

### 5.17.1 Northern Gateway

The Northern Gateway area is a focal point of KP1 and will provide both visitors and residents with the first impression of the place, making it key in establishing the distinctiveness of Waterbeach from the outset.

This area is the interface between the A10 and roundabout at the Cambridge Research Park and the development north of the lake. It incorporates a section of the primary road and its character is underpinned by the following components:

- Existing mature landscape in the form of an established woodland
- Creation of new ponds as part of the SUDS networks and water management strategy
- High quality hard and soft landscape along the road corridor and part of the development
- Buildings on the north-western corner of the development parcel P1, which provide active frontages towards the first junction

The Northern Gateway key grouping will be first buildings within KP1 visible from the A10 access. In time, buildings in the parcels to the north will have similar prominence, but this should establish a benchmark for character and quality of the built form at Waterbeach.

The landscape setting that this key grouping is responding to is described in Section 4.2.1.



Figure 5.94: Aerial view of the Northern Gateway (see Section 4.2.1)



Figure 5.95: Street level view of the approach to the first junction



Figure 5.96: Street level view close to the first junction



Figure 5.93: Extract from the Regulatory Plan

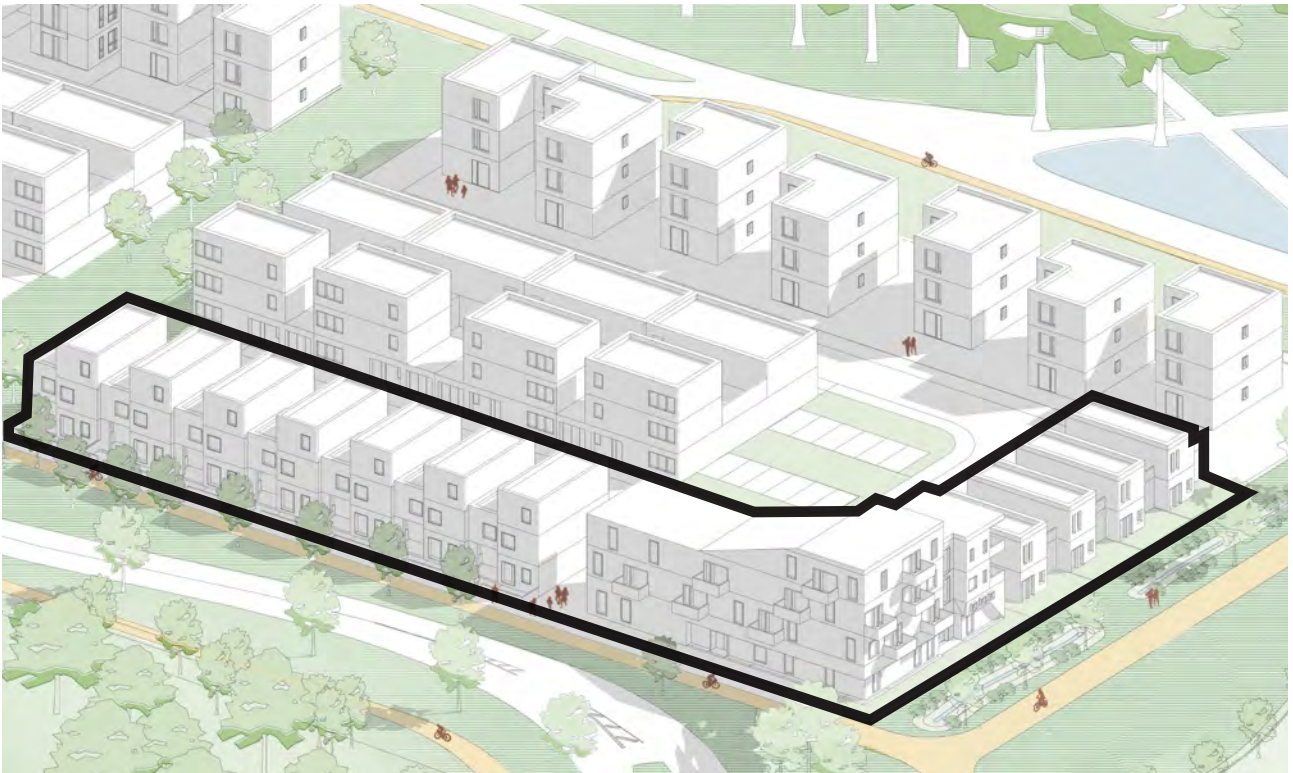


Figure 5.97: Northern Gateway key grouping illustrative aerial view

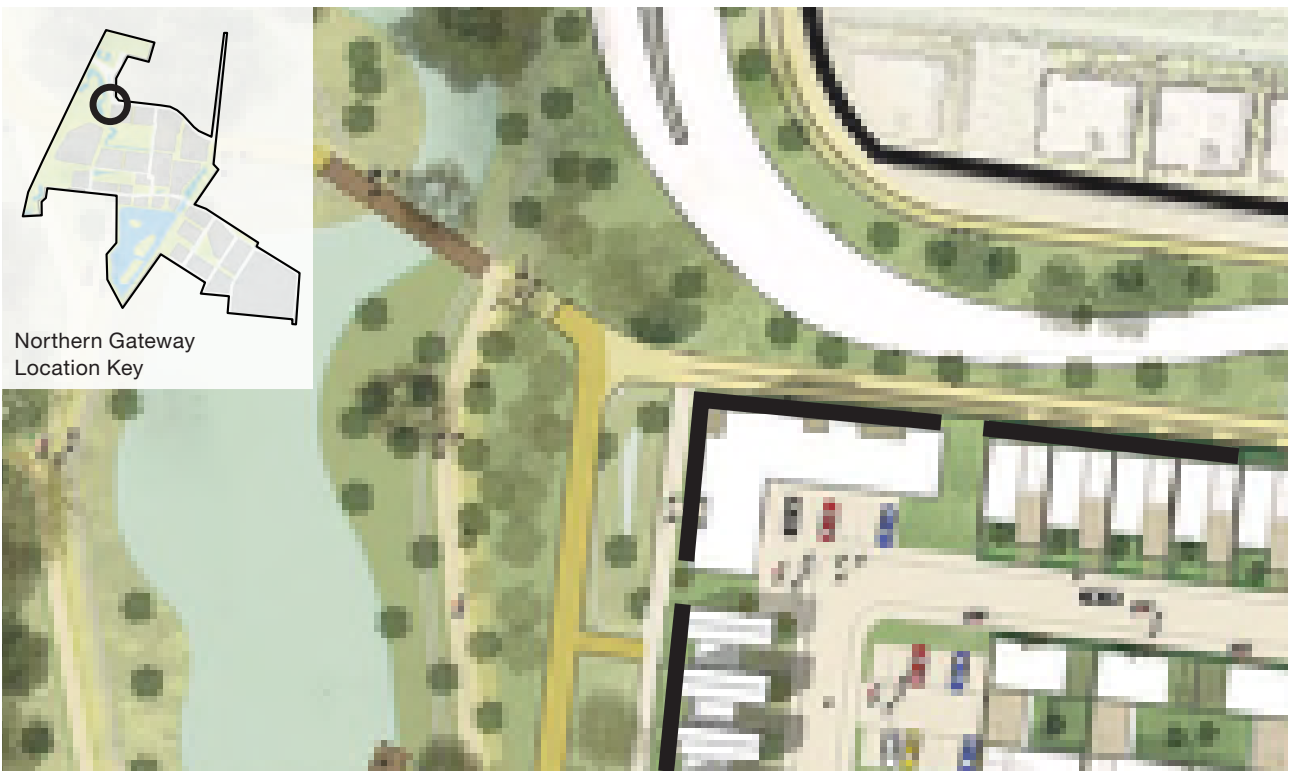


Figure 5.98: Northern Gateway key grouping illustrative plan