

Hanover and Princess Court, Cambridge  
Design & Access Statement  
September 2025

**Pollard  
Thomas  
Edwards**



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### Employers Agent

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### Local Authority

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Concillio

### Fire Consultant

Affinity

### Daylight Consultant

Rapleys

### Structural Engineer

Design4Structures

### Highways Consultants

KMC Transport and Planning

### Heritage Consultant

RPS Tetra Tech

### Revisions

Rev

**1.3**

Date

2025-09-29

Notes

Planning Issue

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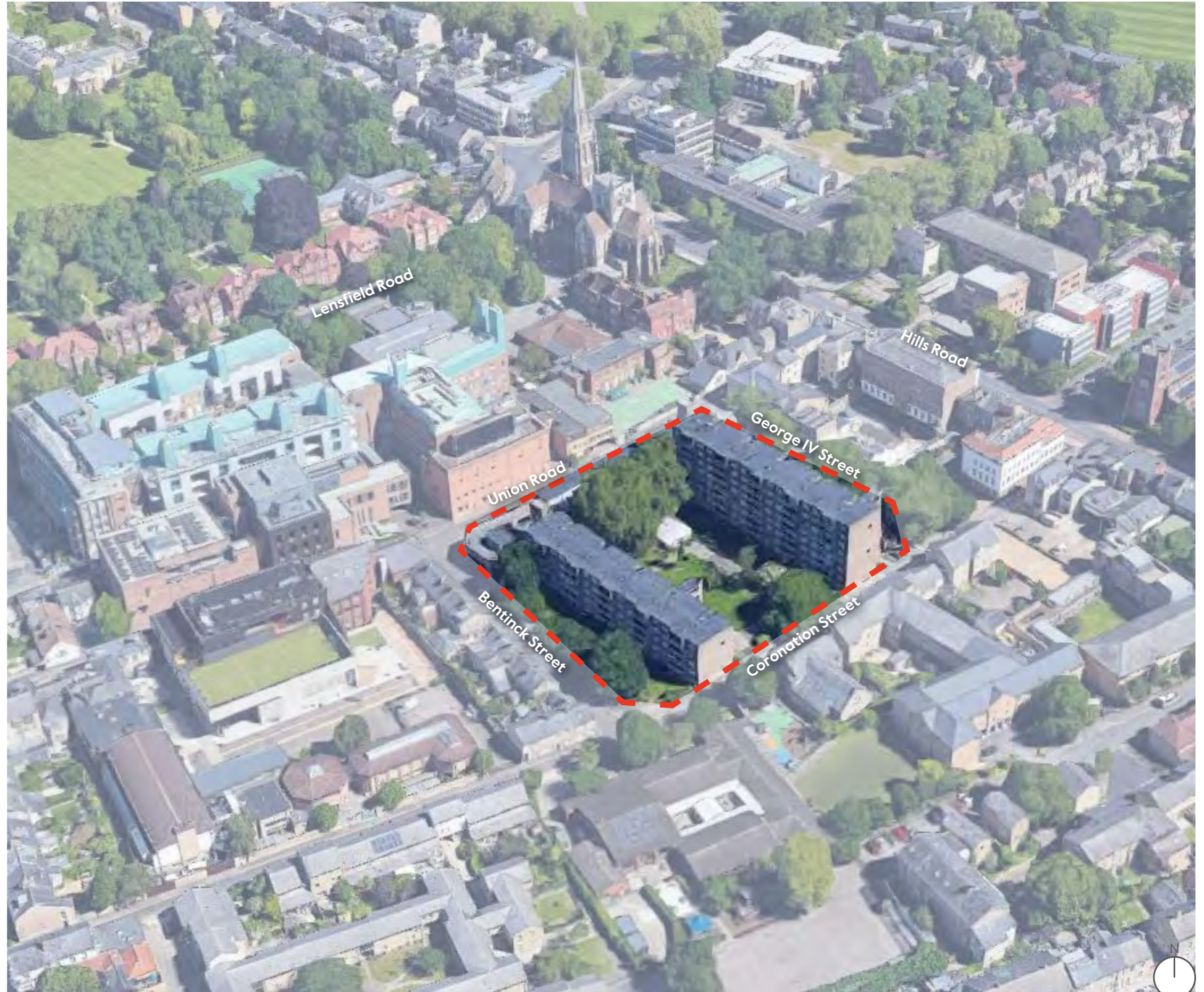
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## I Introduction

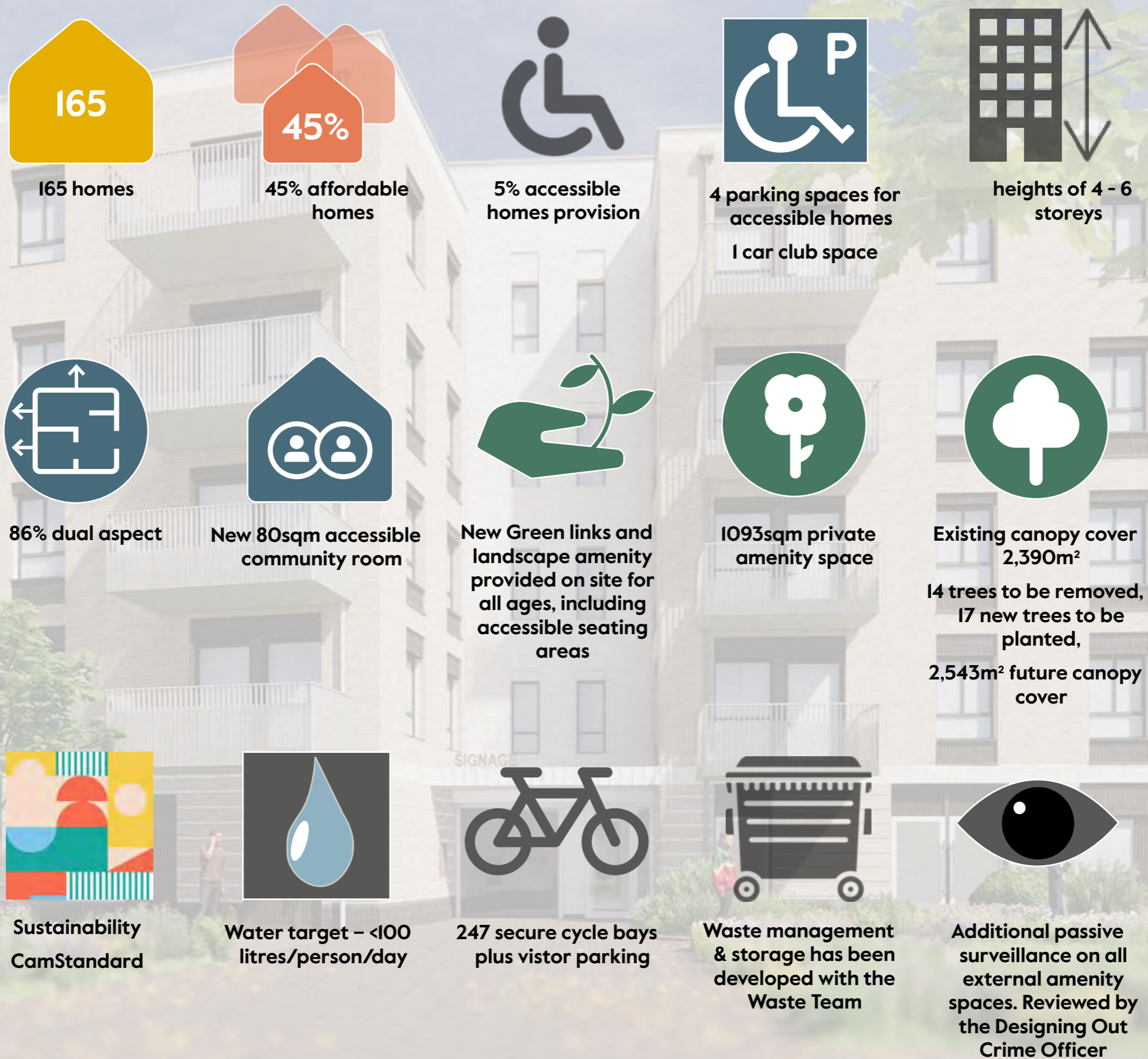
This Design and Access Statement has been prepared by Pollard Thomas Edwards, on behalf of Cambridge Investment Partnership LLP (CIP) in support of the planning application submitted to Cambridge City Council for Hanover and Princess Courts, Coronation Street, Cambridge, CB2 1HJ.

Detailed planning permission is sought for the demolition of existing buildings and erection of 165 new homes, landscaping, parking and associated works on the Site.

This application is accompanied by a comprehensive set of supporting documents prepared by the project partners listed at the start of this document and as agreed with Cambridge City Council. A full list of these documents can be found in within the Planning Statement. This Design and Access Statement should be read alongside these other documents.



Aerial view of site location



## 1.1 Executive Summary

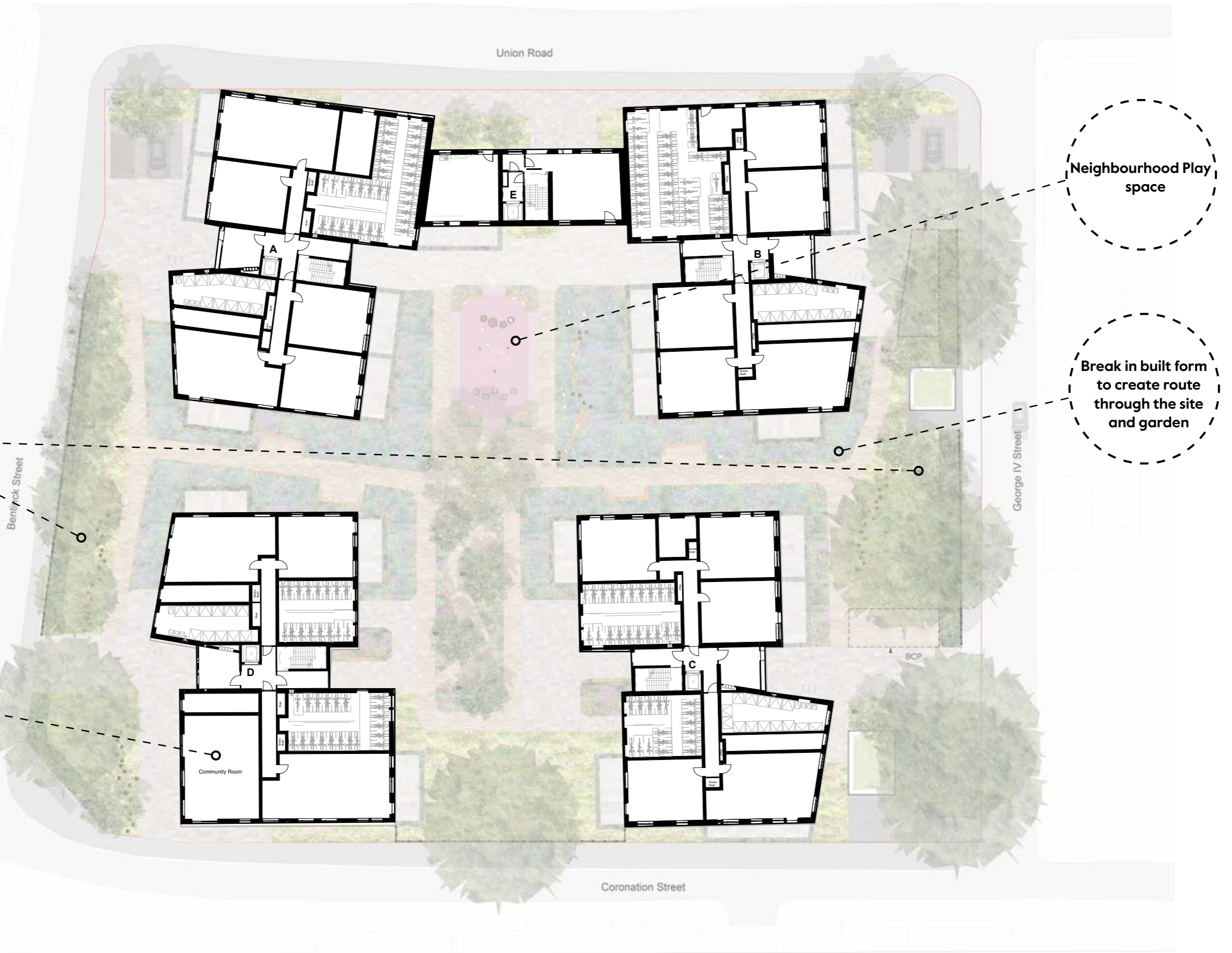
There are 165 homes proposed in total, including 72 affordable homes. While this is fewer than the 82 affordable homes previously on the site, the new homes are larger and better quality, with overall affordable floorspace increasing from 4,220 sqm to 4,775 sqm and habitable rooms from 114 to 186.

Play on the way to street edges

New 80sqm accessible community room

Neighbourhood Play space

Break in built form to create route through the site and garden



## **2 Site and context**

### **2.1 The Site**

### **2.2 Site Context**

### **2.3 Historical Context**

### **2.4 Conservation Area and Development Context**

### **2.5 Site Context Photos**

### **2.6 Existing Site**

### **2.7 Constraints**

### **2.8 Opportunities**

## 2.1 The Site

The Site is a rectangular parcel of land bound by Union Road to the North, George IV Street to the East, Coronation Street to the South and Bentinck Street to the West. The Site is 0.76 hectares.

The Site is currently occupied by two linear blocks oriented North-South containing flats and a three storey garage block oriented East-West, which together form a “n” shape building aligning with the eastern, northern and western boundaries of the site.

An area of open space with detached single storey community building occupies the centre of the Site.

The Site includes several mature trees within its centre, as well as along the boundaries of Bentinck Street and George IV Street. The boundary of George IV Street is used for surface car parking.

The two existing blocks are 5 and 8 storeys and comprise 127 one, two and three bedroom flats.

The Site is within the New Town and Glisson Road Conservation Area. Nearby listed buildings include Wanstead House (Grade II\*) and the Church of Our Lady of the Assumption and the English Martyrs (OLEM), Grade I.

The Site is within the Controlled Parking Zone.

At the northern boundary, the three-storey parking garage sits partially below ground level (by approximately 1.2m) and presents a tall, blank brick wall with no architectural features other than ventilation holes. This creates an unwelcoming and disconnected frontage, making it difficult for the site to integrate with its surroundings.

Over the years, the condition of the estate has deteriorated. The 1960s construction materials have decayed, leading to structural issues, poor energy efficiency, and living spaces that no longer meet contemporary space standards. In March 2023, Cambridge City Council’s Housing Standards Committee reviewed these concerns, concluding that the Hanover and Princess Court is no longer fit for purpose. Over 87% of the apartments are now vacant and it is expected they will be empty by 2025.



Site Location

## 2.2 Site Context

The surrounding area is a patchwork of different building types, uses, architectural styles, and time periods.

### Public Green Space:

There is limited public green space immediately surrounding the site. Larger green spaces such as Parker's Piece, Christ's Pieces and Sheeps Green are within walking distance.

### Road Access:

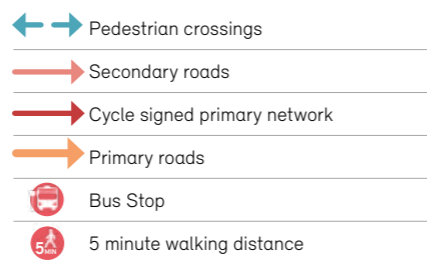
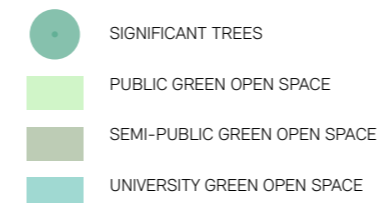
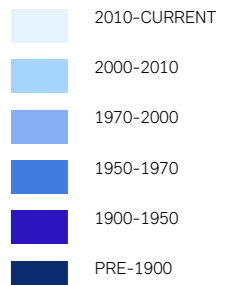
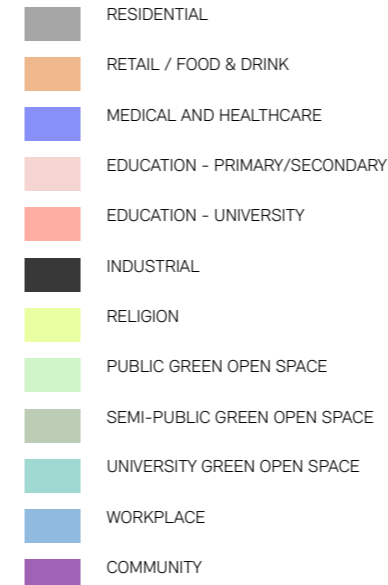
The site is bounded by Bentinck Street, George IV Street, Union Road and Coronation Street, all low-speed residential streets that connect to the wider local road network. These roads provide access for residents, visitors, deliveries and emergency vehicles, and link efficiently to main routes such as Hills Road and Cherry Hinton Road.

### Pedestrian and Cycle Links:

The site sits within a walkable, well-connected part of Cambridge, with continuous pavements and multiple pedestrian access points. Walking routes through and around the site connect seamlessly to surrounding streets and nearby amenities. The area is also well served by cycling infrastructure, with links to major cycle routes leading towards the city centre, railway station and Cambridge Biomedical Campus.

### Public Transport:

The site is well served by local bus routes along Hills Road and Cherry Hinton Road, both within a short walking distance. These routes offer frequent services to Cambridge city centre, the railway station, and other key destinations including Addenbrooke's Hospital and the science parks.



### Building Heights and Age:

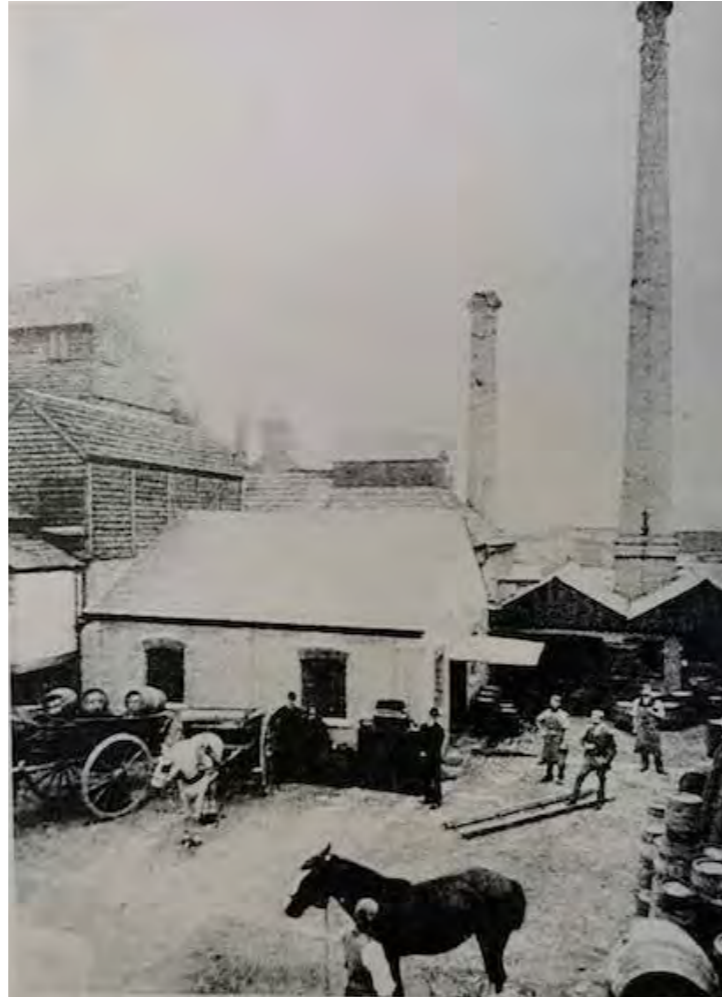
The area features a broad range of building heights and forms. While many of the surrounding residential buildings are 2–4 storeys, there are several taller buildings nearby, particularly those associated with the University of Cambridge, some reaching six or more storeys. This creates a varied roofline and a dense, urban character. The building stock ranges from late 19th-century terraces to mid-century blocks and recent institutional developments.



## 2.3 Historical Context

The Hanover Court and Princess Court is located south of Cambridge city centre, within the New Town area. This area was developed around 1820. The area was characterised by densely packed terraced housing, accommodating the town's growing population during the early 19th century.

Throughout the late 19th and early 20th centuries, New Town experienced a period of decline. In response, a significant redevelopment initiative commenced in the mid-1960s. This project led to the demolition of numerous properties along streets such as Bentinck Street, George IV Street, Queen Street, Prince's Street, and Coronation Street. The redevelopment aimed to replace substandard housing with modern social housing, resulting in the construction of the Hanover Court and Princess Court blocks. These structures were completed in 1967, with residents moving in shortly thereafter.



ALBION BREWERY, CORONATION STREET



DOLPHIN PUB, CORONATION STREET



14TH CENTURY MAP



1901 MAP



1927



1938

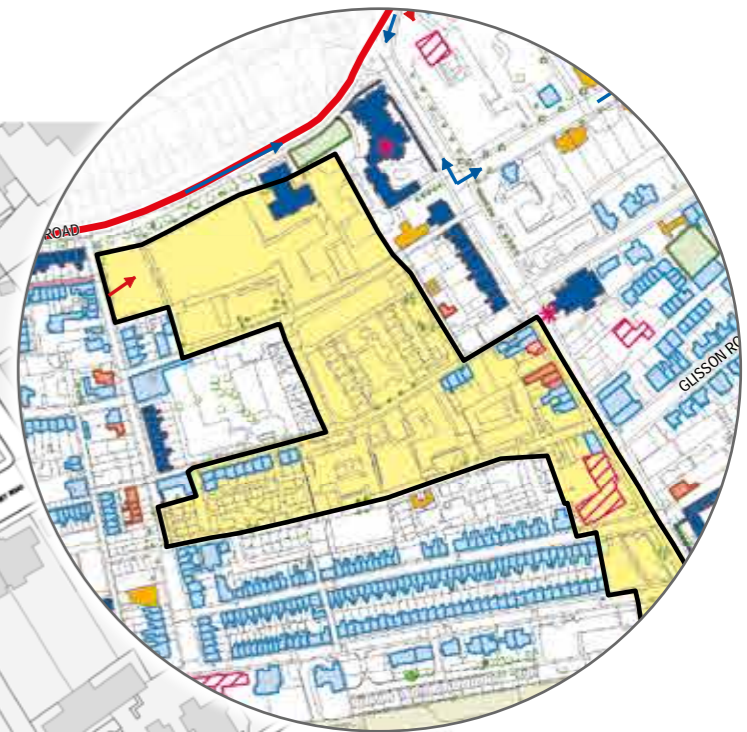
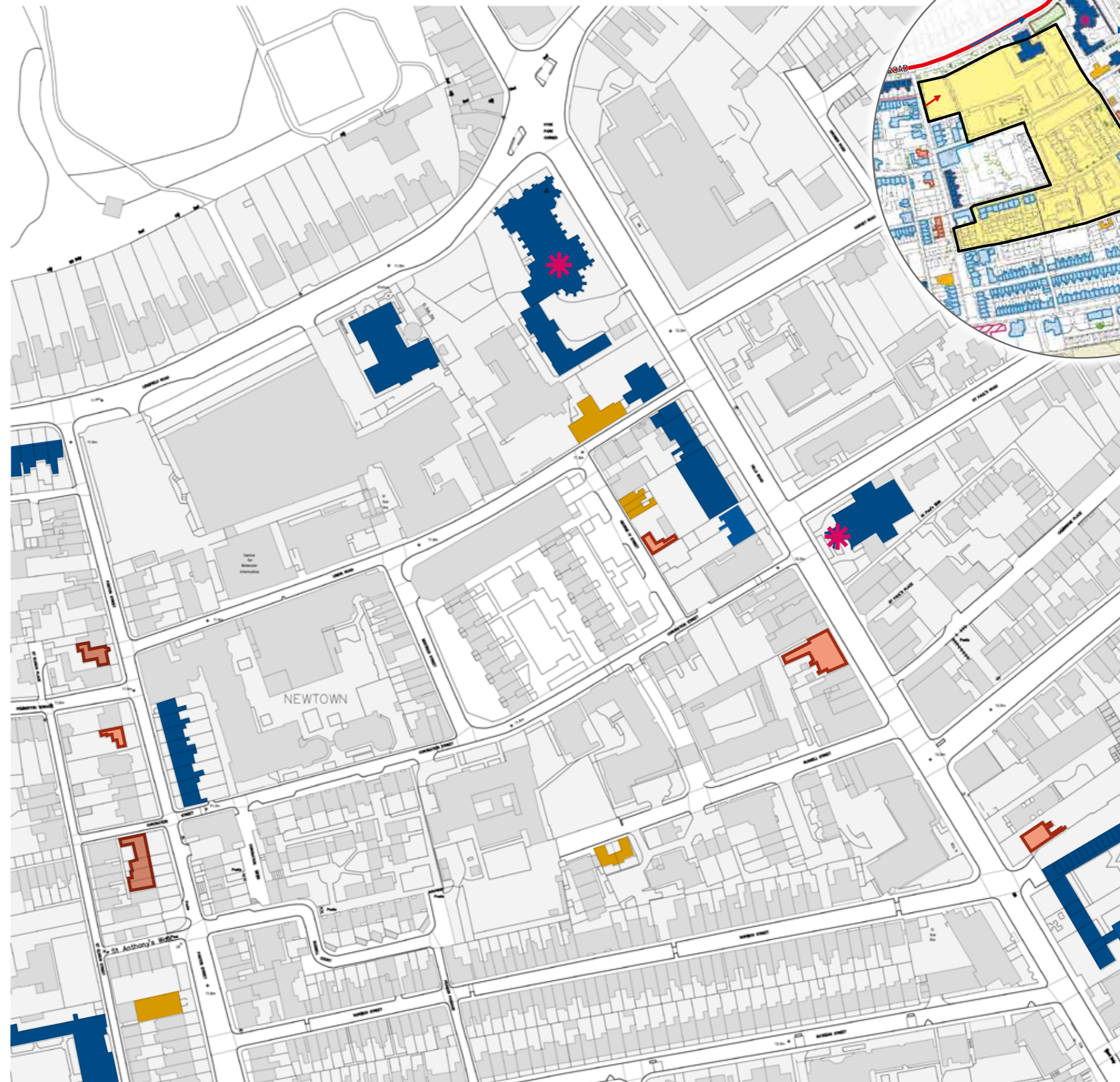


1950

There are no designated or non-designated heritage assets within the Site, but it does lie within the Central Conservation Area, New Town and Glisson Road character area.





For built heritage purposes, the study area is broadly defined by the area bound by Hills Road, Lensfield Road, Panton Street and Norwich Street. There are many listed buildings within the study area, with a particular concentration on Hills Road and the junction with Lensfield Road as shown in the map.

The area is mixed in character but with brick as the predominant material, with a wide variety of colours from gault, buff, stock, brown and red. The scale of development is similarly varied, from 2 storey terraced dwellings to 4-6 storey institutional buildings and the 8 storeys of Hanover Court. Buildings tend to have uniformity and linear rhythm with an emphasis on slim tall windows and multiple instances of horizontal banding.



NEW TOWN AND GLISSON ROAD CONSERVATION AREA TOWNSCAPE ANALYSIS

EXTRACT FROM NEW TOWN AND GLISSON ROAD CONSERVATION AREA APPRAISAL MARCH 2012

-  LANDMARK
-  LISTED BUILDINGS
-  BUILDINGS OF LOCAL INTEREST
-  PROPOSED BUILDINGS OF LOCAL INTEREST



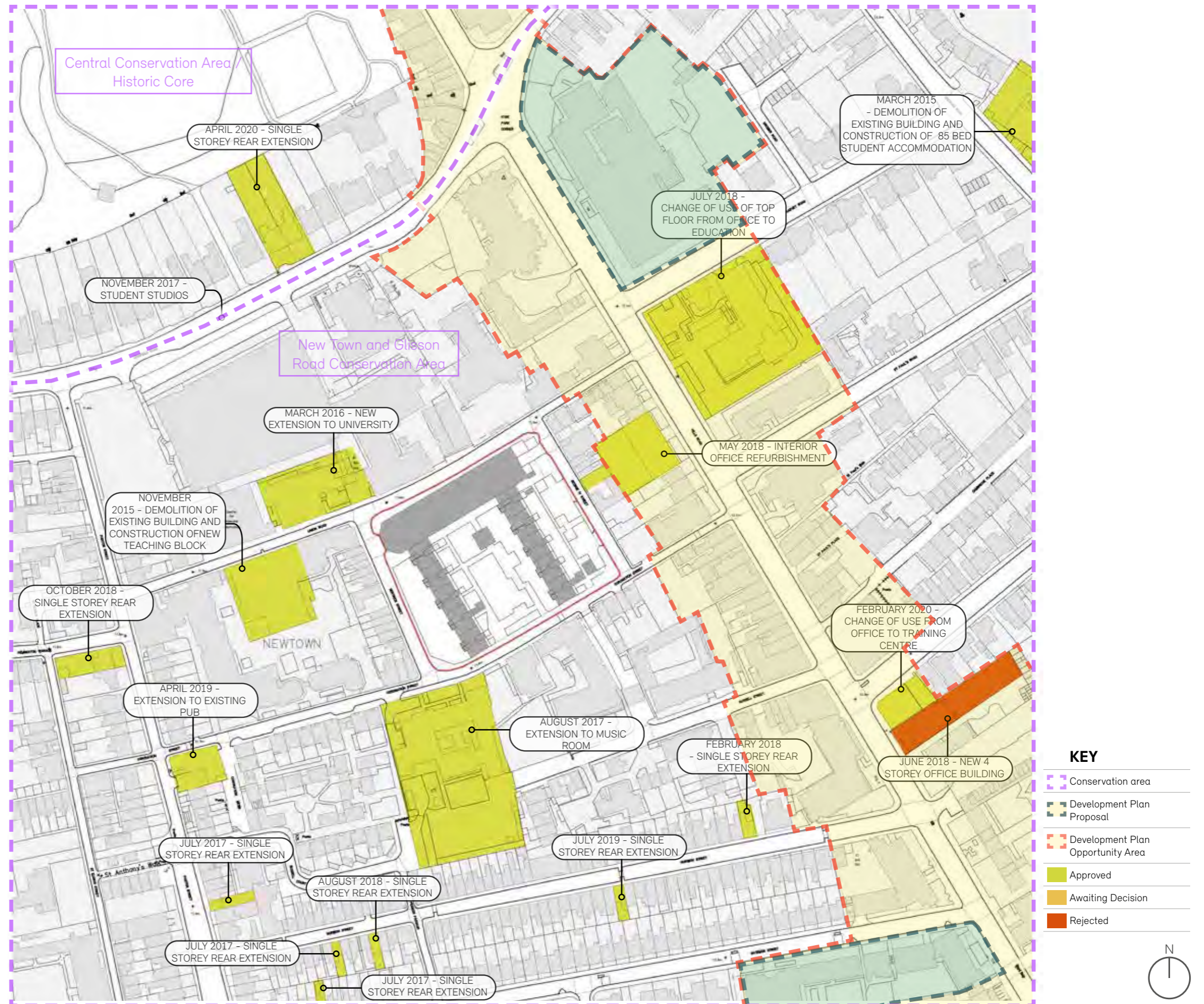
## 2.4 Conservation Area and Development Context

The New Town and Glisson Road Conservation Area is defined by a coherent architectural grain, harmonious scale, and a rich variety of 19th- and early 20th-century buildings that embody Cambridge's historic development and urban character. Within this carefully woven urban fabric, Hanover Court and Princess Court represent a significant departure in both scale and architectural language, to the detriment of the conservation area.

The buildings on the site are described in the Conservation Area Appraisal as "brutally modern". Constructed in the late 1960s, its massing is abrupt and monolithic, disrupting the traditional rhythm of the street scene along Union Road and King George IV Street.

While the conservation appraisal recognises that Hanover Court and Princess Court are "of their time and interesting as a result", their architectural interest does not equate to a positive contribution. Instead, they illustrate a mid-20th-century disregard for context, scale, and materiality, a legacy that the conservation area now seeks to mitigate through sensitive redevelopment and careful design.

The future development on this site presents an important opportunity to improve the urban fabric and enhance the Conservation Area through design that respects and responds to its established character.



## 2.5 Site Context Photos



## 2.5 Site Context Photos



Bentinck Street



Coronation Street



George IV Street



Union Road

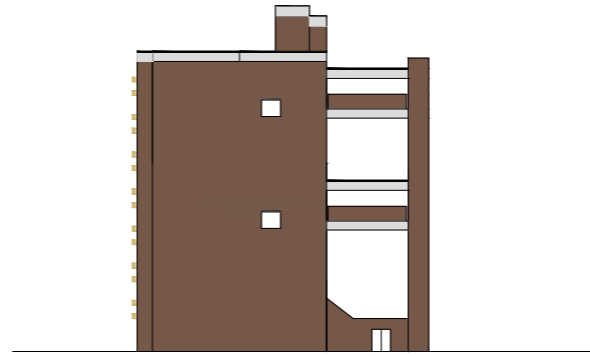
## 2.6 Existing site



2.6.1 Existing Building

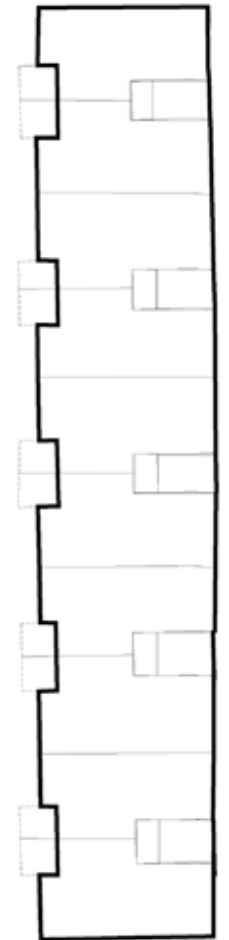
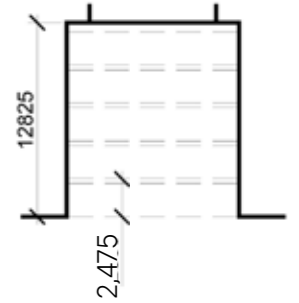


HANOVER COURT - SOUTH WESTERN ELEVATION  
VIEW FROM PRINCESS COURT AND CORONATION STREET  
EXISTING ELEVATION

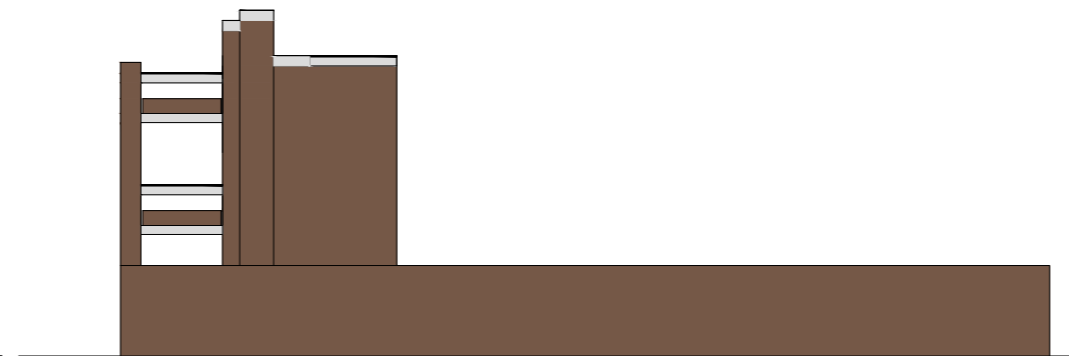


HANOVER COURT - SOUTH EASTERN ELEVATION  
VIEW FROM CORONATION STREET  
EXISTING ELEVATION

PRINCESS COURT  
STOREY HEIGHTS



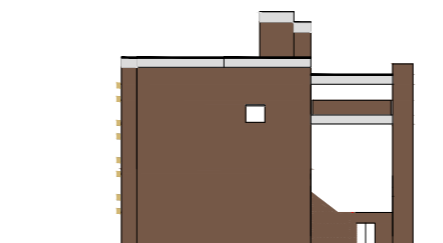
HANOVER COURT - NORTH EASTERN ELEVATION  
VIEW FROM GEORGE IV STREET  
EXISTING ELEVATION



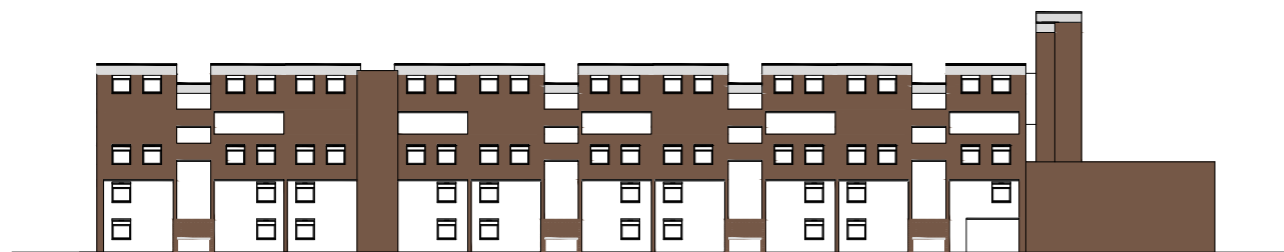
HANOVER COURT - NORTH WESTERN ELEVATION  
VIEW FROM UNION STREET  
EXISTING ELEVATION



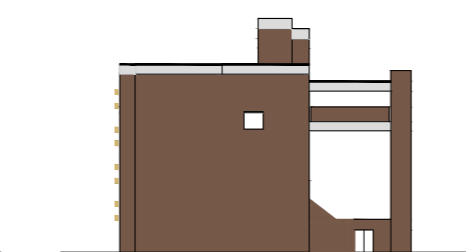
PRINCESS COURT - SOUTH WESTERN ELEVATION  
VIEW FROM BENTINCK STREET  
EXISTING ELEVATION



PRINCESS COURT - SOUTH EASTERN ELEVATION  
VIEW FROM CORONATION STREET  
EXISTING ELEVATION



PRINCESS COURT - NORTH EASTERN ELEVATION  
VIEW FROM HANOVER COURT  
EXISTING ELEVATION



HANOVER COURT - SOUTH EASTERN ELEVATION  
VIEW FROM CORONATION STREET  
EXISTING ELEVATION

## 2.6.2 Existing Building Reports on Condition

Several reports have been commissioned to review the condition and safety of the existing buildings, with a view to establish whether they could be retained, adapted or retrofitted in any meaningful way. The conclusion was that this was not possible, given the summary of items below.

These reports evidence key issues with the existing buildings that mean that meaningful retrofit or adaptation is not viable. The buildings at Hanover Court and Princess Court fall significantly short of modern expectations around functionality, space standards, accessibility, fire safety and sustainability.

### Structural Issues - Inflexible Structural System

- Cross wall construction relies on loadbearing internal masonry walls (party walls and gable ends) for stability.
- These walls cannot be moved or removed without seriously compromising the structural integrity of the whole building, making it extremely difficult to reconfigure layouts or combine smaller flats into larger, modern homes.
- The existing homes are around 20% smaller than current space standards.
- Due to the loadbearing nature of internal walls, it is not feasible to reconfigure rooms to meet modern expectations without major structural interventions.
- Any attempt to retrofit services, insulation, or create new connections between flats risks weakening already stressed brickwork and could trigger disproportionate collapse, especially with shallow floor bearing depths.
- Extensive internal structural alterations would require temporary support, partial demolition, or rebuilding, which would be more expensive and riskier than new construction.
- The result is often a high-cost, low-quality compromise that still fails to meet space, sustainability, or safety standards.

- Although access is generally good, high-reach appliances cannot access all areas, limiting firefighting and rescue capabilities in an emergency.
- The Council must maintain a waking watch as a short-term safety measure ahead of demolition. Without this provision, the buildings are unfit for occupation.



### Fire Safety concerns

- Built in 1968 to historic codes, with no significant fire safety upgrades since then aside from basic smoke alarms.
- Service risers run the full height of the building and are not adequately fire-separated, increasing the risk of vertical fire and smoke spread between flats.
- Walkways are undivided and cluttered with storage cupboards, obstructing escape routes and preventing smoke from being properly vented.
- Escape stairs are up to 60m apart, and not all flats benefit from dual escape routes.
- Walkways lack downstands or smoke containment, allowing smoke to pool in escape paths.
- Full-height refuse shafts near lift and stair cores increase the chance of fire and smoke spread through shared infrastructure.



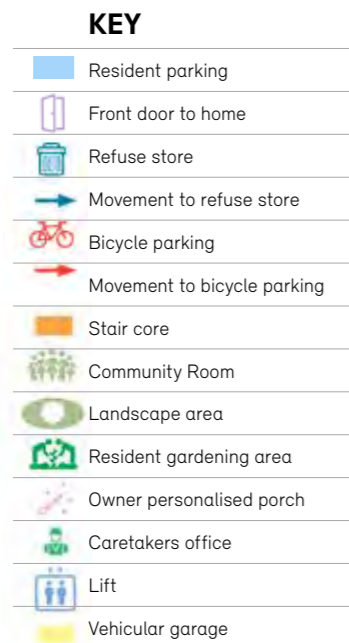
### 2.6.3 Existing Building Diagram

In addition to the extensive structural and safety concerns with the existing buildings, the the current buildings at Hanover Court and Princess Court no longer meet modern expectations for functionality, accessibility or sustainability. Originally designed with refuse chutes, these have been decommissioned, meaning some residents must travel over 50 metres to reach external bin stores, an inconvenient and impractical arrangement, particularly for those with mobility challenges. Refuse collection is currently along Coronation Street and George IV Street.

Cycling provision is also inadequate, with only 52 cycle spaces provided across the site, falling far short of the 190 spaces required to meet modern standards for the number of homes. This discourages cycling as a viable mode of transport in a city where it is the most popular way to get around.

A large garage block dominates a significant portion of the site, creating a long, unbroken two-storey wall along Union Road. This structure not only limits permeability and passive surveillance but also isolates the site from its surroundings, reinforcing a sense of separation from the wider neighbourhood.

The central garden space, while generous in size, is underutilised and lacks meaningful amenity value. Flat expanses of grass offer little purpose beyond visual relief, while a network of servicing pathways cuts through the space, further reducing its potential as a shared landscape for residents. Despite this, there are examples of resident led planting around the edges of the site.



## 2.7 Constraints

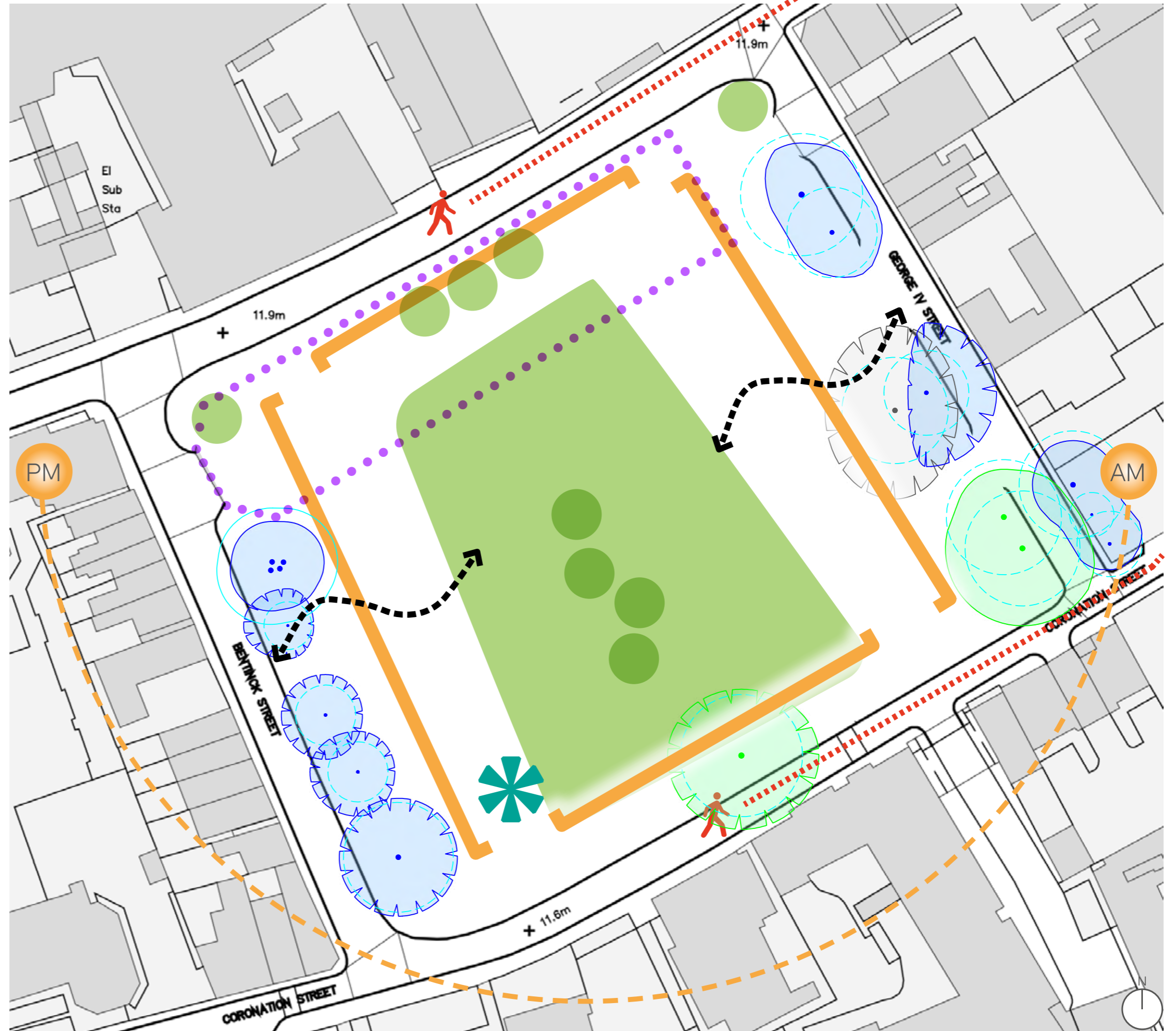
1. Poor relationship of existing buildings to streetscape
2. Existing substation
3. Scale and proximity of neighbouring buildings
4. Substantial trees on site with varying categories

| KEY |  |
|-----|--|
|     | Slope / ramp                           |
|     | Building of heritage interest          |
|     | Existing Pedestrian/Cycle Routes       |
|     | Existing context buildings             |
|     | Context façades with windows           |
|     | Existing Residential Buildings on site |
|     | Existing Multi Storey Garage           |
|     | Existing substation                    |
|     | Noise Source                           |
|     | Active Frontage                        |
|     | Category A Tree                        |
|     | Category B Tree                        |
|     | Category C Tree                        |



## 2.8 Opportunities

1. Retain substantial street trees and supplement with new trees.
2. New buildings to better respond to the existing street orientation
3. Improve the pedestrian experience along the street edge
4. Optimise a central green amenity, that is more clearly and safely connected
5. Provide buildings that compliment the existing context
6. Provide new sustainable homes for mixed tenures.



### KEY

- Excellent proximity to public transport connections
- Improved Pedestrian/Cycle Routes
- Opportunities for new green edges and centre
- Active frontage to respond to surrounding streets
- Existing buildings
- Category A Tree
- Category B Tree
- Category C Tree
- Opportunity for new accessible community room
- Position of existing car park

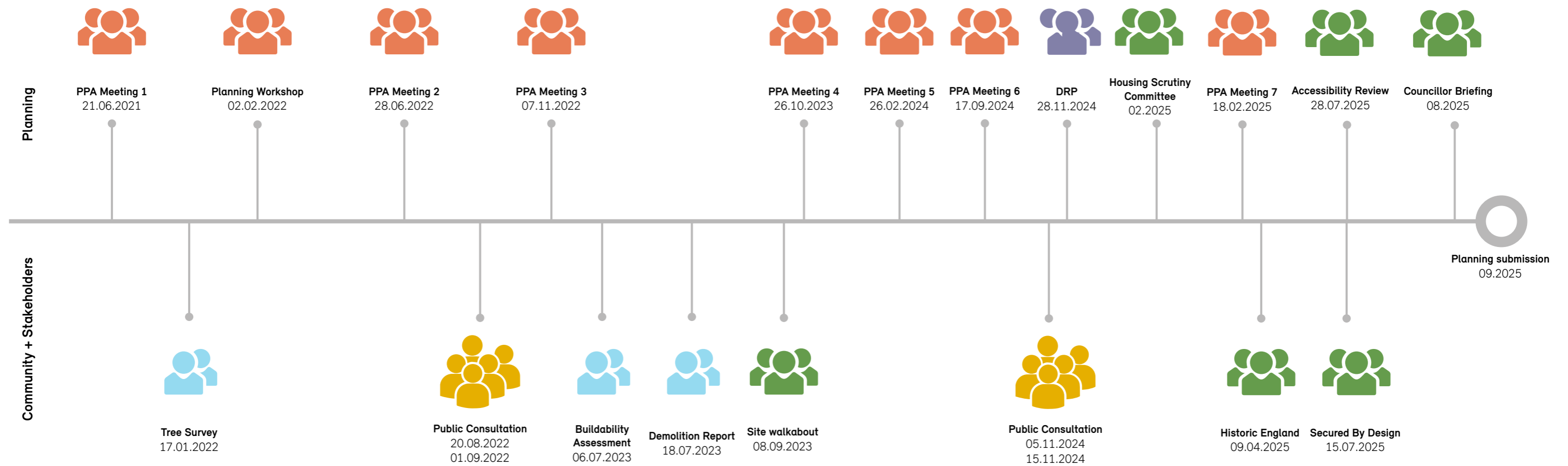
### **3 Consultation and Design Development**

**3.1 Pre Application Consultation Timeline**

**3.2 Design Evolution**

**3.3 Public Consultation**

### 3.1 Pre-Application and Consultation Timeline

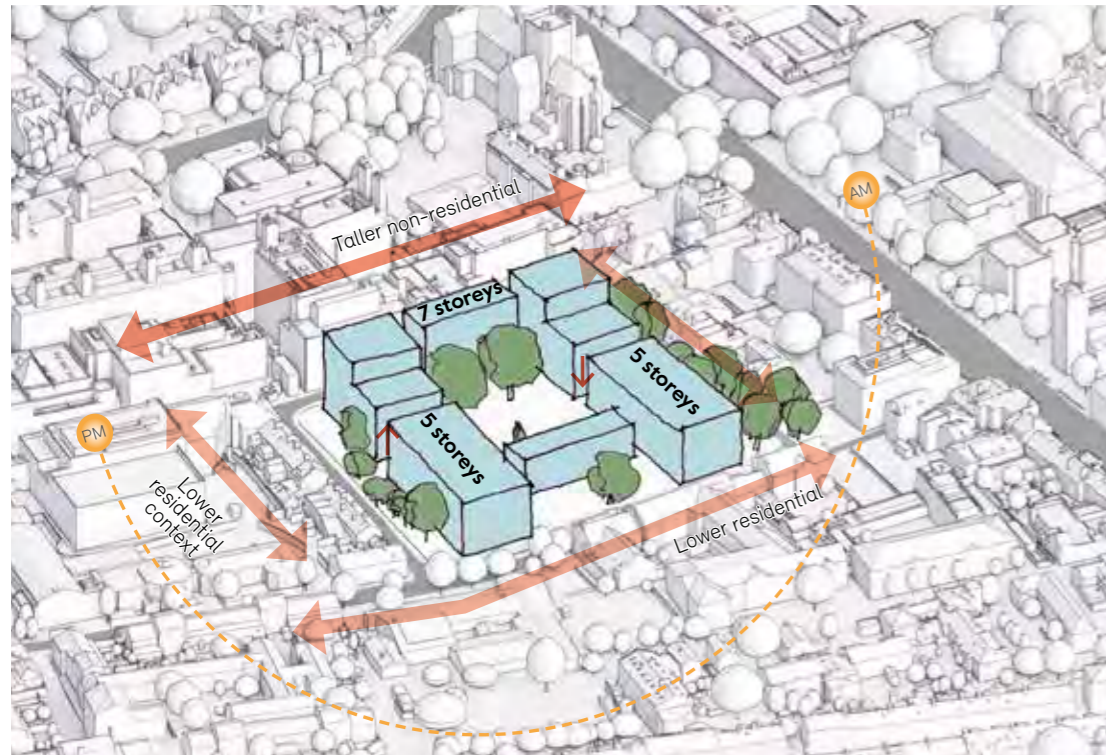


## 3.2 Design Evolution

### Pre-Application 01 - 21.06.2021

#### Feedback Summary

- Concern over single-aspect homes: 50% single-aspect flats were seen as problematic.
- Skyline sensitivity: Minimal roofline impact was appreciated and should be retained.
- Long-distance views: Massing impacts on wider views need careful assessment.
- Character and context: Existing buildings previously ignored the delicate character of the area. The parallel alignment of proposed blocks is logical contextually, but causes a noticeable change on Bentinck Street.
- Urban scale: Union Street has a much more industrial scale compared to the other three sides. More height could be achieved on George IV Street.
- Courtyard design: Concerns about the 'gaps' between blocks, single-aspect homes, and the loss of the open southern courtyard, which affects light and amenity.



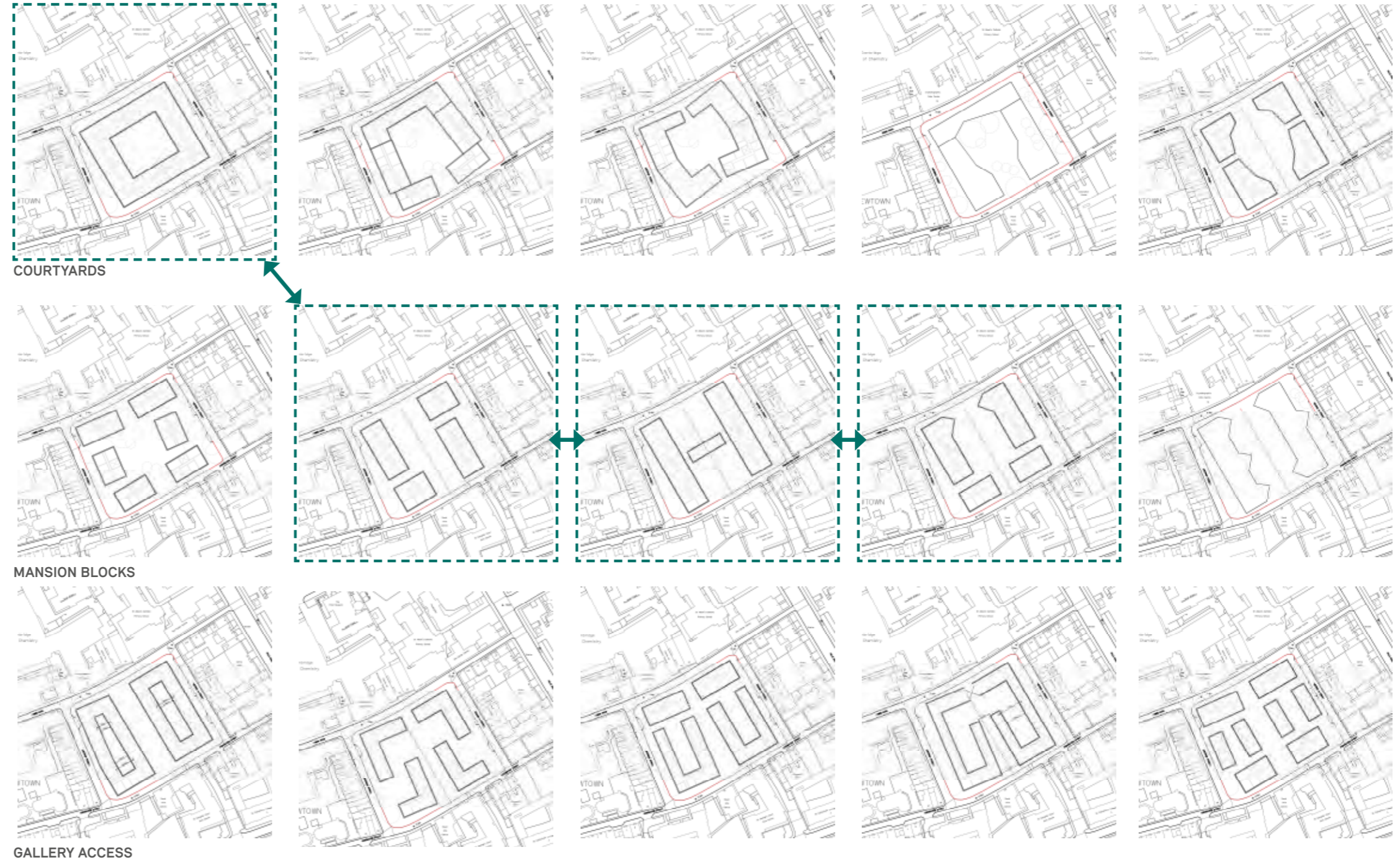
**Pre-Application O2 Design Amendments**

- Increased dual-aspect flats to 67%.
- Reduced total homes from 200 to 189.
- Widened gaps between buildings to improve daylight and views.
- Opened up the southern courtyard to enhance light and amenity.
- Adjusted building heights: increased along George IV Street, decreased along Bentinck Street.
- Realigned buildings on Bentinck Street to match existing alignment and retain trees.

**Pre-Application O2 Feedback Summary**

- Height and Massing: The proposals were considered taller and bulkier than existing buildings, which raises concerns in conservation terms.
- The existing buildings are already seen as harmful to the Conservation Area; increasing their scale was viewed as failing to preserve or enhance it.
- Key mitigating factors in the current context include:
  - Narrow building spans
  - Setbacks from the road
  - Screening provided by trees
  - The lower mass of the car park, although it is a negative feature in itself.
- Potential opportunities identified for height:
  - Towards the centre of the block
  - In proximity to the Chemistry building
  - But any massing must step down appropriately along Bentinck Street.
- Tree retention vs. development: While tree retention is important, if needed to achieve policy-compliant affordable housing, a balance should be tested between tree loss and the wider benefits of the scheme (including affordable housing and impact on the conservation area).

**Pre-Application O2 - 28.06.2022**



The Site has undergone a significant amount of design review over the pre-application period to fully test the best architectural approach. The diagrams shown here demonstrate the wide ranging options that have been reviewed the subsequently established best principles.

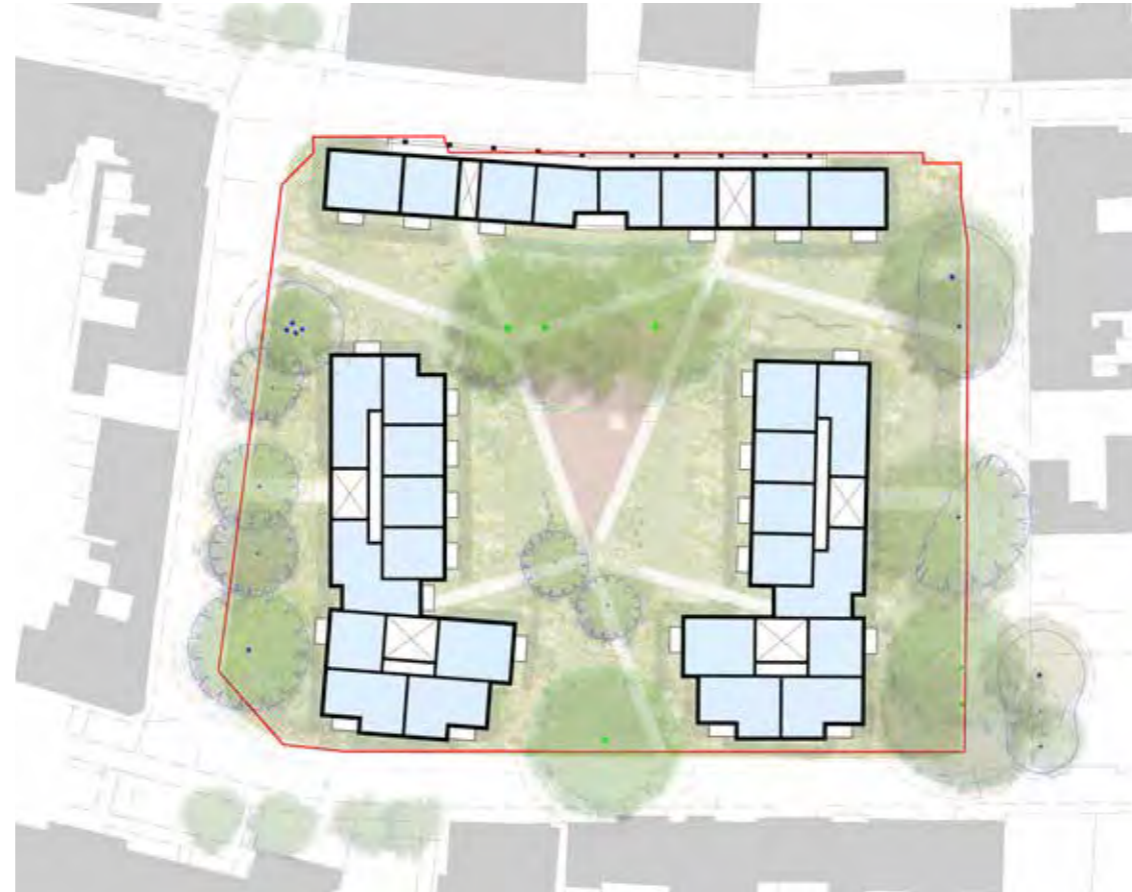


**Pre-Application 03 - 19.09.2022**

**Design Amendments**

Two massing options were developed to test this balance:

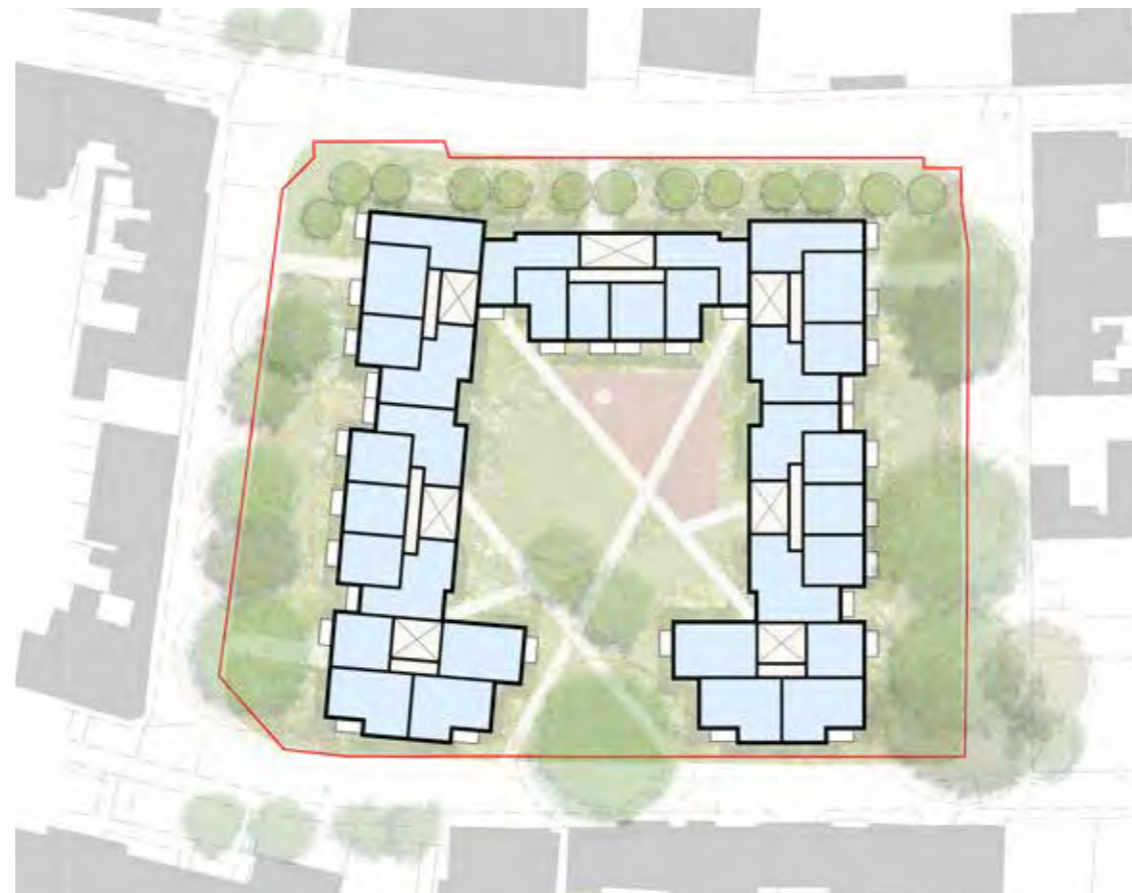
- 1. Tree Retention Option:
  - Retains the central trees
  - Delivers 138 homes
  - Results in reduced affordable housing (policy compliant 40% = 55 homes)
  - Would not re-provide the current 82 affordable homes
- 2. Tree Removal Option:
  - Removes the trees (including G005)
  - Delivers 165 homes
  - Enables re-provision of 82 affordable homes
  - Includes additional height on Union Road and the centre of Bentinck Street
- The Council's viability assessment confirmed that retaining the trees would make re-providing 82 affordable homes financially unviable, potentially leading to the retention of substandard housing.



Approach 1- Retain central trees

**Pre-Application 03 Feedback Summary**

- Concerns with the viable option (Approach 2) with respect to form, scale and mass, with the development considered out of keeping for the surrounding area.
- It was considered the development would have an adverse impact on the character and appearance of the Central conservation area, and this is particularly concerning when the starting point is the existing buildings on site which make a negative contribution to the conservation area.
- Option 1 has more merit in its layout and legibility, with the routes through the site helping to break up the mass of the buildings.
- Blocks facing Bentinck Street and George IV Street might need to be a storey lower than shown to be acceptable with regard to the conservation area.
- The 'U' shaped tall building providing a harsh and goldfish bowl-like feeling to the space. Although there are benefits to the space being overlooked, the quality and useability of the space is in question, especially as much of it will likely be in near-permanent shade.
- The reduced option provides more variety in building heights as well as greater permeability through to the open space, and there is considered to be some merit in this approach.



Approach 2 - Remove central trees



View from north east



View from south west

**Pre-Application O4 - 26.10.2023**

**Design Amendments**

The perimeter block was broken down into four separate buildings, creating routes through the site and enabling the courtyard to spill out between the buildings.

Three options were tested, each delivering 154–164 homes in 5–6 storey buildings:

- Option 1: Slipped blocks – 154 homes
- Option 2: Cinched blocks – 154 homes
- Optimal Option: Adjusted cinched version – 164 homes

The revised proposals aimed to:

- Maintain financial viability
- Re-provide all 82 existing Council-rented homes
- Deliver a 50% affordable / 50% private tenure mix

**Pre-Application O4 Feedback Summary**

- The four-block approach was supported as a strong spatial strategy.
- The retention of perimeter trees, especially along George IV Street, was welcomed.

**Views and Massing:**

- Officers felt that the views along Bentinck Street, George IV Street, and Coronation Street were developing positively.
- Union Road remained a concern. Officers noted that the existing plane trees contributed significantly to the character of the Conservation Area, and their loss would have a detrimental impact.
- Orientation of Block A should be reviewed to allow for more impactful greenery along Union Road.
- Additional tree planting along the northern edge was encouraged to provide visual relief and to help break down the scale of development on Union Road.

**Design and Layout:**

- The ‘cinch’ block approach was identified as the preferred strategy.
- Officers encouraged further exploration of ‘push and pull’ articulation to better respond to the surrounding trees and improve the buildings’ relationship to the landscape.
- Opportunities to create sightlines and routes through the site were encouraged to enhance permeability and legibility.

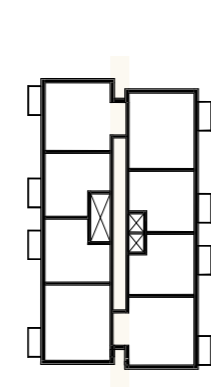
Officers highlighted the north-east corner of Union Road as particularly sensitive and recommended reducing the scale in that location to lessen the impact on views from Hills Road and the setting of the Grade II listed Wanstead House\*.



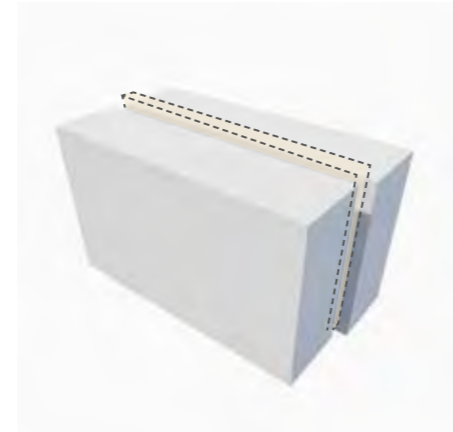
Option 1 - Slip block massing



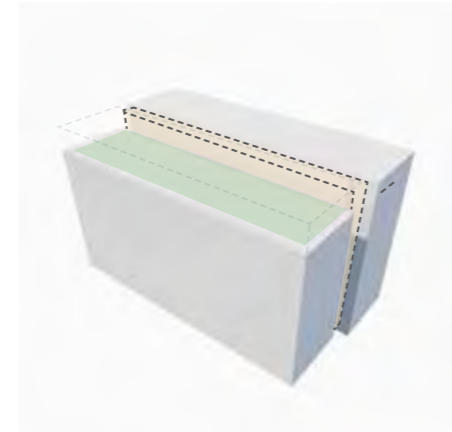
Option 2 - Cinched block Optimised massing



SLIP BLOCK



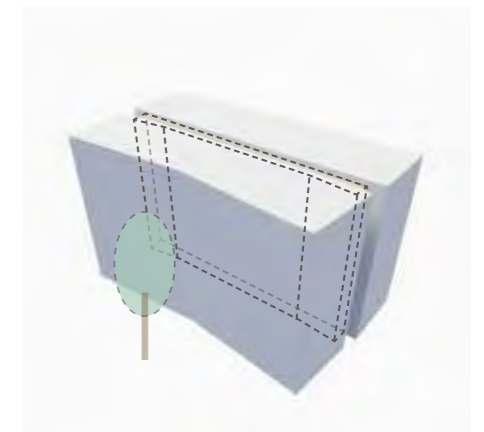
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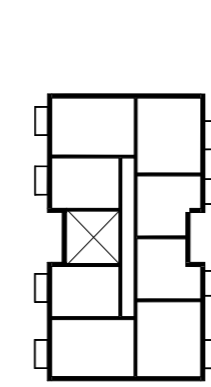
STEP CREATES OPPORTUNITY FOR INCREASED BIO-DIVERSITY



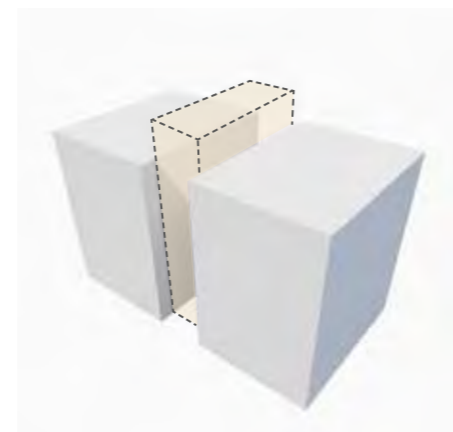
SCULPT BAYS/ BALCONIES TO CREATE RICHER FORM



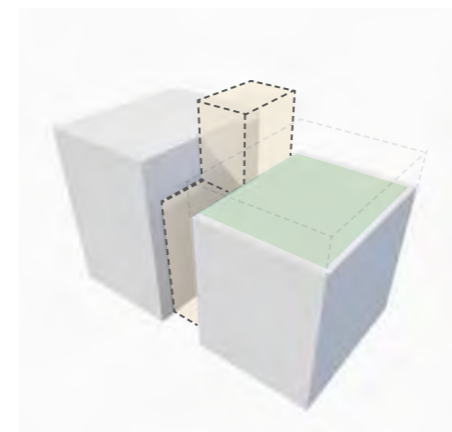
BUILDING FORM FLEXES IN RESPONSE TO LOCATION



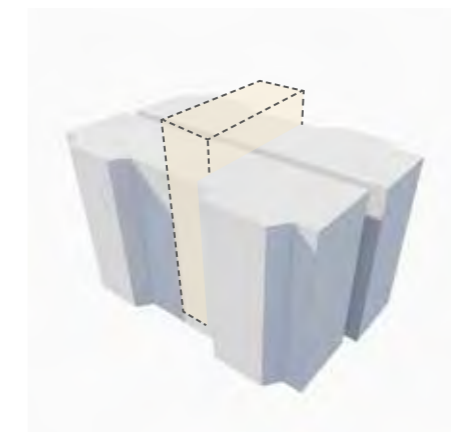
CINCH BLOCK



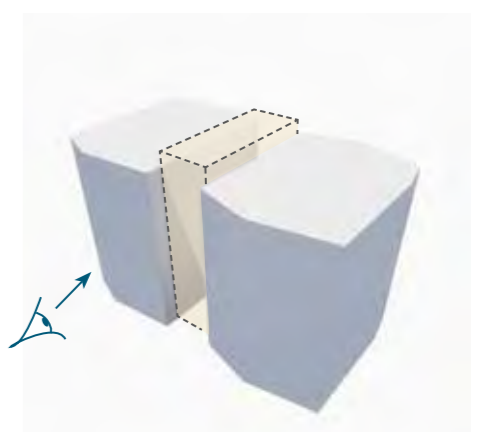
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STEP CREATES OPPORTUNITY FOR INCREASED BIO-DIVERSITY



SCULPT BAYS/ BALCONIES TO CREATE RICHER FORM



BUILDING FORM ANGLES TO PROVIDE VISUAL CONNECTIONS

**Pre-Application 05 - 26.02.2024**

At the fifth pre-application meeting, the design team presented further refinements to the “cinch” block concept, responding directly to previous feedback on context, massing, and the importance of tree retention.

**Design Amendments**

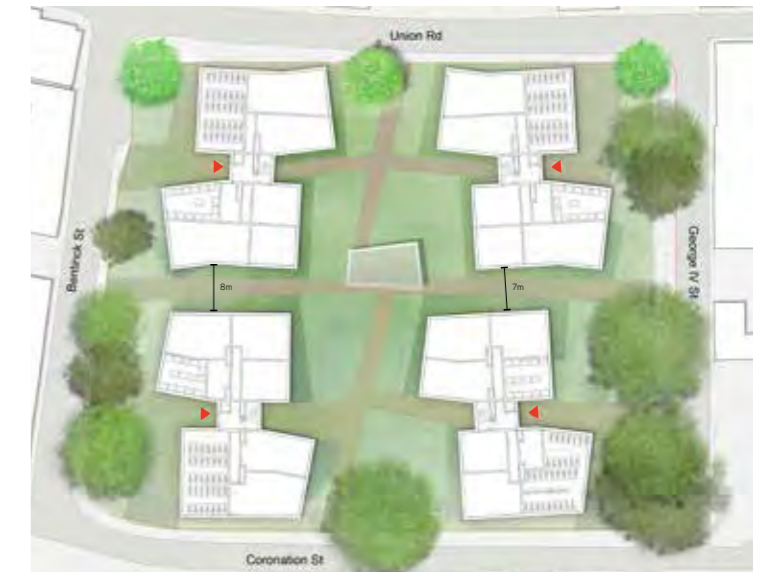
- The block articulation was refined, with angled walls added to soften street edges and lead into residential entrances, giving more rhythm and texture to the facades.
- The internal layout was reorganised so that circulation cores were positioned at the centre of each block. This move enabled the achievement of 100% dual aspect homes, a key design and sustainability goal.
- The articulation of the blocks was enhanced with angled walls leading into entrances and along street edges.
- Heights of the blocks were amended to drop at the corners.
- The community room was provided at the heart of the site.
- Early design thinking around material choices and historical references was explored to root the development more firmly in its place and local heritage.

**Pre-Application 05 Feedback Summary**

- The overall massing and building footprints were felt to be too dominant in relation to the site and surrounding streets.
- It was suggested that building footprints should be reduced by around 20% to improve the breathing space between blocks.
- The central gap between buildings were seen as too tight.
- Similarly the narrow gaps around entrances, which were felt to be overshadowed and uninviting.
- Suggested relocating the community room, as it was felt to be blocking potential sightlines through the site. It was suggested that this space might sit better within one of the main blocks to improve openness and permeability.
- The relationship with Bentinck Street was described as problematic. Officers felt the scale and setback needed to more closely mirror the existing condition, noting that the current proposal pushed too far out and rose too high for the street’s established character.
- In contrast, the George IV Street and Coronation Street frontages were seen more favourably. George IV Street in particular was felt to be successful in scale, with proposed buildings not exceeding the height of existing ones.
- Officers welcomed the delivery of 100% dual aspect homes, noting this as a positive feature that should be retained.



Expressed Communal



Site layout

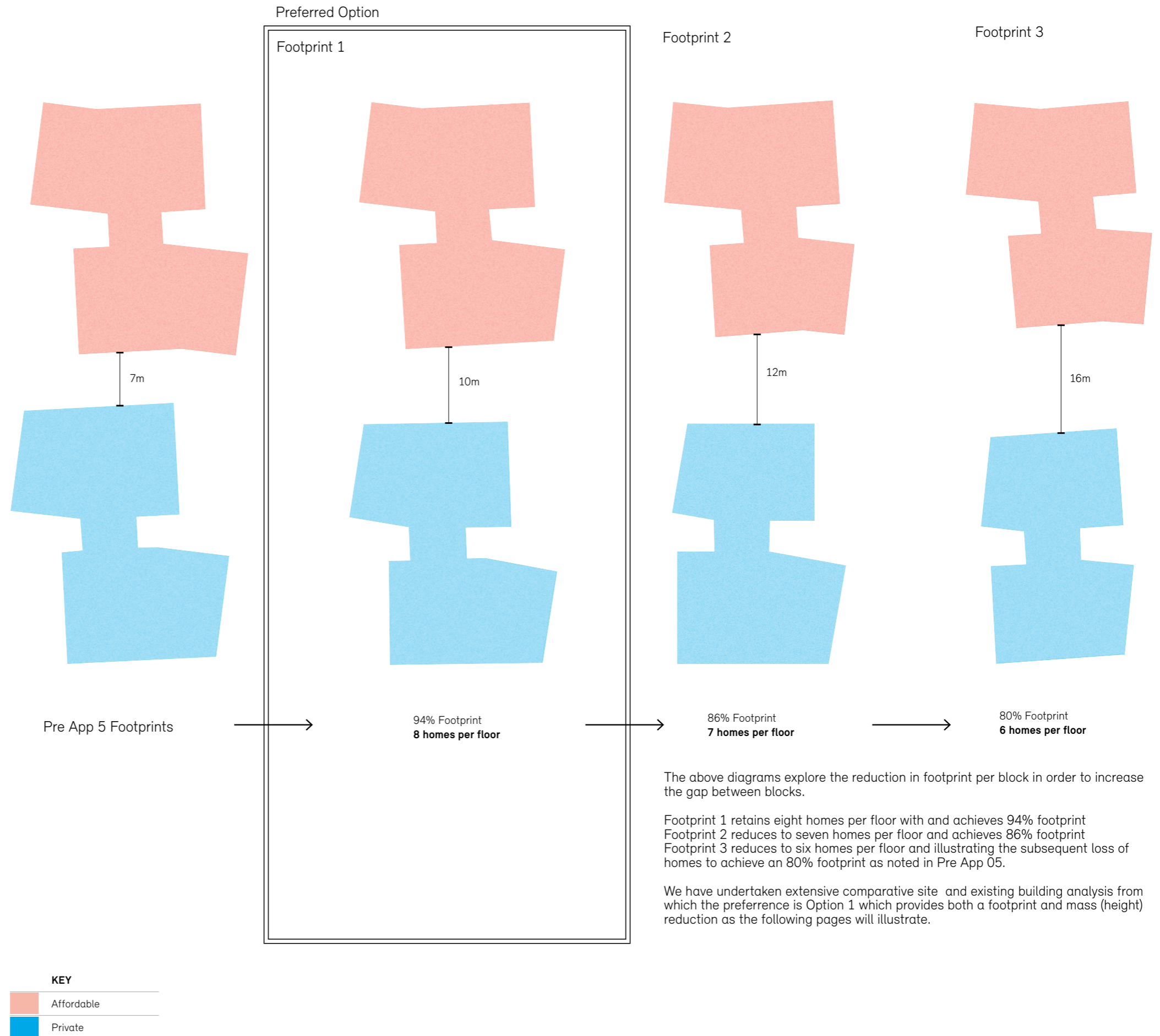
## Post pre-Application O5 Workshop

### Design Amendments

Following Pre-App O5, the design team provided further detail to address concerns raised, particularly around scale, separation, and the character of the development. It was demonstrated that the proposed scheme occupied a 93% footprint of the existing buildings, already showing a reduction. Additional testing explored the implications of a 20% further reduction in footprint to assess viability while aiming to retain the delivery of the required affordable homes. Precedents were also examined to inform appropriate building gaps, and Blocks A and D were both reduced in height and moved back to improve the relationship with Bentinck Street homes.

### Post Pre-Application O5 Workshop Feedback Summary

- The reduced heights and setbacks along Bentinck Street helped soften the relationship with neighbouring homes, with a reasonable separation now achieved.
- The retention of trees on the western boundary was seen as a helpful visual buffer, mitigating the remaining height.
- A 10-metre separation between blocks was now proposed, but officers asked for clarity on whether there would be any direct overlooking between habitable rooms
- Suggestions included enclosing the central courtyard along Union Road with a traditional boundary wall, and the need to define public, private, and semi-private space clearly within the layout.
- Officers felt that the scheme had responded positively to the site's constraints and, with refinement, had the potential to be an appropriate redevelopment within the conservation area.
- While materiality was only briefly discussed, officers acknowledged the rich variety within the conservation area and supported the proposal to use brick as a principal material, noting that detailing and quality would be key.



The above diagrams explore the reduction in footprint per block in order to increase the gap between blocks.

Footprint 1 retains eight homes per floor with and achieves 94% footprint  
Footprint 2 reduces to seven homes per floor and achieves 86% footprint  
Footprint 3 reduces to six homes per floor and illustrating the subsequent loss of homes to achieve an 80% footprint as noted in Pre App O5.

We have undertaken extensive comparative site and existing building analysis from which the preference is Option 1 which provides both a footprint and mass (height) reduction as the following pages will illustrate.

**Pre-Application O6 - 17.09.2024**

Following Pre-App 05 and the workshop, we made a number of targeted design adjustments to respond to site constraints and ensure the scheme remains viable while still delivering high-quality homes.

Key changes include introducing surface parking where existing parking is located, increasing height to create more efficient layouts, simplifying block geometry, and adjusting the tenure mix to maintain affordability while supporting viability.

**Design Amendments**

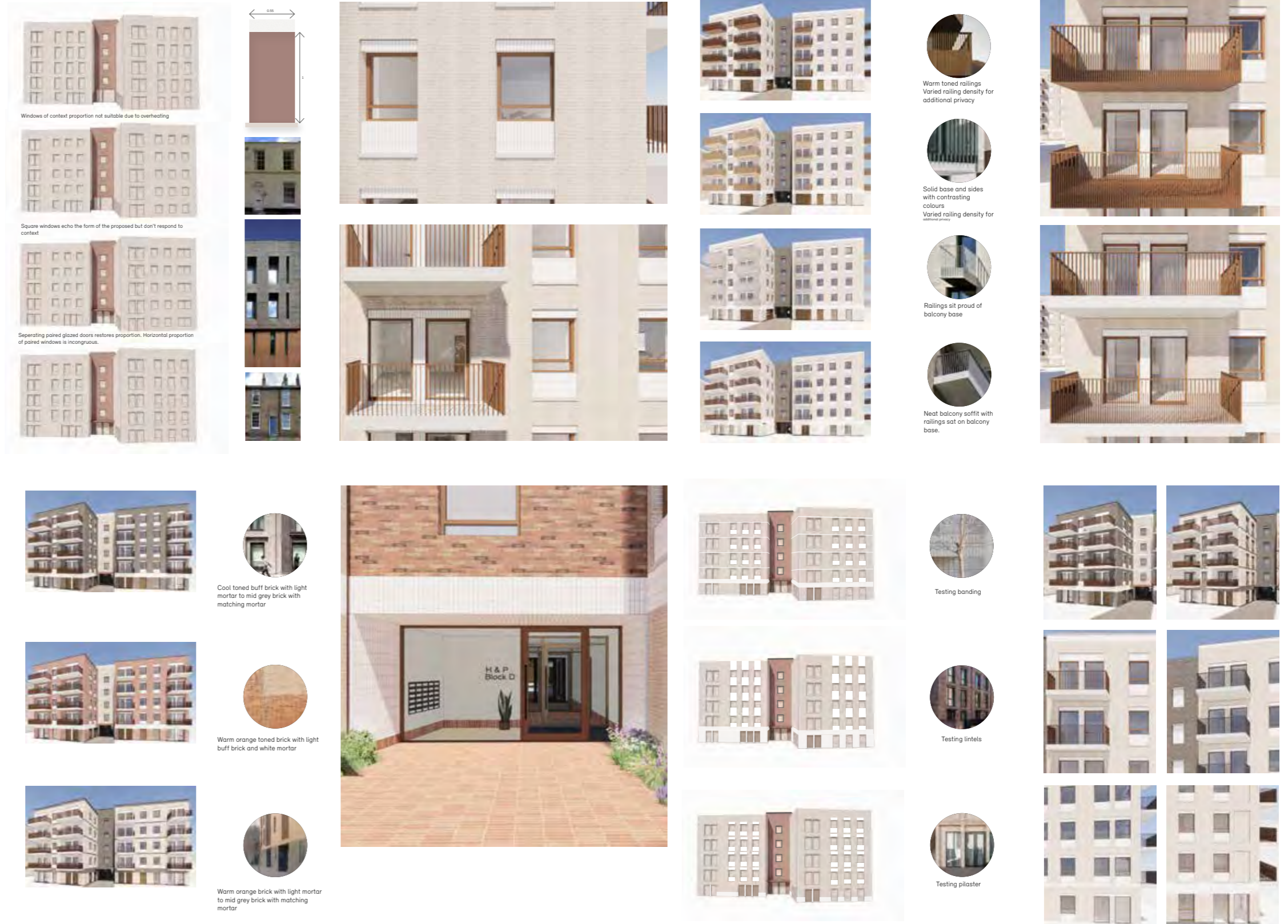
- The tenure allocation changed from Blocks A and B being affordable to Blocks A and D.
- The total number of homes increased from 156 to 164.
- We also demonstrated that the proposed 10-metre separation between blocks would not result in any direct overlooking between habitable rooms.

Responding to the Conservation Area Context  
In developing the architecture, we explored key design principles that define the character of the conservation area.

We tested design features such as balconies, window configurations, and façade detailing to ensure the buildings sit sensitively within their historic context.

**Pre-Application O6 Feedback Summary**

- The increase to 6 storeys on the corner of George IV Street and Union Road means that the proposal fails to preserve or enhance the character and appearance of the Central Conservation Area and the setting of Grade II\* listed buildings.
- The straightening of the blocks along Union Road was felt to be a step backwards as the slight changes in the angles of the parapets, helped to define each individual building.
- The white brick panel is not considered successful in retaining window proportions – the white doesn't read as part of the (darker) window.
- Impact on design of eastern landscape zone – this is an opportunity for planning / public gain by removing car parking and making it a place for publicly accessible greenery and play-on-the-way. Proposed car parking in this location loses this gain which could be enjoyed by many, including local school children, for the benefit of just a few.



## DRP Feedback

### Design Review Panel - 28.II.2024

We presented a 164-unit scheme, including 74 affordable homes in buildings of up to six storeys, with a key corner block at George IV Street and Union Road. This unit number is essential to the scheme's viability, especially given the complex nature of the site and demolition. The panel's comments acknowledged the challenges of the context, and offered detailed design feedback structured around architecture, heritage, landscape, and general points.

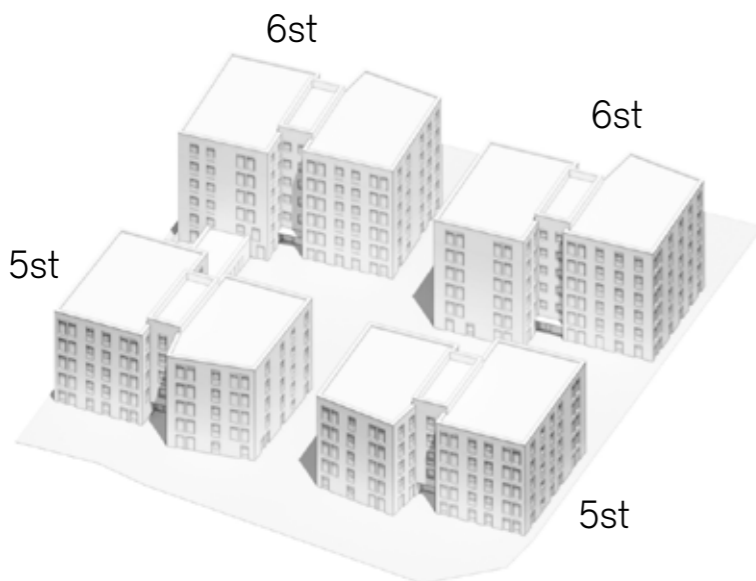
### Feedback Summary

#### Architecture

- Balconies & Facades: More variation is needed in balcony depths and façade articulation to help break down the massing and respond to the surrounding historic streets.
- Entrances: Should be larger, more legible, and welcoming — both for everyday use and to support natural surveillance. Canopies should be explored further.
- Height & Massing: The impact of height, especially on Bentinck Street and the Union Road/George IV Street corner, needs to be addressed. Building widths and perceived bulk should be reduced, potentially by reintroducing façade kinks.
- Elevational Articulation: Ground-floor treatments should be more tactile and human-scaled, with enhanced detailing.

#### Heritage

- The scheme must mitigate impacts on the Conservation Area, especially in terms of height, bulk, and car parking.
- It should address the site's existing negative contribution, and integrate more convincingly into the historic urban grain.
- If a perimeter block approach is not taken, reasons must be clearly justified.



### Pre Application 07 - 18.02.2025

Following Pre App -6 and the DRP response significant changes were made to the proposals to balance the needs of high architectural quality that enhances the conservation area with viability requirements.

#### Design Amendments

- **Height dropped** on the corner of George IV Street and Union Road from 6 to 5 storeys.
- **Relocated Community Room** - Now positioned on the ground floor of Block D, replacing two one-bedroom homes at the corner of Bentinck Street and Coronation Street.
- **Contextual Building Line** - Block A has been rotated to better reflect the street geometry of Bentinck Street and Union Road.
- **Restored Dynamic Edge** - The rotation of Block A reintroduces a varied frontage, similar to the post Pre-App 05 scheme, which achieved this through angled brickwork.
- **Defining the Perimeter Block** - The previous community room location has been infilled with a new four-storey apartment block, completing the northern edge as recommended at DRP.
- **Articulated Elevations** - The longer north and south façades were subdivided with a central recess channel, that subtly breaks the mass, helping to refine the proportions of the elevations and align with the rhythm of Georgian window patterns. Additional detailing and texture were added to the ground floor of all blocks that picks up on cues from the nearby heritage buildings.

#### Feedback Summary

The corner height being reduced to 5 storeys, was supported by urban design and conservation officers.

The amended building line of the north-east block responds well to context.

The 5-storey corner and the 4-storey linking block on Union Road are both considered acceptable.

The revised façade treatment is supported in principle, but further review of key details is needed to ensure successful execution.

The scale of the corbel detailing was not felt to be appropriate. Officers suggested amending or removing this.



### 3.3 Public Consultation

#### Public Consultation Event 01 2022

The first public consultation was held on site on Saturday 20 August 10.00-16.00 and Thursday 1 September 15.00-19.00.

75 people attended in person, 52 survey responses were received and there were 12 webinar views.

#### Consultation Survey Key Points

- 57% rated current condition of buildings less than 5 (1-10, 10 being the best);
- 78% support renovate or redevelop the existing buildings
- 67% preferred redevelop approach
- 73% answered above 5 for new tree planting along Union Road and 38% answered 10 (1-10, 10 being the best);
- 64% agreed or strongly agreed that trees around edge of the existing buildings are important
- 67% think providing at least affordable homes is more important than retaining 3 trees

#### Responses to improvements to open space

- Play equipment and park
- Dog toilet
- Exercise equipment
- Sense of open space

## THE EXISTING BUILDINGS

The estate was built in the late 1960s. The blocks were built in the 'brutalist' style of architecture that was seen in many developments of the post-war era.

Hanover Court and Princess Court provide 127 flats, with 82 of these rented to Cambridge City Council tenants together with a low-rise garage block, a community building and a communal garden.

Despite £2.5m expenditure on the blocks over the past ten years, significant work is still required in addition to the ongoing programme of works and required routine planned maintenance.



Problems with structure identified; two phases of works have been carried out but further works are still necessary to address inherent issues.



The ceiling heights are below modern standards and there is not enough room to create greater sound insulation between floors.



In addition to completing the removal of gas piping a substantial programme of works to upgrade fire safety is required; this will require intrusive works in individual flats which will cause further disruption to residents.



THE FUTURE OF HANOVER COURT AND PRINCESS COURT

WE WANT TO HEAR FROM YOU!



## COULD THERE BE IMPROVEMENTS?

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#### LIVING SPACE

Unit sizes vary but the 2 bedroom homes are significantly below national minimum space standards. All the homes have low floor to ceiling heights and generally provide a poor standard of living compared to modern standards. Little remodelling is possible because there is no steel or concrete frame to strip back to.



Comparison of an existing 2 bed flat in Hanover Court (Left) with a 2 bed flat in the Timberworks, Cornwell Road development (Right) at a similar scale



#### ENERGY EFFICIENCY

A priority would be to improve energy efficiency. Cavity wall insulation would create some improvement. A greater improvement would be achieved through external wall insulation but this may not be possible.

The buildings rely on structural brickwork; they do not have a concrete or steel frame. Cladding is normally pinned to the frame. Tests would be needed to see if cladding could be pinned to the brickwork and additional foundations would be needed.

Even if cladding is possible it would not create the same standards or lower energy bills as a new build.



#### REDEVELOP THE GARAGE

There may be an opportunity to address the structural defects of the garage block through redevelopment.

This would however require the closure and relocation of the lifts serving both residential buildings and would be difficult and expensive to build whilst retaining safe access to the existing buildings.



## OPTION 1

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Site plan



View looking down Union Road



Courtyard view

## OPTION 2

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Site plan



View looking down Union Road



Courtyard view

**Public Consultation Event 02 2024**

Public consultation was held on the 21st October with a flyer drop to 918 residential and business properties surrounding the site

In total 38 people attended the exhibition.

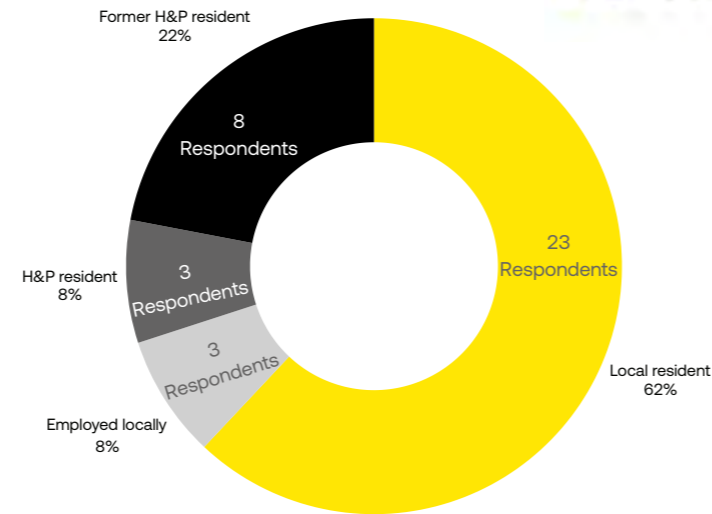
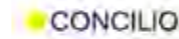
Local councillors and a former county councillor also attended the event.

A number of former residents of Hanover and Princess Court attended the exhibition

Feedback was broadly positive with attendees agreeing that the existing buildings needed to be replaced.

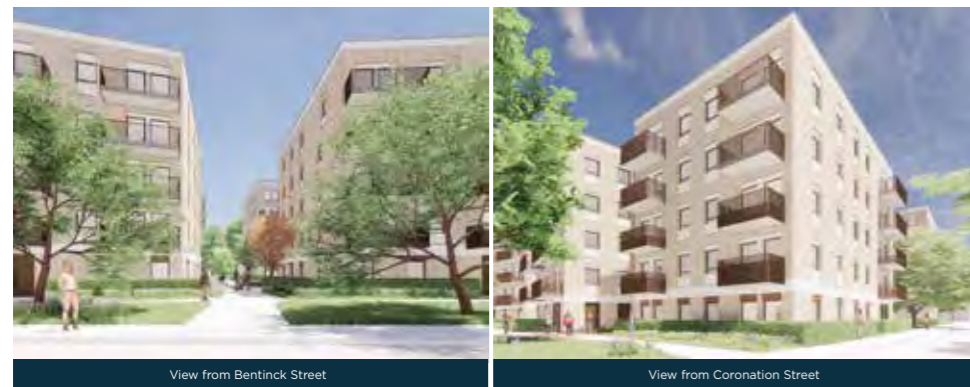
**Summary:**

- Overall positive sentiment about the proposals from the local community
- Strong support for the landscaping proposals
- Support for new housing and the re-provision of affordable homes
- Key concerns raised were around parking, density and ensuring affordable homes are provided for the community
- Community cohesion was mentioned by some stakeholders, it is important that the new community is integrated into the area once complete
- Questions were asked as to why the affordable and private sale allocations were split into different blocks.
- Generally attendees and stakeholders understand and accept the need to remove the existing mature trees on the site. There is a desire to see the remaining trees protected.



21 October 2024 Consultation

**Visuals**

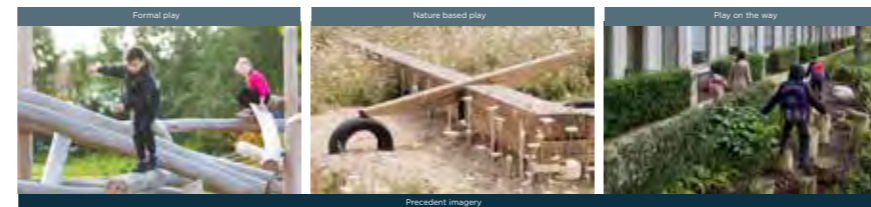


**Improved community spaces**

**Our proposals include improved community spaces for social events, play and community groups.**

The Community Room will ensure that community is at the heart of the new estate, serving as a welcoming hub where residents and the local community can come together.

Our enhanced outdoor spaces are designed to be used all year around to provide a welcoming environment no matter the time of year. We have crafted new play areas where children will be able to enjoy outdoor spaces around the new Estate.



**Heights**

The existing blocks on the Estate are a combination of 5 storeys (13m high) and 8 storeys (20.5m high). We are proposing four new blocks of 5 storeys (16.7m high) and 6 storeys (19.9m high) that maximise the quantity of the homes while balancing design objectives. The western blocks will be 5 storeys tall while the eastern blocks will be 6 storeys tall. The diagram on this board shows you how the heights will be distributed across the Estate.

**Key**  
 ● 5 storey  
 ● 6 storey



## YES Workshop

As part of our commitment to work closely with the local community, we delivered a Youth Engagement Workshop with our partner Greater Cambridge Shared Planning Service Youth Engagement Service (YES) in June 2024.

Two workshops took place with 30 Year 6 students from St Paul's C of E Primary School, Cambridge, to engage with them and use their local knowledge to develop ideas for the outdoor spaces for our redevelopment proposals for the Princess and Hanover Courts in Cambridge.

The workshops are based on Greater Cambridge Youth Engagement Framework and were collaboratively co-designed with the YES team, CIP's design team and St Paul's School. The site is located within walking distance of the school and the proposals include play equipment, street furniture and large areas of open green spaces for the local community to enjoy.

The students got the opportunity to visit the site to understand the site context and how best to improve the walking and cycling experience to school. The children noticed -

- Lots of trees
- Disused rubbish shoots
- The "ominous appearance" of the car park entrance
- Bins in the open
- Swings were the only play equipment
- Vegetation and wildlife
- Recognition that they are homes and important to the people that live there

They also attended various workshops to learn more about the basics of placemaking before designing the proposed play area, street furniture, and bird boxes for the landscaped areas.

The workshops also allowed students to learn about the different career options in the built environment, including urban design, town planning and architecture and engaged in digital learning activities.

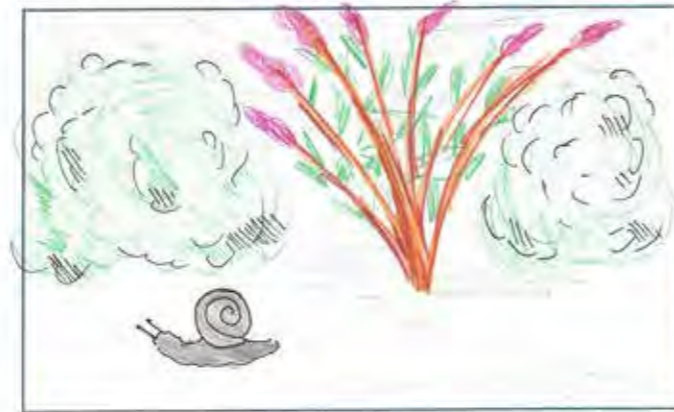
Please see the Youth Engagement Service Report for full details.



A. Please write down 3 things that are most memorable to you from the walkabout to the Hanover and Princess courts this morning.

1. All the green spaces
2. a badger bush
3. a snail

B. Draw the most memorable thing that you observed.



YES Workshop photos and worksheets



## **4 Design Approach**

- 4.1 Design Strategy**
- 4.2 Site Arrangement**
- 4.3 Building Layout**
- 4.4 Tenure**
- 4.5 Accommodation Schedule**
- 4.6 Layout - Affordable Homes**
- 4.7 Layout - Private Homes**
- 4.8 Building Footprint**
- 4.9 Building Heights**
- 4.10 Scale in Context**
- 4.11 Appearance**
- 4.12 Heritage**

## 4.1 Design Strategy

The diagrams below demonstrate some of the key design decisions that have informed the proposals. While reuse of the existing structures was considered at early stages, for the safety reasons set out as well as the low floor-to-ceiling heights and constrained space standards meant this option was discounted. The scheme therefore assumes the demolition of existing buildings.

Root Protection Areas (RPAs), along with a recommended two-metre offset from the surveyed canopy lines, guided a clear understanding of the developable areas. This process

identified the need to remove several trees, including three mature plane trees, to enable buildability. Some low-quality central trees are also proposed for removal.

A full perimeter block was initially considered to maximise the build footprint and respond to the existing street and building lines. This resulted in a form not dissimilar to the existing buildings. The massing was then broken down by introducing strategic gaps in the built form to create both physical and visual permeability across the site, enhancing movement and improving the sense of openness, to respond to the planners

comments about visual connection and the green space and trees.

The building volume was carefully adjusted to respond to the constraints of the remaining trees. Opportunities to introduce new perimeter planting have been identified, particularly along the northern boundary, helping to reinforce the site's green infrastructure and create a more generous streetscape.

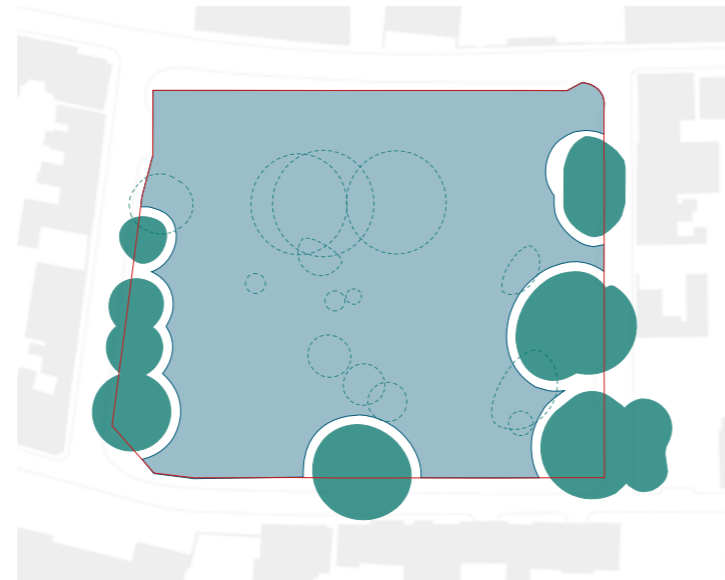
The building mass was then adapted to incorporate a central core, which improves circulation and enables a greater

proportion of dual-aspect homes. In response to the irregular street geometry, angled walls were introduced to create a more sensitive relationship with the surrounding context.

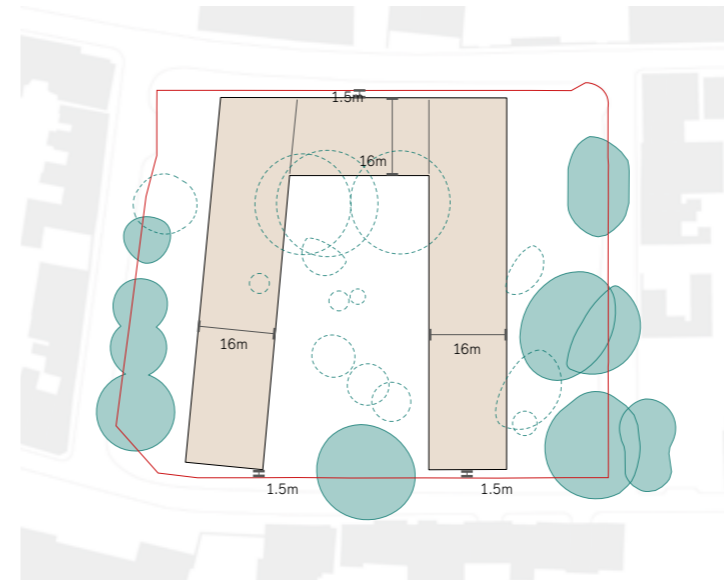
Through-cores were positioned at ground level to support intuitive wayfinding and provide clear views through to the central garden. These also allow for the integration of additional street trees and garden views, enhancing the landscape character and supporting biodiversity across the site.



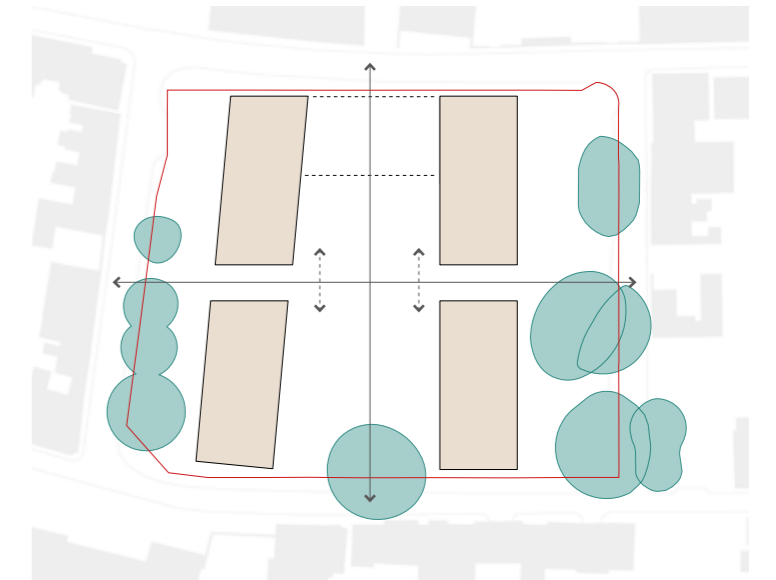
**1. Site**  
Assumes demolition of existing buildings based on extensive surveys.



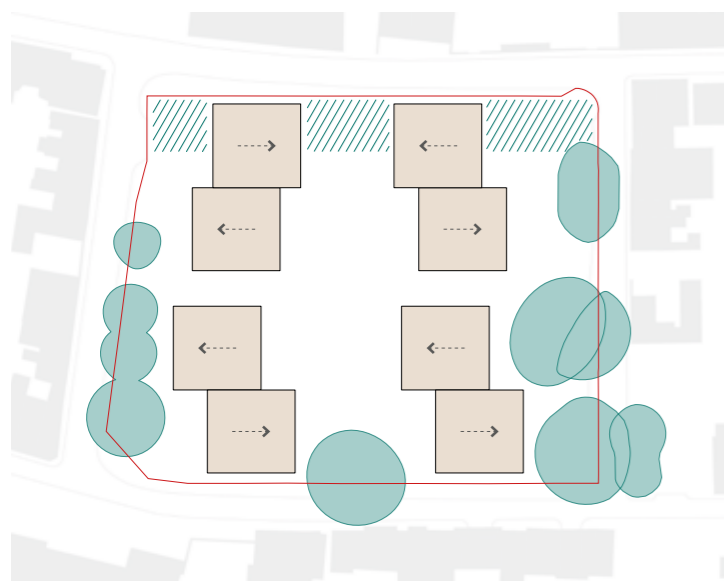
**2. Developable Area**  
Assumes removal of 3no. plane trees. Low grade central trees to be removed. Based on RPA and recommended 2m offset of surveyed canopy.



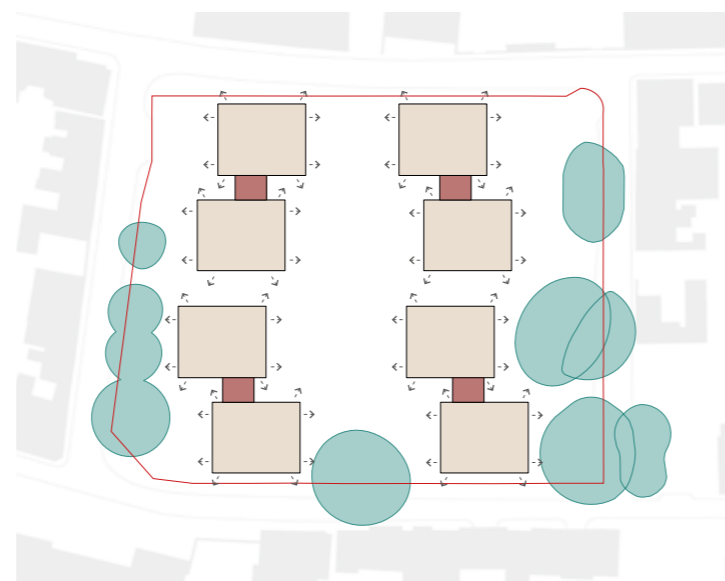
**3. Maximise Building Footprint**



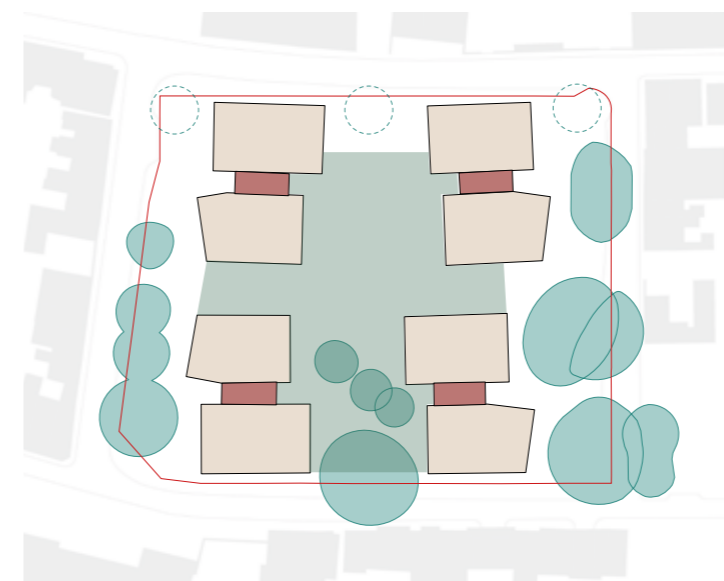
**4. Connectivity**  
Integrate physical and visual permeability through site.



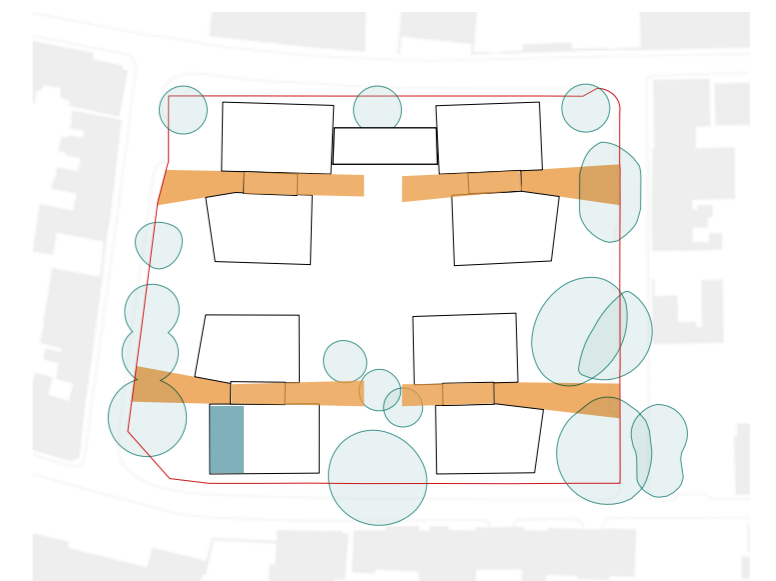
**5. Modelling**  
Adjusting building volume to fit within trees. Opportunities to add perimeter trees to the northern boundary.



**6. Dual Aspect**  
Adapt the building mass to introduce a central core and maximize dual aspect accommodation.



**7 - Building Volume**  
Model building volume to respond to setting. Integrate additional street trees.



**8 - Celebrate Building Entrances**  
Infill piece to northern edge introduced to reinforce street edge. Community room to south west corner of site.

## 4.1 Design Strategy - Massing and Form

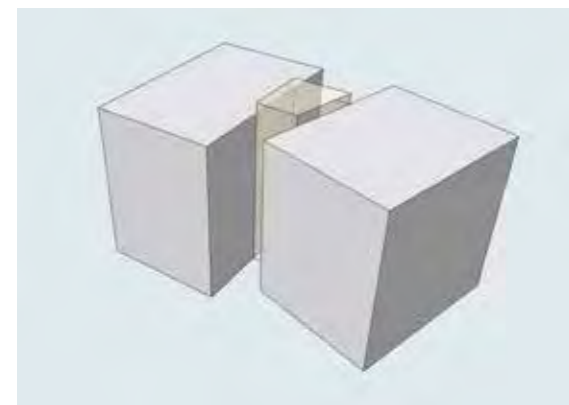
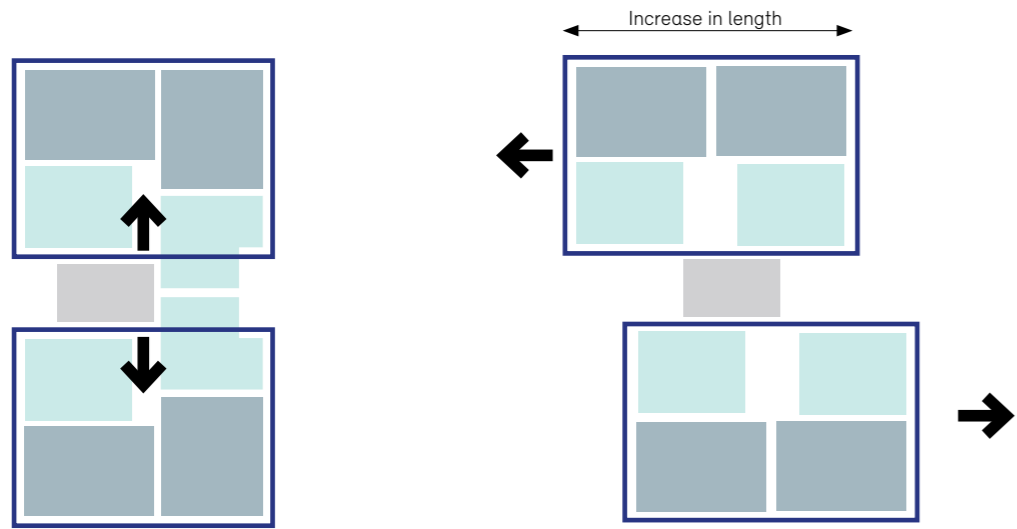
– These diagrams illustrate a series of massing and form refinements aimed at balancing spatial efficiency, tree retention, and contextual architectural articulation.

The initial move separates the two ‘cinched’ blocks, increasing articulation along the façade and allowing for a greater number of dual-aspect apartments. This also creates a more defined entrance and circulation space. The block length is then extended to optimise the habitable area at the centre of the site.

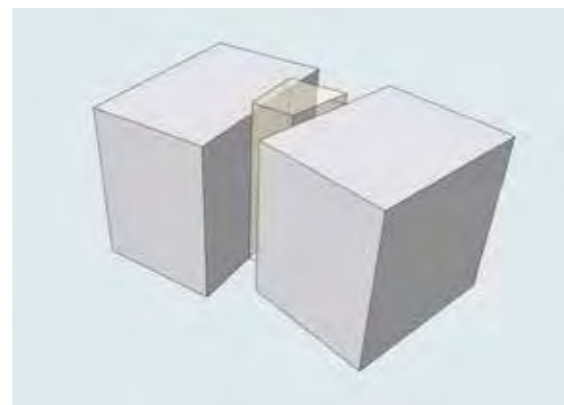
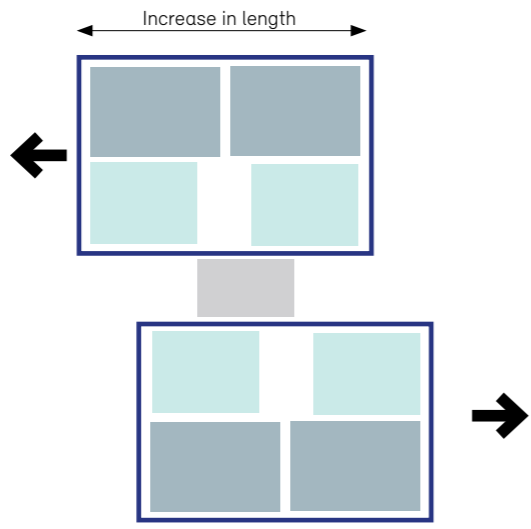
A cranked core is introduced to adjust the building depth, helping to fit the volume around existing trees. While this move enhances circulation, it also increases the overall depth of the building, presenting some challenges in terms of site fit and efficiency.

The final move introduces a consistent angular shift to the blocks. This strategy maintains the required building accommodation while achieving an excellent form factor, enhancing both efficiency and sustainability. It also enhances articulation along the street, improves

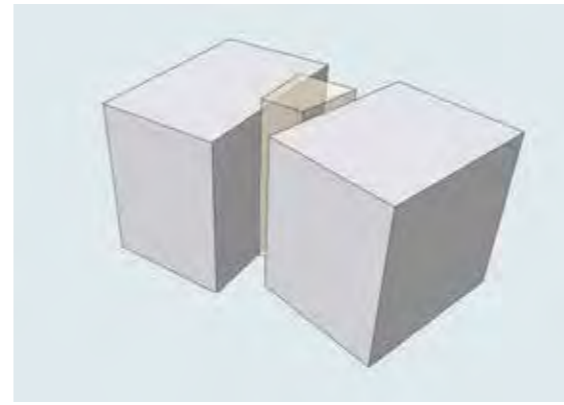
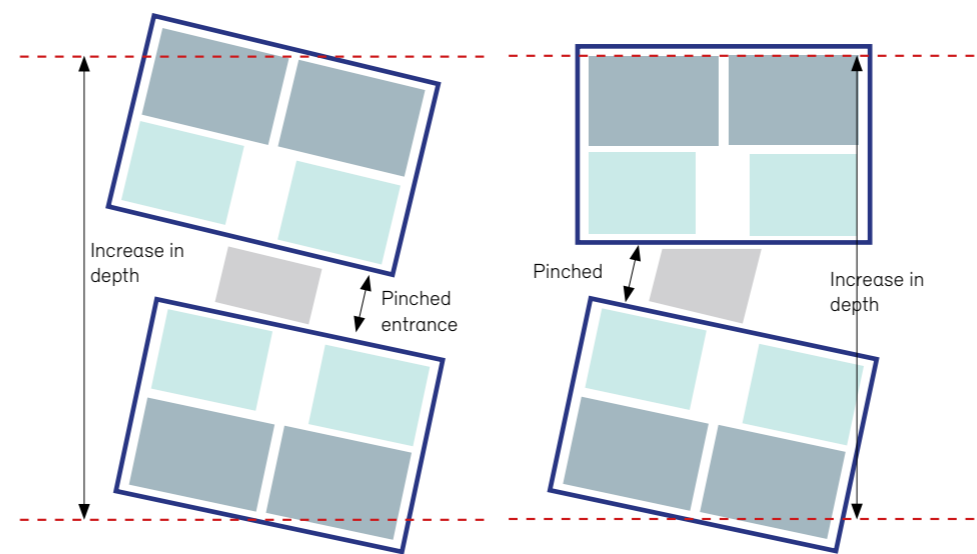
responsiveness to tree locations, and ensures that most homes achieve dual aspect. Additionally, this approach results in highly regular floor plans that improve construction efficiency and reduce complexity and embodied carbon while creating a clear, open entrance sequence.



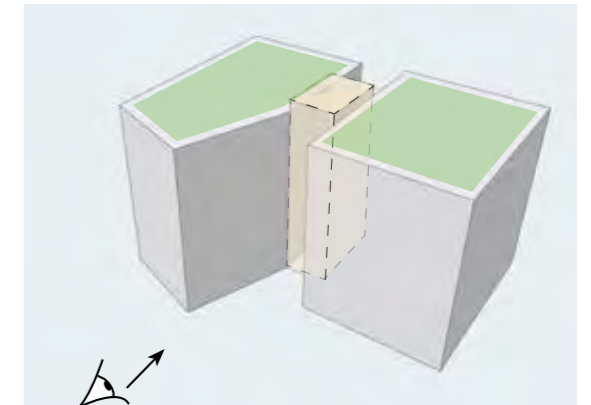
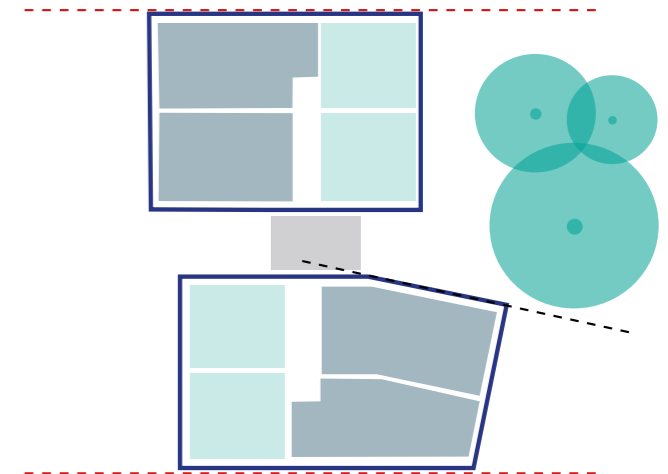
**1**  
Pull ‘cinch’ blocks apart to create greater articulation of facade and enable maximum dual aspect flats



**2**  
Increase block length to accommodate habitable area from centre.



**3**  
Crank core to decrease depth and aid ‘fit’ around trees.  
– This option adds additional area to circulation and increases overall depth of building creating challenges in overall fit across the site



**4**  
Introduce regular angle to blocks;  
– maintains depth to fit within site  
– reduces circulation to achieve good net to gross  
– adds greater articulation to streets  
– responds more dynamically to tree locations  
– highly regular floor plans and flat types for building efficiency and deliverability  
– provides open visible entrance

## 4.2 Site arrangement

### Site Arrangement and Urban Response

The site is arranged as four main buildings (Blocks A to D), with a linking building (Block E) fronting Union Road. The buildings are positioned to respond to the varied geometries of the surrounding streets and to respect the location of mature street trees along the site boundaries. This layout provides a coherent urban response, reinforcing key street lines while introducing variation in frontage, enhancing both the legibility and vibrancy of the area.

The buildings create a perimeter that encloses a central communal garden space for residents. The orientation and permeability of the blocks allow for moments of visual connection from the surrounding streets, offering glimpses into the landscaped green heart of the development and contributing to the character of the public realm.

### Layout and Entrances

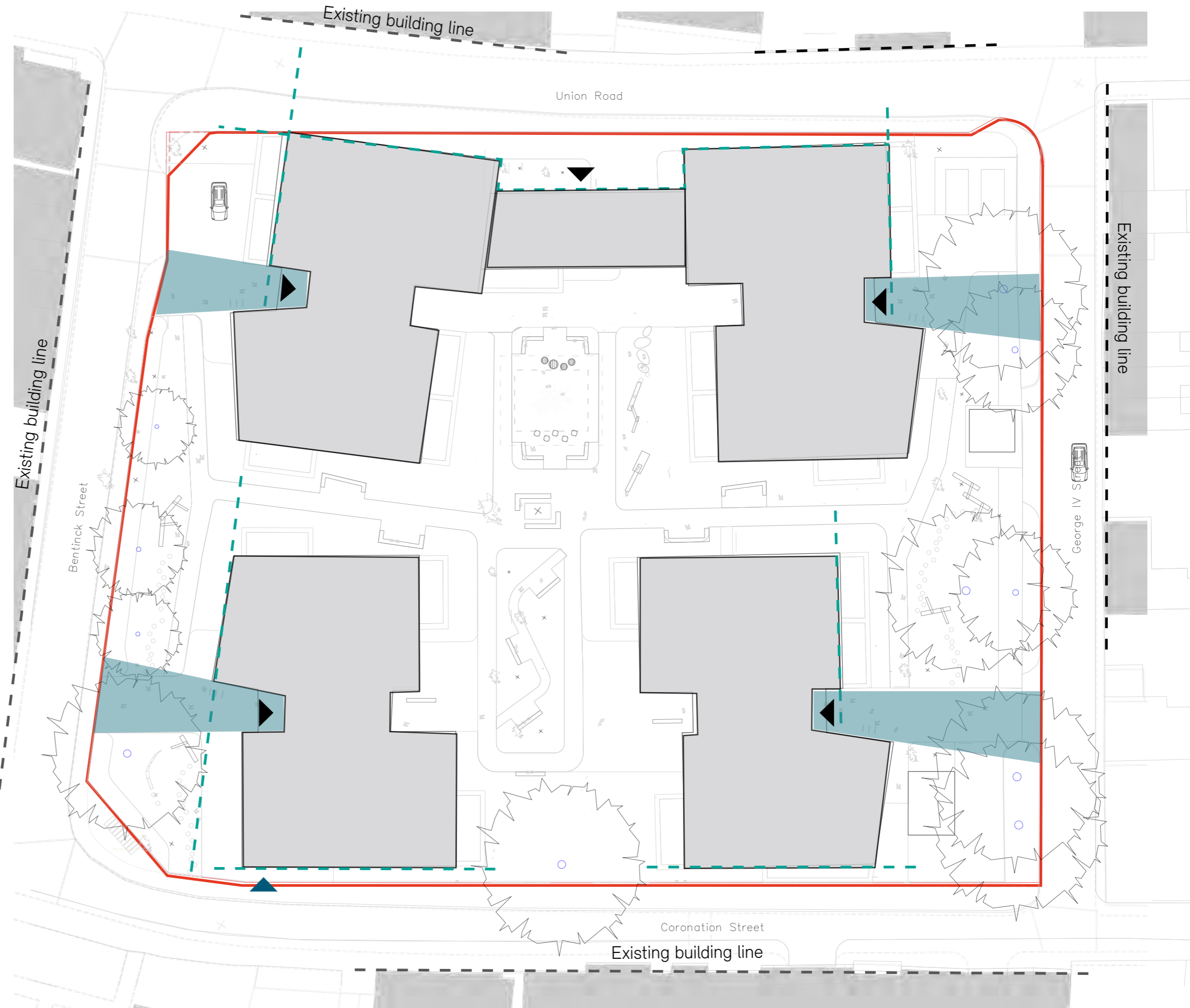
At ground level, the layout has been carefully configured to create clear, legible entrances for each building. These are expressed architecturally through recesses, canopies and angled façades, which guide residents and visitors intuitively to each access point. Entrances are generously proportioned and designed to feel welcoming and safe, with clear sightlines and passive surveillance.

### Use and Internal Arrangement

The ground floor accommodates a mix of residential entrances, homes and non-residential uses, including space for plant and services (such as the substation and M&E cupboards), as well as dedicated cycle and refuse stores.

### Heights and Massing

Building heights range from four to six storeys, stepping up in appropriate locations to respond to taller university and institutional buildings nearby, while mediating with the lower-scale residential terraces that characterise the area. This variation in height, combined with the use of recesses, material changes, and articulation of façades, helps the scheme settle sensitively into its context while maintaining a distinct and contemporary architectural identity.



### KEY

- Existing building line
- Proposed building line
- ▶ Residential entrance
- ▶ Community room entrance



### 4.3 Building Layout



**KEY**

- 1 Bed Affordable
- 2 Bed Affordable
- 3 Bed Affordable
- 2 Bed M4(3) Affordable
- 1 Bed Private
- 2 Bed Private
- Refuse
- Cycle Store
- Plant
- Existing Substation
- Community Room



## 4.4 Tenure



5th Floor plan

### KEY

- 1 Bed Affordable
- 2 Bed Affordable
- 3 Bed Affordable
- 2 Bed M4(3) Affordable

- 1 Bed Private
- 2 Bed Private

- Refuse
- Cycle Store
- Plant
- Community Room



## 4.5 Accommodation Schedule

### Existing - Affordable

| Total        | NIA         | Count     | bedrooms  | bedspaces** | hab rooms* | NIA/Count | Bedrooms/Count |
|--------------|-------------|-----------|-----------|-------------|------------|-----------|----------------|
| Hanover      | 2640        | 51        | 63        | 115         | 114        | 51.7      | 1.25           |
| Princess     | 1580        | 31        | 36        | 67          | 67         | 50.9      | 1.2            |
| <b>Total</b> | <b>4220</b> | <b>82</b> | <b>99</b> | <b>182</b>  | <b>181</b> |           |                |

### Existing - Private

| Total        | NIA         | Count     | bedrooms  | bedspaces** | hab rooms* | NIA/Count | Bedrooms/Count |
|--------------|-------------|-----------|-----------|-------------|------------|-----------|----------------|
| Hanover      | 1412        | 27        | 38        | 65          | 65         | 52.3      | 1.4            |
| Princess     | 948         | 18        | 24        | 42          | 42         | 51.7      | 1.3            |
| <b>Total</b> | <b>2360</b> | <b>45</b> | <b>62</b> | <b>107</b>  | <b>107</b> |           |                |

\* assumes bedsit counts as 1 habitable room per dwelling; 1 bedroom counts as 2 hab rooms, 2 bedroom counts as 3 hab rooms and 3 bedroom counts as 4 hab rooms

\*\* assumes bedsit counts as 1 bedspace per dwelling; 1 bedroom counts as 2 bedspaces; 3 bedroom counts as 3 bedspaces; 3 bedroom counts as 6 bedspaces

### Proposed

| Total        | NIA          | Count      | bedrooms   | bedspaces  | hab rooms  | NIA/Count | Bedrooms/Count |
|--------------|--------------|------------|------------|------------|------------|-----------|----------------|
| Affordable   | 4775         | 72         | 118        | 190        | 186        | 66        | 1.6            |
| Private      | 5280         | 93         | 122        | 198        | 226        | 57        | 1.3            |
| <b>Total</b> | <b>10055</b> | <b>165</b> | <b>240</b> | <b>388</b> | <b>412</b> |           |                |

Existing to proposed affordable NIA = 1.28

Existing NIA/Proposed average home size (65sqm) = 65 homes

| Affordable   | Studio                            | 1 bed | 2 bed | 3 bed |
|--------------|-----------------------------------|-------|-------|-------|
| Size/sqm     | 38                                | 51    | 58    | 98    |
| Apartments   | 19                                | 28    | 34    | 1     |
| Mix          | 23%                               | 34%   | 41%   | 1%    |
| <b>Total</b> | <b>82</b>                         |       |       |       |
|              | <b>Inc. accessible homes = 0%</b> |       |       |       |

| Private      | Studio                            | 1 bed | 2 bed | 3 bed |
|--------------|-----------------------------------|-------|-------|-------|
| Size/sqm     | 38                                | 51    | 58    | 98    |
| Apartments   | 9                                 | 10    | 26    | 0     |
| Mix          | 20%                               | 22%   | 57%   | 0%    |
| <b>Total</b> | <b>45</b>                         |       |       |       |
|              | <b>Inc. accessible homes = 0%</b> |       |       |       |

| Total        | Studio                            | 1 bed | 2 bed | 3 bed |
|--------------|-----------------------------------|-------|-------|-------|
| Size/sqm     | 38                                | 51    | 58    | 98    |
| Apartments   | 28                                | 38    | 60    | 1     |
| Mix          | 22%                               | 30%   | 47%   | 0.7%  |
| <b>Total</b> | <b>127</b>                        |       |       |       |
|              | <b>Inc. accessible homes = 0%</b> |       |       |       |

| Affordable   | Studio                             | 1 bed | 2 bed | 3 bed |
|--------------|------------------------------------|-------|-------|-------|
| Min Size/sqm | -                                  | 50    | 70    | 86    |
| Apartments   | -                                  | 38    | 26    | 8     |
| Mix          | 0%                                 | 53%   | 36%   | 11%   |
| <b>Total</b> | <b>72</b>                          |       |       |       |
|              | <b>Inc. 4 M4 Cat(3) homes = 5%</b> |       |       |       |

| Private      | Studio    | 1 bed | 2 bed | 3 bed |
|--------------|-----------|-------|-------|-------|
| Min Size/sqm | -         | 50    | 70    | 86    |
| Apartments   | -         | 53    | 40    | 0     |
| Mix          | 0%        | 57%   | 43%   | 0%    |
| <b>Total</b> | <b>93</b> |       |       |       |

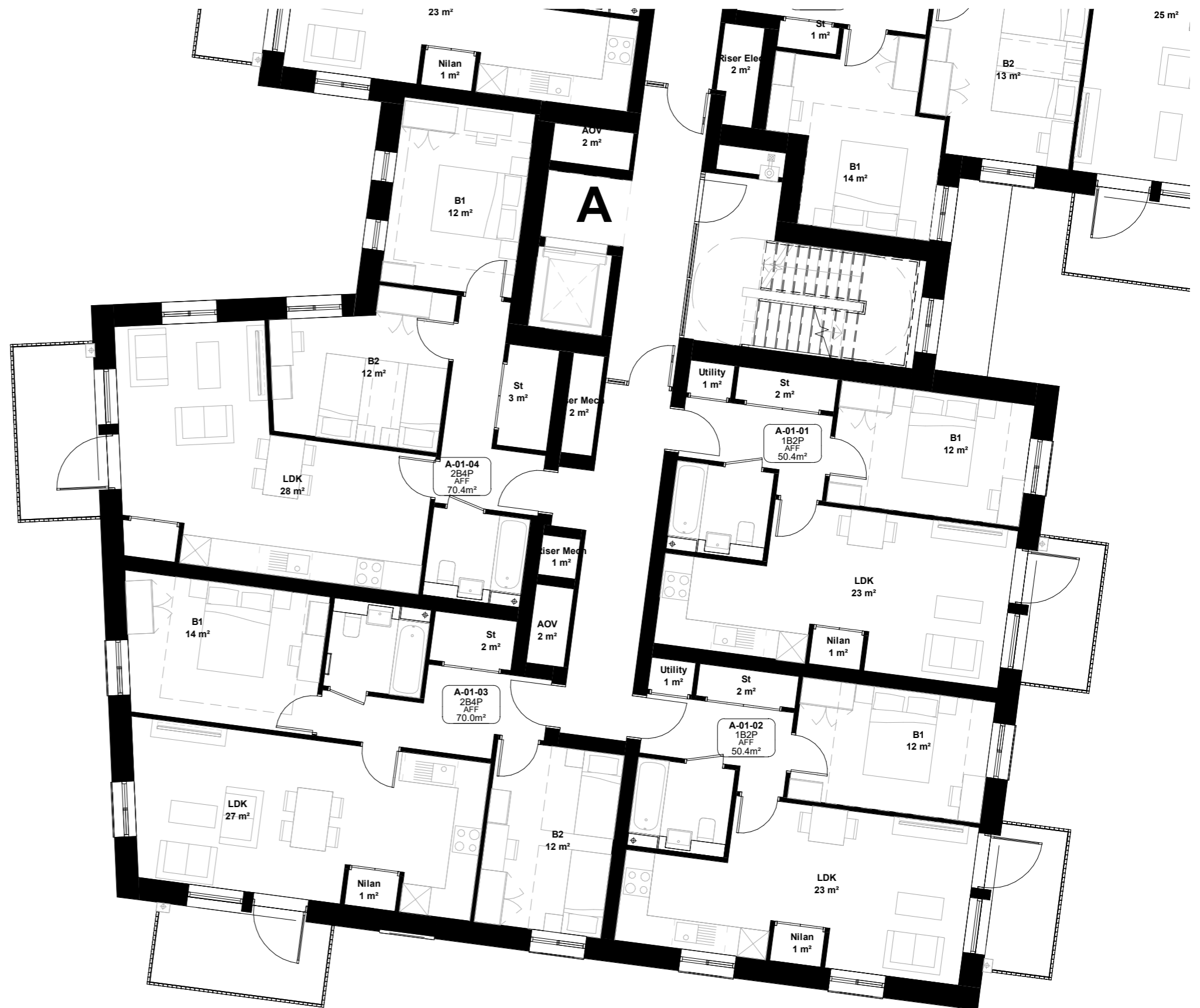
| Total        | Studio     | 1 bed | 2 bed | 3 bed |
|--------------|------------|-------|-------|-------|
| Min Size/sqm | -          | 50    | 70    | 86    |
| Apartments   | -          | 91    | 66    | 8     |
| Mix          | 0%         | 55%   | 40%   | 5%    |
| <b>Total</b> | <b>165</b> |       |       |       |

## 4.6 Layout - Affordable Homes

The affordable homes at Hanover and Princess are designed to promote comfort, accessibility and a strong connection to nature. The majority of living rooms are dual aspect, ensuring generous natural light and ventilation throughout the day. This applies to all three and two-bedroom homes, while a small number of one-bedroom homes are single aspect.

All homes meet or exceed the Nationally Described Space Standards (NDSS), offering well-proportioned, practical layouts that support modern living. Every home benefits from a private balcony with views over landscaped gardens and mature trees, providing residents with access to outdoor space and green outlooks.

The residential blocks are fully accessible, with lifts to all floors and level access throughout, ensuring inclusive design for residents of all ages and abilities. Generous storage is integrated within each home, over and above the provision for mechanical and electrical (M&E) services, helping to create uncluttered and flexible living environments.

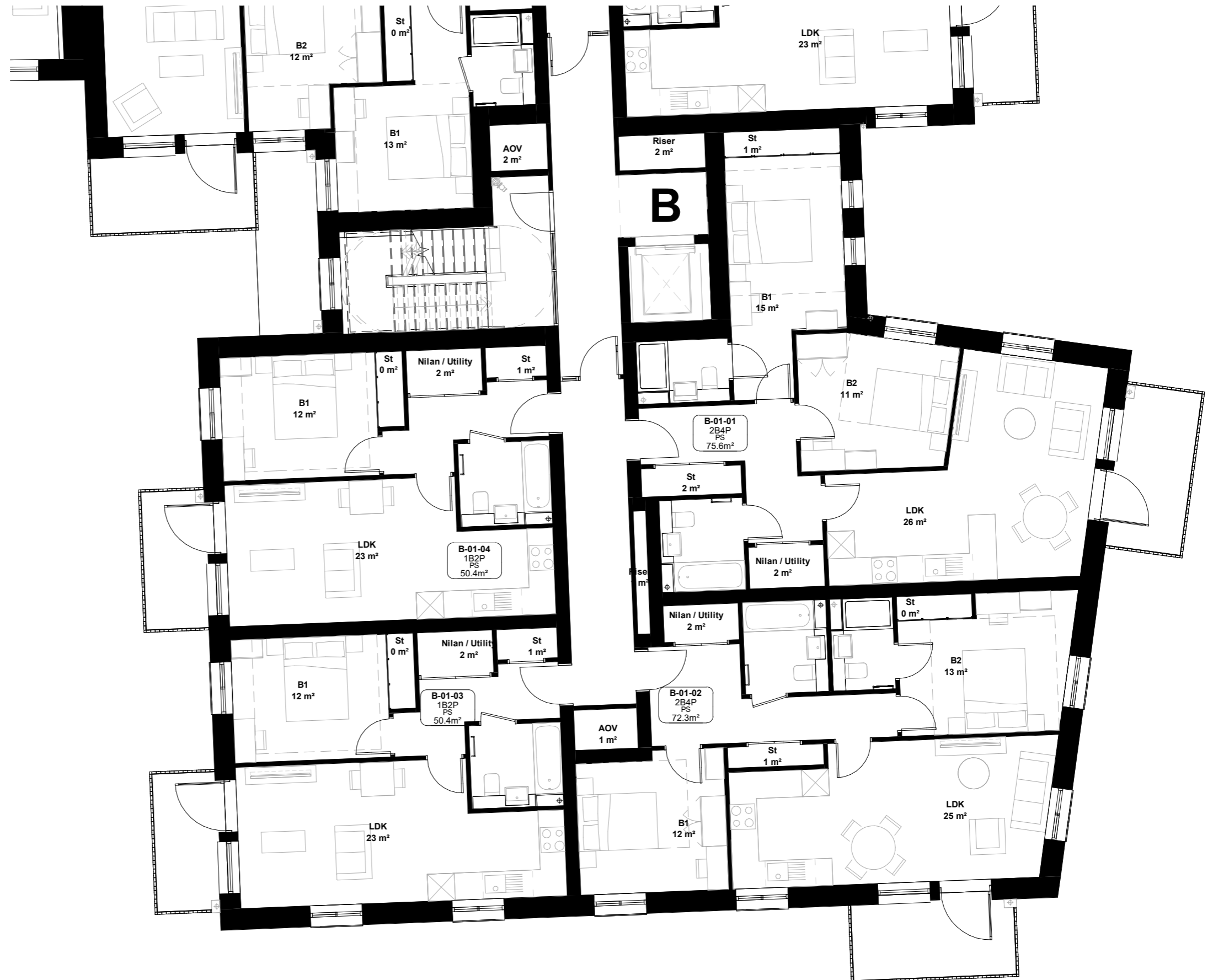


## 4.7 Layout - Private Homes

The private homes share the same high standards of layout and amenity, meeting the NDSS and offering private balconies with views onto trees and landscaped gardens. Dual aspect living rooms are standard in all two-bedroom homes, with a small number of one-bedroom homes being single aspect.

In addition to this, two-bedroom private homes feature enhanced specifications: the main bedrooms include en suite bathrooms and fitted wardrobes, resulting in slightly larger apartment sizes that still maintain efficient, legible plans.

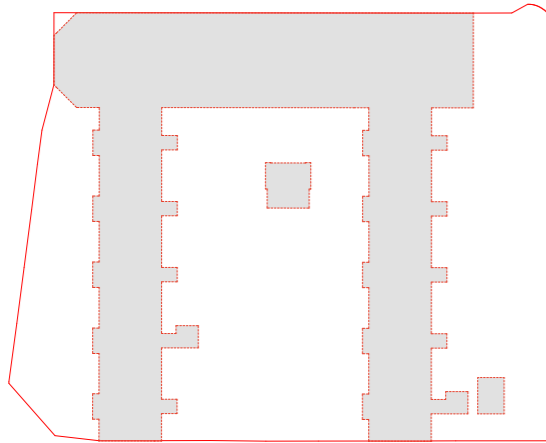
All private homes are fully accessible, with step-free access throughout and lifts serving every floor. Dedicated storage space is included separately to the M&E cupboards, ensuring a functional and comfortable living environment.



## 4.8 Building Footprint

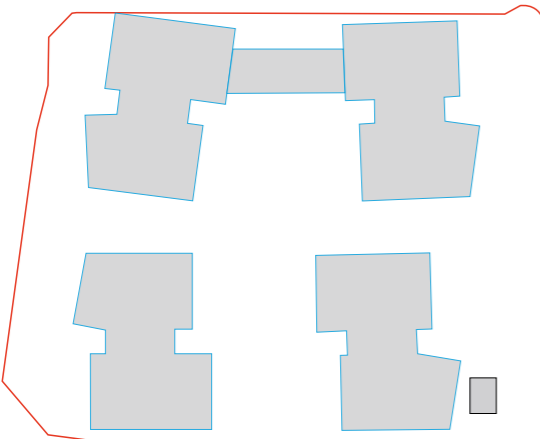
The site measures 0.76 hectares (7,600 square metres). The existing building footprint covers 3,032 square metres, while the proposed footprint is 2,921 square metres. This represents a 4% reduction in built area.

With the reduction in footprint, a larger portion of the site is allocated to landscaping and garden space. After accounting for the proposed building footprint, there is approximately 4,679 square metres of remaining space, equating to 61.5% of the total site area.



### Existing Footprint

|                |             |
|----------------|-------------|
| Building       | 2931        |
| Substation     | 33          |
| Community Room | 68          |
| <b>Total</b>   | <b>3032</b> |



### Proposed Footprint

|                     |      |
|---------------------|------|
| Building Footprint  | 2871 |
| Existing Substation | 33   |
| New Substation      | 17   |

**Total**                    **2921**

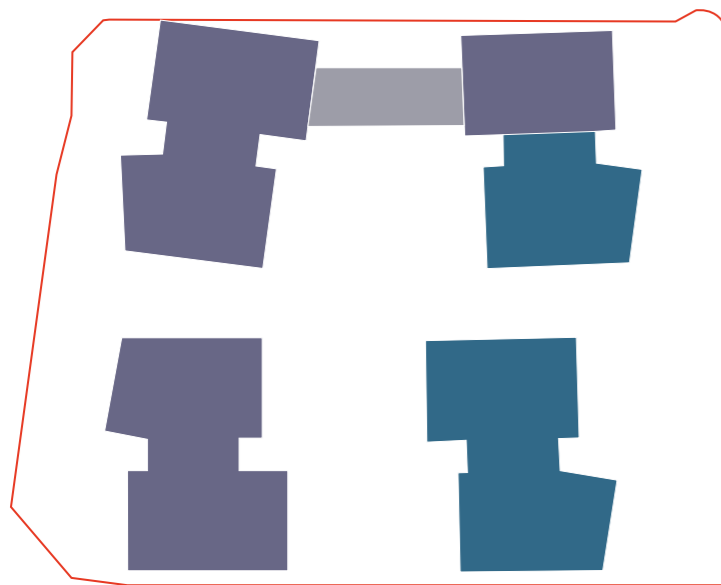
= 96% of existing



## 4.9 Building Heights

The proposed building height along Bentinck Street remains the same as the existing building of 5 storeys. The new blocks are set back by an average of 22 metres. Although the proposed buildings are the same height in storeys as the existing, they are slightly taller to accommodate contemporary ceiling height standards. They also now include gaps between blocks, which allow for views through to the gardens. The number of balconies facing Bentinck Street has also been reduced, from 40 in the existing buildings to 20 in the proposed scheme, improving privacy for neighbouring homes.

Along King George IV Street, the proposed buildings rise to six storeys, in line with the existing Hanover Court. At the corner of Union Road, the height drops to five storeys to respond to the notable local buildings including Wanstead House. Block E is set at four storeys, introducing variation and helping to define individual blocks, which reflects the fine grain and rhythm typical of the conservation area.



### KEY

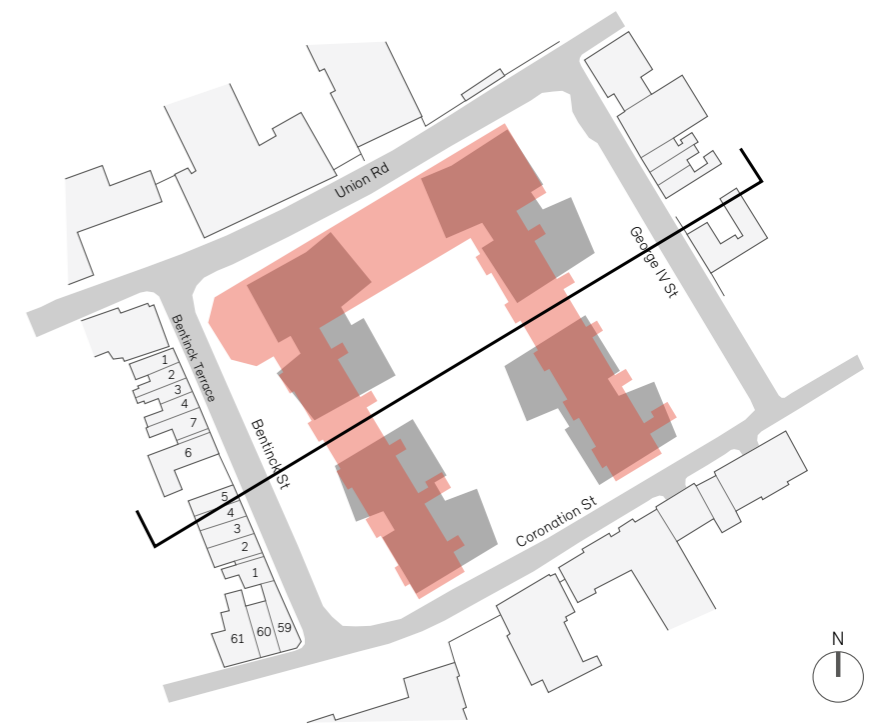
- 1 storey
- 2 storey
- 3 storey
- 4 storey
- 5 storey
- 6 storey

#### 4.10 Scale in Context





Existing Bentinck St



## 4.7 Appearance

The design has continually been evolving to respond to context. Initially with a focus on form, establishing two sculpted volumes hinged around a clearly defined vertical circulation core. This central element not only anchors the scheme but also frames a generous and welcoming entrance, signalling arrival and drawing people into the heart of the building.

### Responding to Heritage Context

Subsequently, the design evolution has responded to the architectural character of the New Town Conservation Area. The surrounding buildings are predominantly constructed in Cambridge gault brick, often complemented by white detailing, creating a subtle and refined palette. This material palette is used as a base for the buildings, complementing it with subtle tonal and textural variations, including grey-brown bricks used in detailing and articulation.

The design draws on established principles of the conservation area; proportion, rhythm, and uniformity. These are interpreted through a contemporary architectural language. A palette of heritage elements such as lintels, pilasters, and horizontal banding is used to frame façades and enhance street presence. These features are supported by detailed design studies and material samples, referencing successful contemporary precedents that reimagine traditional forms. The resulting architecture is firmly rooted in its historic context while responding to the requirements of modern urban living.

### Window Proportion and Articulation

Historic buildings in the area typically exhibit a window hierarchy, with openings decreasing in size on upper levels, contributing to a sense of order. This visual balance is echoed in the proposals through the detailing around the windows rather than their overall size, creating a similar sense of rhythm and refinement.

Recessed brick lintels and panels below windows use a darker grey brick in a soldier course, gradually reducing in height up the building

This approach adds visual hierarchy, breaks down the scale, and reinforces vertical rhythm without compromising daylight or internal usability.

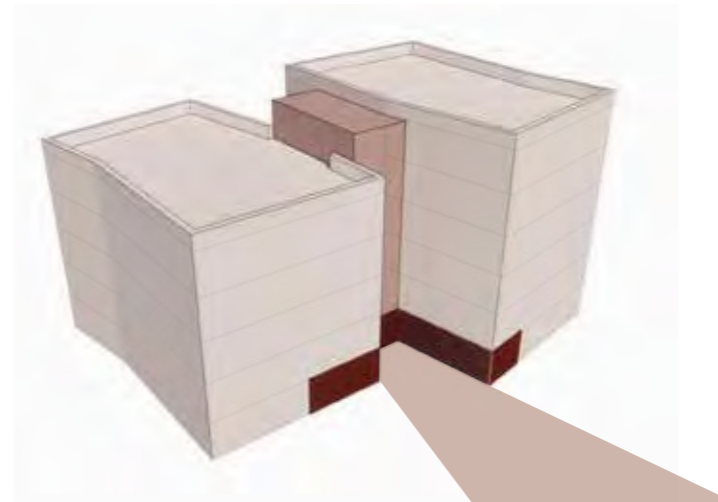
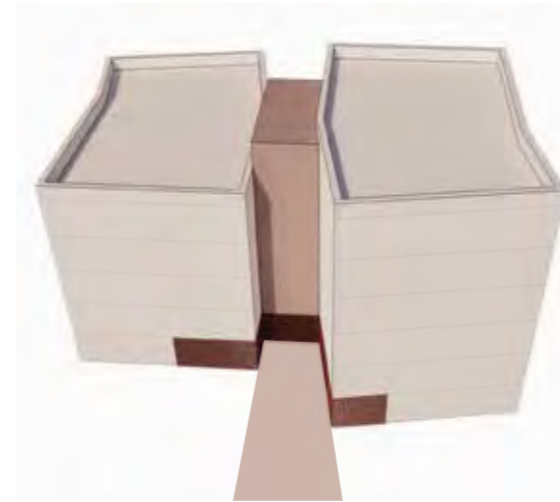
### Balconies: Privacy, Variety and Proportion

The balcony design has been established to respond to both privacy need and visual character:

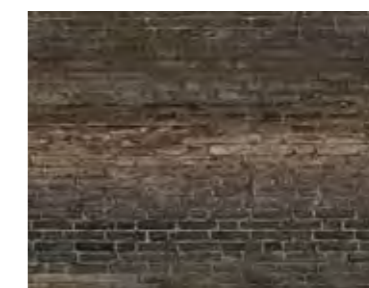
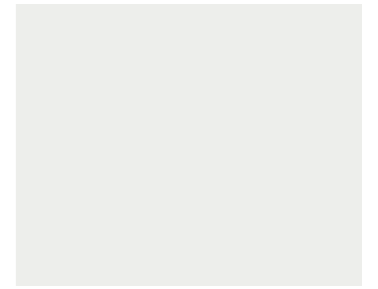
- Balustrade density is adjusted by storey:
- First and second floors use denser vertical railings for added privacy
- Balcony depth varies across the elevations, from 1500mm to 1800mm, to avoid a monotonous façade and create a subtle play of light and shadow, enhancing the architectural expression while preserving a sense of order

### Contemporary Craft with Contextual Sensitivity

Contemporary developments that successfully reinterpret traditional features provided a basis for analysis throughout the design process. These precedents demonstrate how heritage-informed detailing can balance craftsmanship, performance, and legibility. The final scheme builds on this understanding, delivering a design that resonates with the character of the area while addressing its future needs.



Two sculpted forms hinged by the defined vertical circulation. Expressed main entrance and communal facilities that connects outside to inside through material and texture.



**Key principles of the conservation area -**

- Proportion
- Rhythm
- Uniformity

**Do that by using key features**

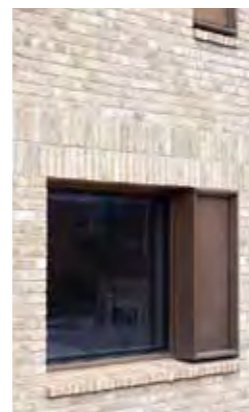
- lintels
- pilasters
- banding

**LINTEL**

CONTEXT



PRECEDENT

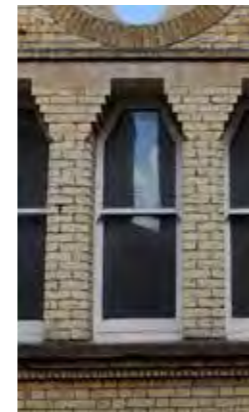


**PILASTER**

CONTEXT



PRECEDENT

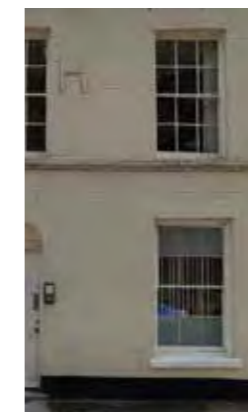


**BRICK DETAILING**

CONTEXT



PRECEDENT

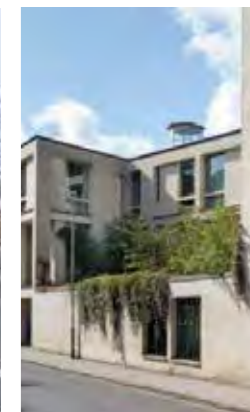


**WALLS**

CONTEXT



PRECEDENT



## Architectural Articulation - Context

The surrounding area includes a strong Georgian architectural character, with notable examples such as Cintra House and Wanstead House on Hills Road providing key design references. Several defining elements contribute to the distinct identity of these buildings:

### Proportions

Georgian Buildings are a balanced arrangement of windows and doors. The façade is often divided into sections that balance one another. The windows are usually aligned vertically and horizontally.

### Strong Base Proportions

Many Georgian buildings incorporate a pronounced plinth, visually grounding the structure and providing a solid base.

### Datum Banding & Window Alignment

Horizontal banding is often used to unify window groupings and emphasize the transition between floors. This helps create a structured and elegant façade.

### Fenestration Hierarchy

Windows are typically arranged in a regular pattern, with a gradual reduction in size on upper floors, reinforcing verticality and balance.



## Architectural Articulation - Response

In response to the Georgian context, the proposals incorporate key design features that refine the building's proportions and detailing:

Enhanced Base Articulation – The banding at the base has been widened to reinforce the plinth proportions, grounding the building in line with Georgian principles.

Datum Banding & Window Connection – A raised datum band visually links the ground and first-floor windows, strengthening vertical continuity and aligning with historic precedents.

Fenestration Rhythm & Scale – The windows follow a structured, regular arrangement, with a gradual reduction in scale up the building to reflect the hierarchy found in Georgian architecture.

By integrating these features, the design establishes a strong relationship with its surroundings while maintaining a distinct, contemporary identity.



**Proposed Elevational Articulation**



Brick Detailing to central piece amended. Horizontal textured brick detailing to pick up on ornate banded of conservation context buildings

Variation in colour and depth of balconies



Entrance brought forward and height raised. Canopy added with integrated signage.

Increase to height of base datum



The materials used on the outside, such as the buff brick with white inset detailing, are carried through into the entrances. This pattern continues in the form of glossy ceramic tiles inside, which match the tone and profile of the external brickwork.

The use of these tiles in horizontal banding, reinforces the flow from outside to inside. The change in texture, from the matte brick to the smooth, shiny tiles, adds visual interest while keeping the design consistent. This transition helps to create a clear connection between the exterior and interior, providing a simple but pleasant texture change.

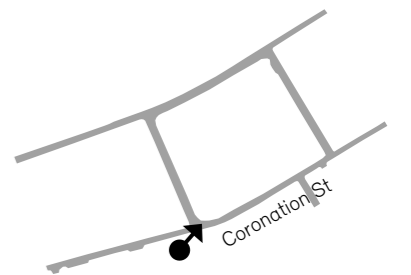
Proposed Entrance



Proposed View



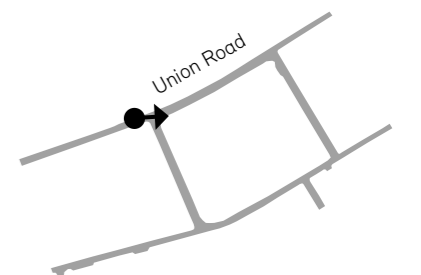
Existing View



**Proposed View**



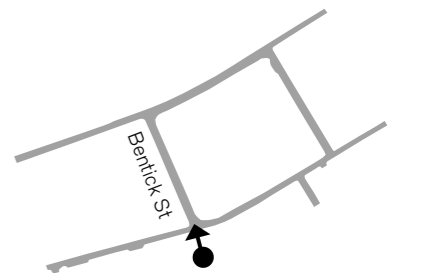
**Existing View**



Proposed View



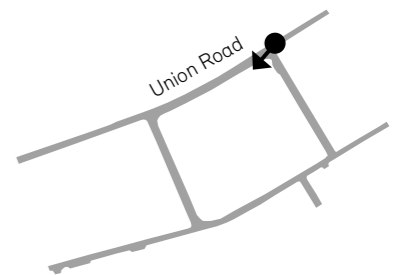
Existing View



**Proposed View**



**Existing View**



## 4.12 Heritage

Since the Design Review Panel (DRP), the design has evolved to incorporate the feedback received and to better address the heritage sensitivities of the site.

The character of the area is predominantly defined by brick, showcasing a wide variety of colours, including gault, buff, stock, brown, and red. The scale of development is similarly diverse, ranging from two-story terraced dwellings to four- to six-story institutional buildings, as well as the eight-story Hanover Court. Buildings in the area exhibit a sense of uniformity and linear rhythm, characterized by slim, tall windows and multiple instances of horizontal banding.

The proposed buildings maintain a contemporary style to ensure that the phasing of the streetscape is clear and legible, preventing the new structures from detracting from the historic buildings. Additional architectural details, such as horizontal banding and rustication, have been designed to respond to the detailing and proportions of local historic buildings, with particular cues taken from Hills Road.

The addition of this enclosure along Union Road reintroduces the historic perimeter block grain in this area of the site, a point raised during the DRP. Union Road provides views to and from the Grade II\* Listed Wanstead House. The introduction of built form along the perimeter of Union Road would better reflect the character and appearance of the conservation area and create a more harmonious setting for the Grade II Wanstead House.

Following the DRP, the building heights along Union Road were reduced to address concerns regarding the scheme's impact on the character and appearance of the conservation area and the setting of Wanstead House.

Considering these factors, it is believed that the design has developed to better reflect the historic grain and draw from the architectural detailing and proportions of the surrounding built form.



## **5 Landscaping and biodiversity**

- 5.1 Landscape Vision & Strategy**
- 5.2 Landscape Concept Plan**
- 5.3 Public Realm, Movement & Access**
- 5.4 Public vs Private**
- 5.5 Tree Strategy & Canopy Cover**
- 5.6 Planting Strategy**
- 5.7 SuDs & Drainage**
- 5.8 Biodiversity and Ecology**
- 5.9 Materials & Furniture**
- 5.10 Play + Amenities**

## 7.1 Landscape Vision & Strategy

### A Living Infrastructure Approach

The landscape design for Hanover and Princess Courts has been developed as an integral and inseparable component of the site's comprehensive regeneration. It is conceived not simply as a setting for the new homes, but as a critical driver of health, wellbeing, biodiversity, climate resilience, and placemaking. Rooted in a Living Infrastructure framework, the approach recognises landscape as essential urban infrastructure—enhancing ecological function, supporting sustainable lifestyles, and building long-term resilience against climate and environmental challenges.

The landscape strategy has been carefully informed by:

- Cambridge Local Plan 2018, including Policy 50 (Residential Space Standards), Policy 68 (Open Space and Recreation Provision Through New Development), Policy 71 (Trees), and Policy 55 (Responding to Context) to ensure that high-quality, inclusive and sustainable open spaces are provided.
- Cambridge City Council Tree Strategy 2021–2026, which establishes ambitions for increasing canopy cover by at least 2%, safeguarding valuable tree assets, and promoting new planting across development sites.
- Cambridge Biodiversity Strategy, aligning with Strategic Objective 1 (protecting and enhancing biodiversity) and Objective 5 (embedding biodiversity into new developments).
- Cambridge Green Infrastructure Strategy, supporting Strategic Objective 6 to enhance the ecological network within the urban fabric.
- Responses to pre-application engagement with Greater Cambridge Shared Planning and Design Review Panel (DRP) feedback.

### A Living Landscape Ambition

The landscape proposals for Hanover and Princess Courts create a resilient, climate-responsive and community-focused public realm. The design responds to the site's Conservation Area setting, proximity to Cambridge city centre, and wider environmental and social challenges.

The strategy, informed by consultation with the Local Planning Authority, stakeholders, and the community, delivers an integrated framework that supports placemaking, biodiversity, wellbeing, and long-term resilience.

- Maximising Tree Canopy and Urban Greening: Existing trees are retained where possible and new climate-resilient species are introduced, increasing overall canopy cover and improving air quality and shading.
- Enhancing Biodiversity: The proposals deliver a target 20% enhancement through on or off site enhancement.
- Inclusive, Intergenerational Play: Play opportunities for all ages are embedded across the site, aligning with Policy 68 of the Cambridge Local Plan.
- Sustainable Water Management: A coordinated SuDS strategy manages rainwater at source through permeable paving, rain gardens, and green roofs.
- Defining Public and Private Realms: Planting, topography, and materials create a clear but informal hierarchy of spaces, promoting intuitive wayfinding and social interaction.
- Promoting Resilience and Wellbeing: Green spaces support cooling, air quality, and healthy living, enhancing the site's environmental and social value for future generations.



#### CLIMATE ADAPTATION & RESILIENCE

- Urban Greening**  
Vegetation to mitigate urban heat and improve carbon sequestration.
- Land Conservation**  
Protect and conserve valuable areas that include in-tact natural systems.
- Water Responsive**  
Flood mitigation in weather events and managing water as a resource.
- Living Landscapes**  
Biodiversity increase and nature conservation supporting wildlife.

#### SOCIAL HEALTH & WELL BEING

- Active Lifestyle**  
Multi-generational play, sports facilities and recreation areas.
- Cultural Sociability**  
Celebrating culture through community events, heritage & social spaces.
- Connected Places**  
Easy access through modes of active and sustainable travel
- Space Typologies**  
Space typologies that are focused on quality and local needs.

#### SUSTAINABLE & GREEN ECONOMICS

- Cost Efficiency**  
Regulate micro-climate, reducing the cost to energy and water bills.
- Place Value**  
Increased tourism, productivity, liveability and business innovation.
- Resource Management**  
Renewable resource management including heat, energy and water.
- Circular Economy**  
Identifying waste outputs and establish waste as a resource to be further utilised.

#### SMART GOVERNANCE & DELIVERY

- Planning Policy**  
Informing planning policy through a needs based systematic approach.
- Collaborative Partnerships**  
Partnership between local authorities, the private sector and community.
- Funding Streams**  
Identification, integration and coordination of funding streams.
- Data Measuring**  
Measuring, monitoring and reporting of policy and delivered outcomes.

## 7.2 Landscape Concept Plan

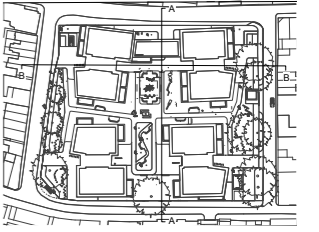
### Landscape Design Features

The Landscape Concept Plan establishes a structure of diverse yet connected spaces across the site, balancing ecological function with community amenity. The design creates a coherent green network that supports movement, interaction, biodiversity, and climate resilience, while responding sensitively to the surrounding Conservation Area.

The plan integrates a series of key landscape initiatives:

1. Union Road Greening: A new green edge along Union Road enhances the site's frontage, improves streetscape character, and strengthens biodiversity through native planting and new tree avenues.
2. Community Centre Terrace: A flexible, semi-public terrace adjoining the community centre offers a sheltered, sociable space framed by sensory planting and integrated seating.
3. Neighbourhood Play Space: A dedicated play area near the centre of the site provides inclusive and intergenerational play opportunities, with natural materials, climbing structures, and nature-based features.
4. Community Heart: A central communal garden space focused around a mature tree acts as the social focus of the development, offering informal meeting places, biodiverse planting, and opportunities for resident-led activities.
5. Sensory Garden: A quieter landscaped zone for rest and reflection, featuring textured, aromatic planting, sheltered seating pockets, and seasonal interest designed to support wellbeing.
6. Water-Responsive Planting: Rain gardens and SuDS features are integrated across the site to manage surface water, support pollinator habitats, and create distinctive, ecologically rich public spaces.
7. Play on the Way: Informal, incidental play features such as stepping stones, logs, and interactive planting trails are distributed along primary pedestrian routes to encourage exploration and engagement with the landscape.
8. Private Residential Gardens: Ground floor homes benefit from defensible private gardens framed by hedges and planting, providing privacy while contributing to the overall green structure.
9. Pocket Spaces: Benches are introduced along the central path network providing restful opportunities for gathering or pause.
10. Sub Station: A newly positioned sub station nestled within the planting is accessed via George IV Street.
11. BCP Area: Designated area for a Bin Collection Point (BCP) ensuring 10m access for refuse pick up.





Section AA



Section BB

## 7.3 Public Realm, Movement & Access

### Movement Approach

The scheme introduces a rationalised and legible hierarchy of pedestrian and cycle routes, significantly improving permeability across the site and re-establishing strong connections with the surrounding neighbourhood. The layout prioritises sustainable and active modes of travel, encouraging walking and cycling as the principal means of moving through and within the site.

Inclusive access is embedded throughout the landscape design, ensuring that movement across the site is safe, equitable, and welcoming for all users. Key measures include:

- Minimum 2m-wide external pedestrian routes, maintaining clear, generous paths throughout the public realm.
- 1.7m-wide internal courtyard routes, with widened areas at key intersections to support inclusive manoeuvrability.
- Level thresholds and gently graded transitions at building entrances and across landscape spaces to remove barriers to movement.
- High-contrast paving edges and tactile material cues to aid wayfinding and assist partially sighted users.
- Low-level embedded lighting along primary routes, providing safe, warm-toned illumination (2700K–3000K) without unnecessary light spill.
- The layout carefully distinguishes between public, resident-focused, and private spaces through a layered spatial strategy:
  - Public spaces are clearly signposted through planting design, material palette shifts, and open sightlines.
  - Resident-focused spaces are subtly delineated with permeable vegetative boundaries, rain gardens, and changes in paving character.
  - Private spaces at ground floor homes are framed by hedges and low planting, providing privacy without creating visual barriers.
- Seating areas across the site will include wheelchair-accessible hard standing zones adjacent to benches to ensure inclusive participation.
- The play environment and surrounding routes are designed with accessible surfacing and inclusive gradients to support wheelchair use.

The result is a welcoming, permeable landscape that fosters community interaction while respecting the need for privacy and quiet retreat.

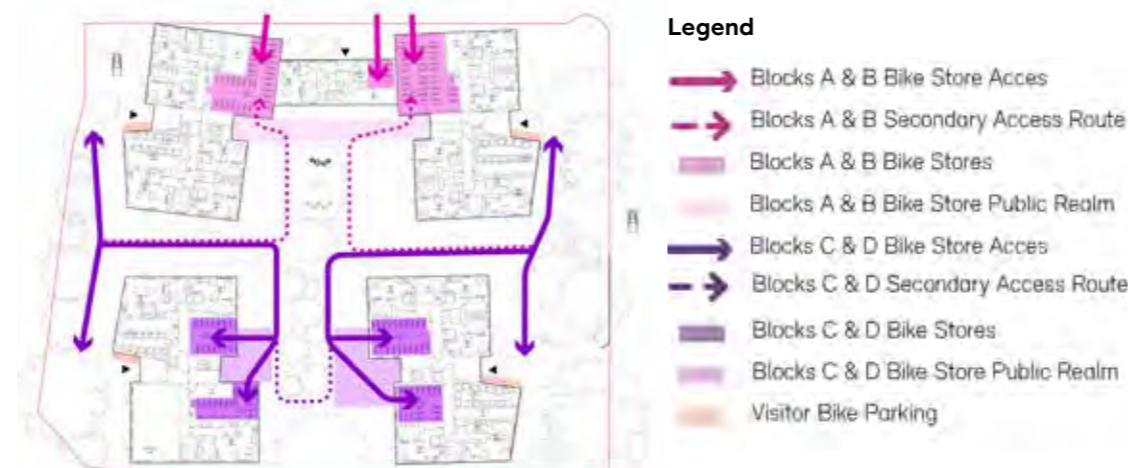
### O1 Primary Routes

Primary pedestrian routes form the core framework of movement across the site, connecting the main north–south and east–west desire lines between Union Road, Coronation Street, and George IV Street. These generous, direct paths support key building entrances and public realm spaces, providing fully accessible, well-lit connections that anchor the wider landscape network.



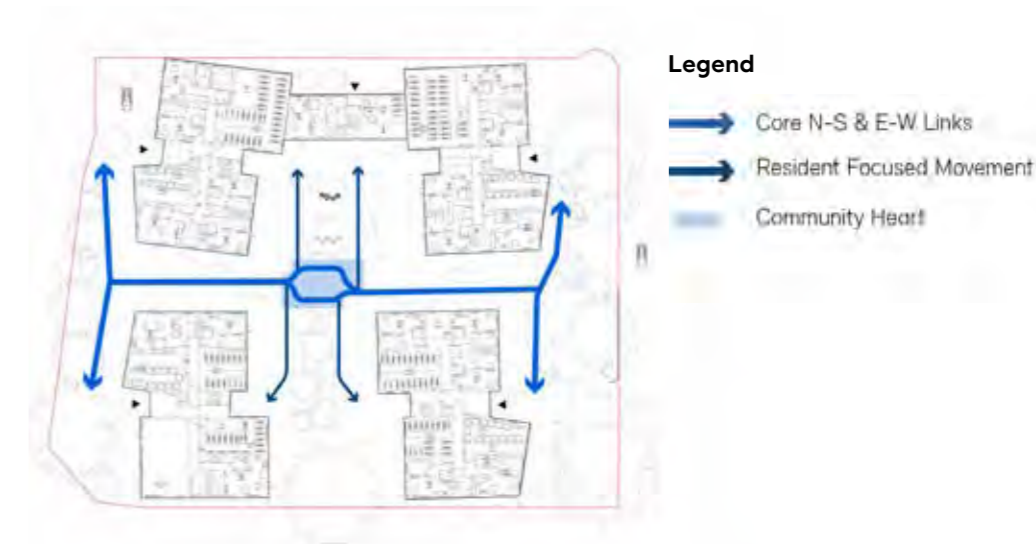
### O2a Secondary – Bike Store Access:

Dedicated secondary routes have been designed to prioritise convenient, safe access to resident and visitor bike stores. These connections are located close to primary entrances but are slightly separated from primary pedestrian desire lines to minimise conflict between cyclists and pedestrians. Materials and detailing reinforce their secondary function while ensuring they remain legible and easily accessible.



### O2 Secondary Routes

Secondary pedestrian routes provide important links between primary movement corridors and residential entrances, communal amenity spaces, and dwell areas. These paths are slightly narrower in character but maintain full accessibility standards, creating a finer grain of connectivity within the development while maintaining clarity of use.



### O3 Tertiary Routes – Play and Community Circulation:

Tertiary movement routes provide informal, meandering connections within play spaces, community gardens, and sensory landscapes. These routes are more relaxed and organic in character, encouraging exploration, social interaction, and incidental play. Surface treatments and landscape features signal a softer, more playful environment, supporting safe and inclusive engagement for residents of all ages.



## 7.4 Public vs Private

### Approach

The landscape design for Hanover and Princess Courts is guided by a clear and layered public-to-private spatial hierarchy that fosters a welcoming, safe, and socially cohesive environment. The approach avoids rigid boundaries and instead relies on soft, integrated transitions to distinguish space while maintaining openness and permeability.

Public areas—such as Union Road Greening, the Community Centre Terrace, and Play on the Way corridors—are designed as inclusive, legible, and connected spaces, structured along primary pedestrian routes and enriched with robust planting, mature trees, and accessible surfaces.

Semi-private, resident-focused spaces—including the Community Heart and Sensory Garden—are subtly separated from public routes. These shared amenity areas provide opportunities for rest, play, and social interaction in a more intimate setting, carefully designed to feel safe and comfortable for residents.

Private amenity spaces are provided for ground-floor dwellings in the form of defensible gardens. These are framed by hedging and low walls, offering privacy and quiet retreat while contributing to the green continuity of the site.

This nuanced hierarchy supports intuitive wayfinding, community interaction, and personal privacy—promoting a sense of ownership while enhancing the public realm’s inclusive character.

### Defining the Public vs Private

The transition from public to private space is defined through a coordinated use of landscape elements that communicate intended use without resorting to hard boundaries or fencing. These tools work together to guide movement, ensure clarity, and maintain the open, green character of the development.

- Trees and Soft Landscape: Strategic planting of mature trees and biodiverse shrubs buffers space and offers visual cues. Defined hedges (minimum 500mm width) and generous planting between façades and seating areas establish privacy while enhancing ecological value.
- Ground Plane Materiality: Surface changes—such as from stone pavers to gravel or mixed paving finishes (flagstones and setts)—signal shifts between public and communal zones. High-contrast edge treatments and tactile materials support accessibility and legibility.
- Vertical Features: Integrated thresholds, and the replacement of low fences along Coronation Street provide visual definition without obstructing movement. These features offer a clear but non-intrusive spatial language.

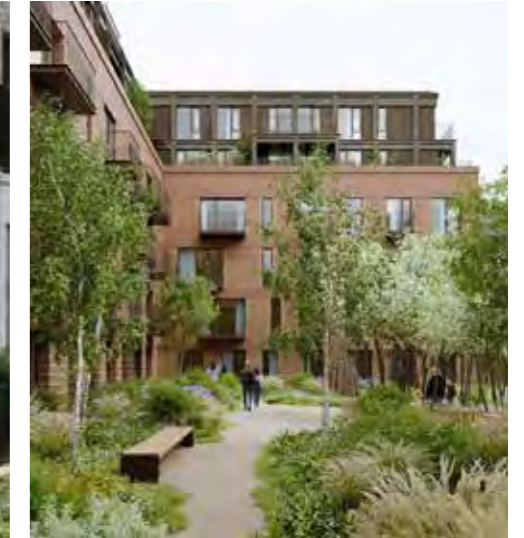
Together, these design tools establish a seamless yet legible spatial framework that balances openness, privacy, and stewardship—aligning with local policy and best-practice placemaking principles.



Mature vegetation and strategically placed trees



Defined hedges (min 500mm width)



Extensive planting between building facade and seating



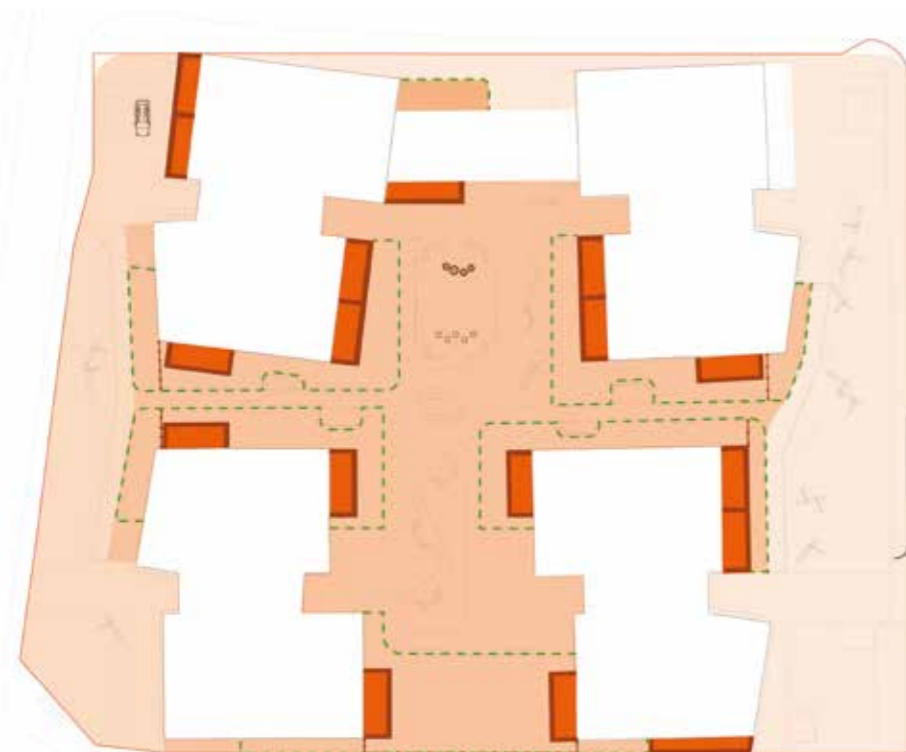
Flags & setts combination frame adjacencies



Material change from paver to gravel



High contrast paving edges using "accent" material



#### Legend

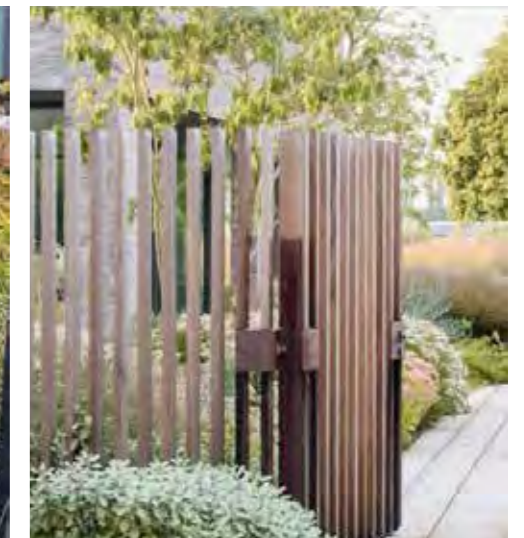
- Public
- Resident's Focused
- Private
- Permeable Vegetative Boundary
- Impermeable Vegetative Boundary
- Structural Boundary Elements



Replacement of existing low fence along Coronation St.



Low Wings



Integrated gateways

## 7.5 Tree Strategy & Canopy Cover

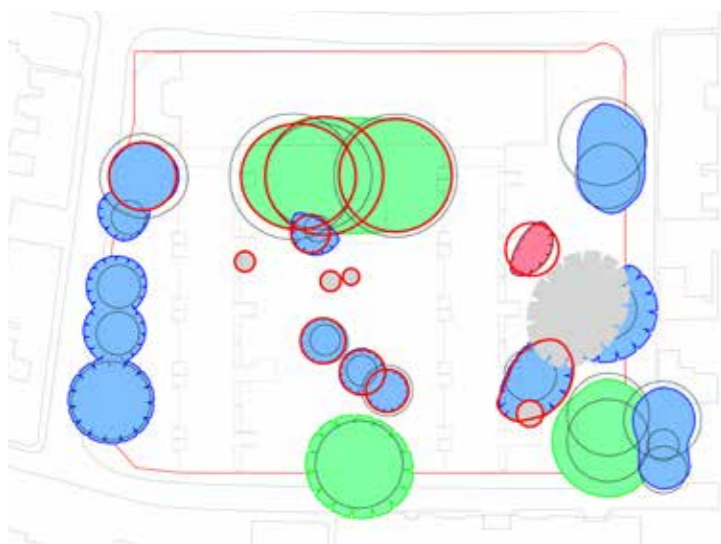
### Tree Strategy

A comprehensive and carefully considered tree strategy underpins the landscape design for Hanover and Princess Courts, recognising the critical role of trees in supporting urban ecology, climate resilience, and placemaking.

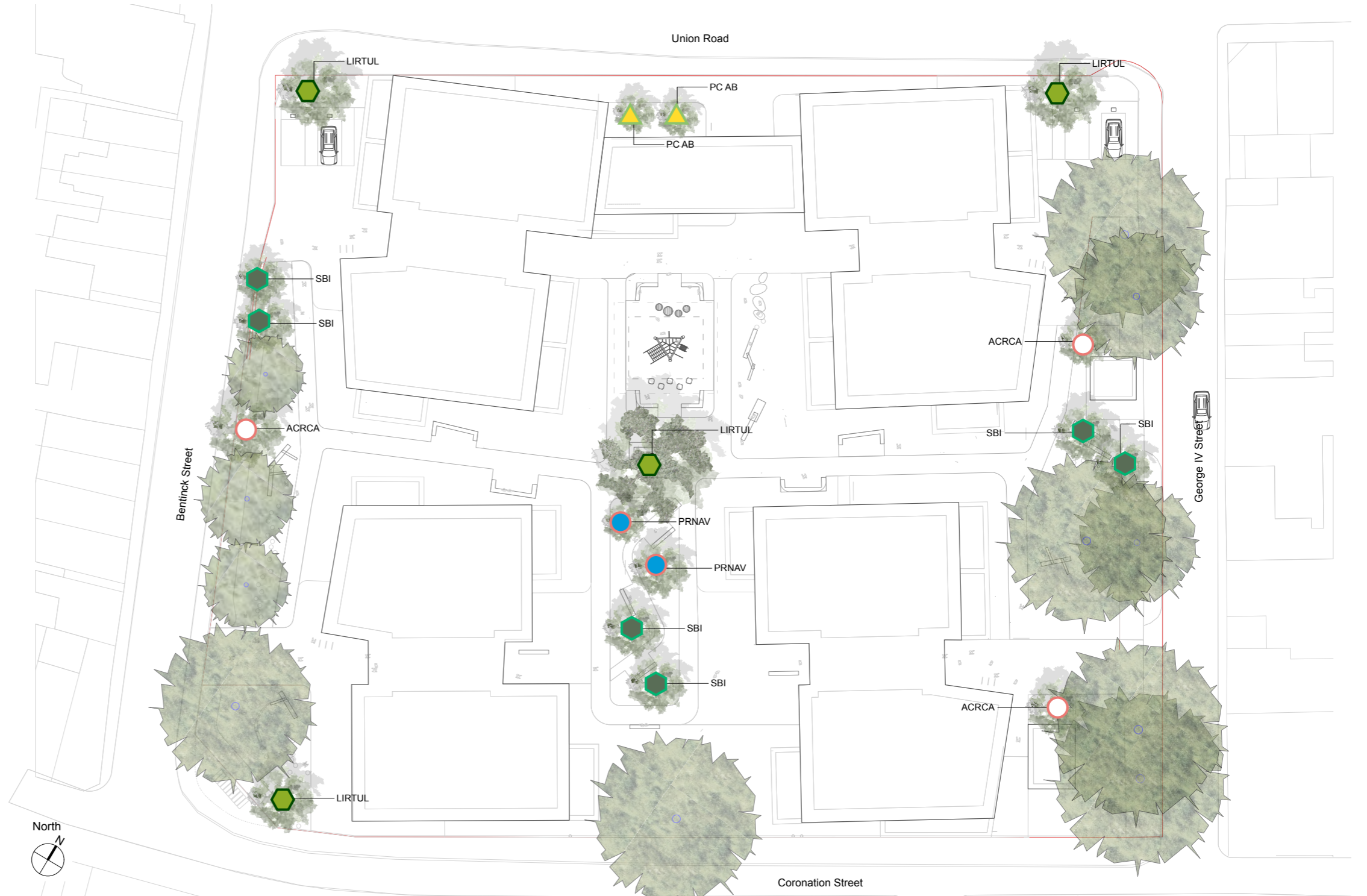
While the redevelopment requires the removal of three Category A London Plane trees—an unavoidable intervention due to site and building constraints—this has been carefully balanced through a robust programme of new tree planting. Across the site, 17 new trees are proposed, offering a rich diversity of species, canopy forms, and ecological benefits. Species selection has been guided by resilience to future climate conditions, seasonal variation, habitat value, and contribution to visual character.

The proposed tree palette includes:

- *Liriodendron tulipifera* (Tulip Tree) — providing large, bold canopies with distinctive seasonal flowering.
- *Pyrus calleryana* 'Autumn Blaze' (Callery Pear) — offering vibrant seasonal colour and a compact, structured form.
- *Acer campestre* (Field Maple) — a resilient native species supporting local biodiversity.
- *Betula pendula* (Silver Birch) — introducing light, airy canopies with high aesthetic and habitat value.
- *Amelanchier lamarckii* (Snowy Mespilus) — providing multi-season interest with blossom, berries, and autumn colour.
- *Prunus avium* (Wild Cherry) — offering beautiful spring blossom, valuable habitat for pollinators, and vibrant autumn foliage.













Existing Trees



Tree Planting Plan

### Legend

- |   |   |
|---|---|
|  <i>Liriodendron tulipifera</i> (Tulip Tree)   |  Proposed Building |
|  <i>Pyrus calleryana</i> 'Autumn Blaze'        |  Site Boundary     |
|  <i>Acer campestre</i> (Field Maple)           | <b>Trees</b>  |
|  <i>Betula pendula</i> (Silver birch)          |  Existing Tree     |
|  <i>Amelanchier lamarckii</i> (Snowy mespilus) |  Proposed Tree     |
|  <i>Prunus avium</i> (Wild Cherry)             |   |

This carefully balanced species mix ensures a layered, multi-scale canopy structure that supports urban cooling, improves air quality, enhances biodiversity, and enriches the site's streetscape character throughout the seasons.

Using the Transport for London Sustainable Design Guidance (SDG) Canopy Enhancement Framework, the proposals have been modelled to forecast canopy development over time. The scheme is predicted to achieve a 2% net increase in canopy cover over 20 years, growing from approximately 2,390m<sup>2</sup> to 2,450m<sup>2</sup>, and aligns with policy ambitions set out in the Cambridge City Council Tree Strategy to enhance urban canopy cover as part of climate adaptation measures.

### Tree Planting Approach

The tree planting strategy has been developed to ensure robust establishment, healthy growth, and long-term resilience:

- Generous Rooting Volumes: Tree pits are sized to accommodate the full rooting needs of each species, ensuring structural stability and healthy canopy development.
- Structural Soil Systems: In high-traffic and paved areas, underground structural soils and modular soil cells will be employed to allow roots to establish without compromising hard surfaces.
- High-Quality Growing Media: Specialist urban tree soils rich in organic matter and designed for drainage and aeration will be used throughout.
- Permeable Surface Treatments: Tree pits will be finished with permeable materials, such as gravel or tree grilles, to maintain air and water flow to the roots.
- Irrigation and Maintenance: All new trees will benefit from slow-release irrigation systems and a structured establishment maintenance programme covering watering, formative pruning, and health monitoring.

This approach ensures that trees will not only survive but thrive—forming a resilient and dynamic urban forest that strengthens the site's ecological network, improves microclimate conditions, and delivers long-term benefits for residents, wildlife, and the wider community.



**Name:** Liriodendron tulipifera (Tulip Tree)  
**Area:** Secret Garden + Biodiverse Envelope  
**Size:** Large



**Name:** Acer campestre (Field Maple)  
**Area:** Biodiverse Envelope  
**Size:** Medium



**Name:** Betula Pendula (Silver Birch)  
**Area:** Biodiverse Envelope  
**Size:** Medium



**Name:** Prunus avium (Wild Cherry)  
**Area:** Secret Garden  
**Size:** Small



**Name:** Pyrus calleryana 'Autumn Blaze'  
**Area:** Secret Garden  
**Size:** Small



**Name:** Amelanchier lamarckii (Snowy mespilus)  
**Area:** Secret Garden  
**Size:** Small

## 7.6 Planting Strategy

### Planting Strategy

The planting strategy for Hanover and Princess Courts has been developed to create a resilient, biodiverse, and visually rich landscape that responds sensitively to microclimate, orientation, and ecological opportunities across the site. A structured series of planting mixes has been designed to suit varying conditions — from shaded north-facing courtyards to sun-exposed southern edges and water-responsive SuDS areas. The strategy focuses on maximising seasonal interest, supporting pollinator species, ensuring resilience to future climate conditions, and delivering a layered, textural planting character that enriches both public and private spaces.

### Planting Mix 1: Ornamental Shade-Tolerant Planting (North-facing Aspects)

This mix is designed for cooler, shaded environments along north-facing façades and enclosed courtyard edges. Species are selected for their ability to thrive in low-light conditions while providing strong structural form, texture, and seasonal interest. Key species include:

- *Acanthus mollis* (Bear’s Breeches)
- *Alchemilla mollis* (Lady’s Mantle)
- *Anemone x hybrida* ‘Honorine Jobert’ (Japanese Anemone)
- *Aruncus dioicus* (Goat’s Beard)
- *Dryopteris filix-mas* (Male Fern)
- *Hakonechloa macra* (Japanese Forest Grass)
- *Helleborus orientalis* (Lenten Rose)

This mix creates a lush, layered canopy at ground level, enhancing biodiversity and offering a calming, green backdrop throughout the year.

### Planting Mix 2: Ornamental Bulb-Focused Mix with Grasses, Shrubs, and Herbaceous (Dappled Shade and Under Trees)

Designed for areas beneath tree canopies and dappled shade environments, this mix combines early-season bulbs with resilient groundcover plants, grasses, and shrubs to create a dynamic and ever-changing carpet of texture and colour. Key species include:

- *Allium hollandicum* ‘Purple Sensation’ (Ornamental Onion)
- *Anemanthele lessoniana* (New Zealand Wind Grass)
- *Aquilegia vulgaris* (Columbine)
- *Cornus sanguinea* ‘Midwinter Fire’ (Dogwood)
- *Cyclamen hederifolium* (Hardy Cyclamen)
- *Galanthus nivalis* (Snowdrop)
- *Digitalis purpurea* (Foxglove)
- *Epimedium x perralchicum* (Barrenwort)



| LEGEND          |                                     |
|-----------------|-------------------------------------|
|                 | Proposed Building                   |
|                 | Site Boundary                       |
| <b>Trees</b>    |                                     |
|                 | Existing Tree                       |
|                 | Proposed Tree                       |
| <b>Planting</b> |                                     |
|                 | PM01 - Biodiverse Shrub Planting Mi |
|                 | PM02 - SuDS Planting Mix            |
|                 | PM03 - Intensive Biodiverse Green F |
|                 | PM04 - Native Hedge                 |
|                 | PM05 - Native Shrub Mix             |

This mix offers year-round change, with early spring bulbs giving way to structural perennials and grasses through summer and winter.

**Planting Mix 3: Ornamental Grasses, Shrubs, Herbaceous and Structural Planting (South-facing Aspects)**

In sun-exposed areas along southern façades and open public spaces, this palette focuses on drought-tolerant, structure-forming species that provide textural movement and vibrant seasonal displays. Key species include:

- Achillea millefolium (Yarrow)
- Agastache foeniculum (Anise Hyssop)
- Calamagrostis x acutiflora 'Karl Foerster' (Feather Reed Grass)
- Echinacea purpurea (Purple Coneflower)
- Miscanthus sinensis 'Kleine Fontäne' (Dwarf Maiden Grass)
- Pennisetum alopecuroides 'Red Head' (Fountain Grass)
- Rudbeckia fulgida 'Goldsturm' (Black-eyed Susan)
- Verbena bonariensis (Purpletop Vervain)

This dynamic mix creates an animated landscape of movement, colour, and form, especially important for sunny, high-profile areas.

**Planting Mix 4: Water Responsive Planting (Rain Gardens and SuDS Areas)**

Designed for areas beneath tree canopies and dappled shade environments, this mix combines early-season bulbs with resilient groundcover plants, grasses, and shrubs to create a dynamic and ever-changing carpet of texture and colour. Key species include:

- Festuca ovina (Sheep's Fescue)
- Centaurea nigra (Common Knapweed)
- Lotus corniculatus (Bird's-foot Trefoil)
- Filipendula ulmaria (Meadowsweet)
- Hypericum perforatum (St John's Wort)
- Achillea millefolium (Yarrow)
- Leucanthemum vulgare (Oxeye Daisy)

This resilient, pollinator-rich palette supports biodiversity, enhances water quality, and creates distinctive planted character zones throughout the site's SuDS network.



**Planting Mix 1** - Ornamental Shade Tolerant Planting to North facing aspects



**Planting Mix 3** - Ornamental Grasses Shrubs, Herbaceous, Herb and Structural Planting to South facing aspects



**Planting Mix 2** - Ornamental Bulb focused mix with, Grasses, Shrubs, Herbaceous, Herb and Structural. Planting for dappled shade and under trees



**Planting Mix 4** - Water Responsive Planting Palette

**7.7 SuDs & Drainage**

**Approach**

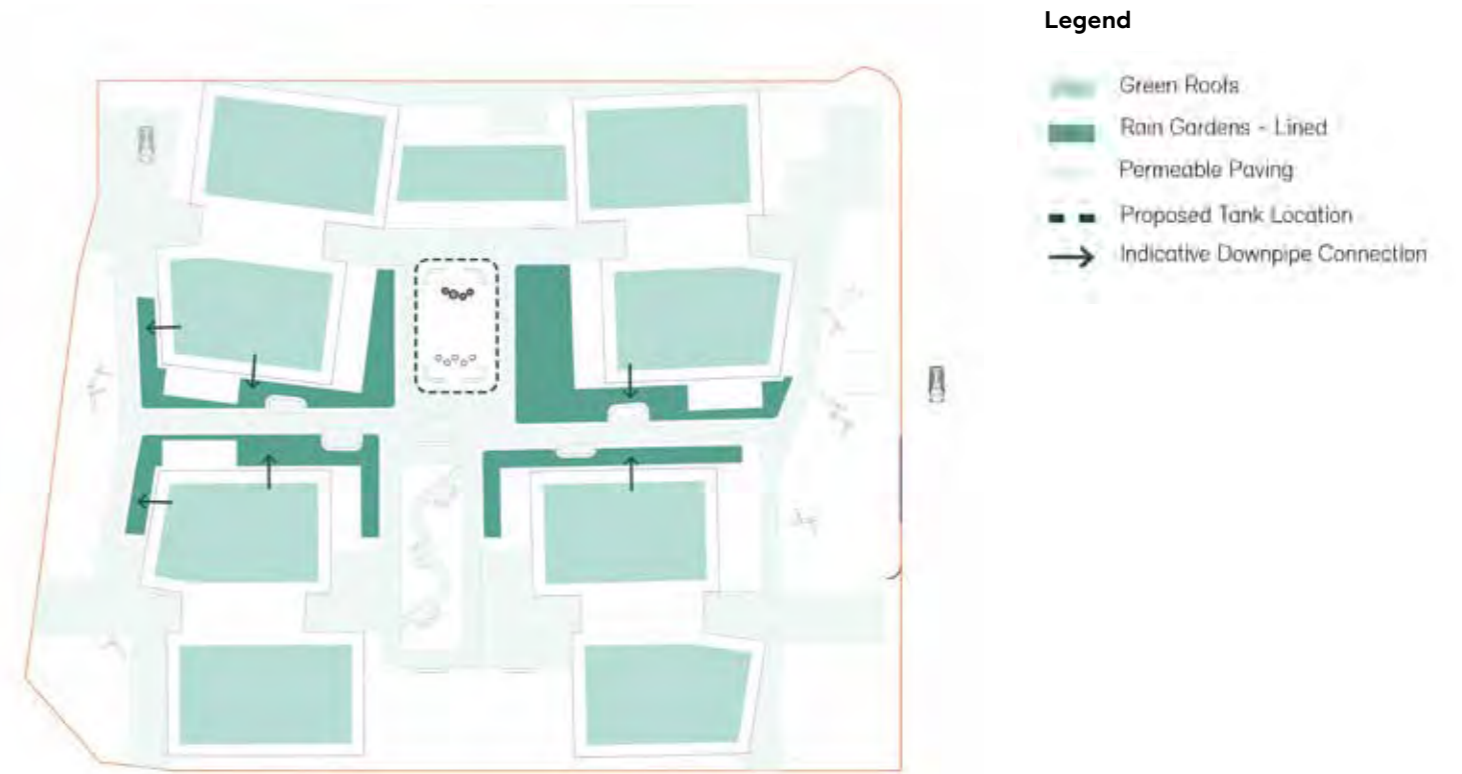
A fully integrated Sustainable Drainage System (SuDS) strategy forms a core component of the landscape design for Hanover and Princess Courts. Developed in close coordination with the project's flood and drainage engineers, the SuDS approach is designed to manage rainwater sustainably at source, reducing runoff, improving water quality, and enhancing the ecological function of the public realm.

The SuDS strategy works visibly across the site, embedding water management as part of the public realm experience and supporting wider climate adaptation objectives. Key elements include:

- Lined Rain Gardens: Located throughout the public and semi-private realms, rain gardens feature 200-300mm deep depressions with 1:3 side slopes, designed to collect and treat surface water runoff. Planted with robust, water-tolerant species, these features provide both functional and aesthetic value, supporting pollinator habitats and adding seasonal interest.
- Permeable Paving: Primary and secondary pedestrian routes are constructed with permeable paving systems that allow rainfall to infiltrate directly into the ground, reducing surface runoff and promoting groundwater recharge. Sub-base materials are designed to maximise infiltration capacity while supporting structural requirements.

- Green Roofs: Extensive green roofs across the building blocks incorporate a minimum 120mm substrate depth, supporting biodiverse planting mixes. These roofs attenuate rainwater at source, delay peak discharge rates, and contribute to urban cooling and biodiversity.
- Rainwater Redirection: Roof runoff is captured and redirected into rain gardens and planting zones wherever feasible, reducing the burden on the sewer system and enriching the site's irrigation regime through natural processes.
- Underground Attenuation Tanks: Attenuation tanks have been provided to accommodate over-exceedance events, ensuring that stormwater flows are controlled to a maximum discharge rate of 2 litres per second. These tanks manage exceptional rainfall events and protect against surface flooding risks.

Together, these interventions create a resilient, multi-functional drainage system that responds to both everyday and extreme weather events. They not only meet local and national drainage standards but also actively contribute to the site's green infrastructure network, supporting biodiversity, improving microclimate conditions, and creating a more attractive, sustainable urban environment.



## 7.8 Biodiversity and Ecology

### Ecological Approach

The landscape proposals for Hanover and Princess Courts have been developed to embed biodiversity, habitat creation, and ecological resilience throughout the site. Guided by the findings of the Biodiversity Net Gain Assessment and Preliminary Ecological Appraisal prepared by Applied Ecology Ltd, the design ensures measurable environmental enhancement alongside high-quality public realm improvements.

The baseline ecological value of the site was assessed at 7.05 habitat units, comprising modified grassland, urban trees, introduced shrubs, and extensive hardstanding. The project will initially result in habitat loss due to the removal of some existing trees and vegetation. The scheme will target to achieve a 20% gain through either on site or off site mitigation which will exceed national and local planning requirements.

Key biodiversity interventions are integrated visibly across the site, enhancing the ecological function and creating valuable habitats that support urban wildlife, pollinators, and birds. The proposals respond directly to the principles of the Cambridge Biodiversity Strategy, Local Plan Policy 71, and broader climate adaptation targets. Key elements of the strategy include:

- Retention of Existing Trees: 11 mature trees are preserved to maintain existing canopy structure and provide habitat continuity.
- New Tree Planting: 18 new trees will be planted, including *Liriodendron tulipifera*, *Acer campestre*, *Betula pendula*, and *Prunus avium*, offering resilience, seasonal interest, and enhanced biodiversity.
- Habitat Creation: Intensive green roofs (0.196ha), native hedgerows (221m), mixed native scrub, and rain gardens integrated into the SuDS strategy.
- Wildlife Support Measures: Installation of bat boxes, bird boxes, hedgehog highways, insect hotels, and incorporation of deadwood habitats.
- Pollinator-Friendly Planting: Extensive planting of multi-season native species, wildflower meadows, and resilient herbaceous layers.
- Bat-Friendly Lighting: Warm, low-level lighting (2700K–3000K) is specified to protect nocturnal species and support dark ecological corridors

A structured landscape management plan will ensure long-term establishment, monitoring, and enhancement of the site's biodiversity, creating lasting environmental, climatic, and community benefits.



Pollinator rich species selection



Multi-season native species planting selection



Wildflower mix



Log benches



Insect hotels



Deadwood retention



Hedgehog highways



Bat boxes



Bat friendly lighting