

JDMC
19 August
2026



GREATER CAMBRIDGE
SHARED PLANNING

Planning Application Reference: 26/01691/REM

Description of Development

Reserved Matters Application for the approval of appearance, layout and scale for 425 residential units and flexible Class E and F floorspace including associated infrastructure, works and landscaping, pursuant to details required by Conditions 36, 39 (part a and b only), 40, 41, 42, 43, 44, 45 and 46 of hybrid planning permission LPA ref: 22/02771/OUT.

An aerial map of the Milton Park development in Milton, Massachusetts. The development is outlined in red and features several large, white, multi-story residential buildings arranged around a central green space. The central area includes a pond, walking paths, and landscaping. Surrounding streets are labeled: Brimfield Way to the north, Chester Way to the west, and Milton Avenue to the east. A road labeled 'Milton Walk' runs along the southern edge of the development. The map also shows adjacent areas, including a parking lot to the northwest and a large open field to the south.

CAMBRIDGE
NORTH
CAMBRIDGE

July/November
 25-0000
 Classroom
BLOCKWORK

Illustrated by
Matthew Brandon

Stories
3 Review & Comment

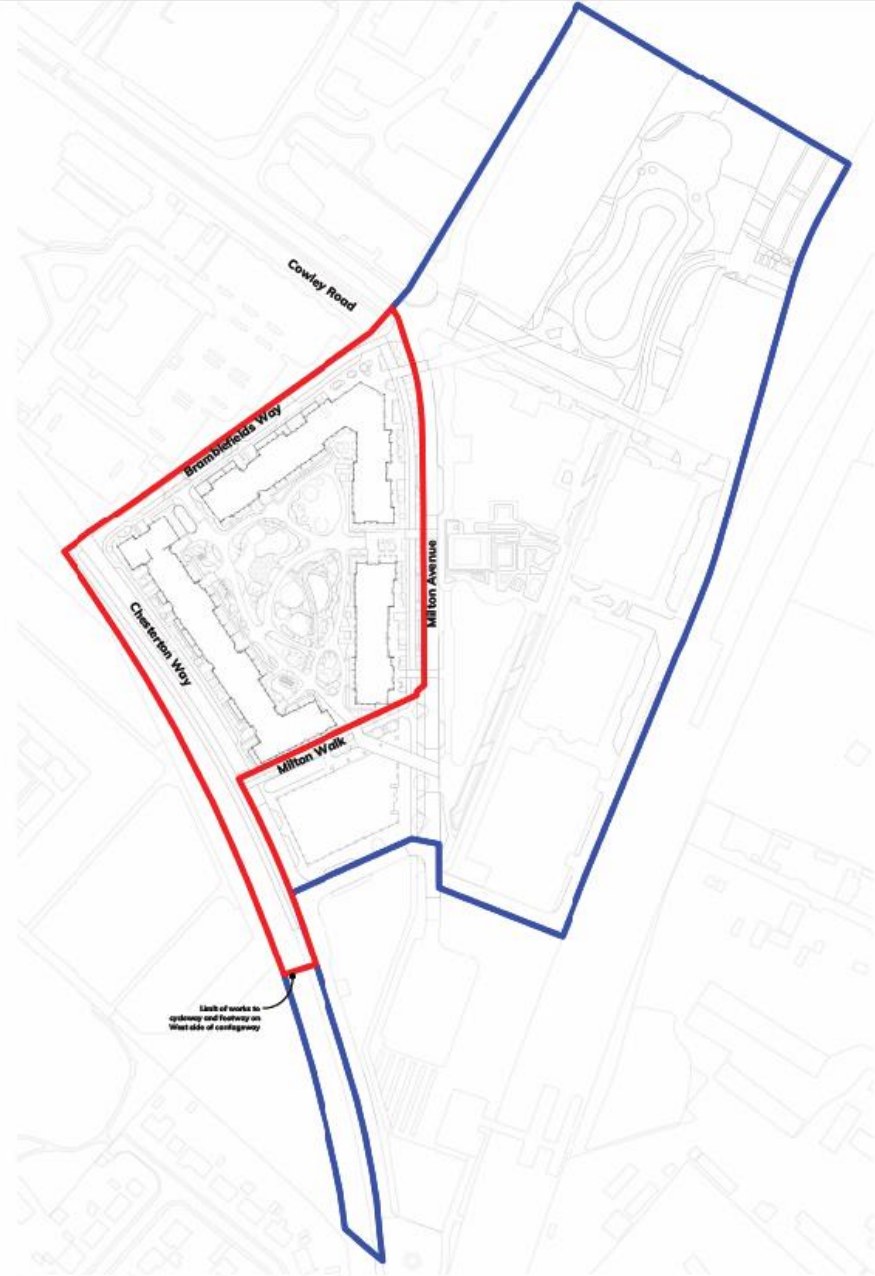
Grade Level
A1P

Project Address
**Cambridge North,
 Cambridge**

Chris Skuse
 President and Co-ordinator
51-516 5

Order
1:100

**FRANKLIN ELLIS
ARCHITECTS**

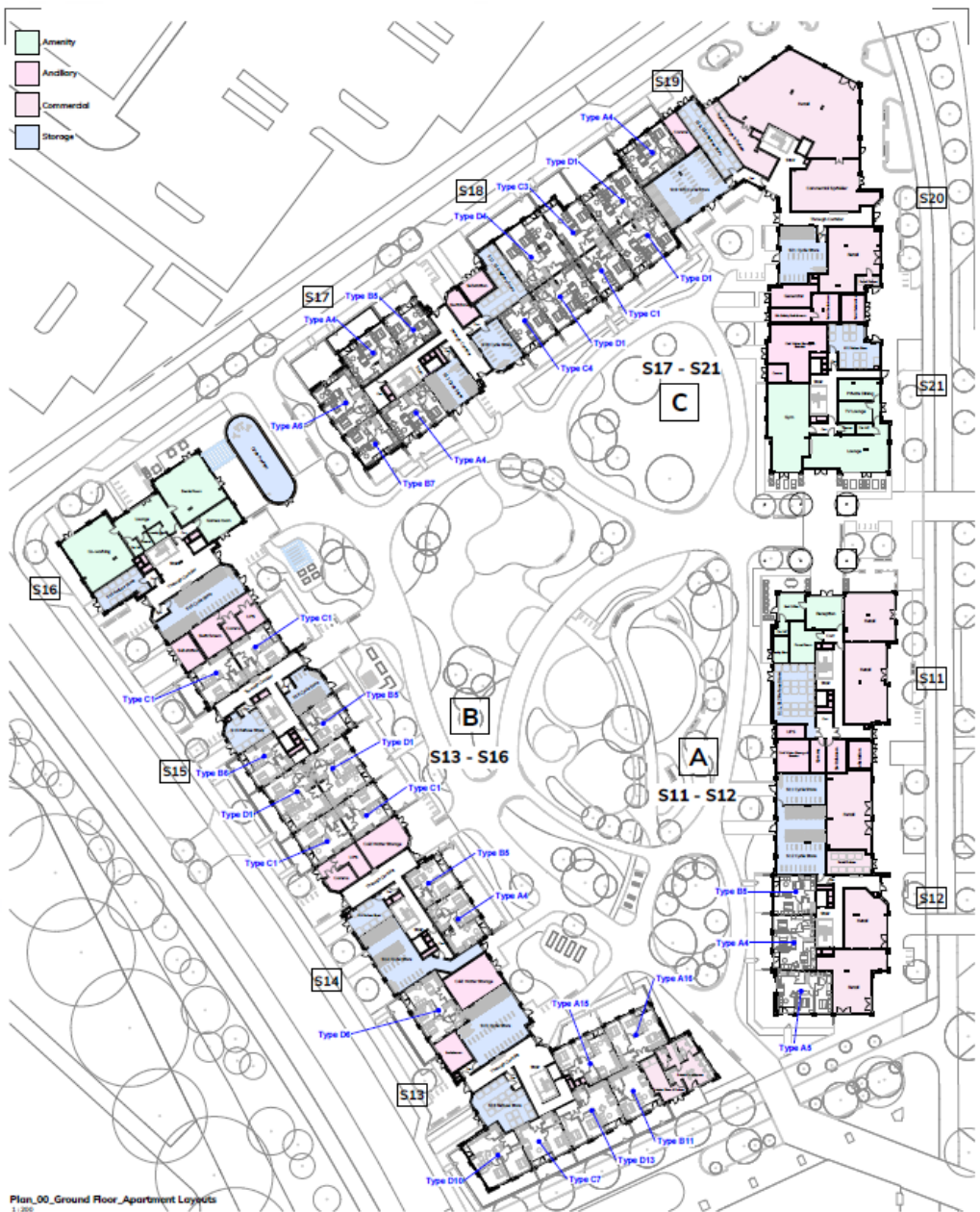


Limit of works to
cycleway and footway on
West side of configuration

RESERVED MATTERS APPLICATION BOUNDARY

OUTLINE BOUNDARY / LAND IN CONTROL OF THE APPLICANT

Ground Floor Layout Plan



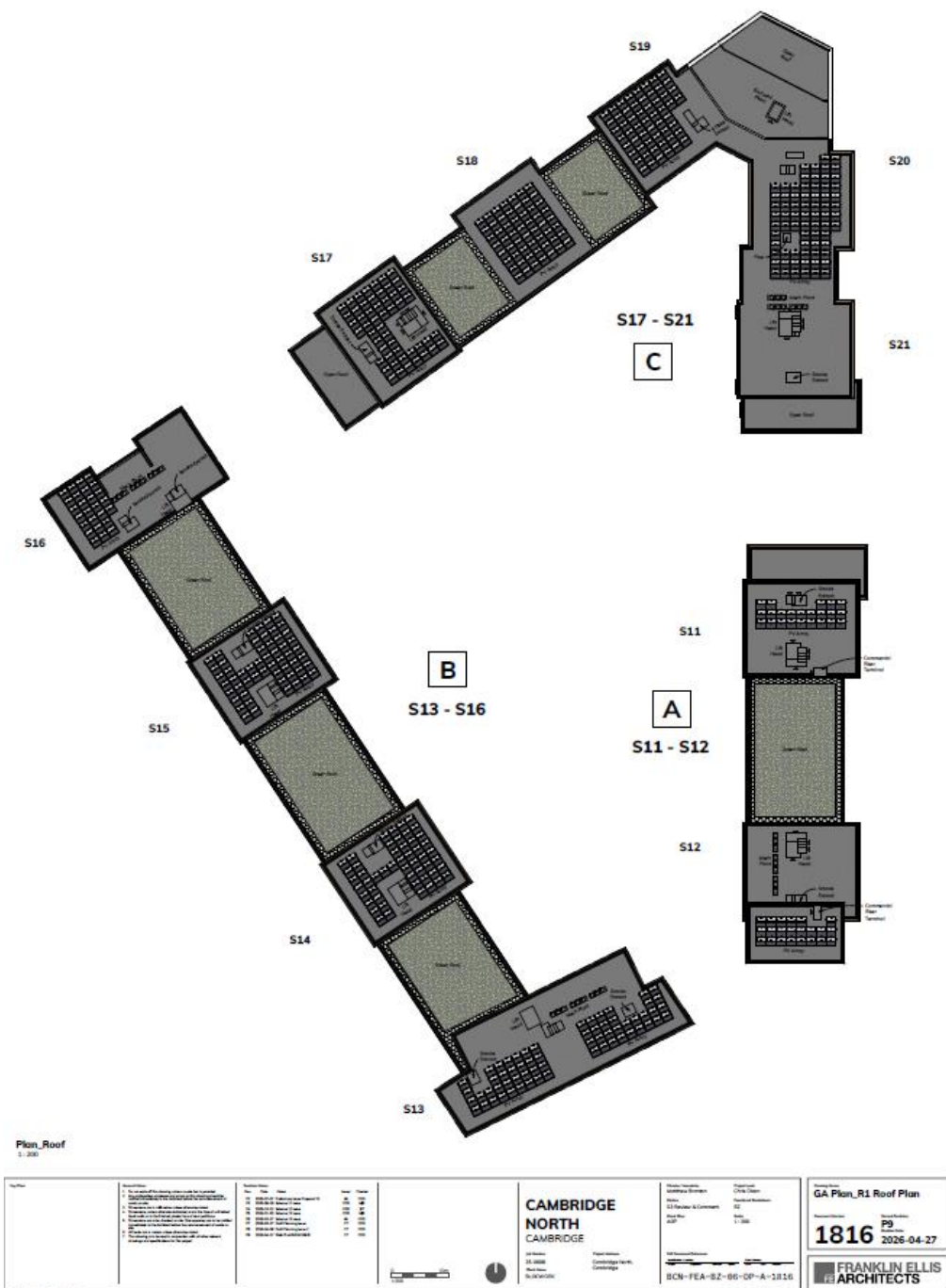
Plan_00_Ground Floor Apartment Layouts
1:200

APARTMENT LAYOUTS

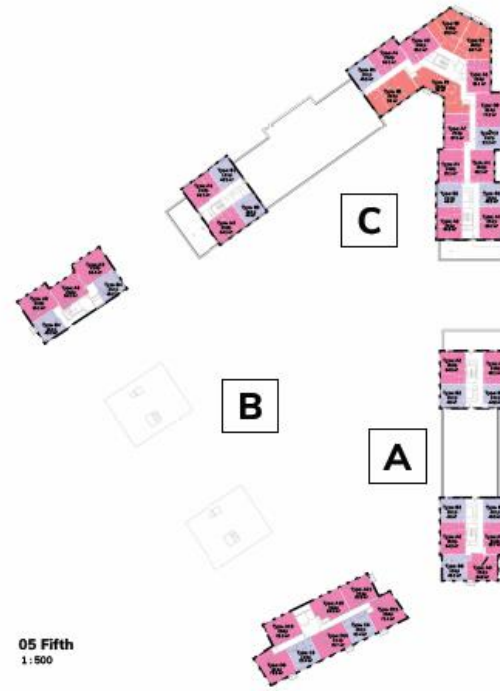
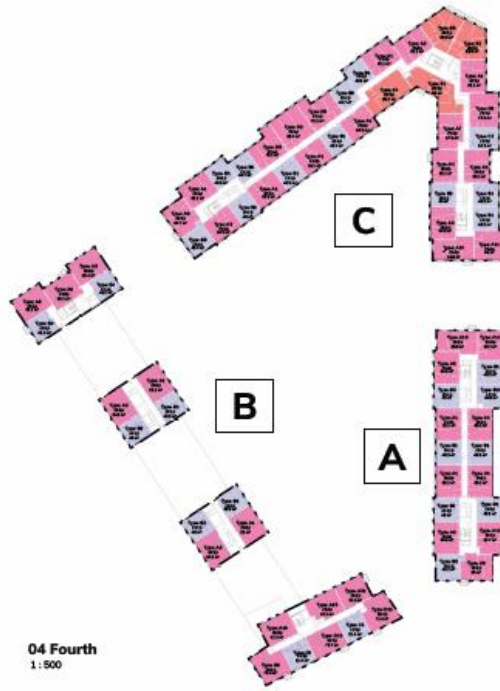
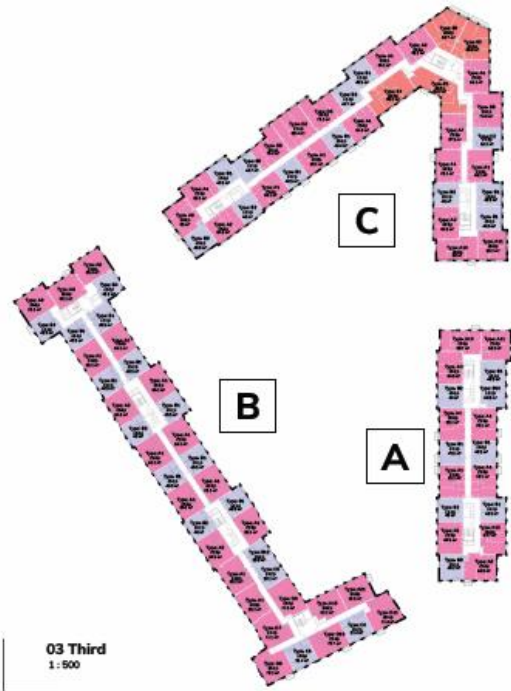
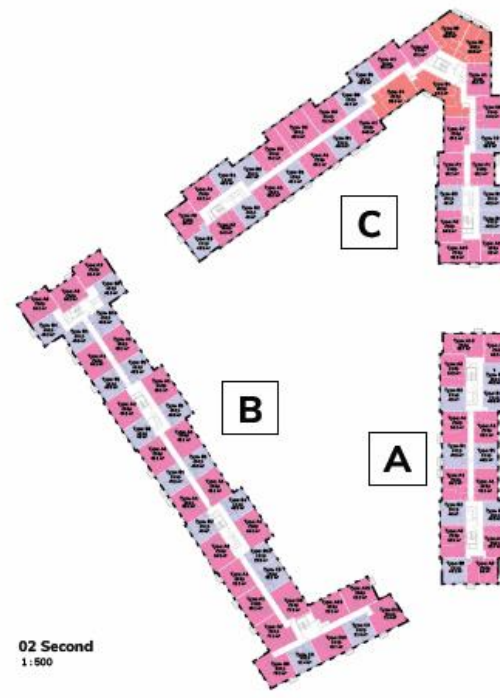
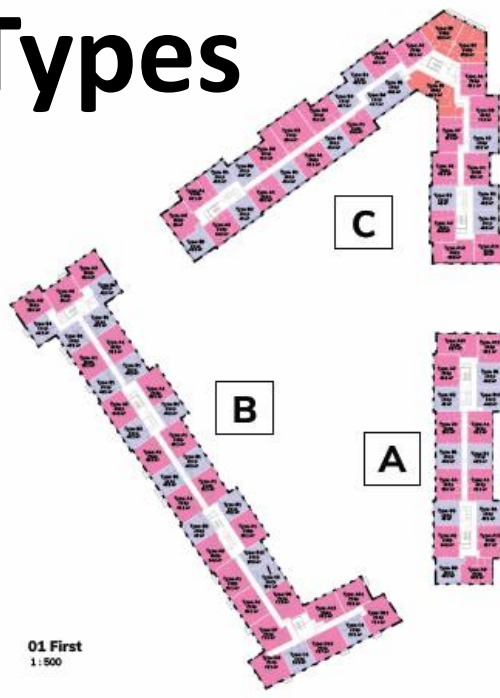
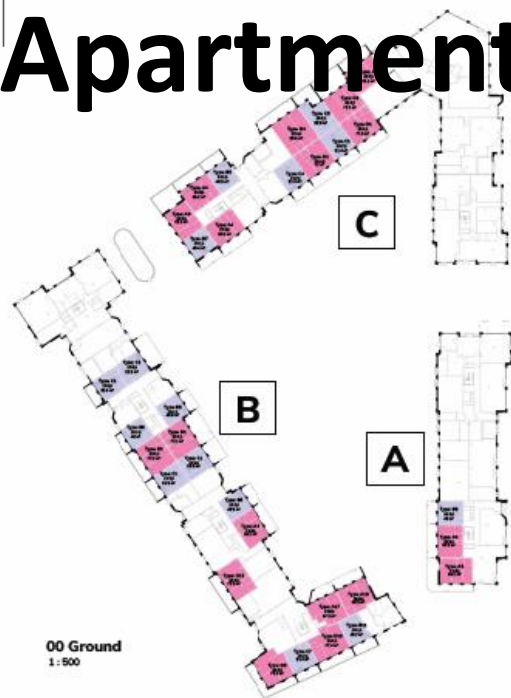
Project Name Cambridge North Cambridge	Project Number 1810	Project Location Cambridge, MA	Project Date 2025-04-27
Client Cambridge Housing	Architect Franklin Ellis Architects	Engineer Cambridge Engineering	Designer Cambridge Design
Project Manager Cambridge Project Manager	Project Engineer Cambridge Project Engineer	Project Designer Cambridge Project Designer	Project Architect Cambridge Project Architect
Project Status In Progress	Project Budget \$10,000,000	Project Schedule 12 Months	Project Risk Low
Project Description Cambridge North Cambridge is a new residential development located in the North Cambridge area of Cambridge, MA. The project consists of a multi-story apartment building with a total of 100 units. The units are arranged in a U-shape around a central courtyard. The building features a mix of unit types, including studios, one-bedroom units, two-bedroom units, and three-bedroom units. The building also includes a variety of amenities, such as a fitness center, a community room, and a rooftop terrace. The building is designed to be a sustainable and affordable housing option for the community.	Project Goals The project goals are to create a sustainable and affordable housing option for the community, to provide a variety of unit types and amenities, and to create a sense of community and belonging among the residents.	Project Objectives The project objectives are to complete the construction of the building by the end of the project schedule, to ensure that the building meets all applicable codes and regulations, and to ensure that the building is a sustainable and affordable housing option for the community.	Project Deliverables The project deliverables are the completed building, the construction documents, and the final project report.



Roof Plan



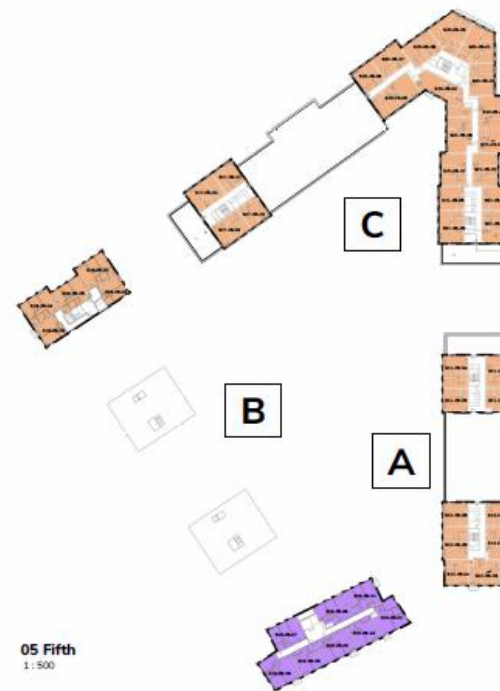
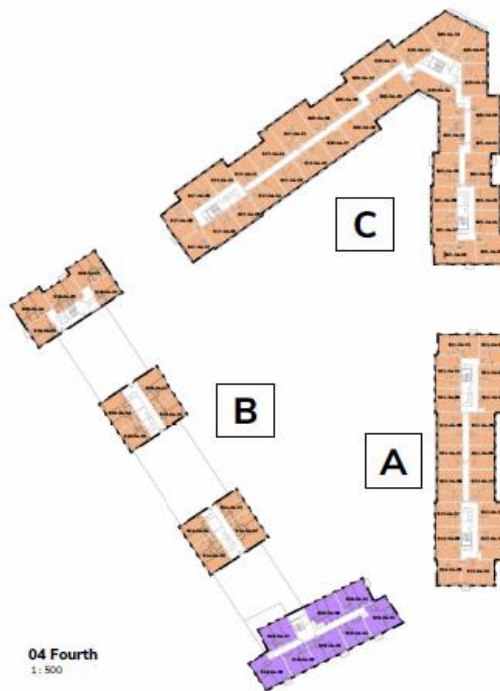
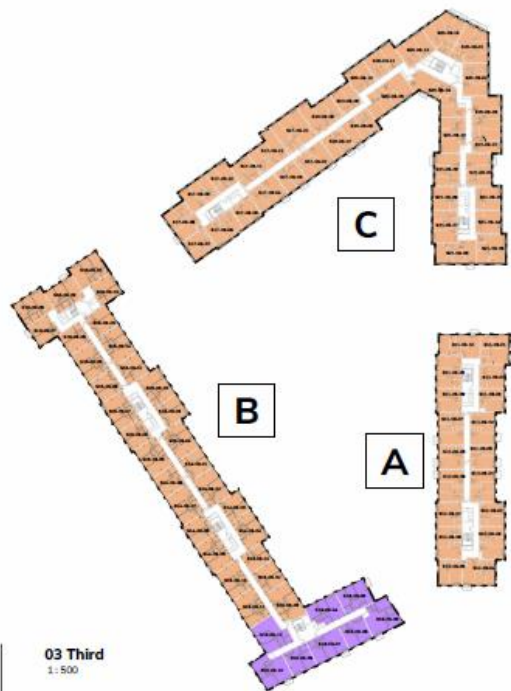
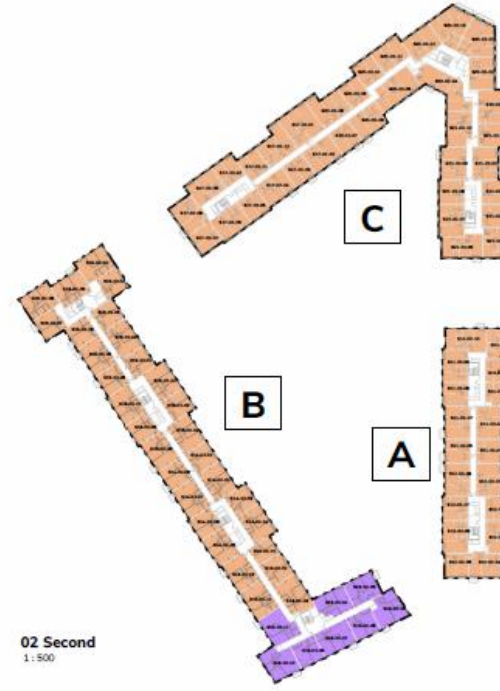
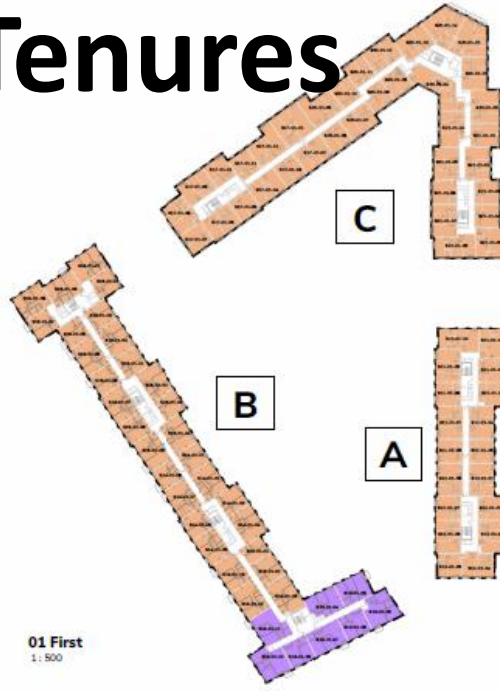
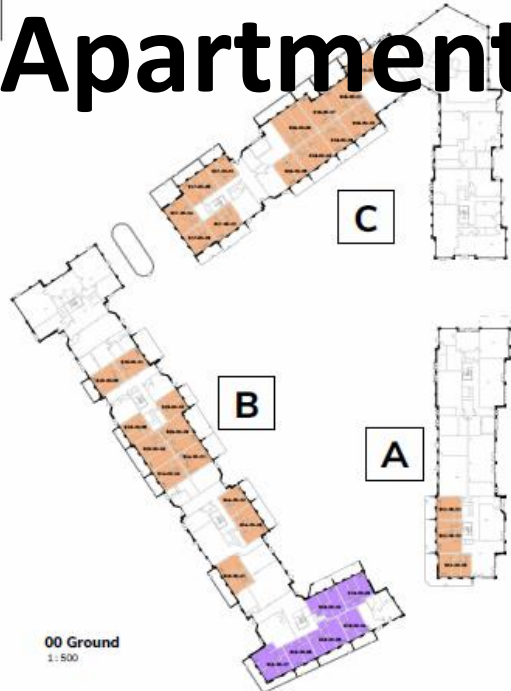
Apartment Types



Overall Schemes Value by Plot Type				Overall Schemes Value by Plot Type			
Plot Type	Count	%	Area Range	Plot Type	Count	%	Area Range
Site				Site			
S1	10	16.7%	484.0 m ² - 483.0 m ²	S1	10	16.7%	613.0 m ² - 612.0 m ²
S2	10	16.7%	484.0 m ² - 483.0 m ²	S2	10	16.7%	613.0 m ² - 612.0 m ²
S3	10	16.7%	484.0 m ² - 483.0 m ²	S3	10	16.7%	613.0 m ² - 612.0 m ²
S4	10	16.7%	484.0 m ² - 483.0 m ²	S4	10	16.7%	613.0 m ² - 612.0 m ²
S5	10	16.7%	484.0 m ² - 483.0 m ²	S5	10	16.7%	613.0 m ² - 612.0 m ²
S6	10	16.7%	484.0 m ² - 483.0 m ²	S6	10	16.7%	613.0 m ² - 612.0 m ²
S7	10	16.7%	484.0 m ² - 483.0 m ²	S7	10	16.7%	613.0 m ² - 612.0 m ²
S8	10	16.7%	484.0 m ² - 483.0 m ²	S8	10	16.7%	613.0 m ² - 612.0 m ²
S9	10	16.7%	484.0 m ² - 483.0 m ²	S9	10	16.7%	613.0 m ² - 612.0 m ²
S10	10	16.7%	484.0 m ² - 483.0 m ²	S10	10	16.7%	613.0 m ² - 612.0 m ²
S11	10	16.7%	484.0 m ² - 483.0 m ²	S11	10	16.7%	613.0 m ² - 612.0 m ²
S12	10	16.7%	484.0 m ² - 483.0 m ²	S12	10	16.7%	613.0 m ² - 612.0 m ²
S13	10	16.7%	484.0 m ² - 483.0 m ²	S13	10	16.7%	613.0 m ² - 612.0 m ²
S14	10	16.7%	484.0 m ² - 483.0 m ²	S14	10	16.7%	613.0 m ² - 612.0 m ²
S15	10	16.7%	484.0 m ² - 483.0 m ²	S15	10	16.7%	613.0 m ² - 612.0 m ²
S16	10	16.7%	484.0 m ² - 483.0 m ²	S16	10	16.7%	613.0 m ² - 612.0 m ²
S17	10	16.7%	484.0 m ² - 483.0 m ²	S17	10	16.7%	613.0 m ² - 612.0 m ²
S18	10	16.7%	484.0 m ² - 483.0 m ²	S18	10	16.7%	613.0 m ² - 612.0 m ²
S19	10	16.7%	484.0 m ² - 483.0 m ²	S19	10	16.7%	613.0 m ² - 612.0 m ²
S20	10	16.7%	484.0 m ² - 483.0 m ²	S20	10	16.7%	613.0 m ² - 612.0 m ²
S21	10	16.7%	484.0 m ² - 483.0 m ²	S21	10	16.7%	613.0 m ² - 612.0 m ²
S22	10	16.7%	484.0 m ² - 483.0 m ²	S22	10	16.7%	613.0 m ² - 612.0 m ²
S23	10	16.7%	484.0 m ² - 483.0 m ²	S23	10	16.7%	613.0 m ² - 612.0 m ²
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S25	10	16.7%	484.0 m ² - 483.0 m ²	S25	10	16.7%	613.0 m ² - 612.0 m ²
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S30	10	16.7%	484.0 m ² - 483.0 m ²	S30	10	16.7%	613.0 m ² - 612.0 m ²
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S39	10	16.7%	484.0 m ² - 483.0 m ²	S39	10	16.7%	613.0 m ² - 612.0 m ²
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S49	10	16.7%	484.0 m ² - 483.0 m ²	S49	10	16.7%	613.0 m ² - 612.0 m ²
S50	10	16.7%	484.0 m ² - 483.0 m ²	S50	10	16.7%	613.0 m ² - 612.0 m ²
S51	10	16.7%	484.0 m ² - 483.0 m ²	S51	10	16.7%	613.0 m ² - 612.0 m ²
S52	10	16.7%	484.0 m ² - 483.0 m ²	S52	10	16.7%	613.0 m ² - 612.0 m ²
S53	10	16.7%	484.0 m ² - 483.0 m ²	S53	10	16.7%	613.0 m ² - 612.0 m ²
S54	10	16.7%	484.0 m ² - 483.0 m ²	S54	10	16.7%	613.0 m ² - 612.0 m ²
S55	10	16.7%	484.0 m ² - 483.0 m ²	S55	10	16.7%	613.0 m ² - 612.0 m ²
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S65	10	16.7%	484.0 m ² - 483.0 m ²	S65	10	16.7%	613.0 m ² - 612.0 m ²
S66	10	16.7%	484.0 m ² - 483.0 m ²	S66	10	16.7%	613.0 m ² - 612.0 m ²
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S70	10	16.7%	484.0 m ² - 483.0 m ²	S70	10	16.7%	613.0 m ² - 612.0 m ²
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S75	10	16.7%	484.0 m ² - 483.0 m ²	S75	10	16.7%	613.0 m ² - 612.0 m ²
S76	10	16.7%	484.0 m ² - 483.0 m ²	S76	10	16.7%	613.0 m ² - 612.0 m ²
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S78	10	16.7%	484.0 m ² - 483.0 m ²	S78	10	16.7%	613.0 m ² - 612.0 m ²
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S85	10	16.7%	484.0 m ² - 483.0 m ²	S85	10	16.7%	613.0 m ² - 612.0 m ²
S86	10	16.7%	484.0 m ² - 483.0 m ²	S86	10	16.7%	613.0 m ² - 612.0 m ²
S87	10	16.7%	484.0 m ² - 483.0 m ²	S87	10	16.7%	613.0 m ² - 612.0 m ²
S88	10	16.7%	484.0 m ² - 483.0 m ²	S88	10	16.7%	613.0 m ² - 612.0 m ²
S89	10	16.7%	484.0 m ² - 483.0 m ²	S89	10	16.7%	613.0 m ² - 612.0 m ²
S90	10	16.7%	484.0 m ² - 483.0 m ²	S90	10	16.7%	613.0 m ² - 612.0 m ²
S91	10	16.7%	484.0 m ² - 483.0 m ²	S91	10	16.7%	613.0 m ² - 612.0 m ²
S92	10	16.7%	484.0 m ² - 483.0 m ²	S92	10	16.7%	613.0 m ² - 612.0 m ²
S93	10	16.7%	484.0 m ² - 483.0 m ²	S93	10	16.7%	613.0 m ² - 612.0 m ²
S94	10	16.7%	484.0 m ² - 483.0 m ²	S94	10	16.7%	613.0 m ² - 612.0 m ²
S95	10	16.7%	484.0 m ² - 483.0 m ²	S95	10	16.7%	613.0 m ² - 612.0 m ²
S96	10	16.7%	484.0 m ² - 483.0 m ²	S96	10	16.7%	613.0 m ² - 612.0 m ²
S97	10	16.7%	484.0 m ² - 483.0 m ²	S97	10	16.7%	613.0 m ² - 612.0 m ²
S98	10	16.7%	484.0 m ² - 483.0 m ²	S98	10	16.7%	613.0 m ² - 612.0 m ²
S99	10	16.7%	484.0 m ² - 483.0 m ²	S99	10	16.7%	613.0 m ² - 612.0 m ²
S100	10	16.7%	484.0 m ² - 483.0 m ²	S100	10	16.7%	613.0 m ² - 612.0 m ²
S101	10	16.7%	484.0 m ² - 483.0 m ²	S101	10	16.7%	613.0 m ² - 612.0 m ²
S102	10	16.7%	484.0 m ² - 483.0 m ²	S102	10	16.7%	613.0 m ² - 612.0 m ²
S103	10	16.7%	484.0 m ² - 483.0 m ²	S103	10	16.7%	613.0 m ² - 612.0 m ²
S104	10	16.7%	484.0 m ² - 483.0 m ²	S104	10	16.7%	613.0 m ² - 612.0 m ²
S105	10	16.7%	484.0 m ² - 483.0 m ²	S105	10	16.7%	613.0 m ² - 612.0 m ²
S106	10	16.7%	484.0 m ² - 48				

[illegible]

Apartment Tenures



Overall Minimum Floor Areas by Tenure, Block, Format

Apartment	Count	Min. Area
Studio	1	48.3 sq.ft
1 Bed	11	63.7 sq.ft
2 Bed	11	82.3 sq.ft
3 Bed	11	102.3 sq.ft
4 Bed	1	122.3 sq.ft

Overall Scheme Mix by Format

Person	1 Bed	2 Bed	3 Bed	4 Bed	Min. Area Range
100%	12.2%	0%	0%	12.2%	48.3 sq.ft - 122.3 sq.ft
100%	0%	0%	100%	0%	82.3 sq.ft - 102.3 sq.ft
100%	0%	100%	0%	0%	63.7 sq.ft - 82.3 sq.ft
100%	0%	0%	0%	100%	122.3 sq.ft - 122.3 sq.ft
100%	0%	0%	0%	100%	122.3 sq.ft - 122.3 sq.ft

Affordable Rental apartments within block 513

Person	1 Bed	2 Bed	3 Bed	4 Bed	Min. Area Range
100%	12.2%	0%	0%	12.2%	48.3 sq.ft - 122.3 sq.ft
100%	0%	0%	100%	0%	82.3 sq.ft - 102.3 sq.ft
100%	0%	100%	0%	0%	63.7 sq.ft - 82.3 sq.ft
100%	0%	0%	0%	100%	122.3 sq.ft - 122.3 sq.ft
100%	0%	0%	0%	100%	122.3 sq.ft - 122.3 sq.ft

Apartments by Tenure

Person	1 Bed	2 Bed	3 Bed	4 Bed	Min. Area Range
100%	12.2%	0%	0%	12.2%	48.3 sq.ft - 122.3 sq.ft
100%	0%	0%	100%	0%	82.3 sq.ft - 102.3 sq.ft
100%	0%	100%	0%	0%	63.7 sq.ft - 82.3 sq.ft
100%	0%	0%	0%	100%	122.3 sq.ft - 122.3 sq.ft
100%	0%	0%	0%	100%	122.3 sq.ft - 122.3 sq.ft

Affordable Private Rent apartments

Person	1 Bed	2 Bed	3 Bed	4 Bed	Min. Area Range
100%	12.2%	0%	0%	12.2%	48.3 sq.ft - 122.3 sq.ft
100%	0%	0%	100%	0%	82.3 sq.ft - 102.3 sq.ft
100%	0%	100%	0%	0%	63.7 sq.ft - 82.3 sq.ft
100%	0%	0%	0%	100%	122.3 sq.ft - 122.3 sq.ft
100%	0%	0%	0%	100%	122.3 sq.ft - 122.3 sq.ft

Affordable Private Rent (APR) units in Block 8

Person	1 Bed	2 Bed	3 Bed	4 Bed	Min. Area Range
100%	12.2%	0%	0%	12.2%	48.3 sq.ft - 122.3 sq.ft
100%	0%	0%	100%	0%	82.3 sq.ft - 102.3 sq.ft
100%	0%	100%	0%	0%	63.7 sq.ft - 82.3 sq.ft
100%	0%	0%	0%	100%	122.3 sq.ft - 122.3 sq.ft
100%	0%	0%	0%	100%	122.3 sq.ft - 122.3 sq.ft

Affordable Private Rent (APR) units in Block 8

Person	1 Bed	2 Bed	3 Bed	4 Bed	Min. Area Range
100%	12.2%	0%	0%	12.2%	48.3 sq.ft - 122.3 sq.ft
100%	0%	0%	100%	0%	82.3 sq.ft - 102.3 sq.ft
100%	0%	100%	0%	0%	63.7 sq.ft - 82.3 sq.ft
100%	0%	0%	0%	100%	122.3 sq.ft - 122.3 sq.ft
100%	0%	0%	0%	100%	122.3 sq.ft - 122.3 sq.ft

Notes these units are reserved for APR, but location within the block are not pre-allocated and therefore are tenure blind

NESS Minimum Floor Areas

Person	1 Bed	2 Bed	3 Bed	4 Bed	Min. Area Range
100%	12.2%	0%	0%	12.2%	48.3 sq.ft - 122.3 sq.ft
100%	0%	0%	100%	0%	82.3 sq.ft - 102.3 sq.ft
100%	0%	100%	0%	0%	63.7 sq.ft - 82.3 sq.ft
100%	0%	0%	0%	100%	122.3 sq.ft - 122.3 sq.ft
100%	0%	0%	0%	100%	122.3 sq.ft - 122.3 sq.ft

Apartment Tenures

Affordable Rental

Market Rental / Affordable Private Rent

Notes these units are reserved for APR, but location within the block are not pre-allocated and therefore are tenure blind

NESS Minimum Floor Areas

Person	1 Bed	2 Bed	3 Bed	4 Bed	Min. Area Range
100%	12.2%	0%	0%	12.2%	48.3 sq.ft - 122.3 sq.ft
100%	0%	0%	100%	0%	82.3 sq.ft - 102.3 sq.ft
100%	0%	100%	0%	0%	63.7 sq.ft - 82.3 sq.ft
100%	0%	0%	0%	100%	122.3 sq.ft - 122.3 sq.ft
100%	0%	0%	0%	100%	122.3 sq.ft - 122.3 sq.ft

Notes these units are reserved for APR, but location within the block are not pre-allocated and therefore are tenure blind

NESS Minimum Floor Areas

Person	1 Bed	2 Bed	3 Bed	4 Bed	Min. Area Range
100%	12.2%	0%	0%	12.2%	48.3 sq.ft - 122.3 sq.ft

Cambridge North Cambridge

100% Affordable Rental

100% Market Rental / Affordable Private Rent

100% Affordable Rental

100% Market Rental / Affordable Private Rent

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100% Market Rental /

Street Elevations – Bramblefields & Chesterton Way



1 Street Elevation - Bramblefields Way
1:200



2 Street Elevation - Chesterton Way
1:200



- Notes:
1. The street scene is a conceptual illustration and is not intended to be a final design. It is intended to provide a general impression of the proposed development and its context within the surrounding area.
 2. The street scene is a conceptual illustration and is not intended to be a final design. It is intended to provide a general impression of the proposed development and its context within the surrounding area.
 3. The street scene is a conceptual illustration and is not intended to be a final design. It is intended to provide a general impression of the proposed development and its context within the surrounding area.
 4. The street scene is a conceptual illustration and is not intended to be a final design. It is intended to provide a general impression of the proposed development and its context within the surrounding area.

Notes:

Section	Area	Area	Area
P1	200-00-00	27	100
P2	200-00-00	27	100
P3	200-00-00	27	100
P4	200-00-00	27	100
P5	200-00-00	27	100

CAMBRIDGE NORTH
CAMBRIDGE

Job Number: 25-0008
Client Name: BLOOMWORK

Project Address: Cambridge North, Cambridge

Client/Consultant: Matthew Bramble
Scheme: S1 Review & Comment
Drawn By: ADL
Scale: As Indicated

Project Lead: Chris Dixon
Approved/Check/Issue: S1-016
Drawn Date: 2026-04-27

Approved/Check/Issue: BCN-FEA-S1-ZZ-DE-A-3520

Working Sheet: Street Elevation - Sheet 01

Drawn Number: 3520
Drawn Date: 2026-04-27

Franklin Ellis
FRANKLIN ELLIS
ARCHITECTS

Street Elevations – Milton Walk & Milton Ave



2) Street Elevation - Milton Walk
1:200



1) Street Elevation - Milton Avenue
1:200



- General Notes:
- 1. Street view of building facade is shown in perspective.
 - 2. All elevations are shown in perspective.
 - 3. All elevations are shown in perspective.
 - 4. All elevations are shown in perspective.
 - 5. All elevations are shown in perspective.
 - 6. All elevations are shown in perspective.
 - 7. All elevations are shown in perspective.
 - 8. All elevations are shown in perspective.
 - 9. All elevations are shown in perspective.
 - 10. All elevations are shown in perspective.

Notes:

Rev.	Date	Notes	By	Check
P1	2024-01-27	Final	17	17
P2	2024-01-27	Revised	17	17
P3	2024-01-27	Revised	17	17
P4	2024-01-27	Revised	17	17
P5	2024-01-27	Revised	17	17

CAMBRIDGE NORTH
CAMBRIDGE

Job Number: 25-0688
Project Address: Cambridge North, Cambridge
Client: BLOOMWORK

Designer: Matthew Brennan	Project Lead: Chris Olson
Checker: SB Review & Comment	Reviewer: SB-04
Scale: A0	As Indicated
Project Number: BCN-FEA-S1-ZZ-DE-A-3521	Revision: P5

Sheet Title: Street Elevation - Sheet 02

Project Number: 3521

Revision: P5

Date: 2026-04-27

FRANKLIN ELLIS ARCHITECTS

Courtyard Elevations – South and West



① Courtyard Elevation - South
1:200



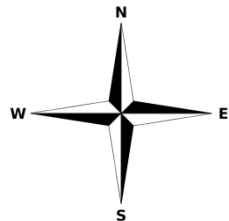
② Courtyard Elevation - West
1:200

Resident Cycle Parking Locations



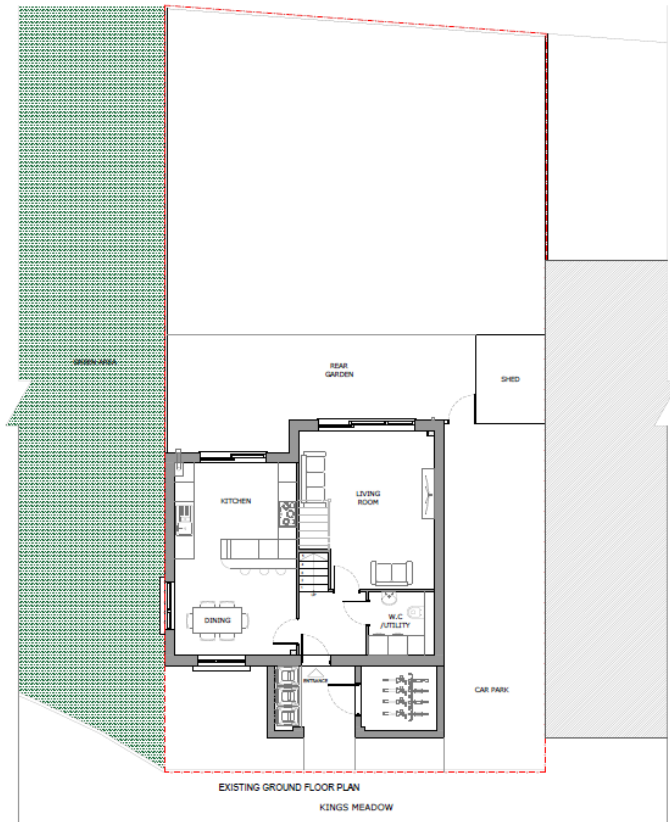
25/04604/FUL / 1 King's Meadow

Site Location Plan

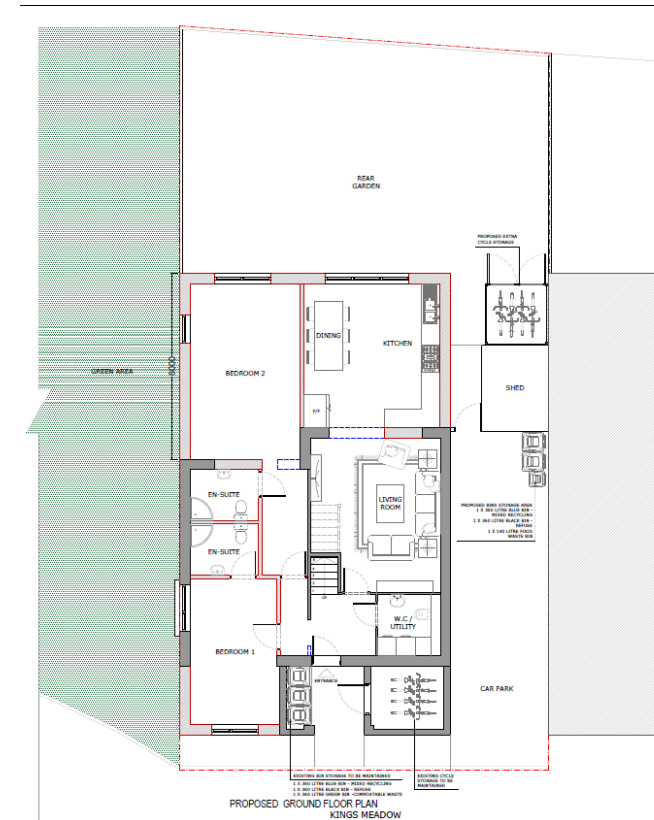


Ground Floor Plans

Existing

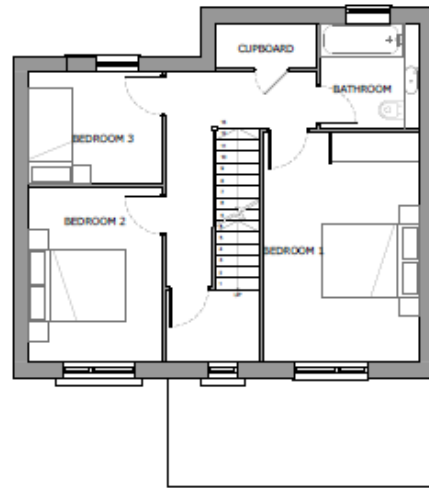


Proposed



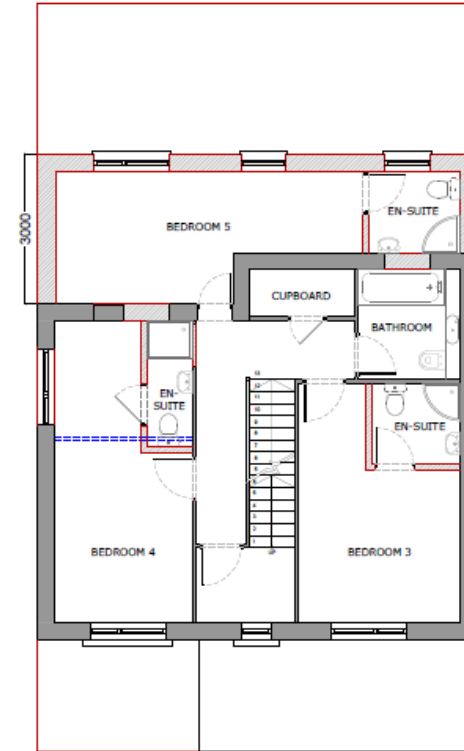
Plans

Existing First Floor Plans



EXISTING FIRST FLOOR PLAN

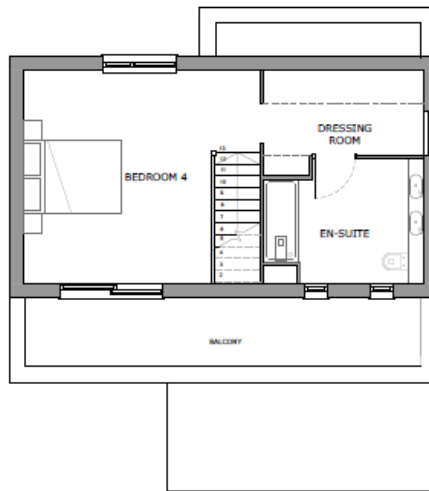
Proposed First Floor Plans



PROPOSED FIRST FLOOR PLAN

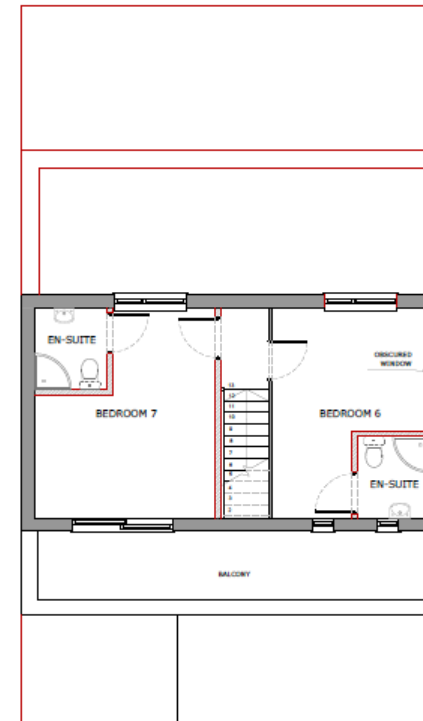
Plans

Existing Second Floor Plans
Floor Plans



EXISTING SECOND FLOOR PLAN

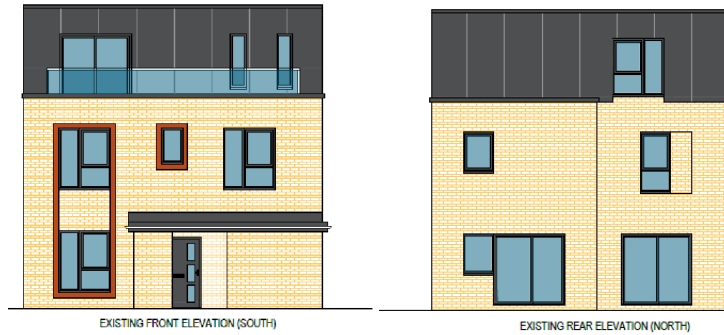
Proposed Second



PROPOSED SECOND FLOOR PLAN

Plans

Existing Elevation Plans



Proposed Elevation Plans

