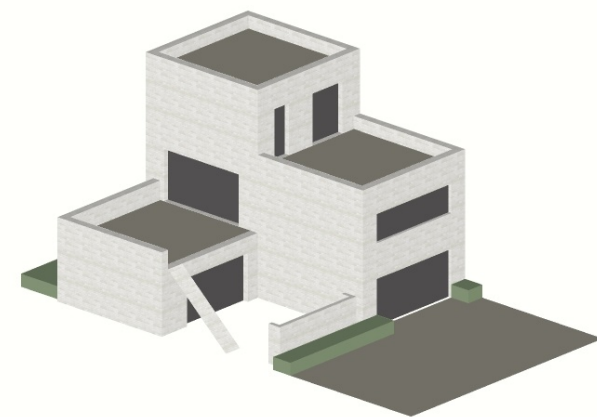
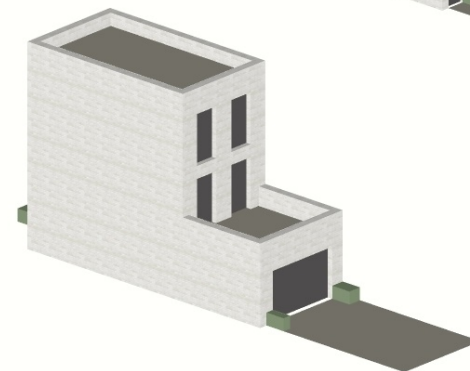
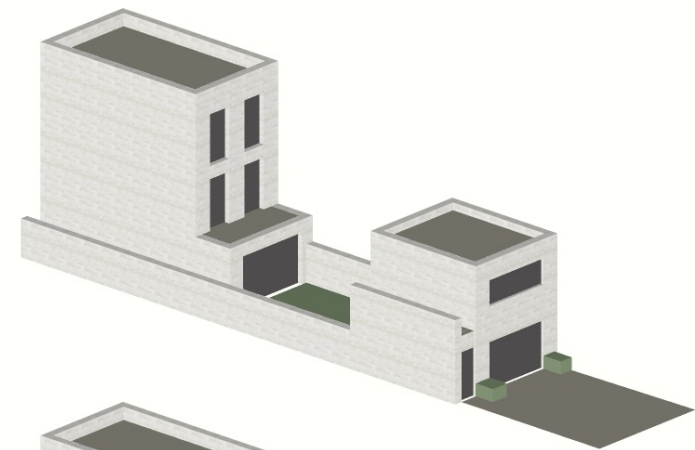
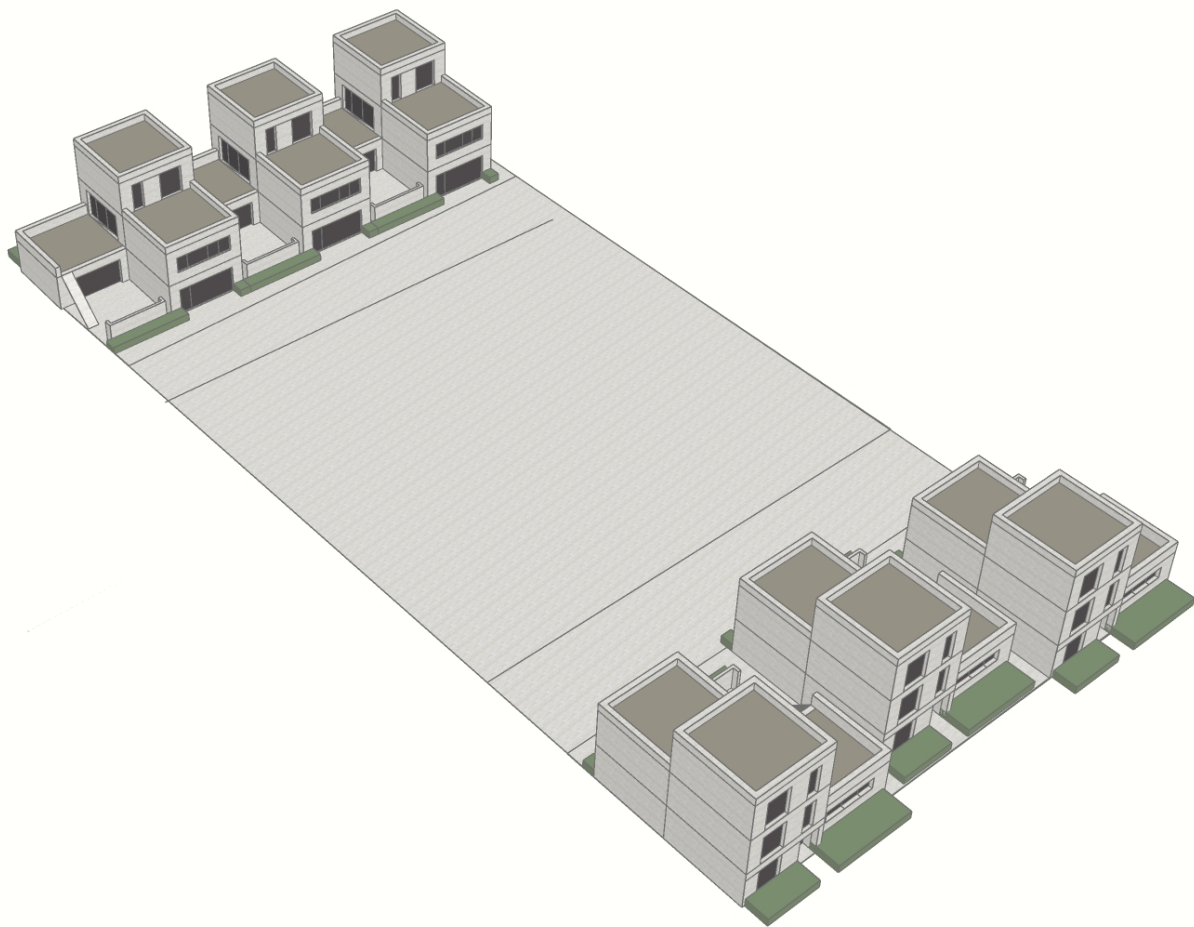


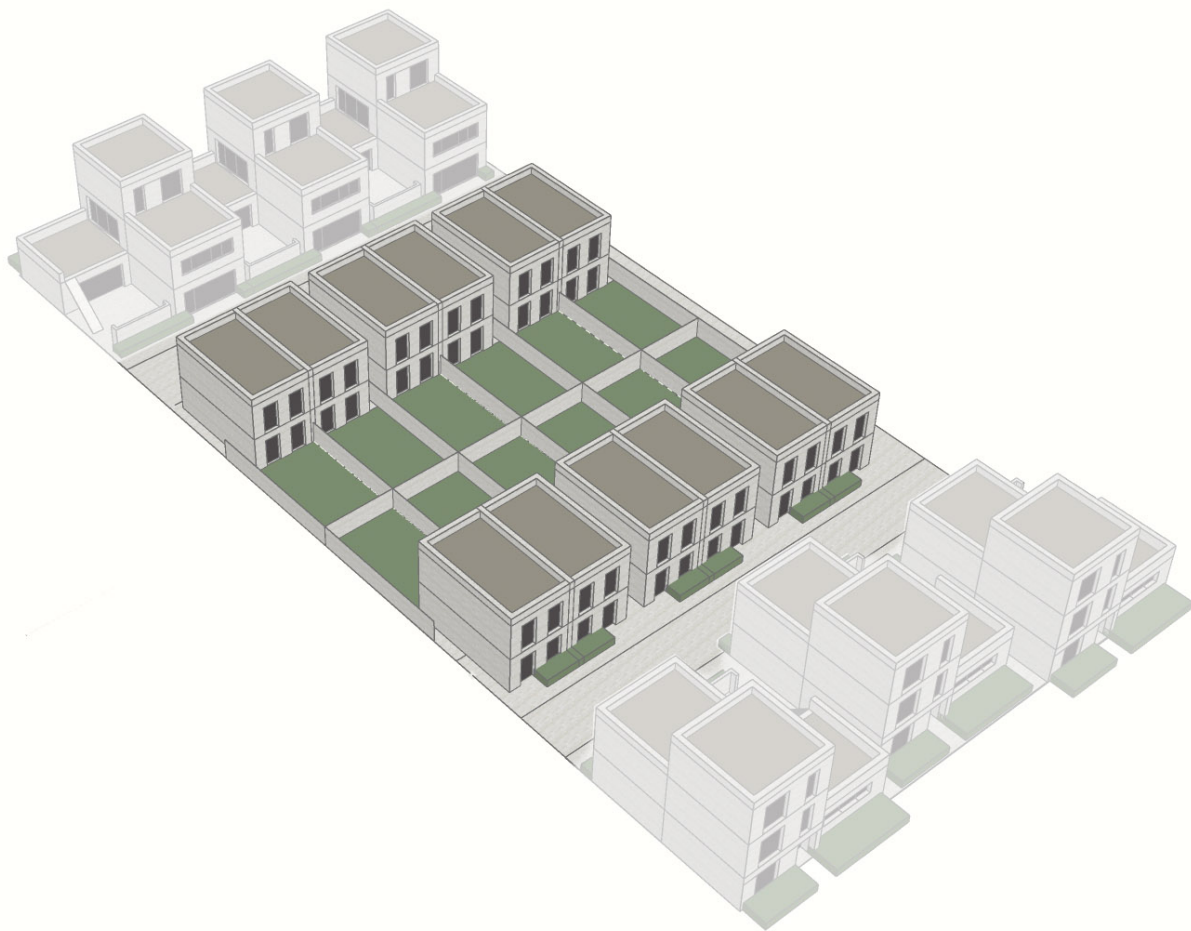
# Waterbeach KP1

Parcel P1 – Stepped frontage parameters:  
Detached villas



# Waterbeach KP1

Parcel P1 – Interior building zone:  
Conventional housing



## Waterbeach KP1

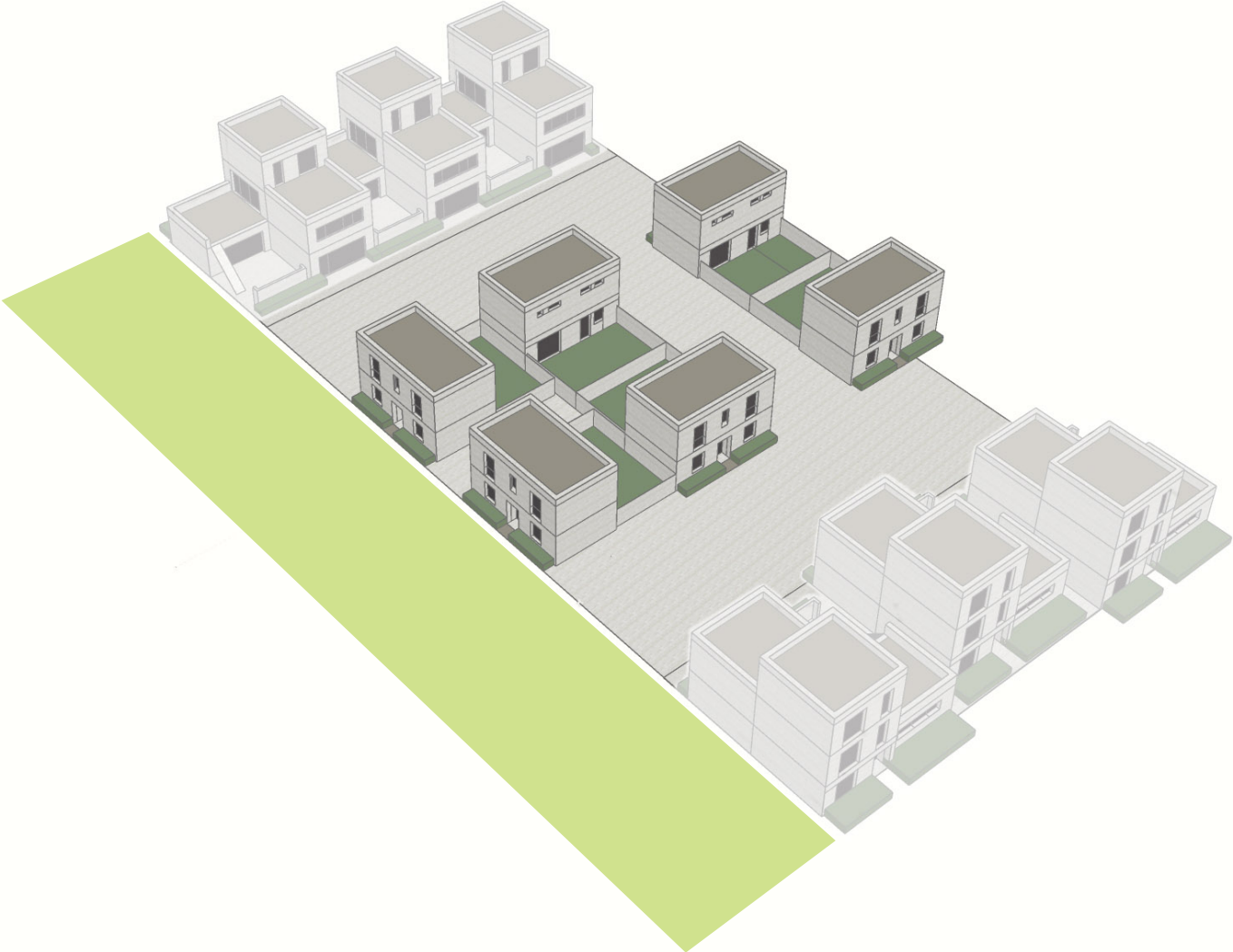
Parcel P1 – Interior building zone:  
Mix of conventional and wide fronted housing



# Waterbeach KP1

Parcel P1 – Community Link:

Double wide fronted housing corner condition





## Waterbeach KP1

Parcel P1 – Items for Consideration:

- Is the entry point fixed as illustrated?
- Arrangement of houses to create good surveillance and active street frontages.
- Consider increasing parcel depth.
- Proximity of parking for apartment blocks
- Limited space for street planting and LAP
- Vehicular exit route constrains circulation.
- Housetype options are constrained by rear access requirements.
- Parking response
- Continuous frontages – uniformity and clarity in design code
- Stepped frontage – gaps and size of them?



**Waterbeach  
Barracks  
and Airfield  
Key Phase 1**

**7th January 2020**

**Secretary of State  
for Defence and  
Urban&Civic**

**52.2656° N, 0.12910° E**

# **Appendix 2**

## **Parcel P2.2 (including P4.3) Pollard Thomas Edwards Architects**



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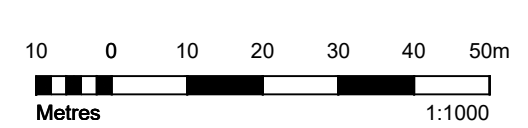
All levels are in metres above ordnance datum unless noted otherwise

This drawing must be read in conjunction with all other relevant drawings and specifications from the Architect and other consultants

If in doubt, ask

Option A

Number of Flats: 66  
 Number of Houses: 36  
 Total: 102  
 Density: 77.3 d/ha



/ 00.00.18

rev	date	description	drawn	audited

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**Pollard  
 Thomas  
 Edwards**

project	job no	drawn	audited	scale	date
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drawing title	drawing number	revision
Plot P2.2 Site Plan - Option A Ground & First Floor Plans	SK-001	/



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If in doubt, ask

Option B

Number of Flats: 38  
 Number of Houses: 41  
 Total: 79  
 Density: 60 d/ha



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Plot P2.2 Site Plan - Option B Ground & First Floor Plans	SK-002	/



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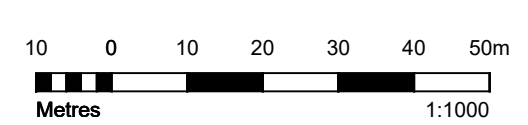
All levels are in metres above ordnance datum unless noted otherwise

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If in doubt, ask

Option C

Number of Flats: 32  
 Number of Houses: 41  
 Total: 73  
 Density: 55 d/ha



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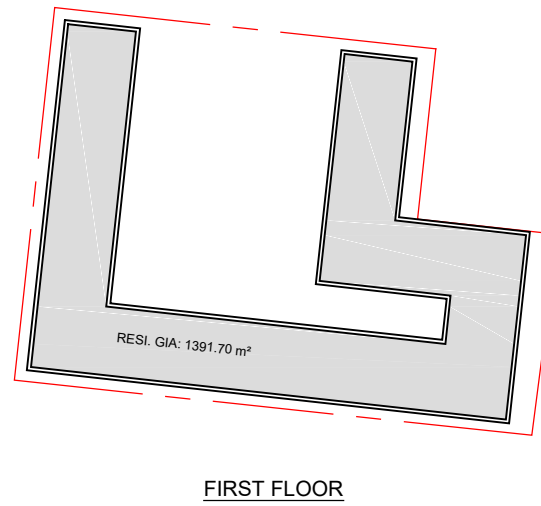
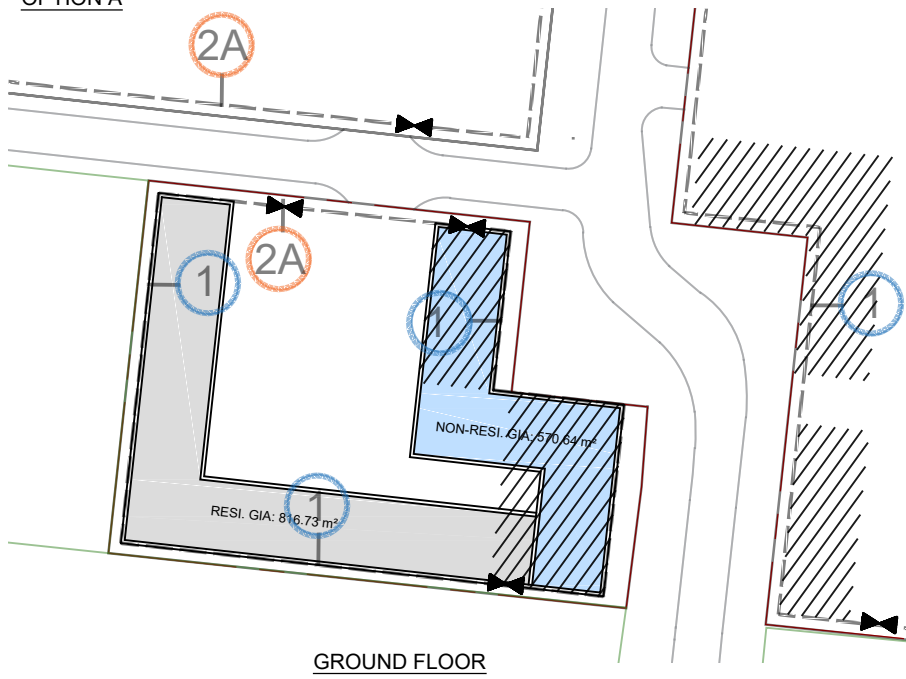
project	job no	drawn	audited	scale	date
Waterbeach Design Code Cambridge	19-124	HYT	TB	1:1000@A3	Jan'20

drawing title	drawing number	revision
Plot P2.2 Site Plan - Option C Ground & First Floor Plans	SK-003	/





OPTION A



Option A

\*Building depth of 10m

Non-residential: 570.64 m<sup>2</sup>

Residential:  
 Ground floor 816.73 m<sup>2</sup>  
 First floor 1391.70 m<sup>2</sup>  
 Second floor 1391.70 m<sup>2</sup>  
 Residential total 3600.13 m<sup>2</sup>

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If in doubt, ask

Plot 4.3

Site Area: 0.3 ha  
 Target Density: 60 d/ha  
 Target Quantity: 18 homes

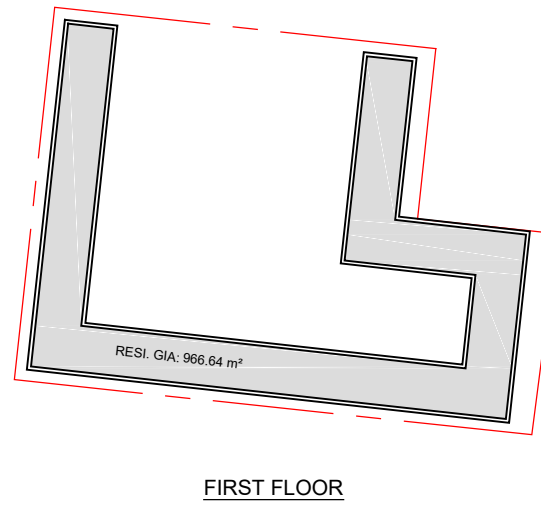
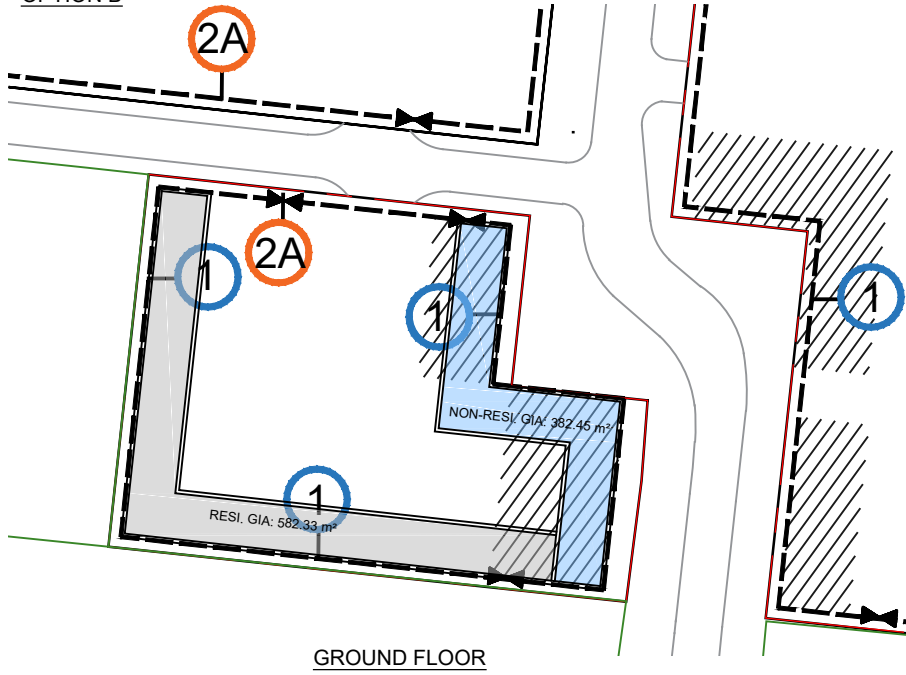
Target Residential Unit Type Mix

6 x 1-bed = 6 x 50 = 300 m<sup>2</sup>  
 6 x 2-bed = 6 x 72 = 432 m<sup>2</sup>  
 6 x 3-bed = 6 x 90 = 540 m<sup>2</sup>  
 Total NIA: 1,272 m<sup>2</sup>  
 Assumed net-to-gross ratio 78%  
 Total GIA: 1,628 m<sup>2</sup>

Non Residential Use

Ground floor around Local Square

OPTION B

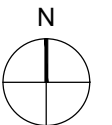
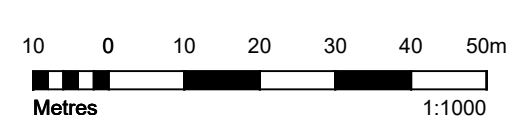


Option B

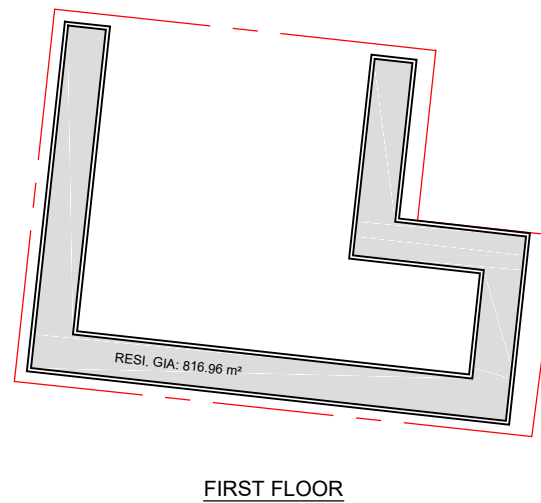
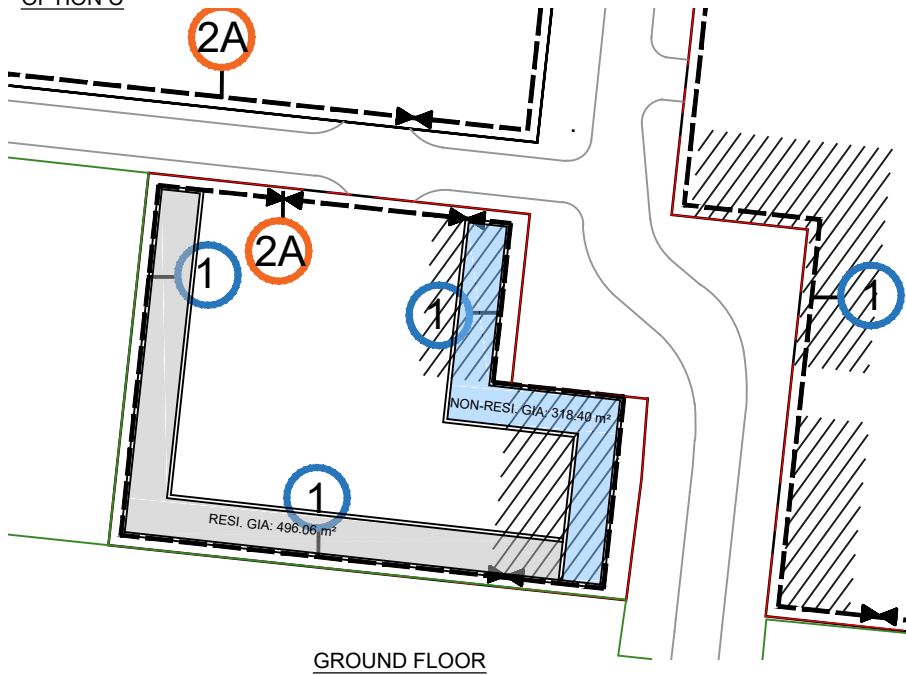
\*Building depth of 7m

Non-residential: 382.45 m<sup>2</sup>

Residential:  
 Ground floor 582.33 m<sup>2</sup>  
 First floor 966.64 m<sup>2</sup>  
 Second floor 966.64 m<sup>2</sup>  
 Residential total 2515.61 m<sup>2</sup>



OPTION C



Option C

\*Building depth of 6m

Non-residential: 318.40 m<sup>2</sup>

Residential:  
 Ground floor 496.06 m<sup>2</sup>  
 First floor 816.96 m<sup>2</sup>  
 Second floor 816.96 m<sup>2</sup>  
 Residential total 2129.98 m<sup>2</sup>

/ 00.00.18

rev	date	description	drawn	audited

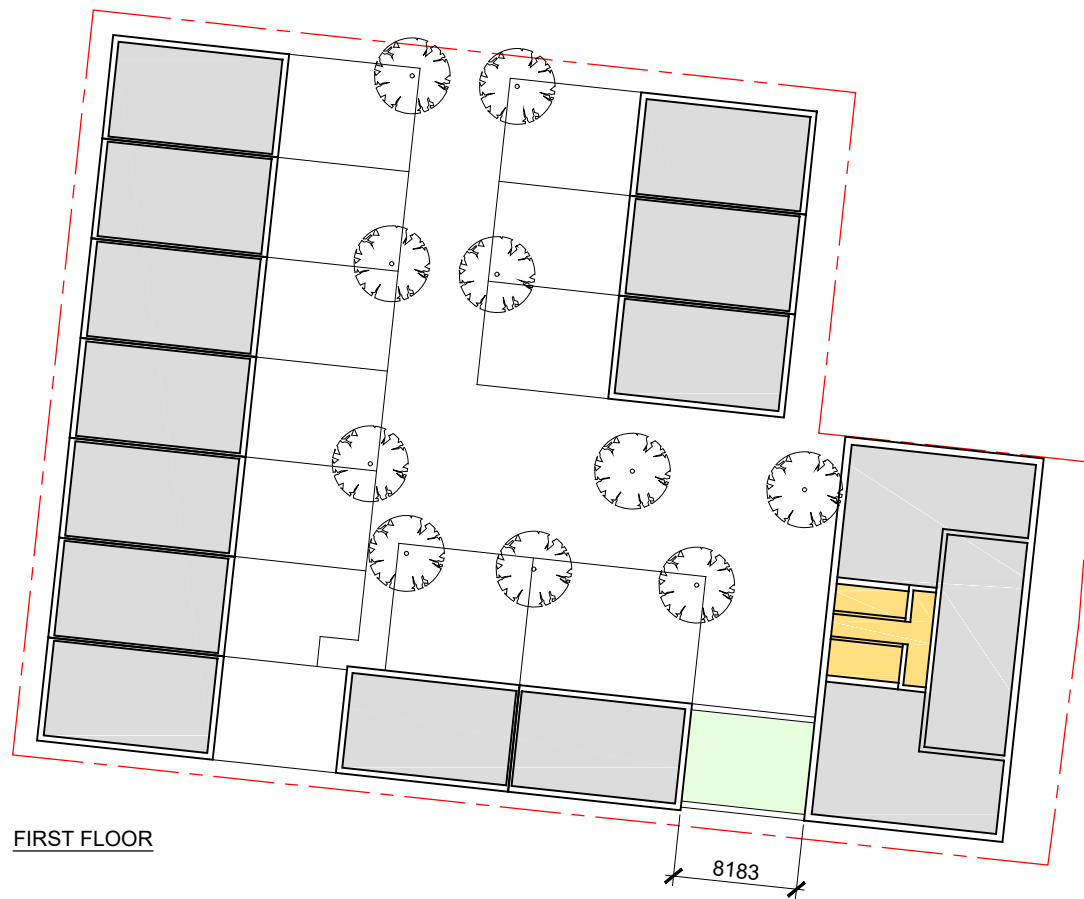
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 Thomas  
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Waterbeach Design Code Cambridge	19-124	HYT	TB	1:1000@A3	Jan'20

drawing title	drawing number	revision
Plot P4.3 Site Plans Quantity Analysis Diagrams	SK-004	/



FIRST FLOOR

8183



GROUND FLOOR

8183

4183

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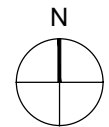
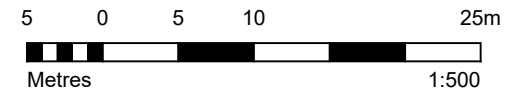
All levels are in metres above ordnance datum unless noted otherwise

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If in doubt, ask

Option D

Number of Flats: 6  
 Number of Houses: 12  
 Total: 18  
 Density: 60 d/ha



/ 00.00.18

rev	date	description	drawn	audited

drawing status

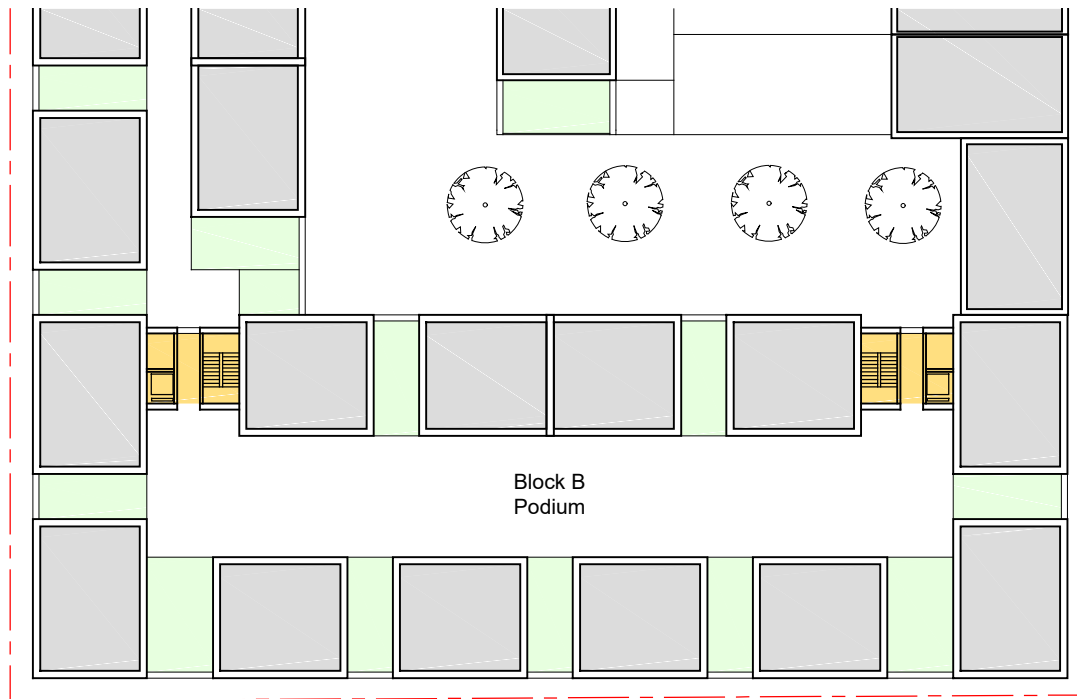
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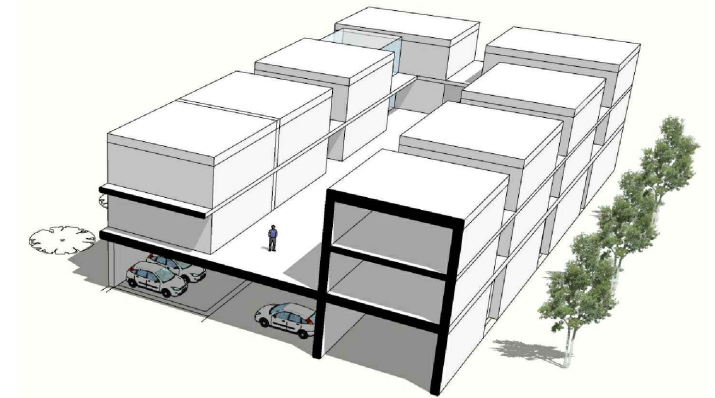
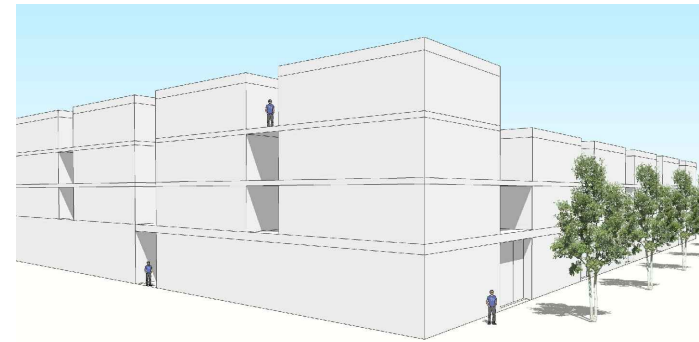
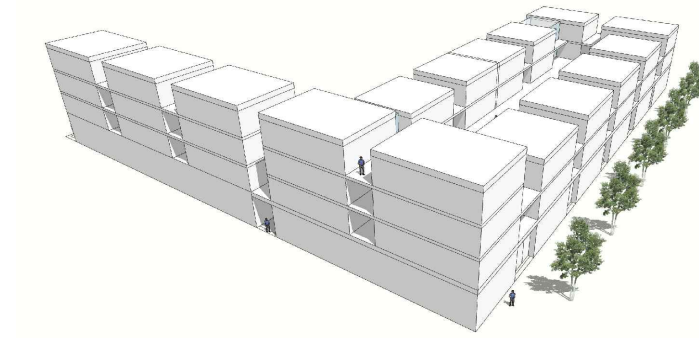
**Pollard  
 Thomas  
 Edwards**

project	job no	drawn	audited	scale	date
Waterbeach Design Code Cambridge	19-124	HYT	TB	1:500@A3	Jan'20

drawing title	drawing number	revision
Plot P4.3 Site Plan - Option D Ground & First Floor Plans	SK-005	/



FIRST FLOOR



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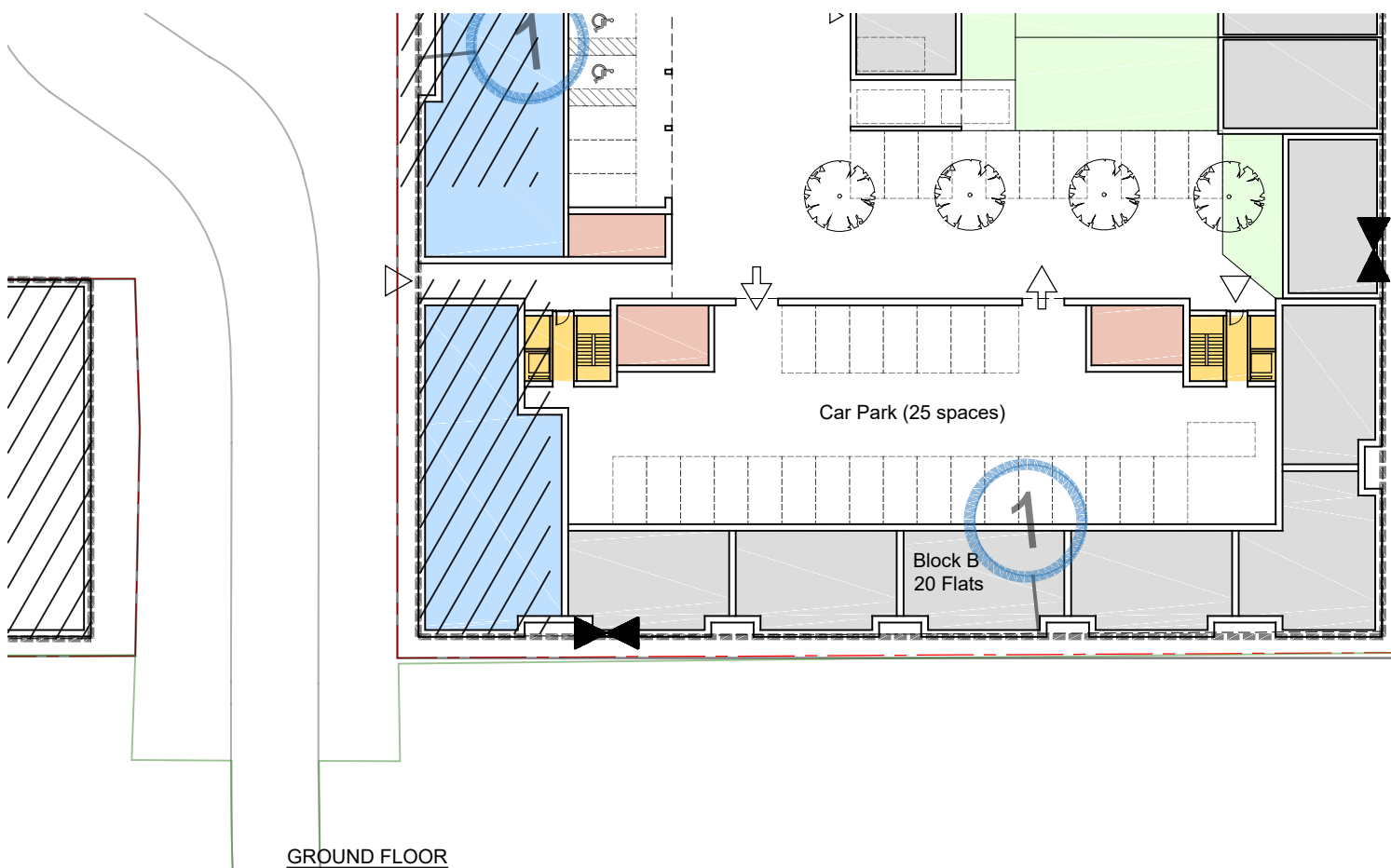
Use figured dimensions only. DO NOT SCALE.

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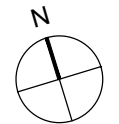
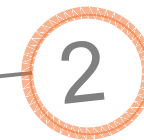
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GROUND FLOOR



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Waterbeach Design Code Cambridge	19-124	HYT	TB	1:500@A3	Jan'20

drawing title	drawing number	revision
Plot P2.2 Site Plan - Option D Ground & First Floor Plans	SK-006	/

**Waterbeach  
Barracks  
and Airfield  
Key Phase 1**

**7th January 2020**

**Secretary of State  
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Urban&Civic**

**52.2656° N, 0.12910° E**

# **Appendix 3**

## **Parcel 3.2**

### **McBains Architects**