

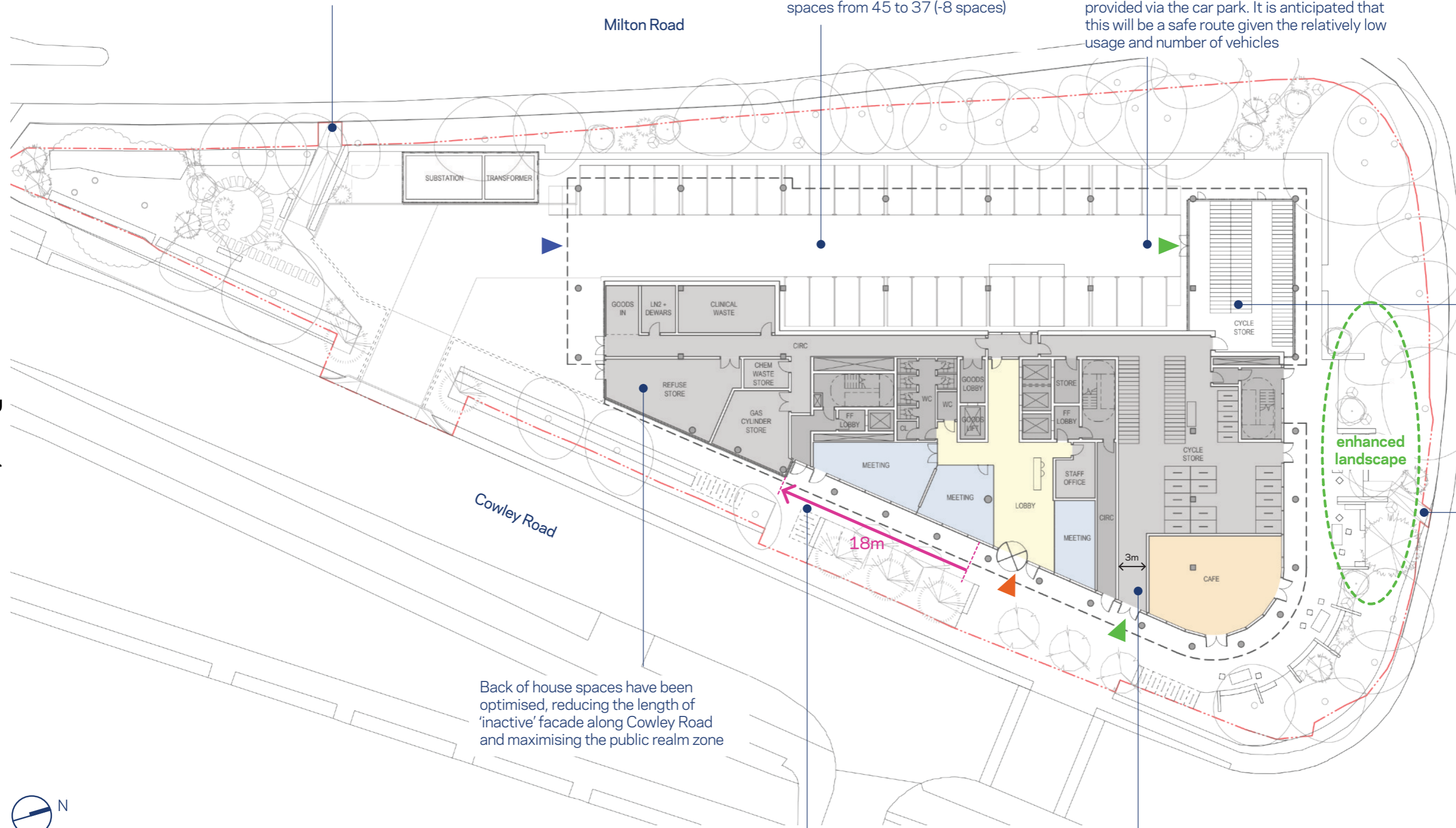
Ground Floor

Concern over steps in landscape
Accessible ramps have now been added to the landscape and all steps removed

Reduced number of car park spaces from 45 to 37 (-8 spaces)

Review hierarchy of access route for cyclists

A secondary access for cyclists has been provided via the car park. It is anticipated that this will be a safe route given the relatively low usage and number of vehicles



Look at internal integration of cycle parking

All long-stay bicycle parking has been shifted to within the building footprint, some visitor spaces are located in the landscape on Cowley Rd

Concern over steps in landscape

Accessible ramps have now been added to the landscape and all steps removed




Back of house spaces have been optimised, reducing the length of 'inactive' facade along Cowley Road and maximising the public realm zone

Colonnade has been extended an additional 18m further to the south, increasing the active edge to Cowley Road and maximising the public realm zone

Review hierarchy of access route for cyclists

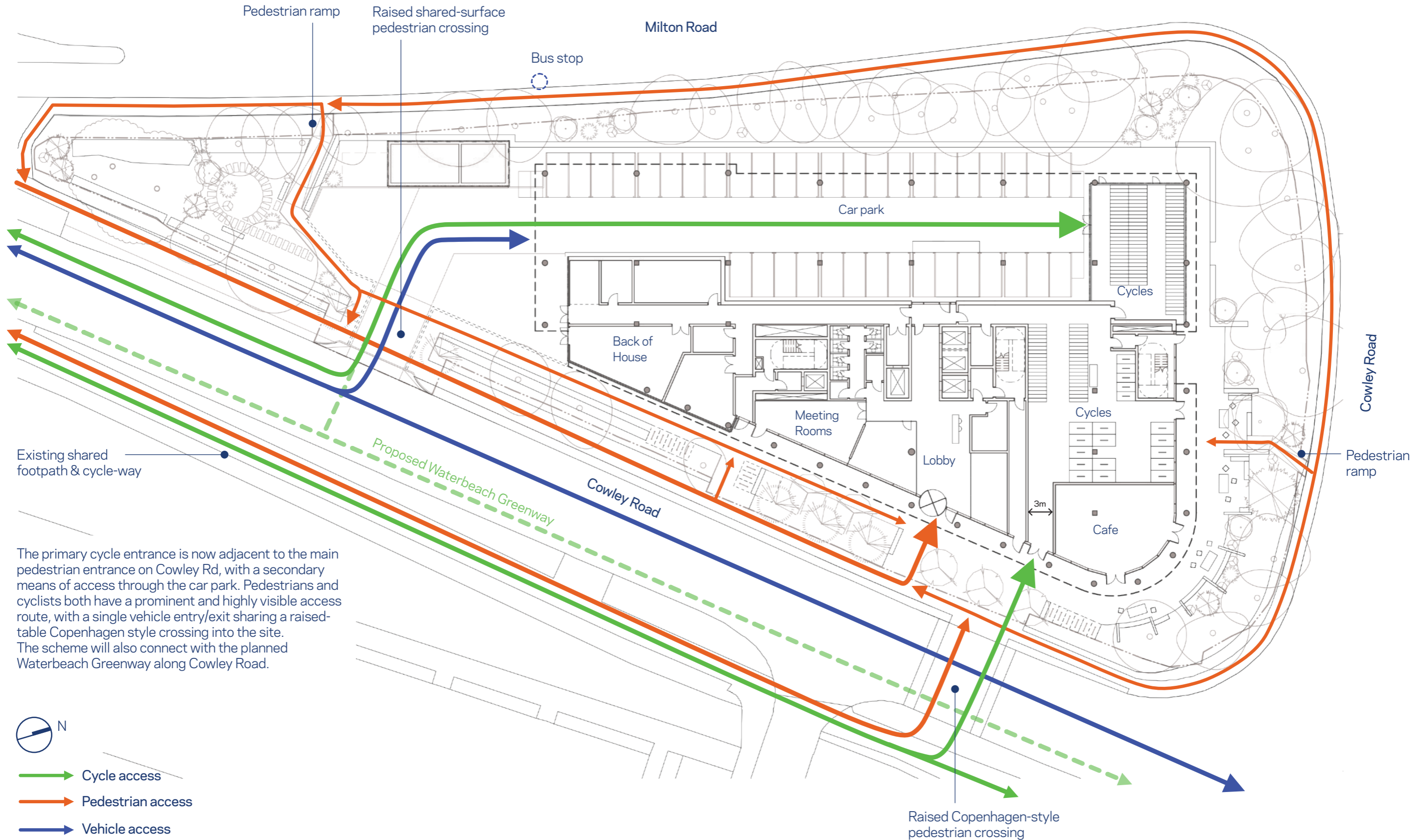
Primary cycle entry shifted to Cowley Road East, via a 3m entrance corridor, adjacent to main pedestrian entry. Secondary cycle entrance via the car park






-  Cycle entrance
-  Pedestrian entrance
-  Vehicle entrance

Site Access

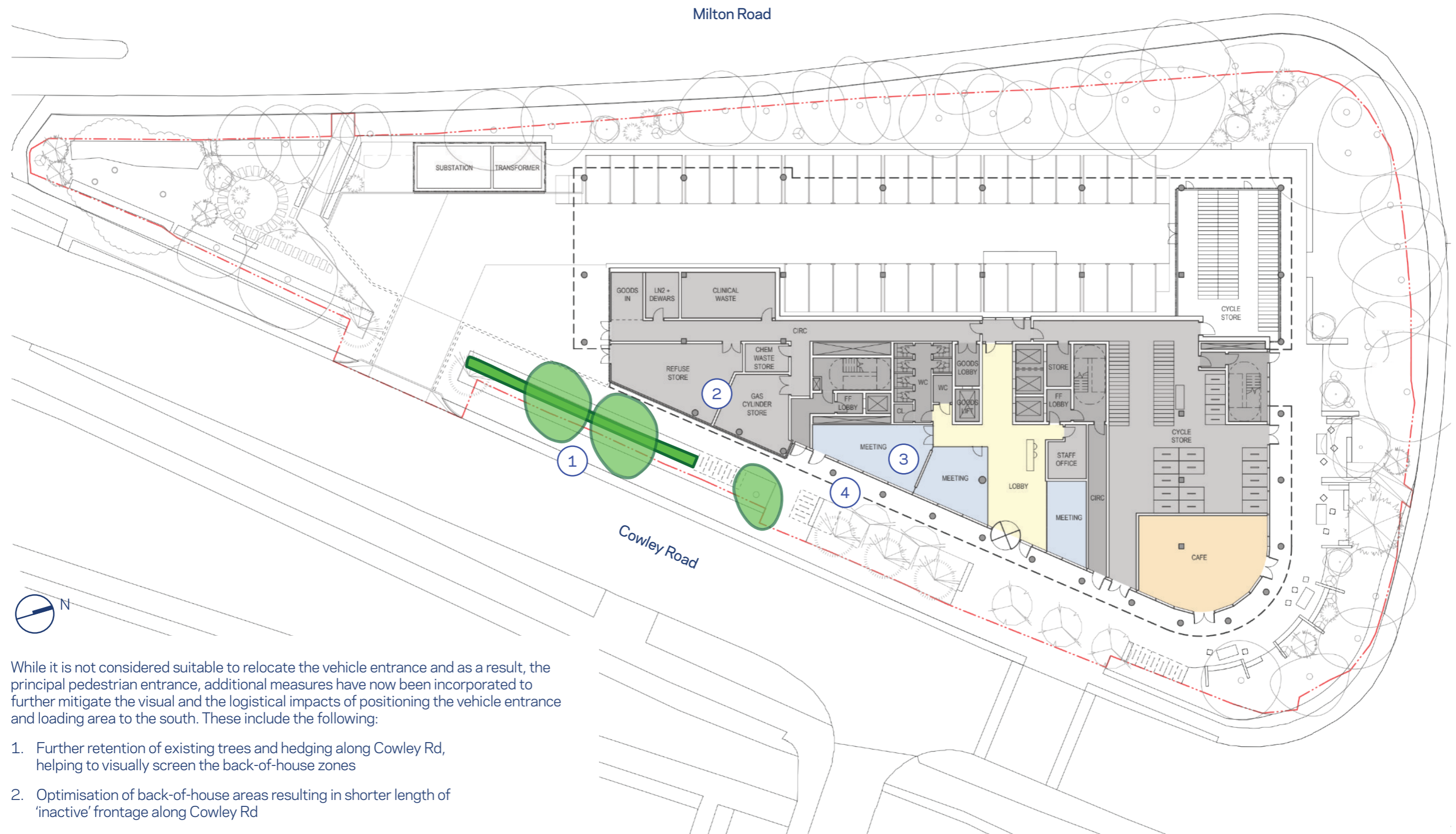
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The primary cycle entrance is now adjacent to the main pedestrian entrance on Cowley Rd, with a secondary means of access through the car park. Pedestrians and cyclists both have a prominent and highly visible access route, with a single vehicle entry/exit sharing a raised-table Copenhagen style crossing into the site. The scheme will also connect with the planned Waterbeach Greenway along Cowley Road.

-  Cycle access
-  Pedestrian access
-  Vehicle access

Ground Floor



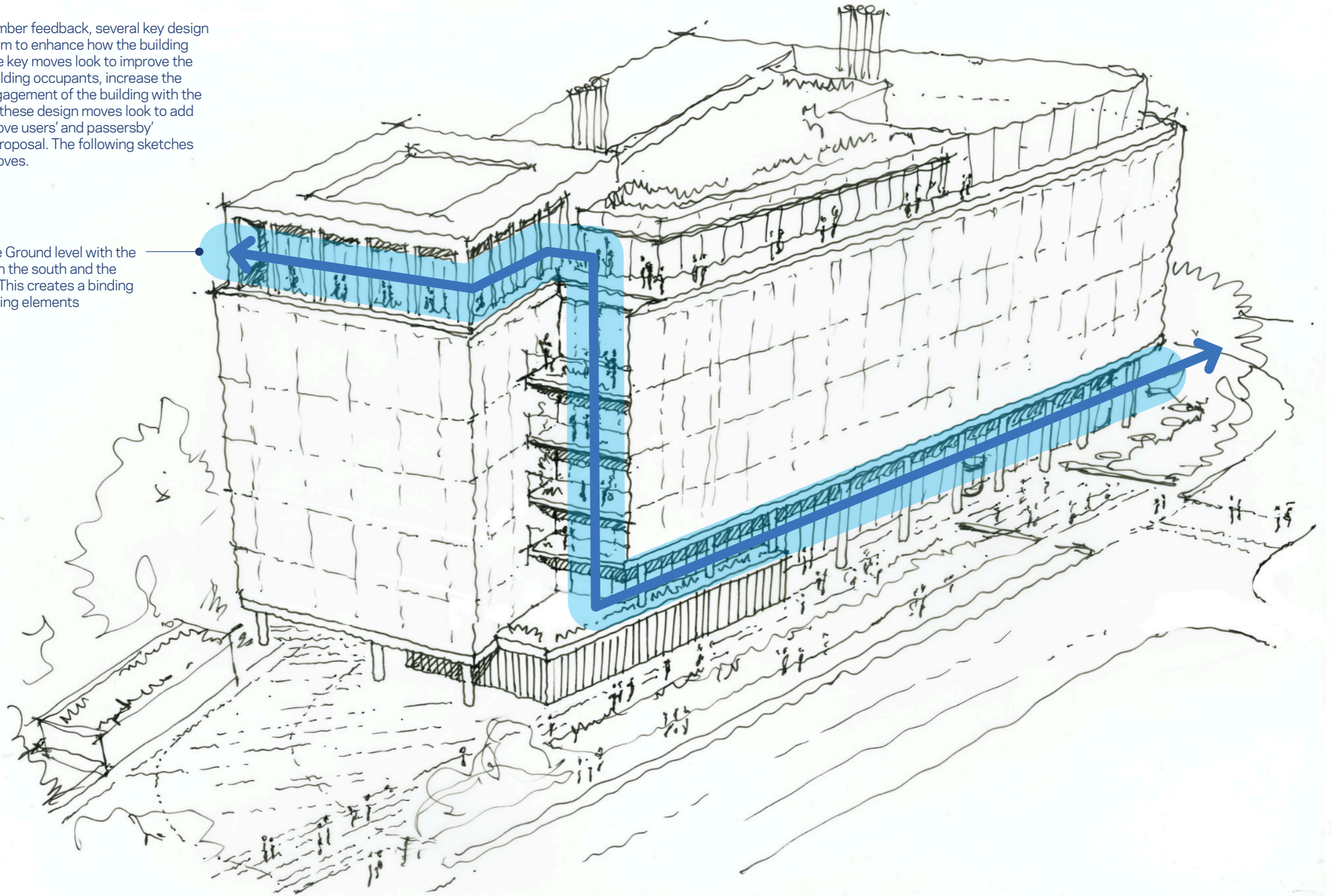
While it is not considered suitable to relocate the vehicle entrance and as a result, the principal pedestrian entrance, additional measures have now been incorporated to further mitigate the visual and the logistical impacts of positioning the vehicle entrance and loading area to the south. These include the following:

1. Further retention of existing trees and hedging along Cowley Rd, helping to visually screen the back-of-house zones
2. Optimisation of back-of-house areas resulting in shorter length of 'inactive' frontage along Cowley Rd
3. Increased active edges to the building frontage along Cowley Rd at both ground and level 1
4. Increased public realm zone by extension of colonnade at Cowley Rd by approximately 18m

South-east view

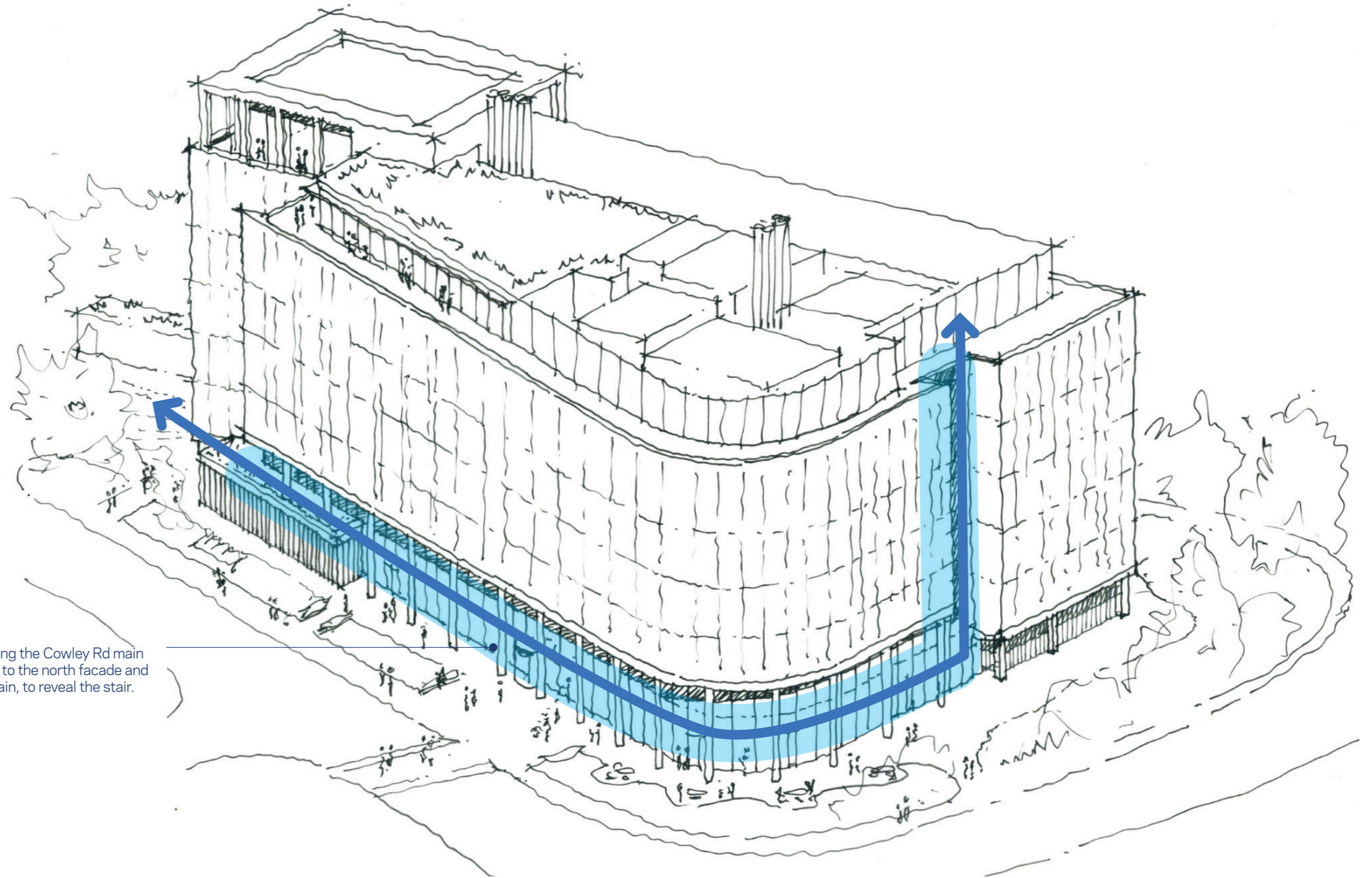
In response to committee member feedback, several key design moves have occurred which aim to enhance how the building form meets the Ground. These key moves look to improve the amenity space offering for building occupants, increase the public realm, and increase engagement of the building with the public realm. Simultaneously, these design moves look to add 'clarity of design form' to improve users' and passersby' overall understanding of the proposal. The following sketches articulate these key design moves.

A glazed 'ribbon' now links the Ground level with the vertically stacked balconies on the south and the Lantern feature at Roof level. This creates a binding element to the individual building elements



North-east view

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The glazed 'ribbon' runs along the Cowley Rd main frontage, wrapping around to the north facade and climbing vertically once again, to reveal the stair.

South-east view

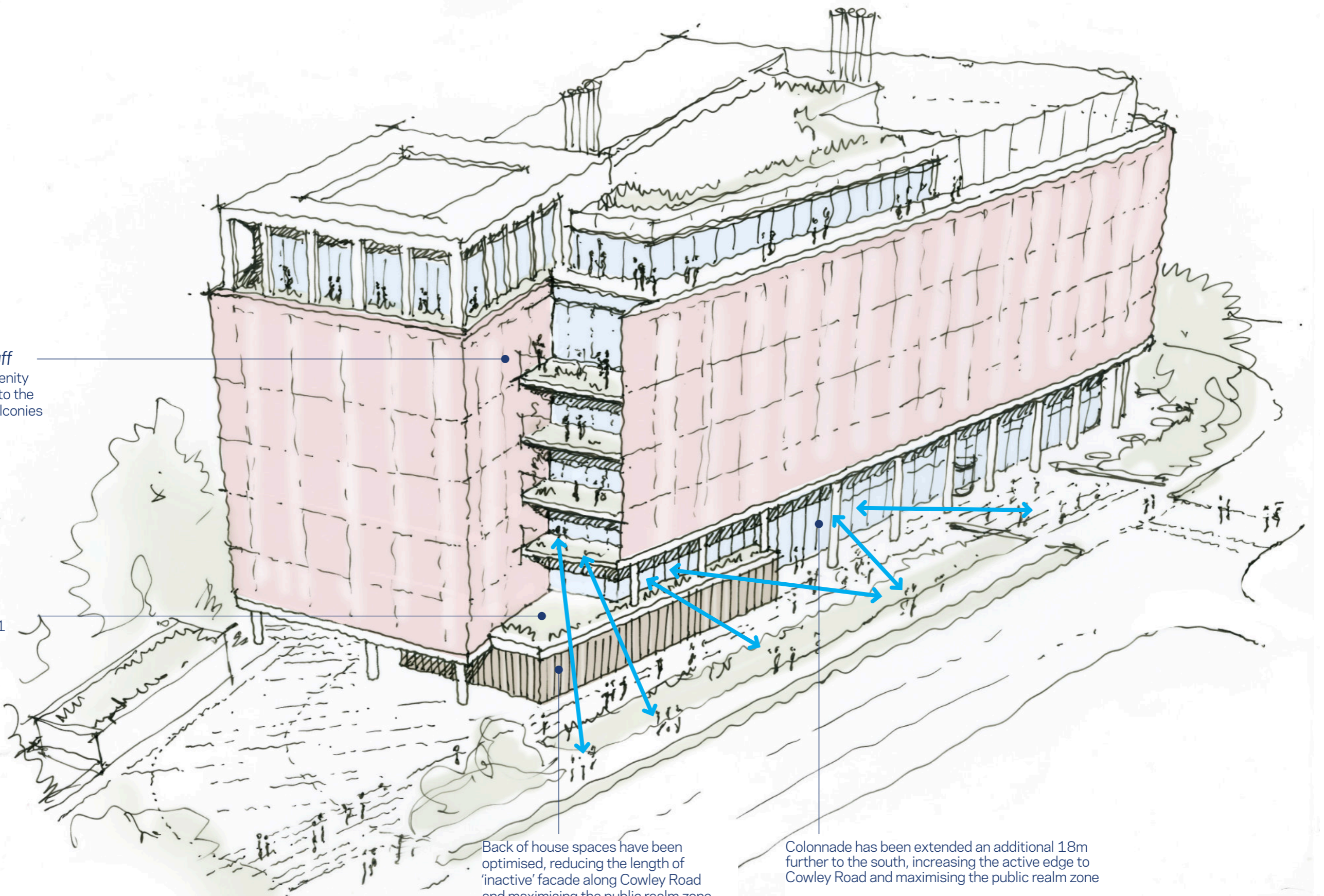
Review amenity space for staff
Vertical greening and staff amenity space has now been provided to the South facade in the form of balconies

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Green roof added to roof of back-of-house space at Level 1

Back of house spaces have been optimised, reducing the length of 'inactive' facade along Cowley Road and maximising the public realm zone

Colonnade has been extended an additional 18m further to the south, increasing the active edge to Cowley Road and maximising the public realm zone

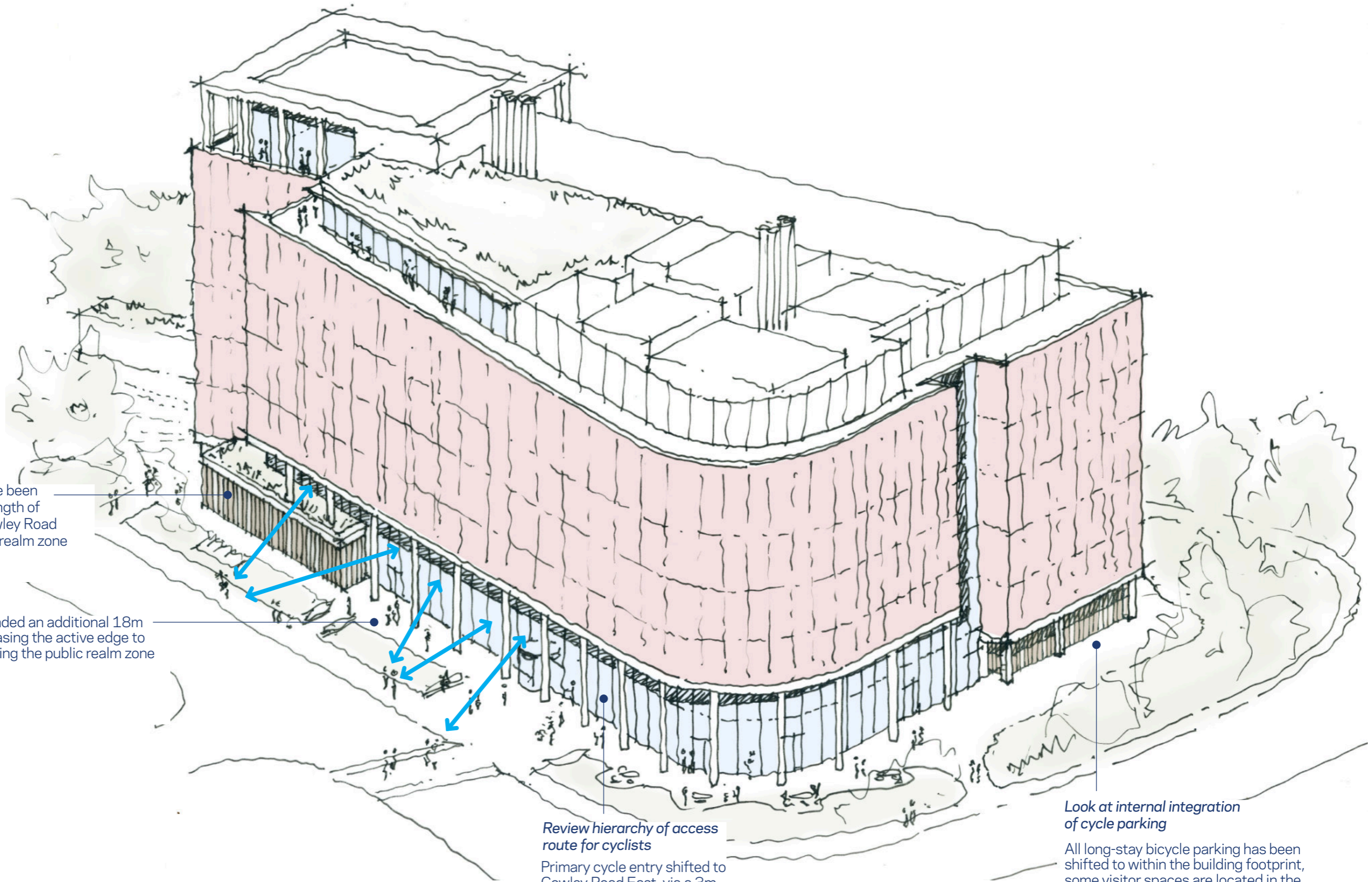


North-east view

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Back of house spaces have been optimised, reducing the length of 'inactive' facade along Cowley Road and maximising the public realm zone

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Review hierarchy of access route for cyclists

Primary cycle entry shifted to Cowley Road East, via a 3m entrance corridor, adjacent to main pedestrian entry. Secondary cycle entrance via the car park

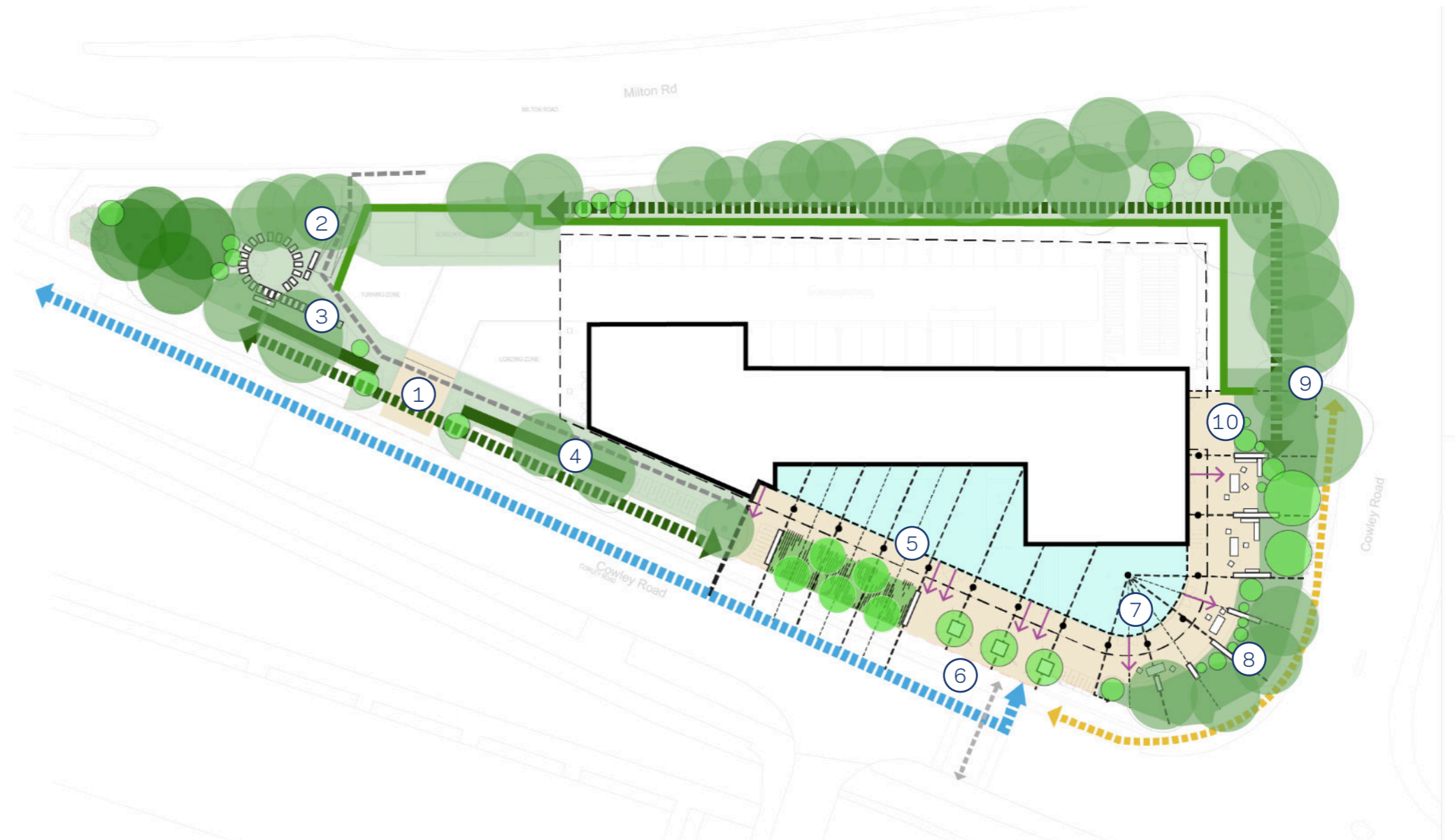
Look at internal integration of cycle parking

All long-stay bicycle parking has been shifted to within the building footprint, some visitor spaces are located in the landscape on Cowley Rd. This move allows much more external space for landscaping and outdoor seating

Landscape - Key moves

Key Moves:

- Retain more existing trees and hedging along Cowley Road
- Improve the external Cafe public realm with screening and privacy elements
- Ensure accessible, pedestrian friendly movement throughout the site
- Create an engaging front plaza space, which relates to the building and public realm
- Provide an enhanced response to new and existing planting schemes



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- ① Create a pedestrian-priority landscape
- ② Accessible access site wide
- ③ Retain existing hedges and trees
- ④ Re-engage Cowley Road tree frontage
- ⑤ Enhance building entrance

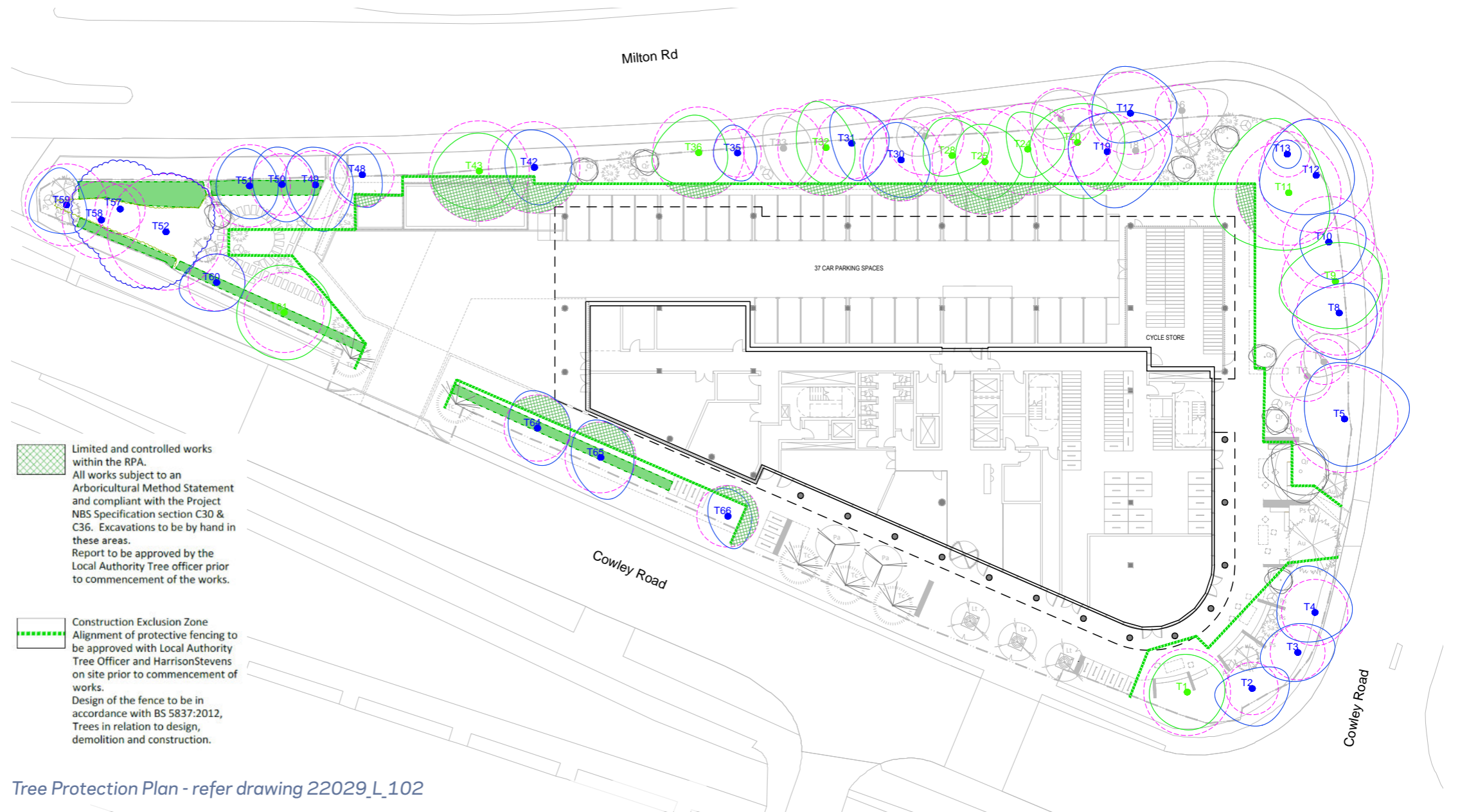
- ⑥ Create and enhance public welcoming and building entrance
- ⑦ Engage the external cafe space more
- ⑧ Provide and enhance the seating and space making provision to the cafe space
- ⑨ Retain existing trees and provide supplementary planting
- ⑩ Extend public realm to create a more engaging landscape

Landscape - Retaining existing trees

Provide some commentary on tree removal and new landscaping

- Retain additional existing trees and hedging along Cowley Road
- Protect and preserve the root infrastructure to retained existing trees across the site
- Ensure new planting is sufficient in enhancing, and improving the biodiversity on site

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Landscape - Supplementary tree & shrub planting

Provide some commentary on tree removal and new landscaping

- 74 total existing trees on site
- 24 of the existing trees are proposed for removal
- 53 new trees are to be planted
- A net gain of +29 trees on site
- An increase of +8 additional existing trees retained from previous planning submission
- Entrance plaza and cafe has additional tree planting from previous submission.



Retained Existing Trees and Proposed New Planting



Landscape - Cafe corner

Provide some commentary on tree removal and new landscaping

Is the seating space location optimal to encourage dwell time?

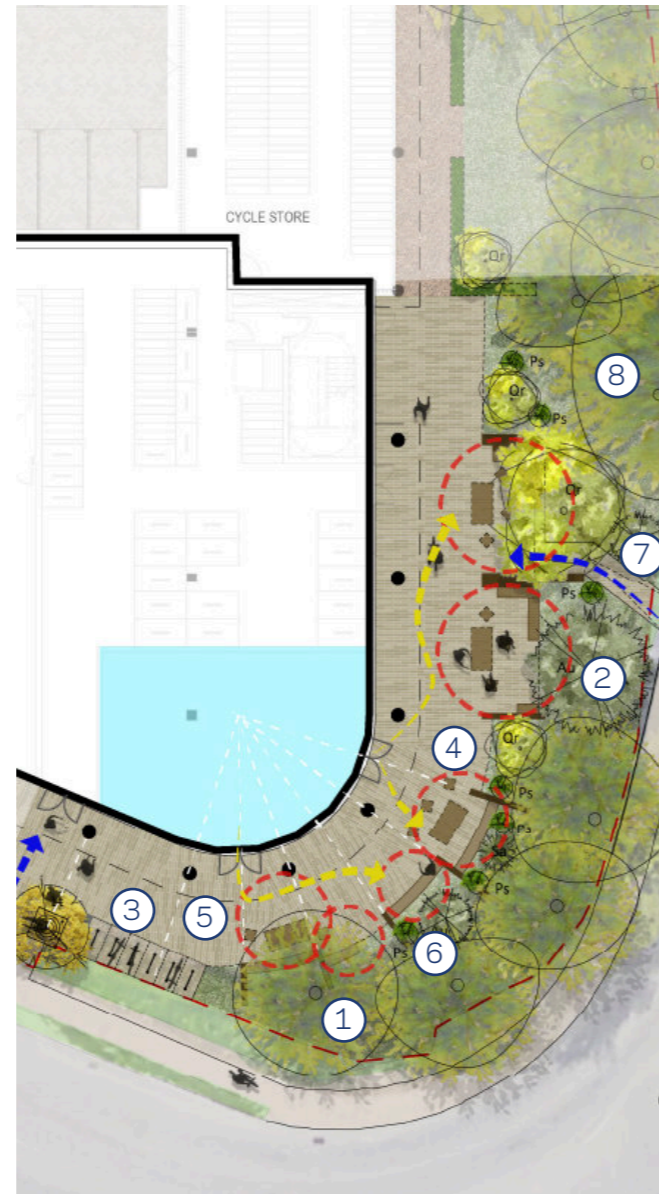
Consider partial screening

Review overall ambience of external space

Can we make the outdoor space more appealing in cold weather?

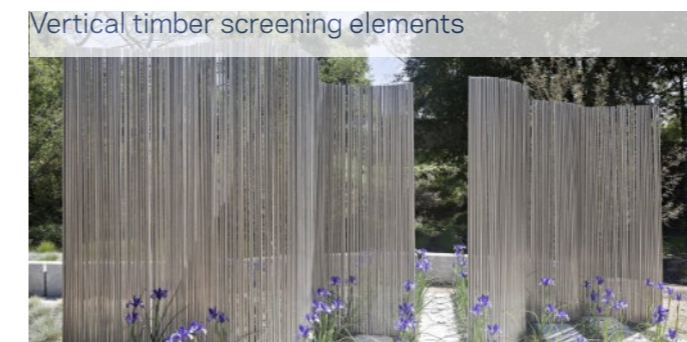
Concern over steps in landscape

- Inter-planted shrub and ground cover planting underneath existing tree canopies
- Timber screening elements will be incorporated for seclusion and screening from Milton Road elements
- Cover over external seating will be with temporary / move-able canopies
- Extension of external cafe space, greater accessibility and movement around area

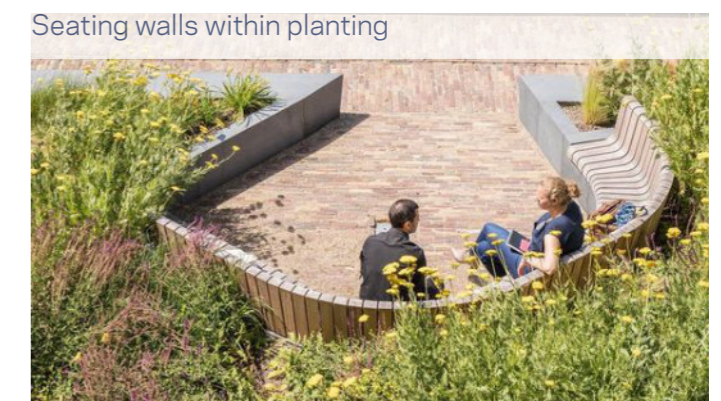
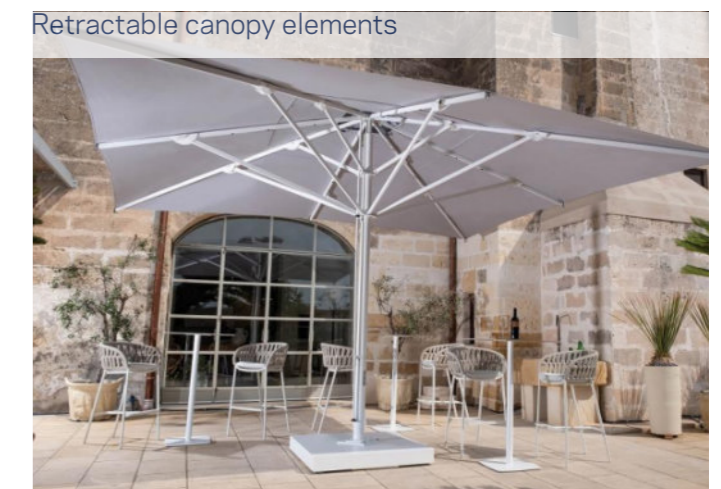
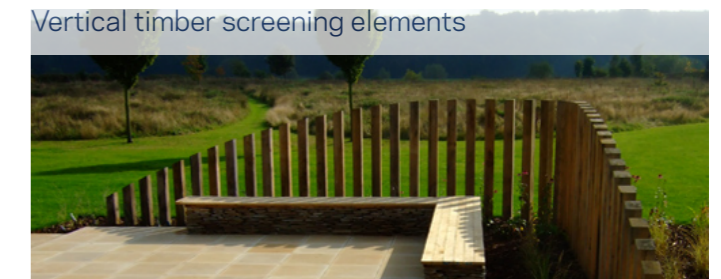


- ① Retained existing trees
- ② Proposed additional tree and shrub planting
- ③ External visitor bike parking
- ④ Proposed seating arrangement

*Note: precedent imagery is indicative only

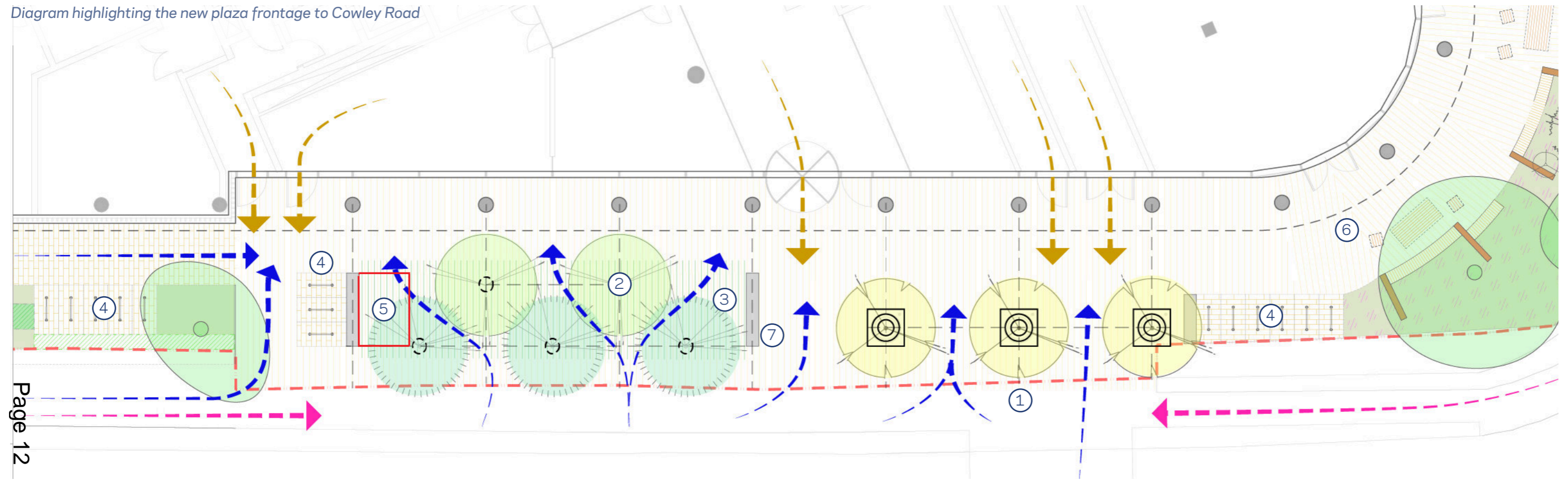


- ⑤ Accessibility is enhanced through more defined space making
- ⑥ Timber vertical screening elements
- ⑦ Accessible ramped access
- ⑧ Additional planting and green-space allocation for existing and new plant growth



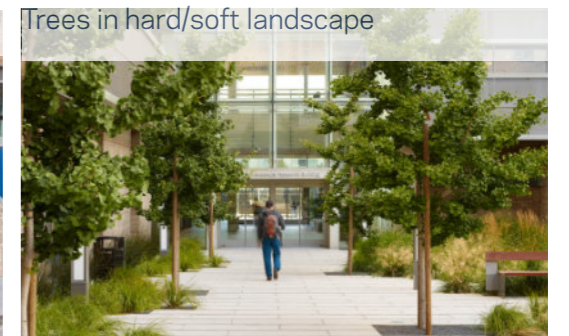
Landscape - Cowley Rd entrance area

Diagram highlighting the new plaza frontage to Cowley Road



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*Note: precedent imagery is indicative only



- Building entrances / exits
- Proposed movement
- Existing movement

- ① Signature trees
- ② Plaza trees
- ③ Hard soft landscape integration
- ④ Bicycle parking provision

- ⑤ Electric scooter parking space provision
- ⑥ External cafe seating area
- ⑦ Seating wall elements

Landscape - Southern park

Concern over steps in landscape

Consider partial screening

Concern over proximity to Milton Road

Can we make the outdoor space more appealing in cold weather?

Provide some commentary on tree removal and new landscaping

- Ramped access to Milton Rd now provided
- Informal seating elements added to the sunken SUDs landscape feature
- Screening provided by inter-planting and existing tree cover
- Retaining existing hedging to create a secluded protected space
- Enhance pedestrian movement through raised table crossing

Diagram highlighting the southern landscape



- | | |
|--|---|
| ① Accessible ramp access from Milton Road | ⑥ Sunken designed SUDs landscape feature |
| ② Retained existing hedge | ⑦ Proposed new inter-planting between existing vegetation |
| ③ Raised table crossing with pedestrian priority | ⑧ Flush and hard landscaping |
| ④ Retained existing trees | ⑨ New proposed native hedge |
| ⑤ Informal seating elements | ⑩ New proposed entrance trees |


Sustainability

Clarify how the water credits are to be achieved

The Proposed Development will achieve 5 credits under BREEAM Wat 01 based on the following methodology:

- Specification of low control sanitary wear fittings and wear required flow restrictors.
- The use of grey water harvesting system. The specific design of the grey water harvesting system will be developed in Stage 3 to maximise the reuse of grey water to reduce the demand on potable water consumption.
- In addition, the project will also provide BMS linked water monitoring and water leak detection. Flow control devices linked to occupancy detection will also be provided for WC and shower areas.
- The potable water consumption will be reviewed against the RIBA climate challenge and target performance reported.
- In addition, water metering will be included for tenant floor plates.
- Fit out guidance will be provided for Tenant on potable water reduction.

No. of BREEAM credits	% improvement
1	12.5%
2	25%
3	40%
4	50%
5	55%

RIBA Sustainable Outcome Metrics	Business as usual <small>(new build, compliance approach)</small>	2025 Targets	2030 Targets	Notes
Potable Water Use Litres/person/day 	16 l/p/day (CIRA W11 benchmark)	< 13 l/p/day	< 10 l/p/day	CIBSE Guide G.

Lantern glazing / potential overheating to be clarified

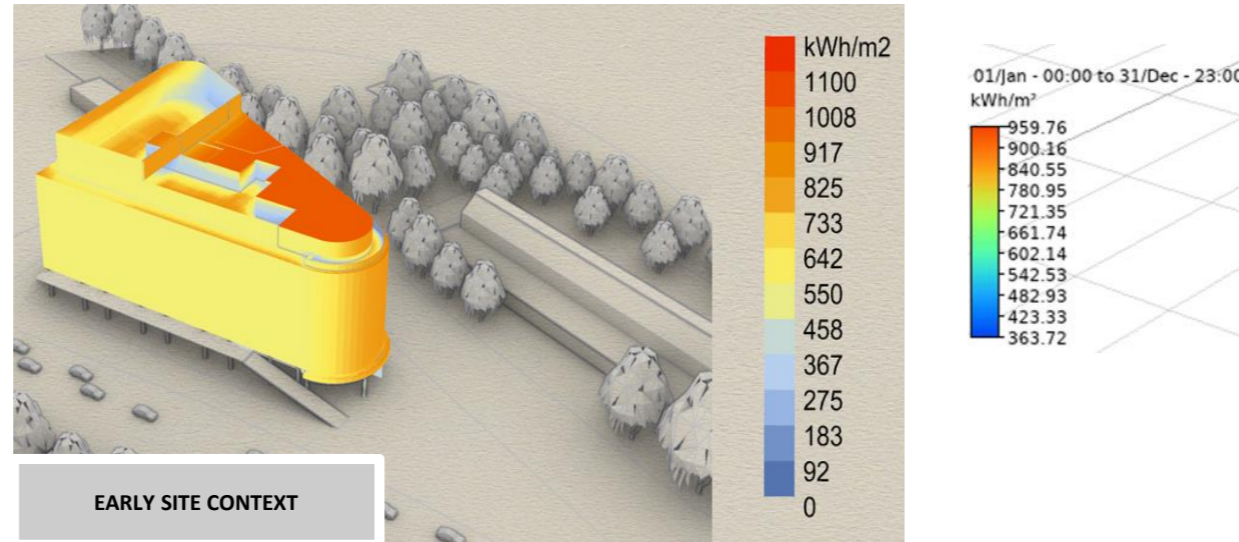
During Stage 2, solar irradiance mapping and detailed solar gain analysis was completed.

In response to this modelling, the overhanging roof of the 'lantern' was developed to provide passive solar shading.

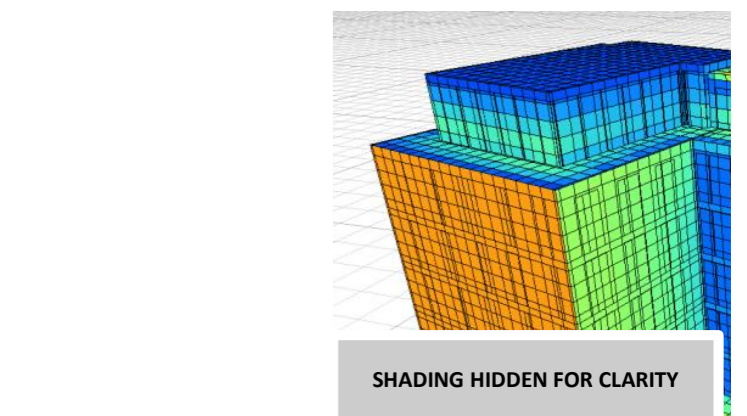
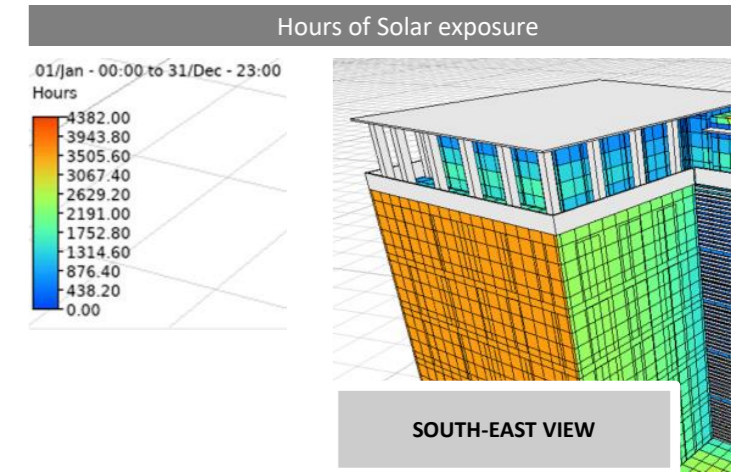
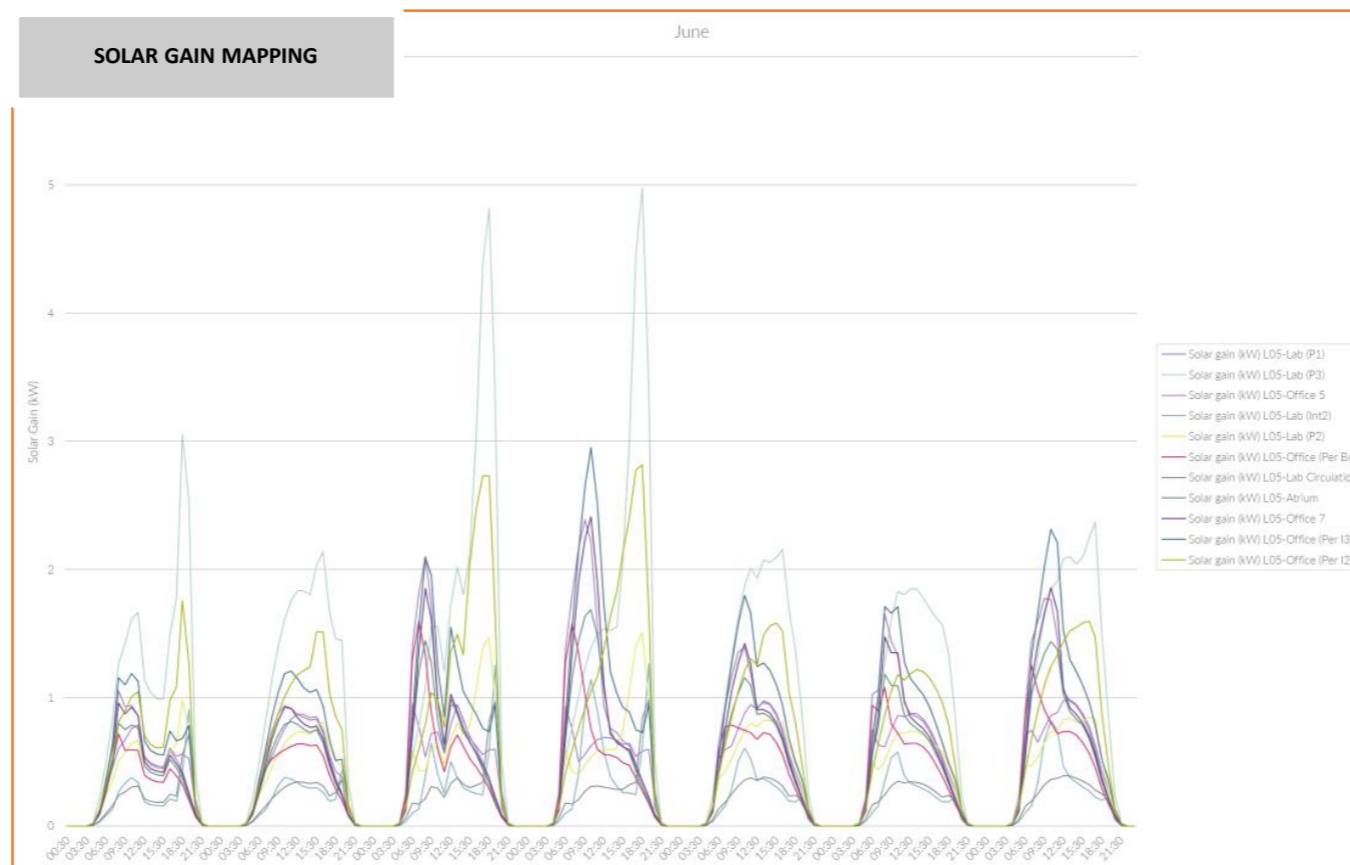
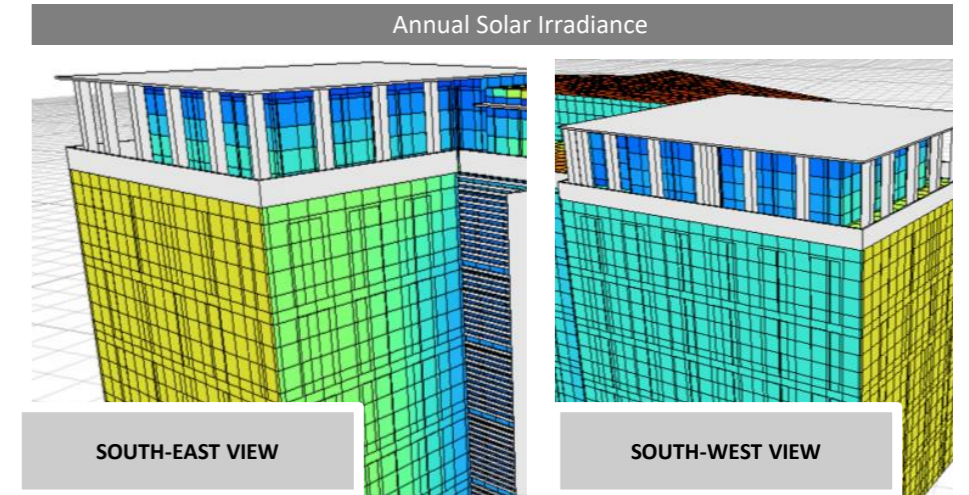
As demonstrated in the adjacent images, the lantern overhang provides significant shading to the top floor

During Stage 3, dynamic thermal modelling will be completed to refine the glazing detail of the lantern feature in line with the overheating hierarchy including Glazing spec and G-value, the introduction of opaque elements, and further opportunities for external shading.

After the implementation of passive reduction measures, any required cooling to the space will be provided by high efficiency heat pump led plant.



SOLAR EXPOSURE WITH OVERHANGING ROOF/SHADING ADDED



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