

JO COWEN ARCHITECTS

FOR

**PRESENT**  
**MADE**

# EDDINGTON LOTS S1 & S2

NORTH WEST COMMUNITY FORUM

Date:

17th March 2021





# OUTLINE PLANNING PERMISSION

- Present Made is working alongside the University of Cambridge to bring forward the residential land parcels known as Lots S1 and S2 as part of the wider masterplan for Eddington, North West Cambridge.
- The intention is to submit a reserved matters application for circa 360 homes, alongside new landscaping and amenity space, car and cycle parking, ecology corridor and sustainable urban drainage systems, in compliance with the outline planning permission (ref: S/2036/13/VC) granted in 2013.
- The proposed design is being developed in accordance with the approved Parameter Plans and the site-wide and Neighbourhood Village Character Area principles set out within the approved Design Code 2013.

- Eddington Boundary

Council Boundary

The Ridgeway
- 1

Market Square

2

Ridgeway Place

3

Veteran Oak Gardens

4

Primary School

5

Girton Gap
- 6

Storey's Field

7

Western Edge Parkland

8

Washpit Brook

9

Madingley Road Park & Ride

OUTLINE ILLUSTRATIVE MASTERPLAN





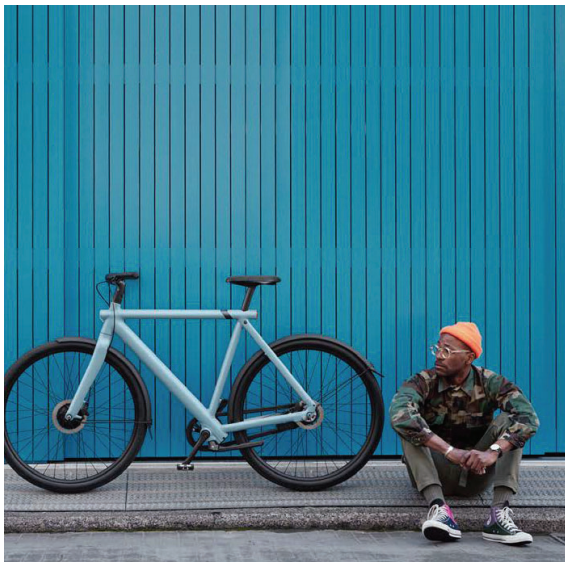
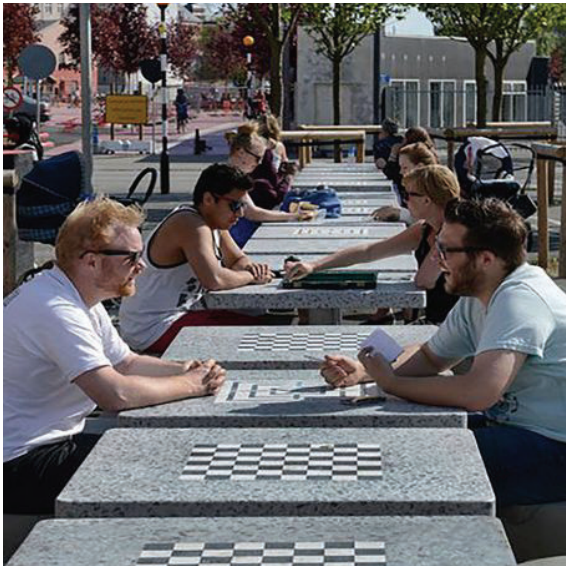
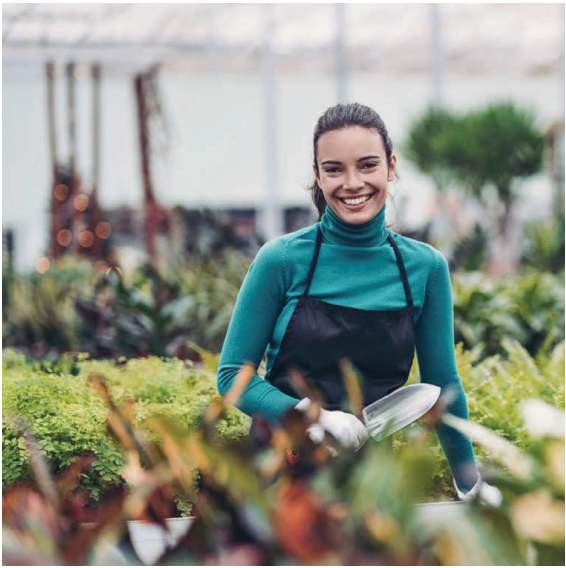
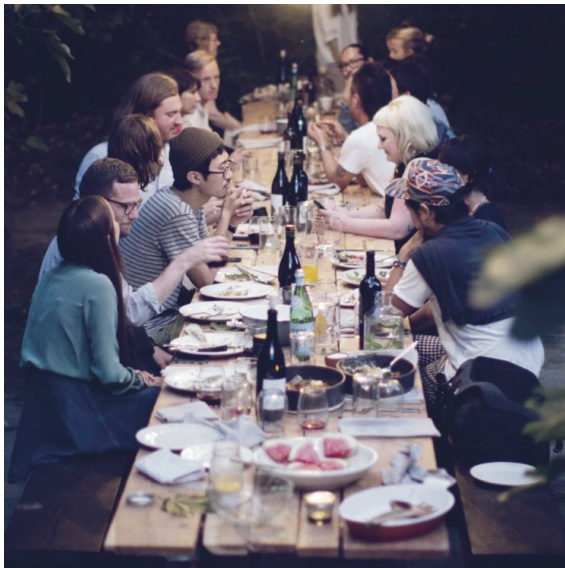
PRESENT MADE WHO ARE WE?

PURPOSE BUILT RENTAL FAMILY HOUSING

COMMUNITY CREATION

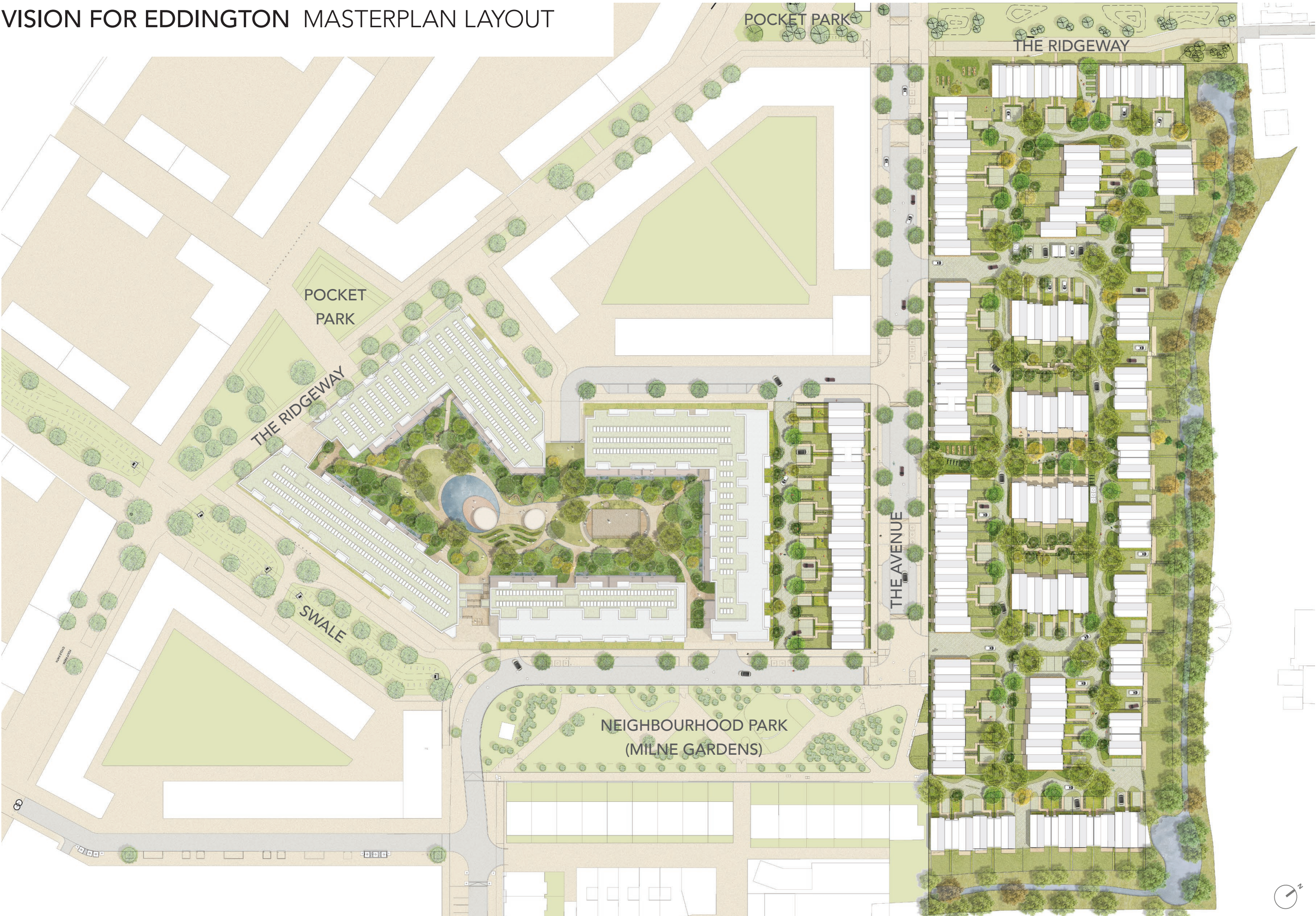
PROFESSIONALLY MANAGED

SUSTAINABLE LIVING





VISION FOR EDDINGTON MASTERPLAN LAYOUT





VISION FOR EDDINGTON KEY PRINCIPLES



CONNECTIVITY

Prioritise active travel and connections to Eddington and beyond Cambridge



COMMUNITY

Fostering a community of residents within Present Made and Eddington



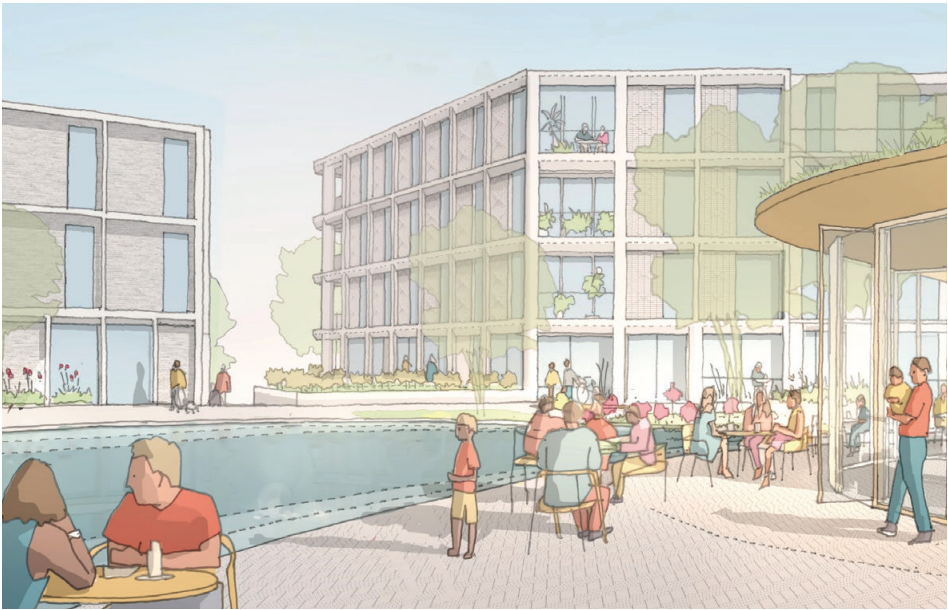
SUSTAINABILITY

Responsive design and promoting a circular economy



LANDSCAPE AND ECOLOGY

Living streets knit the landscape into our streets, defining the place by the landscape



WELLBEING

Creating a healthy and social environment



SENSE OF PLACE

High quality design, embedded in placemaking



LOT S1 CREATING A PLACE

Using modern methods of construction, we are seeking to integrate established and new technologies, and design a place that promotes sustainable living, wellness, connection, growth, and a sense of place.



**1** **LIVEABLE STREETS**  
Growing and living streets maximises space for pedestrians and cycling.



**2** **ECOLOGY CORRIDOR**  
A 20m buffer, including a 10m ecology corridor (no public access) and rear gardens.



**4** **LANDSCAPE LED APPROACH FOSTERS WELLBEING AND COMMUNITY**  
The green pedestrian street connects through the centre of S1 to The Avenue, with kitchen garden space, orchards, growing walls and seating spaces. Pocket parks between houses encourage moments of interaction with other residents, and with the landscape.



**3** **RAIN GARDENS AND SUDS**  
Integrated engineering and landscape design provides attractive sustainable environments.



# LOT S2 CREATING A PLACE

Present Made of Eddington seeks to create a community of homes for the residents through the provision of internal private amenity space within the building. The scheme aims to generate a social culture in and around the living environment.



**4 HIGH QUALITY DESIGN CREATES ARCHITECTURAL CHARACTER**  
Strong frontages ensure formal responses to the key movement routes, whilst the elegant detailing and quality materials provide architectural character throughout. The design builds on the developing Eddington vernacular.



**1 CONNECTIVITY**  
Connections to The Ridgeway encourages sustainable travel and promotes wellness.



**2 GARDEN COURT**  
The raised garden court provides outdoor amenity and is the heart of the community.



**3 SUSTAINABILITY**  
Rainwater harvesting and diverse landscaping maximises sustainability.