

# Introduction

# Whichcote House

Springfield Road, Cambridge

King's College Cambridge and their development partner Howard Group, a Cambridge based property company, welcome you to this public exhibition which sets out their proposals to redevelop the student accommodation block at Whichcote House, Springfield Road, Cambridge for new student accommodation.

Whichcote House is located near Mitcham's Corner between Springfield Road and Milton Road in Cambridge, with access off Springfield Road. Whichcote House is a three storey brick built building containing 30 bedrooms, a common room, utility room and 7 car parking spaces. It was built in the 1970s and after 50 years it has come to the end of its life. The lack of insulation in its walls and cold bridging through its exposed concrete structure renders it significantly substandard in terms of energy efficiency and current building standards. The internal layout of the building is awkward and inefficient and falls short of modern expectations.

Whichcote House is a tired and outdated looking building, modernistic in its styling but undistinguished. It bears little relation to the wider context. Despite the design and bulk of the building, the wall and trees around the site largely hide it from view.



View of the existing Whichcote House

The proposal is for a new building containing 46 rooms for post graduate students, common rooms, laundry, storage and 2 disabled car parking spaces. The new building will be re-orientated so that its main pedestrian access and servicing is off Milton Road, thus removing traffic from Springfield Road.



1. Application Site: 0.34 acres/ 0.14ha with existing 3 storey building.
2. Mayfair Court - residential apartments on 3 floors.
3. Cambridge Manor Care Home on 3 floors.
4. Site for proposed mixed use development.
5. Springfield Terrace - late Victorian terraced houses.
6. Springfield Road - late Victorian terraced houses.
7. Southern end of Milton Road - mixed uses (retail and late Victorian / 1930s semi detached houses).



Aerial view of the Site: (Google)