

Hanover Court and Princess Court, Cambridge  
Pre App Meeting 01  
June 2021



## Project Partners

### Client

Cambridge Investment Partnership

### Local Authority

Cambridge City Council

### Architects

Pollard Thomas Edwards

### Planning Consultant

Carter Jonas

### Revisions

Rev	D
Date	16.06.21
Notes	Issued for Information

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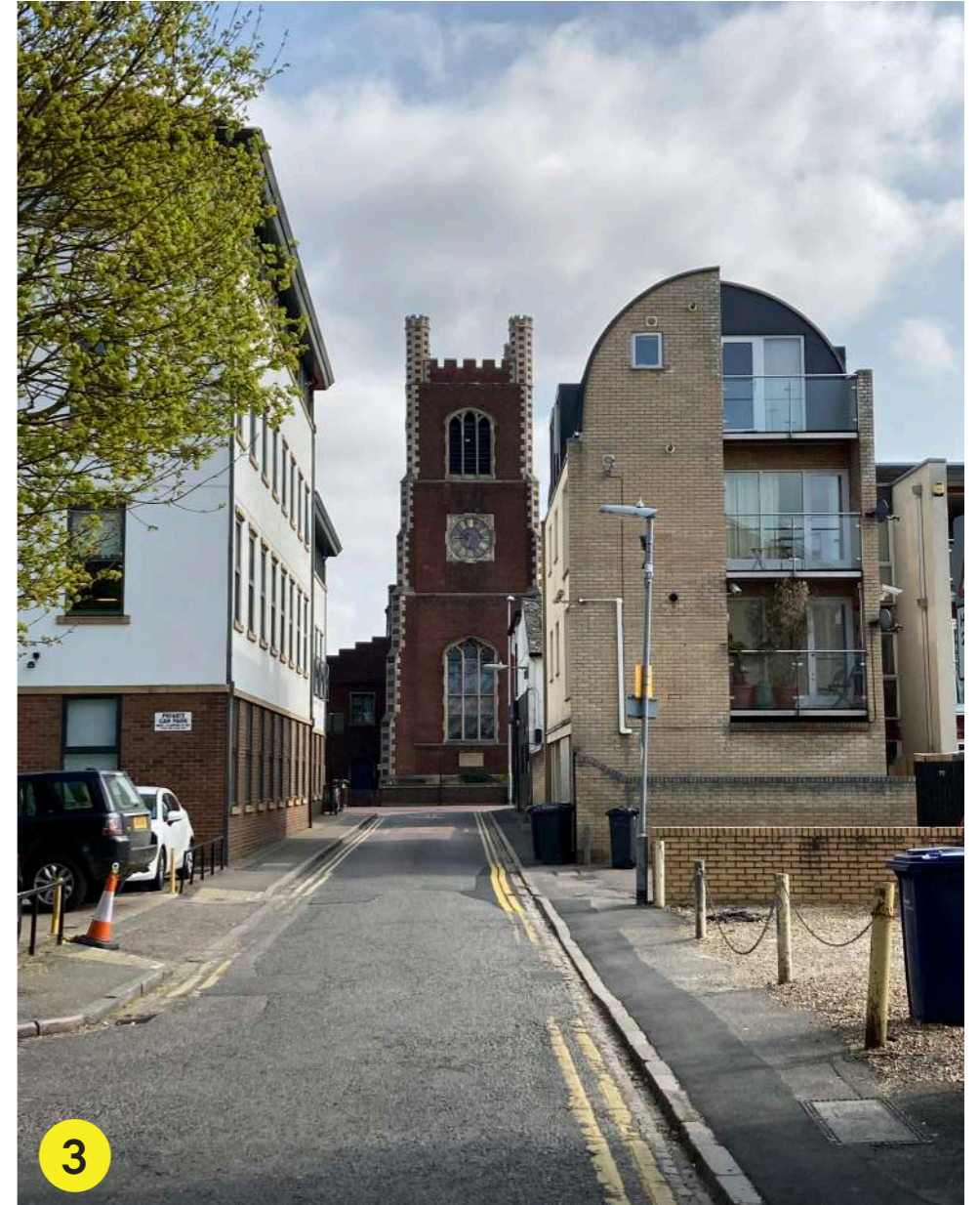
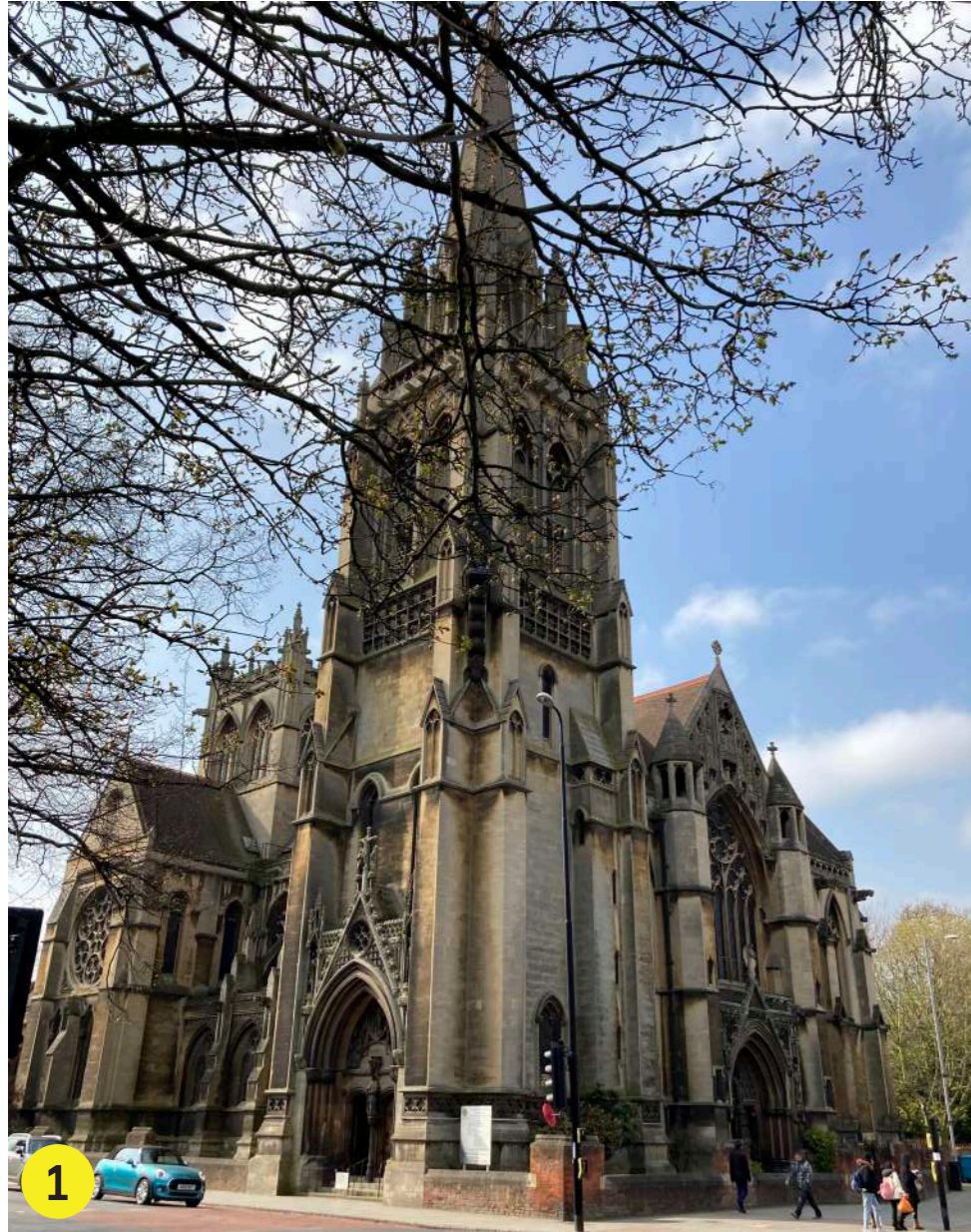
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Site Location

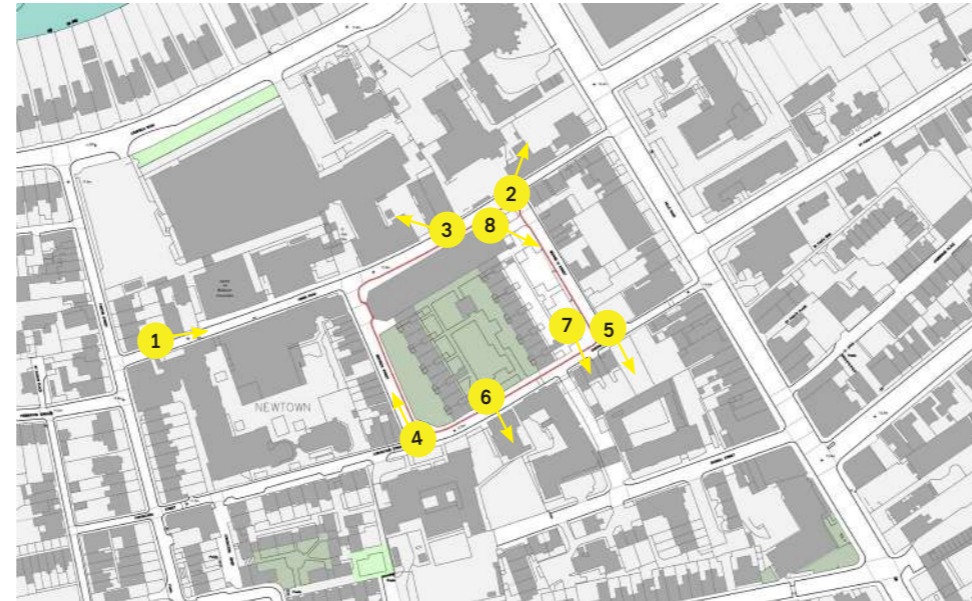


# Context

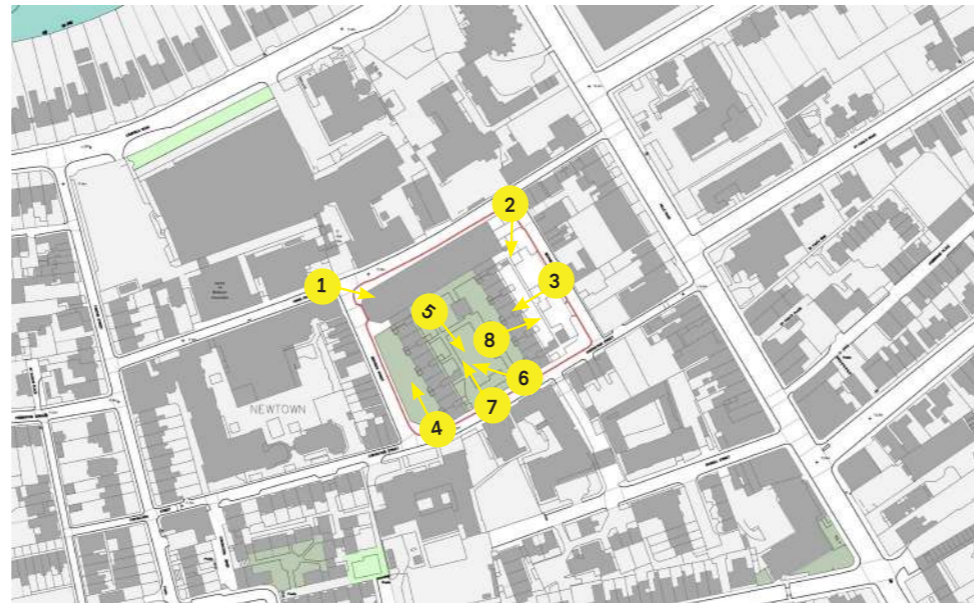
Site Photos - Approach



Site Photos - Surrounding the Site



Site Photos - The Site



Street Elevations



Bentinck Street



Coronation Street

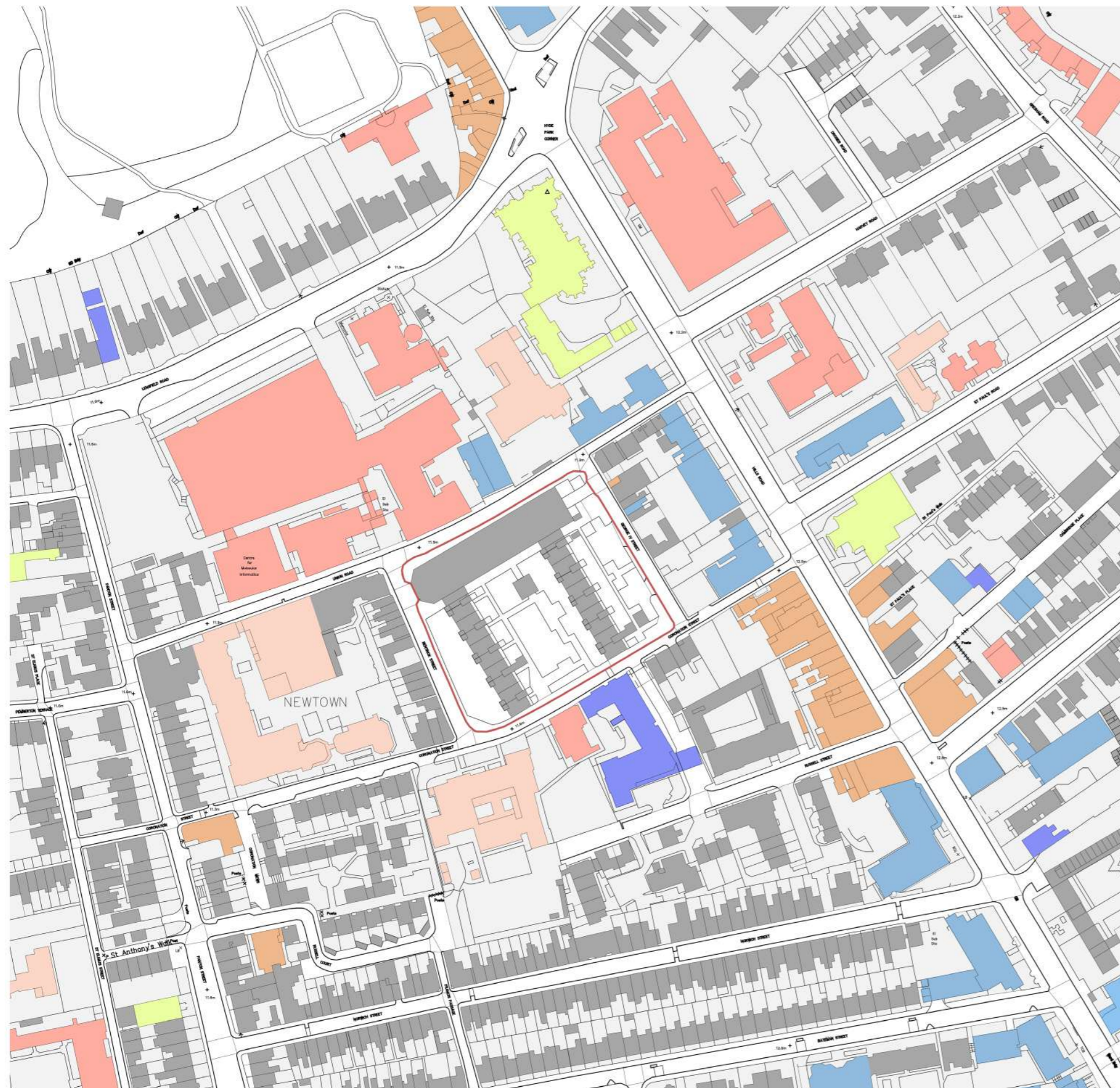


George IV Street



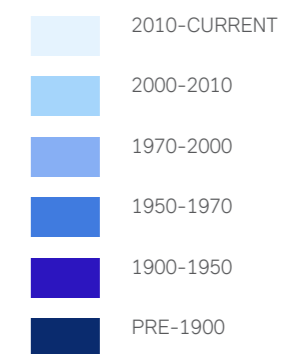
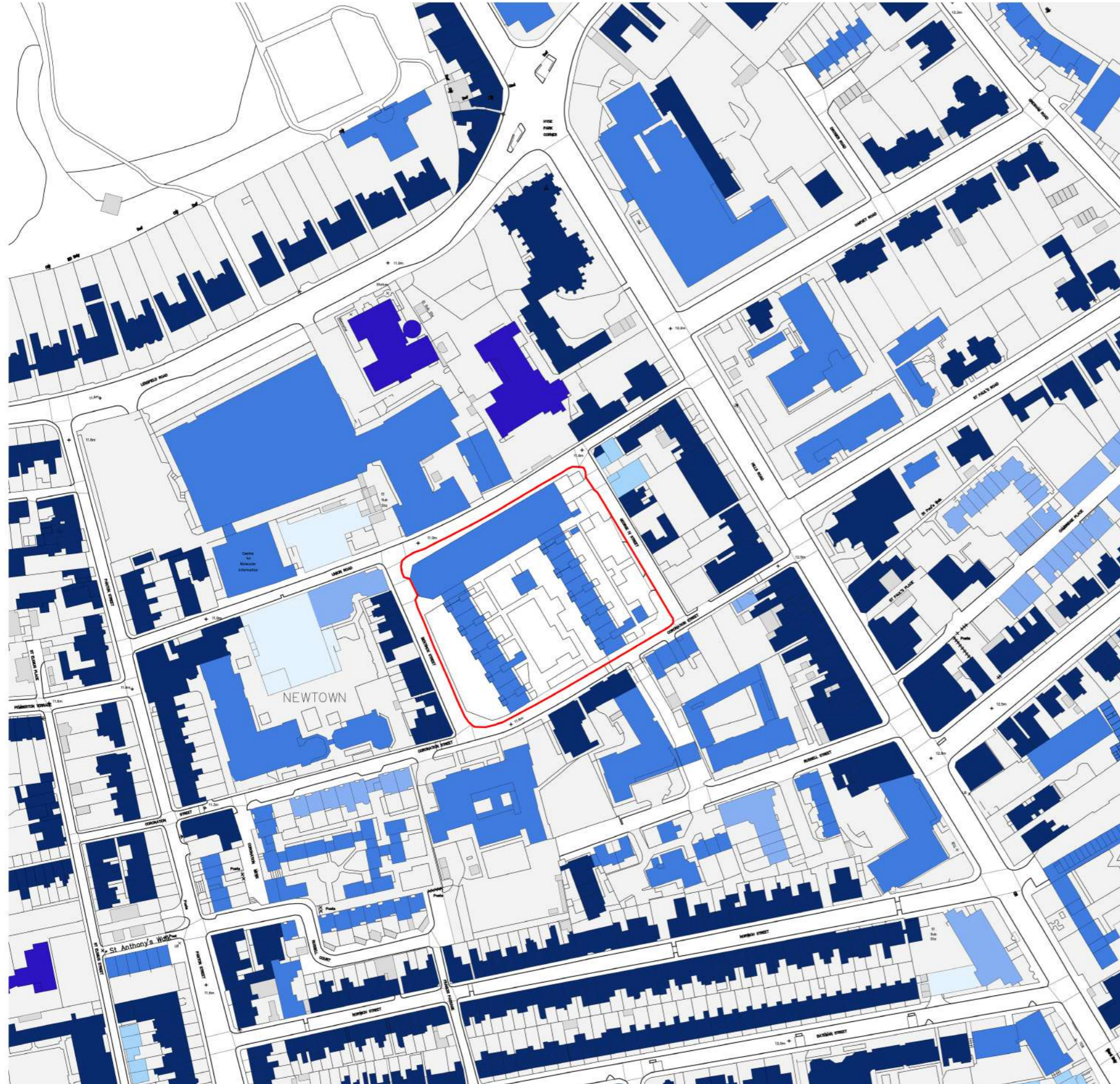
Union Road

# Surrounding Context - Building Uses



- RESIDENTIAL
- RETAIL / FOOD & DRINK
- MEDICAL AND HEALTHCARE
- EDUCATION - PRIMARY/SECONDARY
- EDUCATION - UNIVERSITY
- INDUSTRIAL
- RELIGION
- PUBLIC GREEN OPEN SPACE
- SEMI-PUBLIC GREEN OPEN SPACE
- UNIVERSITY GREEN OPEN SPACE
- WORKPLACE
- COMMUNITY




Surrounding Context - Building Age



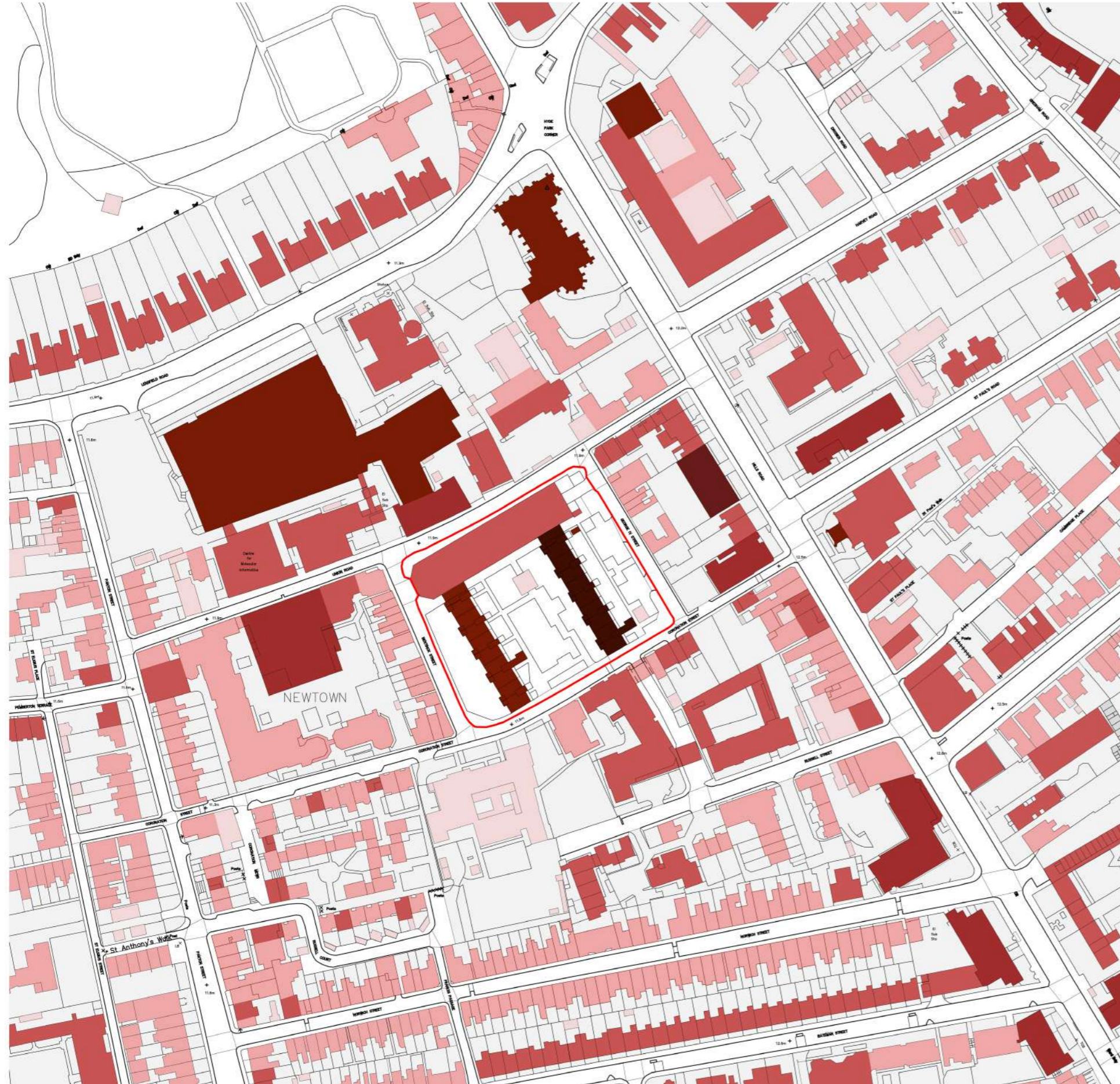
# Surrounding Context - Green Open Space

TO PARKERS PIECE



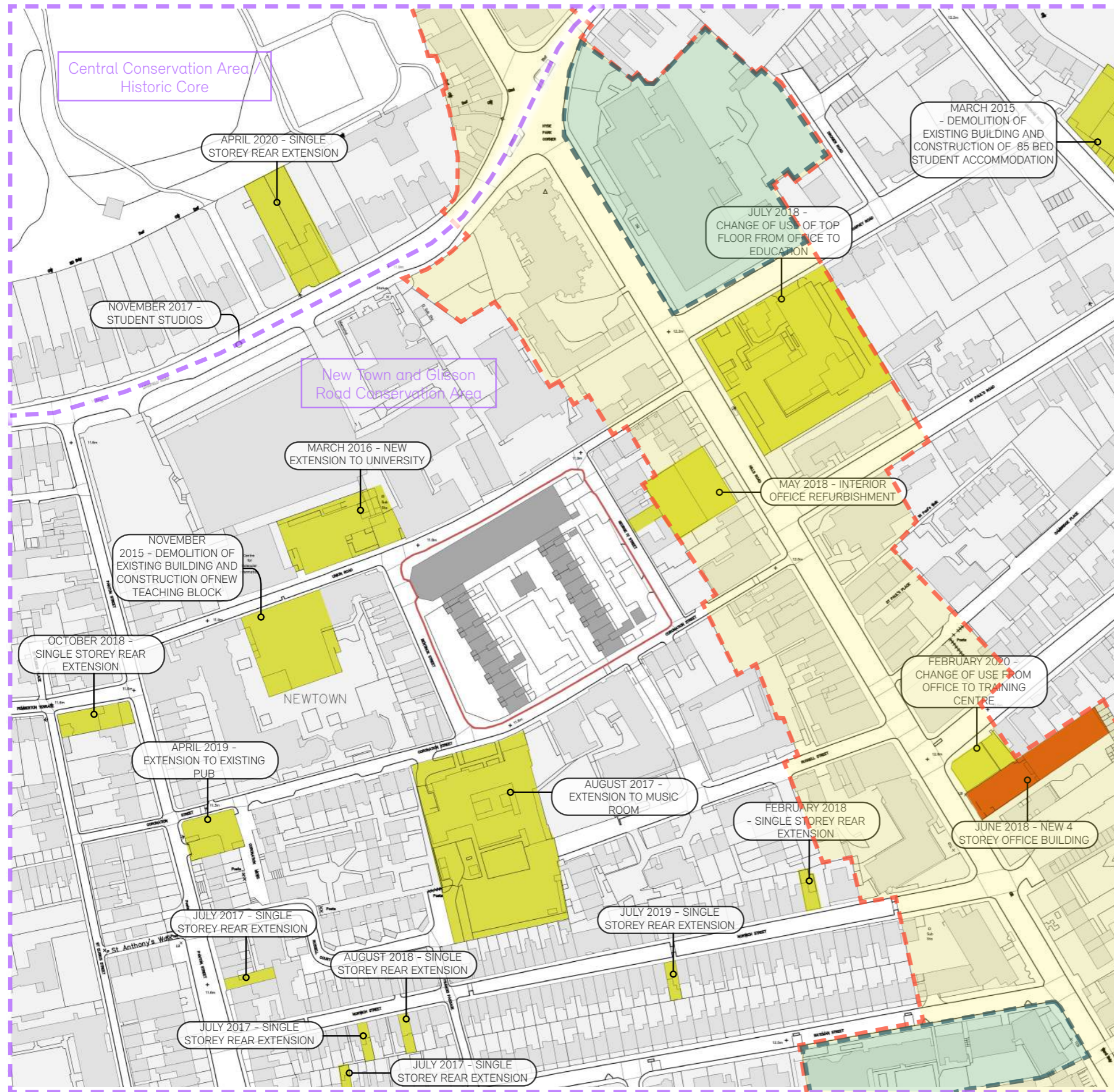
-  SIGNIFICANT TREES
-  PUBLIC GREEN OPEN SPACE
-  SEMI-PUBLIC GREEN OPEN SPACE
-  UNIVERSITY GREEN OPEN SPACE

Surrounding Context - Building Heights



- SINGLE STOREY
- TWO STOREY
- THREE STOREY
- FOUR STOREY
- FIVE STOREY
- EIGHT STOREY

# Surrounding Context - Recent Planning Applications



- CONSERVATION AREA
- DEVELOPMENT PLAN PROPOSAL SITE
- DEVELOPMENT PLAN OPPORTUNITY AREA
- APPROVED
- AWAITING DECISION
- REJECTED

# Connections

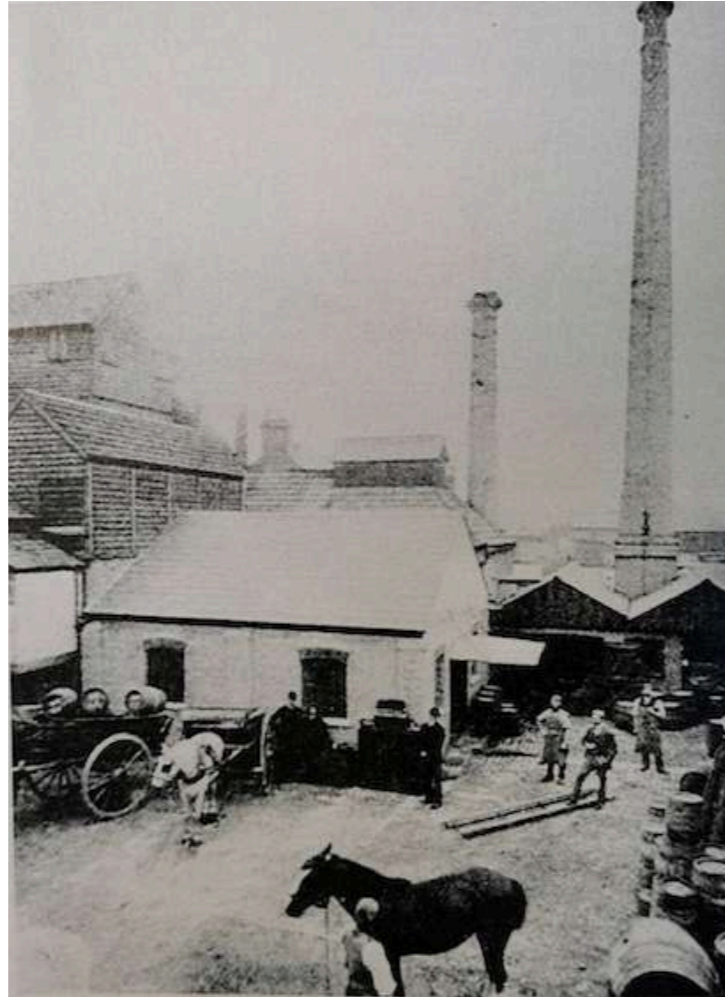
# Surrounding Context - Routes



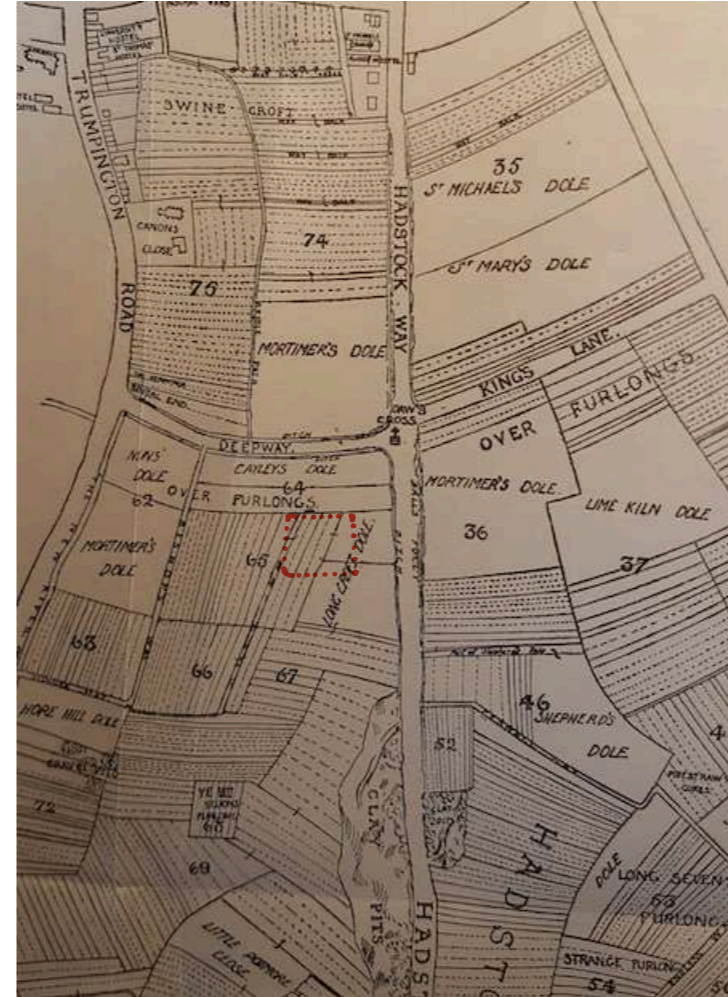
- PEDESTRIAN CROSSINGS
- ON-ROAD CYCLE LANE
- CYCLE SIGNED PRIMARY NETWORK
- CYCLE LOCAL LINKS

# Surrounding Context - Building Frontages





ALBION BREWERY, CORONATION STREET



14TH CENTURY MAP



1927



1938



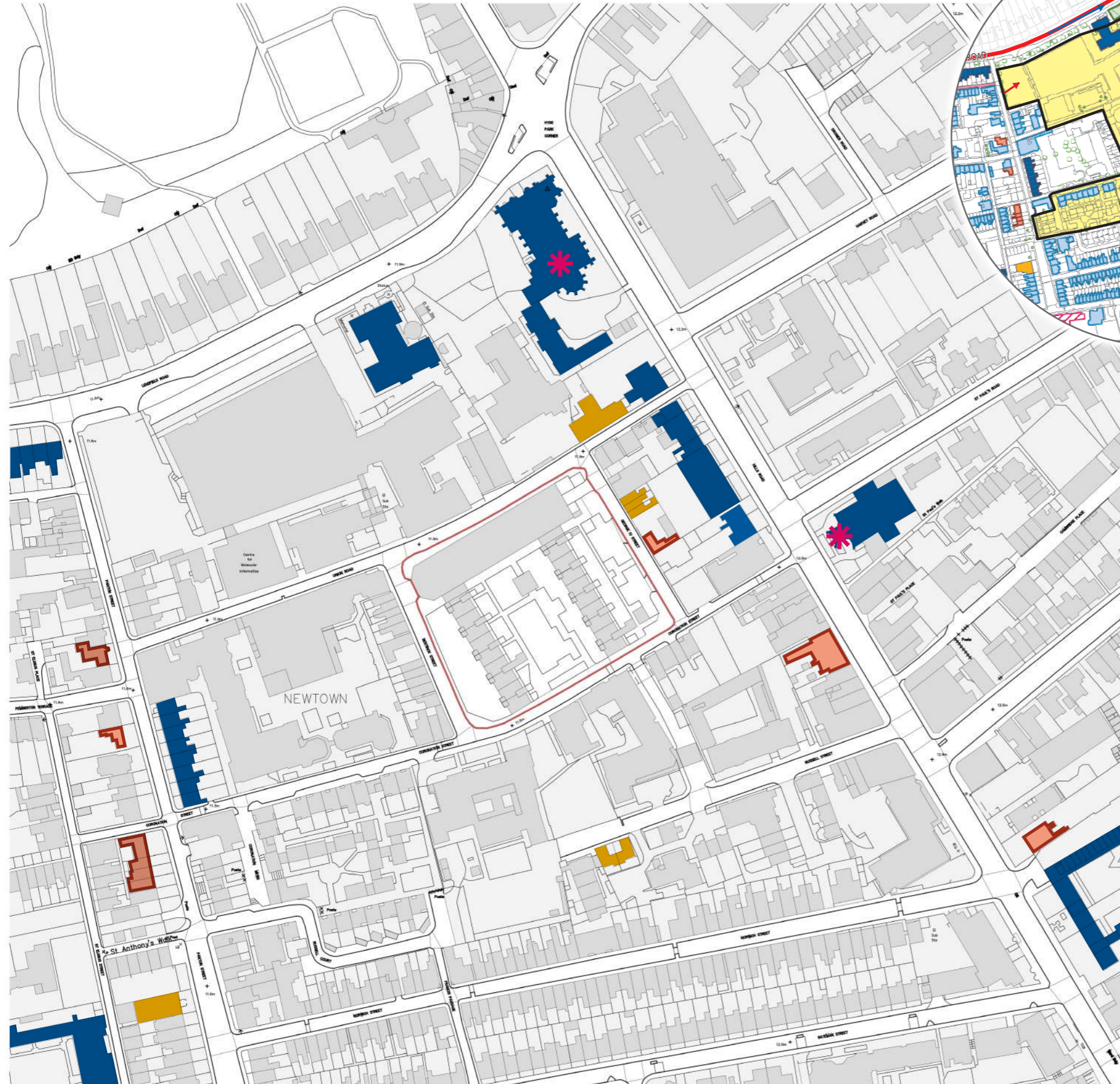
DOLPHIN PUB, CORONATION STREET



1901 MAP







1950



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

# Existing Movement and Amenities

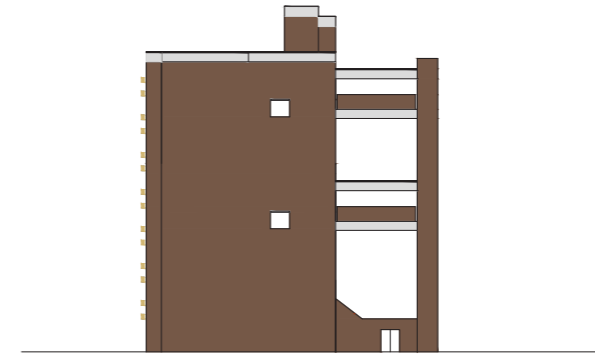


-  RESIDENT PARKING
-  FRONT DOOR TO HOME
-  REFUSE STORE
-  MOVEMENT TO REFUSE STORE
-  BICYCLE PARKING
-  MOVEMENT TO BICYCLE PARKING
-  STAIR CORE TO UPPER LEVEL HOMES
-  COMMUNITY SPACE
-  LANDSCAPE AREA
-  RESIDENT GARDENING AREAS
-  OWNER-PERSONALISED PORCH
-  CARETAKER'S OFFICE
-  ELEVATOR
-  PARKING GARAGE

Existing Buildings



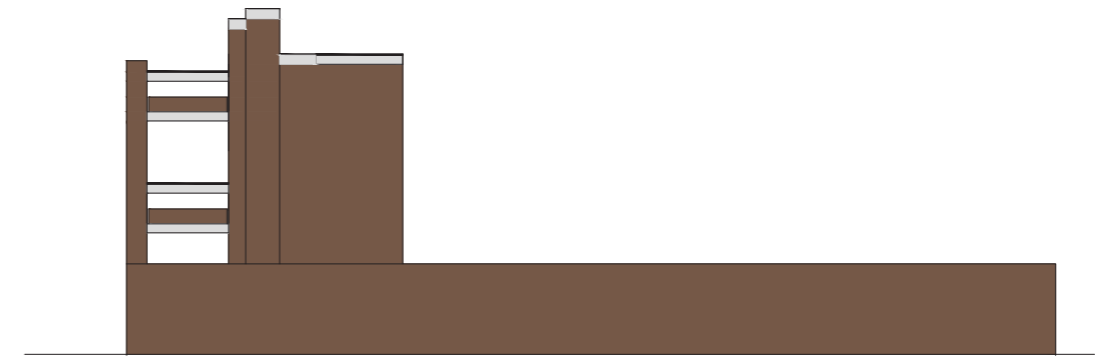
HANOVER COURT - SOUTH WESTERN ELEVATION  
VIEW FROM PRINCESS COURT AND CORONATION STREET  
EXISTING ELEVATION



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



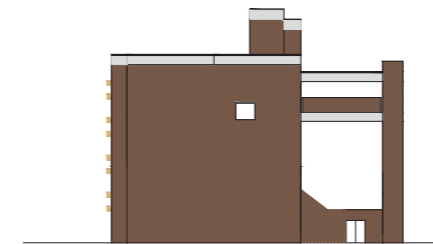
HANOVER COURT - NORTH EASTERN ELEVATION  
VIEW FROM GEORGE IV STREET  
EXISTING ELEVATION



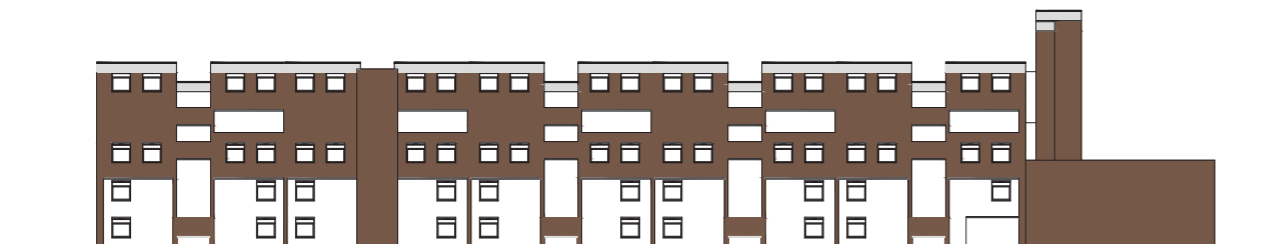
HANOVER COURT - NORTH WESTERN  
ELEVATION  
VIEW FROM UNION STREET  
EXISTING ELEVATION



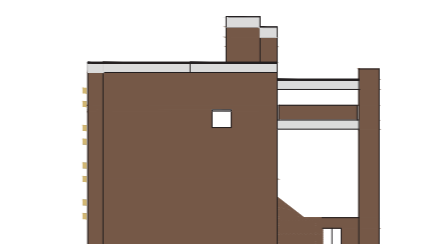
PRINCESS COURT - SOUTH WESTERN ELEVATION  
VIEW FROM BENTINCK STREET  
EXISTING ELEVATION



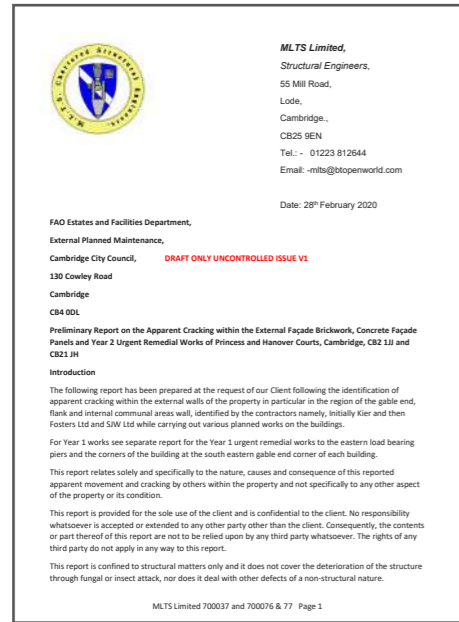
PRINCESS COURT - SOUTH EASTERN  
ELEVATION  
VIEW FROM CORONATION STREET  
EXISTING ELEVATION



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



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



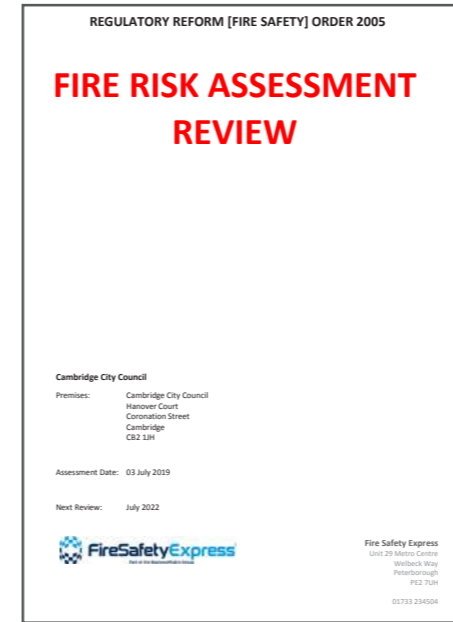
Preliminary Report on the Apparent Cracking within the External Façade Brickwork, Concrete Façade Panels and Year 2 Urgent Remedial Works of Princess and Hanover Courts, Cambridge

Date:

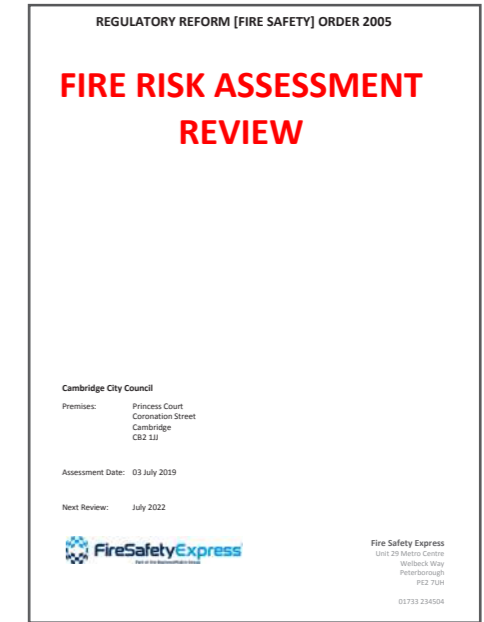


SURVEY REPORT & BUDGET COSTS RELATING TO GARAGE BLOCK, HANOVER COURT & PRINCESS COURT FOR CAMBRIDGE CITY COUNCIL

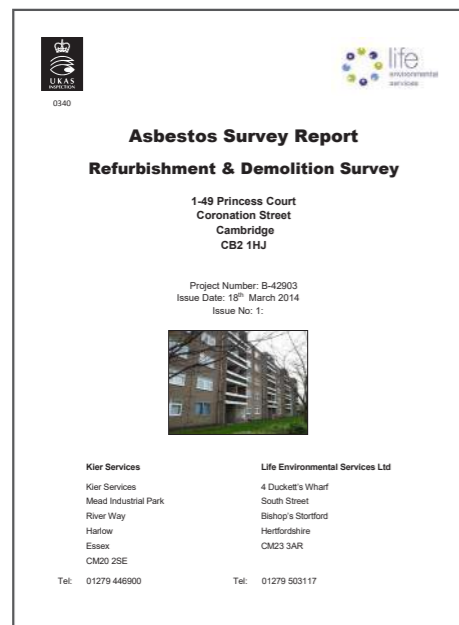
Date:



Hanover Court Fire Risk Assessment Review

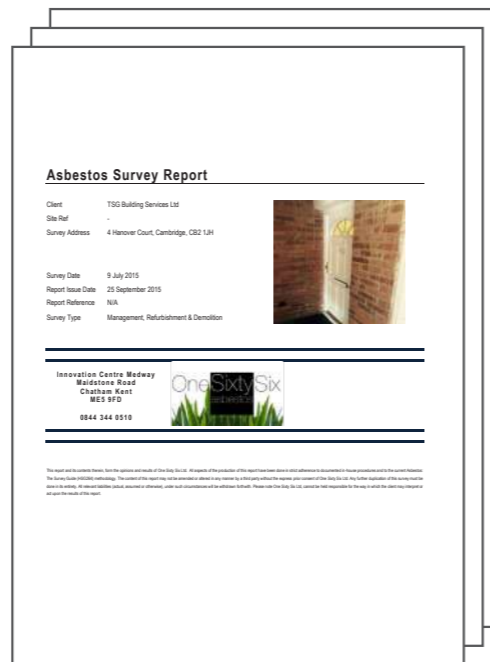


Princess Court Fire Risk Assessment Review



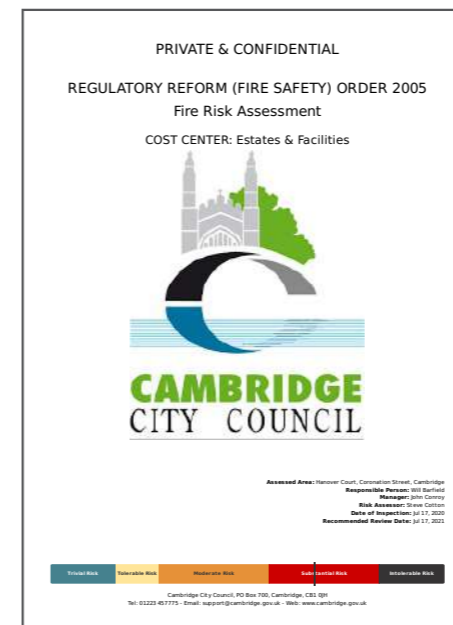
1-49 Princess Court Asbestos Survey Report, Refurbishment & Demolition Survey

Date: 18 March 2014

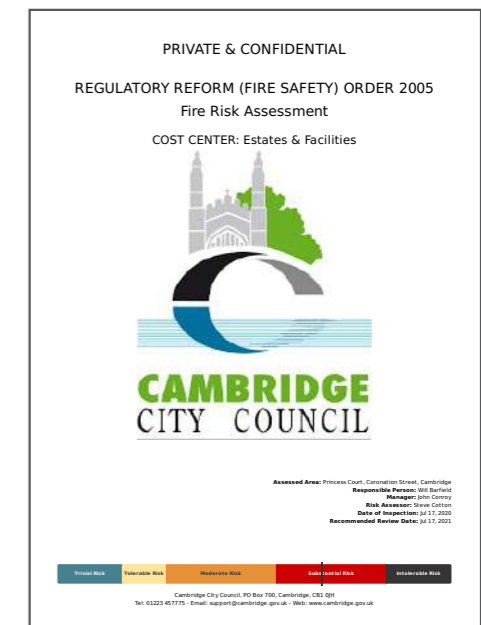


Hanover Court Asbestos Survey Report, Properties 1, 4, 5, 9, 13, 14, 17, 18, 19, 20, 26, 31, 33, 38, 57, 61, 62, 67, 68, 70, 71

Date: 18 March 2014



Hanover Court Fire Risk Assessment Review



Hanover Court Fire Risk Assessment Review

## Making the case for Redevelopment

### – “Do nothing” and the analysis of existing buildings

Quality of accommodation

Condition of existing buildings

Anticipated longevity/lifespan of existing buildings

Fire strategy

### – Refurbishment Option

Existing building construction type

Capacity for refurbishment and adaptation

- increasing size of homes

- improving comfort levels (thermal, acoustic, energy)

### – Redevelopment

Providing additional new affordable homes












Improving existing housing stock

- reducing energy demands

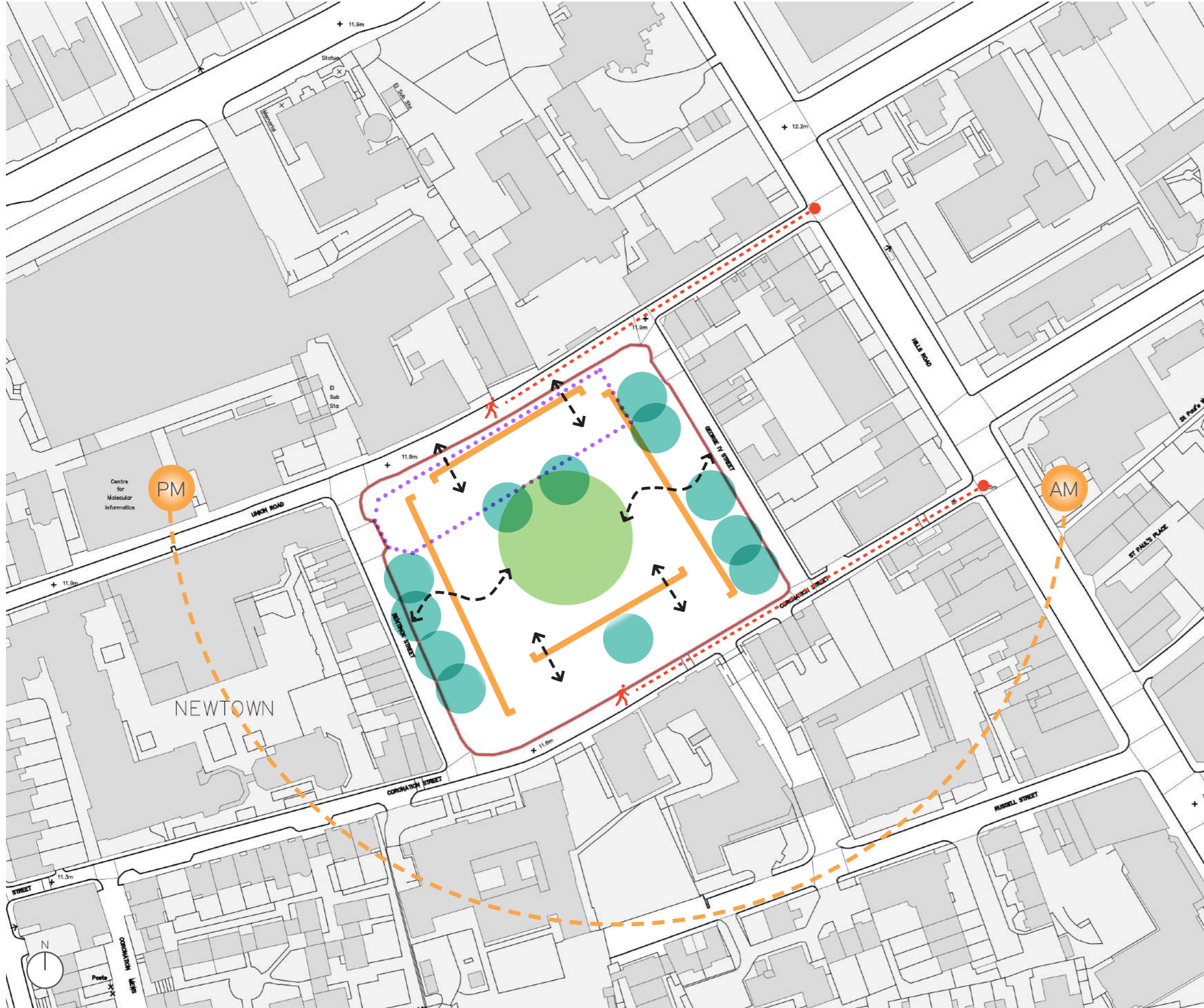
- reducing maintenance demands








# Site Constraints



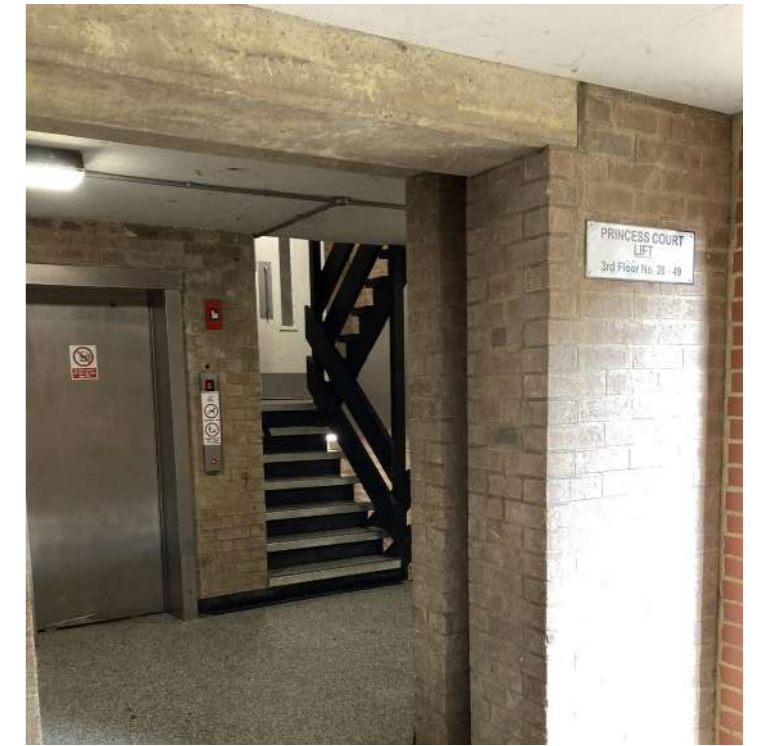
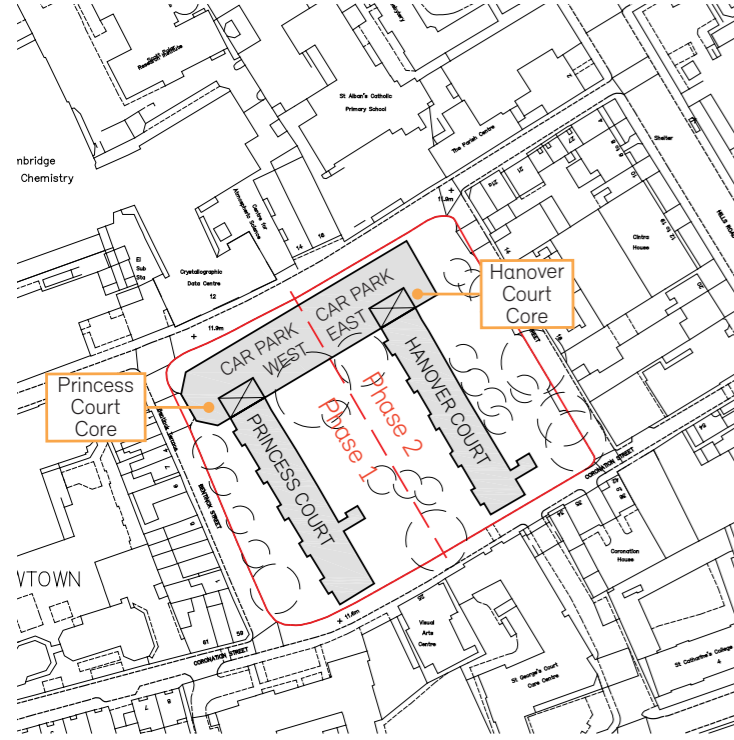
-  SLOPE / RAMP
-  FOCAL POINT / GATEWAY
-  BUILDING OF INTEREST
-  SITE BOUNDARY
-  EXISTING PEDESTRIAN / CYCLE ROUTES
-  WINDOWS ON PROPERTIES ON ADJACENT SITES
-  EXISTING RESIDENTIAL BUILDINGS
-  NOISE SOURCE
-  EXISTING TREES
-  ACTIVE FRONTAGE
-  EXISTING BUILDINGS

# Site Opportunities



-  EXISTING GARAGE BLOCK
-  100M
-  SITE BOUNDARY
-  PROPOSED PEDESTRIAN / CYCLE ROUTES
-  EXISTING TREES
-  ACTIVE FRONTAGE
-  EXISTING BUILDINGS

# Phasing Considerations



## PHASE 1 - DECANT AND DEMOLISH

- Decant Princess Court residents off site
- Demolish Princess Court and west side of car park

## PHASE 1 - BUILD

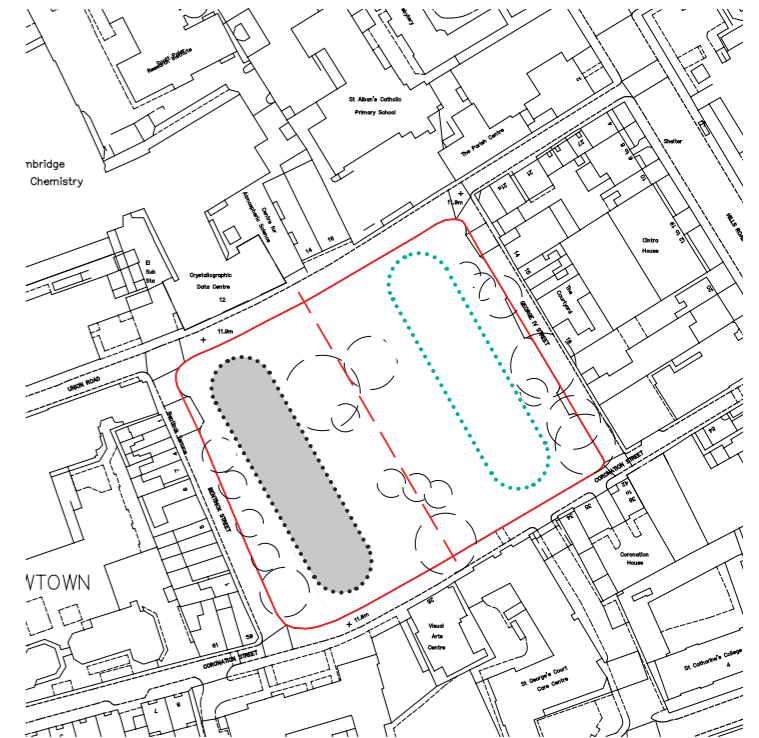
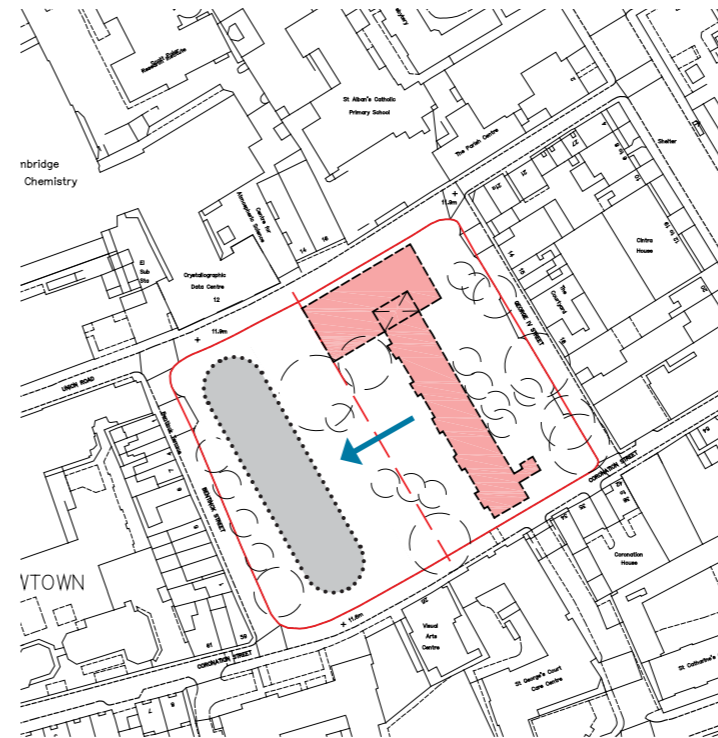
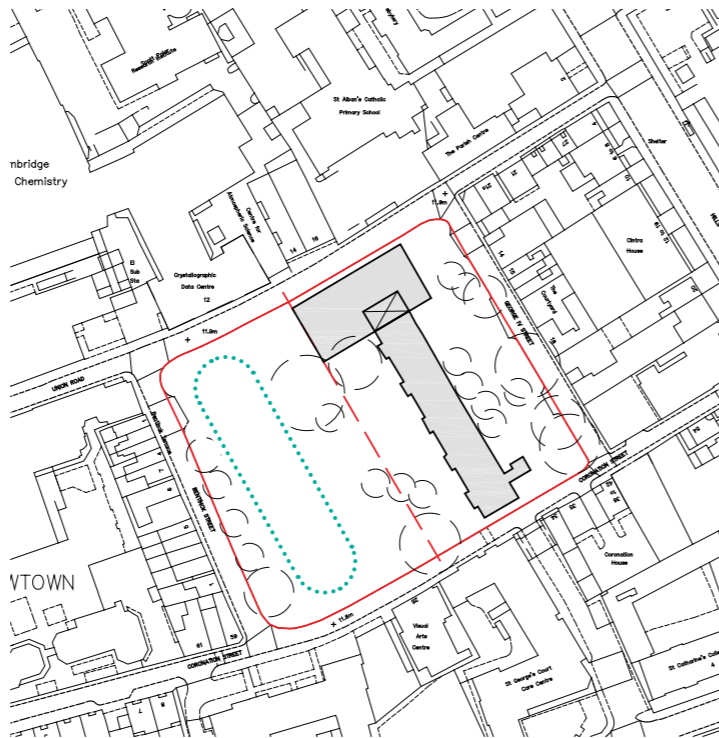
- New blocks built on Princess Court site
- Hanover Court residents remain throughout construction

## PHASE 2 - DECANT AND DEMOLISH

- Decant Hanover Court residents into new blocks
- Demolish Hanover Court and east side of car park

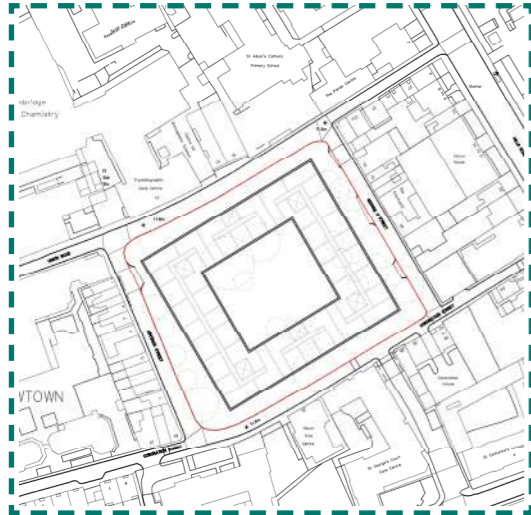
## PHASE 2 - BUILD

- New blocks built on Hanover Court site

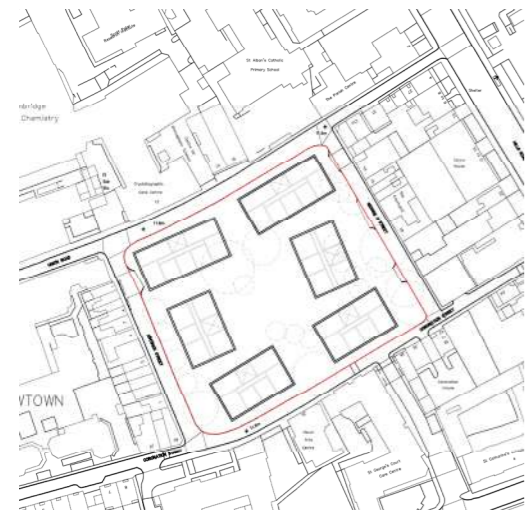
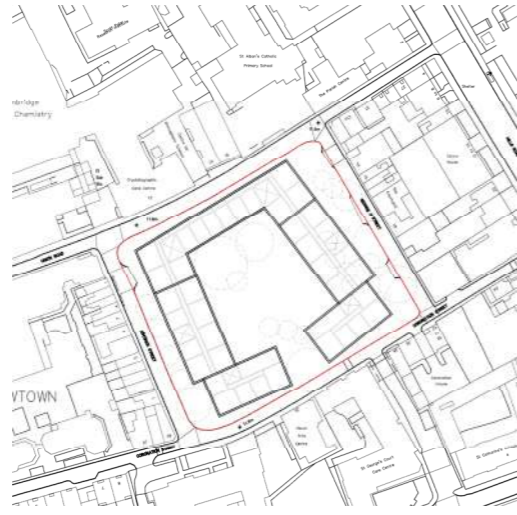


# Design Development

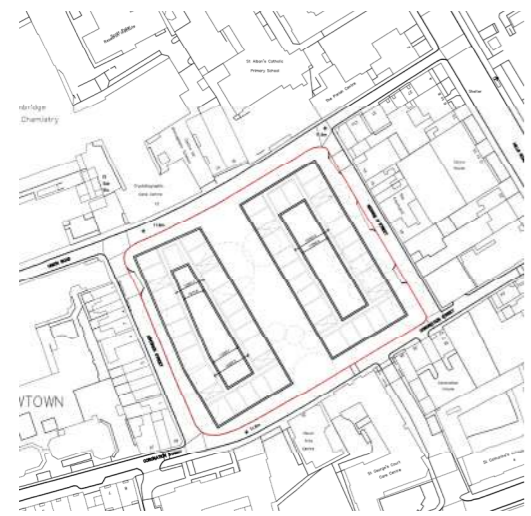
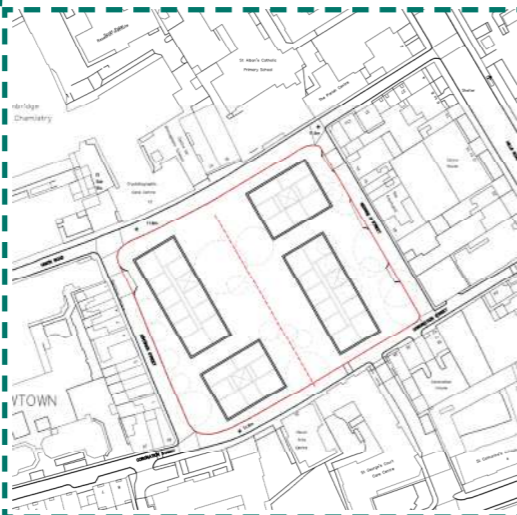
# Site Layout Studies



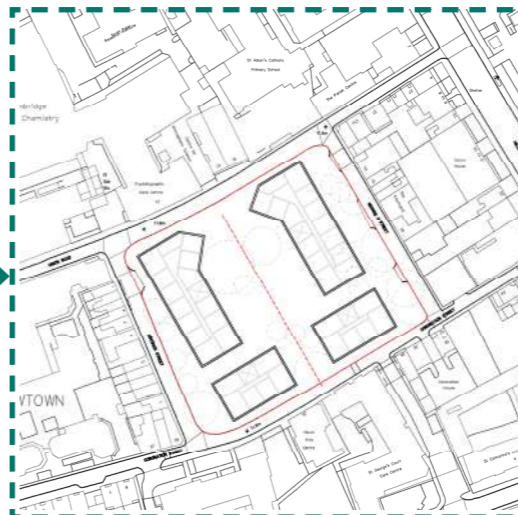
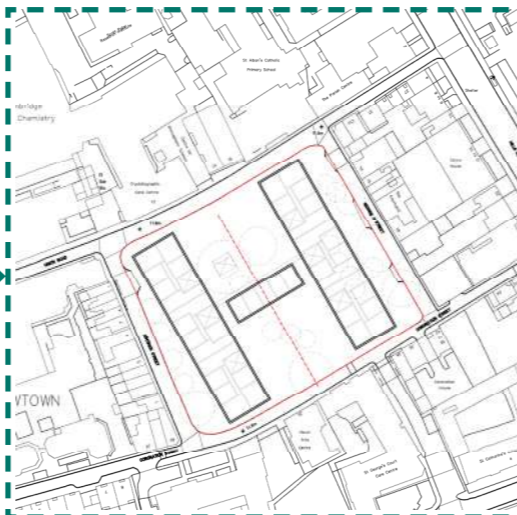
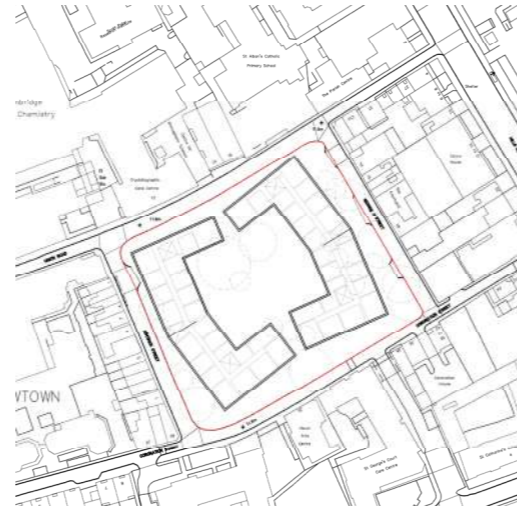
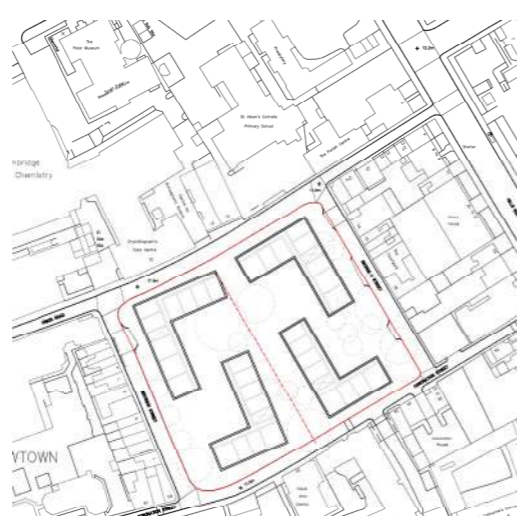
COURTYARDS



MANSION BLOCKS

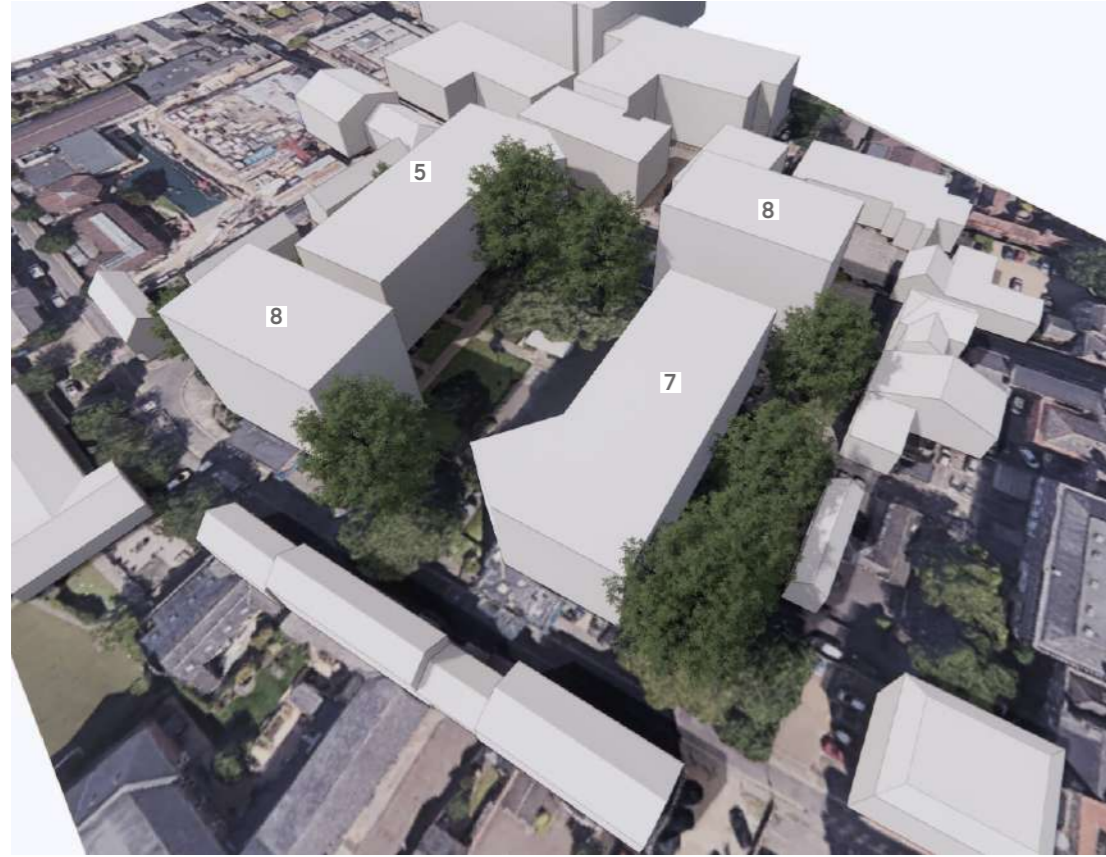


GALLERY ACCESS



←→ LAYOUT CONCEPTS TAKEN FORWARD

Initial Massing Studies



Option A

250 homes  
5-8 storeys

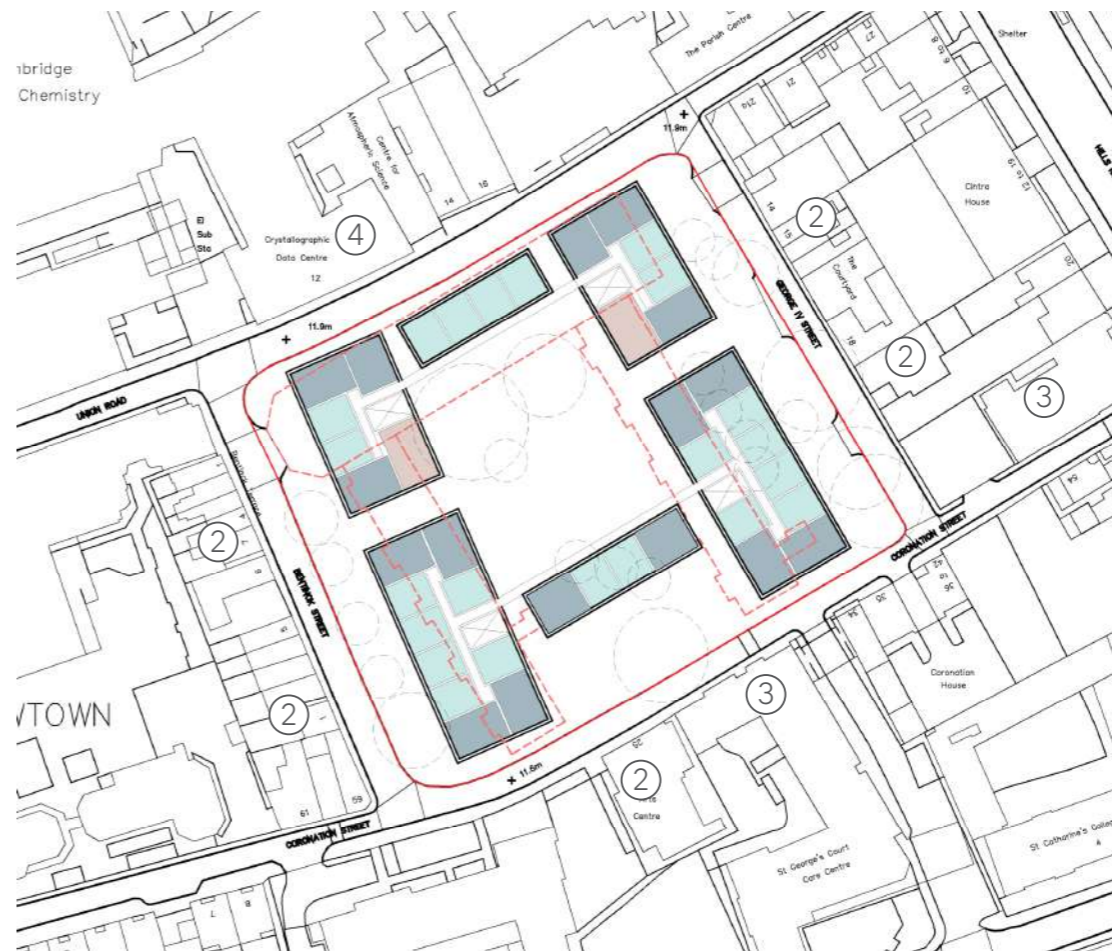
3D axonometric view



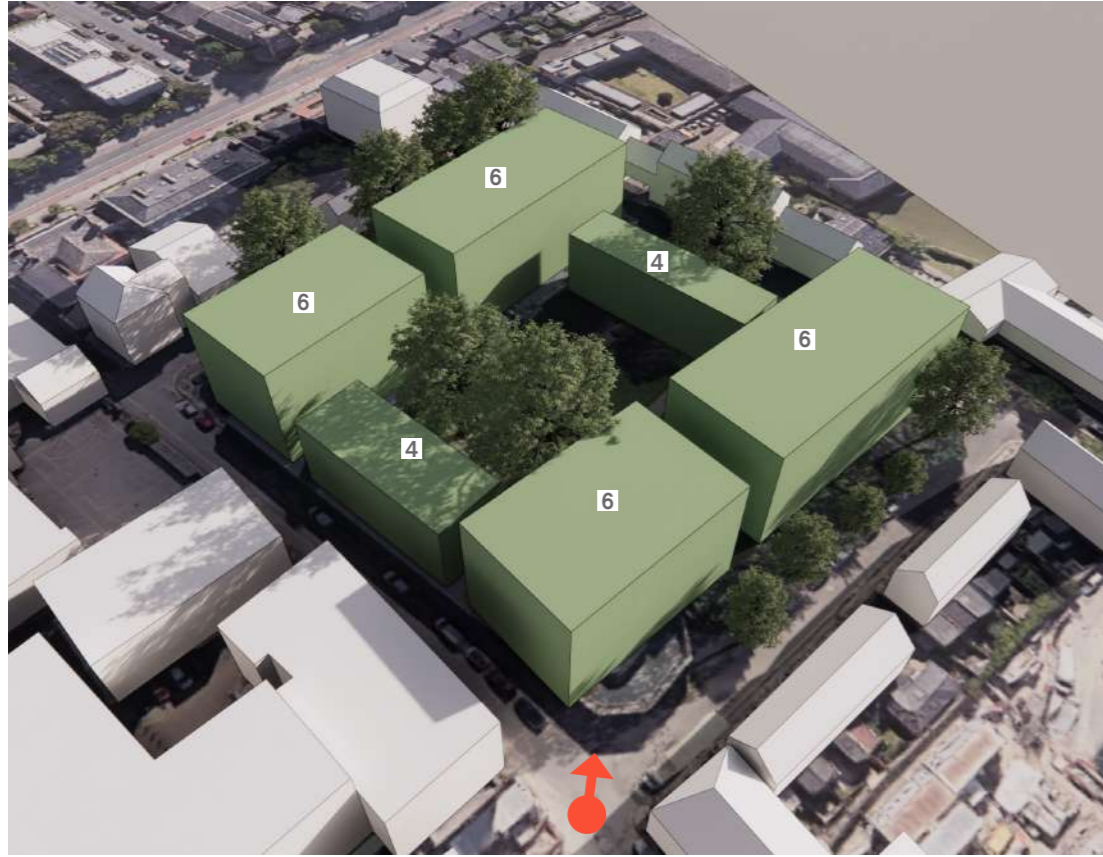
Option B

250 homes  
6-7 storeys

3D axonometric view



Initial Massing Studies



Option C  
214 homes  
4-6 storeys

3D axonometric view



Massing view from the corner of Bentinck Street and Union Road



Option D  
198 homes  
4-7 storeys

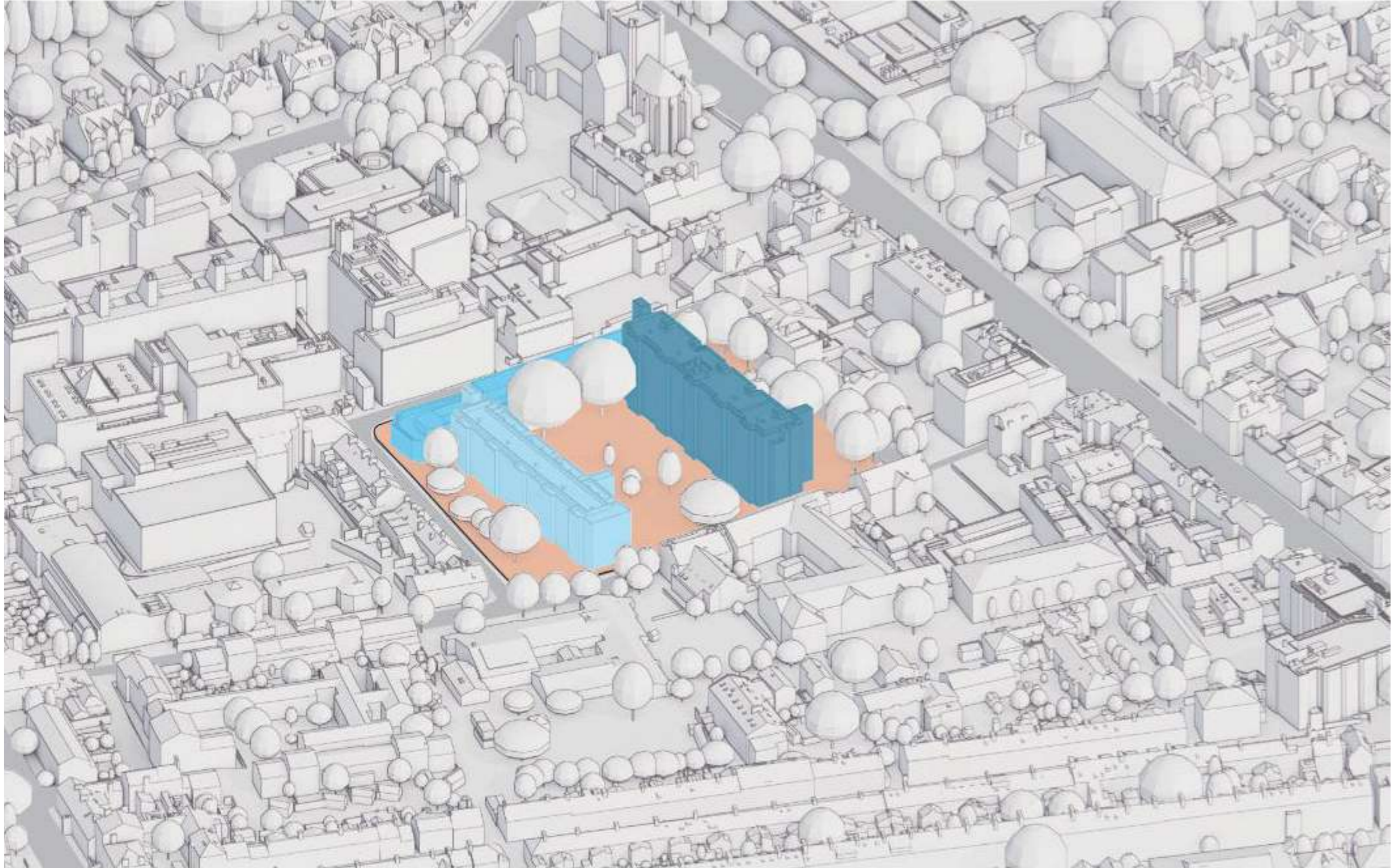
3D axonometric view



Massing view from the corner of Bentinck Street and Union Road

# Design Approach



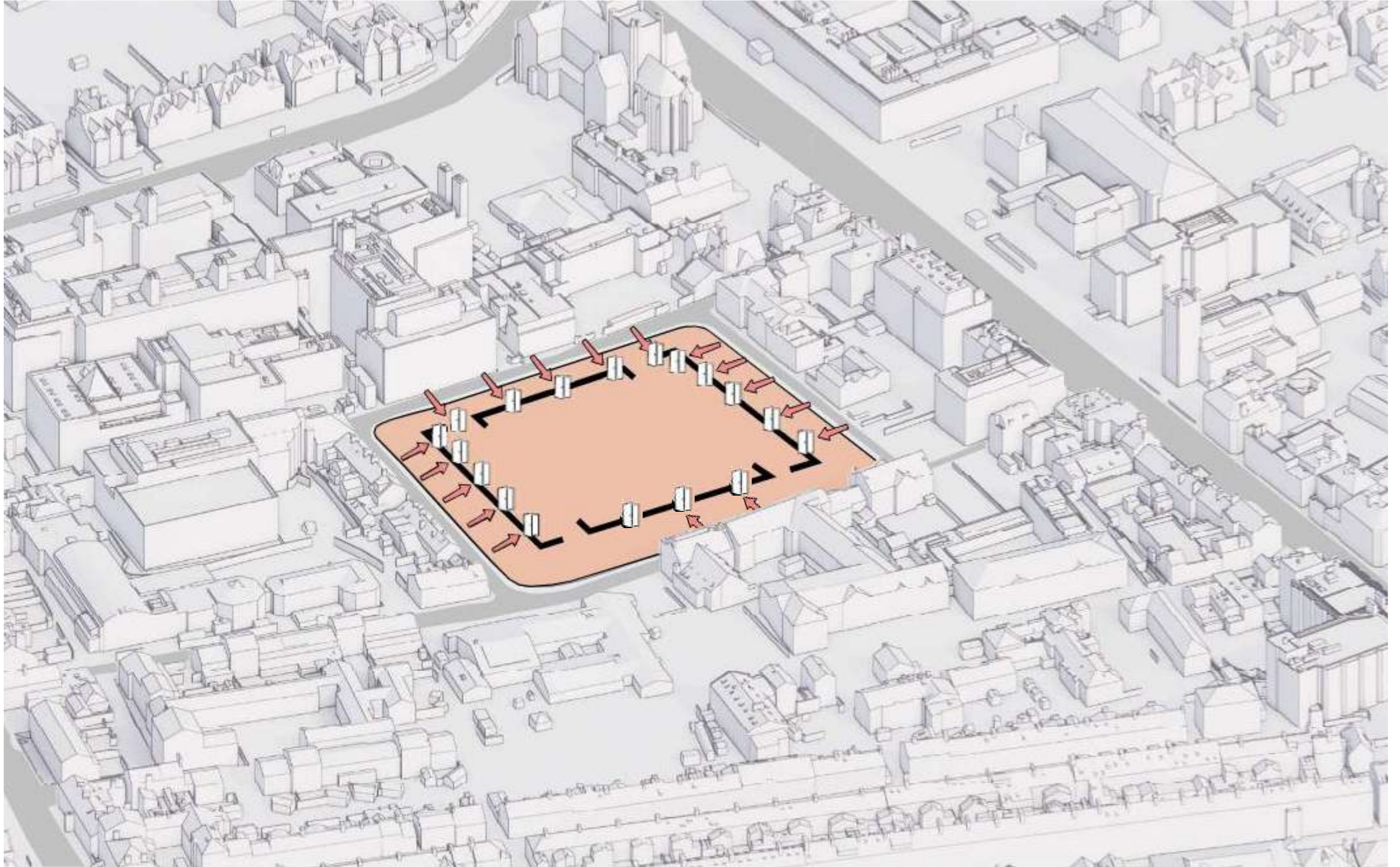


Existing Mature Trees

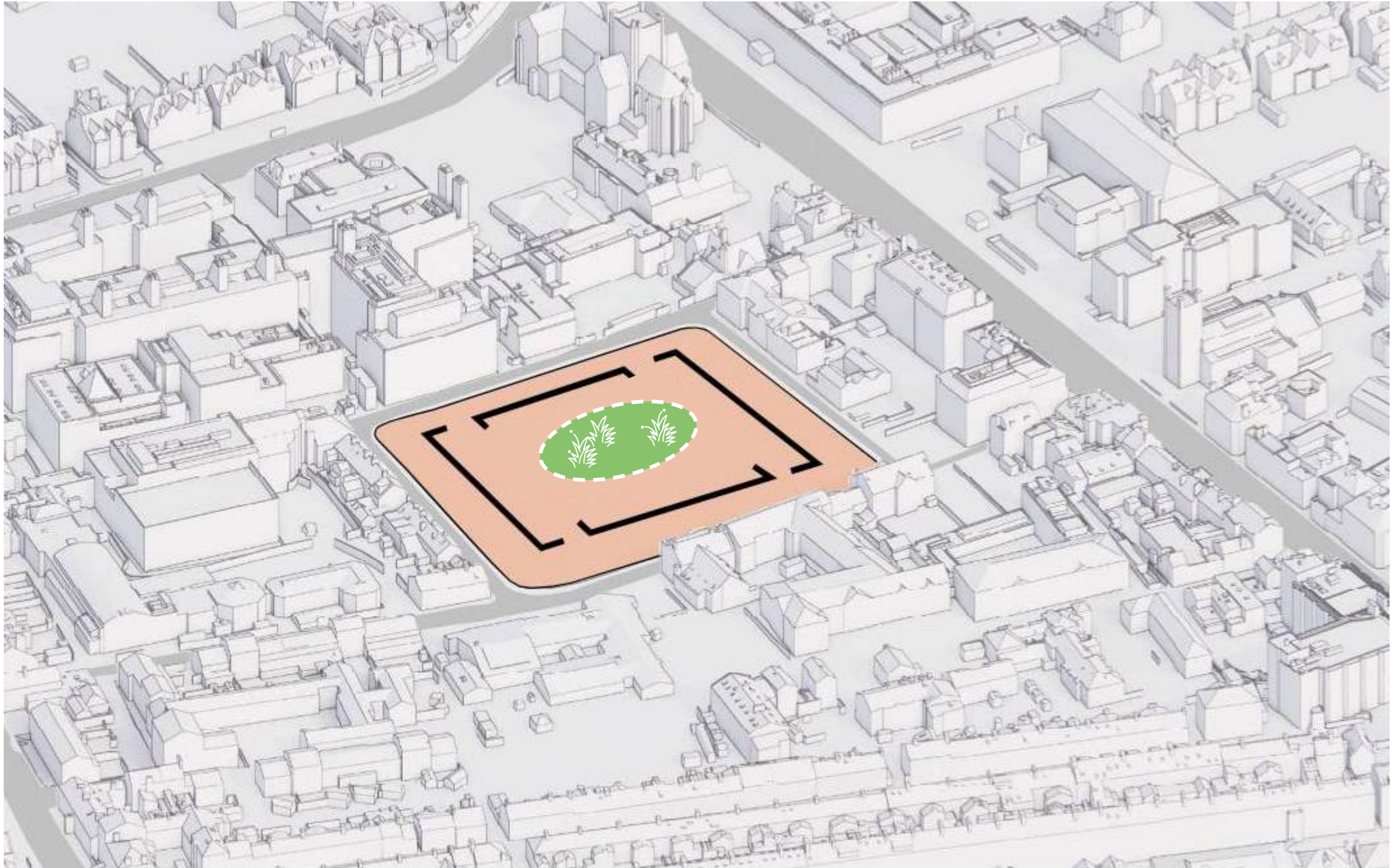


Line the site with Buildings aligned to existing Streets

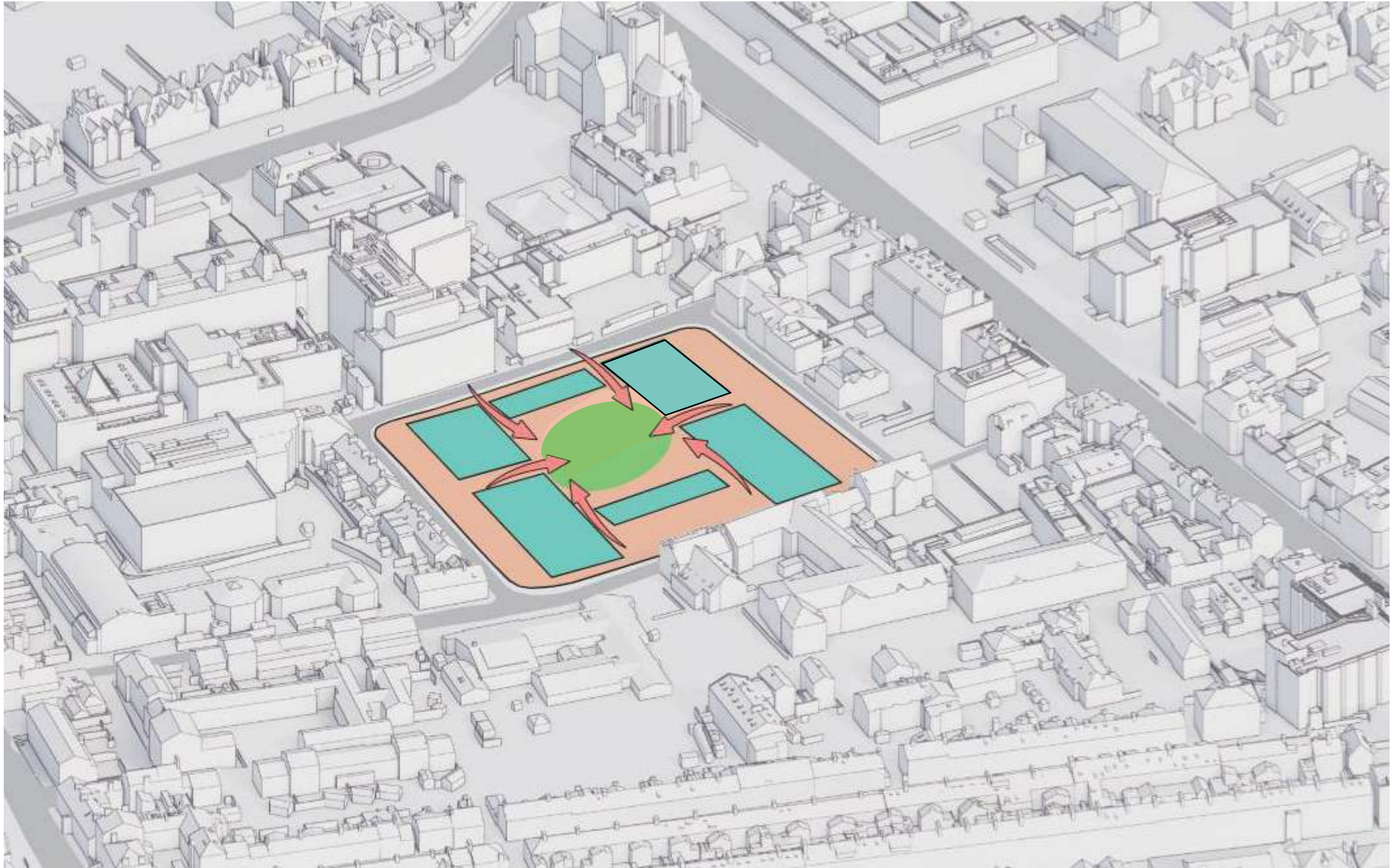




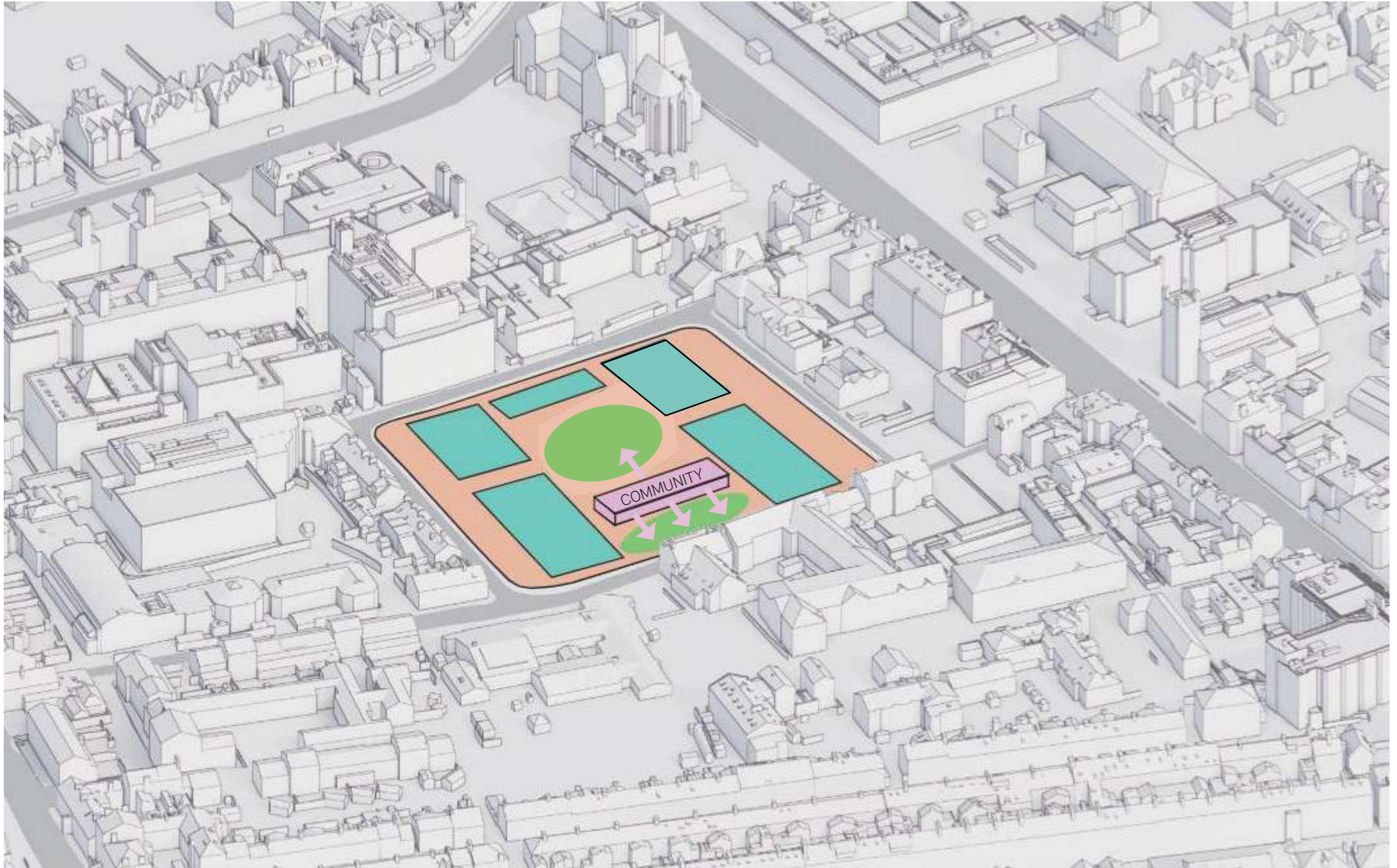
Establish a green landscaped heart

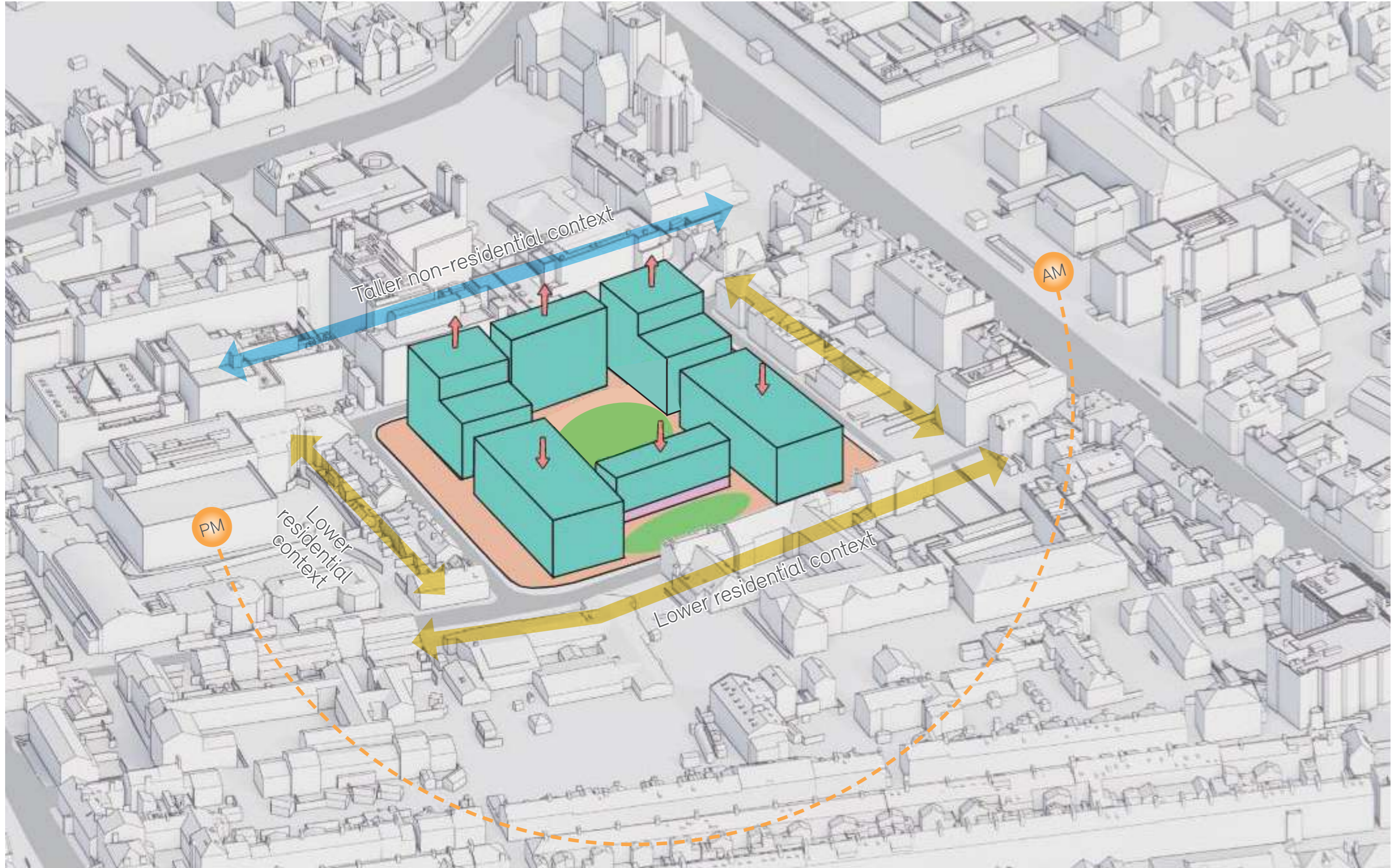


Provide visual and physical permeability through the site



Position the Community Space at the heart of the scheme





# Site Layout

# Ground Floor Plan

Cambridge  
Chemistry



# Typical Floor Plan

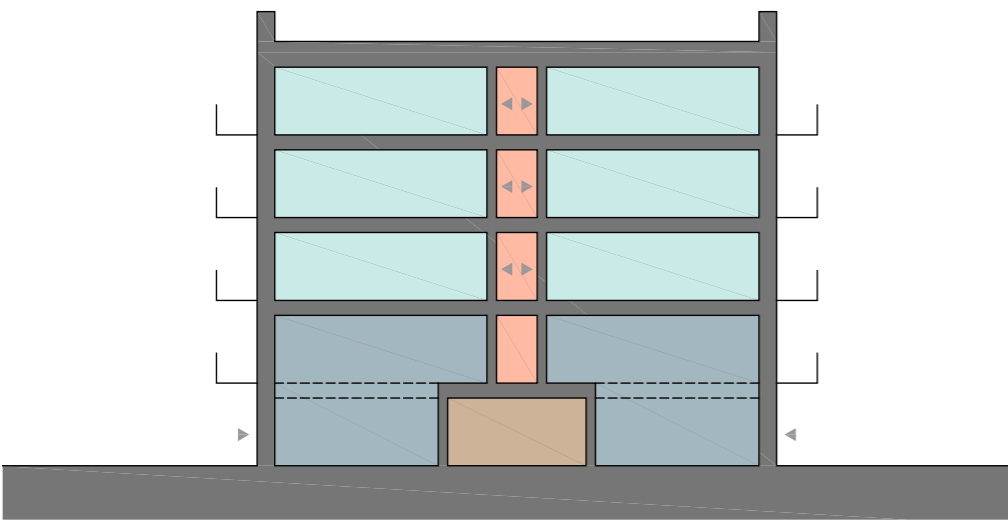


GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

- COMMUNITY SPACE
- 1B
- 2B
- 3B
- STORES/PLANT
- CIRCULATION



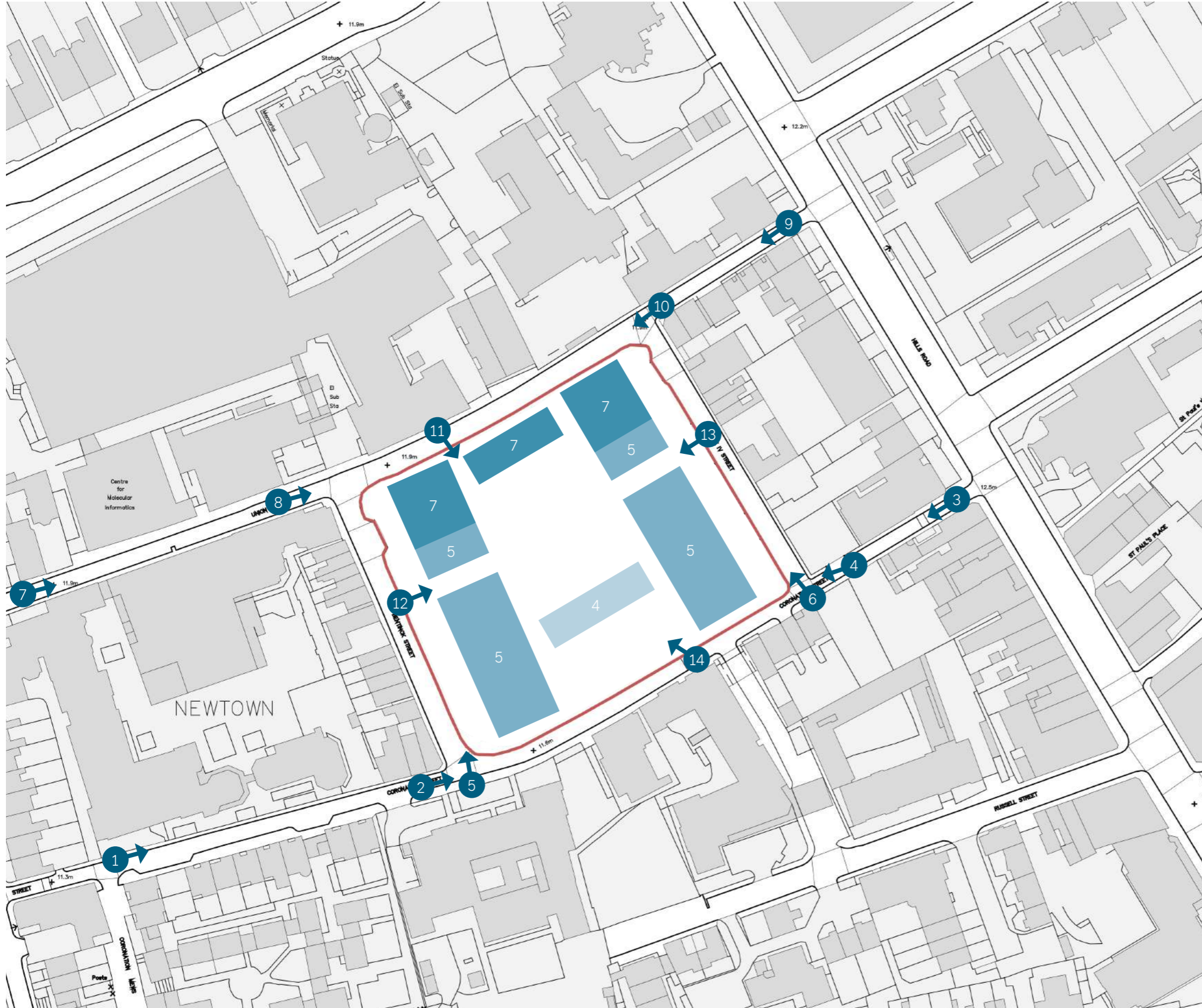
TYPICAL SECTION  
(BALCONY AMENITY SPACE SHOWN INDICATIVELY)

Home Type	1 bed	2 bed	3 bed
Total	106	78	16
<b>Grand Total</b>	<b>200</b>		
% Mix	53%	39%	8%

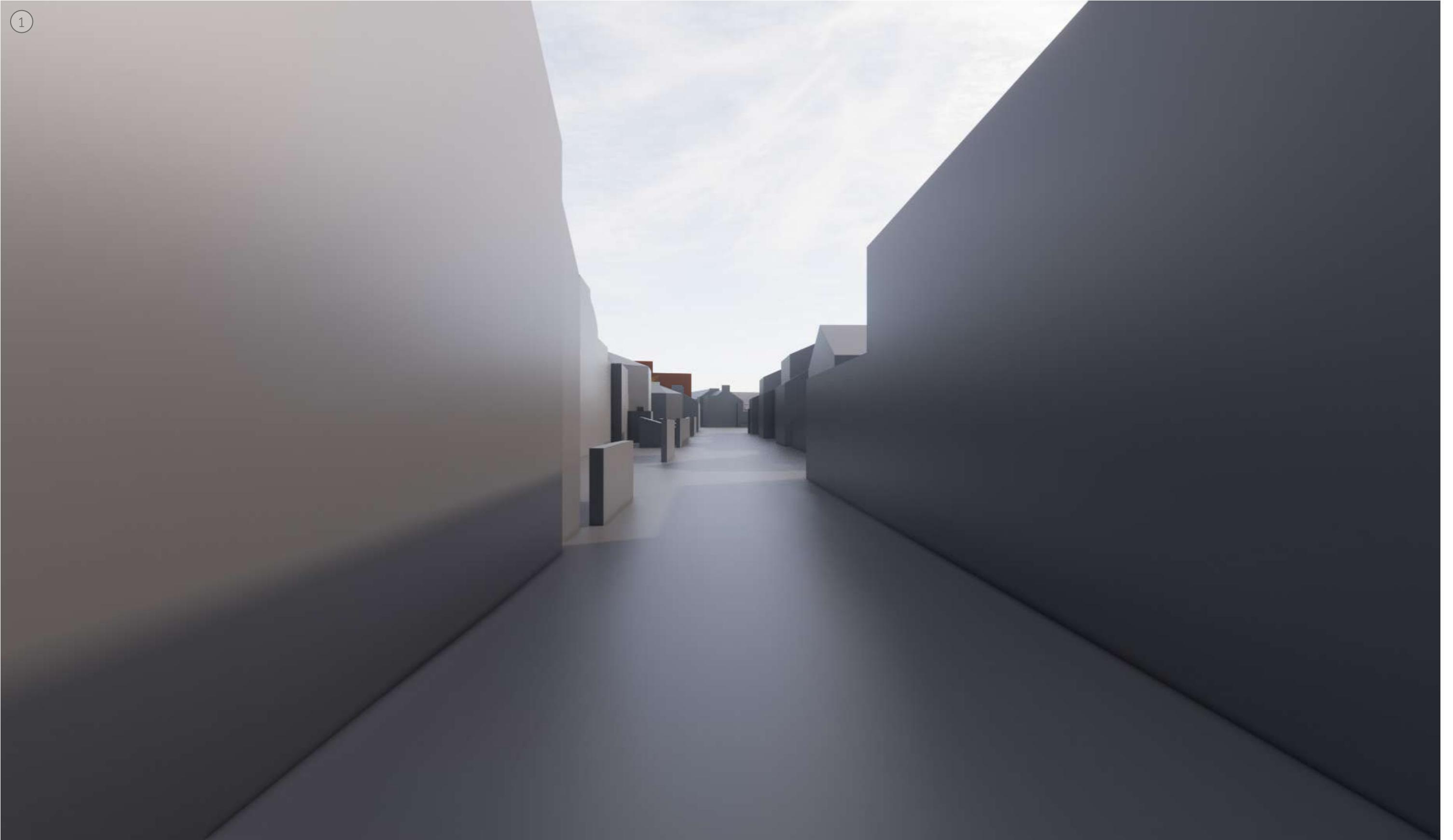
SCHEDULE OF ACCOMMODATION TABLE

# Street Views

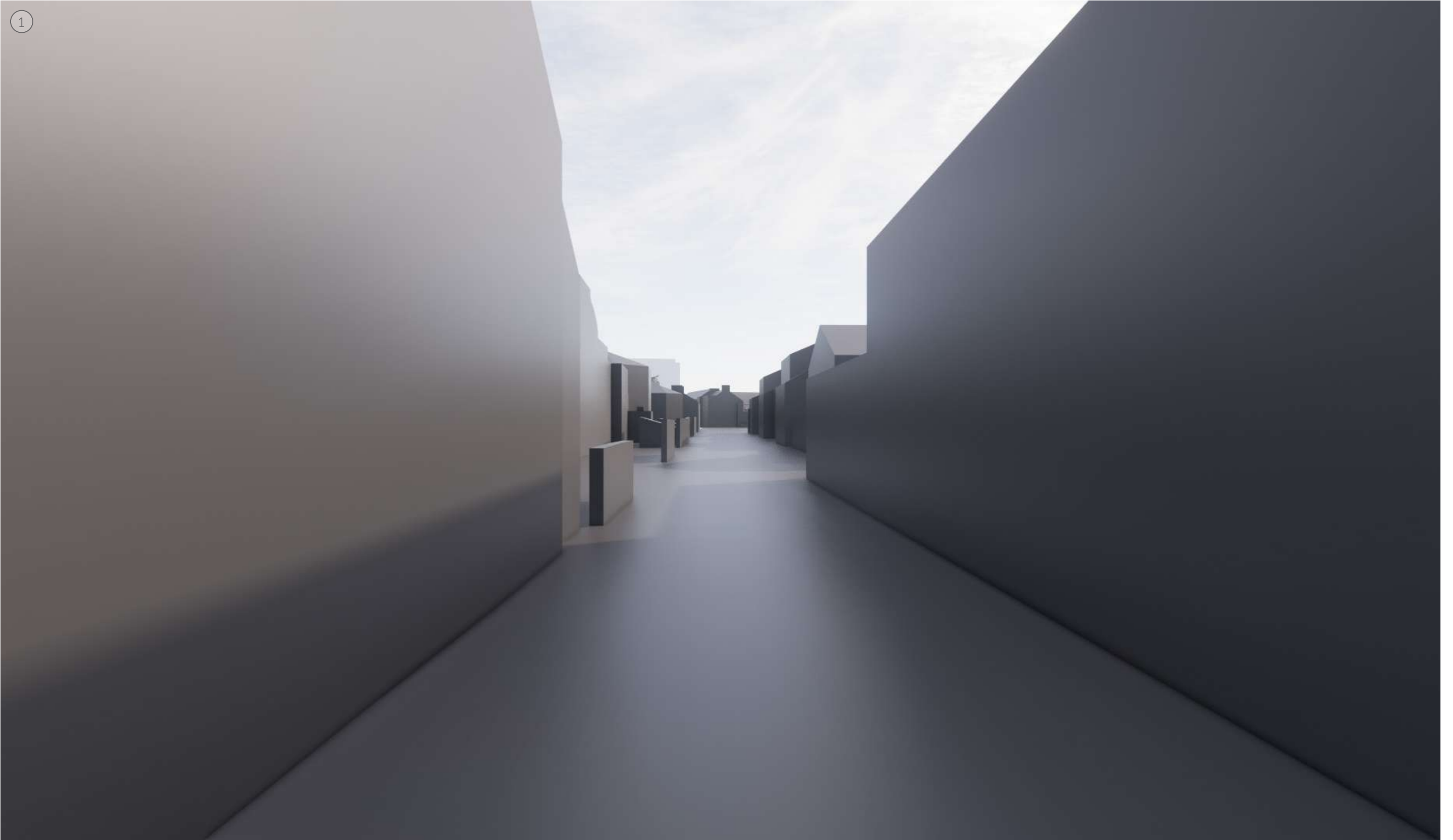
# Street View Locations



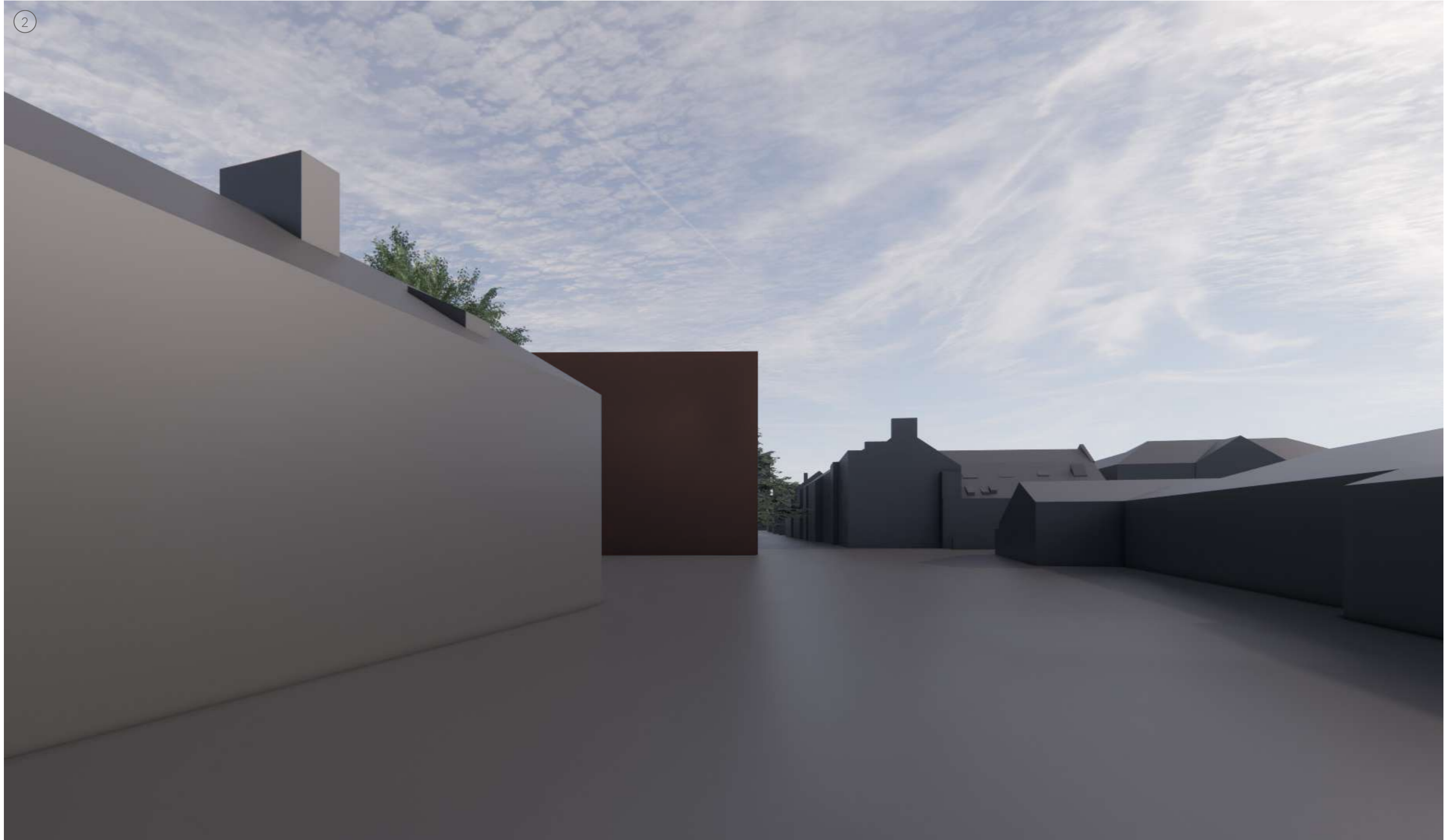
STREET VIEW LOCATIONS WITH BUILDING HEIGHTS



Coronation Street looking east



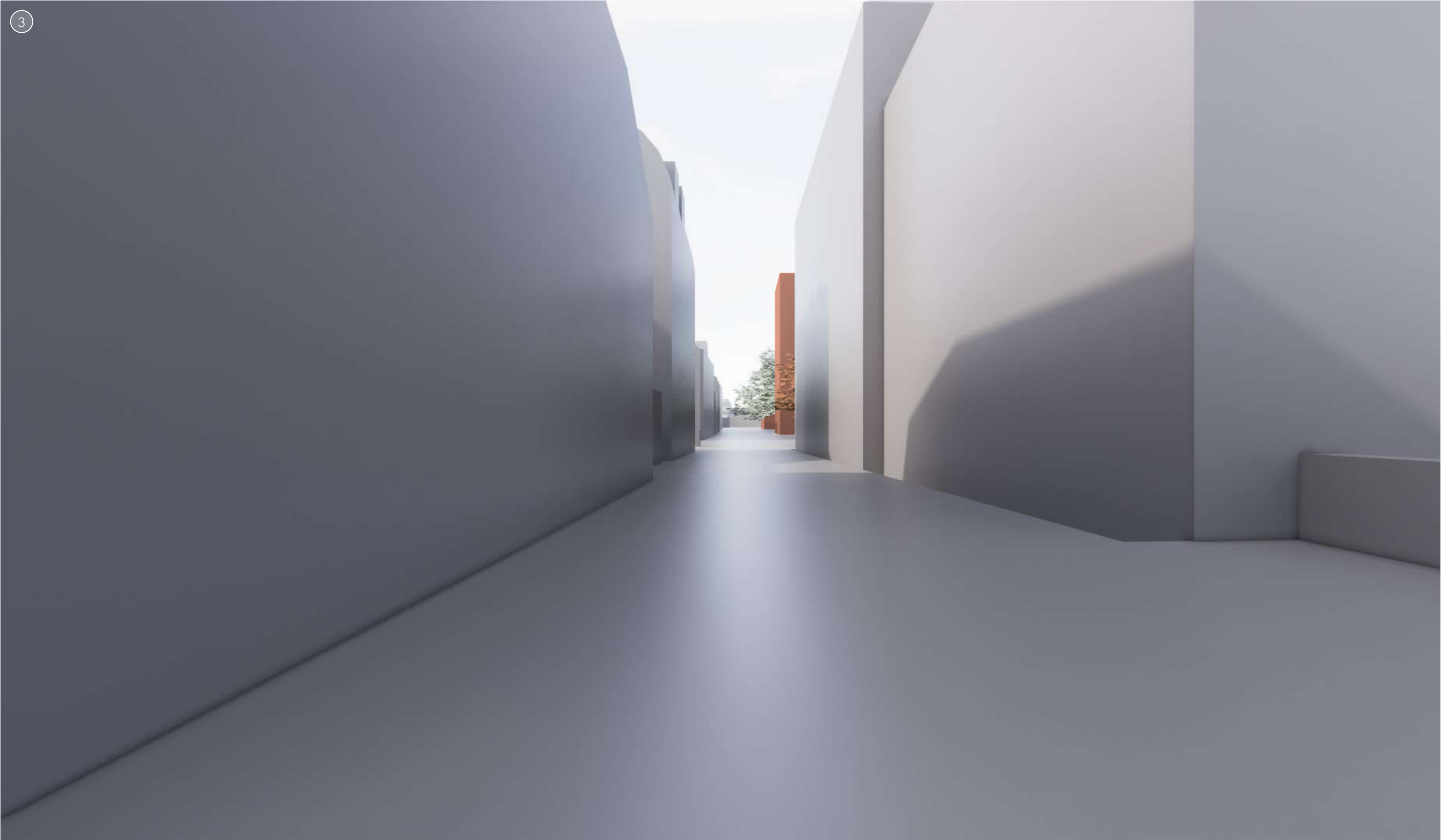
Coronation Street looking east



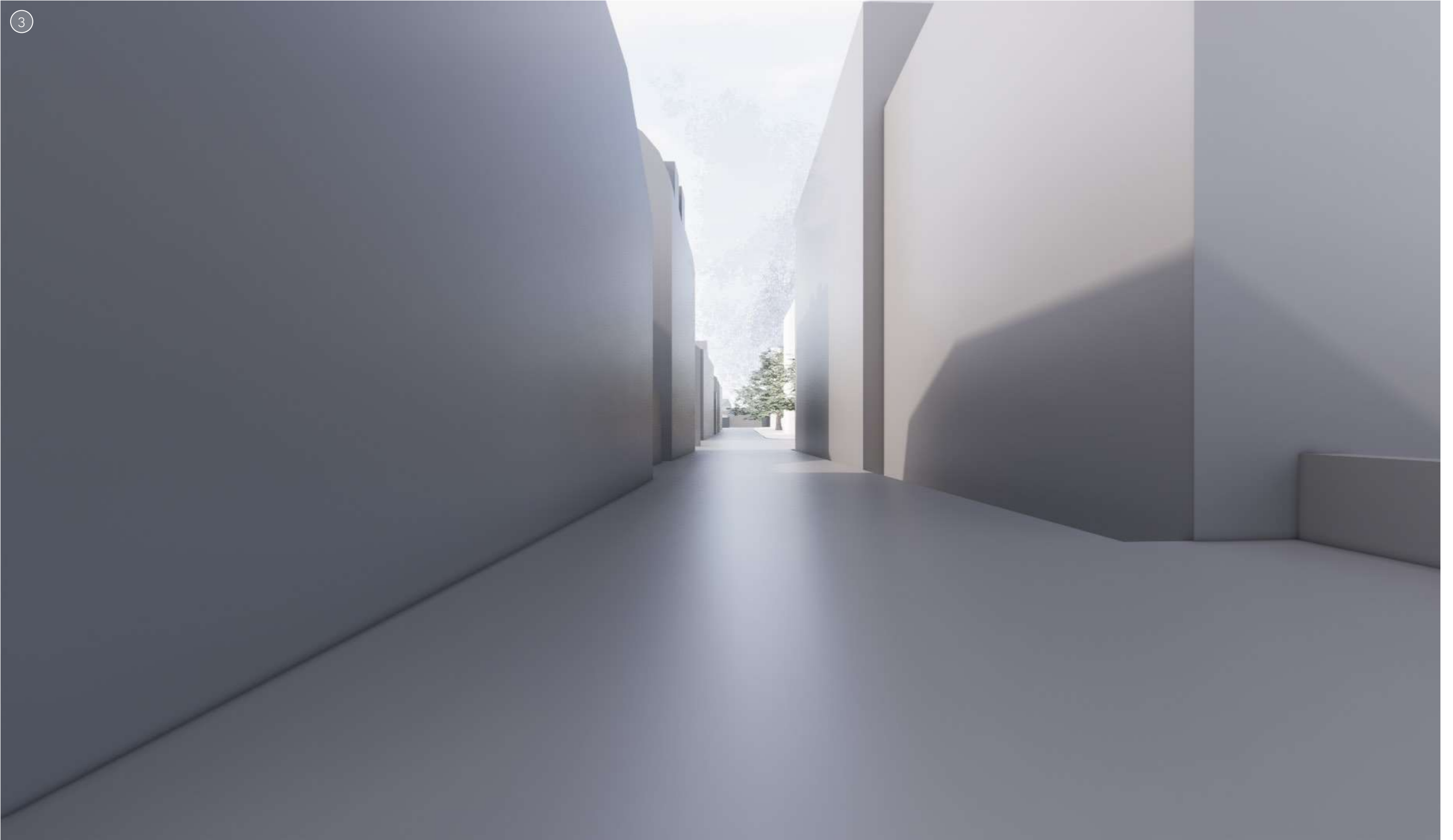
Coronation Street looking east



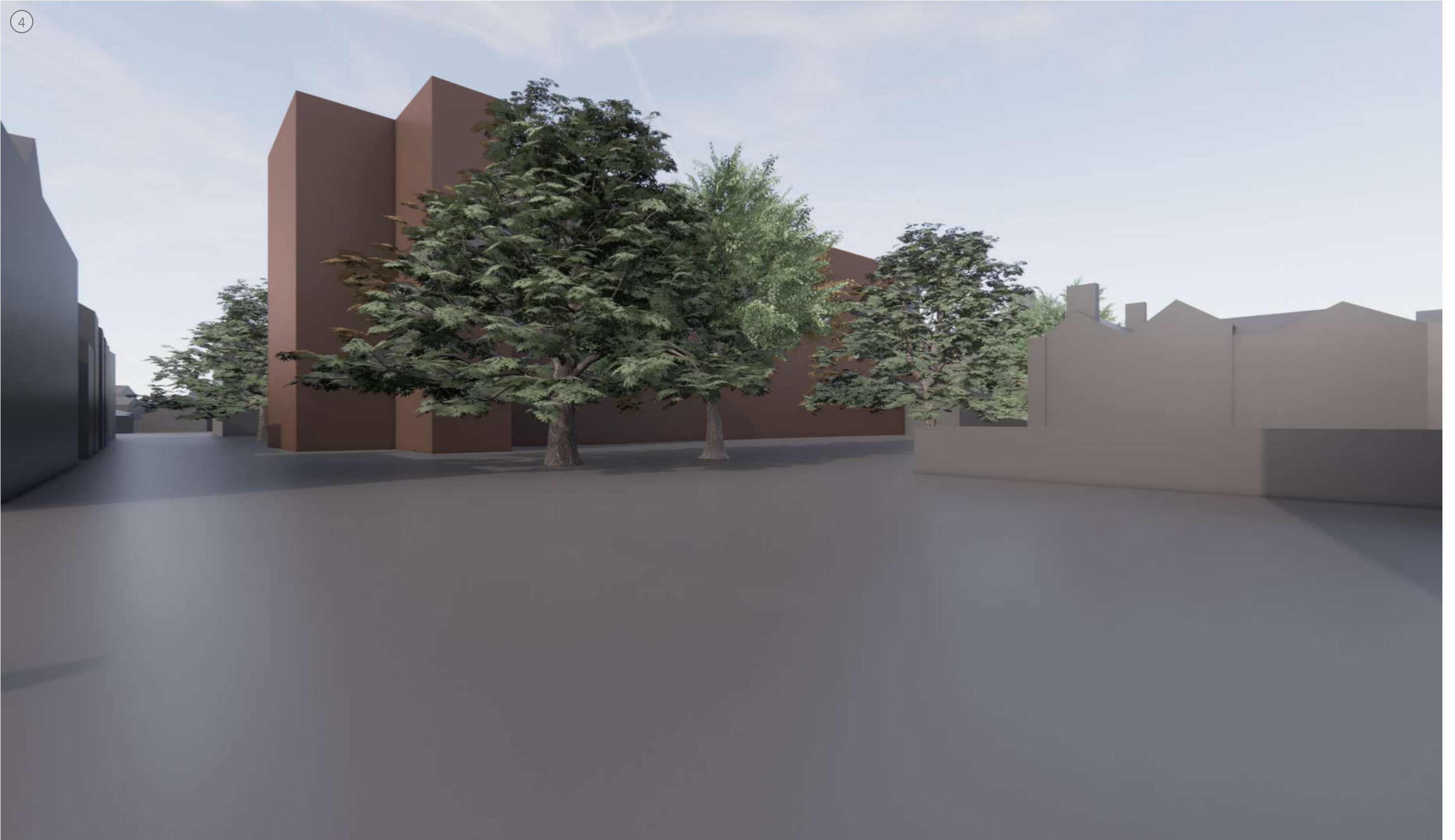
Coronation Street looking east



Coronation Street looking west



Coronation Street looking west

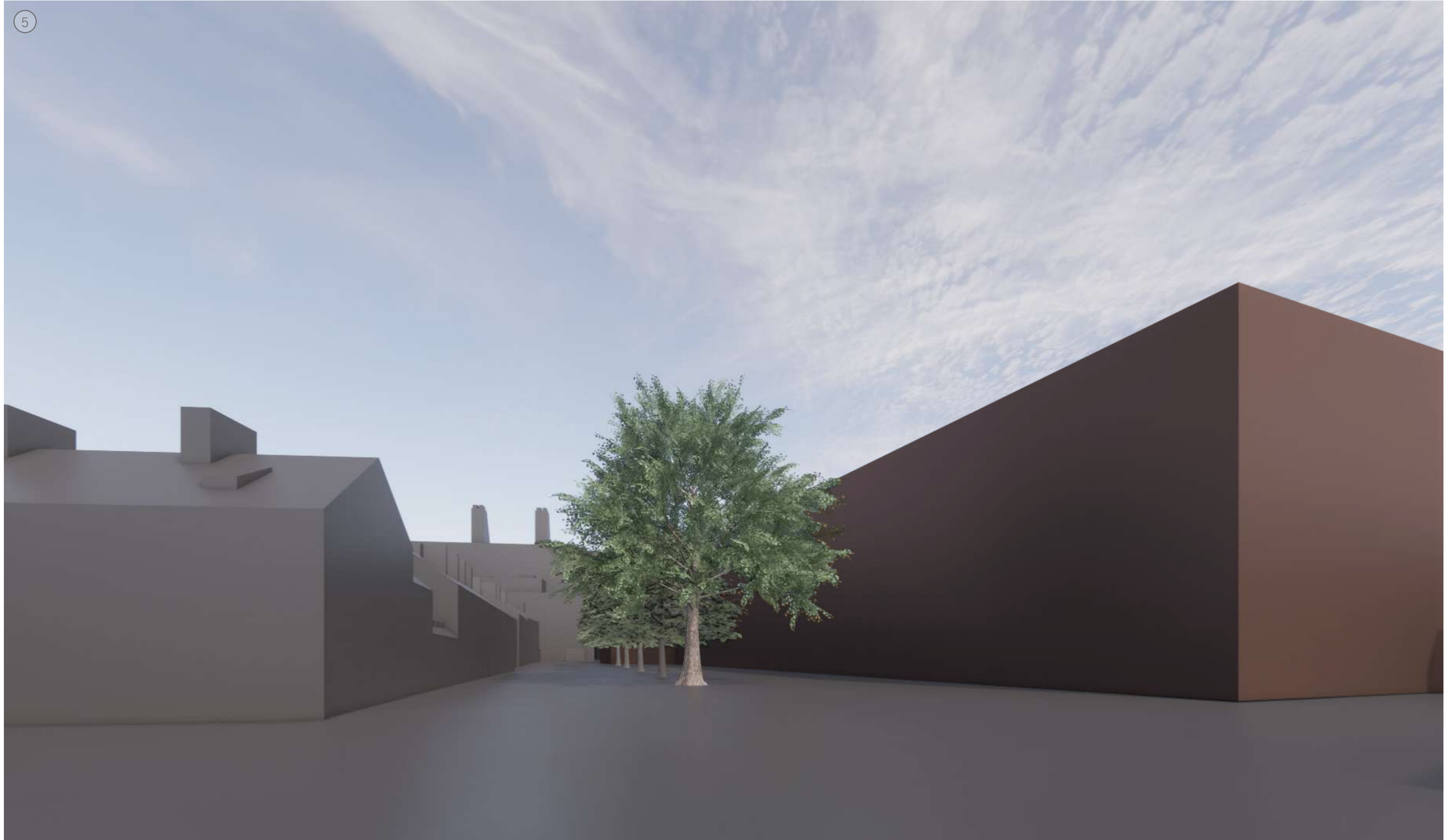


Coronation Street looking west



Coronation Street looking west

5



Bentinck Street looking north



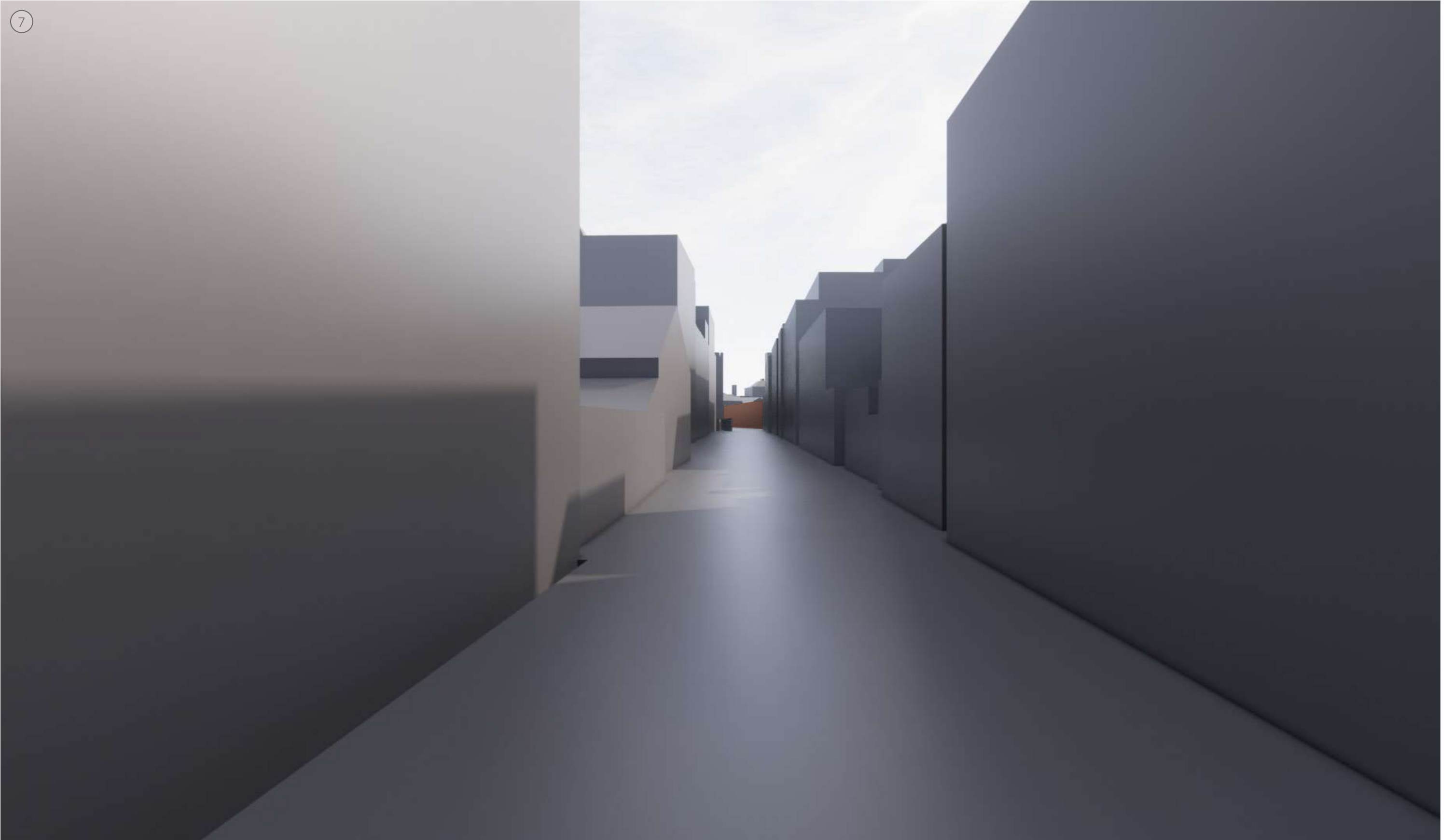
Bentinck Street looking north



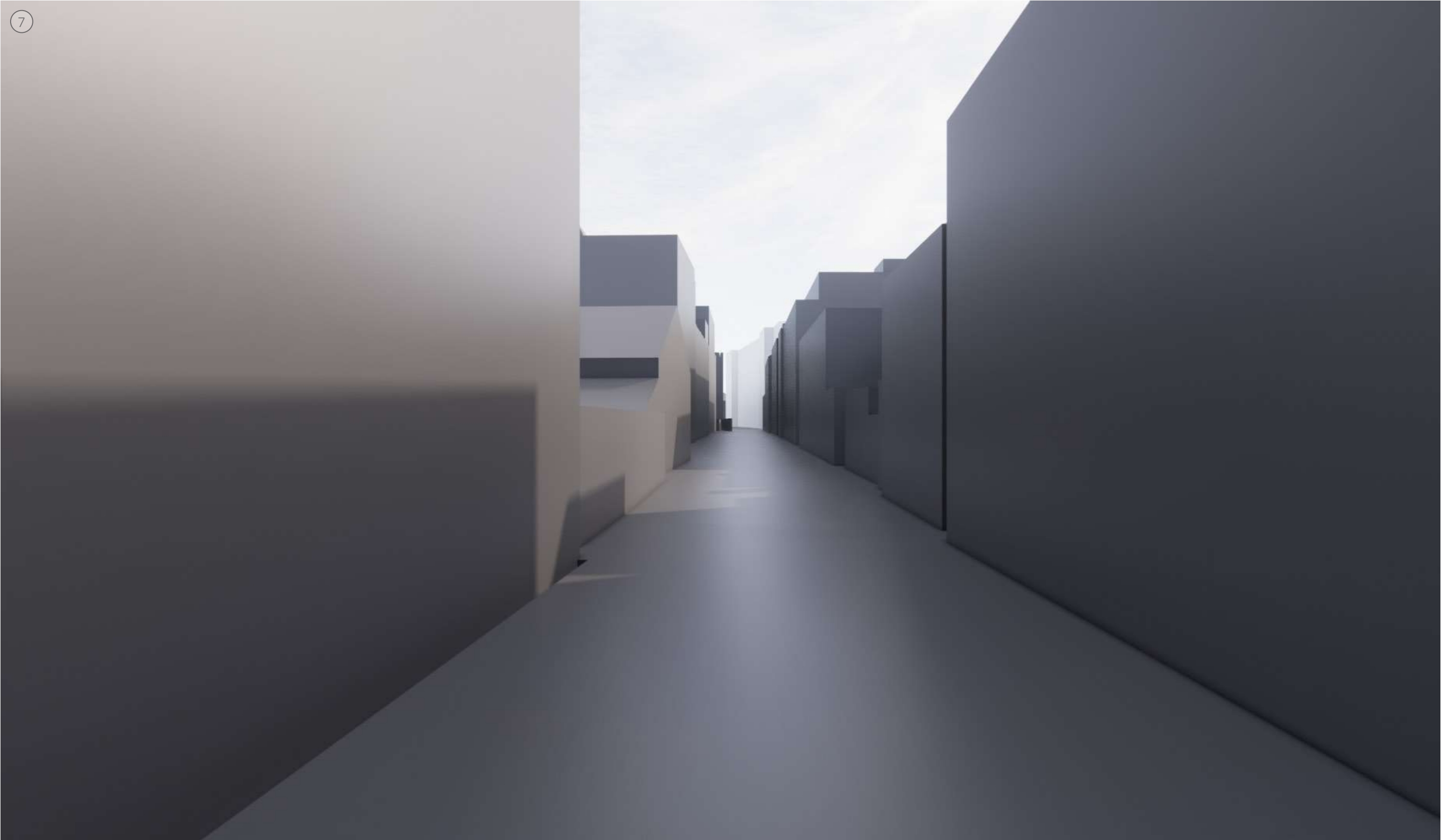
George IV Street looking north



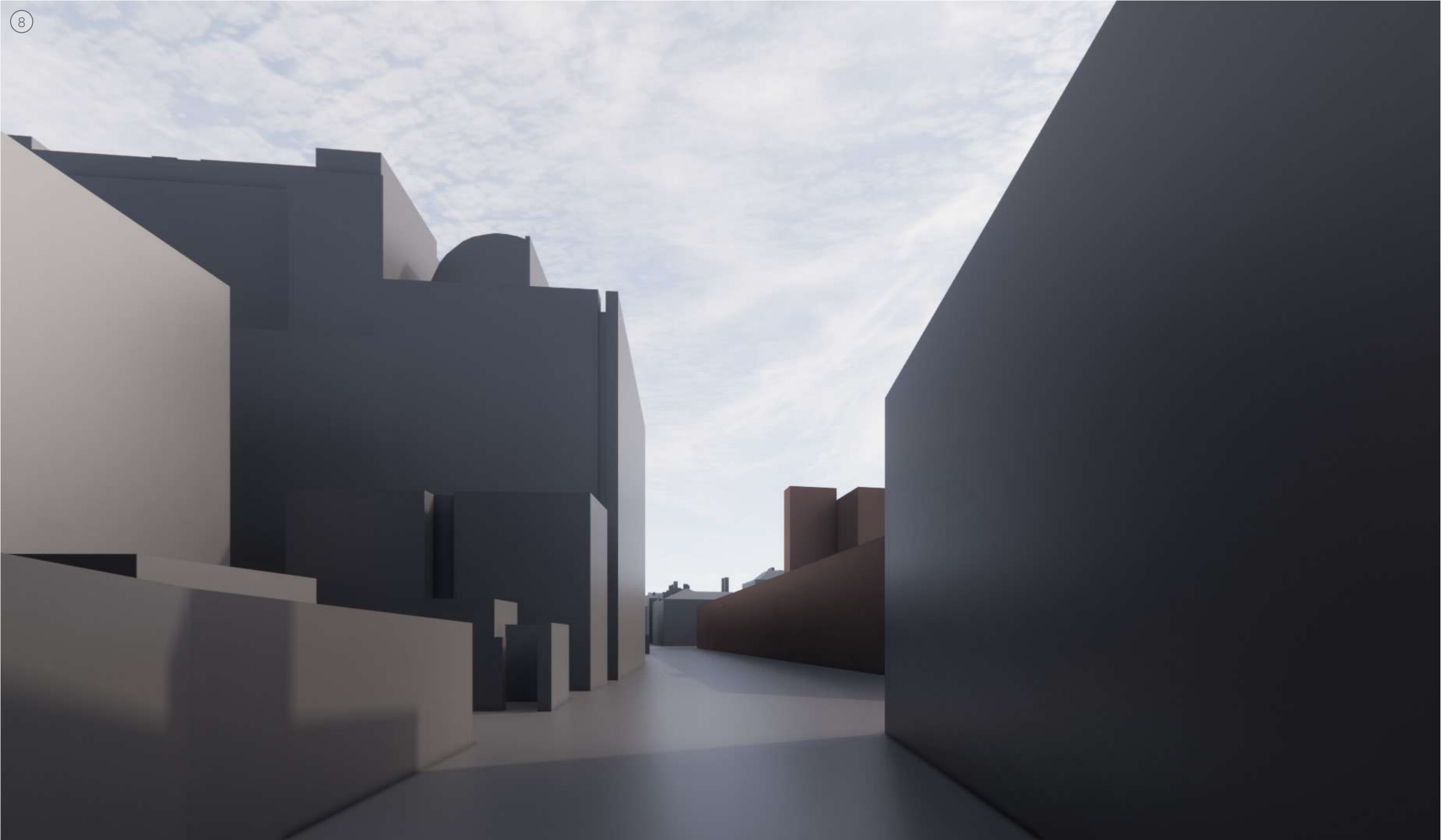
George IV Street looking north



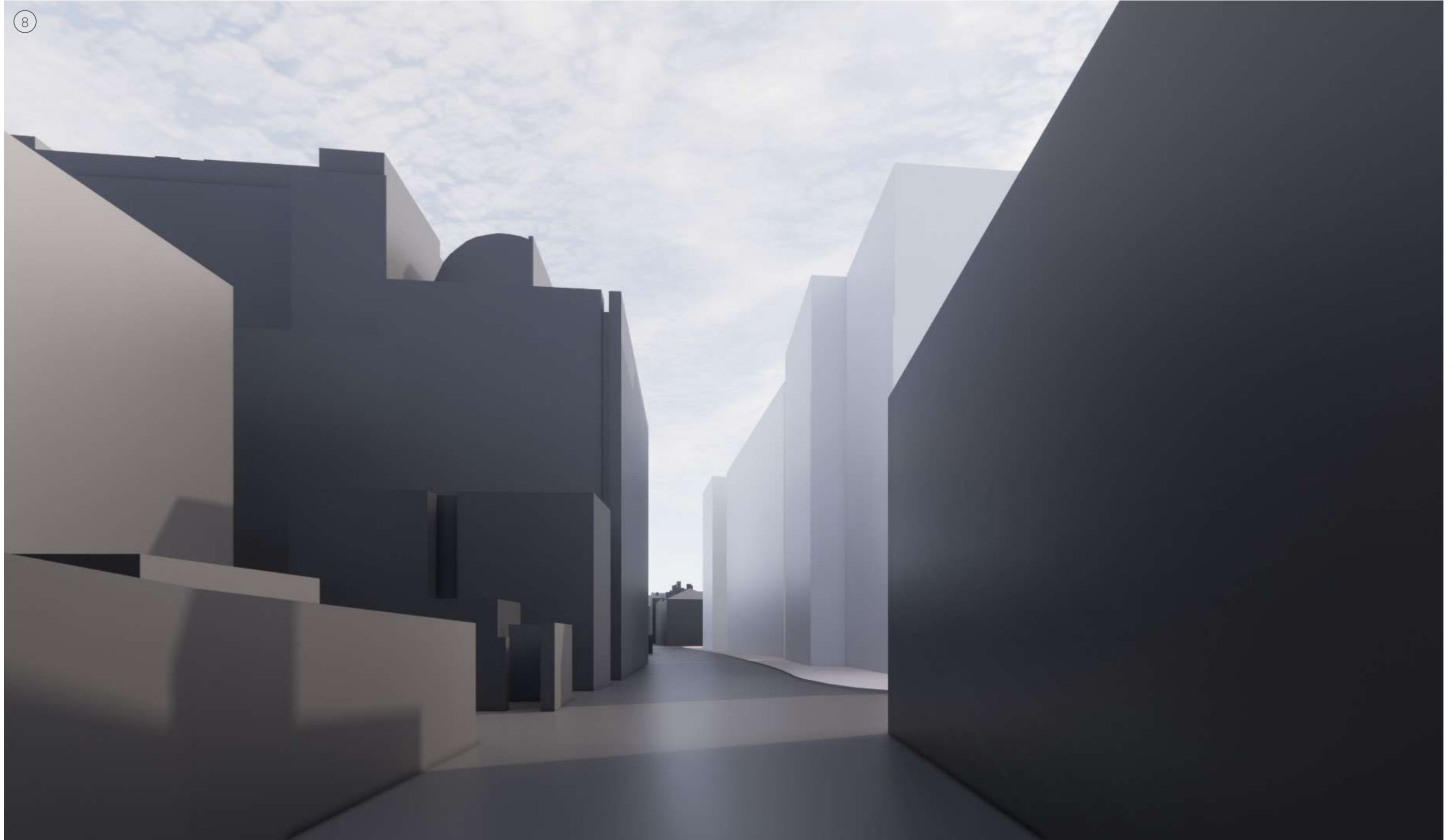
1. Union Road looking east



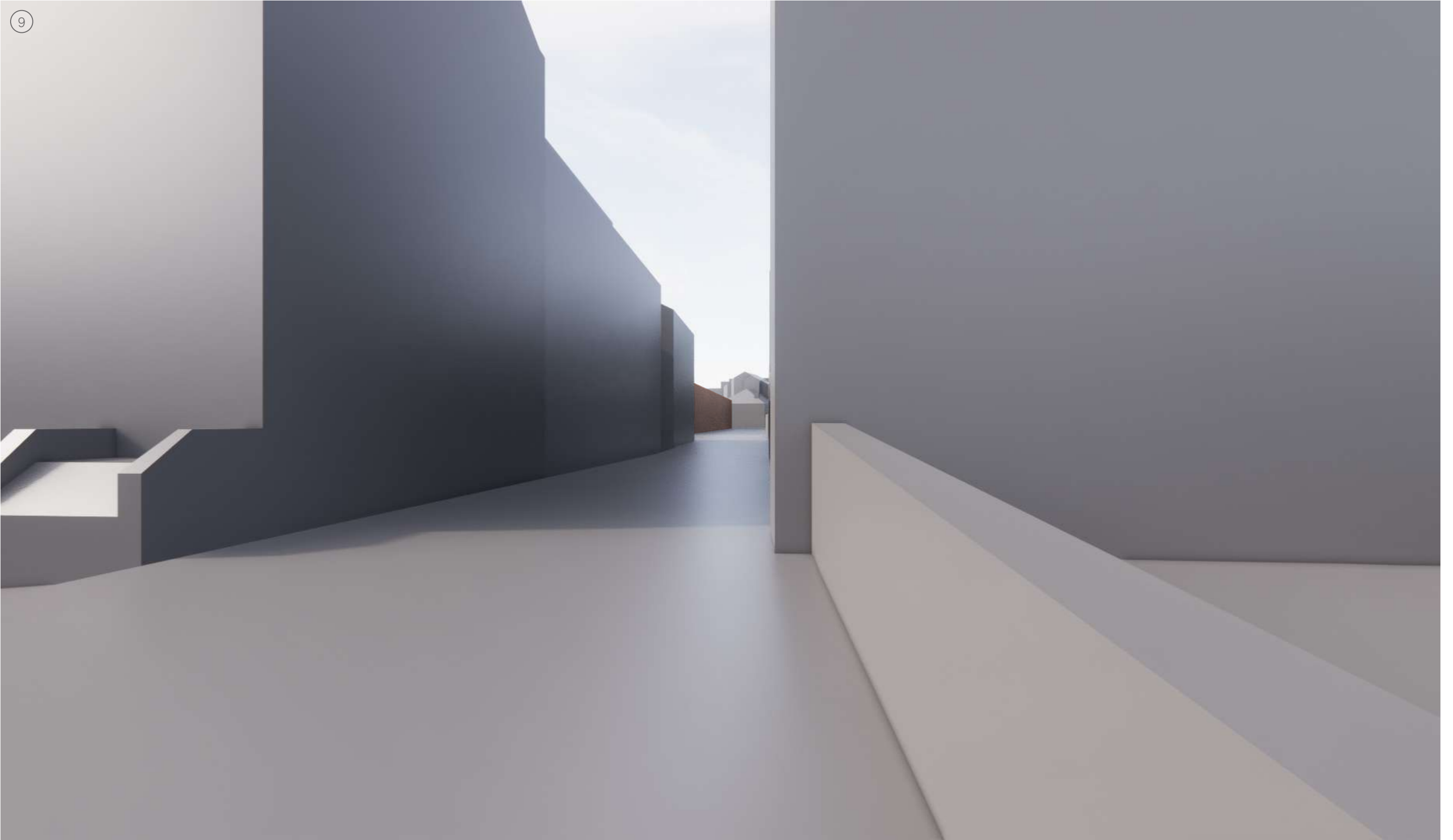
1. Union Road looking east



Union Road looking east



Union Road looking east

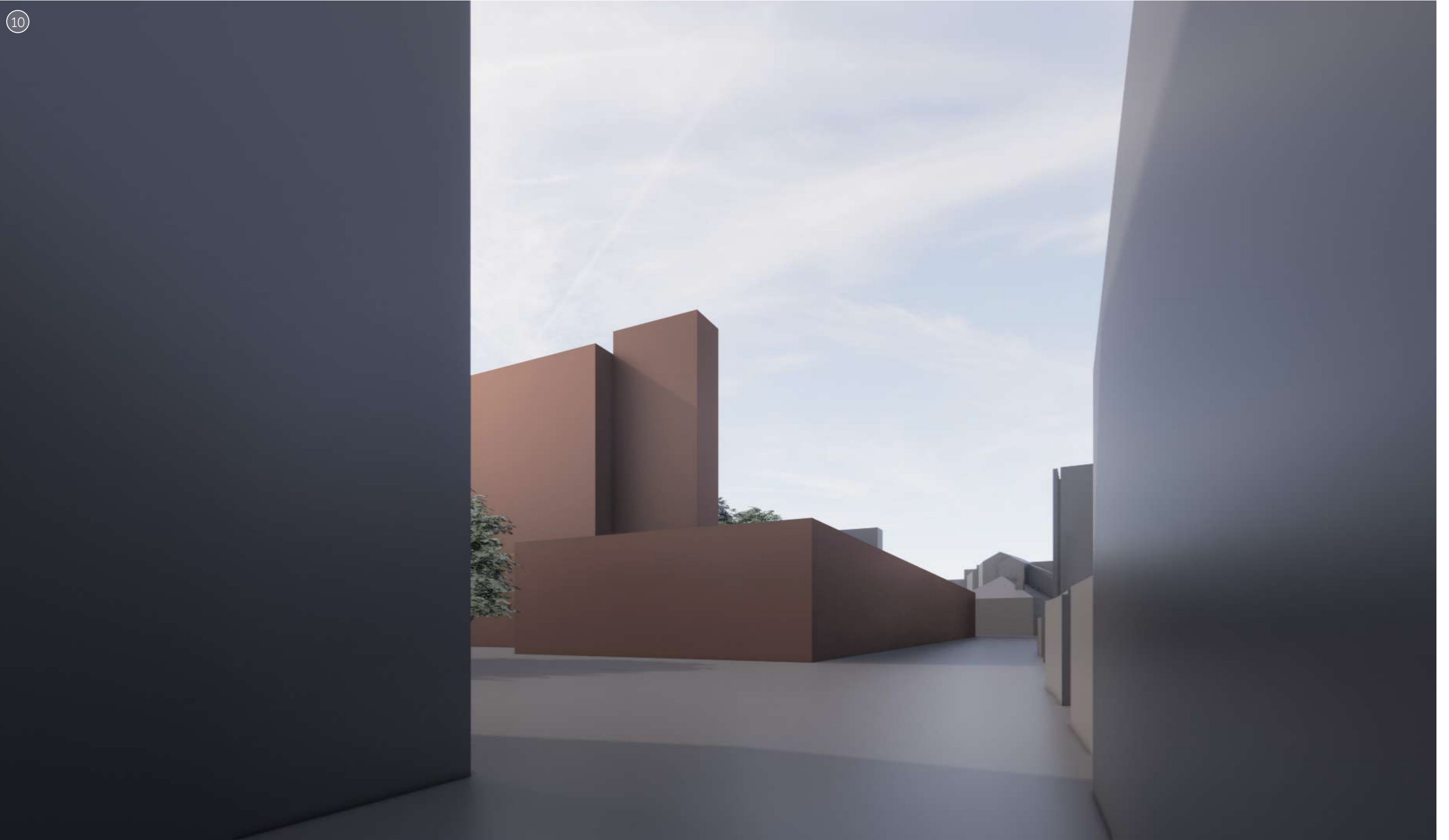


Union Road looking west



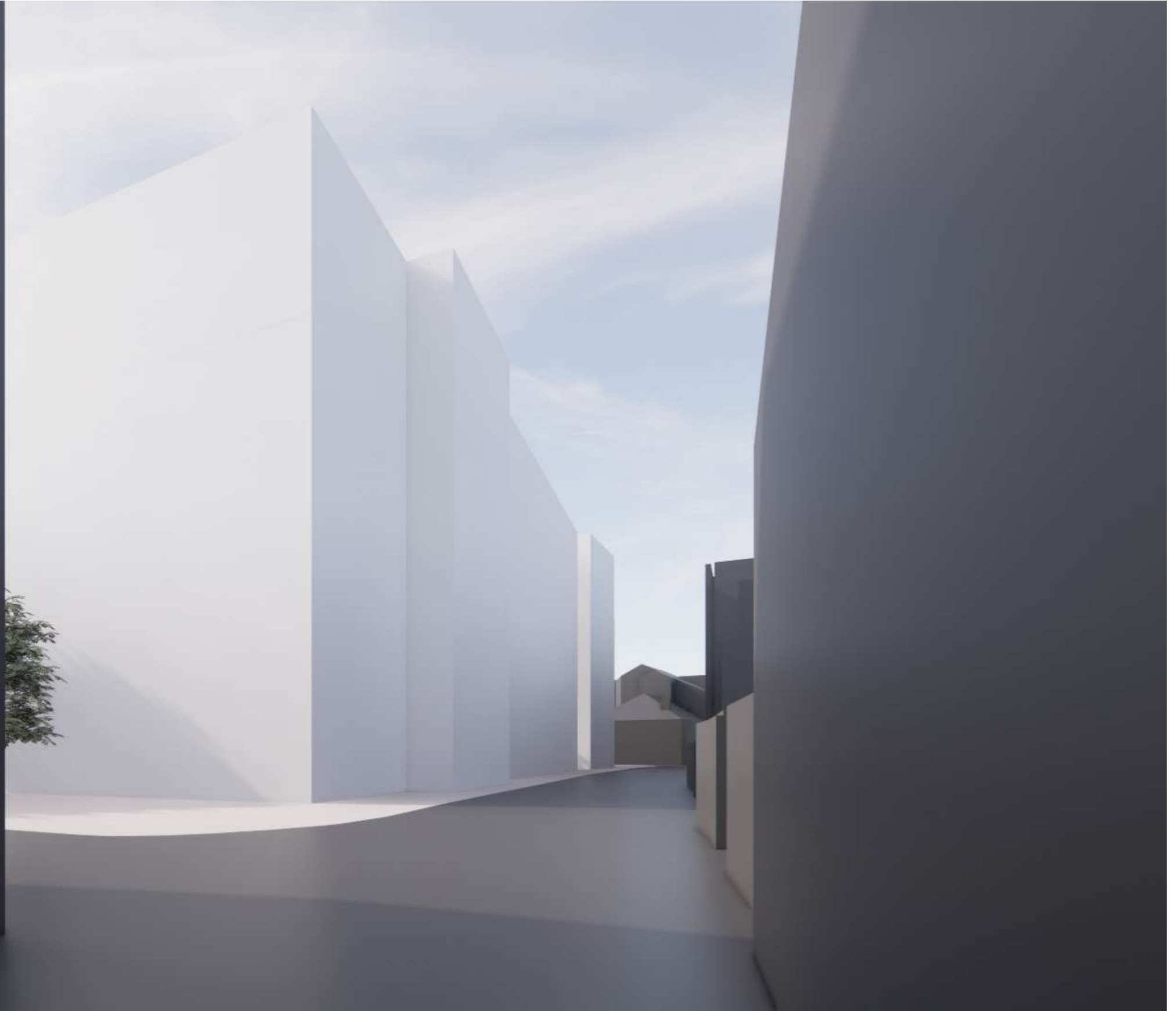
Union Road looking west

10

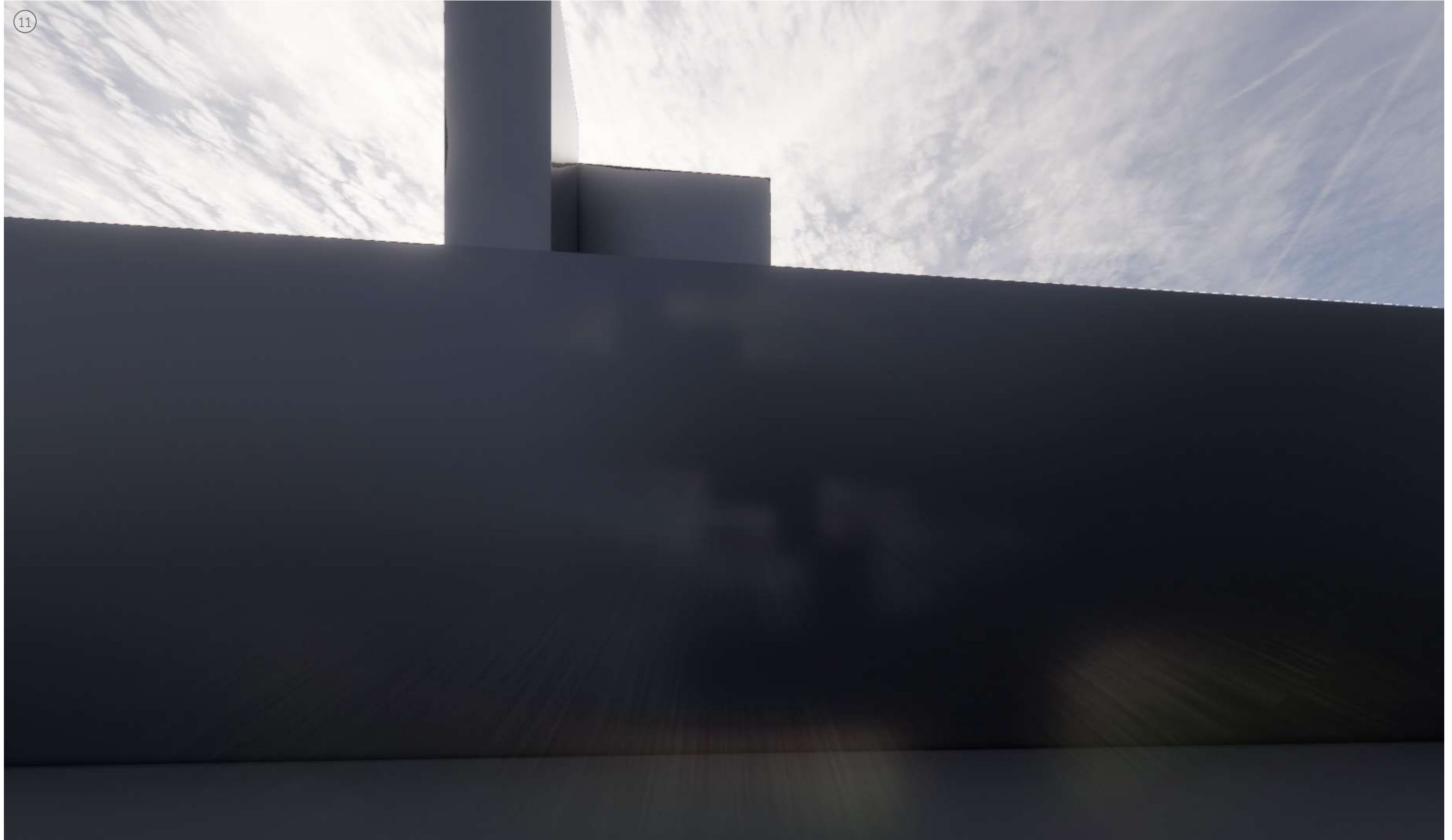


Union Road looking west

10



Union Road looking west



Union Road looking west



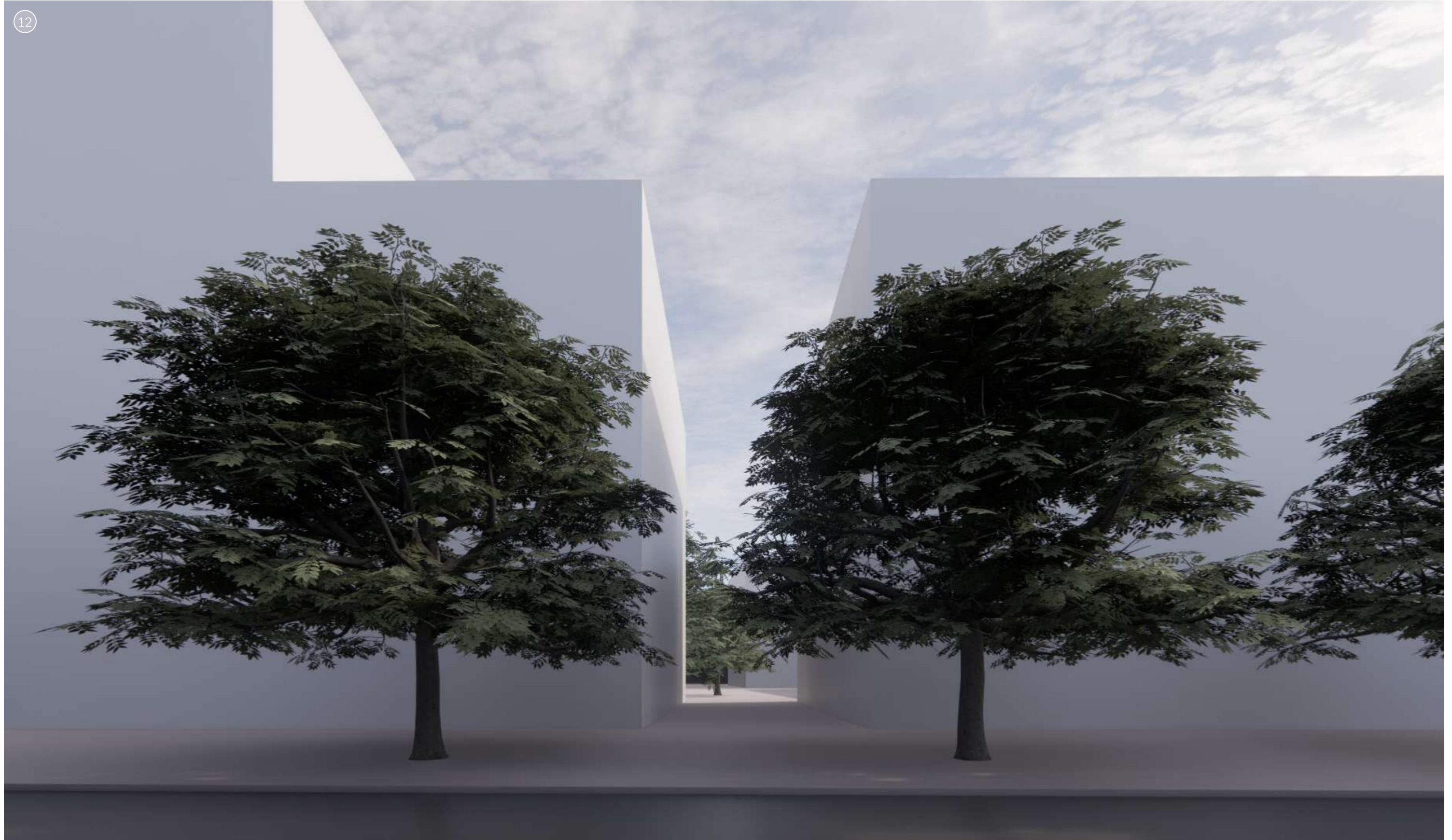
Union Road looking west

12



Union Road looking west

12



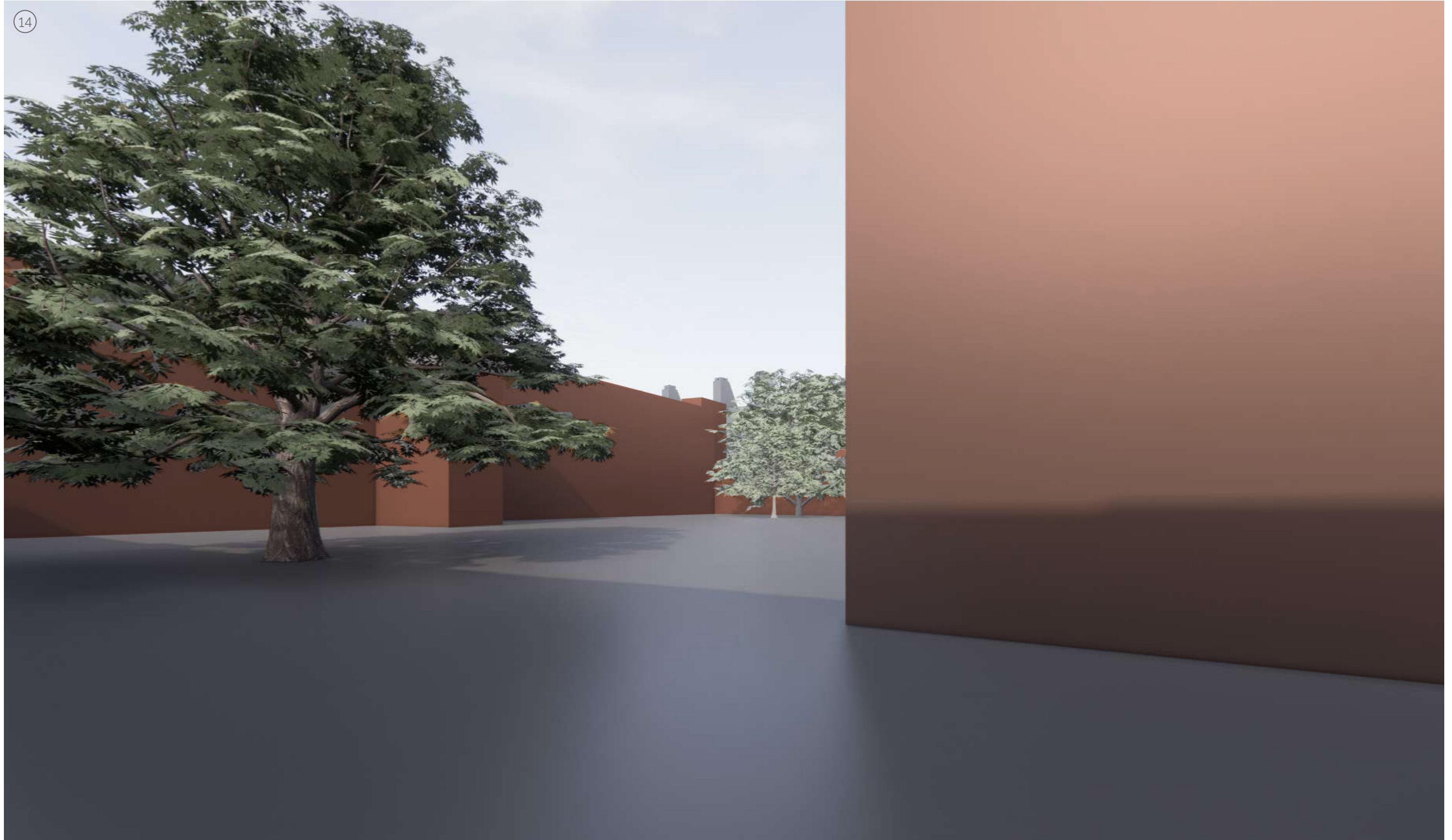
Union Road looking west



Union Road looking west



Union Road looking west



Union Road looking west

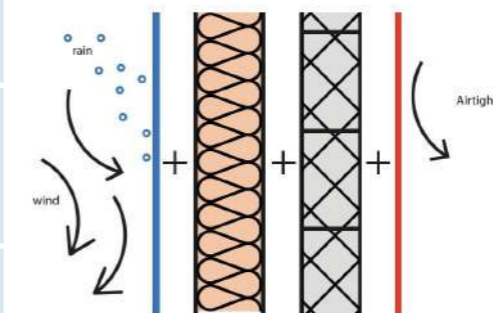


Union Road looking west

Climate

## Project Aspirations

	Project aspirations (subject to viability)
Affordable housing	At least 60% affordable housing
Space standards	All homes to meet or exceed NDSS standards
Accessibility	All homes to meet M4(2) and 5% of the affordable housing to meet M4(3)
Private external amenity space	All new homes to benefit from private external amenity space in the form of a terrace, balcony or winter garden
Carbon reduction	Gas-free development, likely with heat pumps (most likely air source) fitted throughout. This will reduce carbon emissions at least 35% below Building Regulations
Fabric first	Highly efficient fabric, with high performing insulation, thicker cavities and triple glazing
Overheating	All new homes to be assessed for compliance with TM59
Water efficiency	10% reduction in water usage from policy requirement, from 110 to 100 litres per person per day
Biodiversity	Maintain existing trees wherever possible and all buildings to have green roofs - aim to achieve 20% net biodiversity gain
Parking spaces	Zero parking scheme, other than disabled parking spaces. Walking and cycling strongly encouraged, followed by public transport. New car club vehicles will be considered.
EV charging	All parking spaces provided to have active EV charging (in view of low quantum proposed).



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