DRAFT

North East Cambridge
Typologies Study And Development Capacity Assessment

November 2021

Thinking more creatively about land use

Contents [To be updated]

Introduction

// An innovation district for Cambridge

This typology study has been prepared by the Greater Cambridge Planning Service to inform the preparation of the Area Action Plan for the future development of North East Cambridge (NEC).

Through this study we explore a wide variety of different buildings and spaces that provide the kinds of uses envisaged at NEC. The building examples include hybrid mixed use typologies to challenge preconceived ideas of form and density. All examples demonstrate a degree of innovation in form and have been designed to respond to address particular site challenges.

Similar principles and innovation will be needed at NEC. The approaches identified in the Case Studies can start to inform ways of considering how development at NEC can be designed to make best use of the opportunity presented within the AAP area where there is a need to optimise density and consider more land efficient forms and models. Thinking creatively and differently is essential to realising the ambition of what could be a new mixed-use City District for Cambridge and the sub-region.

A number of the Case Studies have been used to inform the Development Capacity Assessment work undertaken to inform the amount and types of development considered appropriate for the AAP area.

Home

Exploring residential density and form

// Defining density

There is much confusion about housing density amongst the public and professionals alike. In particular perception of high density has often equated with high rise towers, whereas in fact traditional terrace housing of the Georgian and Victoria eras achieved very high quality, flexible forms with densities far in excess of the high-rise development of the 1960s and 70s.

Density is a way of measuring the intensity of development on a particular site and in combination with the mix of uses, can affect a place's vitality and viability. There are many ways in which it can be measured, as the numbers of homes (units or dwellings), habitable rooms, people (or bed spaces), or floor space. The simplest and most common is dwellings per hectare (DPH).

For the purposes of this study, residential density has been expressed where possible, as net dwellings per hectare. The difference between net and gross density is explained in the adjacent diagram.

By way of comparison, densities of recently completed urban extensions and other notable developments around Cambridge are illustrated on the following pages.

To maximise the possibility of creating a self-supporting new urban district, development needs to be at a density that creates the best conditions for this to happen. As such all the case studies explored in this section possess more urban qualities and are of increased densities.

The highly valued Victorian terraced house is a good example of high density but low-rise forms.

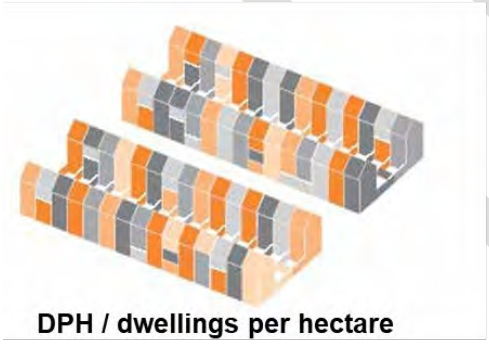
Below is a photograph of Derby Street in Newnham, Cambridge which is just one example where densities can be as high as 90 dwellings per hectare.

Dwellings per hectare: The difference between net area and gross density

Net density

Net density includes only areas developed for housing and directly associated uses.
It excludes:
1/major distributor roads
2/ primary schools
3/ open spaces serving the wider area
4/ significant landscape buffer strips.

Gross density



DPH / dwellings per hectare

HRH / habitable rooms per hectare

PPH / people per hectare

Residential case studies summary sheet [To be updated]

Density figures are net unless otherwise stated

300+ dwellings per hectare (DPH)

CB1, 'Ceres', Cambridge
300 DPH

348 DPH

Bermondsey Spa, Southwark
333 DPH

200-300 dwellings per hectare (DPH)

Trafalgar Place, Elephant and Castle
217 DPH

Aylesbury Estate, Southwark
244 DPH

S3, Eddington, Cambridge
261 DPH

100-200 dwellings per hectare (DPH)

Vaudeville Court, Islington
100 DPH

8a & 8b, Great Kneighton Cambridge
109 DPH

Hammarby Sjöstad, Stockholm
145 av. DPH

50-100 dwellings per hectare (DPH)

Athena, Eddington, Cambridge
65 DPH

Iroko, Coin Street, London

Virado, Great Kneighton Cambridge
81 DPH

121 Upper Richmond Road
353 DPH

77-83 Upper Richmond Road
385 DPH

Caxton Works, Hackney

Underwood Road, London
256 DPH

Ocean Estate, Stepney
261 DPH

CB1, (Buildings C1, C2, D1) Cambridge
245 DPH

What is the density of new development in and around Cambridge? [To be updated]

All density figures are net

Marmalade Lane, Orchard Park

Total area: 0.97 ha
Homes: 42
Storeys: 2-3
Density: 46 DPH
Status: Complete

S3, Eddington

Total area: 0.74 ha
Homes: 186
Storeys: 4-5 storeys
Density: 251 DPH
Status: Permission granted

Athena, Eddington

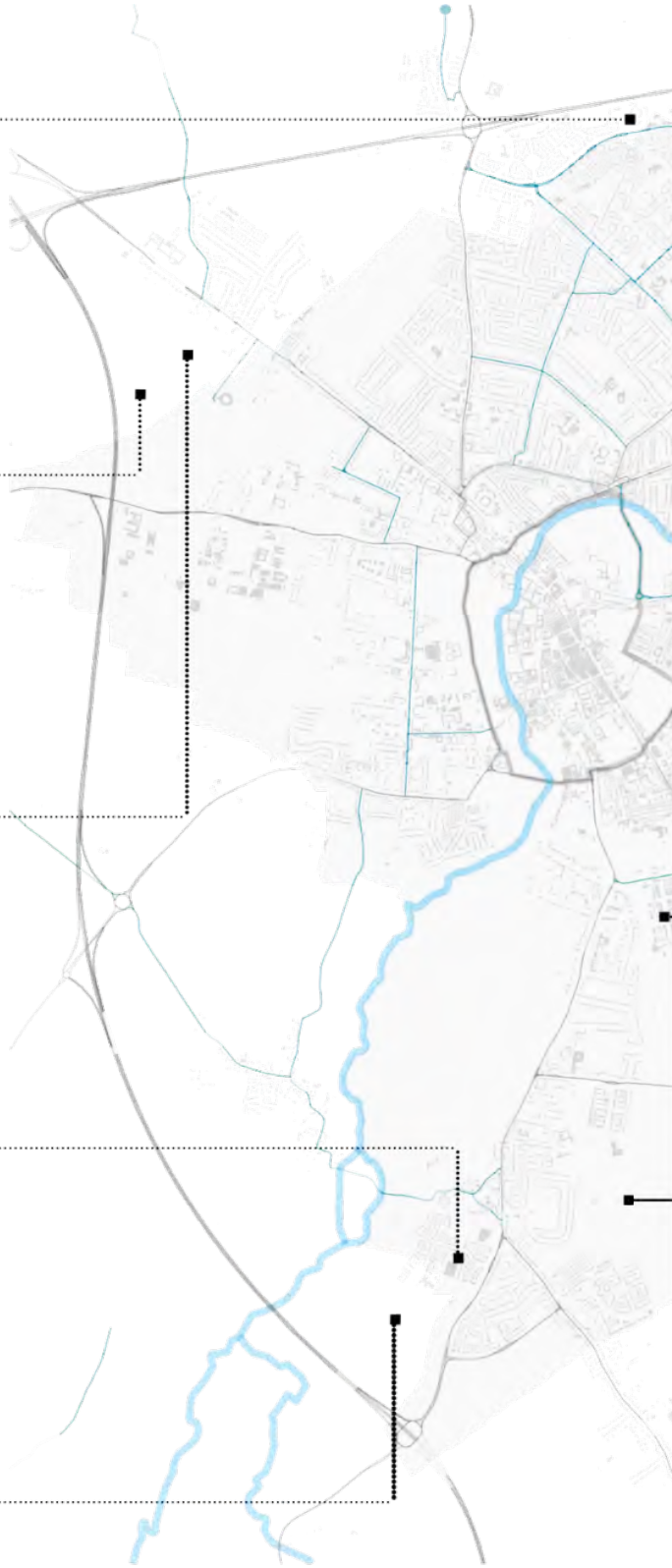
Total area: 3.73 ha
Homes: 240
Storeys: 2-5 storeys
Density: 65 DPH
Status: Complete

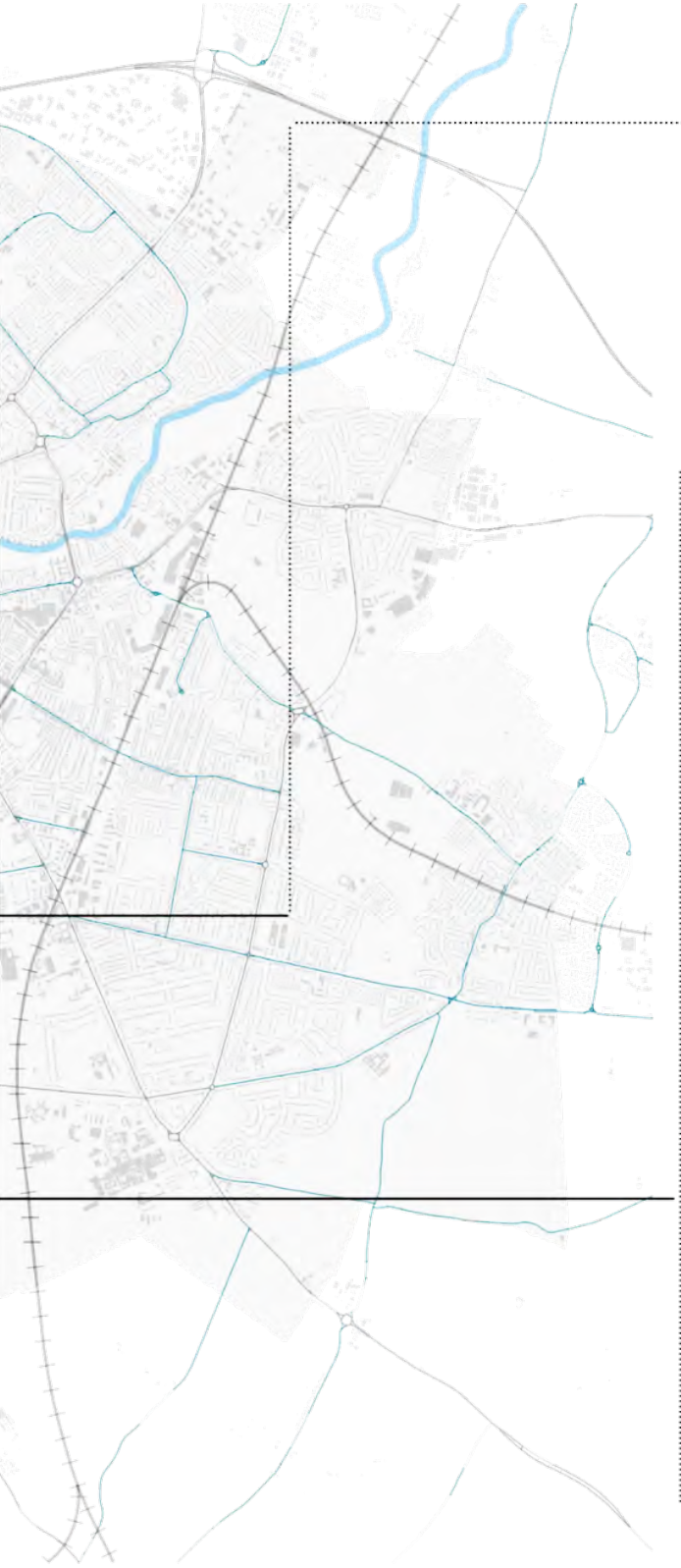
Trumpington Meadows

Total area: 9 ha
Homes: 353
Storeys: 2-4 storeys
Density: 43 DPHa
Status: Complete

Trumpington Meadows, Phase 9

Total area: 2.37 ha
Homes: 122
Storeys: 2-4 storeys
Density: 51 DPHa
Status: Complete





Accordia
Total area: 9.6 ha
Homes: 378
Storeys: 2-7 storeys
Density: 61 DPH
Status: Complete

8a & 8b, Great Kneighton
Total area: 2.57 ha
Homes: 251
Storeys: 2-5 storeys
Density: 109 DPH
Status: Under construction

Virado,Great Kneighton
Total area: 2.7 ha
Homes: 208
Storeys: 2 - 5 storeys
Density: 81 DPH
Status: Complete

Aura, Great Kneighton
Total area: 5.2 ha
Homes: 229
Storeys: 2-5 storeys
Density: 59 DPH
Status: Complete

Seven Acres, Great Kneighton
Total area: 2.7 ha
Homes: 128
Storeys: 2-4 storeys
Density: 75 DPH
Status: Complete

CB1 ‘Ceres’, Cambridge - Architects: Pollard Thomas Edwards -

Site area: 0.5 ha
Net density: 300 DPH
Units: 150
Heights: 6-7 storeys

Project Overview

Located next to Cambridge Railway Station, and part of the CB1 regeneration scheme, Ceres provides a range of apartment sizes including duplex typologies.

Accommodation schedule

The table shows that there are 10 studio apartments with an average gross internal area (GIA) of 30 square metres (sqm), 51 one-beds with a GIA average of 45 sqm, 100 two-beds with an average of 67 sqm, and eight 3-beds between 75 to 82 sqm in GIA.

Typology of units	Ave GIA (sqm)	Number
Studio	30	10
1 bed	45	51
2 bed	67	100
3 bed	75-82	8
Total	-	169

Other land uses

Land use	Area
A1/A3 Retail	787 sq m
D1 Community Room	46 sq m

Image of CB1 flats and public space at ‘Ceres’ Cambridge

Hammarby Sjöstad, Stockholm, Sweden

Site area: 160 ha
Ave density: 145 DPH
Units: 9,000
Heights: 4-8 storeys

Project Overview

Hammarby Sjöstad (Hammarby Waterfront City) is an environmentally friendly, mixed use neighbourhood located 3km south east of Stockholm's City Centre. Previously an industrial site, the area has been transformed to provide around 9,000 mixed tenure apartment homes, together with a new school, church, shops, offices and a park. It is considered one of the world's most successful urban renewal projects. The integration of transport was a key structuring component of the new district. The main boulevard accommodates a tram and is the main focus for commercial and business uses at ground floor. Overall, the district has over 100 retail units and restaurants as well as office space and some light industrial uses, employing over 5,000 people.

Car Parking

Number of spaces	Parking ratio
210 cars / 1,000 residents	0.65

Residents have access to "City Car" carpool

Aylesbury Estate, Southwark, London - Architects: Levitt Bernstein

Site area: 0.75 ha
Net density: 244 DPH
Units: 260
Heights: 3-10 storeys

Project Overview

Located within the borough of Southwark, Aylesbury Estate provides a variety of homes ranging from atrium accessible flats, duplexes, mansion blocks and a small tower block. The project was completed in 2012 and provides high-quality housing and facilities for the existing community.

Accommodation schedule

Typology	Number of units
1 bed flats	101
2 bed flats	135
3 bed houses	17
4 bed houses	7
Total	**260**

Other land uses

Land use	Floorspace (sqm)
D1 - Healthcare facility	Unknown
Retail (A1)	404 sqm
Parking ratio	0.22

Image credit: Levitt Bernstein

Hobson's Square Parcels 8a & 8b, Great Kneighton, Cambridge - **Architects: Tate Hindle Architects**

Site area: 2.57 ha
Net density: 109 DPH
Units: 251
Heights: 2-5 storeys

Project Overview

The scheme provides 209 flats and 42 homes with an 83% / 17% split. The development not only delivers a range of accommodation through varied typologies, but also provides several commercial units at ground floor and a podium garden to the block interiors. It forms part of the wider Hobson's Square that delivers further commercial space along with the Community Centre and Library.

Accommodation Schedule

Typology	Ave GIA (sqm)	Number of units
Studio	38	7
1 bed flat	54	62
2 bed flat	86	125
3 bed flat	124	15
3 bed house	110	20
4 bed house	135	22
Total	**-**	**251**

Other land uses

Land use	Area
A1-A5 Retail	380 sqm
A1/A4 Retail	200 sqm
A1 (convenience)	381 sqm
Parking ratio	0.97

Image credits Countryside/Paul Eccleston

Trafalgar Place, Elephant and Castle - Architects: dRMM Architects

Site area: 1.08 ha
Net density: 217 DPH
Units: 235
Heights: 4-10 storeys

Project overview

The scheme forms part of the regeneration scheme for the Heygate Estate in Elephant & Castle, South London, Trafalgar Place is an award-winning development of mixed- tenure homes and green spaces.

Image credit: © dRMM Architects

Image credit: © Alex de Rijke

Vaudeville Court, Islington, London - Architects: Levitt Bernstein

Site area: 0.13ha
Net density: 100DPH
Units: 13
Heights: up to a maximum of 4 storeys

Project overview

This 100% social housing rent scheme uses innovative design to make the most of a small site. A mix of homes, including duplex apartments, have been arranged in two terrace forms with private gardens between, to respect existing terraces. Covered decks provide access for upper floor apartments above and are shared by only three householders. Carefully integrated brick lattice screens provide privacy. A communal garden shared with residents of the tower block aimed to help bring neighbourhoods together.

Accommodation schedule

Typology	Number of units
2 bed flat	7
3 bed flat	5
4 bed flat	1
Total	13

Image credit: Levitt Bernstein

Ocean Estate, Tower Hamlets, London - Architects: Levitt Bernstein

Site area: 2.69ha
Net density: 261 DPH
Units: 702
Heights: 4-9 storeys

Project overview

Forming part of a wider regeneration scheme which included refurbishment of 1,200 existing homes, the new buildings at Ocean Estate were designed to form new streets and reintegrate into the traditional Victorian street network. A range of building heights and massing responds to the differing character of the area. Family duplexes are provided at ground and first floors, with dual aspect, decked access flats above. A central heating plant serves the whole scheme.

Accommodation schedule

Bedroom mix	Number of units
1 bed	274
2 bed	323
3 bed	174
4 bed	31
5 bed	17

Other land uses

Land use	Area
Community & commercial	1,300 sqm
Parking ratio	0.14

Iroko', Coin Street, London - Architects: Haworth Thompkins Ltd

Site area: 0.75ha
Net density: 79 DPH
Units: 59
Heights: 2-6 storeys

Project overview

Iroko Housing Co-operative was completed in 2001. Designed around a communal garden, the scheme provides a range of typologies to accommodate a mix of households. Ground floor shopping units and basement level car parking, maximising use of space on the site. The range of heights responds to the schemes varied context.

Accommodation schedule

Typology	Number of units
1 & 2 bed maisonettes & flats	21
3 bed maisonettes	6
5 bed houses	32

Car Parking

Number of spaces	Parking ratio
21	0.36

Image credit: Philip Vile

Caxton Works, Canning Town, London- Architects: Studio Egret West

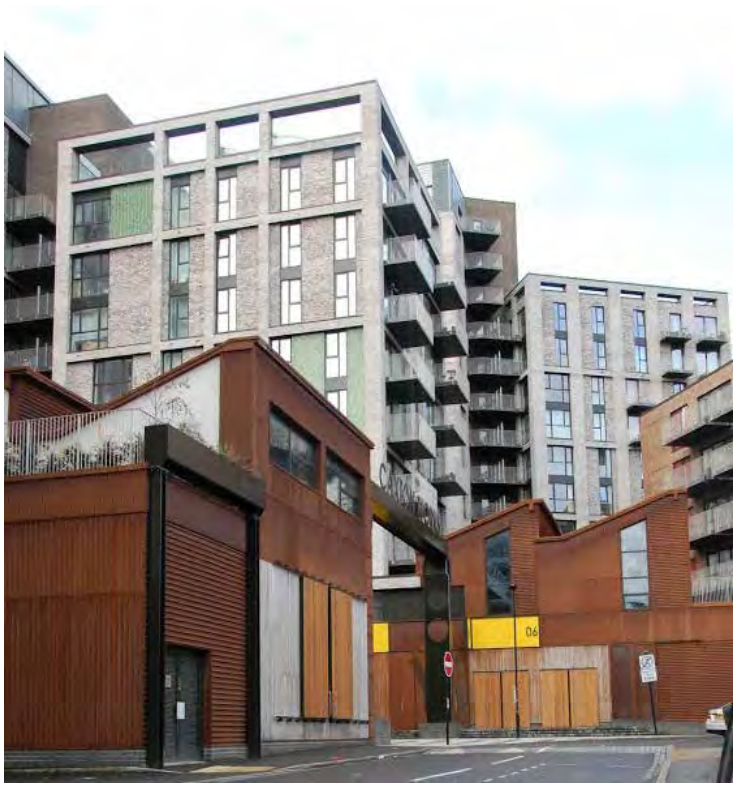
Site area: 0.89 ha
Net density: 377DPH
Units: 336
Heights: 6-15 storeys

Project overview

Caxton Works demonstrates the success of mixing light- industry, commercial and residential uses. The scheme by U+I and Galliard Homes regenerated the existing industrial buildings to provide 336 new homes and encourage 13 commercial units for creative uses.

Other land uses

Land use	Floorspace
B1	2,025 sq m
A3	64 sq m



S3, Eddington, Cambridge - Architects: Alison Brooks Architects -

Site area: 0.71ha
Net density: 261DPH
Units: 186
Heights: 4-5 storeys

Project overview

Consisting of 5 interlocking L and S-shape forms, the scheme draws upon the idea of the 19th century warehouse. Communal co-working foyers activate ground floor entrances. Undulating roof forms animate the skyline. Glazed bricks that subtly change colour from east to west form an important aspect to the refined simplicity of the elevations.

Accommodation schedule

Typology	Number of units
Studio	51
1 bed	55
2 bed	73
3 bed	7

Parking

Number of spaces	Parking ratio
Car parking 194 (including 11 disabled)	1.04
Cycle parking	384 (195 dedicated spaces in each home facilitated by wide corridors and lifts)

Image credit: Hill with Alison Brooks Architects

Silchester Housing, London – Architects: Haworth Tompkins

Site area: 0.92 ha
Net density: 122 DPH
Units: 112
Heights: 20 storeys

Project overview

The Silchester Housing scheme delivers new mixed tenure homes as part of an existing housing estate near to the Circle and Hammersmith and City tube lines in London. The scheme integrates an existing twenty storey residential block with a range of newer buildings that range from 3 to 10 storeys which are arranged to reinforce existing residential street patterns and animate corners with community spaces and retail. The qualities of Peabody's existing nineteenth century housing estates and terrace houses provide the reference point for the choice of materials and the regular repeated proportions of windows and doors create subtle horizontal and vertical rhythms characteristic of traditional London housing.

Accommodation schedule

Typology	Number of units
1 bed	43
2 bed	33
3 bed	23
4 bed	10
5 bed	3
Total	112

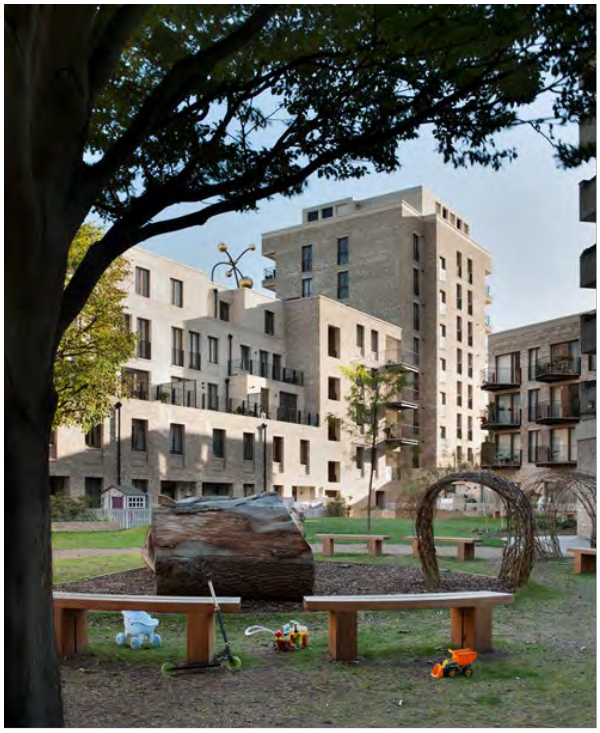
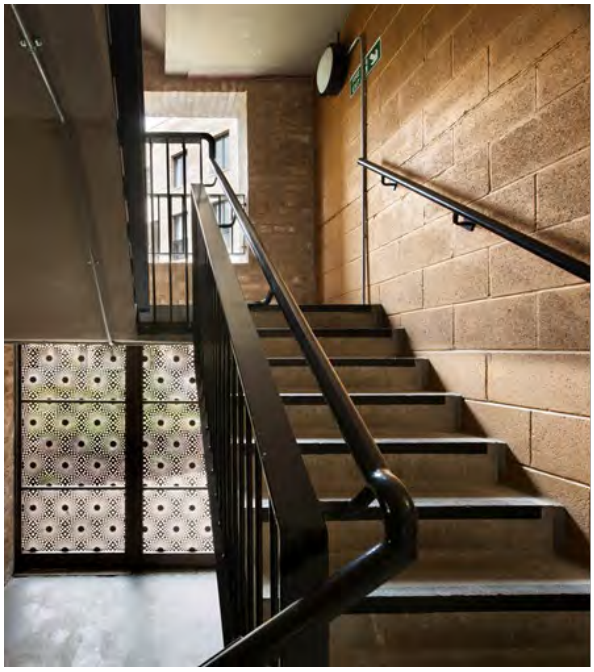


Photo credit: Philip Vile/Haworth Tompkins



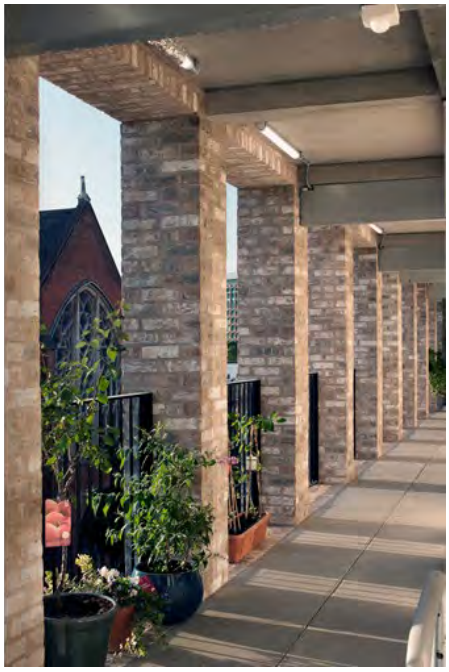


Photo credit: Philip Vile/Haworth Tompkins

95 Peckham Road, London – Architects: Peter Barber Architects

Site area: 0.13 ha
Net density: 769HR/HA
Units: 33
Heights: 2-6 storeys

Project overview

95 Peckham Road occupies the site of a former petrol filling station and creates a well-designed tenement style mansion block located in a prominent location on the North side of Peckham Road in Southwark, London. The building's stepped profile creates a sunny south facing roof terrace for each apartment and utilises par 2, part 4 and part 6 storey forms. The proposals create 8 affordable homes and 10% (4 units) are wheelchair accessible and meet the GLA Lifetime Homes Standards.

Accommodation schedule

Typology	Number of units
Studio	1
1 bed	13
2 bed	12
3 bed	6
4 bed	1
Total	**33**

Parking

One disabled car parking space is included as part of the mews on the western side of the development.

Image credit:© Morley von Sternberg

Image credit: ©Morley von Sternberg

Regent's Park Estate, 'Caudale', Camden, London – Architects: Mae

Site area: 0.12
Units: 8
Heights: 3-5 storeys
Other Land uses: Community hall

Project overview

Caudale creates a terrace off homes that is bookended by a distinctive apartment block that together respond to the rhythm and façade composition of the surrounding buildings. Caudale delivers 8 new homes as part of a series of estate regeneration schemes that will deliver a total of 116 units across the estate. This particular site comprises 3 townhouses and 5 apartments to deliver a mix of homes to provide large family housing alongside apartments to meet different household structures and needs. The apartments are designed to provide generous internal layouts that allow ease of movement and are wheelchair accessible with level access balconies. Along with large, recessed balconies, other amenity space is provided in the form of roof terraces.

Accommodation schedule

Typology	Number of units
1 bed	1
2 bed	1
3 bed	5
4 bed	1
Total	8

Image credit: Tim Crocker

Image credits: Tim Crocker

Bourne Estate, Clerkenwell, London – Architects: Matthew Llyod Architects

Site area: 1.07 ha
Net density: 225DPH
Units: 75
Heights: 5 storeys

Project overview

This scheme provides 75 new residential units in a mix of tenures, with improved public realm and open spaces, on the Grade II listed Bourne Estate in London Borough of Camden. Sitting partially within the Hatton Garden Conservation Area, the Bourne Estate is a key example of early, innovative LCC housing estates built in 1901 – 1903. The new housing derives from and responds to the original architecture: fine brick detailing emulates the pride and care shown in the old buildings, while the footprints of the new blocks respond to those of the adjacent buildings to create a positive rhythm and hierarchy of spaces. Encompassing both buildings and landscape, the new design creates vistas while clearly defining key routes and boundaries. Multiple ground floor entrances in the new blocks provide activity at street level. In keeping with the original buildings, the design includes secure shared access balconies for at most 3 flats, open to the air, as well as private balconies or gardens.

Accommodation schedule

Typology	Number of units
1 bed	23
2 bed	35
3 bed	14
4 bed	3
Total	**75**

Other land uses

Land use	Floorspace Sqm
D1 Community use	9, 216 sq m
Energy centre	1

Photo credits: Ben Luxmoore

Photo credits: Ben Luxmoore

Working

// Moving beyond traditional mixed-use forms and employment models

To realise the scale of the opportunity, NEC needs to aspire to a condition beyond the mixed-use norm and look to capturing a more varied and radical composition. The examples in this section all show aspects of what might be possible.

Bringing uses closer together through clever stacking and providing employment activity as part of the mix can support the evolution of a rich economic ecosystem and can build better places. Imaginative mixed-use compositions can facilitate compact, complex and convivial neighbourhoods that underpin a more sustainable model of urban growth.

Builders Merchants and Student Housing, Kings Cross, London - Architects: Cooley Architects

Units:
Heights: 6-10 storeys
Use types: B2 use and B8 use

Project overview

The scheme is an example of how industrial and residential uses can be designed to coexist. This hybrid mixed use building accommodates a Travis Perkins Builders' Merchants on the ground floor with part mezzanine, with a 563 room Unite student accommodation above.

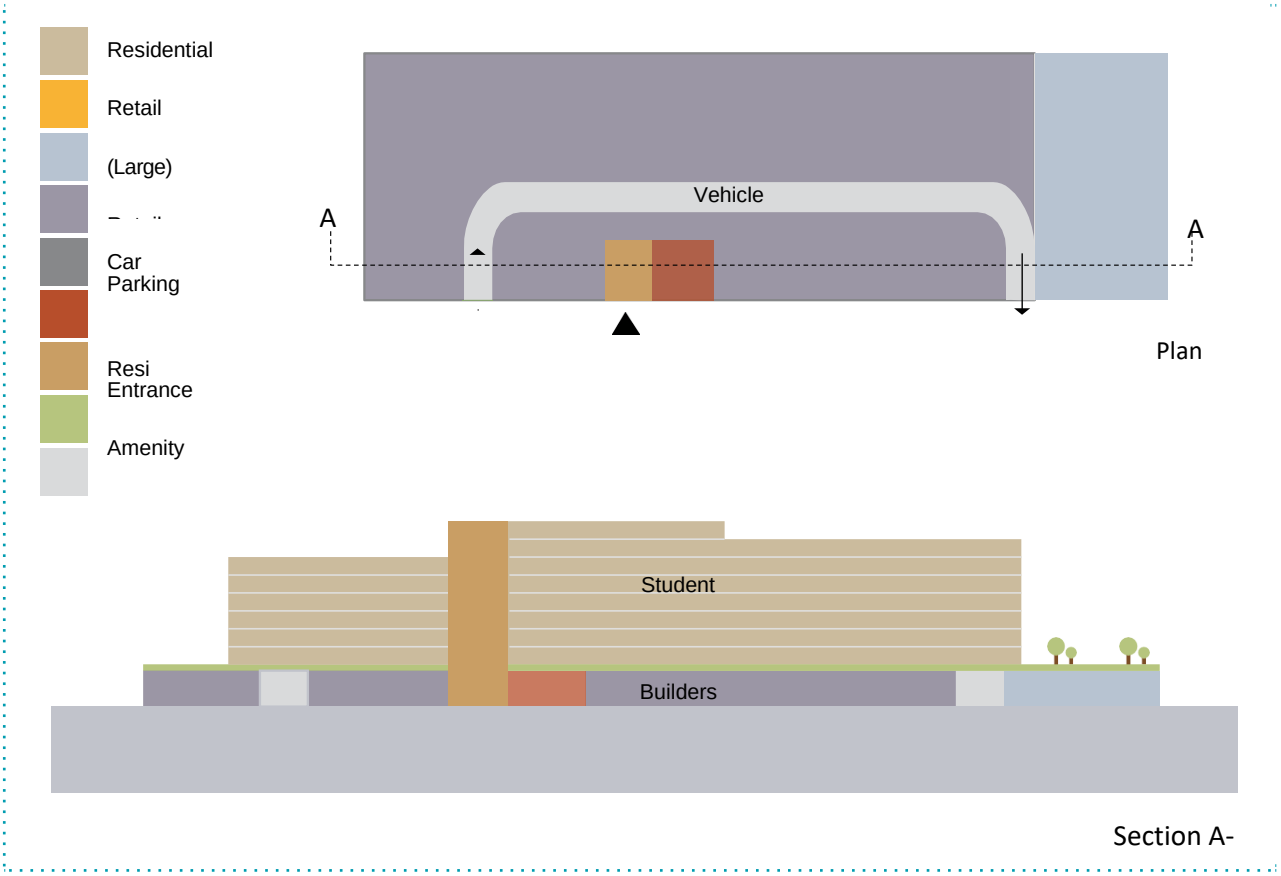
Other land uses

Land use	Floorspace (sqm)
B2, B8 and Sui-Generis use commercial (light industry, research and offices)	3,877 sq m

Precedent for:

- Co-location of industrial and residential use
- Hybrid stacked mixed use form
- Innovative design through separate access points
- Sound mitigation between industrial and residential uses

Image credit: Cooley Architects



Plan view (top) and cross section (bottom) illustrating composition of different uses and functions

Gewerbehof Laim, Munich, Germany - Architects: Bogevischs Buero

Site area: 1.1 ha
Heights: 5 storeys
Uses: B2 use

Project overview

The scheme in Munich provides solution to the pressure on industrial land. The site is one of ten Gewerbehofe built by the City Council providing high-density small industrial uses such as joinery, leather workshops, garment manufacture and fine metalwork. The scheme provides four goods lifts that are oversized to accommodate machinery and lift trucks.

Land use

Land use	Floorspace (sqm)
B1, B2	11,000 sq m with units from 40 sq m
Shared yard space	1,500 sq m loading and marshalling areas to internal access corridors

Precedent for:

- Stacked industrial space
- Good lifts for vertical movement of materials

Image credit: Bogevischs Buero Architecture architekten & stadtplaner Gmb -Michael Heinrich. Client: Muenchner Gewerbehof- und Technologiezentrumsgesellschaft mbH

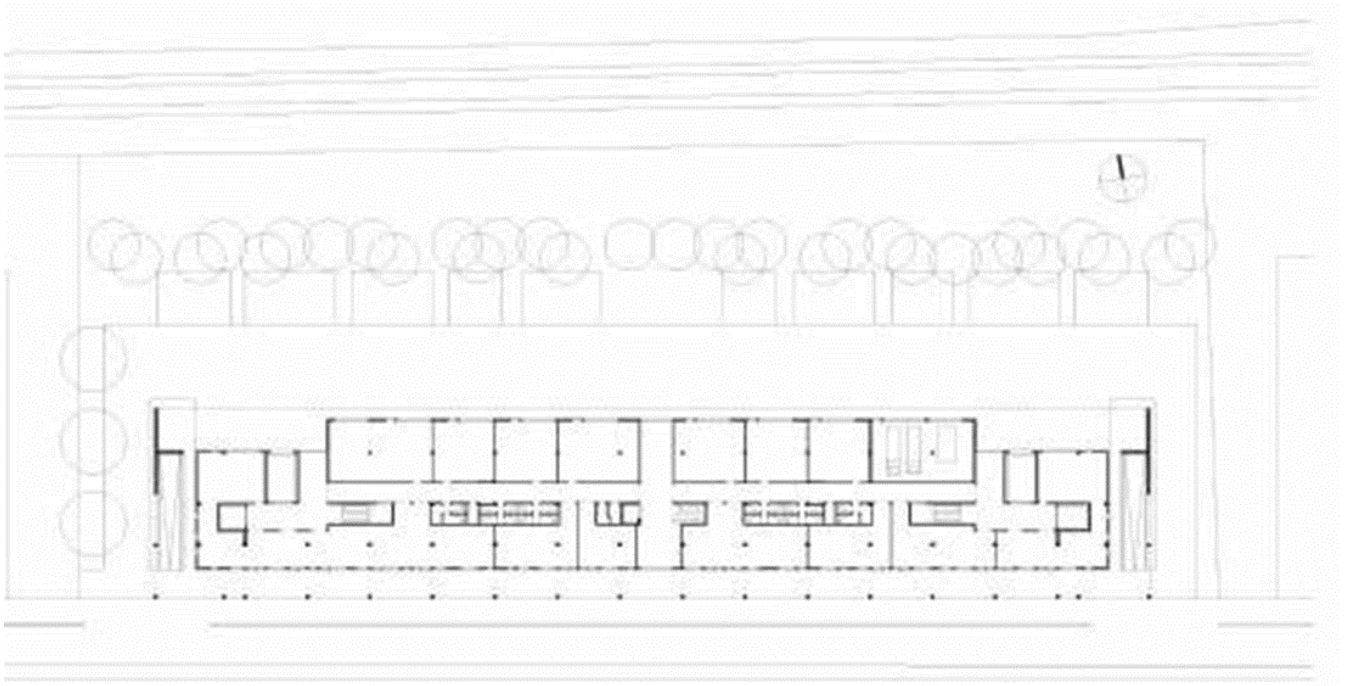


Image credit: Bogevischs Buero Architecture architekten & stadtplaner Gmb - Michael Heinrich. Client: Muenchner Gewerbehof- und Technologiezentrumsgesellschaft mbH

Bradfield Centre – Architects: Aukett Swanke

Floorspace: 4,523 m2
Heights: 1-3 storeys

Project overview

The Bradfield Centre was constructed for Trinity College on the Cambridge Science Park and involved the recycling of one of the first-generation building plots at the heart of the. The building is named after the Bursar who was instrumental in instigating the Science Park and exploits its location alongside one of the Park's lakes. The distinctive arc-shaped plan creates a vibrant centre for research and development and provides a hub for start-up businesses and companies seeking to collaborate and mix with existing science-based businesses in the Park.

The Hub provides space under a membership arrangement where individuals can use the space and facilities or where larger groups can take a dedicated 'private pod' space, all sharing the common facilities.

Parking

Parking	Amount
Car	105
Cycle	168

Mixing uses

The Sun Ship, Freiburg, Germany – Architect: Rolf Disch

Site area: 1.1 ha
Units: 60
Heights: 3-5 storeys

Project overview

The Sun Ship scheme provides an ecologically sustainable, vertical mix of office, commercial and residential uses. Homes and offices are supplied energy from solar panels, reducing energy consumption on site.

Accommodation schedule

Typology	Number of units
1-2 bed flat	51
Penthouse	9
Total	**60**

Other land use

Land use	Floorspace
B1 officers	3,600 sq m
B1 commercial	1,200 sq m

Precedent for:

- Co-location of commercial and residential
- Stacked mixed use form
- Localised energy production

Bernard Works, South Tottenham - Architects: Duggan Morris Architects

Site area: -
Heights: 1-7 storeys

Project overview

Innovative mixed use scheme combining affordable workspace units, with 99 residential units and 25,000 sq ft (2622 sqm) commercial space.

The site forms part of Haringey Council's Tottenham Area Action Plan, which seeks to identify potential areas for employment-led mixed-use redevelopment.

Image credit: Urban & Civic PLC

The Scene, Walthamstow, London - Architect: Pollard Thomas Edwards

Site area: 0.67 ha
Units:244
Heights: 2-5 storeys

Project overview

The Scene is a new corner plot providing an active and vibrant public space. The site provides mixed-uses with 121 residential units with 60% affordable housing. The Scene accommodates a cinema, public square and range of housing typology with car-free access.

Accommodation schedule

Typology	Number of units
One-bed flat	31
Two-bed flat	73
Three-bed flat	3
Three-bed house	10
Four-bed house	4
Total	**121**

Other land uses

Land use	Floorspace (sqm
B1 Retail	2322 sq m

Precedent for:

- Town centre and high street
- Wrapping and capping large commercial use

Image credit: MØller Danmark A/S and Pollard Thomas

Hand Axe Yard, London – Architects: Material Architects

Site area: 0.29 ha
Net density: 206 DPH
Units: 60
Heights: 2-8 storeys
Other land uses: Flexible B1 space, café/gallery, gym and public open space

Project overview

Hand Axe Yard creates a mixed-use development on the site of a former land-locked warehouse within the Kings Cross Conservation Area. The scheme provides 60 new private and affordable homes (62,000 sq ft), flexible B1 spaces (11,000 sq ft), a gym (2,000 sq ft) and a new oasis of public realm in a busy part of the city

Accommodation schedule

Typology	Number of units
Studio	4
1 bed	20
2 bed	24
3 bed	12

Image credit: Phillip Durrant

Essoldo House, King's Road Cinema, Chelsea, London – Architects: Nick Shipp

Site area: 0.89 ha
Net density: 123 DPH
Units: 11
Heights: 5 storeys
Other Land uses: Cinema and retail

Project overview

No. 279 King's Road in London is located in the heart of Chelsea. The redeveloped site has created a new mixed-use development and comprises 3 retail units, a cinema and 11 residential apartments. The main King's Road façade responds strongly to the prevailing streetscape character and the design helps tie together the adjacent two building blocks.

Accommodation schedule

Typology	Number of units
1 bed	1
2 bed	6
3 bed	4
Total	**11**

Image credit: Nick Shipp

Hobhouse Court, Whitcomb Street, London – Architects: Brisac Gonzalez

Site area: 0.165ha
Units: 22
Heights: 6 storeys

Project overview

The proposal is located within two very different conditions: the grander scale of the southern Trafalgar Square end, positioned in the Trafalgar Square conservation area, and the smaller scale and more sensitive character parts of the northern end, which greatly contrasts the south and is accordingly located in the St. James's conservation area.

The building façades are distinctly contemporary but sensitively reflect the richness, grain and materiality of the surrounding context. The textured and folded surfaces go a long way in amending the quality of the street that has been compromised by the larger buildings on the eastern side, whilst creating interest through dynamic architecture.

Accommodation schedule

Typology	Number of units
Studio	2
1 bed	7
2 bed	5
3 bed	8
Total	**22**

Other Land uses

Land use	Floorspace (sqm)
B1	1,400 sq m
A1	850 sqm
Public Art Gallery (D1)	-

Photo credit: Brisac Gonzalez

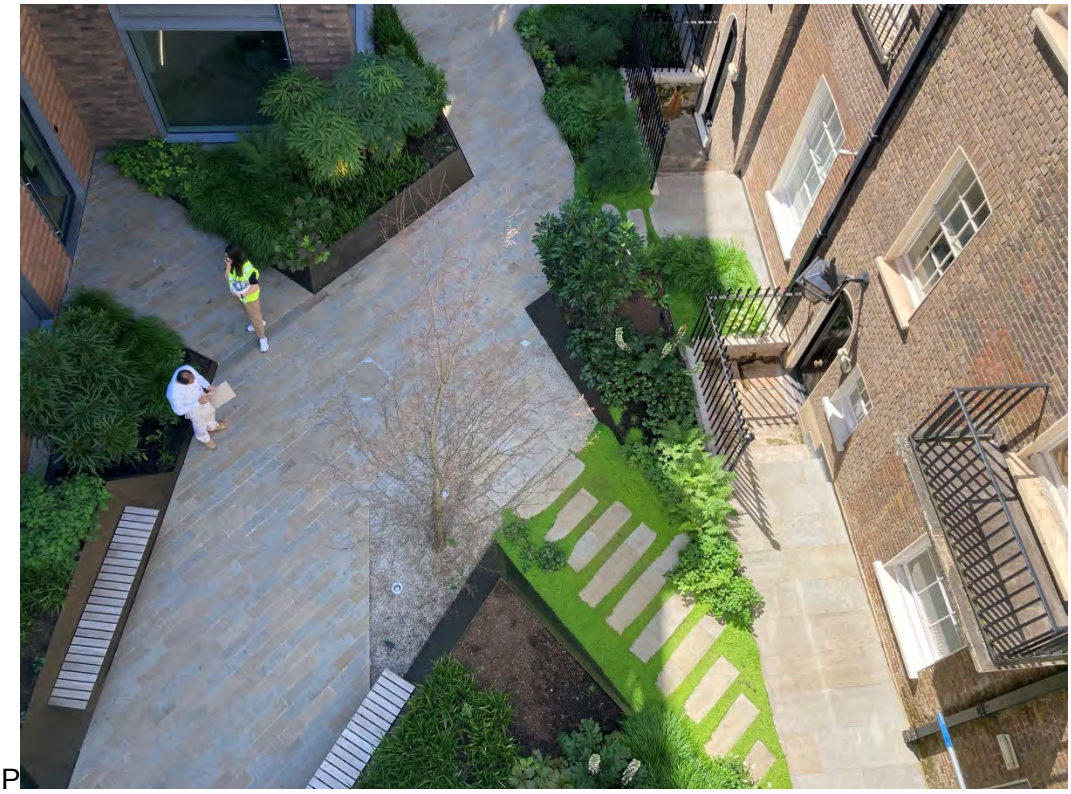


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Photo credit Brisac Gonzalez

Brentford Lock, London – Architects: Mikhail Riches

Site area: 2.13 ha
Units: 150
Heights: 5-8 storeys

Project overview

Text to follow.

Accommodation schedule

Typology	Number of units
1 bed	37
2 bed	64
3 bed	43
4 bed	6
Total	**150**

Other Land uses

Land use	Floorspace (sqm)
B1	Approx. 7,000 sqm
A3/A4	860 sqm
D1/D2	860
Bus depot	2,107

Image credit: Mark Hadden Photography and Mikhail Riches

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School

Marlborough Primary School, London - Architects: Dixon Jones Architects

Site area: 0.29 ha
Heights: 2-5 storeys

Project overview

This primary school provides external play spaces with linked teaching spaces accommodating 60 primary school spaces and 26 nursery spaces, through a land efficient form. The scheme represents an innovative solution to education provision.

Other land uses

Land use	Floorspace (sqm)
Offices, retail, school and community room	4,095 sq m

Image credit: Paul

New Islands Brygge School, Copenhagen – Architects: C.F Møller

Site area: 0.98 ha
Heights: 2-5 storeys

Project overview

The New Islands Brygge School is a middle school designed around sensory experience. The classrooms each have access to the rooftop that provides outdoor activity space, sports area and gardens that are used by the pupils in cooking classes. The scheme provides space for 784 students and is prime example of how a new school can be integrated into an inner-city space.

Land uses

Land use	Area (sqm)
Internal floorspace	10,000 sq m
External floorspace	4,000 sq m

Image credit: C.F Møller Danmark

Ashmount Primary School – Architects: Penoyre & Prasad

Project overview

The scheme is an exemplar for carbon-negative development, which includes on site renewables and CHP to school buildings and to neighbouring existing housing. The innovative approach to community energy distribution has earned the scheme a BREEAM Outstanding Award for the Highest Scoring Project in the Education Sector.

Image credit: ©Penoyre & Prasad

Image credit: Penoyre & Prasad

Image credit: © Morley Von

The Royal Wharf Primary School London – Architects: Feilden Clegg Bradley Studios

Site area: 0.45 ha
Heights: 2-3 storeys
Other use: Rooftop MUGA (614 sq m)

Project overview

Royal Wharf Primary School is a new build ‘Free’ school at the heart of the Royal Wharf masterplan. It will provide accommodation for 420 pupils and 60 nursery pupils in two-form entry.

The school’s position on the corner of the high street and fronting onto a pocket square, gives a civic aspect to the new public spaces of Royal Wharf. The building is conceived as a solid object, made from one material, carved and honed to create a connection between playground spaces and to break down the volume. Within the school, there are a series of diverse spaces created for the children which connect between the different levels, both physically and visually. These encourage learning from others and a sense of inquisitiveness. A rooftop games area and outdoor spaces, which cater for many kinds of play and learning, complement the indoor spaces. The new building is naturally ventilated and with lots of natural daylight.

Image credit: Feilden Clegg Bradley Studios

St Mary's RC Primary School, Battersea – Architects: Feilden Clegg Bradley Studios

Site area: 0.45 ha
Heights: 2 storeys
Land uses: Primary School, nursery and rooftop MUGA (520 sq m)

Project overview

The new building was constructed for an existing school previously on the site and provides an inspiring teaching environment at the heart of the mixed-use 'Battersea Exchange' development. The school has its front door located onto a new public square and is then arranged around a central courtyard and a series of terraced play spaces including a spectacular roof-top multi-use games area, all of which offer a fantastic foundation for learning.

The Roman Catholic Diocese invested in enhanced space standards beyond then-EFA guidance. Exposed thermal mass, natural ventilation, high levels of daylight, bright and generous circulation spaces and a variety of outdoor landscapes all contribute to lifting the character and quality of the school environment. Early Years and Key Stage 1 classrooms all have access to external space and a big slide provides joyful access to the central courtyard.

Image credit: David Christian

Image credits: David Christian

Community

Bethnal Green Mission Church – Architects: Gatti Routh Rhodes Architects

Site area: 0.06 ha
Units: 15 (including vicarage)
Heights: 6 storeys

Project overview

Bethnal Green Mission church is an example of a successful civic space. The hybrid mixed use building provides a double height community hall (basement), two storey church (ground and first floor), charity and co-working spaces (first floor) with dual aspect residential homes above including a 4 bedroom vicarage. The development was a result of an innovative partnership between the church and Thomsett Group who acted as developer.

Land use

Land use	Floorspace (sqm)
Residential	1,226 sq m GIA
Community/Church	539 sq m GIA
Office	209 sq m GIA
Overall	1,974 sqm GIA

Image credit: Gatti Routh Rhodes Architects and Jack Hobhouse

Storey's Field Community Centre & Nursery, Eddington, Cambridge – Architect: MUMA

Project overview

Designed for the University of Cambridge the building provides a civic focal point for the new community of Eddington accommodating a community centre, art performance hall and nursery. The building and has been specifically designed to be highly sustainable (BREEAM outstanding) and adapt to a wide range of activities and events from weddings to conferences, playgroups and Zumba classes to music concerts. Natural ventilation has been elegantly integrated into the building, with the triple- storey volume of the main, that allows for variable acoustics, passively ventilated using an underground labyrinth. Drawing from cloister typologies, the nursery is arranged around a landscaped courtyard providing secure play for children without the need of a fence.

Frampton Park Baptist Church and housing, London – Architects: Matthew Lloyd

Site area: 0.179ha
Net density: 759 HR/H
Units: 47 apartments
Heights: 3-8 storeys
Land uses: Church, café, community buildings, residential

Project overview

The Frampton Park scheme creates 47 new apartments in 3 new residential blocks which enabled a new church building, café and community facilities to be delivered on the Park Estate in Hackney. The new buildings vary the horizontality of the post-war estate, while drawing on the context of the existing buildings in materials, details and the treatment of entrances and windows to create a rich architectural language. A courtyard garden formed by the new housing is open to the street and shared with the public; a 'village green' in front of the church provides for community gatherings and events, and a corner space is enlarged and re-landscaped to accommodate the church's community gardening project. The new church building replaces a 1950s church in poor condition and accommodates the thriving congregation's many activities and services, previously scattered across the estate, under one roof. The scheme won a Housing Design Award in 2016.

Accommodation schedule

Typology	Number of units
1 bed	19
2 bed	16
3 bed	12
Total	**47**

Image credit: Ben Luxmoore

Image credits: Ben Luxmoore

Clay Farm Centre, Trumpington, Cambridge - Architects: ADP Architects

Site area: 0.3ha (approx.)
Net density: Not known
Units: 20 affordable units
Heights: 5 storeys (ground, first and second form the community element with third and fourth being affordable units.

Project overview

The Clay Farm Centre delivers community facilities including a library, doctor's surgery and community run café, along with community rooms and associated touch down space as part of the development of Clay Farm at Trumpington in Cambridge. It was built to provide facilities for the whole village and complements other community facilities already in Trumpington such as the village hall and King George V pavilion. As with the other village facilities, Clay Farm Centre is run by the local community and managed by Cambridge City Council.

The building occupies a prominent place in the development fronting onto Hobson's Square and the height needed to hold this new urban square is provided by the addition of 20 affordable units on the upper two floors. These units are car free and benefit from the excellent public transport an, walking and cycling links provided by the new development.

The Clay Farm Centre delivered:

- Community Centre – multi use hall and meeting rooms
- Library
- Community Café
- Youth facility
- Touchdown space – police and social services and others
- Medical Centre
- 20 affordable housing units

Accommodation schedule

Typology	Number of units
One bedroom	12
Two bedroom	8

Parking

22 car parking spaces including 5 for disabled drivers
98 cycle parking spaces including 28 for the residential units

P

Image credit: Greater Cambridge Shared Planning Service