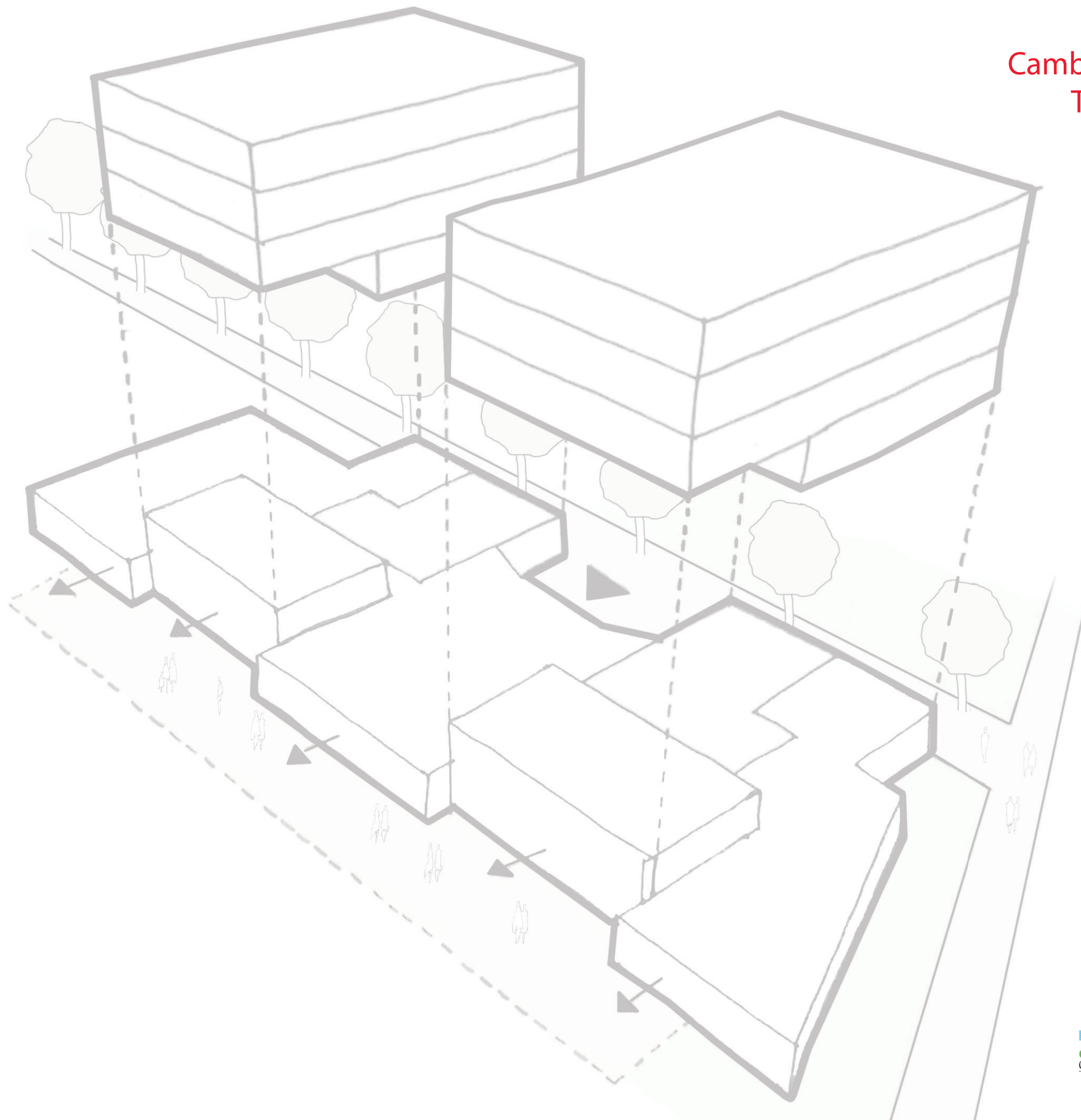


Cambridge Investment Partnership The Meadows & Buchan Street Committee Appendix

6th December 2018 Rev_





Summary

Sidell Gibson have interrogated the new brief for The Meadows Hub and considered site layout options, with a focus on the community provision, considering 2 key objectives:

- Ensure that the current provision of services and activities at Meadows and Buchan Street is maintained within the consolidated environment.
- Consider opportunities to maximise housing provision across the sites. The site has been identified for redevelopment as part of a city wide programme of rebuilding sub standard and poorly utilised city owned sites for new affordable homes.

The Site Location map opposite illustrates the distance between the two sites, which is approximately 250m.



- Site Locations
1. The Meadows 1 St Catharine’s Road, Cambridge CB4 3XJ.
 2. Buchan Street 6 Buchan Street, Cambridge CB4 2XF.

Existing Site Plan

The diagram on this page, illustrates the existing site of the Meadows Community Centre, Centre car park, and open space of the recreation ground.

An approximate site boundary is shown in red.



Site Location Plan

Residential Floor Plans

'The Cambridge Sustainable Housing Design Guide' from February 2017, states that 5% of the developments affordable units should be building regulation Part M Cat 3 accessible units (where developments propose 20+ units). The location of these units is to be determined, and this may affect proposed unit numbers.

The plan diagrams below (right) show the 6 unit per floor block developed for the 3No. 5 storey blocks (Blocks D, E & F).

The ground floor diagram of the 6 unit block illustrates areas for integrated ancillary accommodation for the residential use (bikes, bins, plant). The remaining area on the ground floor will be accommodated by the Hub, and by either additional parking or residential units (or incorporation of Part M Cat 3 flats) depending on further development of the site layout options.

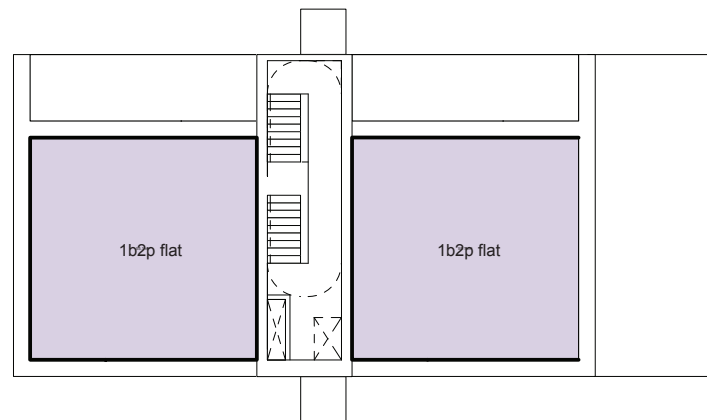
The typical upper floor diagrams, show a mix of 2b4p flats and 1b2p flats.

The plan diagrams below (left) show the two types of 2 unit per floor 3 or 4 storey blocks. These flats share 1 stair core per block. Each block is 3 or 4 storeys tall. Type 1 contains 2no 1b2p flats per floor. Type 2 contains 1no 1b2p flat and 1no 2b4p flat per floor.

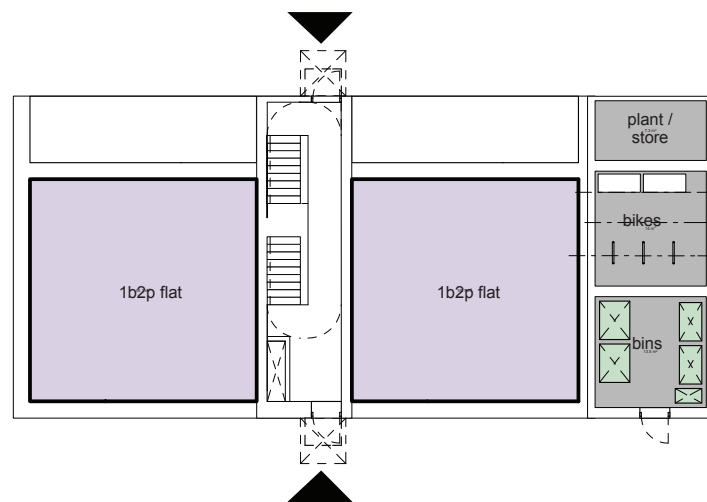
However, the site layout shows how one of these blocks (Block A - closest to the existing bungalow) will contain 1no 1b2p unit only on the 2nd floor to respond to the pre-application comments. Therefore, this block will contain 5 units in total.

Where the block has a 4th storey (block C), a lift will need to be integrated.

Blocks A & C

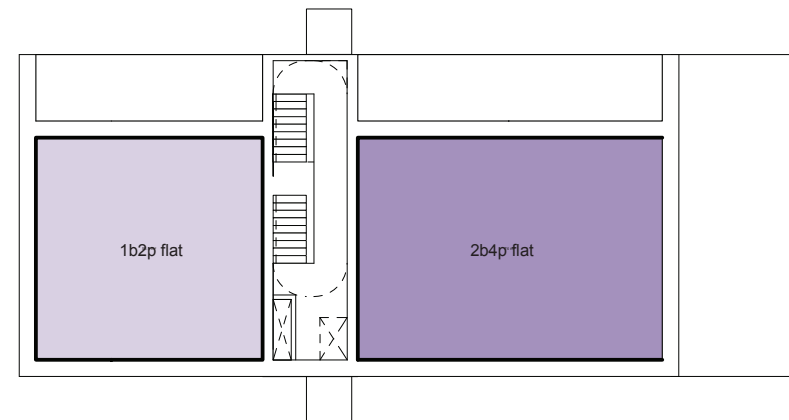


1st & 2nd Floor Plan - 2 Unit per Floor Block (Type 1)

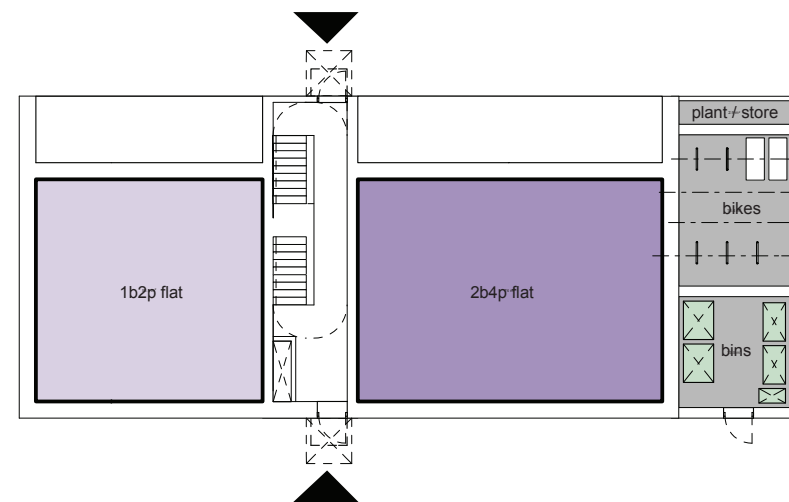


Ground Floor Plan - 2 Unit per Floor Block (Type 1)

Block B

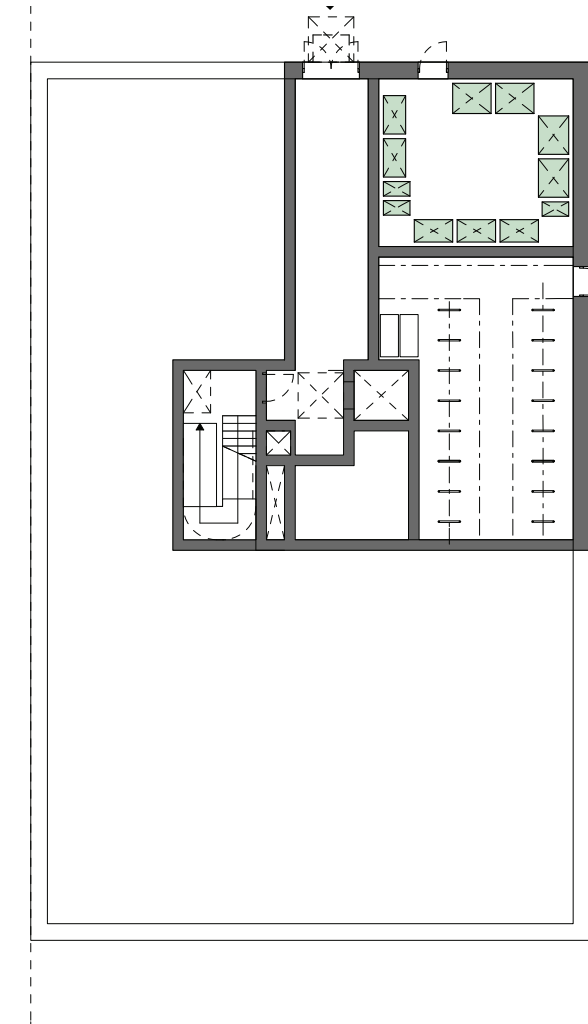


1st & 2nd Floor Plan - 2 Unit per Floor Block (Type 2)

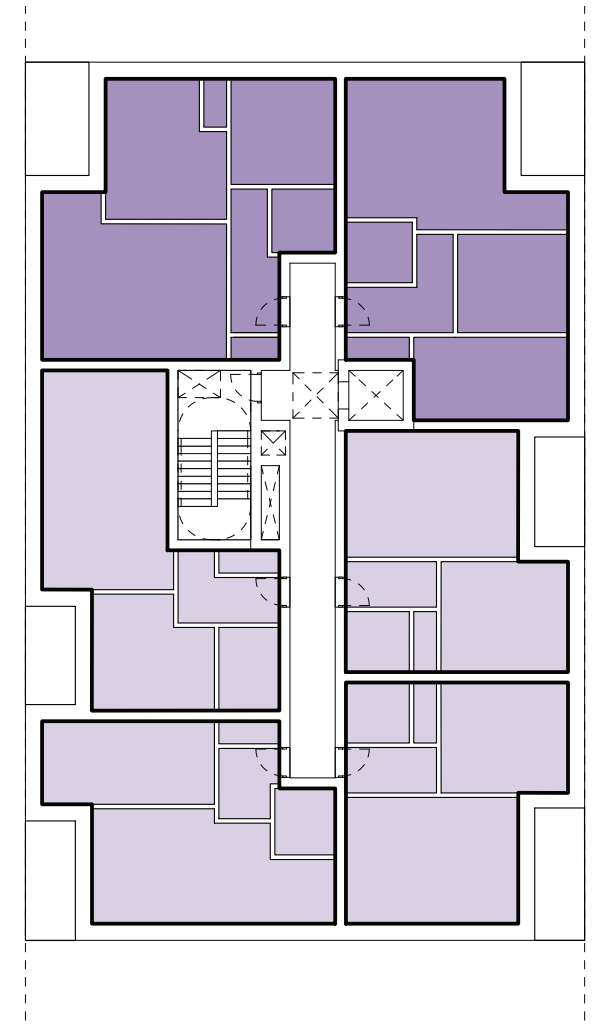


Ground Floor Plan - 2 Unit per Floor Block (Type 2)

Blocks D, E & F



Typical Ground Floor Plan - 6 Unit per Floor Block



Typical Upper Floor Plan - 6 Unit per Floor Block



Areas Schedule																			
Project	Buchan Street, 6 Buchan Street, Cambridge CB4 2XF.																		
Client	CIP																		
Date	16.11.2018																		
Project Stage	Areas (51_1005-01_SK001 Rev_k)																		

Option 1 Proposed - Includes 3no. Housing First flats and 7no. 3bed Houses

Ground 1st 2nd	Houses Total GEA		Houses Total GIA		Flat block Total GEA		Flat block Total GIA		Retail/cafe Total GEA		Retail/cafe Total GIA		Housing 1st Flats Total GEA		Housing 1st Flats Total GIA		Community Total GEA		Community Total GIA	
	422	4,542	336	3,617	282	3,035	244	2,626	171	1,841	148	1,593	112	1,206	90	969	NA	NA	NA	NA
	422	4,542	336	3,617	452	4,865	371	3,993	NA	NA	NA	NA	112	1,206	90	969	NA	NA	NA	NA
	0	0	0	0	452	4,865	371	3,993	NA	NA	NA	NA	0	0	0	0	NA	NA	NA	NA
Total	844	9,085	672	7,233	1,186	12,766	986	10,613	171	1,841	148	1,593	224	2,411	180	1,938	0	0	0	0

Option 2 Proposed - Includes 9no. 3bed Houses (no housing first flats)

Ground 1st 2nd	Houses Total GEA		Houses Total GIA		Flat block Total GEA		Flat block Total GIA		Retail/cafe Total GEA		Retail/cafe Total GIA		Housing 1st Flats Total GEA		Housing 1st Flats Total GIA		Community Total GEA		Community Total GIA	
	546	5,877	432	4,650	282	3,035	244	2,626	171	1,841	148	1,593	0	0	0	0	NA	NA	NA	NA
	546	5,877	432	4,650	452	4,865	371	3,993	NA	NA	NA	NA	0	0	0	0	NA	NA	NA	NA
	0	0	0	0	452	4,865	371	3,993	NA	NA	NA	NA	0	0	0	0	NA	NA	NA	NA
Total	1,092	11,754	864	9,300	1,186	12,766	986	10,613	171	1,841	148	1,593	0	0	0	0	0	0	0	0

Existing

Ground 1st 2nd	Houses 9x(3b5p) GEA		Houses 9x(3b5p) GIA		Flat block Total GEA		Flat block Total GIA		Retail/cafe GEA		Retail/cafe GIA		Flats Total GEA		Flats Total GIA		Community Total GEA		Community Total GIA	
	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2
	NA	NA	NA	NA	NA	NA	NA	NA	278	2,992	246	2,648	NA	NA	NA	NA	749	8,062	693	7,459
	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total	NA	NA	NA	NA	NA	NA	NA	NA	278	2,992	246	2,648	NA	NA	NA	NA	749	8,062	693	7,459

Reference Drawings: Layout drawing 51_1005-01_SK001 Rev_H

Residential provision

6no. 1bed 2 person flats are proposed each 51, 51 and 55m2 GIA. Each flat has 1 cycle store allocated to it in the GFL store room.
4no. 2bed 4 person flats are proposed each 73 m2 GIA. Each flat has 2 cycle store allocated to it in the GFL store.
1no. 2bed 4 person flat for ADM4(3) wheelchair accessible is proposed at 96 m2 GIA. The flat has 2 cycle stores allocated to it in the GFL store.

Option 2

9no. 3bed 5 person houses are proposed each 96 m2 GIA. Each house has 3 cycle spaces allocated to it in garden shed.

Option 1

2no. 1bed 1 person 'Housing First' flats are proposed each 29 m2 GIA. The flats have 1 cycle store each allocated to it in the GFL store.
1no. 2bed 4 person 'Housing First' flats are proposed each 88 m2 GIA. The flats have 2 cycle stores each allocated to it in the GFL store.
7no. 3bed 5 person houses are proposed each 96 m2 GIA. Each house has 3 cycle spaces allocated to it in garden shed.

Please note that flat balconies are included in the GEA's and not in the GIA figures and equate to aprox.30m2 (5no. private balconies per floor).

General Notes:

1. The areas quoted are the likely areas of the building at this stage of the design. Calculations are based on the published RICS Guidance Notes, Code of measurement Practice: 6th Edition, Guidance in respect of measurement of Net* Internal Areas and decisions to be made on the basis of these predictions, whether as to the project viability, pre-letting, lease arrangements or the like, should include due allowance for the increases and decreases inherent in the design development and building process.

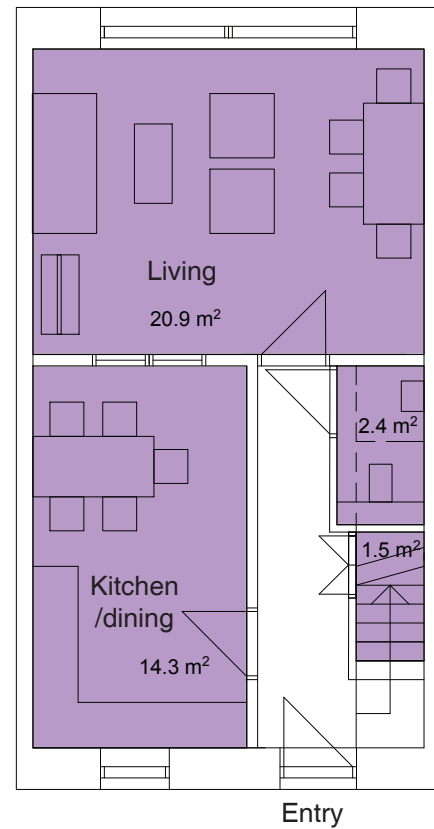
*Net Internal: Gross Internal: Gross External etc

2. These Areas have been measured off survey drawings supplied by others using the stated conventions> SGA cannot accept responsibility for the accuracy or otherwise of this information.

3. There is design development yet to take place which may affect the all measured areas.

Typical Terrace House TYPE 3 General Arrangement
(2 storey, 3 bedroom, 5 person) Total GIA 93m²) 1:100 scale @A3

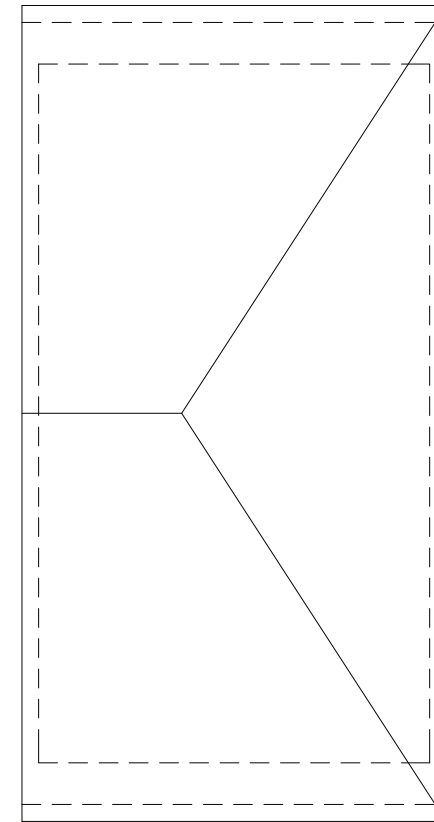
- The proposal includes either 7no. or 9no terrace (3b 5p) houses, depending on further client review of Housing First inclusion.
- Parking one bay per house located at the front of the house accessed via a pavement crossover.
- Cycle parking (1 per bedroom) =3 total per house, housed securely and out of the elements in a rear garden enclosure some with access direct onto Callander Close.
- Bins housed securely and out of the elements in a rear garden enclosure some with access direct into Callander Close.
- Residual waste =1x1100L bins,
- Dry recycle waste =1x660L bins.
- Compost waste 380L = 1360L bins.
- As RECAP 2011 Guide Table 4.1
- Plan area of each house 58m² GEA.
- Total GIA 96 m²



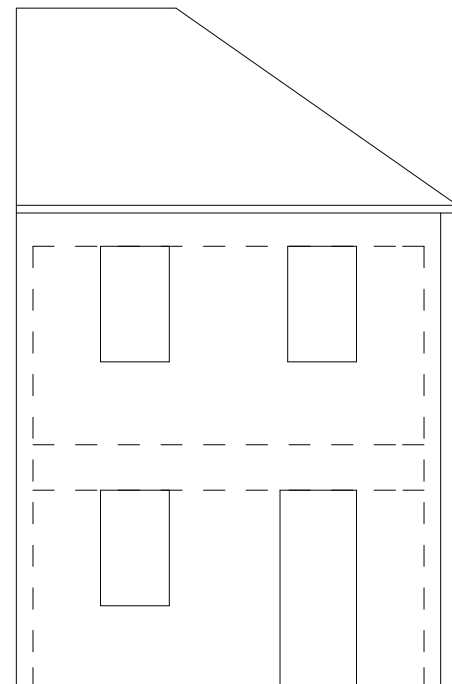
Ground floor plan



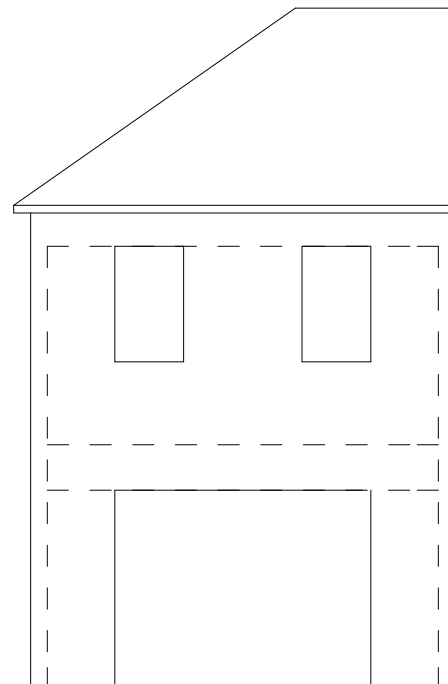
First floor plan



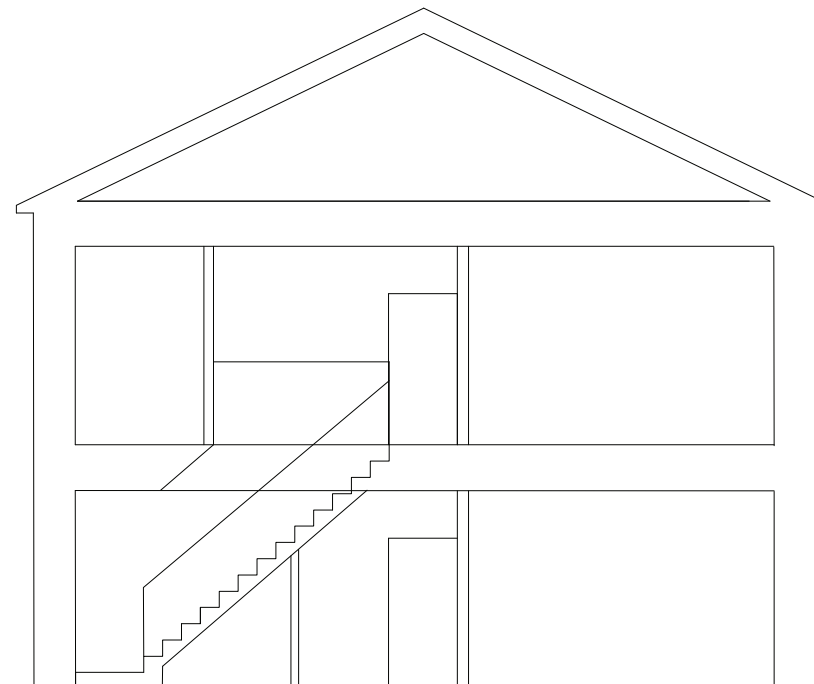
Roof plan



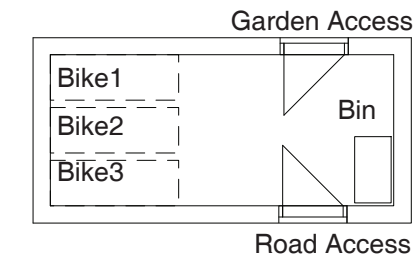
Front elevation



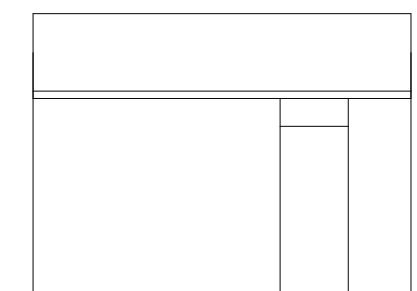
Rear elevation



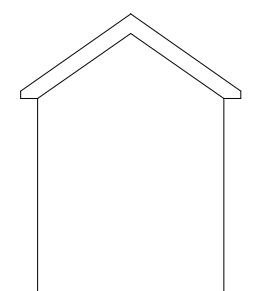
Section



Garden shed plan



Garden shed road elevation

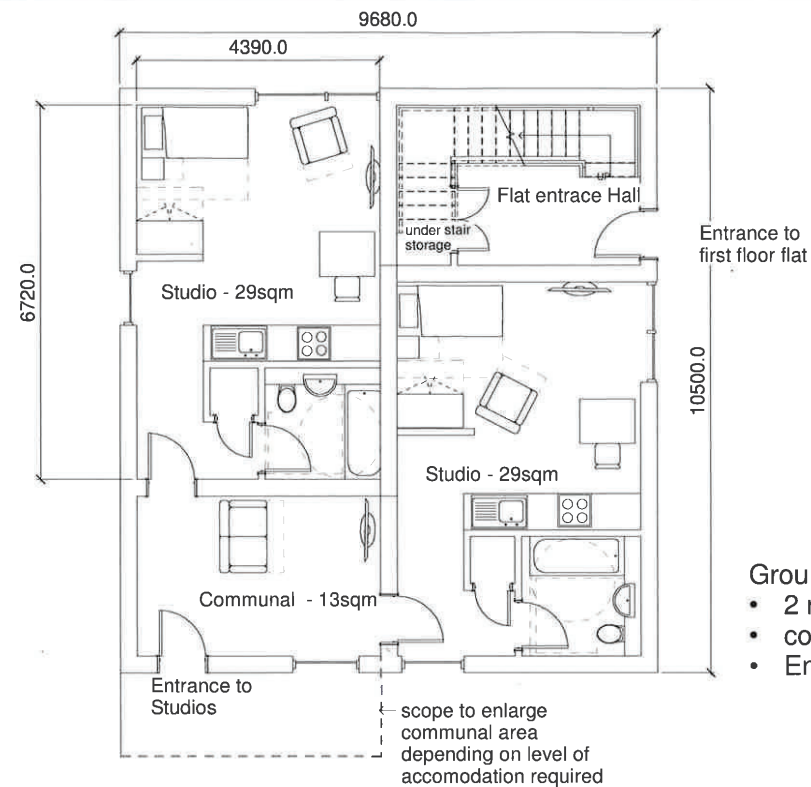


Garden shed side elevation

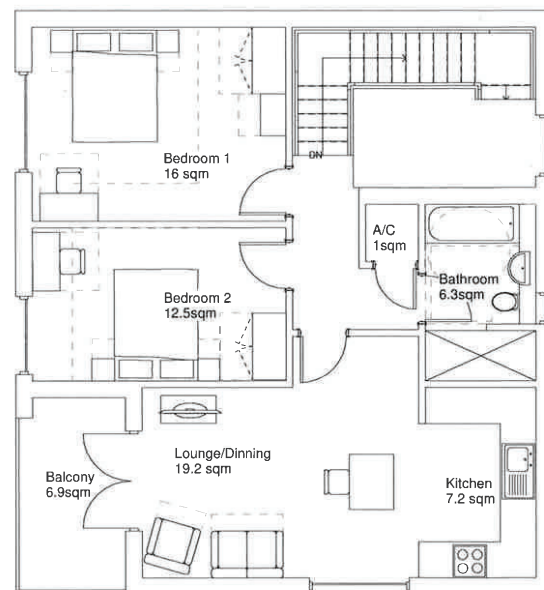
Concept Studio Housing with Caretaker flat above



**Saunders
Boston**
ARCHITECTS



- Ground Floor**
- 2 number 29 sqm studio flats
 - communal area
 - Entrance hall to flat above



- First Floor**
- 2 Bed 3/4 person flat
 - GIA 83 sqm

Scale 1:50
0 0.5 1 1.5 2.5m

Housing First block of flats;

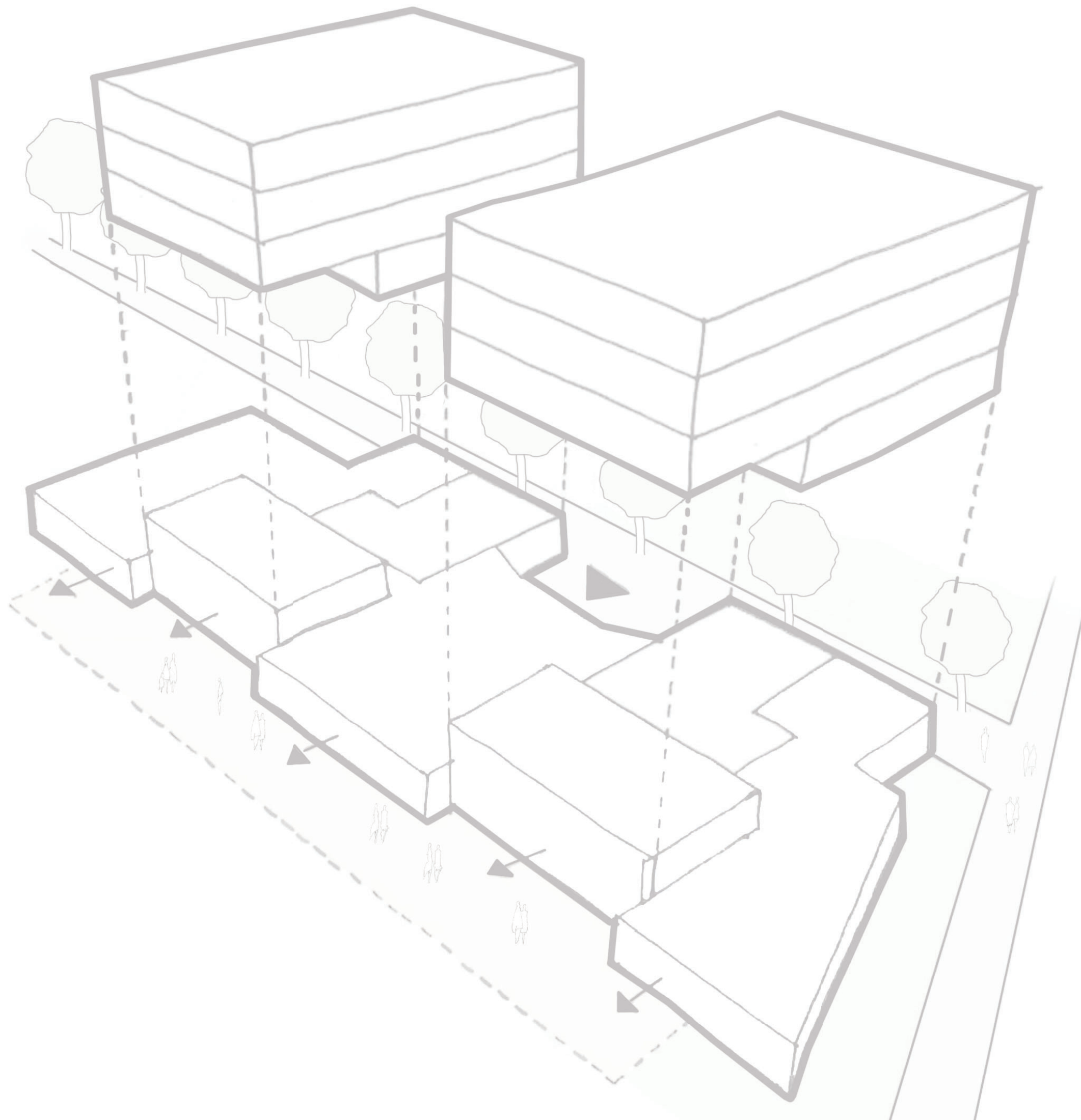
- At the design team meeting on 18.09.18 Sidell Gibson were instructed to integrate a 'Housing First' type block of flats into the scheme, replacing two of the 9no. terrace houses.
- Please see adjacent example (ground floor and first floor) of a 2 storey flat block containing 2 studio flats at ground level and 1no. 2 b 3/4p flat at first floor by Saunders Boston Architects.
- The block plan dimensions are approximately 10m x 10m and it was decided that the block would be best located in place of terrace houses 6 and 7 on the largest double plot. We have located the provision (3 units) off the terrace house site road, with rear bike and bin blocks located off Callander Close as part of the 'garden shed' facade.

Parking

- 2no. Car parking bays for the housing first block (occupants). Located off the site feeder road.
- Cycle parking for 4 cycles (1 per bedroom) housed securely and out of the elements in a rear garden enclosure with access direct onto Callander Close.

Bins

- Housed securely and out of the elements in a rear garden enclosure with access direct into Callander Close.
- Bins 1bed unit 340L and 440L for 2bed. Total for 6 units = 2240L. Ratio 50:40:10.
- Residual waste 1120L = 1x1100L bins,
- Dry recycle waste 896L = 2x660L bins.
- Compost waste 224L = 1x360L bins.
- As RECAP 2011 Guide Table 4.1



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Sidell Gibson

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