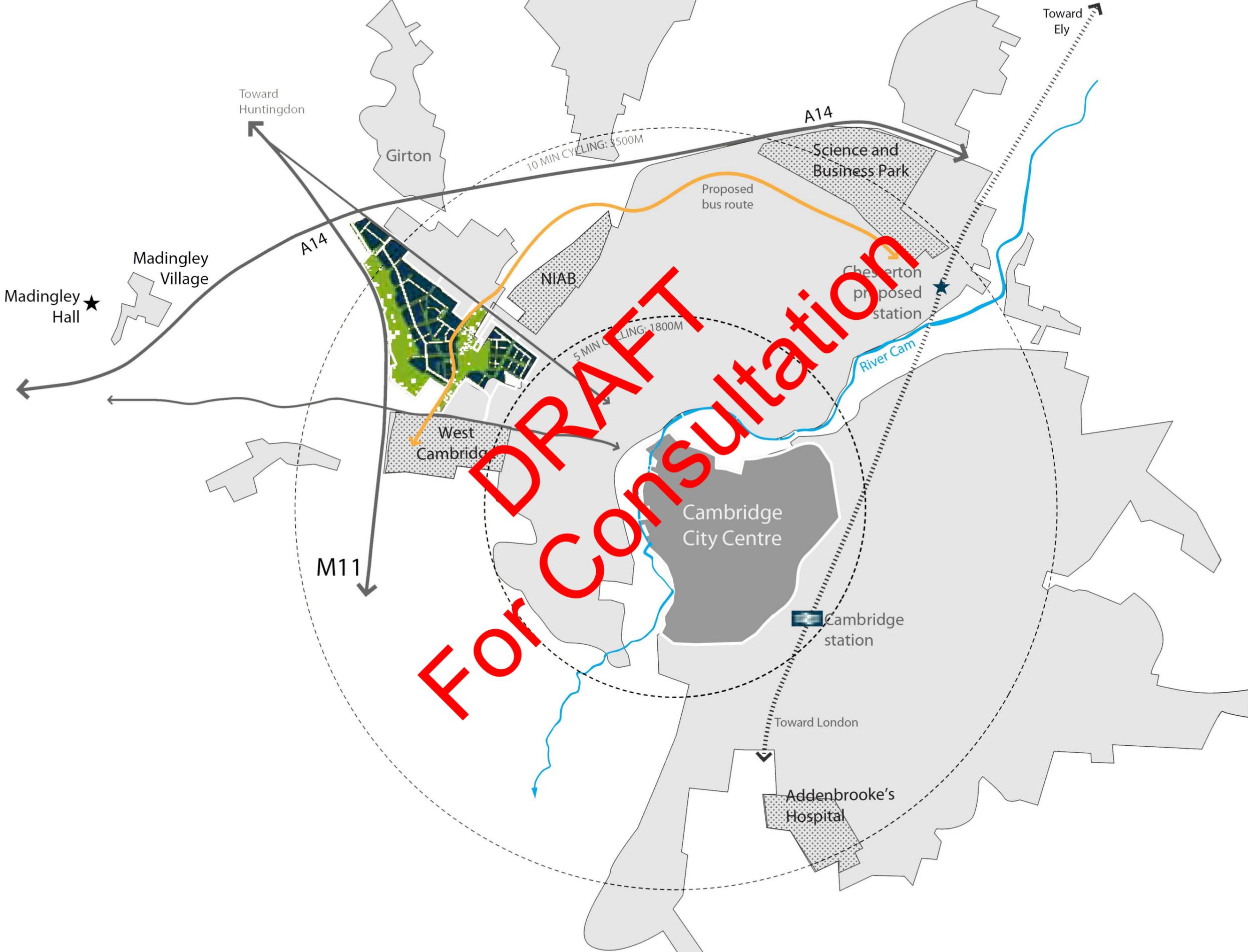
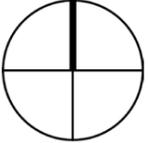


North West Cambridge Development
Land Parcels M4 and M5
NWC Community Group | September 2022

DRAFT
For Consultation

North West Cambridge Development Within Cambridge



Land Parcels M4 and M5 Within the North West Cambridge Development



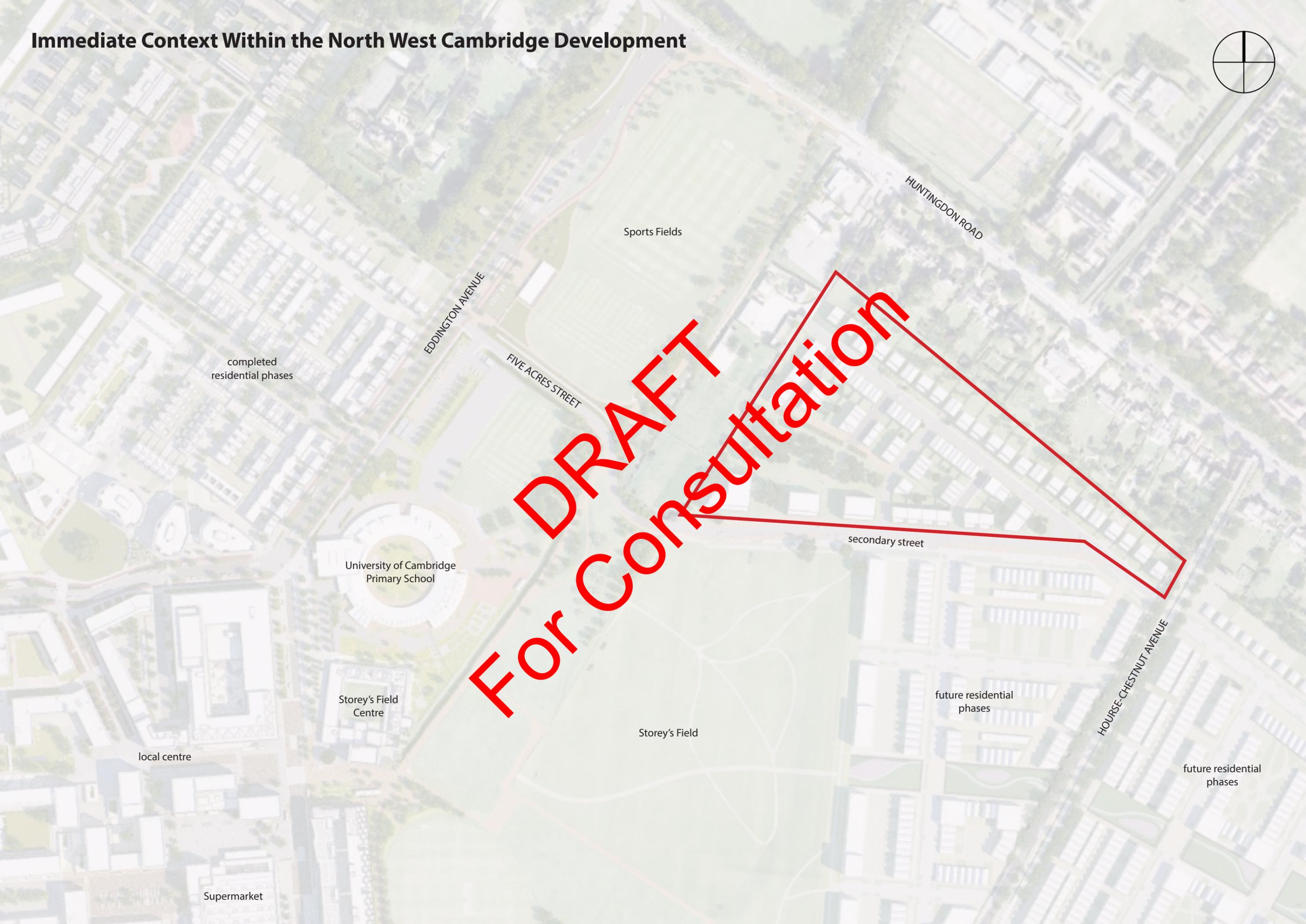
FOR DRAFT
For Consultation



**For DRAFT
For Consultation**



Immediate Context Within the North West Cambridge Development



completed residential phases

Sports Fields

HUNTINGDON ROAD

EDDINGTON AVENUE

FIVE ACRES STREET

For Draft For Consultation

secondary street

University of Cambridge Primary School

Storey's Field Centre

Storey's Field

HOURS-CHESTNUT AVENUE

future residential phases

local centre

Supermarket

future residential phases

Existing Site



View Looking North-West Towards the Site



DRAFT
For Consultation

View Looking South Along Horse-Chestnut Avenue



View Looking West Along Huntingdon Road

FOR DRAFT
FOR CONSULTATION



View Looking South Along Eddington Avenue



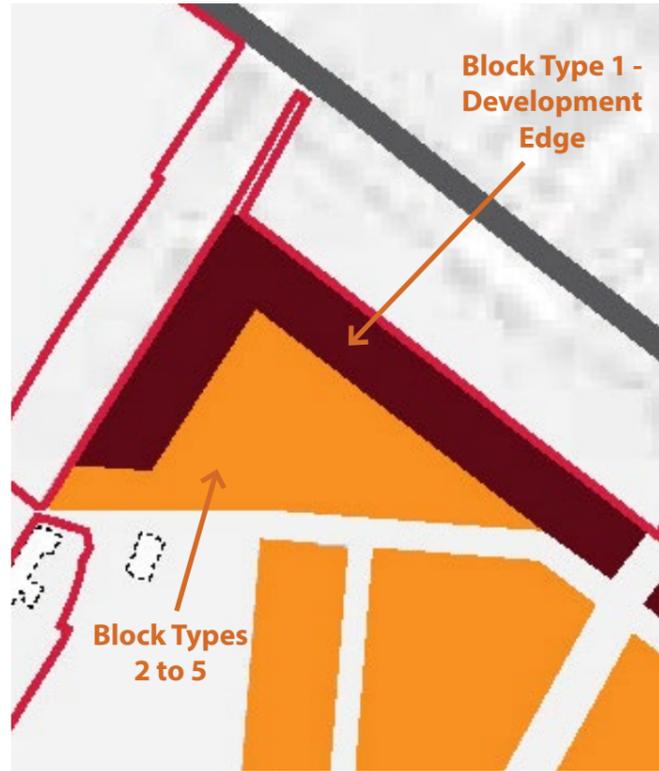
View Looking North from Near the Eddington Cricket Field Towards the Site



View of the Mature Trees Within the Site



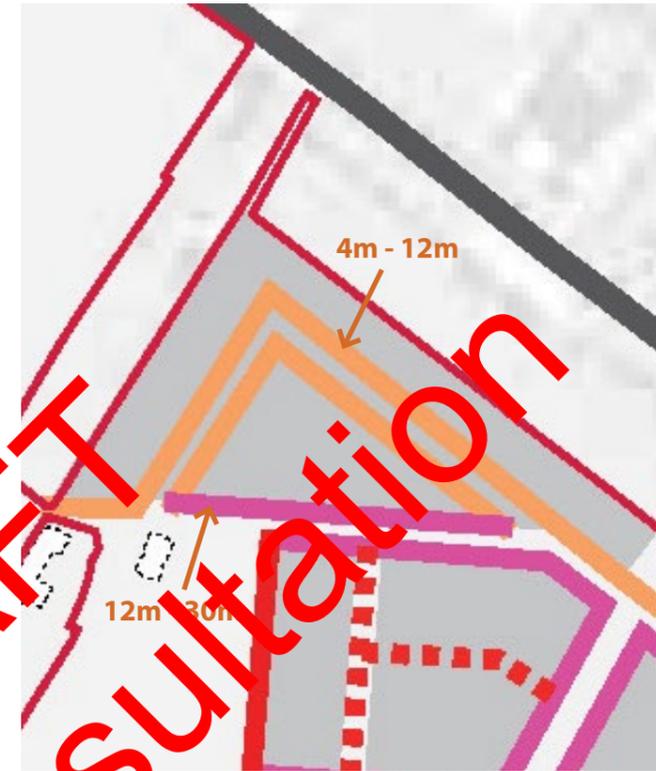
Design Code and Parameter Plans



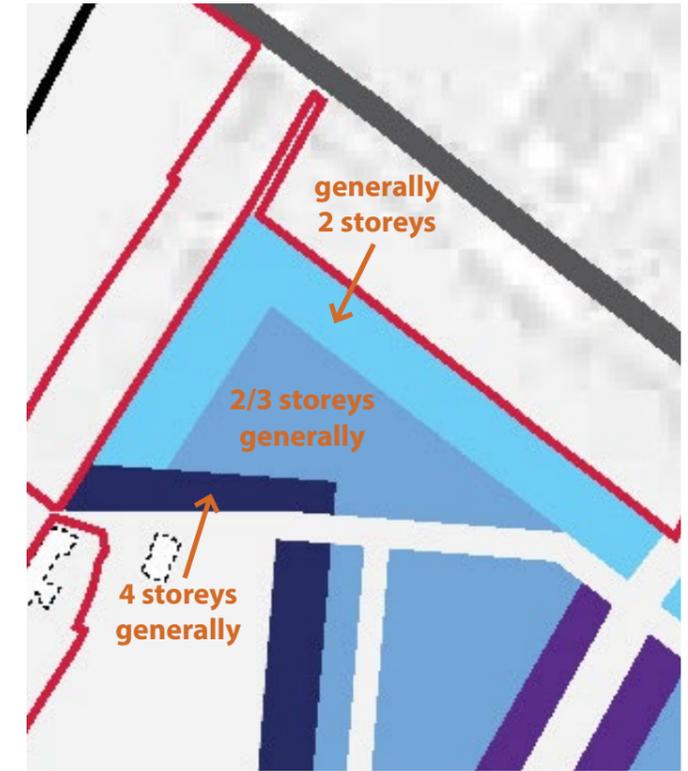
Block Types



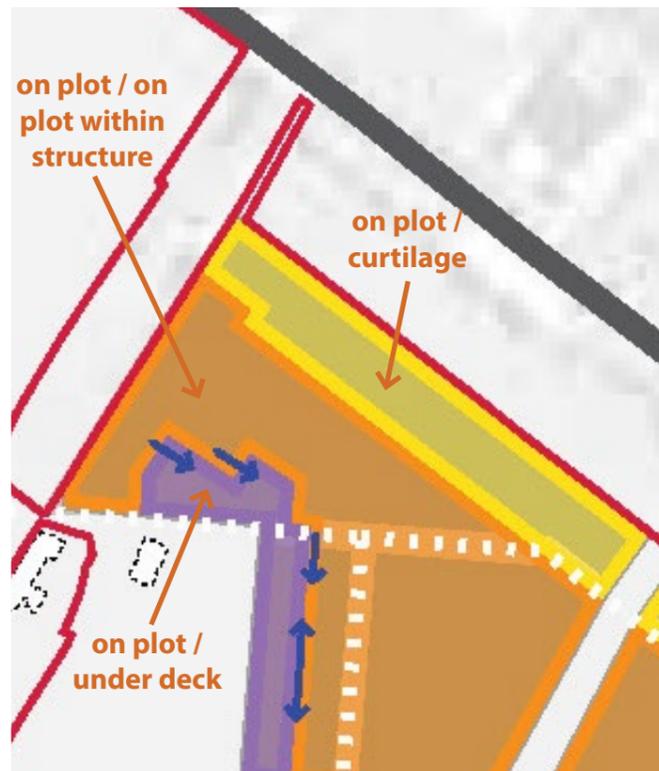
Street Hierarchy



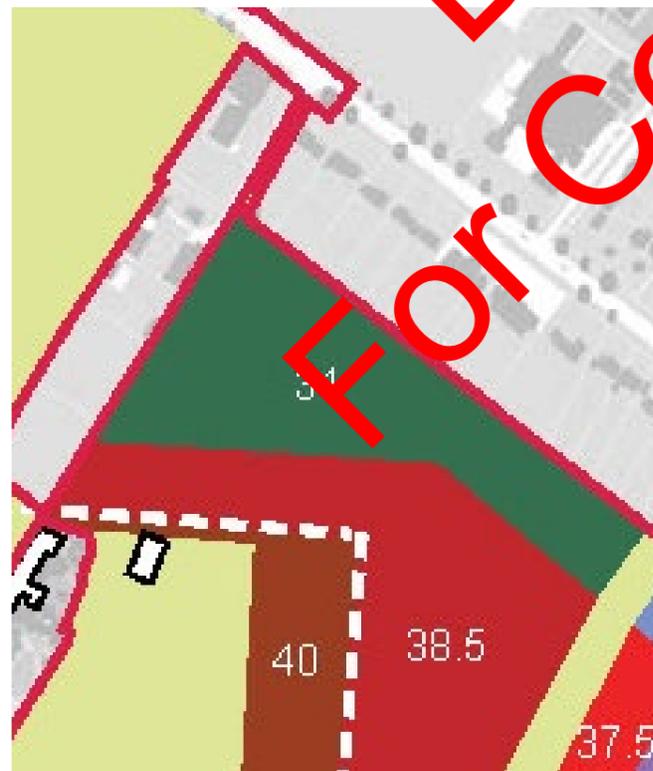
Block Structure and Permeability



Building Height and Landmarks



Indicative Parking Strategy (Illustrative Only)



Building Height Setting maximum roof AOD heights

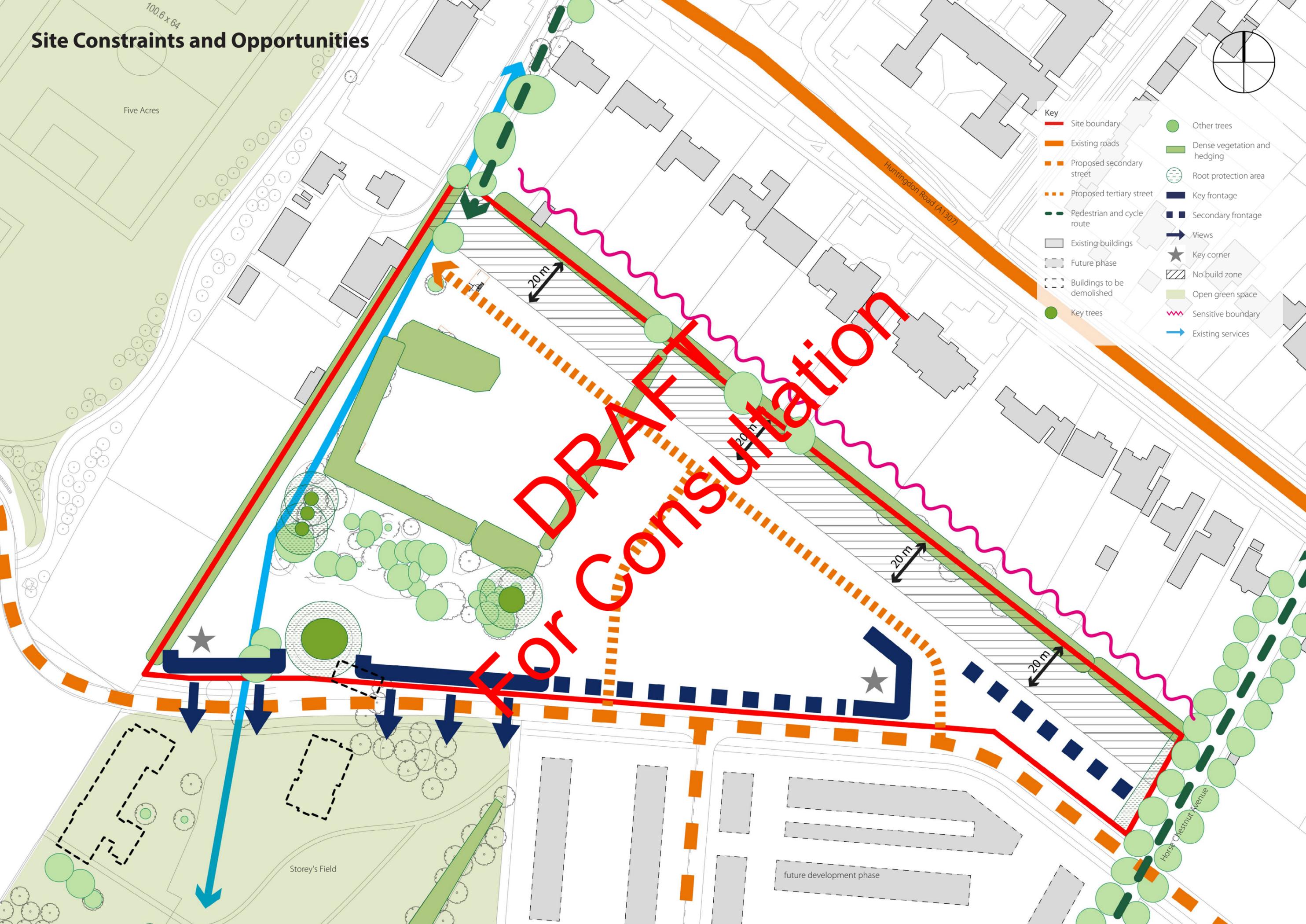
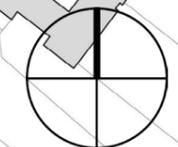


Landscape Typology



Character Area

Site Constraints and Opportunities



Five Acres

100.6 x 64

Huntingdon Road (A1307)

Horse Chestnut Avenue

Storey's Field

future development phase

- Key
- Site boundary
- Existing roads
- Proposed secondary street
- Proposed tertiary street
- Pedestrian and cycle route
- Existing buildings
- Future phase
- Buildings to be demolished
- Key trees
- Other trees
- Dense vegetation and hedging
- Root protection area
- Key frontage
- Secondary frontage
- Views
- Key corner
- No build zone
- Open green space
- Sensitive boundary
- Existing services

FOR DRAFT CONSULTATION

Design Concept - Creating a Great Place to Live



Explore



Pause



Discover



Play

Relax

Rest

Pause

Rest

Rest

COURT YARD

COURT YARD

THE COPSE

THE HUB

Pause

Connect

DISCOVERY TRAIL

FOR DRAFT 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	

Spaces



Spaces



Secondary Street

Storey's Field

The Copse

Green Street

Courtyard

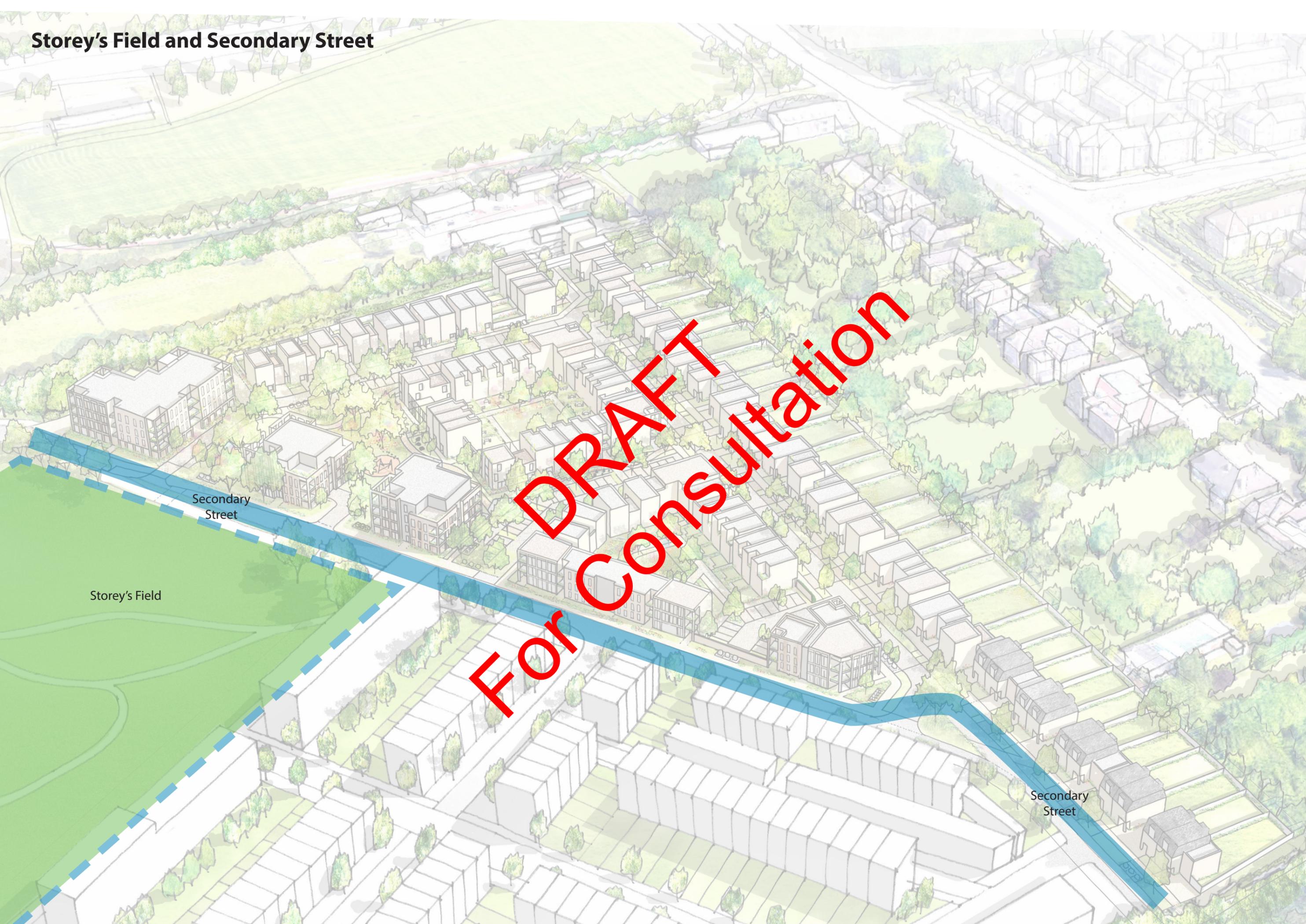
Green Street

Tertiary Street

Courtyard

Secondary Street

Storey's Field and Secondary Street



Secondary Street

Storey's Field

Secondary Street

For Draft Consultation

Storey's Field and Secondary Street



For Draft Consultation

The Copse

The Copse

FOR DRAFT
For 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

DRAFT
For Consultation



Green Streets



Green Street

Green Street

**FOR DRAFT
For Consultation**



FOR DRAFT FOR CONSULTATION

Courtyards



Courtyard

Courtyard

**FOR DRAFT
For 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

For Consultation

Courtyards



Tertiary Street

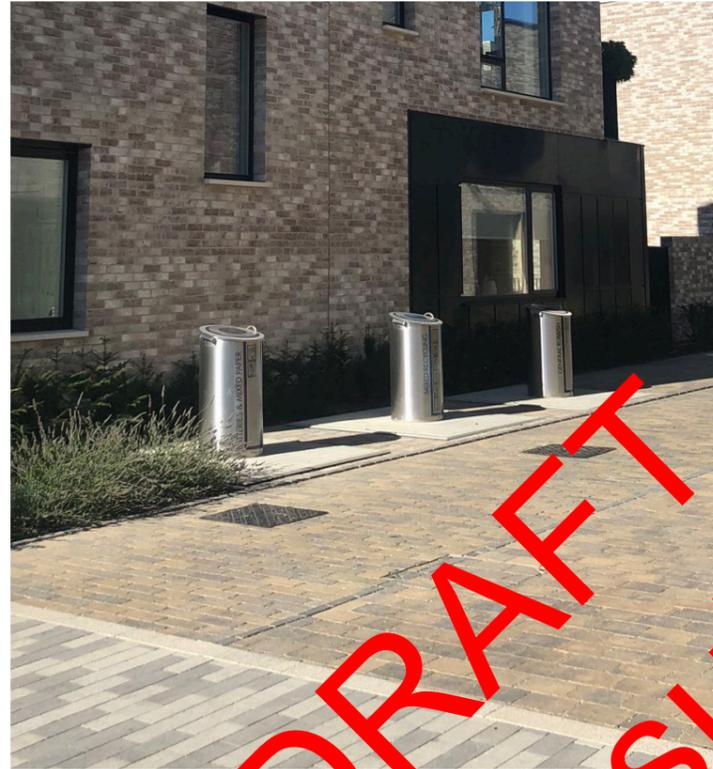
For DRAFT Consultation



Tertiary Street



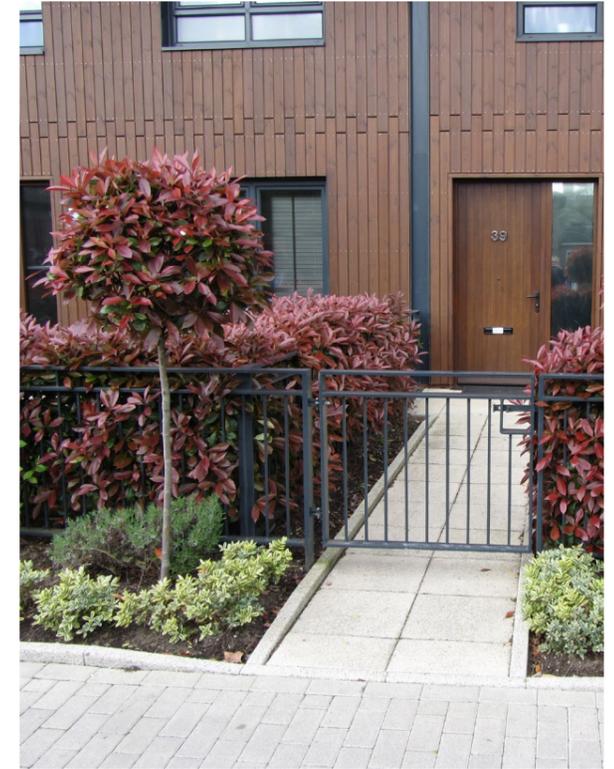
Shared delineated surface



URS bins



Doorstep planting



Doorstep planting



Rain gardens



Fastigate tree planting



Rain gardens and tree planting to define boundaries

Tertiary Street

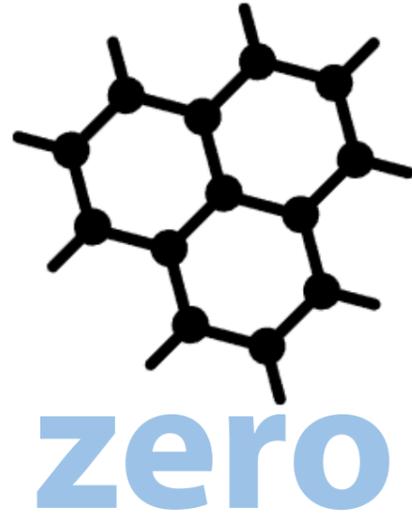


DRAFT For Consultation

Carbon Emissions and Energy Demand



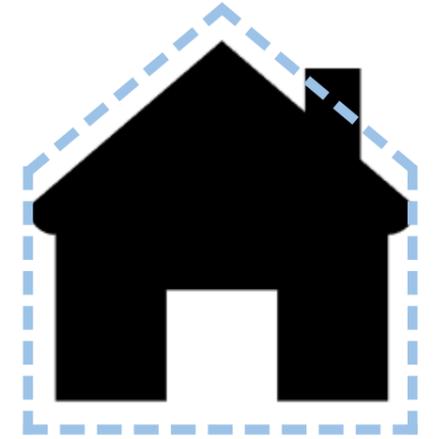
Code for Sustainable Homes Level 5 equivalent



operational net zero carbon when assessed against current building regulations



100% improvement over the baseline target emission rate



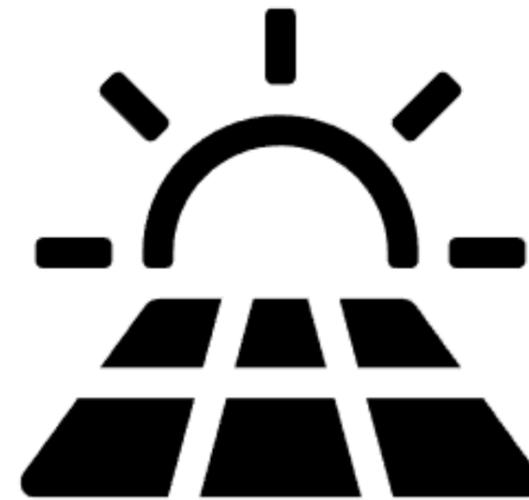
fabric first approach with u-values that exceed targets



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

DRAFT For Consultation

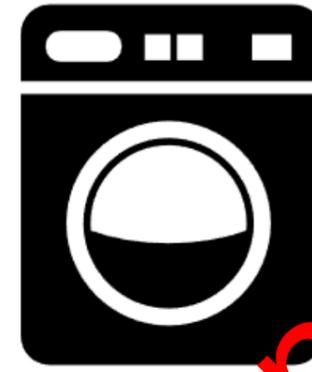
Water Use



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

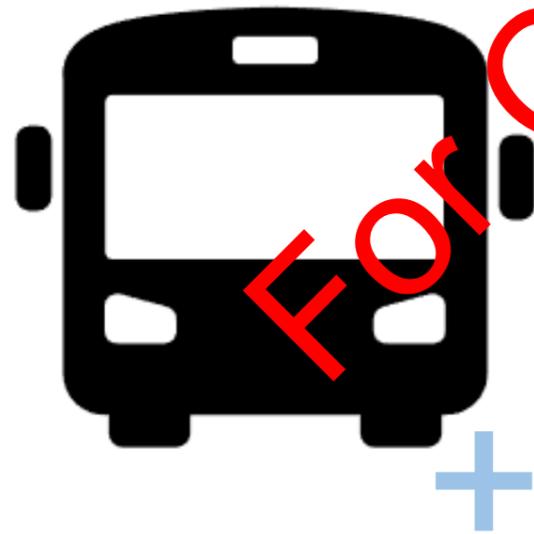


smart water meters to monitor water usage

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



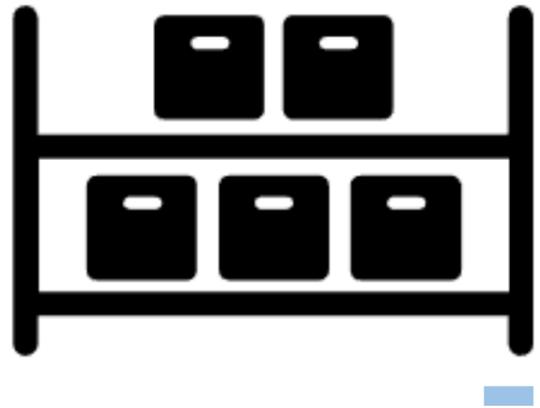
reuse of existing materials on site will be explored based on circular economy principles



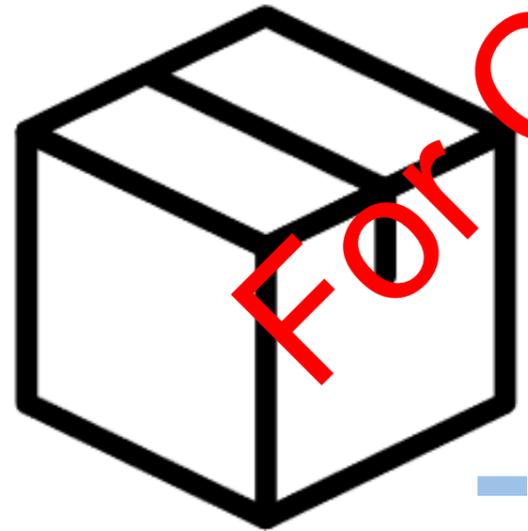
concrete with high recycled content to be used



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

DRAFT
For Consultation

Connectivity to Local Amenities



7.5 minute walk

5 minute walk

2.5 minute walk

**FOR DRAFT
For Consultation**

Pub
Hotel

Football pitches

Basketball courts

University of Cambridge
Primary School

6 minute walk

Hotel
Bar
Restaurant
Bar
Hotel

Nursery

Storey's Field
Centre

Storey's Field

Cafe

Playground

Supermarket

Cricket pitch

Bus Stops



For Draft 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

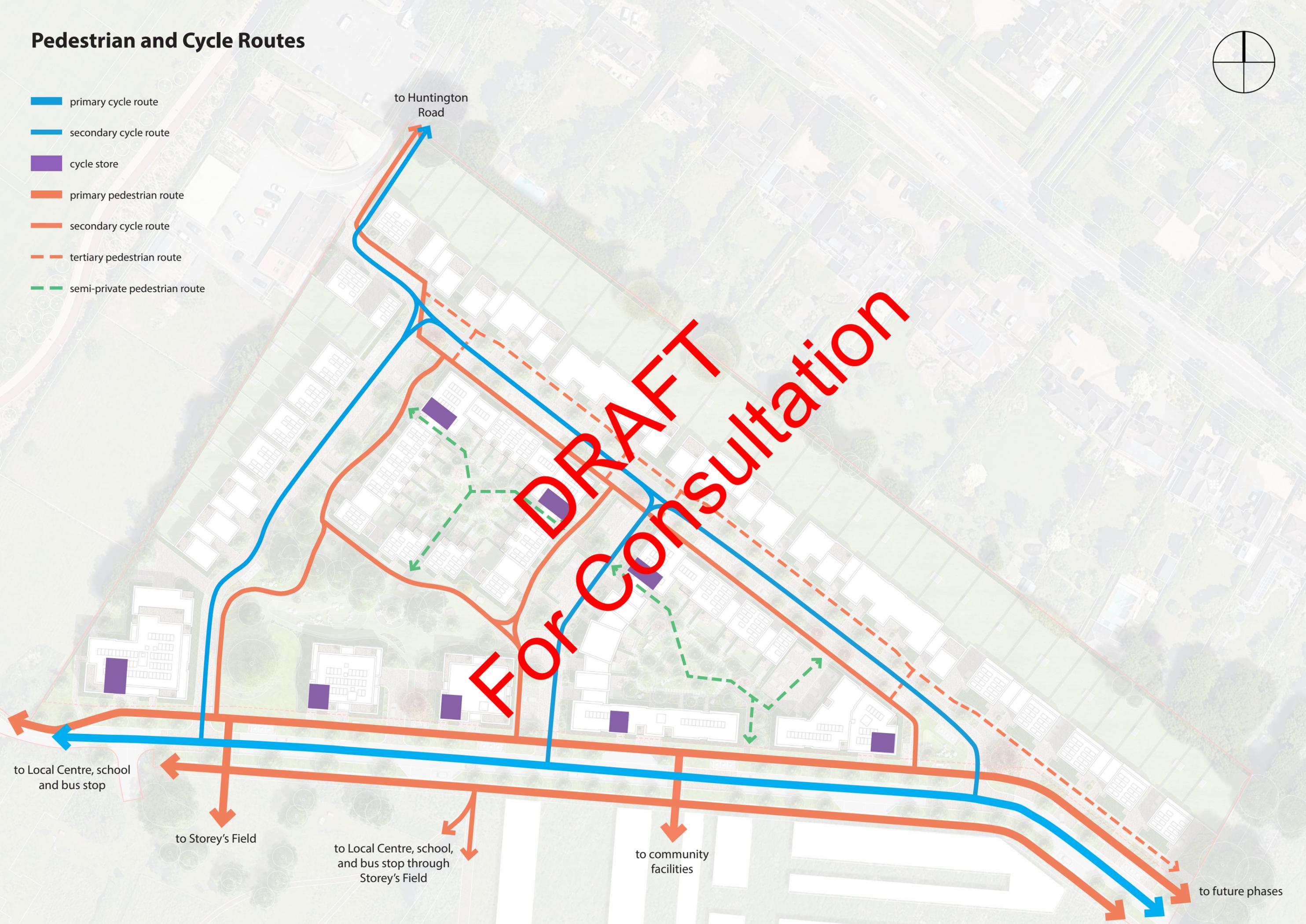
Madingley Road
Park and Ride
(12 minute walk)

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



FOR DRAFT
For Consultation

to Huntington Road

to Local Centre, school and bus stop

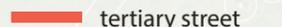
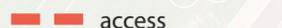
to Storey's Field

to Local Centre, school and bus stop through Storey's Field

to community facilities

to future phases

Vehicular Routes

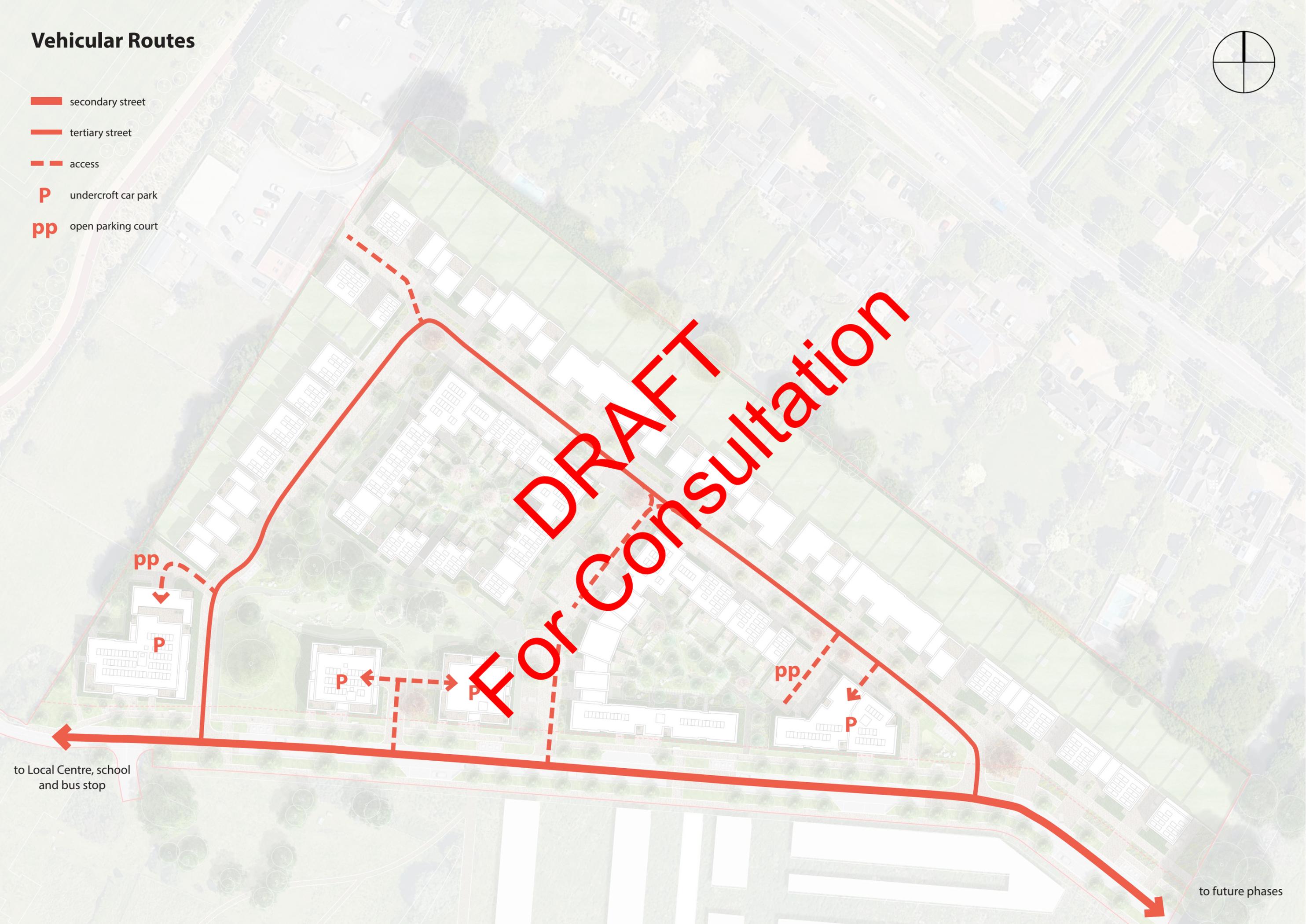
-  secondary street
-  tertiary street
-  access
-  undercroft car park
-  open parking court



**FOR DRAFT
FOR CONSULTATION**

to Local Centre, school
and bus stop

to future phases



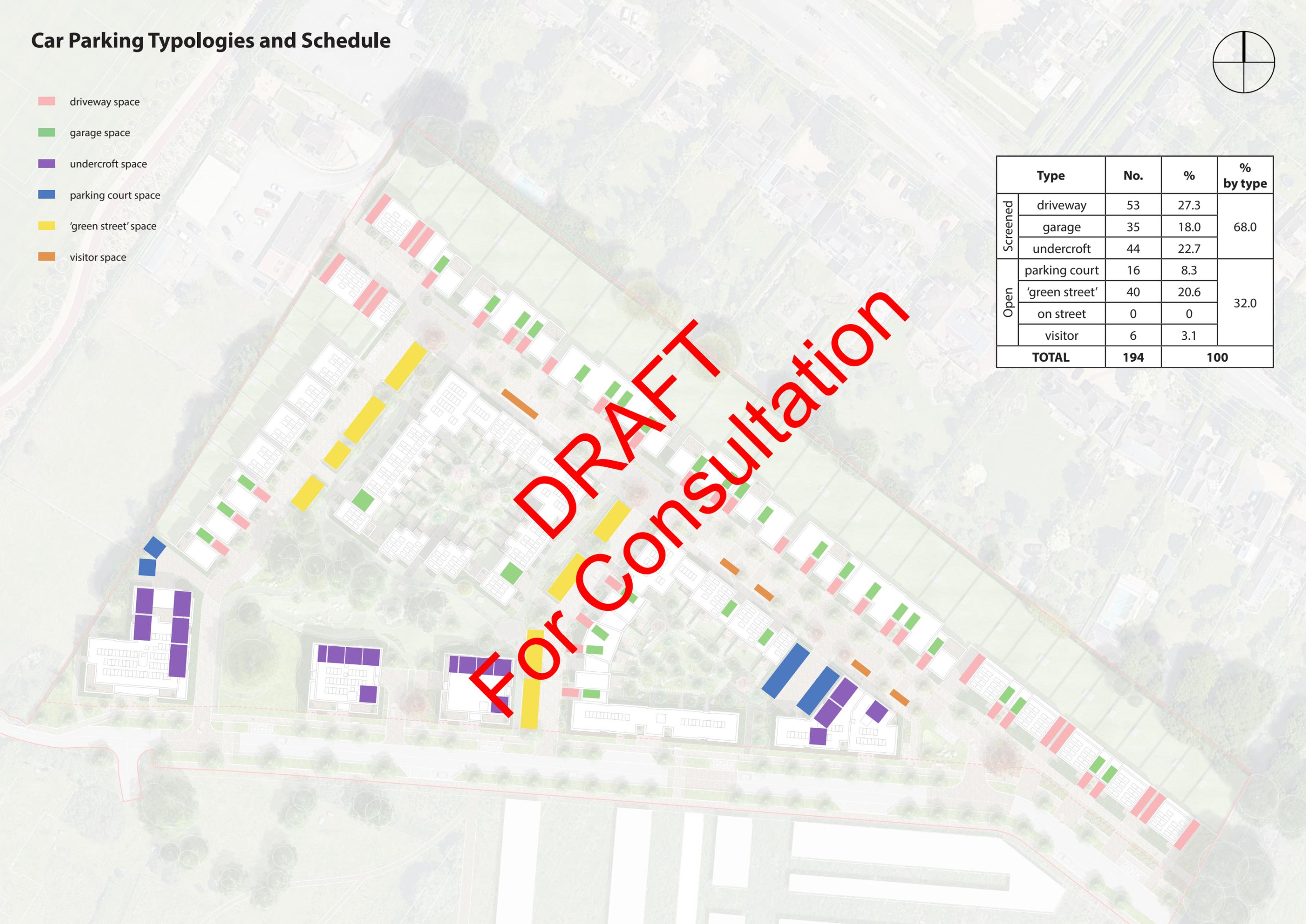
Car Parking Typologies and Schedule



- 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 DRAFT
For Consultation



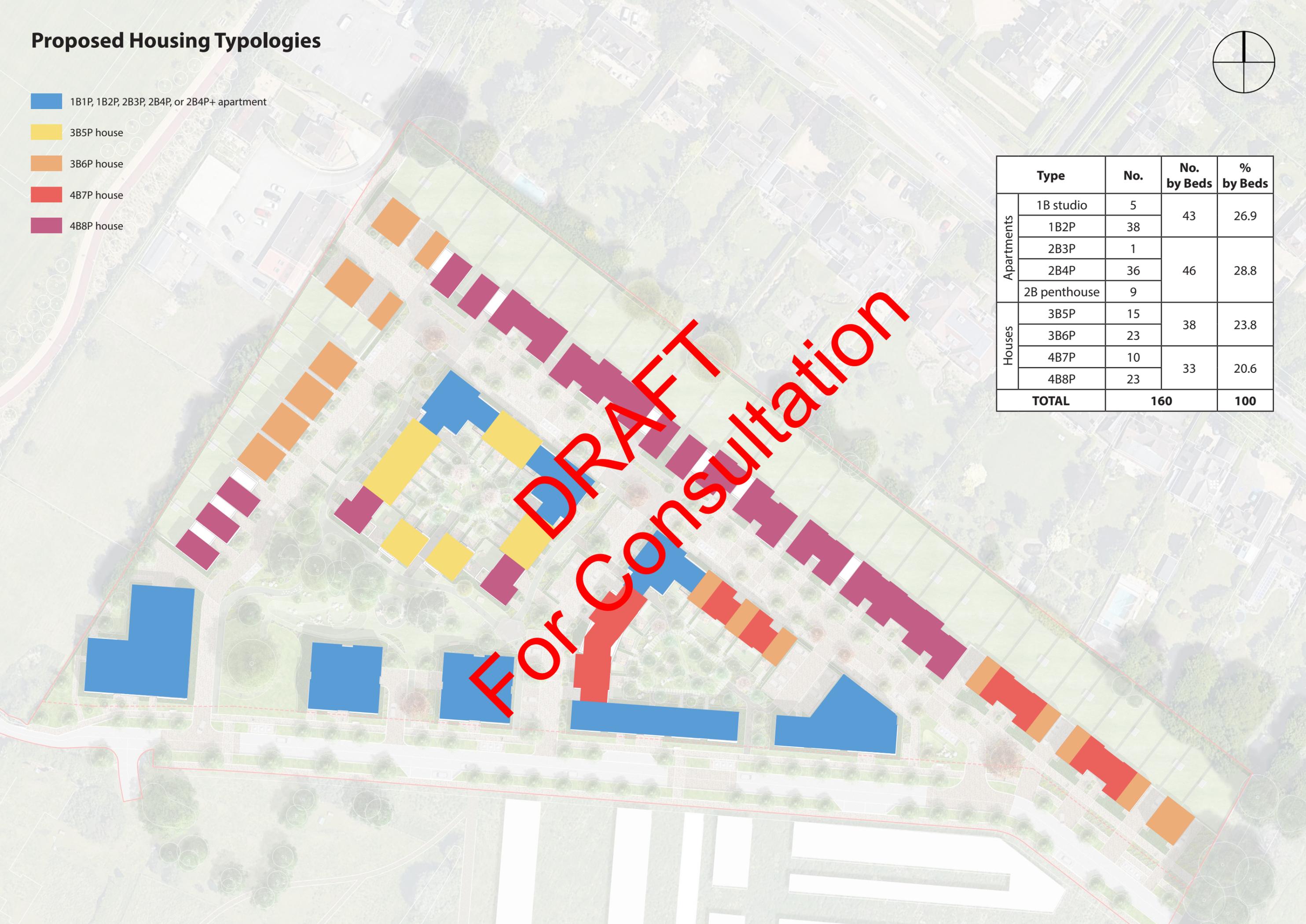
Proposed Housing Typologies



- 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 DRAFT For Consultation

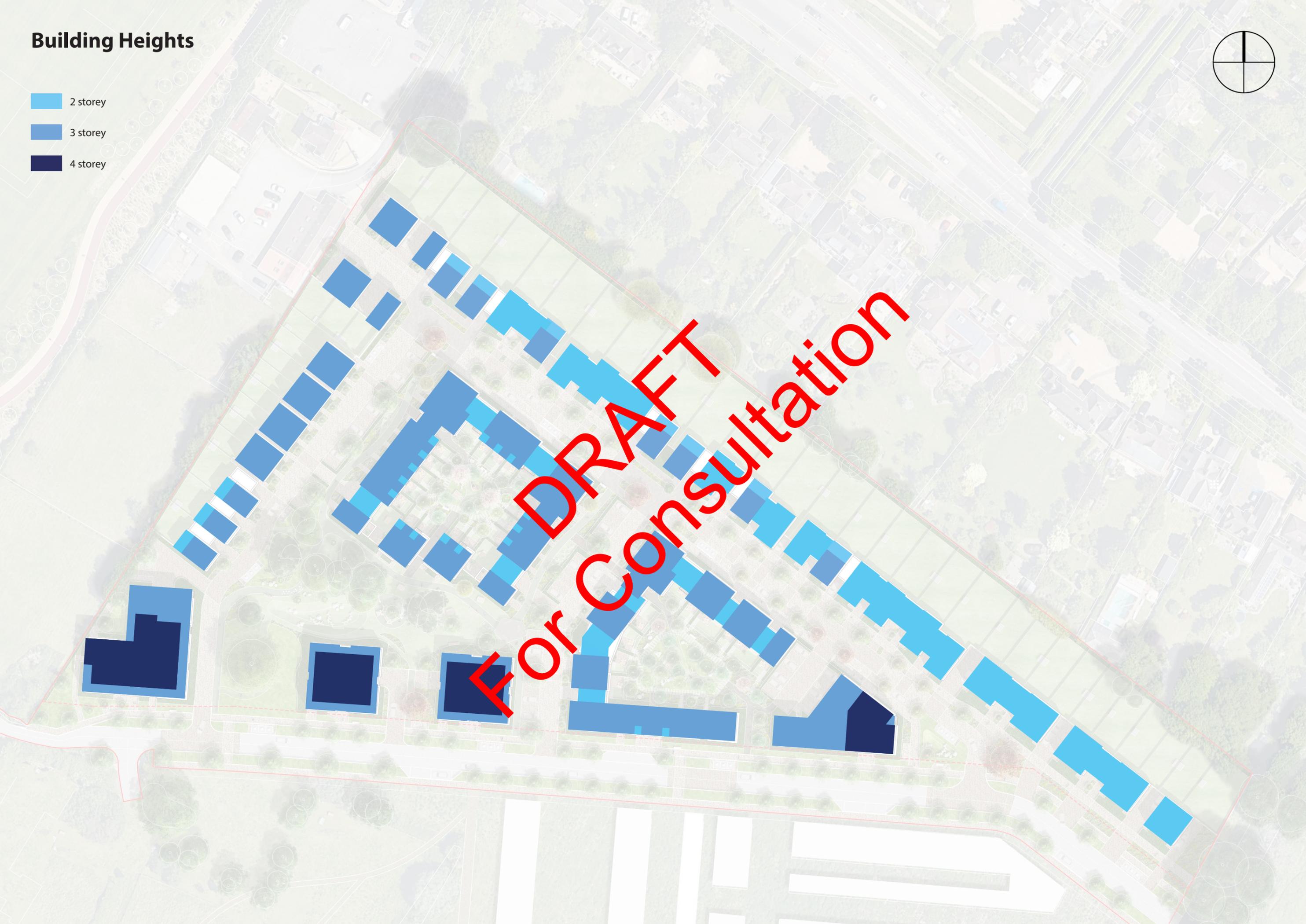


Building Heights

- 2 storey
- 3 storey
- 4 storey



**For DRAFT
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	