

GENERAL ARRANGEMENT - RESIDENTIAL QUARTER

ILLUSTRATIVE FLOOR PLANS



Illustrative sixth floor plan



Illustrative seventh floor plan

Legend:

- RETAIL
- STUDIO / 1BED/ 2P
- 2 BED/ 4P
- 3 BED/ 6P

Illustrative Unit Mix

UNIT MIX - RESIDENTIAL QUARTER DIVERSIFYING THE OFFER

2017 MASTERPLAN
FORMATION ARCHITECTS



■ BTR HOMES	:	635 units
TOTAL HOMES	:	635 units

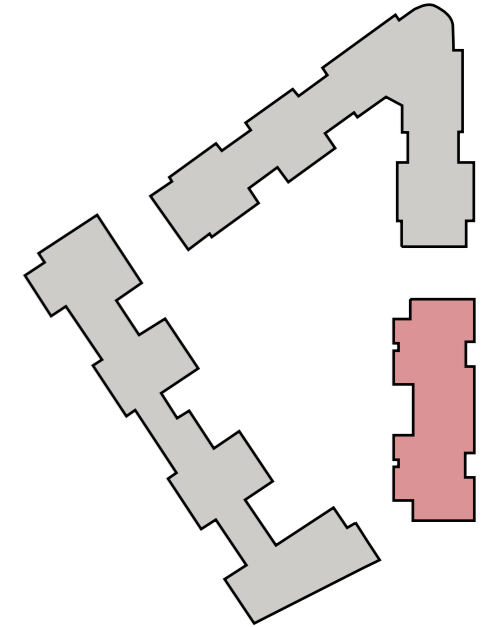
2022 MASTERPLAN
ACME ARCHITECTS



■ BTR HOMES	:	270 units
■ PRIVATE HOMES	:	155 units
TOTAL HOMES	:	425 units

UNIT MIX - RESIDENTIAL QUARTER

ILLUSTRATIVE UNIT MIX BLOCK S11-S12



LEVEL	S11				TOTAL
	ST.2P	1B.2P	2B.4P	3B.6P	
L07	-	-	-	-	0
L06	-	1	3	-	4
L05	-	1	3	-	4
L04	-	3	5	-	8
L03	-	3	5	-	8
L02	-	3	5	-	8
L01	-	3	5	-	8
GF	-	-	-	-	0
TOTAL (UNITS)	0	14	26	0	40
UNIT MIX	0%	35%	65%	0%	100%

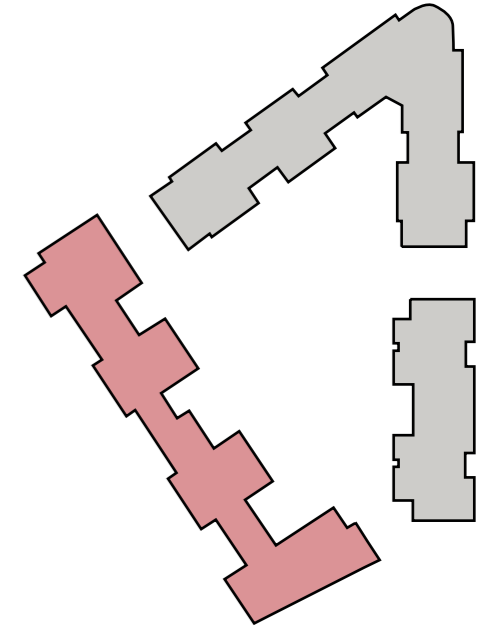
LEVEL	S12				TOTAL
	ST.2P	1B.2P	2B.4P	3B.6P	
L07	-	-	-	-	0
L06	-	-	-	-	0
L05	-	2	4	-	6
L04	-	4	4	-	8
L03	-	4	4	-	8
L02	-	4	4	-	8
L01	-	4	4	-	8
GF	-	-	-	-	0
TOTAL (UNITS)	0	18	20	0	38
UNIT MIX	-	47%	53%	0%	100%

OVERALL S11 - S12					
UNIT TYPE	ST.2P	1B.2P	2B.4P	3B.6P	TOTAL
OVERALL TOTAL (UNITS)	0	32	46	0	78
OVERALL UNIT MIX	0%	41%	59%	0%	

TYPICAL PLAN - 16 UNITS (LEVEL 02)

UNIT MIX - RESIDENTIAL QUARTER

ILLUSTRATIVE UNIT MIX BLOCK S13-S16



LEVEL	S13				TOTAL
	ST.2P	1B.2P	2B.4P	3B.6P	
L07	-	-	-	-	0
L06	-	-	-	-	0
L05	1	3	5	-	9
L04	1	6	5	-	12
L03	1	6	5	-	12
L02	1	6	5	-	12
L01	1	4	1	-	6
GF	-	3	5	2	10
TOTAL (UNITS)	5	28	26	2	61
UNIT MIX	8%	46%	43%	3%	100%

LEVEL	S14				TOTAL
	ST.2P	1B.2P	2B.4P	3B.6P	
L07	-	-	-	-	0
L06	-	-	-	-	0
L05	-	2	3	-	5
L04	-	-	3	1	4
L03	-	1	3	2	6
L02	-	1	3	2	6
L01	-	-	1	-	1
GF	-	1	4	2	7
TOTAL (UNITS)	0	5	17	7	29
UNIT MIX	-	17%	59%	24%	100%

LEVEL	S15				TOTAL
	ST.2P	1B.2P	2B.4P	3B.6P	
L07	-	-	-	-	0
L06	-	-	-	-	0
L05	-	2	3	-	5
L04	-	2	3	-	5
L03	-	2	4	1	7
L02	-	2	4	1	7
L01	-	-	-	1	1
GF	-	1	4	2	7
TOTAL (UNITS)	0	9	18	5	32
UNIT MIX	-	28%	56%	16%	100%

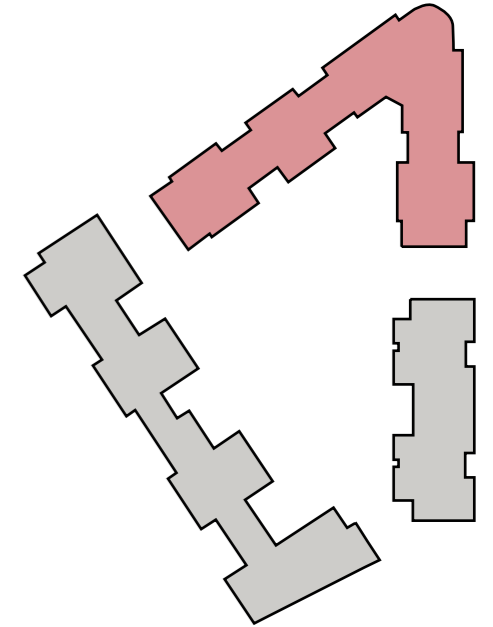
LEVEL	S16				TOTAL
	ST.2P	1B.2P	2B.4P	3B.6P	
L07	-	-	-	-	0
L06	-	-	-	-	0
L05	-	2	3	-	5
L04	-	2	3	-	5
L03	-	3	4	-	7
L02	-	3	4	-	7
L01	-	3	2	-	5
GF	-	2	2	0	4
TOTAL (UNITS)	0	15	18	0	33
UNIT MIX	-	45%	55%	0%	100%

OVERALL S13 - S16					
UNIT TYPE	ST.2P	1B.2P	2B.4P	3B.6P	TOTAL
OVERALL TOTAL (UNITS)	5	57	79	14	155
OVERALL UNIT MIX	3%	37%	51%	9%	

TYPICAL PLAN - 32 UNITS (LEVEL 02)

UNIT MIX - RESIDENTIAL QUARTER

ILLUSTRATIVE UNIT MIX BLOCK S17-S21



LEVEL	S17				TOTAL
	ST.2P	1B.2P	2B.4P	3B.6P	
L07	-	-	-	-	0
L06	-	-	-	-	0
L05	-	3	1	-	4
L04	-	3	1	1	5
L03	-	3	3	1	7
L02	-	3	3	1	7
L01	-	-	-	1	1
GF	-	3	6	-	9
TOTAL (UNITS)	0	15	14	4	33
UNIT MIX	0%	45%	42%	12%	100%

LEVEL	S18				TOTAL
	ST.2P	1B.2P	2B.4P	3B.6P	
L07	-	-	-	-	0
L06	-	3	1	-	4
L05	-	3	1	1	5
L04	-	4	1	1	6
L03	-	4	1	1	6
L02	-	4	1	1	6
L01	-	1	-	1	2
GF	-	1	4	-	5
TOTAL (UNITS)	0	20	9	5	34
UNIT MIX	-	59%	26%	15%	100%

LEVEL	S19				TOTAL
	ST.2P	1B.2P	2B.4P	3B.6P	
L07	1	2	3	-	6
L06	1	2	3	-	6
L05	1	3	3	-	7
L04	1	3	3	-	7
L03	1	3	3	-	7
L02	1	3	3	-	7
L01	1	3	2	-	6
GF	-	2	0	-	2
TOTAL (UNITS)	7	21	20	0	48
UNIT MIX	15%	44%	42%	0%	100%

LEVEL	S20				TOTAL
	ST.2P	1B.2P	2B.4P	3B.6P	
L07	-	2	3	0	5
L06	-	2	3	0	5
L05	-	2	4	0	6
L04	-	2	4	0	6
L03	-	2	4	0	6
L02	-	2	4	0	6
L01	-	2	4	0	6
GF	-	-	-	-	0
TOTAL (UNITS)	0	14	26	0	40
UNIT MIX	-	35%	65%	0%	100%

LEVEL	S21				TOTAL
	ST.2P	1B.2P	2B.4P	3B.6P	
L07	-	-	-	-	0
L06	-	3	1	-	4
L05	-	3	2	-	5
L04	-	3	4	-	7
L03	-	3	4	-	7
L02	-	3	4	-	7
L01	-	3	4	-	7
GF	-	-	-	-	0
TOTAL (UNITS)	0	18	19	0	37
UNIT MIX	-	49%	51%	0%	100%

OVERALL S17 - S21					
UNIT TYPE	ST.2P	1B.2P	2B.4P	3B.6P	TOTAL
OVERALL TOTAL (UNITS)	7	88	88	9	192
OVERALL UNIT MIX	4%	46%	46%	5%	

TYPICAL PLAN - 33 UNITS (LEVEL 02)

Landscape

LANDSCAPE - RESIDENTIAL QUARTER

LANDSCAPE AND OPEN ACCESS

ILLUSTRATIVE GENERAL ARRANGEMENTS

“Chesterton Gardens” forms the heart of the residential development: a central green enclosed space with a combination of tree planting and a variety of low level, ornamental grass, perennials and shrubs.





The landscape design proposes a balance of carefully placed seating areas and integrated play areas to cater for all users.

The roof tops accommodate shared amenities such as terraces and community green spaces.

The gardens are one of the key public spaces in the scheme and form part of the place-making strategy. These spaces are designed to enhance community living as they are to be shared with wider public using the site, not just the residents.

Please refer to RMA’s landscape chapter forming part of this document and to the ‘Landscape and Open Space Strategy’ document.

Legend:

-  INFORMAL OPEN SPACE
-  EQUIPPED PLAY
-  INDICATIVE ROOF AMENITY SPACE
-  INDICATIVE ROOF COMMUNITY GROWING AREA



LANDSCAPE - RESIDENTIAL QUARTER PRECEDENTS

A GREEN ENCLOSURE



INTEGRATED PLAY AREAS



ROOFTOP AND GREEN AMENITY SPACES



Building Envelope

BUILDING ENVELOPE - RESIDENTIAL QUARTER VISION

The Masterplan aims to make a clear distinction between the outward facing street facades and the inward facing facades of the residential blocks.

The facade facing the street will be the public face of the building and will therefore be much more discrete and solid, while the inward facade will open up towards the private communal courtyard through expressed balconies and animated planting.

All residential facades need to be well built, robust and should age well.

Furthermore, a sense of placemaking and a strong link to Cambridge in essential. This may be expressed with the choice of material, colour, architectural elements rhythm and arrangement.

The facade design guidelines described in this chapter have the aim to guide towards the design of buildings to create a strong individual building itself, as well as a sense of coherence and character of the quarter overall.



95 Peckham Road by Peter Barber Architects, London UK



Hyatt Regency Courtyard, Spinoza, Amsterdam



Camden Hotel by Morris+Company, London UK



Accordia housing development, Cambridge UK

BUILDING ENVELOPE - RESIDENTIAL QUARTER

FACADE TYPES - MATERIALITY AND COLOUR

EXTERNAL FACADES



Facade language varies across massing and stepping. Recessed balconies.

EXTERNAL BRICK FINISHES



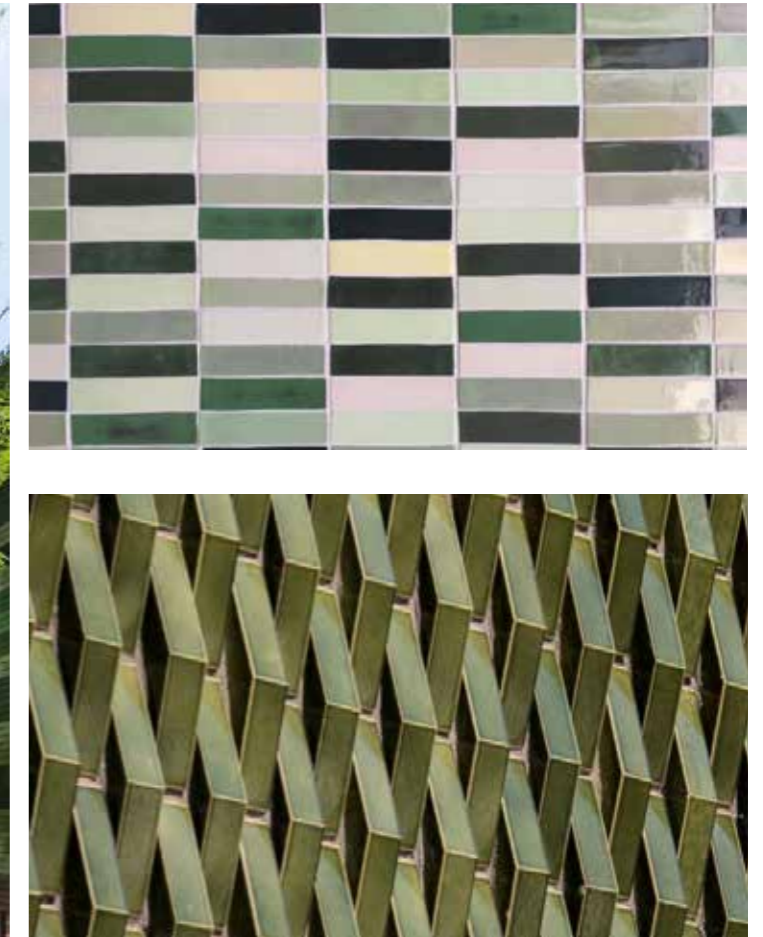
Where a single material is used on one building, different finishes shall be introduced.

INTERNAL FACADES



The internal facades are much more expressed and open. The materials and colours are in contrast with the external facades.

INTERNAL FACADE FINISHES



The finish of the internal facade will be of a different finish/ color and be unified across the entirety of the courtyard to give the space a distinct character.

ILLUSTRATIVE VIEWS



Residential Quarter seen along Milton Avenue looking north

ILLUSTRATIVE VIEW



View of Chesterton Gardens looking towards Chesterton Square

Working Strategies