

**“The proposed scheme will create much needed floorplace for employment and housing, in a highly sustainable location, represents best use of the land, and will be a beautiful and fitting extension of the historic fabric of Cambridge.”**

An aerial photograph of the Cambridge North Masterplan site, overlaid with a semi-transparent blue filter. The image shows a mix of residential housing, commercial buildings, parking lots, and green spaces. A prominent railway line runs diagonally across the lower-left portion of the site. The text '10.0 / Conclusion' is positioned in the bottom-left corner in a white, sans-serif font.

10.0 /  
**Conclusion**

The proposal is driven in every aspect by “the achievement of sustainable development,” in line with the NPPF and the National Design Guide. The proposals provide an employment-led masterplan, on urban brownfield land, with outstanding transport connections, in line with LPA Policies for Sustainable Urban growth of the Cambridge Knowledge economy. The masterplan consists of a hybrid application comprising 17 buildings as well as new streets, squares and landscape . The detailed planning buildings will bring about a Mobility Hub, 2 lab enabled commercial buildings and 1 commercial building and all landscaping. Outline planning includes 2 commercial buildings and 11 residential buildings. The scheme will consolidate 725 parking spaces within the Mobility Hub, bring about 60,000sqm of commercial space in Detail, and 425 apartment units alongside and 40,000sqm of additional commercial area in Outline.



Fig. 193. Illustrative aerial view of proposed scheme



Fig. 194 Illustrative view looking South down Station Row

## 10.1 / Context

The existing context is a complex, varied tapestry of development, ranging from existing residential and allotment communities to railway lines and a train station, sidings and aggregate works, cement batching plants, sewage works and business parks. The masterplan carefully responds to urban fabric that is intended to remain, and to the ambitions of the Local Planning Authority for change. The proposals allow buildings and open spaces to fit into the character of the townscape context and the Fen landscape, and become part of the identity of Cambridge. It seeks to mitigate harm wherever found, while setting in place the building blocks for a sustainable new quarter of Cambridge over the coming decade.

## 10.2 / Identity

The masterplan draws upon the rich heritage of Cambridge, in its urban form, materiality, its typologies and formal vocabulary. The proportions of streets, squares and open spaces reflect proportions familiar elsewhere in Cambridge. The Masterplan guidelines define clear parameters for materiality, form, setting out rules for the expression of facades, articulation of uses and the integration of landscaping that will preserve the existing positive identity of the site in the Cam river valley and its identity as a new urban quarter clearly belonging to Cambridge.



**Fig. 195** Illustrative view looking South down One Milton Avenue

## 10.3 / Built form

The 17 buildings of the masterplan have been designed to create a compact and sustainable new urban quarter, with well proportioned streets, squares and open landscape that balance urban height and widths with stepped massing, colonnades and setbacks to create a varied and active streetscape. Streets are designed with clear desire lines and directions, to ensure the scheme works well in its first phase and anticipates and enables current and future connections in the context. Careful modulation of heights across the blocks, and within all buildings along the edges will ensure that the buildings enrich the long distance townscape views, providing visual interest along its linear edges.

## 10.4 / Movement

A truly pedestrian and cyclist led scheme, making best use of the excellent transport connections available on site to create a place with exceptionally low parking numbers. Train station, bus interchange and the mobility hub will provide alternatives to private motorised transport, and design guidelines for the integration of cycle infrastructure and clear separation of transport modes in the public realm will make this a safe, sustainable and convenient place to live and work for all.



**Fig. 196** Illustrative view looking West down Chesterton Square towards the Residential Quarter

## 10.5 / Nature

The environmental strategy defines a network of public spaces that seek to expand on and enhance local biodiversity through the use of open mosaic habitats. Innovative water management strategies such as rain gardens, swales and a large balancing pond within a proposed wild park form the forward-looking approach to water demand and supply balancing. The masterplan approach is fully aligned to the Cambridge North Sustainability Strategy and its approach to enriching biodiversity.

## 10.6 / Public spaces

The masterplan creates distinct character zones, each with a significant public space at its heart. The public spaces are located centrally within each character area, easy to find and with clear sight lines between each other to create a distinct and legible network of spaces. They are different in character, size and planting to provide diversity of public experiences across the public realm. All public spaces are designed with active edges to ensure they are safe and overlooked, and encourage social interaction.



**Fig. 197** Illustrative view looking East down Chesterton Gardens towards Chesterton Square

## 10.7 / Uses

In response to the Local Planning Authority requirements for an Employment Led Development, the masterplan sets out a rich mix of uses. To support the station and wider mobility needs, a new Mobility Hub is proposed. The remainder of the masterplan provides 5 buildings for research, development and science, as well as 11 buildings with the potential to deliver 425 new homes. This includes a well considered mix of housing types, including affordable housing, Build-To-Rent units as well as private for sale units.

All buildings have active retail, leisure and social uses at grade, including restaurants on the square and adequate retail to provide for the daily needs of the new and the existing surrounding community.

## 10.8 / Homes & Buildings

The 11 buildings designated for residential use have been arranged around a large open green space, Chesterton Garden, to ensure the majority of homes in every building overlook open green space. Buildings have been articulated in plans and elevation to create high quality homes featuring corner units, cross ventilation, habitable roof terraces and large balconies.

All lobbies are designed as through lobbies providing both a street and garden address, surrounded by retail and cafe uses as well as cycle storage, gyms and other residential facilities, to ensure the ground floor is active and fostering community cohesion between the different residents.

Play for young ages is integrated directly within Chesterton Gardens, while more extensive areas for older play are located in the Wild park area, located opposite the residential quarter and accessible via a signalled junction on Wilton Avenue.





Fig. 198 Illustrative view looking North down Station Row and Milton Avenue

## 10.9 / Resources & Life Span

Sustainability and Resource use has been examined through 5 key themes of capital (physical, social, economic, human and natural) to capture the multi faceted sustainability the project can deliver. The proposed development leads the way for sustainable development in Cambridge, creating an urban quarter designed for pedestrians and cyclists and delivering a true 5 minute walkable neighbourhood with many local facilities. Materials have been selected for robustness and buildings have been designed with future adaptability and conversion in mind, ensuring that buildings can be refurbished and adapted easily. This includes the Mobility Hub, which is designed for a possible future with less parking requirements, incorporating ceiling heights fit for residential conversion. The masterplan provides the sustainable building blocks to allow each building to potentially achieve BREEAM Outstanding and respond to the City's declared Climate Emergency; creating a place for excellence in research, development and a place to live happy and fulfilled lives that people will be proud to call their home.

## 10.10 / General Conclusion

I therefore conclude that the proposed scheme complies with the intentions of the National Design Guide, the NPPF and the Cambridge Local Plan. It will create much needed floorpace for employment and housing, in a highly sustainable location, represents best use of the land, and will be a beautiful and fitting extension of the historic fabric of Cambridge.

