

**Saunders  
Boston  
Architects**

Phase 2, Eddeva Park – S73 Application

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## **Design and Access Statement**

This Land

Job Number; 2026

Date; February 2025



**Design and Access Statement**

for

**This Land**

at

**Site located between Worts Causeway and Babraham Road**

on behalf of

**Eddeva Park – S73 Application (RM approval ref: 22/02646/REM)**

QA

Revision:	Purpose:	Prepared by:	Date:	Checked by:	Date:
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B	FOR PLANNING	CC	06.03.2025	BR	06.03.2025

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## CONTENTS

### 1.0 INTRODUCTION

- 1.1 Executive Summary
- 1.2 Applicant & Project Team

### 2.0 CONTEXT

- 2.1 Existing Site Description
- 2.2 Site Planning History
- 2.3 Policy Context Summary

### 3.0 DESIGN PROCESS

- 3.1 Process and Time Line
- 3.2 Consultation Process
- 3.3 Summary of Changes

### 4.0 MASTERPLAN DESIGN PRINCIPLES

- 4.1 Masterplan Overview
- 4.2 Design Principles: Landscape
- 4.3 Design Principles: Architecture

### 5.0 MASTERPLAN DETAIL DESIGN

- 5.1 Character Areas Architectural and Landscape Arrangement
- 5.2 Landscape Street Design Strategies
- 5.3 Amenity Space
- 5.4 Green Roofs
- 5.5 Refuse, ASHP, and Cycle Storage Strategy
- 5.6 Site Wide Car Parking Strategy
- 5.7 Photovoltaic Distribution
- 5.8 Daylight Analysis
- 5.9 Site Wide Fire Strategy

### 6.0 LANDSCAPE DESIGN

- 6.1 Hard Landscape
- 6.2 Boundary Treatments & Frontages
- 6.3 Biodiversity & Ecology
- 6.4 Soft Landscape
- 6.5 SUDS / Drainage
- 6.6 Play Spaces
- 6.7 Landscape Furniture & Elements
- 6.8 External Lighting
- 6.9 Public Art

### 7.0 HOUSE DESIGN ARCHITECTURE

- 7.1 House Types and Mix
- 7.2 The Green Edge House Design
- 7.3 The Green Edge: Woodland Villas
- 7.4 The Green Edge: Rural Pavilions
- 7.5 The Urban Centre House Design
- 7.6 The Urban Centre: Park Lanes
- 7.7 The Urban Centre: Green Streets
- 7.8 The Urban Centre: The Courtyards
- 7.9 The Mews House Design
- 7.10 The Mews: Mews Courts
- 7.11 Typical House Layout
- 7.12 Cycle Storage
- 7.13 Part L Sustainable Design Principles

### 8.0 MANAGEMENT & MAINTENANCE

- 8.1 Landscape Guidance
- 8.2 Soil Report

**Appendix A** – HT Alterations Tracker, Approved Application (Ref:22/02646/REM) vs S73 Application

**Appendix B** – S73 Application Drawing Substitutions Schedule

**Appendix C** – S73 Accommodation Schedule

**Appendix D** – CDC Design & Access Statement (May 2022) together with the approved Design & Access Statement Addendum (March 2023)

**Appendix E** – Fire Statement

## 1.0 INTRODUCTION

### 1.1 Executive Summary

**Saunders Boston Architects** are instructed by **This Land Development Ltd.** to prepare a Design & Access Statement in support of an application for minor material amendments (S73) to phase 2 reserved matters and associated condition discharge for development at Land at Newbury Farm, Babraham Road, Cambridge) (also known as Eddeva Park).

The Site lies within GB2, which is identified for residential development under Policy 27 of the Cambridge Local Plan 2018. The GB2 site lies between Babraham Road and Wort's Causeway and has outline permission granted in May 2021 for up to 230 dwellings and up to 400 sqm of non-residential floorspace within Use Classes A1/A3/A4/D1 under reference 19/1168/OUT (and then superseded by amendments, more recently those granted in December 2024 under reference 24/01704/S73).

The Site has three phases as agreed under approval of Condition 4 of the outline planning permission in August 2021 under reference 19/1168/NMA1.

Phase 1 is for the spine road and Reserved Matters Approval (RMA) was granted in October 2022 under reference 21/04186/REM, this forms the link between Babraham Road with Wort's Causeway and the access and tertiary roads through the site will come off this route; the Phase 2 RMA (80 residential units) was approved August 2023 under application reference 22/02646/REM; and the Phase 3 RMA (150 residential units, community and commercial floorspace, hard and soft landscaping, parking, roadways/pathways, substation and associated works) was approved in December 2024 under reference 24/01531/REM).

There have been various amendments to the outline permission and RMAs as well as condition discharge for each phase - these are summarised in the Planning Statement (February 2025) prepared by Lanpro.

The proposal for minor material amendment to the Phase 2 RMA follows pre-application discussions with Greater Cambridge Council (GCC) during 2024 and an application for non-material amendment submitted in October 2024 under reference 22/02646/NMA1. This initially proposed design amendments under condition 1 as well as amendment to the wording of condition 3 of reference 22/02646/REM however the design amendments were withdrawn following advice from GCC.

This proposal includes:

*"Minor material amendment to conditions 1 (Approved plans) and removal of condition 10 of 22/02646/REM pursuant to outline permission granted under 19/1168/OUT amended by 24/01704/S73 for the erection of up to 230 residential dwellings and up to 400 sqm of non-residential floorspace with Use Classes A1/A2/A4/B1/D1, new landscaping and public realm, car and cycle parking, infrastructure, other associated works following the demolition of all existing buildings on the site. The proposed amendments relate to design of the residential units and energy strategy. Approval of details for conditions 13 (Carbon Reduction Statement); 14 (Water Conservation Strategy), 15 (Sustainability Statement), 31 (Bird Hazard Management Plan), 40 (cycle parking), 43 (EV Charging points) and 44 (Green Roofs) of 24/01704/S73 and condition 15 (Green Roofs) of 22/02646/REM."*

Since the approval we along with our Client, This Land, have been developing the design to a technical working drawing package of information. This has highlighted a number of key issues that have become mandatory / desired since the RM submission. We have highlighted these issues below:

- Updates to the Building Regulations which came into effect in June 2022 (the RMA was designed and submitted prior to the new regulations coming into effect).
- Discussions with the Housing Association (Cambridge City Council) for the affordable homes.
- Stage 4 design and efficiencies in construction (both for ease of construction and to manage construction costs and overall viability of the project).

The proposals comprise minor amendments to reserved matters relating to appearance of the approved plots and buildings and the layout of selected plots and buildings to address.

No changes are proposed means of access, landscaping, drainage or scale reserved matters.

We have engaged with the Cambridge City Council planning team throughout the post RMA approval stage with all proposed alterations. This has culminated in the agreement to submit a new S73 application to co-ordinate the proposed alterations with a new approval.

All proposed alterations have been presented, discussed and agreed with both the Planning Officer and the Urban Designer.

This Design & Access Statement seeks to identify all alterations and clarify that the new designs still correlate to the original approved DAS parameters and design intent.

This document should be read alongside the approved CDC Design & Access Statement (May 2022) together with the approved Design & Access Statement Addendum (March 2023), as shown in **Appendix D**. We have also cross referenced the relevant sections of the approved DAS for ease and discussed in detail only where the design has been updated.

The DAS Addendum generally refers to highways and refuse strategies updates during the RMA application period. For clarity all addendum alterations have been included.

As part of this S73 application and in addition to this supporting DAS please refer to the Planning Statement dated February 2025 prepared by Lanpro.

## 1.2 Applicant & Project Team

The Design Team consists of the following:

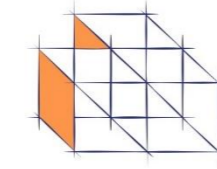
Client	<b>This Land Development Ltd</b>
Project Manager	<b>Gen2Tek</b>
Cost Consultant	<b>Isaac Liberty</b>
Architect and Lead Consultant	<b>Saunders Boston Architects</b>
Planning Consultant	<b>Lanpro</b>
Principal Designer – BSA	<b>Gen2Tek</b>
Principal Designer – CDM	<b>Saunders Boston Architects</b>
Structural Engineer	<b>WSP</b>
Civil Engineer	<b>Brookbanks</b>
Fire Engineer	<b>Cundall</b>
Filtration Consultant	<b>Brookbanks</b>
Landscape Design	<b>Liz Lake Associates</b>
Acoustician	<b>Blackbird Acoustics</b>
Sustainability / SAPs	<b>Focus</b>



A DEVELOPMENT  
BUSINESS



CUNDALL



Gen2Tek



## **2.0 CONTEXT**

### **2.1 Existing Site Description**

*The Existing Site Description should be cross referenced with section 2.1 of the approved DAS.*

### **2.2 Site Planning History**

*The Site Planning History should be cross referenced with section 2.2 of the approved DAS.*

In addition, the following is now also relevant.

#### **RESERVED MATTERS CONSENT**

A Reserved Matters application for the GB2 site achieved approval (Ref: 22/02646/REM) in August 2023 to provide 80 dwellings. This consent forms the foundation for this S73 application, with a required adherence to the established principles within the consent. The RM consent refers to a number of design parameter plans which establish the core principles. This S73 application will continue to adhere to these established principles.

### **2.3 Policy Context Summary**

*The Policy Context Summary should be cross referenced with section 2.3 of the approved DAS.*

The Development Plan for the site comprises:

- Cambridge Local Plan (2018)
- Policies Map (2018)

The Development Plan is unchanged since the Phase 2 RMA was approved.

### 3.0 DESIGN PROCESS

#### 3.1 Process and Time-Line

*The Process and Time-Line should be cross referenced with section 3.1 of the approved DAS.*

This S73 application process has incorporated several key meetings and workshops with both the client and Cambridge City Council planning department. Planning meetings have included a number of pre-apps and discussions with the confirmed affordable provider, Cambridge City Council.

- **07.02.2024** – Meeting with Kate Poyser (planning officer)
- **25.04.2024** – Pre-App 1
- **20.05.2024** – Pre-App 2
- **19.06.2024** – Pre-App 3
- **30.08.2024** – Pre-App 4

#### 3.2 Consultation Process

*The Consultation Process for the original Phase 2 RM application should be cross referenced with section 3.2 of the approved DAS.*

The below consultation timeline and feedback follows and is in addition to all previous consultation leading up to the approved application.

The Eddeva Park S73 design development process has incorporated several key meetings with both the Client and Cambridge City Council Planning Department including the Urban Designer. Planning meetings have included a number formal and informal pre-apps. Please see below a synopsis of the additional consultations post approval that has culminated with this S73 application:

##### **07.02.2024 – Meeting with Kate Poyser (planning officer)**

- Initial briefing on the proposed alterations.
- Presentation of hand sketched drawings prepared for each altered house type.
- Presentation of hand sketched street elevations to the Boulevard and the Green Buffer.
- Roof forms were discussed with a proposal to reduce the number of internal gutters to avoid ongoing maintenance issues.
- We agreed to model the Blocks in 3D.

##### **25.04.2024 – Pre-App 1. Meeting with Rachel Lambert (new planning officer) and Anne Marie de Boom (Urban Designer)**

- Following the case officer change to Rachel Lambert, the discussion included an initial briefing on the proposed alterations.
- Presentation of hand sketched drawings prepared for each altered house type.
- Presentation of hand sketched street elevations to the Boulevard and the Green Buffer.
- Presentation of proposed block type DRAFT drawings in 3D.
- Primary discussion concerning Zone C undercroft space.

##### **20.05.2024 – Pre-App 2. Meeting with Rachel Lambert (planning officer) and Anne Marie de Boom (Urban Designer)**

- Presentation of proposed site drawings.
- Presentation of updated street elevations.
- RL and AMB stated that the simplified roof forms (especially along the Boulevard) would not be acceptable and the design would need to revert back to a saw tooth roof line.
- Newly introduced balconies to zone H were commented as a positive alteration due to increased privacy and security for end users. AMB requested all prominent balconies to the Boulevard to be cantilevered design.

##### **19.06.2024 – Pre-App 3. Meeting with Rachel Lambert (planning officer) and Anne Marie de Boom (Urban Designer)**

- The updated designs were presented.
- A thorough discussion was held capturing all alterations and additional requests by AMD to improve the design.

##### **30.08.2024 – Pre-App 4. Meeting with Rachel Lambert (planning officer) and Anne Marie de Boom (Urban Designer)**

- The revised designs were presented.
- 3D site views were presented and received positive feedback.
- Final design parameters were reviewed.
- It was agreed to present the Individual House Type Alteration Tracker for the NMA.

In addition to the ongoing pre-app discussions above, a number of meetings were held with the Cambridge City Council Housing Team on:

- 06.10.2023
- 30.01.2024
- 25.07.2024
- 13.12.2024

These meetings helped ensure compliance with their ambitions and the employers' requirements. This only involved the affordable blocks in zone H and J.

Please see below example of the presentation process to Cambridge City Council in order to aid the discussions and consultation process. The initial hand sketch proposals were developed to ensure the CCC team were part of the design process and engaged as the design developed to a final proposal.

Due to the complexity of the site layout and number of different house types SBA mimicked the approved application drawings and reflected the new proposal below. This allowed the CCC team to easily compare and understand all proposed alterations.



### 3.3 Summary of Changes

This S73 application includes a number of alterations across all zones and all house types. There are no layout alterations in respect to means of access, landscaping, drainage or scale and there is no conflict with the description of the development as the scope of the RMA has not changed. Please see **Appendix A, 2026 Eddeva Park – Alterations Tracker between Approved Planning Drawings and SBA S73** for the full schedule of alterations. In general, the proposed amendments are limited to design detailing and will continue to enable a well-designed and high-quality residential scheme at Eddeva Park.

As briefly discussed earlier this is due to a number of key issues that have become mandatory / desired since the RM submission. A full description of these key issues is given below:

#### BUILDING REGULATIONS

From 15th June 2023 new-build homes are mandated to comply with the updated Building Regulations. This includes amendments to Approved Documents Part F (Ventilation) and Part L (Conservation of fuel and power) and the release of a new Approved Document for Overheating (Part O) and Infrastructure for charging electric vehicles (Part S).

New minimum efficiency standards have been proposed with the amendments to Part L in all new domestic builds, the new U-value for walls will be 0.18 W/m<sup>2</sup>, 1.4 for windows and rooflights and 1.4 for doors.

The new Approved Document O introduces constraints on glazing in newly constructed residences, aiming to mitigate undesirable solar gain. It concurrently enforces heightened standards for cross-ventilation, and new required ventilation rates changes reflected on Approved Document F.

Additionally, the new Approved Document S requires that all new domestic constructions undertake preparatory measures for the future installation of electric vehicle charging points.

Unless a building notice has been issued or full plans have been submitted to local councils, the new regulations will apply to all projects starting from June 15, 2023. This includes the commencement of work on-site. Eddeva Park Phase 2 was designed and submitted for Planning Approval well before this date. Unfortunately, by the time consent was granted for Phase 2 RMA, This Land had surpassed and exceeded the transitional provision. Saunders Boston Architects were appointed to review the approved drawings and assist in finding a solution to this issue and an updated Energy Statement, prepared by Focus, is submitted as part of the proposals. This document demonstrates that PV's are no longer required to meet Building Regulation and Development Plan requirements and thus they are now removed from the roof plans.

#### HOUSING ASSOCIATION

The Cambridge City Council Housing Team has actively participated in the design process of the Section 73 Proposal for the affordable blocks. Several members of the team have thoroughly analysed the approved designs and requested design alterations. We are committed to addressing these considerations through the Proposed Section 73.

The primary suggestions from the Housing Team are outlined as follows:

- Improvement of maintenance requirements, specifically reducing the number of internal gutters.
- Introduction of privacy to amenity space by ensuring secured, private balconies are accessible from private zones. Note four Plots included balconies on approved RMA.
- Reduction of public circulation to private zones, exemplified by the Zone H reduction of the podium deck, which also improves active surveillance.
- Relocation of visitor parking bay (Zone H Bay 22) to public space and closer to Zone H main entrance, to follow Cambridge Local Plan 'Car and Cycle Parking Standards – Appendix D' and improve security access to the residents in the affordable Block.

- Implementation of open construction above parking bays equipped with electric vehicle charging points, required as part of the newly approved Part S: Infrastructure for charging electric vehicles, where feasible (Zone H reduction of podium deck).
- Provision of secure storage for i-scooters where possible, particularly in Zone J.

#### ACCESSIBILITY

All residences must be constructed to comply with the stipulations of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended in 2016). During Saunders Boston Architects review of the scheme, it has come to light that some of the units may face challenges in meeting the M4(2) requirements with the current proposal. In specific instances, bedrooms have not been designed to allow sufficient space for minimum furniture and movement zones. Additionally, certain proposals lack accessible routes to the designated amenity space (refer to Zone E – Block E1 on Plots 55 and 64) or fire escape (refer to the following item 2.4).

In response to the committee's remarks concerning accessibility for mobility scooters in Zone H, the Section 73 Proposal incorporates the consideration of a lift of increased dimensions. This enhancement is designed to provide ample capacity for the accommodation of these scooters.

#### FIRE STRATEGY

Initially, Zones C and H were designed based on a fire-engineered alternative to Building Regulations Part B. The proposed Section 73 application adheres to the principles of this design while incorporating additional protective elements where the original design was deficient. Examples of these enhancements include:

- Addition of a protected lobby or stairwell (required to Zone H between garage and Stairwell).
- Implementation of increased fire-resisting construction as needed, which involves the removal of unnecessary glazing within the escape route area.
- Inclusion of secure storage for electric charging vehicles, such as i-scooters and e-bikes.

#### EFFICIENCIES IN CONSTRUCTION TO ASSIST DELIVERABILITY AND VIABILITY

While addressing the challenges raised earlier, it has become evident that certain efficiencies in construction and some buildability issues need attention. Proposed solutions include:

- Ensuring cavity wall alignment to minimize the risk of thermal breakage and enhance fire compartmentation.
- Rationalizing window types to achieve compliance with the latest changes in Building Regulations.
- Introducing targeted structural design adjustments to simplify construction, improve buildability, and boost overall project efficiency while maintaining quality and performance.

## SITE WIDE

The integration of construction efficiencies is expected to yield substantial improvements across various project Stages. These efficiencies would contribute positively to both the project timeline and cost-effectiveness while promoting environmental sustainability. The proposals will continue to provide 80 homes and a well-designed scheme for Phase 2.

Reduction of glazing has been proposed at strategic locations to limit solar gain and to ensure compliance with newly approved regulations on overnight ventilation (Approved Document - O).

The internal fabric build-up is anticipated to undergo potential updates in the forthcoming RIBA Stages, with the objective of aligning with the newly mandated U-Values and market standards. Our proposal aims to minimize any changes to the external appearance, retaining the general form and materials used.

It is essential to highlight that the omission of vaulted ceilings, naturally, prevents the integration of roof lights or any high-level openings. However, compliance with BRE standards for daylight sunlight will still be met within the proposed as new openings have been provided where roof lights are now omitted.

All alterations have been presented to the Planning Officer and the Urban Designer, discussed in detail, represented back to the Planning Officer and the Urban Designer and agreed. We appreciate the significance of the number of alterations therefore agreed to submit a S73 application rather than an NMA. In order to assist with referencing this application with the approved we have produced a tracker document, **2026 Eddeva Park – Alterations Tracker between Approved Planning Drawings and SBA S73**, as shown in **Appendix A**.

#### 4.0 MASTERPLAN DESIGN PRINCIPLES

##### 4.1 Masterplan Overview

*The Masterplan Overview should be cross referenced with section 4.1 of the approved DAS.*

##### 4.2 Design Principles: Landscape

*The Design Principles: Landscape should be cross referenced with section 4.2 of the approved DAS.*

##### 4.3 Design Principles: Architecture

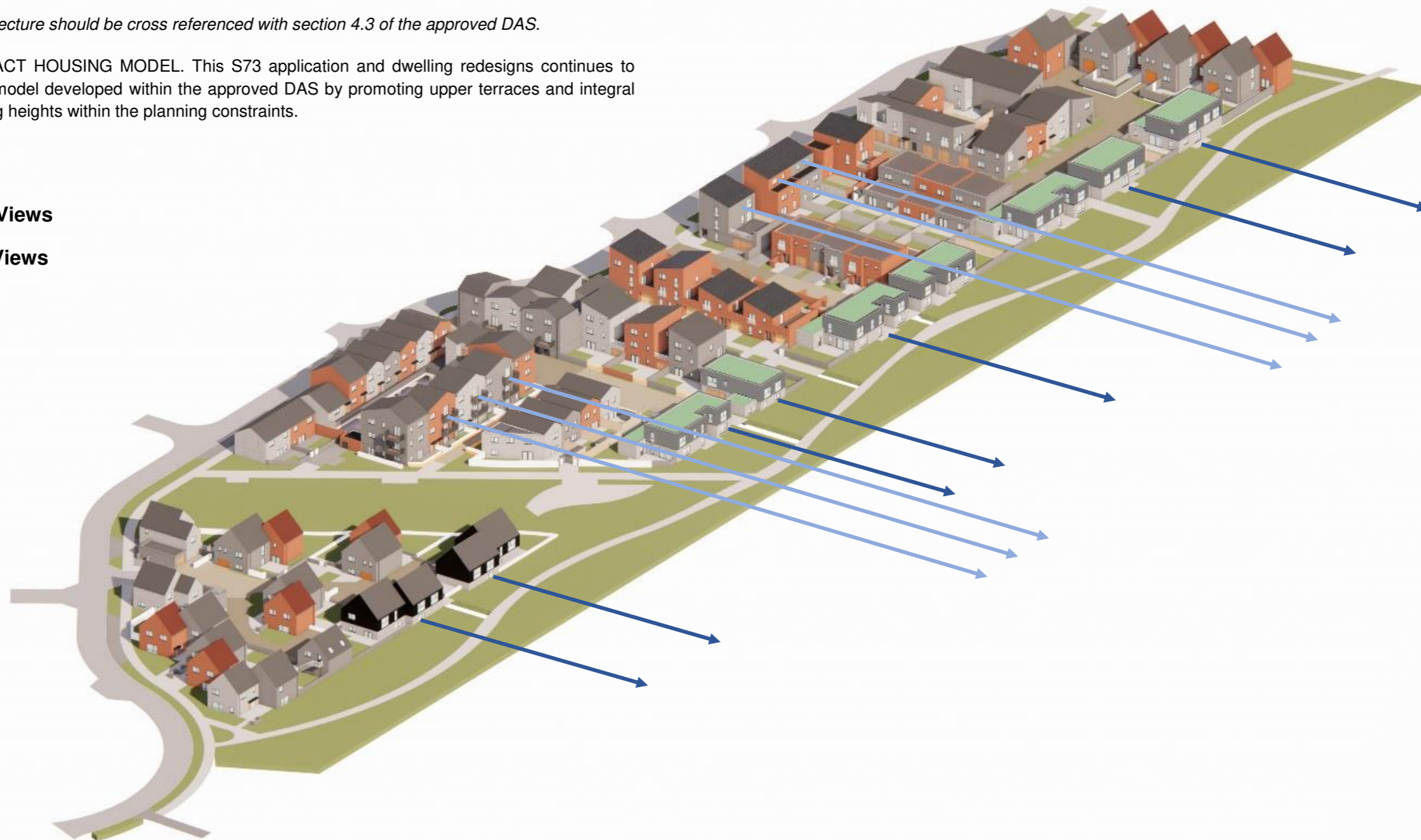
*The Design Principles: Architecture should be cross referenced with section 4.3 of the approved DAS.*

**CORE CONCEPTS: COMPACT HOUSING MODEL.** This S73 application and dwelling redesigns continues to follow the compact housing model developed within the approved DAS by promoting upper terraces and integral parking as well as maximising heights within the planning constraints.

**CORE CONCEPTS: MAXIMISE VIEWS.** This S73 application and dwelling redesigns continues to follow the maximise views developed within the approved DAS by responding to the site's rural location with access to the landscape. In particular, this S73 application continues to retain the long-range views predominately to the east towards the Gog Magog hill. Houses along the eastern edge include ground floor terraces and some first floor living spaces to capture these long-range views. Houses elsewhere in the masterplan incorporate high level roof terraces and balconies. **Please see site axonometric below:**

→ **High Level Views**

→ **Low Level Views**



CORE CONCEPTS: SOLAR ACCESS & ORIENTATION. This S73 application and dwelling redesigns continues to follow the solar access and orientation developed within the approved DAS by retaining shaded south facing terraces, south facing living spaces and deep window reveals for shading etc. All dwellings have undergone and passed the ADP O overheating calculation utilising the most accurate dynamic modelling method.

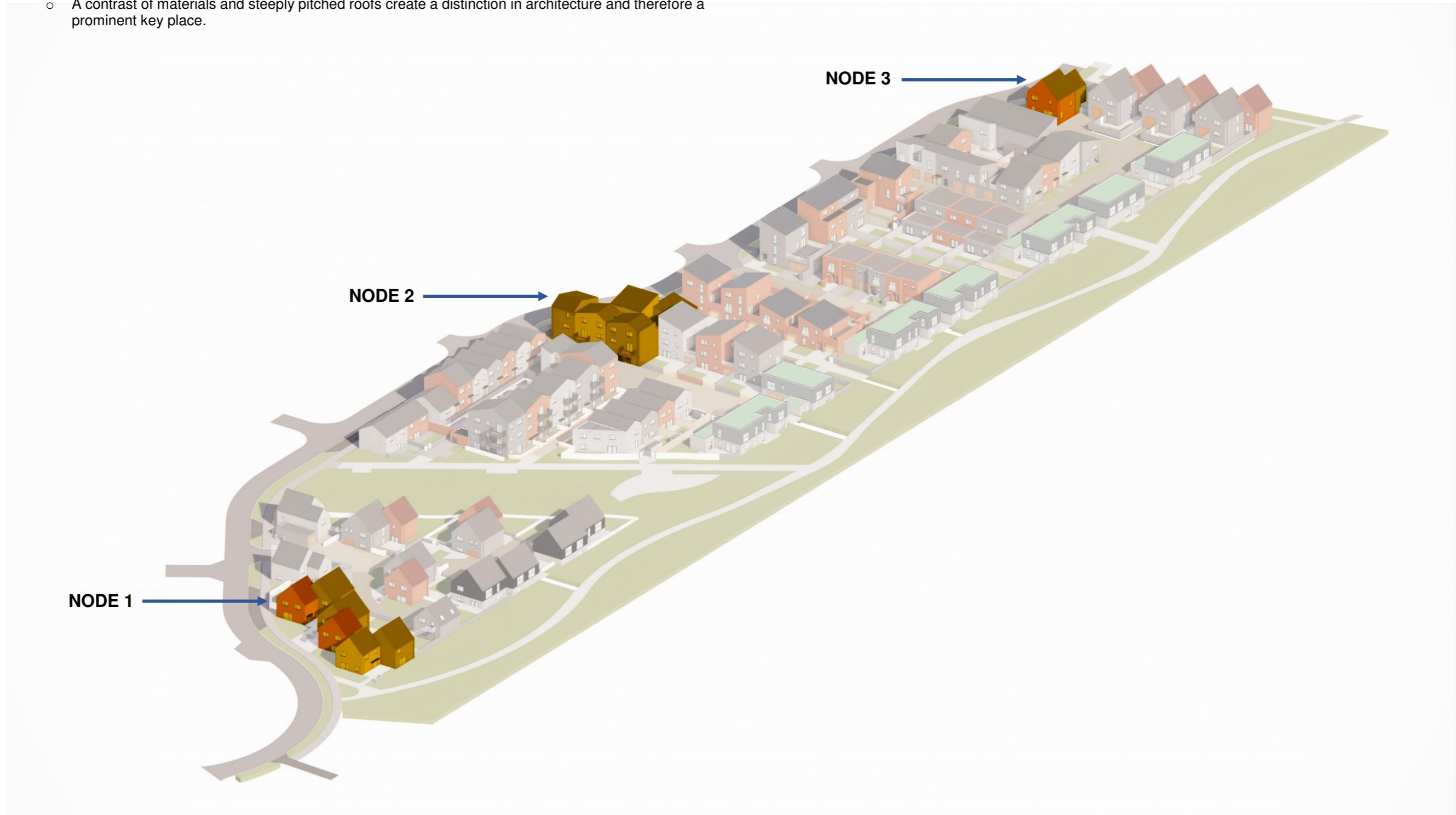
CORE CONCEPTS: URBAN LIVING RURAL FEELING. This S73 application and dwelling redesigns continues to follow the urban living rural feeling developed within the approved DAS by retaining the 'Urban Living rural feeling' design concept within the green edge character area. For example, zone G, **as shown below**, continues to respond with the use of detached units including large glazed openings within living spaces and ground floor terraces to maximise views over the landscape.



**B** Proposed Northern Site Long Elevation Facing West  
1 : 100

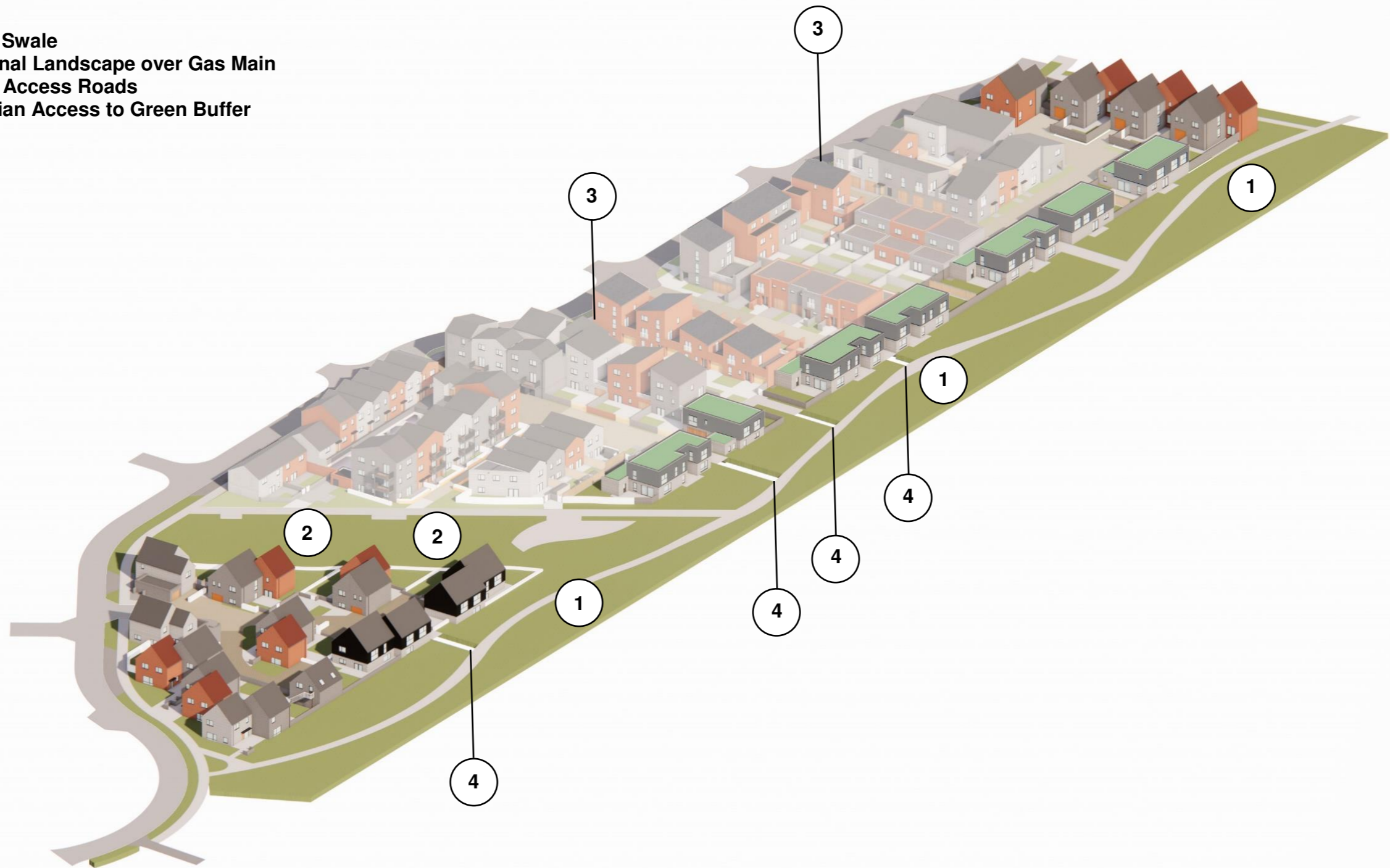
OUTLINE PLANNING PARAMETERS: FEATURE & NODE POINTS. This S73 application and dwelling redesigns continues to follow the nodal points, approved within the outline planning documents, as 'key places within the masterplan where routes converge or areas where there is particular emphasis to aid orientation'. For example:

- Node 1, is visible as you enter the site from Babraham Road.
  - A contrast of materials and steeply pitched roofs create a distinction in architecture and therefore a prominent key place.
- Node 2, is visible from afar completing the corner to the central square
  - The height and design of zone C block reinforces the role of the square as a landmark and community gathering space. The zone C block also completes the vista on approach along the spine road from Worts Causeway.
- Node 3, provides a similar node to node 1.
  - A contrast of materials and steeply pitched roofs create a distinction in architecture and therefore a prominent key place.



CHARACTER AREAS: GREEN EDGE. This S73 application and dwelling redesigns continues to follow the green edge character area, developed within the approved DAS. For example, the 20m buffer and gas main easement continue to provide a green landscaped rural setting with dwellings designed as 'Woodland Villas' and 'Rural Pavilions'.

1. Planted Swale
2. Communal Landscape over Gas Main
3. Tertiary Access Roads
4. Pedestrian Access to Green Buffer



CHARACTER AREAS: URBAN CENTRE. This S73 application and dwelling redesigns continues to follow the urban centre character area, developed within the approved DAS. For example, the urban centre continues to enhance and take advantage of the central square on the opposing parcel.

↔ Green Link



CHARACTER AREAS: MEWS. This S73 application and dwelling redesigns continues to follow the mews character area, developed within the approved DAS. For example, housing is combined with apartments positioned over garages to form a ring of accommodation providing active frontages in all directions and reducing the visual clutter of car parking.

- 1. Houses with rear gardens
- 2. Apartments above garage with roof terrace



**ARCHITECTURAL IDENTITY AND MATERIALITY.**

This S73 application and dwelling redesigns continues to follow the building form and materials, developed within the approved DAS. For example, the building forms of symmetrical pitch roof, asymmetrical pitch roof and mono pitch roof are retained for each zone with variations considered for ease of construction and simplicity. The range of building materials is retained.

Please see the spine road street elevations that retain roof line variations and building material range.



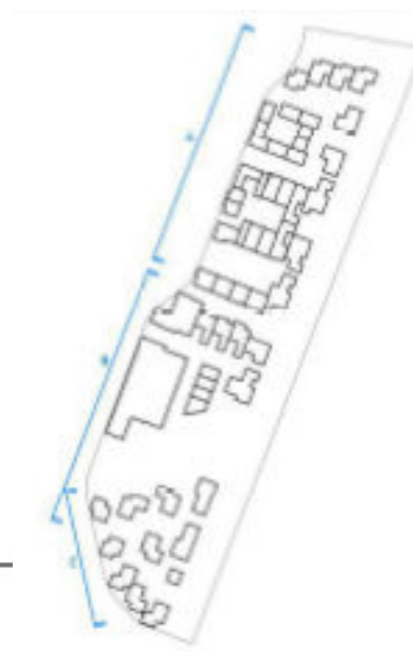
**(A) Proposed Northern Site Long Elevation Facing East**  
1 : 250



**(B) Proposed Southern Site Long Elevation Facing East**  
1 : 250



**(C) Proposed Southern Site Long Elevation Facing East**  
1 : 250



## **5.0 MASTERPLAN DETAIL DESIGN**

### **5.1 Character areas Architectural and Landscape Arrangement**

*The Character areas Architectural and Landscape Arrangement should be cross referenced with section 5.1 of the approved DAS.*

As previously discussed in section 4.0 the architectural character areas have been retained within this S73 application redesign of the individual dwellings.

This S73 application does not include any alterations to the site layout and in particular the landscape principles and design. Only minor alterations to the individual dwelling footprints and layouts have been incorporated. Therefore, the landscape character areas continue to be as approved.

### **5.2 Landscape Street Design Strategies**

*The Landscape Street Design Strategies should be cross referenced with section 5.2 of the approved DAS.*

As previously discussed in section 4.0 the architectural character areas have been retained within this S73 application redesign of the individual dwellings.





This S73 application does not include any alterations to the site layout and in particular the landscape principles and design. Only minor alterations to the individual dwelling footprints have been incorporated. Therefore, the landscape street design strategies continue to be as approved.

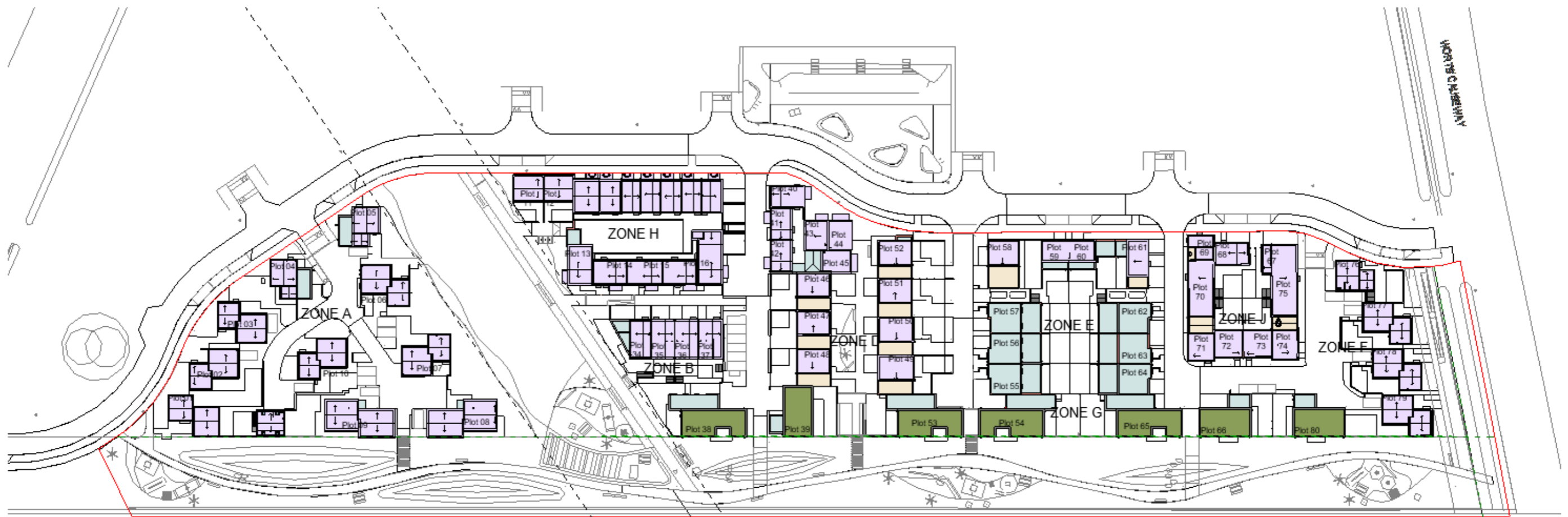


### 5.4 Green Roofs

The approved application drawings referenced 22% of all flat roof areas will be green roofs. These were located centrally within the courtyard of zone E and to the front of zone D. This S73 application has relocated all green roofs to zone G fronting the green buffer. This provides a natural progression from the development to the green buffer and helps to extend the ecological habitats into the proposed built development. This has resulted in an increase to 29% of all flat roof areas.

KEY

	Pitched roof with direction of fall
	Nominal flat roof terrace amenity space
	Flat roof
	Flat green roof - 29% of total flat roof area



### 5.5 Refuse, ASHP, and Cycle Storage Strategy

Please refer to SBA drawings 2026-SBA-XX-XX-DR-A-511, 512, 513 (Refuse Strategy), 514, 515 & 516 (ASHP & Cycle Storage) that have been developed alongside the design to demonstrate the strategy and compliance with the refuse requirements and cycle storage requirements.

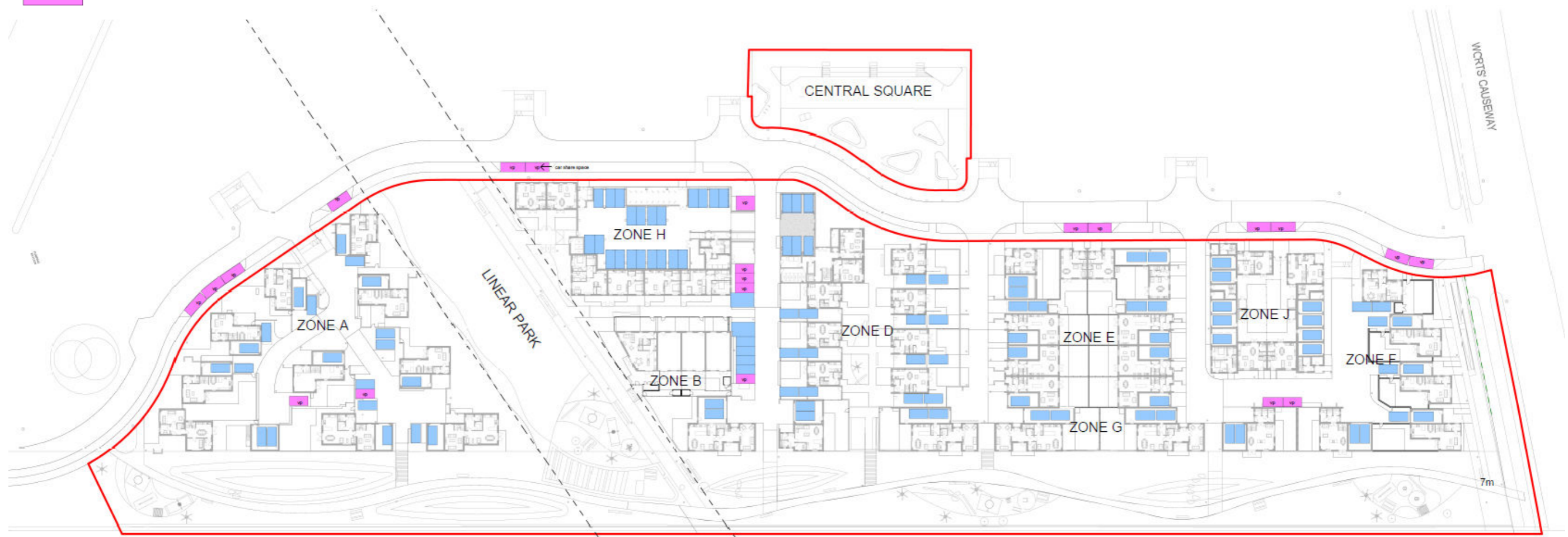
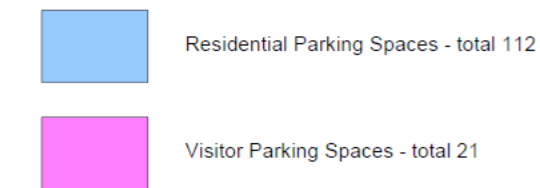
In particular, the refuse strategy for the refuse vehicle including tracking has not been altered. Only a selection of individual bin locations has been altered including plot 46, 47, 48, 54, 55, 59, 60, 65, 67, 68, 71, 72, 73 & 76.

All units have been designed to provide secure and covered cycle storage at a ratio of 1 cycle space per bedroom.

In addition, we have also highlighted the location of all ASHP's. In general, ASHP's have been located outside of the public domain or hidden from view within their own containment.

### 5.6 Site Wide Car Parking Strategy

Please see below updated car parking strategy for the site. There has been no change to the total number and allocation of parking spaces.



### 5.7 Photovoltaic Strategy

This S73 application has been through an extensive redesign process which has been thoroughly tested in terms of energy usage. As a result, the decision has been made to concentrate the energy strategy with ASHP's. This has allowed the omission of all photovoltaic panels.

For further information, please see the latest Energy and Carbon Reduction Statement, R3982 Eddeva Park, Cambridge - Energy and Carbon Reduction Statement - February 2025.

### 5.8 Daylight Analysis

The Daylight and Sunlight Analysis principles have been adopted from the approved application. The approved report has provided design guidance only which has been considered and implemented within this S73 application.

### 5.9 Site Wide Fire Strategy

The Site Wide Fire Strategy should be cross referenced with section 5.1 of the approved DAS. The site layout and hard landscaping remains unaltered therefore the approved fire strategy remains relevant.

## **6.0 LANDSCAPE DESIGNS**

### **6.1 Hard Landscape**

*The Hard Landscape should be cross referenced with section 6.1 of the approved DAS. The site layout and hard landscaping remains unaltered therefore the principles set up within the approved DAS are still relevant with this S73 application.*

### **6.2 Boundary Treatments & Frontages**

*The Boundary Treatments & Frontages should be cross referenced with section 6.2 of the approved DAS and as approved under condition 38 of 24/01704/S73. The site layout and boundary treatments & frontages remains unaltered therefore the principles set up within the approved DAS are still relevant with this S73 application.*

### **6.3 Biodiversity & Ecology**

*The Biodiversity & Ecology should be cross referenced with section 6.3 of the approved DAS and as approved under condition 32 of 24/01704/S73. The emphasis on native, diverse and climate resilient species remains unaltered therefore the principles set up within the approved DAS are still relevant with this S73 application.*

### **6.4 Soft Landscape**

*The Soft Landscape should be cross referenced with section 6.4 of the approved DAS. The site layout and soft landscaping remains unaltered therefore the principles set up within the approved DAS are still relevant with this S73 application and details of tree planting on the eastern edge will be provided under condition 4 of the RMA and conditions 9 and 50 of 24/01704/S73.*

### **6.5 Suds / Drainage**

*The Suds / Drainage should be cross referenced with section 6.5 of the approved DAS. The site layout and suds / drainage remain unaltered therefore the principles set up within the approved DAS are still relevant with this S73 application.*

### **6.6 Play Spaces**

*The Play Spaces should be cross referenced with section 6.6 of the approved DAS. The site layout and play spaces remains unaltered therefore the principles set up within the approved DAS are still relevant with this S73 application.*

### **6.7 Landscape Furniture & Elements**

*The Landscape Furniture & Elements should be cross referenced with section 6.7 of the approved DAS. The site layout and landscape furniture remain unaltered therefore the principles set up within the approved DAS are still relevant with this S73 application.*

## **6.8 External Lighting**

*The External Lighting should be cross referenced with section 6.8 of the approved DAS. The site layout and external lighting remains unaltered therefore the principles set up within the approved DAS are still relevant with this S73 application and further details will be provided as part of the discharge of condition 8 and 9 of the RMA.*

## **6.9 Public Art**

*The Public Art should be cross referenced with section 6.9 of the approved DAS. The site layout and public art remains unaltered therefore the principles set up within the approved DAS are still relevant with this S73 application.*

## 7.0 HOUSE DESIGN ARCHITECTURE

### 7.1 House Types and Mix

The Gross Internal Areas (GIA) have been thoroughly assessed. All plots, after these modifications, are confirmed to consistently meet the National Design and Development Standards (NDDS) and comply with the Cambridge City Council Design Standards.

This S73 application provides either equivalent or enhanced levels of accommodation for each zone except zone J. Zone J constitutes a component of the Affordable provision required for this development. The schedule of accommodation is as below, with increment in one-bedroom space to Plots 70 and 75. This modification is intricately linked to the expansion of GIA resultant from the rationalization of the structure and the alignment of thermal cavity walls. Following extensive design workshops with the Register Provider, their proposed amendments have been subsequently integrated into the design which has resulted in improvements to the layouts.

#### ARCHITECTURAL HOUSE TYPES

##### MARKET

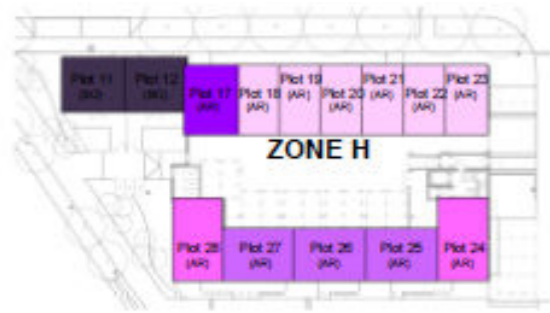
ZONE A	ZONE B	ZONE C	ZONE D	ZONE E	ZONE F	ZONE G
TYPE A1 - 3B2ST	TYPE B1 - 3B2ST	TYPE C1 - 2B2ST	TYPE D1 - 3B2ST	TYPE E1 - 3B2ST	TYPE F1 - 3B2ST	TYPE G1 - 4B2ST
TYPE A2 - 4B2ST	TYPE B2 - 4B2ST	TYPE C2 - 2B2ST	TYPE D2 - 4B3ST	TYPE E2 - 3B2ST	TYPE F2 - 4B2ST	TYPE G2 - 5B2ST
TYPE A3 - 4B2ST		TYPE C3 - 2B2ST	TYPE D3 - 4B3ST	TYPE E3 - 4B3ST		TYPE G4 - 5B2ST
TYPE A4 - 5B2ST		TYPE C4 - 2B2ST	TYPE D4 - 4B3ST	TYPE E4 - 4B3ST		TYPE G5 - 4B2ST
TYPE A5 - 4B2ST		TYPE C5 - 2B2ST		TYPE E5 - 4B3ST		
		TYPE C6 - 2B2ST				

##### AFFORDABLE

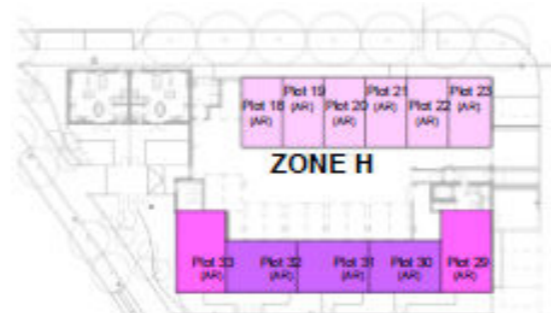
ZONE H	ZONE J
TYPE H1 - 3B2ST	TYPE J1 - 1B2ST
TYPE H2 - 1B1ST	TYPE J2 - 2B2ST
TYPE H3 - 2B1ST	TYPE J3 - 1B2ST
TYPE H4 - 2B1ST	TYPE J4 - 2B2ST
TYPE H5 - 1B1ST	TYPE J5 - 3B2ST
TYPE H6 - 1B1ST	TYPE J6 - 3B2ST
TYPE H7 - 1B1ST	TYPE J7 - 4B2ST
TYPE H8 - 2B2ST	TYPE J8 - 2B2ST

##### AFFORDABLE TENURE

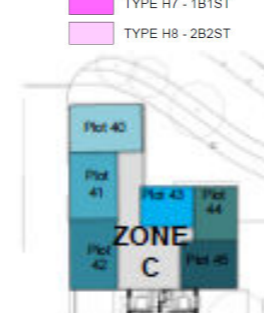
- (AR) Affordable Rent
- (SO) Shared Ownership



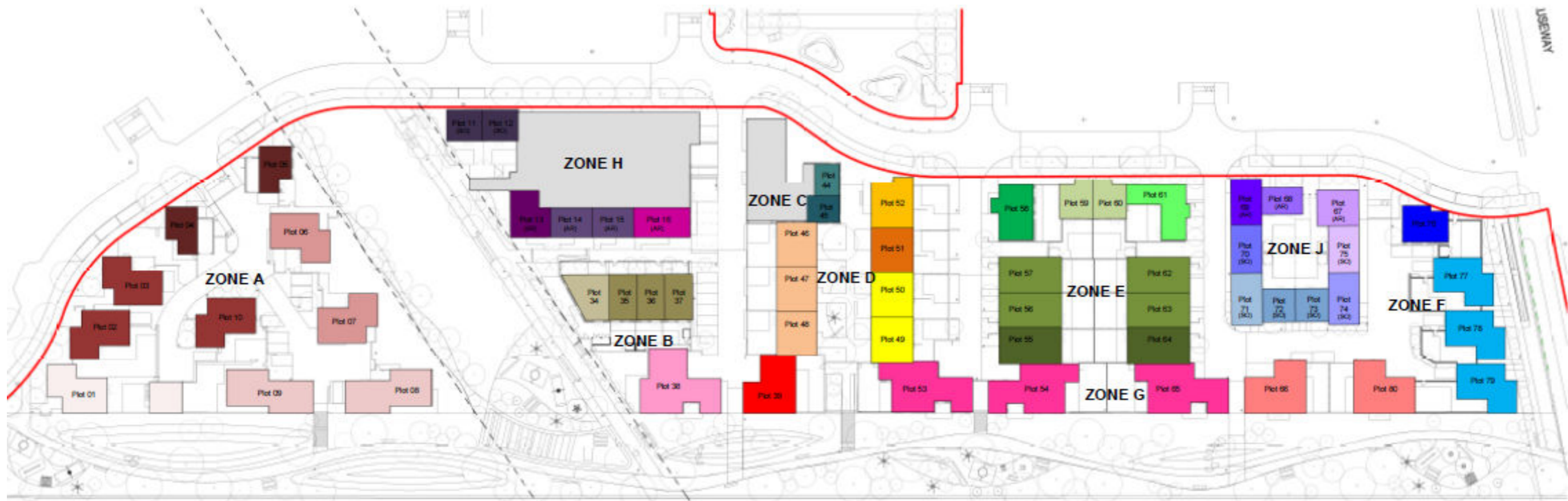
Apartment Plot Numbers First Floor



Apartment Plot Numbers Second Floor



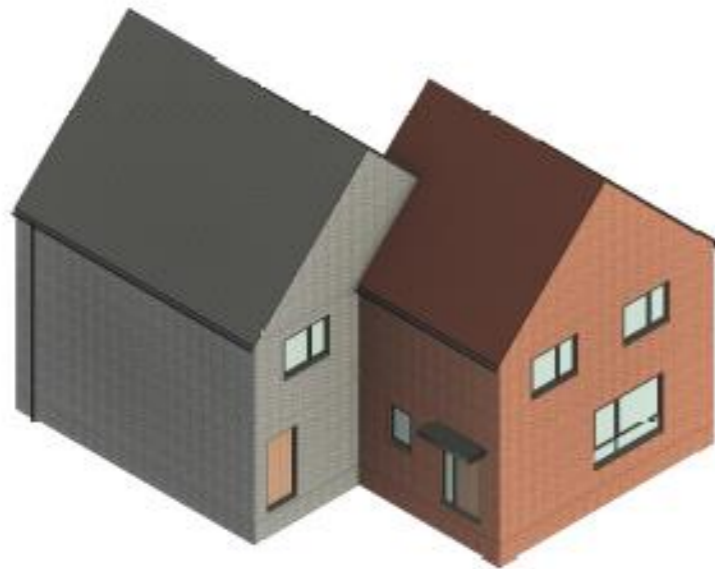
Maisonette Plot Numbers First Floor



## 7.2 The Green Edge House Design

The Green Edge House Design should be cross referenced with section 7.2 of the approved DAS. The house designs are to be set primarily in green space, with window aspects and amenity space arranged to connect strongly with the natural surroundings. This remains unaltered therefore the principles set up within the approved DAS are still relevant with this S73 application and is expressed in two families of architectural style, Woodland Villas and Rural Pavilions.

## 7.3 The Green Edge: Woodland Villas (HT A2)



## 7.4 The Green Edge: Rural Pavilions (HT G2)



### 7.5 The Urban Centre House Design

The Urban Centre House Design should be cross referenced with section 7.5 of the approved DAS. The house designs focus upon communal spaces such as the central square and green passage. High-level and roof top amenity spaces provide street animation, visual interest and access to views / sunlight for residents. This remains unaltered therefore the principles set up within the approved DAS are still relevant with this S73 application and is expressed in three families of architectural style, Park Lanes, Green Streets and The Courtyards.

### 7.6 The Urban Centre: Park Lanes



### 7.7 The Urban Centre: Green Streets



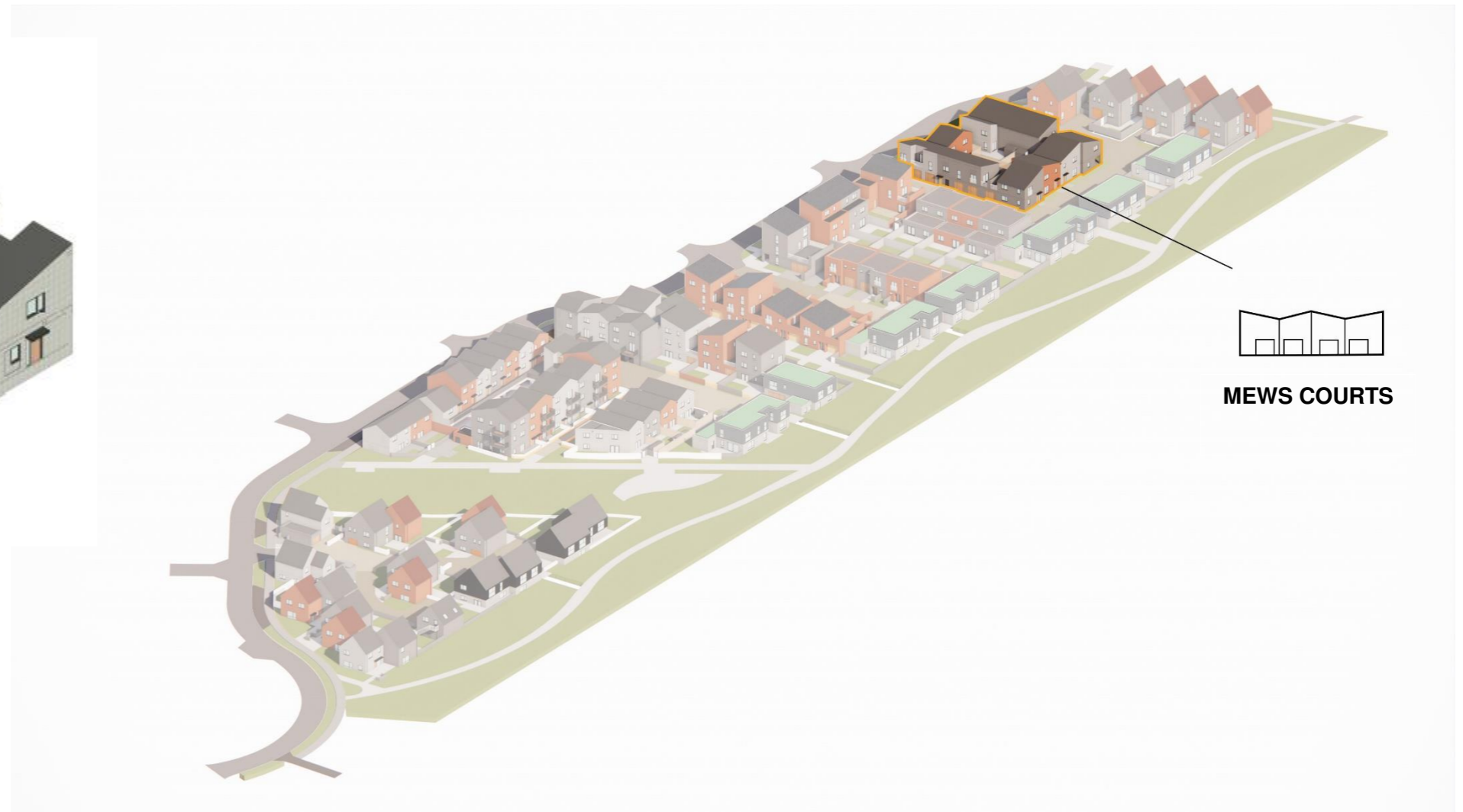
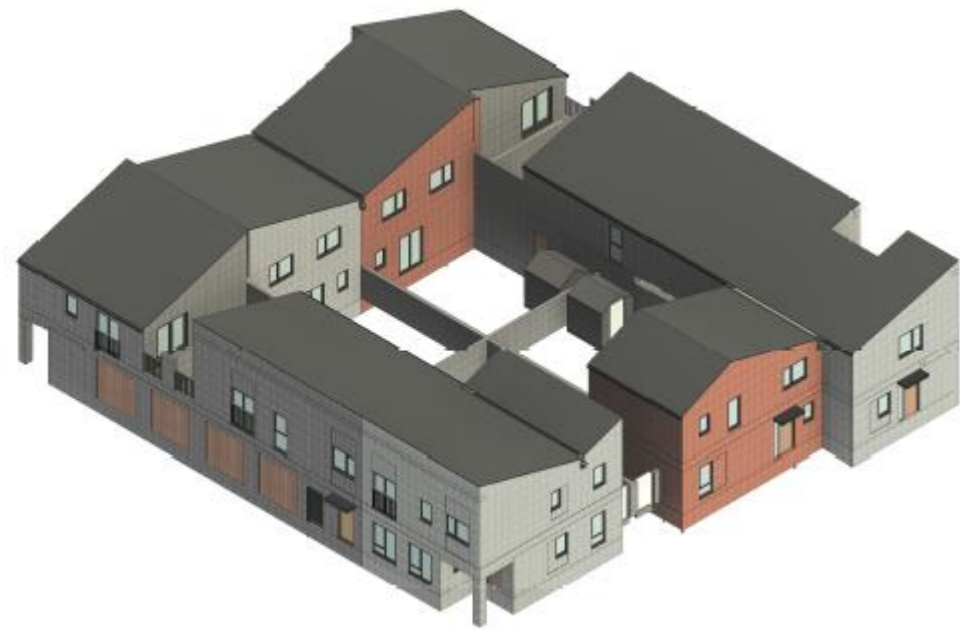
### 7.8 The Urban Centre: The Courtyards



## 7.9 Mews House Design

*The Mews House Design should be cross referenced with section 7.9 of the approved DAS. The house designs are required to provide active frontages in all directions. This efficient footprint has a perimeter of principle elevations in the style of a mews court surrounded by a ring of mews accommodation. This remains unaltered therefore the principles set up within the approved DAS are still relevant with this S73 application and is expressed in a single family of architectural style, Mews Courts.*

## 7.10 Mews: Mews Courts



## DESIGN QUALITY

As described above in section 4.0, Masterplan Design Principles, and section 7.0, House Design Architecture, this S73 application has worked hard not to compromise the key successful placemaking and landscaping principles set up with the original design. As previously demonstrated the approved character area principles relating to the Green Edge, Urban Centre and the Mews House have all been retained. The alterations we are seeking to approve are limited to the design of each unit and simply relates to form and fenestration.

The plot by plot alterations have developed in discussion with the Urban Designer to ensure the high quality of the design is maintained. We have highlighted below some of the key zone elevations that were discussed in detail together with the approved as a comparison and a commentary reflecting the design thinking.



*Above – Approved Boulevard Street Elevation Zone H*



*Above – S73 Application Proposed Boulevard Street Elevation Zone H*

### Zone H Approved Commentary

- Saw tooth asymmetric roof line critical to design quality
- Variation in brick material creating vertical definition with each maisonette critical to design quality
- Window fenestration proportion and configuration critical to design quality

### Zone H Proposed Commentary

- Saw tooth asymmetric roof line **RETAINED**
- Variation in brick material creating vertical definition with each maisonette **RETAINED**
- Window fenestration proportion and configuration **RETAINED**
- Cantilevered balconies added to resolve courtyard privacy concerns raised by CCC affordable provider
- Cantilevered balconies added to provide additional articulation to the boulevard
- Whole block relocated to increase buffer to the street and provide new landscaping



Above – Approved Boulevard 3D view Zone C

#### Zone C Approved Commentary

- Asymmetric roof line critical to design quality
- Variation in brick material critical to design quality
- Window fenestration proportion and configuration critical to design quality
- Height and massing not responding to adjacent zones
- Open undercroft creates an unattractive public space with no natural daylight
- Roof terraces not directly connected to internal living spaces creating a disconnection of external amenity space



Above – S73 Application Proposed Boulevard 3D view Zone C

#### Zone C Proposed Commentary

- Asymmetric roof line **RETAINED**
- Variation in brick material **RETAINED**
- Window fenestration proportion and configuration **RETAINED**
- Height and massing reduced to directly respond to adjacent zones
- Open undercroft removed omitting the opportunity for anti-social behaviour
- Roof terraces omitted and cantilevered balconies added providing direct access between internal living spaces and external amenity spaces



Above – Approved Street Elevation Zone E

#### Zone E Approved Commentary

- Variation in brick material critical to design quality
- Window fenestration proportion and configuration critical
- Overly complicated roofline for simple tertiary road
- Roof terraces not directly connected to internal living spaces creating a disconnection of external amenity space



Above – S73 Proposed Street Elevation Zone E

#### Zone E Proposed Commentary

- Variation in brick material **RETAINED**
- Window fenestration proportion and configuration **RETAINED**
- Roofline simplified to reflect uncluttered nature of tertiary road
- Roof terraces omitted with ground floor living spaces providing direct access to rear garden amenity space



Above – Approved Street Elevation Zone A

#### Zone A Approved Commentary

- Off set roof pitches critical to design quality
- Variation in brick material critical to design quality
- Window fenestration proportion and configuration critical
- Large scale windows uncompliant due to overheating
- Flat roof extensions complicate the building form creating awkward details / junctions and potential ongoing maintenance issues with staining and appearance



Above – S73 Proposed Street Elevation Zone A

#### Zone A Proposed Commentary

- Off set roof pitches **RETAINED**
- Variation in brick material **RETAINED**
- Window fenestration proportion and configuration **RETAINED**
- Windows now compliant as proven within thermal dynamic modelling
- Flat roof extensions omitted to simplify the building form and detailing to ensure the development looks as good in 10 years' time as the day it is built

### 7.11 Typical House Layout

*The Typical House Layout should be cross referenced with section 7.11 of the approved DAS. The typical house layout remains unaltered therefore the principles set up within the approved DAS are still relevant with this S73 application.*

### 7.12 Cycle Storage

*The Cycle Storage should be cross referenced with section 7.12 of the approved DAS. The cycle storage remains unaltered therefore the principles set up within the approved DAS are still relevant with this S73 application.*

### 7.13 Part L Sustainable Design Principles

This statement has reviewed the proposed development at Eddeva Park, Cambridge, consisting of 80 new build dwellings (a mix of 1, 2, 3, 4 & 5-bed), in conjunction with associated parking spaces and landscaping. This statement has provided an assessment against the applicable planning policy criteria, namely;

- Cambridge Local Plan 2018
  - Policy 28 Energy and carbon reduction.
- Greater Cambridge Sustainable Design and Construction Supplementary Planning Document.
- Condition 13, 14 & 15 of 19/1168/OUT.
- Condition 10 of 22/02646/REM.

The statement has highlighted that the proposed building currently intends to utilise a well insulated thermal envelope to minimise heat loss, as well as efficient heating and lighting systems, which will drive energy efficiency in the building, satisfying Condition 15 of 19/1168/OUT. This is in line with the Policy 28's objective of promoting development which minimises energy consumption, and in turn carbon and greenhouse gas emissions.

The sample calculations completed on the development confirm that the specification provides sizeable improvement in performance in relation to carbon emissions. The Target CO<sub>2</sub> emissions of the development are predicted to be 102,344.40 kg/CO<sub>2</sub>/yr. The Predicted Carbon Emissions are demonstrated to be a circa 60.01% improvement against this amount, currently modelled to achieve 40,926.67 kg/CO<sub>2</sub>/yr.

Overall, this is an approximate 61,417.73 kg/CO<sub>2</sub>/yr reduction in carbon emissions, against the notional amount. This highlights the design specification performance of the development being a significant improvement above Part L Building Regulations requirements and towards policy requirements, far surpassing Condition 13's target of 40% reduction against Part L 2013 under 19/1168/OUT, and the 40% carbon reduction target against Part L 2021 set for Phase 3.

The proposed sanitaryware specification conforms to Policy 28's water management requirement of 110 Litres / person / day, predicting to achieve 106.90 Litres/person/day based on the initial anticipated sanitaryware flow rates.

Whilst the proposed building specification, service strategy and water sanitaryware flow rates are the preferred at this present time, they may be subject to change as the design develops further. It will be ensured that where any changes are made, the policy requirements listed will be maintained.

## **8.0 MANAGEMENT & MAINTENANCE**

### **8.1 Landscape Guidance**

*The Landscape Guidance should be cross referenced with section 8.1 of the approved DAS. The landscape guidance remains unaltered therefore the principles set up within the approved DAS are still relevant with this S73 application.*

### **8.2 Soil Report**

*The Soil Report should be cross referenced with section 8.2 of the approved DAS. The soil report remains unaltered therefore the principles set up within the approved DAS are still relevant with this S73 application.*

**APPENDIX A**

HT Alterations Tracker, Approved Application (Ref:22/02646/REM) vs S73 Application

**APPENDIX B**  
S73 Application Drawing Substitutions Schedule

**APPENDIX C**  
S73 Accommodation Schedule

**APPENDIX D**

CDC Design & Access Statement (May 2022) together with the approved Design & Access Statement Addendum (March 2023)

**APPENDIX E**  
Fire Statement