Cambridge City Council

Planning - Pre-Application Developer Presentations

Date: Thursday, 14 August 2025

Time: 10.00 am

Venue: Virtual Meeting via Microsoft Teams

Contact: aaron.coe@greatercambridgeplanning.org, tel:01223 457000

Agenda

1 Apologies

2 Declarations of Interest

3 Pre-Application Briefing by the Developer - Proposed Redevelopment of Hanover Court and Princess Court

(Pages 5 - 74)

Councillor attendance
Whilst any subsequent planning application relating to this site will be determined by the Planning Committee, all Councillors are invited to attend and take part in this pre-application developer presentation.

Purpose of the meeting
These meetings allow developers an early opportunity to present proposals for future planning applications to elected members of the Council.

The process allows Councillors to feed into the process at an early stage and raise any questions or concerns that can then be addressed by the developer prior to a formal planning application being submitted.

Whilst the meetings will be held in public, they do not form part of the formal decision making process. All planning applications will be determined in line with formal processes as adopted by Cambridge City Council.

Format of the Meeting
For each Briefing:

- Introduction by the Head of Planning Services or a Senior Planning Officer – up to 10 minutes

- Presentation by the developer of the proposal – up to 30 minutes

- Opportunity for Members to ask questions, raise issues, seek clarification, comment on the apparent positive and less positive aspects of the proposal – up to 40 minutes

During this part of the meeting it is important that Councillors who may ultimately make the decision on any subsequent planning application do not feel unduly constrained by what they can ask or raise. However they should avoid expressing views that might give any appearance that they are approaching the proposal with a closed mind. The discussion should not be used for negotiations with the developer. These should take place with officers separately from the meeting. Members of the public must refrain from entering into the discussion at the meeting.

- Summing up – up to 10 minutes

A Planning Department representative will take notes of the meeting, which will be a summary of the proceedings. Nothing said by Councillors at the meeting will in any way be binding on the Committee that subsequently determines the application. The notes will be uploaded to the City Council's website upon completion.

Planning - Pre-Application Developer Presentations -Members and Ward Members

Information for the public

If you are interested in observing the meeting, please contact the case officer 2 working days in advance of the meeting so that joining details for the meeting can be sent to you. This meeting will be ran online but will not be livestreamed.

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Hanover and Princess Court, Cambridge
Members Briefing
August 2025

Pollard Thomas Edwards

Team

Client
Cambridge Investment Partnership

Employers Agent
TSA Riley

Planning Consultant
Carter Jonas

Architects
Pollard Thomas Edwards

Landscape Architects
MOOWD

Communication and Engagement Consultant
Concillio

Sustainability/M&E Consultant
Qoda

Transport Consultant
KMC Transport and Planning

Fire Consultant
Affinity

Daylight Sunlight Consultant
Rapleys

Heritage Consultant
RPS Tetra Tech

Site Context

The Site

–Site (0.76 ha)

–Existing buildings form an “n” shape:

  –Two linear North–South residential blocks

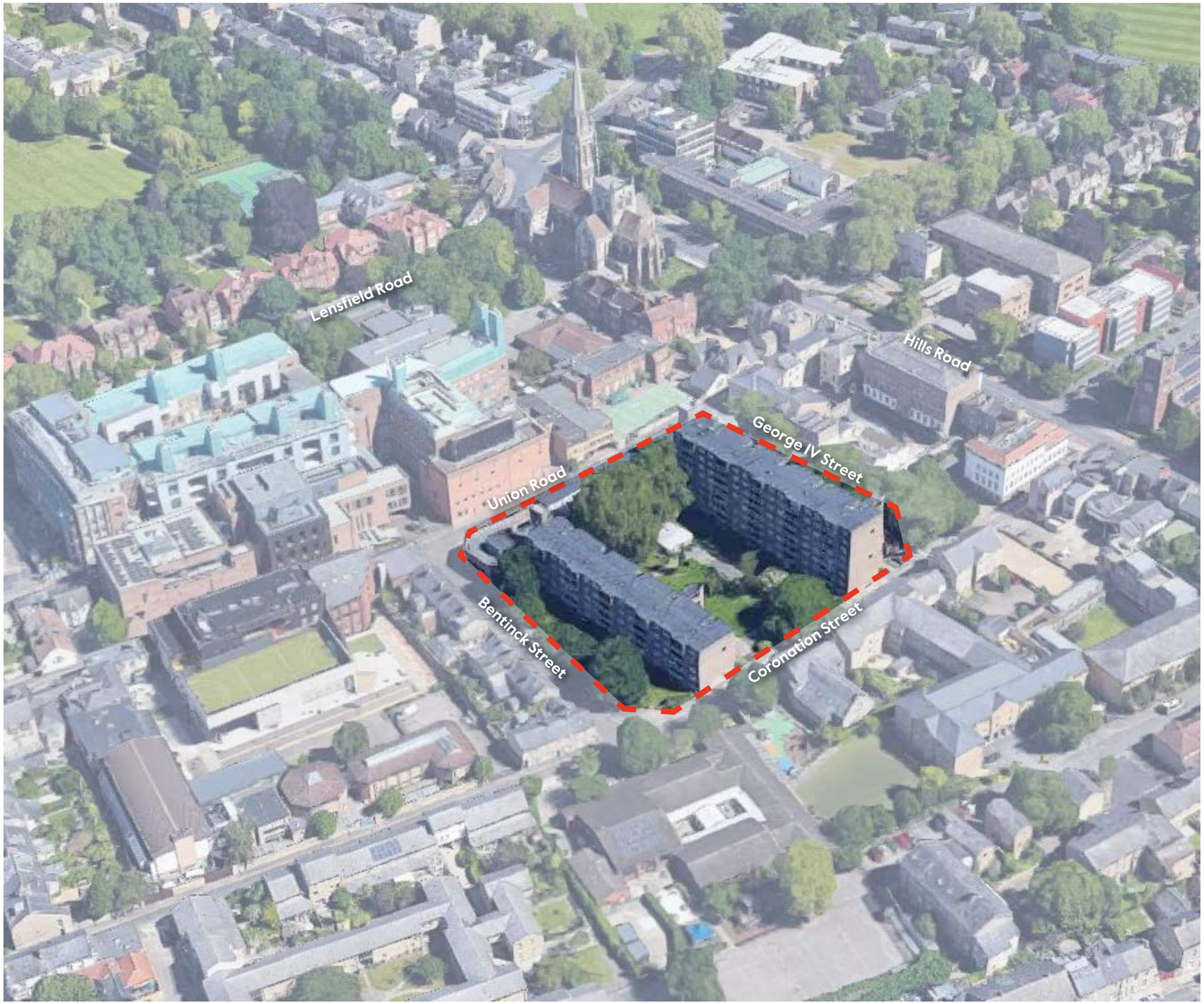
  –The three-storey parking garage sits partially below ground level (by approximately 1.2m) and presents a tall, blank brick wall with no architectural features other than ventilation holes.

–The two existing blocks are 5 and 8 storeys and comprise 127 one, two and three bedroom flats. The homes are now vacant due to building safety issues.

–Central open space with single-storey community building

–The Site is within the Controlled Parking Zone.

Site Location



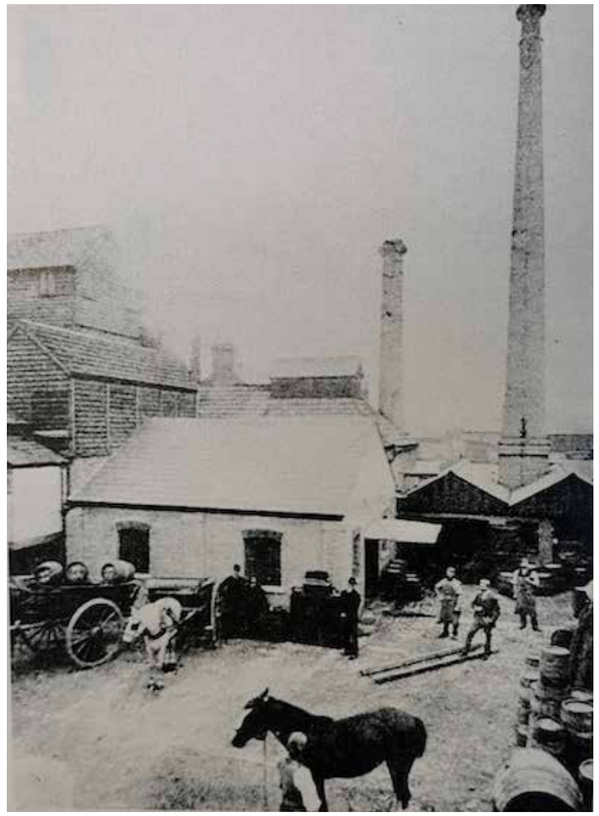
Historical Context

– Site lies within Cambridge's New Town area, developed around 1820

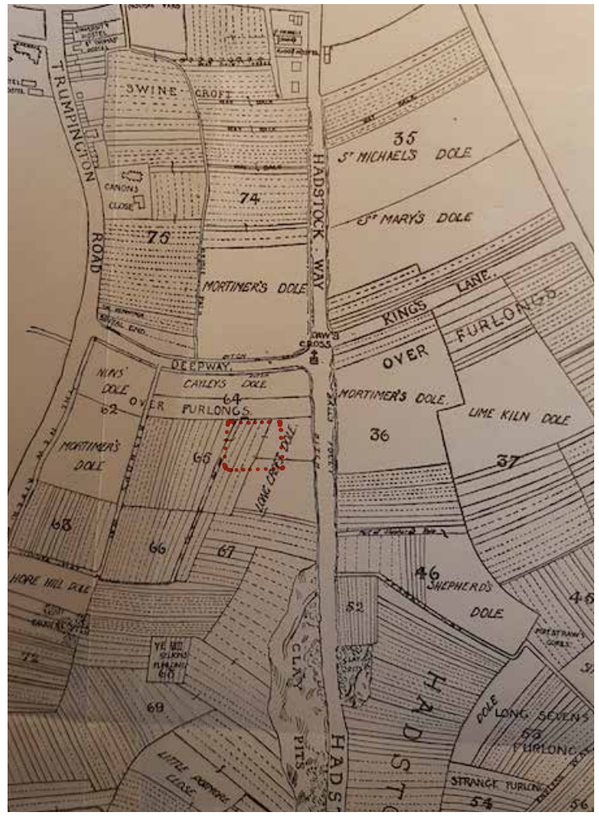
– Originally dense 19th-century terraced housing

– Major 1960s redevelopment replaced historic housing

– Hanover Court and Princess Court completed in 1967



ALBION BREWERY, CORONATION STREET

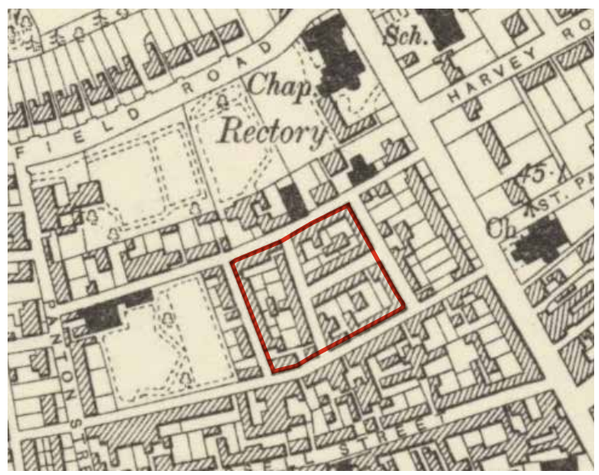


14TH CENTURY MAP

1927

1938

DOLPHIN PUB, CORONATION STREET



1901 MAP

1950

Heritage & Conservation Context

–No designated/non-designated heritage assets on site

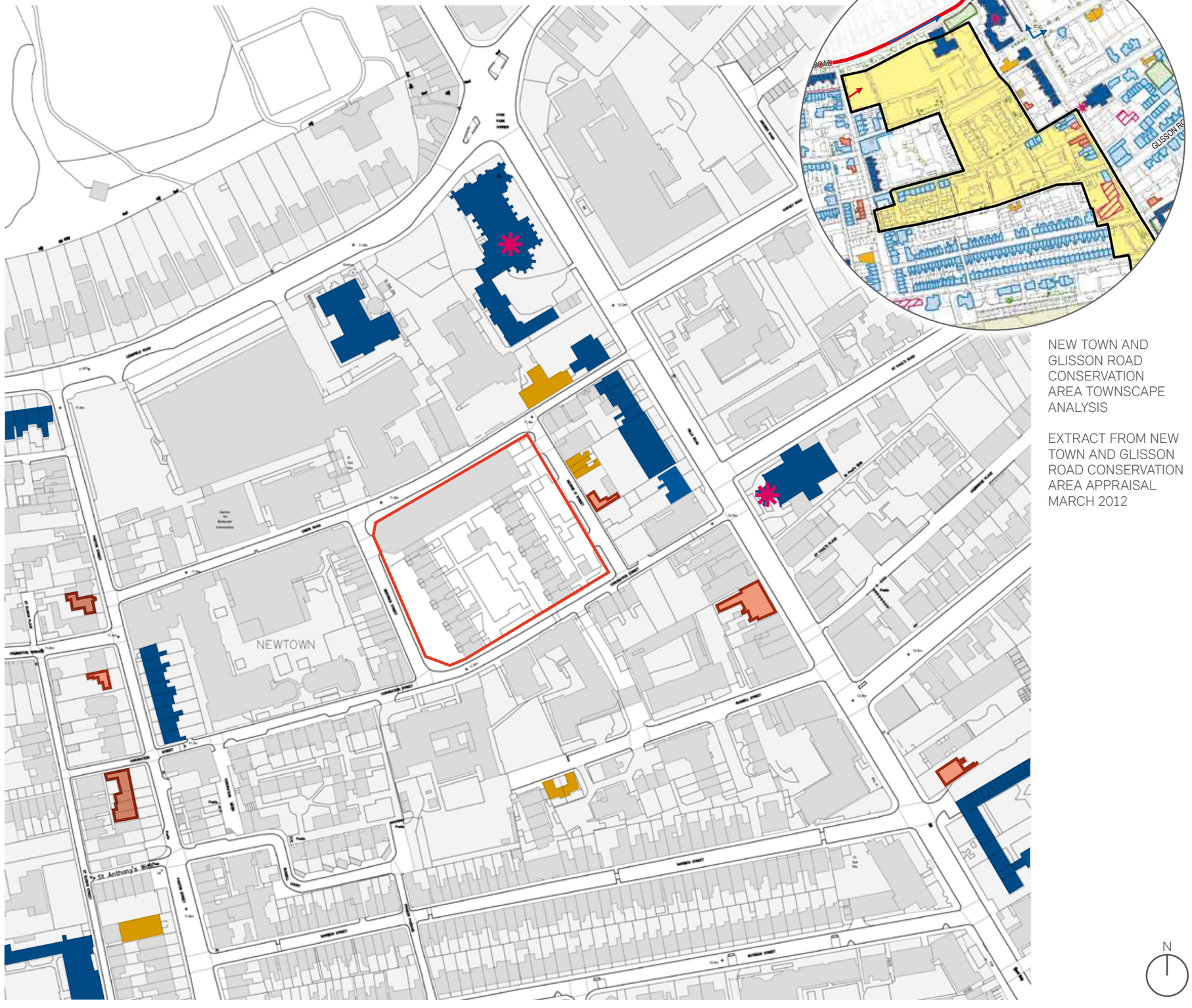
–Lies within Central Conservation Area: New Town & Glisson Road character area

–Wider study area: Hills Rd, Lensfield Rd, Panton St, Norwich St

–High concentration of listed buildings, esp. along Hills Rd

–Predominantly brick-built (gault, buff, brown, red)

–Common features: tall windows, horizontal banding, linear rhythm



NEW TOWN AND GLISSON ROAD CONSERVATION AREA TOWNSCAPE ANALYSIS

EXTRACT FROM NEW TOWN AND GLISSON ROAD CONSERVATION AREA APPRAISAL MARCH 2012

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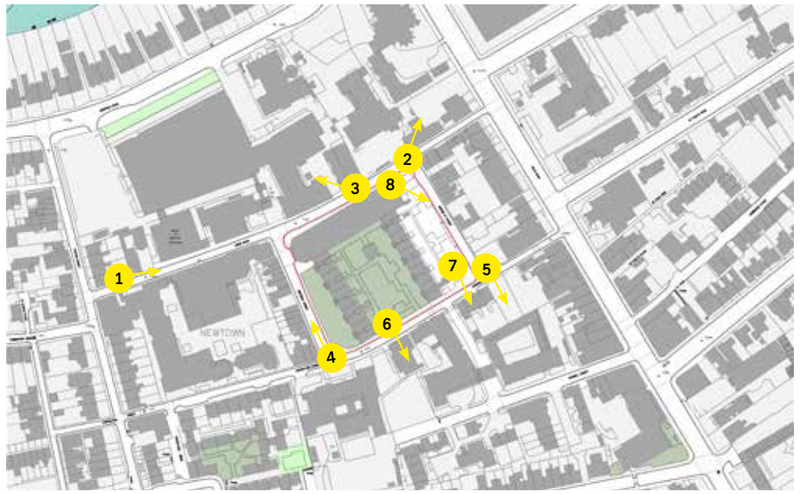
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NEWTOWN


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8

Bentinck Street

Coronation Street

George IV Street

Union Road


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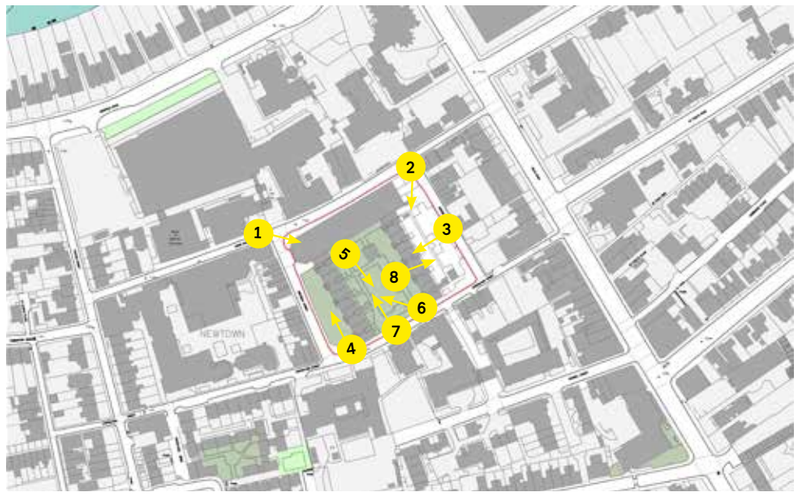
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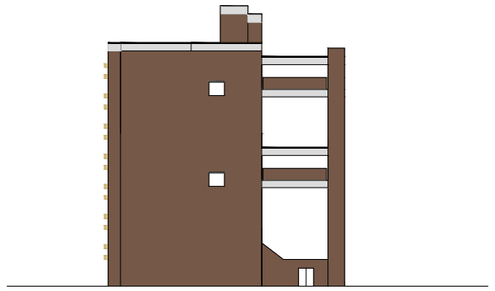
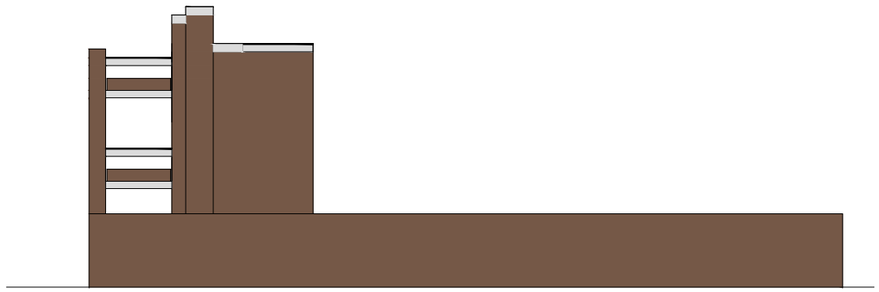
Existing Building

HANOVER COURT - SOUTH WESTERN ELEVATION
VIEW FROM PRINCESS COURT AND CORONATION STREET
EXISTING ELEVATION



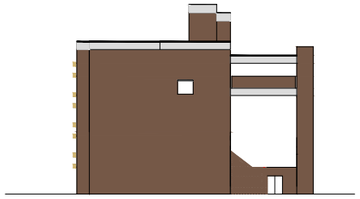
HANOVER COURT - SOUTH EASTERN ELEVATION
VIEW FROM CORONATION STREET
EXISTING ELEVATION

HANOVER COURT - NORTH EASTERN ELEVATION
VIEW FROM GEORGE IV STREET
EXISTING ELEVATION



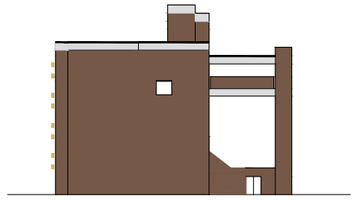
HANOVER COURT - NORTH WESTERN ELEVATION
VIEW FROM UNION STREET
EXISTING ELEVATION

PRINCESS COURT - SOUTH WESTERN ELEVATION
VIEW FROM BENTINCK STREET
EXISTING ELEVATION



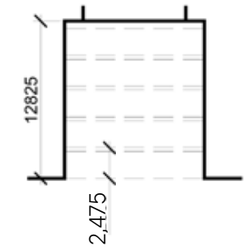
PRINCESS COURT - SOUTH EASTERN ELEVATION
VIEW FROM CORONATION STREET
EXISTING ELEVATION

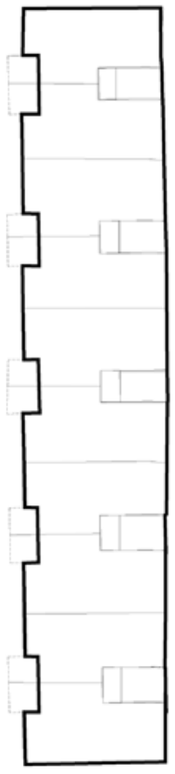
PRINCESS COURT - NORTH EASTERN ELEVATION
VIEW FROM HANOVER COURT
EXISTING ELEVATION



HANOVER COURT - SOUTH EASTERN ELEVATION
VIEW FROM CORONATION STREET
EXISTING ELEVATION

PRINCESS COURT
STOREY HEIGHTS





Existing Building Reports on Condition

–Retrofit or meaningful adaptation unviable

Key issues include:

–Inflexible structure: loadbearing internal walls prevent layout reconfiguration

–Undersized units: ~20% smaller than modern standards

–Structural risks: shallow floor bearings, risk of collapse with interventions

Fire safety failings:

–Constructed to outdated fire standards and strategy

–Uncompartmented risers and walkways

–Inadequate escape routes

–Poor access for firefighting

–Full-height refuse shafts increase fire spread risk

–A waking watch is required for ongoing occupation

–Home now mostly vacant due to building safety issues

Existing Building Diagram

- Buildings no longer meet modern standards for:
  - Functionality
  - Accessibility
  - Sustainability
- Only 52 cycle spaces provided vs. 190 required, discouraging cycling in a cycle-friendly city
- Decommissioned refuse chutes; some residents walk over 50m to bin stores
- Garden is underutilised and lacks meaningful amenity value.
- Community room of circa 65 sqm

KEY

- Resident parking
- Front door to home
- Refuse store
- Movement to refuse store
- Bicycle parking
- Movement to bicycle parking
- Stair core
- Community Room
- Landscape area
- Resident gardening area
- Owner personalised porch
- Caretakers office
- Lift
- Vehicular garage

Constraints

1. Poor relationship of existing buildings to streetscape

2. Existing substation

3. Scale and proximity of neighbouring buildings

4. Substantial trees on site with varying categories

KEY

- Slope / ramp
- Building of heritage interest
- Existing Pedestrian/Cycle Routes
- Existing context buildings
- Context façades with windows
- Existing Residential Buildings on site
- Exiting Multi Storey Garage
- Existing substation
- Noise Source
- Active Frontage
- Category A Tree
- Category B Tree
- Category C Tree

Opportunities

1. Retain substantial street trees and supplement with new trees.

2. New buildings to better respond to the existing street orientation

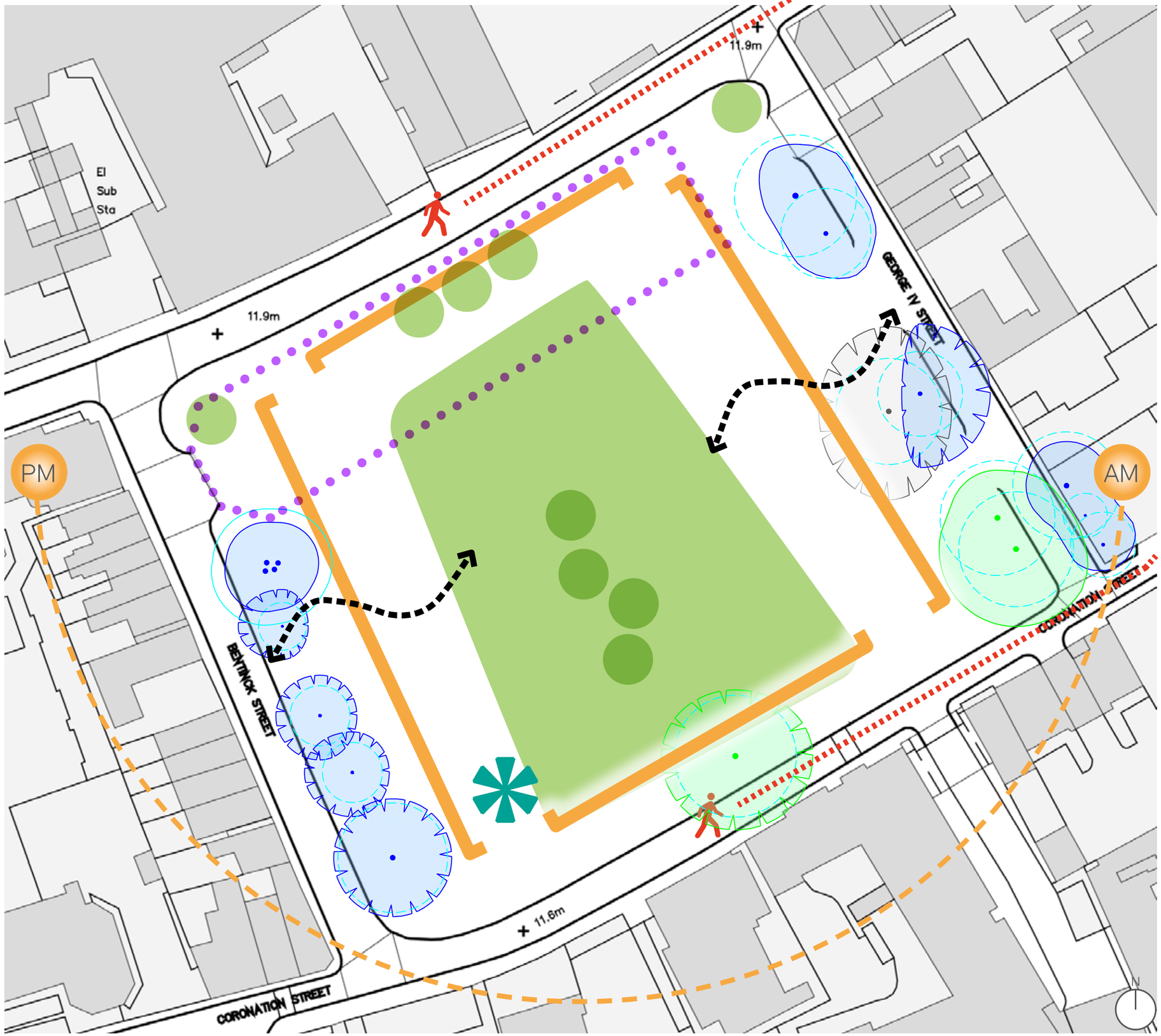
3. Improve the pedestrian experience along the street edge

4. Optimise a central green amenity, that is more clearly and safely connected

5. Provide buildings that compliment the existing context

6. Provide new sustainable homes for mixed tenures.

7. Reducing car parking and improving secure cycle parking facilities

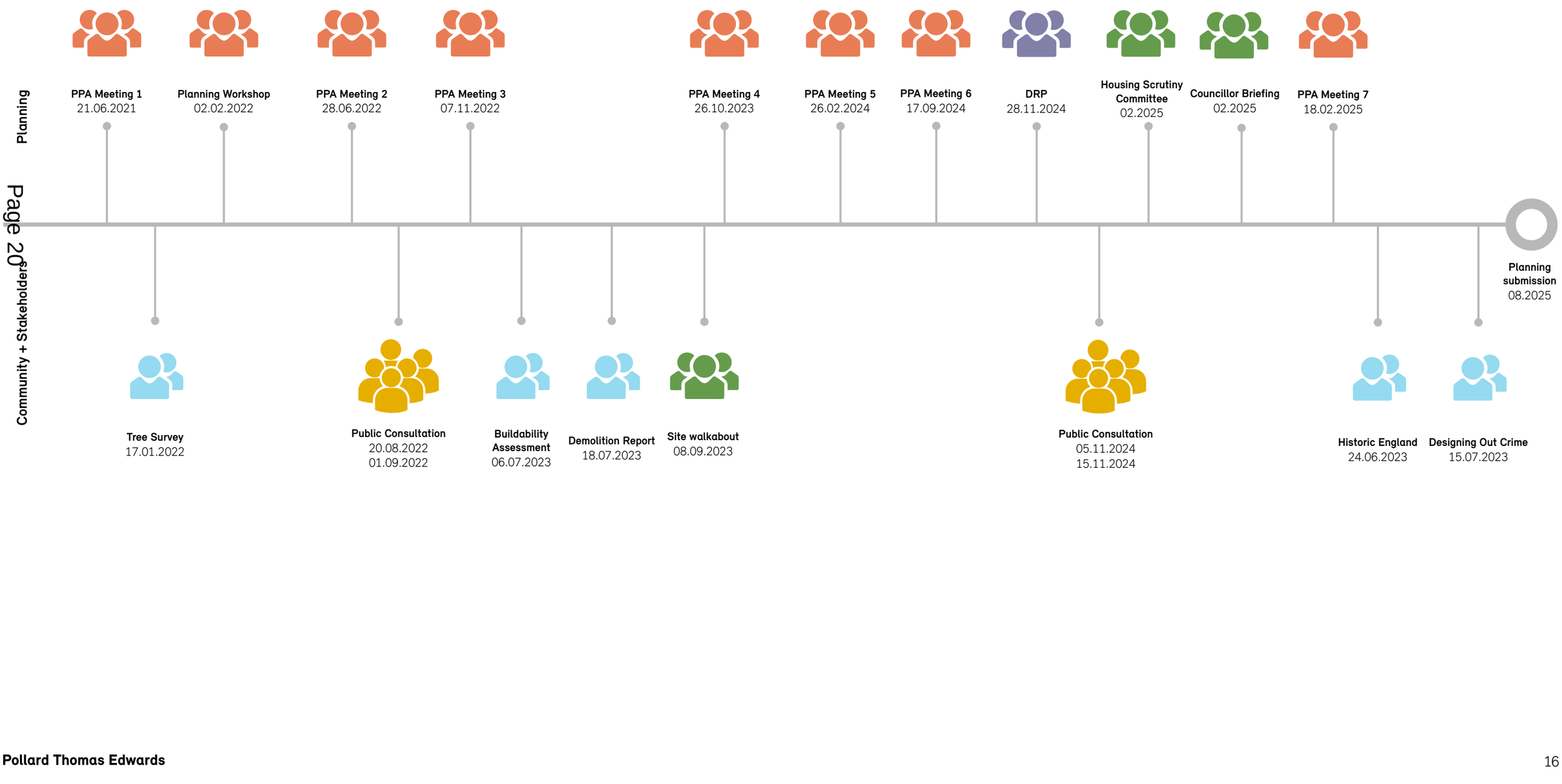


KEY

- Excellent proximity to public transport connections
- Improved Pedestrian/Cycle Routes
- Opportunities for new green edges and centre
- Active frontage to respond to surrounding streets
- Existing buildings
- Category A Tree
- Category B Tree
- Category C Tree
- Opportunity for new accessible community room
- Position of existing car park

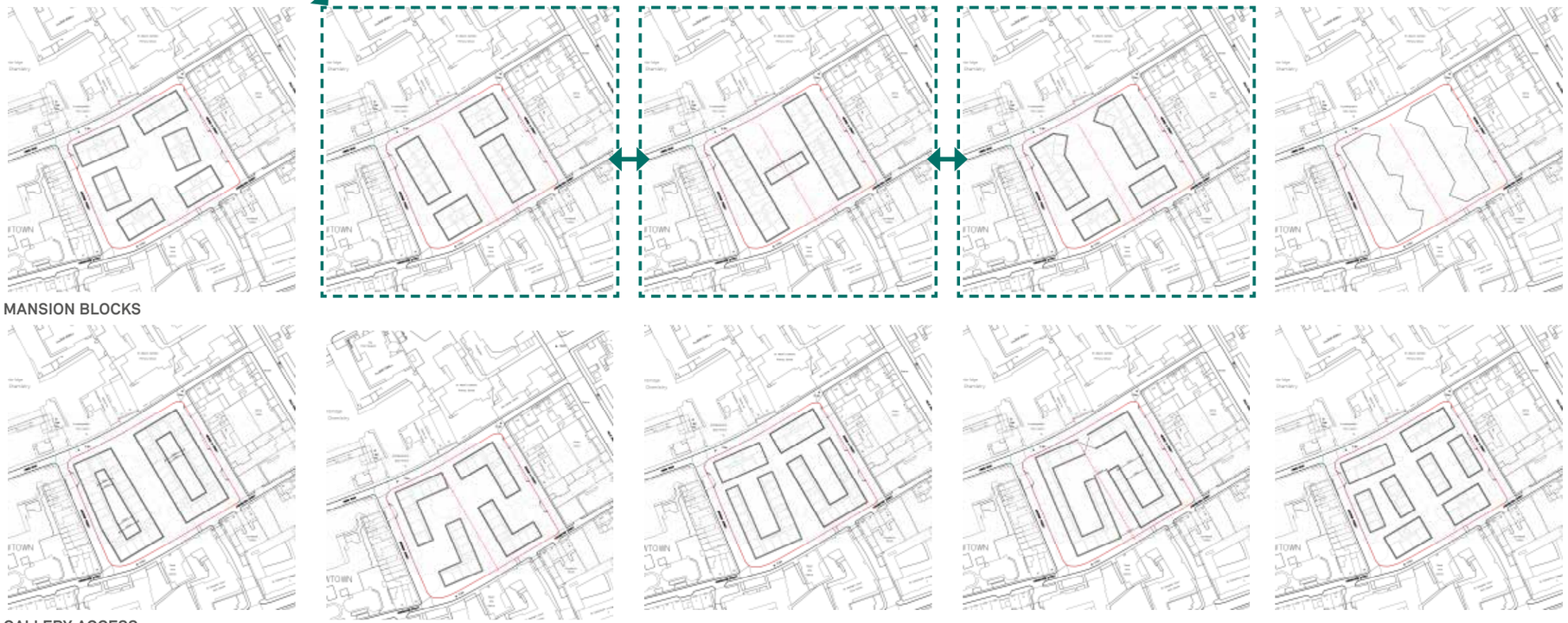
Scheme Development

Pre-Application and Consultation Timeline



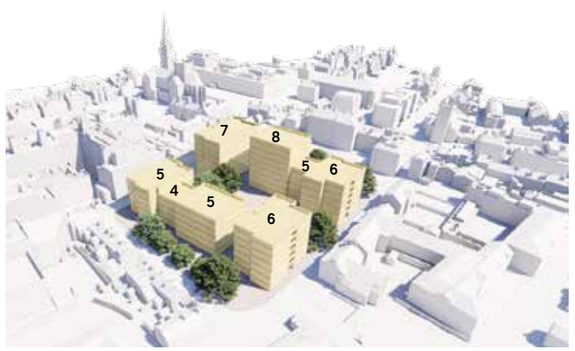
Pre-Application 02 - 28.06.2022

COURTYARDS



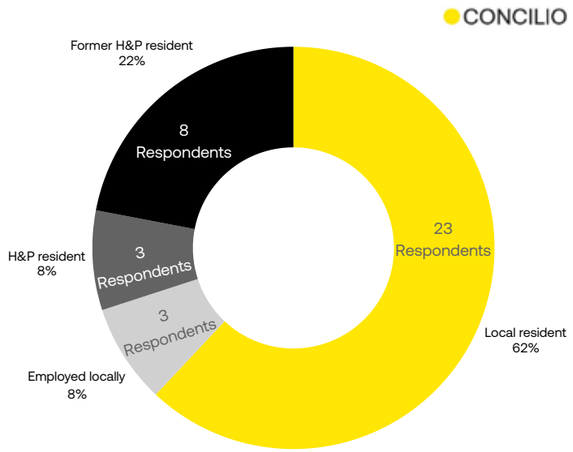
MANSION BLOCKS

GALLERY ACCESS



Public Consultation

- Held on 21st October 2024; flyers sent to 918 local addresses
- 38 attendees including current/former residents, local councillors
- **Positive reception overall, especially:**
  - Support for landscaping and re-provision of affordable housing
  - Agreement that existing buildings should be replaced
- **Key concerns raised:**
  - Parking and density
  - Integration of affordable homes into the wider community
  - Desire to retain remaining mature trees
  - Questions on tenure separation by block



21 October 2024 Consultation

Visuals

View from Bentinck Street

View from Coronation Street

Improved community spaces

Our proposals include improved community spaces for social events, play and community groups.

The Community Room will ensure that community is at the heart of the new estate, serving as a welcoming hub where residents and the local community can come together.

Our enhanced outdoor spaces are designed to be used all year around to provide a welcoming environment no matter the time of year. We have crafted new play areas where children will be able to enjoy outdoor spaces around the new Estate.

Improved community room and outdoor space

Precedent imagery

Heights

The existing blocks on the Estate are a combination of 5 storeys (13m high) and 8 storeys (20.5m high). We are proposing four new blocks of 5 storeys (16.7m high) and 6 storeys (19.9m high) that maximise the quantity of the homes while balancing design objectives. The western blocks will be 5 storeys tall while the eastern blocks will be 6 storeys tall. The diagram on this board shows you how the heights will be distributed across the Estate.

Key

- 5 storey
- 6 storey

Proposed heights

Current view from Coronation Street

Proposed view from Coronation Street

Current view from Union Road

Proposed view from Union Road

Youth Engagement

–Workshops with 30 Year 6 students from St Paul's C of E Primary

–Activities included site visits, placemaking workshops, and design exercises

Children's observations:

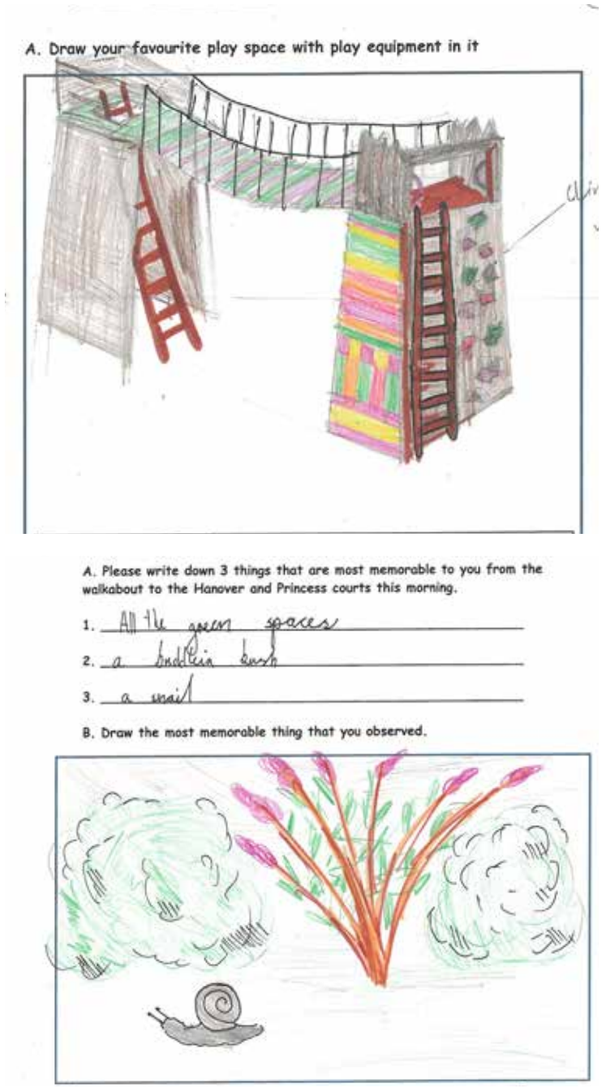
–"Ominous" garage entrance, visible bins, and lack of play variety

–Recognition of trees, wildlife, and resident importance

Outcomes included student-designed ideas for:

–Play equipment, street furniture, bird boxes

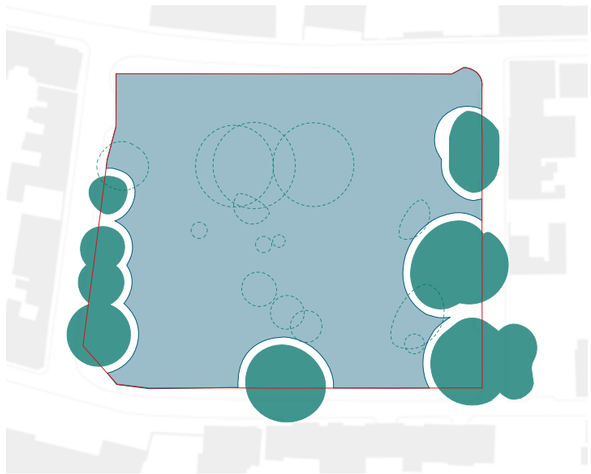
Delivered in partnership with Greater Cambridge YES, design team & school



YES Workshop photos and worksheets

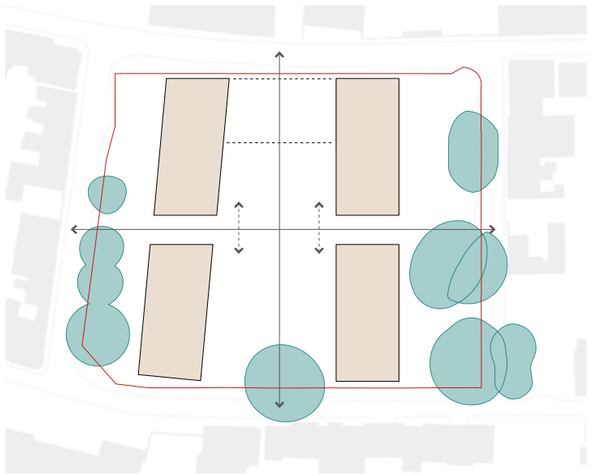
4.1 Design Strategy

1. Site
Assumes demolition of existing buildings based on extensive surveys.

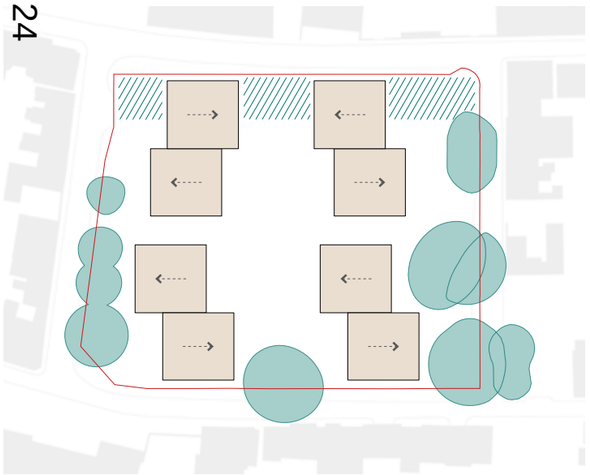


2. Developable Area
Assumes removal of 3no. plane trees. Low grade central trees to be removed. Based on RPA and recommended 2m offset of surveyed canopy.

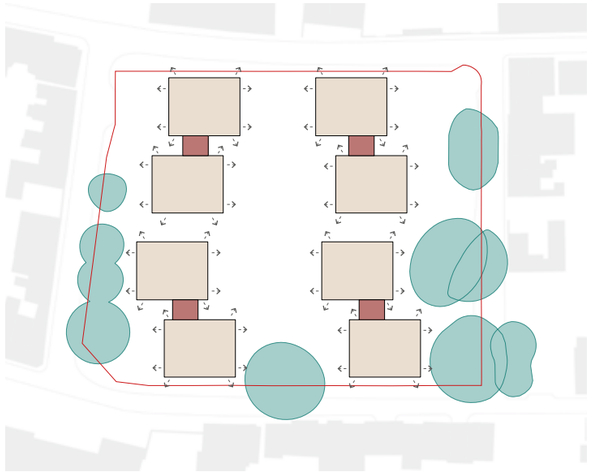
3. Maximise Building Footprint



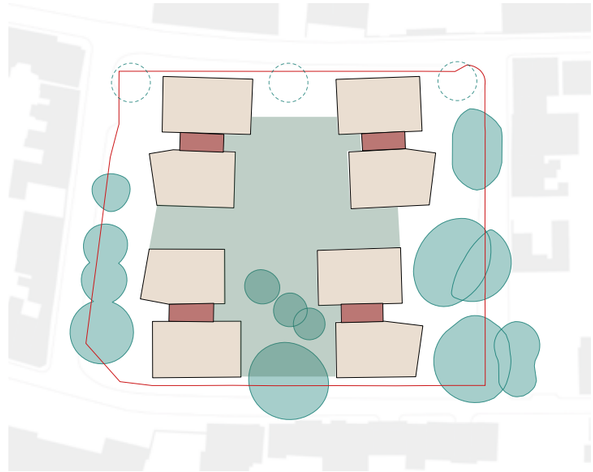
4. Connectivity
Integrate physical and visual permeability through site.



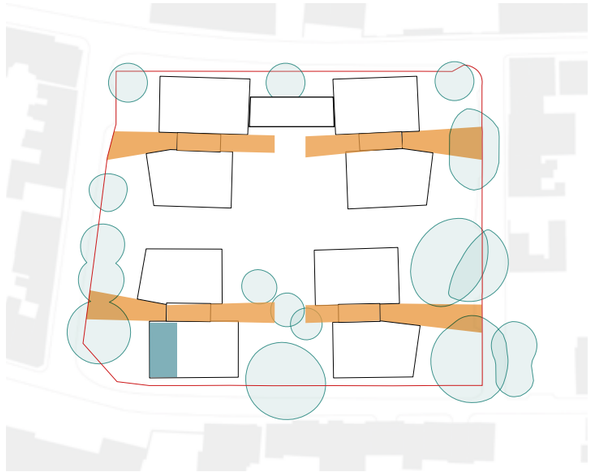
5. Modelling
Adjusting building volume to fit within trees. Opportunities to add perimeter trees to the northern boundary.



6. Dual Aspect
Adapt the building mass to introduce a central core and maximize dual aspect accommodation.

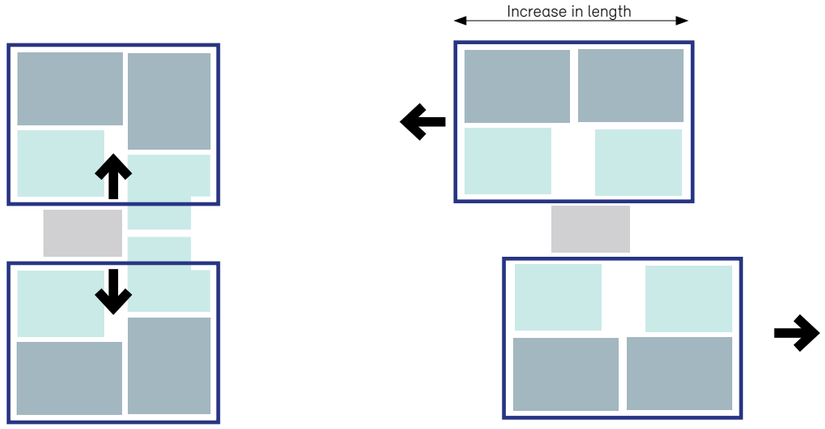


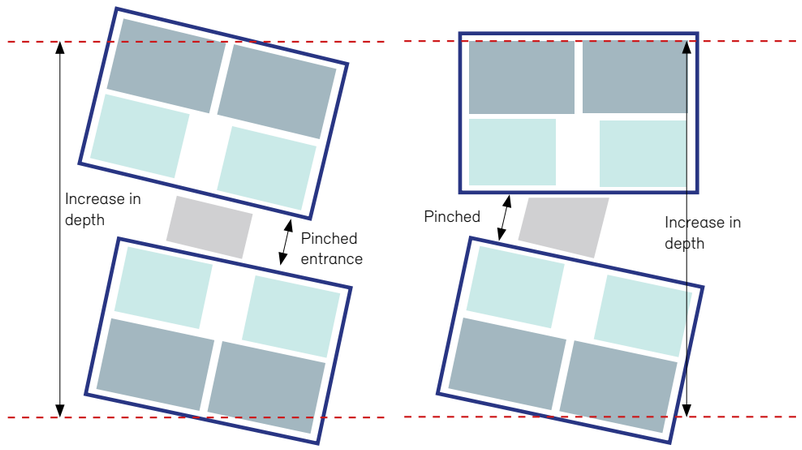
7 - Building Volume
Model building volume to respond to setting. Integrate additional street trees.

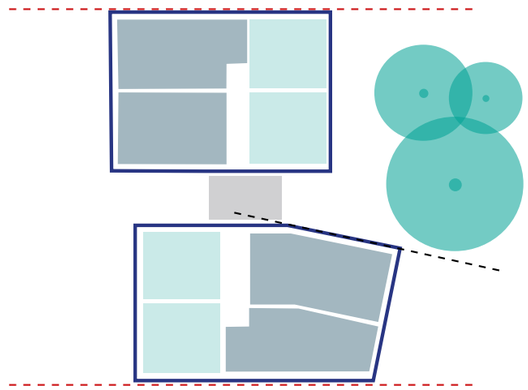


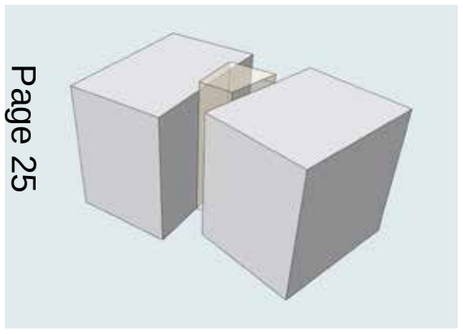
8 - Celebrate Building Entrances
Infill piece to northern edge introduced to reinforce street edge. Community room to south west corner of site.

4.1 Design Strategy - Massing and Form



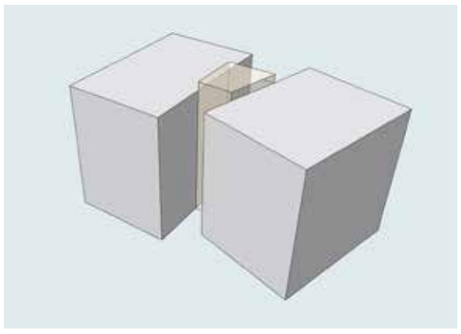






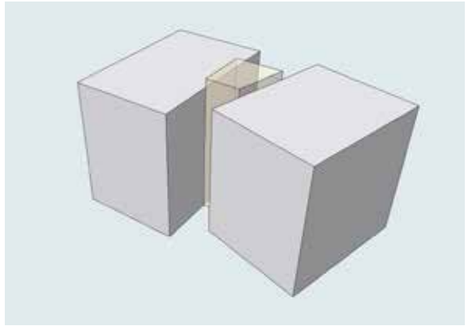
1

Pull 'cinch' blocks apart to create greater articulation of facade and enable maximum dual aspect flats



2

Increase block length to accommodate habitable area from centre.

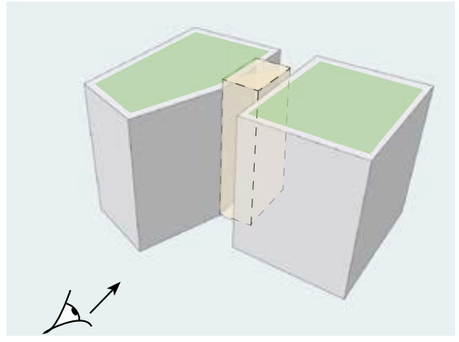


3

Crank core to decrease depth and aid 'fit' around trees.

– This option adds additional area to circulation

and increases overall depth of building creating



4

Introduce regular angle to blocks;

– maintains depth to fit within site

– reduces circulation to achieve good net to gross

– adds greater articulation to streets

– responds more dynamically to tree locations

– highly regular floor plans and flat types for building

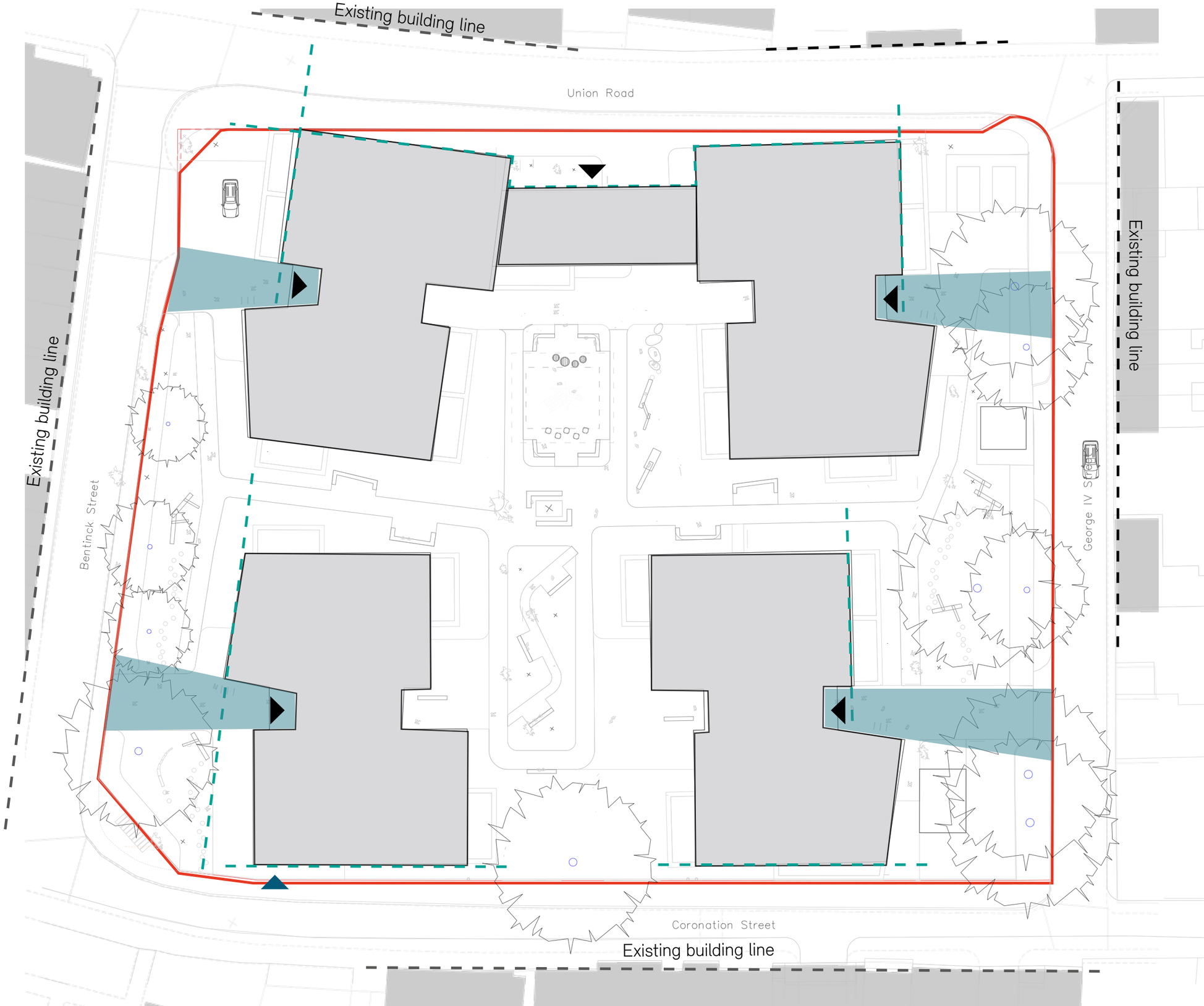
Proposals

Site arrangement

– Five blocks (A–D + E) respond to street geometries and existing trees

– Buildings enclose arranged around the communal garden

– Entrances clearly defined using angled façades



Building Layout

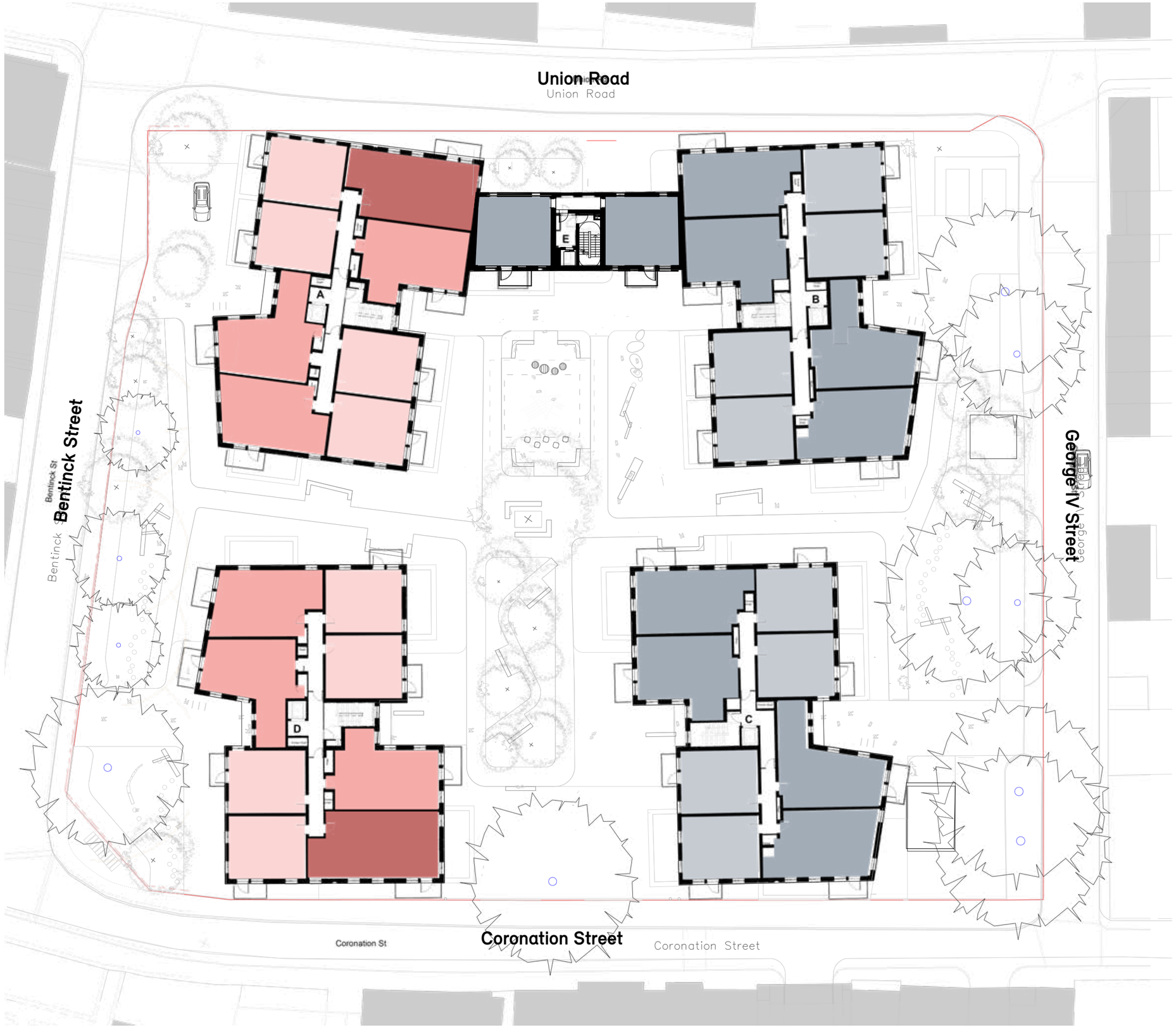
KEY

- 1 Bed Affordable
- 2 Bed Affordable
- 3 Bed Affordable
- 2 Bed M4(3) Affordable
- 1 Bed Private
- 2 Bed Private
- Refuse
- Cycle Store
- Plant
- Existing Substation
- Community Room

N

Tenure

5th Floor plan



KEY

- 1 Bed Affordable
- 2 Bed Affordable
- 3 Bed Affordable
- 2 Bed M4(3) Affordable
- 1 Bed Private
- 2 Bed Private

N

Accommodation Schedule

Existing - Affordable

Total	NIA	Count	bedrooms	bedspaces**	hab rooms*	NIA/Count	Bedrooms/ Count
Hanover	2640	51	63	115	114	51.7	1.25
Princess	1580	31	36	67	67	50.9	1.2
Total	4220	82	99	182	181		

Affordable	Studio	1 bed	2 bed	3 bed
Size/sqm	38	51	58	98
Apartments	19	28	34	1
Mix	23%	34%	41%	1%
Total	**82**			
	Inc. accessible homes = 0%			

Existing - Private

Total	NIA	Count	bedrooms	bedspaces**	hab rooms*	NIA/Count	Bedrooms/ Count
Hanover	1412	27	38	65	65	52.3	1.4
Princess	948	18	24	42	42	51.7	1.3
Total	2360	45	62	107	107		

Private	Studio	1 bed	2 bed	3 bed
Size/sqm	38	51	58	98
Apartments	9	10	26	0
Mix	20%	22%	57%	0%
Total	**45**			
	Inc. accessible homes = 0%			

* assumes bedsit counts as 1 habitable room per dwelling; 1 bedroom counts as 2 hab rooms, 2 bedroom counts as 3 hab rooms and 3 bedroom counts as 4 hab rooms

** assumes bedsit counts as 1 bedspace per dwelling; 1 bedroom counts as 2 bedspaces; 3 bedroom counts as 3 bedspaces; 3 bedroom counts as 6 bedspaces

Total	Studio	1 bed	2 bed	3 bed
Size/sqm	38	51	58	98
Apartments	28	38	60	1
Mix	22%	30%	47%	0.7%
Total	**127**			
	Inc. M4 Cat(3) homes = 0%			

Proposed

Total	NIA	Count	bedrooms	bedspaces	hab rooms	NIA/Count	Bedrooms/ Count
Affordable	4775	72	118	190	186	66	1.6
Private	5280	93	122	198	226	57	1.3
Total	10055	165	240	388	412		

Existing to proposed affordable NIA = 1.28

Existing NIA/Proposed average home size (65sqm) = 65 homes

Affordable	Studio	1 bed	2 bed	3 bed
Min Size/ sqm	-	50	70	86
Apartments	-	38	26	8
Mix	0%	53%	36%	11%
Total	**72**			
	Inc. 4 M4 Cat(3) homes = 5%			

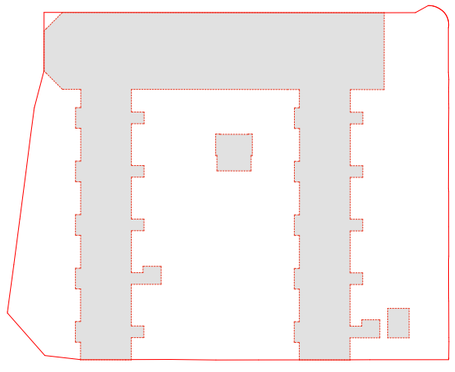
Private	Studio	1 bed	2 bed	3 bed
Min Size/ sqm	-	50	70	86
Apartments	-	53	40	0
Mix	0%	57%	43%	0%
Total	**93**			

Total	Studio	1 bed	2 bed	3 bed
Min Size/ sqm	-	50	70	86
Apartments	-	91	66	8
Mix	0%	55%	40%	5%
Total	**165**			

Building Footprint

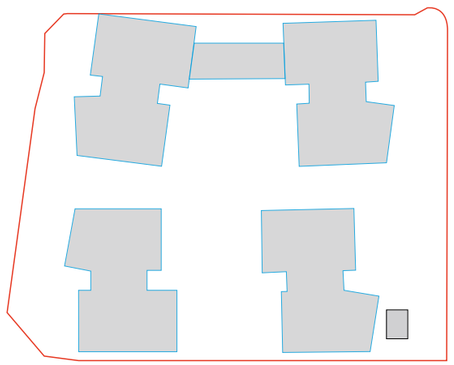
- Proposed footprint: 4% reduction

- Garden space: = 61.5% of total site



Existing Footprint

Building	2931
Substation	33
Community Room	68
Total	**3032**

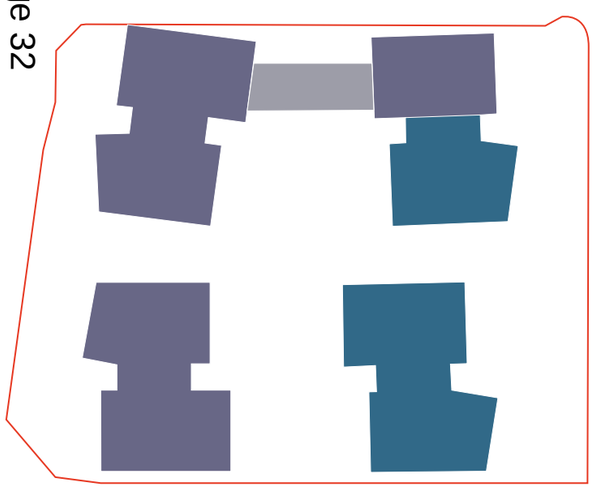


Proposed Footprint

Building Footprint	2871
Existing Substation	33
New Substation	17
Total	**2921**

= 96% of existing

Building Heights



KEY

- 1 storey
- 2 storey
- 3 storey
- 4 storey
- 5 storey
- 6 storey

Scale in Context

Existing Bentinck St

Existing Bentinck St

Character

Key principles of the conservation area -

–Proportion

–Rhythm

–Uniformity

Do that by using key features

–lintels

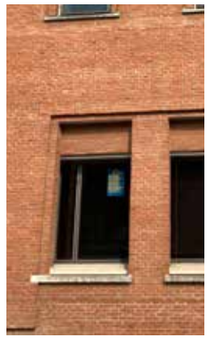
–pilasters

–banding

LINTEL

CONTEXT

PRECEDENT



PILASTER

CONTEXT

PRECEDENT

BRICK DETAILING

CONTEXT

PRECEDENT

WALLS

CONTEXT

PRECEDENT

Architectural Articulation - Context

The surrounding area includes a strong Georgian architectural character, with notable examples such as Cintra House and Wanstead House on Hills Road providing key design references. Several defining elements contribute to the distinct identity of these buildings:

–Proportions

–Strong Base Proportions

–Datum Banding & Window Alignment

–Fenestration Hierarchy

Architectural Articulation - Response

In response to the Georgian context, the proposals incorporate key design features that refine the building's proportions and detailing:

- Enhanced base articulation: Wider plinth banding grounds the buildings

- Raised datum banding: Visually connects ground and first floor windows

- Structured fenestration rhythm:

  - Regular window placement

  - Gradual reduction in window scale up the elevation, reflecting Georgian hierarchy

Proposed Elevational Articulation

Brick Detailing to central piece amended. Horizonatal textured brick detailing to pick up on ornate banded of conservation context buildings

Variation in colour and depth of balconies

Entrance brought forward and height raised. Canopy added with integrated signage.

Increase to height of base datum

White smooth brick

Grey metalwork

Light Buff brick

Warm Grey brick

Warm grey/taupe balconies

Glossy tiles

–Buff brick with white detailing used externally and echoed internally

–Entrance interiors feature glossy ceramic tiles matching exterior tone/profile

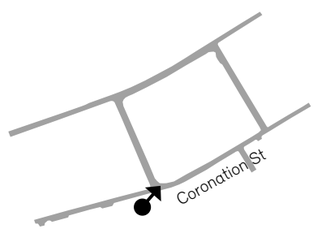
–Horizontal banding of tiles reinforces continuity from outside to inside

–Texture shift (matte to glossy) adds interest while maintaining design coherence

Proposed Entrance

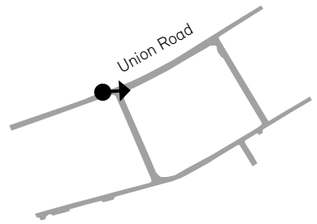
Proposed View

Existing View



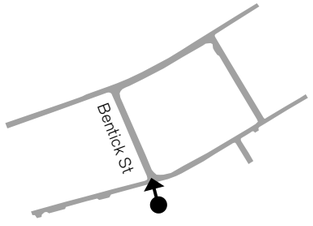
Proposed View

Existing View



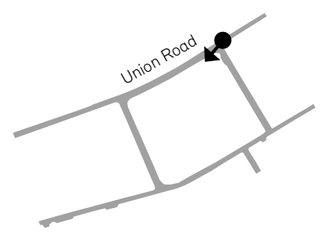
Proposed View

Existing View



Proposed View

Existing View



Heritage

– Contemporary design ensures legibility of old vs. new phases

– Architectural references drawn from Hills Road, including rustication & banding

– Union Road enclosure reintroduces historic perimeter block pattern

– Improves setting of Grade II Wanstead House* with built form reflecting conservation area character

– Building heights along Union Road reduced to address heritage concerns

Landscaping

Landscape Concept Plan

1. **Union Road Greening** introduces a new green edge that enhances the site's frontage, improves streetscape character, and strengthens biodiversity through native planting and new tree avenues.
2. **The Community Centre** Terrace offers a flexible, semi-public space for social interaction, framed by sensory planting and integrated seating.
3. **The Neighbourhood Play Space** provides inclusive, intergenerational play opportunities with natural materials, climbing structures, and nature-based features.
4. **The Community Hear**t is a central garden organised around a mature tree, acting as the development's social hub with informal seating, biodiverse planting, and space for resident-led activities.
5. **The Sensory Garden** offers a quieter landscaped zone for rest and reflection, with aromatic planting, sheltered seating, and year-round interest.
6. **Water-Responsive Planting** integrates SuDS features such as rain gardens to manage surface water, support pollinator habitats, and create ecologically rich public spaces.
7. **Play on the Wa**y introduces informal, incidental play features—stepping stones, logs, and planting trails—along key pedestrian routes to support active exploration.
8. **Private Residential Gardens** at ground floor level provide defensible, well-planted spaces that offer privacy while contributing to the wider green setting.
9. **Pocket Spaces** include benches and resting spots along central paths to encourage pause and social interaction.
10. **The Sub Station** is discreetly located within planting and accessed via George IV Street.
11. **The BCP Area** ensures a dedicated bin collection point with clear 10m access for refuse pick-up.

Public Realm, Movement & Access

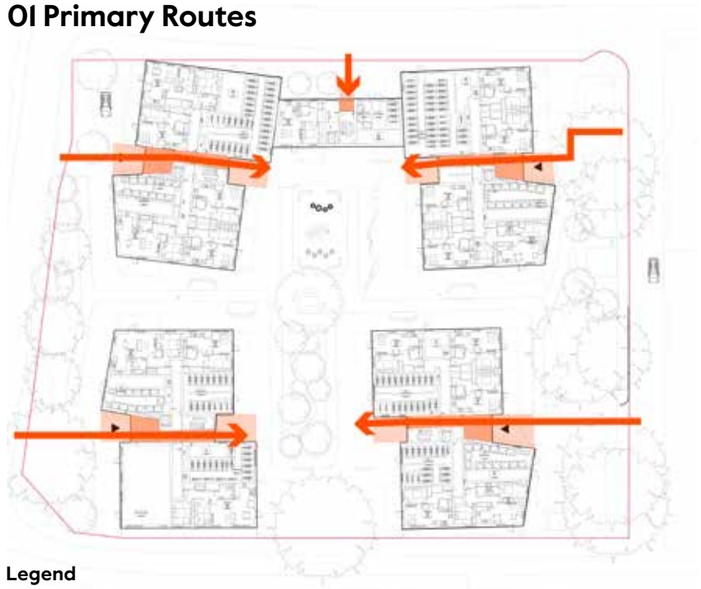
– Clearly defined public, resident, and private zones using materials, planting, and levels.

– All routes step-free and 2m wide (1.7m in tighter courtyards), with tactile paving and lighting.

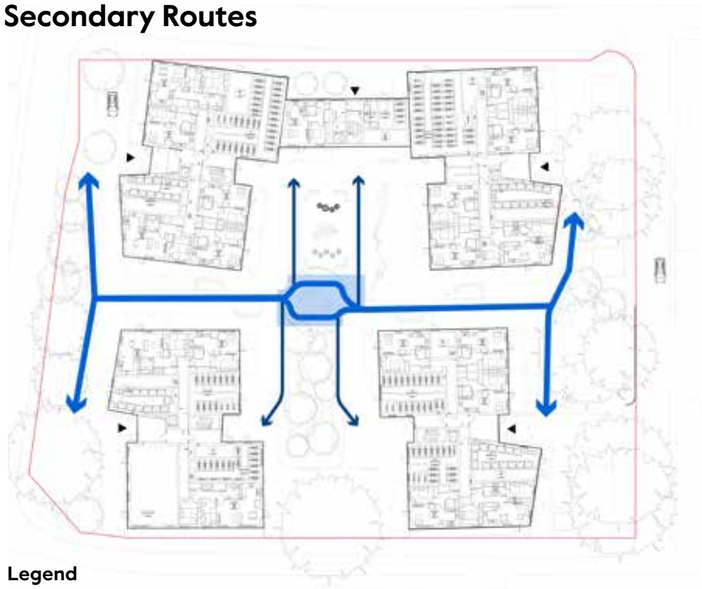
– Wheelchair-friendly seating with adjacent hardstanding.

– Gradients and play surfaces designed for full accessibility.

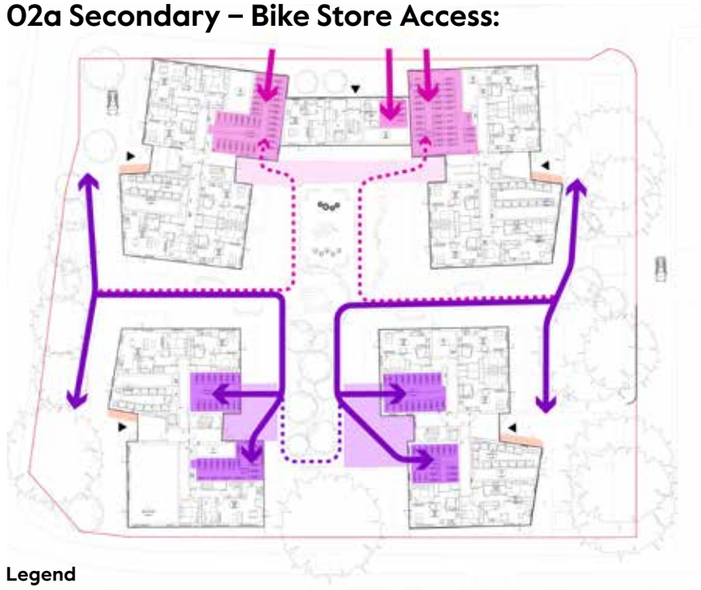
01 Primary Routes



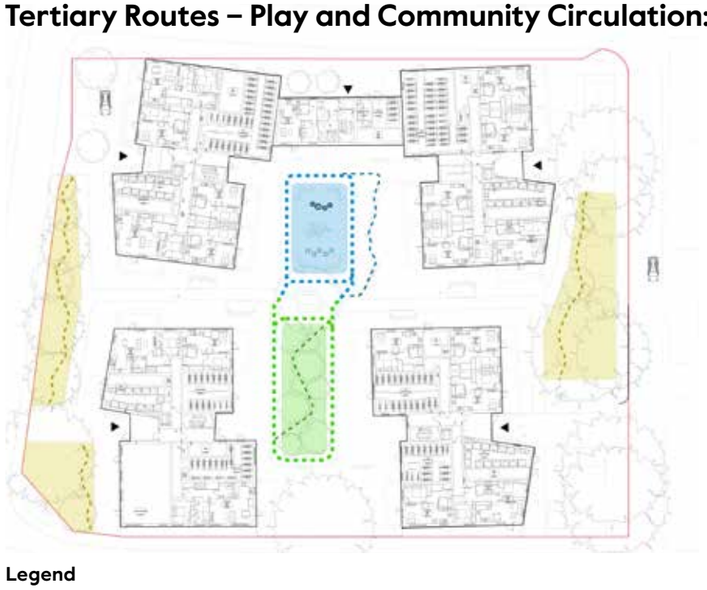
02 Secondary Routes



02a Secondary – Bike Store Access:



03 Tertiary Routes – Play and Community Circulation:



Public vs Private

– Thresholds defined using hedging, paving, and corten vertical markers—not gates or fences.

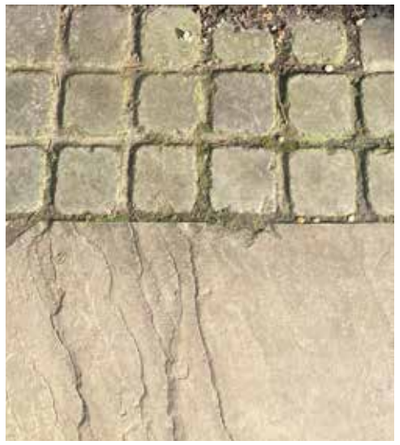
– Public spaces are open and welcoming; private gardens remain defensible but green.

– Material changes and planting layers reinforce spatial cues and ownership.

Mature vegetation and strategically placed trees

Defined hedges (min 500mm width)

Extensive planting between building facade and seating



Flags & sets combination frame adjacencies

Material change from paver to gravel

High contrast paving edges using "accent" material

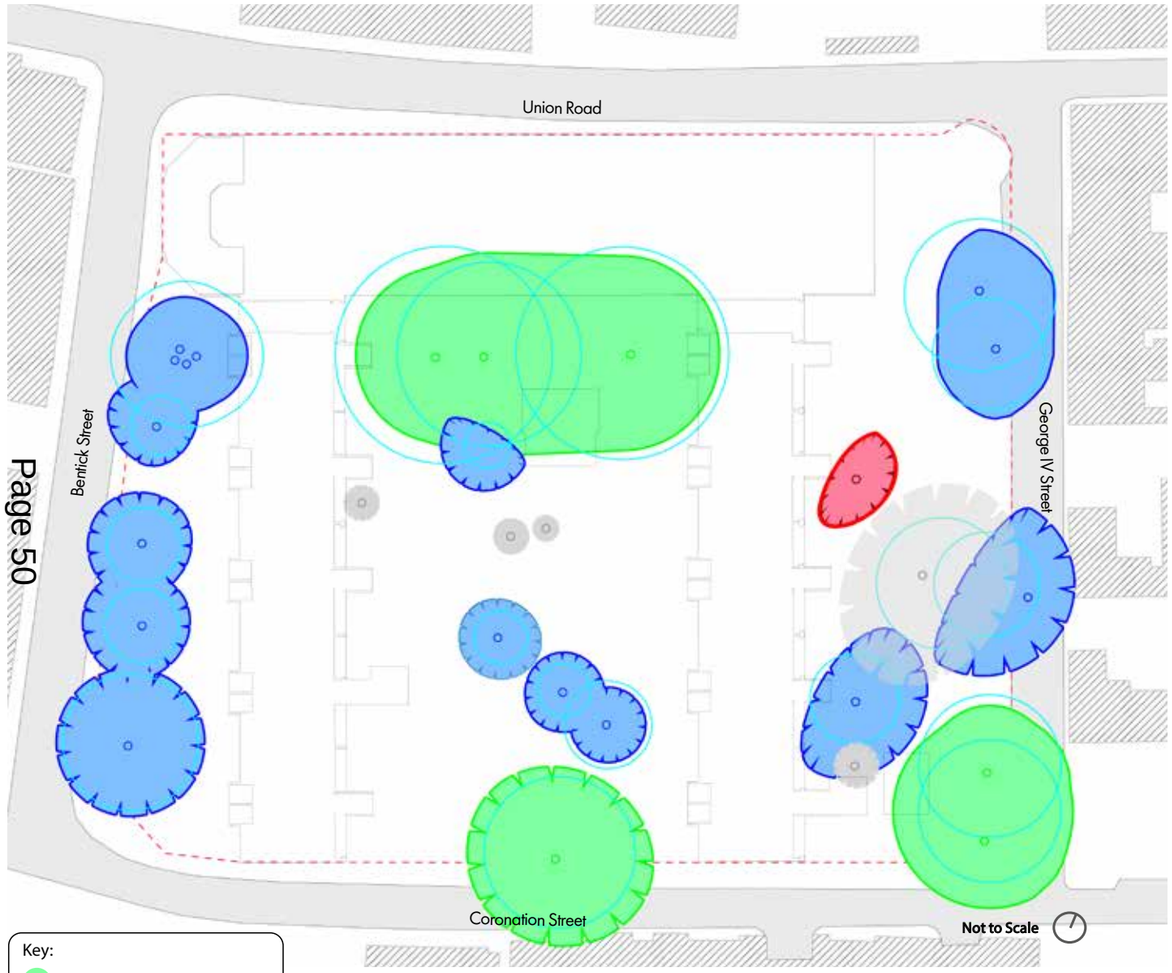
Replacement of existing low fence along Coronation St.

Low Wings

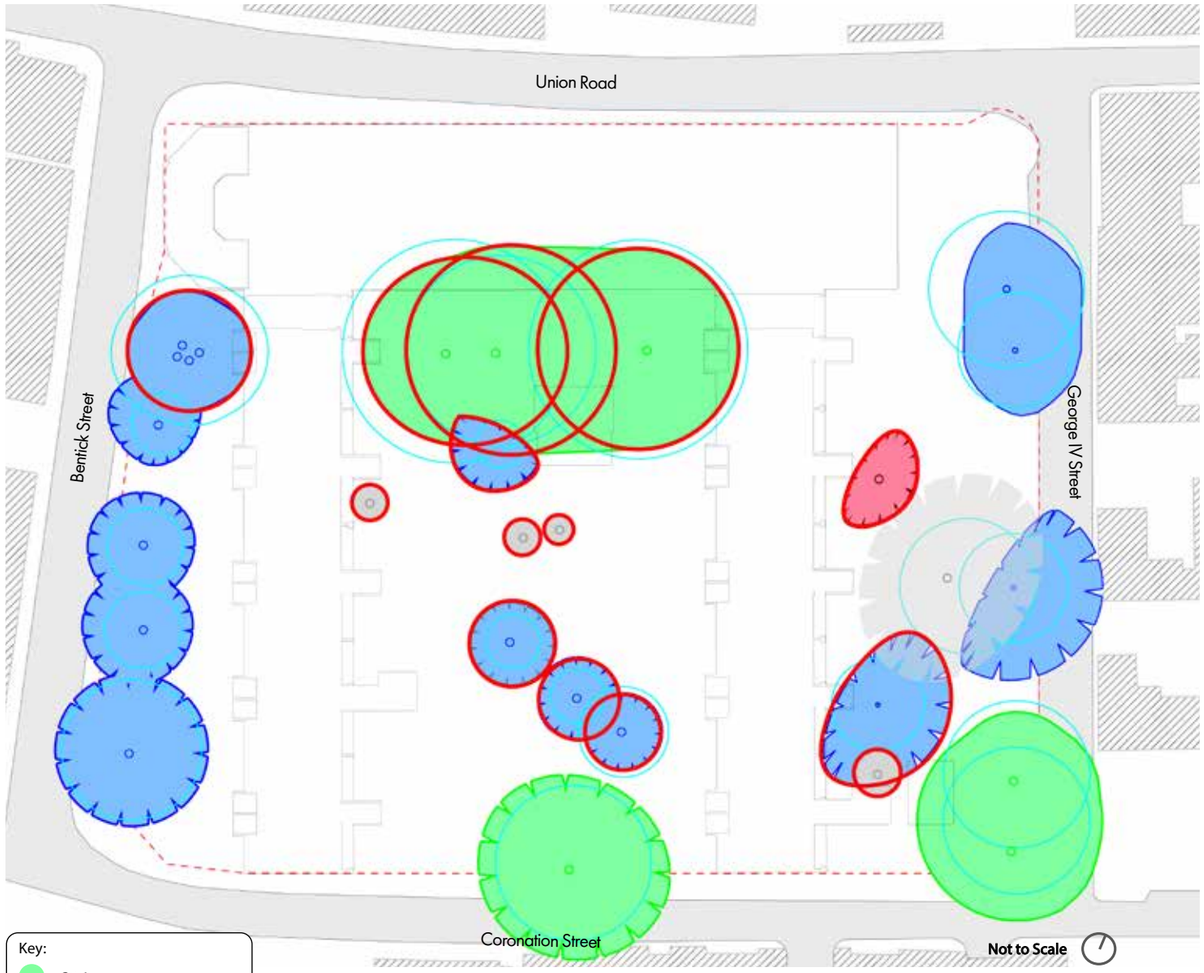
Integrated gateways

Tree Removal/Retention

Existing trees on site



Trees to be removed

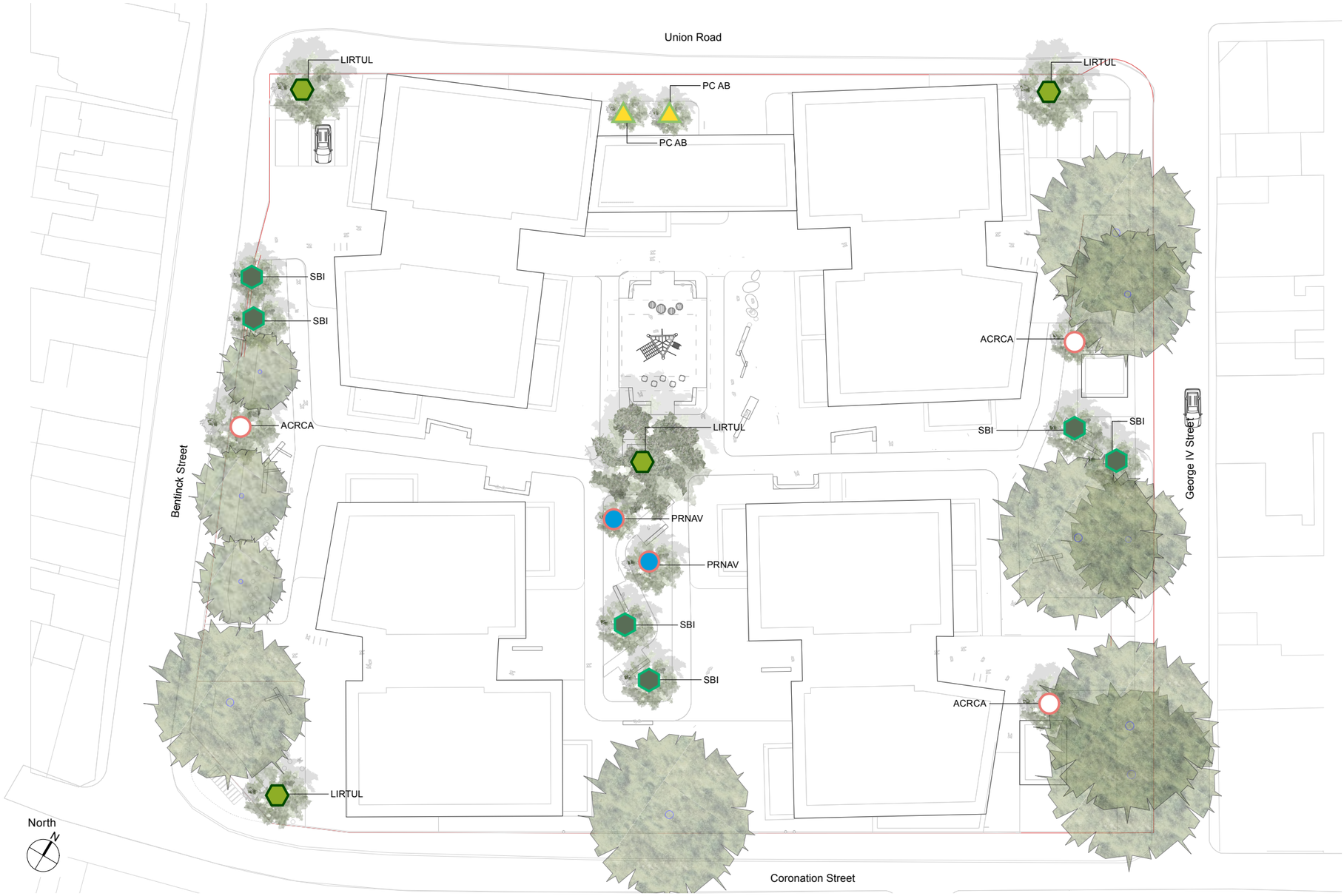


Tree Strategy & Canopy Cover

– 3x Cat A trees removed, offset with 17 diverse new trees including Tulip Tree and Field Maple.

– Tree canopy cover increases from 2,390m² to 2,450m² (+2% over 20 years).

– Tree layout supports biodiversity and aligns with Cambridge's Tree Strategy.



Tree Planting Plan

Legend

- Liriodendron tulipifera (Tulip Tree)
- Pyrus calleryana 'Autumn Blaze'
- Acer campestre (Field Maple)
- Betula pendula (Silver birch)
- Amelanchier lamarckii (Snowy mespilus)
- Prunus avium (Wild Cherry)

- Proposed Building
- Site Boundary

Trees

- Existing Tree
- Proposed Tree

– Structural soils, engineered growing media, and permeable surfaces ensure root health.

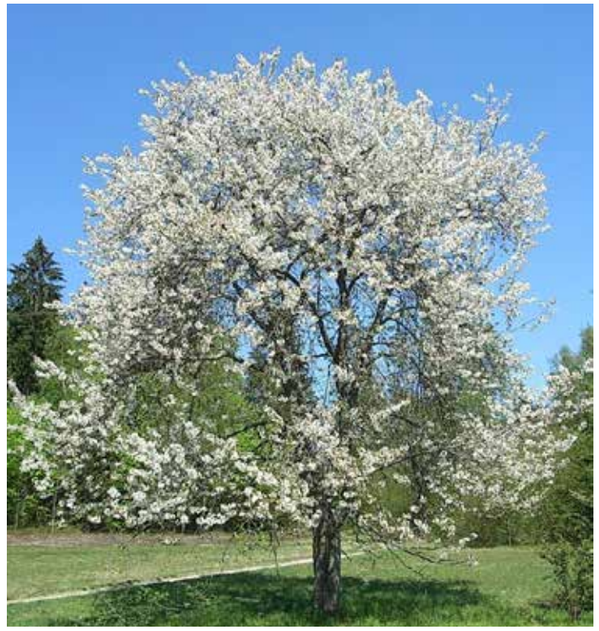
– Tree zones designed for longevity with embedded irrigation and monitoring.

– SuDS and planting areas designed for long-term ease of maintenance

Name: Liriodendron tulipifera (Tulip Tree)
Area: Secret Garden + Biodiverse Envelope
Size: Large

Name: Acer campestre (Field Maple)
Area: Biodiverse Envelope
Size: Medium

Name: Betula Pendula (Silver Birch)
Area: Biodiverse Envelope
Size: Medium



Name: Prunus avium (Wild Cherry)
Area: Secret Garden
Size: Small

Name: Pyrus calleryana ‘Autumn Blaze’
Area: Secret Garden
Size: Small

Name: Amelanchier lamarckii (Snowy mespilus)
Area: Secret Garden
Size: Small

Planting Strategy

– Mixed native and ornamental species chosen for climate resilience and biodiversity.

– Year-round structure and sensory interest through layering and texture.

– Edible and aromatic planting enriches amenity areas.

– Pollinator-friendly strategy integrated throughout.

SuDS & Water Management

– Site-wide SuDS strategy includes rain gardens, permeable paving, and green roofs.

– Supports surface water management, improves infiltration, and enhances biodiversity.

– Water-responsive planting palette ensures performance and visual quality year-round.

SuDs & Drainage

– Site-wide SuDS strategy includes rain gardens, permeable paving, and green roofs.

– Supports surface water management, improves infiltration, and enhances biodiversity.

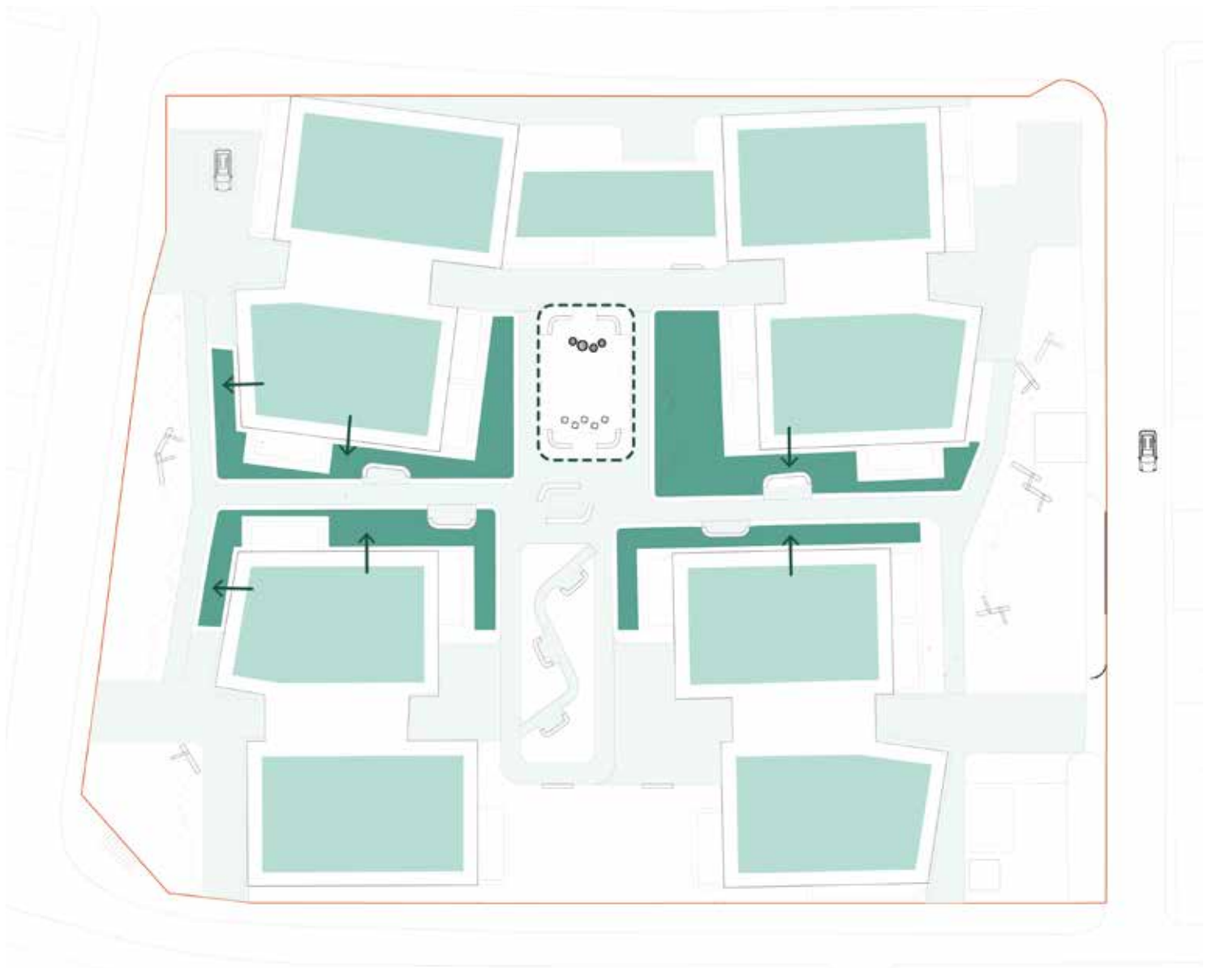
– Water-responsive planting palette ensures performance and visual quality year-round.

Planting Mix 1 - Ornamental Shade Tolerant Planting to North facing aspects

Planting Mix 3 - Ornamental Grasses Shrubs, Herbaceous, Herb and Structural Planting to South facing aspects

Planting Mix 2 - Ornamental Bulb focused mix with, Grasses, Shrubs, Herbaceous, Herb and Structural. Planting for dappled shade and under trees

Planting Mix 4 - Water Responsive Planting Palette



Legend

- Green Roofs
- Rain Gardens - Lined
- Permeable Paving
- Proposed Tank Location
- Indicative Downpipe Connection

Biodiversity and Ecology

- Enhanced habitat diversity through varied planting and SuDS
- Species selected to support pollinators and native wildlife
- New trees, wildflower turf, and nectar-rich species boost ecology
- Gaps in boundaries allow hedgehog movement
- Bird and bat boxes integrated into buildings and trees

Pollinator rich species selection

Multi-season native species planting selection

Wildflower mix

Log benches

Insect hotels

Deadwood retention

Hedgehog highways

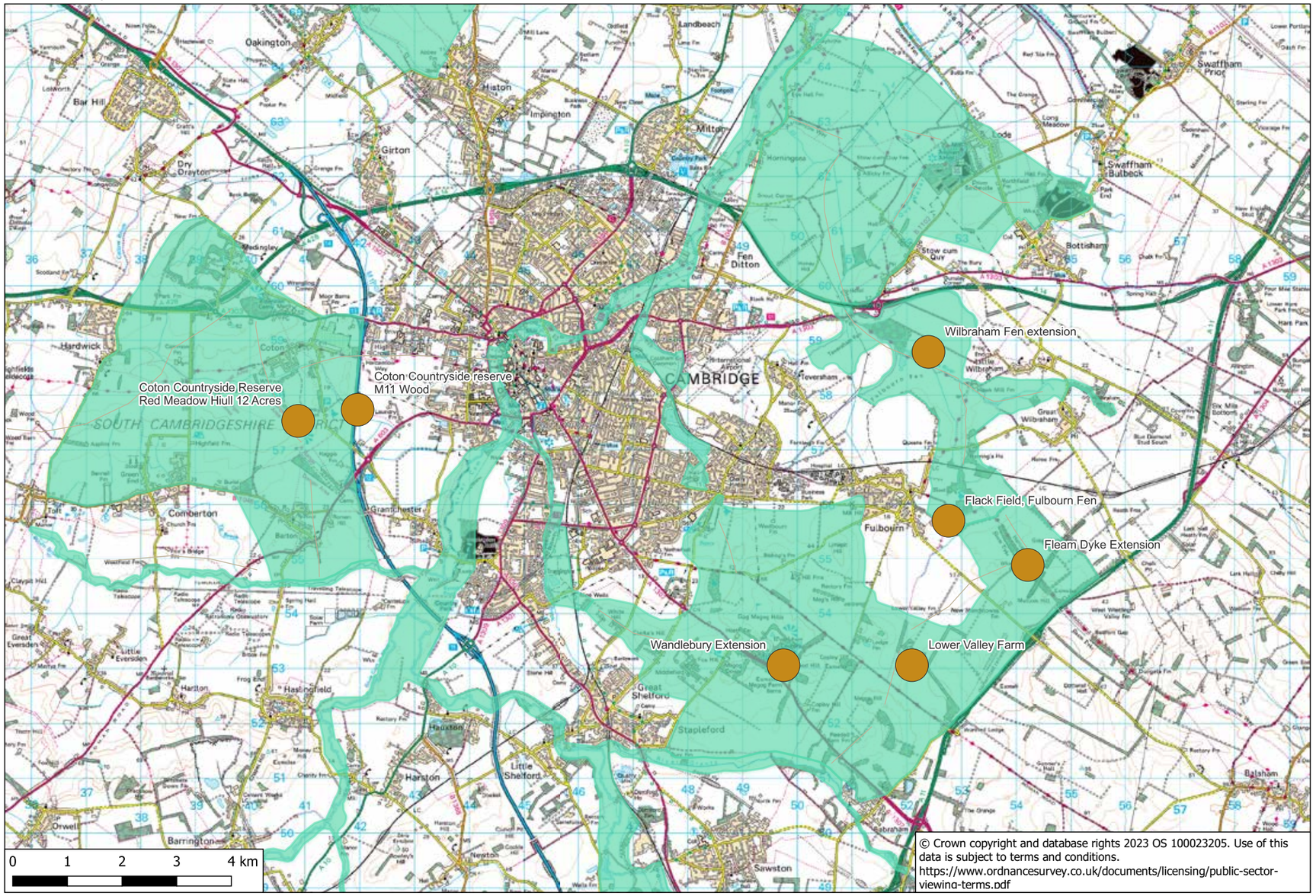
Bat boxes

Bat friendly lighting

BNG

The biodiversity value of the proposed development has been carefully reviewed through the design process but is not expected to achieve a 20% net gain on site. Discussions with the Council's Ecologist have been held to review options for off-site enhancements in the area local to the site. A defined set of local improvements have not however been able to be identified to date. CIP remain committed to delivering a 20% biodiversity net gain and at this time, the strategy assumes that off-site credits will be purchased from a local established habitat banks within the strategic Cambridge Nature Network. If more local solutions do emerge, these will however be reviewed with the Council's Ecology Officer.

Cambridge Nature Network:
Biodiversity Net Gain Sites



Play + Amenities

– Formal and informal play integrated across the site.

– "Play on the Way" uses natural materials to embed activity into daily movement.

– Fully inclusive surfacing and spatial design for all age groups and abilities.

– Amenity spaces support intergenerational use and casual socialisation.

Play Typologies Diagram

Legend

Rest and Dwell Spaces Diagram

Legend

Rope Pyramid

Jumping Discs

Sound Cushions

Log Levels

Cut Log Pathway

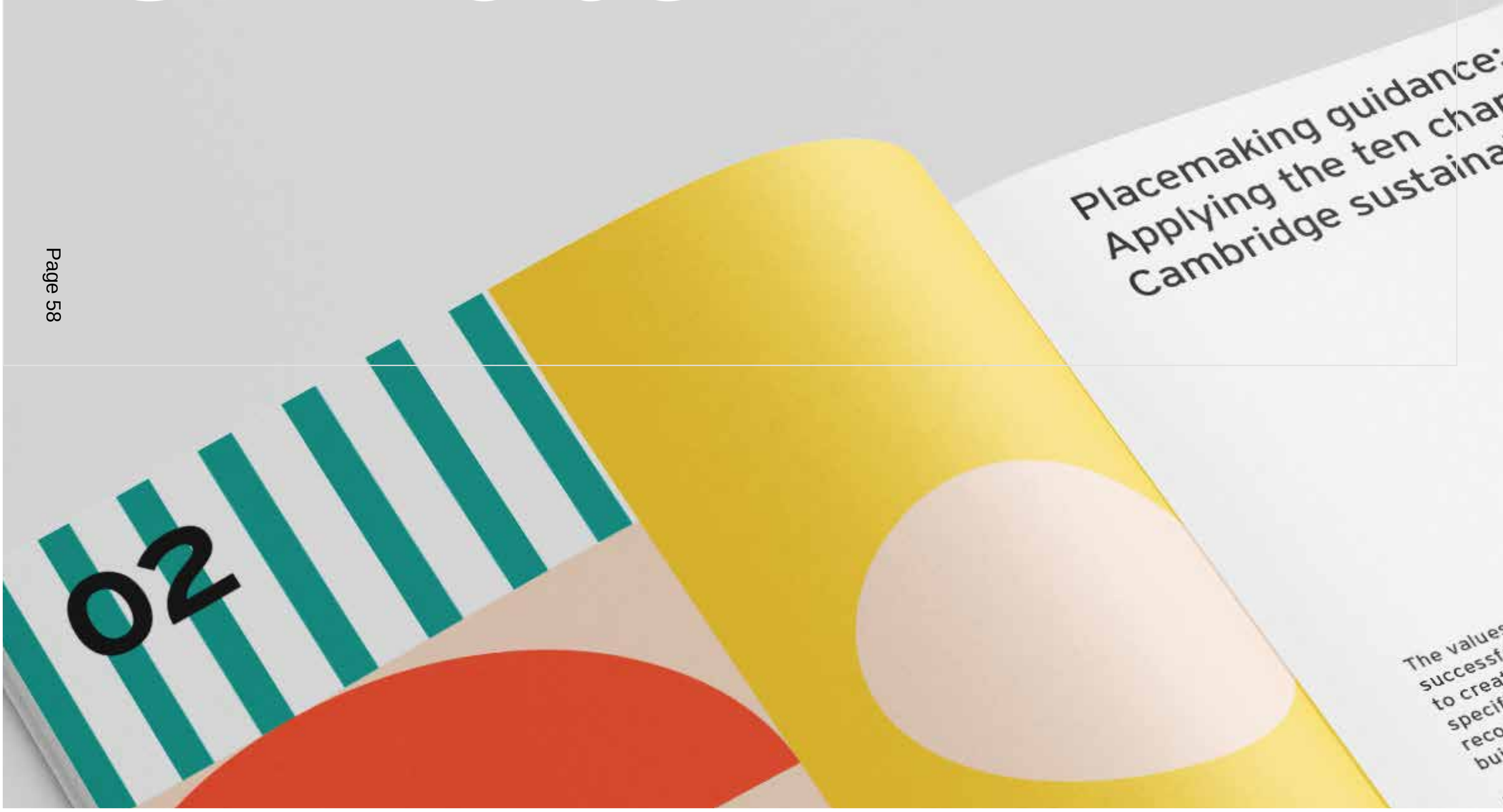
Magnifying Posts

Glacial Boulders

Elevated Wooden Walkways

Embedded Elements

Climate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Energy & Carbon Performance

Passivhaus Principles

The scheme is designed using Passivhaus Principles, promoting the fabric first approach and applying the following guidelines for Passivhaus design:

- Low Building Form Factor
- Airtight Construction
- High quality insulation and windows
- Installation of mechanical ventilation with heat recovery (MVHR)
- Minimise thermal bridging
- Careful design of windows to maximise winter solar gain
- Minimise overheating through use of solar shading to create comfortable spaces

Passivhaus Planning Package modelling tool used for low energy performance assessment

Cam Standard

Developed to define Passivhaus Principles

Cam Standard certification requirements (minimum)

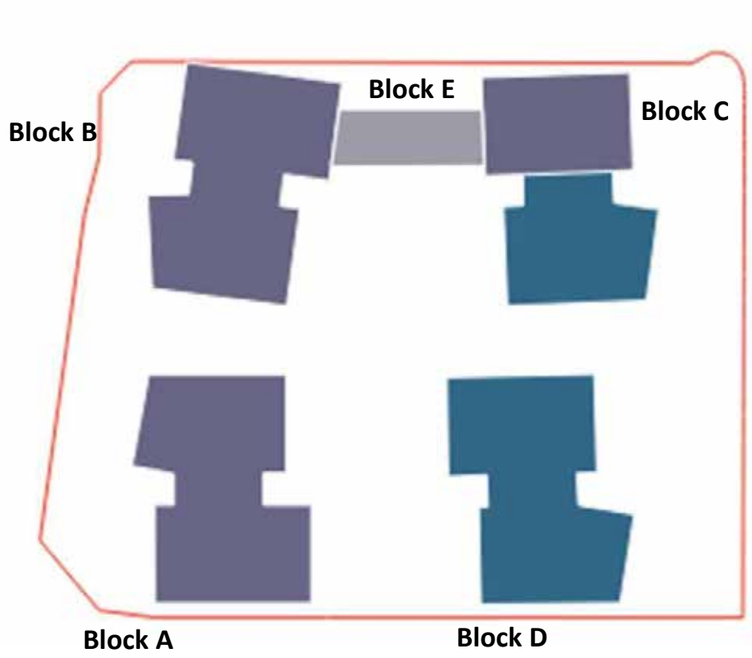
Requirement	Limiting Value
Annual space heating demand	Up to 40 kWh/(m2.a)
Annual space cooling demand	< 15 kWh/(m2.a)
Primary energy renewable (PER) demand	60 to 75 kWh/m2a (up to 75 kWh/m2a with PVs); or a project specific PER calculated using the PHPP for high occupancy density buildings
Airtightness	Up to 1.0 Air Changes per Hour @50Pa
Overheating	< 10% occupied hours above 25°C
Design temperature (winter)	20°C
Design temperature (summer)	25°C in conjunction with Building Regulations Part O assessment for residential buildings
Window installed U-value	< 0.85 W/(m2K)
MVHR efficiency	>=75%
MVHR Specific Fan Power (SFP)	< 0.45 Wh/m3 (1.62 W/l/s)
Passivhaus Consultant	Passivhaus or AECB Consultant
Passivhaus Certifier	Not applicable
Passivhaus Institute (PHI) Assessment	Not applicable

Quality Assurance

PHPP Model	Required for all schemes
Evidence	Certificates, delivery notes, photographs, confirmation of performance specification, declarations
Independent Certification	Not applicable

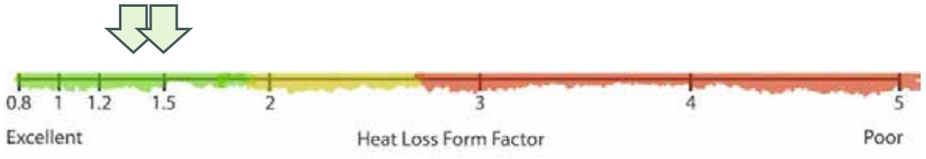
Sustainable Housing Design Guide - 2024 addendum 3

Building Form Factor Assessment

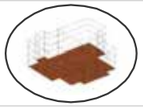


Block B+C+E |Market Sale = 1.3

Block A+D| Affordable = 1.5



Scheme Specifications

		Affordable Housing Spec		Market Sale Spec
Form Factor		<1.5		<1.5
Windows		0.5 g-value, 0.85 W/m² K U -Value	⇨	0.5 g-value, 1.2 W/m ² K U -Value
External Wall		0.15 W/m²K	⇨	0.18 W/m² K
Floor		0.13 W/m ² K		0.13 W/m ² K
Roof		0.12 W/m ² K		0.12 W/m ² K
Thermal bridging		0.05 to 0.25 W/mK		0.05 to 0.25 W/mK
Airtightness		Airtightness < 1 ach@50Pa	⇨	Air permeability <3 m³/h.m² @50Pa
MVHR		1.5 -2.5 m supply/exhaust ducts 77% HR	⇨	10m supply/exhaust ducts 77% HR
Solar shading		150 mm Window Reveal		150 mm Window Reveal


1033
1035

Wider Vehicle, Cycle and Pedestrian Movement

Existing

–Site is well connected to Cambridge city centre, station, and bus routes

–Current layout prioritises cars, with fragmented pedestrian/cycle routes

–Streets originally designed for terraced housing limit permeability

–On-street parking and service access dominate ground-level experience

Proposals

–New pedestrian route between Bentinck St & George IV St reinstates historic link

–Route improves permeability while retaining garden's semi-private character

–Play routes along adjacent streets create safer journeys for children

–Strategy prioritises walking, cycling and inclusive access while maintaining vehicle access

KEY

- Pedestrian Crossings
- Primary Roads
- Secondary Road
- Cycle signed primary network
- New pedestrian routes
- Bus stops

Parking strategy

- Minimal car parking in line with sustainable transport goals
- 4 accessible parking bays for M4(3) homes + 1 car club bay (open to local residents)
- 247 secure cycle spaces (including 14 for larger bikes) within bin stores
- 26 visitor cycle bays located at building entrances

Key

- Part M4 Category 3 Accessible Parking Bays
- Car club space
- Long stay resident cycle parking
- Short stay visitor cycle parking

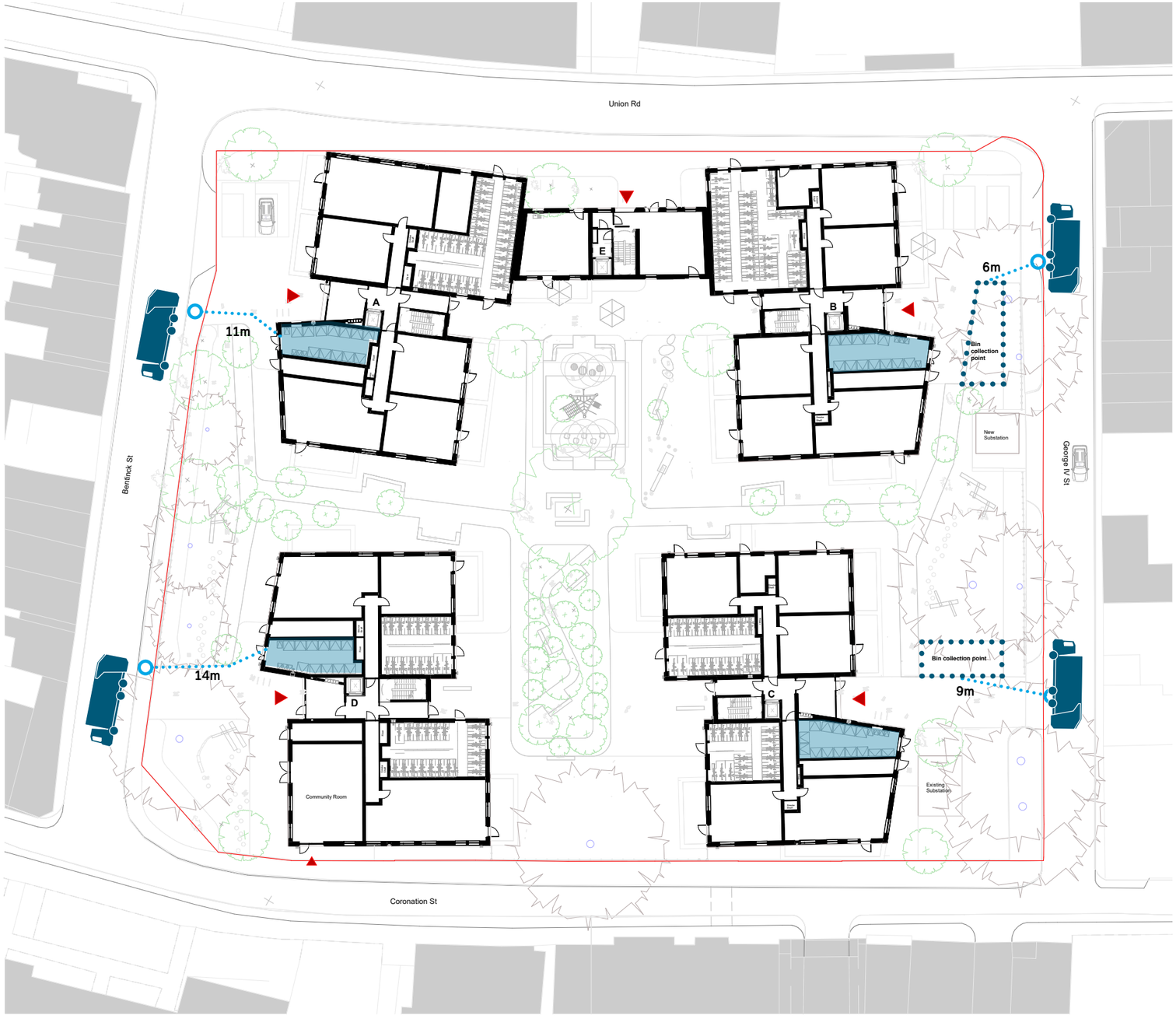
Refuse strategy

–Servicing and bin collection from surrounding streets

–Refuse stores positioned for safe access and to protect mature trees

–All flats within 30m of designated waste store

–Strategy developed with Greater Cambridge Shared Waste Service

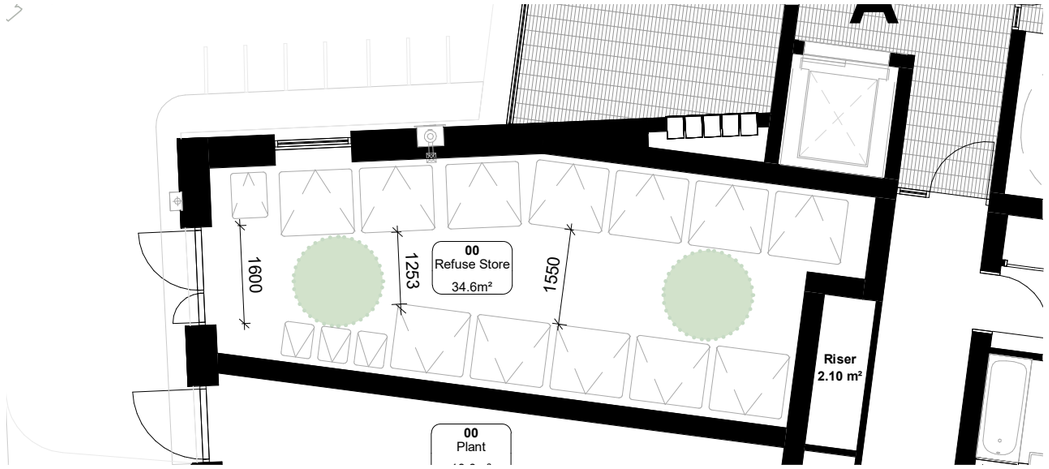


Block	No. Floors	1 bed	2 bed	3 bed	Total	Refuse/ Litres	Recycling/ Litres	Refuse 1100l bins	Recycling 1100l bins	Green 240l bins	Food Waste 140l bin*
Block A	5	20	13	4	**37**	5145	5154	6	6	1	3
Block B	5-6	22	19	0	**41**	5555	5555	6	6	1	3
Block C	5-6	24	21	0	**45**	6105	6105	7	7	1	3
Block D	5	18	13	4	**35**	4925	4925	5	5	1	3
Block E	4	7	0	0	**7**	770	770	1	1	1	1
Total			**165**								

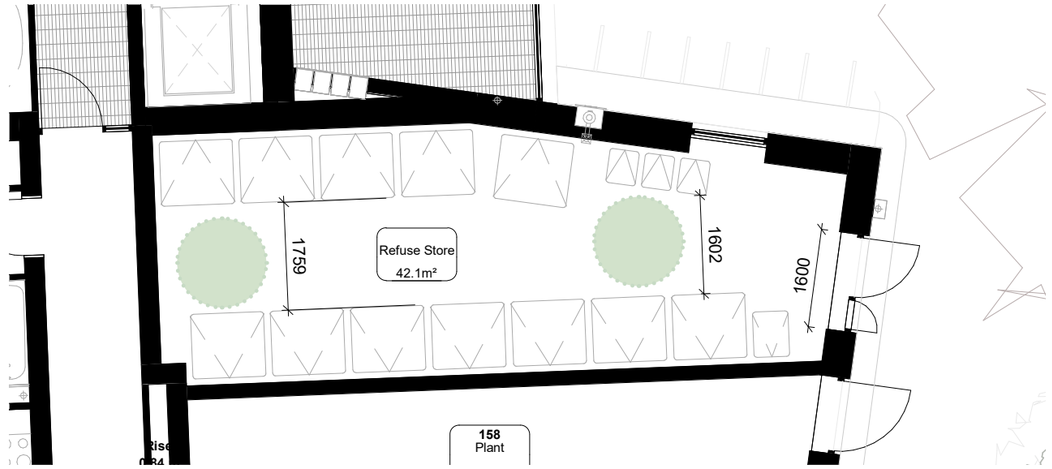
***Quantum confirmed in email dated 23/04/2024 "...add on some 140l green bins at each block for food waste. For each block you would need 3 x 140 litre green bins."*

Key

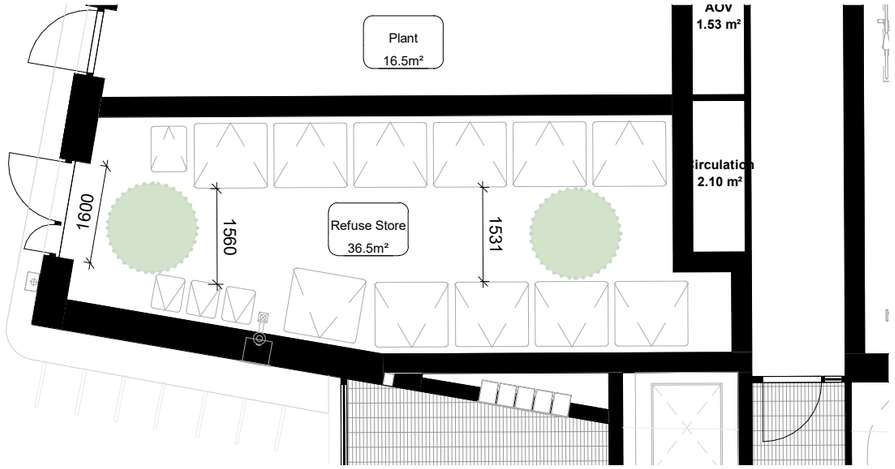
- Refuse Collection Vehicule
- X.Xm — Refuse Collection Drag Distance
- Refuse Collection Point



Block A bin store



Block B bin store



Block D bin store

Block C bin store

Key

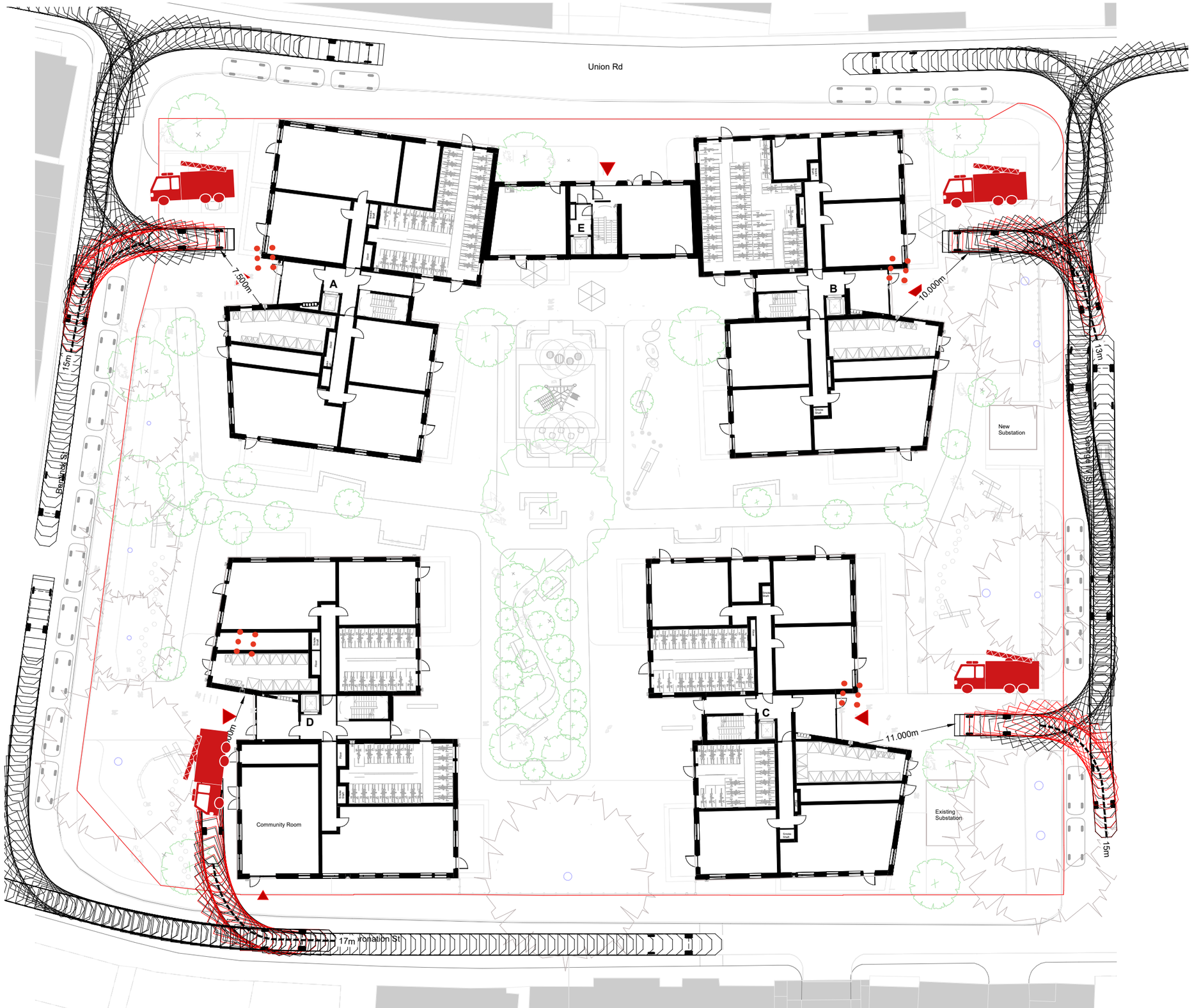
1500mm Wheelchair turning circle

Emergency vehicles and fire

–Dry risers within 18m of fire vehicle access points, visible from road

–Compliant with Approved Document Part B

–Stair cores, lobbies and entrances reviewed with fire consultants



Key

- Fire Vehicle
- Route to dry riser inlet
- 18m Radius from dry riser inlet

Inclusive access

–All homes meet M4(2); 5% of affordable homes meet M4(3) wheelchair standards

–4 M4(3) homes at ground floor with private gardens and dedicated parking

–Step-free access from parking to lifts; all blocks include lifts

–Corridors min. 1500mm wide; supports families, older residents, and people with reduced mobility

–Design supports lifelong living and future adaptability

Key

- Wheelchair Homes
- Disabled parking bays

Ground floor showing location of WC accommodation

Example layout

Homes have been designed to include:

–1500mm clear width for turning circle in entrance hall of home, maintained for 1800mm in entrance hall

–300mm nib to leading edge of doors

–Minimum 200mm to following edge of doors

–Minimum 850mm clear opening width of doors

–Clear width of circulation is a minimum 1050mm, with 1200mm when approach to door is not head on

–A space within living area for wheelchair charging and transfer with power socket

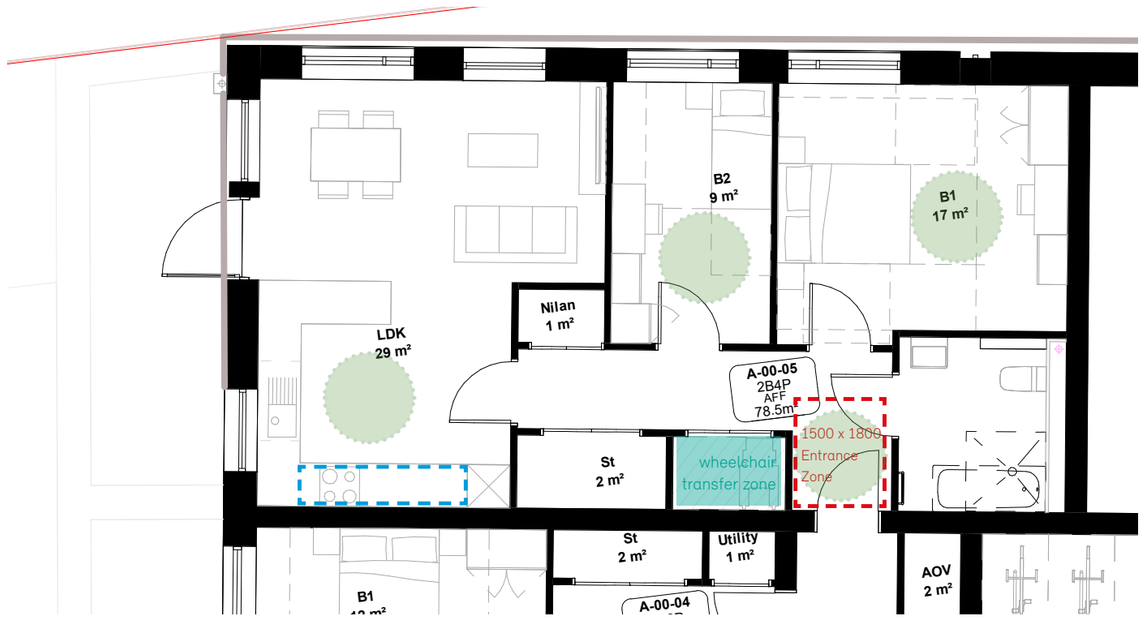
–Each bathroom has level access shower with clear access zones and turning circle

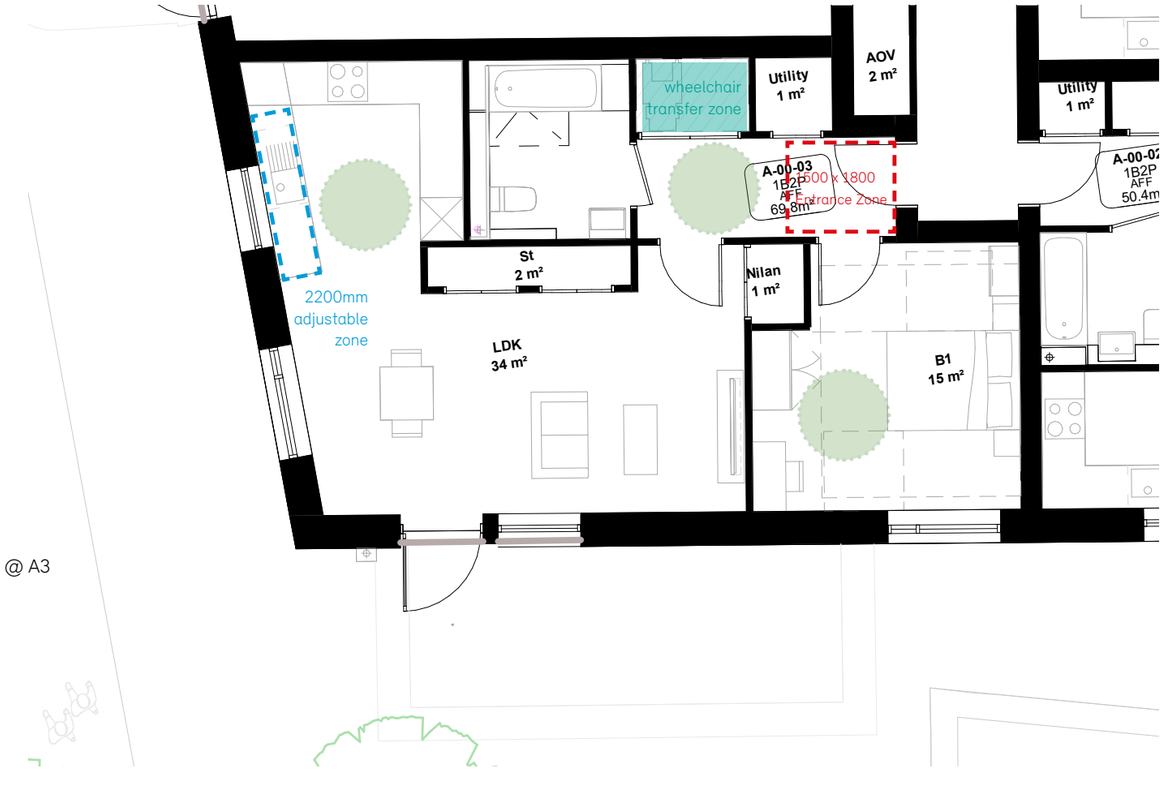
–Principal bedroom to be 13.5sq.m, a minimum of 3000mm wide

–Single bedroom to be 8.5sq.m, minimum of 2400mm wide

–Each flat has a private balcony, minimum 1500mm clear depth with a turning circle free from the door swing

–All residents have level access to shared landscaped gardens with seasonal planting, seating and shade





Typical Floor Plan showing M(4)3 provision in WC home Scale 1:100 @ A3

Key

- Entrance zone
- 1500mm turning circle
- wheelchair transfer zone

Safety and Security

– Layout promotes safety through passive surveillance and active frontages

– Communal entrances fitted with PAS 24-rated, fob-accessed doors

– Private entrances also PAS 24-rated for individual security

– Secure post lobbies at each core form clear security thresholds

– Design discourages anti-social behaviour and supports resident confidence

Key

	PAS24 Rated Fobbed Accessed Door
	Secure Post Lobby
	Passive Surveillance

BRE Daylight & Sunlight (Neighbouring)

–98% of tested windows meet of exceed BRE VSC recommendations. 3 neighbouring windows fall short but sit within the minor loss category and are only one of multiple windows serving the room.

–All neighbouring windows pass BRE direct sunlight test

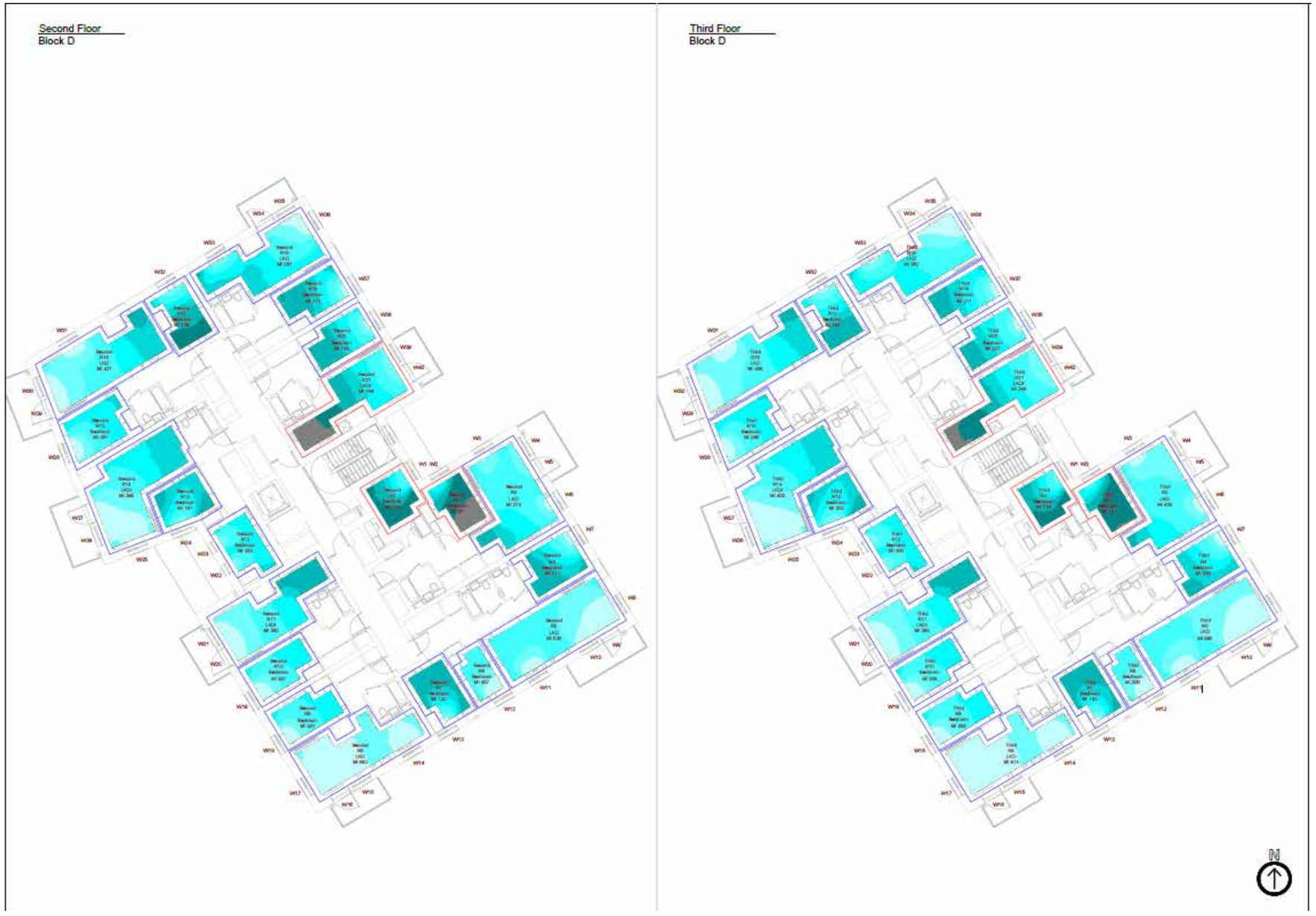
–85% of rooms meet Daylight Distribution (DD) targets

–Most DD shortfalls are minor; just 5 rooms show moderate deviations. A good portion of the impacts are to bedrooms with a lower expectation for natural light. The impacts are spread and not concentrated in one area, so as to reduce the overall impact on the properties as a whole.

–All moderate loss rooms retain over 50% DD – an accepted standard

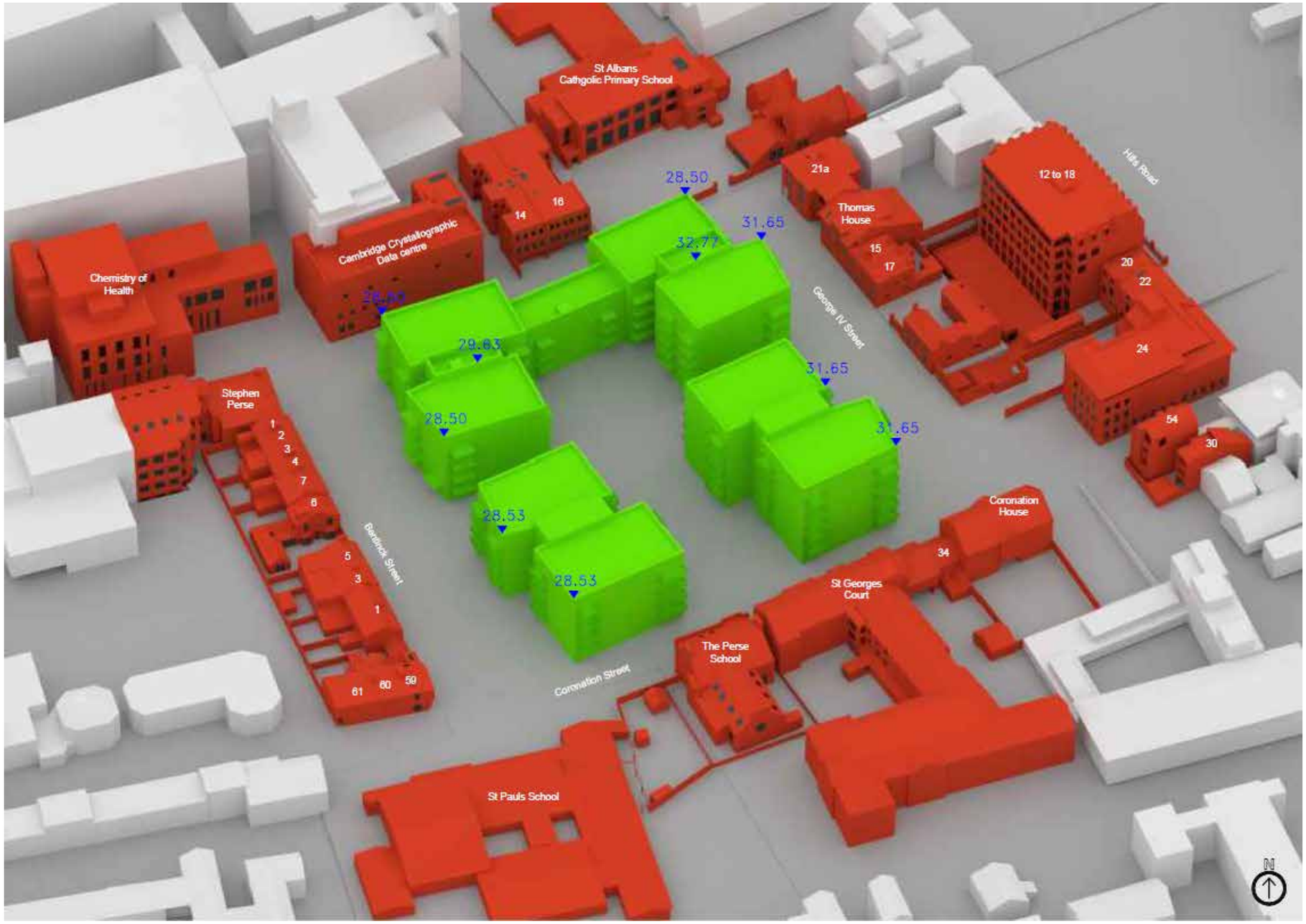
–BRE and NPPF both recommend flexible interpretation in urban contexts

–No daylight/sunlight reason to withhold planning approval



BRE Daylight & Sunlight (Internal)

- SDA test shows 94% of 412 rooms meet or exceed BRE guidelines
- Only 23 rooms fall short, across Blocks A, B, and D
- 106 of 163 homes meet sunlight exposure targets
- All amenity areas substantially surpass BRE targets
- Results improved through iterative design development
- BRE and NPPF allow flexibility where justified
- High compliance reflects balanced and considered design
- 86% of proposed homes are dual aspect



Summary

Conclusion

This carefully considered scheme brings a vital Cambridge site back into use, replacing outdated, unsafe and unsightly buildings with high-quality new homes that reflect current standards for safety, sustainability, and accessibility.
The proposal delivers 165 new homes, of which 45% are affordable, and includes four accessible homes at ground floor with private gardens and parking.

While the number of homes increases, the footprint of the new buildings is 96% of the existing, making room for more green amenity space and improved permeability through the site, with new views and routes created between buildings.
The design balances the need for housing with minimal impact on neighbours, maintaining building heights along Bentinck Street and introducing generous setbacks, fewer balconies, and breaks between blocks for privacy and outlook.

The scheme also prioritises sustainable transport, with 247 secure cycle parking spaces, limited on-site car parking, and a new car club space open to both future and existing residents. New buildings are designed to high environmental standards, aligned with the Cambridge Sustainable Housing Design Guide, and incorporate a new community room and enhancements to the public realm. The existing mature trees are retained wherever possible, with opportunities for new legacy planting to improve biodiversity and support wellbeing.

This is a once-in-a-generation opportunity to transform an underperforming site into a safe, inclusive and sustainable neighbourhood that better serves both existing and future residents of Cambridge.

165
Proposed homes

45% Affordable
Proposed affordable homes

5%
Proposed wheelchair homes provision

Retain & Legacy
Retain as many existing trees as possible. Opportunities for new legacy tree planting

High sustainability standards
New homes designed to Cam Standard. Efficient form factor, fabric first, balancing daylight a

Community Room
New accessible community room with dedicated external space circa 80sqm

247
Proposed cycle spaces in secure stores plus visitor cycle parking

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