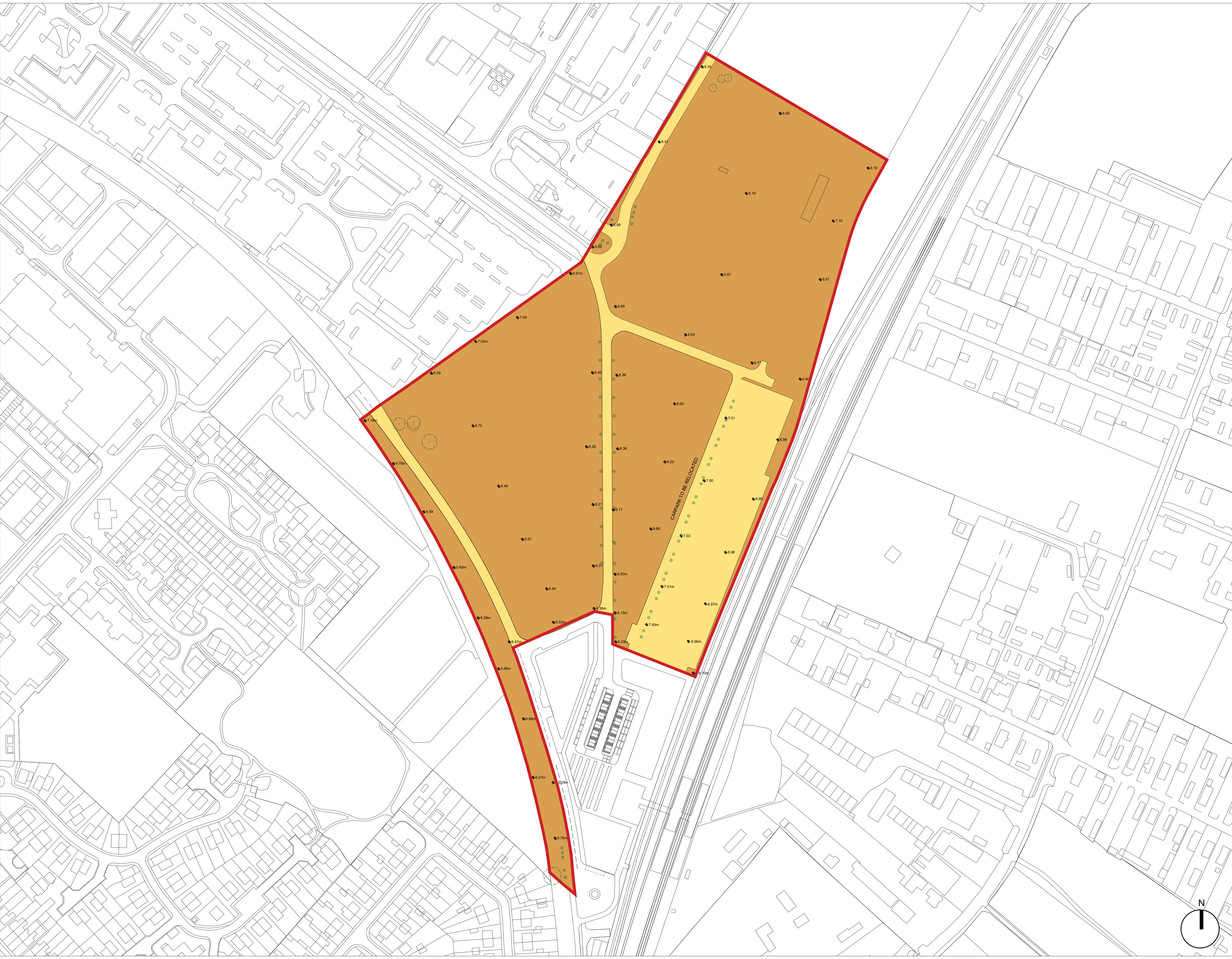


KEY

- Hybrid Application Site Boundary
- Existing road and carpark surface
- Existing brown field
- Existing trees and shrubs.
Note: Refer to Arboricultural Survey by Haydens and Landscape and Open Space Strategy by RMA.



27.05.22	Planning Application	KZ / LH
rev no	date	issue description
revisions		Drawn checked

notes

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project CAMBRIDGE NORTH

number 239

drawing title APPLICATION PLAN - EXISTING SITE CONDITIONS

scale 1:1250 **format** A1

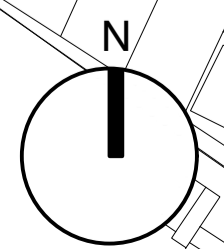
status PLANNING APPLICATION

date 27 MAY 2022

drawn by KZ **checked by** LH

drawing no **rev no**

239-ACME-PLA-S01-0101





- KEY**
- Hybrid Application Site Boundary
 - Outline Application Building Zone
 - Detailed Application Building Zone
 - Detailed Application - Access and Landscaping
 - Outline Application with details of ground floor public realm submitted

27.05.22	Planning Application	KZ / LH		
rev no	date	issue description	drawn	checked
revisions				

notes

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project CAMBRIDGE NORTH

number 239

drawing title PARAMETER PLAN 02 - BUILDING LAYOUT + APPLICATION TYPE

scale 1:1250 **format** A1

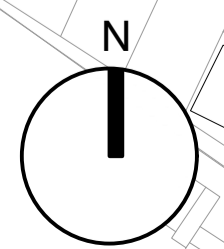
status PLANNING APPLICATION

date 27 MAY 2022

drawn by KZ **checked by** LH

drawing no. **rev no.**

239-ACME-PLA-S01-0102





- KEY**
- Hybrid Application Site Boundary
 - Outline Application Building Zone
 - Detailed Application Building Zone
 - ↔ Entry/Exit points to basement car parks
 - - - - - Building extents above

rev no	27.05.22 Planning Application	KZ / LH
date		
issue description		
drawn		checked
revisions		

notes

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number 239

drawing title PARAMETER PLAN 03 - MAXIMUM BUILDING ENVELOPE - BASEMENTS

scale 1:1250 **format** A1

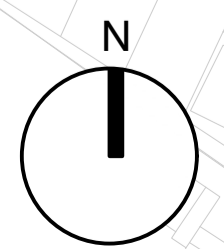
status PLANNING APPLICATION

date 27 MAY 2022

drawn by KZ **checked by** LH

drawing no **rev no**

239-ACME-PLA-S01-0103





- KEY**
- Hybrid Application Site Boundary
 - Outline Application maximum building envelope
 - Detailed Application building envelope
 - Building projections

NOTES - OUTLINE ELEMENT

- This plan defines the maximum typical floor building envelope for the proposed buildings forming part of the outline planning application.
- Maximum extent of external protruding balconies, outside maximum envelope parameters, to not exceed 2m.
- Refer to Parameter plan 6 for building heights parameters.

DESIGN PRINCIPLES FOR OUTLINE APPLICATION BUILDINGS

- Commercial Buildings S8-S9**
1. Massing and articulation
 - a) Facade to step along building faces to break down massing
 - b) Facade to step in elevation to reduce visual impact on street level and to introduce green balconies and terraces along roof line.
 - c) Facades to be 3-dimensional with kinked elevations and deep recess cutouts to break down larger massings.

- Residential Quarter S11-S21**
1. Massing and articulation
 - a) Stepping in massing to break down long facades
 - b) Stepping to introduce more double aspect units
 - c) Different heights within same building block
 2. Balconies
 - a) Balconies on external, street facing facades to be integrated and recessed within massing
 - b) Balconies on internal, courtyard facing facades to be expressed and protruding from facade line.
 - c) Balconies to be varied in materiality, size, arrangement and position.

27.05.22	Planning Application	KZ / LH
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notes

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number 239

drawing title PARAMETER PLAN 05 - MAXIMUM BUILDING ENVELOPE - TYPICAL LEVEL

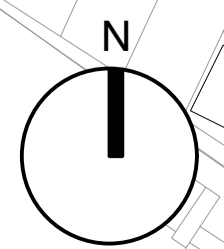
scale 1:1250 **format** A1

status PLANNING APPLICATION

date 27 MAY 2022

drawn by KZ **checked by** LH

drawing no. **rev no.**
 239-ACME-PLA-S01-0105





KEY

Hybrid Application Site Boundary

BUILDING HEIGHTS:

- 14-16m
- 16-18m
- 18-20m
- 20-22m
- 22-24m
- 24-26m
- 26-28m
- 28-30m

NO. STOREYS (excl. basements)		PLANT HEIGHTS	
S4	7 + P	S4	3.2m
S5	5	S5	-
S6	4 + P	S6	3.8m/5m
S7	4 + P	S7	3.8m/5m
S8	5 + P	S8	3.8m
S9	5 + P	S9	4.5m
S11-12	5-7 + P	S11-12	3m
S13-16	4-6 + P	S13-16	3m
S17-21	4-8 + P	S17-21	3m

NOTES

- This plan defines the maximum vertical limits for the proposed buildings.
- The levels of the existing buildings have been included for reference only.
- All heights are measured from FFL 0.00m (6.52m AOD)
- All heights calculated to top of parapet/coping or, where applicable, top of plant screen.
- Heights do not include balustrades/handrails, lighting stanchions and landscape screenings but do include mechanical plant on both detail and outline buildings.
- Refer to parameter plans 3, 4 and 5 maximum building envelope.

27.05.22	Planning Application	KZ/LH
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revisions		drawn checked

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project **CAMBRIDGE NORTH**

number **239**

drawing title **PARAMETER PLAN 06
BUILDING HEIGHTS PLAN**

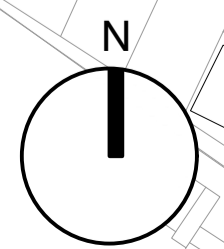
scale **1:1250** format **A1**

status **PLANNING APPLICATION**

date **27 MAY 2022**

drawn by **KZ** checked by **LH**

drawing no. **239-ACME-PLA-S01-0106** rev no.





- KEY**
- Hybrid Application Site Boundary
 - Activated ground floor frontages
 - Development Area S5
Car park & Mobility services, Commercial, Business & Services, Local Community & Learning (Use Class E, Use Class F, Sui Generis)
 - Development Areas S4, 6, 7, 8 & 9
Commercial, Business and Services, Local Community and Learning (Use Class E, Use Class F)
 - Development Areas S11-S21
Residential, Commercial, Business & Service, Local Community & Learning (Use Class C3, Use Class E, Use Class F)
 - Development Areas: S13, S16
(Use Class E or F)
 - Development Areas: S5
(Use Class E)
 - Public realm/public open space and highways
 - Building projections

rev no	date	issue description	drawn	checked
27.05.22		Planning Application	KZ	LH

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number 239

drawing title PARAMETER PLAN 07
 PROPOSED USES - GROUND FL

scale 1:1250 **format** A1

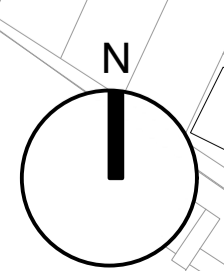
status PLANNING APPLICATION

date 27 MAY 2022

drawn by KZ **checked by** LH

drawing no **rev no**

239-ACME-PLA-S01-0107





- KEY**
- Hybrid Application Site Boundary
 - Proposed detail and outline buildings
 - Proposed pedestrian routes
 - Proposed cycle routes
 - Proposed shared surface cycle route
 - Existing cycle routes
 - Proposed vehicle routes
 - Proposed restricted vehicle routes
 - Bus routes
 - Taxi routes
 - ⊕ Restricted access to NR compound
 - ⊕ Emergency vehicle access points
 - ⊕ Service vehicle access points
 - ▲ Key pedestrian access points
 - ▲ Pedestrian building entry points
 - ▲ Cyclist building entry points
 - ▲ Vehicle entry/exit points to basement carparks

rev no	date	issue description	drawn	checked
27.05.22		Planning Application	KZ	LH

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number 239

drawing title PARAMETER PLAN 08
ACCESS PLAN

scale 1:1250 **format** A1

status PLANNING APPLICATION

date 27 MAY 2022

drawn by KZ **checked by** LH

drawing no. **rev no.**

239-ACME-PLA-S01-0108



- KEY**
- Hybrid Application Site Boundary
 - Proposed detail and outline buildings
 - 1. Hardscape public squares with zones of soft landscaping and seating areas
 - 2. Mainly hardscape pedestrian streets with integrated soft landscaping.
 - 3. Tree lined avenues with mix of pedestrian, cycle & vehicular routes
 - 4. Soft landscaping, gardens and playareas
 - 5. Informal open space / wildlife habitat
 - 6. Proposed water bodies
 - 7. Biodiverse roof on outline buildings. To be further defined in detailed design stage.
 - 8. Biodiverse roof on detailed buildings. Please refer to Landscape and Open Space Strategy by RMA for those buildings.

rev no	date	issue description	drawn	checked
27.05.22		Planning Application	KZ	LH

notes

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project CAMBRIDGE NORTH

number 239

drawing title PARAMETER PLAN 09
 LANDSCAPE & OPEN SPACES PLAN

scale 1:1250 **format** A1

status PLANNING APPLICATION

date 27 MAY 2022

drawn by KZ **checked by** LH

drawing no. **rev no.**

239-ACME-PLA-S01-0109