

Hanover Court and Princess Court, Cambridge  
Pre-Application Meeting 05  
26<sup>th</sup> February 2024

**Pollard  
Thomas  
Edwards**



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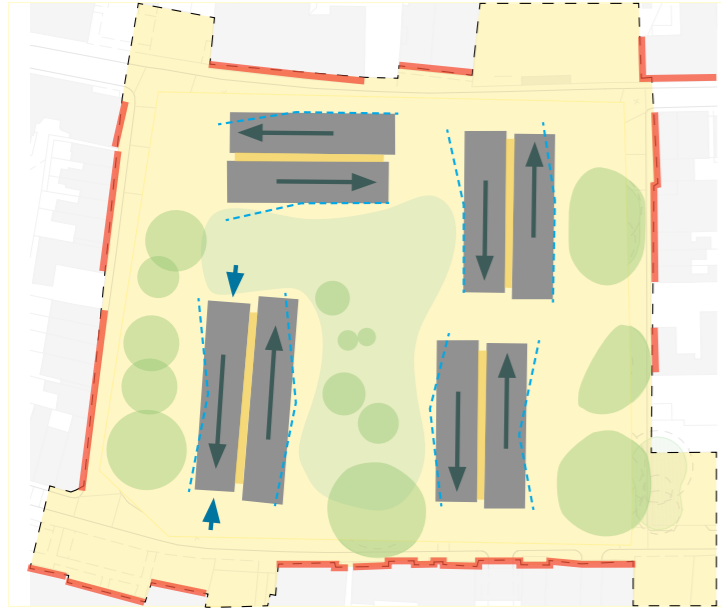
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01

Summary of  
pre-application  
meeting 04

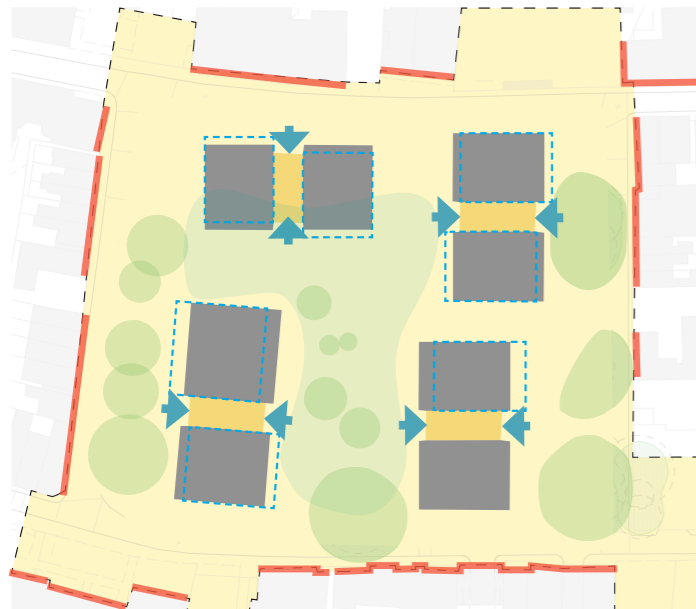
# Pre-application meeting 04 summary

## Option 1: Slipped blocks



The 'slipped blocks' approach considers a series of similarly massed blocks that where paired, slide past each other. They can each respond to their specific position on the site, and can be further developed to 'bend' around the trees.

## Option 2: Cinched blocks

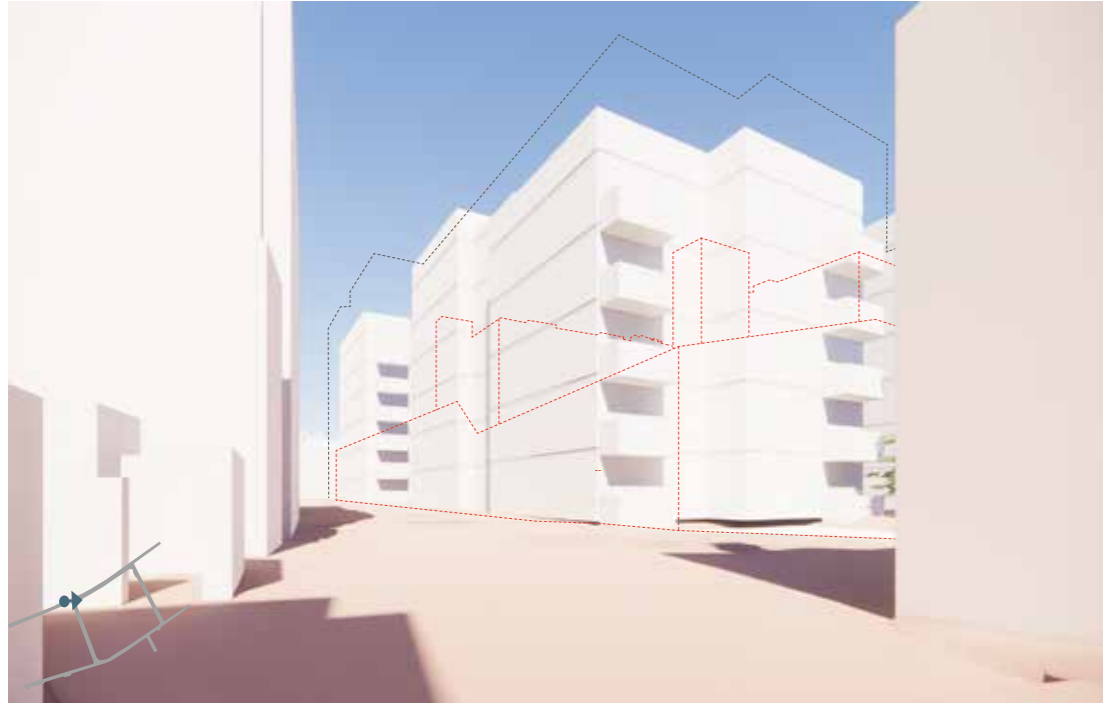


The 'cinched blocks' approach considers a series of blocks 'cinched at the waist' to give the appearance of smaller joined masses. They can each respond to their specific position on the site, and can be further developed to 'push and pull' around the trees.



Previous site approach based on 'cinched' block

Pre App 04 Summary



View at corner of Bentinck Street and Union Road



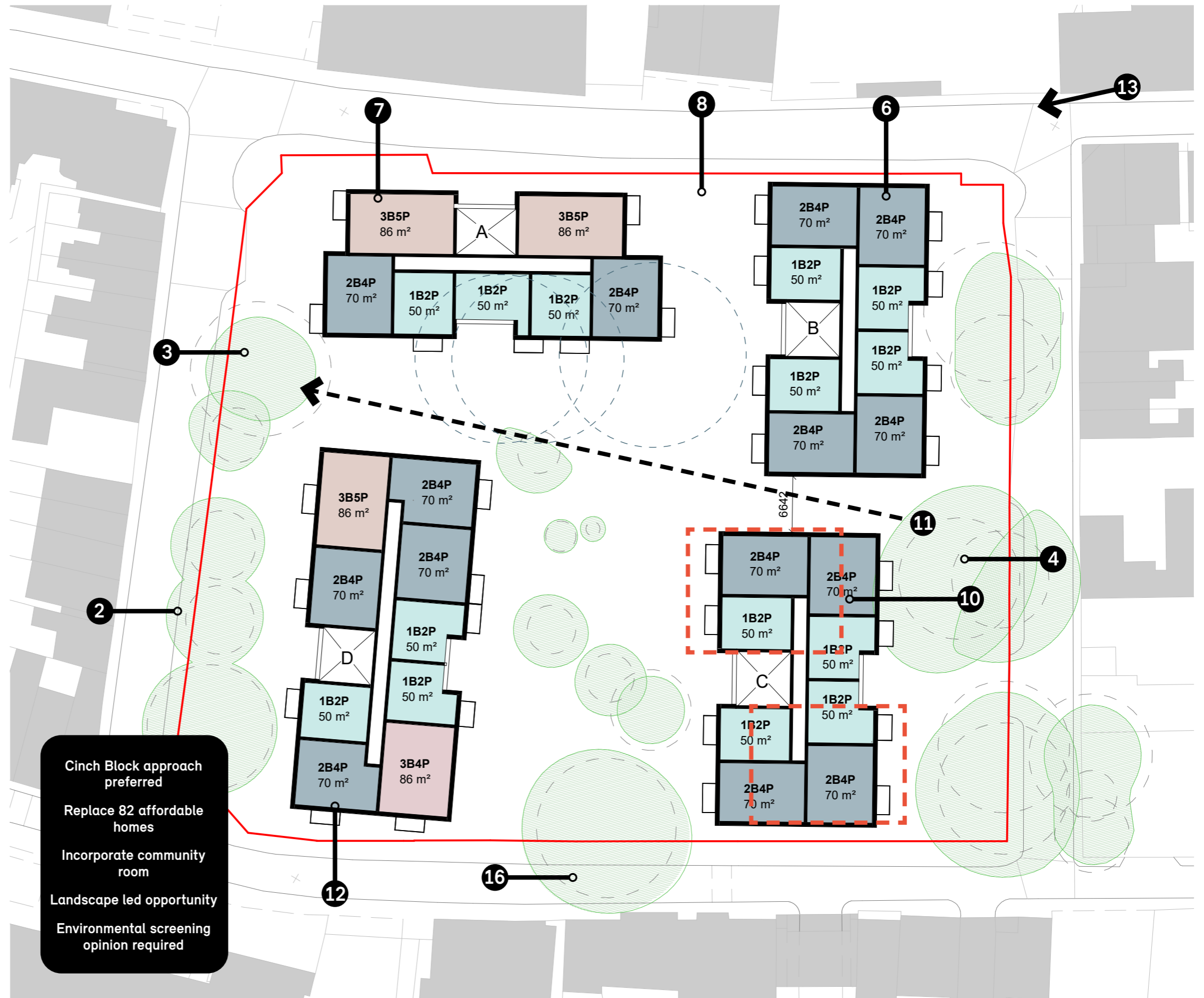
View looking north from Coronation Street into central courtyard



Aerial view from south-west

## Preferred Approach with Planning Comments

- 1 - Four block approach supported.
- 2 - Retention of trees on perimeter is supported.
- 3 - Less concern over tree G004 – more room for landscape.
- 4 - Allow enough space to trees on George IV Street
- 5 - Emerging modelling of views along Bentick Street, George IV Street and Coronation Street developing positively.
- 6 - Views along Union Road are a concern. Existing Plane trees provide positive presence on Union Road. The loss of these trees has impact on character of Conservation Area.
- 7 - Review block A orientation to enable impactful greenery onto Union Road.
- 8 - Integrate additional trees along northern edge - scale on Union Road needs visual relief
- 9 - 'Cinch' block approach preferred.
- 10 - Explore additional 'push and pull' articulation of the blocks to respond better to the existing trees. Rigorous alignment to existing street buildings may not be necessary or desirable.
- 11 - Explore sightlines/ routes through site.
- 12 - Dropping scale at corners considered beneficial.
- 13 - Review scale at north east corner of Union Road to reduce the impact on views from Hills Road and the setting of Grade II\* Wanstead House.
- 14 - Proposals still cause concerns for officers as a development here which delivers the required number of homes and involves the loss of the trees will inevitably be harmful to the character of the conservation area.
- 15 - Landscape led approach is required.
- 16 - Model trees more accurately in 3D models.



02

Design development

## Conceptual approach: buildings within the trees

The site arrangement has evolved to become a series of buildings within the trees rather than a singular urban block or linear buildings following the line of the street.

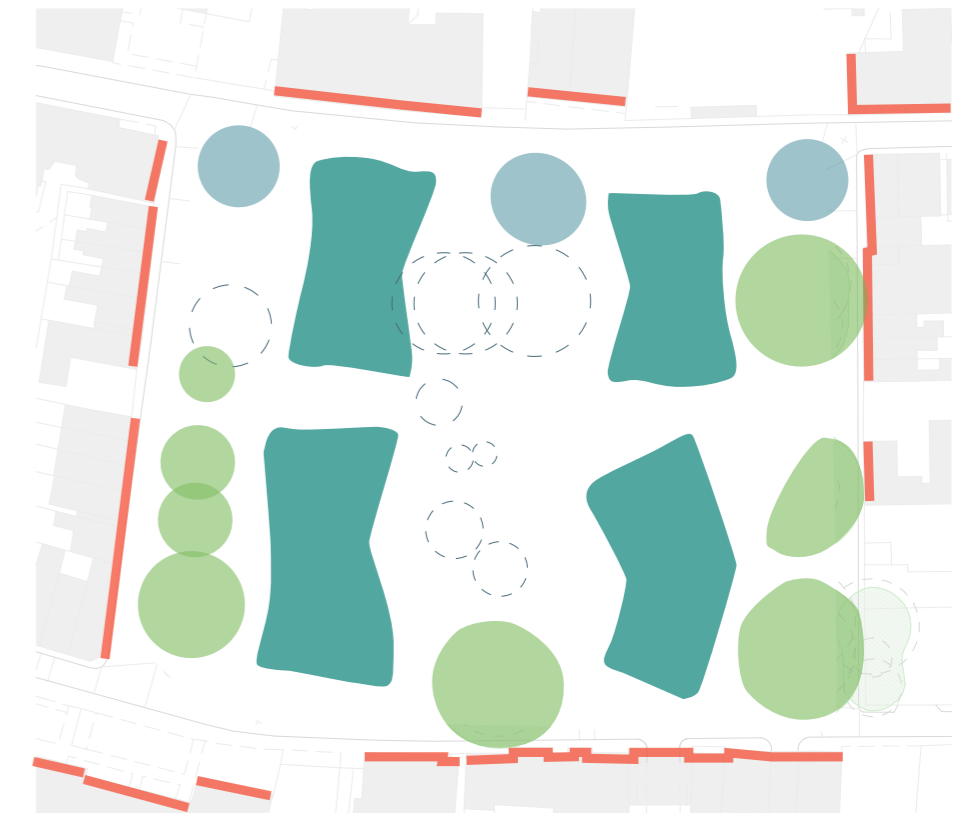
These can be positioned and adjusted according to specific site constraints, trees and neighbouring buildings, and can aid with physical movement through the site and the visibility of this site as a 'green' pocket in the area.



1 - Site Constraints



2 - Site Opportunity

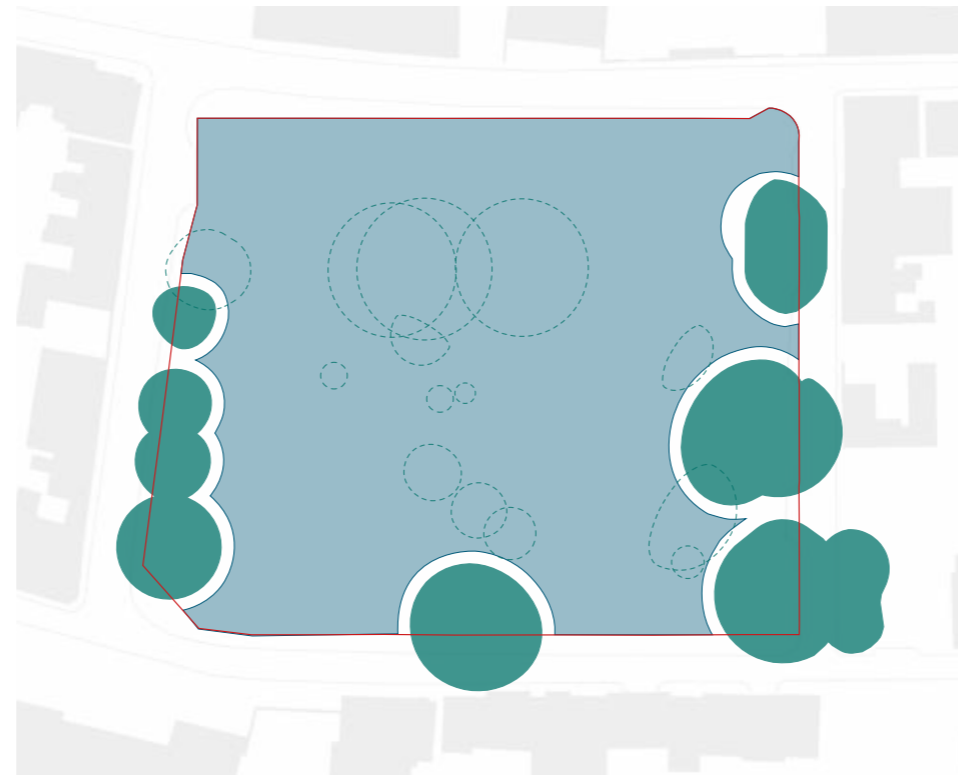


3 - Pavilions in the landscape

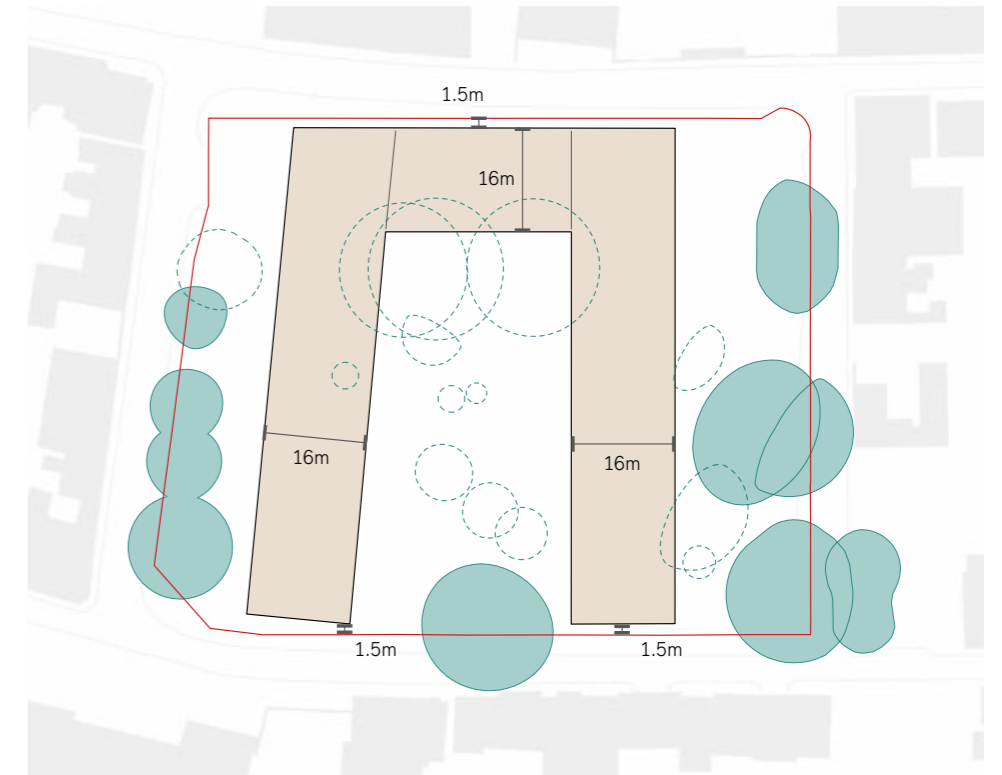
# Conceptual approach: key moves



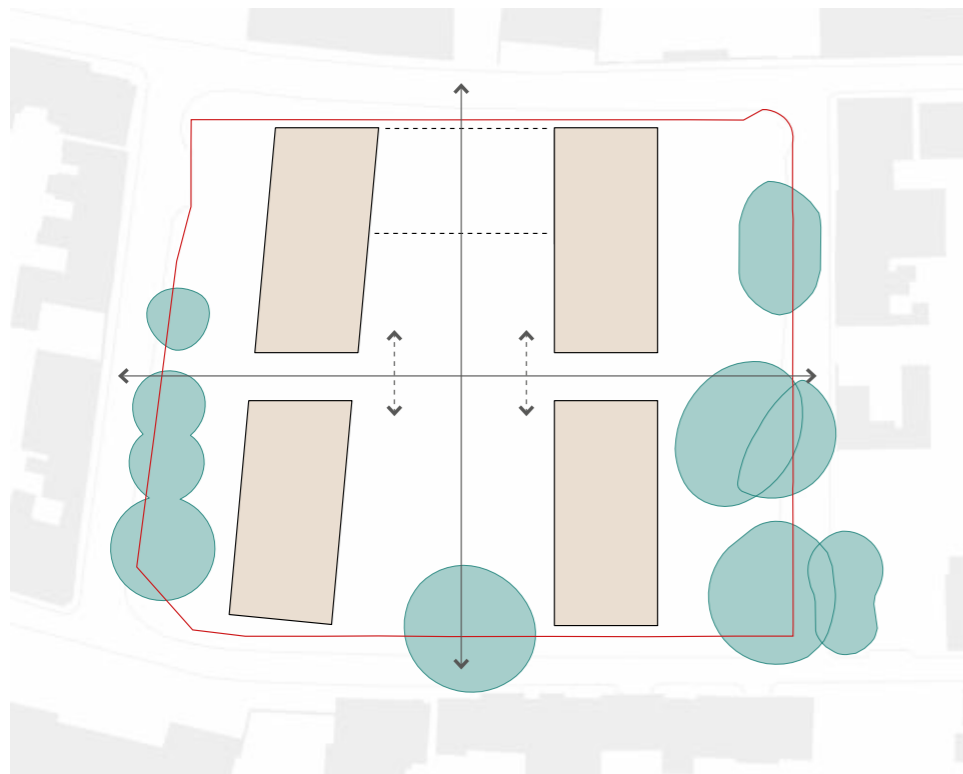
**1. Site**  
Assumes demolition of existing buildings based on extensive surveys.



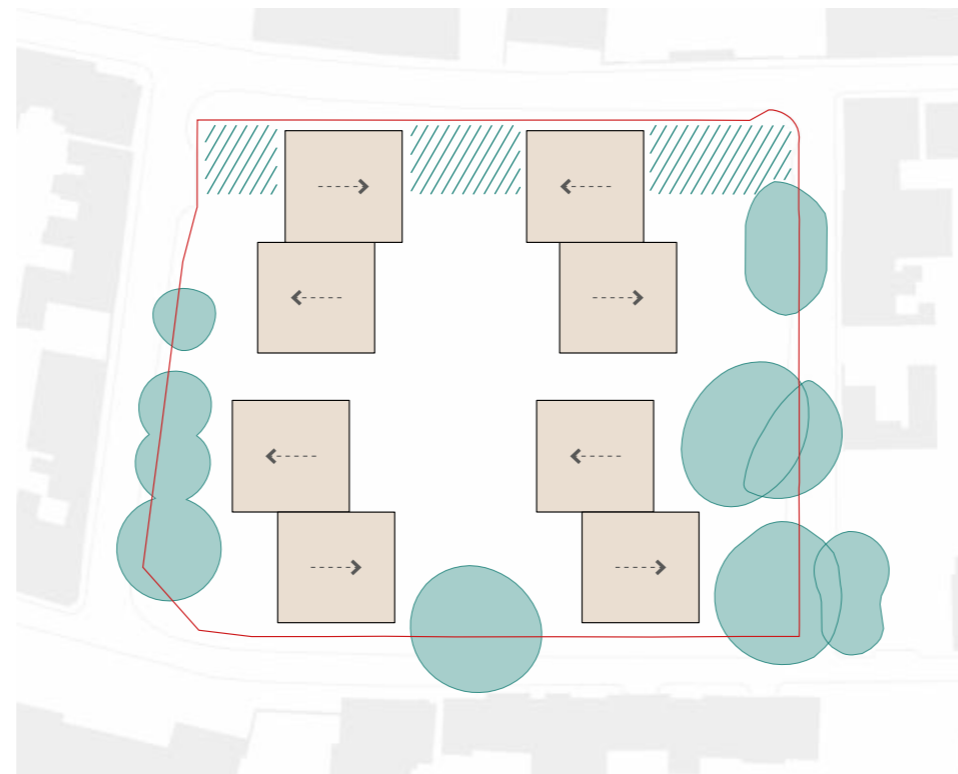
**2. Developable Area**  
Assumes removal of 3no. plane trees. Low grade central trees to be removed. Based on RPA and recommended 2m offset of surveyed canopy.



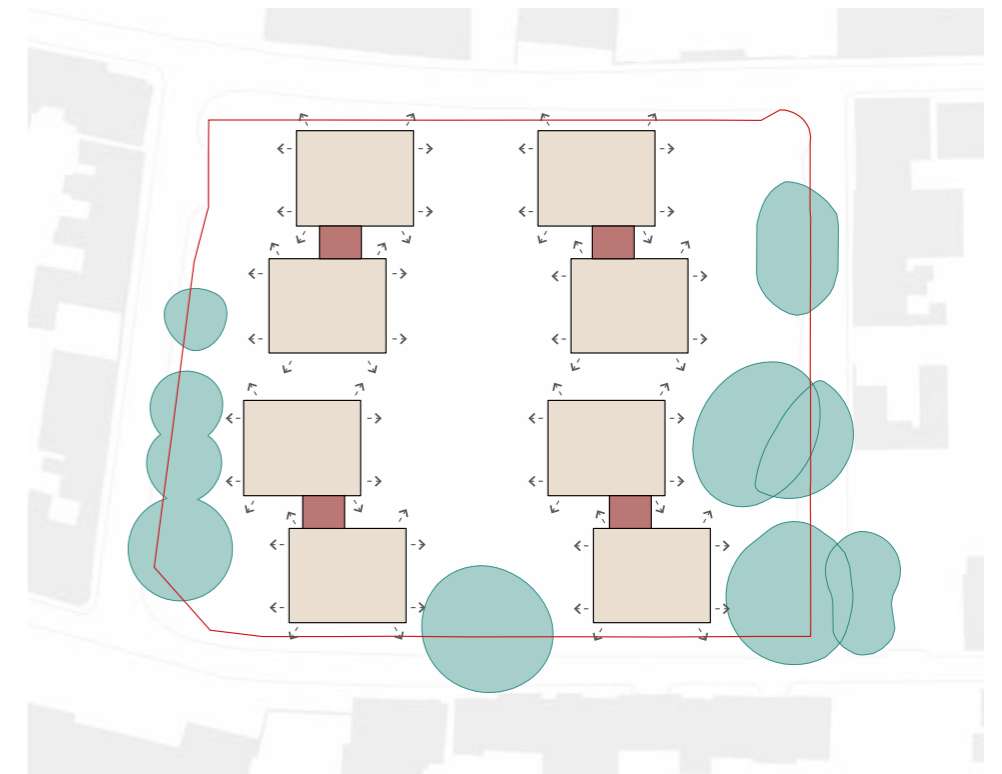
**3. Maximise Building Footprint**



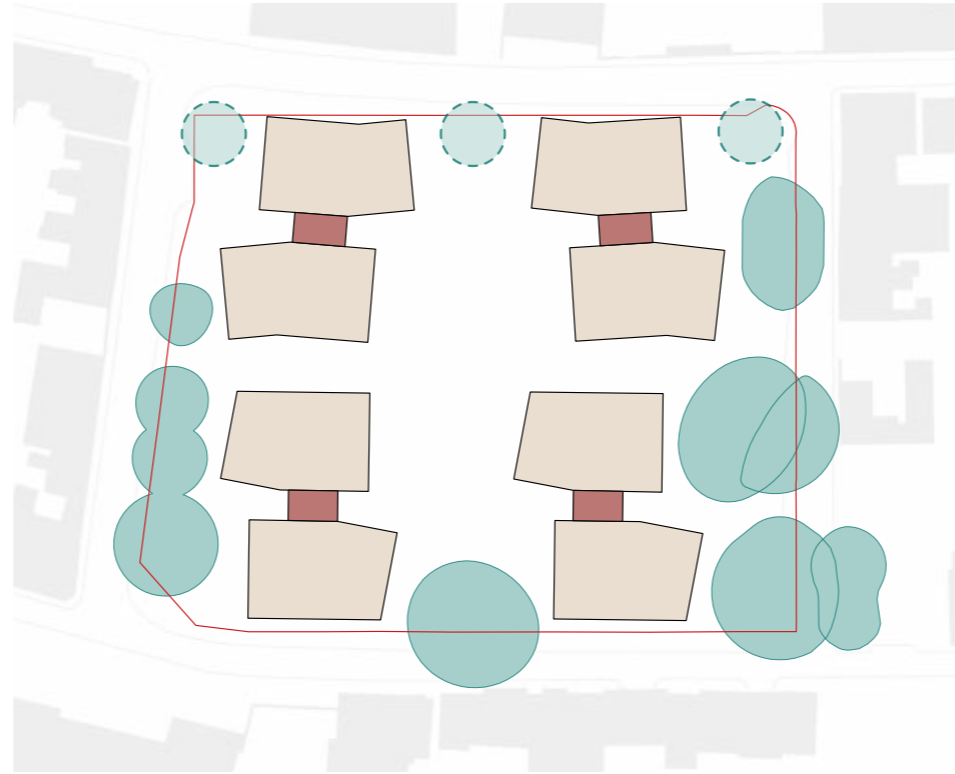
**4. Connectivity**  
Integrate physical and visual permeability through site.



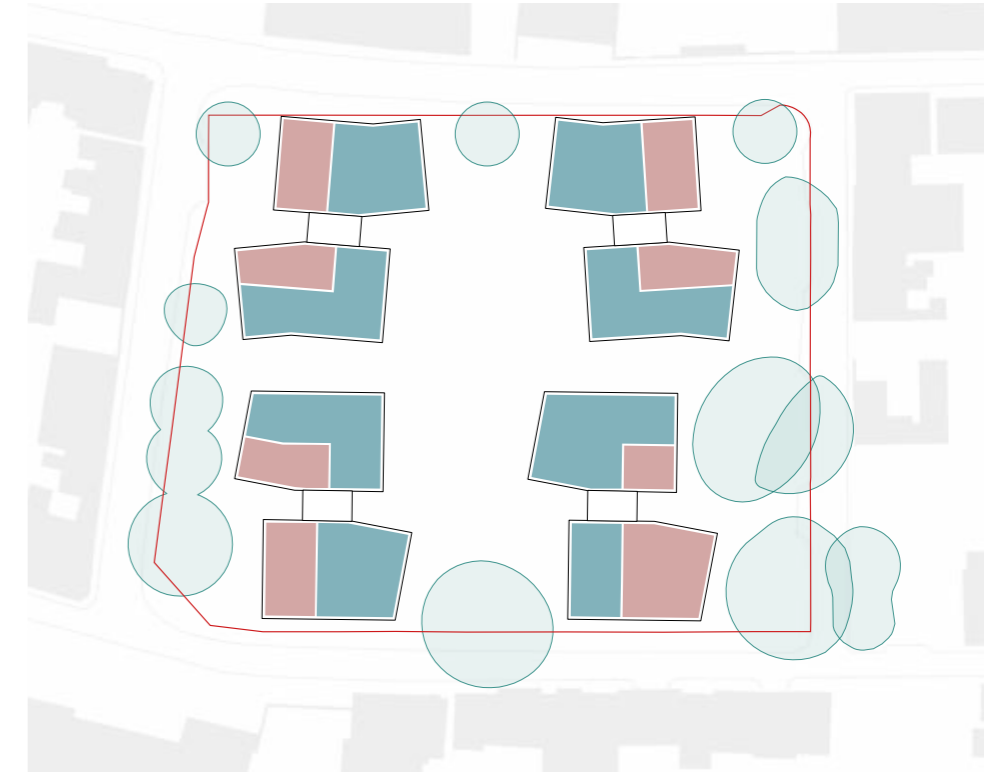
**5. Modelling**  
Adjusting building volume to fit within trees. Opportunities to add perimeter trees to the northern boundary.



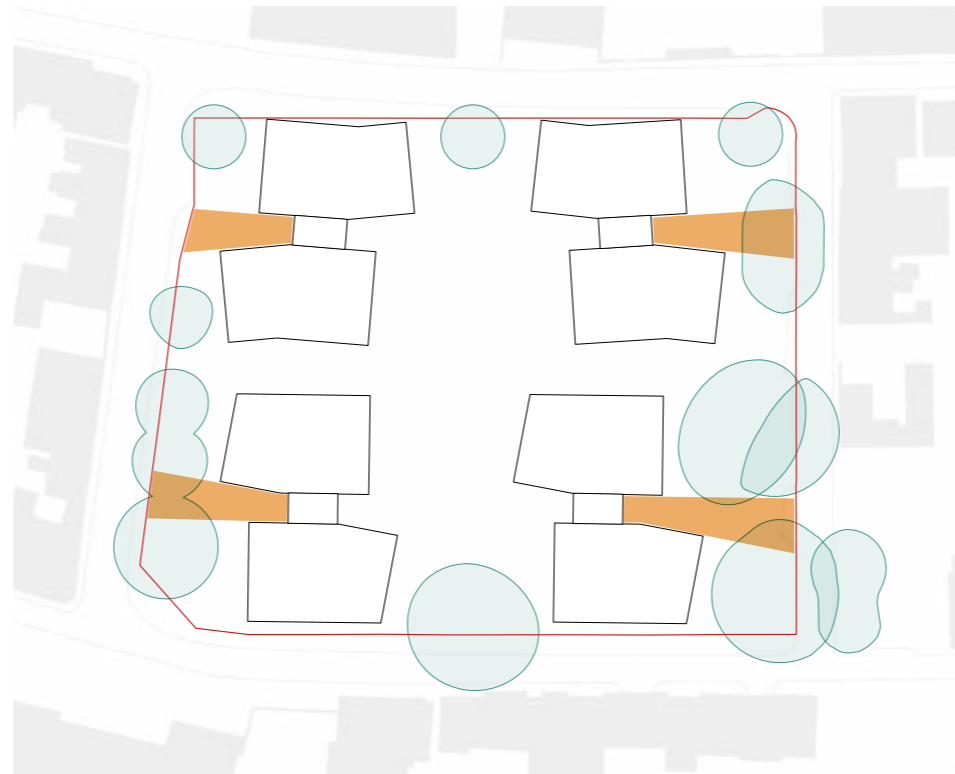
**6. Dual Aspect**  
Adapt the building mass to introduce a central core and maximize dual aspect accommodation.



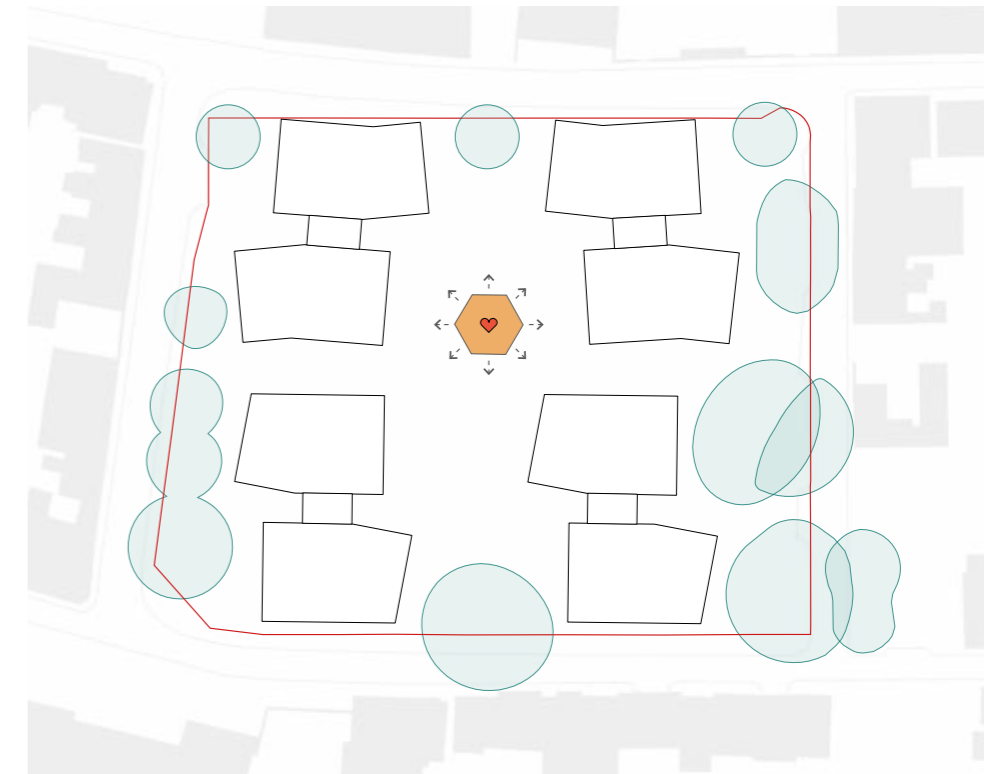
**7 - Building Volume**  
Model building volume to respond to setting. Integrate additional street trees.



**8 - 'Public' vs. 'Private'**  
Locate 'public' spaces to edges and 'private' towards the centre.



**9 - Celebrate Building Entrances**




**10 - Community**  
Incorporate community use at the heart of site.

Setting in the wider context - built form



**KEY**

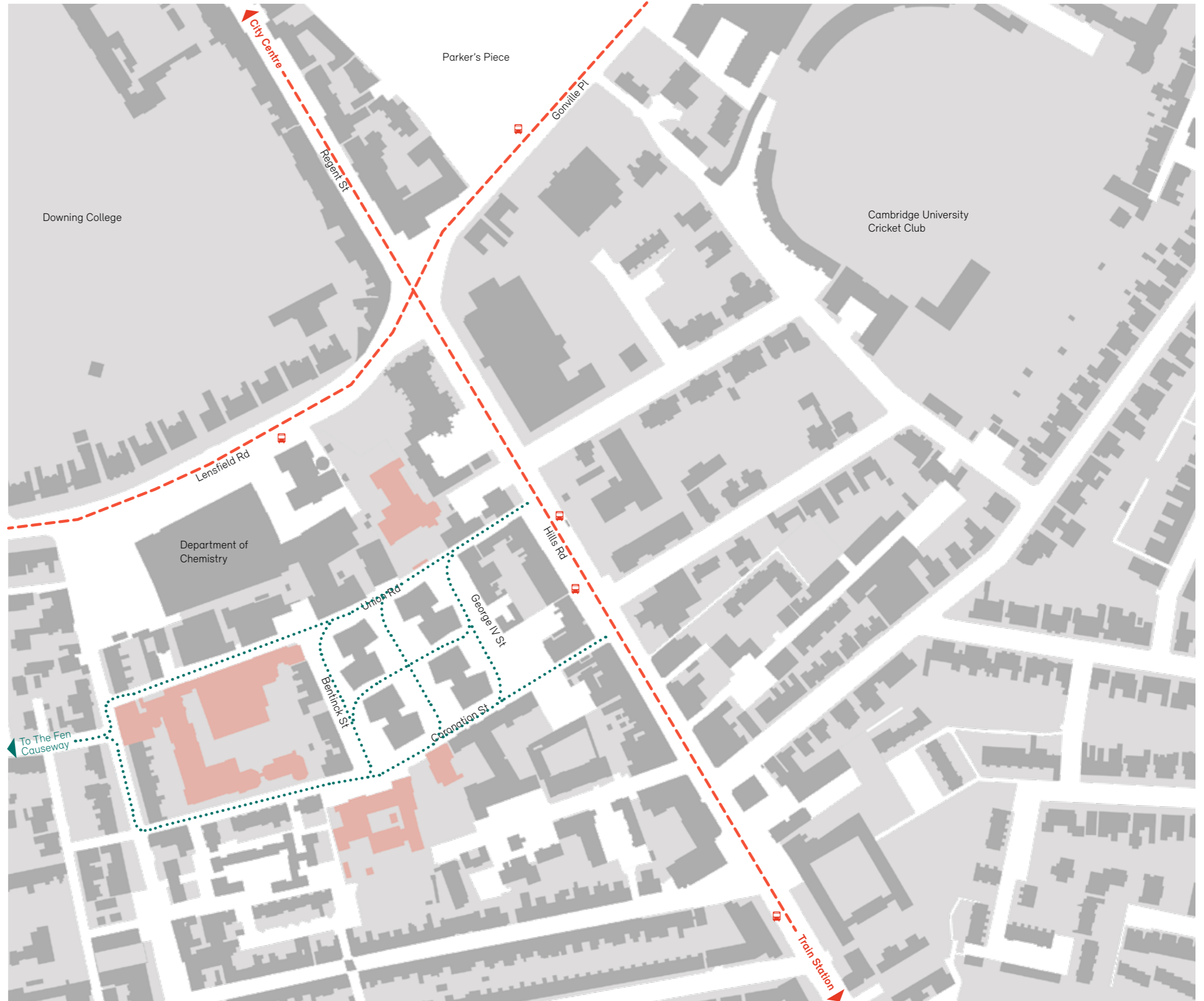
	Buildings
	Publicly inaccessible outdoor space

# Setting in the wider context - green space



KEY	
	Buildings
	Publicly inaccessible outdoor space
	Private green/amenity space
	Public green space
	Tree

Setting in the wider context - desire lines



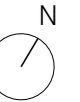
KEY	
	Buildings
	Publicly inaccessible outdoor space
	School in high proximity to site
	Bus route
	Bus stop
	Pedestrian desire lines

Site layout



\*note: Indicative landscape

Scale: Not to scale

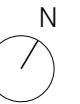




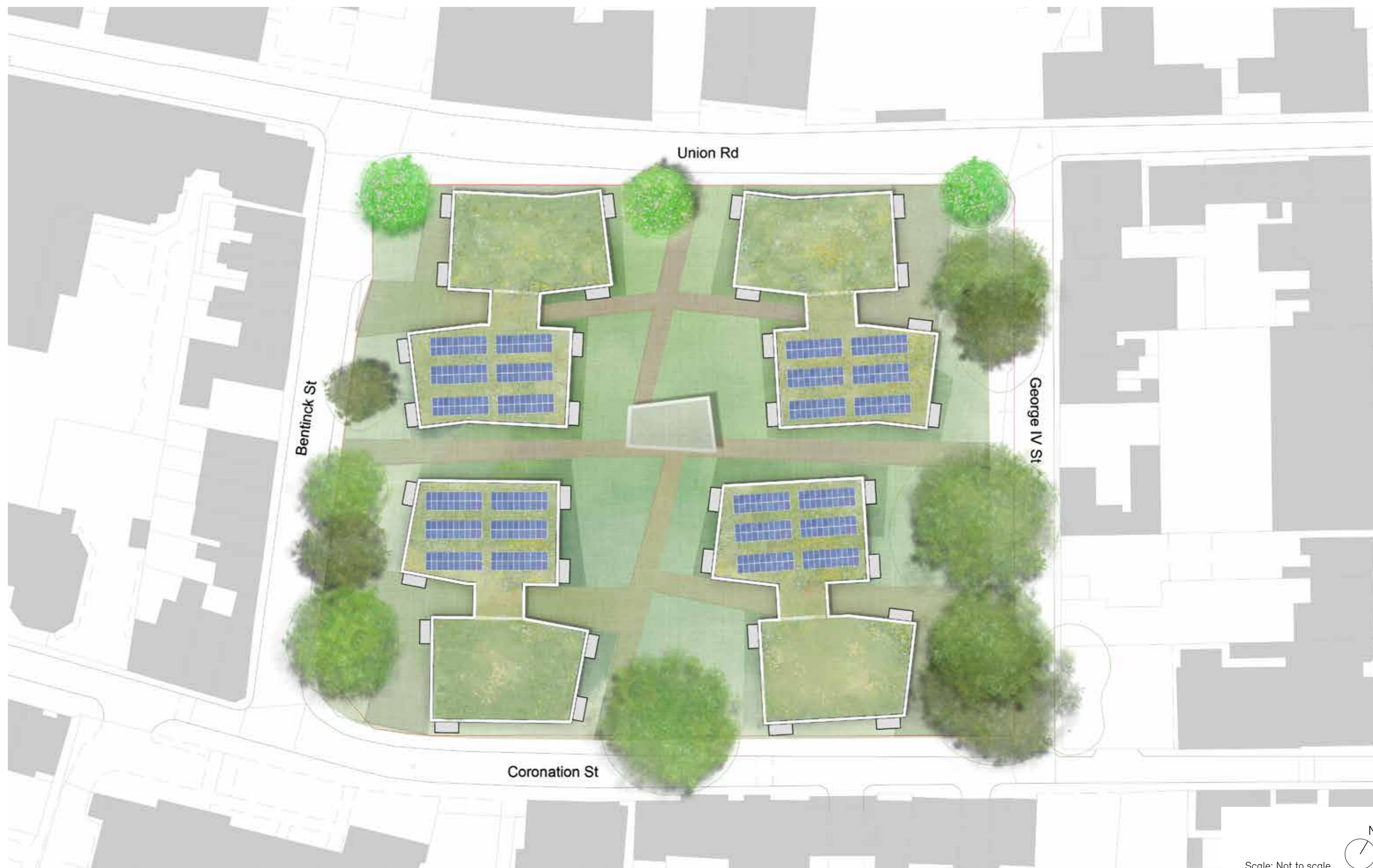
First to fourth floor layout



# Fifth floor layout



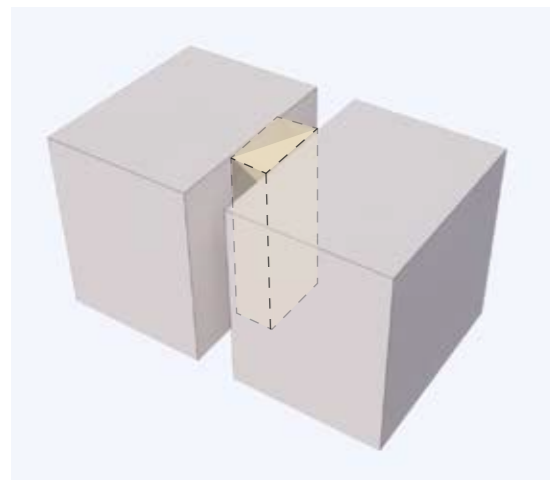
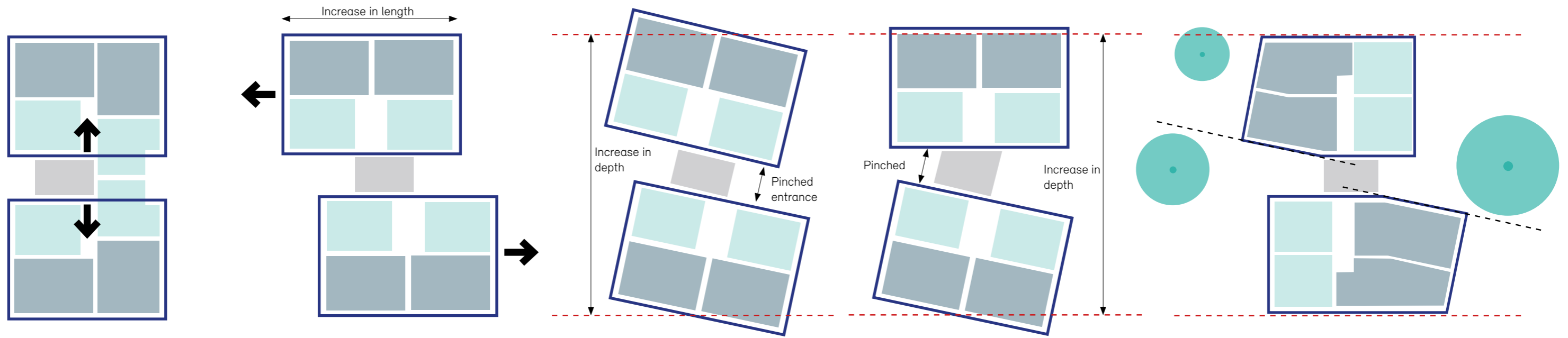
Roof layout



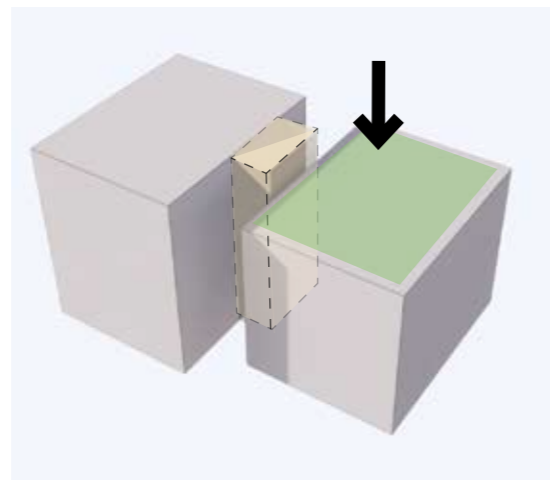
Scale: Not to scale



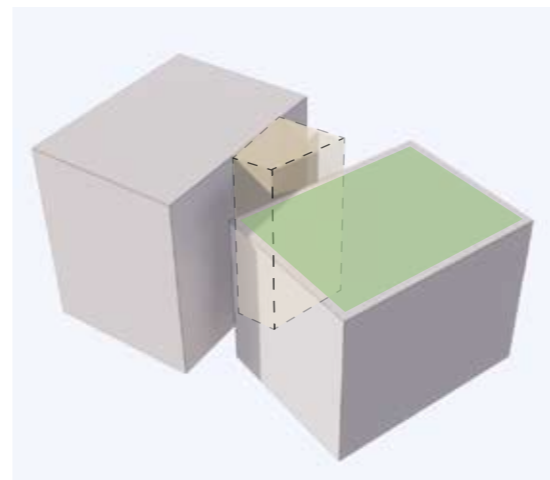
# Pavilion development - articulation and massing



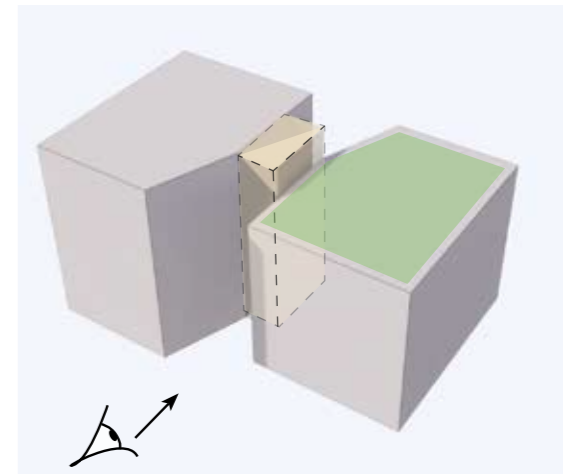
**1**  
Pull 'cinch' blocks apart to create greater articulation of facade and enable 100% dual aspect flats



**2**  
Increase block length to accommodate habitable area from centre.  
Drop heights at northern and southern corners of site

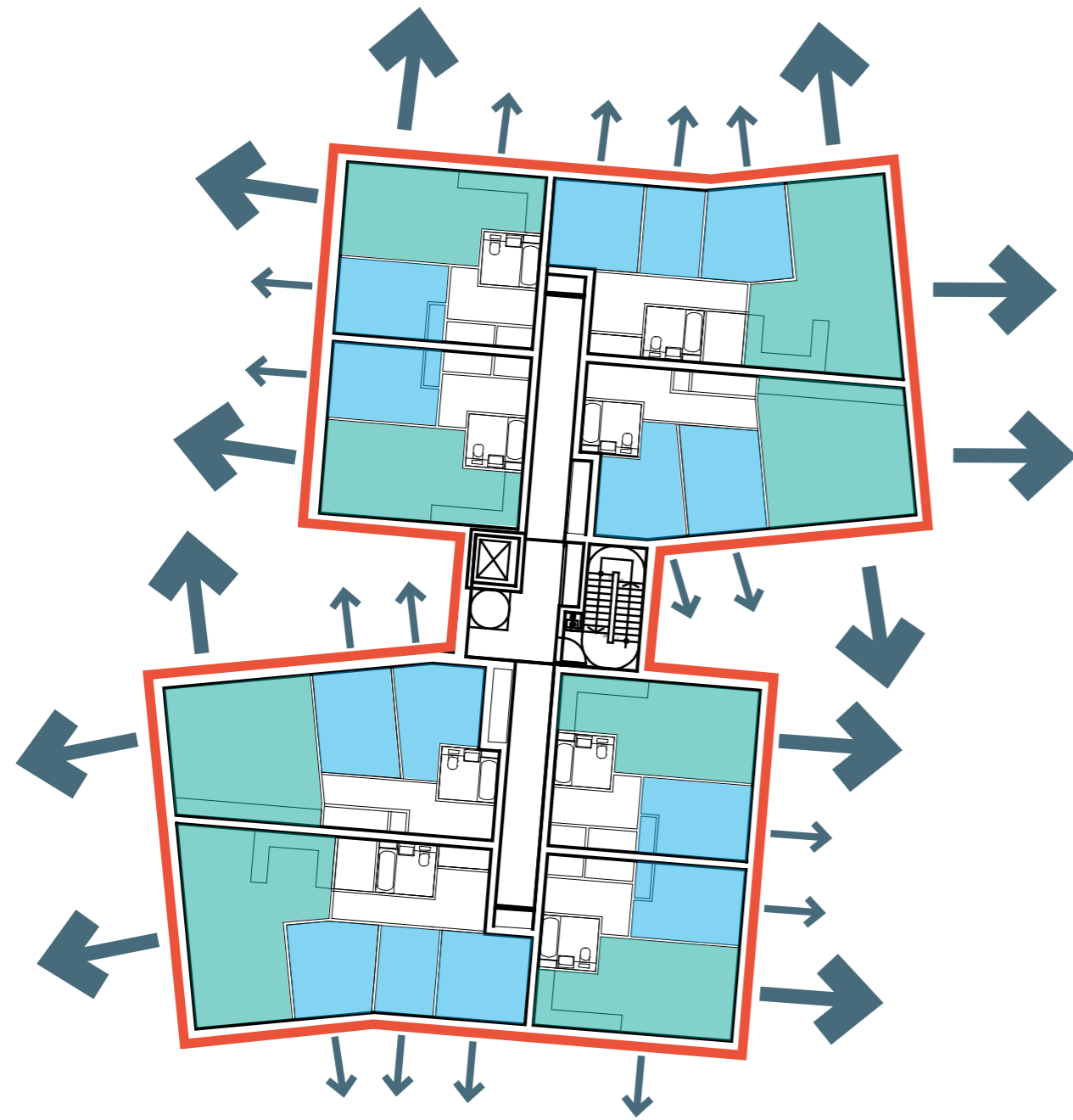


**3**  
Crank core to decrease depth and aid 'fit' around trees.  
This option adds additional area to circulation and increases overall depth of building creating challenges in overall fit across the site



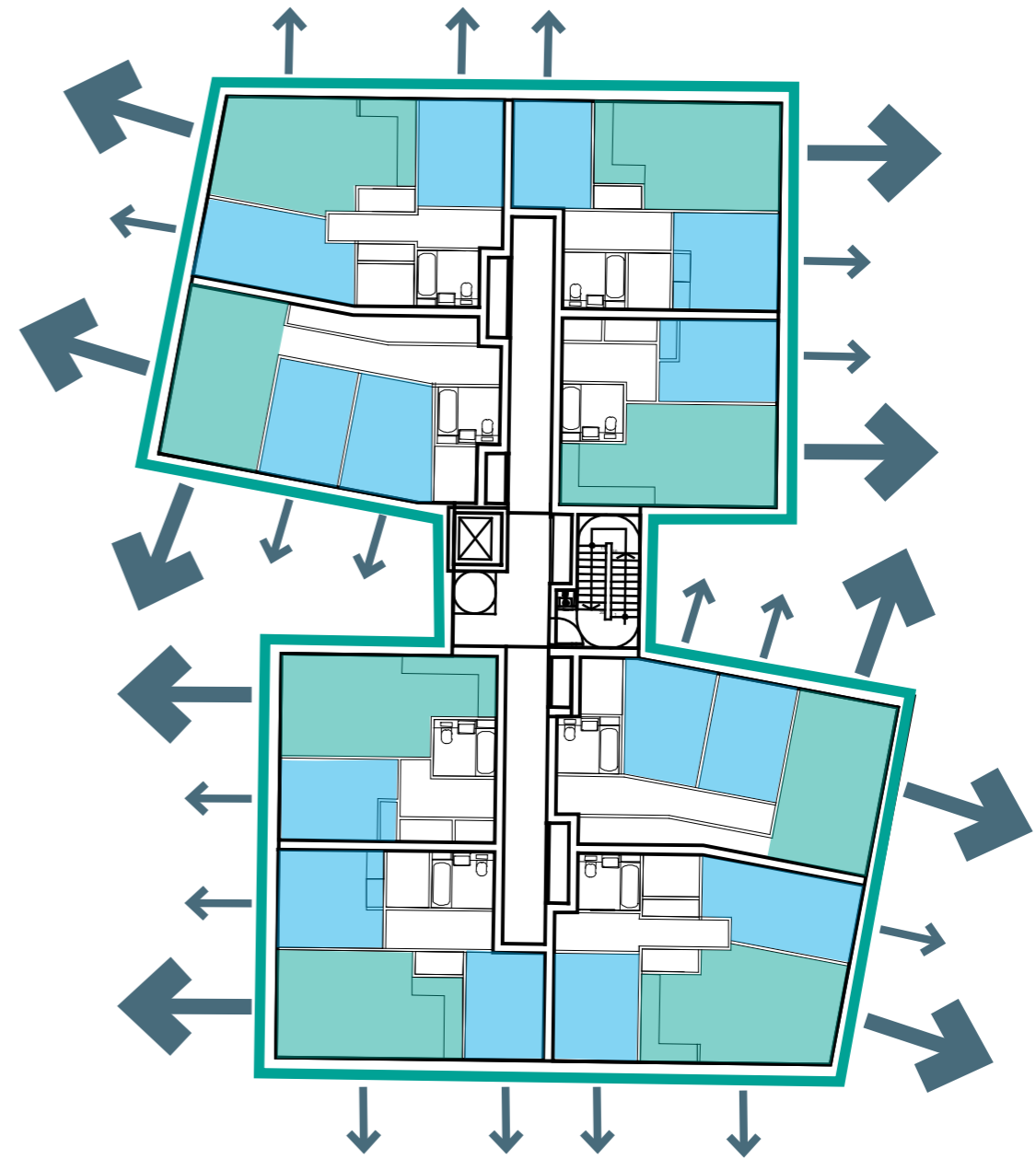
**4**  
**Introduce regular angle to blocks;**  
– maintains depth to fit within site  
– reduces circulation to achieve good net to gross  
– adds greater articulation to streets  
– responds more dynamically to tree locations  
– provides 100% dual aspect flats  
– highly regular floor plans and flat types for building efficiency and deliverability  
– provides open visible entrance

Pavilion development - layout and mix



**Block Type 1**

- 100% Dual aspect
- 7% M(4) Cat 3 (ground floor only)
- 94% M(4) Cat 2



**Block Type 2**

- 100% Dual aspect
- 100% M(4) Cat 2

**KEY**

	Living space
	Bedroom
←	Primary outlook
←	Secondary outlook

# Pavilion development - schedule of accommodation

Total	1 bed	2 bed	3 bed
Apartments	62	84	18
Mix	38%	51%	11%
<b>Grand Total</b>	<b>164</b>		
	<b>Community Centre located in central green space</b>		

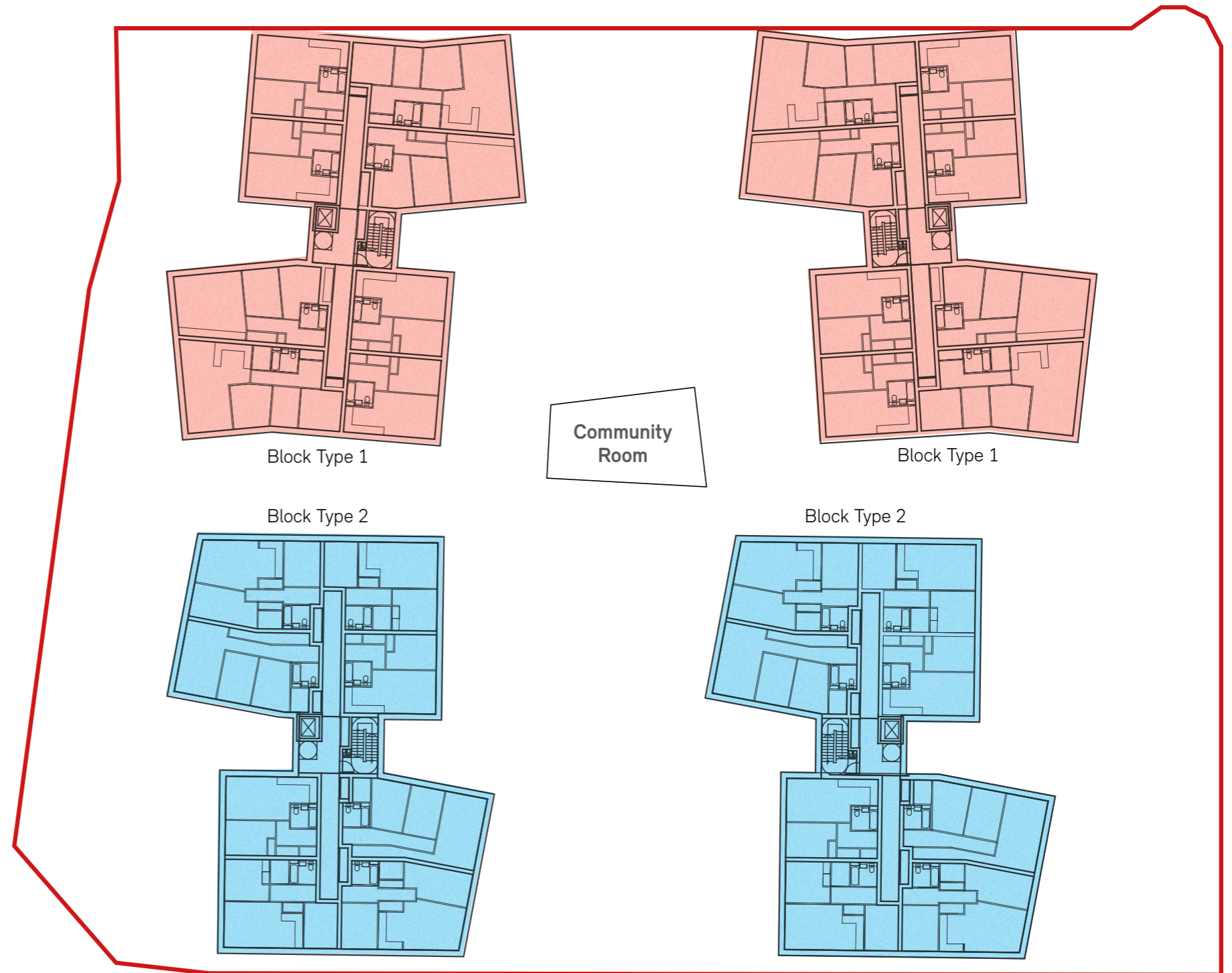
## Tenure location

Tenure distribution has been determined based on mix. The affordable provision is weighted towards larger family homes and as such the building footprints are larger. Given there is more space towards the north of the site, these have been located here.

Each building has 41 homes.

Affordable	1 bed	2 bed	3 bed
Apartments	42	22	18
Mix	51%	27%	22%
<b>Total</b>	<b>82</b>		
	<b>Inc. 6 M4 Cat(3) homes = 7%</b>		
	<b>Community Centre</b>		

Private	1 bed	2 bed	3 bed
Apartments	20	62	0
Mix	24%	76%	0%
<b>Total</b>	<b>82</b>		

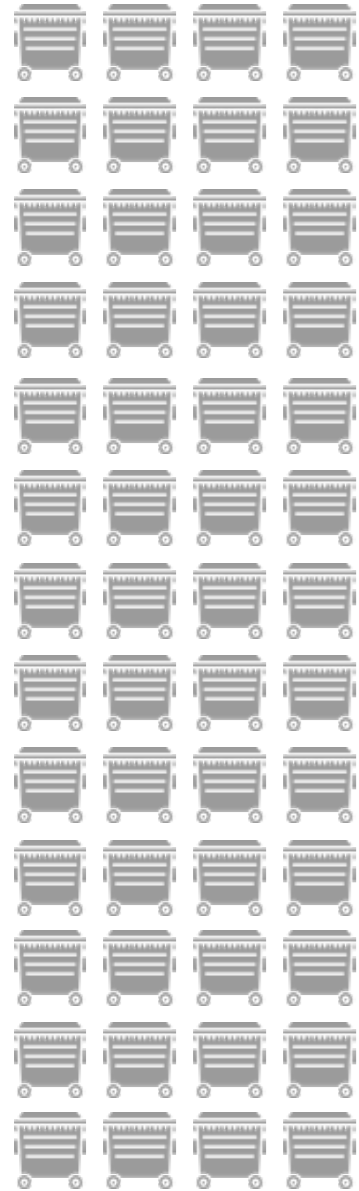


Typical floor tenure diagram

KEY	
<span style="color: red;">■</span>	Affordable
<span style="color: blue;">■</span>	Private




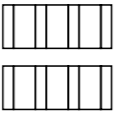

# Ground floor ancillary provision and testing

52 Eurobins





284 Cycles



				
Community room existing - 68sqm proposed - 70sqm	Plant space circa 100sqm	Substation existing = 5m x 7m	Parking for M4(3) homes	E- scooter Parking



**KEY**

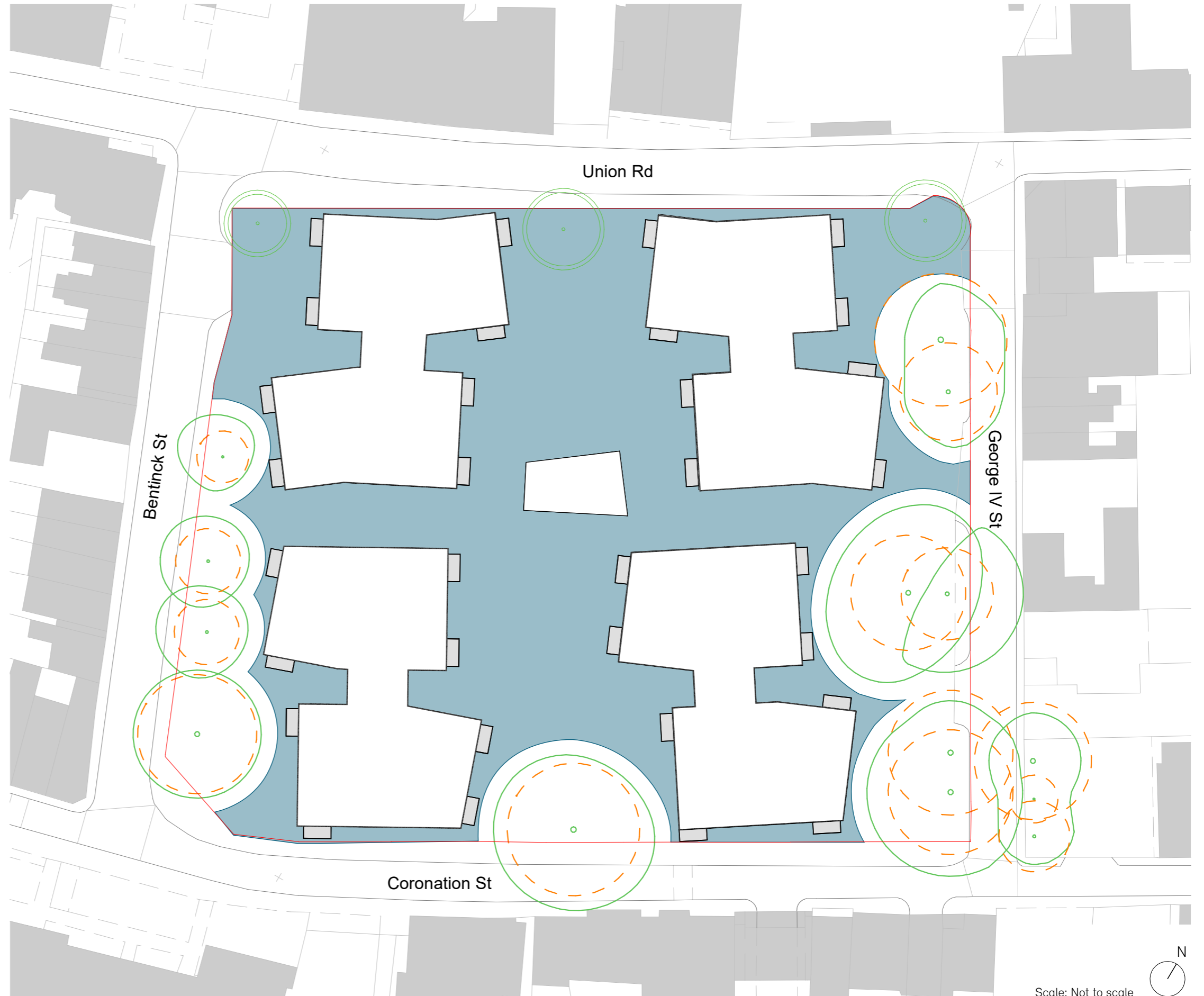
	Iceberg Bin Collection Vehicle Tracking
	Iceberg Bin

We have reviewed the suitability of iceberg bins for the site and these studies indicate that this would not be a feasible solution in this location. This is due to -

- The existing tree root protection areas and canopy distribution would make placement of the bins in excess of 30m from the main building entrances
- The tracking for the larger vehicles required does not work along Coronation Street
- All possible sites for the iceberg bins would block routes through the open space

## Developable area

The developable area had been established by either following the root protection area (RPA) edges or leaving a 2m buffer from tree canopies, whichever is outermost.



# Living Infrastructure

An understanding of the natural environment, its characteristics and composition can more effectively rejuvenate and regenerate the urban realm. McGregor Coxall's Living Infrastructure approach underpins the landscape design for Hanover and Princess Court.

## 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.

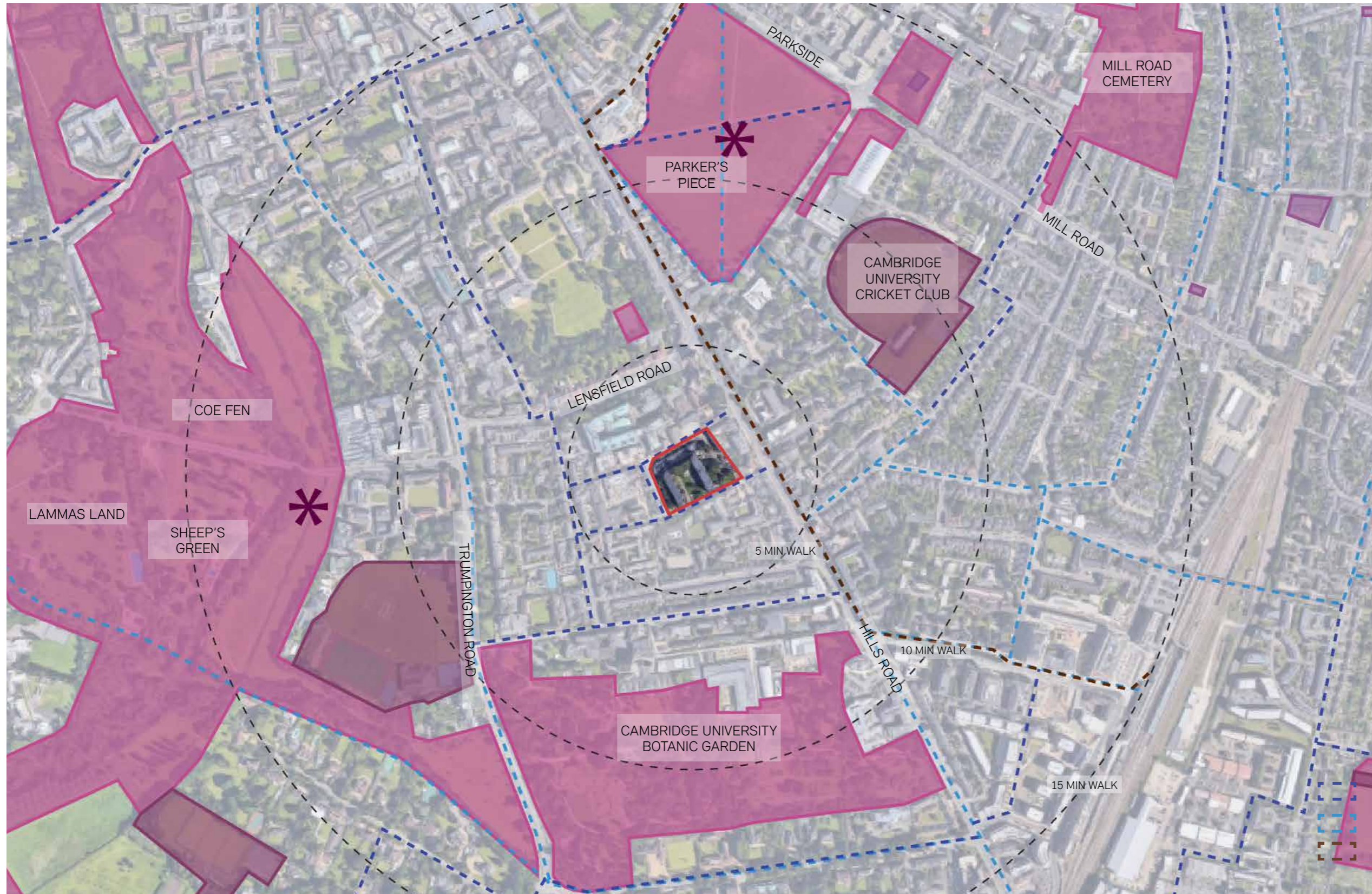
## SUSTAINABLE & GREEN ECONOMICS

- 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.







- Climate Resilience Zoning Key**
- Green Corridors
  - Blue Corridors
  - Park's Network
  - Areas of Ecological Importance
  - Zones of Mature Trees
  - Local Cycle Lanes
  - National Cycle Network
  - Key Tourist Walking Route from the train station to the Town Centre
  - Site Boundary



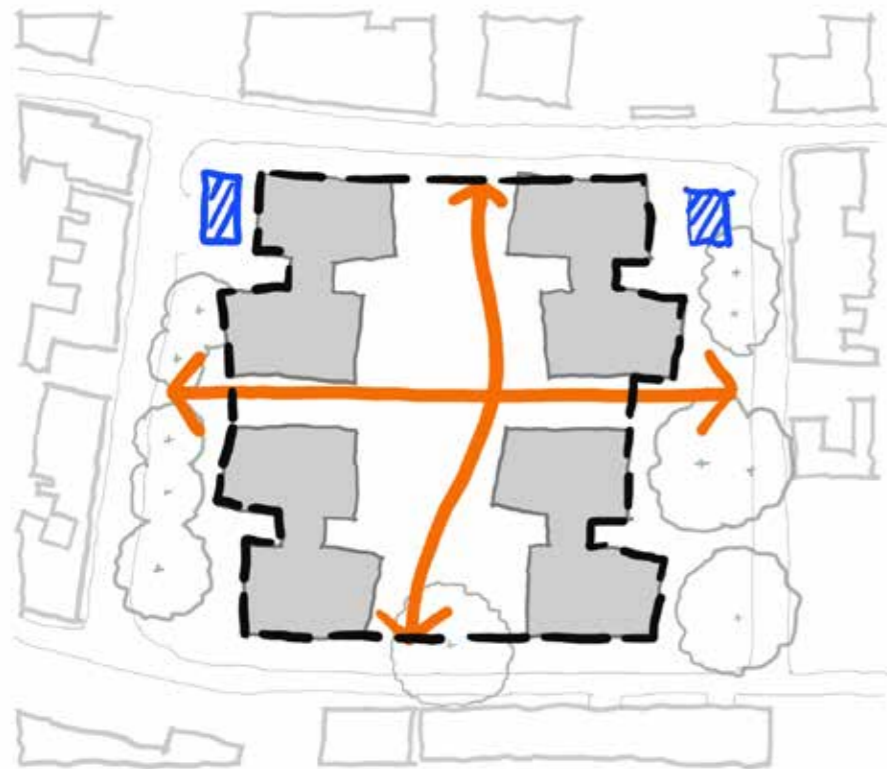
Context - Smart Governance & Deliverables



- Smart Governance Zoning Key
- Museums and Galleries
  - Schools and Universities
  - Parks and Recreation
  - Shopping and Dining
  - Local Cycle Lanes
  - National Cycle Network
  - Key Tourist Walking Route from the train station to the Town Centre
  - Site Boundary

**A Permeable Network of Legible Routes**

Clear and direct movement corridors that are accessible to all residents. Blue Badge Parking will be located adjacent to the two northern blocks.



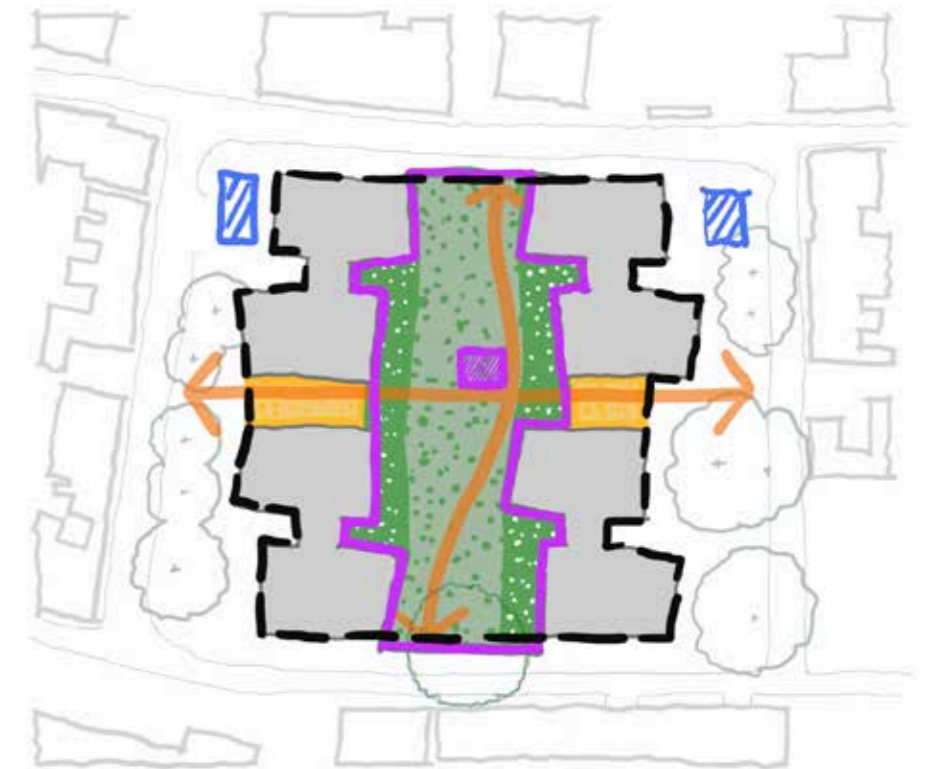
**A Multi-generational Communal Space**

A courtyard for residents offering intergenerational play, recreation and social space acts as a central community space for the residents.



**A Sequence of Natural Entry Experiences**

Four entry points that naturally enhance the arrival spaces in and out of the development define the development's design.



Precedent Projects - Social Health



Social spaces nestled in vibrant planting



Play On The Way



Nestled seating in biodiverse planting



Multi-modal places to stop and rest



Nature based play



Pockets of calm amongst lush vegetation



Subtle and natural entry experience

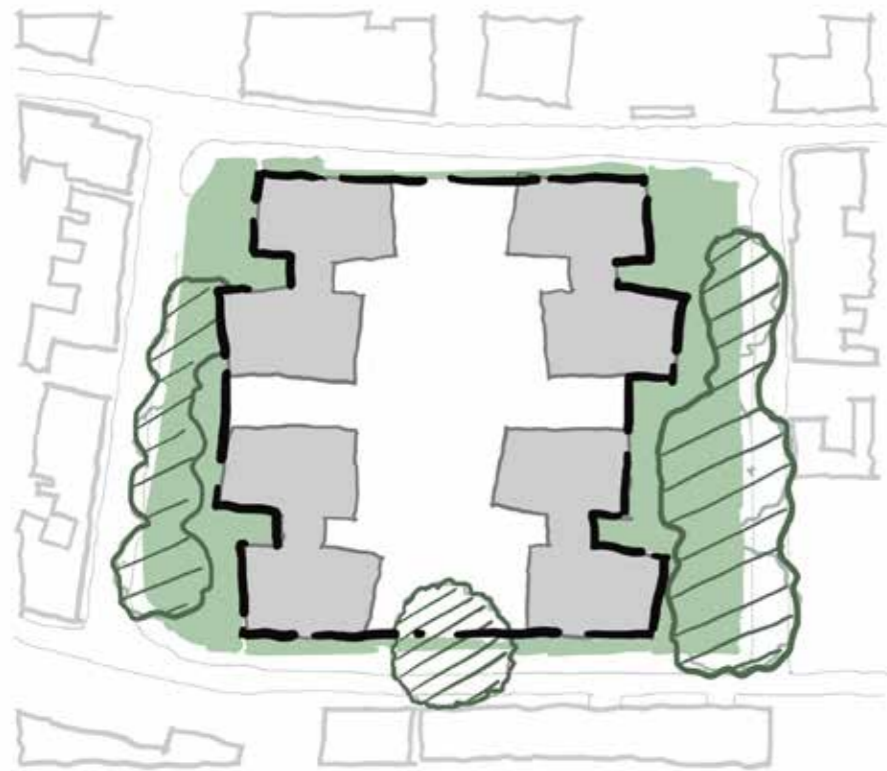


Multigenerational play and use

## Key Moves - Climate Resilience

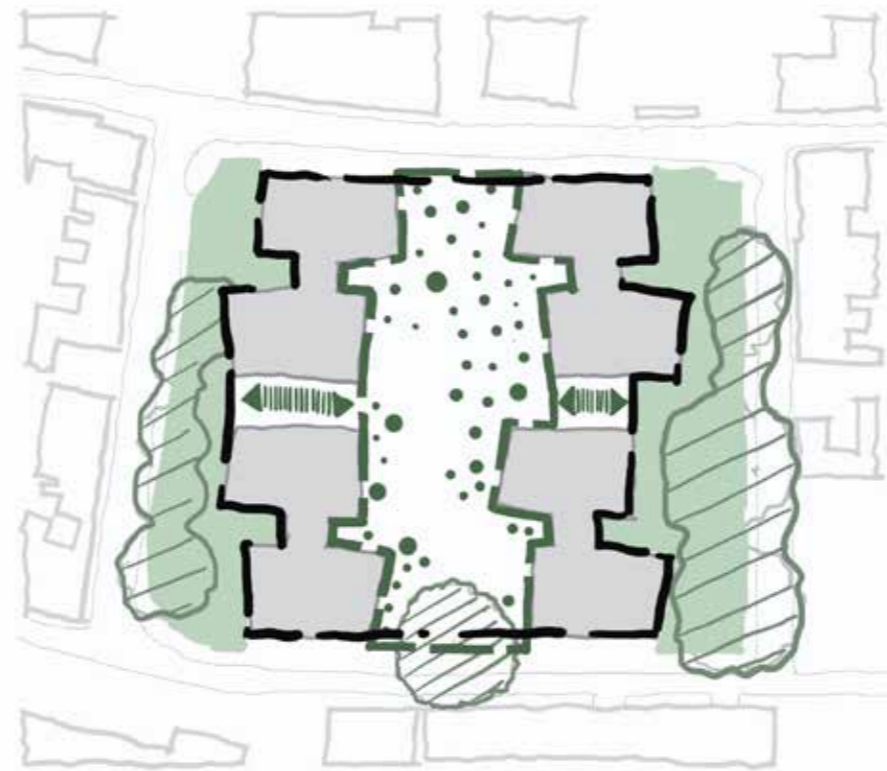
### A Network of Preserved Trees

Existing trees that characterise the development are preserved and enhanced, for years to come, with a green perimeter enveloping the site in full.



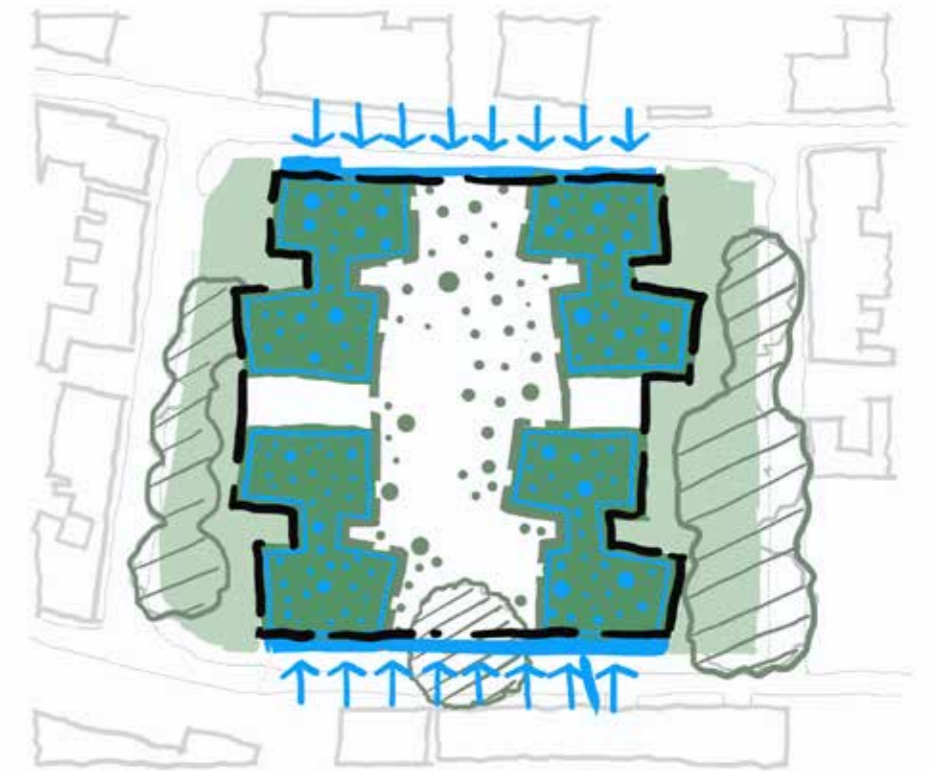
### A Living and Breathing Central Lung

The central space brings together new and existing tree species to maximise biodiversity, increase air circulation and provide adequate shade.



### A Blue Green Perimeter and Roofscape

Union Road, Coronation Street and the building roofscape are curated to naturally manage water attenuation.



Precedent Projects - Climate Resilience



Central Green Lung improving air quality



Preserved trees enhanced with new planting



Roadside water management provides a natural water management



Interactive water management with integrated seating



Bug Hotel decaying wood benching



Shaded planting to adapt to preserved trees shaded micro-climate



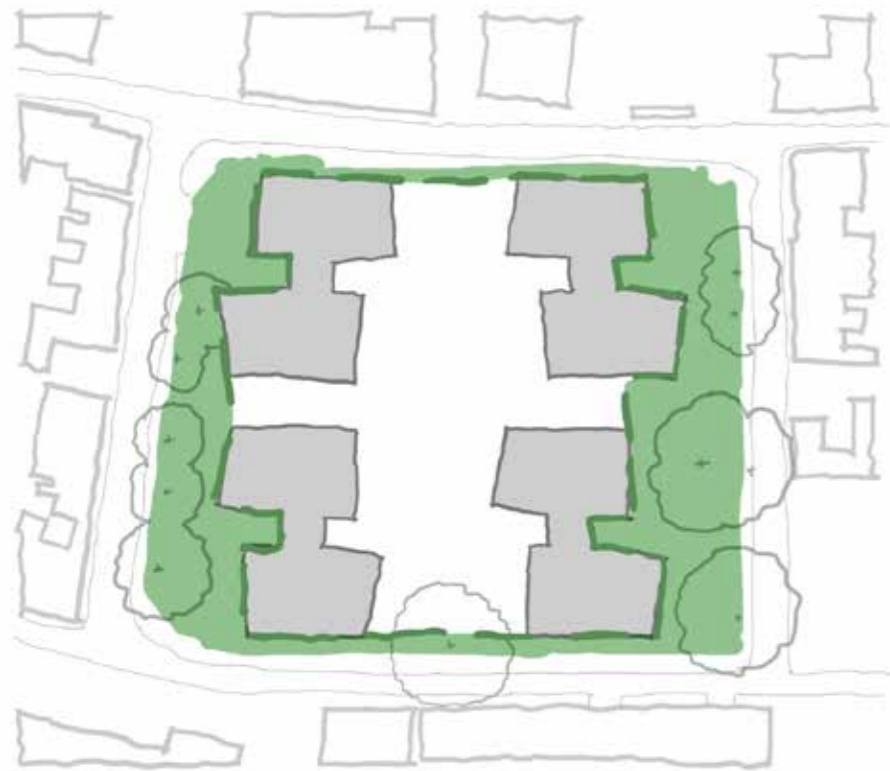
Integrated new planting to enhance the preserved trees



Strategic placement of trees shapes the space and provides privacy

**A Biodiverse & Planted Microclimate**

New natural planting and existing trees combine together to assist in regulating microclimate within the adjacent homes



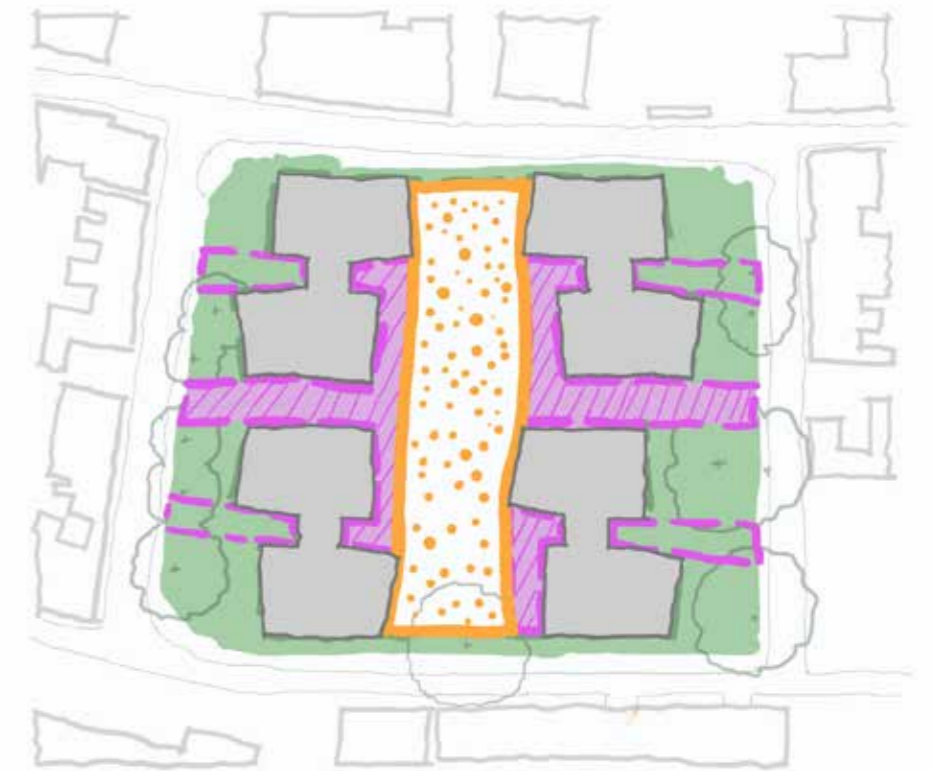
**A Recycled & Reused Footprint**

Existing materials from demolished buildings can be reinterpreted into the entry spaces and residential boundaries establishing a strong place identity.



**A Productive and Edible Community Space**

The central space can support productive landscapes for growing. Removed trees can be recycled and reused for furniture and play.



## Precedent Projects - Ecological Economics



Recycled timber from removed trees on-site facilitates creative play



Accessible gardening for residents and the local community



Low maintenance, nature based play



Re-used bricks and other building materials create pollinator habitats



Naturalised planting creates a welcoming biodiverse micro-climate



Immersive moments to stop and rest amongst recycled furniture



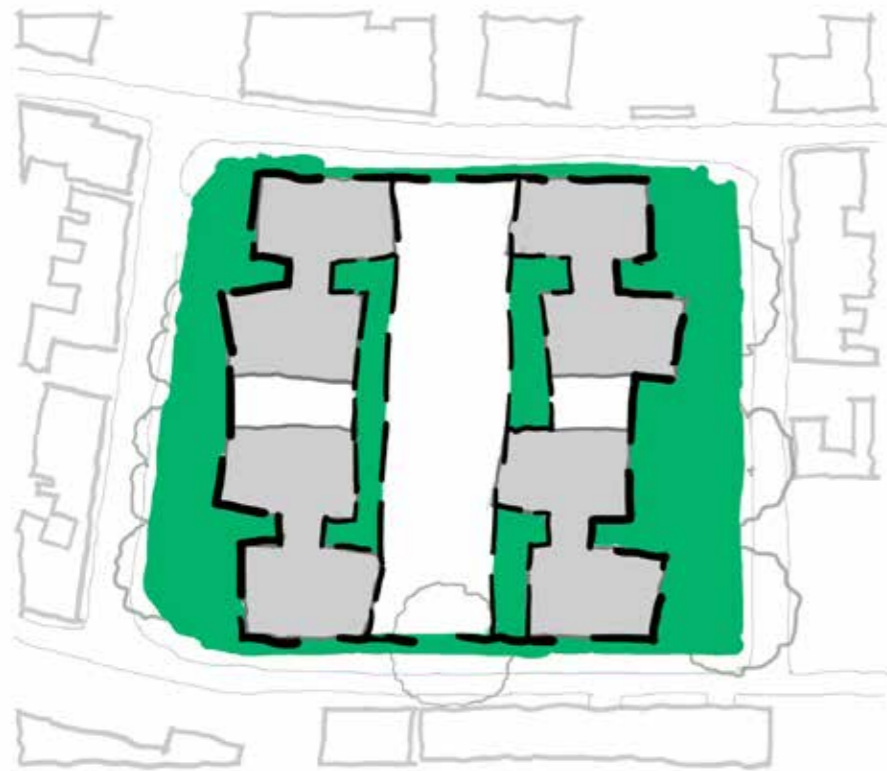
Accessible growing opportunities



Edible growing facilitating a community lead productive landscape

**A Self Managing Landscape Edge**

Perimeter edge biodiverse rich planting and existing trees are easy to maintain and manage.



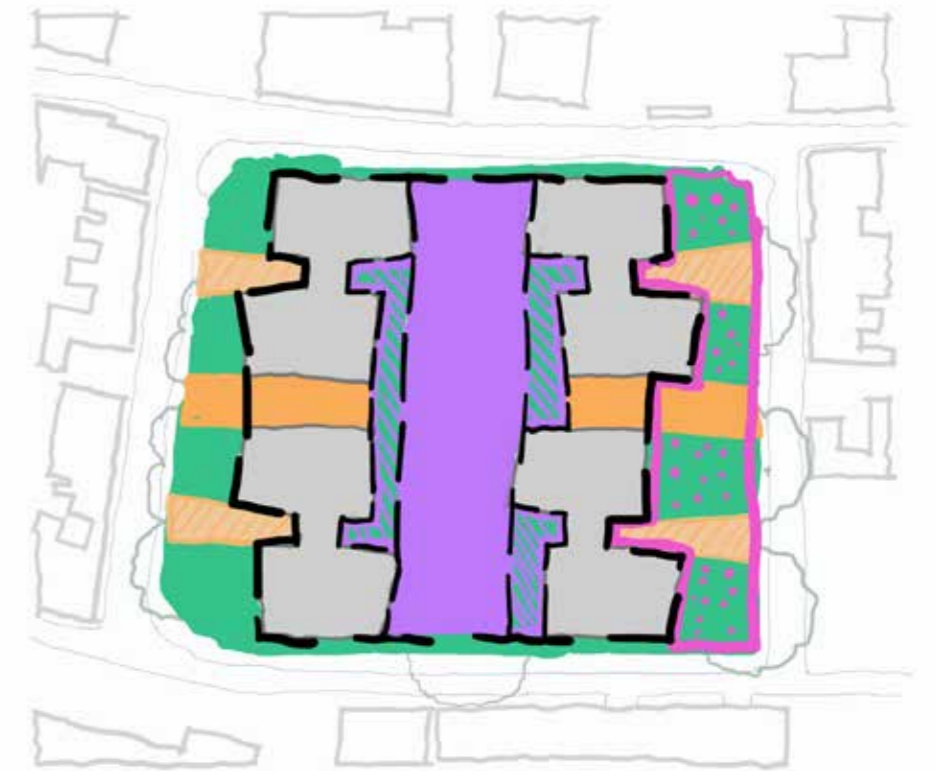
**An Integration Space that is Easy to Service**

Transitional spaces that support easy access for management and maintenance. The location of services, including the substation, will be contained to the eastern edge of the site.



**A Resident Managed Community Space**

A central community space that can be managed by a trained and educated living community.



## Precedent Projects - Smart Delivery



Resident managed community space



Multi-functional elements for educational play



Crafted hardscaped spaces for flexible use and easy servicing



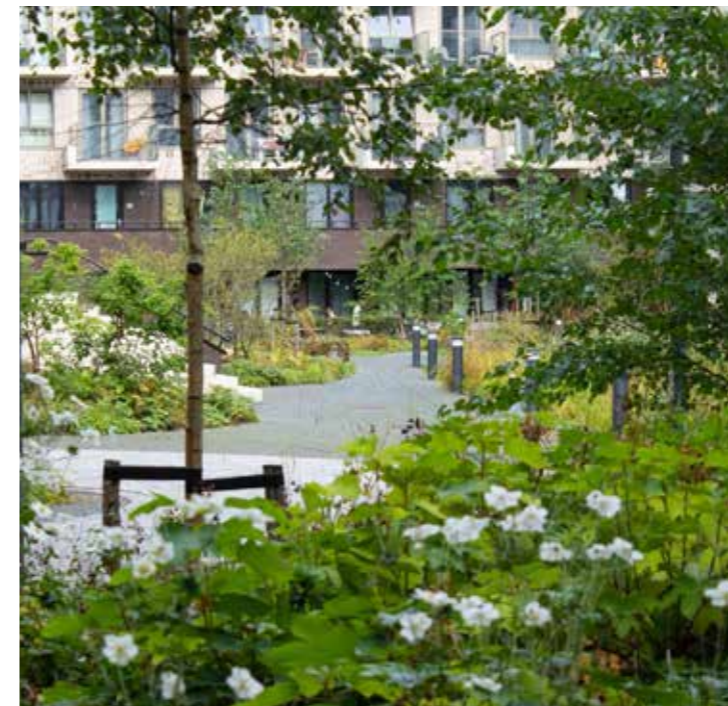
Demolition bricks and timber are recycled into the landscape



Diverse planting provides a naturalised buffer between homes and public open space



Easy maintenance entrance point

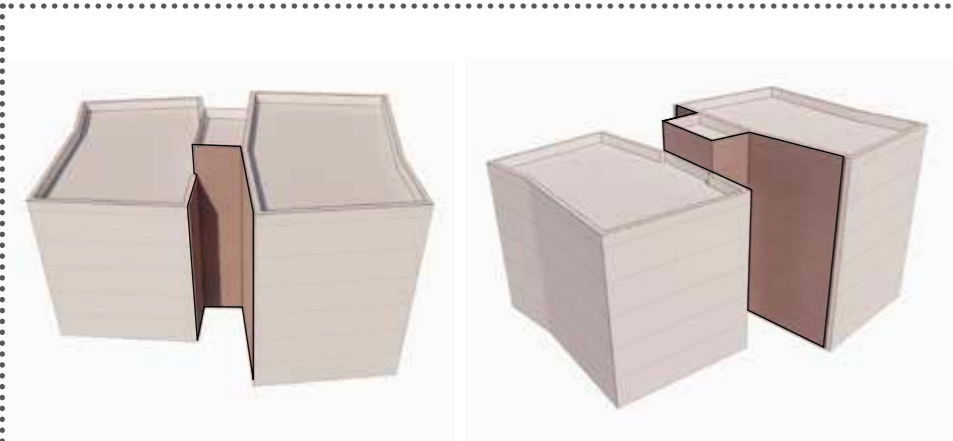


Self-managing biodiverse beds with integrated lighting



Seasonal and textured planting provide visual stimulation all year

# Appearance - concept exploration



**Carved**



15 Clerkenwell Close  
Groupwork



Sonnenhof Wil  
Michael Meier Marius Hug  
Architekten



Newport Street Gallery  
Caruso St John



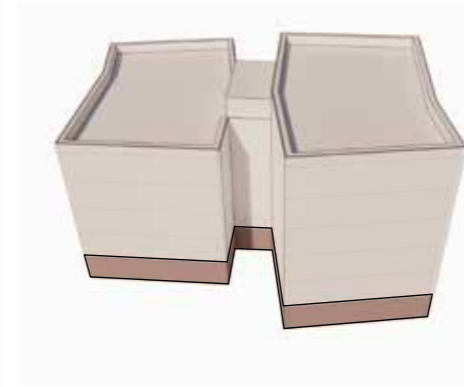
**Raised Form**



IVRY Housing  
Lan Architects



IVRY Housing  
Lan Architects



**Connecting Plinth**



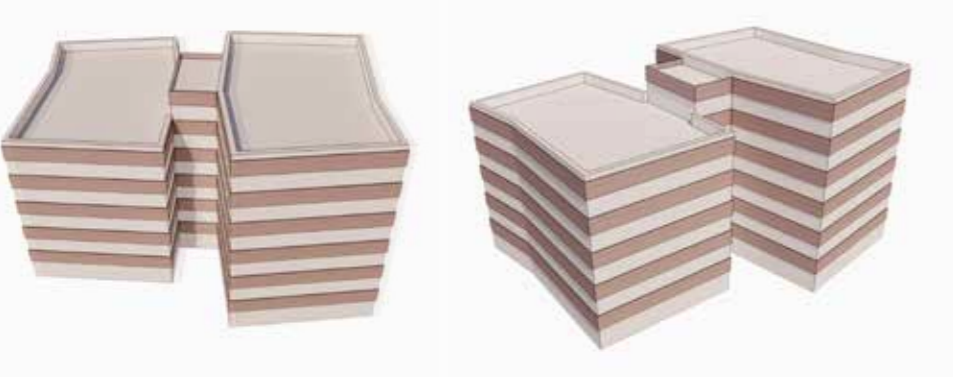
Karlstraße  
Steimel Architects



Morris & Company  
Belle Vue



Stanton Williams  
Hufton Crow



**Expressed horizontal**



Charter Place  
PTE



Areal Architecten  
Sociale Woningen Antwerpen



O'Sullivan Skoufoglou Architects  
Fohlenweg



**Expressed Vertical**



Stanton Williams  
Judge Business School



Sergison Bates  
Seebach Housing



Stanton Williams  
Judge Business School



**Expressed Communal**

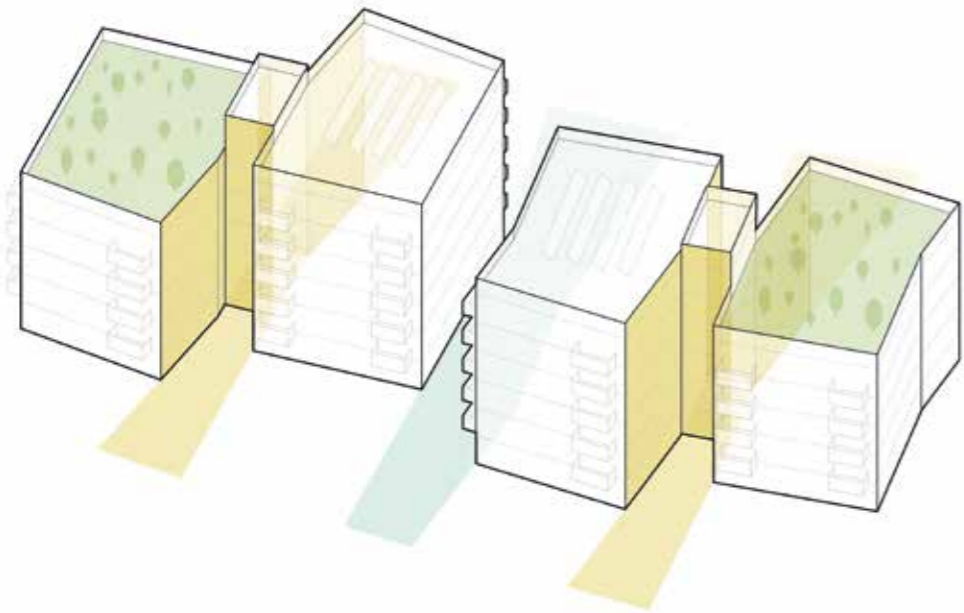


Charter Place  
PTE



The Corten House  
DMOA architects

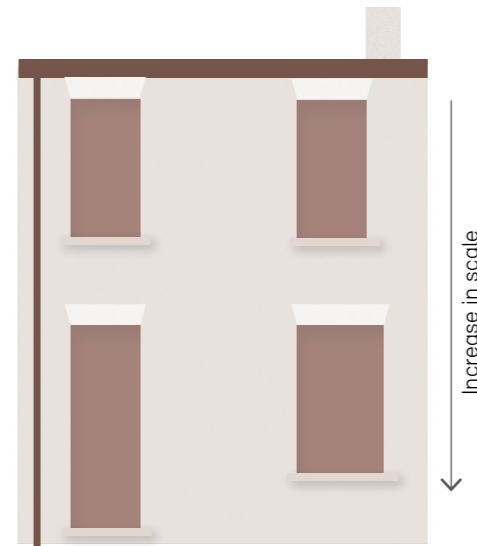
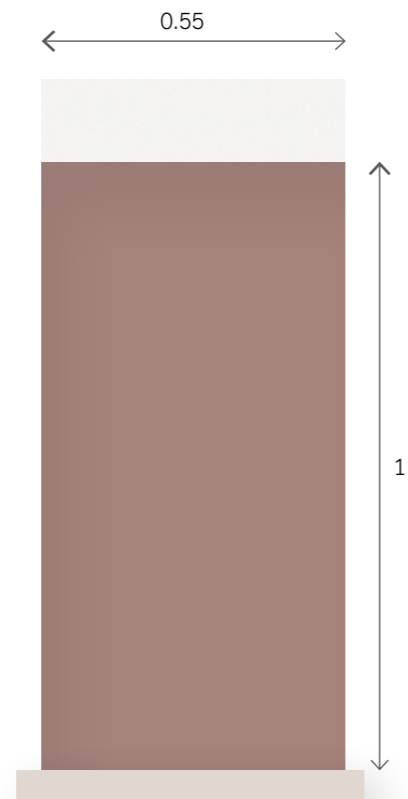
Emerging Concept - Carved central piece with articulated communal areas



Local Architectural character - fenestration



Local Architectural character - fenestration proportion



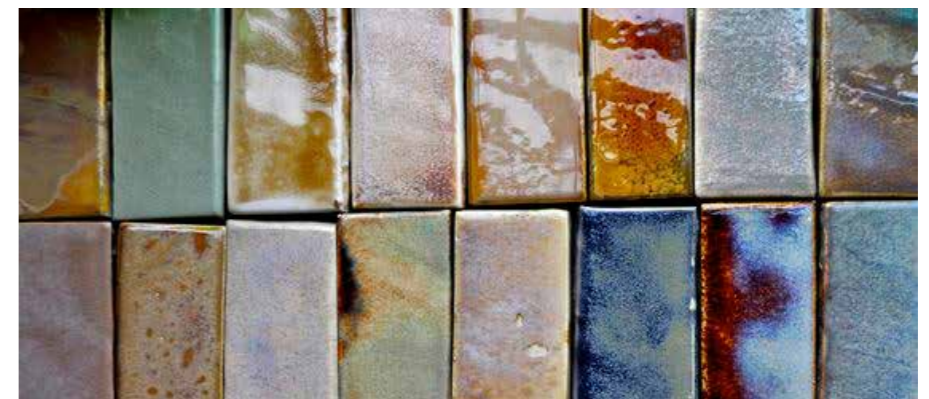
Local Architectural character - motif



Local Architectural character - varied brick tone



Terracotta



Glazed tiles

Aerial view from north-east



5

6

5

6

6

5

6

5

Aerial view from south-west

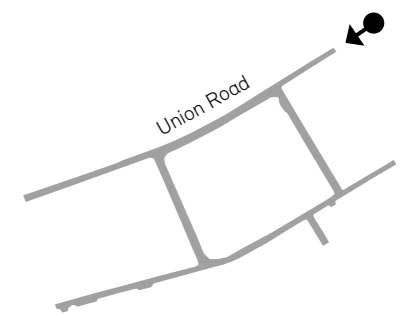


## Street views

- Discreet street edge that continues the building frontage along Union Road
- Minimal change to views from Wandstead House
- Opportunities for new trees on Union Road
- Glimpses towards central green space through the buildings are visible



Grade II Listed Wandstead House



## Street views

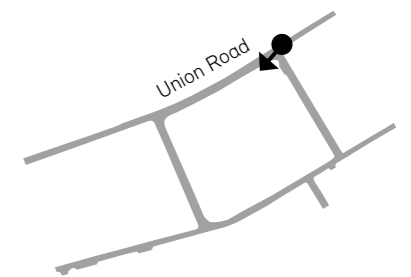
- Clear view of entrance with opportunity for active frontage
- Slender end and articulated facade breaks down mass to compliment different scales around site
- Dynamic street edge that responds to context
- Opportunities for new trees on Union Road
- Glimpses towards central green space



Material change to pick up communal entrances and amenity  
Pollard Thomas Edwards, Charter Place



Material change to pick up communal entrances and amenity  
Wetherford Watson Mann, Ryle Yard

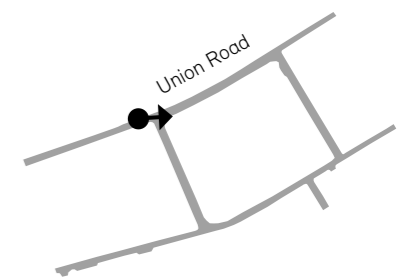


## Street views

- Material legibility towards building entrance
- New line of trees creates green edge to Union Road
- Glimpse towards green space



Glazed cycle stores with metal fins for activation and security

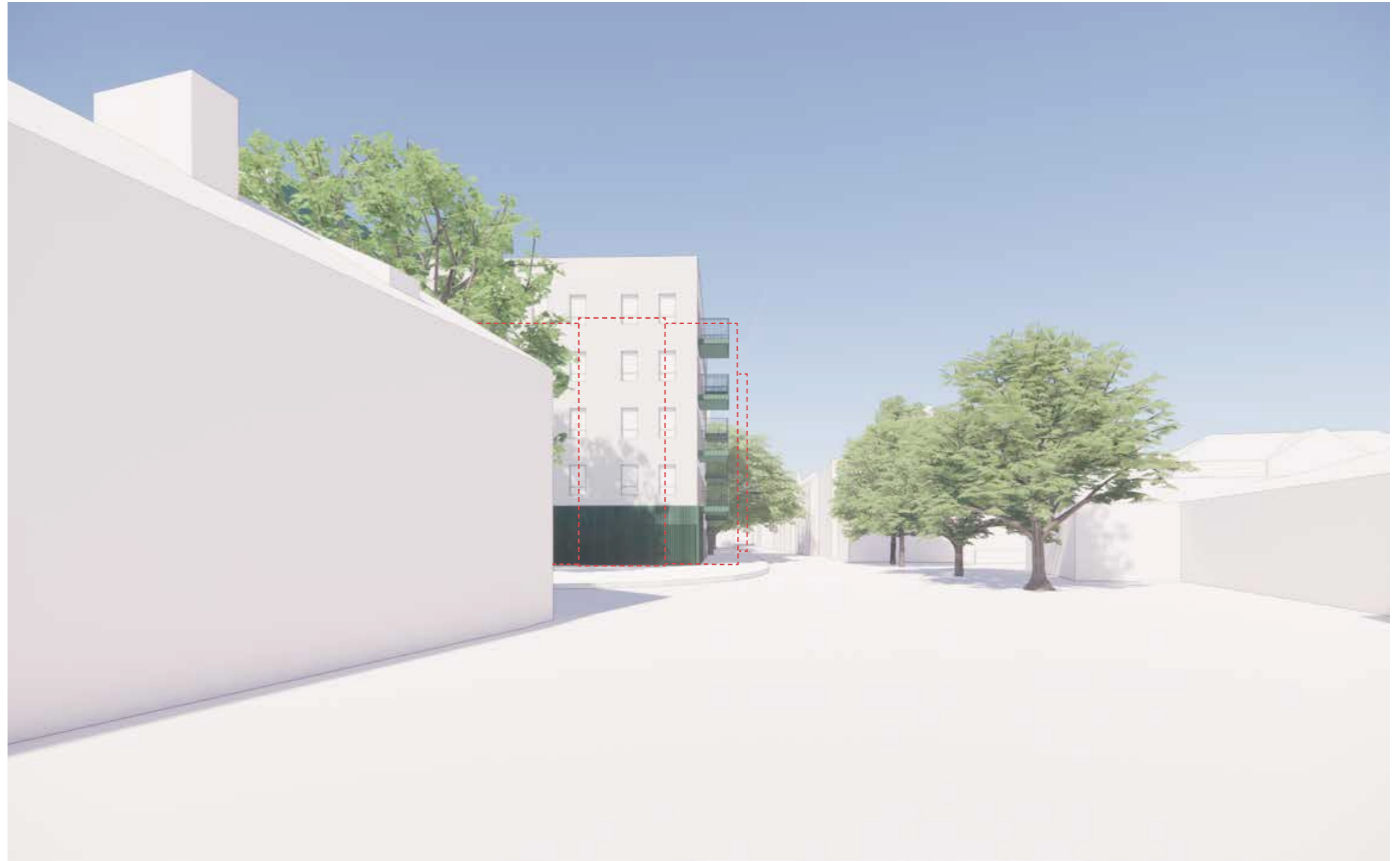


## Street views

- Strong presence on corner that leads to entrance with lots of active frontage
- Slender end and articulated facade breaks down mass to compliment different scales around site
- Dynamic street edge that responds to context
- Glimpses towards green space
- Views of existing trees maintained



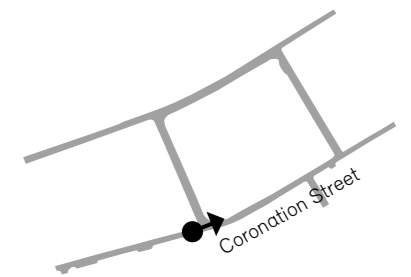
Distinctive balcony expression  
Pollard Thomas Edwards, New Garden Quarter



Hanover Court and Princess Court, Cambridge



Pre-Application Meeting 05 26th February 2024



## Street views

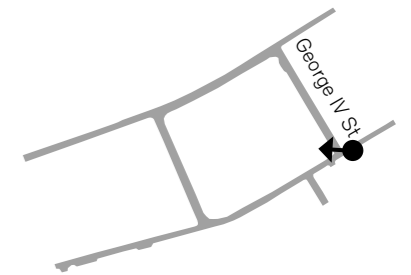
- Retained trees create pleasant arrival space
- Slender end and articulated facade breaks down mass to compliment different scales around site
- Entrances open up to the corner



Texture and material change  
Pollard Thomas Edwards, City Park West

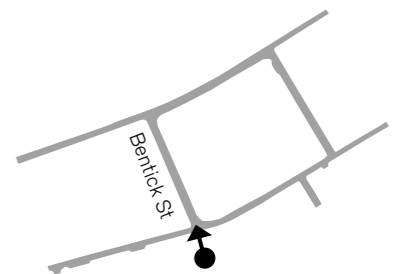


Hanover Court and Princess Court, Cambridge



## Street views

- Buildings set back behind retained trees create pleasant arrival space
- Slender end and articulated facade breaks down mass to compliment different scales around site
- Entrances open up to the corner



Street views - View into garden



View into garden from Bentinck Street



View into garden from George IV Street

Street views - Community garden room



View into garden from Coronation Street



View into garden from Union Road



Pollard Thomas Edwards, Bow Square Garden



Cukrowicz Nachbaur Architekten

Physical model



## Summary of Proposals

- 164 homes
- 82 affordable homes
- 6 M(4) Cat 3 homes
- New, accessible community room
- High quality landscaped route and amenity



03

# Consultation and engagement strategy

## Consultation and engagement strategy

**Concillio and the Greater Cambridge Shared Planning Youth Engagement Services are working on the project and they will align their works streams accordingly to be most effective. Concillio will lead the overall strategy and engagement processes aided by the YES service in the specialist area of youth engagement.**

Concillio are a communications agency that specialise in political and stakeholder engagement to support planning applications. "Concilio" is defined as the act of bringing people together. They do this by bringing people together to create better places.

Their philosophy centres on the fundamental belief that successful development, regeneration, and planning stem from attentive listening and responsiveness to community needs and stakeholder input.

Concillio seeks to push the boundaries of what's possible, using innovative tools and approaches to reach communities in new and exciting ways.

*They will utilise the following digital methods of engagement as part of the consultation methodology for Hanover & Princess:*

- Online survey tools
- Website design & re-launch with updated scheme details focusing on landscape led design
- Online community briefing webinar

*Concillio will be undertaking face-to-face interactions including:*

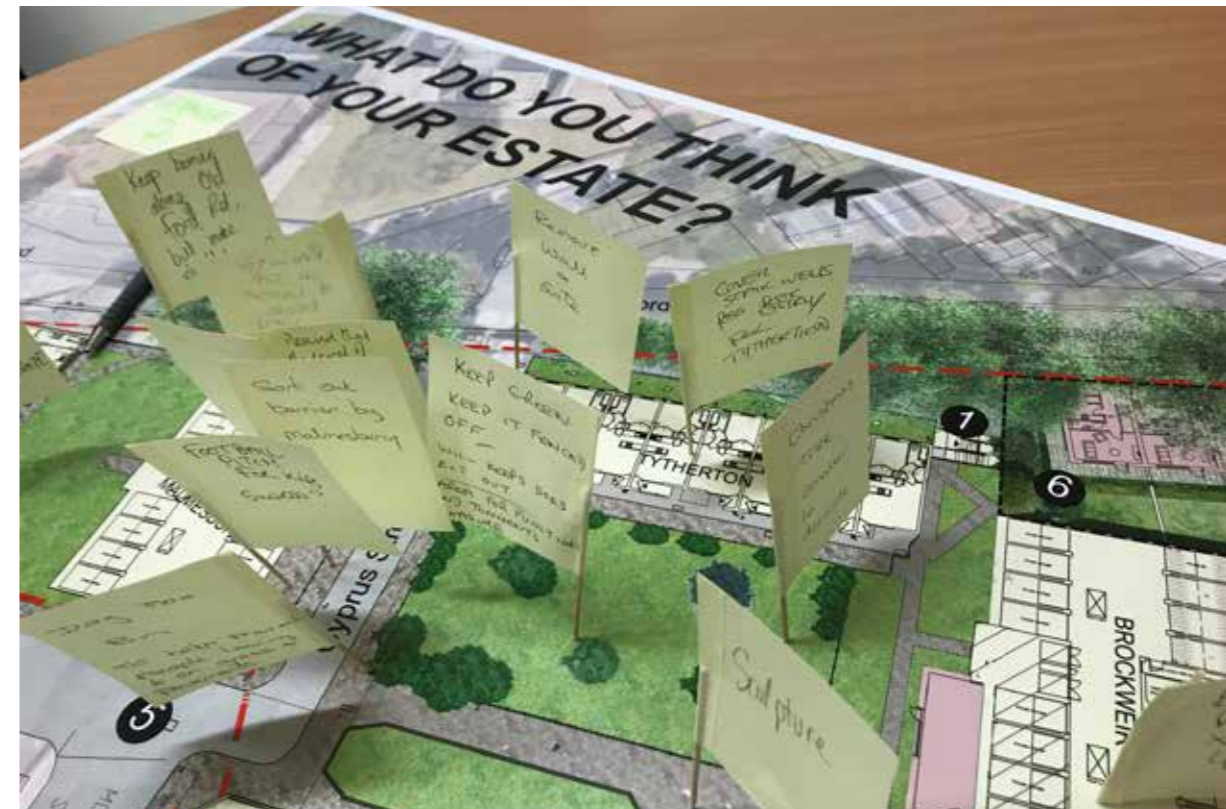
- Interactive surveys
- Door knocking exercises
- Meeting with focus groups, students and community groups, and interacting with the YES team.
- Drop in public consultation event

The YES team will be engaged on a direct delivery basis including their full scope of services.

Greater Cambridge Shared Planning's Youth Engagement Service (YES) was established in 2017. It aims to ensure that children and young people, who are often under-represented groups in our society, have genuine input into a development proposal, including the design of buildings, play spaces, public realm and public art at the early stage of the planning process.

The Youth Engagement Team engages children in the subjects of planning, design and sustainability, and inspires them to consider pursuing careers in these fields.

Youth engagement fits with National Planning Policy Framework policies 132 and 133, adopted South Cambridgeshire Local Plan policies SCI, HQ/1, HQ2, adopted Cambridge City Local Plan policies 55-57.



There are many benefits that this will bring to Handover & Princess Courts redevelopment, including:

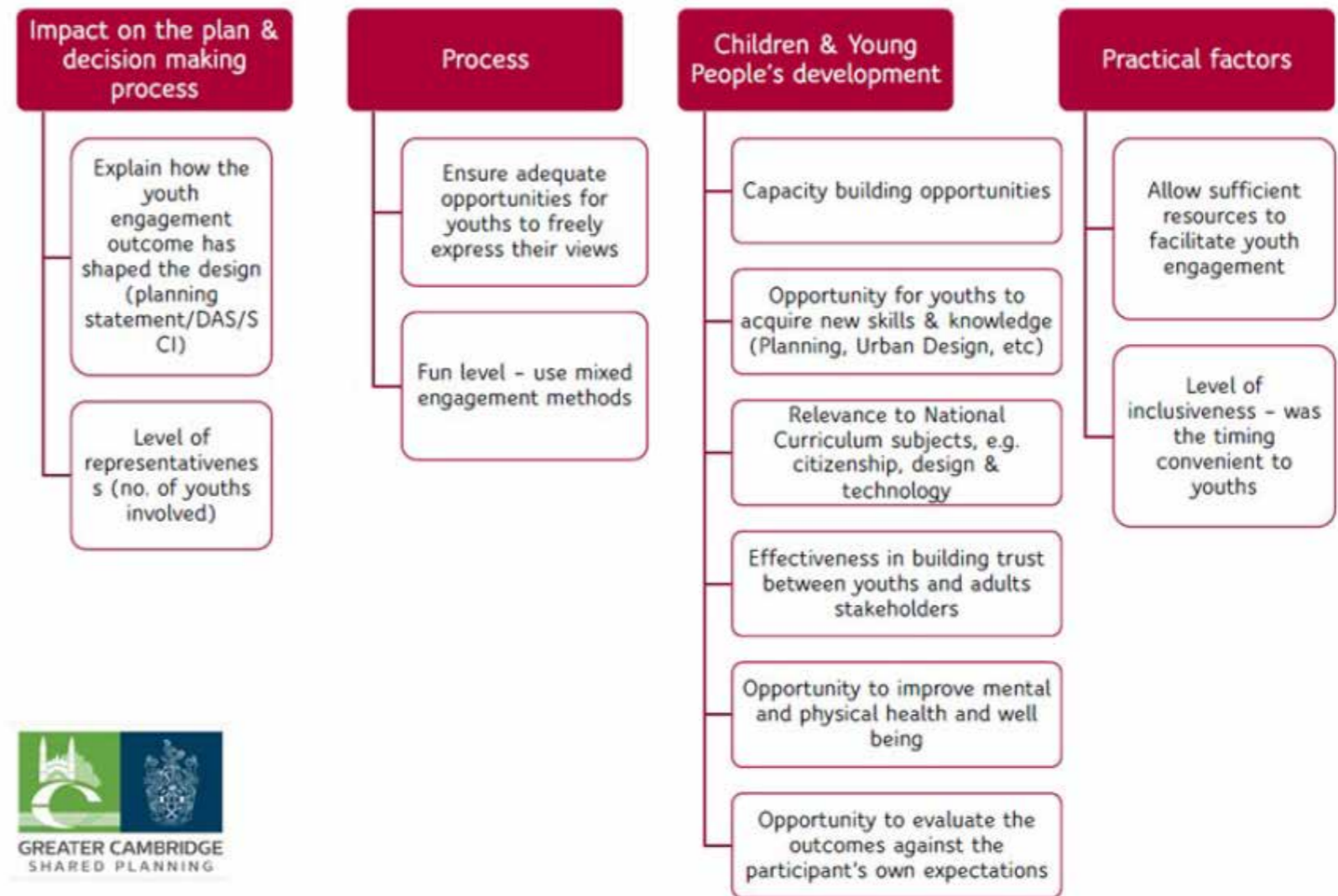
- Social impact - Children and young people are our future and they will benefit from hearing and seeing the scheme proposals.
- Social value - The children will have a genuine input into the design of the building/ Local Equipped Area of Play / public art / public realm through partnership working. This may involve choosing the scheme name by voting for their favourite option.

The YES team will produce a Youth Engagement Report to guide the proposals in the design of buildings/ Local Equipped Area of Play / public art / public realm. This will be submitted as part of the planning application to support the Access Statement and Statement of Community Involvement.

The work to be undertaken will enhance the education experience for children and young people on National curriculum subjects, e.g. geography, design and technology, citizenship, ICT, etc.

This approach will hopefully give the public and members the confidence that the proposal has been through a robust community engagement process, with a focus on children and young people, who will be most impacted by the development.

## The Greater Cambridge Youth Engagement Framework\*



Thank you



# Appendices

# Tree retention priorities

The adjacent diagram describes the Tree Officer advice on which trees offer a constraint to development and others which do not, received during the Pre-application Workshop on 28 June 2022 and further clarified in a post-meeting note.

In addition;

- The Tree Officer confirmed that the removal of trees G05 is not supported. These are existing Category A trees that are in good condition. These trees can, in the Tree Officer's opinion be suitably protected during the demolition of the car park and during the redevelopment of the site.
- These trees offer important amenity value to the street and should be retained.
- A very clear and detailed demolition method statement would be needed and some below ground structure may need to be retained but given the importance of the trees, these protective measures are needed.
- The Tree Officer expressed the view that the basement area of the car park could be backfilled, and frontage development of an appropriate scale could be provided along Union Road.
- The Tree Officer observed that because of the presence of G2 and G3, removal of T3 and T4 would be supported if this released pressure on primary constraint trees.
- The Urban Design Officer did however observe that T4 is important in terms of visual filtering/screening so if it is removed, replacement planting would be needed to help soften the impact of a building of height.
- The distance from existing tree canopies to development was discussed. The Tree Officer observed that many of the trees are now mature and in which case, a 2m level of separation would be appropriate.

## Primary constraints

T9, T10, G2, G3 and G5

## Secondary constraints

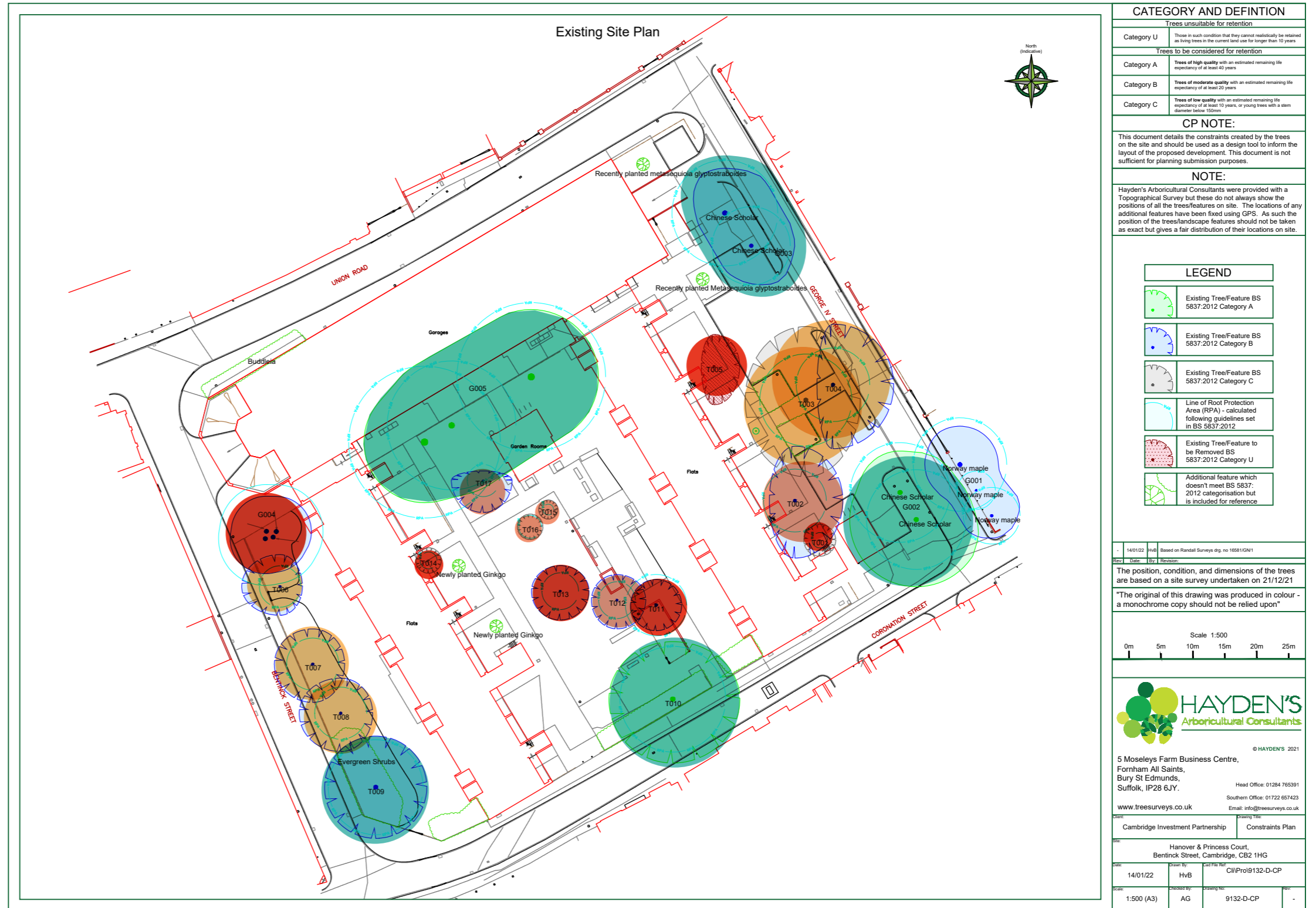
T3 and T4 (closely spaced trees), T6, T7 and T8

## Tertiary constraints

T2, T12, T15, T16 and T17

## Trees not a constraint

T1, T5, T11, T13, T14 and G4



**Save trees, save paper. Please consider the environment before printing.**

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