

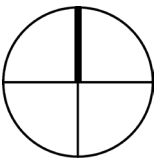


North West Cambridge Development Land Parcels M4 and M5

NWC Community Group | September 2022

**DRAFT
For Consultation**

North West Cambridge Development Within Cambridge



Land Parcels M4 and M5 Within the North West Cambridge Development



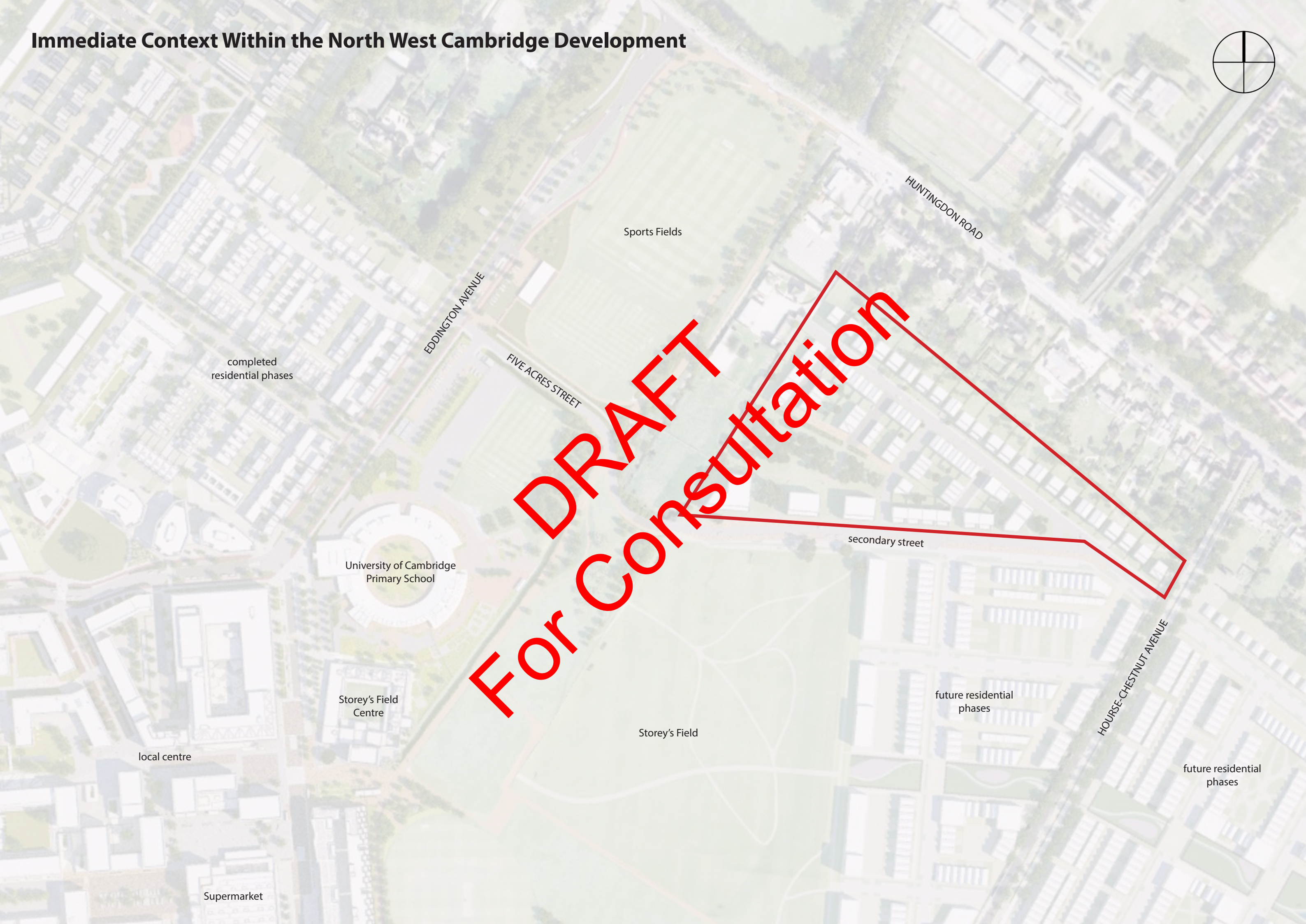
For Consultation



For DRAFT
For Consultation



Immediate Context Within the North West Cambridge Development



For Draft Consultation

completed
residential phases

EDDINGTON AVENUE

FIVE ACRES STREET

HUNTINGDON ROAD

Sports Fields

University of Cambridge
Primary School

secondary street

Storey's Field
Centre

Storey's Field

local centre

Supermarket

future residential
phases

HOUSE-CHESTNUT AVENUE

future residential
phases

Existing Site



View Looking North-West Towards the Site



View Looking South Along Horse-Chestnut Avenue

For Draft
For Consultation



View Looking West Along Huntingdon Road



View Looking South Along Eddington Avenue



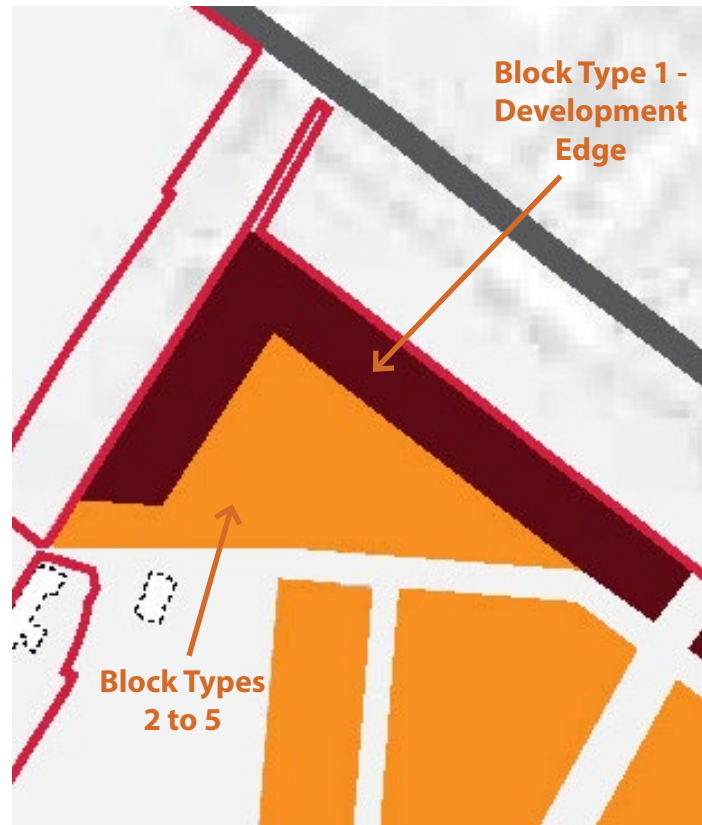
View Looking North from Near the Eddington Cricket Field Towards the Site



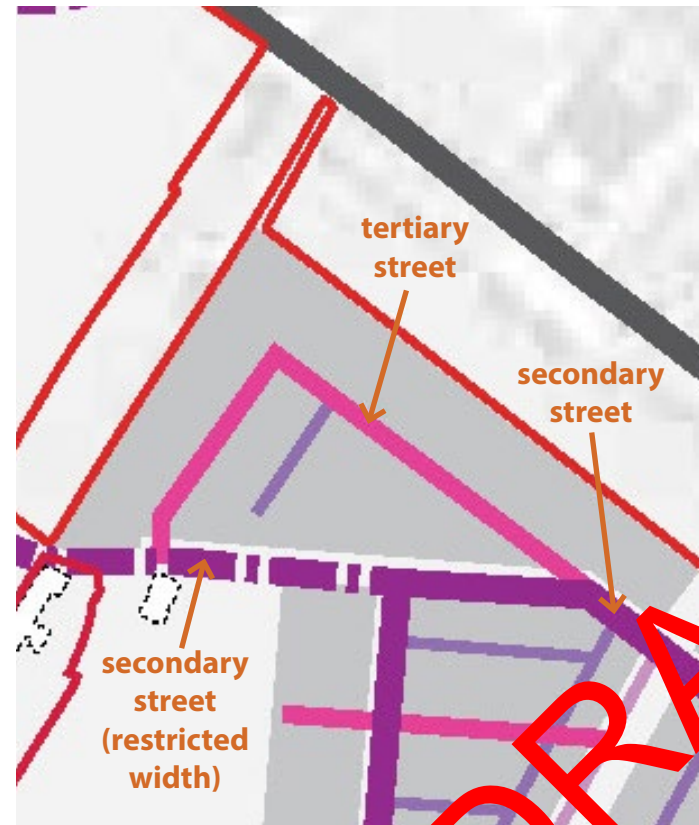
View of the Mature Trees Within the Site



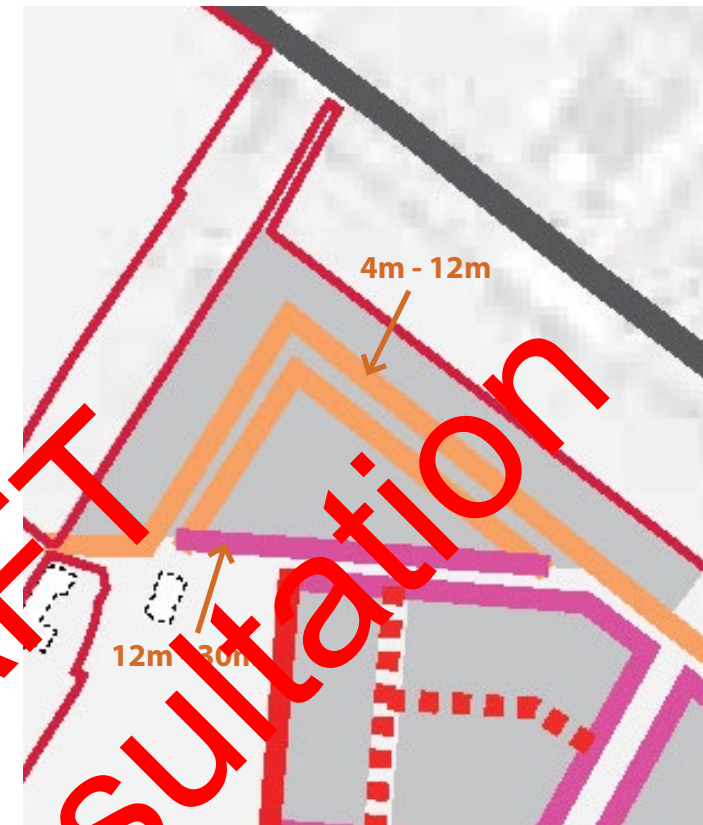
Design Code and Parameter Plans



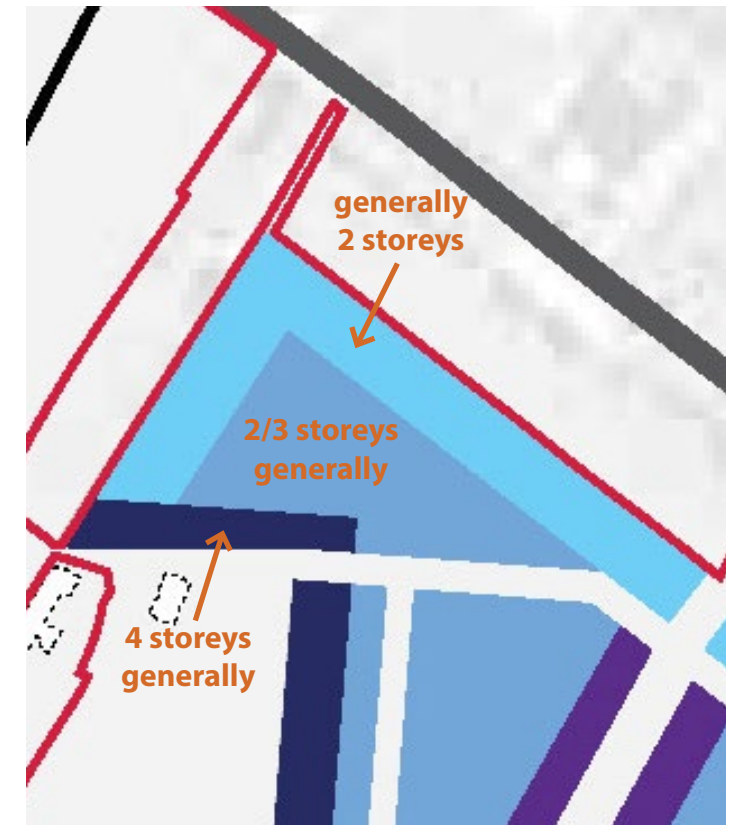
Block Types



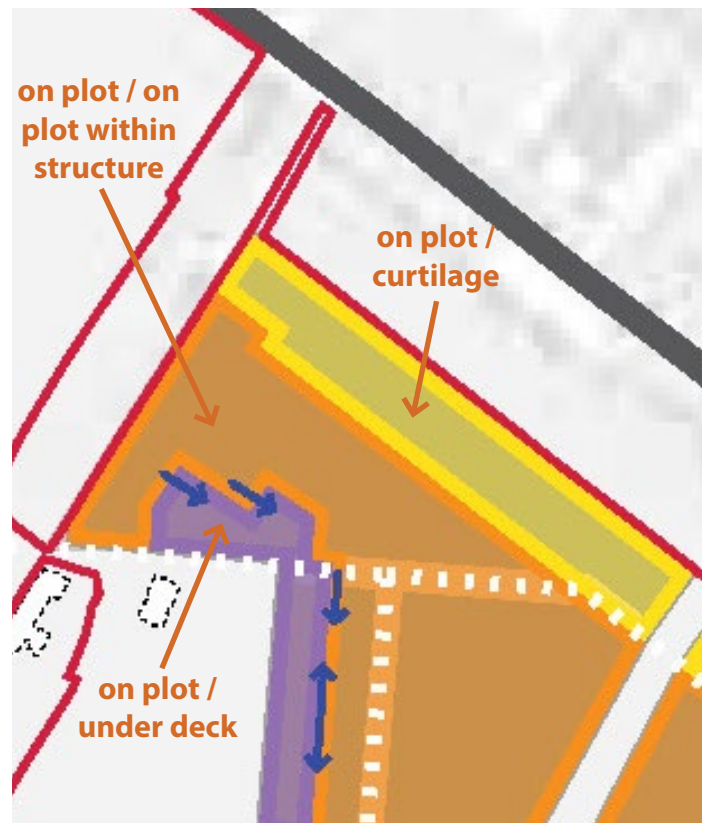
Street Hierarchy



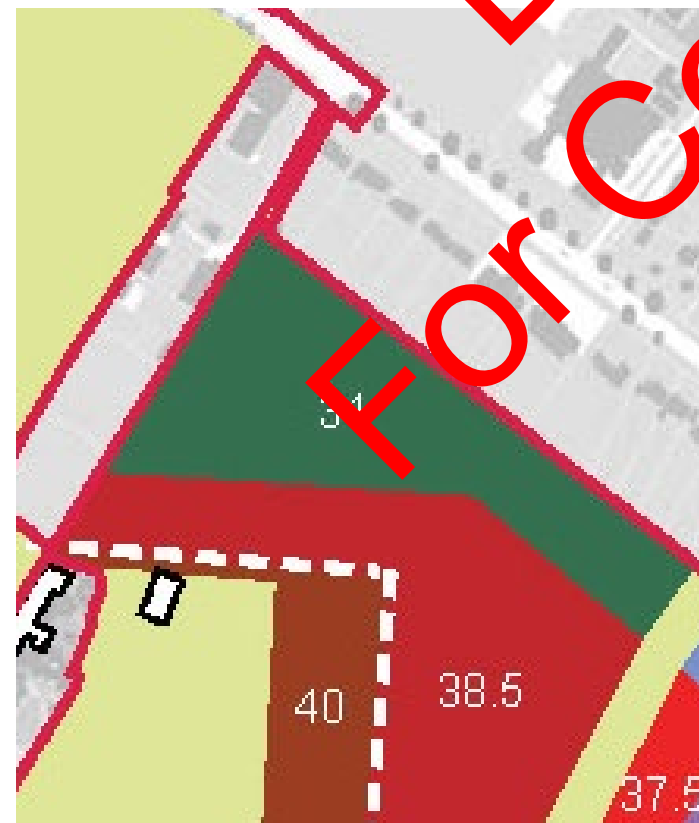
Block Structure and Permeability



Building Height and Landmarks



Indicative Parking Strategy (Illustrative Only)



Building Height Setting maximum roof AOD heights

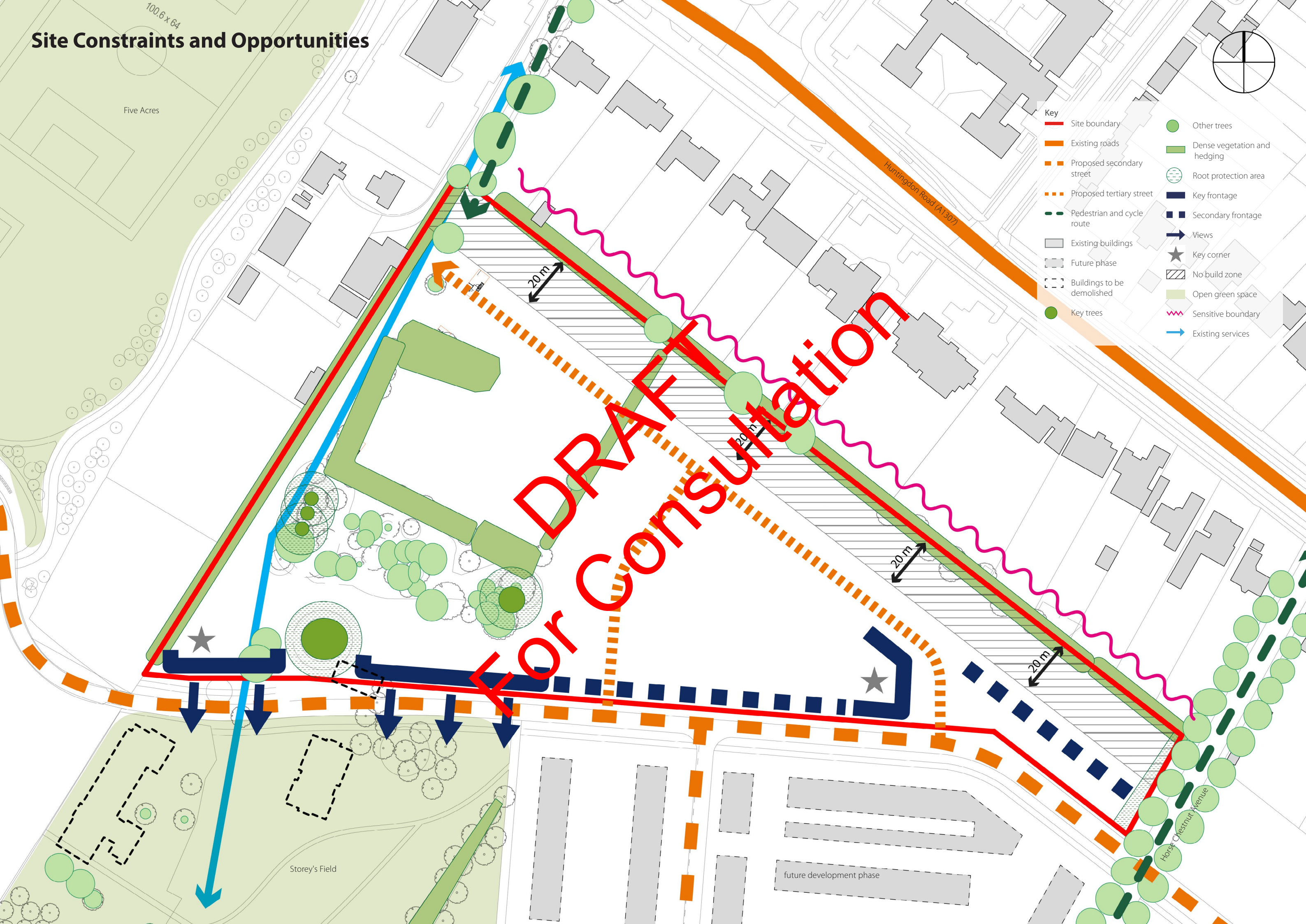


Landscape Typology

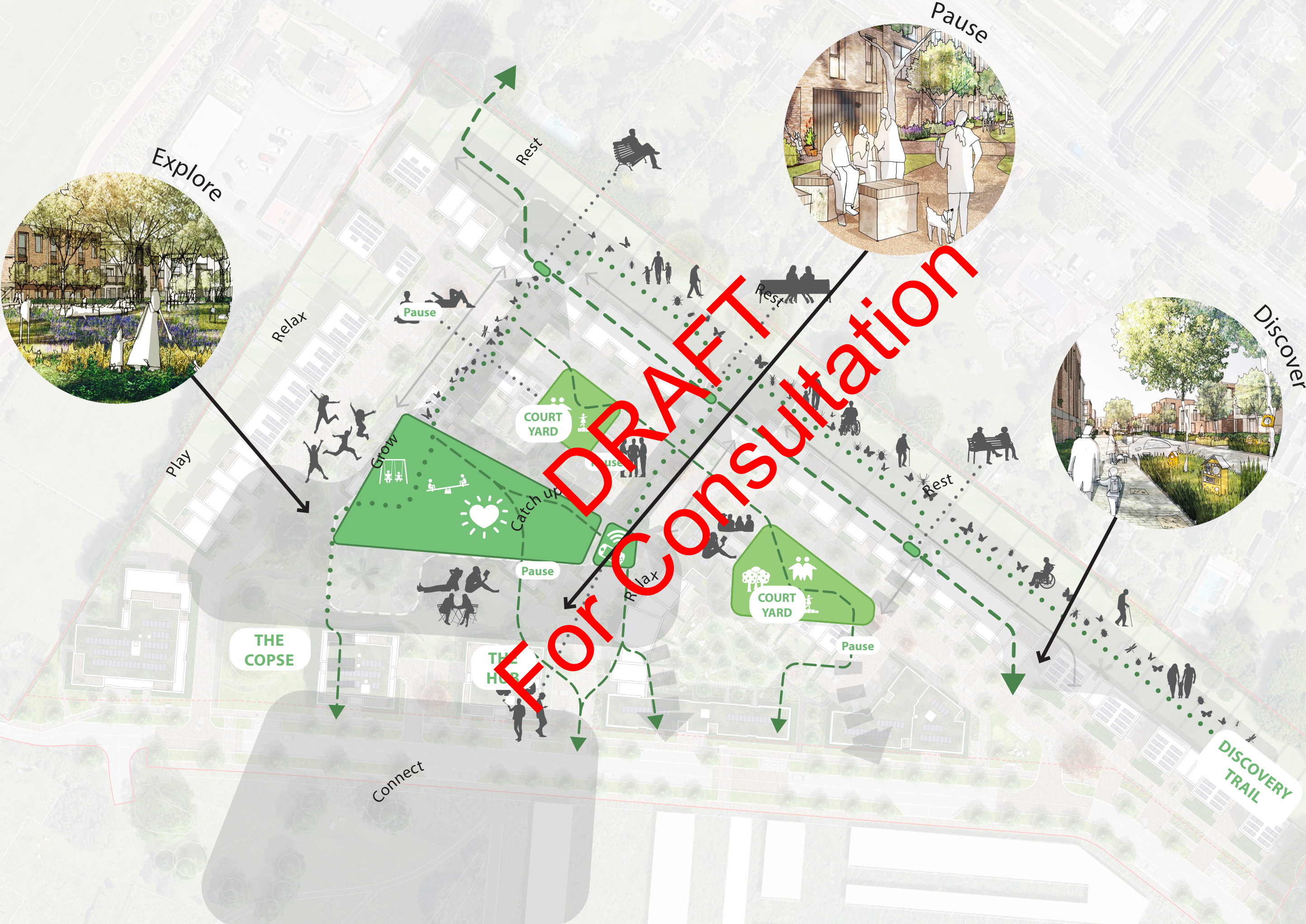


Character Area

Site Constraints and Opportunities



Design Concept - Creating a Great Place to Live



Proposed Site Layout



Type		No.	No. by Beds	% by Beds
Apartments	1B studio	5	43	26.9
	1B2P	38		
	2B3P	1	46	28.8
	2B4P	36		
	2B penthouse	9		
Houses	3B5P	15	38	23.8
	3B6P	23		
	4B7P	10	33	20.6
	4B8P	23		
TOTAL		160		100

DRAFT For Consultation

Spaces



Spaces



Green Street

The Copse

Courtyard

For DRAFT Consultation

Green Street

Tertiary Street

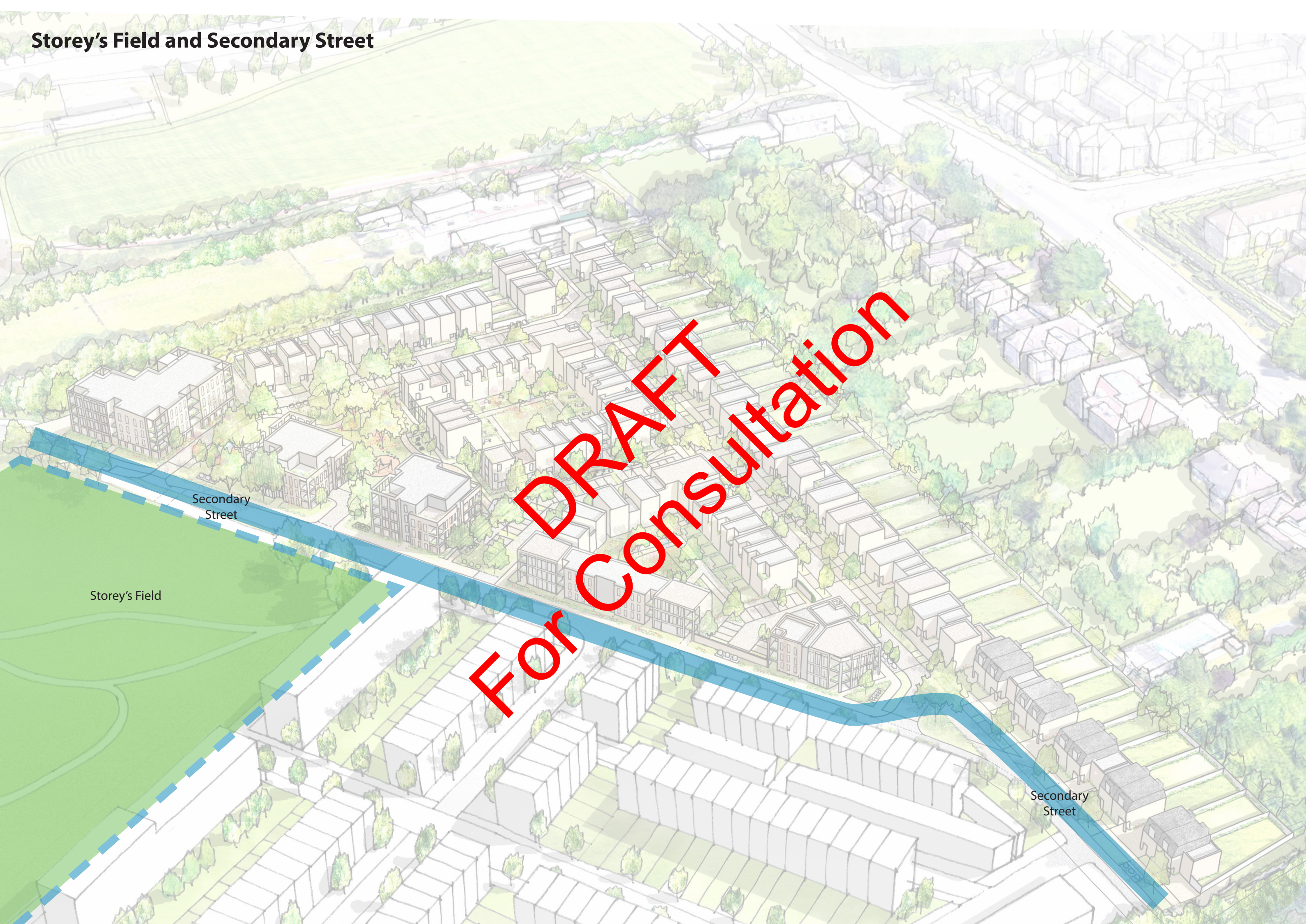
Courtyard

Secondary Street

Storey's Field

Secondary Street

Storey's Field and Secondary Street



Secondary Street

Storey's Field

For Draft Consultation

Secondary Street



The Copse

The Copse

For DRAFT Consultation

The Copse



Community space for gathering



A place to meet up



Informal paths and wildflower grassland



Reused materials



Central play area



Feature wildlife hotels



Natural play with Suds

The Copse



Green Streets



Green Street

Green Street

For Consultation



Courtyards



Courtyard

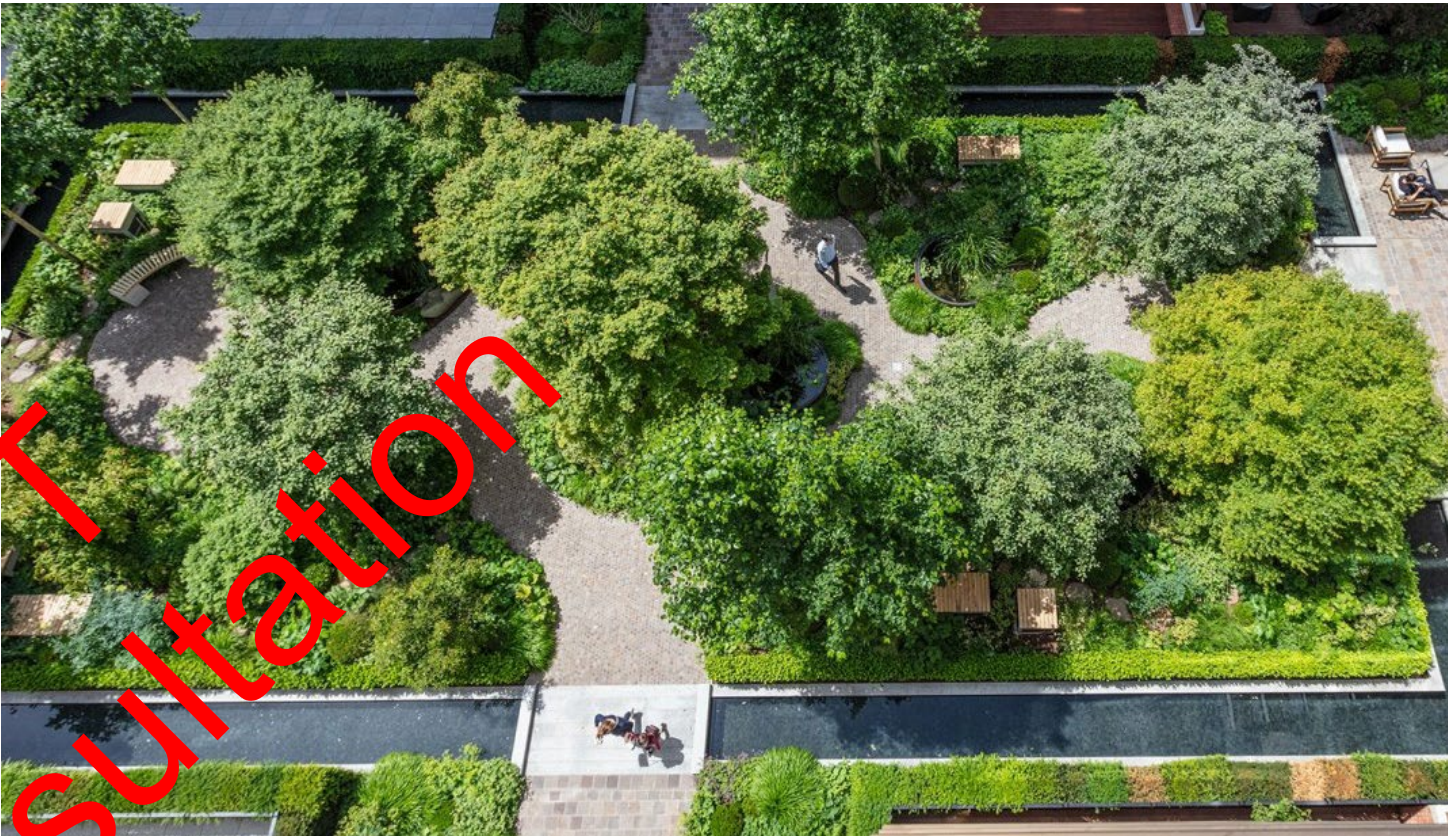
Courtyard

For DRAFT Consultation

Courtyards



Lush planting, walking route and screening



Space to look at with lush planting and walking routes



Tree buffer with seasonal interest and clear stem



Informal footpaths



Potential for trim trail and playful elements



Potential for art

Courtyards



Tertiary Street

For DRAFT Consultation



Tertiary Street



Shared delineated surface



URS bins



Doorstep planting



Doorstep planting



Rain gardens



Fastigate tree planting



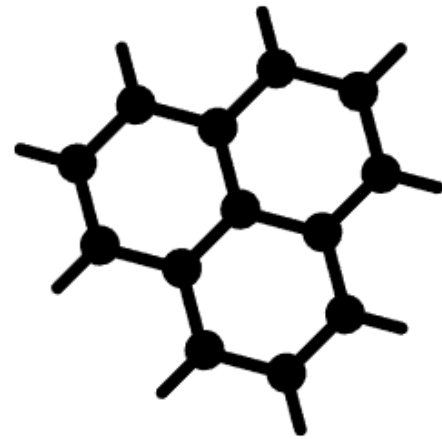
Rain gardens and tree planting to define boundaries



Carbon Emissions and Energy Demand



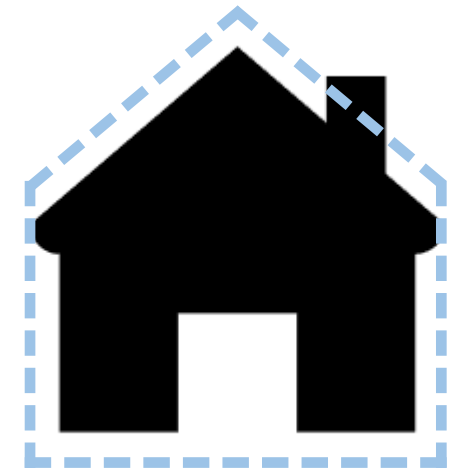
**Code for Sustainable Homes
Level 5 equivalent**



**operational net zero carbon
when assessed against current
building regulations**



**100% improvement over the
baseline target emission rate**



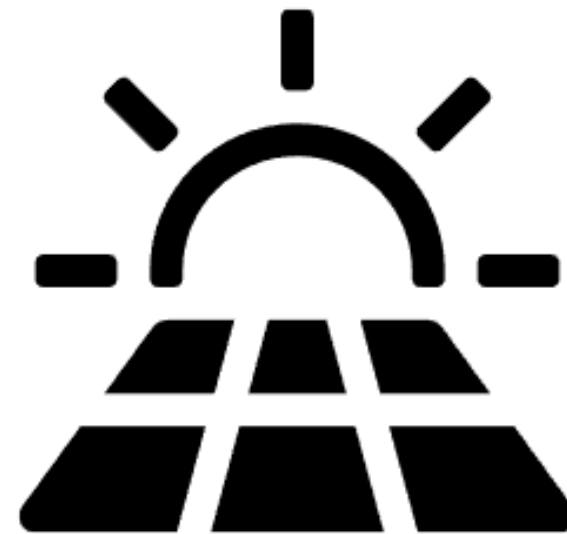
**fabric first approach with
u-values that exceed targets**



**connect to community
heating scheme**



**smart meters to
monitor energy use**

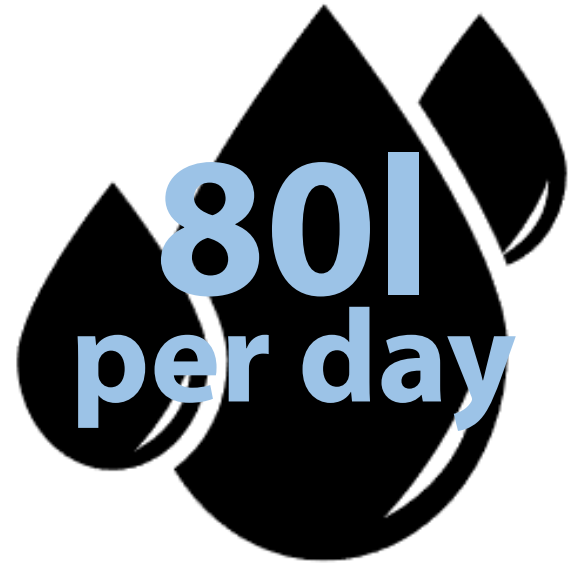


**apply renewables in the form of
solar photovoltaic (PV) panels**



**consultation with energy
centre over gradual move away
from gas-fired CHP**

Water Use



water use target of 80l per day,
exceeding building regulations
target of 125l per day



sanitaryware and fittings that
match the target of 80l per day



low volume cisterns, flow
restrictors, and effective
washing machines

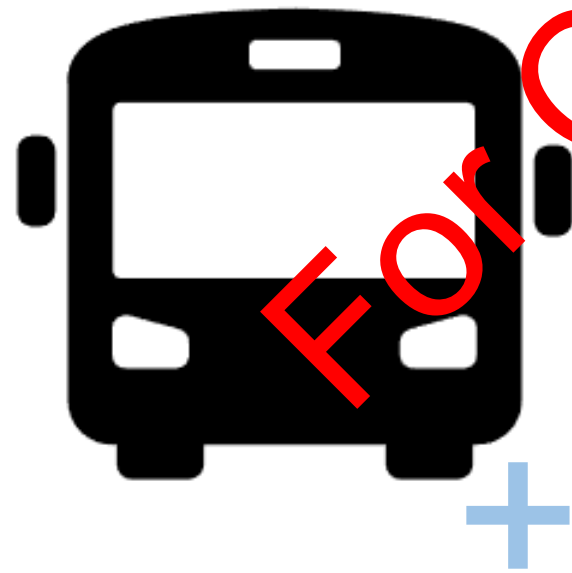


smart water meters to
monitor water usage

Sustainable Transport



promotion of walking
and cycling routes within
a transport plan



promotion of
public transport use



electric car charging
points will be provided

Sustainable Materials



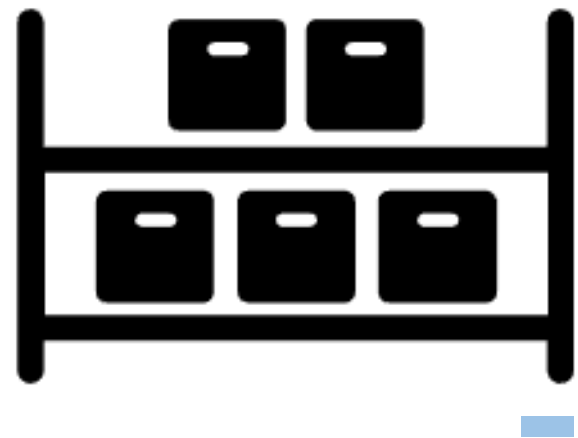
reuse of existing materials on site will be explored based on circular economy principles



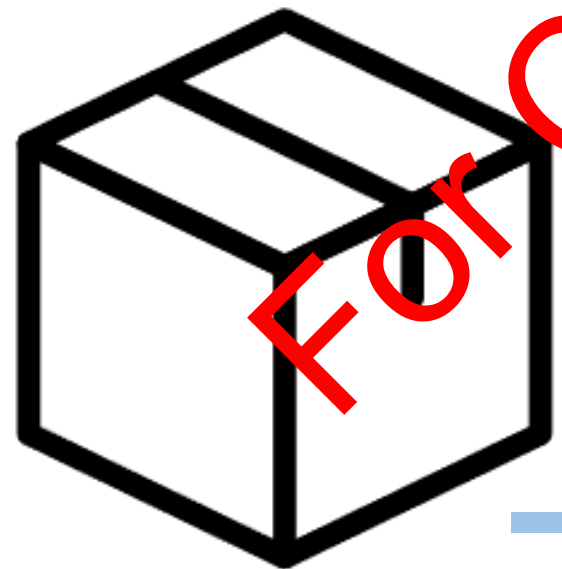
concrete with high recycled content to be used



materials from local sources to reduce carbon associated with transportation



minimise storage on site to reduce accidental damage to materials



engagement with suppliers to minimise packaging



implement sustainable procurement plan

Connectivity to Local Amenities



For Consultation

Bus Stops



DRAFT
For Consultation



5 5F 6
Swavesery, Bar Hill,
Oakington, Fenstanton

2 minute walk



5 5F 6
Cambridge

4 minute walk



U
Cambridge via
Biomedical Campus
and Railway Station

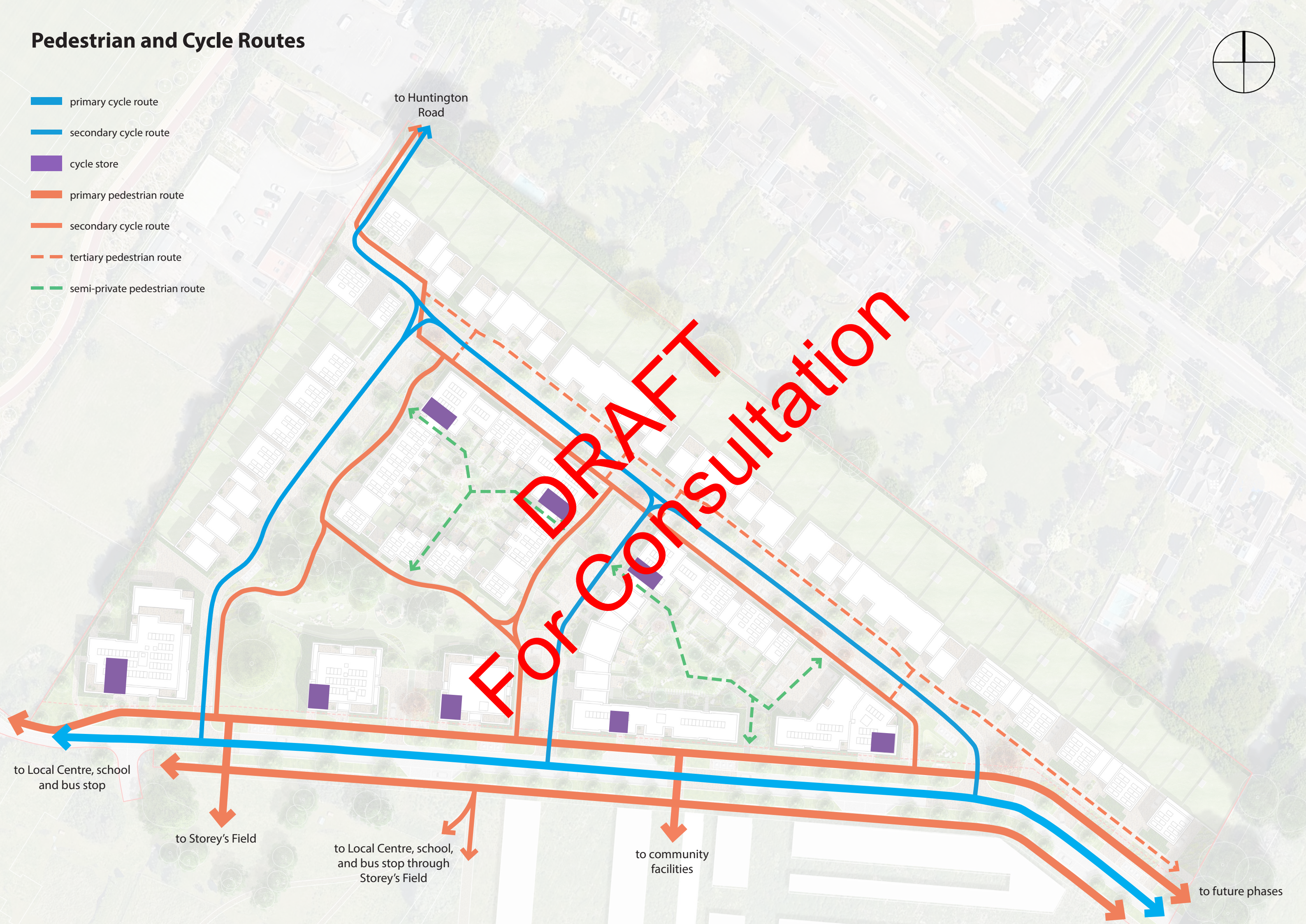
Madingley Road
Park and Ride
(12 minute walk)

6 minute walk

Pedestrian and Cycle Routes



- primary cycle route
- secondary cycle route
- cycle store
- primary pedestrian route
- secondary cycle route
- tertiary pedestrian route
- semi-private pedestrian route



Vehicular Routes

- secondary street
- tertiary street
- access
- P undercroft car park
- pp open parking court



For Consultation DRAFT

to Local Centre, school and bus stop

to future phases

Car Parking Typologies and Schedule



- driveway space
- garage space
- undercroft space
- parking court space
- 'green street' space
- visitor space

Type		No.	%	% by type
Screened	driveway	53	27.3	68.0
	garage	35	18.0	
	undercroft	44	22.7	
Open	parking court	16	8.3	32.0
	'green street'	40	20.6	
	on street	0	0	
	visitor	6	3.1	
TOTAL		194	100	

For Consultation DRAFT

Proposed Housing Typologies

- 1B1P, 1B2P, 2B3P, 2B4P, or 2B4P+ apartment
- 3B5P house
- 3B6P house
- 4B7P house
- 4B8P house



Type		No.	No. by Beds	% by Beds
Apartments	1B studio	5	43	26.9
	1B2P	38		
	2B3P	1	46	28.8
	2B4P	36		
	2B penthouse	9		
Houses	3B5P	15	38	23.8
	3B6P	23		
	4B7P	10	33	20.6
	4B8P	23		
TOTAL		160		100

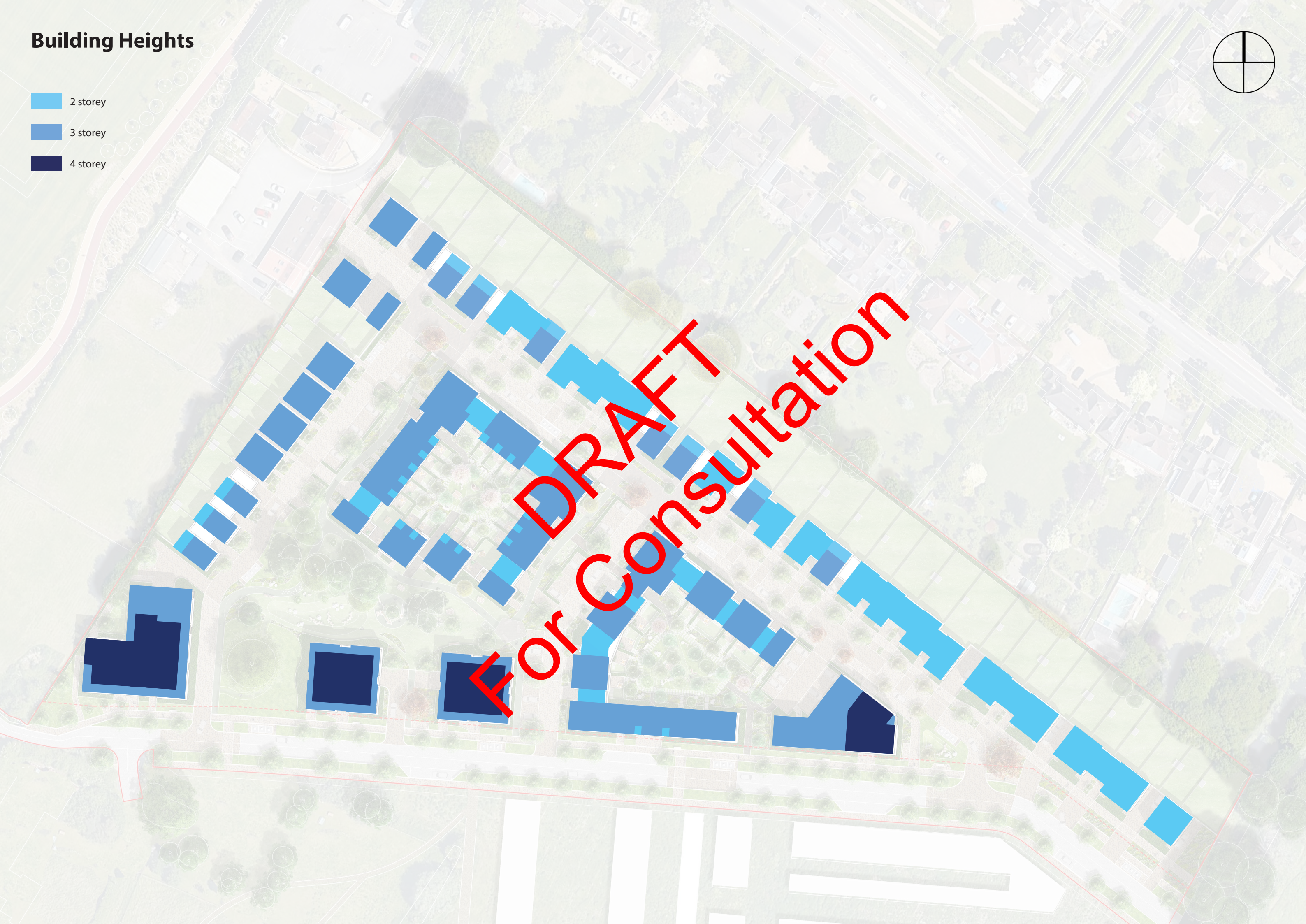
For Consultation

Building Heights

- 2 storey
- 3 storey
- 4 storey



For Consultation



Proposed Site Layout



Type		No.	No. by Beds	% by Beds
Apartments	1B studio	5	43	26.9
	1B2P	38		
	2B3P	1	46	28.8
	2B4P	36		
	2B penthouse	9		
Houses	3B5P	15	38	23.8
	3B6P	23		
	4B7P	10	33	20.6
	4B8P	23		
TOTAL		160		100

DRAFT For Consultation