

Hanover Court and Princess Court, Cambridge
Pre-application Meeting 2
28 June 2022



Project Partners

Client

Cambridge Investment Partnership

Local Authority

Cambridge City Council

Architects

Pollard Thomas Edwards

Planning Consultant

Carter Jonas

Arboriculturalist

Haydens

Revisions

Rev	A
Date	22.06.2022
Notes	Advance pack

Copyright in this document and all contents belongs to Pollard Thomas Edwards LLP (excluding only material reproduced from other sources where shown). The document is confidential and may not be disclosed to any third party without the permission of Pollard Thomas Edwards LLP.

Site Location

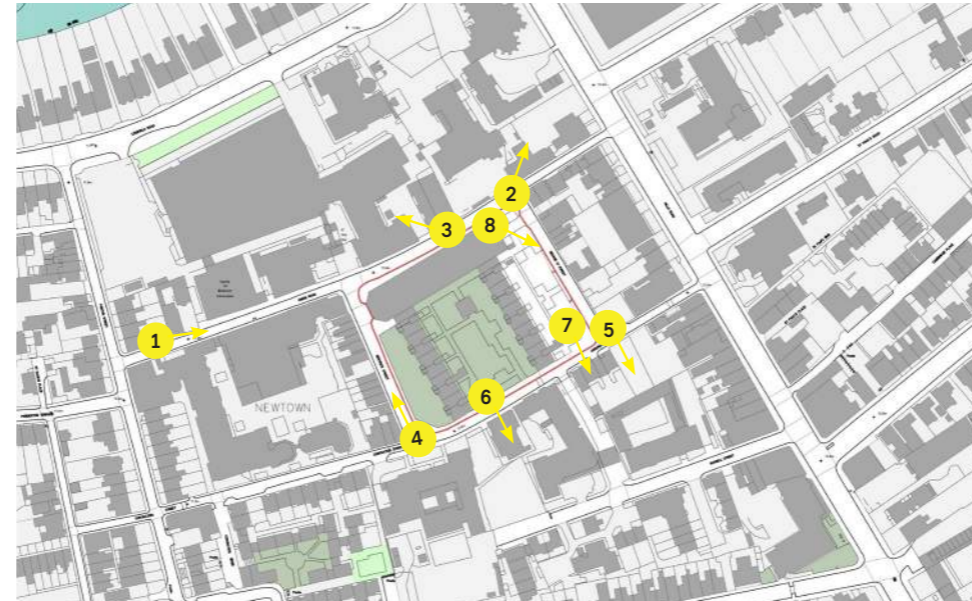


Context

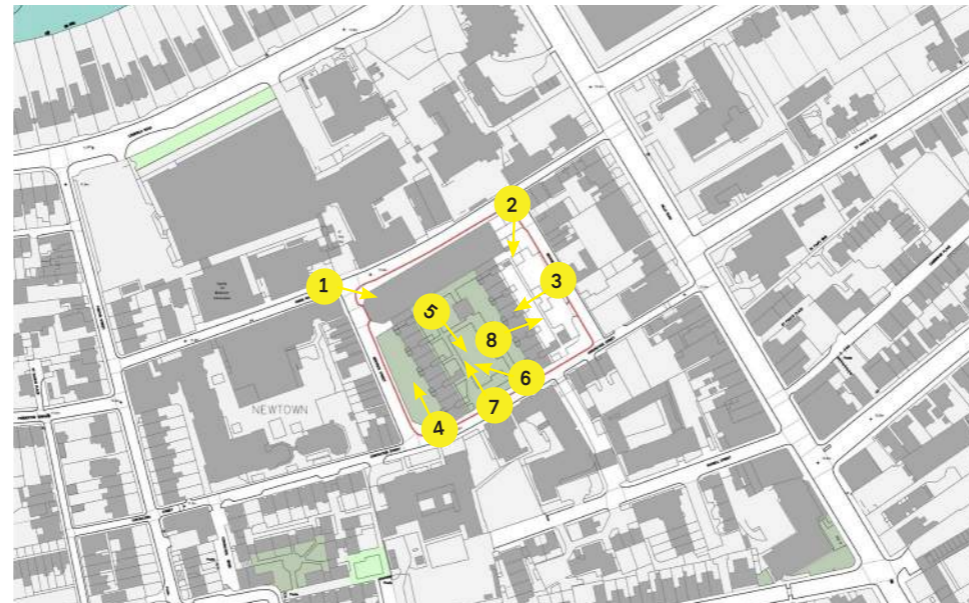
Site Photos - Approach



Site Photos - Surrounding the Site



Site Photos - The Site



Street Elevations



Bentinck Street



Coronation Street

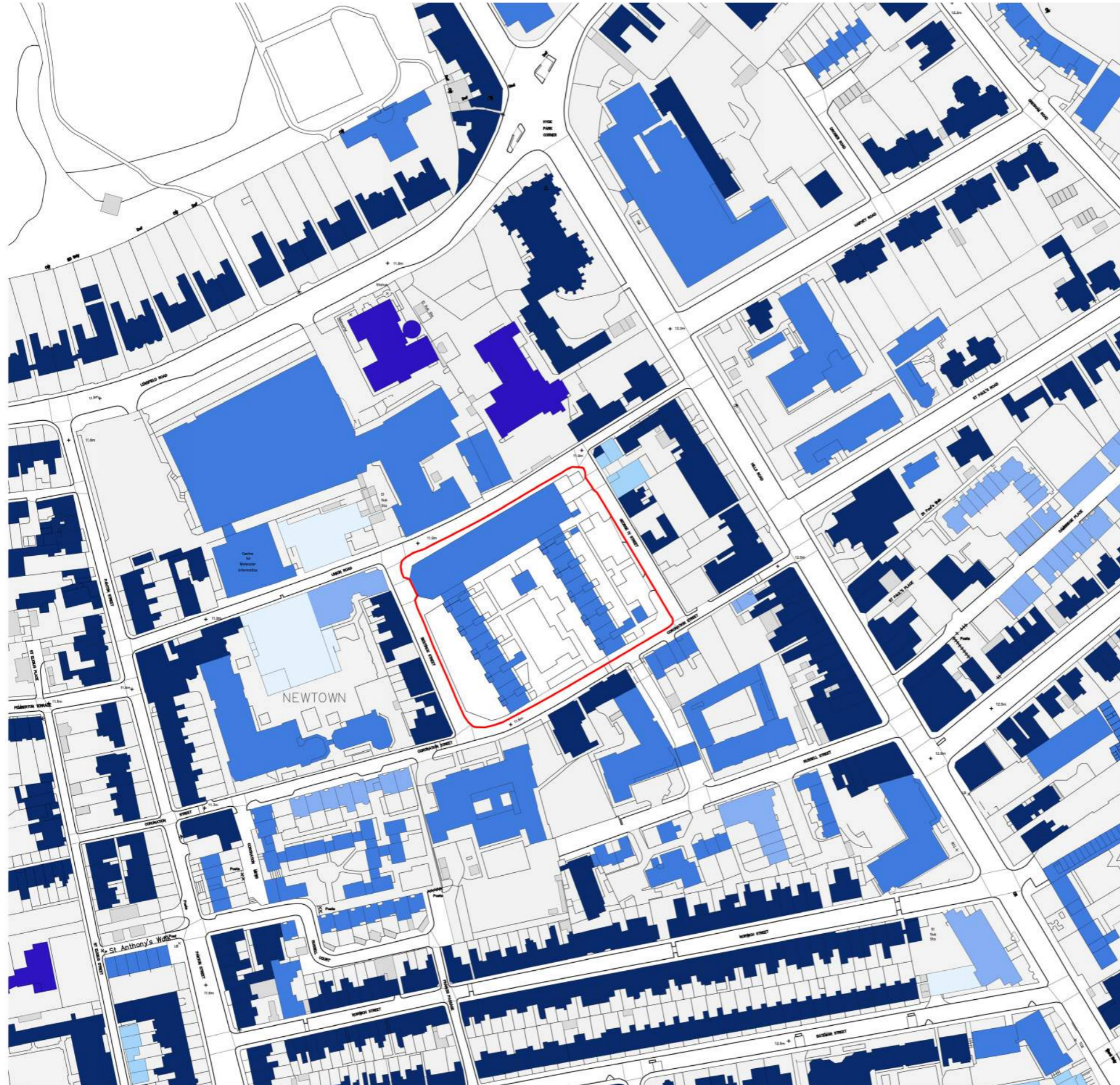


George IV Street



Union Road

Surrounding Context - Building Age



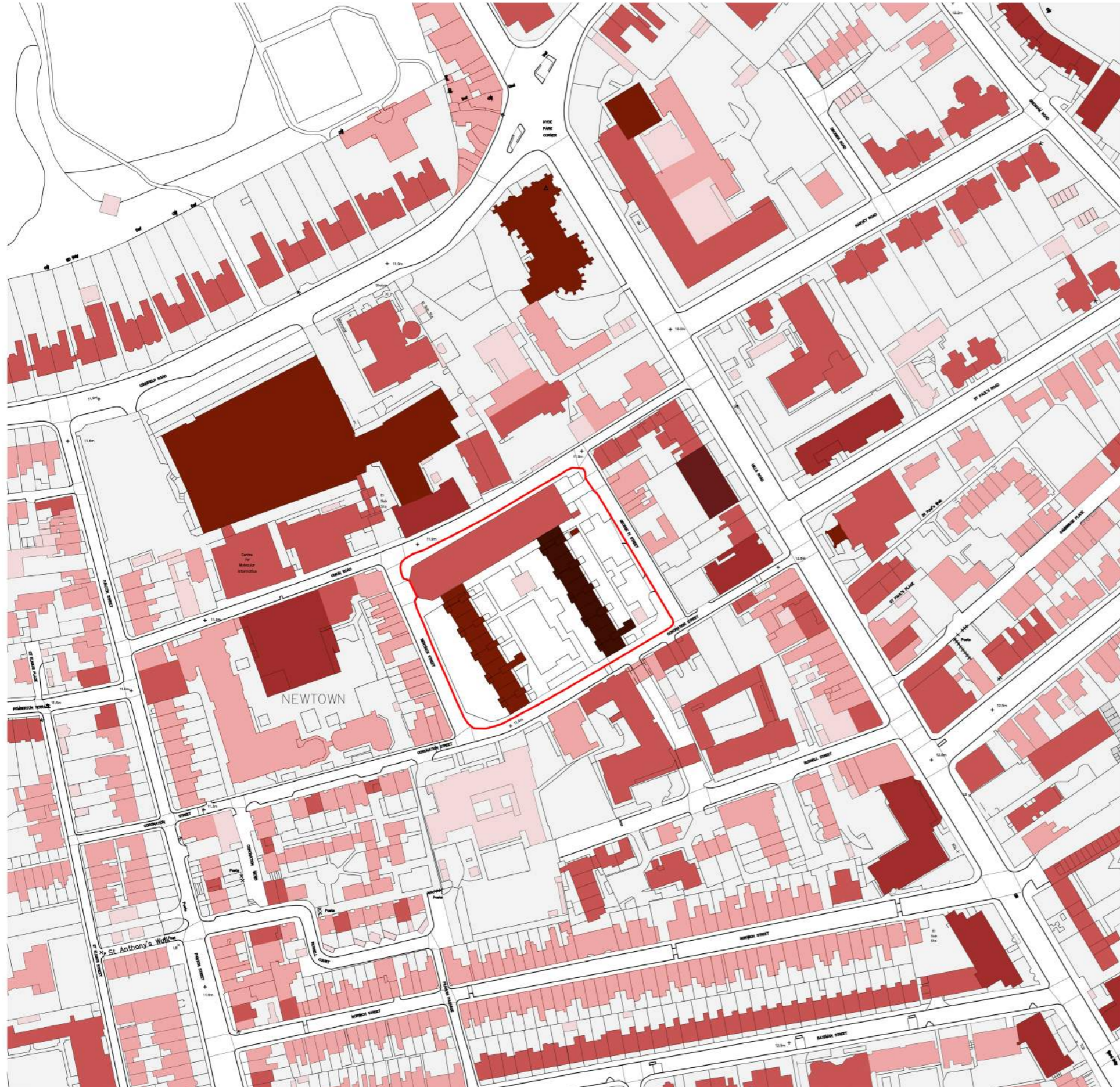
Surrounding Context - Green Open Space

TO PARKERS PIECE

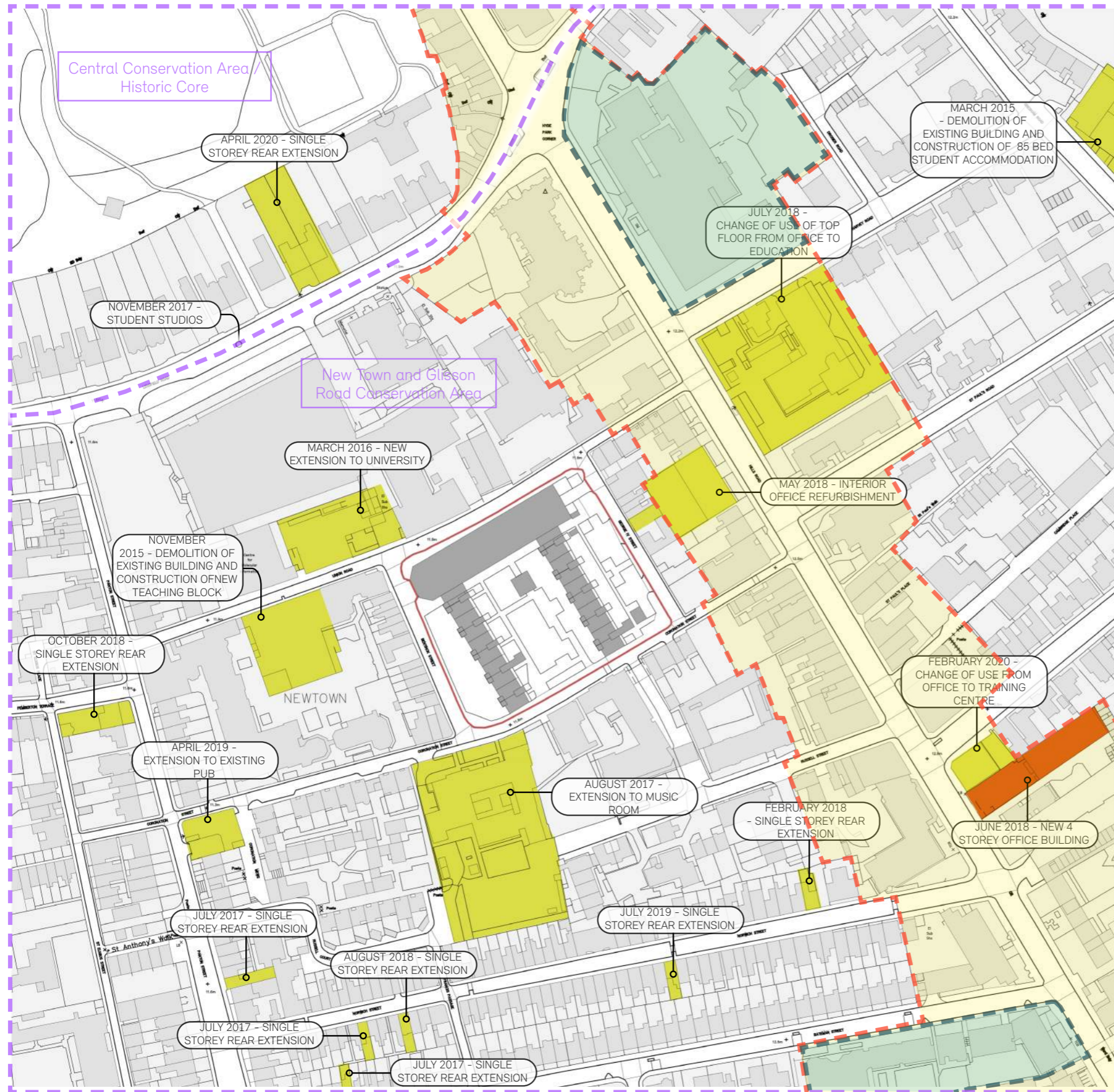


- SIGNIFICANT TREES
- PUBLIC GREEN OPEN SPACE
- SEMI-PUBLIC GREEN OPEN SPACE
- UNIVERSITY GREEN OPEN SPACE

Surrounding Context - Building Heights



Surrounding Context - Recent Planning Applications



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

Connections

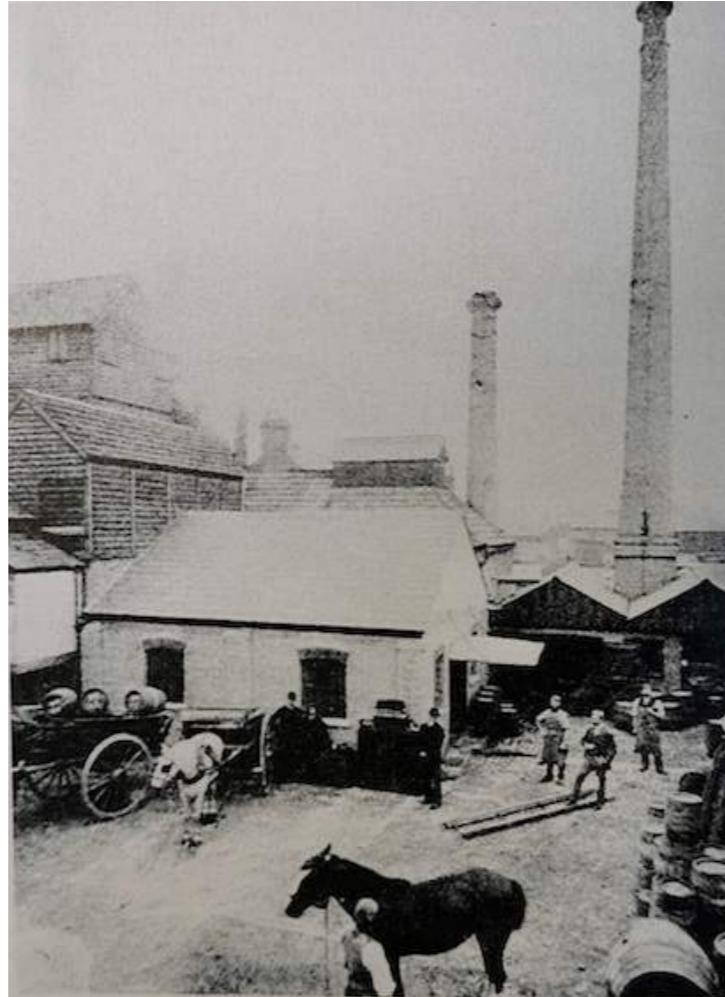
Surrounding Context - Routes



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

Surrounding Context - Building Frontages





ALBION BREWERY, CORONATION STREET



14TH CENTURY MAP



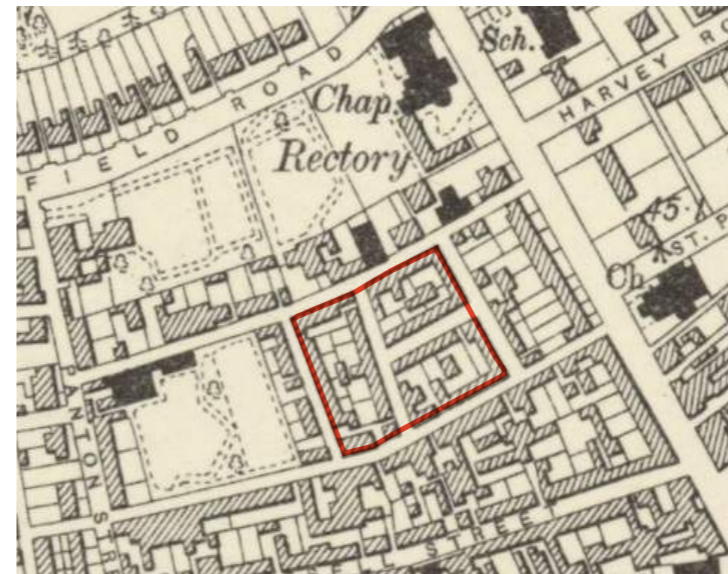
1927



1938



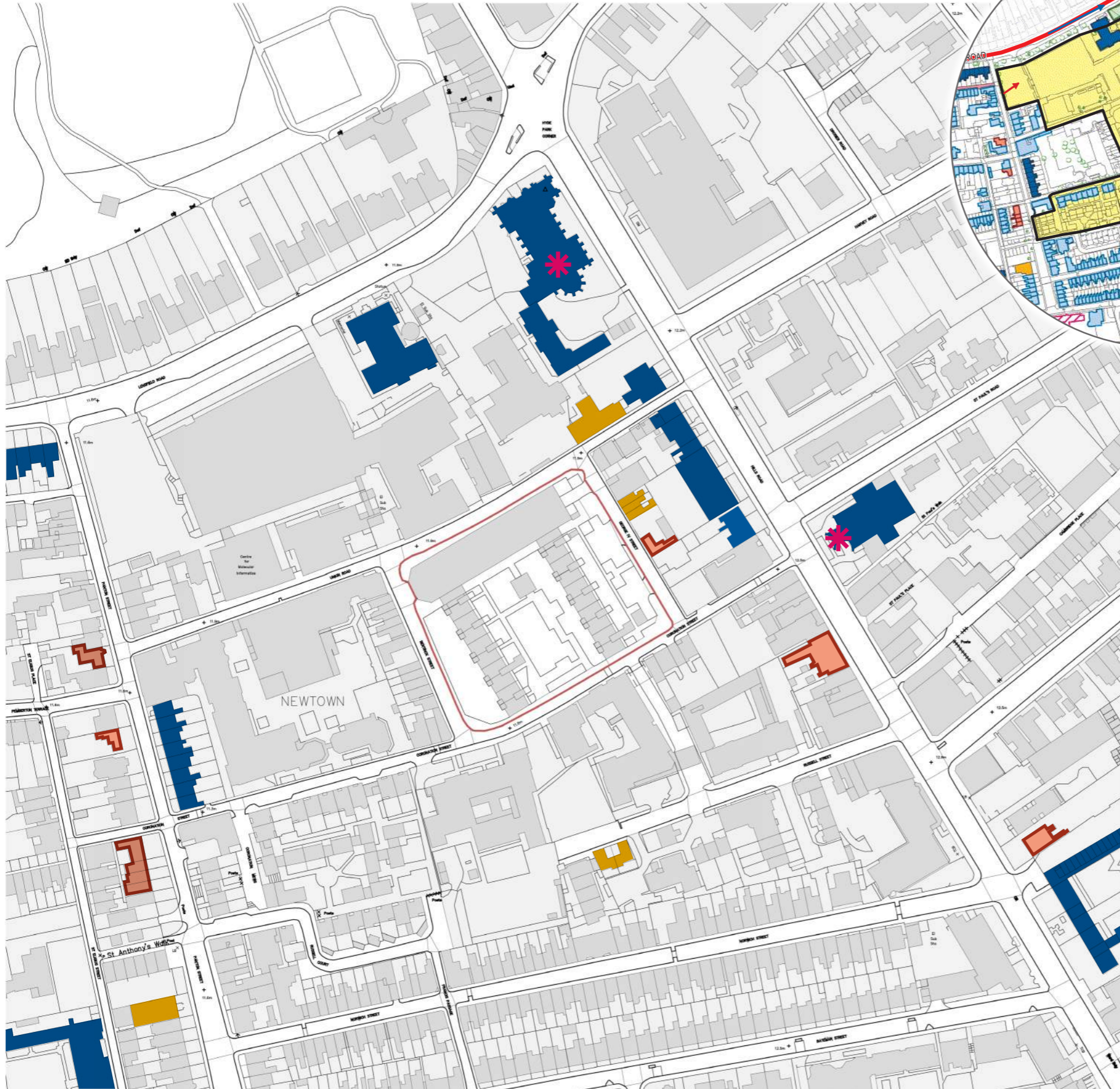
DOLPHIN PUB, CORONATION STREET



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

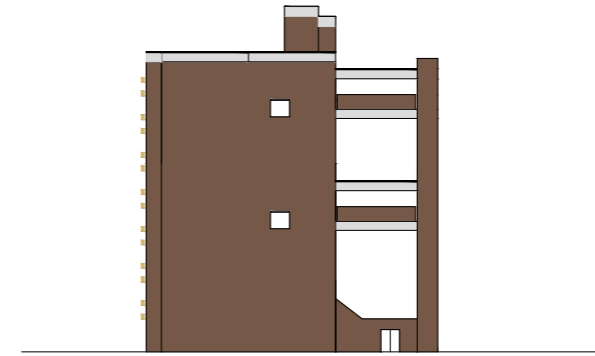


-  RESIDENT PARKING
-  FRONT DOOR TO HOME
-  REFUSE STORE
-  MOVEMENT TO REFUSE STORE
-  BICYCLE PARKING
-  MOVEMENT TO BICYCLE PARKING
-  STAIR CORE TO UPPER LEVEL HOMES
-  COMMUNITY SPACE
-  LANDSCAPE AREA
-  RESIDENT GARDENING AREAS
-  OWNER-PERSONALISED PORCH
-  CARETAKER'S OFFICE
-  ELEVATOR
- 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

Existing Buildings



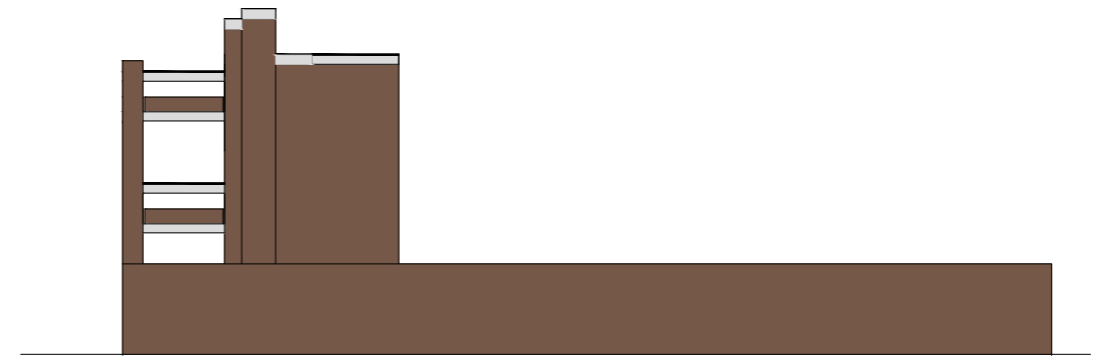
HANOVER COURT - SOUTH WESTERN ELEVATION
VIEW FROM PRINCESS COURT AND CORONATION STREET
EXISTING ELEVATION



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



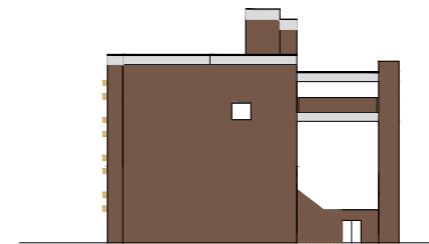
HANOVER COURT - NORTH EASTERN ELEVATION
VIEW FROM GEORGE IV STREET
EXISTING ELEVATION



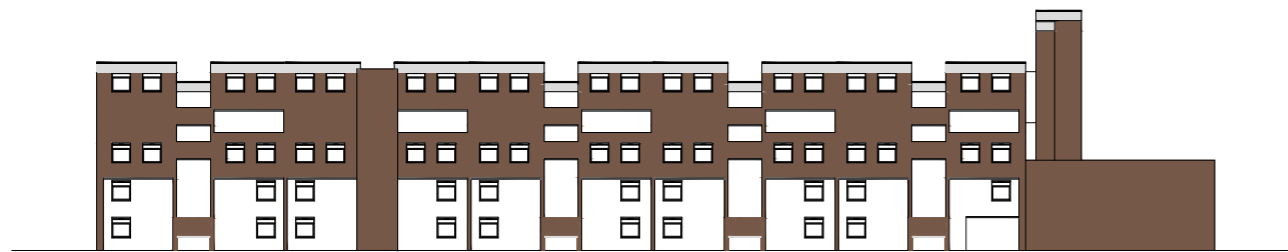
HANOVER COURT - NORTH WESTERN
ELEVATION
VIEW FROM UNION STREET
EXISTING ELEVATION



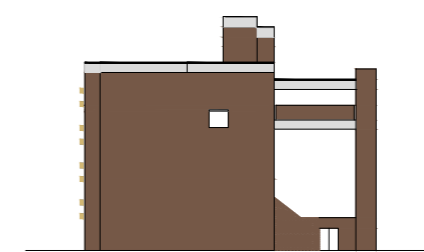
PRINCESS COURT - SOUTH WESTERN ELEVATION
VIEW FROM BENTINCK STREET
EXISTING ELEVATION



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



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

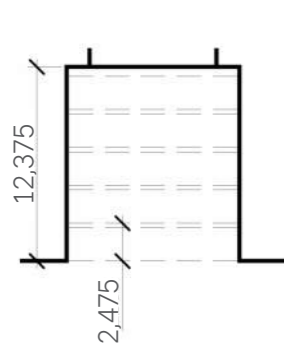


HANOVER COURT - SOUTH EASTERN
ELEVATION
VIEW FROM CORONATION STREET
EXISTING ELEVATION

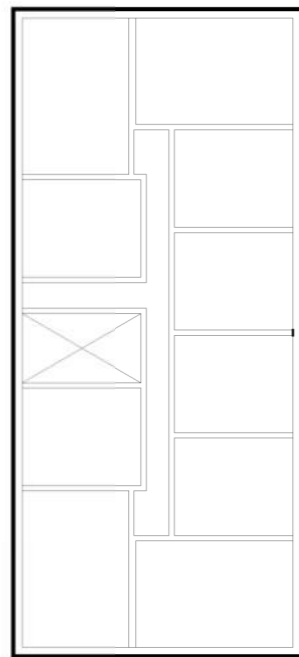
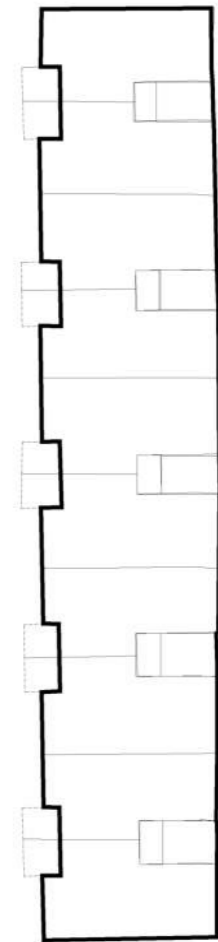
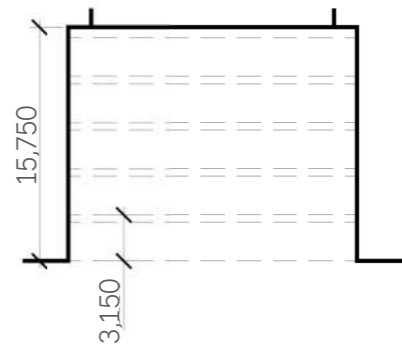
Floor to Floor Height Increase

PRINCESS COURT STOREY HEIGHTS

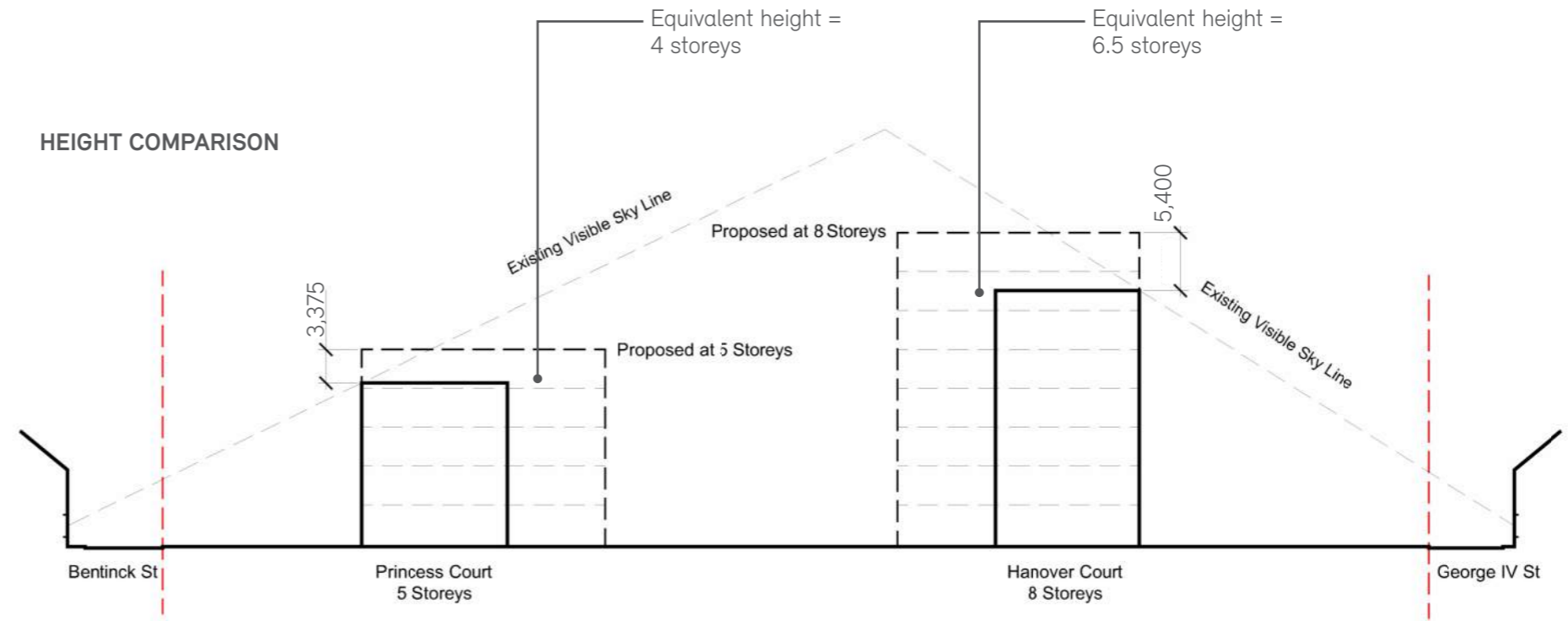
*NOTE: No allowance for roof/parapet structures for the purposes of this exercise



PROPOSED STOREY HEIGHTS



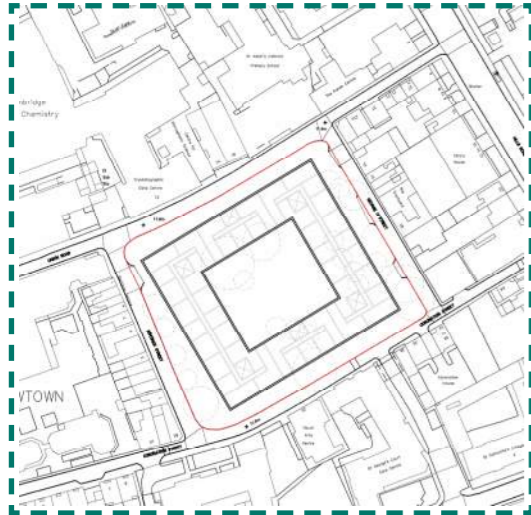
HEIGHT COMPARISON



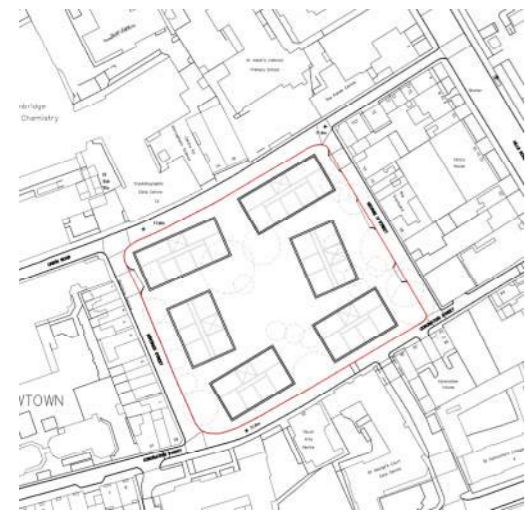
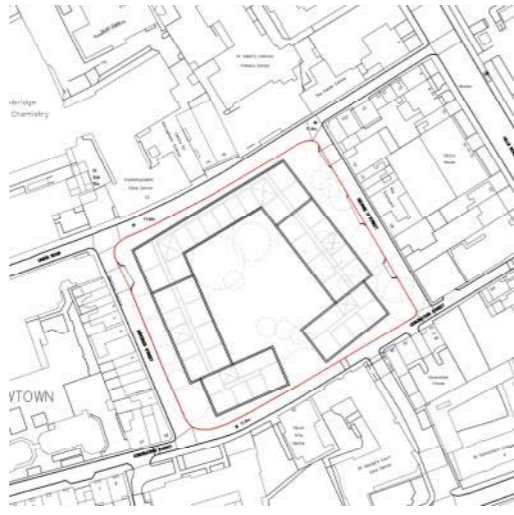
1:1000 at A3

Design Progression

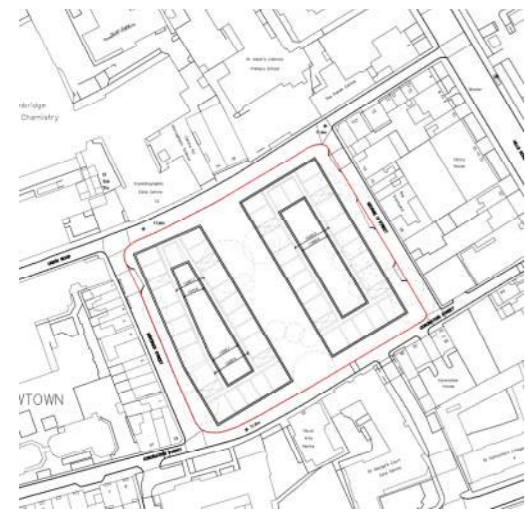
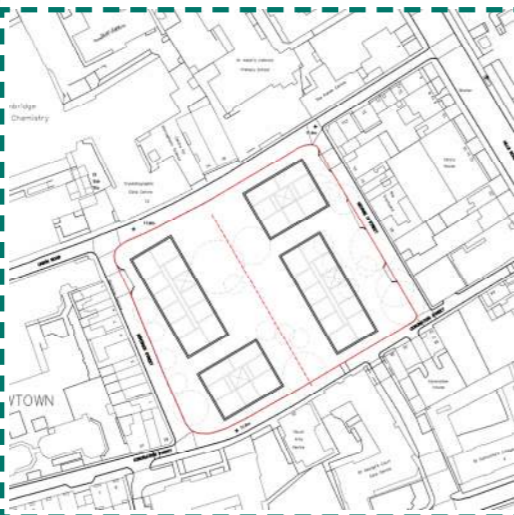
Site Layout Studies



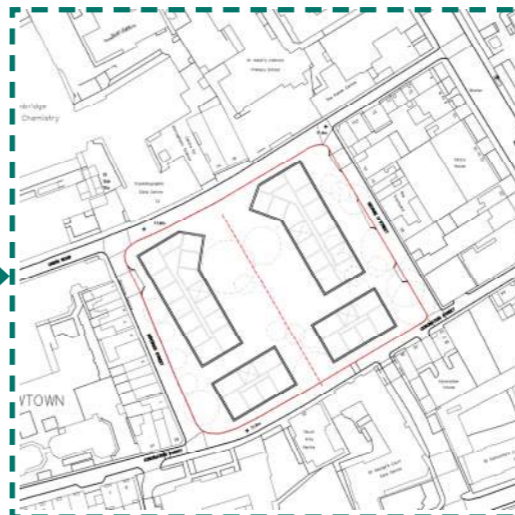
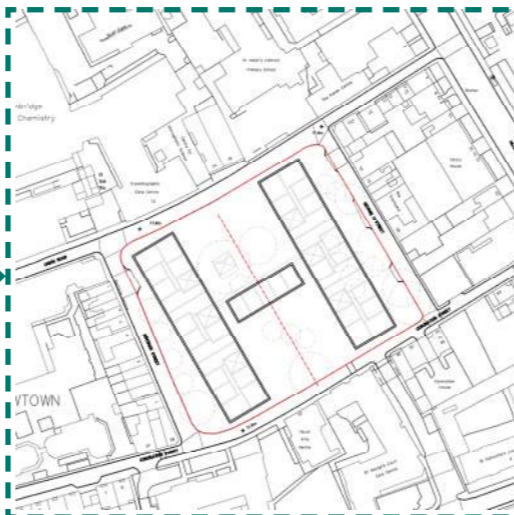
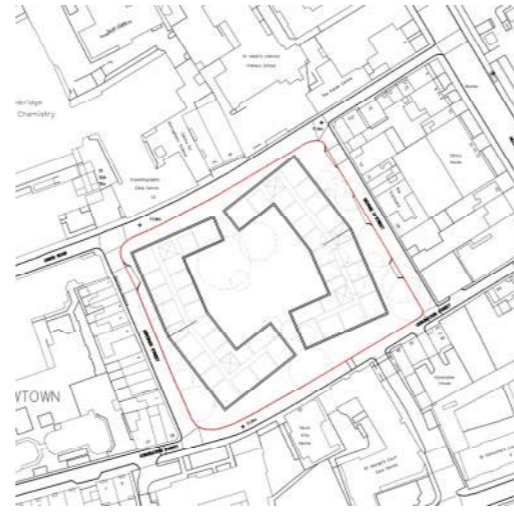
COURTYARDS



MANSION BLOCKS



GALLERY ACCESS



←→ LAYOUT CONCEPTS TAKEN FORWARD



Pre-app Scheme, 21 June 2021 - Typical Floor Plan

40 FLATS PER FLOOR
 22 - DUAL ASPECT (55%)
 emistry



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

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

Pre-app Scheme, 21 June 2021 - Massing Approach

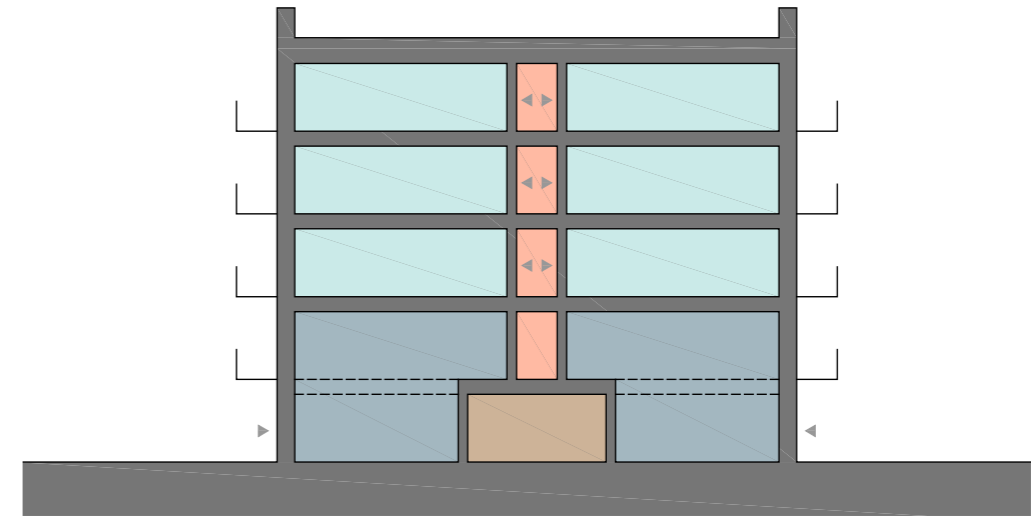


HEIGHTS DIAGRAM

- 1 STOREY
- 2 STOREY
- 3 STOREY
- 4 STOREY
- 5 STOREY
- 6 STOREY
- 7 STOREY
- 8 STOREY

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

SCHEDULE OF ACCOMMODATION TABLE



TYPICAL SECTION
(BALCONY AMENITY SPACE SHOWN INDICATIVELY)

Pre-app Scheme, 21 June 2021 - Meeting Notes

1 General Comments and Discussion

- 50% single aspect flats – not good
- Could go taller to George IV Street if pushed back because of trees
- Possibility of exploring a stepped building approach
- Move/amend gallery access cores so they are not 'shared'
- Where is the best place for the gallery on the north bar?
To the north or to the south?

- Fascinating from a conservation area point of view
- Salience of site is zero until you're on top of the buildings
- Minimal skyline/roofline impact at moment and that's key for going forward
- Most concern is over north-east corner
- Active frontage will be better but hard to read on massing model
- What are the long distance impacts of views and massing?
- Study of views from wider locations (Parker's Piece, Hills Road etc.)
- Tendency at the time of development of existing buildings was to ignore the delicate character. It was dealt with by stepping back from Bentinck and George IV Street

- Combination of set-backs and height to be carefully tested
- Sympathise with approach of parallel alignment of proposed buildings to surrounding context, however this creates a big change on Bentinck Street
- The industrial scale of Union Street is completely different to the other three sides

- Residential community use feels appropriate
- What are the current parking controls in place and who do they serve? This needs to be established before a car-free approach can be confirmed.
- Would the open space be for residents or the wider public?
Would there be play features?

- It looks like there would be pressure on trees to be pruned and felled in the future which would be difficult to support.
- Nervous about the distances between proposed blocks at the 'gaps' and with single aspect homes
- If iceberg bins prove unviable, what will the impact be at ground floor?
- Can the number of dual-aspect homes be increased?
- There is no conservation area reason for a symmetrical approach and asymmetrical height would be OK subject to views

2 Tree Officer Comments

- Hard to comment on retention and goals without a tree survey
- Concerns over tree removals and new buildings near retained trees
- Would want to see 3m canopy clearance to new proposals
- Review tree clearance to single aspect flats and potential for blocking windows
- What replacement planting opportunities are there – does not look like you can replace trees to maintain existing canopy cover
- What is the impact to the "visual access" to trees with proposed massing?
- The change from the existing 'open' south side courtyard will affect the "pleasantness" of the space and the quantity of light
- Iceberg bin locations would need to be reviewed against RPAs
- Would want to see significant changes in order to be arboriculturally acceptable

Alternative Typical Floor Plan

Per typical floor:

36 homes

67% dual aspect

Tested prior to Tree and
Topographical survey information



- 1B
- 2B
- 3B

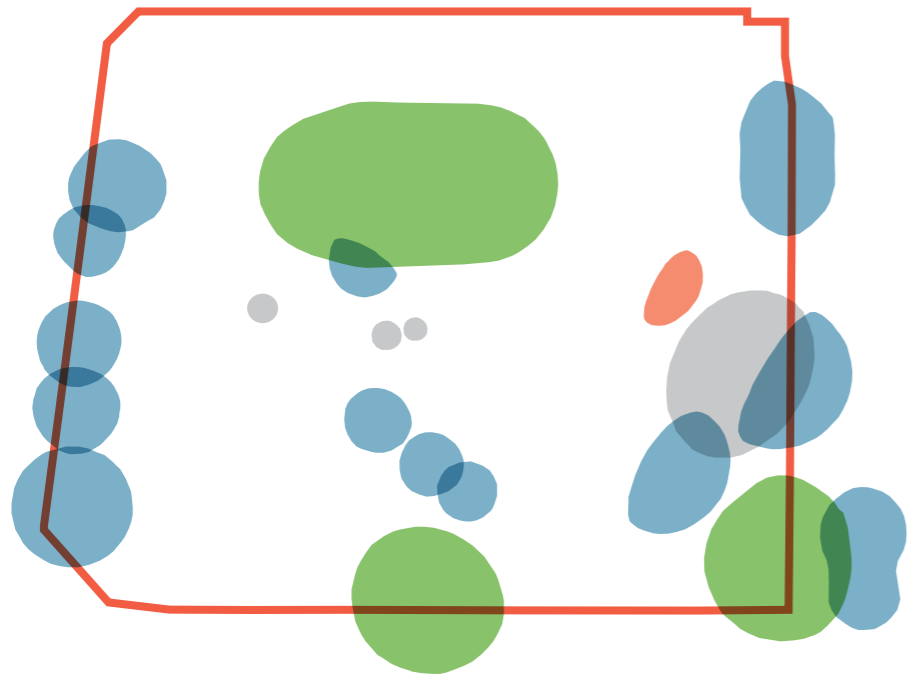
Site Trees



CATEGORY AND DEFINITION	
Trees unsuitable for retention	
Category U	Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years
Trees to be considered for retention	
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
Category C	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm
CP NOTE:	
This document details the constraints created by the trees on the site and should be used as a design tool to inform the layout of the proposed development. This document is not sufficient for planning submission purposes.	
NOTE:	
Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of any additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.	
LEGEND	
	Existing Tree/Feature BS 5837:2012 Category A
	Existing Tree/Feature BS 5837:2012 Category B
	Existing Tree/Feature BS 5837:2012 Category C
	Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
	Existing Tree/Feature to be Removed BS 5837:2012 Category U
	Additional feature which doesn't meet BS 5837:2012 categorisation but is included for reference
- 14/01/22 HvB Based on Randall Surveys drg. no 16581/GN/1 Rev: Date: By: Revision:	
The position, condition, and dimensions of the trees are based on a site survey undertaken on 21/12/21 "The original of this drawing was produced in colour - a monochrome copy should not be relied upon"	
Scale 1:500 0m 5m 10m 15m 20m 25m	
© HAYDEN'S 2021 5 Moseleys Farm Business Centre, Fornham All Saints, Bury St Edmunds, Suffolk, IP28 6JY. Head Office: 01284 765391 Southern Office: 01722 657423 www.treesurveys.co.uk Email: info@treesurveys.co.uk	
Client: Cambridge Investment Partnership Drawing Title: Constraints Plan	
Site: Hanover & Princess Court, Bentinck Street, Cambridge, CB2 1HG	
Date: 14/01/22	Drawn By: HvB CIP File Ref: CIPPro9132-D-CP
Scale: 1:500 (A3)	Checked By: AG Drawing No: 9132-D-CP Rev: -

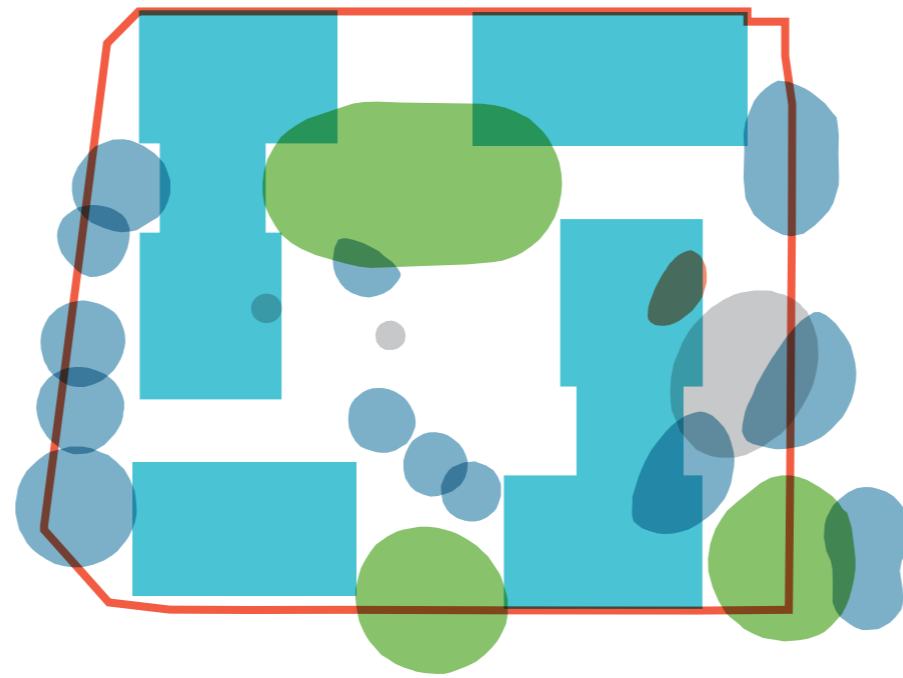
Tree Constraints Plan overlay





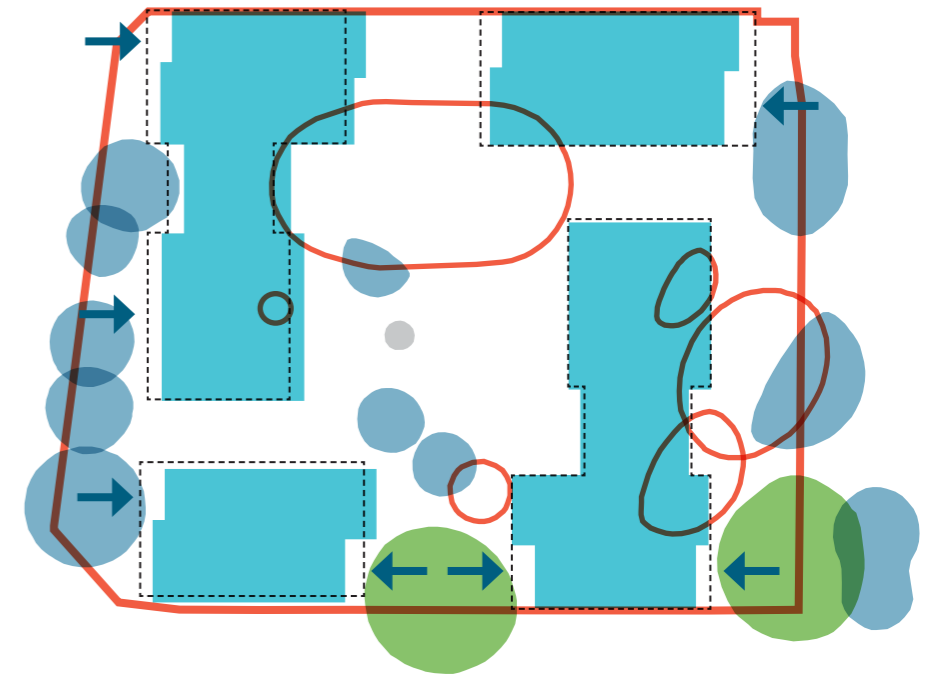
Site Trees

Arboricultural Survey of site






Overlaying Proposals

Overlaying the site approach and highlighting conflicts

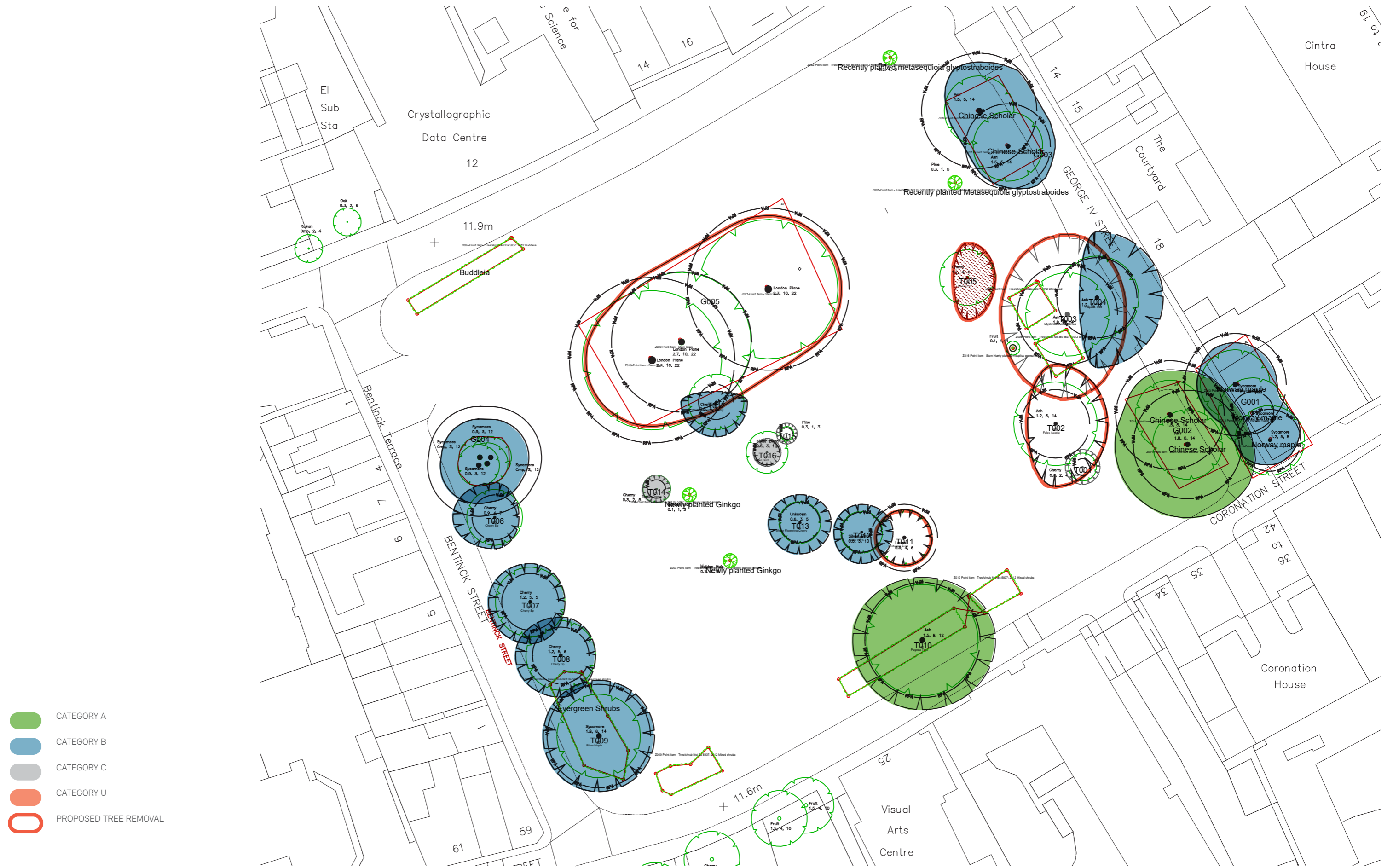


Responding to Tree RPAs and Canopies

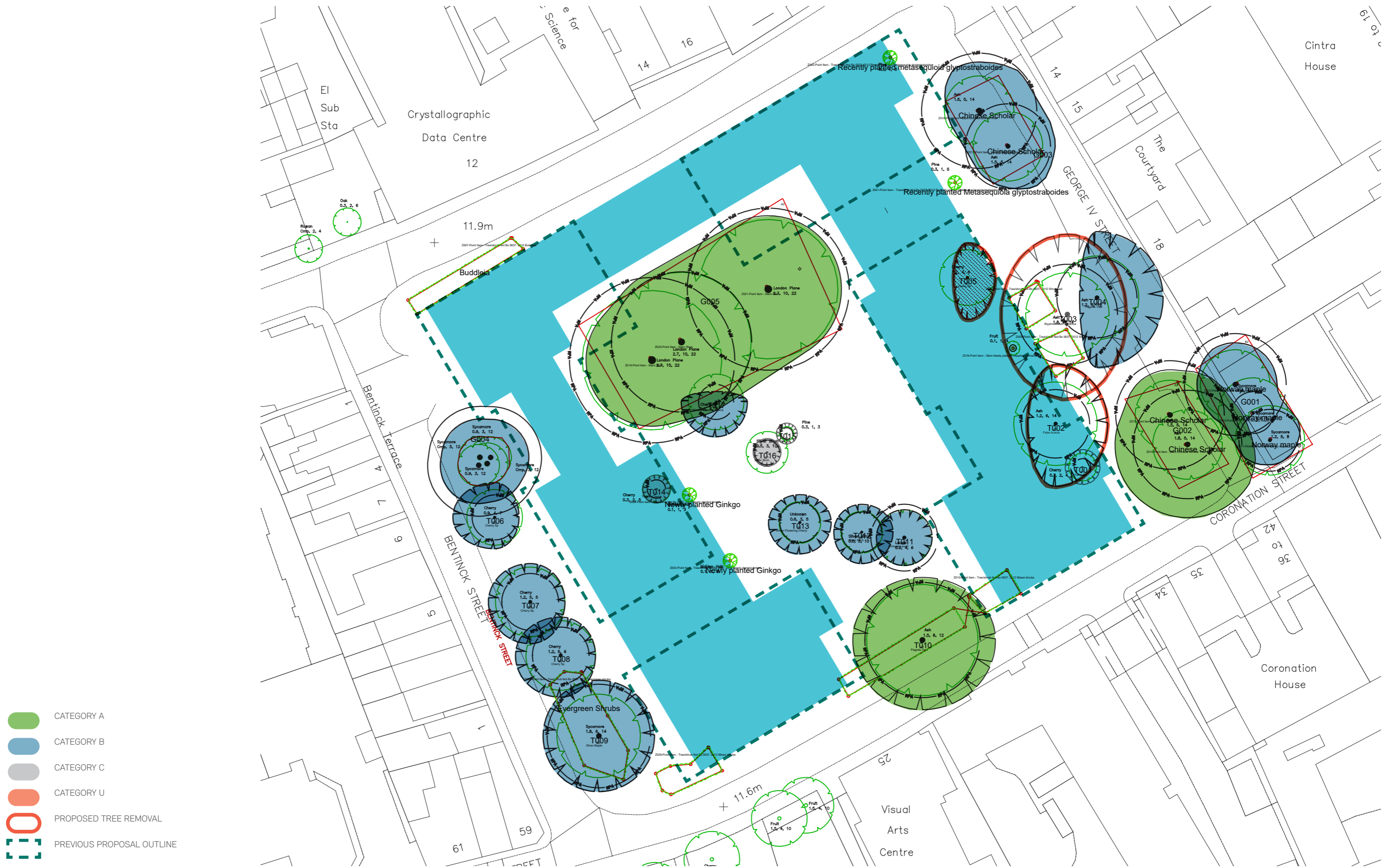
Adjusting the built form to respond to root protection areas (RPAs) and canopy clearance (2m)

-  CATEGORY A
-  CATEGORY B
-  CATEGORY C
-  CATEGORY U

Tree Retention Strategy



Car Park Trees G005 - developable area

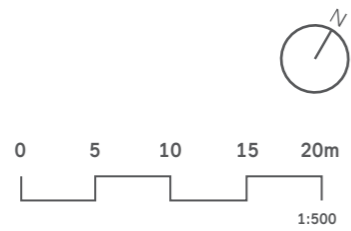


Design Development

Ground Floor Plan



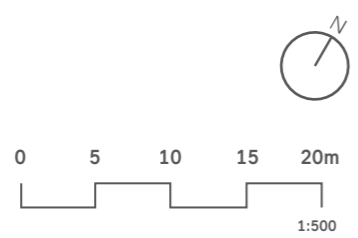
- 2M CANOPY CLEARANCE ZONE
- CYCLES
- COMMUNITY SPACE
- PLANT
- SUBSTATION



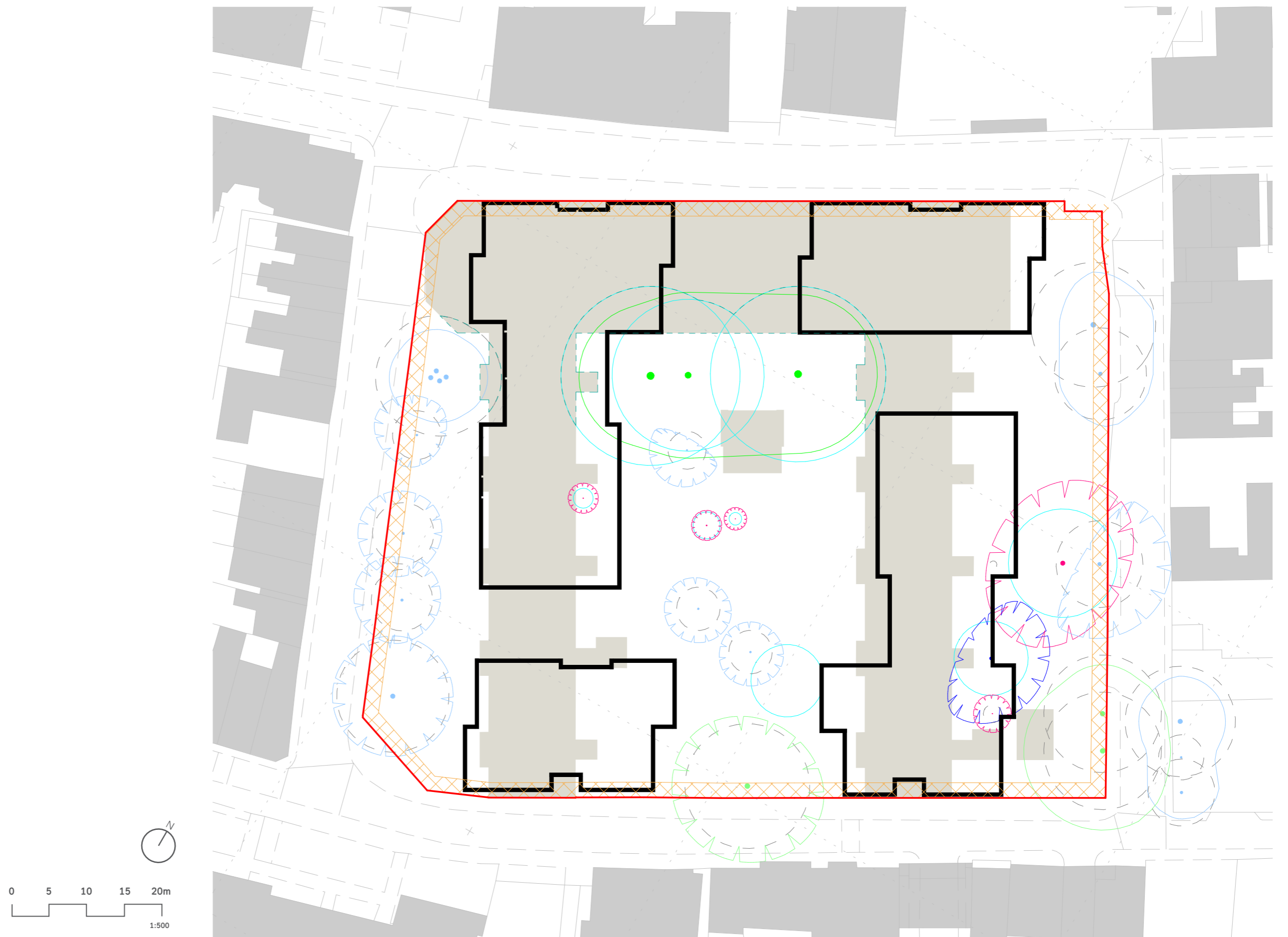
Typical Floor Plan



- 2M CANOPY CLEARANCE ZONE
- CYCLES
- COMMUNITY SPACE
- PLANT
- SUBSTATION



Existing Building Overlay



Massing Studies



Massing Strategy

Home Type	1 bed	2 bed	3 bed
Total	78	95	16
Mix	41.3%	50.3%	8.4%
Grand Total	189		

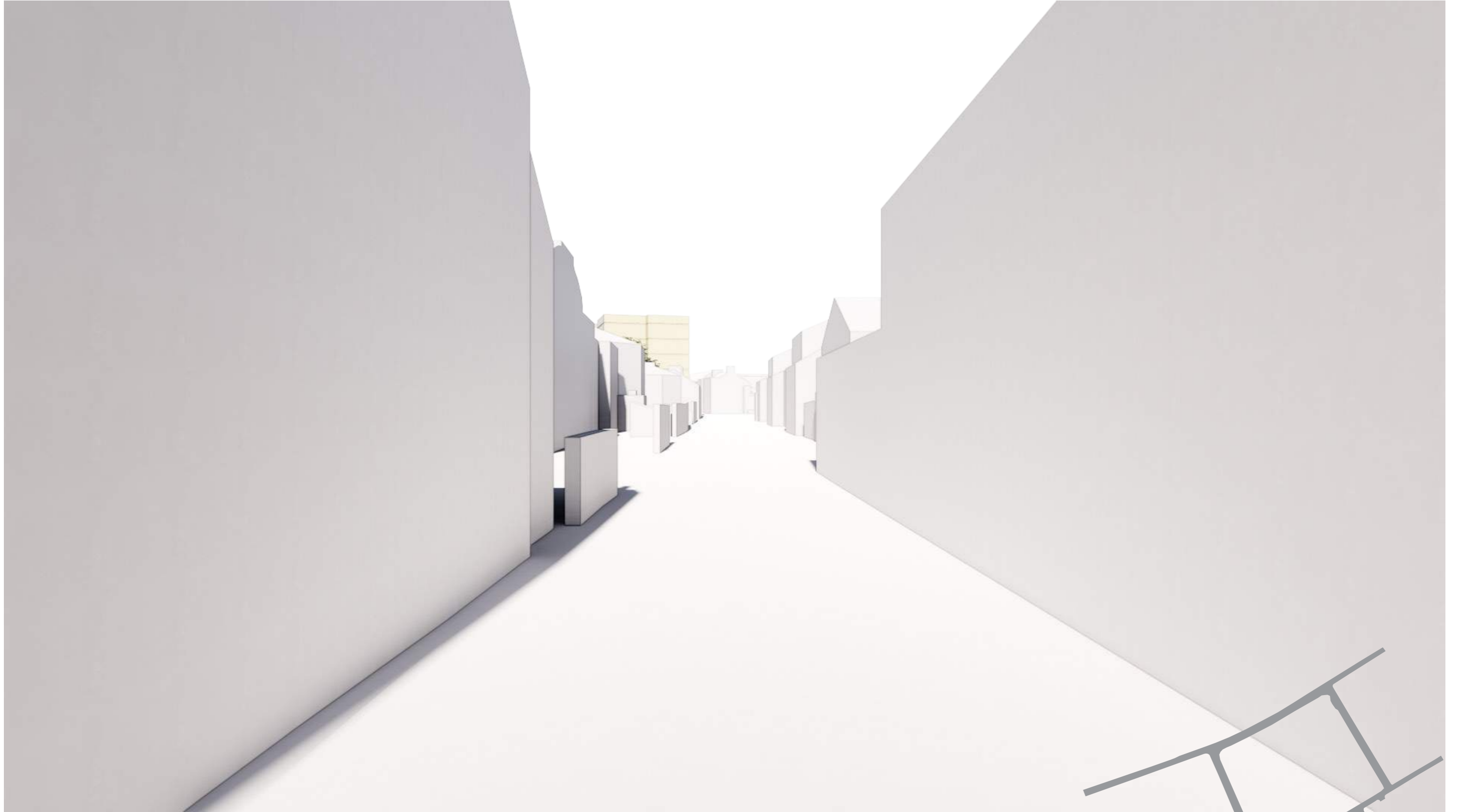


Street Views

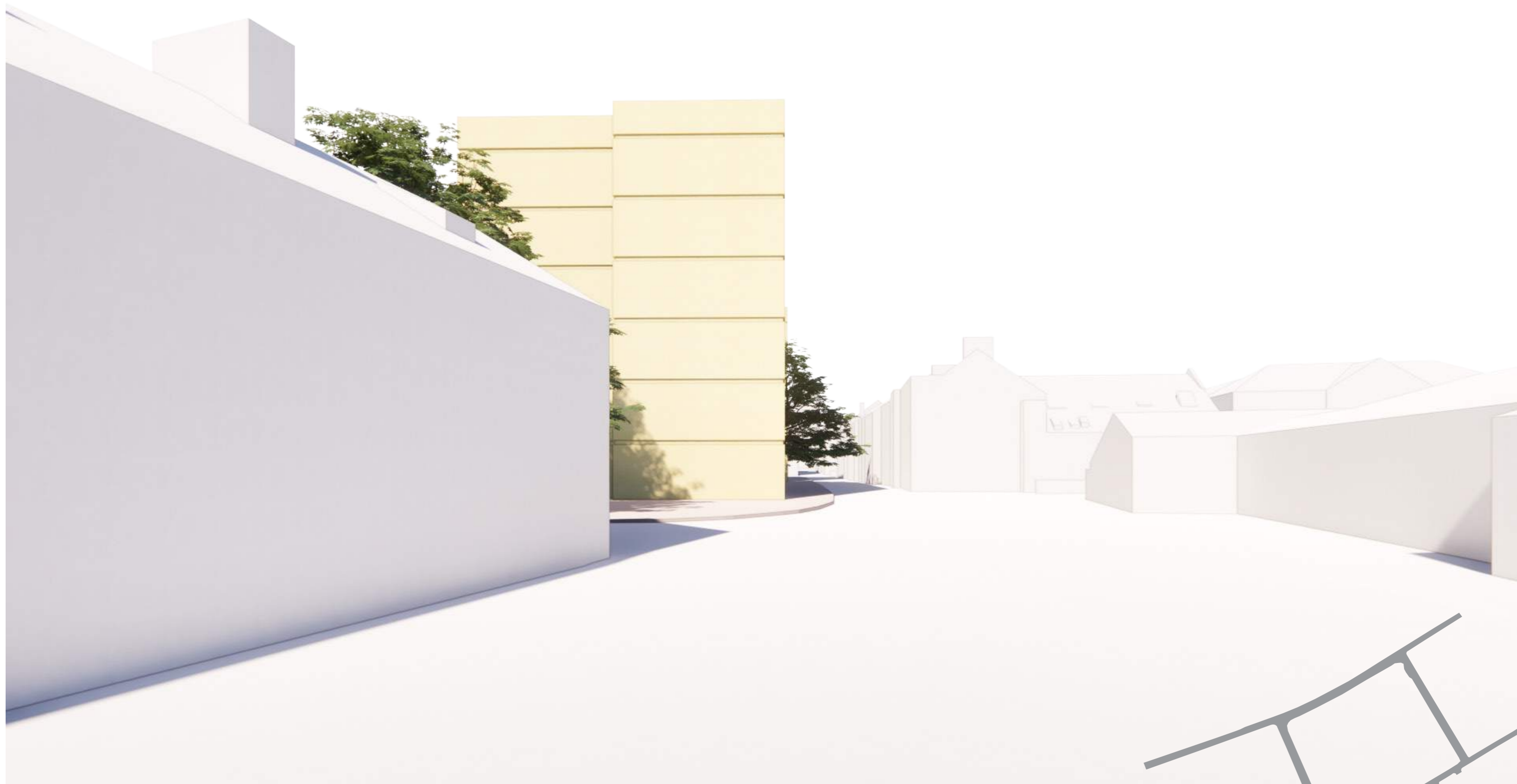
Street View Locations



STREET VIEW LOCATIONS WITH BUILDING HEIGHTS



View looking east along Coronation Street



View looking east along Coronation Street

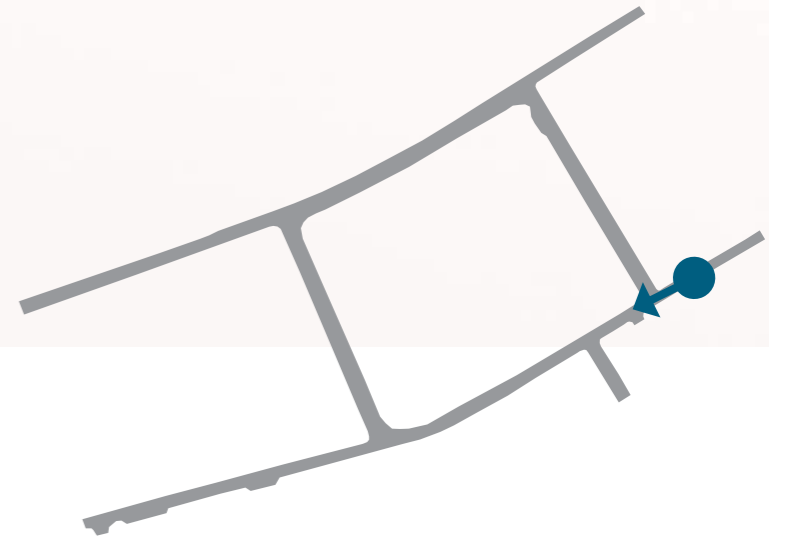
Street Views 3



View looking north along Bentinck Street



View at corner of Coronation Street and George IV Street





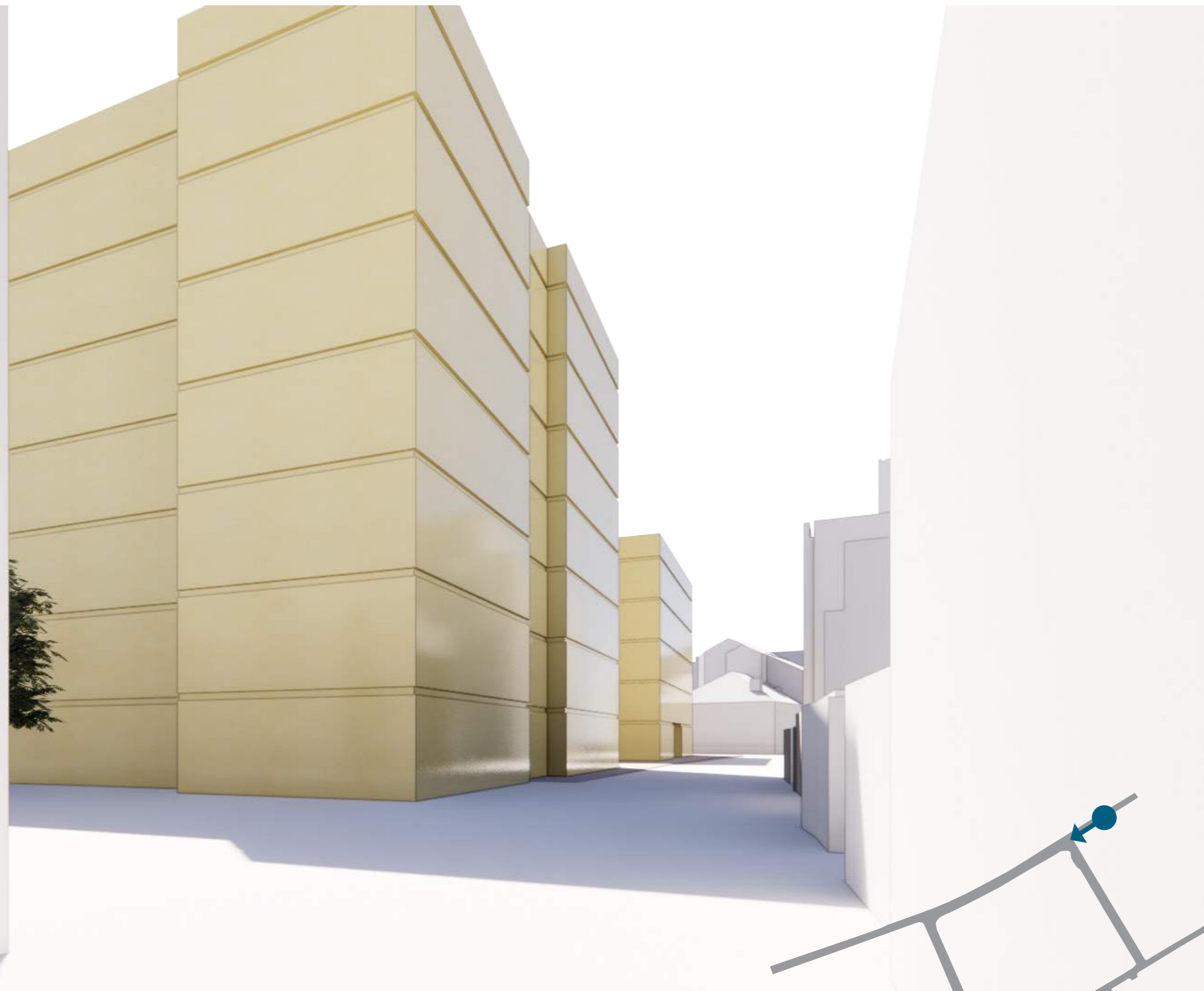
View looking west along Coronation Street



View looking east along Union Road



View looking east along Union Road, at corner with Bentinck Street



View looking west along Union Road



View looking into the courtyard from Coronation Street

Diespeker Wharf
38 Graham Street
London N1 8JX
T 020 7336 7777
mail@ptea.co.uk
@ptearchitects
www.pollardthomasedwards.co.uk