

**Hanover Court and Princess Court, Cambridge**

**Pre App 07 Pack**

February 2025

**Pollard  
Thomas  
Edwards**



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# Introduction

This document outlines key updates to the development proposal, addressing feedback received from the DRP. It includes:

- A review of DRP comments, highlighting key actions
- Specific consideration of DRP feedback on perimeter block
- Updates to the site plan, including:
  - Relocating the community room to ground floor of Block D
  - Introducing 4 storey apartment block in place of the former community centre
- Clarification on the cycle parking strategy
- Elevational articulation and development
- Height, massing, and key views
- Landscape response and updates

This presentation sets out a revised development proposal incorporating significant changes in response to DRP feedback while maintaining unit numbers at a level that CIP considers viable to deliver much needed affordable homes.

# DRP Feedback

## Architecture

- **Balconies & Facades:** Introduce variation in balcony depths and façade articulation to soften impact on surrounding streets and historic context.
- **Entrances:** Increase size for usability, visibility, and safety. Test canopy design and potential enlargement.
- **Entrances Location:** Reassess entrance placement, focusing on critical corners of the site.
- **Height Concerns:** Address height impact, particularly at Bentinck Street and the Union Road/George IV Street corner
- **Building Massing:** Evaluate building widths versus height and their perceived bulk from the street. Consider reintroducing façade kinks.
- **Community Centre:** Explore bringing it to the street edge on Union Road while considering tree retention.
- **Elevational Articulation:** Enhance ground-floor detailing, tactile materials, and human-scaled design.
- **Case Studies:** Identify comparable schemes to support design rationale.

## Heritage

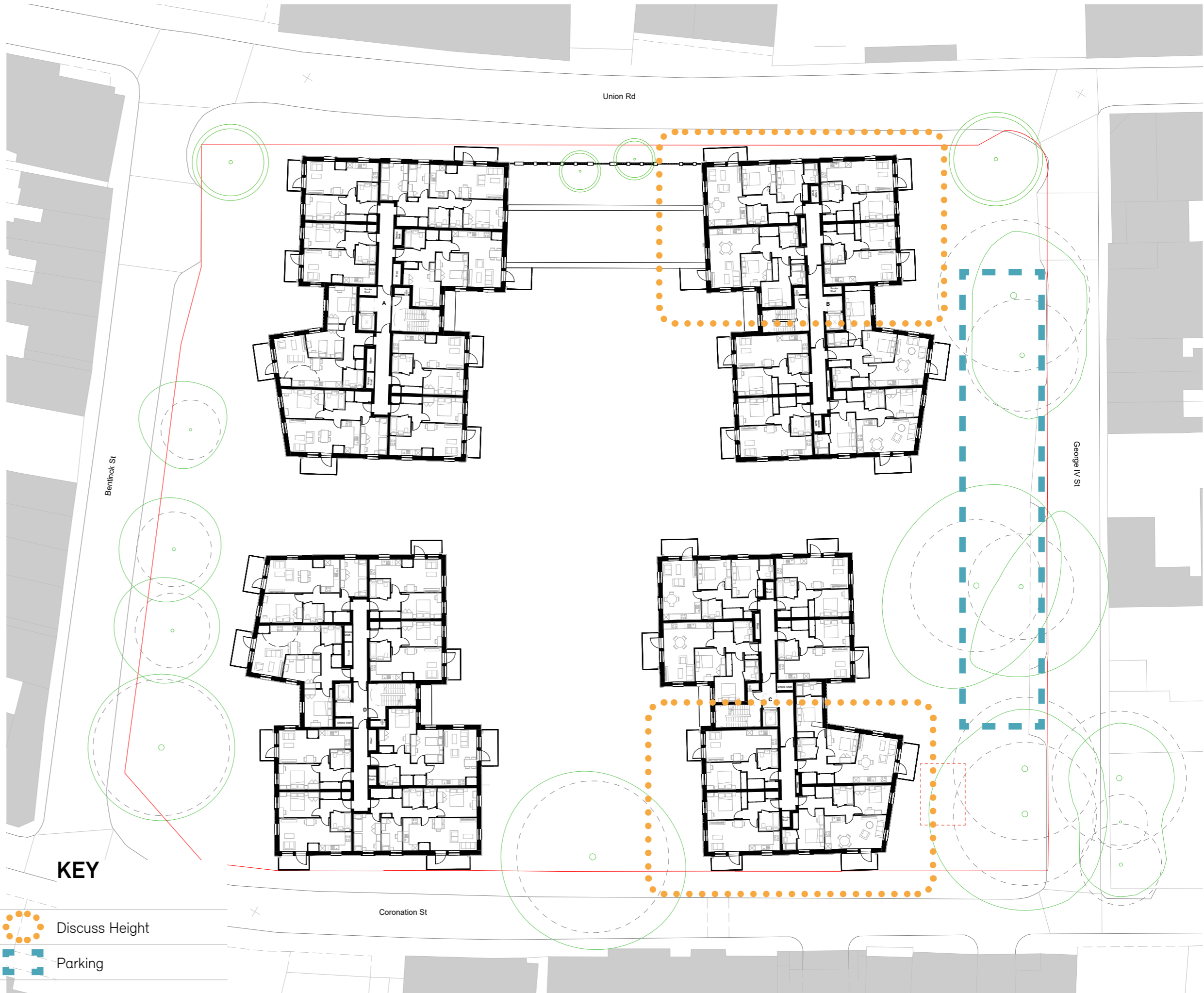
- **Conservation Area Impact:** Mitigate height, bulk, and parking effects on the Conservation Area.
- **Existing Negative Contribution:** Ensure proposed buildings address issues of bulk and integrate into historic urban grain
- **Perimeter Block Design:** Justify reasons for not using a perimeter block design if not pursued.
- **Height Reduction:** Lower buildings where possible, particularly at sensitive corners.

## Landscape

- **Biodiversity Net Gain (BNG):** Prioritize BNG assessment; consider retaining at least one Category A tree.
- **Public vs. Private Space:** Define spaces more clearly; make courtyards feel private.
- **Connections:** Introduce straighter, accessible paths aligning with the wider environment.
- **Car Parking:** Minimize or remove parking, retaining only accessible spaces and car club/loading bay. Design parking for future repurposing. Improve “back” appearance of car park/substation with active green frontage.
- **Microclimate:** Assess outdoor spaces, sunlight, and wind conditions for DAS.
- **SuDS & Rainwater:** Provide more detail on SuDS strategy, surface water management, and rainwater collection.
- **Texture in Landscape:** Incorporate tactile textures for accessibility (e.g., partially sighted users).

## General

- **Basement Use:** Explore reuse of the basement space instead of filling it in. *Note: Basement depth is 1.2m*
- **Cycle Parking:** Confirm provision of 248 spaces; aspire to 412 (1+1 per bedroom).
- **Overheating Assessment:** Use future weather files and ensure single-aspect homes comply.



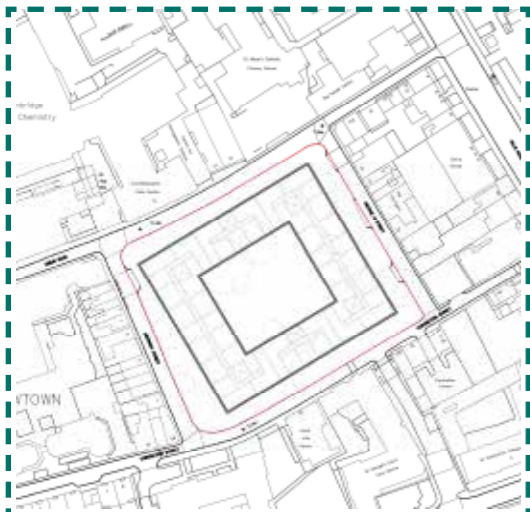


# Architectural Response

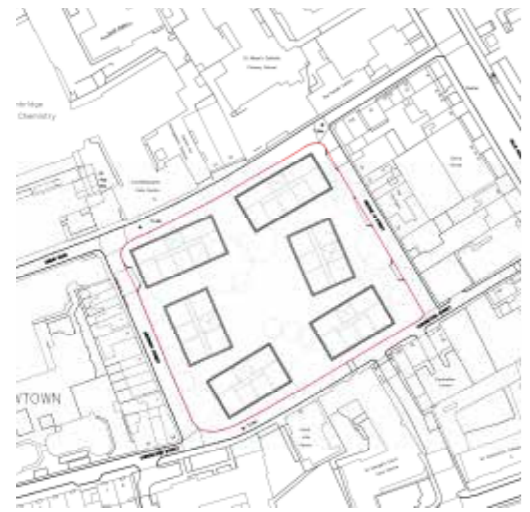
# Previous Block Studies

June 2021

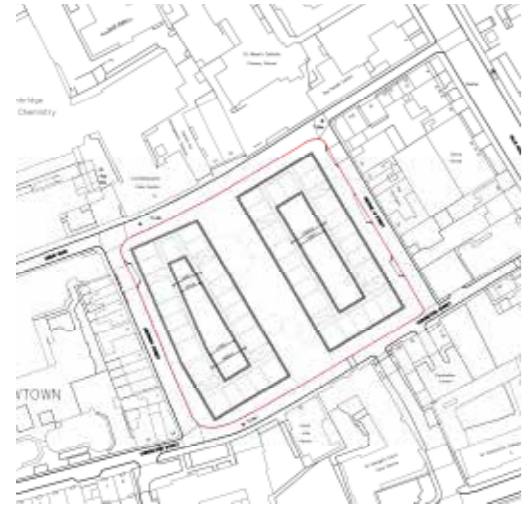
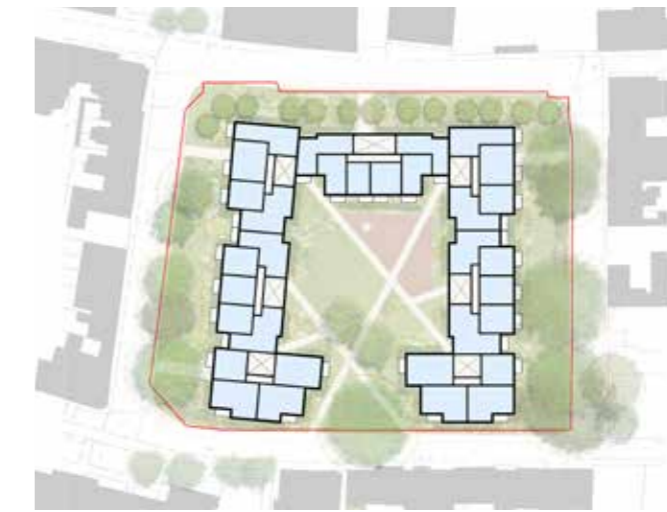
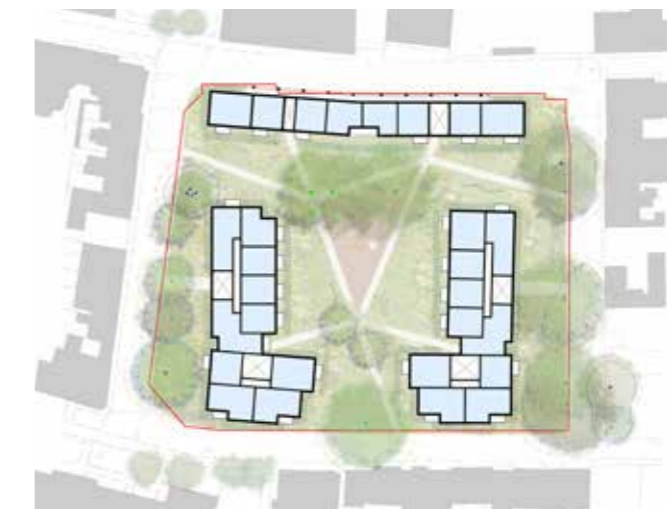
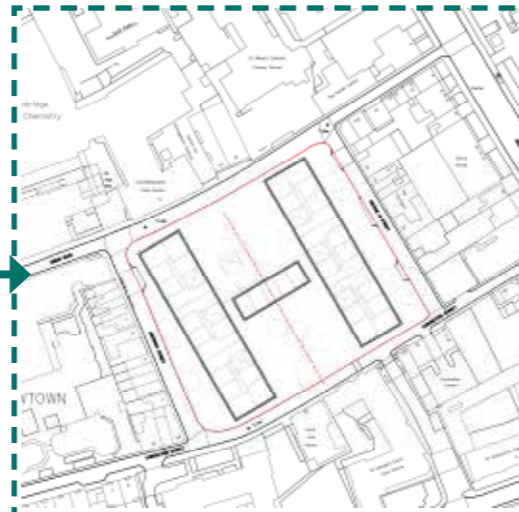
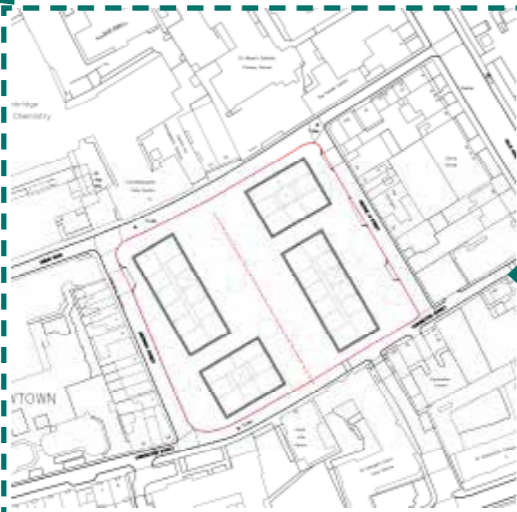
→ October 2023



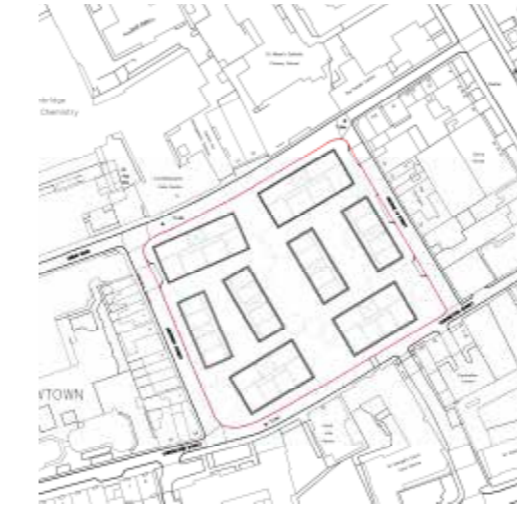
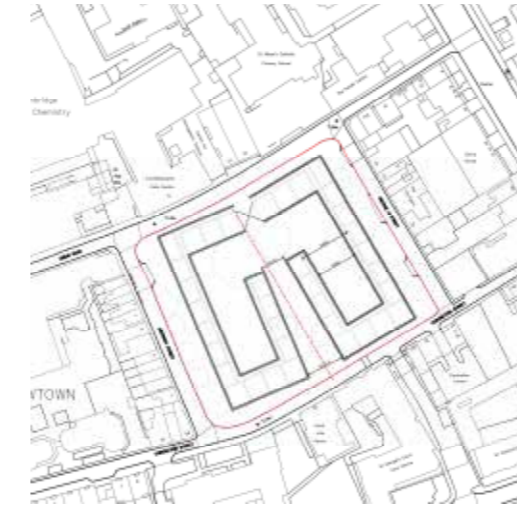
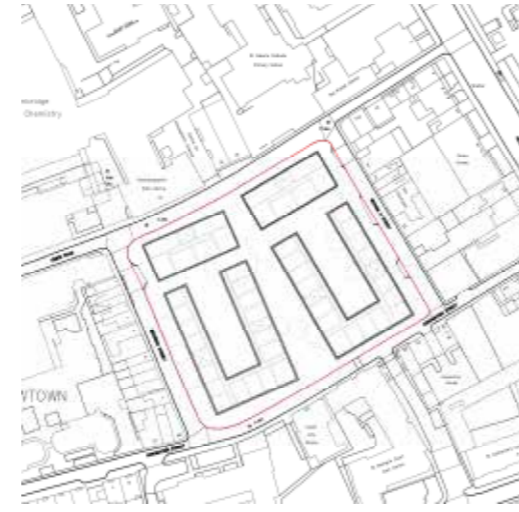
COURTYARDS



MANSION BLOCKS



GALLERY ACCESS

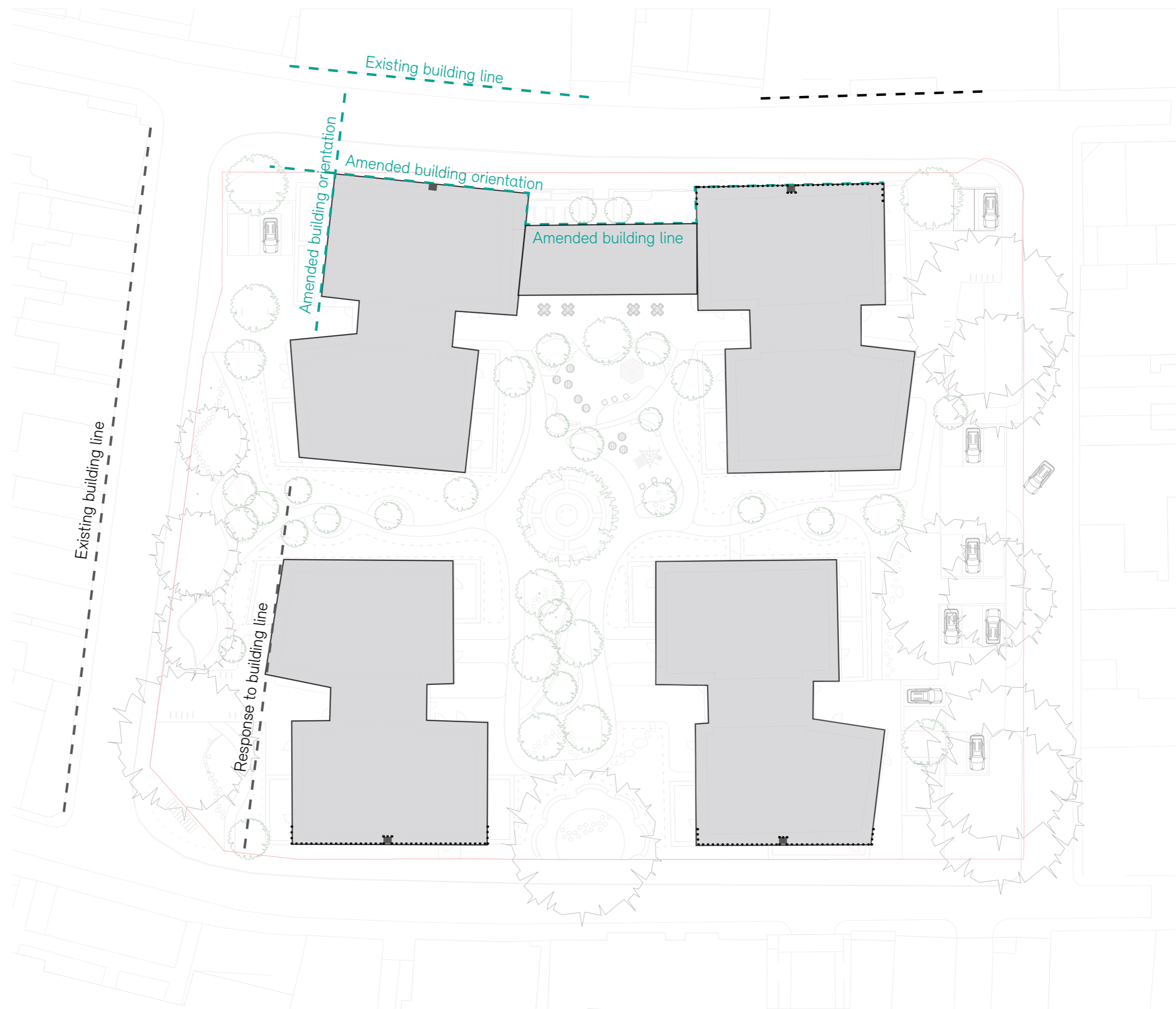


← → INITIAL LAYOUT CONCEPTS TAKEN FORWARD AT START OF PRE-APP PROCESS

## Site Plan modifications

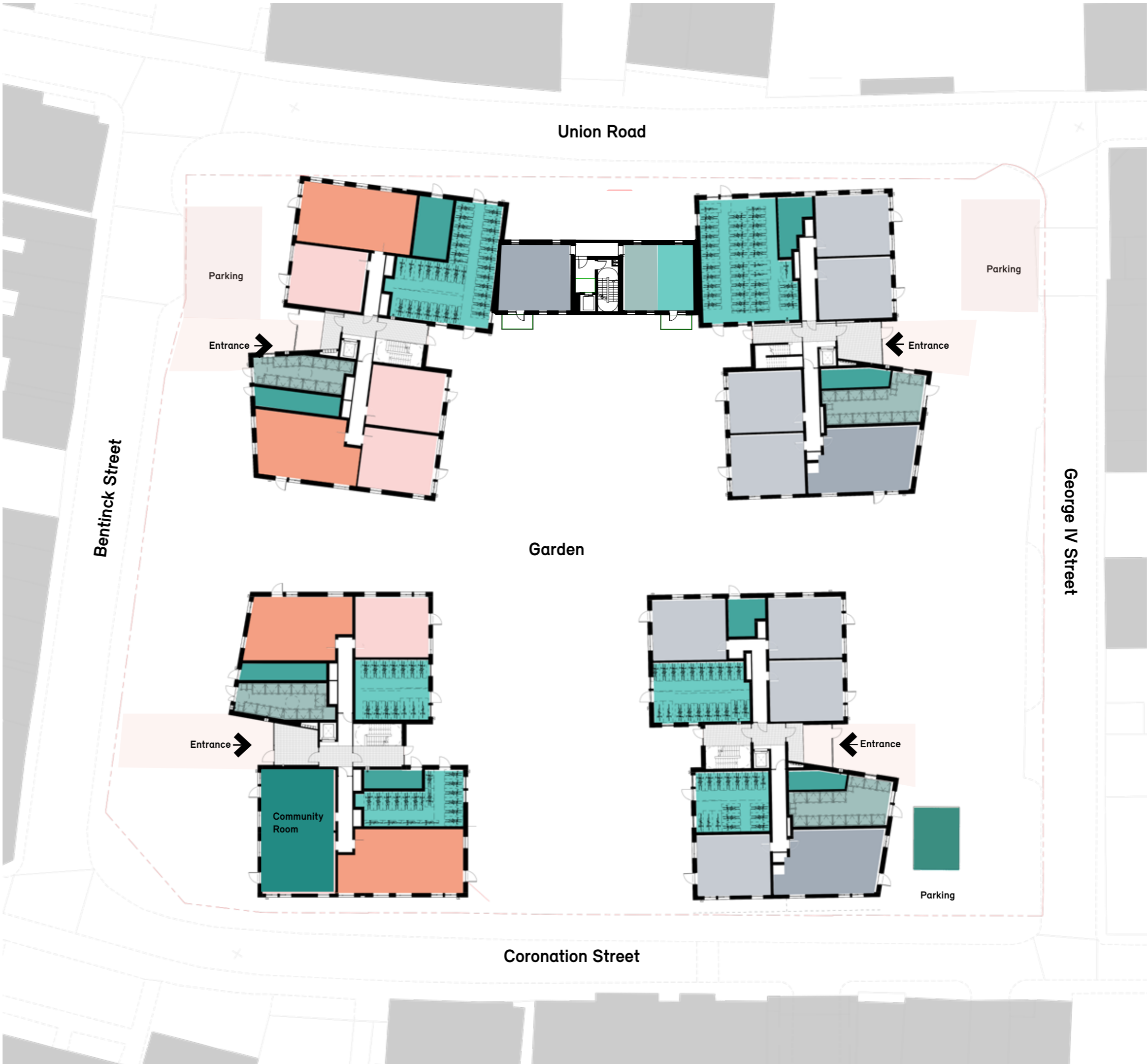
The revised site plan incorporates key adjustments to improve urban response, architectural coherence, and overall functionality:

- **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 have been 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.



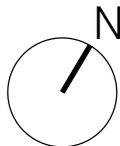
# Site Plan

Total	Affordable	Private
Apartments	72	93
Mix	44%	56%
<b>Grand Total</b>	<b>165</b>	



## 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



# Proposed Typical Floor

Affordable	1 bed	2 bed	3 bed
Apartments	38	26	8
Mix	53%	36%	10%
<b>Total</b>	<b>72</b>		
	Inc. 4 M4 Cat(3) homes = 5%		
	Community Centre		

Private	1 bed	2 bed	3 bed
Apartments	53	40	0
Mix	57%	43%	0%
<b>Total</b>	<b>93</b>		

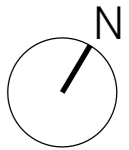


5th Floor plan



## 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



# Cycle Storage

	Standard Cycles	Larger Cycles
Block A	55	3
Block B	62	4
Block C	62	4
Block D	55	3
Block E	6	1
<b>Total</b>	<b>240</b>	<b>15</b>
	255	



## Balconies and Facades

In addition to varying the railing density—more closely spaced at the lower levels and more open towards the top—the proposals now introduce greater depth variation and reposition balconies onto alternating elevations for a more dynamic façade.



# DRP Elevational Articulation



# 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.

**Brick Corbel Detailing** – Decorative corbelling is often used at the cornice line and at parapet level. Particularly at parapet level to create a pronounced feature. Brick corbelling is a characteristic feature, adding texture and articulation to the roofline and overall building, it creates shadow lines and texture, enhancing the overall appearance of the building.

**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.

**Contemporary Corbel Detailing** – Traditional parapet corbelling has been reinterpreted through subtle brick articulation, providing texture while maintaining a contemporary aesthetic.

**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

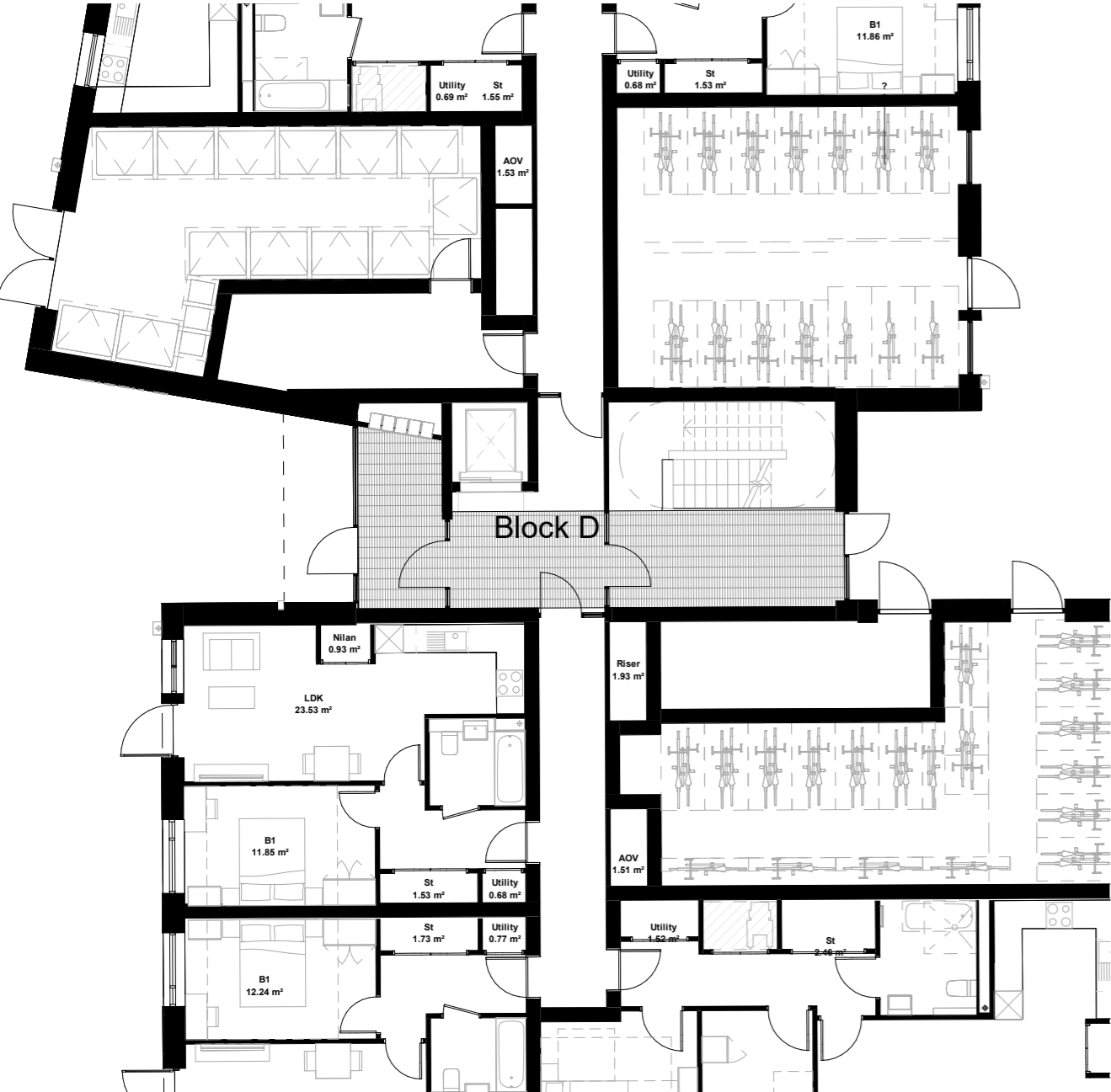


ENTRANCE BROUGHT FORWARD AND HEIGHT RAISED. CANOPY ADDED WITH INTEGRATED SIGNAGE.

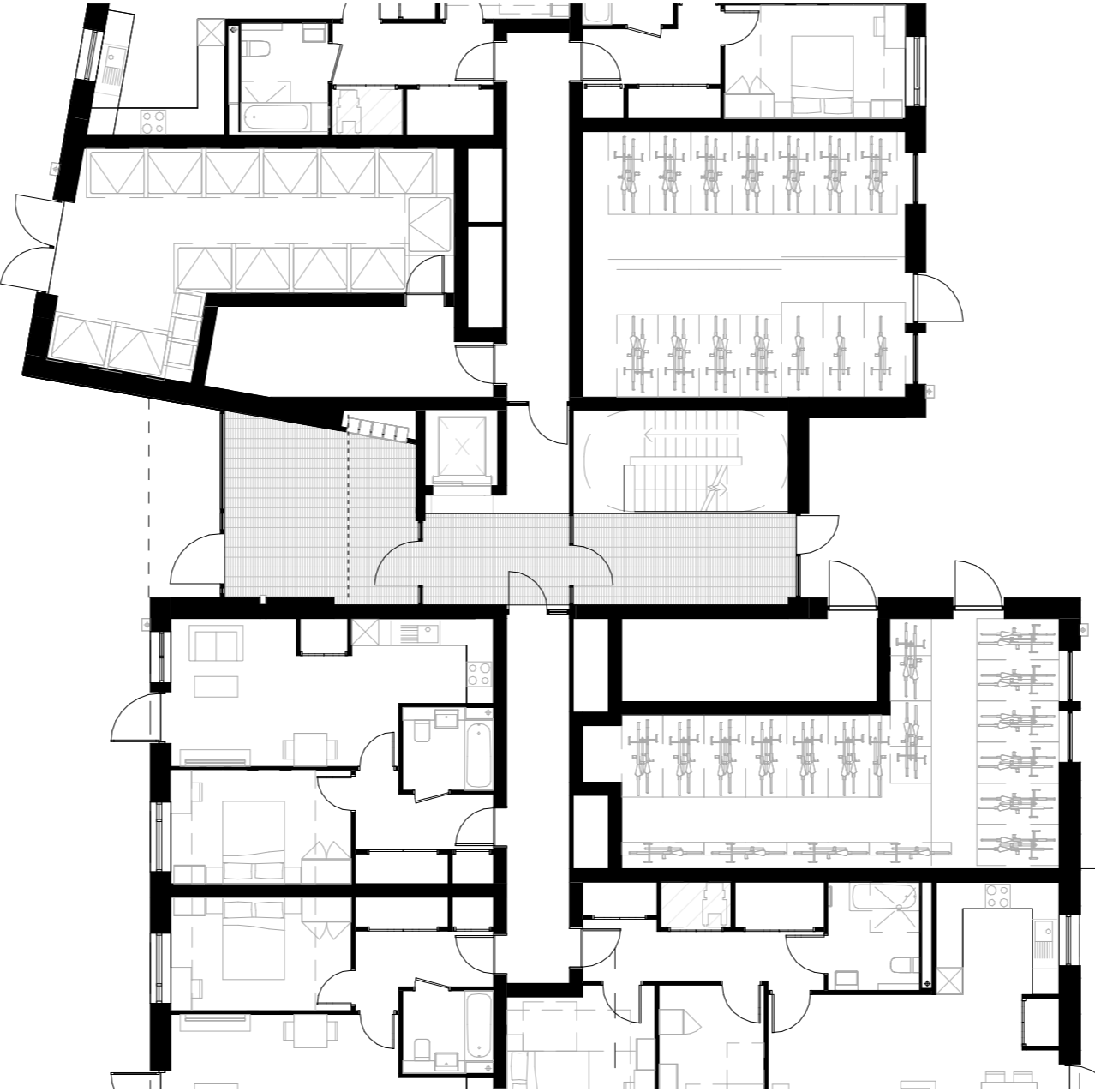
INCREASE TO HEIGHT OF BASE DATUM



# Entrances



DRP Entrance

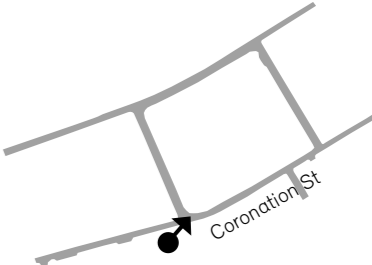


Revised Entrance

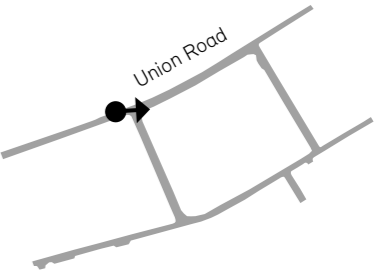
- Canopy pulled out to building edge
- Signage brought forward
- Larger secure post lobby
- Maintained through views to garden



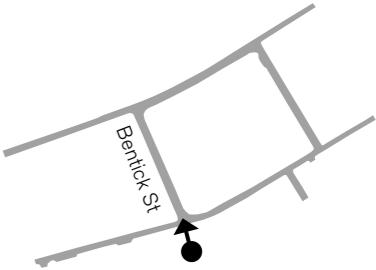
# Proposed View



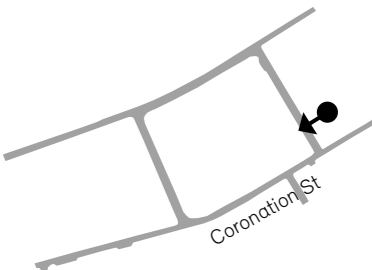
# Street views - Revised Scheme



# Street views - Revised Scheme



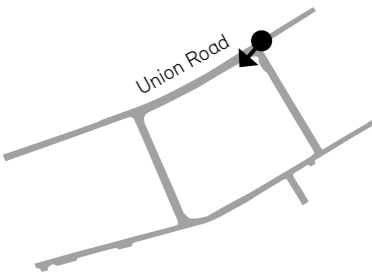
# Proposed View



# Proposed View



Pollard Thomas Edwards February 2025



## Heritage Commentary

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.



# Landscape Response



# You Said - DRP Design

The Landscape Concept Plan has been developed in response to feedback provided during PreApp 06 and the Design Review Panel. These include:

## Assess parking retention along George IV Street

- + Parking removed along George IV Street, except for Accessible Parking & Car Club space

## Clarify Public / Private Provision

- + Vertical and horizontal markers introduced to demarcate between the private and public spaces
- + Definition material, form and patterning influenced by local heritage assets

## Rationalise Routes, Access & Accessibility

- Rationalised primary mobility routes through the site - including public, play, and bicycle routes
- + Resident's shared amenity space maximised
  - + Planting buffers increased to separate private from public amenity

## Demonstrate an Integrated SuDS Strategy

- + Bio-solutions and permeable paving proposed wherever possible
- + Exploring rainwater capture and re-direction from roofs

## Review Tree & Biodiversity Strategies



- + Reviewed need to remove 3no. Cat A Plane Trees in line with CIPs demolition assesment
- + Ensured canopy cover increased by 2+%
- + BNG assessment undertaken - meeting 10+%
- + Simplified tree strategy




# We Did - Proposed Landscape Plan



**Key**





1. Edible Community Courtyard Garden
2. Community Centre Terrace
3. Neighbourhood Play space
4. Community Heart
5. Private Residential Amenity Space
6. Sensory Garden
7. Water Responsive Pockets
8. Play on the Way
9. Street-side Pocket Park
10. Sensory Pockets







 A Biodiverse Envelope  
 The Secret Tapestry


**Legend**








**Proposed Building**  
 Site Boundary

**Trees**  
 Existing Tree  
 Proposed Tree

**Planting**  
 Biodiverse Shrub Planting Mix  
 SuDS Planting Mix  
 Intensive Biodiverse Green Roof Mix  
 Native Hedge

**Furniture + Fittings**  
 Sheffield Bike Stands  
 Proposed Seating  
 Proposed Play Equipment  
 Proposed Edible Growing Planters  
 Nature-Based Play Along the Way  
 Glacial Boulders

**SuDS Features**  
 Rain Gardens

**Pavements**  
 Existing Concrete Pavement  
 Existing Road  
 Car Parking  
 Stone Pavers  
 Brick Pavers  
 Compacted Aggregate  
 Wall



**46  
New Trees**



**10+% BNG**



**1149 m<sup>2</sup>  
Public Open Space**

(inc. play along the way)

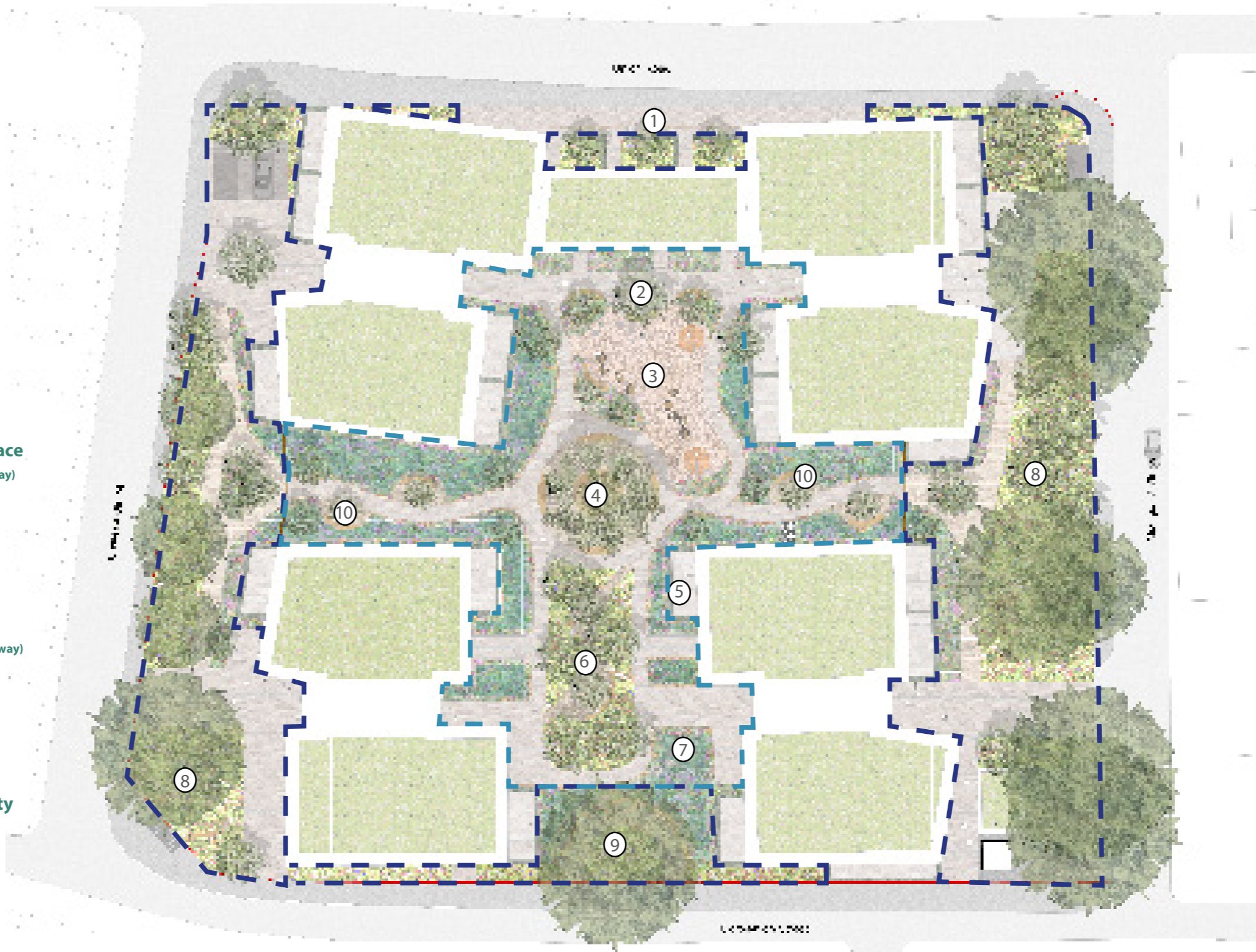


**216 m<sup>2</sup>  
Playspace**

(not inc. play along the way)



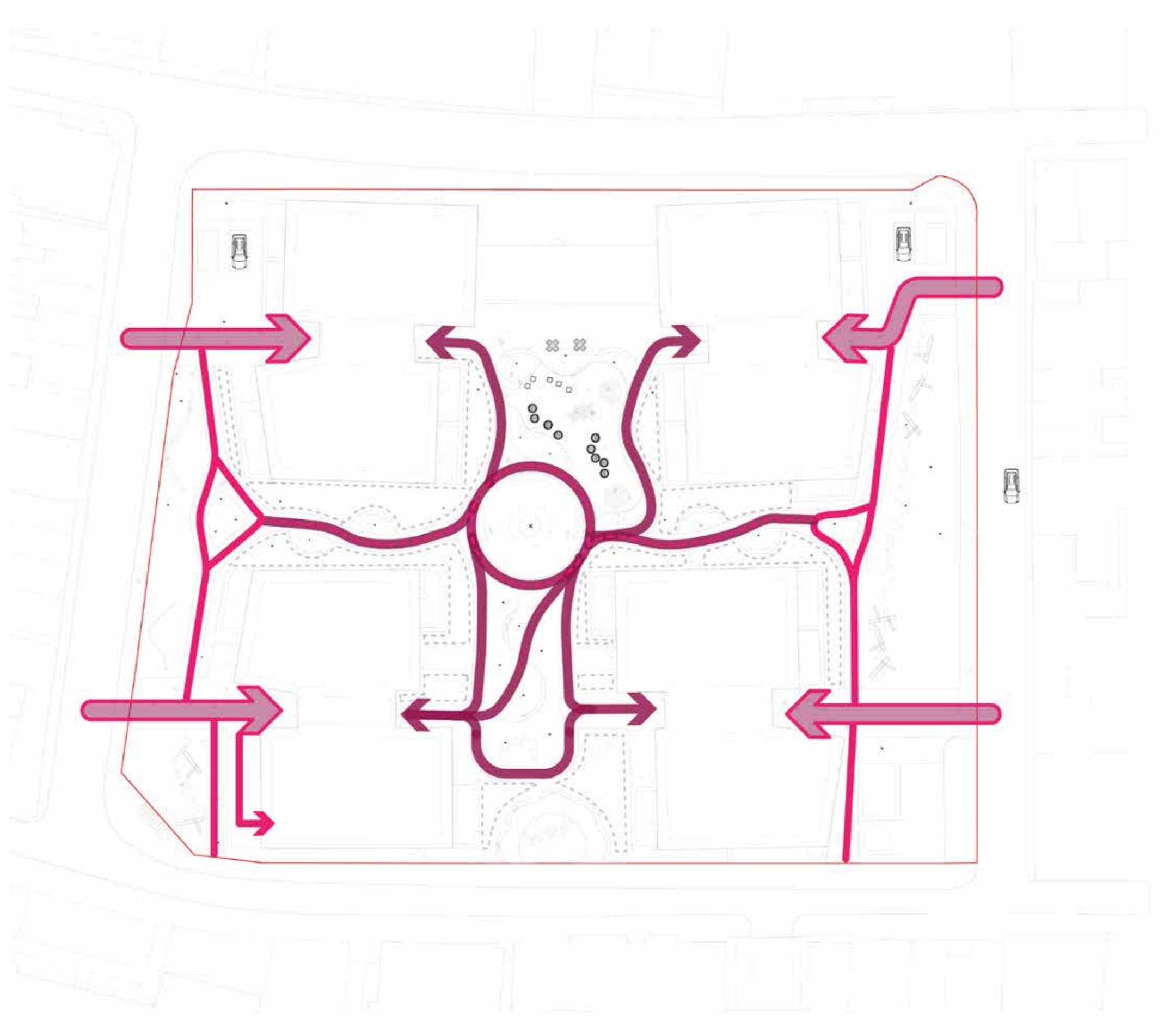
**370 m<sup>2</sup>  
Private Amenity**



# Rationalising Routes Through the Site

## Pedestrian Routes

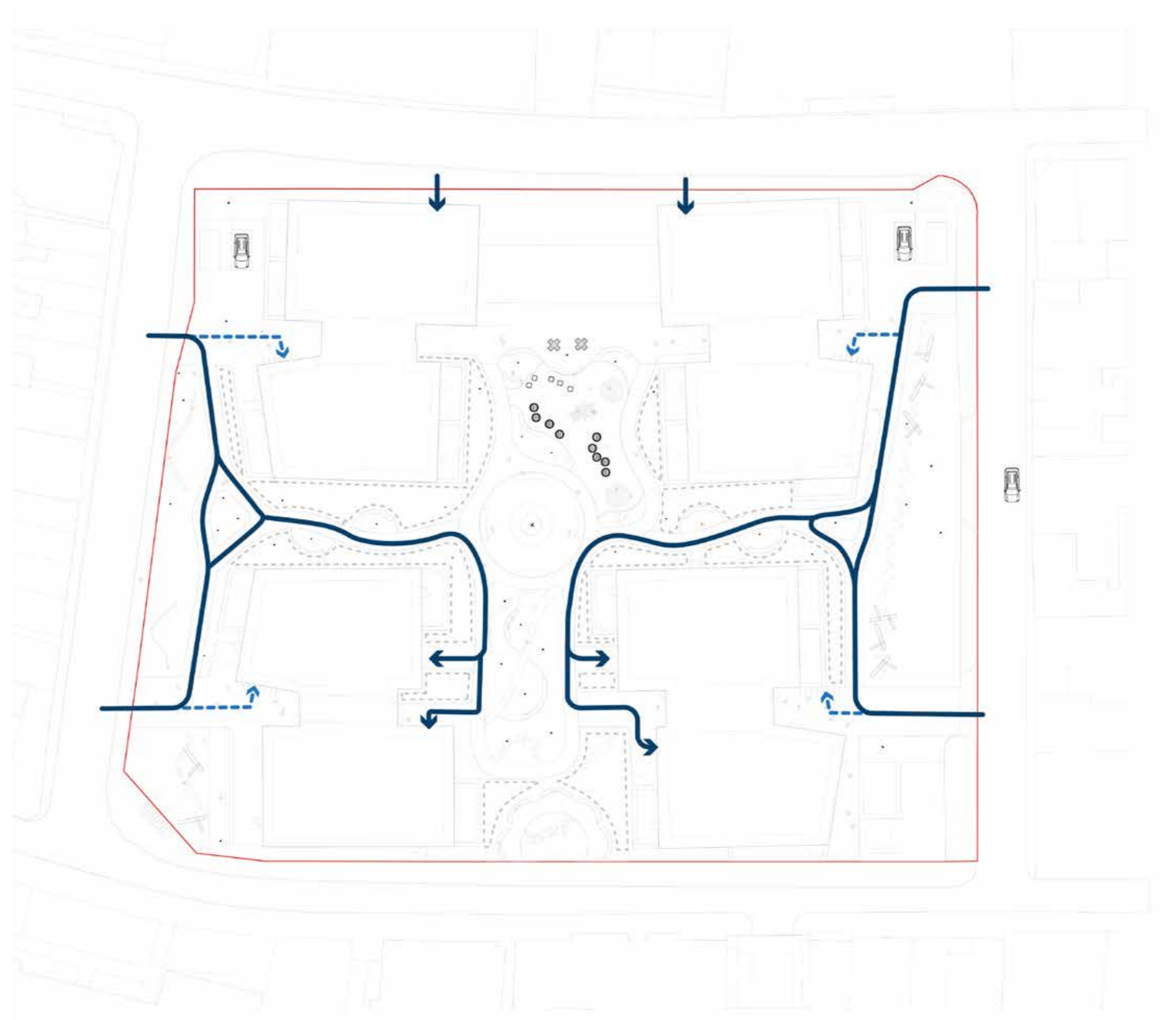
- Primary Block Entrances
- Public
- Resident Focused
- Resident Only



# Rationalising Routes Through the Site

## Walking Bicycle Routes

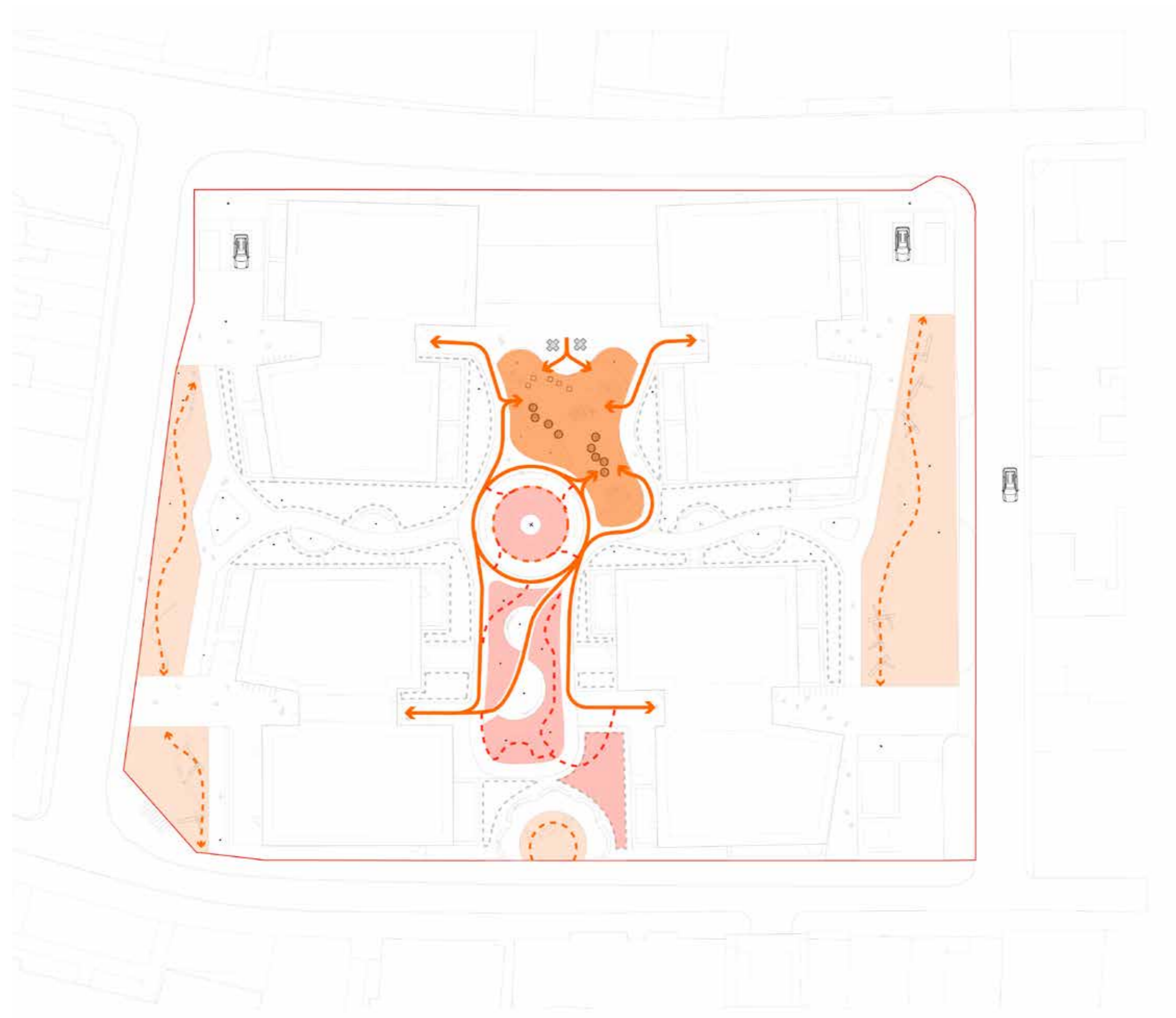
- Resident
- - - Visitor



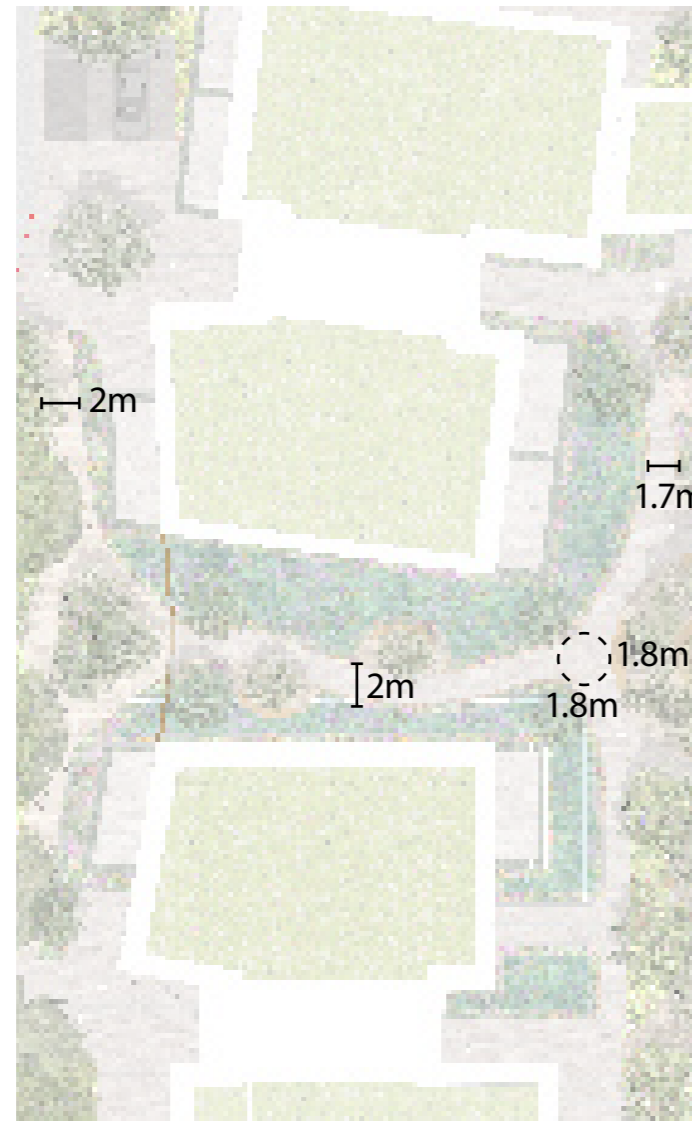
# Rationalising Routes Through the Site

## Play

- Public Play Along the Way
- Resident Focused Play Along the Way
- Destination Play



# Ensuring Inclusive Path Design



## Dimensions

External routes min. width 2m  
Internal routes min. width 1.7m  
Clearance at intersections min. 1.8m x 1.8m



## Materiality

Textured stone paving with small gaps,  
and consistent surface levels



## Edging

High contrast paving edges to paths act as  
guide where direction meanders



## Lighting

Embedded path lights  
Warm lighting temperature 2700K–3000K  
10–20 lux on primary paths

# Defining the Public vs. Private Landscape

Planting, surface material change and vertical structures can effectively delineate public and private spaces across Hanover & Princess Court, by creating visual and physical boundaries. Trees, hedges rain gardens & sensory planting will soften transitions while providing privacy and enhancing aesthetics. Brick walls offer a robust, traditional barrier, signaling private areas while complementing the local architectural styles. Surface materiality, such as distinct paving between the pathways and courtyards, subtly guides movement and differentiates communal spaces from private zones. This combination promotes privacy, fosters a sense of ownership, and maintains visual coherence within the development's design.

## Planting



## Ground Plane Materiality

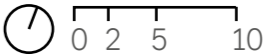
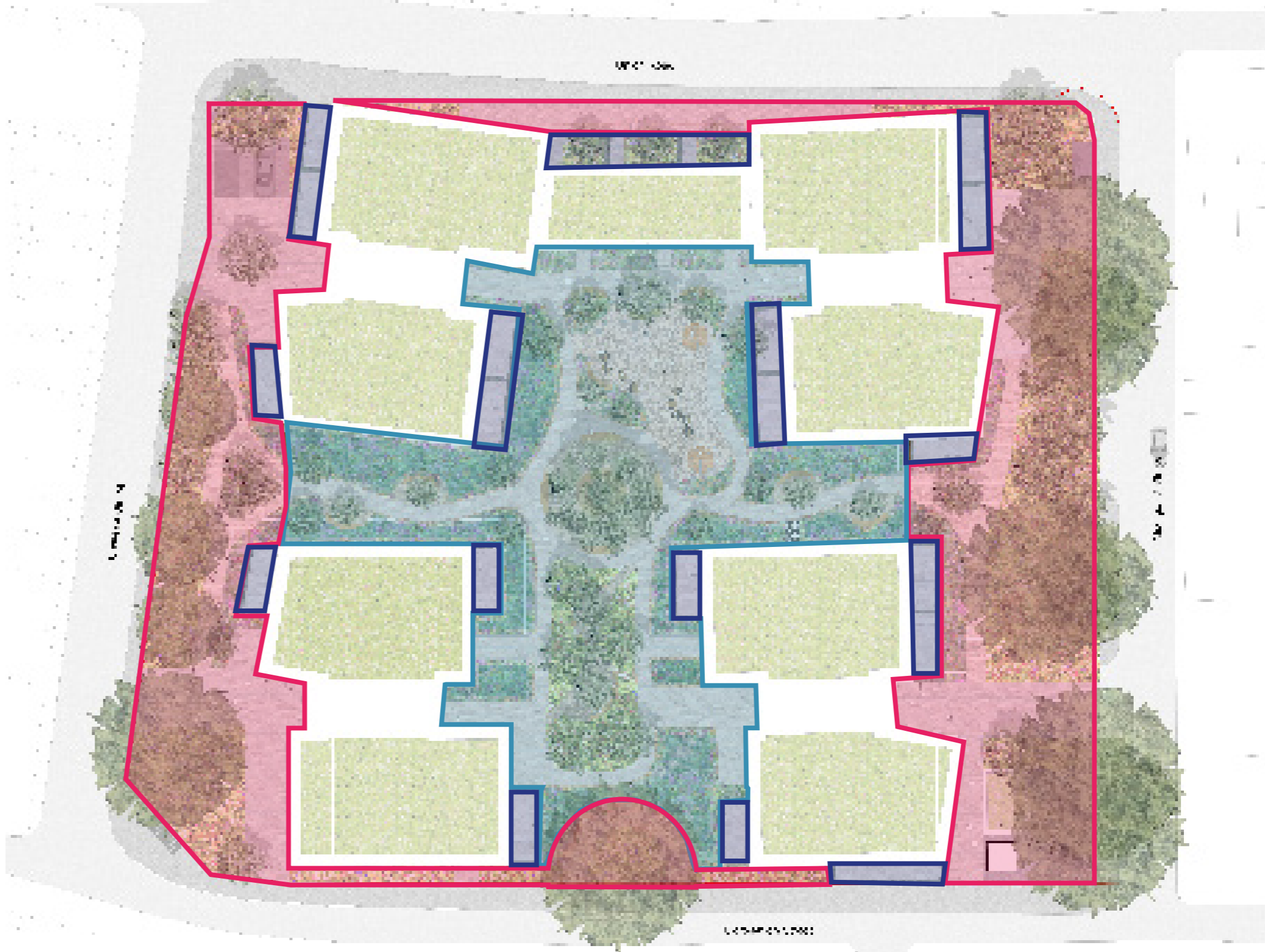


## Vertical Features



# Public to Private Amenity Provision

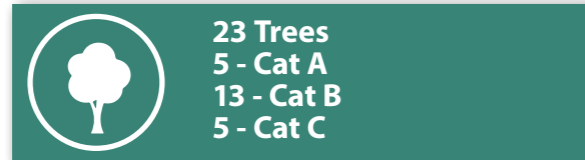
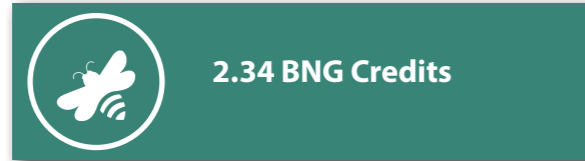
Subtly and seamlessly delineating public and private spaces in residential landscape design fosters a harmonious environment, balancing community interaction with personal privacy. Thoughtful transitions enhance security and comfort while avoiding harsh divisions. This approach supports cohesive aesthetics, ensures functionality, and promotes a sense of belonging within the development for all residents.



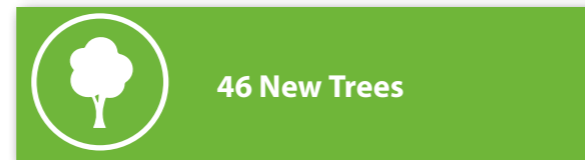
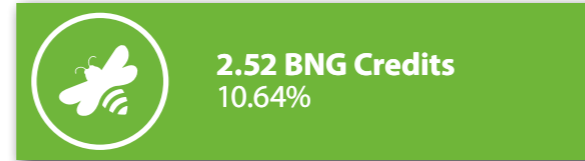
# Biodiversity Enhancement - Soft Landscape

The Landscape and public realm proposal has been developed through the lens of climate adaptation and resilience. This includes designing for maximising biodiversity throughout the site; preserving and enhancing the existing network of trees; increase air circulation and provide adequate shade through soft planting; and naturally managing water attenuation through soft interventions wherever possible.

## Existing



## Proposed



## Selection Criteria



Trees characteristic of the Fen landscape, including *Alnus glutinosa* with presence.



Structural planting with autumnal and winter interest.








Seasonality and year round structural interest.



Sensory and evergreen landscape matrix components.





# TREE SPECIES

All Areas

	SPECIES / BOTANICAL NAME	AREA		Size at maturity (L,M,S)
		BIODIVERSE ENVELOPE	SECRET GARDEN	
	Acer campestre (Field Maple)	●		M
	Amelanchier lamarckii (Snowy mespilus)		●	S
	Betula utilis var. jacquemontii (Pendula)	●	●	S
	Salix alba (White willow)	●	●	L
	Alnus Glutinosa (Alder)	●	●	L

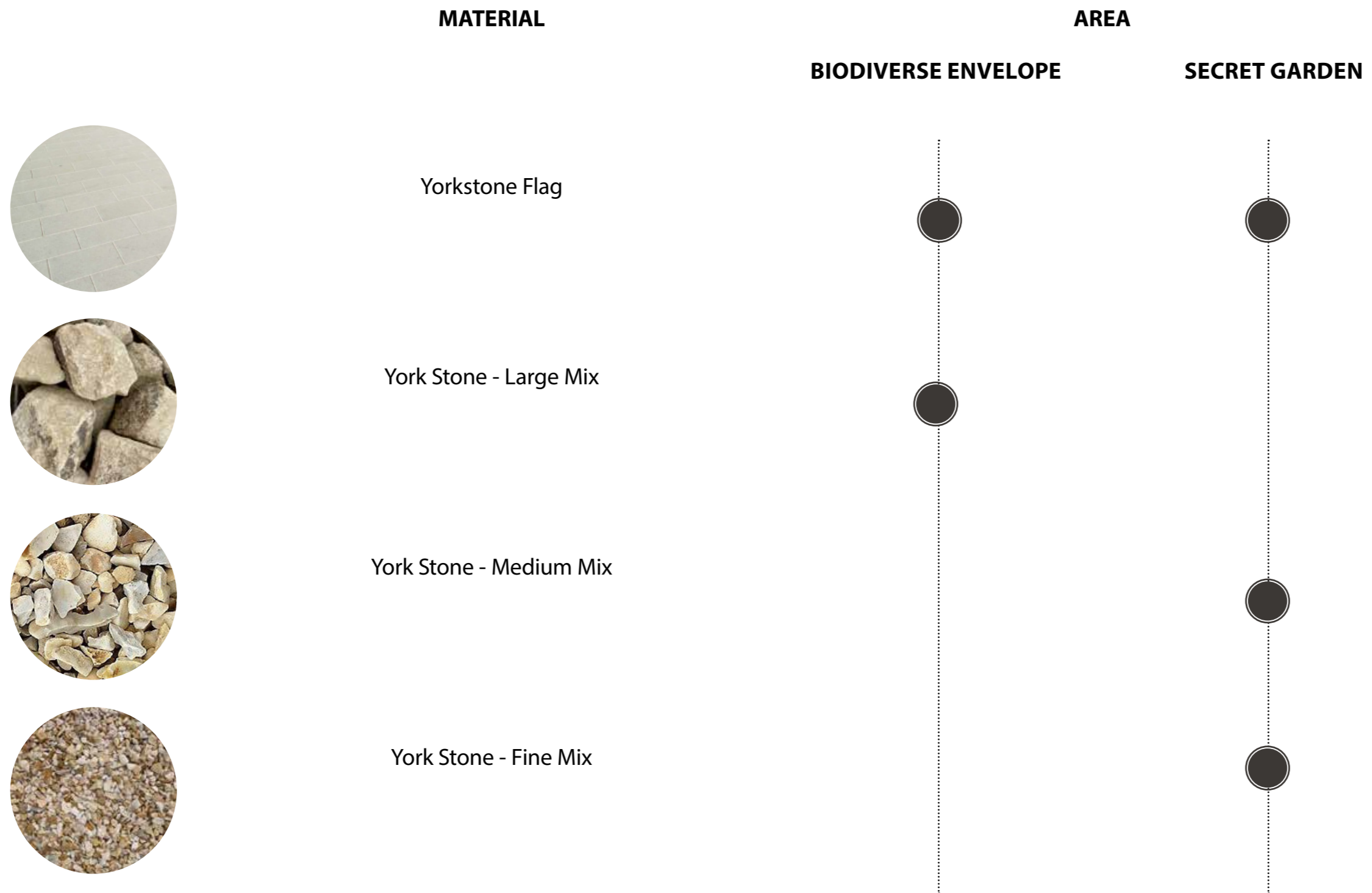
# Planting

## Planting Matrix

PLANTING MIX	AREA		EXAMPLE SPECIES MIX
	BIODIVERSE ENVELOPE	SECRET GARDEN	
 <p>Planting Mix 1 - Ornamental Shade Tolerant Planting to North facing aspects</p>	●		<p><i>Acanthus mollis</i>, <i>Alchemilla mollis</i>, <i>Anemone x hybrida</i> 'Honorine Jobert', <i>Aruncus dioicus</i>, <i>Astilbe chinensis</i> var. <i>taquetii</i> 'Purpurlanze', <i>Carex flacca</i>, <i>Dryopteris affinis</i> 'Cristata', <i>Dryopteris filix-mas</i>, <i>Eranthis hyemalis</i>, <i>Geranium</i> m. 'Bevan's Variety', <i>Geranium maculatum</i> 'Copper Tiger', <i>Hakonechloa macra</i>, <i>Helenium</i> 'Moerheim Beauty', <i>Hemerocallis fulva</i> 'Flore Pleno', <i>Helleborus orientalis</i>, <i>Tiarella cordifolia</i></p>
 <p>Planting Mix 2 - Ornamental Bulb focused mix with, Grasses, Shrubs, Herbaceous, Herb and Structural Planting for dappled shade and under trees</p>	●	●	<p><i>Allium hollandicum</i> 'Purple Sensation', <i>Anemanthele lessoniana</i>, <i>Anemone nemorosa</i>, <i>Aquilegia vulgaris</i>, <i>Asarum europaeum</i>, <i>Camassia leichtlinii</i>, <i>Colchicum autumnale</i>, <i>Cornus sanguinea</i> 'Midwinter Fire', <i>Crocus tommasinianus</i>, <i>Cyclamen hederifolium</i>, <i>Digitalis purpurea</i>, <i>Erythronium 'Pagoda'</i>, <i>Epimedium x perralchicum</i>, <i>Galanthus nivalis</i>, <i>Geranium sanguineum</i>, <i>Luzula nivea</i>, <i>Narcissus pseudonarcissus</i>, <i>Sarcococca confusa</i>, <i>Sesleria caerulea</i>, <i>Brunnera macrophylla</i> 'Jack Frost'</p>
 <p>Planting Mix 3 - Ornamental Grasses Shrubs, Herbaceous, Herb and Structural Planting to South facing aspects</p>		●	<p><i>Achillea millefolium</i>, <i>Agastache foeniculum</i>, <i>Allium schoenoprasum</i>, <i>Anemanthele lessoniana</i>, <i>Baptisia leucantha</i>, <i>Calamagrostis x acutiflora</i> 'Karl Foerster', <i>Carex flacca</i>, <i>Centaurea scabiosa</i>, <i>Cortaderia selloana</i> 'Pumila', <i>Digitalis purpurea</i>, <i>Echinacea purpurea</i>, <i>Epimedium x perralchicum</i>, <i>Eryngium x zabelii</i> 'Big Blue', <i>Festuca mairei</i>, <i>Foeniculum vulgare</i>, <i>Geranium x johnsonii</i> 'Johnson's Blue', <i>Geranium sanguineum</i>, <i>Hakonechloa macra</i>, <i>Helenium</i> 'Moerheim Beauty', <i>Helleborus orientalis</i> 'Snow Love', <i>Knautia arvensis</i>, <i>Leucanthemum vulgare</i>, <i>Limonium latifolium</i>, <i>Lythrum salicaria</i>, <i>Molinia 'Moorhexe'</i>, <i>Miscanthus sinensis</i> 'Kleine Fontäne', <i>Pennisetum alopecuroides</i> 'Red Head', <i>Perovskia 'Blue Spire'</i>, <i>Perovskia atriplicifolia</i>, <i>Rudbeckia fulgida</i> 'Goldsturm', <i>Salvia officinalis</i>, <i>Salvia officinalis</i> 'Purpurascens', <i>Sarcococca confusa</i>, <i>Sedum 'Red Cauli'</i>, <i>Sesleria 'Greenlee's Hybrid'</i>, <i>Sesleria caerulea</i>, <i>Sporobolus heterolepis</i>, <i>Verbena bonariensis</i></p>
 <p>Planting Mix 4 - Water Responsive Planting Palette</p>		●	<p>Meadowmat SuDS Seed Mix            50% Native Grasses: <i>Festuca ovina</i>, <i>Festuca rubra</i> ssp. <i>litoralis</i>, <i>Cynosurus cristatus</i>, <i>Phleum bertolonii</i></p> <p>50% Native Wildflowers: <i>Scorzoneroideis autumnalis</i>, <i>Betonica officinalis</i>, <i>Lotus corniculatus</i>, <i>Silene vulgaris</i>, <i>Hypochaeris radicata</i>, <i>Centaurea nigra</i>, <i>Rumex acetosa</i>, <i>Hypericum perforatum</i>, <i>Linaria vulgaris</i>, <i>Vicia sativa</i>, <i>Primula veris</i>, <i>Knautia arvensis</i>, <i>Rhinanthus minor</i>, <i>Galium verum</i>, <i>Ranunculus acris</i>, <i>Geranium pratense</i>, <i>Filipendula ulmaria</i>, <i>Malva moschata</i>, <i>Leucanthemum vulgare</i>, <i>Silene dioica</i>, <i>Trifolium pratense</i>, <i>Plantago lanceolata</i>, <i>Sanguisorba minor</i>, <i>Prunella vulgaris</i>, <i>Vicia cracca</i>, <i>Echium vulgare</i>, <i>Silene latifolia</i>, <i>Daucus carota</i>, <i>Origanum vulgare</i>, <i>Achillea millefolium</i></p>

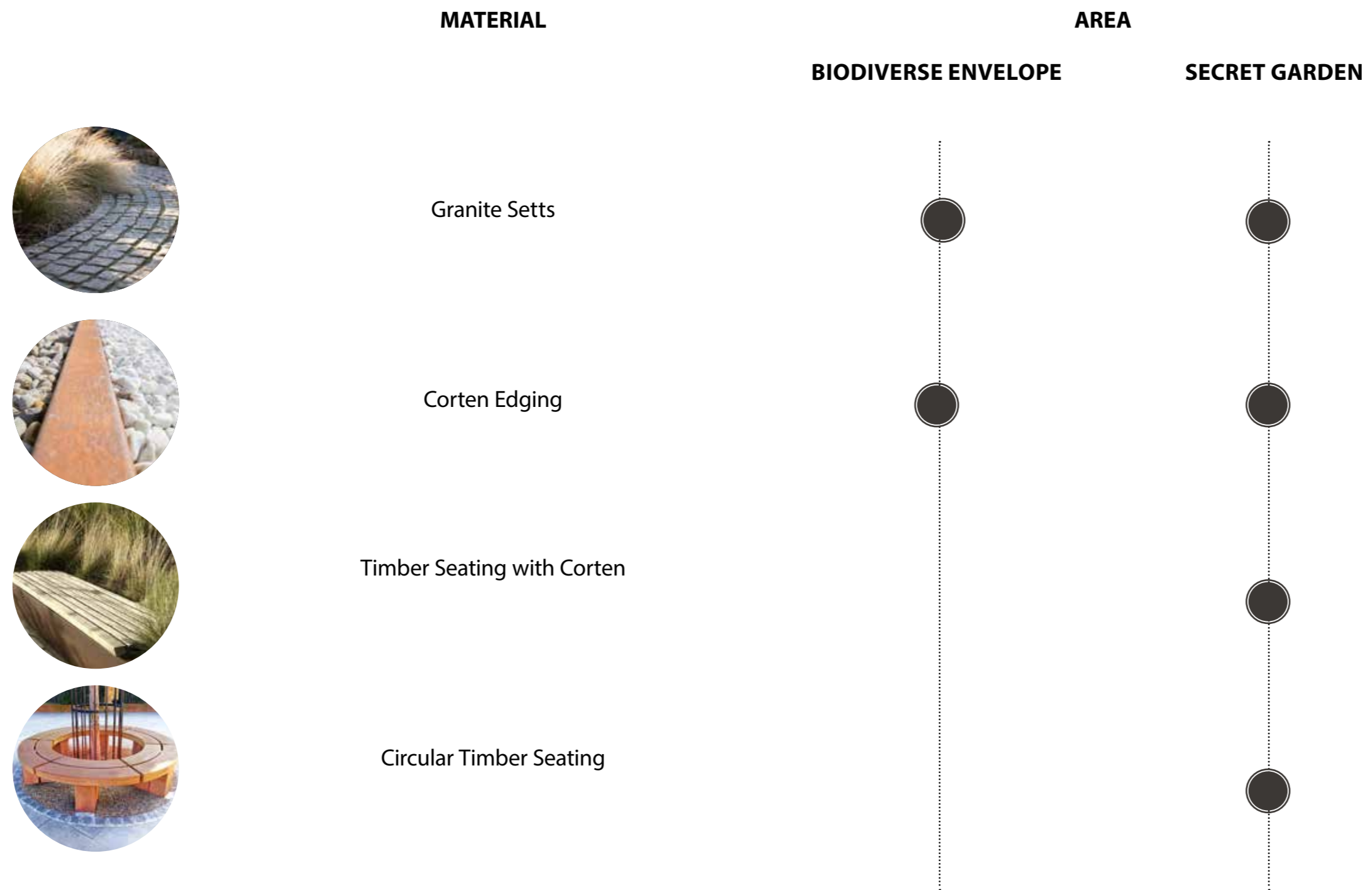
# Materiality

A Cohesive Palette



# Materiality

Accents and Furniture



# 04 Summary





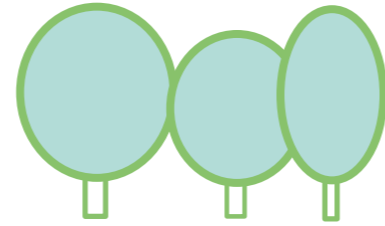
**165**  
Proposed homes



**44% Affordable**  
Proposed affordable homes



**5%**  
Proposed wheelchair  
homes provision



**Retain & Legacy**  
Retain as many existing trees as  
possible. Opportunities for new legacy  
tree planting



**High sustainability  
standards**  
New homes designed to Cam  
Standard. Efficient form factor, fabric  
first, balancing daylight a



**Community Room**  
New accessible community room with  
dedicated external space circa 70sqm



**248**  
Proposed cycle spaces in secure  
stores plus visitor cycle parking



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