
HINE LANE
GROCERY
GROCERY
GROCERY

5.0 Plot Specific Codes

Building on the site wide built-form principles, the Plot Specific Codes provide the detail required to resolve the opportunities and constraints of each of the proposed building plots. These codes address a range of subjects including neighbouring conditions, skyline, architectural articulation and the relationship with Character Areas.

5.0 Plot Specific Codes

5.1 Plot 1 Will Re-imagine the Coldham's Lane Streetscene

Plots 1 will serve as an enhancement of the streetscene of Coldham's Lane, creating a well-defined street frontage that includes planting and trees.

Height & Massing

5.1.0 The architecture *must* contribute positively to the street scene of Coldham's Lane.

5.1.1 The building *must* reduce in height towards the boundary with Silverwood Close as defined in the Parameter Plans to create the sense of a 2 storey form to the rear and to mitigate amenity impacts.

5.1.2 Reserved Matters Applications *must* demonstrate that an acceptable relationship has been achieved with neighbouring properties through appropriate plans and 3D modelling.

Neighbouring Conditions

5.1.3 Any windows within the facade facing Silverwood Close *must* be designed to eliminate overlooking conditions.

5.1.4 In order to eliminate overlooking conditions towards Silverwood Close, the first floor (second storey) of Plot 1 *must* not feature any windows where a direct facing view to the properties at Silverwood Close is possible.

5.1.5 Windows on the facade which face Silverwood Close *should* be limited to only those that are functionally required to meet the relevant internal lighting requirements that could not be met by any other solution than the inclusion of said windows.

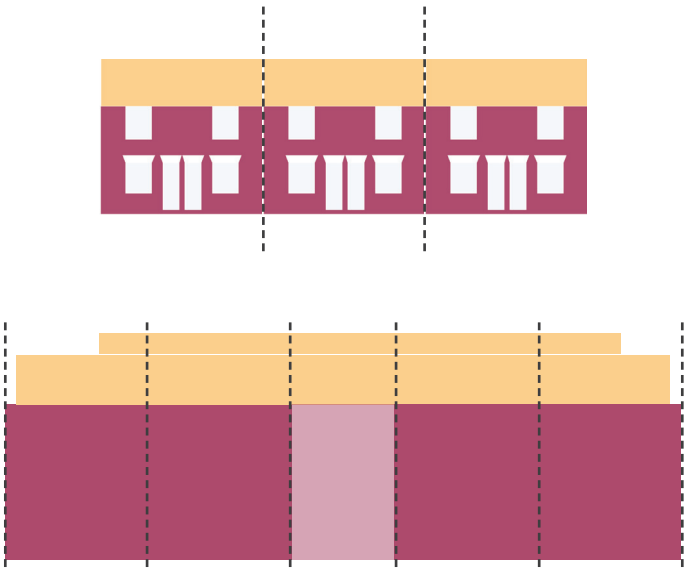
5.1.6 Adequate daylighting of the spaces with restriction to glazing *should* be achieved by one or more of the following:

- Rooflights above the space
- High level windows with a sill no lower than 1.8m above finished floor level.
- Full height windows which do not directly face Silverwood Close or are glazed with obscure or translucent glass.

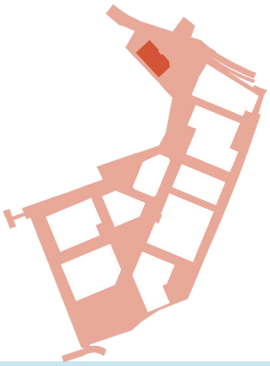
5.1.7 To manage views out of the proposed building, tree planting *should* be incorporated into the landscaping at the boundary with Silverwood Close.

Architectural Treatment

5.1.8 The architectural language of the building *should* respond to the domestic scale and proportion of its neighbouring context by incorporating smaller scale façade component.

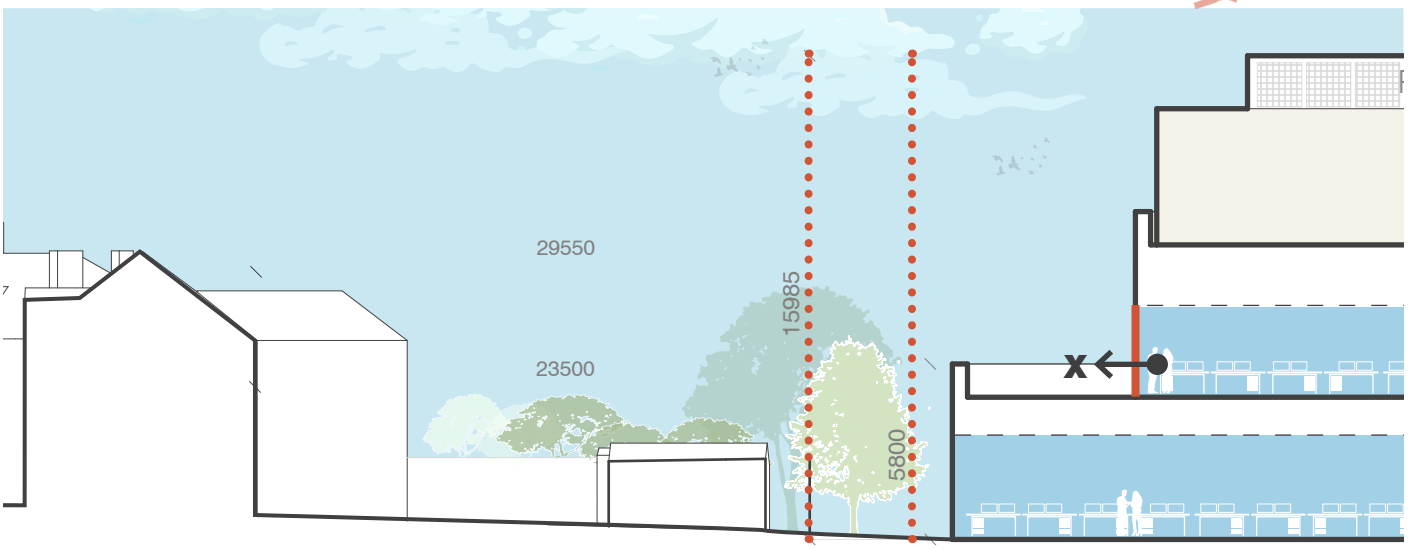


5.1.8 Respond to the neighbouring residential context through architectural language that reflects domestic proportions.

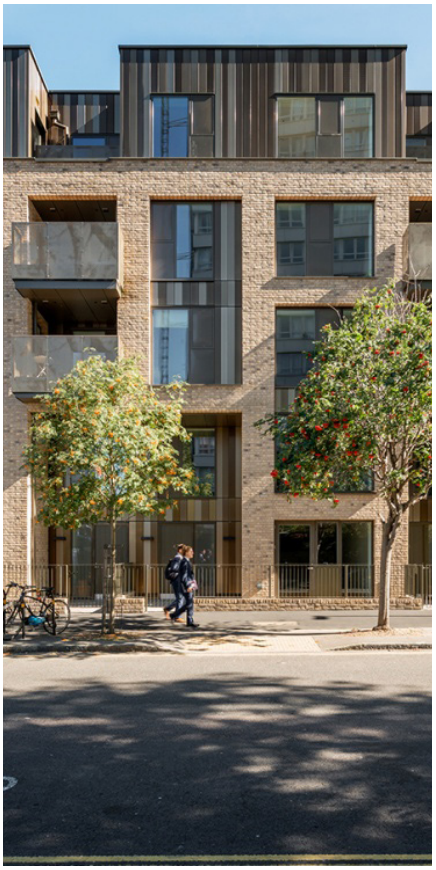


Tree Planting and Fencing to screen views out at ground level (Code 4.1.7)

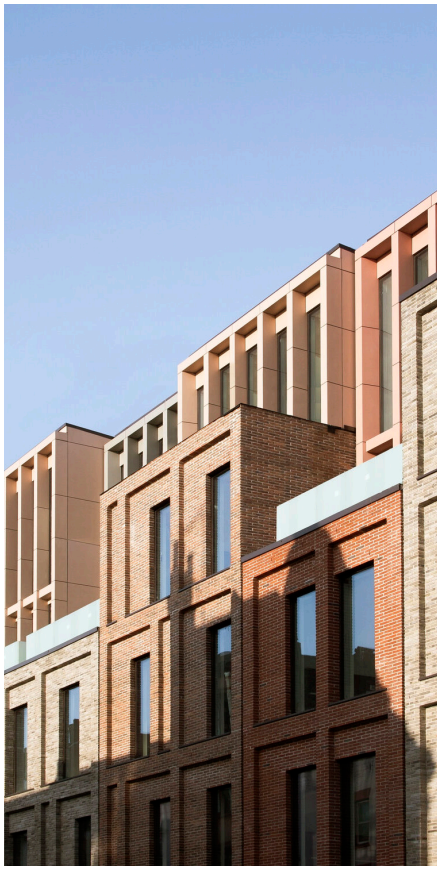
Restricted Windows (Code 4.1.3)



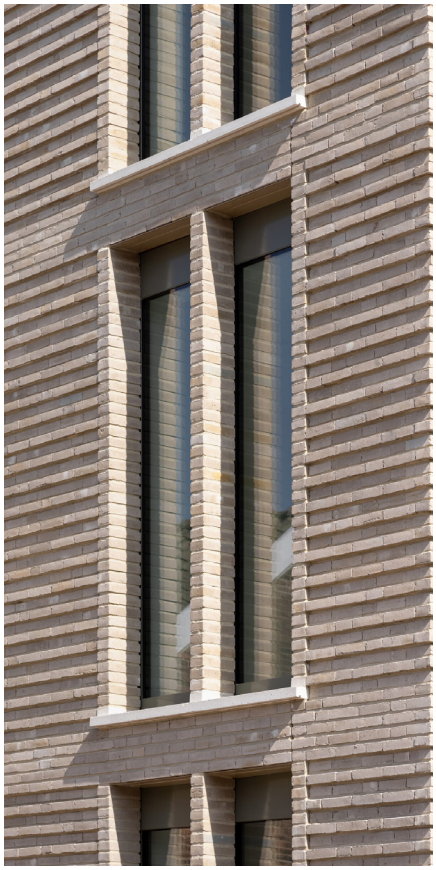
5.1.1 Strategies to manage overlooking towards Silverwood Close. [Illustrative Diagram].



Domestic scale proportions.
Bunhill Row housing, London, HTA



Articulation of overlaid facades.
Ruby Lucy Hotel, London, Kyson Studio



Contemporary projecting brick detailing emphasises smaller more domestic scale façade components.
De Ark Tiel, Netherlands, Zecc Architects

5.0 Plot Specific Codes

5.2 Plot 2 Will Define an Active and Legible Arrival

Plot 2 occupies a prominent position creating a new active and legible arrival experience into the development. It must deliver exemplar context-responsive design for urban laboratories with the architecture thoughtfully designed to reduce horizontal expression onto Coldham's Lane and strengthen the streetscene.

5.2.0 The building *must* contribute to creating a high quality, exciting and attractive urban street composition that corresponds with its prominence, visibility and arrival role into the development.

Height & Massing

5.2.1 The proposed form and frontages *must* suitably break down the length of the Coldham's Lane frontage into distinct smaller volumes.

5.2.2 The location and appearance of the flue *must* be tested from Castle Hill Mound, Coldham's Common and Red Meadow Hill viewpoints to mitigate the impact on the skyline.

5.2.3 The building *must* contribute positively to the Coldham's Lane Street frontage and enhance the arrival experience into the site to assist with legibility.

Ground Floor Activation

5.2.4 The building *must* architecturally signify the identified marker and wayfinding corner as defined in the Legibility Framework.

5.2.5 The ground floor *must* have active frontage onto Abbey Grove and Coldham's Lane which interacts and responds to the public realm.

Architectural Treatment

5.2.6 The building elevations *must* deliver exemplar context responsive urban laboratories with unique, layered, human scale façade compositions to create visual interest and complexity.

5.2.7 Facade designs *must* take into account the appearance of the building when viewed from Castle Hill mound and be evidenced.

5.2.8 The architectural treatment *must* break down the length of the facade facing Coldham's Lane.

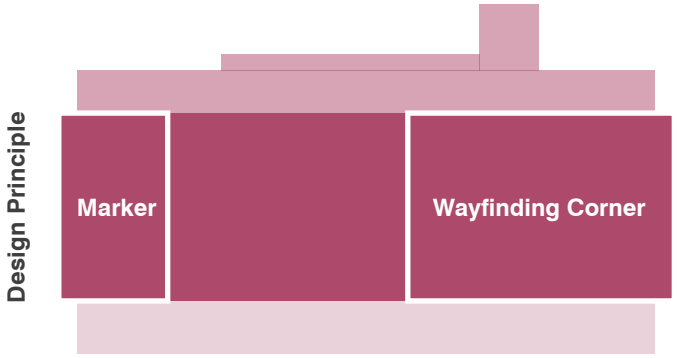
5.2.9 The materiality *should* aim to reduce the prominence of the building when viewed from Castle Hill Mound and Coldham's Common.

5.2.10 The building *should* be architecturally unique to surrounding buildings through materiality, articulation and design to signify its prominence as a gateway building.

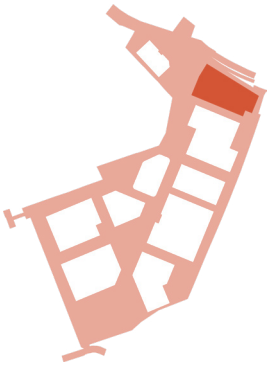
5.2.11 There *should* be vertical breaks through materiality or articulation or both within the mass to break up horizontality.

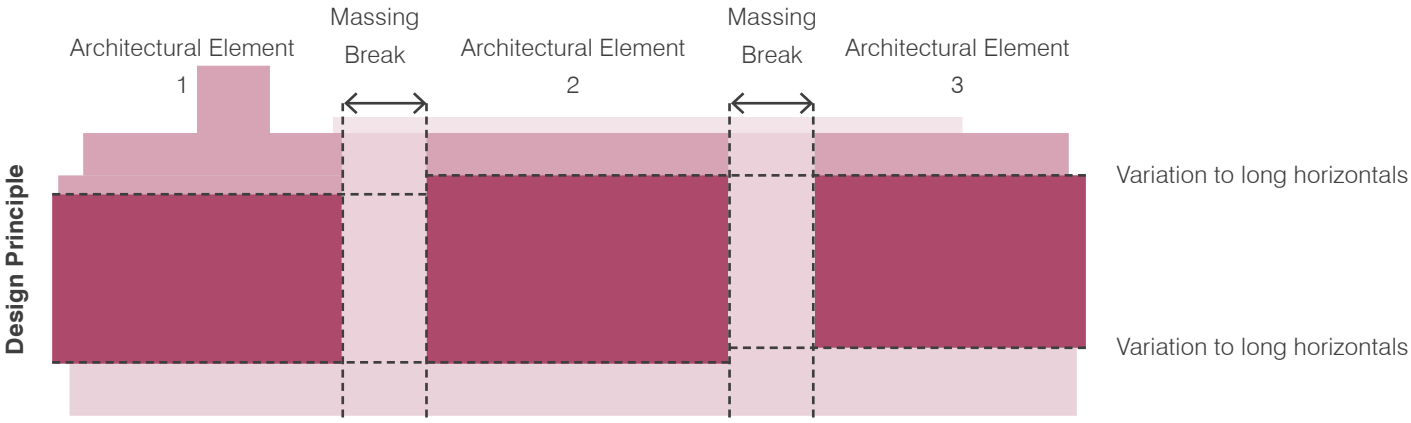
5.2.12 Reserved Matters applications *should* demonstrate how facade breaks and steps create the necessary contrast to create clear visual separation between adjacent facade elements and neighbouring building plots.

5.2.13 The treatment of the upper levels *should* be designed to break down the linear nature of the building footprint, through materiality or articulation or both.



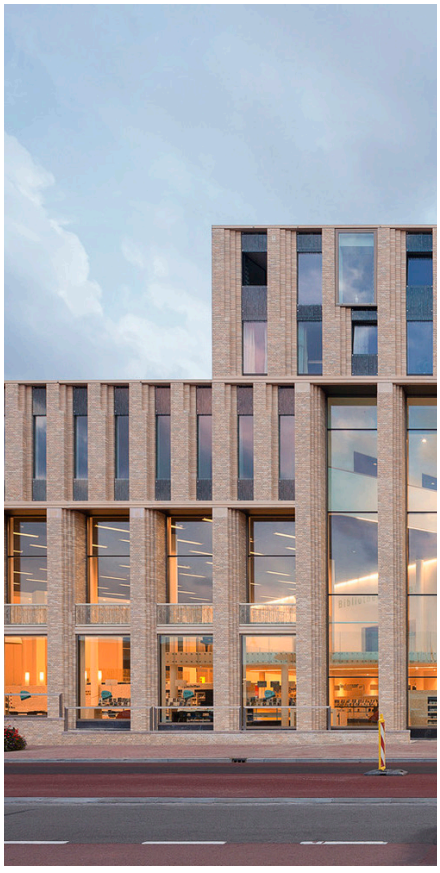
5.2.4 Architecture that responds to the legibility framework. [Illustrative Diagram].





5.2.11 Vertical breaks will help to break down the mass into architectural elements at a massing scale to break down horizonality along the Coldham's Lane frontage. [Illustrative Diagram].

Subdivision of vertical proportioned volumes reinforced by arrangement of facade components.
Ortus, London, Morris + Co



Subdivision of a longer facade through vertical articulation and an active ground floor frontage.
Culture Complex, Netherlands, De Zwarte Hond

Subdivision of a longer facade through vertical articulation and deep reveals.
Zayed Centre, London, Stanton Williams

5.0 Plot Specific Codes

5.3 Plot 3 Will Define Abbey Grove

Plot 3 will define the character of the Abbey Grove character area and will be part of the streetscene of the Beehive Greenway.

Height & Massing

5.3.0 The proposed architecture *must* break down the horizontality of the Abbey Grove frontage.

5.3.1 The building *must* positively contribute to the street scene of the Beehive Greenway.

5.3.2 The location and appearance of the flue *must* be tested from Castle Hill Mound, Coldham's Common and Red Meadow Hill viewpoints to mitigate the impact on the skyline.

5.3.3 The building *should* be broken by a central massing break that separates the building into two elements that could be architecturally distinct from each other.

5.3.4 Massing breaks that create distinct building volumes *should* be legible on the front and rear elevations.

5.3.5 The massing break *should* be of a lower height than the elements to either side.

5.3.6 There *should* be a step in the facade at plant level to create variation and depth in the roofscape.

Ground Floor Activation

5.3.7 The layout and nature of ground floor uses *must* respond to the buildings relationship to Abbey Grove.

5.3.8 The ground floor *must* have active frontage along the Abbey Grove frontage that responds to the landscape.

5.3.9 The ground floor of the southern building element *should* be set back in order to respond to Abbey Grove's public realm and open space.

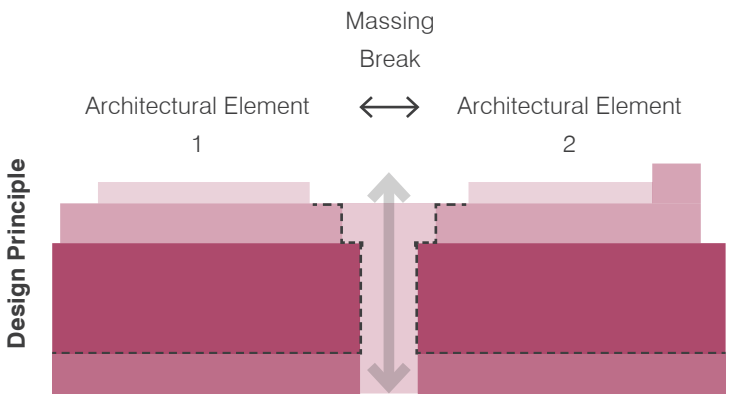
Architectural Treatment

5.3.10 Reserved Matters applications *must* demonstrate how form, materiality and articulation create the necessary contrast to create clear visual separation between adjacent facade elements and neighbouring building plots.

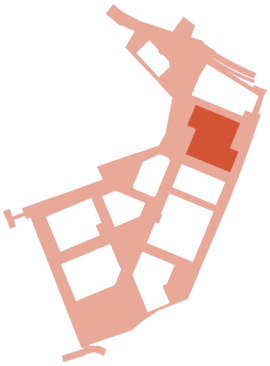
5.3.11 The building *must* positively contribute to the character of the Beehive Greenway corridor in conjunction with the other buildings that bound the route.

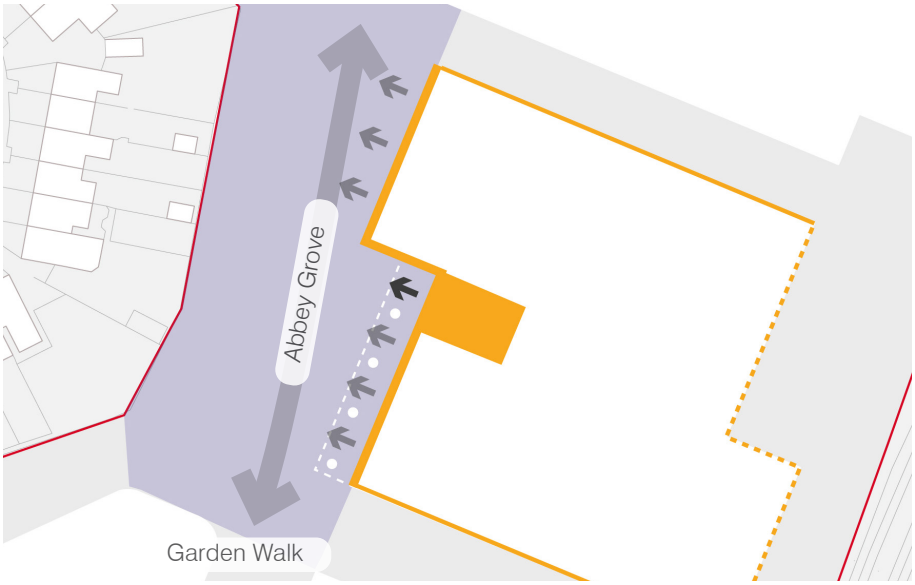
5.3.12 The treatment of the upper levels *should* be designed to break down the linear nature of the building footprint, through materiality or articulation or both.

5.3.13 The treatment of the upper plant level *should* be dark in tone to blend the plot in the tree line and create a clear separation from Plot 2 and 4 in the overall bulk of the scheme, especially in the Castle Hill Mound viewpoint.



5.3.3 A massing strategy to break down the overall mass and increase verticality. [Illustrative Diagram].

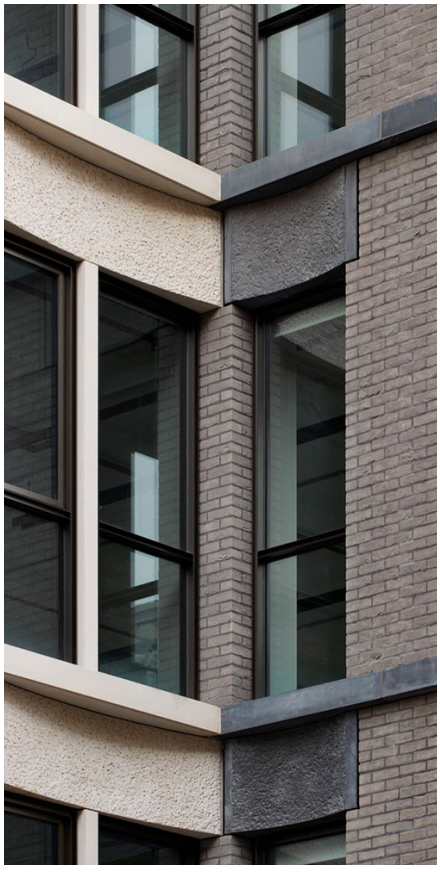




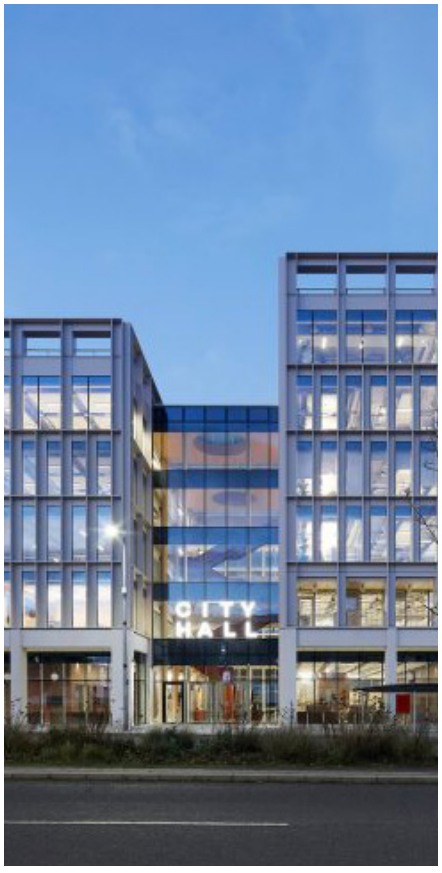
Public Space
Lobby
Primary Frontage
Secondary Frontage
Tertiary Frontage
Active Frontage (With Entrance)
Active Frontage (Without Entrance)

5.3.8 The ground floor will activate the Abbey Grove character area with active frontage and a colonnade fixed through the Parameter Plans. [Illustrative Diagram].

Recess in plant facade line with change in articulation and materiality for a varied roofscape.
Discovery Drive, Cambridge, NBBJ



Facade step and material change to break up building mass.
Fearthertstone Building, London, Morris + Company



Massing break to distinguish two architecturally distinct elements.
City Hall, Sunderland, FaulknerBrown

5.0 Plot Specific Codes

5.4 Plot 4 Forms the Threshold into the New Streetscape

Plot 4 is a central building that sits at the entrance to the Creative Exchange when approached from the north and will manage the transition between the more open Abbey Grove into the internal streetscape of the proposals.

Height & Massing

5.4.0 The building *must* positively contribute to the street scene of the Beehive Greenway.

Roofscape

5.4.1 The building *must* achieve variation in roof-form in conjunction with its neighbouring plots.

5.4.2 The building *must* enable a varied skyline for the whole development when viewed from Coldham's Common.

5.4.3 The upper levels of the building *must* be set back as defined in the maximum building heights and plots parameter plan in order to create variation and depth within the roofscape and to create appreciable differentiation from the massing of Plot 5.

5.4.4 The form *must* be tested from Coldham's Common viewpoints to ensure that a varied profile is achieved in conjunction with neighbouring plots.

Ground Floor Activation

5.4.5 The layout and nature of ground floor uses *must* respond to the buildings relationship to Garden Walk.

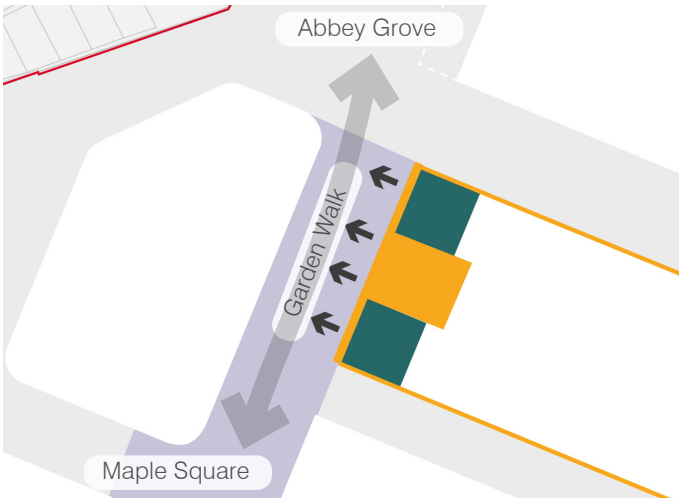
5.4.6 The ground floor *must* have active frontage along the Garden Walk frontage that responds to the landscape.

Architectural Treatment

5.4.7 The building *must* achieve differentiation in roof-form and facade treatment from Plots 3 and 5.

5.4.8 If Plot 4 Reserved Matters follows the granted Reserved Matters of Plot 10, the application *must* evidence how Plot 4's upper level materiality appropriately contrasts the upper levels of Plot 10 to reduce bulk in the wider townscape viewpoints, especially Castle Hill Mound and Red Meadow Hill.

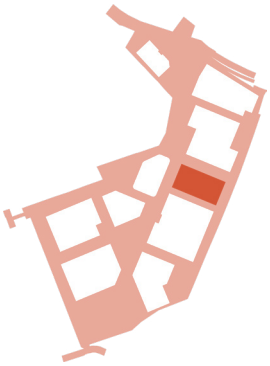
5.4.9 The building *must* positively contribute to the character of the Beehive Greenway corridor in conjunction with the other buildings that bound the route.

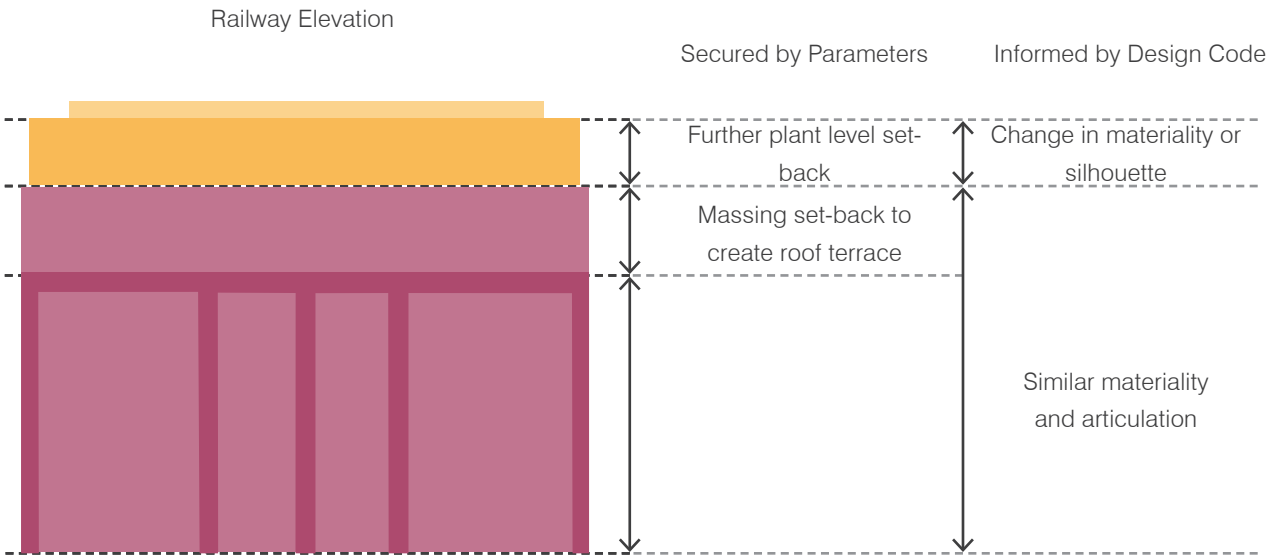


5.4.6 The ground floor will activate the Garden Walk character area. [Illustrative Diagram].

Public Space
Lobby
Retail / F&B
Primary Frontage
Secondary Frontage
Active Frontage (With Entrance)

5.4.4 The form must be tested from Coldham's Common viewpoints to test the variation with Plots 5 and 3.

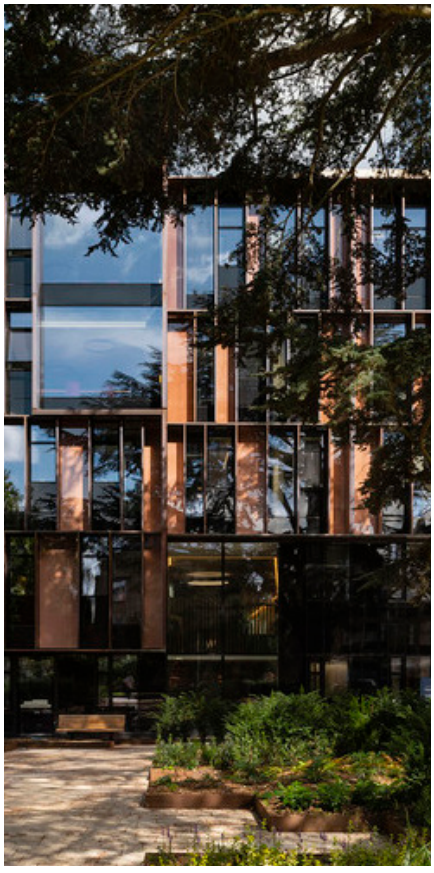




5.4.2 The parameters have been defined to create variation between Plots 4 and 5 when viewed from Coldham's Common. The architectural treatment and materiality will enhance this massing variation. [Illustrative Diagram].

Using materiality treatment and use of opening panels to create variation in the facade.
Savoy Circus, HTA Design, London

Stepped upper floor massing for a varied roofscape.
Devonshire Gardens, Cambridge, Allies and Morrison



A building that engages with the landscape using workplace active frontage.
Beecroft Building, Hawkins Brown, Oxford

5.0 Plot Specific Codes

5.5 Plot 5 is a Marker for the New Innovation Neighbourhood

Plot 5 will be a marker that signifies this new innovation neighbourhood within the city. The building will form the highest point on site and so the careful consideration of its form, materiality and articulation will be vital in the successful integration of the building into the Cambridge skyline

5.5.0 Plot 5 will be the highest point of the proposals and so careful consideration *must* be given to ensuring that the building integrates harmoniously without dominating the Cambridge Skyline

Height & Massing

5.5.1 The building *must* be carefully designed to respond to its impact on the skyline of Cambridge. Townscape testing *must* be undertaken for the building for policy views, especially Castle Hill Mound and Red Meadow Hill.

5.5.2 The location and appearance of any flues *must* be tested from Castle Hill Mound, Coldham's Common and Red Meadow Hill viewpoints to mitigate the impact on the skyline.

5.5.3 The building *must* be broken by a central massing break that separates the building into two elements that could be architecturally distinct from each other.

5.5.4 Massing breaks that create distinct building volumes *must* be legible on the front and rear elevations.

5.5.5 The massing break *must* be of a lower height than the elements to either side.

5.5.6 There *must* be a step in the facade at plant level to create variation and depth in the roofscape.

Ground Floor Activation

5.5.7 The layout and nature of ground floor uses *must* respond to the buildings relationship to Maple Square.

5.5.8 The building *must* signify the identified marker through architectural treatment, as defined in Section 2.3.

5.5.9 The ground floor *must* have active frontage along the Maple Square frontage that responds to the landscape.

Roofscape

5.5.10 The building *must* achieve variation in roof form in conjunction with its neighbouring plots to avoid coalescence.

5.5.11 The building *must* enable a varied and sensitive skyline when viewed from Coldham's Common and Castle Hill Mound.

Architectural Treatment

5.5.12 The building *must* possess a distinctive design that sets it apart as a marker building within the new development, embodying a 21st Century response to form and use that draws on the rhythms and richness found in Cambridge.

5.5.13 The materiality, form and articulation *should* contribute to a breaking down of the building volume into distinct smaller elements and contribute to the reduction of horizontality.

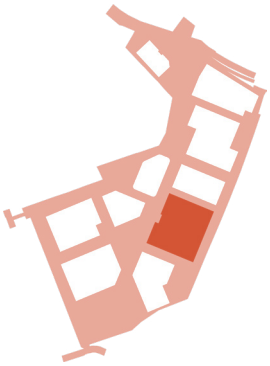
5.5.14 The building *must* achieve differentiation in roof-form and facade treatment to Plot 4.

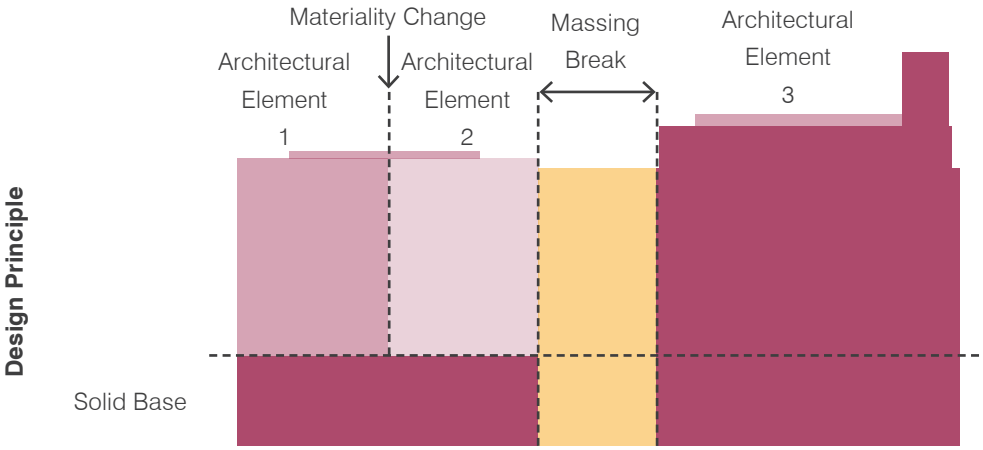
5.5.15 If Plot 5 Reserved Matters follows the granted Reserved Matters of Plots 6 and 9, the application *must* evidence how Plot 5's upper level materiality appropriately contrasts the upper levels of Plots 6 and 9 to reduce bulk in the wider townscape viewpoints

5.5.16 Reserved Matters applications *should* demonstrate how any facade breaks and steps create the necessary contrast to create clear visual separation between adjacent facade elements.

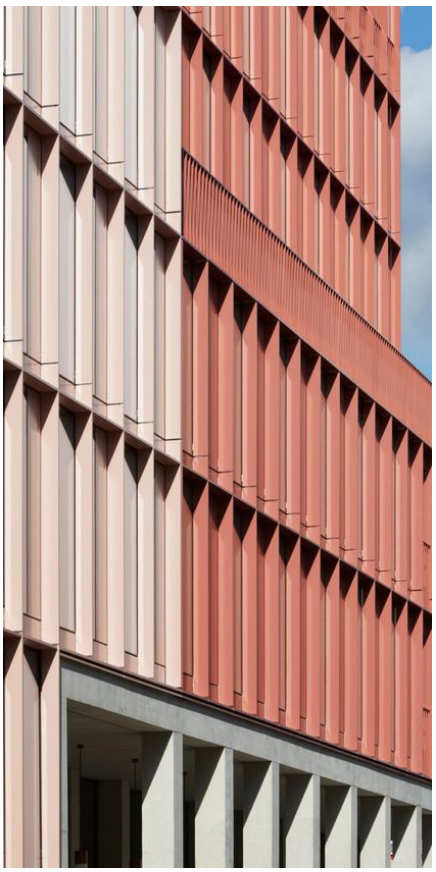
5.5.17 The building *should* positively contribute to the character of the Beehive Greenway corridor in conjunction with the other buildings that bound the route.

5.5.18 The materiality and articulation of the tallest element *should* be architecturally distinct and act as a marker for this new cluster of R&D buildings.



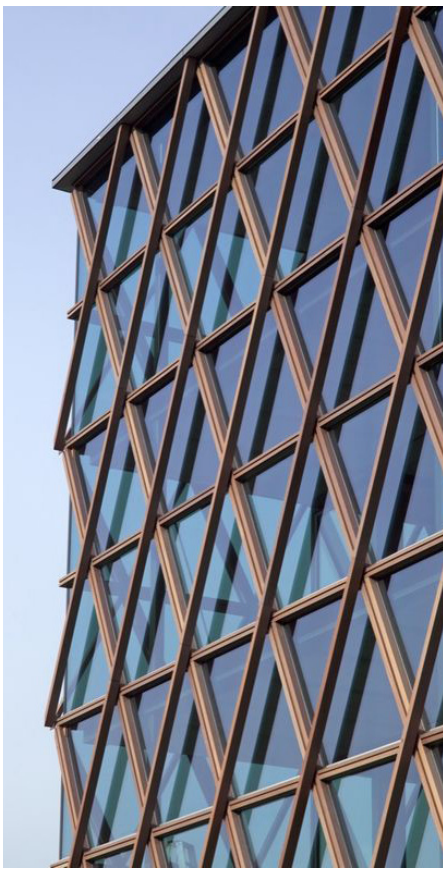


5.5.3 Vertical breaks in the massing and changes in materiality will help to break down the mass into architectural elements and create a strong street scene along the Beehive Greenway (5.5.13). [Illustrative Diagram].



Slight tonal changes in facade materiality.
R7, London, Morris+Company

Differentiation of ground floor within facade composition.
Great George Street, Liverpool, Brock Carmichael



Architecturally distinct upper levels.
CBC Building, Netherlands, BNB Architects

5.0 Plot Specific Codes

5.6 Plot 6 Will Connect the Park to the Square

Plot 6 defines the edges of Hive Park and Maple Square and will have a strong influence on the journey between the two spaces.

Height & Massing

5.6.0 The building *must* break down the horizontality of the mass.

5.6.1 The location and appearance of the flue *must* be tested from Castle Hill Mound, Coldham's Common, Red Meadow Hill and York Street viewpoints to mitigate the impact on the skyline.

5.6.2 The building *should* have a 3 storey wing that is architecturally distinct from the taller building elements.

Ground Floor Activation

5.6.3 The building *must* architecturally signify the threshold between Hive Park and Maple Square as identified within the Legibility Framework in Section 2.3.

5.6.4 The layout and nature of ground floor uses *must* respond to the buildings relationship to Maple Square and Hive Park.

5.6.5 The ground floor *must* have active frontage along the Maple Square and Hive Park frontages that responds to the landscape.

5.6.6 The ground floor of the buildings frontage to the square *should* be set back in order to respond to Maple Square's public realm and open space.

5.6.7 The frontage facing Hive Park *should* have landscaped spill-out casual dining seating areas to activate the space.

Neighbouring Conditions

5.6.8 It *must* be demonstrated how overlooking from windows and terraces facing Sleaford Street will be managed and mitigated.

5.6.9 Windows on the first and second floor façades which face Sleaford Street *must* be limited to only those that are functionally required to meet the relevant internal lighting requirements that could not be met by any other solution than the inclusion of said windows.

5.6.10 Adequate daylighting of the spaces with restriction to glazing *should* be achieved by one or more of the following:

- Rooflights above the space
- High level windows with a sill no lower than 1.8m above finished floor level.
- Full height windows which do not directly face Sleaford Street or are glazed with obscure or translucent glass.

Architectural Treatment

5.6.11 If Plot 6 Reserved Matters follows the granted Reserved Matters of Plot 5, the application *must* evidence how Plot 6's upper level materiality appropriately contrasts the upper levels of Plot 5 to reduce bulk in the wider townscape viewpoints, especially Red Meadow Hill and Little Trees Hill.

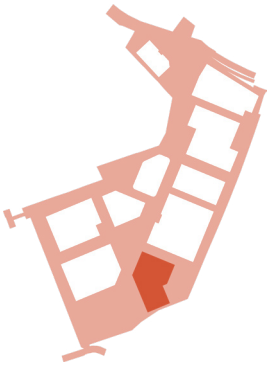
5.6.12 The building *should* be architecturally unique to surrounding buildings through materiality, articulation and design to signify its role in defining the threshold between Hive Park and Maple Square.

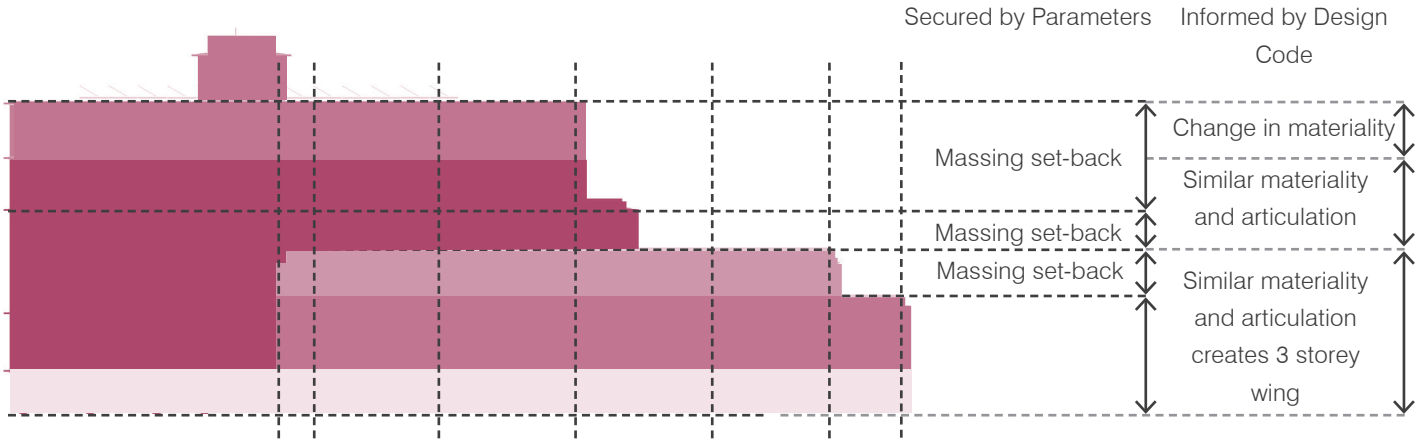
5.6.13 The building *should* respond to the transition between the surrounding heritage context and the centre of the Proposed Development.

5.6.14 The facade facing Hive Park *should* use changes in materiality and articulation to limit the effects of horizontality.

5.6.15 Reserved Matters applications *should* demonstrate how any facade breaks and steps create the necessary contrast to create clear visual separation between adjacent facade elements.

5.6.16 The primary material of Plot 6 *should* make reference to the tone and texture of materiality, and architectural articulation of the Mill Road Conservation Area.

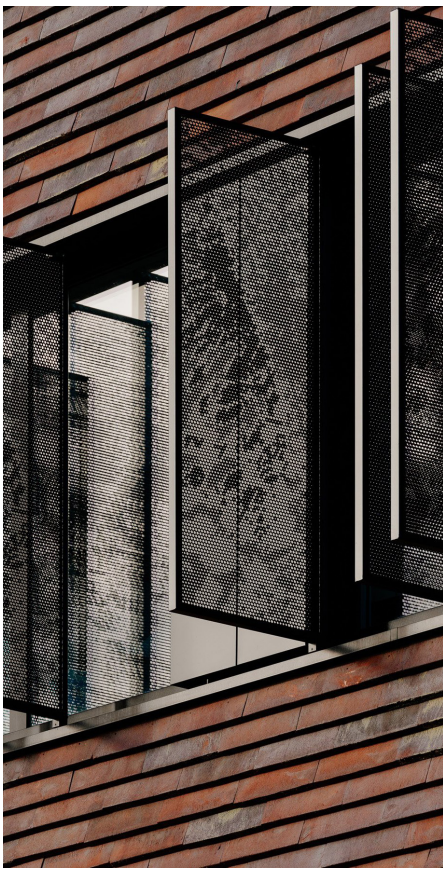




5.6.2 The parameters have been defined to manage the neighbouring boundary condition with Sleaford Street residents, to break down the overall mass and to create a strong relationship with the public realm. This is further informed by the design codes in the use of articulation and materiality. [Illustrative Diagram].

Architectural qualities include, but not limited to, brick materiality, rhythm, bays and fine grain arrangements.
Mill Road Conservation Area, Cambridge

Reference to the existing materiality of the surrounding area.
Eddington, Cambridge, Stanton Williams



Shading devices creating visual interest.
NMBU, Norway, Henning Larsen

5.0 Plot Specific Codes

5.7 Plot 7 Will Be the Cornerstone for the Park and the Square

Plot 7 has significant frontages onto both Hive Park and Maple Square and so will be a key component in defining the character of those spaces. The building also addresses the change in scale towards the Conservation area.

Height & Massing

5.7.0 The building *must* break down the horizontality of the mass.

5.7.1 The building's appearance *must* be tested from the York Street viewpoint to mitigate the impact on the Conservation Area.

5.7.2 The building *must* break down the length of the long facade facing Hive Park.

5.7.3 The building *must* respond to its immediate context, the Mill Road Conservation Area and the residential areas on the boundary.

5.7.4 The building *must* have a 3-storey edge on façades on the boundary, as defined in the Maximum Building Heights and Plots Parameter Plan.

5.7.5 The building *must* include setbacks at 3rd floor and roof level as minimum in order to reduce the apparent height and volume of the building.

Ground Floor Activation

5.7.6 The layout and nature of ground floor uses *must* respond to the buildings relationship to Maple Square and Hive Park.

5.7.7 The building *must* signify the identified threshold through architectural treatment, as defined in Section 2.3.

5.7.8 The Reserved Matters Application *must* show how the design of the building through its internal layout and façade design, has been considered to manage safety and security of rope walk, providing an appropriate level of ground floor overlooking into the space.

5.7.9 The ground floor *must* have active frontage along the Hive Park frontage that responds to the landscape.

5.7.10 Suitable active frontage *should* be created on the edge of the building defining the street adjacent to Ropewalk to create a safe space with good visibility into and from the building.

5.7.11 The frontage facing Hive Park *should* have landscaped spill-out casual dining seating areas to activate the space.

Neighbouring Conditions

5.7.12 It *must* be demonstrated how overlooking from windows and terraces facing York Street will be managed and mitigated.

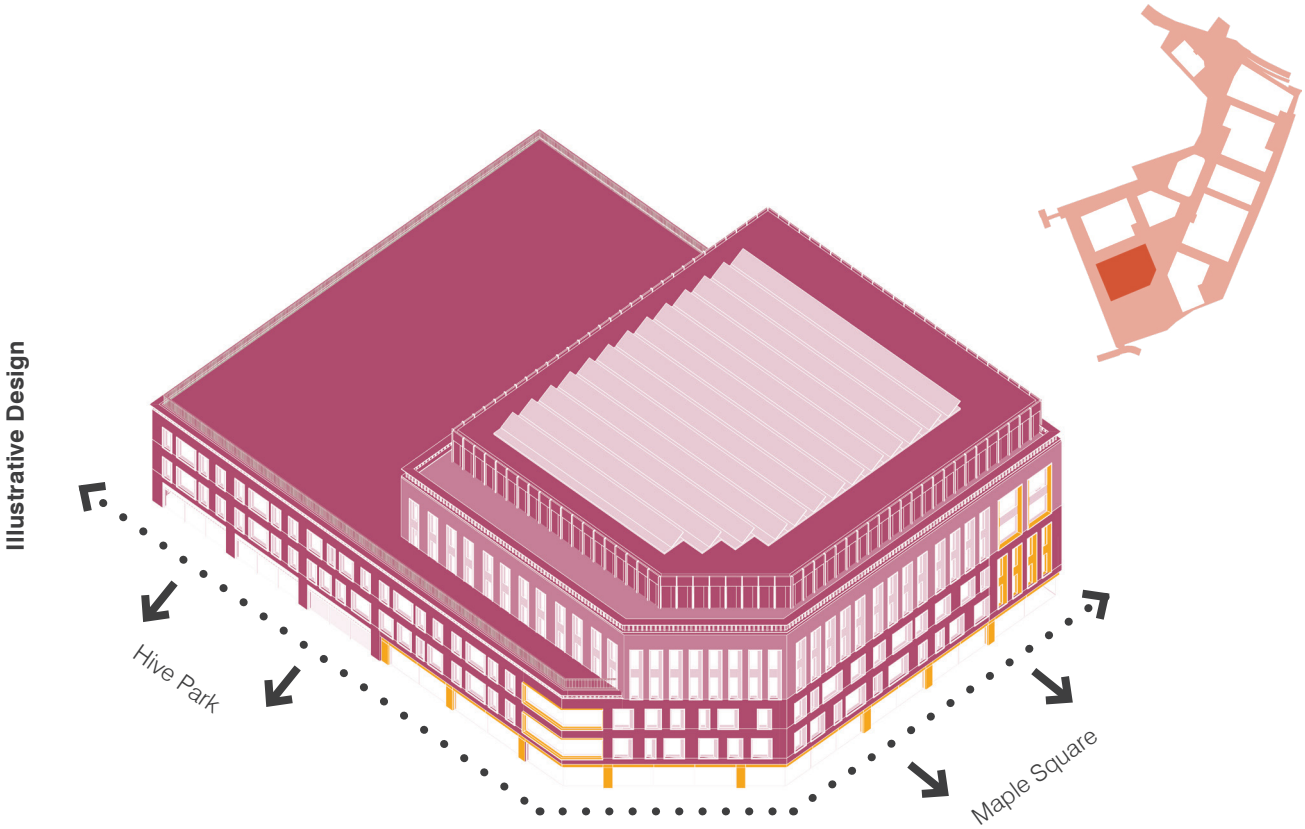
Architectural Treatment

5.7.13 Design strategies to positively address and manage the change in scale between the building and the neighbouring Conservation Area *must* be evidenced within Reserved Matters applications.

5.7.14 Rooftop plant screening will be visible from the Conservation Area and so *must* be of a high quality with a suitable level of articulation.

5.7.15 The architectural language of the 3-storey wing *should* be domestic in scale and proportion to relate to its neighbouring context.

5.7.16 The primary material of Plot 7 *should* make reference to the tone and texture of materiality, and architectural articulation of the Mill Road Conservation Area.



Wrap around Active Frontage, signified by materiality and articulation

5.7.6 Using vertical articulation and materiality details to activate both neighbouring character areas with suitable active frontage [Illustrative Diagram].

Architectural qualities should inform the architectural and materiality response of the designs.
Mill Road Conservation Area, Cambridge

Distinction between solid base and lightweight top architectural language.
Keybridge, London, Allies and Morrison

Strong connection between internal space, spill out areas and landscape.
Maersk Tower, Copenhagen, CF Moller Architects

5.0 Plot Specific Codes

5.8 Plot 8 Will Create a Connective Local Street

Plot 8 defines The Lanes character area and the entrance experience from York Street, it will create a positive transition between the Conservation Area and established residential neighbourhoods to the proposed development

Height & Massing

5.8.0 The building *must* respond to its immediate context, the Mill Road Conservation Area and the residential areas on the boundary.

5.8.1 The building *must* have a 3-storey edge on façades on the boundary, as stated in the Maximum Building Heights and Plots Parameter Plan.

Ground Floor Activation

5.8.2 The layout and nature of ground floor uses *must* respond to the buildings relationship to The Lanes and Maple Square character areas.

5.8.3 The building *must* architecturally signify the Wayfinding Corner identified in the Legibility Framework in Section 2.3.

Neighbouring Conditions

5.8.4 It *must* be demonstrated how overlooking from windows and terraces facing St Matthews Gardens will be managed.

5.8.5 To further manage overlooking into neighbouring properties, the terraces *should* include an inaccessible green roof that increases the physical and visual separation between users of the building and the neighbouring gardens.

Architectural Treatment

5.8.6 The architectural treatment *must* break down the length of the long facade facing St Matthews Gardens.

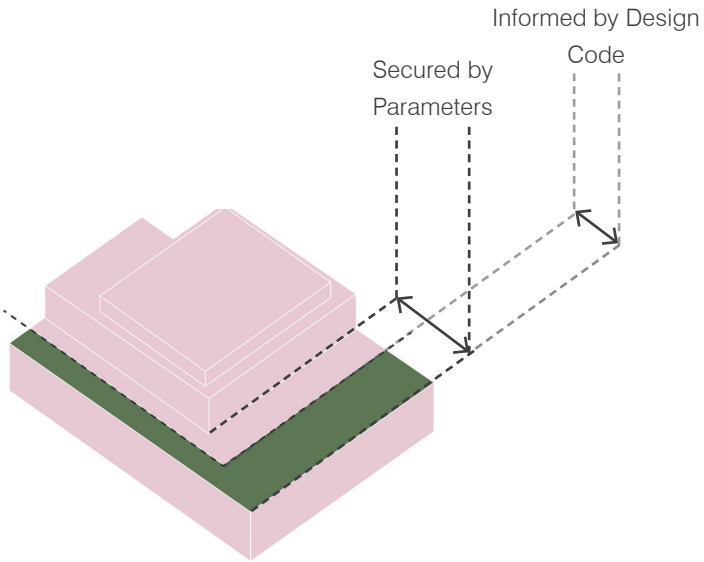
5.8.7 Design strategies to address the change in scale between the building and the neighbouring Conservation Area *must* be evidenced within Reserved Matters applications.

5.8.8 The architectural language of the building *should* be domestic in scale and proportion to relate to its neighbouring context.

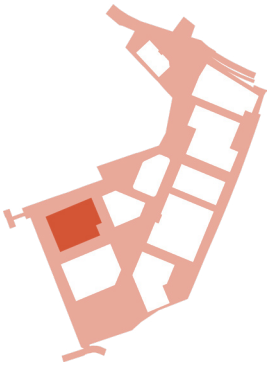
5.8.9 The architectural response *should* take reference from the surrounding terraced streets, this may be achieved with materiality, design language, proportion or facade rhythm.

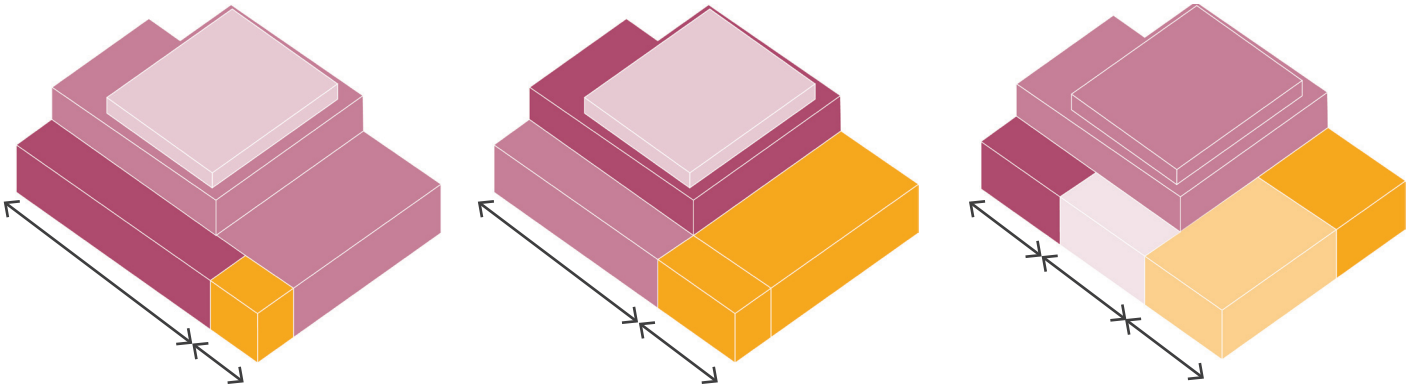
5.8.10 The facade facing St Matthews Gardens *should* use changes in materiality and articulation to reduce the impact of horizontality and respond to the character of the neighbouring streets.

5.8.11 The primary material of Plot 8 *should* make reference to the tone and texture of materiality, and architectural articulation of the Mill Road Conservation Area.



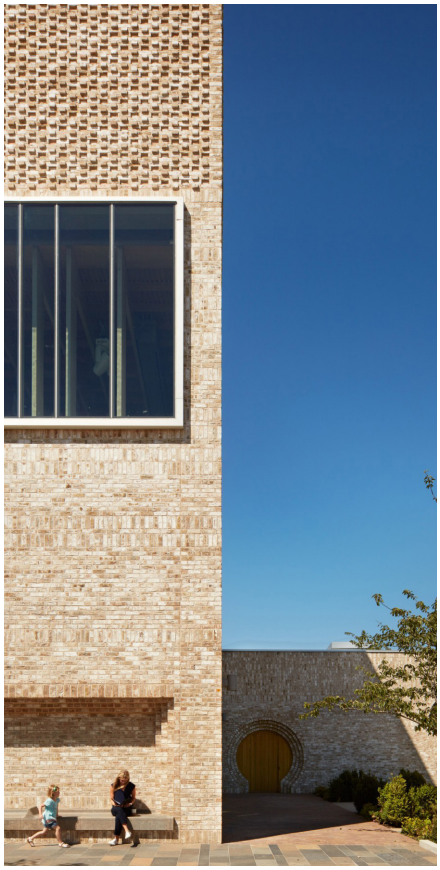
5.8.1 A 3-storey edge is secured by the parameters to manage a change in scale towards the Mill Road Conservation Area. This can be further informed by an inaccessible green roof to create a further buffer. [Illustrative Diagrams].



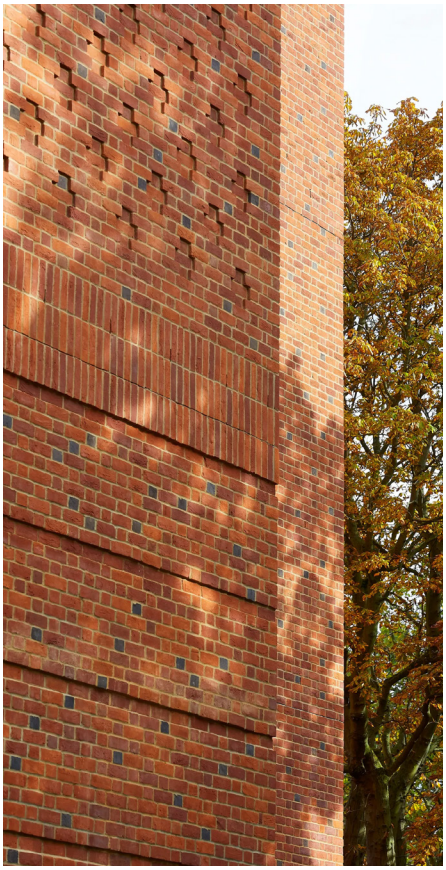


5.8.6 Example methods for breaking down the length of the facade facing St Matthews using changes in articulation or materiality. [Illustrative Diagrams].

Fine grain material, articulation and massing changes as found in the Mill Road Conservation Area, Cambridge



Predominantly buff/gault brick with brick detailing for a textured facade.
Storey's Field, Cambridge, MUMA Architects



Decorative brickwork on a solid vertical element.
Lambeth Palace Library, Wright & Wright

5.0 Plot Specific Codes

5.9 Plot 9 Balances Local Activation with Skyline Impact

Plot 9 sits at a nodal point within the masterplan and so has the highest requirement to deliver activation to all ground floor façades. It also strikes a key relationship with Plot 5 in several long distance views. The design of Plot 9 must be influenced the balance between creating a high quality active ground floor experience and creating a considered massing and roofscape composition that respects the Cambridge skyline

Height & Massing

5.9.0 The building *must* have a 3-storey edge on façades on the boundary, as stated in the Parameter Plans.

Ground Floor Activation

5.9.1 The building *must* architecturally signify the Wayfinding Corner identified in the Legibility Framework in Section 2.3.

5.9.2 The layout and nature of ground floo*r* uses *must* respond to the buildings relationship to all surrounding character areas.

5.9.3 The ground floor *must* have active continuous frontage along the Maple Square and The Lanes frontage that responds to the landscape.

5.9.4 The ground floor facing Maple Square *should* be set back in order to respond to Maple Square public realm and open space.

Neighbouring Conditions

5.9.5 It *must* be demonstrated how overlooking from windows and terraces facing St Matthews Gardens will be managed.

5.9.6 To further manage overlooking into neighbouring properties, the terraces *should* include an inaccessible green roof that increases the physical and visual separation between users of the building and the neighbouring gardens.

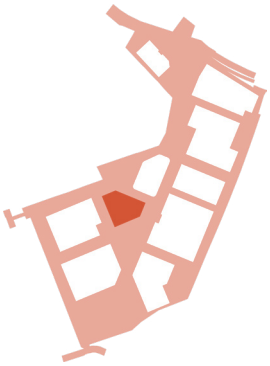
Architectural Treatment

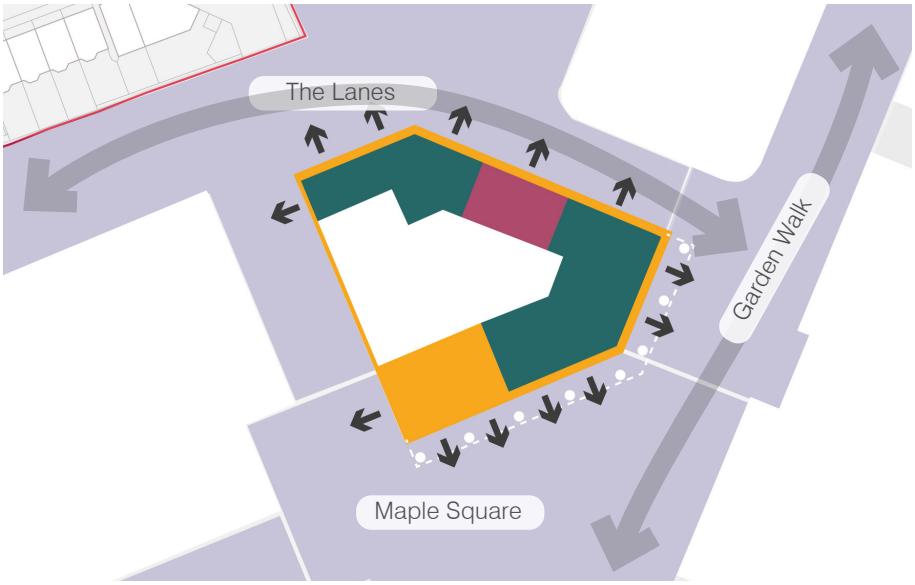
5.9.7 If Plot 9 Reserved Matters follows the granted Reserved Matters of Plot 5, the application *must* evidence how Plot 9's upper level materiality appropriately contrasts the upper levels of Plot 5 to reduce bulk in the wider townscape viewpoints, especially Castle Hill Mound.

5.9.8 The architectural language of the building *should* feature architecture which is markedly different from buildings characterised under the other typologies.

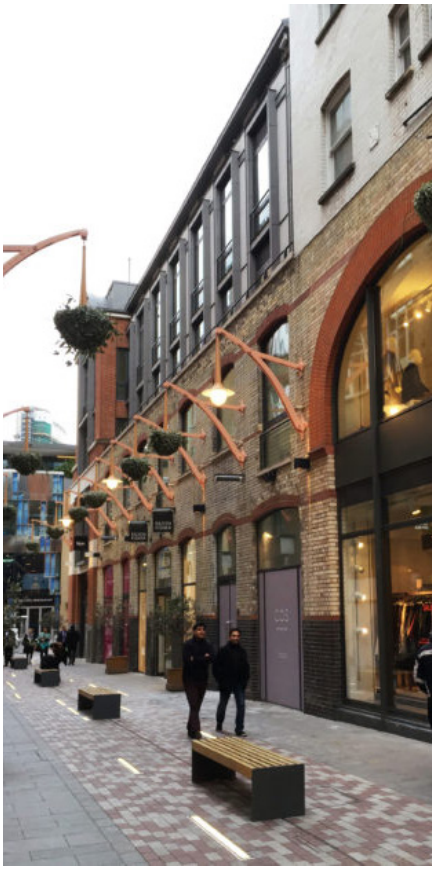
5.9.9 High quality plant screening with appropriate materiality and articulation *should* be implemented to appropriately address the visibility of the building in long distance views.

5.9.7 The form must be tested from Castle Hill Mound viewpoint to test the contrast between Plot 5 and 9.





5.9.3 The ground floor will activate the Abbey Grove character area with active frontages and a colonnade fixed through the Parameter Plans. [Illustrative Diagram].



Public realm incorporating active frontages, local shops and urban greenery.
St Martin's Courtyard, London, Richie Studio

Architecture that differs from other typology zones.
Cambridge University, Jestico + Whiles

High-street greenery.
Kingdom St, Paddington Central, London, Townshend Landscape Architects

5.0 Plot Specific Codes

5.10 Plot 10 Will be a Prominent Hub for Transport and Community

Plot 10 is a prominent plot within the masterplan that needs requires high quality design solutions to minimise the impact of vehicular movement and parking on neighbours and the ground floor experience within. The architecture is required to marry the active ground floor and upper parking levels into a cohesive hybrid design that resolves the technical challenges of delivering this typology in an urban location.

5.10.1 This plot occupies a central location which terminates long views into and across the site and as such *must* be a well-considered, cohesive hybrid building that successfully integrates the proposed mix of uses.

5.10.2 The building *must* architecturally signify the Wayfinding Corner identified in the Legibility Framework in Section 2.3.

Ground Floor Activation

5.10.3 The layout and nature of ground floor uses *must* respond to the buildings relationship to the Garden Walk and Silverwood Close by minimising the influence of vehicle movement and parking over these .

5.10.4 The ground floor *must* have active frontage along the Garden Walk frontage that responds to the landscape.

Community

5.10.5 The ground floor *should* have a community use space.

5.10.6 Community space *should* be located to activate the space to the west of the building, including the wildlife space

Neighbouring Conditions

5.10.7 It *must* be demonstrated how overlooking from the upper levels facing St Matthews Gardens and Silverwood Close will be managed.

5.10.8 The facade facing Silverwood Close *must* be of high architectural quality.

5.10.9 Reserved Matters applications *must* demonstrate how light and noise from the car park will be effectively managed.

5.10.10 The architectural treatment of the facade facing Silverwood Close *should* include incorporation of ground planted green façades.

5.10.11 The architectural treatment of the facade facing Silverwood Close *should* be designed to minimise overlooking and activity.

5.10.12 Horizontal or vertical fins or both *should* be used to minimise light spill towards Silverwood Close and prevent overlooking by redirecting the angle of view from inside the MSCP.

5.10.13 Fins that are perpendicular to the facade will reduce visibility of Silverwood Close gardens and fins at a 45 degree angle to the facade *should* be used to further prevent visibility.

Architectural Treatment

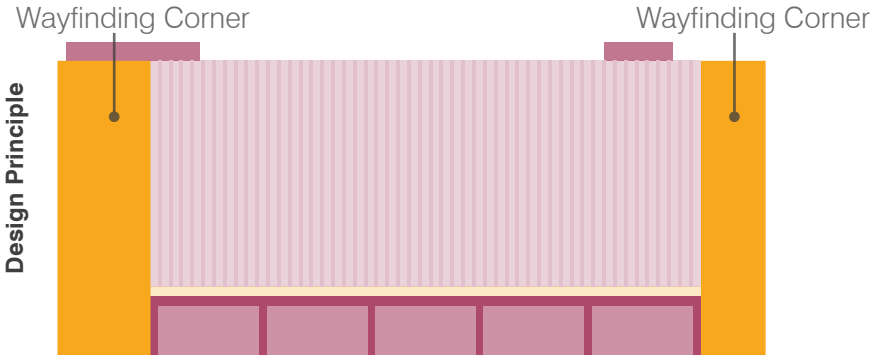
5.10.14 The proposed building must feature architecture that is high quality with appropriate materiality and articulation that addresses the visibility of the building in local and long distance views.

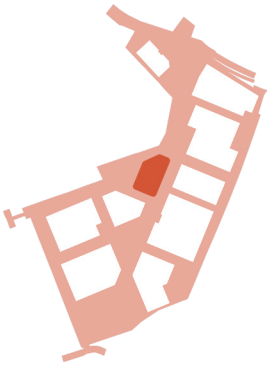
5.10.15 The facade must feature variation of materiality and articulation in order to subdivide the building volume into smaller distinct elements and to respond to the hierarchy informed by the Legibility Strategy.

5.10.16 The architectural treatment *should* include incorporation of ground planted green façades where they may be provided without requiring disproportionate use of mains water for irrigation.

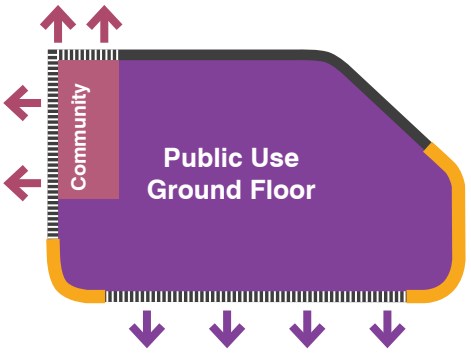
5.10.17 If Plot 10 Reserved Matters follows the granted Reserved Matters of Plot 4, the application *should* evidence how Plot 10's upper level materiality appropriately contrasts the upper levels of Plot 4 to reduce bulk in the wider townscape viewpoints, especially Castle Hill Mound and Red Meadow Hill.

5.10.18 The treatment of the upper levels *should* be designed to break down the linear nature of the building footprint, through materiality or articulation or both.



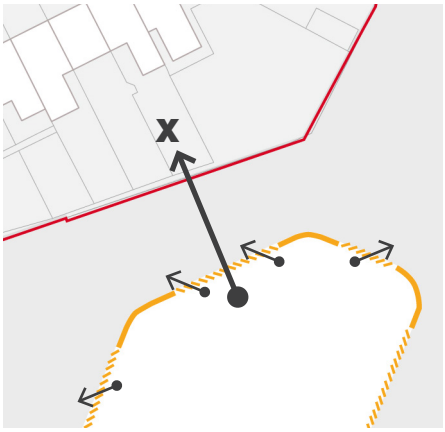


5.10.14 Architecture that terminates local views and enhances wayfinding (Section 2.3). 4.10.14 Creating architectural distinction between ground and upper levels. [Illustrative Diagram].

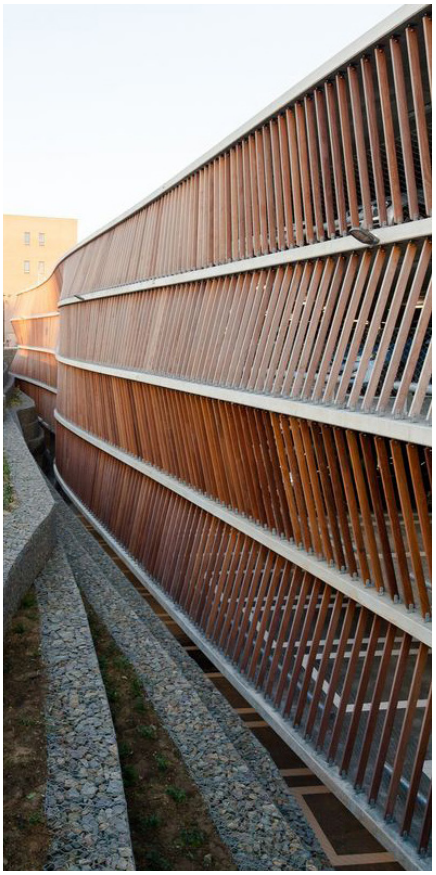


5.10.3 The ground floor active frontage. [Illustrative Diagram].

5.10.14 Wayfinding corners of the architecture to reflect the legibility strategy. [Illustrative Diagram].



5.10.11 An example of using vertical fins at an angle to the facade to prevent overlooking of Silverwood Close. [Illustrative Diagram].



High quality and expressive car parking facade using vertical fins.
Cliniques University Parking Garage, Belgium, Modulo Architects

An active ground floor with car parking above.
Platinum Tower, Melbourne, Squillance

Connection between active ground, and green streetscape.
Maersk Tower, CF Moller, Copenhagen

Appendix

Each reserved matters application will be supplied with a compliance checklist that will describe which ‘must’ codes have been complied with justifications provided for non-compliance. An example checklist for Plot 4 is provided to demonstrate how this will take form. The example includes a single section of each chapter; it would be expected that the full compliance checklist would include every ‘must’ code relevant to the Plot in question.

Example Compliance Checklist

Example Plot 4 Compliance Checklist

Section	Page	Mandatory "Must" Code *This checklist example includes the relevant mandatory Plot 4 built form codes that must be complied with.*	Yes or No	Comments *For comments to explain a reason for a change.*
Masterplan Framework				
2.3 Legibility Framework	22	2.3.0 Nodal Zones, Markers, Thresholds and Wayfinding Corners must collectively enhance sitewide legibility and in turn the legibility of onward journeys through the site 2.3.12 Thresholds must be designed to soften the transition between the existing context and the central spaces of the masterplan. 2.3.13 Thresholds must clearly communicate the transition between the spaces that they bridge between. 2.3.14 Thresholds must clearly communicate the transition between spaces when viewed from site entry points. 2.3.15 Thresholds must be created by coordinated architectural and landscape design. 2.3.16 Thresholds must be designed to create welcoming and inclusive entrances into the central masterplan spaces. 2.3.17 Thresholds must not create an exclusive place or experience which would dissuade use of the site by local people.		
Site Wide Built-Form Design Principles				
3.1 Massing	68	3.1.0 Proposals must collectively create a coherent place comprised of buildings that form a responsive and positive contribution to the skyline of Cambridge and respect relevant policy views and key landmarks. 3.1.1 The Legibility Framework must inform the detailed massing strategies such that the intended urban hierarchy is achieved. 3.1.2 Reserved Matters applications must evidence that the relationship with all plots has been considered and that the visual relationship between buildings has been tested in both near and long distance viewpoints. Relevant TVIA viewpoints to be agreed at outset of reserved matters applications. 3.1.3 Each building must respond to adjacent buildings in scale and character and avoid visual coalescence of massing and built forms. 3.1.4 The architecture and materiality of a building must respond to nature of the character area(s) it sits within. Façades must be clearly divided into a top-middle-base order through materiality or articulation or both. 3.1.5 Buildings adjacent to each other must complement one another through similar proportions, architectural elements and rhythmic composition.		

Site Wide Built-Form Design Principles (cont.)					
3.1 Massing (cont.)	68	3.1.6	Buildings must employ a modulated approach to the massing, breaking down large footprints into smaller, more distinct architectural entities.		
		3.1.7	Buildings must introduce variation in height and form between each other, and employ diverse roofscape solutions to create a sense of variety to their silhouettes		
		3.1.9	To avoid coalescence, roofscape articulation and massing breaks must be legible and appreciable in relevant local TVIA views from outside the site.		
		3.1.10	Subdivided volumes must be articulated to be visually distinct, create visual interest and reduce the perceived scale and bulk of the building.		
		3.1.12	Buildings must use a diverse palette of high quality materials and façade treatments to enhance visual differentiation between massing volumes.		
Character Areas					
4.2 Garden Walk	86	4.2.0	The Garden Walk must prioritise pedestrian movement by being direct and unambiguous with clear lines of sight to destination, refer to Section 2.5.		
		4.2.1	The width of pedestrian and cycle routes must be determined by expected flow rates, refer to Section 2.6.		
		4.2.2	The Garden Walk must create areas for tree planting, retained and new.		
		4.2.3	Priority of movement for pedestrians at crossing points on the cycle route must be made legible by the design of routes and crossing points supported by landscape materials and signage.		
		4.2.4	The space between the building line and the planting areas must be no narrower than 3m to allow for pedestrian movements. Refer to Section 2.9 and 2.12.		
		4.2.5	Where activities other than pedestrian circulation are to be included within this space (for example, lobby entrances, spill out spaces or seating zones), hard landscaped circulation zones must be suitably widened to accommodate these uses with the specified dimensions justified within Reserved Matters Applications.		
		4.2.6	The Garden Walk must incorporate SuDS or rain gardens within the planting beds to support runoff water drainage. Refer to Section 2.15.		
		4.2.13	Buildings must frame the Garden Walk to create a space with distinct character within the masterplan.		
		4.2.14	Buildings must create a varied and active mixed-use ground floor experience.		

Example Compliance Checklist

Example Plot 4 Compliance Checklist

Section	Page	Mandatory "Must" Code *This checklist example includes the relevant mandatory Plot 4 built form codes that must be complied with.*	Yes or No	Comments *For comments to explain a reason for a change.*
Plot Specific Codes				
5.4 Plot 4	104	5.4.0 The building must positively contribute to the street scene of the Beehive Greenway. 5.4.1 The building must achieve variation in roof-form in conjunction with its neighbouring plots. 5.4.2 The building must enable a varied skyline for the whole development when viewed from Coldham's Common. 5.4.3 The upper levels of the building must be set back as defined in the maximum building heights and plots parameter plan in order to create variation and depth within the roofscape and to create appreciable differentiation from the massing of Plot 5. 5.4.4 The form must be tested from Coldham's Common viewpoints to ensure that a varied profile is achieved in conjunction with neighbouring plots. 5.4.5 The layout and nature of ground floor uses must respond to the buildings relationship to Garden Walk. 5.4.6 The ground floor must have active frontage along the Garden Walk frontage that responds to the landscape. 5.4.7 The building must achieve differentiation in roof-form and facade treatment from Plots 3 and 5. 5.4.8 If Plot 4 Reserved Matters follows the granted Reserved Matters of Plot 10, the application must evidence how Plot 4's upper level materiality appropriately contrasts the upper levels of Plot 10 to reduce bulk in the wider townscape viewpoints, especially Castle Hill Mound and Red Meadow Hill. 5.4.9 The building must positively contribute to the character of the Beehive Greenway corridor in conjunction with the other buildings that bound the route.		