

JDCC

18<sup>th</sup> October 2023  
Mike Huntington  
Principal Planner



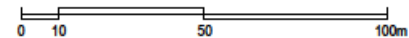
**GREATER CAMBRIDGE**  
SHARED PLANNING

# 23/00835/FUL – Merlin Place, 460 Milton Road, Cambridge

Demolition of 2,730 sqm (GIA) office building (use class E(g)(i)) and erection of 13,096 sqm (GIA) of research and development accommodation (use class E(g)(ii)), including ancillary accommodation broken down as follows:

- i. Office accommodation (4,648 sqm)
- ii. Laboratory space (4,388 sqm)
- iii. Café (161 sqm)
- iv. Ground floor car park incorporating 45 no. car parking spaces (1,047 sqm)
- v. Plant space (924 sqm)
- vi. Cycle parking spaces (276 for staff and 37 for visitors, total 313)
- vii. Access and circulation areas, engineering works and footpaths/cycleways
- viii. Drainage and servicing infrastructure, and
- ix. Hard and soft landscaping.

## 20/02/2023 14:30:25





## 20.02.2023 14:32:24



All reproduction & intellectual property rights reserved © 2023

Status: S2 Revision: P01

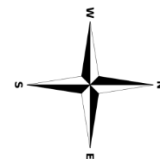
\*For illustrative purposes only.



# General ground floor arrangement plan



- NOTES**
1. This drawing is to be read in conjunction with all other drawings and specifications.
  2. Do not scale off this drawing. Written dimensions to be taken only.
  3. Any discrepancies found between this drawing and other drawings, specifications or other associated documents must be referred to the Landscape Architect prior to work commencing.
  4. This drawing must not be copied in whole or in part without prior written consent of HarrisonStevens Limited.
  5. Survey information is based upon the Topographical Survey and OS data where referenced.



## Key

Trees	Hard Landscape	Soft Landscape
<ul style="list-style-type: none"> <li>Existing Trees                             <ul style="list-style-type: none"> <li>- Refer to L_100-102 for details</li> </ul> </li> <li>Tree Type 1: Specimen Tree                             <ul style="list-style-type: none"> <li>- Refer to SW_200 for details</li> <li>- Refer to SP_602 for details</li> </ul> </li> <li>Tree Type 2: Structure Tree                             <ul style="list-style-type: none"> <li>- Refer to SW_200 for details</li> <li>- Refer to SP_602 for details</li> </ul> </li> <li>Tree Type 3: Structural Plant                             <ul style="list-style-type: none"> <li>- Refer to SW_200 for details</li> <li>- Refer to SP_602 for details</li> </ul> </li> <li>Tree Type 4: Large Shrub Tree                             <ul style="list-style-type: none"> <li>- Refer to SW_200 for details</li> <li>- Refer to SP_602 for details</li> </ul> </li> <li>Tree Type 5: Large Tree                             <ul style="list-style-type: none"> <li>- Refer to SW_200 for details</li> <li>- Refer to SP_602 for details</li> </ul> </li> <li>Tree Type 6: Large Multi Stem                             <ul style="list-style-type: none"> <li>- Refer to SW_200 for details</li> <li>- Refer to SP_602 for details</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Paving Type 1: Road Crossings                             <ul style="list-style-type: none"> <li>- Medium sized permeable paving slabs</li> </ul> </li> <li>Paving Type 2: Entrance Foyer                             <ul style="list-style-type: none"> <li>- Large sized impermeable paving flags</li> </ul> </li> <li>Paving Type 3: Vehicle Entrance Paving                             <ul style="list-style-type: none"> <li>- Small permeable paving bricks to service yard</li> </ul> </li> <li>Paving Type 4: Cowley Road Walkway                             <ul style="list-style-type: none"> <li>- Large sized permeable paving flags</li> <li>- To blend into Entrance Foyer paving</li> </ul> </li> <li>Paving Type 5: Feature Paving                             <ul style="list-style-type: none"> <li>- Cafe seating spill out paving</li> <li>- To match interior architecture</li> </ul> </li> <li>Paving Type 6: Shared surface - Loading Zone                             <ul style="list-style-type: none"> <li>- Small cube impermeable paving</li> </ul> </li> <li>Paving Type 7: Loose small rocks                             <ul style="list-style-type: none"> <li>- To SUDs feature in southern park</li> </ul> </li> <li>Paving Type 8: Large concrete stepping stones                             <ul style="list-style-type: none"> <li>- To southern park</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Grassland Mix Type 1:                             <ul style="list-style-type: none"> <li>- Refer to SW_200 for details</li> <li>- Refer to SP_602 for plant species</li> </ul> </li> <li>Grass Mix 1:                             <ul style="list-style-type: none"> <li>- Refer to SW_200 for details</li> <li>- Refer to SP_602 for plant species</li> </ul> </li> <li>Shrub Mix Type 1:                             <ul style="list-style-type: none"> <li>- Refer to SW_200 for details</li> <li>- Refer to SP_602 for plant species</li> </ul> </li> <li>Planting Mix Type 2:                             <ul style="list-style-type: none"> <li>- Refer to SW_200 for details</li> <li>- Refer to SP_602 for plant species</li> </ul> </li> <li>Hedge Type 1:                             <ul style="list-style-type: none"> <li>- Refer to SW_200 for details</li> <li>- Refer to SP_602 for plant species</li> </ul> </li> <li>Green Roof:                             <ul style="list-style-type: none"> <li>- Refer to SW_200 for details</li> <li>- Refer to SP_602 for plant species</li> </ul> </li> <li>Existing retained landscape out with boundary</li> </ul>

DDI Issued for PLANNING	SP 05.02.23
DDI Issued for TEAM REVIEW	SP 24.01.23
Issue/Revision	By Date

**HarrisonStevens**

HarrisonStevens.co.uk

Client:	Kadans
Project:	Merlin Place
Drawing Title	General Arrangement Plan
Scale Bar	North
Date	30.11.22
Status	PLANNING
Drawn	SP
Checked	MS
Scale	1:3000(A1)
Drawn No.	22029 L_200
Rev.	D01

# Ground floor plan



Project  
Merlin Place Cambridge

Prepared For  
Kadans Science Partner



HOK International Ltd.  
90 Whitfield Street  
London W1T 4EZ United Kingdom  
t +44 (0)20 7636 2006  
f +44 (0)20 7636 1987

All reproduction & intellectual property rights reserved © 2023

In Association with

**HOARE LEA**

MEP, Fire, VT, Acoustic and Sustainability

Ground Floor, Botanic House, 100 Hills Road

Cambridge, CB2 1PH

**AKT**

Structural Engineer

8 Hills Road, Cambridge, CB2 1GE

**HARRISON STEVENS**

Landscaping

11 South Charlotte Street, Edinburgh

ED1 4AS

**WSP**

Highways & Transportation

70 Chancery Lane London

WC2A 1AF

**CB3 CONSULTING**

Cost Consultant

St John's Innovation Centre

Cowley Road Cambridge, CB4 0WS

**Carter Jonas**

Planning

One Station Square, Cambridge

CB1 2GA

Key Plan

Drawn by: MW/JP Reviewed by: AA/JF

Approved by: AA Scale @ A1: 1: 200

Project No: 21.33077.00

Sheet Title

GENERAL

ARRANGEMENT

LAYOUT PLAN - LEVEL

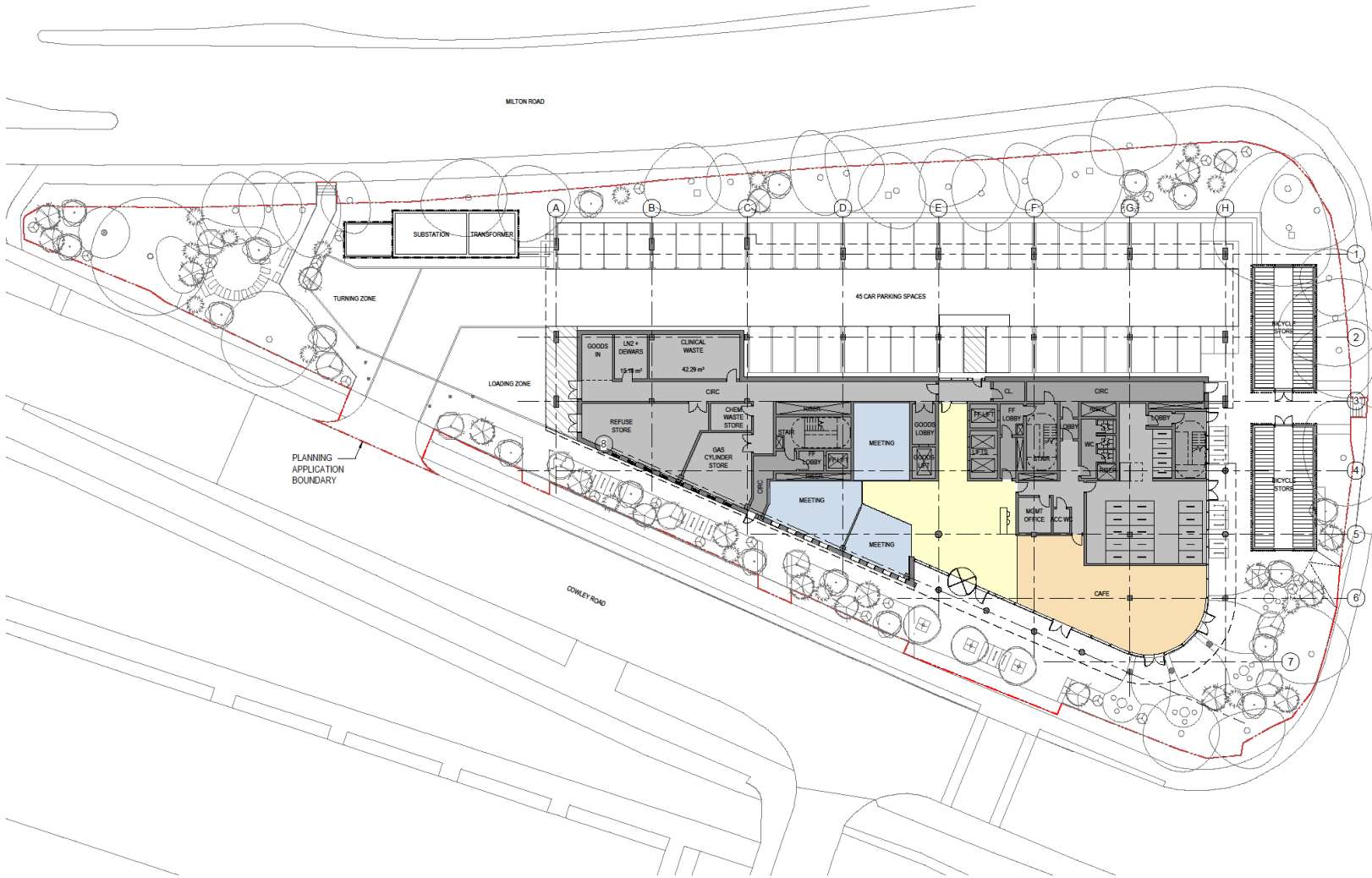
0

Original drawing is A1. Do not scale contents of this drawing.

Sheet Number

MPC-HOK-BW-ZZ-DR-T-10101

Status: S2 Revision: P01

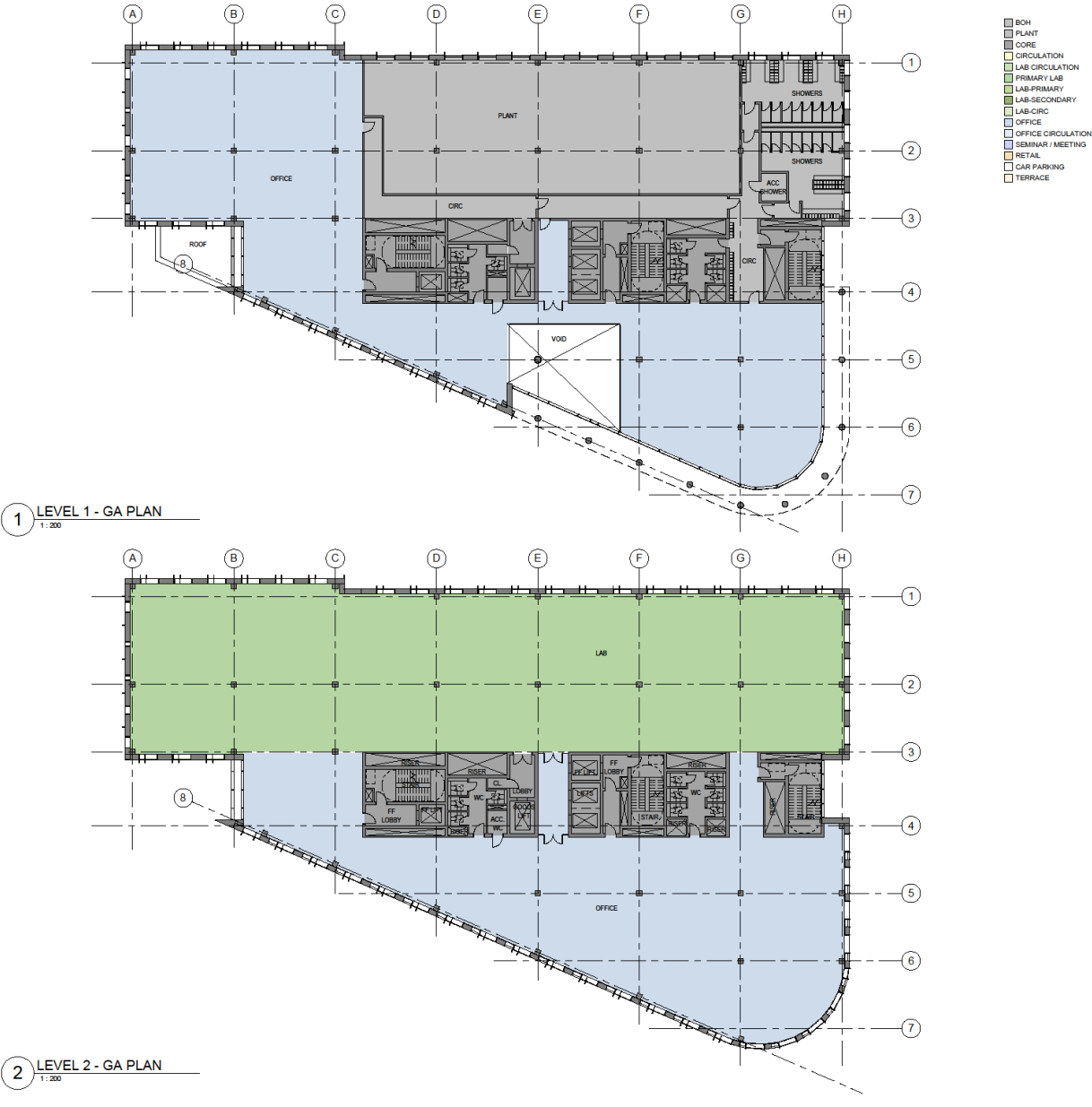


1 LEVEL 0 - GA PLAN

1: 200

0 1 5 10 M

# First floor and generic 2nd-5th floor plan



Project  
Merlin Place Cambridge

Prepared For  
Kadans Science Partner



HOK International Ltd.  
90 Whitfield Street  
London W1T 4EZ United Kingdom  
t +44 (0)20 7636 2006  
f +44 (0)20 7636 1987

All reproduction & intellectual property rights reserved © 2023

**HOARE LEA**  
MEP, Fire, VT, Acoustic and Sustainability  
Ground Floor, Botanic House, 100 Hills Road  
Cambridge, CB2 1PH

**AKT**  
Structural Engineer  
9 Hills Road, Cambridge,  
CB3 10E

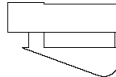
**HARRISON STEVENS**  
Landscaping  
11 South Charlotte Street, Edinburgh  
EH2 4AD

**WSP**  
Highways & Transportation  
70 Chancery Lane London  
WC2A 1AP

**CB3 CONSULTING**  
Cost Consultant  
St John's Innovation Centre  
Cowley Road Cambridge, CB4 0WS

**Carter Jonas**  
Planning  
One Station Square, Cambridge  
CB1 2QA

Key Plan



Site verify all dimensions prior to construction  
Report all discrepancies to HOK immediately  
This drawing is to be read in conjunction with all relevant  
documents and drawings

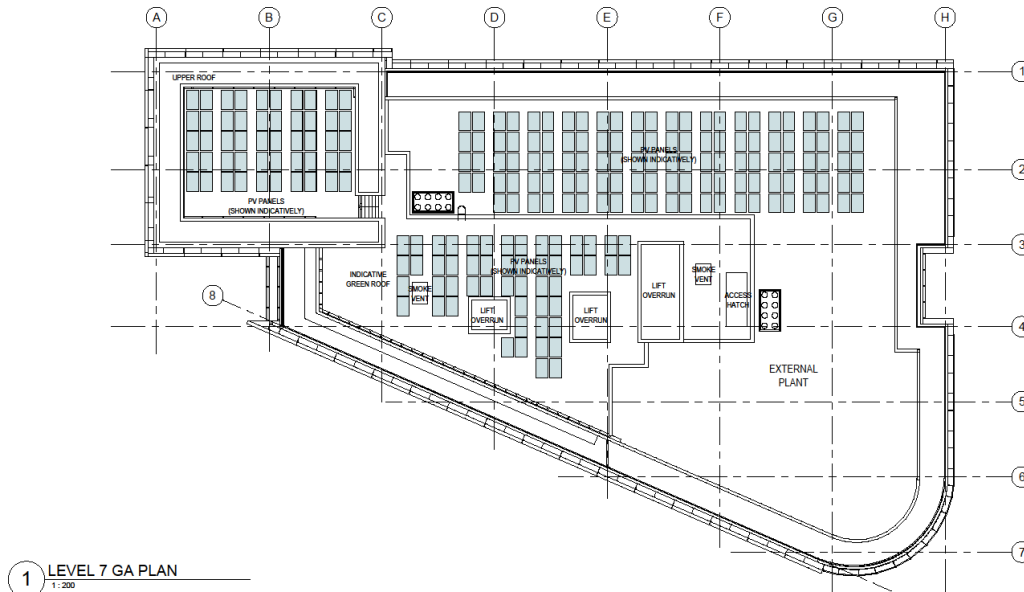
Rev.	Description	Date
001	Planning Issue	26.02.2023

## 20/02/2023 14:31:47





# Roof plan



Project  
Merlin Place Cambridge

Prepared For  
Kadans Science Partner



**HCK International Ltd.**  
90 Whitfield Street  
London W1T 4EZ United Kingdom  
T +44 (0)20 7536 2006  
F +44 (0)20 7536 1987

All reproduction & intellectual property rights reserved © 2023

In Association with  
**HOARE LEA**  
MDP, Fire, VI, Acoustic and Sustainability  
Ground Floor, Botanic House, 100 Hills Road  
Cambridge, CB2 1PH

**AKT**  
Structural Engineer  
9 Hills Road, Cambridge,  
CB2 1QE

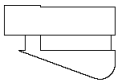
**HARRISON STEVENS**  
Landscape  
11 South Charlotte Street, Edinburgh  
EH2 4AS

**WSP**  
Highways & Transportation  
70 Chancery Lane London  
WC2A 1AF

**CB3 CONSULTING**  
Cost Consultant  
St John's Innovation Centre  
Cowley Road Cambridge, CB4 0WS

**Carter Jones**  
Planning  
One Station Square, Cambridge  
CB1 2GA

Key Plan



Use verify all dimensions prior to construction  
Report all discrepancies to HCK immediately  
This drawing is to be read in conjunction with all relevant  
documents and drawings

Rev.	Description	Date
001	Planning Issue	26.02.2023



# External Elevations - from north and east



## LEGEND

1. PPC ALUMINIUM CLADDING & FINIS
2. GLAZED WINDOWS
3. INSULATED GLAZED SPANDREL PANEL
4. ACOUSTIC ATTENUATING FACADE VENTILATION LOUVRE PANEL
5. PPC ALUMINIUM PLANT SCREEN
6. PPC METAL BALUSTRADE & HANDRAIL
7. CURTAIN WALL GLAZING
8. CONCRETE CLADDING
9. FLUES
10. PHOTOVOLTAIC PANELS
11. MASONARY WALL
12. PPC ALUMINIUM LOUVRES



Project  
Merlin Place Cambridge

Prepared For  
Kadans Science Partner



HOK International Ltd.  
90 Whitfield Street  
London W1T 4EZ United Kingdom  
t +44 (0)20 7636 2006  
f +44 (0)20 7636 1987

All reproduction & intellectual property rights reserved © 2023

In Association with  
**HOARE LEA**  
MEP, Fire, VT, Acoustic and Sustainability  
Ground Floor, Botanic House, 100 Hills Road  
Cambridge, CB2 1PH

**AKT**

Structural Engineer  
9 Hills Road, Cambridge,  
CB2 1QE

**HARRISON STEVENS**

Landscaping  
11 South Charlotte Street, Edinburgh  
EH2 4AD

**WSP**

Highways & Transportation  
70 Chancery Lane London  
WC2A 1AP

**CB3 CONSULTING**

Cost Consultant  
St John's Innovation Centre  
Cowley Road Cambridge, CB4 0WS

**Carter Jonas**

Planning  
One Station Square, Cambridge  
CB1 2QA

Key Plan

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

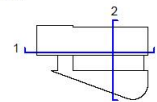
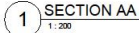
266

267

268



## 20/02/2023 14:32:00





**end**