

HARTREE

Joint Development Control Committee

16th October 2024 - Second Meeting



TOWN.



THIS IS HARTREE





HARTREE

LIBRARY



King's Hedges

East Chesterton

Cambridge North Station

City Centre

Cambridge Station

To London

To Ely

20 min cycle



Planning

**Context
Delivery**

Design

**Sustainability & Quality of Life
Opportunities & Constraints
Illustrative Masterplan**

Planning

**Context
Delivery**

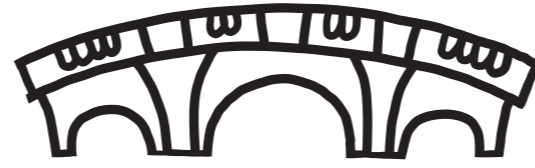
Design

**Sustainability & Quality of Life
Opportunities & Constraints
Illustrative Masterplan**

PROMISES & VALUES



**FOR THE
PEOPLE**



**FOR THE
CITY**



**FOR THE
PLANET**



**SHAPED BY
MANY**



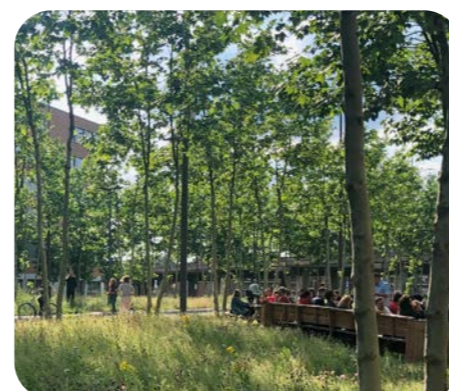
**ROOTED IN
CAMBRIDGE**



**OPEN
TO ALL**



**INTEGRATED
WITH NATURE**



**STREET
LIFE**



**LIVING WITHIN
OUR MEANS**







HOMES

5,600

90% Apartments

10% Houses

40% Affordable

COMMUNITY

2 Primary Schools

1 Library

1 Health Hub

1 Sports Hall

**2 Flexible Community/
Culture Facilities**

COMMERCIAL

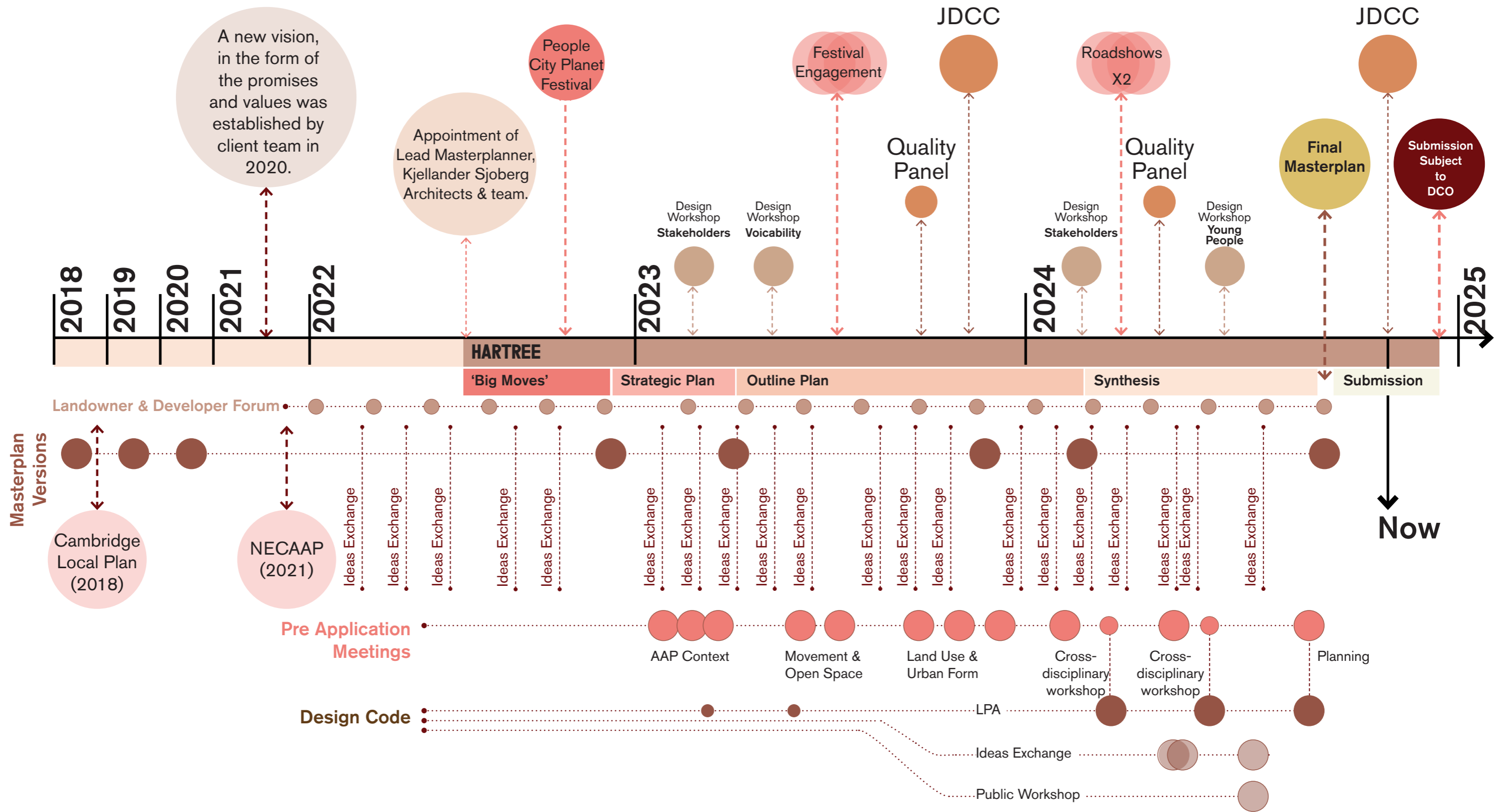
6,550 sqm Retail

1,800 sqm Food & Beverage

**87,100 sqm Research &
Development
& Office**

**8,300 sqm Workshop/Studio
Ground Floor**

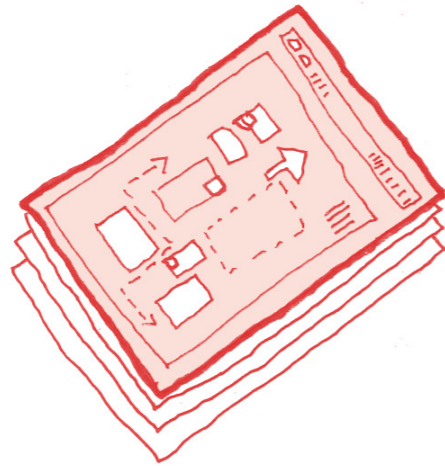
BROAD & DEEP ENGAGEMENT PROCESS



HOW AND WHEN THINGS GET FIXED

	PROCESS	WHO	MAIN TOOLS	KEY FIXES
Planning ↓ HERE	Pre-application Meetings	Masterplan team with officers and members	Draft design proposals for comment	None
	Outline Planning Application	Master developer and LPA	Parameter Plans + Design Codes + Development Specification	Building Heights (max) Number of Homes (max) Non-Residential Space Street Layout Open Space
Delivery ↓	Plot Design	Master developer + plot developers	Plot Development Brief	Plot Land Use Housing Mix Architectural Intentions
	Pre-Application Meetings	Masterplan team with officers and members	Draft design proposals for comment	As above
	Reserved Matters Applications	Master developer, plot developer and LPA	Local Plan, Parameter Plans + Design Codes	Building Massing + Height Internal Layouts Landscape / Public Realm Materials Facade Design
	Planning Conditions	Plot developer and LPA	Local Plan, Parameter Plans + Design Codes	Final Details

OUTLINE PLANNING APPLICATION



Parameter Plans

Clear, simple parameters with a level of flexibility and interpretation.



Design Code

Codes that are directly related to parameters i.e. street types, homes etc.



Development Specification

Includes area schedule with maximum GEA.



Other Planning Documents

Illustrates how the proposal meets Policy.

FOR APPROVAL



Illustrative Masterplan

Drawings showing one way that the parameters, design code and development specification can be achieved.



Design & Access Statement

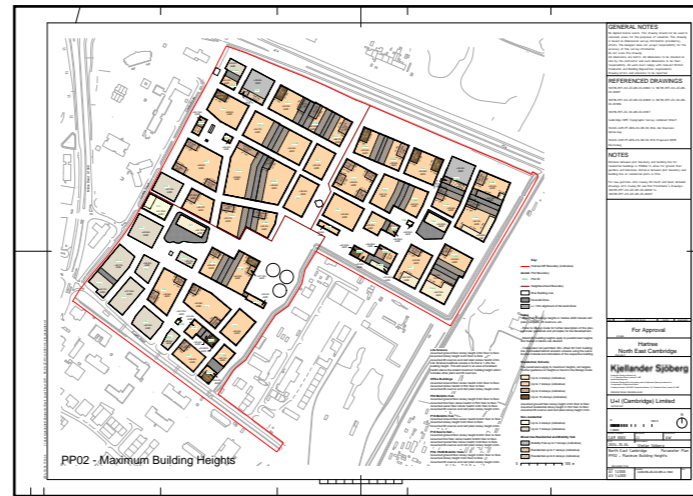
Document describing principles of the masterplan using illustrative material to explain.

FOR INFORMATION

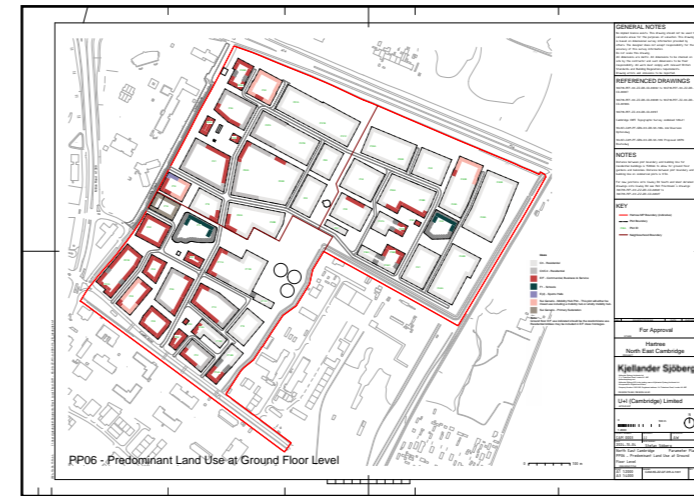
PARAMETER PLANS

For Approval

- Maximum Building Heights
- Plot Boundaries
- Mobility
- Predominant Land Use
- Open Space
- Urban Form



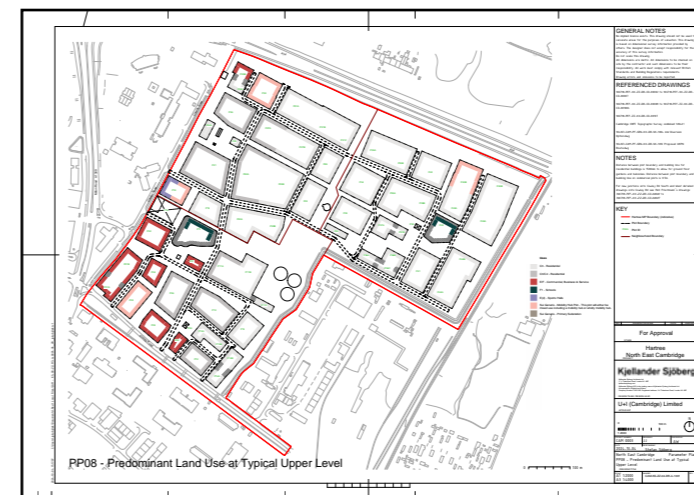
Max. Building Heights



Land Use Upper



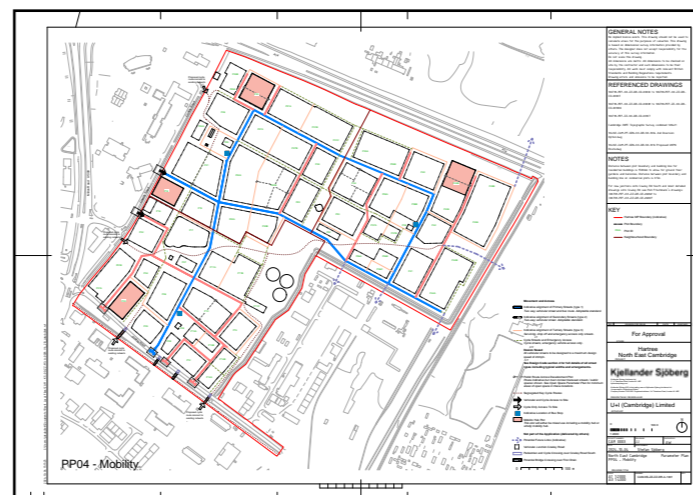
Plot Boundary



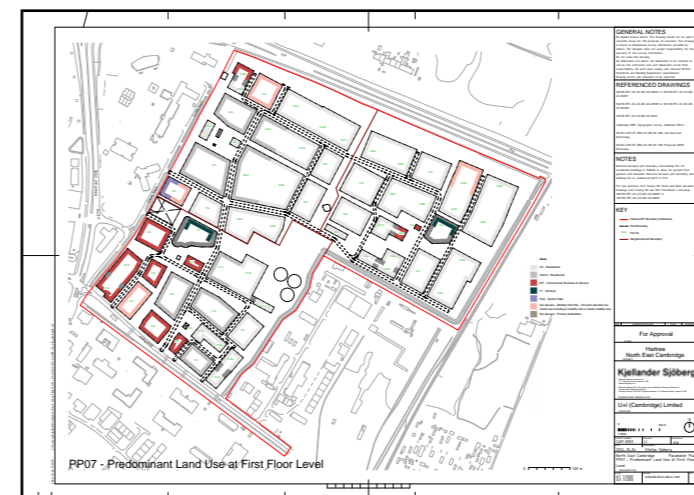
Land Use First Floor



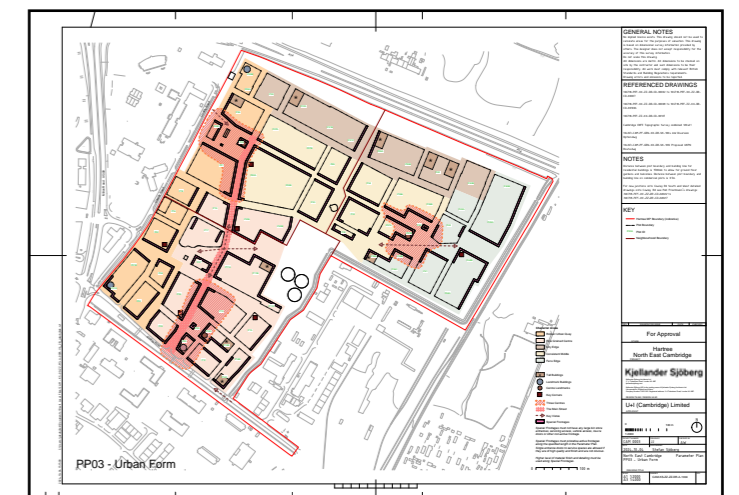
Public Open Space



Street Network



Land Use Ground Floor



Urban Form

For Information

- Phasing
- Illustrative Masterplan

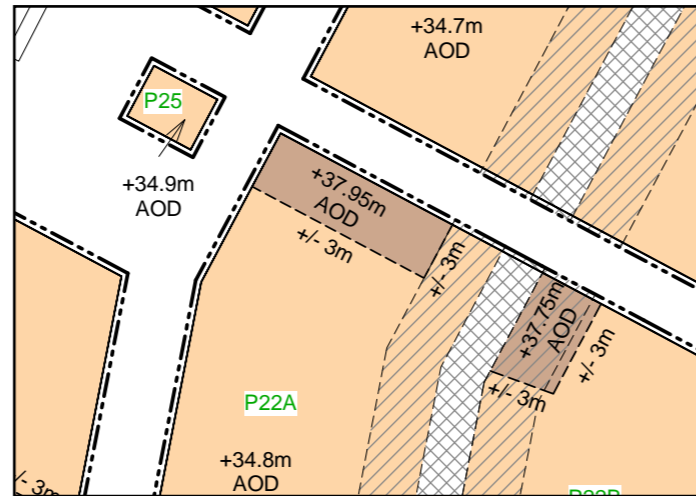
PARAMETER PLANS

For Approval

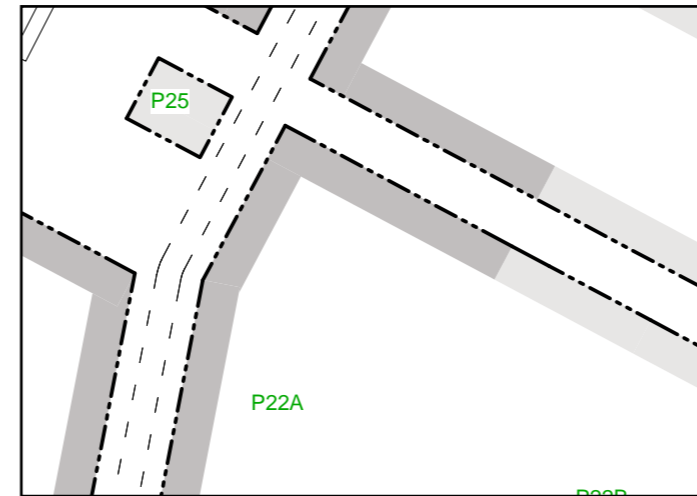
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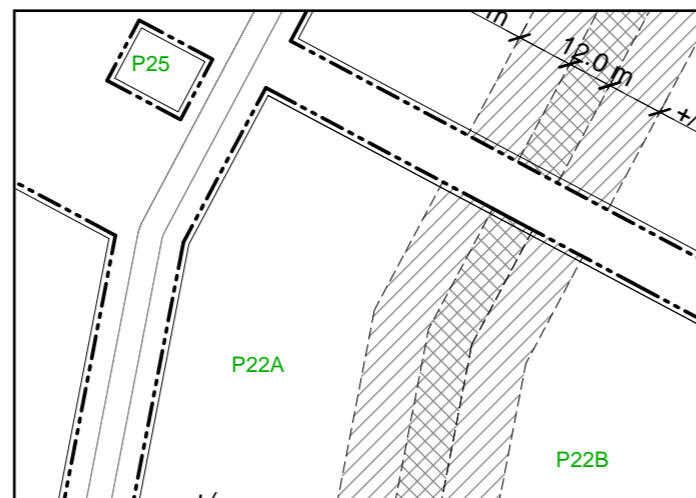
- Phasing
- Illustrative Masterplan



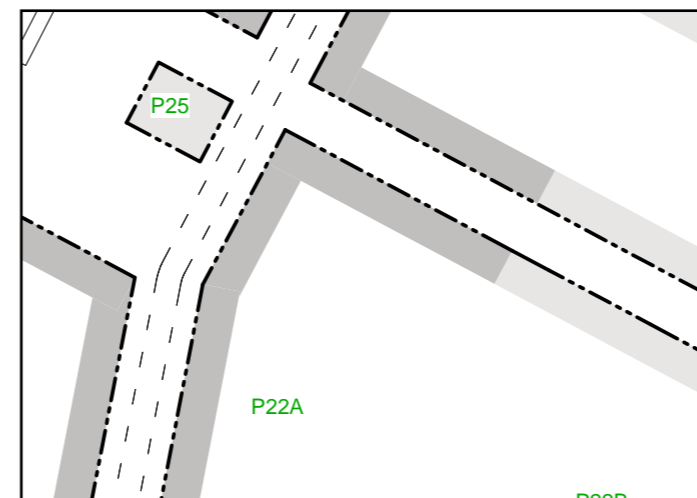
Max. Building Heights



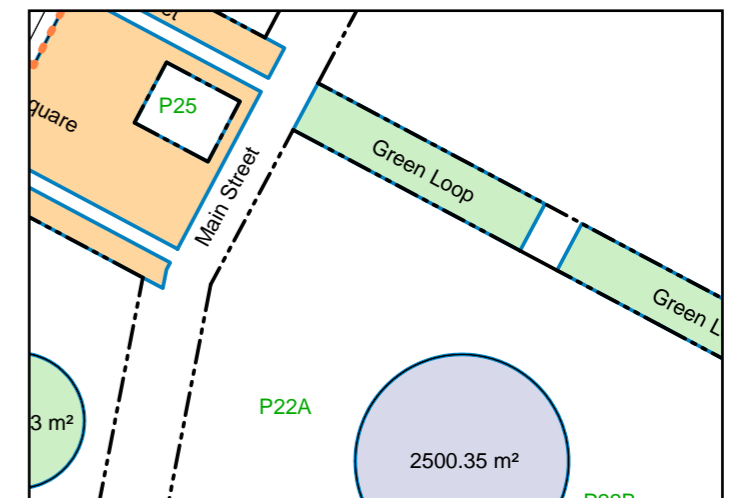
Land Use Upper



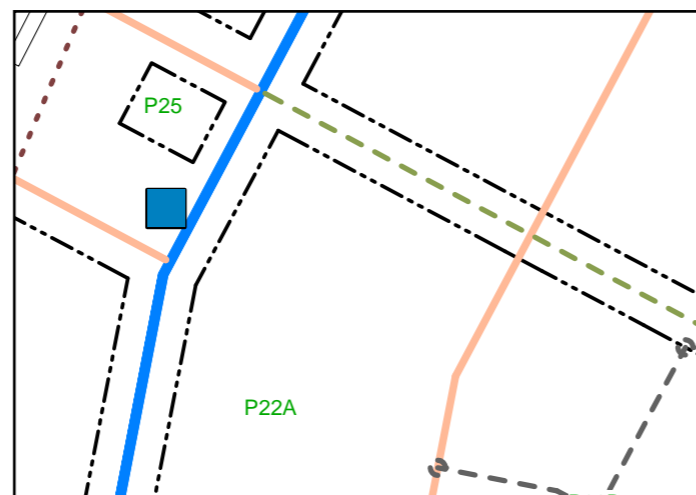
Plot Boundary



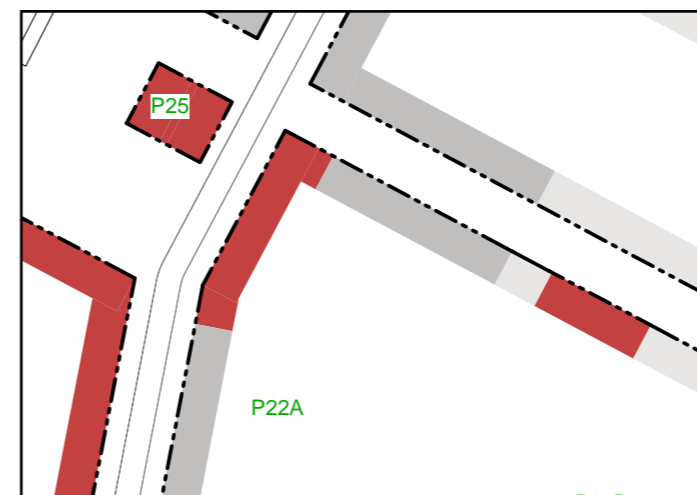
Land Use First Floor



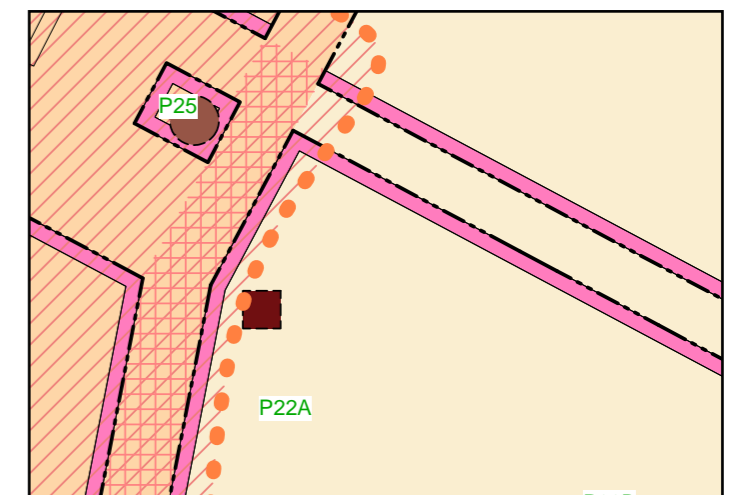
Public Open Space



Street Network



Land Use Ground Floor



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SUSTAINABILITY & QUALITY OF LIFE

Nature

Delivering over 10% BNG and aspiring to deliver over 0.4 Urban Greening Factor across the masterplan.

Enhancing access to the First Drain.

8 hectares of green roofs.

Social Equity

Ensuring that 40% of homes are affordable.

Enabling affordable energy and water bills.

Prioritising procurement with MSMEs and provide affordable spaces for MSMEs to rent.

Pollution

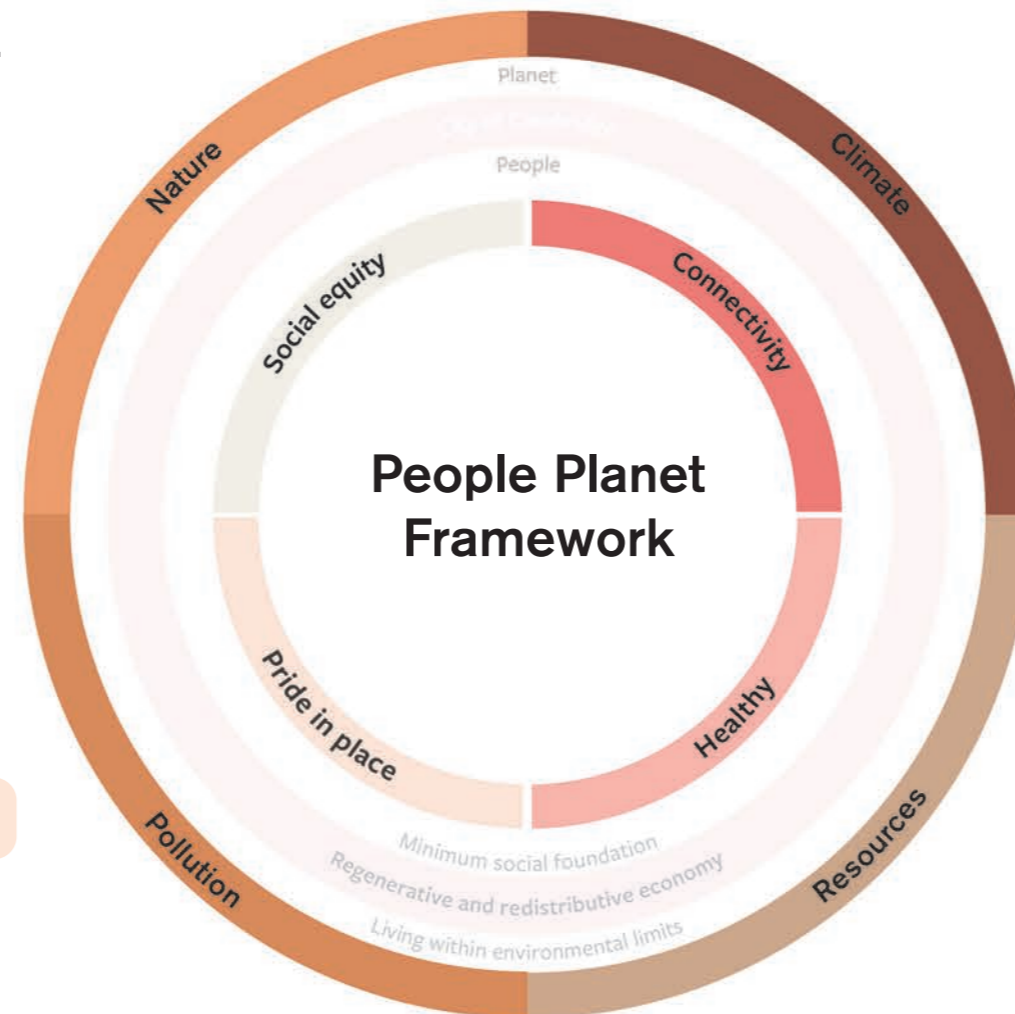
URS will be used as a sustainable waste management approach that reduces vehicle movements and increases recycling rates.

Remediation works to improve both ground and water quality.

Pride in Place

An Estate Management approach that integrates community stewardship.

Design with reference to Cambridge ensuring a robust design review process.



Connectivity

Creating 5-minute neighbourhoods, ensuring that services are easily accessible to all.

Public realm is designed to prioritise pedestrians and cyclists.

Climate

A 'Total Carbon Model' was developed to assess the whole life carbon impacts over the masterplan's lifecycle.

Whole Life Carbon Strategy (WLCA) has been undertaken.

Healthy

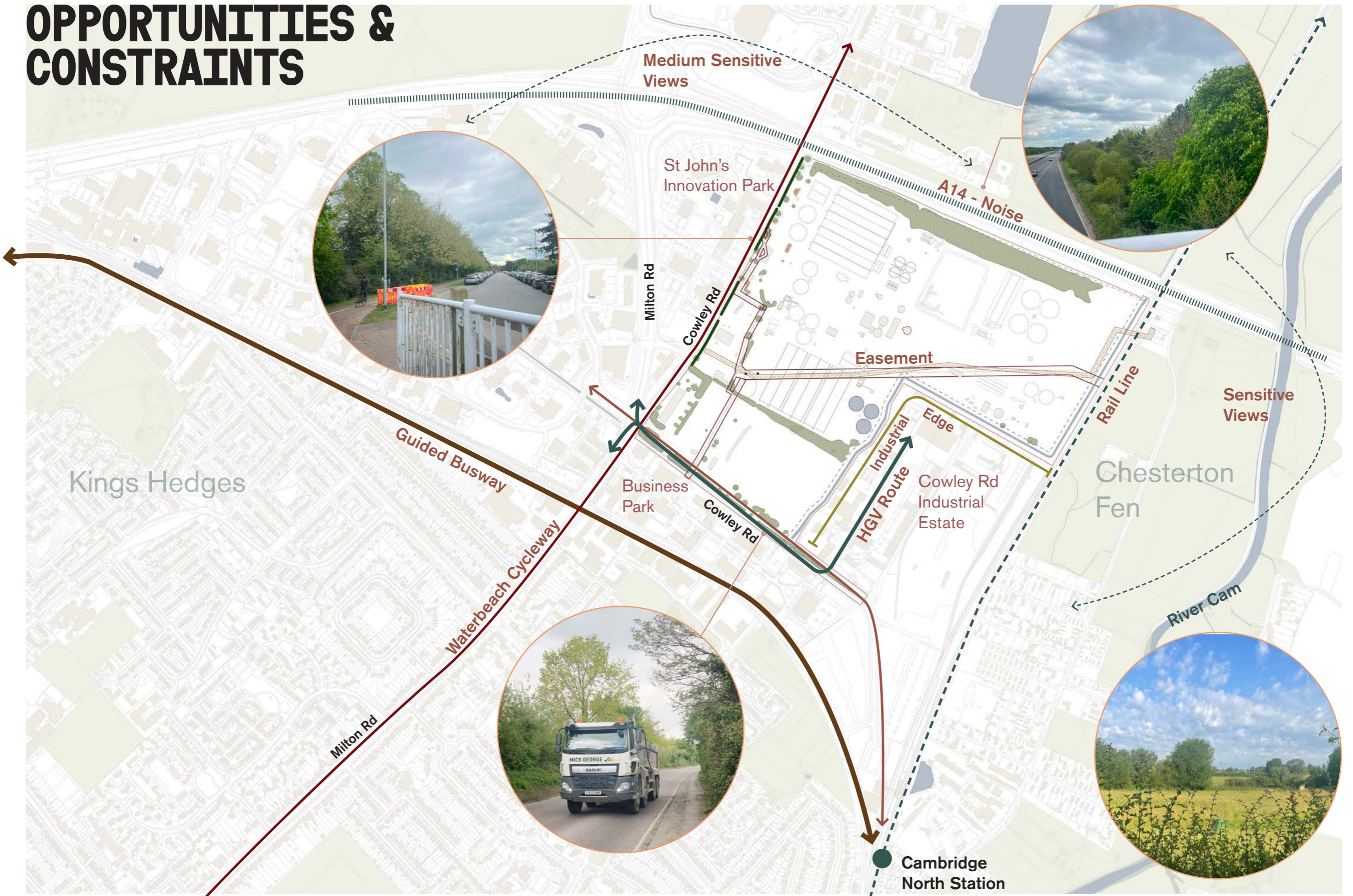
>85% rooms that pass the internal BS EN 17037 daylight standard.

>2 hours direct sunlight on the ground to 100% of open spaces and 76% of courtyard spaces on 21st March.

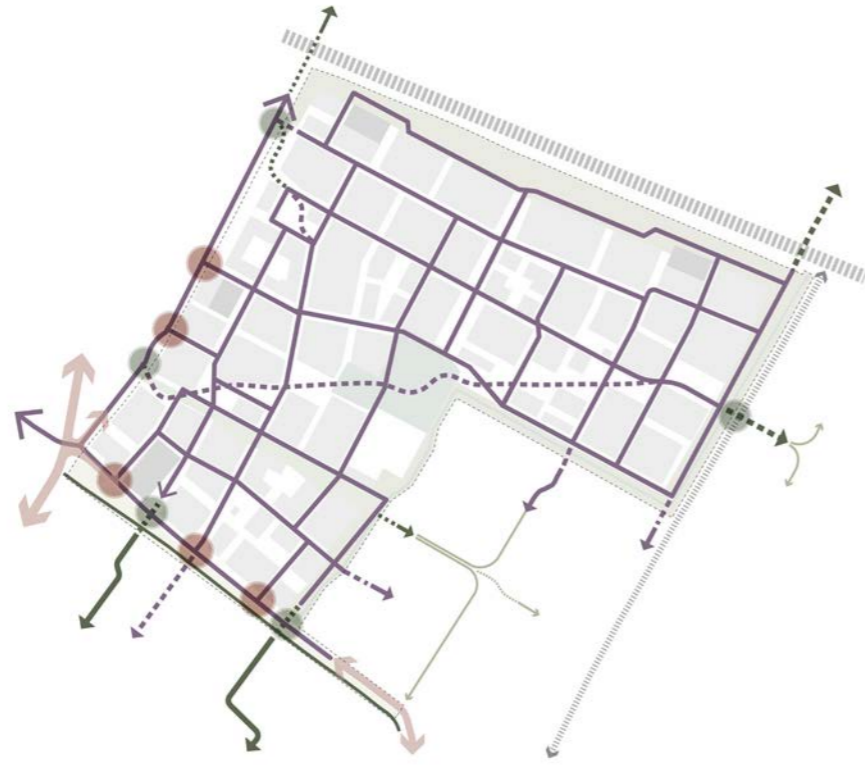
Resources

Maximising water efficiency measures to ensure that residents use less than 80L/person/day and commercial properties achieve a 55% reduction in water consumption.

OPPORTUNITIES & CONSTRAINTS



THE BIG MOVES



Connectivity & Movement



Living Landscapes



Three 5-minute Neighbourhoods



Responsive Urban Form

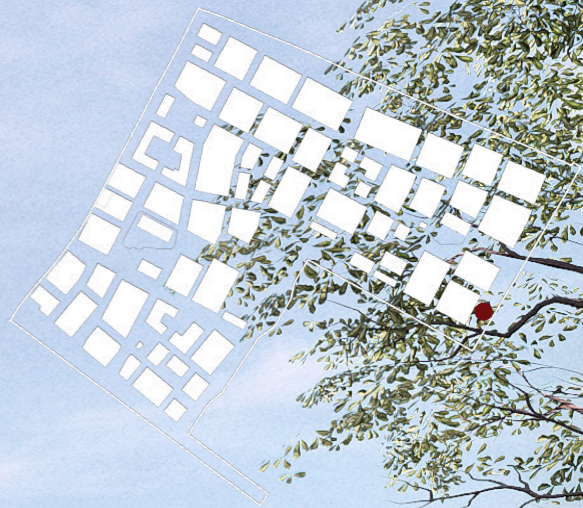
ILLUSTRATIVE MASTERPLAN



CONNECTIVITY & MOVEMENT



FEN EDGE FIRST DRAIN



TERTIARY STREET

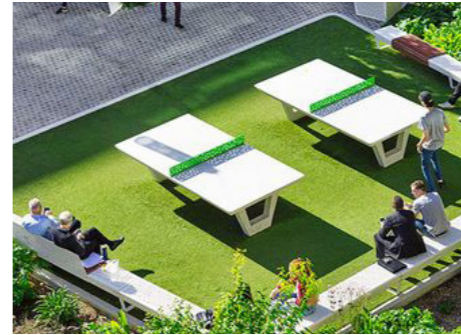


LINKED LANDSCAPES

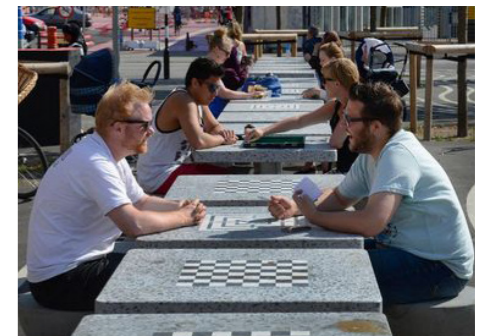
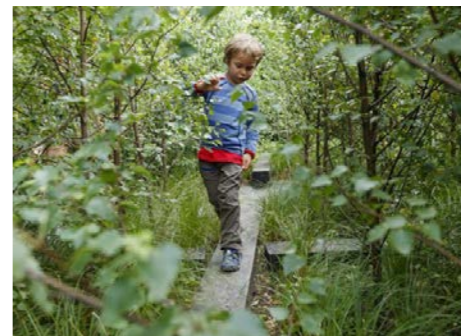


OUTDOOR PROGRAMME STRATEGY

Informal Sport



Play



Culture



Growing Spaces



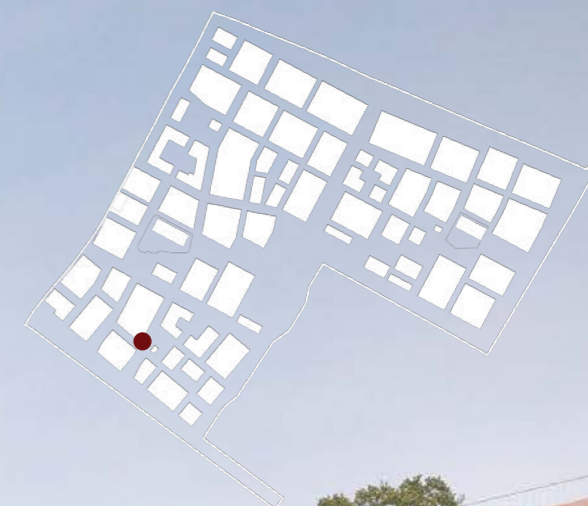
THE PLAYLINE



THREE 5-MINUTE NEIGHBOURHOODS



HARTREE SQUARE



COWLEY SQUARE



COWLEY SQ

SOCIAL EATERY SHARING HUB ROASTERY

QUALITY HOMES



QUALITY HOMES





An aerial photograph of a city development project. The foreground and middle ground show a dense cluster of modern, multi-story brick and concrete buildings with flat roofs and green spaces. A winding river or canal flows through the center of the development. In the background, there is a residential neighborhood with smaller houses and trees, followed by open fields and agricultural land. The text is overlaid in large, bold, black capital letters.

**A NEW KIND OF
SUSTAINABLE, INCLUSIVE,
AFFORDABLE COMMUNITY,
GUIDED BY THE FIVE-MINUTE
NEIGHBOURHOOD**

