

Planning Committee



GREATER CAMBRIDGE
SHARED PLANNING

MAJOR APPLICATIONS

Land South of Coldham's Lane

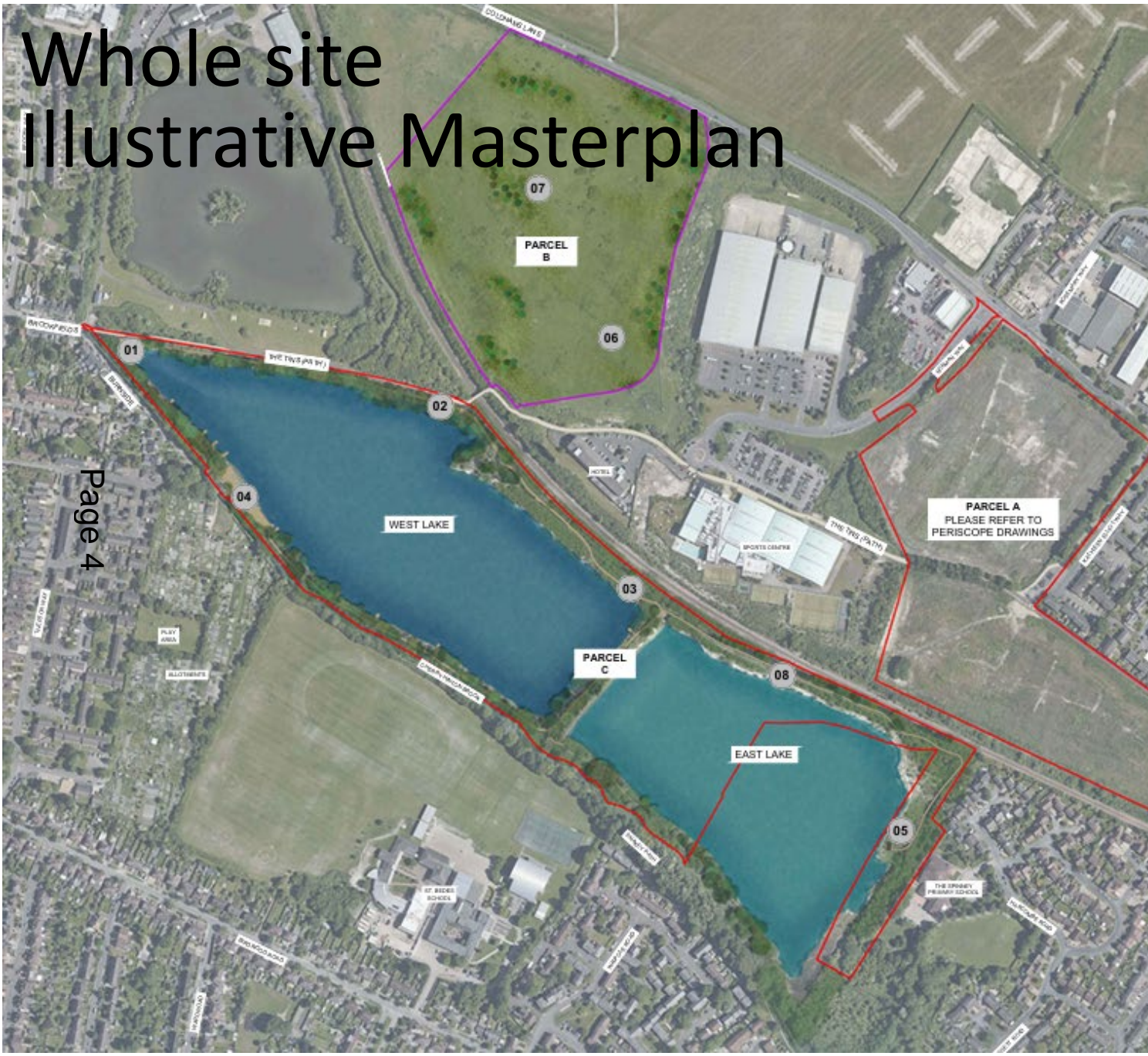
23/04590/OUT

Outline application for Parcel A for Offices (Use Class E(g)(i)), Research and Development (Use Class E(g)(ii)), ancillary retail & facilities (Use Classes E(a) and E(b)), car and cycle parking, landscape and public realm, infrastructure and associated works, all other matters reserved except for access, Detailed proposal for Parcel A Building 3 (Use Classes E(g)(i) (Offices), E(g)(ii) (Research and Development)), the Hub Building with associated car and cycle parking, employment space, and leisure uses (sui generis), and the Pavilion Building for community uses (Use Class E (a-f)), and Detailed proposal for landscape works and access to Parcel C. (The Development is subject to an Environmental Impact Assessment).

Whole site Illustrative Masterplan

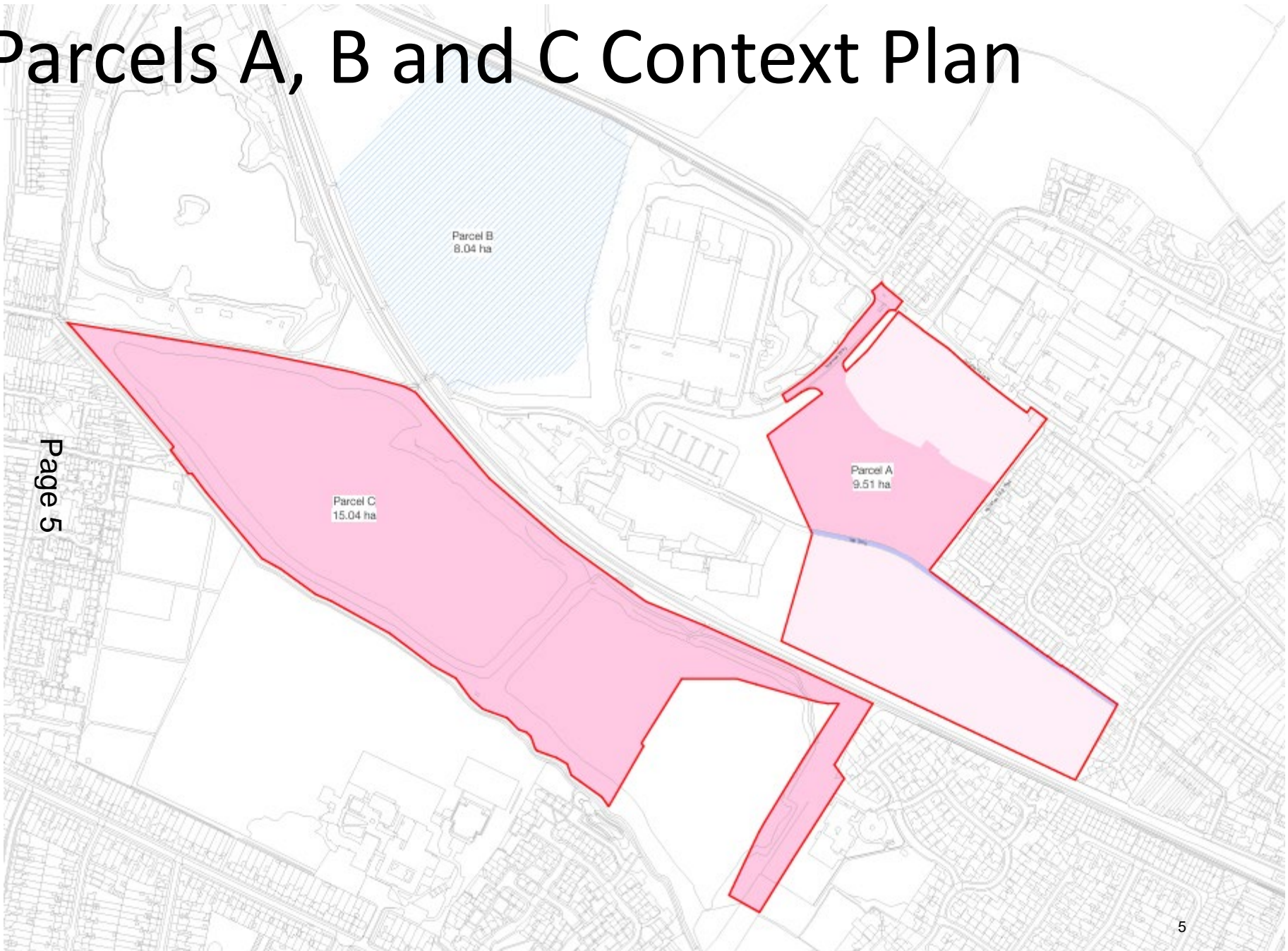
LEGEND

- RED LINE BOUNDARY
- PARCEL B BOUNDARY
- 01 THE LAKES ARRIVAL POINT AND FACILITIES
- 02 ACCESS FROM THE TINS CYCLE PATH
- 03 LOOP TRAIL AROUND WESTERN LAKE
- 04 RETAINED CLUB MEMBER CAR PARK INTEGRATED WITH PEDESTRIAN AND CYCLE ACCESS AND TRAIL.
- 05 EAST LAKE NATURE RESERVE WITH TRAIL AND BIRD SCREEN
- 06 TAPESTRY OF INSECT-FOCUSED HABITATS INCLUDING AGGREGATE CLIFFS
- 07 STRUCTURAL SHRUB PLANTING
- 08 BEE BANK



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Parcels A, B and C Context Plan

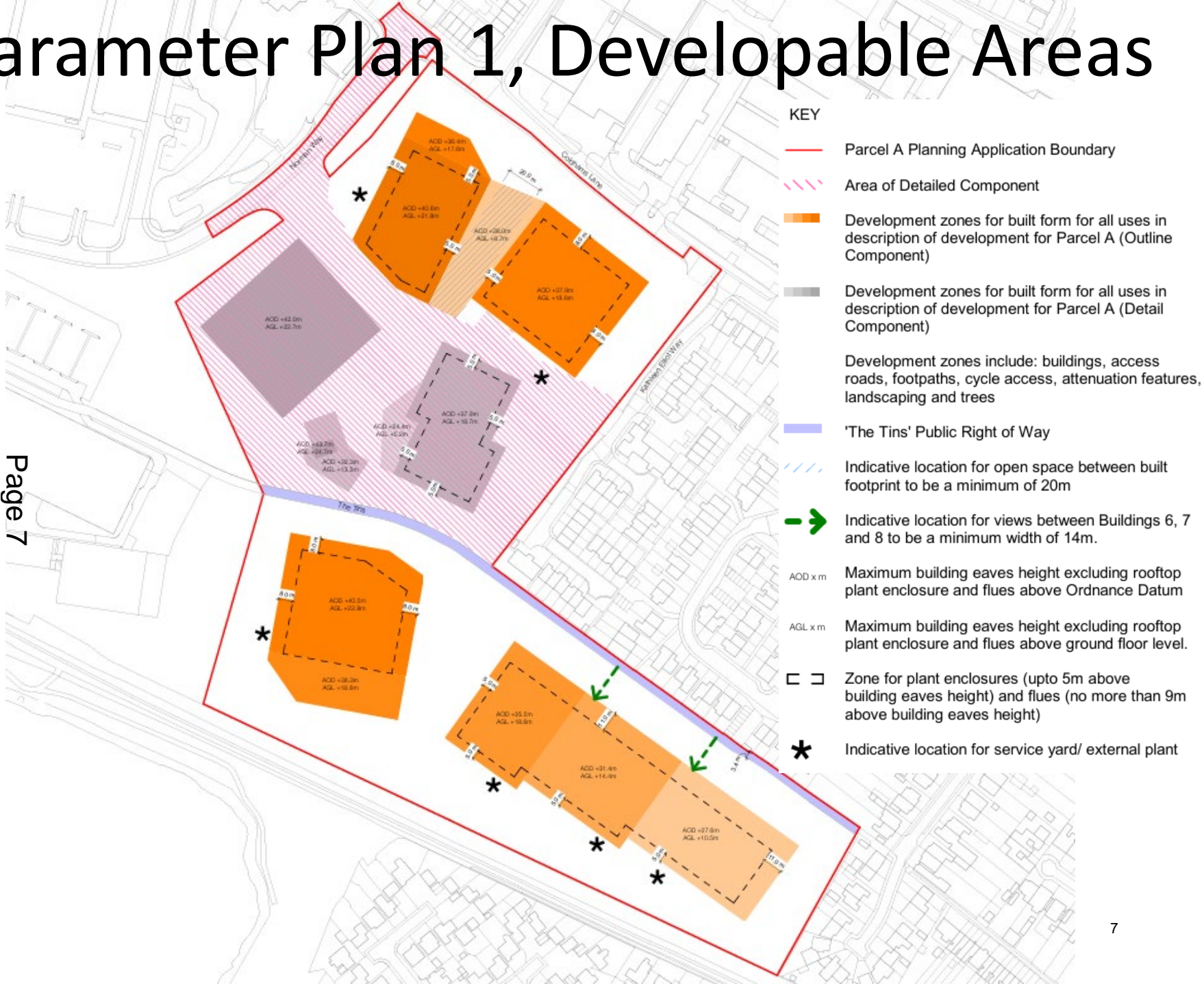


Illustrative Landscape Masterplan



Parameter Plan 1, Developable Areas

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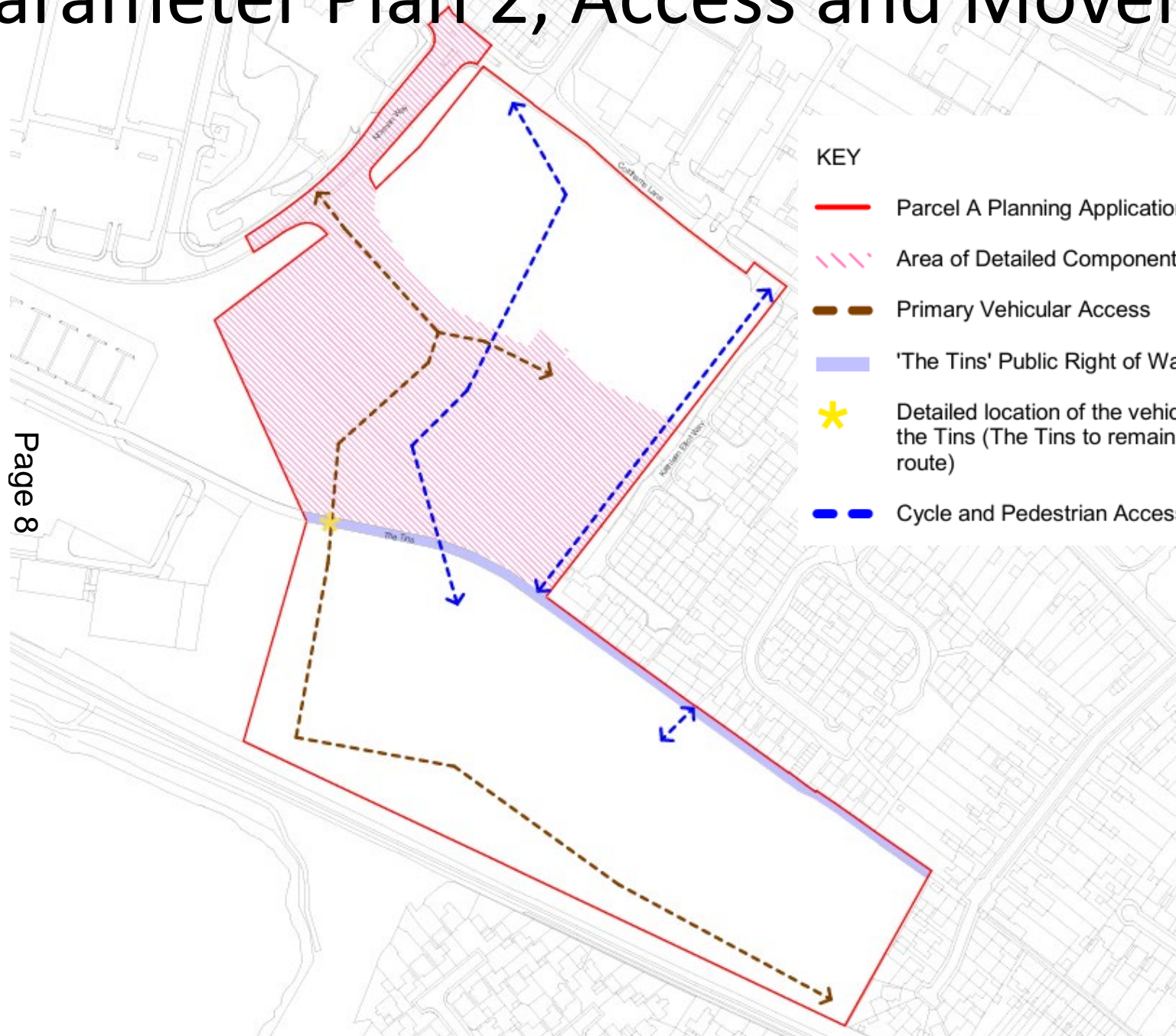


KEY

- Parcel A Planning Application Boundary
- ▨ Area of Detailed Component
- ▭ Development zones for built form for all uses in description of development for Parcel A (Outline Component)
- ▭ Development zones for built form for all uses in description of development for Parcel A (Detail Component)
- Development zones include: buildings, access roads, footpaths, cycle access, attenuation features, landscaping and trees
- 'The Tins' Public Right of Way
- ▨ Indicative location for open space between built footprint to be a minimum of 20m
- ➔ Indicative location for views between Buildings 6, 7 and 8 to be a minimum width of 14m.
- AOD x m Maximum building eaves height excluding rooftop plant enclosure and flues above Ordnance Datum
- AGL x m Maximum building eaves height excluding rooftop plant enclosure and flues above ground floor level.
- Zone for plant enclosures (upto 5m above building eaves height) and flues (no more than 9m above building eaves height)
- ✱ Indicative location for service yard/ external plant

Parameter Plan 2, Access and Movement

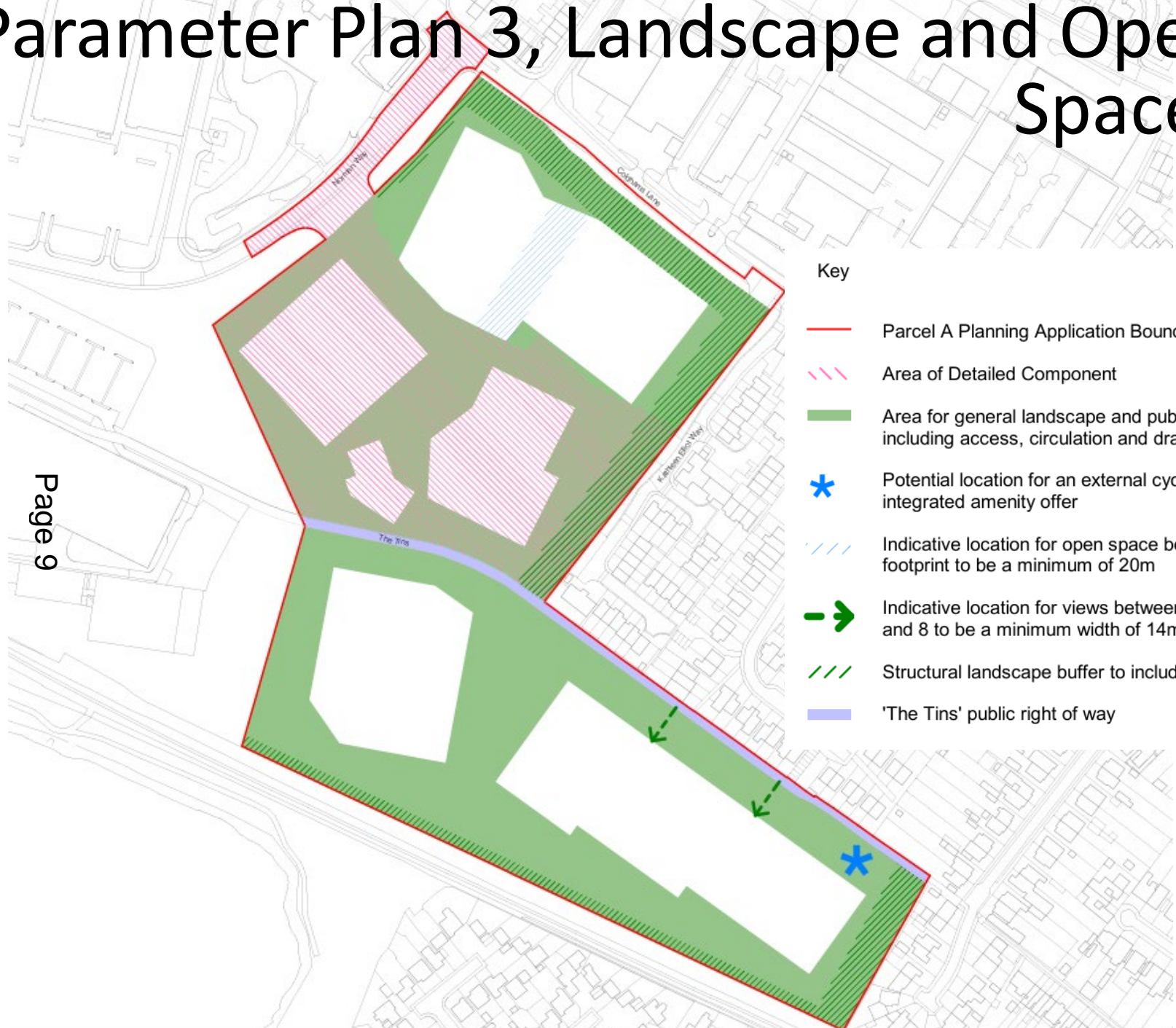
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KEY

- Parcel A Planning Application Boundary
- Area of Detailed Component
- Primary Vehicular Access
- 'The Tins' Public Right of Way
- Detailed location of the vehicular connection over the Tins (The Tins to remain as an uninterrupted route)
- Cycle and Pedestrian Access Routes

Parameter Plan 3, Landscape and Open Spaces



Key

- Parcel A Planning Application Boundary
- Area of Detailed Component
- Area for general landscape and public open space including access, circulation and drainage features
- Potential location for an external cycle store and integrated amenity offer
- Indicative location for open space between built footprint to be a minimum of 20m
- Indicative location for views between Buildings 6, 7 and 8 to be a minimum width of 14m.
- Structural landscape buffer to include for planting
- 'The Tins' public right of way

Cross Sections



Building 05

Building 06

Building 07

Building 08

Orchard Estate

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Building 05

Building 09
(Detailed Element)

Building 03
(Detailed Element)

Building 02

Coldham's Lane

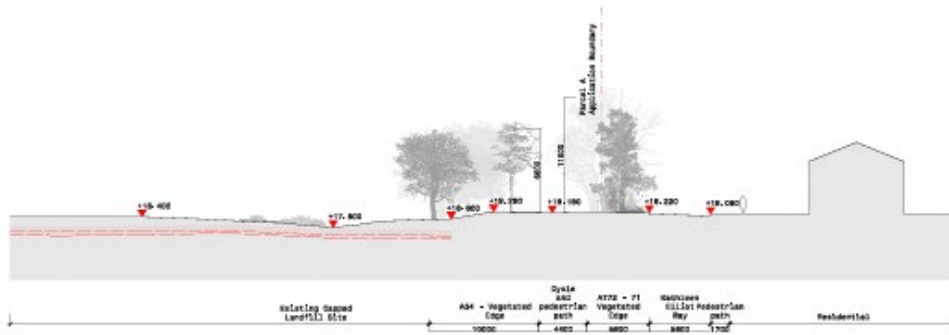
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Parcel A Application Boundary

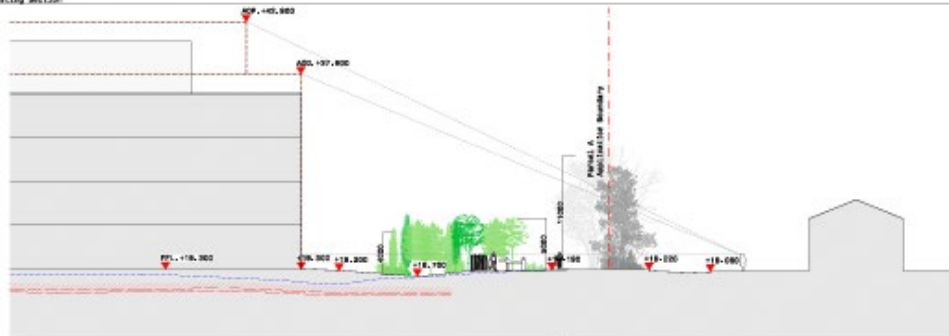


6.0 Appendix A

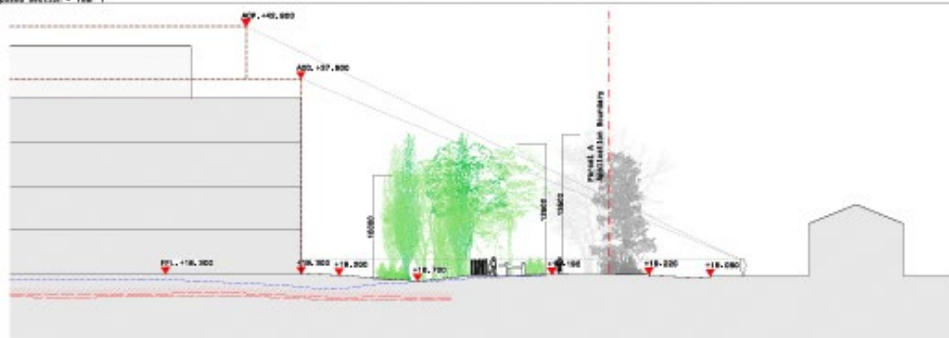
Illustrative Landscape Masterplan Drawings Parcel A



01 Section - 1:100 - Existing Section



02 Section - 1:100 - Proposed Section - Year 1



03 Section - 1:100 - Proposed Section - Year 18

Keyplan



Scale Bar



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Cross Sections

Parcel B Indicative safeguarded new Pedestrian / Cycle Route



5.0 Building Design Principles

Architecture Character Types
Parcel A

Outline Proposal

CONTROL DOCUMENTS	ILLUSTRATIVE DOCUMENTS
Parameter Plans	Illustrative Masterplan Drawings
Sustainability Principles	Design and Access Statement
Masterplan Design Principles	
Landscape Design Principles	
Building Design Principles	

The proposed development of the Parcel A will incorporate a family of buildings with diversity of architectural expression, building characters, forms and materiality.

This family of character types will share an overarching narrative and architectural themes (drawn from the site's history, character and assets), expressed through common features and complimentary materials and colours. Overarching principles for Parcel A are set out in section 3.4 Character Palette.

Over the next few pages, the design principles which should be integrated into proposals for each character type are set out.

Key

- Character Type 1: Northern Quarter
- Character Type 2: Southern Quarter
- Character Type 3: Travel Hub
- Character Type 4: The Mixer
- Character Type 5: The Fulcrum



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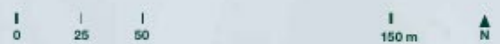
1.0 Introduction

Parcel A Illustrative Masterplan

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Key	
Landmarks	
1	The Mixer
2	Chalk Plateau
Buildings	
1	Building 01 - Office/Lab
2	Building 02 - Office/Lab
3	Building 03 - Office/Lab
4	Building 04 - Travel Hub
5	Building 05 - Office/Lab
6	Building 06 - Office/Lab
7	Building 07 - Office/Lab
8	Building 08 - Office/Lab
Places	
1	Veranda
2	Gallery
3	Woodland Edge/Eco corridor
4	Playable Landscape
5	Designated Play
6	Outdoor Lab /Seedbed Test
7	Intimate Yard
8	Extended Plateau
9	Key Social Space (South)
Route	
- - -	Cycle/Pedestrian Route
—	Service Road



Building 3 North Elevation



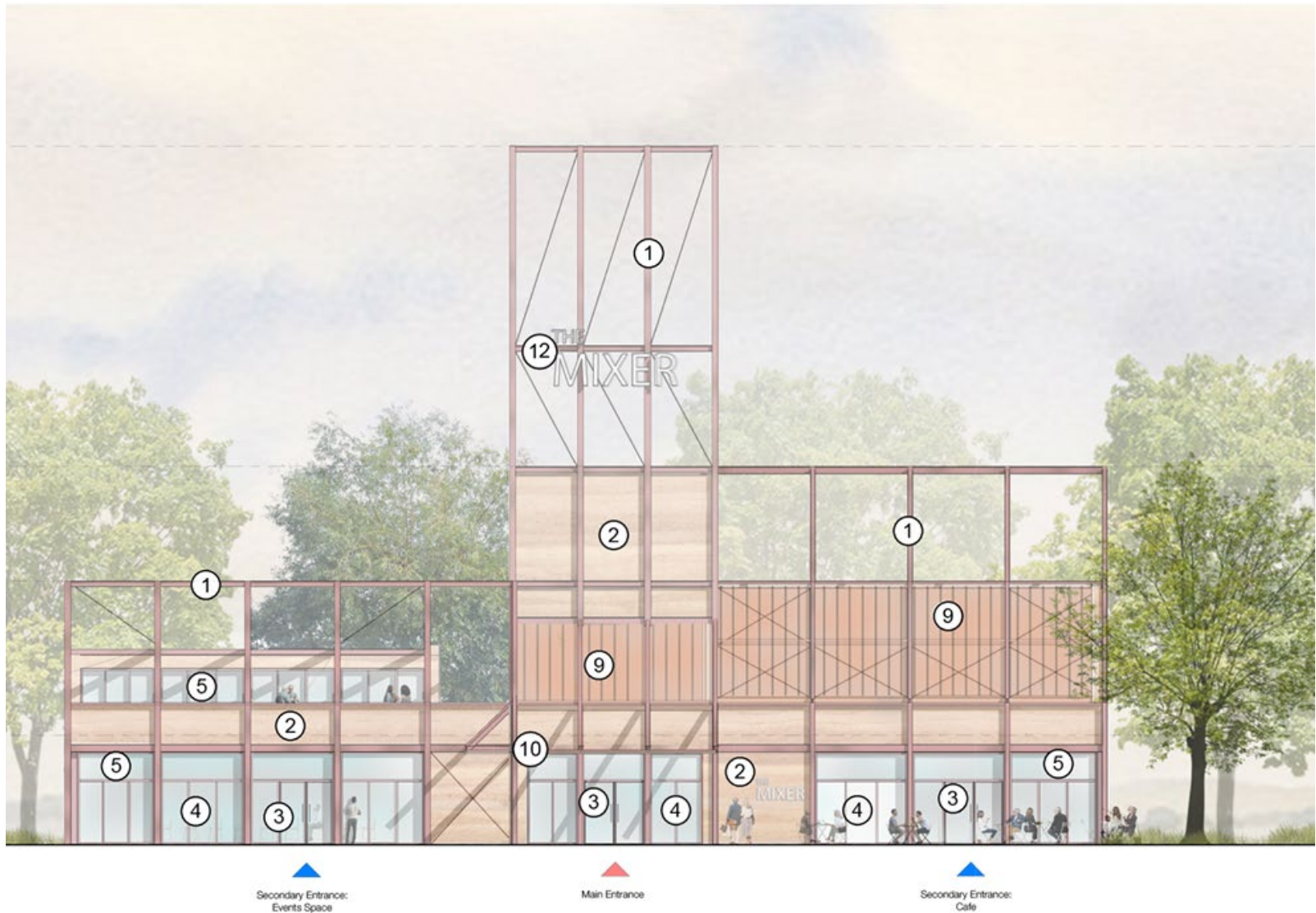
Building 4: Travel Hub, SE Elevation

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Building 9: The Mixer, East Elevation

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6.5 Detailed Building Proposals

Building 09 - The Mixer

Facade Design

In response to the planning team's feedback, the material treatment of the Mixer developed to incorporate a simple palette that creates a more coherent expression across the aggregate forms. The building has undergone significant development since pre-app 03, refining the design to create an expressed structural frame with a consistent material between. The building aims to be an exemplar for sustainable design with the potential re-use of steelwork from a donor building, and a show-case materials.

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Exposed Steelwork:
Expressed steel structure with matte red colour. Opportunity to reuse steel from donor building.



Rendered Walls:
Rendered walls with layered effect in a buff colour. Tone of colour to vary in a vertical gradient.



Timber Frames:
Clear glazed entrance doors with red coloured frames. Large operable slide and pivot door units.



External Signage:
Illuminated 3D metal signage in colour to compliment adjacent steel frame.



Standing Seam Roofing:
Standing seam roof in pastel red colour. Seams to align with primary steel frame direction.



Metal Canopy
Lightweight metal roof canopy in matte red colour.

Material key

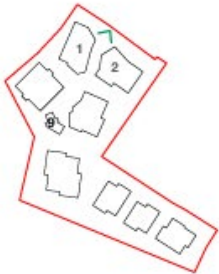
1. Exposed steel structure with matte red colour.
2. Rendered walls with layered effect in a buff colour. Tone of colour to vary in a vertical gradient.
3. Clear glazed entrance doors with red coloured frames.
4. Clear glazed fixed windows with red coloured frames.
5. Clear glazed operable windows with red coloured frames.
6. Opaque back-painted glazed service entrance doors with red coloured frames.
7. Opaque back-painted fixed windows with red coloured frames.
8. Aluminium louvers in matte red colour.
9. Standing seam roof in matte pastel red colour.
10. Metal roof canopy in matte red colour.
11. Corrugated profile metal cladding, perforated, with matte pastel red colour.
12. Illuminated 3D metal signage in colour to compliment adjacent steel frame.

6.5 Detailed Building Proposals

Building 09 - The Mixer

CGI

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6.5 Detailed Building Proposals

Building 09 - The Mixer

CGI

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View of the Mixer from the North-South link between buildings 1 & 02 (outline)



6.5 Detailed Building Proposals

Building 09 - The Mixer

CGI

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View of the Mixer from the Chalk Plateau



View of the Mixer from the Tins looking West; an identifiable wayfinding landmark

