

SCHEME RESPONSES

EXISTING SITE

DARWIN
GREEN
PROPOSAL



TO NORTH WEST
CAMBRIDGE



SCHEME RESPONSES - LAYOUT

RETAIN EXISTING 1920S BUILDING

DARWIN
GREEN
PROPOSAL



LAWRENCE WEAVER ROAD

LAWRENCE
WEAVER ROAD
DEVELOPMENT

HOWES PLACE

BUS STOP

HUNTINGDON ROAD

TO NORTH WEST
CAMBRIDGE

SCHEME RESPONSES - LAYOUT

HOWES PLACE

DARWIN
GREEN
PROPOSAL

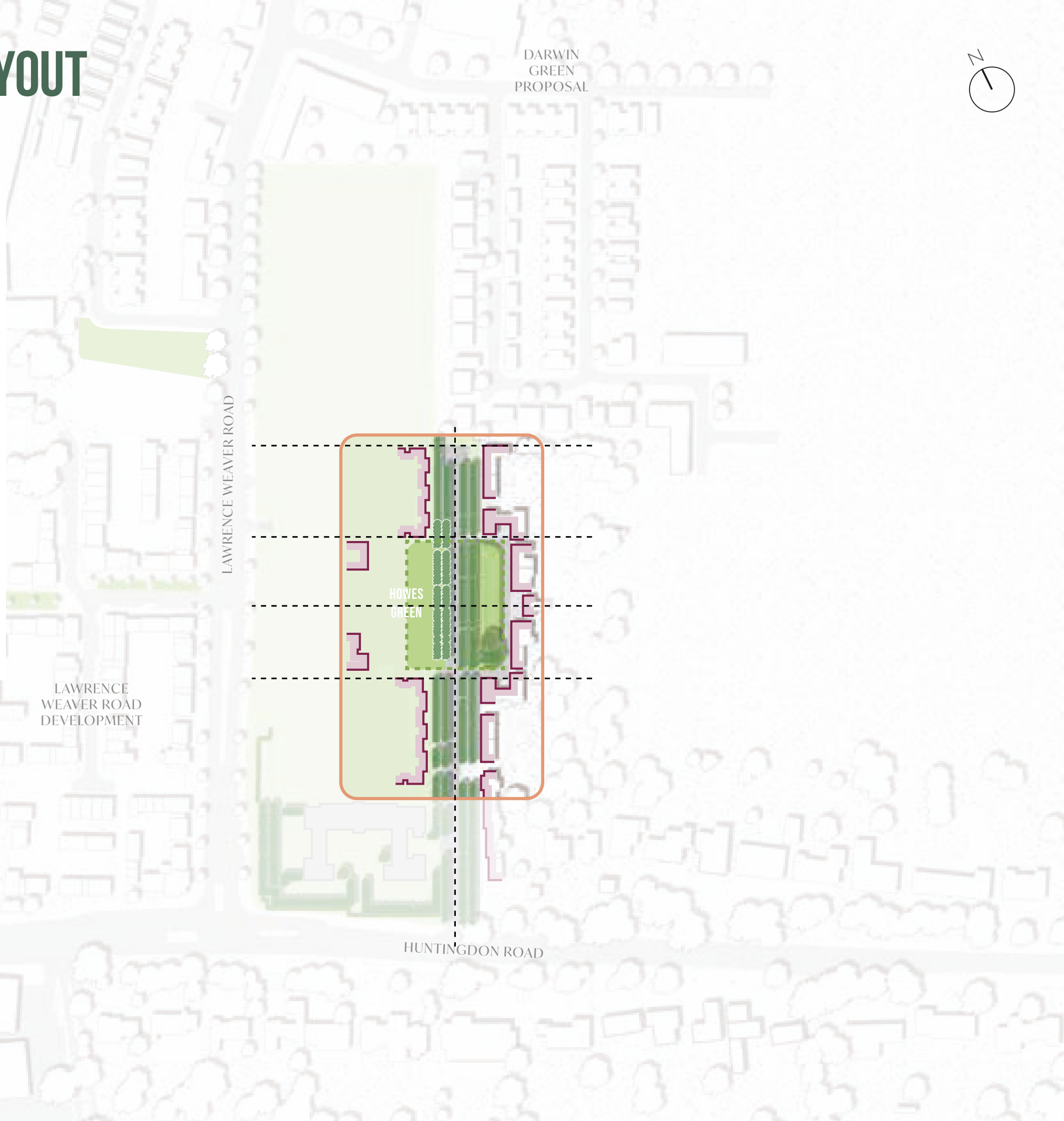


Issues Highlighted

- “does not resolve key interfaces and does not allow the scheme to respond to the character of the sites differing edge conditions”
- “The central block must relate strongly to the domestic scale and fine-grained forms of Howes Place and Darwin Green. To complete the street of Howes Place in a convincing way it must informed by a more refined understanding of the character and quality of Howes Place itself”

Response Principles

- Complete Howes Square and frame green space with buildings.
- Create symmetry along Howes Place with the building form responding to the existing Howes Place residential layout.
- Frontage lengths reflect existing layout.



SCHEME RESPONSES - LAYOUT

HOWES GREEN

DARWIN
GREEN
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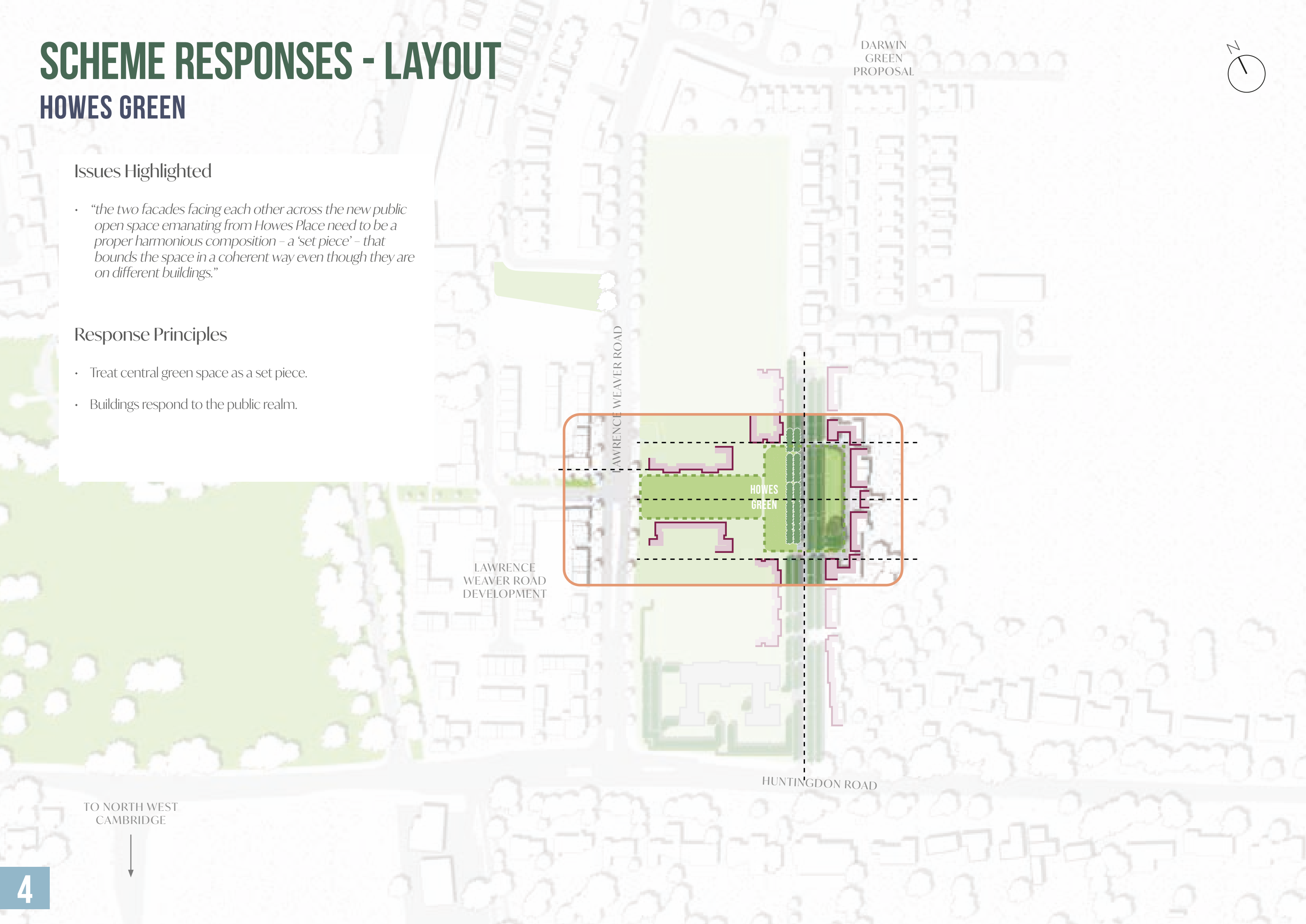


Issues Highlighted

- “the two facades facing each other across the new public open space emanating from Howes Place need to be a proper harmonious composition – a ‘set piece’ – that bounds the space in a coherent way even though they are on different buildings.”

Response Principles

- Treat central green space as a set piece.
- Buildings respond to the public realm.



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SCHEME RESPONSES - LAYOUT

RESPONDING TO THE EXISTING BUILDING

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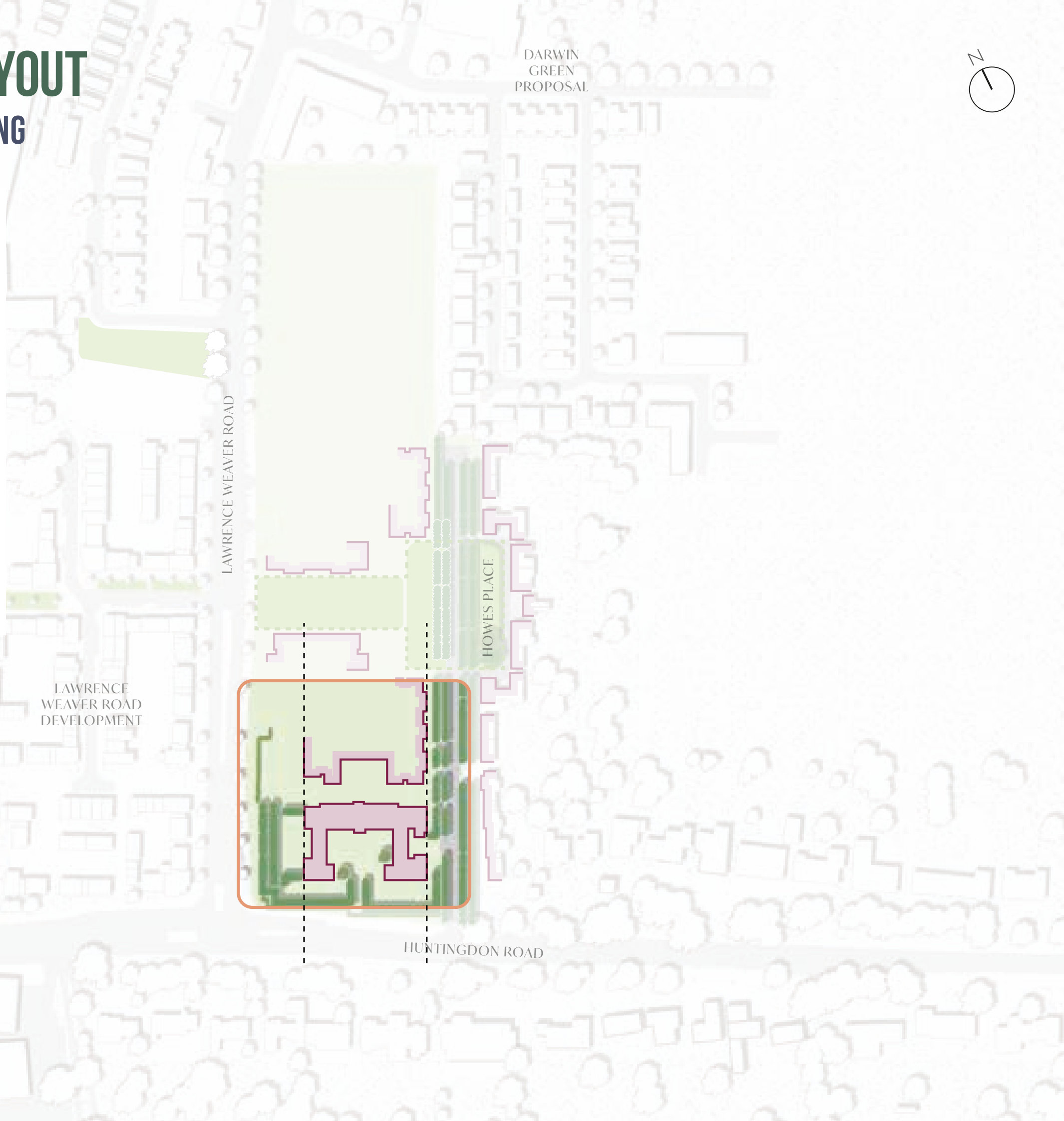


Issues Highlighted

- “we have concerns about the repeated block form now emerging across the site”
- “the block near (or linked to) the NIAB building needs to respond to the BLI in terms of the scale, positioning and character”
- “The maximum height of the southern block should not exceed the overall ridge height of the NIAB building”

Response Principles

- Proposed building sit in line with existing NIAB building.
- Layout is similar to 1960s building which will be demolished.
- Building to remain unattached to 1920s building as these will differ in uses.



TO NORTH WEST
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SCHEME RESPONSES - LAYOUT

DARWIN GREEN BACK-TO-BACK RELATIONSHIP

DARWIN
GREEN
PROPOSAL

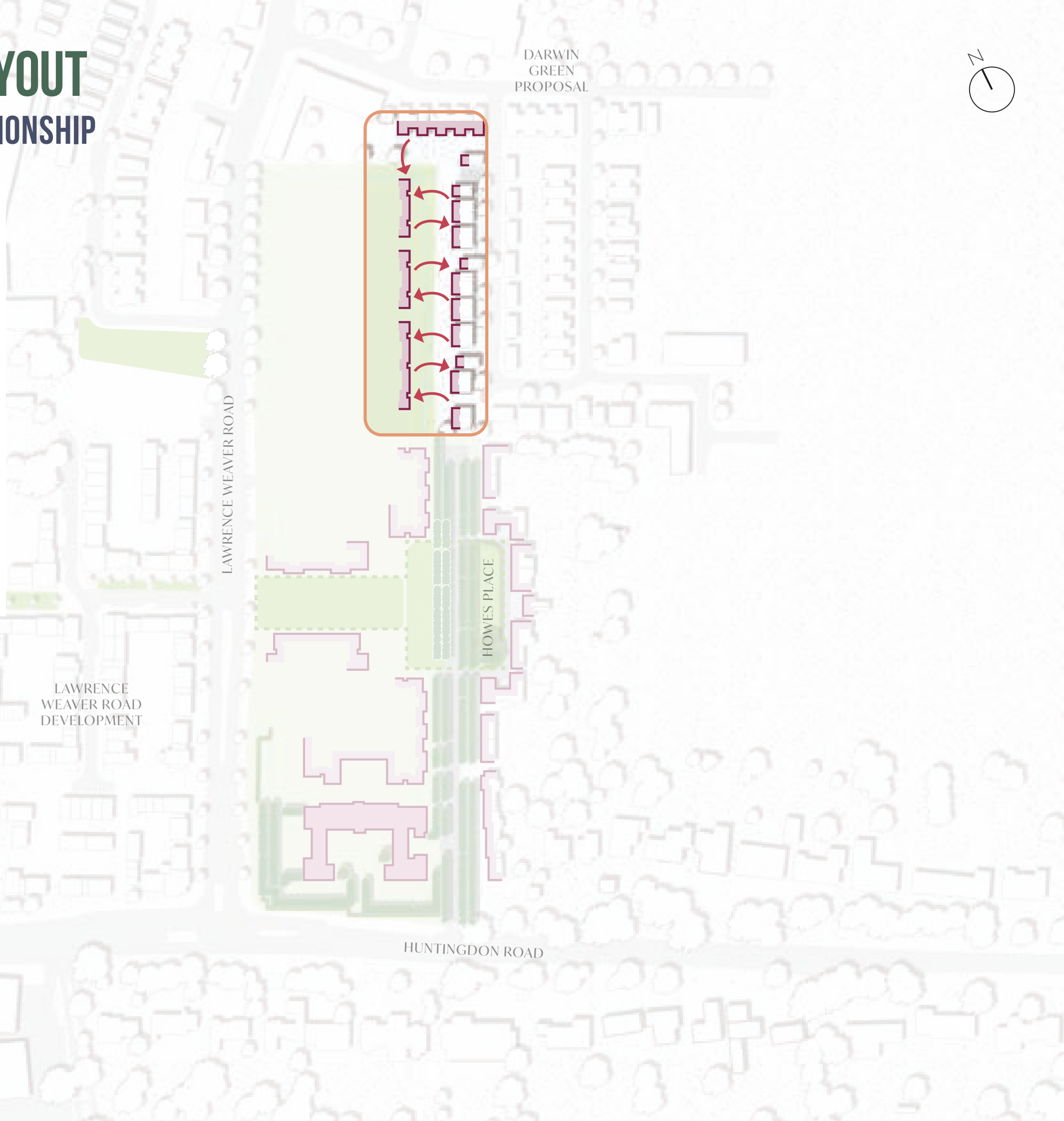


Issues Highlighted

- “does not resolve key interfaces and does not allow the scheme to respond to the character of the sites differing edge conditions”
- “the large block creates amenity issues with the neighbouring residential properties. The Darwin Green parcel BDWI homes that back onto the top eastern edge are very domestic in scale (2 storey) and have small rear gardens. The proximity and height of the northern block is likely to lead to loss of privacy, overshadowing and potential overbearing impacts”

Response Principles

- Back to back relationship proposed along Darwin Green north east boundary.
- Three storey lower density blocks proposed.



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SCHEME RESPONSES - LAYOUT

LAWRENCE WEAVER ROAD FRONTAGE

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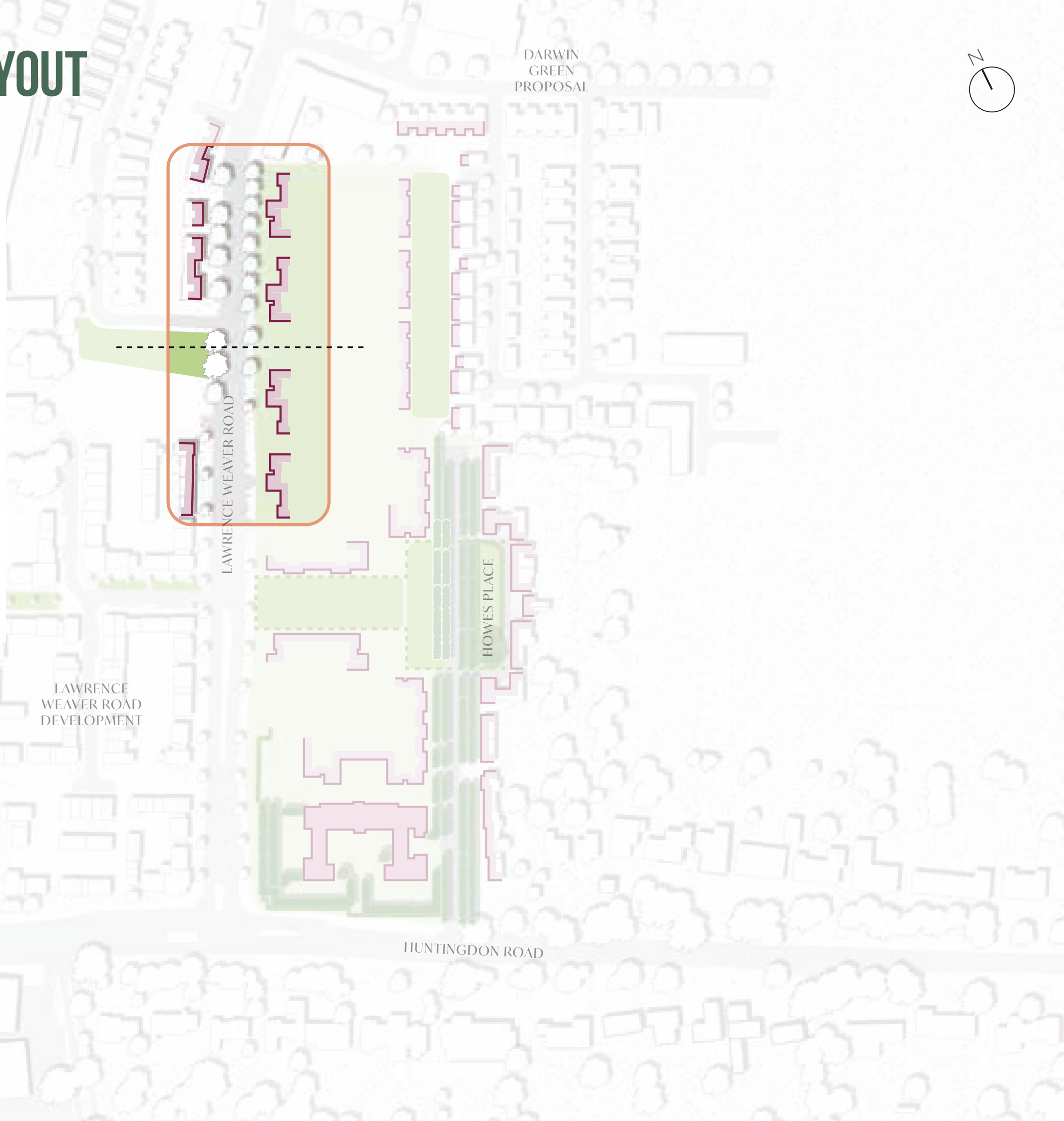


Issues Highlighted

- “significant concerns about the double-banked corridors of single aspect dwellings shown on page 32 of the presentation, many of which would be west-facing and some fronting onto Lawrence Weaver Road.”
- “does not resolve key interfaces and does not allow the scheme to respond to the character of the sites differing edge conditions”

Response Principles

- Blocks run east-west along the north of the site reducing the number of west facing single aspect homes.
- Configuration of blocks maximises dual aspect homes.
- Varied frontage along Lawrence Weaver Road as buildings step providing larger areas of landscape.



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SCHEME RESPONSES - LAYOUT

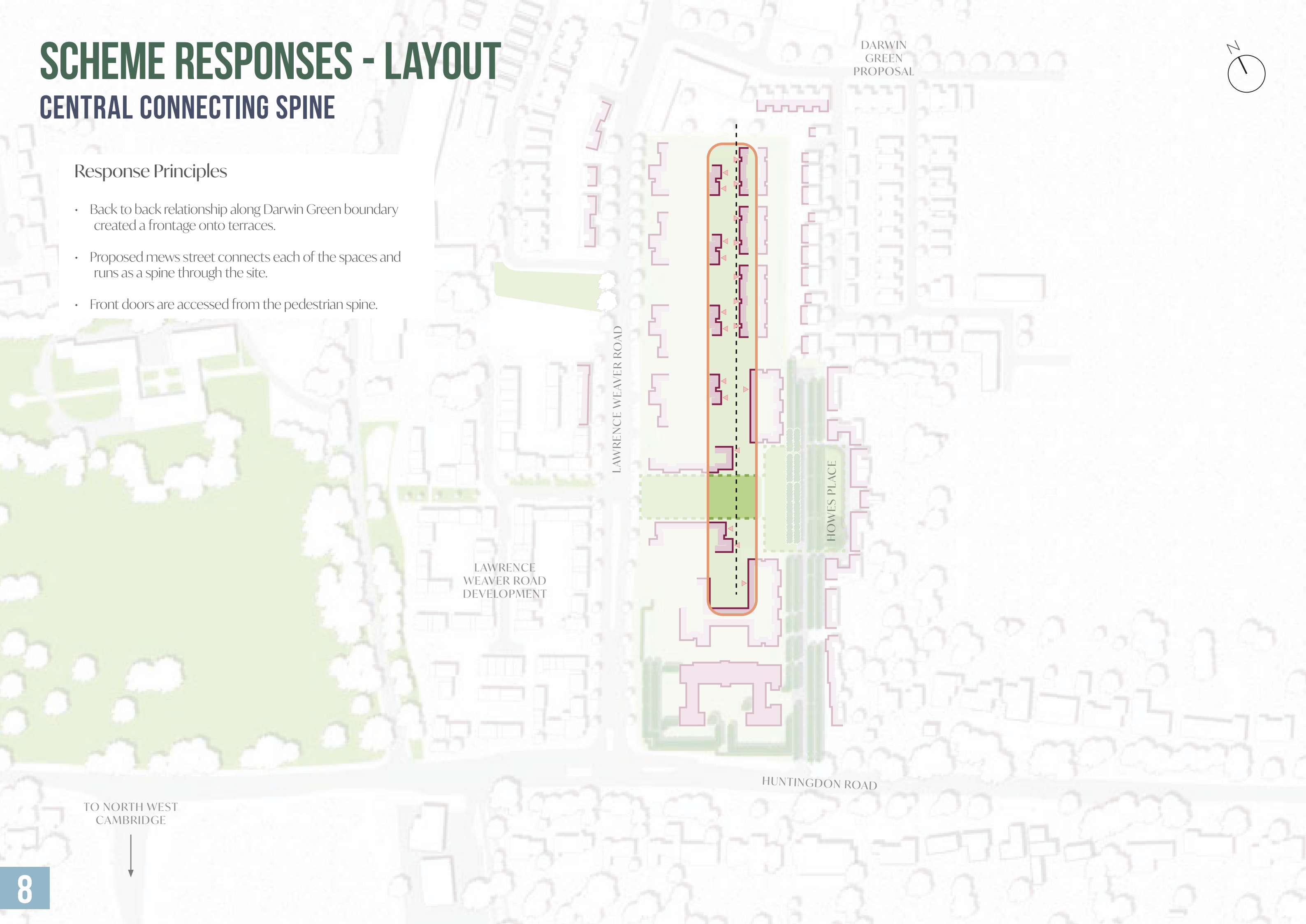
CENTRAL CONNECTING SPINE

DARWIN
GREEN
PROPOSAL



Response Principles

- Back to back relationship along Darwin Green boundary created a frontage onto terraces.
- Proposed mews street connects each of the spaces and runs as a spine through the site.
- Front doors are accessed from the pedestrian spine.



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SCHEME RESPONSES - LANDSCAPE

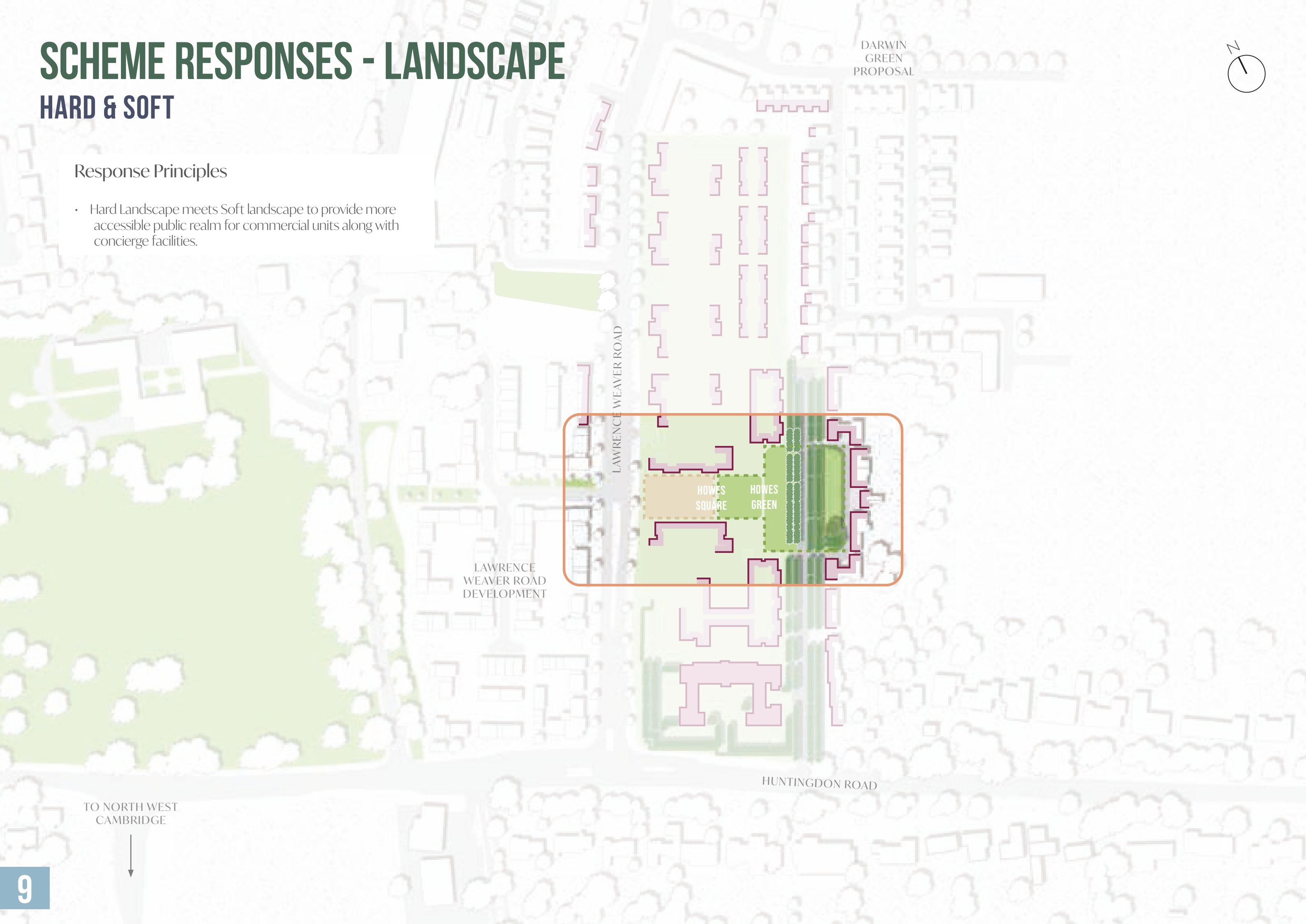
HARD & SOFT

DARWIN
GREEN
PROPOSAL



Response Principles

- Hard Landscape meets Soft landscape to provide more accessible public realm for commercial units along with concierge facilities.



TO NORTH WEST
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SCHEME RESPONSES - LANDSCAPE

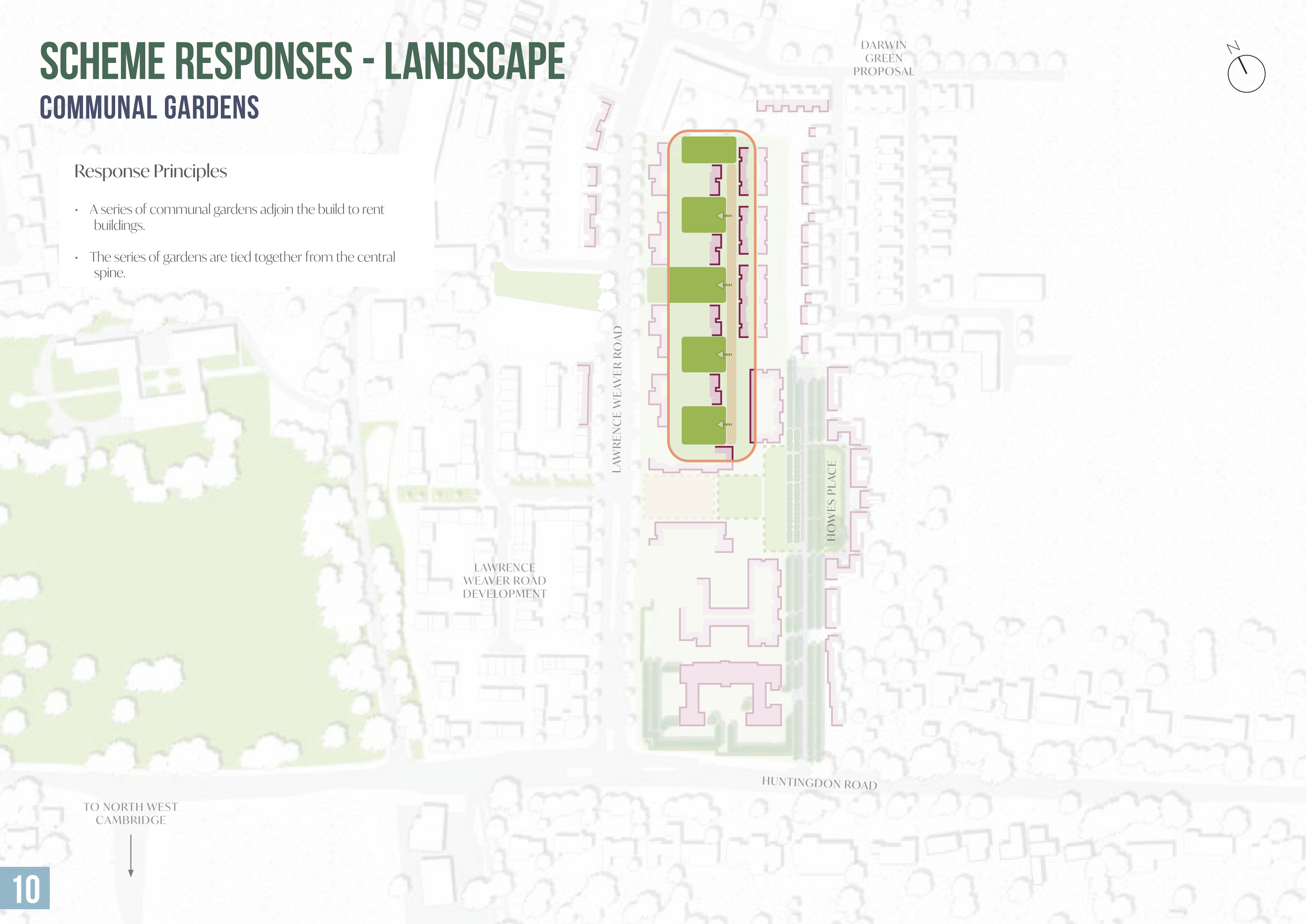
COMMUNAL GARDENS

DARWIN
GREEN
PROPOSAL



Response Principles

- A series of communal gardens adjoin the build to rent buildings.
- The series of gardens are tied together from the central spine.



TO NORTH WEST
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SCHEME RESPONSES - LANDSCAPE

CONTINUATION OF PLEACHED TREES

DARWIN
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PROPOSAL

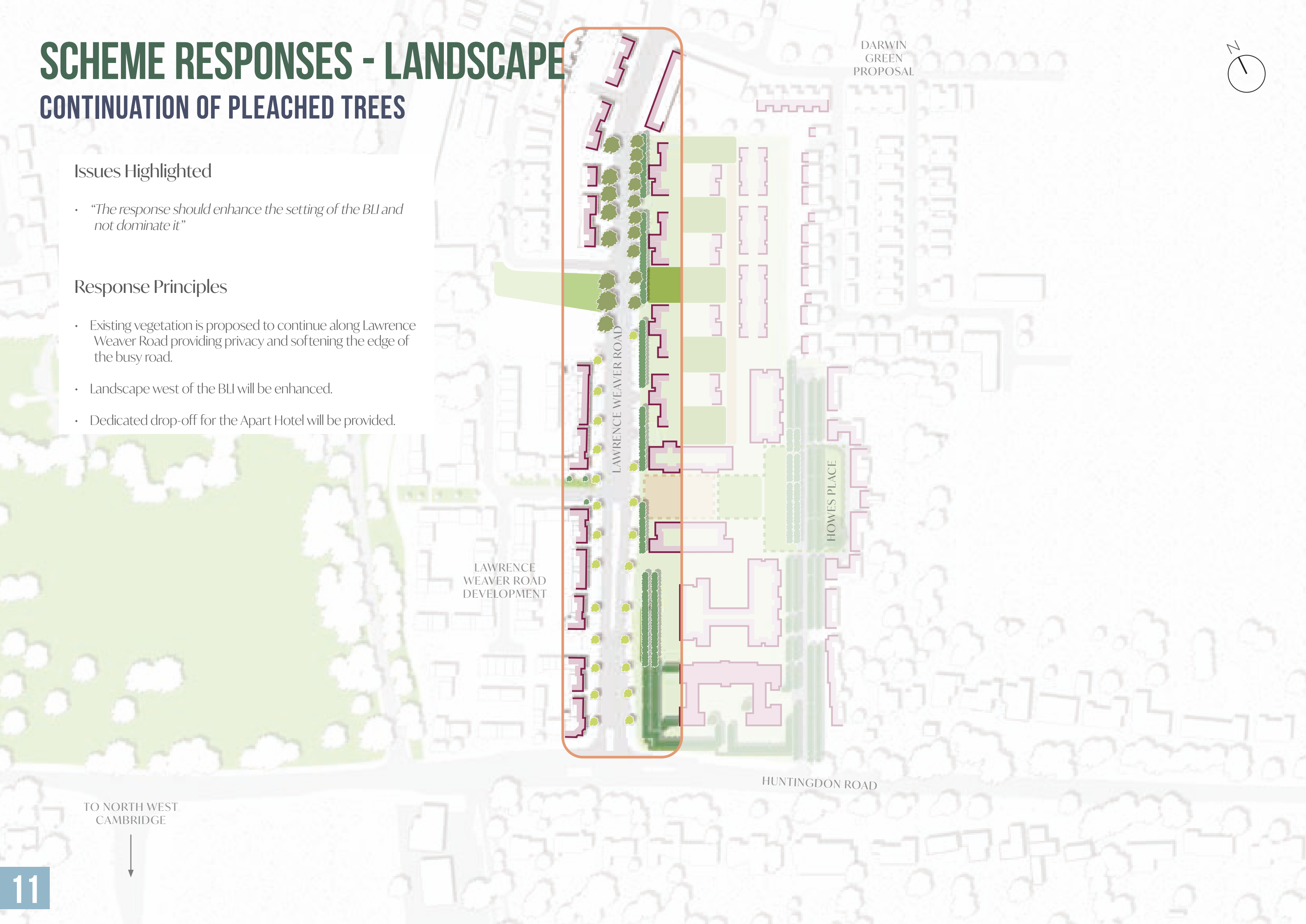


Issues Highlighted

- “The response should enhance the setting of the BLI and not dominate it”

Response Principles

- Existing vegetation is proposed to continue along Lawrence Weaver Road providing privacy and softening the edge of the busy road.
- Landscape west of the BLI will be enhanced.
- Dedicated drop-off for the Apart Hotel will be provided.



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SCHEME RESPONSES - LANDSCAPE

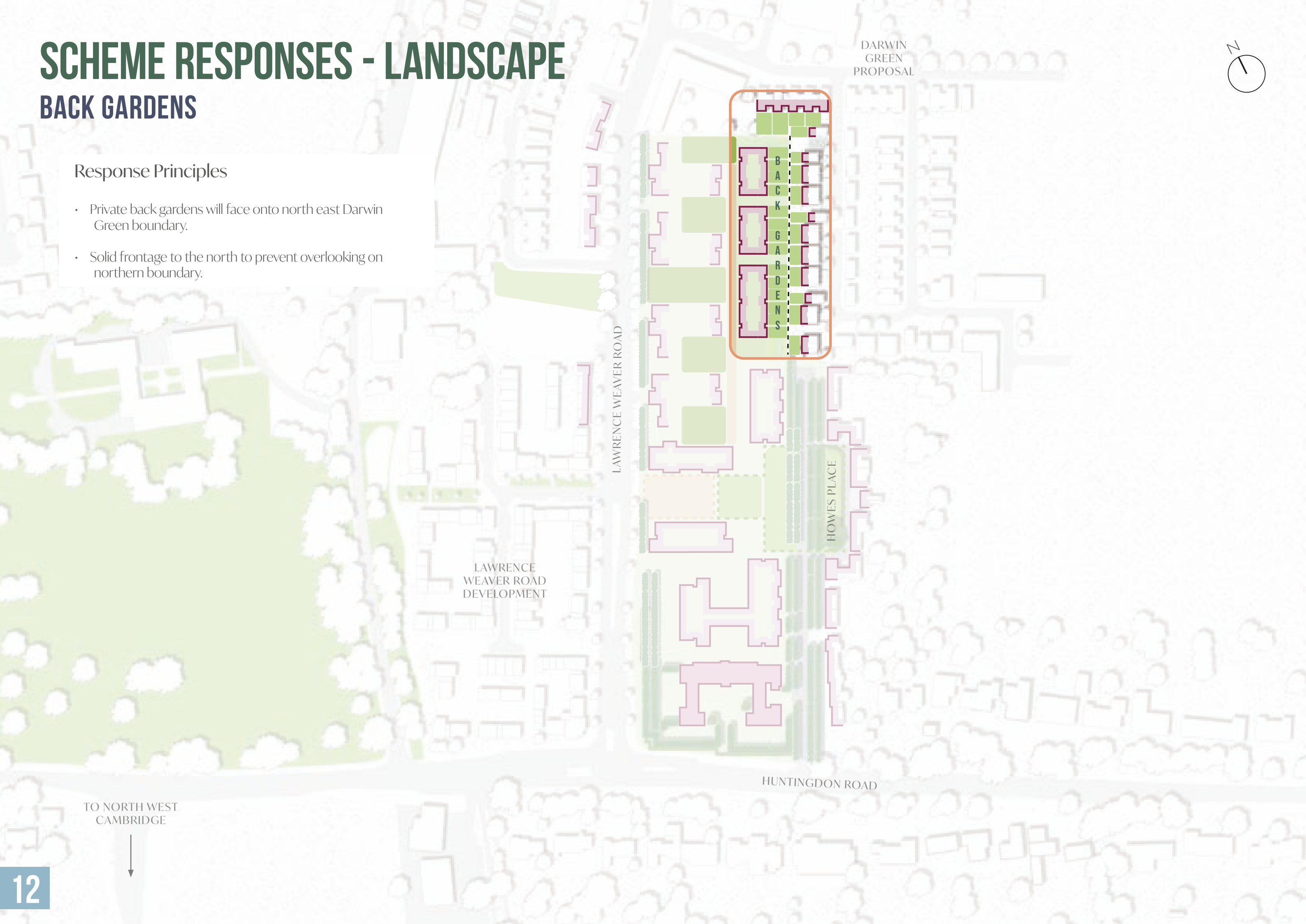
BACK GARDENS

DARWIN
GREEN
PROPOSAL



Response Principles

- Private back gardens will face onto north east Darwin Green boundary.
- Solid frontage to the north to prevent overlooking on northern boundary.



TO NORTH WEST
CAMBRIDGE

THE MASTERPLAN

DARWIN
GREEN

NIAB

HOTEL
FELIX

LAWRENCE WEAVER ROAD

HOWES PLACE

HUNTINGDON ROAD

HEIGHTS & MASSING

- 3 STOREYS
- 4 STOREYS
- 5 STOREYS



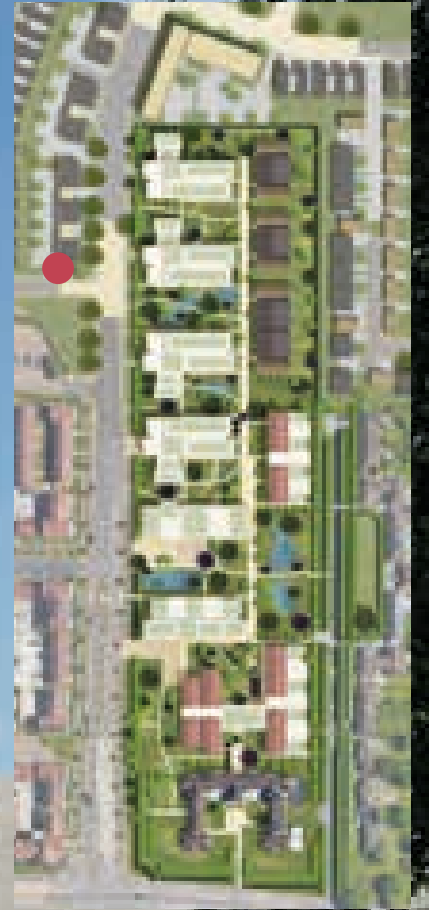
HUNTINGDON ROAD



YEOMAN DRIVE



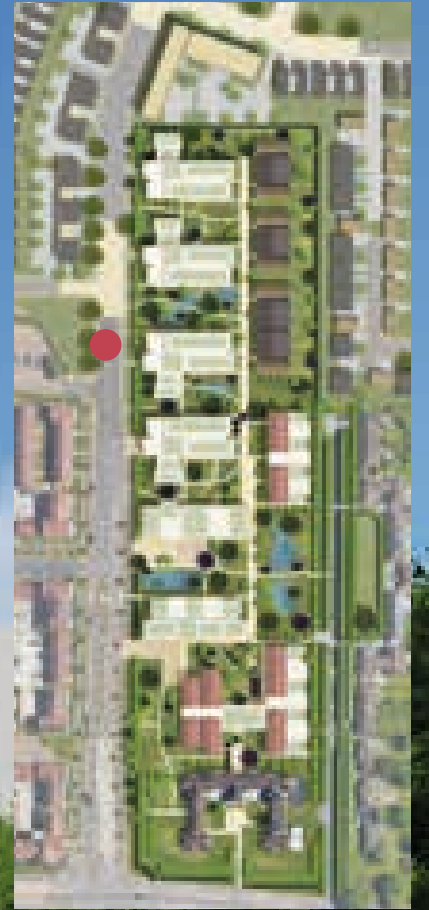
DARWIN ROAD



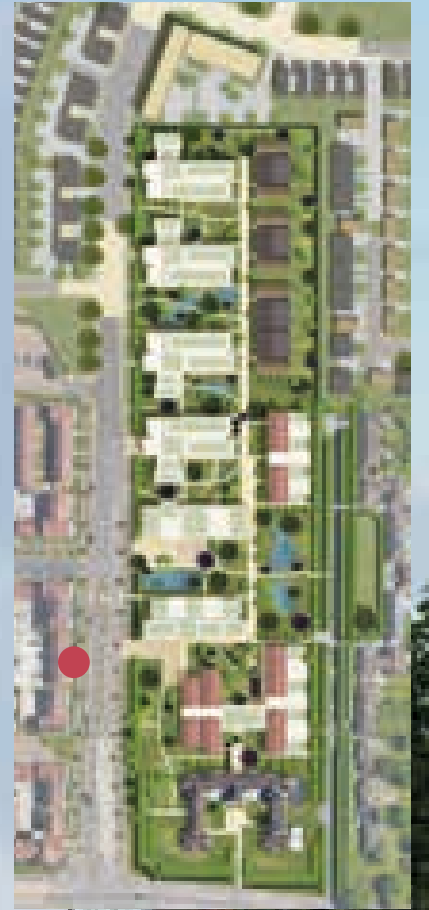
LAWRENCE WEAVER ROAD



DARWIN GREEN ◀



LAWRENCE WEAVER ROAD



ARCHITECTURAL PRECEDENTS



Ludlow Lodge, Sutton - Bell Phillips



Moor Courts, London - Coffey Architects



Muswell Hill, London - PTE



Ludlow Lodge, Sutton - Bell Phillips



Muswell Hill, London - PTE

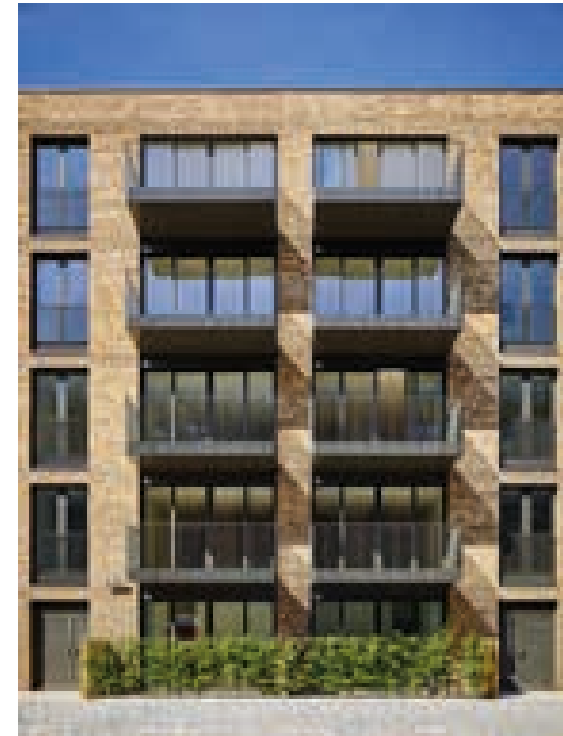
ARCHITECTURAL PRECEDENTS



Colville Estate, London - Karakusevic Carson Architects



Cobalt Place, London - AHMM



Belle Vue, Hampstead - Morris & Co

