The background is a vibrant, abstract composition. It features a large yellow sun-like shape in the upper right corner, filled with a pattern of small pink stars. Below the sun, there are several horizontal, wavy stripes in shades of blue, green, and white. The bottom portion of the image is dominated by large, bold, green shapes outlined in blue, resembling stylized trees or abstract architectural forms. The overall style is reminiscent of mid-century modern or pop art.

# MILL ROAD DEPOT CAMBRIDGE

SUPPORTING STATEMENT  
**KEY DESIGN CHANGES**

February 2017

# SUMMARY OF KEY DESIGN CHANGES

The following statement summarizes the key amendments to the Mill Road Depot planning application. These are:

- Building B.05 - Reduction in height
- Building B.09 - Reduction in height and change to form
- Building B.08 - Amendments to rear elevation
- Hooper Street Houses - additional house and amendments to the elevations
- Amendments to basement ramp



View from Ainsworth Street: B.05 has been reduced by one storey (indicative only - other changes not shown)

## Building B.05 - Reduction in height

The height of apartment building B.05 has been reduced by one storey, from six to five storeys. This has been achieved by omitting the set-back top floor. In addition, the element of the building facing the railway has been reduced from five to four storeys. Both of these amendments have been made in order to mitigate the impact of building B.05 in views looking south along Ainsworth Street.

The resulting massing also means the five-storey element is consistent with the five-storey buildings along the railway to the south, while the four-storey element relates to the buildings to the north.

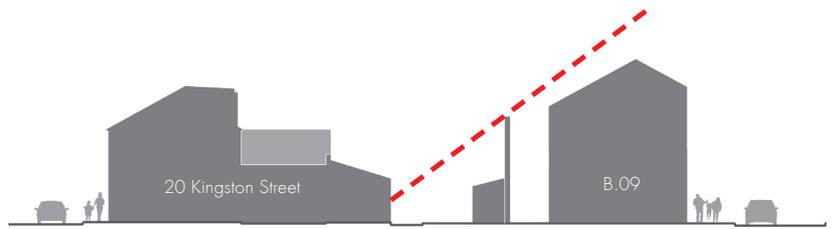
These changes amount to a loss of 3 no. apartments in B.05.

An option for introducing duplex apartments which avoid the need for a lift overrun and therefore allow the parapet to be lowered has also been explored. However, this would result in a strange top floor arrangement and a likely further reduction in units due to the additional circulation space required. Lowering the parapet without removing the lift overrun is also considered inappropriate as the lift overrun would be more visible, which is likely to have a detrimental impact on surrounding views in particular from Ainsworth Street. We also explored possible amendments to the frame but due to the impact on other elevations these were considered inappropriate.

Chimneys have been added to the Hooper Street Houses (described in more detail below) which, in views from Ainsworth Street, will offer further visual articulation to the Hooper Street elevation.



The height of B.05 has been reduced



**From the ground floor windows of 20 Kingston Street, the proposed building will appear lower than the existing wall**

### Building B.09

Building B.09 has been significantly altered to overcome concerns around its form and scale in relation to the properties on Kingston Street. The main changes include:

- The building has been moved 2.2m away from the boundary with the Kingston Street properties.
- The scale of the building has been reduced from 3 storeys to 2.5 storeys.
- The form of the building has been changed from a flat-roof to a pitched roof. The pitched roof form is asymmetrical to reduce the scale as much as possible in relation to the Kingston Street properties. The gable of the building faces south and creates a focal point in the view at the entrance to the site when looking north from Mill Road.
- The arrangement of the apartments has been changed, placing the main living spaces at first floor with only bedroom accommodation in the roof space.
- The amount of residential accommodation has been reduced (the 2-bedroom apartment has been changed to a 1-bedroom apartment).
- The windows have been moved and privacy screens added to avoid overlooking the neighbouring gardens.
- The size of the ground floor unit has been reduced.
- The refuse bin for the ground floor unit has been moved from an outside location to an internal bin store.
- The colour of brick has been amended to buff brick.

Following the Development Control Forum on the 14th February, the following further amendments have been made:

- The use class of the ground floor has been changed from A1/A2/A3/D1 to B1/D1.
- The height of the building has been reduced a further 200mm.
- The height of the existing boundary wall has been reduced (note: this will be subject to individual party wall discussions with each neighbour along Kingston Street but the applicant's preference is to reduce the current height of the wall with neighbours' consent. Following discussion with the resident of 20 Kingston Street, the principle of reducing the existing height has been agreed).

The impact on the property at number 20 Kingston Street, adjacent to Building B.09, is as follows:

- From the ground floor windows to the rear of 20 Kingston Street, the proposed building will appear lower than the existing wall and, with the existing wall reduced in height, the changes will actually slightly increase the amount of diffuse daylight reaching the ground floor windows and garden.
- From the first floor windows, the proposed building appears only slightly higher than the existing boundary wall, pitching away from the boundary.



The upper storey to the rear of B.08 is treated as a roof



The terraced houses on Hooper Street are now paired and brick chimneys articulate the roof

### Building B.08

The eaves line at the rear of apartment building B.08 has been lowered. This has been achieved by setting the top floor back and extending the metal roof finish down as vertical cladding over the top storey. This creates the appearance of the rooms being located within the roof space, visually reducing the scale of the building as seen from Hooper Street.

### Hooper Street Houses (H.48 - H.54)

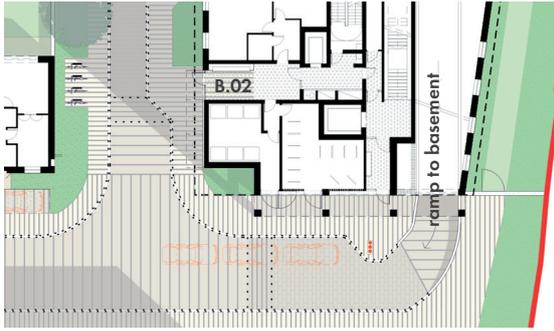
A number of changes have been made to the terrace of houses proposed on Hooper Street. The main change is the addition of another house (H.54) at the eastern end of the terrace to help offset the loss of apartments in B.05. This additional terraced house adopts an unusual form to allow for the 6m wide easement that is required underneath the back garden for drainage. This is not uncharacteristic of the conservation area where end of terraces sometimes adopt an angled geometry to respond to their particular site condition.

Further amendments to the houses on Hooper Street include:

- The front elevations facing Hooper Street have been paired (with front doors adjacent to one another), which is characteristic of the conservation area. The rear elevations remain separate to ensure that a more formal frontage to the park is retained. This has been achieved by adjusting the internal layout of every second house.
- Chimneys have been introduced on the party walls to break the continuous ridge line and help achieve a finer grain articulation. The additional chimneys also help further reduce the impact of building B.05 in views from Ainsworth Street. The chimneys serve as intake/extract vents for the MVHR system (mechanical ventilation with heat recovery).
- The solitary house (H.48) has been moved slightly to the west to widen the entrance of the pedestrian/cycle route into the site. A bay window has also been added to the ground floor to increase surveillance of the route. Lastly, the chimney on the gable wall is accentuated by a step in the wall.
- The internal arrangement of the houses has been revised to align the rear wall between house and garden store, and to swap kitchen/dining and living rooms.



An additional house, H.54, is proposed near the end of Hooper Street



The start of the basement ramp is now much closer to building B.02

### Entrance to basement ramp

The ramp at the entrance to the basement has been amended to allow it to start as close as possible to the building line of B.02. While the incline still starts in the carriage way, the change in level at the building line is less than 350mm. This reduces the overall impact of the ramp on the public realm and means that a railing or balustrade is not strictly required.

This improves access to the Chisholm Trail at the end of Heady Street and also to the area of open space to the south. Further drawings will follow detailing the short term condition of this access and future connections to the Chisholm Trail. The amendments significantly improve the permeability of this connection to the Chisholm Trail and make this a safer, easier access/egress for pedestrians and cyclists.

### Unit number and tenure

The additional house on Hooper Street helps offset the loss of the three apartments in B.05, limiting the loss of units to 2 no. There are now 182 units in total.

An equal split in tenure of 50% affordable and 50% private has been maintained. This has been achieved by changing one of the new houses from affordable to private. The revised residential mix is as follows.

### Affordable mix (91 units)

Houses and maisonettes	No. of units
2-bedroom houses	2
2-bedroom maisonettes	4
3-bedroom houses	9
3-bedroom maisonettes	2
<b>Total</b>	<b>17 (19%)</b>

Apartments	No. of units
1-bedroom apartments	44
2-bedroom apartments	30
<b>Total</b>	<b>74 (81%)</b>

### Private mix (91 units)

Houses	No. of units
2-bedroom houses	11
3-bedroom houses	16
4-bedroom houses	13
<b>Total</b>	<b>40 (44%)</b>

Apartments	No. of units
Studio apartments	8
1-bedroom apartments	27
2-bedroom apartments	16
<b>Total</b>	<b>51 (56%)</b>

