

Land Use



Land Use Parameter Plan: The hatched area on the Plan above indicates zones in which land use flexibility may be achieved through extension of adjacent land uses into these zones.

KEY

Contextual Information:

- Existing and retained buildings
- Indicative primary and secondary routes (reference NWC/OPA/PAR/02)
- Open land (reference NWC/OPA/PAR/03)
- Open land within school site (reference NWC/OPA/PAR/03)

For Approval:

- Application site boundary
- Development areas
- Residential: C3, C4
- Collegiate Housing: C2
- Academic/Research: D1, B1(b), sui generis
- Residential and complementary mixed uses: A1, A2, A3, A4, A5, C1, C2, C3, C4, D1, D2, sui generis (B2, Energy Centre)
- Residential and complementary mixed uses: C3, C4, D1, A1, A2, A3, A4, A5
- School
- Potential reserved Energy Centre site: sui generis (B2)
- Land use flexibility zone

Use Class	C3, C4 (Market and Key Worker Residential)	D1, B1(b), sui generis (Research Uses)	C2 (Student Accommodation)	A1, A2, A3, A4, A5	C1 (Hotel)	C2 (Senior Care)	sui generis (B2) (Energy Centre)	C3 (Community Residential)	D1, D2 (Other Community Uses)
	Dwellings	GFA (sq.m.)	GFA (sq.m.)	GFA (sq.m.)	GFA (sq.m.)	GFA (sq.m.)	GFA (sq.m.)	GFA (sq.m.)	GFA (sq.m.)
Development Area 1	800	68,800	73,400	200	-	-	-	300	1,100
Development Area 2	1,600	20,100	41,300	5,000	7,000	6,500	1,000	300	6,600
Development Area 3	1,000	48,600	-	200	-	-	-	300	1,300
Total Maximum	3,000	100,000	98,000	5,300	7,000	6,500	1,000	500	7,800

Land Use

The approach to land use distribution has been developed in parallel with both open space structure and primary access concepts. The density and building heights respond appropriately to the hierarchy of development and land uses proposed, while considering both the topography and the Application Site's relation to the surrounding city.

The land use principles have been coordinated with phasing, anticipating how and when development will come forward over time. The main objective is the incremental creation of complete new places from the outset of development, with phase by phase finished progressively over time.

Local Centre and School

The Local Centre will provide a focus for the Proposed Development as well as the wider North West Quadrant: providing an amenity and social focus for the growing community. The Local Centre is located at the convergence of main routes, the orbital public transport route and the Ridgeway cycle & pedestrian way. It is located at the heart of development, for ease of walking and cycle access for everyone.

The school is located next to and closely connected with the local centre for the same reasons of access and visibility. This location also ensures that the school will maximise the proximity to Storey's Field.

Residential

After establishing edge conditions to the north and east, residential uses are concentrated into three main neighbourhoods. The aim is to break down the scale of provision into identifiable and distinct communities, minimising through traffic while maximising walking and cycling access to the local centre, school and major open spaces. Residential uses back onto existing adjacent properties.

Collegiate Student Housing

Two clusters of collegiate student housing are located in response to likely demand and phasing. The first cluster adjoins the local centre, offering up to 40% of total student accommodation provision. This cluster will benefit from adjacency to the open land to the south and west and proximity to West Cambridge and the Ridgeway. The second cluster will be developed in later phases, offering around 60% of total student accommodation provision.

Research Space

Three main clusters of research space respond to the opportunities of each location in different ways. Locations are considered in parallel with phasing, including the completion of West Cambridge campus. Each cluster is considered as a new academic site, similar in scale to existing central Cambridge sites, where co-location of buildings and facilities support interaction between academic disciplines and work.