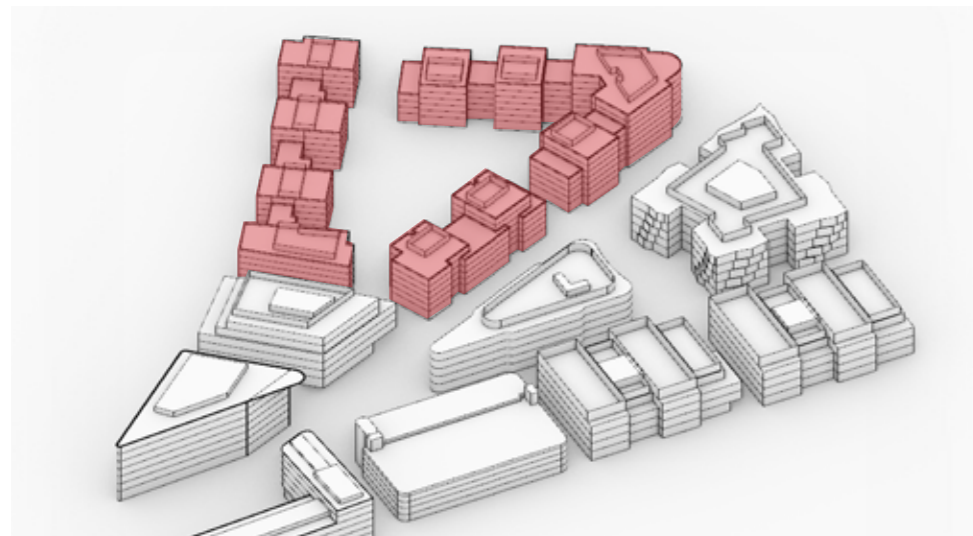
BUILDING USE AND NUMBER OF UNITS

The Residential Quarter is located along the western side of the development; adjacent to the Triangle Site (S8-S9), One Milton Avenue (S4) and Chesterton Way.

The area is primarily residential with a number of amenities located at ground floor level on the eastern side of the buildings facing Milton Avenue as well as the northern and southern corners of the building block along Chesterton Way (refer to key). These facilities provide the residents with an array of services on their doorstep such as a gym, games room, crèche, children's playground, cinema room, co-working spaces and a communal dining room with kitchen. Additionally, a selection of commercial units are incorporated providing a retail offer for the local community.

There are in total four hundred and twenty-five (425) units ranging from studio, 1-bed, 2-bed & 3-bed flats across the three blocks. Of the 425 units, 270 will be Build to Rent (BtR) homes. In line with the Greater Cambridge Housing Strategy and National Guidance, it is proposed that 20% of the BtR units will be affordable. In line with adopted SCDC Policy, it is proposed that 40% of the market units will be affordable.

The total resident area is circa 30,000 m² (NSA)



Residential quarter aerial view



Residential quarter highlighted in site context

Legend:

- Application site boundary
- Activated ground floor frontages
- Carpark + Mobility services, Commercial, Business + service
- Commercial Business + Service, Local community + learning
- Residential, Commercial, Business + Service, Local community + learning
- Public realm/public open space + highways

RESIDENTIAL QUARTER PARAMETER PLANS

MAXIMUM BUILDING ENVELOPE











- The parameter plans set out the maximum building envelopes for ground, typical and basement levels of the buildings being submitted for Outline Planning Application.
- The black hardline indicates the maximum envelope of the building. Any flexibility of the articulation of the massing is to be inward of this line, ie within the purple hatch
- The hardline has been established in order to preserve street widths and proportions of the public square and public realm, which are being submitted as part of the detailed design application.
- The text within the parameter plans describes the design principles for these blocks, as illustrated further on in this

chapter which legalises the requirements for these blocks to be highly articulated massing both in plan and elevation. Please refer to the Design Principles sub-chapter of this document for further information.

BUILDING HEIGHTS

- The parameter plans set out the maximum heights per building.
- The residential buildings generally have a maximum height of 24m, but gradually rise up to 30m maximum height at the NE corner.

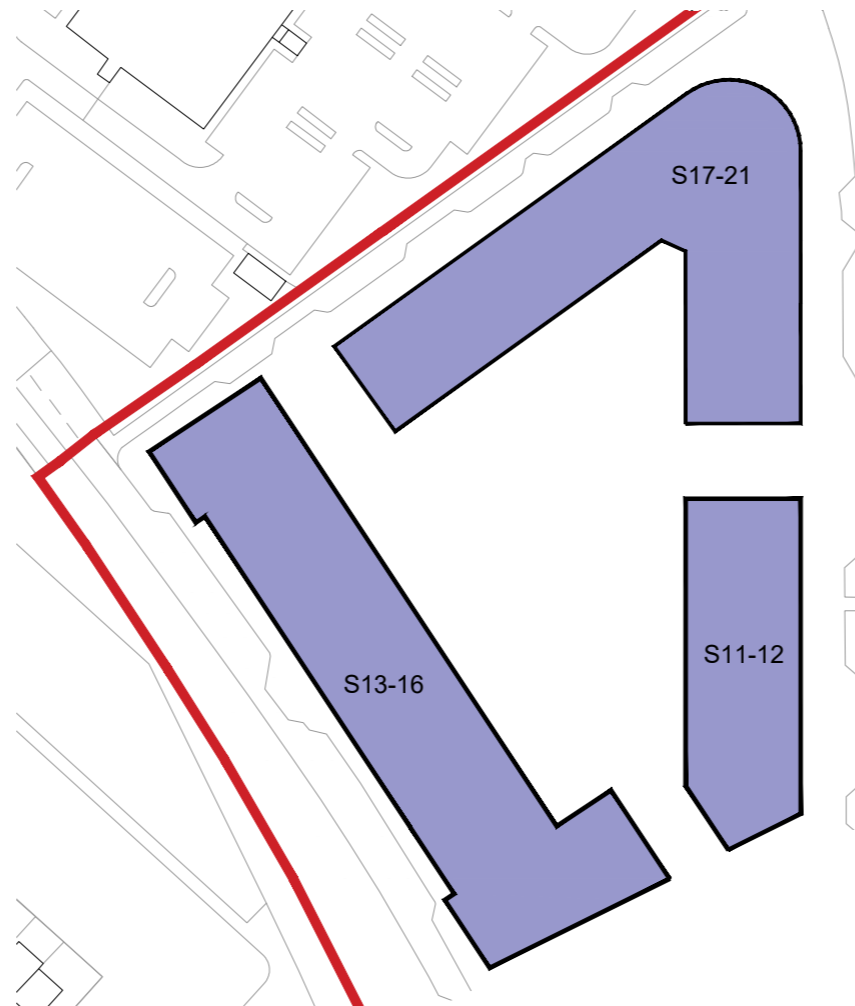
Legend:

-  Application site boundary
-  Outline Application maximum building envelope
-  14-16m building height
-  16-18m building height
-  18-20m building height
-  20-22m building height
-  22-24m building height
-  24-26m building height
-  26-28m building height
-  28-30m building height

*All heights measured from FFL 0.00m (6.52 AOD)



Parameter plan Max. Building Envelope - Basements



Parameter plan Max. Building Envelope - Ground & Typical Fl.







Parameter plan Building Heights plan

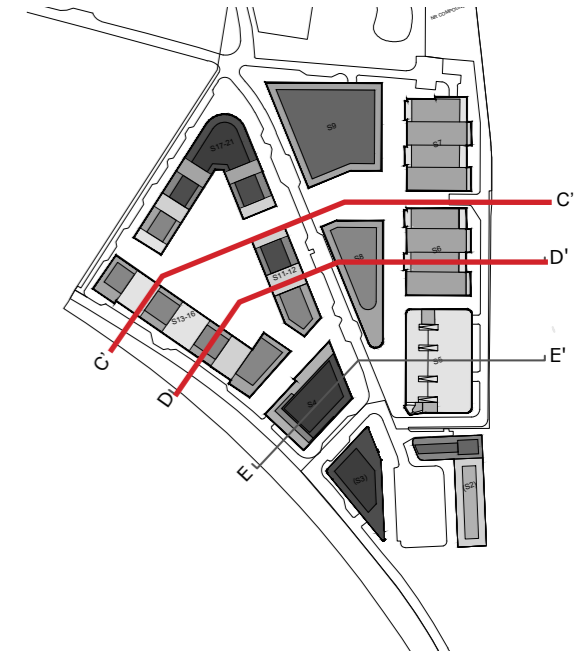
RESIDENTIAL QUARTER PARAMETER SECTIONS

VERTICAL LIMITS

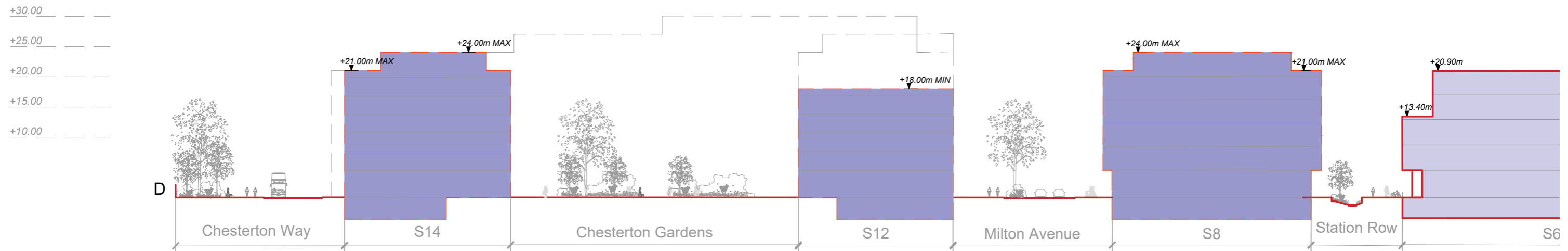
- The sections illustrate the maximum building envelopes as set out in the parameter plans.
 - Maximum height parameters indicated in the sections align with the Parameter heights plan. These height parameters have been established in the concept development stage of the outline buildings after extensive assessment of the impact on long distance views (LCVIA) and also allow for a degree of flexibility in the detailed development stages of these buildings.

Legend:

-  Outline Application buildings
-  Detailed Application buildings
-  Maximum extents building line
-  Indicative floor slabs



Section C - Residential Quarter East-West parameter section



Section D - Residential Quarter East-West parameter section





RESIDENTIAL QUARTER PARAMETER SECTIONS

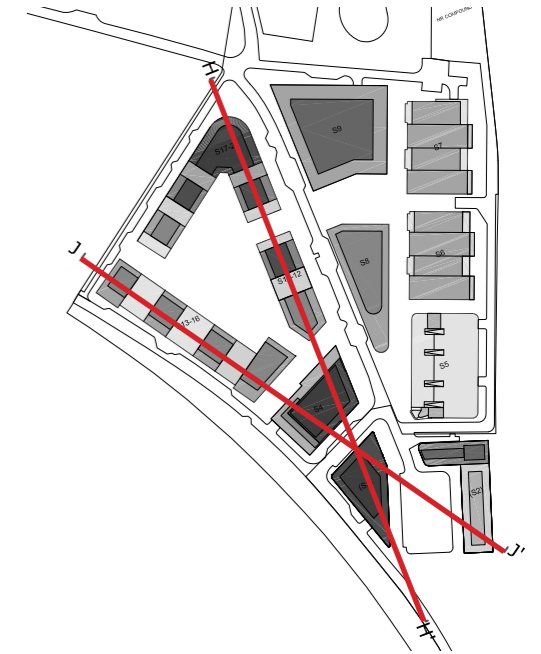
ILLUSTRATIVE BUILDING DESIGN

The Residential Quarter forms part of the outline planning application. However, an indicative design intent has been prepared for both buildings to assist to examine the overall Masterplan as a whole.

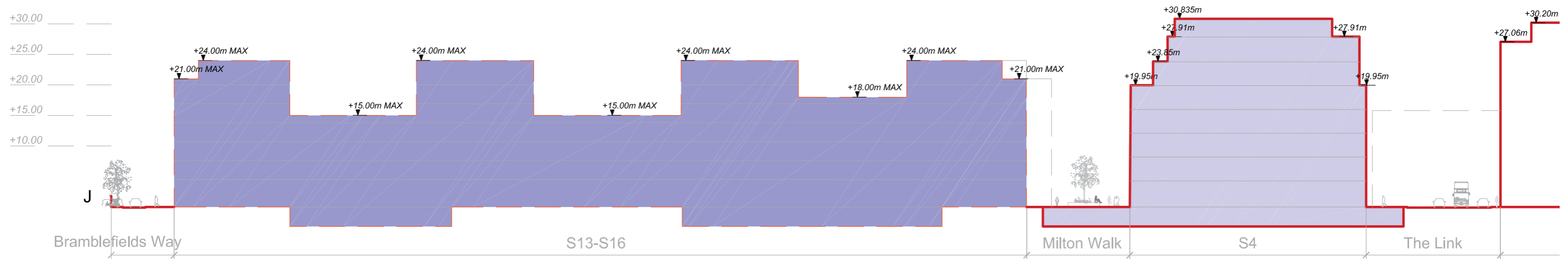
The illustrative building designs have enabled us to make informed decisions related to suitable building heights, massing and articulation as well as the public realm design forming part of the detailed planning application.

Legend:

-  Outline Application buildings
-  Detailed Application buildings
-  Maximum extents building line
-  Indicative floor slabs



Section H - Residential Quarter longitudinal parameter section



Section J - Residential Quarter longitudinal parameter section

General Arrangement

GENERAL ARRANGEMENT - RESIDENTIAL QUARTER

DESIGN EVOLUTION

The overall Masterplan and the residential quarter has gone through a continuous development and refinement. The main revisions and changes are highlighted below:

REV B - JANUARY 2021

Revision B is an initial feasibility study analysing what can be achieved on the plot. Developing the previous Masterplan by Formation Architects, Acme further explored the massing and the connectivity of the site aiming to create a publicly accessible and yet private residential garden, shaping a clear central courtyard and removing the vehicular access from the courtyard.

REV C - JANUARY 2021

Further studies on massing and visibility at street level were carried out. The southern edge connection is modified to improve the arrival experience from the south of the plot particularly from the station. Overall heights and form are adjusted.

REV D - JANUARY 2021

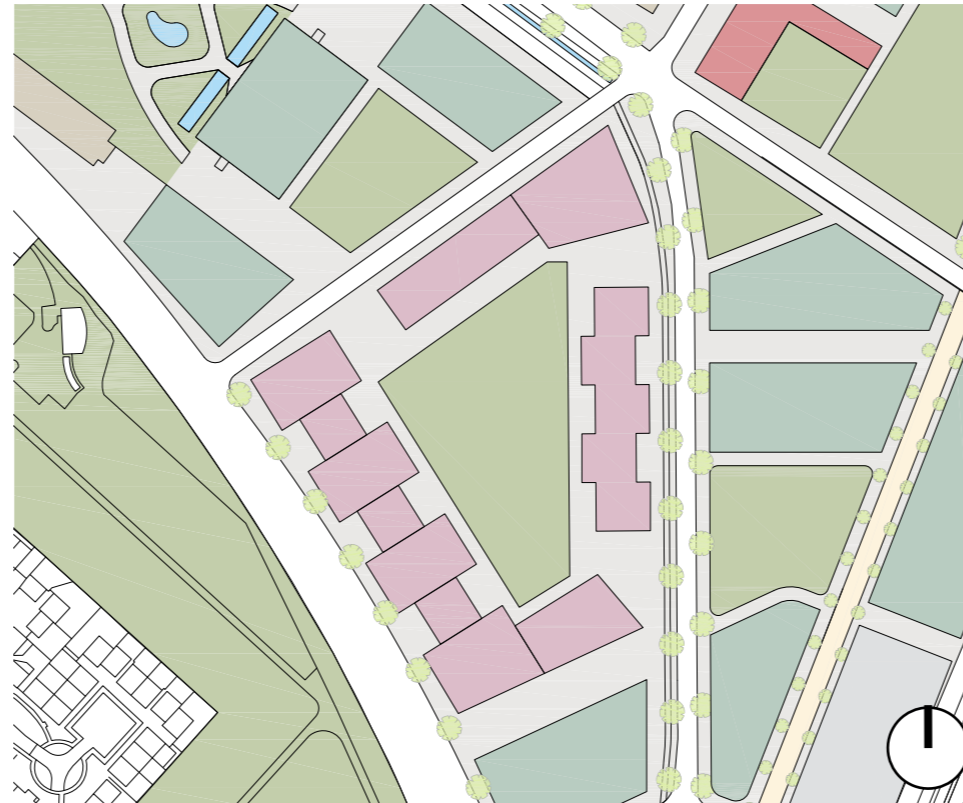
The massing is taken to the next stage of development where an initial assessment of internal layouts further progress the design of the blocks. The internal accommodation offer is starting to emerge.

REV F - FEBRUARY 2021

A further re-calibration of the overall massing height is required. The access to the residential gardens is modified to follow the sequence of public spaces and pedestrian connections in the masterplan. Further development of the internal layout.

Legend:

- RESIDENTIAL
- OFFICE
- RETAIL



REV B - JANUARY 2021



REV C - JANUARY 2021



REV D - JANUARY 2021



REV F - FEBRUARY 2021