

22/02771/OUT

Land North of Cambridge North Station Milton Avenue Cambridge

Proposal: A hybrid planning application for:

- a) An outline application (all matters reserved apart from access and landscaping) for the construction of: three new residential blocks providing for up to 425 residential units and providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)); and two commercial buildings for Use Classes E(g) i (offices), ii (research and development) providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)), together with the construction of basements for parking and building services, car and cycle parking and infrastructure works.
- b) A full application for the construction of three commercial buildings for Use Classes E(g) i (offices) ii (research and development), providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)) with associated car and cycle parking, the construction of a multi storey car and cycle park building, together with the construction of basements for parking and building services, car and cycle parking and associated landscaping, infrastructure works and demolition of existing structures.

Location plan



Parameter Plan 1 – Existing site conditions

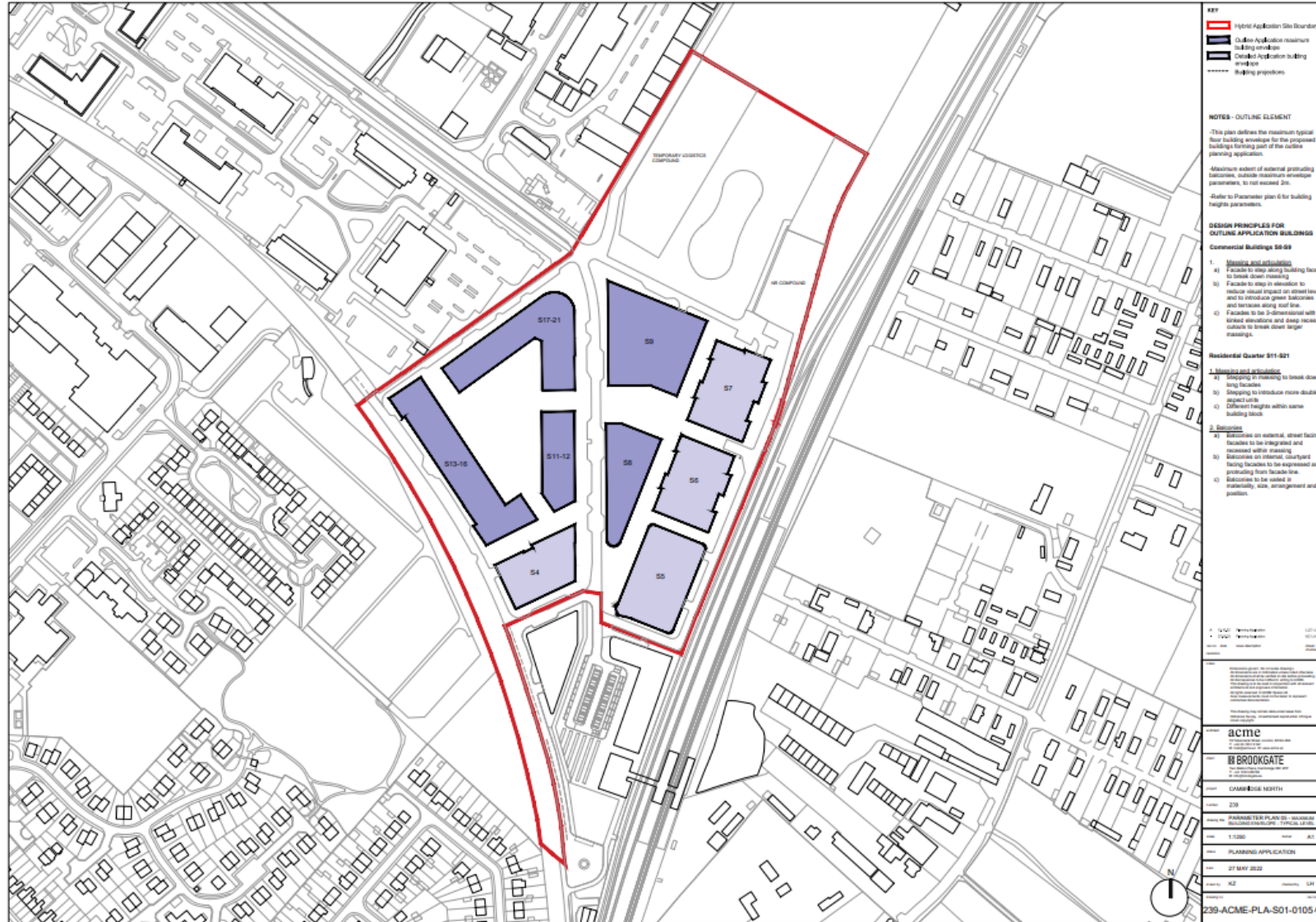
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Parameter Plan 2 – Building layout and application type



Parameter Plan 3 – Maximum building envelope - basements



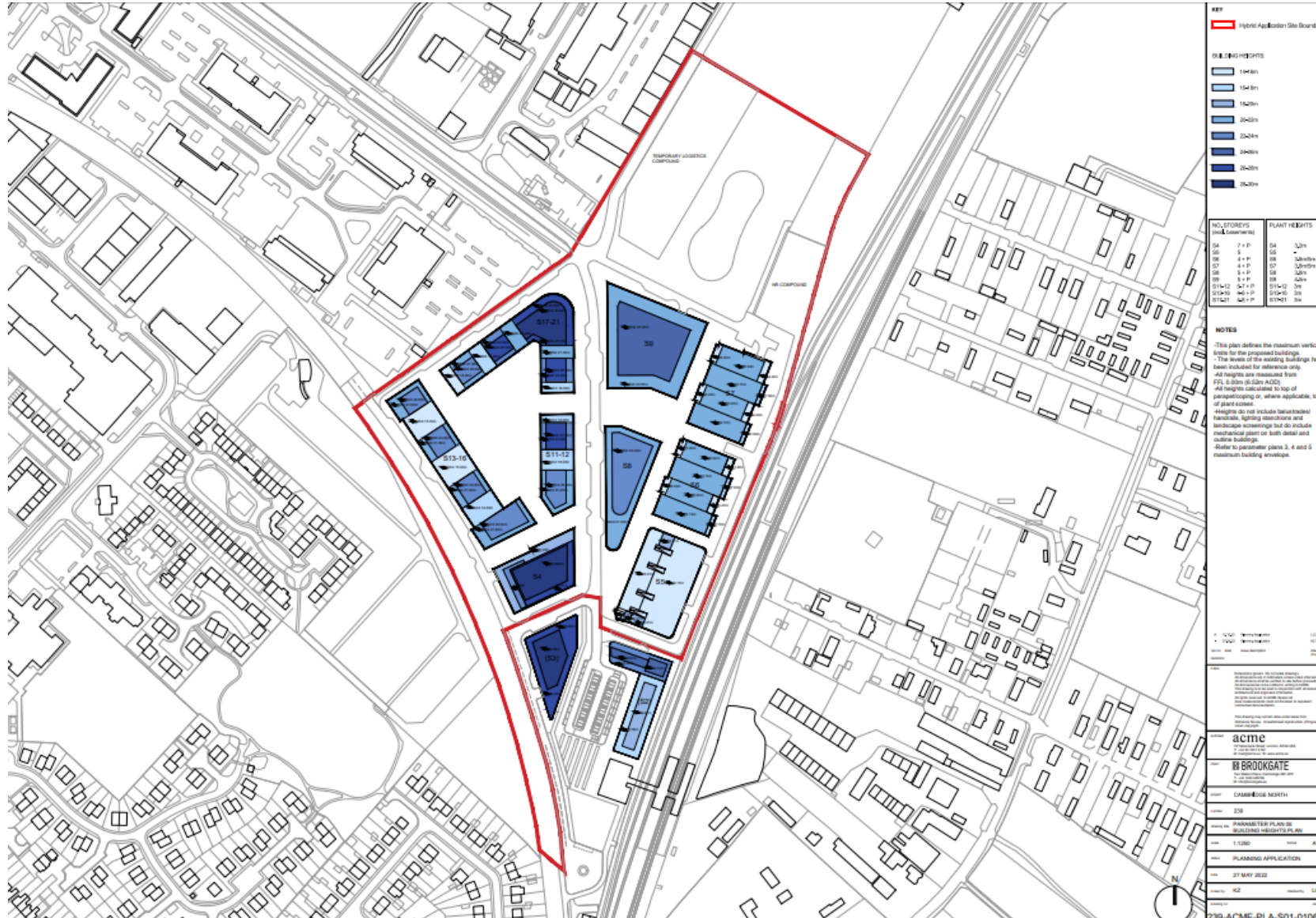
Parameter Plan 4 – Maximum building envelope – ground floor



Parameter Plan 5 – Maximum building envelope – typical level



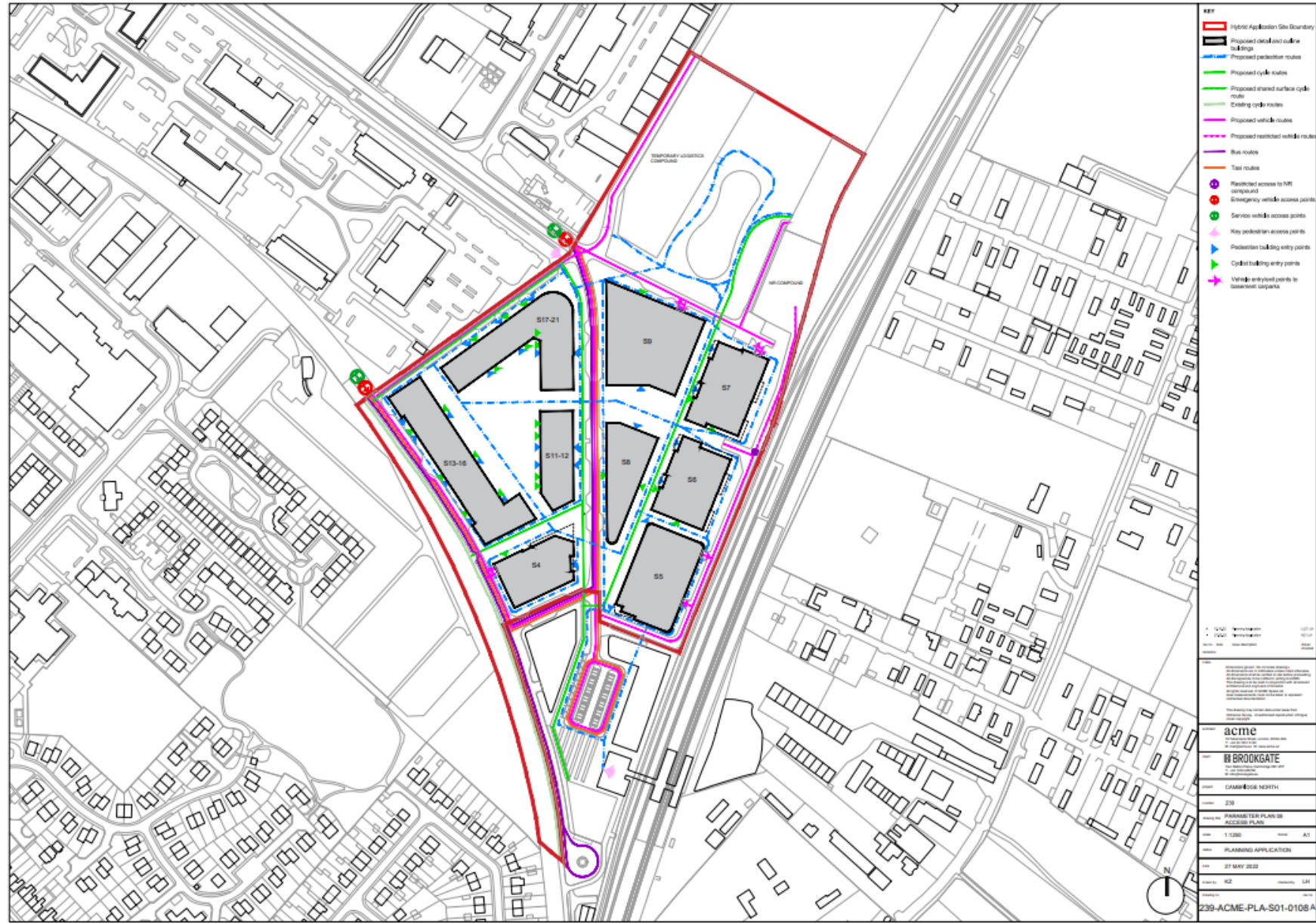
Parameter Pan 6 – Building heights



Parameter Plan 7 – Proposed uses ground floor



Parameter Plan 8 - Access

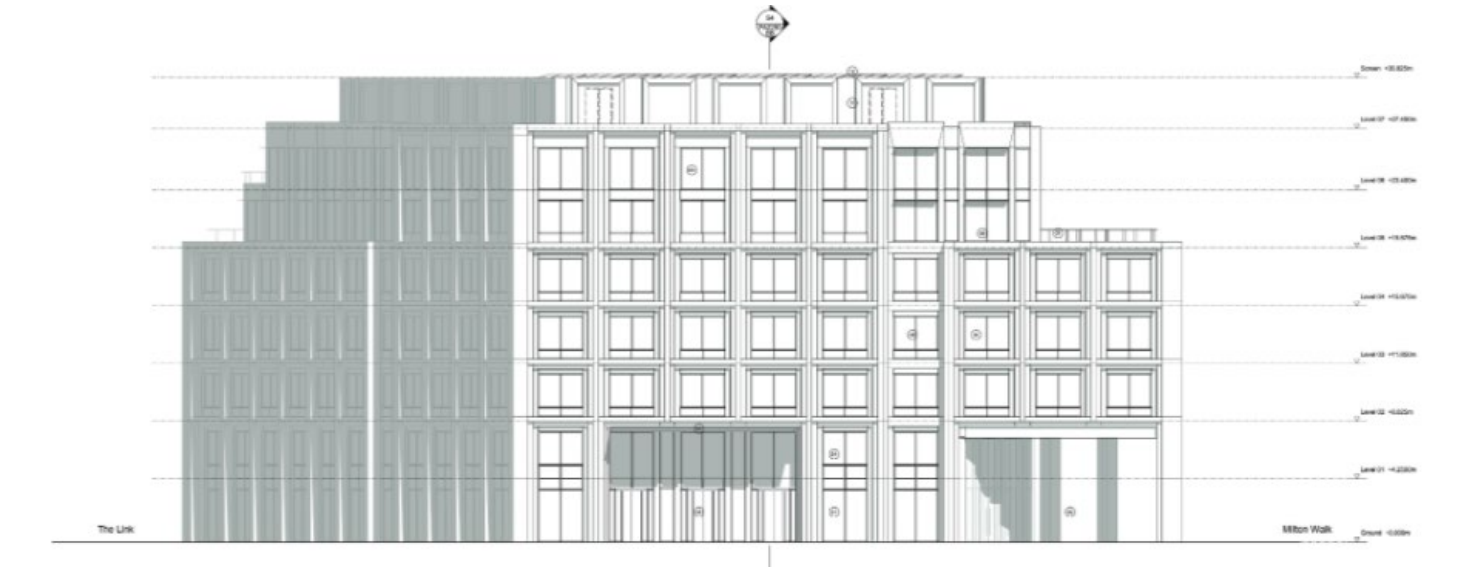


Parameter Plan 9 – Landscape & Open Spaces



Building S4 elevations

East elevation



South east elevation



Building S4 elevations sw nw

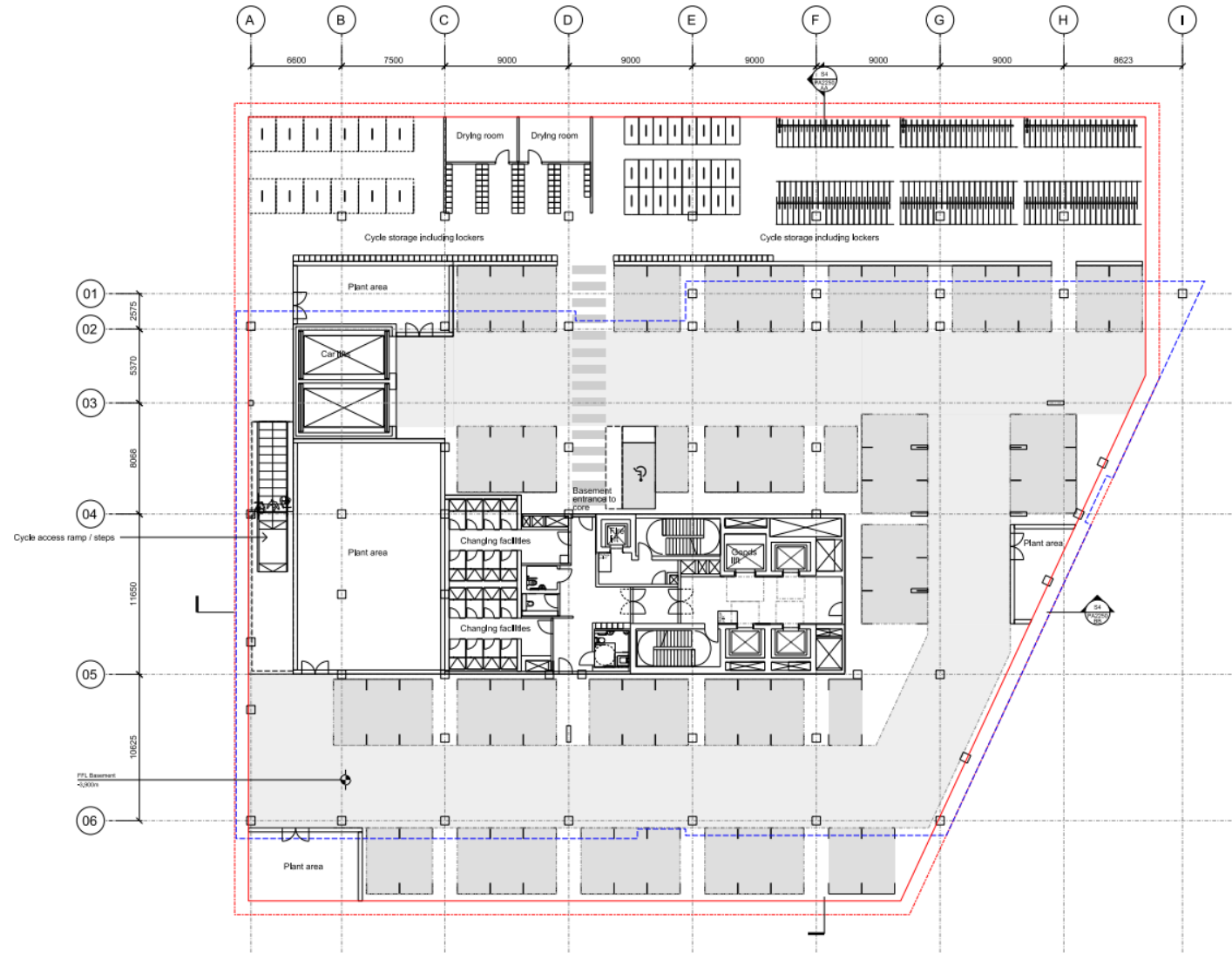
Southwest elevation



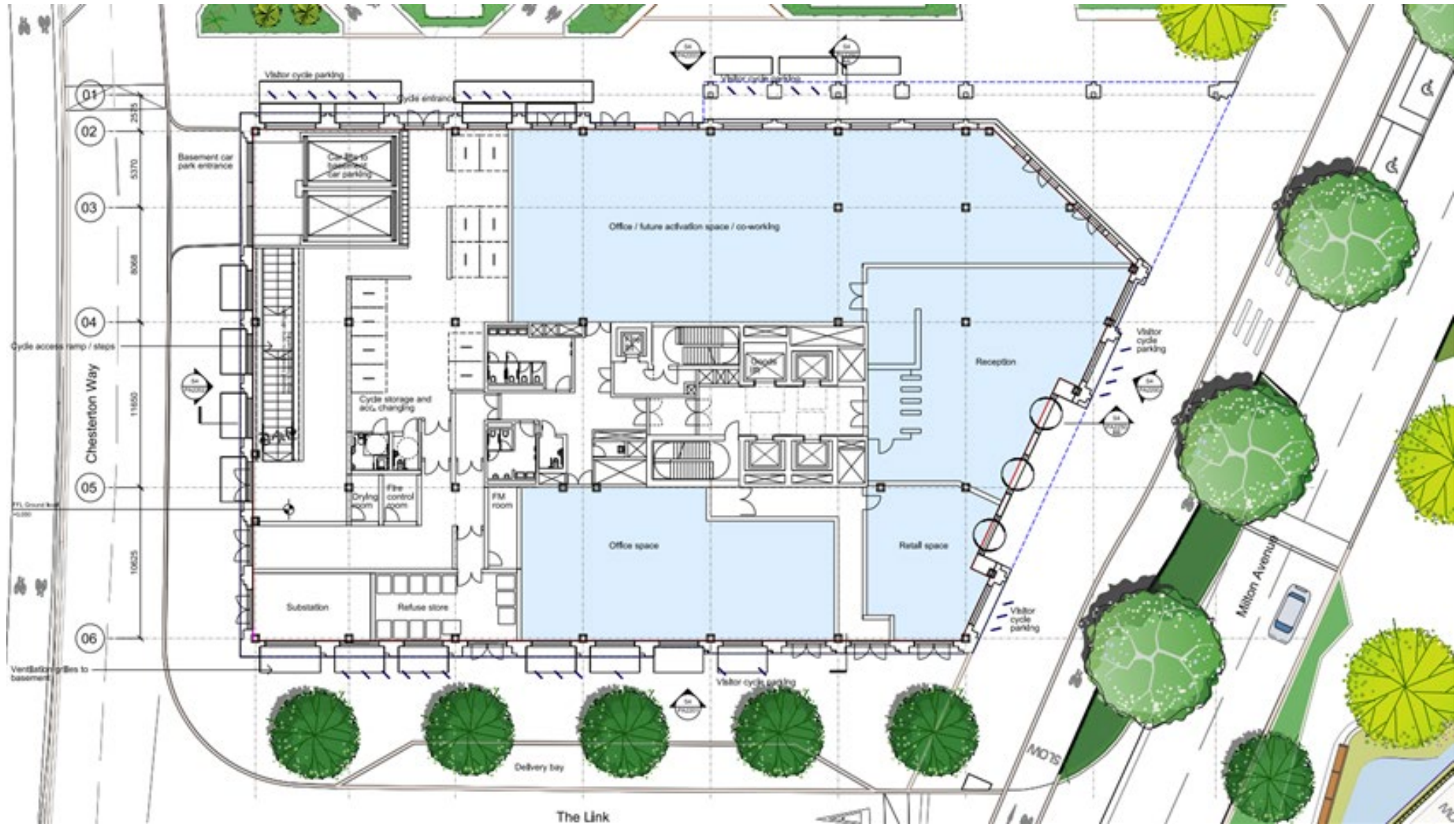
Northwest elevation



Building S4 – Basement plan

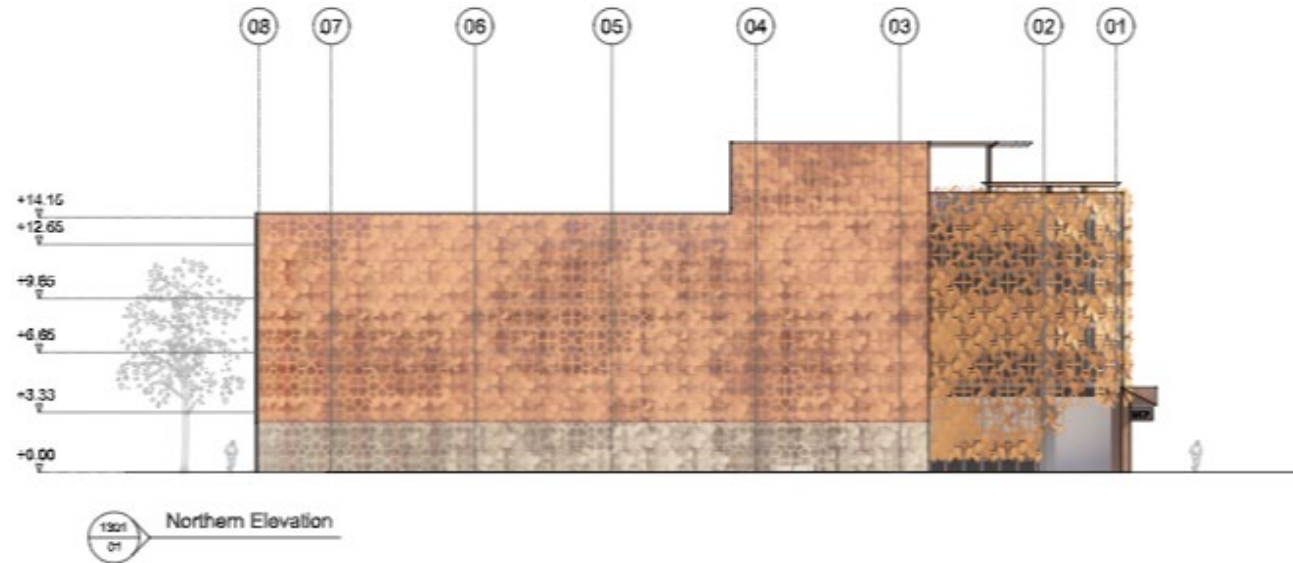


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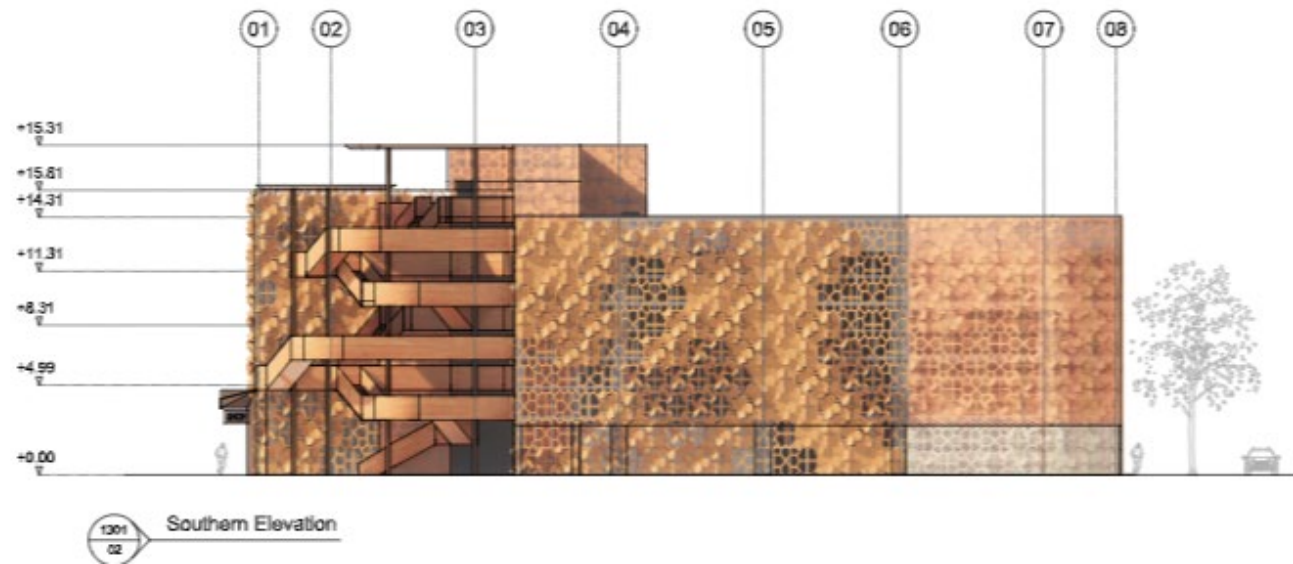


Building S5 - elevations

Northern elevation

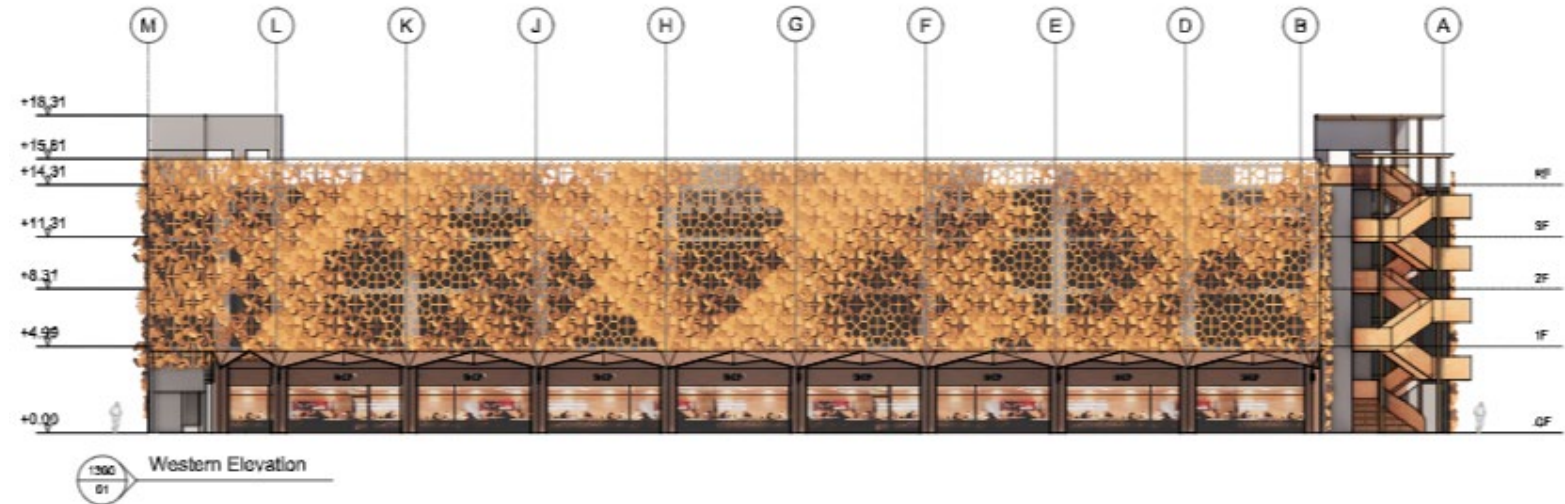


Southern elevation

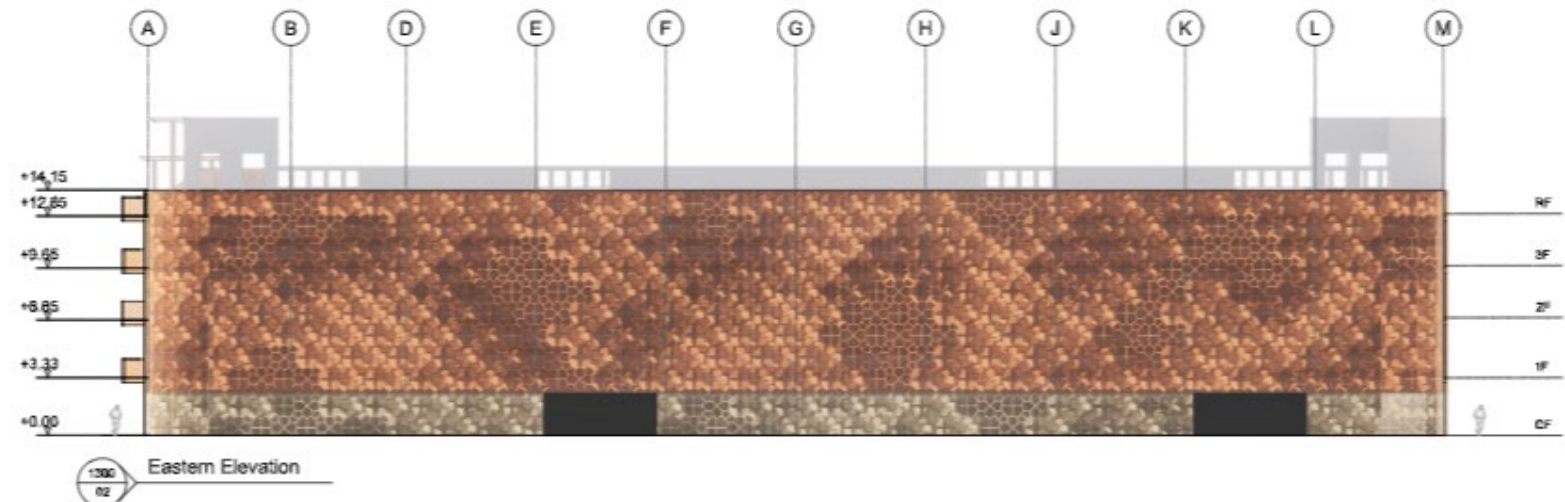


Building S5 - elevations

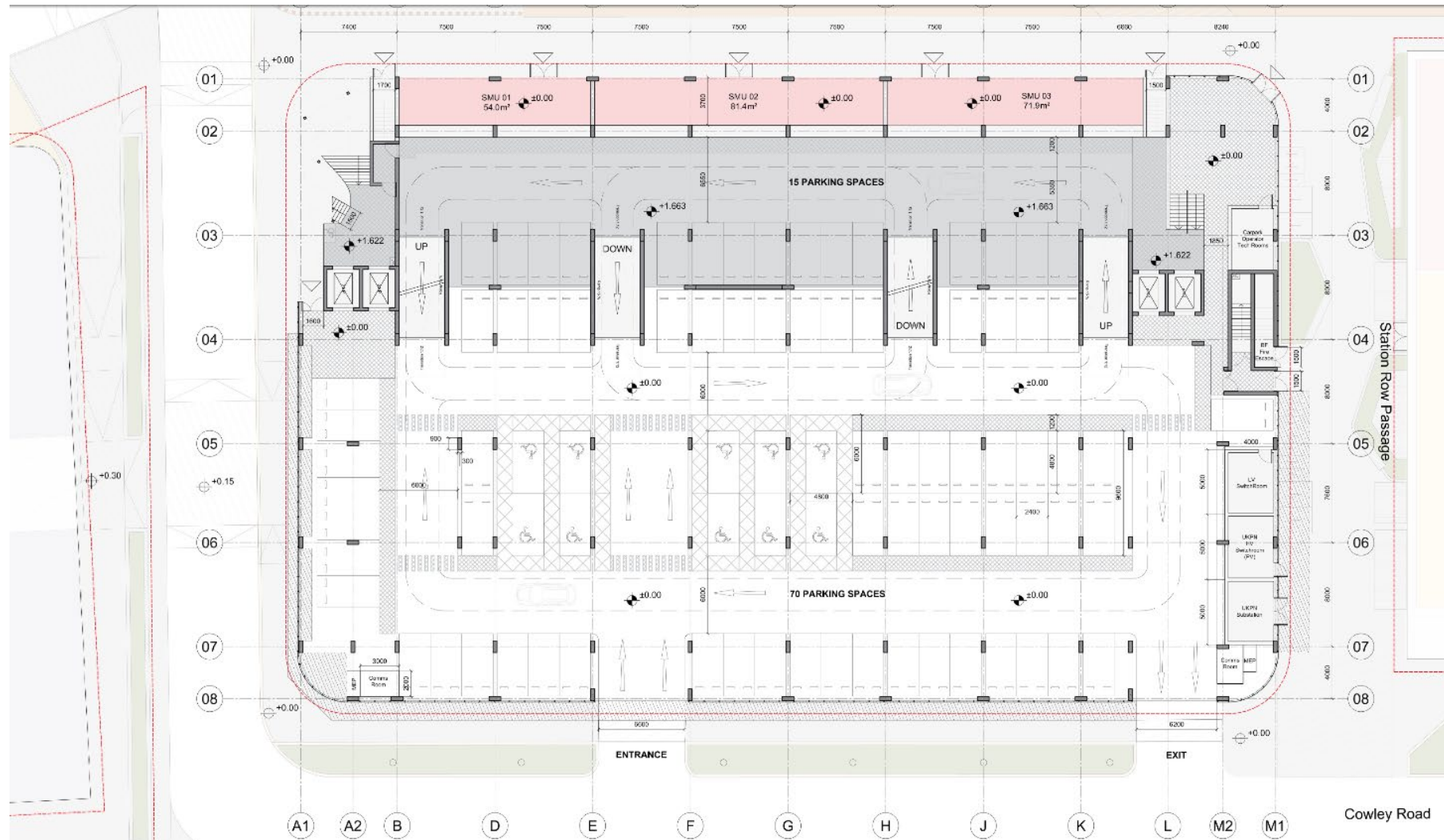
Western elevation



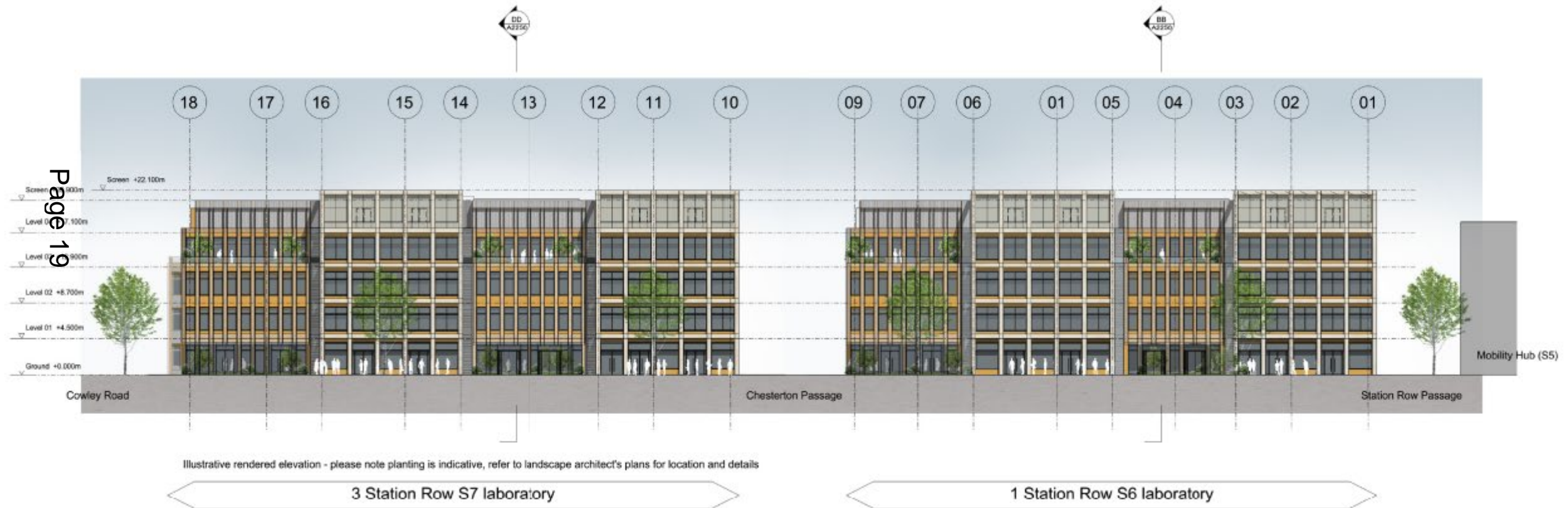
Eastern elevation



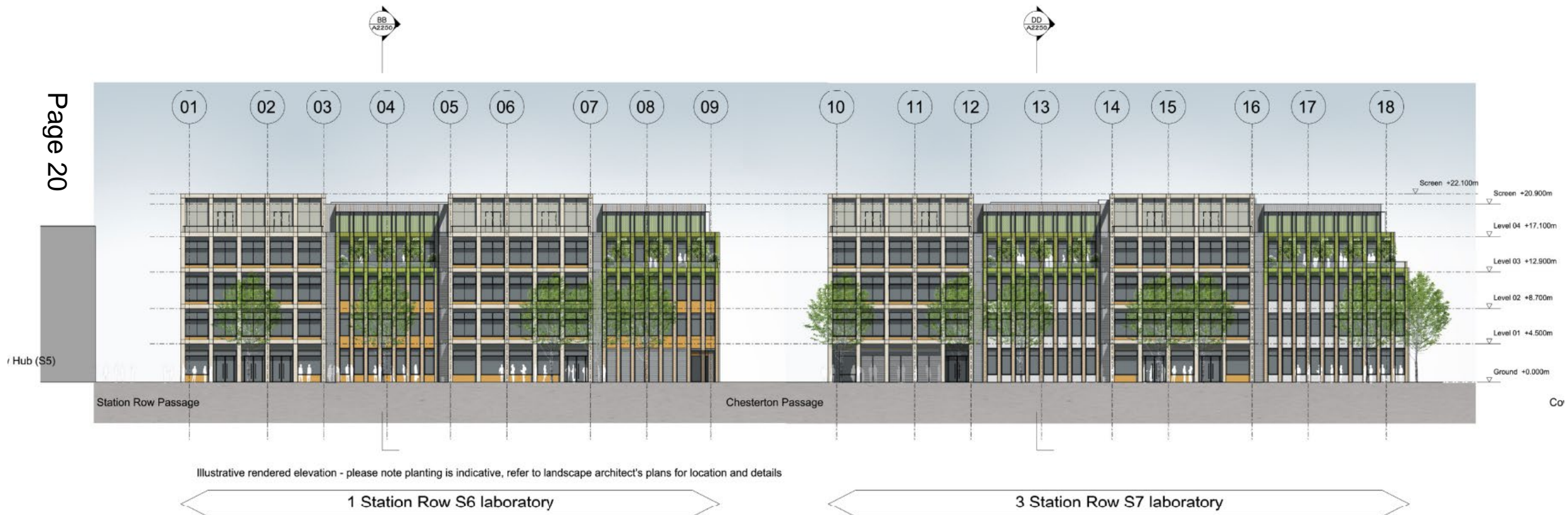
Building S5 – ground floor plan



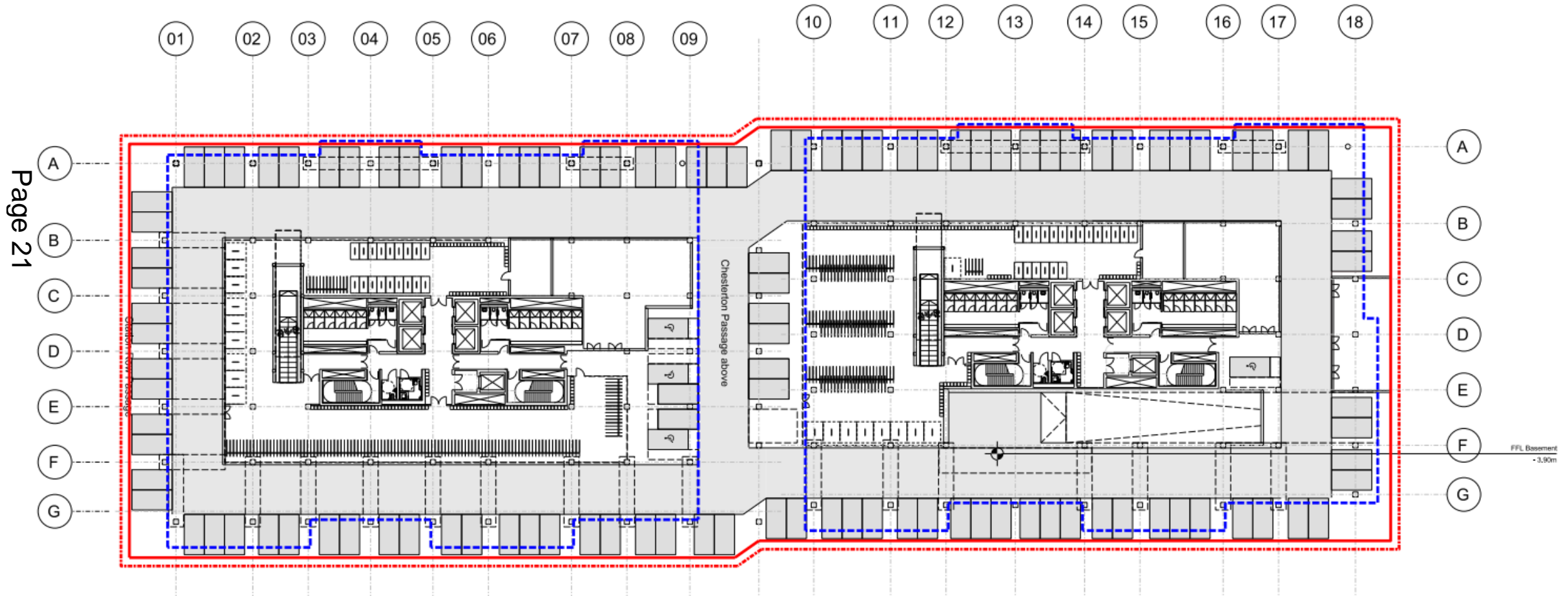
Buildings S6 and S7 – northwest elevation



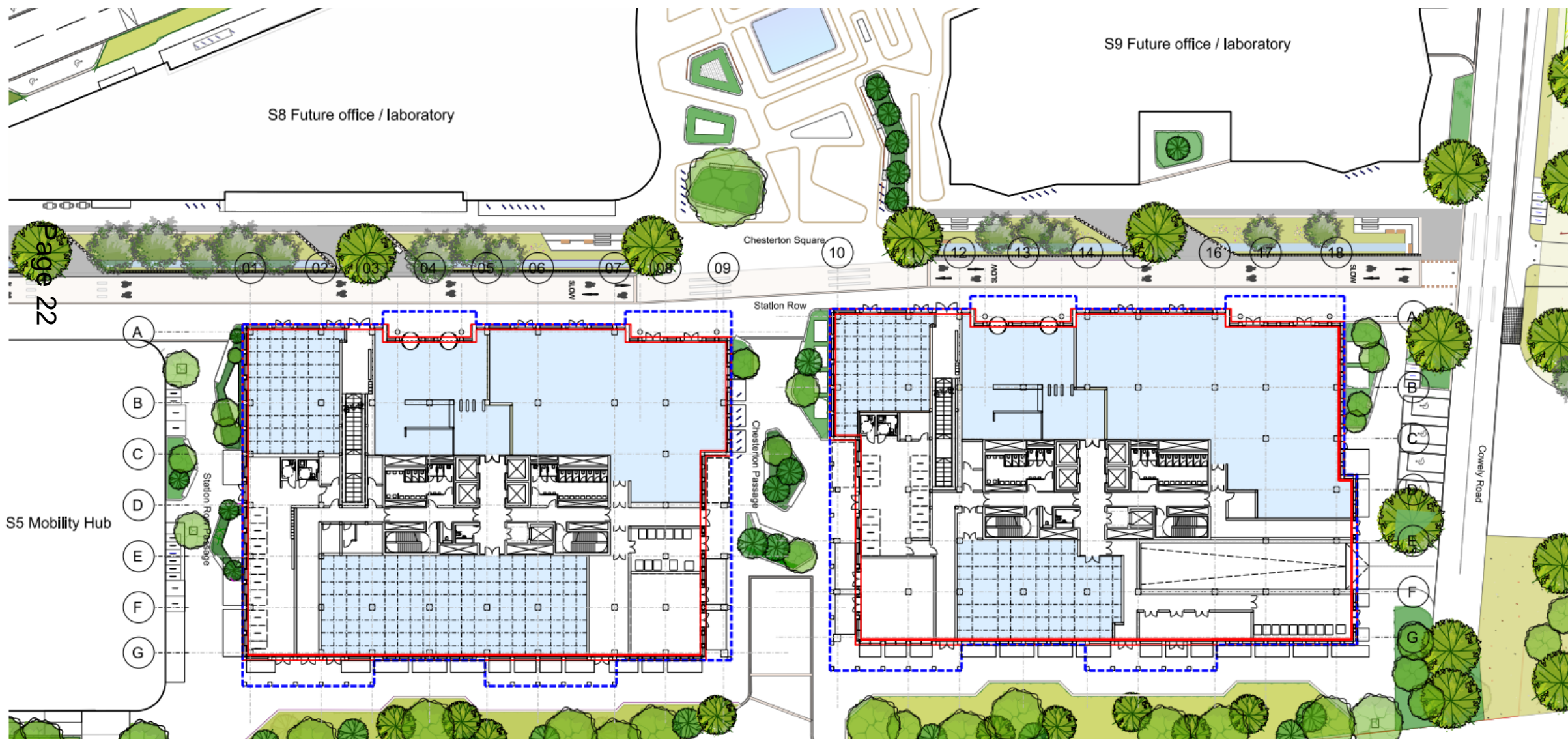
Buildings S6 and S7 – southeast elevation



Buildings S6 and S7 – Basement plan



Buildings S6 and S7 – Floor plans



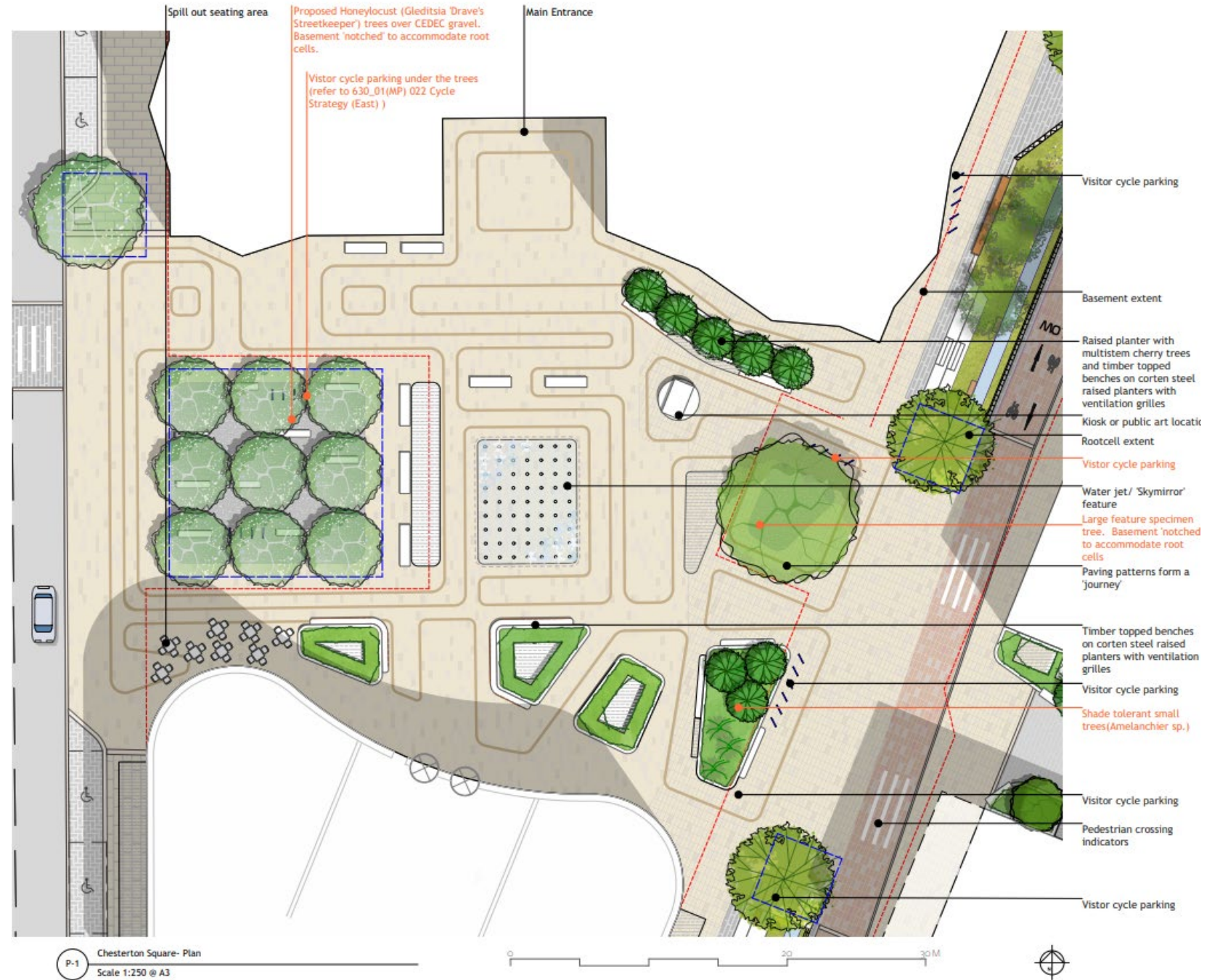
Landscape Masterplan



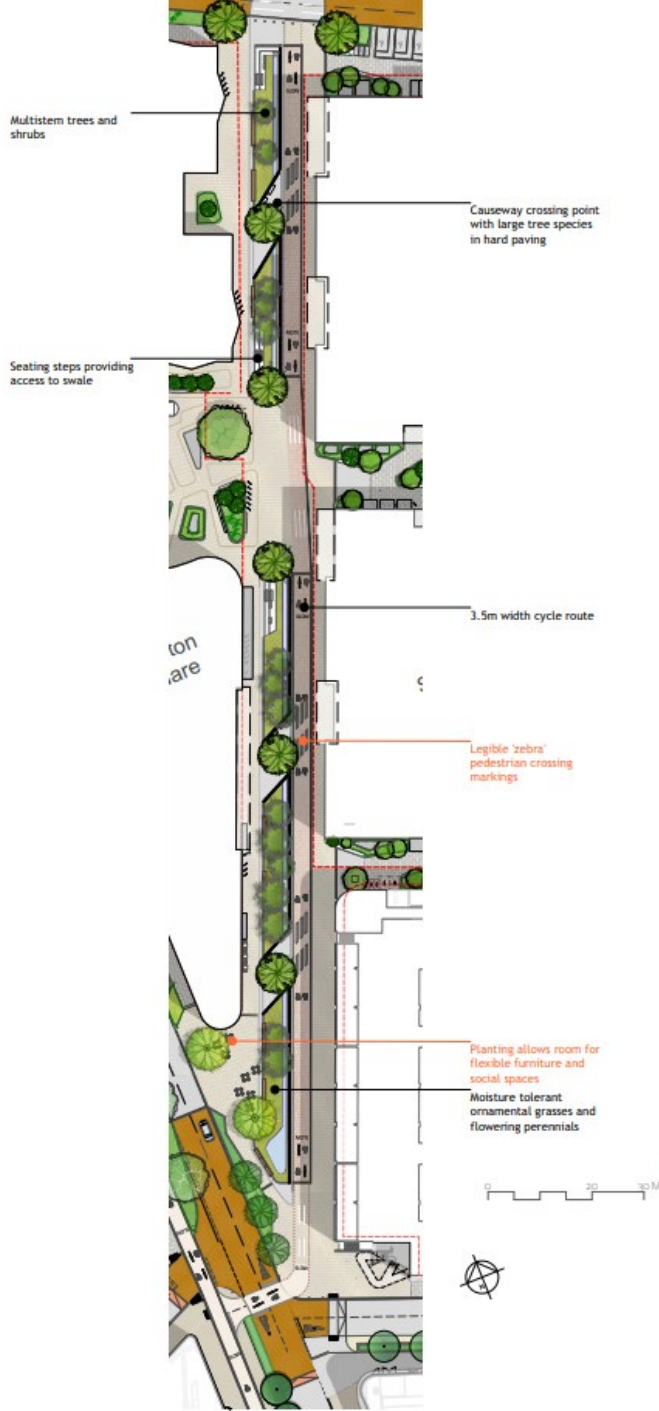
Residential Area incl. Chesterton Gardens



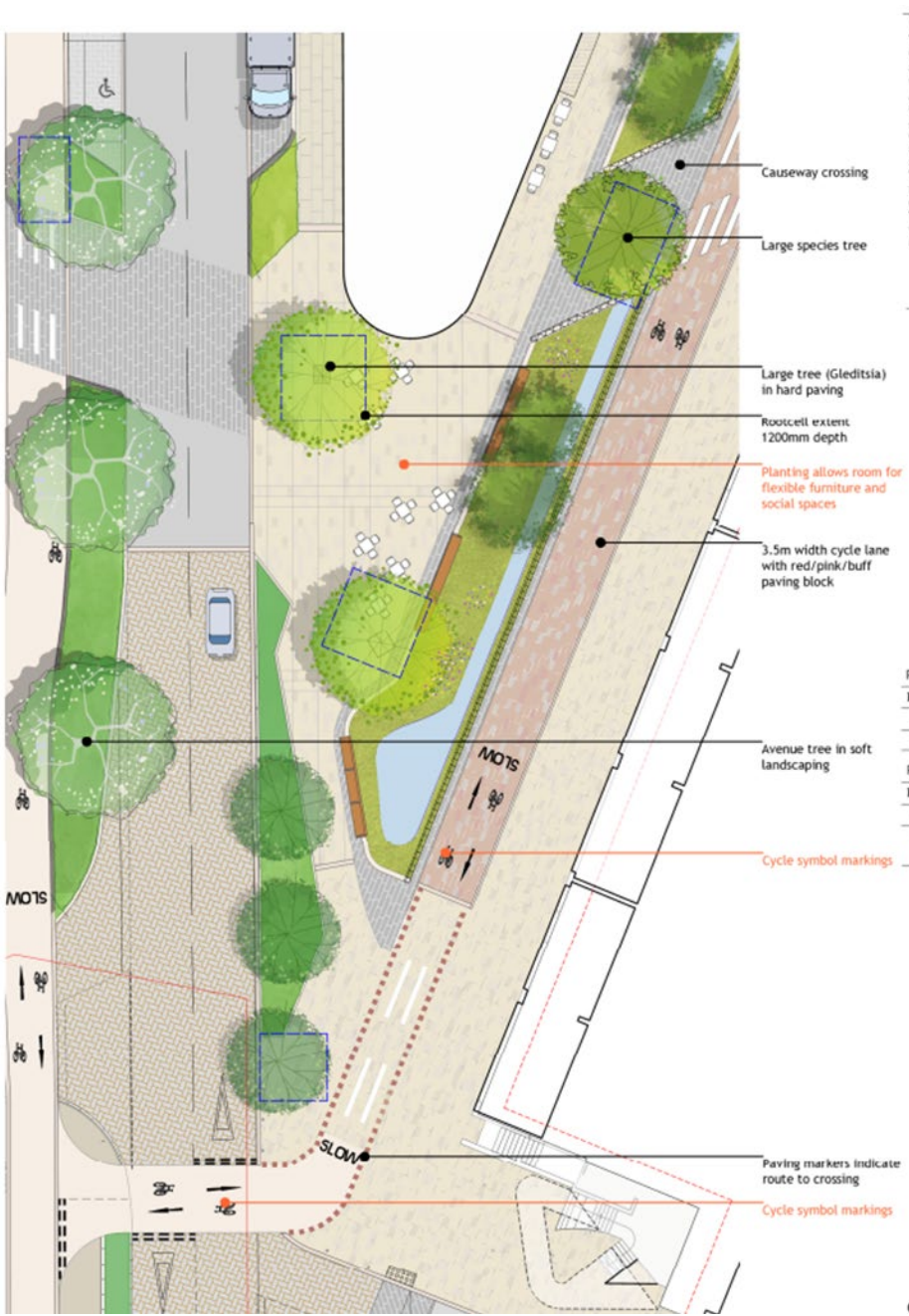
Chesterton Square



Station Row



The Piazza

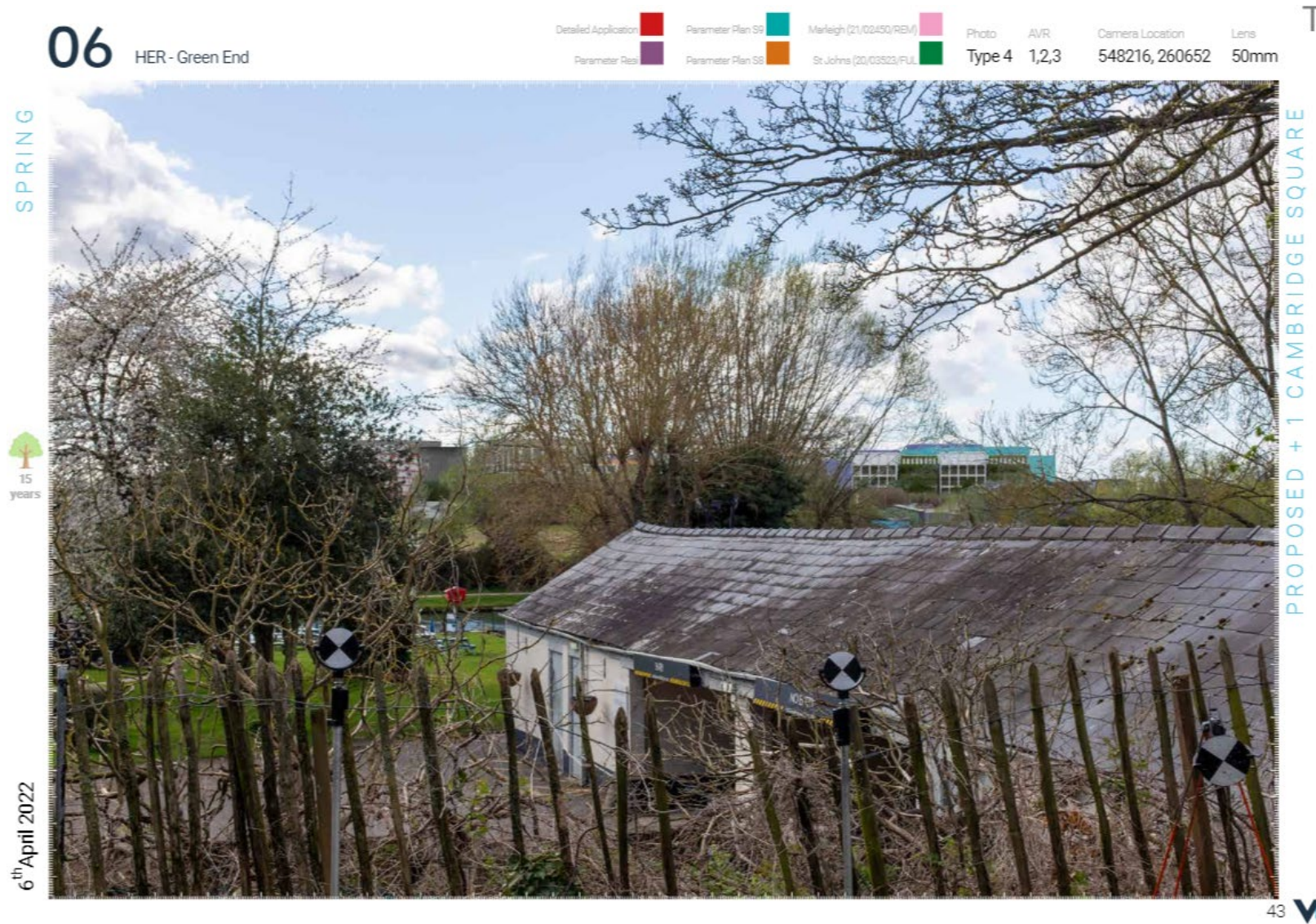


Wild Park



View 6 – Green End

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View 8 – Fen Ditton

08

LVIA/HER - Footpath 85/6 Fen Ditton

Detailed Application

Parameter Plan S9

Marleigh (21/02450/REM)

Photo

AVR

Camera Location

Lens

Parameter Res

Parameter Plan S8

St Johns (20/03523/FUL)

Type 4

1,2,3

548366, 261149


50mm

SPRING


15 years

5th April 2022

PROPOSED + 1 CAMBRIDGE SQUARE



66



View 9 – Field Lane Byway

09 LVIA/HER - Field Lane byway

Detailed Application: [Red Box] Parameter Plan S9: [Teal Box] Marleigh (21/03450/RBM): [Pink Box] Photo: AVR Camera Location: 548770, 260823 Lens: 50mm
Parameter Res: [Purple Box] Parameter Plan S8: [Orange Box] St Johns (20/03523/FUL): [Green Box] Type 4: 1,2,3

SPRING



6th April 2022



PROPOSED + 1 CAMBRIDGE SQUARE

View 15 – Ditton Meadows



E5 – Discovery Way



E6 – Fen Road



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