

JDMC
17 June
2026



GREATER CAMBRIDGE
SHARED PLANNING

Planning Application Reference: 26/00884/OUT

Description of Development

Outline planning application for the construction of a Multi-Storey Commercial Car Park including pedestrian and vehicular access and a standalone amenity kiosk on land to the north of Cowley Road, adjacent to the Wild Park, approved as part of planning permission ref. 22/02771/OUT.

Parameter Plan



- Notes:**
1. Do not scale from this drawing.
 2. All dimensions are in millimeters unless stated otherwise.
 3. This drawing is to be read in conjunction with all relevant Architects and Engineers drawings.

- LEGEND:**
- Hybrid Application Site Boundary
 - Proposed MSCCP Building Envelope and Ancillary Uses
 - Contextual Buildings
 - Pedestrian routes
 - Cycle routes
 - Vehicle routes
 - Restricted Vehicle routes
 - Bus routes
 - Taxi routes
 - Restricted Access to M1 Compound
 - Emergency vehicle access
 - Service vehicle access
 - ▲ Key pedestrian access
 - ▲ Pedestrian building entry
 - ▲ Cycle building entry
 - ▲ Proposed MSCCP pedestrian entry
 - ▲ Proposed MSCCP vehicular entry
 - ▲ Proposed MSCCP vehicular entry
 - ▲ 14.5m Proposed maximum height within Ground + 3 Levels building

Proj.	Project	Approved	Rev.	Rev.	Use
Proj.	Client	Pre-approval	Rev.	Rev.	Use
Proj.	Client	Permit	Rev.	Rev.	Use
Rev.	Rev.	Rev.	Rev.	Rev.	Use
Rev.	Rev.	Rev.	Rev.	Rev.	Use

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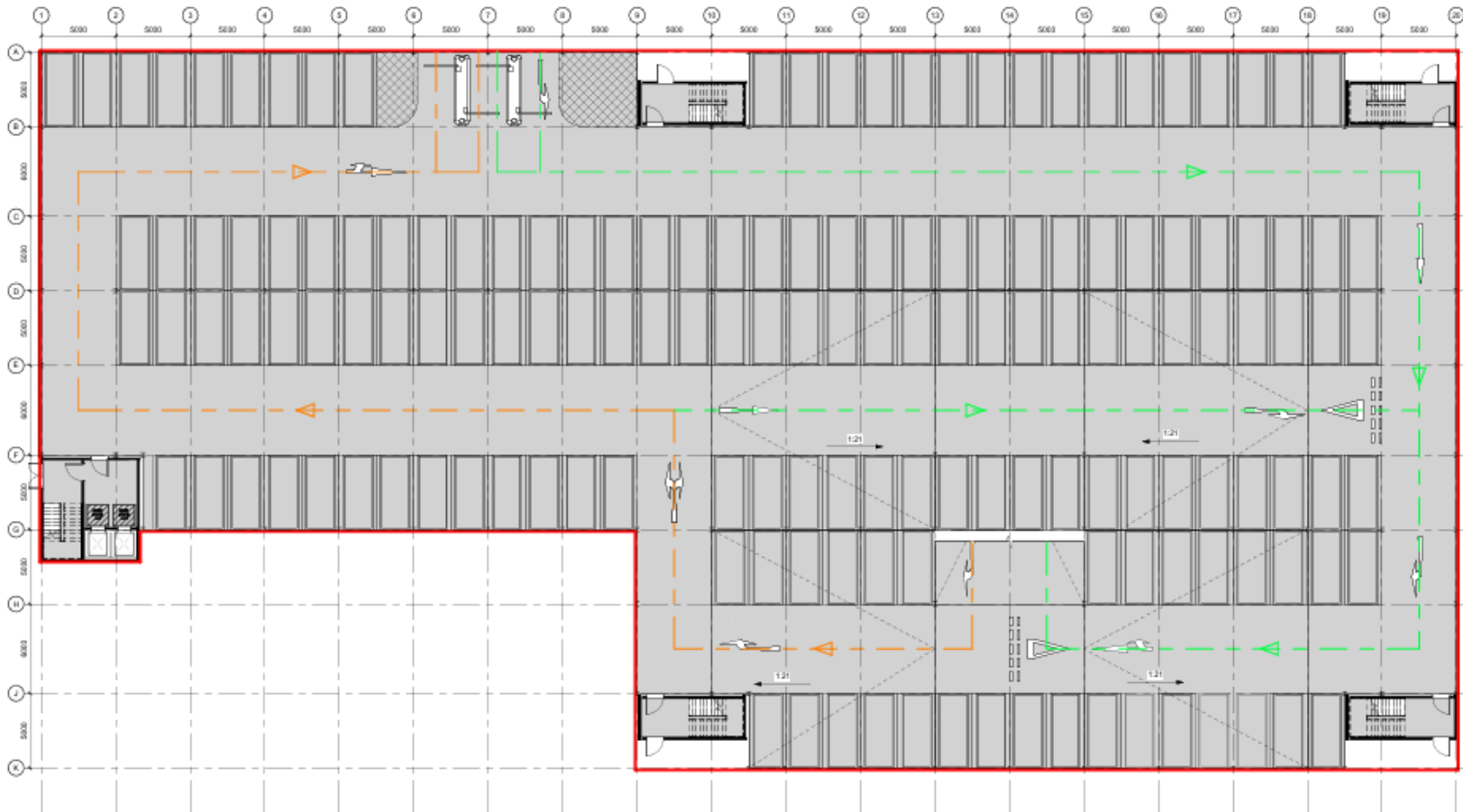
Project	BROOKGATE				
Project	CAMBRIDGE NORTH - MULTI STOREY COMMERCIAL CAR PARK (MSCCP)				
Title	PARAMETER PLAN				
Phase	PLANNING				
Issue Date	02/03/2026				
DO NOT SCALE					
Job Number	Scale	Revision	Project	Sheet	Impression
J3433	1:1250 @ A1	POS	A1		



Ground Floor Layout Plan (MSCCP)



- Note:
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 - This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings.
 - Final layout to be confirmed following Fire Engineer input.



PARKING BAYS SCHEDULE				
CARS				
Level	Standard	EVCP	Accessible	Total per Floor
Level 0	150	0	0	150
Level 1	150	0	0	150
Level 2	150	0	0	150
Level 3	150	0	0	150
Total	600	0	0	600

- LEGEND**
- MSCCP Boundary
 - - - Circulation In
 - - - Circulation Out

1 Ground Floor Plan
1:150

NOI 2702026	Table of approved and revised Parking Schedule	
NOI 1802026	Proposed layout to incorporate non-vehicle to the south	
NOI 1302026	General Layout	
NOI 1802026	Proposed layout to incorporate non-vehicle	
NOI 1802026	Final layout	
Rev	Date	Description
By: [Signature]		
Issue Consulting Ltd 17A Lutter Road Barnet BN1 1JL		
Arch: [Signature] Tel: 020 834 1144 Email: info@issue.com		

Project: **BROOKGATE**

Project: **CAMBRIDGE NORTH - MULTI STOREY COMMERCIAL CAR PARK (MSCCP)**

Title: **PROPOSED GROUND FLOOR PLAN**

Phase: **PLANNING**

Drawn by: **AA** | Checked by: **SN** | Approved by: **CW**

Date: **27/02/2026**

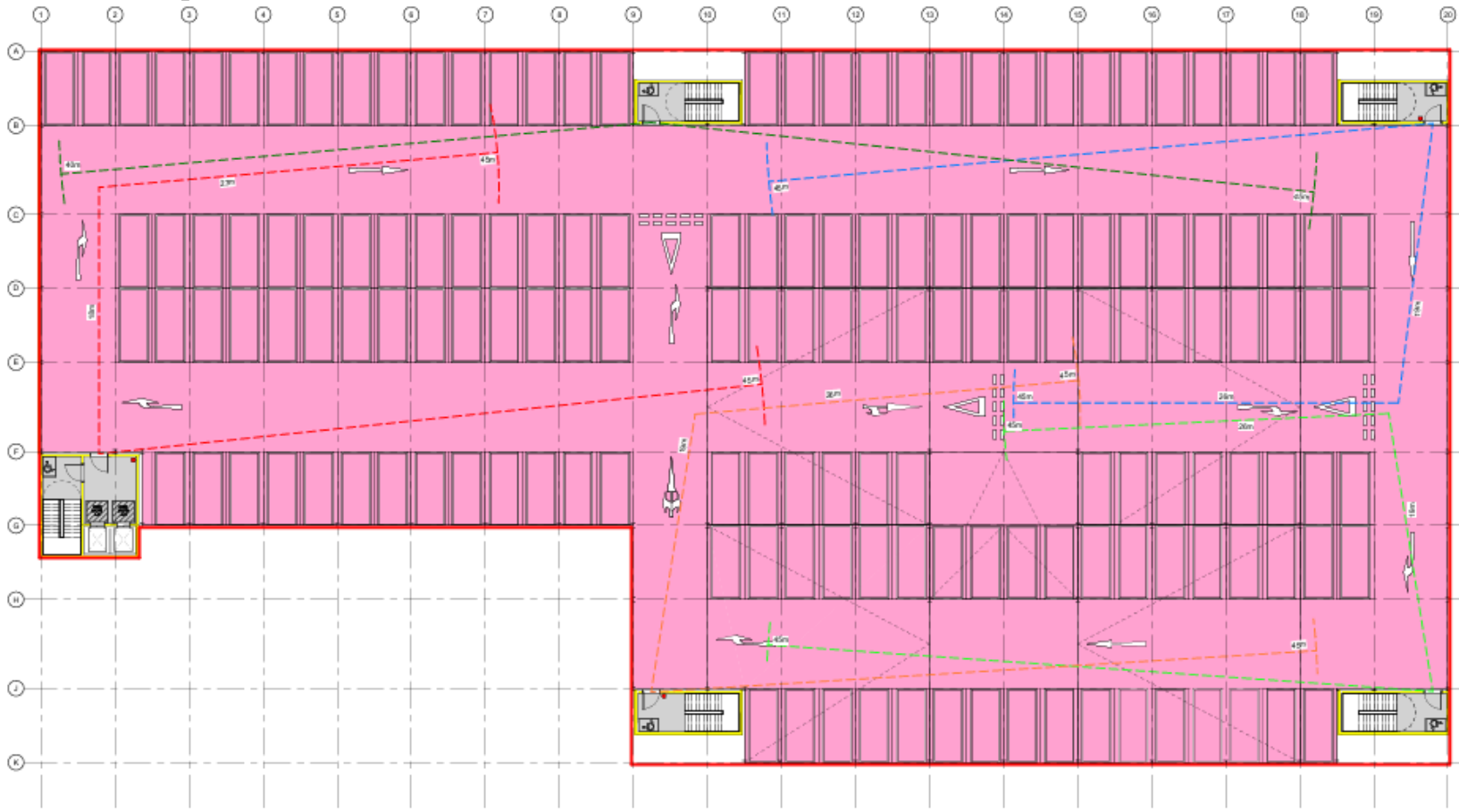
Scale: **DO NOT SCALE**

Client Ref: **J3433 As indicated** | Drawing No: **A1 P05 A1**

Project Ref: **J3433-STRIFE-XX-00-DR-AX-1101**



Third Floor Layout Plan (including Fire Strategy) MSCCP



- Notes:
1. Do not scale from this drawing
 2. All dimensions are in millimeters unless noted otherwise
 3. This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings.
 4. Final strategy to be confirmed following Fire Engineer input.

LEGEND

- Area Coverage of escape routes
- 45m Escape distance - Staircase 1
- 45m Escape distance - Staircase 2
- 45m Escape distance - Staircase 3
- 45m Escape distance - Staircase 4
- 45m Escape distance - Staircase 5
- 120 minutes fire compartmentation
- 90 minutes fire compartmentation
- 30 minutes fire compartmentation
- Dry fire outlet
- Refuge point

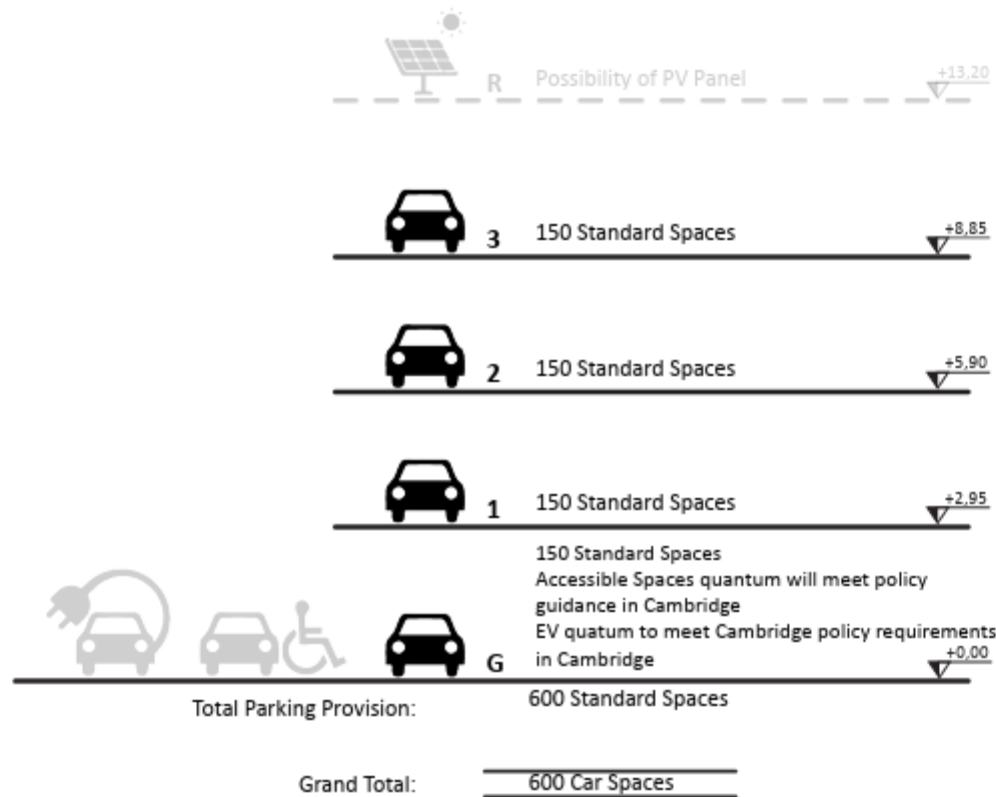
1 Third Floor Level
1:150

Rev	2	20/02/2026	Third floor	
Rev	1			
Rev	0			
<p>Project: BROOKGATE</p> <p>Client: CAMBRIDGE NORTH - MULTI STOREY COMMERCIAL CAR PARK (MSCCP)</p> <p>Title: THIRD FLOOR FIRE STRATEGY PLAN</p> <p>Phase: PLANNING</p> <p>Drawn by: AA Checked by: SN Approved by: CW</p> <p>Issue Date: 27/02/2026</p> <p>DO NOT SCALE</p> <p>Rev No: J3433 Rev: As indicated Scale: A1 Project: P01 Discipline: A1</p> <p>Drawing Number: J3433-STRIPE-XX-03-DR-AX-1204</p>				

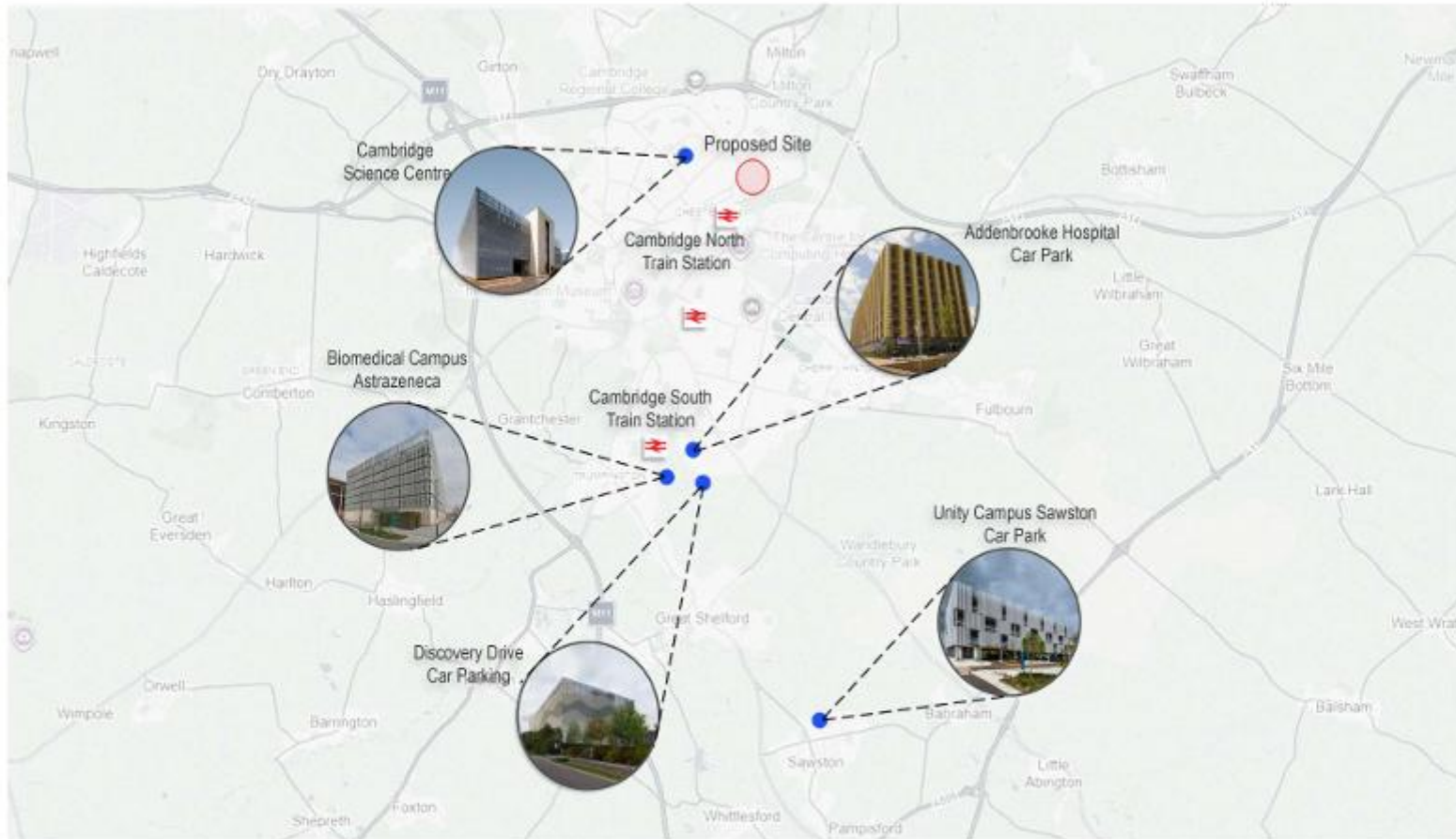


MSCCP Parking Capacity & Arrangement (Indicative only)

BUILDING HEIGHT & FUTUREPROOFING

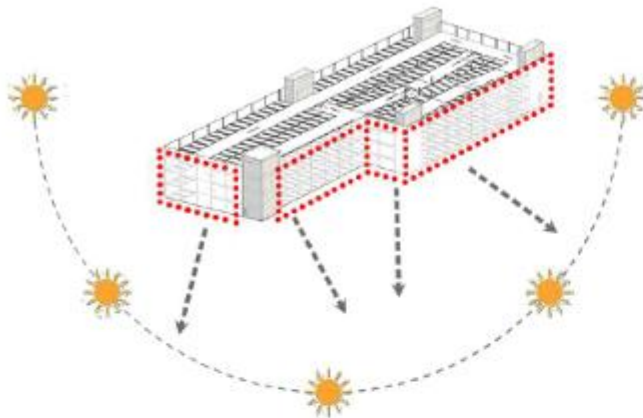


Multi-Storey Car Parking (Examples In Cambridge)



Elevation Treatments (Examples)

MASSING - ELEVATIONS TREATMENT



Elevation Treatment Hierarchy – Level 1

Proposed Treatment: Vertical Fins or Flat Laser-Cut Panels (Organic Design Language)

Level 1 establishes the primary visual and spatial identity of the façade. This tier defines the strongest architectural expression and creates the most direct relationship between the building and its surrounding context. The treatment at this level is intentionally open, expressive, and responsive to adjacent green space.

Key Characteristics

1. Organic Vertical Fins or Flat Laser-Cut Panels

The façade is articulated using vertically arranged fins shaped with organic, flowing geometries. Their soft curvature introduces a dynamic quality to the elevation, generating movement and rhythm across the façade.

As an alternative, flat laser-cut panels incorporating varied perforation patterns may be used to achieve the same organic expression. Whether formed as profiled fins or perforated panels, the language remains fluid and nature-inspired.

Finishes may be natural or coloured, with the potential use of subtle tones to enhance integration with the landscape setting.

2. Increased Spacing and Visual Porosity

Compared with other façade tiers, fins or panels at Level 1 are set at wider intervals. This deliberate spacing:

- Reduces overall visual density
- Enhances depth and shadow articulation
- Maintains the organic rhythm without creating visual heaviness
- Allows the façade to read as light and permeable

The result is a layered elevation that changes character throughout the day as light and shadow interact with the vertical elements.

3. Enhanced Transparency

The generous spacing increases transparency between interior and exterior, enabling framed views through the façade. This level is intentionally more open than other tiers in the hierarchy, reinforcing its public-facing or landscape-facing role.

The treatment allows natural light penetration while maintaining the functional requirements.

4. Strong Relationship with Adjacent Green Space

Level 1 is designed to establish dialogue with the surrounding landscape:

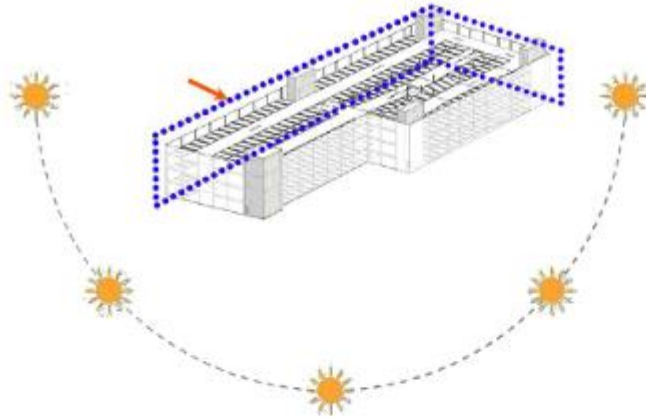
- The vertical elements frame and filter views toward green areas.
- The organic geometry subtly references natural forms.
- The porous arrangement creates a welcoming and visually accessible frontage.

The potential introduction of coloured perforated panels may further enhance the building's presence within the landscape, reinforcing its identity while maintaining sensitivity to context.



Elevation Treatments (Examples)

MASSING - ELEVATIONS TREATMENT



Elevation Treatment Hierarchy – Level 2

Proposed Treatment: Vertical Fins or Flat Laser-Cut Panels (Increased Density)

Level 2 provides a more controlled and protective layer within the façade hierarchy. This tier balances architectural expression with privacy and environmental buffering, responding directly to the building's exposure to the access road and the existing industrial context opposite.

Key Characteristics

1. Reduced Spacing and Increased Opacity

At Level 2, the fins or perforated panels are positioned with narrower spacing than Level 1. This intentional increase in density:

- Enhances enclosure for internal parking areas
- Provides increased privacy in anticipation of potential future development across the road
- Softens direct visual impact from the public realm

The façade therefore performs as a transitional layer between the open landscape-facing elevation and the more exposed roadside condition.

2. Continued Organic Expression and Movement

Despite the increased density, the project's identity is maintained through the continued use of organic profiles or coordinated perforation patterns.

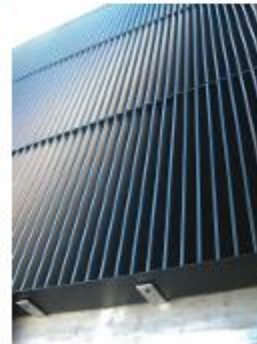
- The fin alignment or perforation geometry follows the direction of the main road, reinforcing a sense of linear movement.
- The elevation responds to the geometry of the site, creating a coherent and expressive street frontage.
- The repetition and modulation of elements prevent monotony, ensuring the façade remains animated even at higher density.

This approach allows architectural character and contextual response to work in tandem.

3. Integrated Character and Performance

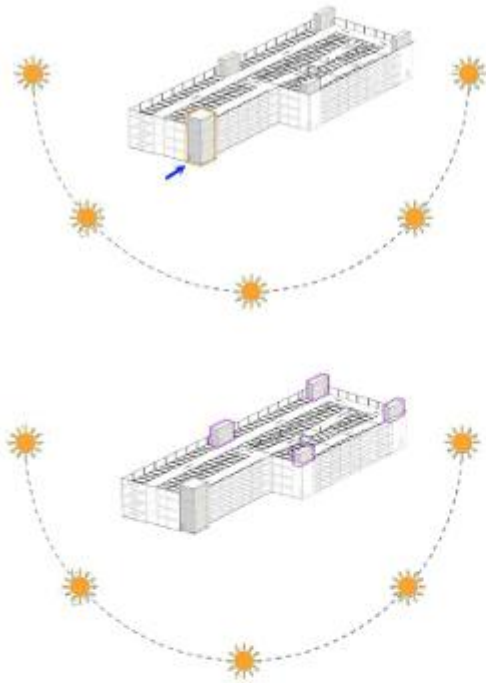
Level 2 achieves a balance between aesthetic expression and functional performance:

- The layered façade provides privacy and visual buffering while allowing controlled daylight and ventilation.
- Variation in profiles or perforation patterns reinforces the building's identity.
- The overall composition creates a protective yet visually engaging boundary condition appropriate for a primary road frontage.



Elevation Treatments (Examples)

MASSING - STAIRCORE TREATMENT



Elevation Treatment Hierarchy – Level 3 Proposed Treatment: Expressed Main Stair Cores

Level 3 introduces a deliberate shift within the façade hierarchy through the articulation of clearly expressed stair core volumes. These elements provide structural clarity, legibility, and visual anchors within the overall composition. While Levels 1 and 2 emphasise flowing and dynamic geometry, Level 3 adopts a more restrained and geometric architectural language to reinforce circulation routes and strengthen the organisational reading of the building from the exterior.

Key Characteristics

- Stair cores are designed as distinct, expressed volumes within the elevation.
- Simple geometric forms and straight lines are used to create a deliberate contrast with the organic language of the primary façade.
- Cladding panels reflect the vertical linearity of adjacent elements, ensuring visual cohesion across the composition.
- The cores act as clear vertical markers, improving legibility and strengthening wayfinding.

These elements provide architectural punctuation along the elevation, reinforcing both structure and circulation hierarchy.

Elevation Treatment Hierarchy – Level 4 Proposed Treatment: Rear Stair Cores (Subdued Expression)

Level 4 represents the most restrained tier within the façade hierarchy. The rear stair cores are intentionally understated, reflecting their secondary position behind the primary frontage. This level prioritises functional clarity, durability, and visual cohesion, ensuring the rear elevation remains composed and consistent without competing with the primary architectural expression.

Key Characteristics

- Rear stair cores maintain simple, rational geometries.
- Their treatment is visually subdued in comparison to Levels 1 and 2.
- Access points are clearly articulated to ensure legibility and safe navigation.
- Architectural detailing is minimal yet carefully considered to maintain coherence across the scheme.

This approach ensures that even the most functional components of the building contribute positively to the overall architectural composition, while respecting their secondary contextual role.



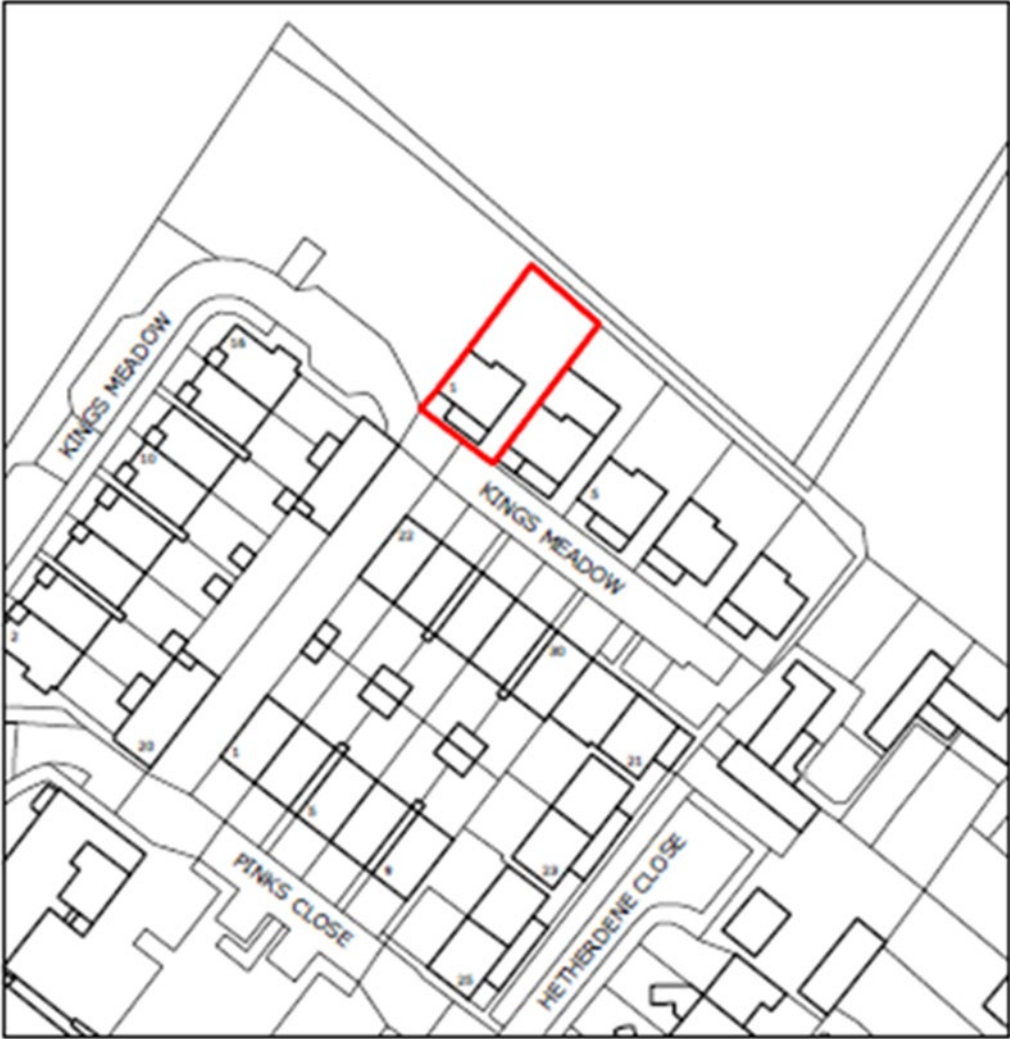
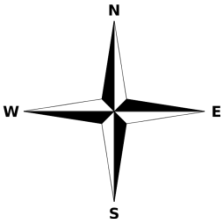
Amenity Kiosk (Precedent Images)



Precedent images; kiosk, planting, trees within pocket park

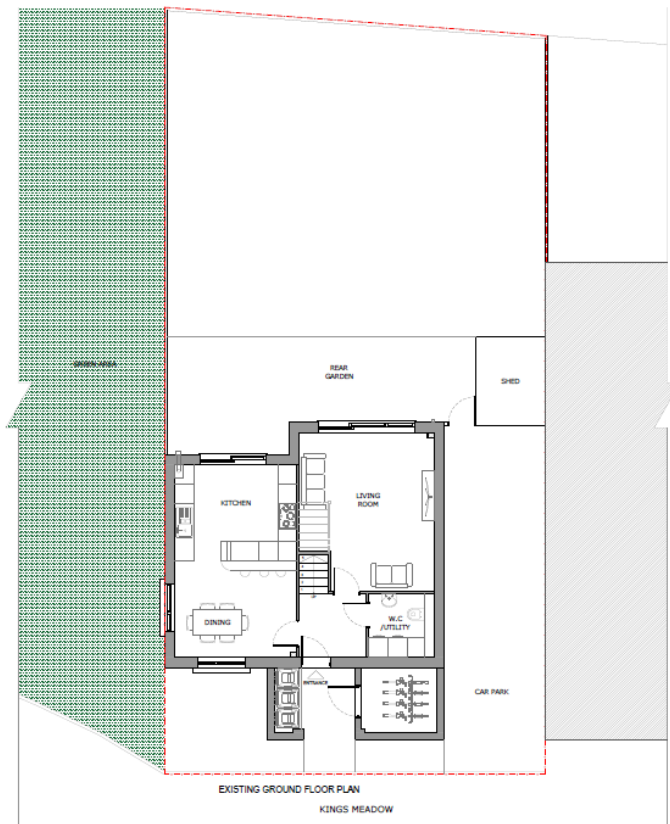
J3433 - Cambridge North MSCP

25/04604/FUL / 1 King's Meadow
Site Location Plan

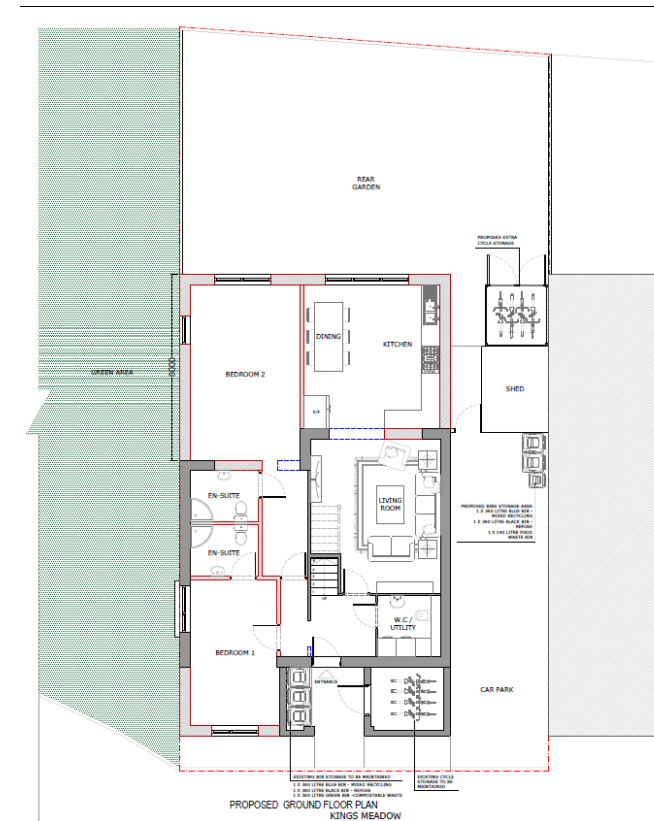


Ground Floor Plans

Existing



Proposed



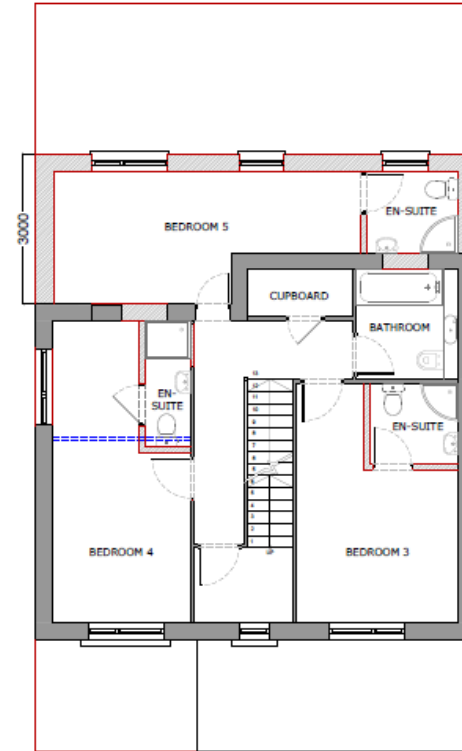
Plans

Existing First Floor Plans



EXISTING FIRST FLOOR PLAN

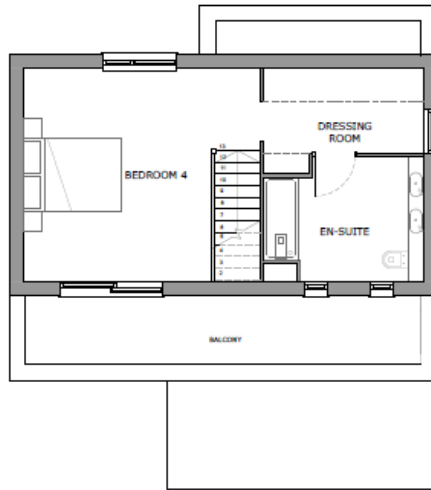
Proposed First Floor Plans



PROPOSED FIRST FLOOR PLAN

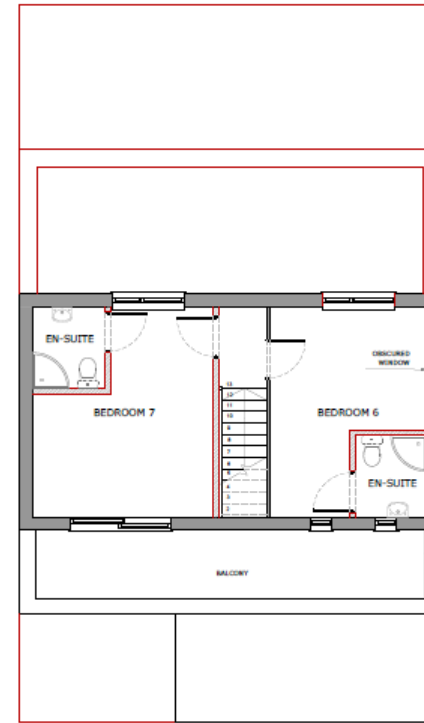
Plans

Existing Second Floor Plans
Floor Plans



EXISTING SECOND FLOOR PLAN

Proposed Second



PROPOSED SECOND FLOOR PLAN

Plans

Existing Elevation Plans



Proposed Elevation Plans

