

# PARCEL L2, ORCHARD PARK, CAMBRIDGE





# THE SITE

The site is vacant land allocated for residential development situated to the north east of Orchard Park. It is located just 2 minutes walk from the nearest guided busway stop and a 10 minute cycle from Cambridge North station.

To the north of the site lies the A14. There is a steel meshed reinforced embankment to the A14 with planting and fences between. An acoustic fence protects the site from the noise of the A14. To the south is Marmalade Lane, the first developer-led co-housing scheme in Cambridge which was completed in December 2018. The east and west of the site is bounded by developments which contain a mix of four-storey apartments (to the west in Engledow Drive) and three-storey apartments and semidetached houses (to the east in Flack End).

The site is well connected to Cambridge, with easy access to the Cambridge Guided Busway and a number of cycle-ways providing direct access to Cambridge city centre (15 minutes by bike) and Cambridge North railway station (10 minutes by bike).



The site outlined in red.



View looking to the rear of the site with the A14 embankment seen to the left of the image. The building seen across the site is the gable of 17 Flack End.



View looking west on Topper Street. The terraced housing of Marmalade lane is to the left. The site is behind the white boarding on the right.



View from Topper Street looking northeast towards the site.



# PREVIOUSLY APPROVED SCHEME

Planning permission was granted for a mixed-use, residential-led development on the site in September 2017 (ref. S/1294/16/FL). The application was submitted by the previous owner of the site.

The scheme included:

- 63 one bedroom units
- 40% shared equity homes, which would be sold at 80% of market value
- 67 car parking spaces
- A gym
- 2 commercial units (for retail, leisure and financial services space)

Having reviewed the approved plans the team have identified several areas for improvement. These include:

1. The external balconies on the corners of the building are poorly functioning, offer little privacy and make for awkward spaces to use.
2. 12 single aspect north-facing residential units get no direct sunlight.
3. The proximity of proposed living space to existing apartments was uncomfortable and created overlooking.
4. The landscape was bland and did not promote green, interactive space.
5. Large areas of the central courtyard would be in deep shade
6. The basement parking proposed made the scheme financially unviable to deliver.

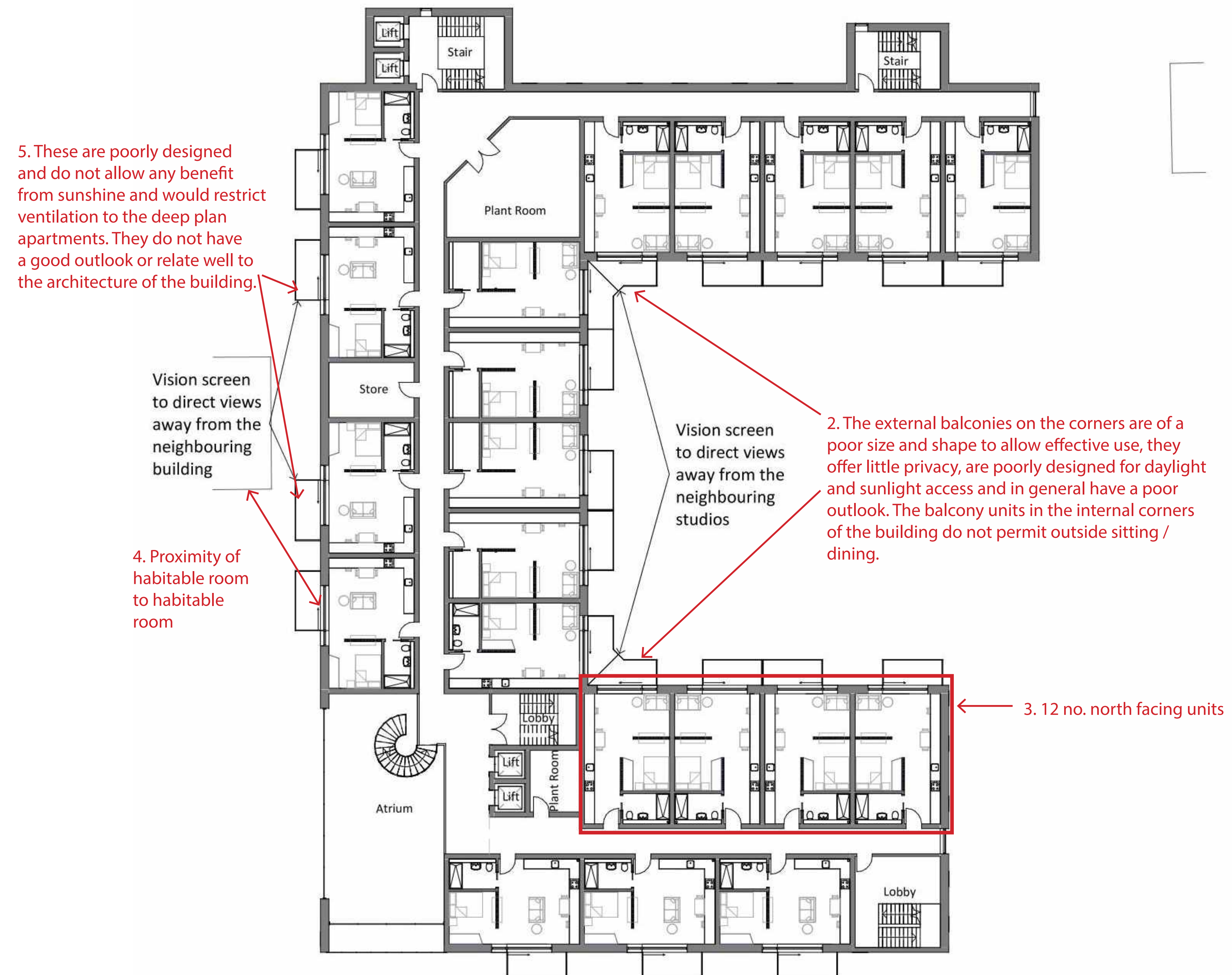


Image detailing the opportunities for improvement with the previous scheme.



## SECTION 73

A Section 73 application is used by developers to change aspects of a scheme within the confines of the granted planning permission.

Whilst the previous plans were approved, the basement parking made the scheme financially unviable to deliver.

The previous developer therefore sought to negotiate an amendment to the approved scheme to remove the basement car park and replace this with 27 car parking spaces at ground level, including 4 for visitors to the commercial units and gym.

The principle was broadly accepted by Planning Officers but there were still areas of concern:

- **Car parking** - A reduced level of car parking was accepted, however Planning Officers did not want to see large areas of the courtyard paved over for car parking and so requested a better approach.
- **Landscaping and the delivery of biodiversity enhancements:** Planning officers were keen to deliver better landscaping, plant trees and promote biodiversity in the site. The quality of the communal open space was questioned and Officers were concerned that it would constantly be in the shade and therefore would not be enjoyed by future residents.

Whilst attempting to create a better scheme, the developer decided to put the site up for sale.

Cambridge Investment Partnership worked with Mole to assess the opportunities and constraints and, seeing the potential for a better design, purchased the site in March 2020.



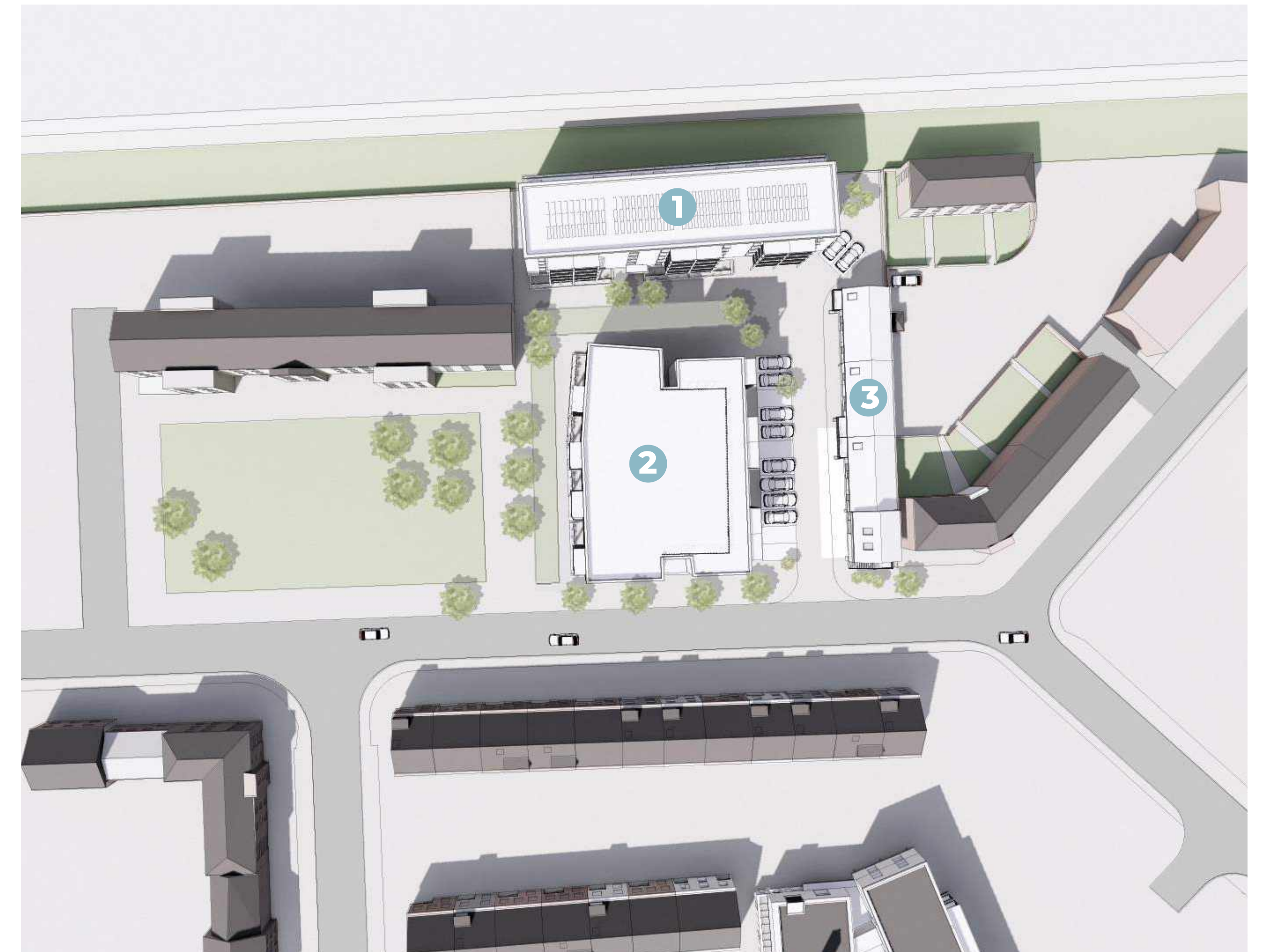


# AERIAL VIEW OF L2

The proposal moves away from a large singular block of the approved scheme (shown left), and instead creates three separate buildings (shown right). The three buildings are known as the North Building; The Topper street building, and the Coach Houses.



*Approved*

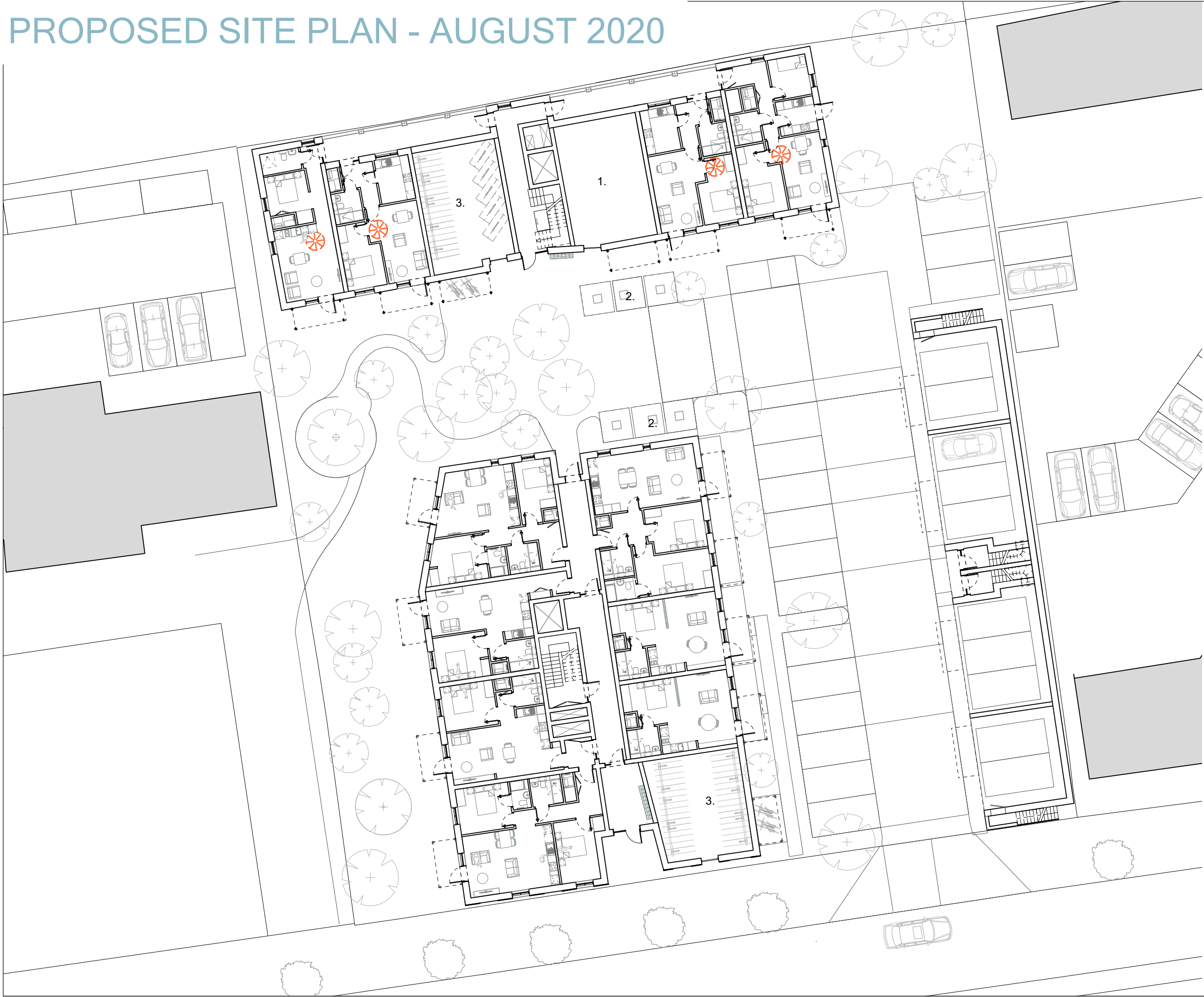


*Proposed*


- 1 The North Building
- 2 Topper Street Building
- 3 The Coach Houses



# PROPOSED SITE PLAN - AUGUST 2020



**Legend:**

-  Affordable Units
- 1. Mech Room
- 2. Bins
- 3. Bike Store

- P09 21/08/20 -Issued for consultants
- P08 07/08/20 - Issued for pre-app
- P07 31/07/20 - Updates for client
- P06 17/07/20 - Carparking arrangement
- P05 16/07/20 - Changes to coach house
- P04 09/07/20 - Issue to client
- P03 24/06/20 - Design development
- P02 05/06/20 - Update to client comments



## Mole

Mole Architects  
Floor 2, 52 Burleigh Street  
Cambridge  
CB1 1DJ  
Tel: 01223 913012  
www.molearchitects.co.uk

DO NOT SCALE FROM THIS DRAWING. VERIFY ALL DIMENSIONS ON SITE. DRAWING SHOULD BE READ IN CONJUNCTION WITH INFORMATION FROM ALL OTHER DESIGN CONSULTANTS AND CONTRACTORS. ALL DRAWINGS IN DIGITAL FORMAT ARE FOR REFERENCE ONLY.

**Parcel L2, Orchard Park, Cambridge**

Cambridge Inverment Partnership  
Topper Street, Orchard Park

Job no. 2007

dwg.No 2007\_L\_120

Title GROUND FLOOR LAYOUT  
PLAN

Status Preliminary	Rev P09
Scale 1:250 @ A3	
Date 06.04.20	



# VIEW LOOKING WEST ON TOPPER STREET





# VIEW LOOKING EAST ON TOPPER STREET





# SUSTAINABILITY

The site includes a number of sustainability initiatives including:

- Gas-free development with communal air source heat pumps located on the roof of the North building.
- Car club vehicle - hybrid or electric
- Electric vehicle charging - all parking spaces to have ductwork installed for future adaptation, 6 spaces to have active charging points installed
- Fabric first approach
- Wildflower green roofs on the buildings
- Sustainable drainage feature in the landscaping
- Cycle storage to promote sustainable modes of transport.

