

JDCC

5 April 2023
Rebecca Ward,
Principal Planner

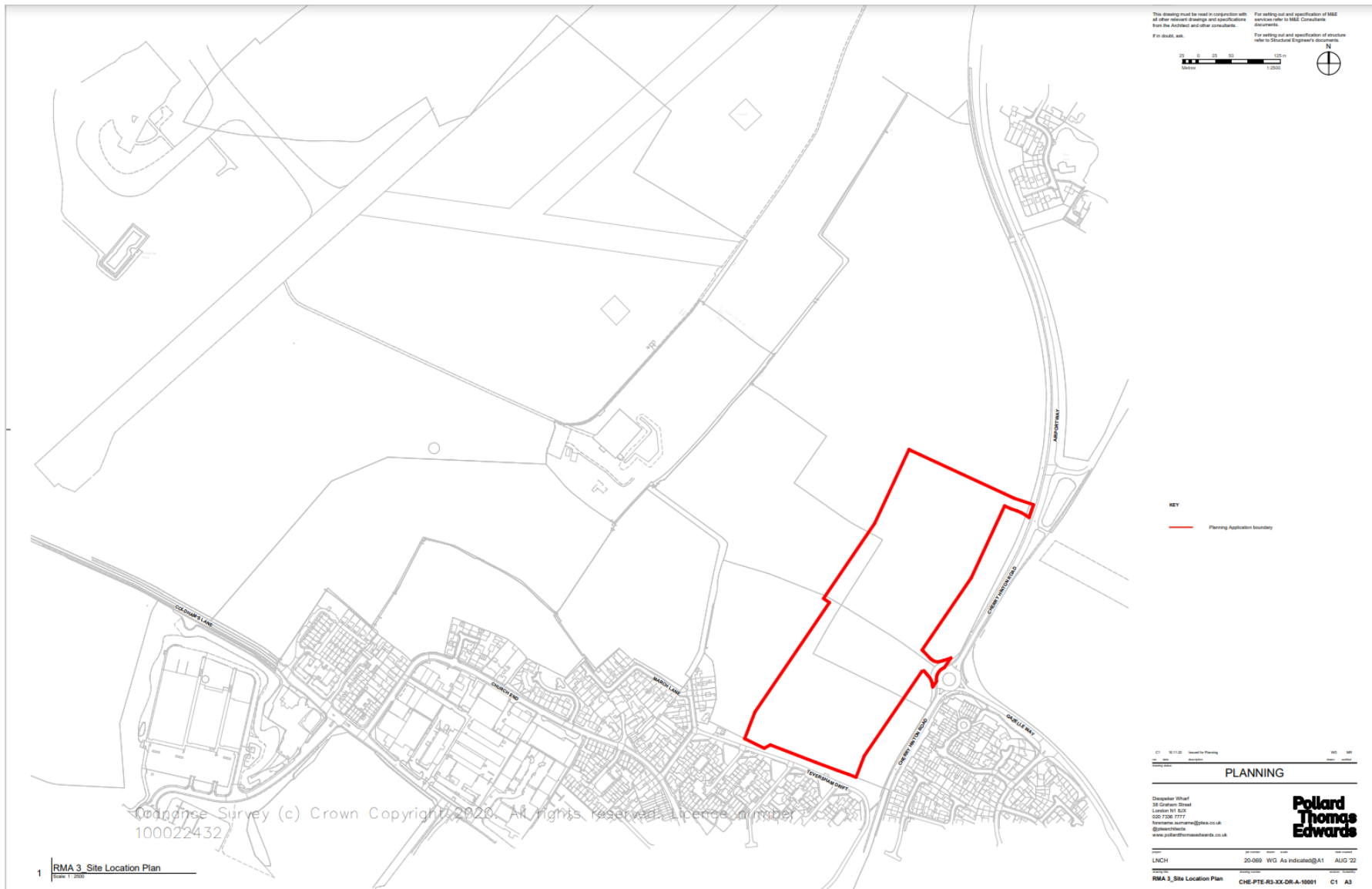


GREATER CAMBRIDGE
SHARED PLANNING

22/05018/REM and 22/05037/REM Land North of Cherry Hinton (Springstead Village) Coldhams Lane, Cambridge

Reserved matters application for appearance, landscape, layout and scale for 351 residential units and associated car parking, cycle parking and landscaping, along with partial discharge of conditions 10, 11, 12, 13, 14, 17, 18, 19, 24, 26, 26, 29, 30, 36, 37, 38, 40, 44, 45, 55, 59, 61, 64 pursuant to outline planning permission 18/0481/OUT as varied by refs: 22/01967/S73

Site Location Plan



matt lee
LANDSCAPE ARCHITECTURE
1100 West 12th Street, Suite 100, Vancouver, BC V6E 2K6
phone: 604.681.1111
office: 604.681.1111

Project:

SPRINGSTEAD VILLAGE

BELLWAY LATIMER CHERRY

HINTON LLP

The
LEARNING OBJECTIVES OF AN EPOCH

LANDSCAPE WASTER FORM PREP
FOR RMA 3 APPLICATION - EAST

| | |
|-----------------|-----------------|
| Issue 1999-2000 | Issue 1999-2000 |
|-----------------|-----------------|

| | |
|---------|-------------|
| Job No. | Drawing No. |
|---------|-------------|

| | |
|-------|--------------|
| PR208 | PR208-30 pt1 |
|-------|--------------|

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1988 SCHLITZLE - Springfield Village -- RMA 2 (Residential Areas Public Hearing)

NOTE: For trees within 85MNS areas of FCI's refer to McDougall Cushman drawings.

| | | | | | | |
|---|-----|------------------|----------------|---------|-------------|--------------------|
| 8 | Yes | Anti-competitive | Partial merger | 10.118m | 11.8-13.05m | Adaptive growth |
|---|-----|------------------|----------------|---------|-------------|--------------------|

| | | | | | | |
|---|----|-------------------------------|----------------------------------|----------|----------|----------|
| 6 | 10 | After re-planting Wingsail | Monstrous size of bird single | 10/10/10 | 10/10/10 | 10/10/10 |
|---|----|-------------------------------|----------------------------------|----------|----------|----------|

| | | | | | | |
|----|---|----------------------|---------------|--------|-------------|---------------------|
| 6 | | Albizia glaberrima | Black Albizia | 10-15m | 4-5, 6, 20m | Adaptive Group 1 |
| 61 | | Acacia drepanolobium | Forest Acacia | 10-15m | 4-5, 6, 20m | Adaptive Group 1 |

| | | | | | | |
|---|----|---------------|---------------|---------|---------|---------|
| 1 | 25 | Original Text | Original Text | 10-2000 | 01-2000 | Adverse |
|---|----|---------------|---------------|---------|---------|---------|

| | | | | | | |
|---|----|--------|--------|--------|--------|--------|
| T | 10 | 0.0100 | 0.0100 | 0.0100 | 0.0100 | 0.0100 |
|---|----|--------|--------|--------|--------|--------|

| | | | | | | |
|----|---|--|-------------------------------|---------|------------|---------------------------|
| 28 | c | <i>Vignatum lucidum</i> <i>Verignatum</i> | Springfield (Dinner) cruet | 10-12oz | 0.5-0.20oz | From a African tree |
|----|---|--|-------------------------------|---------|------------|---------------------------|

[illegible]

| | | | | | | |
|---|-----|--------------------|-----------------------------------|---------|---------|---------------------------|
| 2 | 100 | Highly sustainable | Demographic (1.2) apply carefully | 10-20mm | 10-15mm | Anticipation of 2020-2025 |
|---|-----|--------------------|-----------------------------------|---------|---------|---------------------------|

| | | | | | | |
|----|---|--|------------------------|---------|---------|------------------|
| 10 |  | <i>Hyacinthoides non-scripta</i> 'Chionodoxa' | Chionodoxa non-scripta | 15-20cm | 4-5-5cm | Adverse Rural |
|----|---|--|------------------------|---------|---------|------------------|

| | | | | | |
|---|----|--------------|--------------|-----------|--------------|
| 1 | 10 | World War II | World War II | 1941-1945 | World War II |
| 2 | 10 | World War II | World War II | 1941-1945 | World War II |

| | | | | | | | |
|-------|----|-------|----|-------|----|-------|----|
| Topic | SS | Topic | SS | Topic | SS | Topic | SS |
| | | | | | | | |



Hard Landscaping



Adopted roads and highway footpaths in macadam to engineers specification



Cyclepaths in red macadam surfacing to engineers' specification.



Brett Omega block paving
200x100x80mm in 'Buff' color
similar approved



Private Driveways in Brett
Antique 'Silver Haze' block
(or similar approved)



Front Paths in Brett L. Grey' (or similar approach)



Rear garden p...
to be surface...
Melrose road

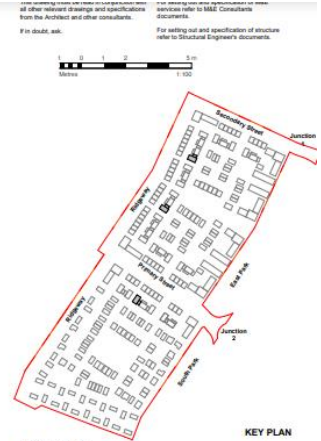
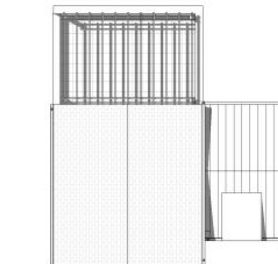
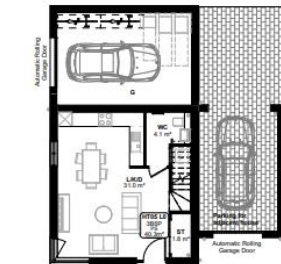
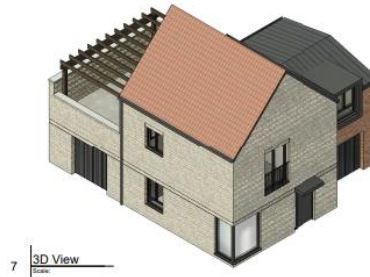
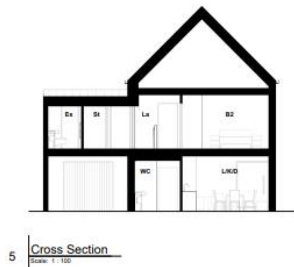


Paths within peat
surfaced in Uti
Ternat in 'Jaf

Proposed Landscape Masterplan (2)



Tenure Type Example (1)



KEY LEGEND

| | |
|---------------------------|-----------------------|
| ADHP Air Source Heat Pump | Lx Landing |
| B1 Bedroom 1 (by number) | BL Rooflight |
| Ba Bathroom | RAWP Rain water pipe |
| D Dining | RWD Rain water outlet |
| Dr Downer | SVP Soil vent pipe |
| Ex Envelope | St Storage |
| Fa Family room | LC "Little Cupboard" |
| G Garage | W Fillet window |
| H Hall | WC Toilet/Closetroom |
| K Kitchen | WM Washing Machine |
| L Living | |

MATERIAL KEY LEGEND

BRICK & CLADDING

| | |
|---|--|
| B1 Mid red brick | B2 Light buff brick |
| B3 Soft light buff brick | B4 Mid buff brick with decorative soft light red brick stripes |
| B5 Mid buff brick with decorative dark grey brick stripes | B6 Mid buff brick with decorative dark grey brick stripes |
| B7 Soft light red brick with decorative dark grey brick stripes | B8 Dark weatherboarding |

ROOF

| | |
|--------------------------------|-------------------------|
| R1 Mottled red pan tiles | R2 Dark grey roof tiles |
| R3 Falcated standing seam roof | |

OTHER

| | |
|---|--|
| O1 Light profiled weatherboarding | O2 Garden wall (brick colour to match house) |
| O3 Estate ceiling/fence | O4 Dark timber fence |
| O5 Metal railing gate - colour to match window frames | O6 Metal cladding - colour to match window frames |
| O7 Purgate | O8 Brick fence with timber roof - including integrated signage and light |
| O9 Dark weatherboarding | O10 Projecting metal canopy - colour to match window frames |
| O11 Aluminium - colour to match window frames | O12 Juliet balcony - colour to match window frames |
| O13 Backed metal cladding | O14 Dark grey window frames |
| O15 Garage door - colour to match window frames | O16 Projecting metal canopy - colour to match window frames |
| O17 ADHP unit | O18 Metal balustrading with solid acoustic panel - colour to match window frames |
| O19 Contoured brick balustrade | O20 GSP downer or projecting bay - dark grey, colour to match window frames |
| O21 Dark grey brick | |

Gross Internal Area (GIA) for HT05 (3B6P) P5

| Level | Unit No. | Area (sq ft) |
|---------|----------|--------------|
| Level 0 | HT05-L0 | 61.7 |
| Level 1 | HT05-L1 | 61.7 |
| | | 123.4 |

Planning

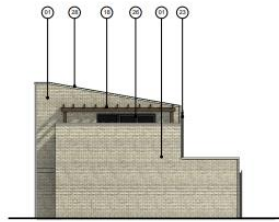
| | | | |
|-------------|-----------------------|--|--|
| C2 20.02.20 | Approved for Planning | | |
| C1 16.11.12 | Approved for Planning | | |

Disperser Wharf
35 Graham Street
London N1 6JN
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tenuretype@pollardthomasedwards.co.uk
@pollardthomasedwards
www.pollardthomasedwards.co.uk

**Pollard
Thomas
Edwards**

Land North of Cherry Hill
20-009 LB 1:100@A1 MNR 21
RMA 3 - 3 Bed - HT05-B (3B6P) CHE- PTE-R3-XX-DR-A-10043 C2 A3
P5

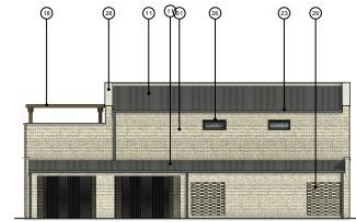
Tenure Type Example (2)



1 Right Elevation
Scale: 1:100



2 Front Elevation
Scale: 1:100

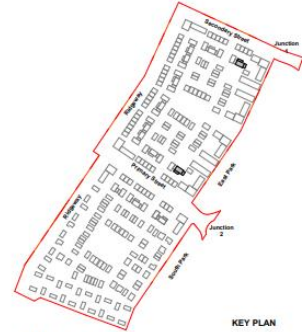


3 Rear Elevation
Scale: 1:100



4 Left Elevation
Scale: 1:100

Excluded L.P. (P.T.E.)
Use figure dimensions only. DO NOT SCALE
All dimensions are in millimetres unless otherwise stated.
This drawing must be read in conjunction with all other relevant drawings and specifications from the Architect and other consultants.
If in doubt, ask.
In consultation, any discrepancy must be immediately reported to the Architect.
All settings out to face of structure or to g.p.d. All pavements are set to street level or structure.
For setting out and specification of M&E services refer to M&E Consultants' documents.
For setting out and specification of structure refer to Structural Engineer's documents.



KEY PLAN

| KEY LEGEND | |
|----------------------------|--|
| ADHP Air Source Heat Pumps | Lx Landing |
| B1 Bedroom 1 (by number) | RL Rafter/Light |
| Bx Bathroom | RWP Rain water pipe |
| D Driveway | RWO Rain water outlet |
| Cx Corner | RWP Rain water pipe |
| Ex Ensuite | St Storage |
| Fx Family room | UC Utility Cupboard |
| G Garage | W Floor waste |
| H Hall | WC Toilet/Close |
| K Kitchen | WM Washing Machine |
| L Living | Wx in RWP connected to replacement mains |

MATERIAL KEY LEGEND

| BRICK & CLADDING | |
|--|--|
| 01 Red brick | 02 Light grey brick |
| 03 Soft light red brick | 04 Red brick with decorative white light red brick stripes |
| 05 Red brick with decorative dark grey brick stripes | 06 Red brick with decorative dark grey brick stripes |
| 07 Red brick with decorative dark grey brick stripes | 08 Red brick with decorative dark grey brick stripes |
| 09 Red brick with decorative dark grey brick stripes | 10 Red brick with decorative dark grey brick stripes |
| 11 Red brick with decorative dark grey brick stripes | 12 Red brick with decorative dark grey brick stripes |
| 13 Red brick with decorative dark grey brick stripes | 14 Red brick with decorative dark grey brick stripes |
| 15 Red brick with decorative dark grey brick stripes | 16 Red brick with decorative dark grey brick stripes |
| 17 Red brick with decorative dark grey brick stripes | 18 Red brick with decorative dark grey brick stripes |
| 19 Red brick with decorative dark grey brick stripes | 20 Red brick with decorative dark grey brick stripes |
| 21 Red brick with decorative dark grey brick stripes | 22 Red brick with decorative dark grey brick stripes |
| 23 Red brick with decorative dark grey brick stripes | 24 Red brick with decorative dark grey brick stripes |
| 25 Red brick with decorative dark grey brick stripes | 26 Red brick with decorative dark grey brick stripes |
| 27 Red brick with decorative dark grey brick stripes | 28 Red brick with decorative dark grey brick stripes |
| 29 Red brick with decorative dark grey brick stripes | 30 Red brick with decorative dark grey brick stripes |
| 31 Red brick with decorative dark grey brick stripes | 32 Red brick with decorative dark grey brick stripes |
| 33 Red brick with decorative dark grey brick stripes | 34 Red brick with decorative dark grey brick stripes |
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| 37 Red brick with decorative dark grey brick stripes | 38 Red brick with decorative dark grey brick stripes |
| 39 Red brick with decorative dark grey brick stripes | 40 Red brick with decorative dark grey brick stripes |
| 41 Red brick with decorative dark grey brick stripes | 42 Red brick with decorative dark grey brick stripes |
| 43 Red brick with decorative dark grey brick stripes | 44 Red brick with decorative dark grey brick stripes |
| 45 Red brick with decorative dark grey brick stripes | 46 Red brick with decorative dark grey brick stripes |
| 47 Red brick with decorative dark grey brick stripes | 48 Red brick with decorative dark grey brick stripes |
| 49 Red brick with decorative dark grey brick stripes | 50 Red brick with decorative dark grey brick stripes |
| 51 Red brick with decorative dark grey brick stripes | 52 Red brick with decorative dark grey brick stripes |
| 53 Red brick with decorative dark grey brick stripes | 54 Red brick with decorative dark grey brick stripes |
| 55 Red brick with decorative dark grey brick stripes | 56 Red brick with decorative dark grey brick stripes |
| 57 Red brick with decorative dark grey brick stripes | 58 Red brick with decorative dark grey brick stripes |
| 59 Red brick with decorative dark grey brick stripes | 60 Red brick with decorative dark grey brick stripes |
| 61 Red brick with decorative dark grey brick stripes | 62 Red brick with decorative dark grey brick stripes |
| 63 Red brick with decorative dark grey brick stripes | 64 Red brick with decorative dark grey brick stripes |
| 65 Red brick with decorative dark grey brick stripes | 66 Red brick with decorative dark grey brick stripes |
| 67 Red brick with decorative dark grey brick stripes | 68 Red brick with decorative dark grey brick stripes |
| 69 Red brick with decorative dark grey brick stripes | 70 Red brick with decorative dark grey brick stripes |
| 71 Red brick with decorative dark grey brick stripes | 72 Red brick with decorative dark grey brick stripes |
| 73 Red brick with decorative dark grey brick stripes | 74 Red brick with decorative dark grey brick stripes |
| 75 Red brick with decorative dark grey brick stripes | 76 Red brick with decorative dark grey brick stripes |
| 77 Red brick with decorative dark grey brick stripes | 78 Red brick with decorative dark grey brick stripes |
| 79 Red brick with decorative dark grey brick stripes | 80 Red brick with decorative dark grey brick stripes |
| 81 Red brick with decorative dark grey brick stripes | 82 Red brick with decorative dark grey brick stripes |
| 83 Red brick with decorative dark grey brick stripes | 84 Red brick with decorative dark grey brick stripes |
| 85 Red brick with decorative dark grey brick stripes | 86 Red brick with decorative dark grey brick stripes |
| 87 Red brick with decorative dark grey brick stripes | 88 Red brick with decorative dark grey brick stripes |
| 89 Red brick with decorative dark grey brick stripes | 90 Red brick with decorative dark grey brick stripes |
| 91 Red brick with decorative dark grey brick stripes | 92 Red brick with decorative dark grey brick stripes |
| 93 Red brick with decorative dark grey brick stripes | 94 Red brick with decorative dark grey brick stripes |
| 95 Red brick with decorative dark grey brick stripes | 96 Red brick with decorative dark grey brick stripes |
| 97 Red brick with decorative dark grey brick stripes | 98 Red brick with decorative dark grey brick stripes |
| 99 Red brick with decorative dark grey brick stripes | 100 Red brick with decorative dark grey brick stripes |

| Gross Internal Area (GIA) by P.T.E. (P.T.E.) | | | |
|--|-----------|------------|------------|
| Level | GIA (sqm) | GIA (sqft) | Area (sqm) |
| Level 0 | 1110.0 | 1190.0 | 1110.0 |
| Level 1 | 1110.0 | 1190.0 | 1110.0 |
| Level 2 | 1110.0 | 1190.0 | 1110.0 |

| Gross Internal Area (GIA) by P.T.E. (P.T.E.) | | | |
|--|-----------|------------|------------|
| Level | GIA (sqm) | GIA (sqft) | Area (sqm) |
| Level 0 | 1110.0 | 1190.0 | 1110.0 |
| Level 1 | 1110.0 | 1190.0 | 1110.0 |
| Level 2 | 1110.0 | 1190.0 | 1110.0 |

| Gross Internal Area (GIA) by P.T.E. (P.T.E.) | | | |
|--|-----------|------------|------------|
| Level | GIA (sqm) | GIA (sqft) | Area (sqm) |
| Level 0 | 1110.0 | 1190.0 | 1110.0 |
| Level 1 | 1110.0 | 1190.0 | 1110.0 |
| Level 2 | 1110.0 | 1190.0 | 1110.0 |

PLANNING

Developer: Wharf
30 Grafton Street
London W1 3JX
020 7338 7777
www.pollardthomasedwards.co.uk

**Pollard
Thomas
Edwards**

| Gross Internal Area (GIA) by P.T.E. (P.T.E.) | | | |
|--|-----------|------------|------------|
| Level | GIA (sqm) | GIA (sqft) | Area (sqm) |
| Level 0 | 1110.0 | 1190.0 | 1110.0 |
| Level 1 | 1110.0 | 1190.0 | 1110.0 |
| Level 2 | 1110.0 | 1190.0 | 1110.0 |



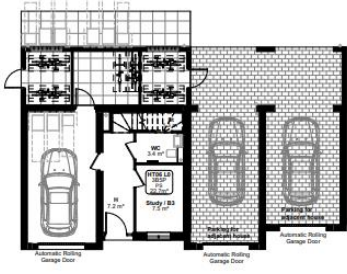
5 Cross Section
Scale: 1:100



6 Long Section
Scale: 1:100



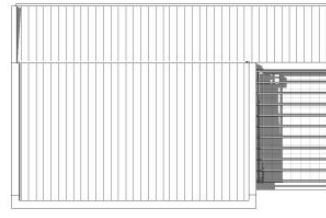
7 3D View
Scale: 1:100



8 Ground Floor Plan
Scale: 1:100



9 First Floor Plan
Scale: 1:100



10 Roof Plan
Scale: 1:100

Tenure Type Example Apartments (3)



Section 2
Scale: 1:100



- | Key | |
|----------------------------|---|
| | Black Paving |
| | Coloured Tarmac Full colour multi-length coloured series |
| | Grass Surface & Rubble Match |
| | Dark Chippings |
| Break forcing to perimeter | |
| | Self-cleaning gully |
| | Cycle Parking |
| | Picnic Table |
| | Timber Pergola |
| | Dedicated Play Furniture and Safety Zone |
| | Natural Play |
| | Timber Seating |
| | Propagated tree |
| | Flowering semiway lawn grass |
| | Edge Planting Mix of evergreen and deciduous shrubbery |
| | Hedge |
| | Decorative species |
| | Ecologically enhancing shrub planting Mix of native and/or non-native shrubs |
| | Wildflower meadow with series of mown grass plots |
| | Small areas |
| | Moulds (up to 1.2m high) |

NOTE:
For detailed planting, please refer to
drawing MOGC-LD-200-Designation Plant -
Planting Plan