

# 3 Design Opportunities & Considerations

# Whichcote House

Springfield Road, Cambridge

## OPPORTUNITIES

- Improve the local townscape through the provision of a high quality, attractive development that contributes to the vitality of the area;
- Make efficient use of this highly sustainable brownfield site. The site is a short walking and cycling distance from the city centre with direct access to all amenities and public transport systems;
- Re-orientate the building so that it addresses Milton Road and removes traffic from Springfield Road;
- Enhanced natural surveillance of Springfield Walk;
- Improve the capacity and amenity of an existing College asset to provide a more attractive and high quality student accommodation for King's College;
- Accommodate disabled students in a purpose built, well integrated student housing development;
- Re-orientate the building so that it addresses Milton Road and removes traffic from Springfield Road;
- Enhanced natural surveillance of Springfield Walk;
- Incorporate high performing materials to ensure a low energy design which minimises energy consumption.

## CONSIDERATIONS

- The scale, height and form of buildings in the surrounding area need to be respected;
- Preserve amenity of adjacent properties and private gardens;
- The redevelopment offers the opportunity to ensure that the existing mature trees are managed in a sustainable fashion;
- Level differences across the site;
- Noise and traffic on busy Milton Road.



Site evaluation diagram

