



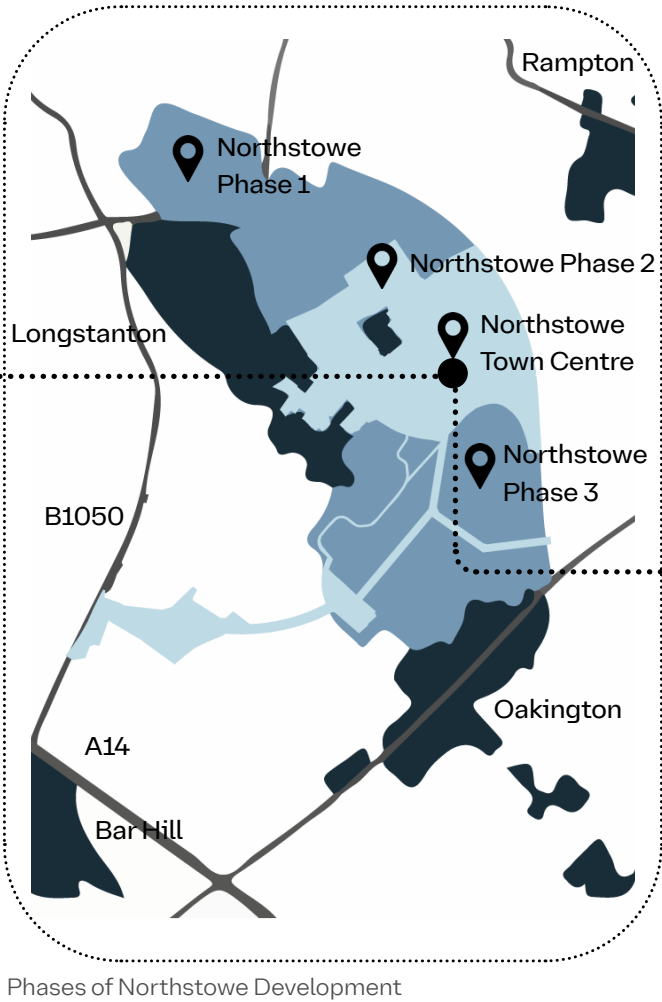
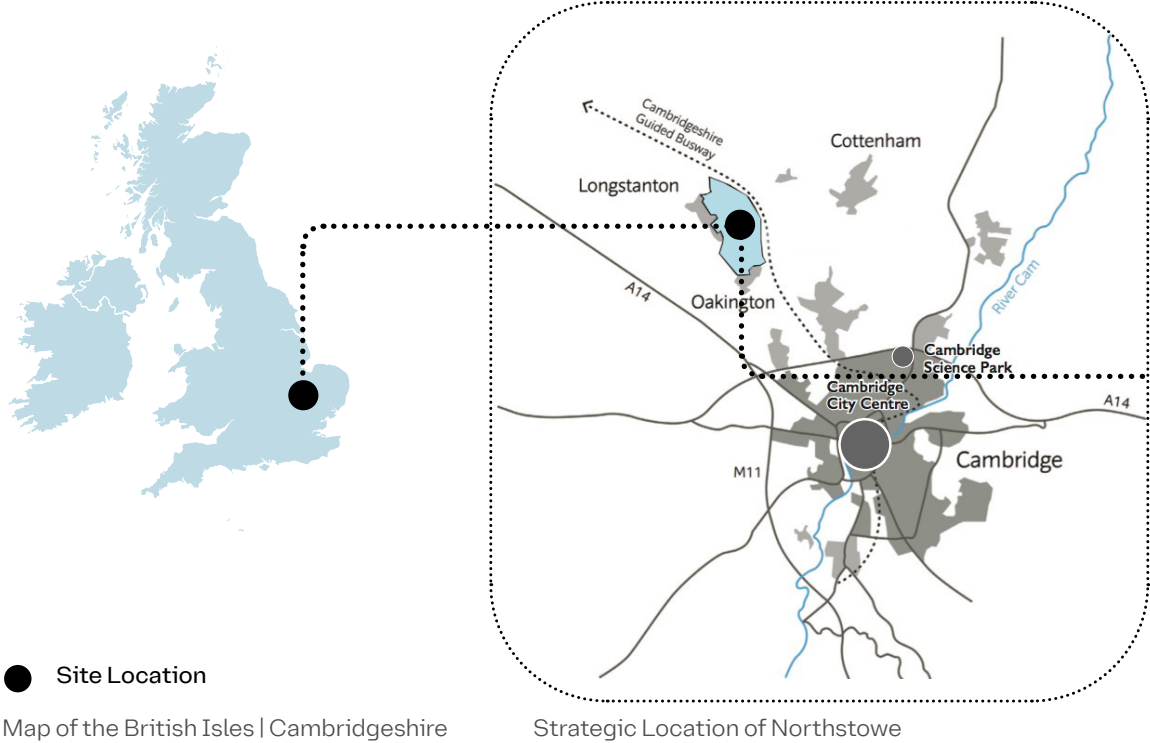
Northstowe Town Hub

Northstowe Community Forum Briefing

01

Northstowe Masterplan

01.01 Northstowe Healthy New Town



- Key**
- Northstowe fields - suburban housing formed around existing field patterns.
 - Oakington barracks - built around the former barracks and the historic street grid.
 - Paddocks parkland - quiet, historic green space with family housing at eastern edge.
 - Mews quarter - intimate urban residential area on the fringes of the town centre.
 - The town centre - the heart of the town and focus of commercial and employment uses as well as community and leisure activity.
 - Water park edges - residential with a strong relationship to the Water Park and open water features. Includes town centre approach, formed around the busway's southern approach to the town centre.
 - Urban park - transition between the urban town centre and more landscape focused areas area to the north.

Information consolidated from:
Northstowe Phase 2 Design Code - October 2017
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01.02 Town Centre Strategy



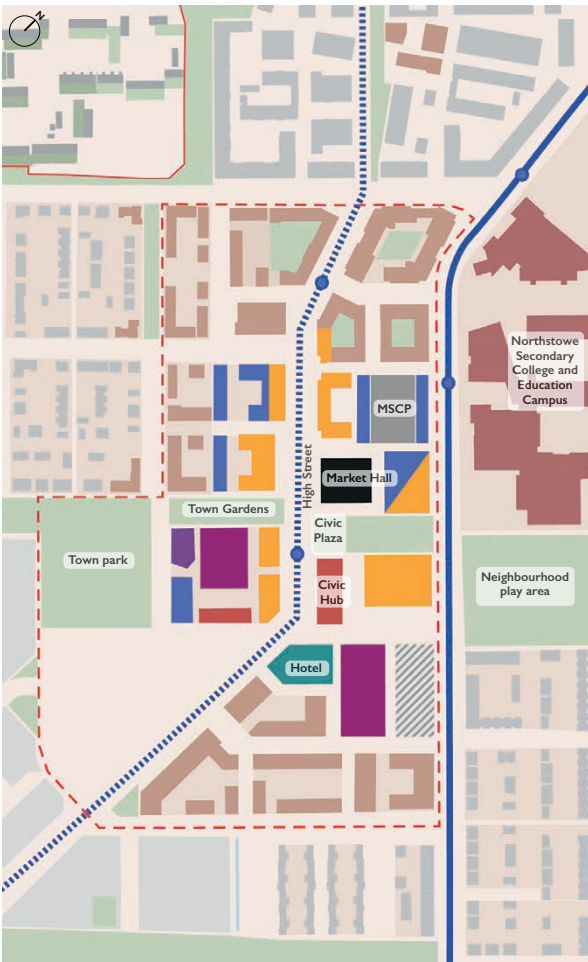
Northstowe Town Centre - Stage A

The inception of the Northstowe Town Centre is crucial for laying the groundwork for a thriving community. Key components in this stage include the Town Hub and Market Hall.



Northstowe Town Centre - Stage B

Connecting the town centre to the new Town Park and upcoming residential developments to the west. Key components include the High Street and leisure/cultural facilities.



Northstowe Town Centre - Stage C

A vibrant mixed-use environment fosters community engagement. Expansion south to provide for the growing residential areas. Key components include more workspace, retail, leisure and cultural enhancing the town centre's appeal.



Northstowe Town Centre - Stage D

Completion solidifies a lively, interconnected environment that supports a dynamic mix of activities, enhancing the vibrancy of the town centre. Additional offices reinforce the Town Centre's role as a supply chain hub for Cambridge.

KEY

- | | |
|--|---|
| Phase 2 Site boundary | Community centre (Civic Hub, place of worship, nursery) |
| Site boundary | Commercial building (workspace, office) |
| Primary road | Market Hall |
| Bus only route | Surface car park |
| Residential flats | Educational building |
| Residential homes | Open spaces, greenways and private gardens |
| Retail - convenience, comparison, personal services, professional services and F&B | |

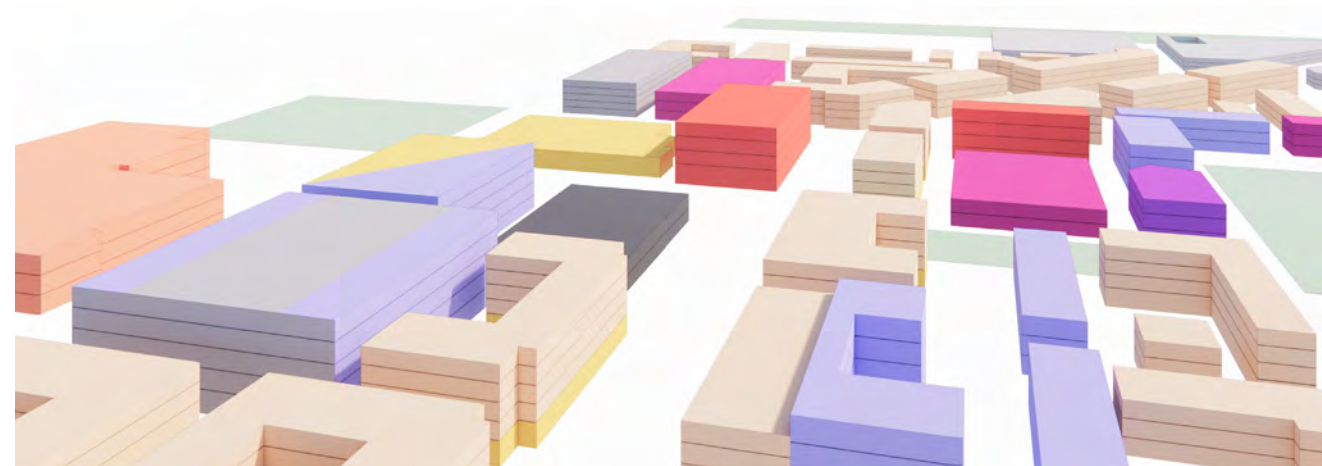
01.03 Town Centre Massing



Initial Northstowe Town Centre Massing Study



Northstowe widened high street looking south

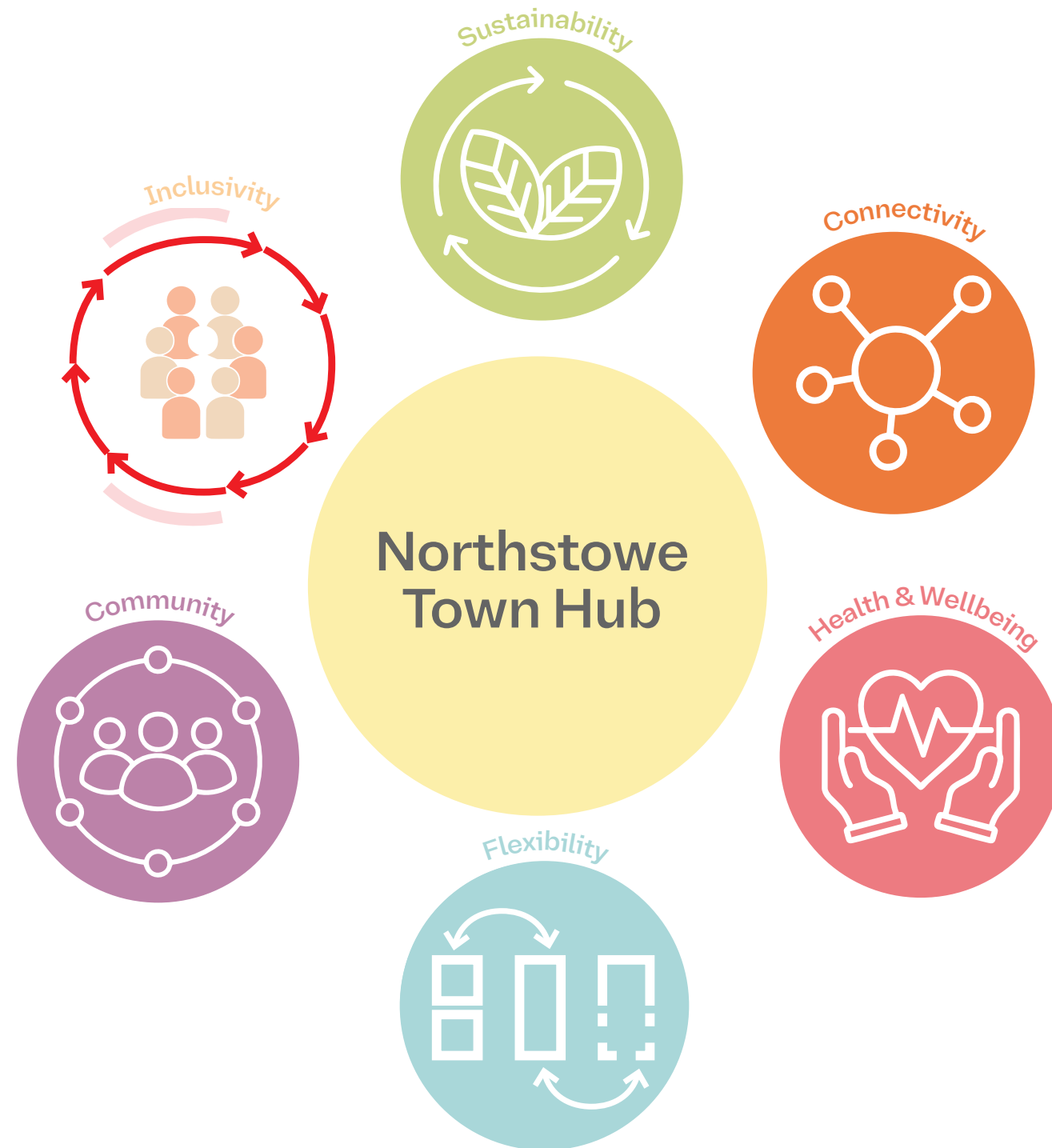


Building Height Study

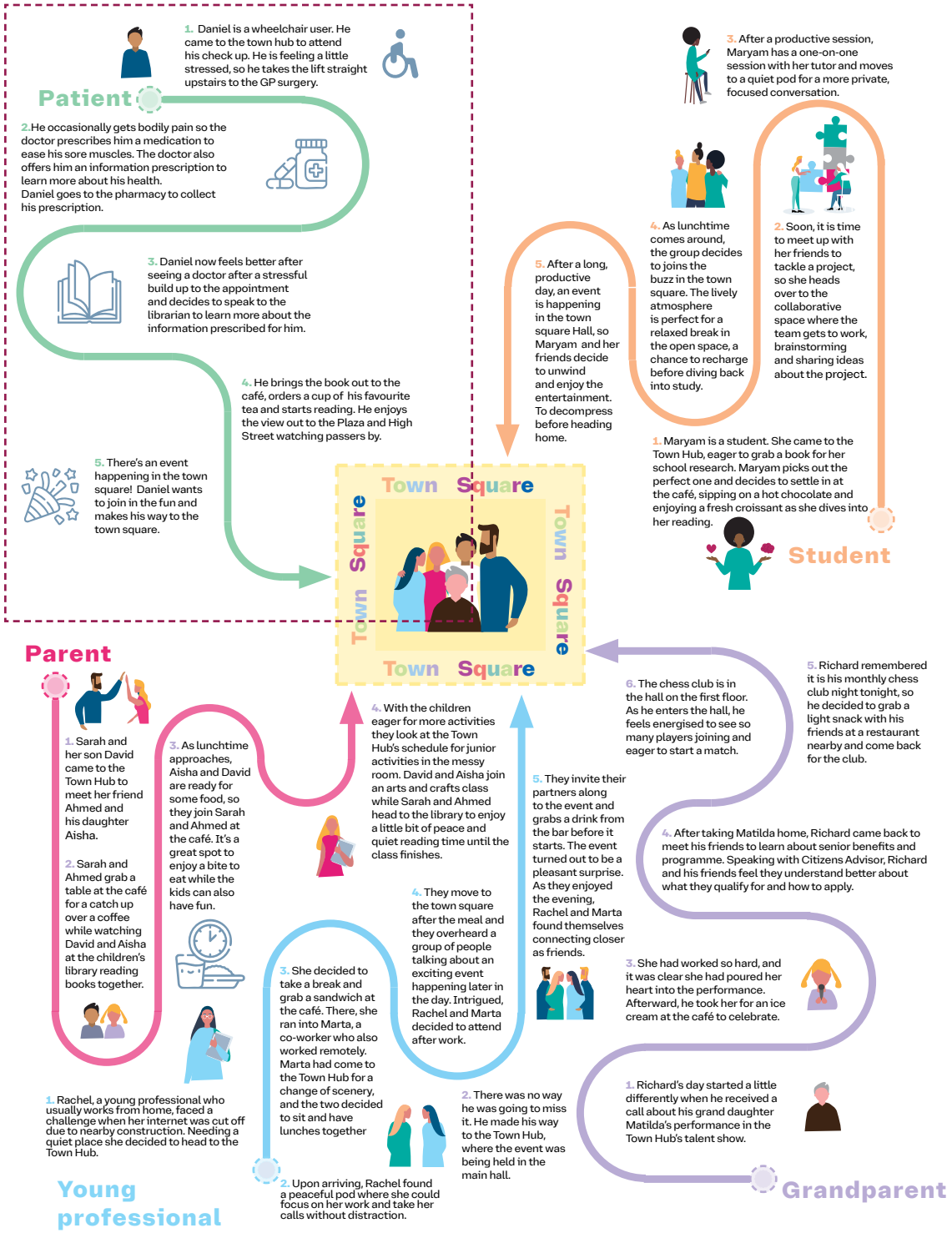
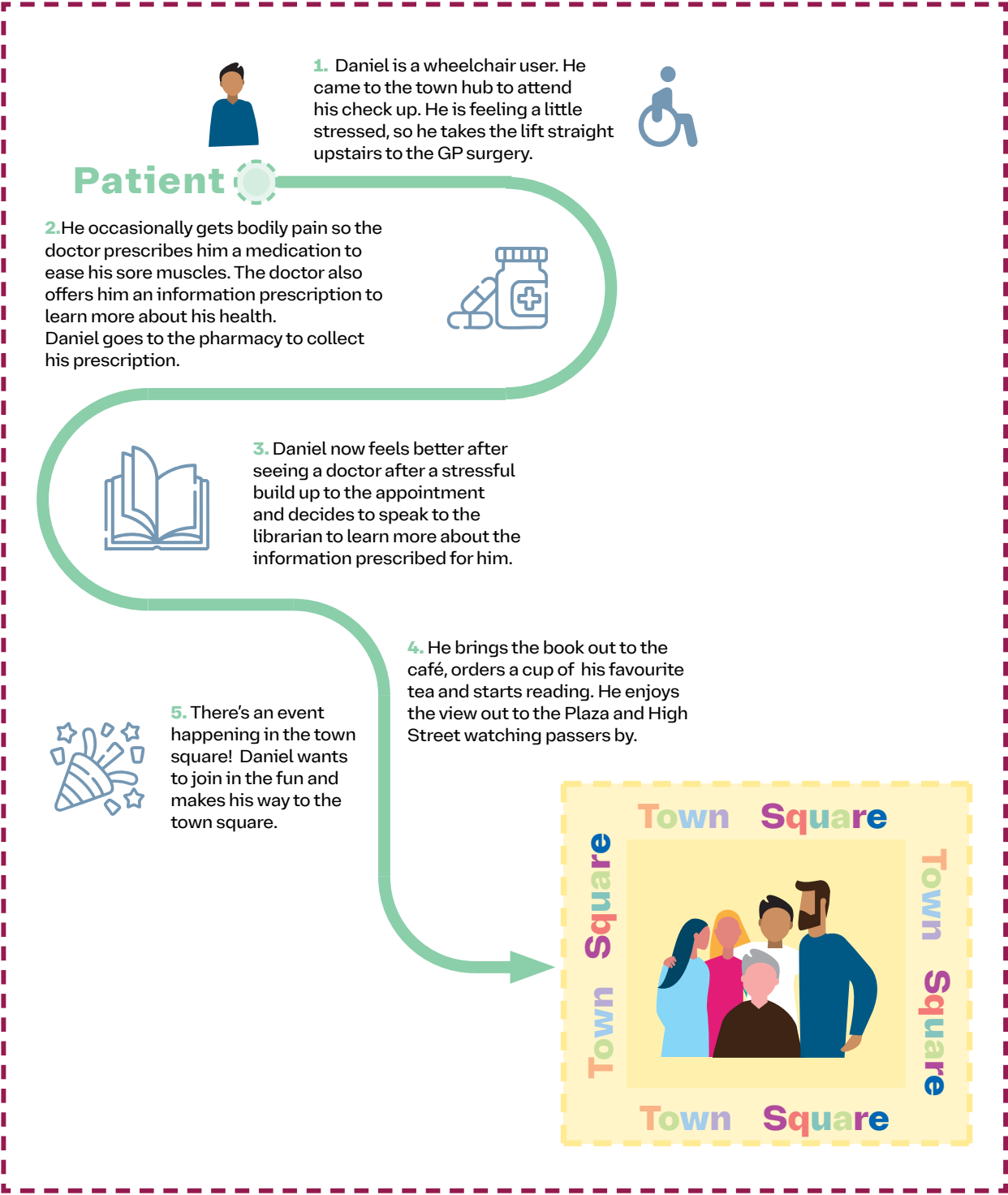
02

Vision

02.01 Design Principles



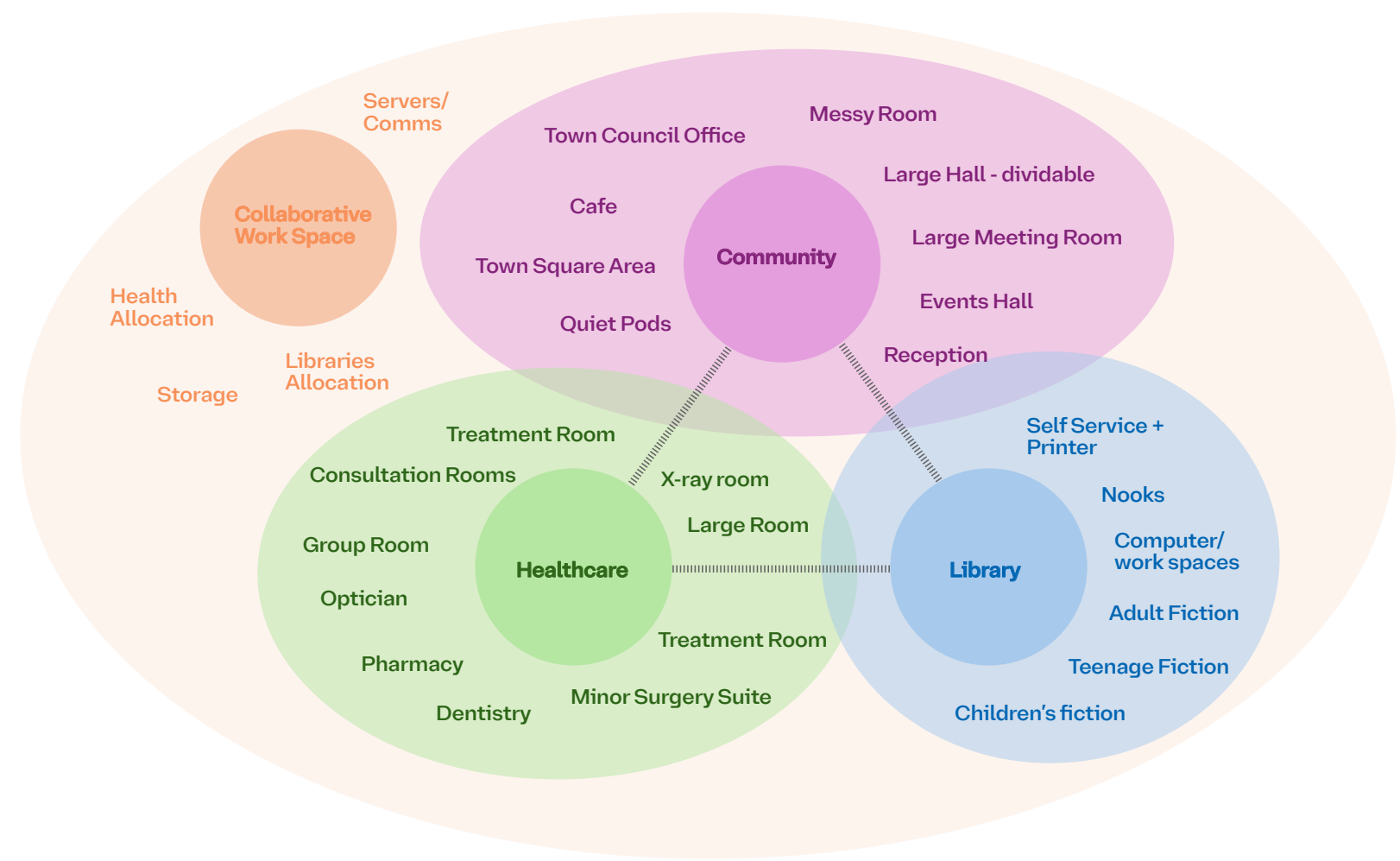
02.02 A Day in Northstowe Town Hub



03

Building Use

03.01 Town Hub Accommodation



Town Hub Accommodation



Net Internal Area Split Diagrams

04

Architectural Design Development

04.01 Design Development - Legibility & Accessibility



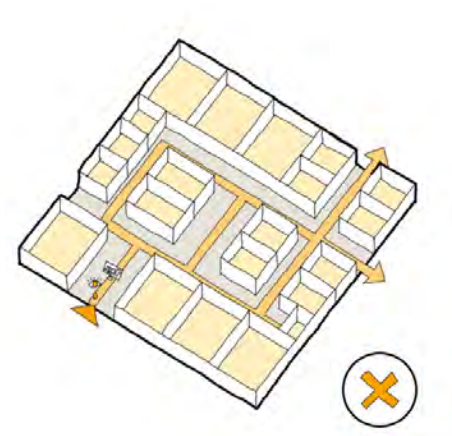
Legibility - The quality of being clear enough to read to avoid confusion



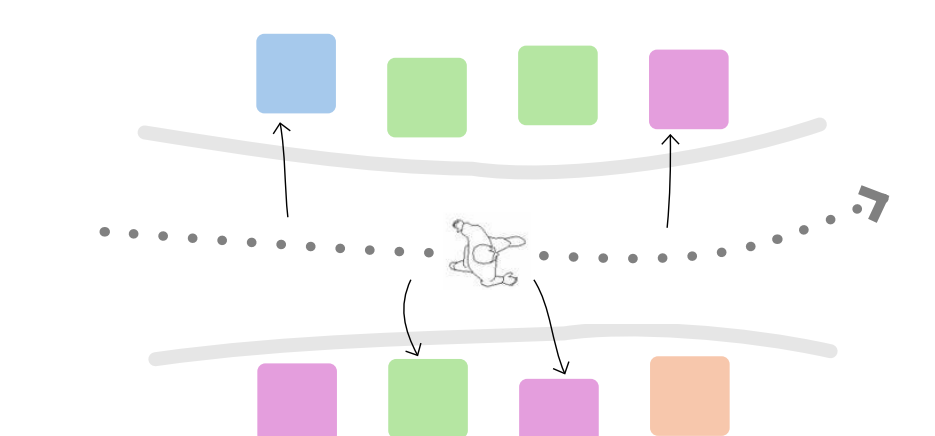
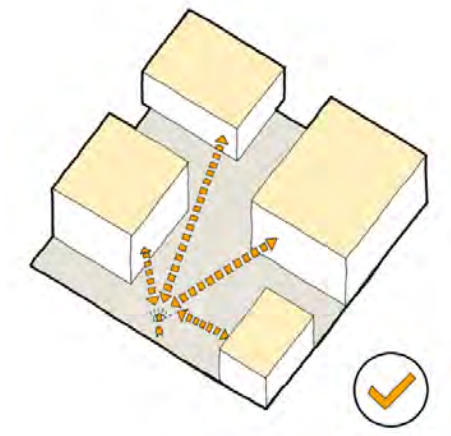
Option 1 - Street precedents



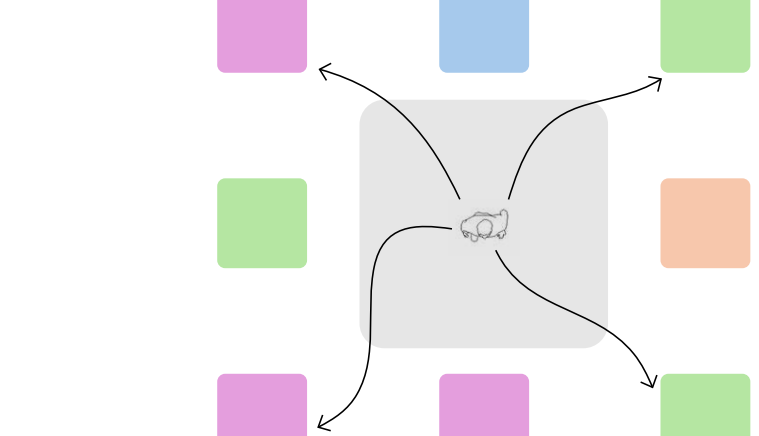
Option 2 - Square precedents



Clear wayfinding and accessibility

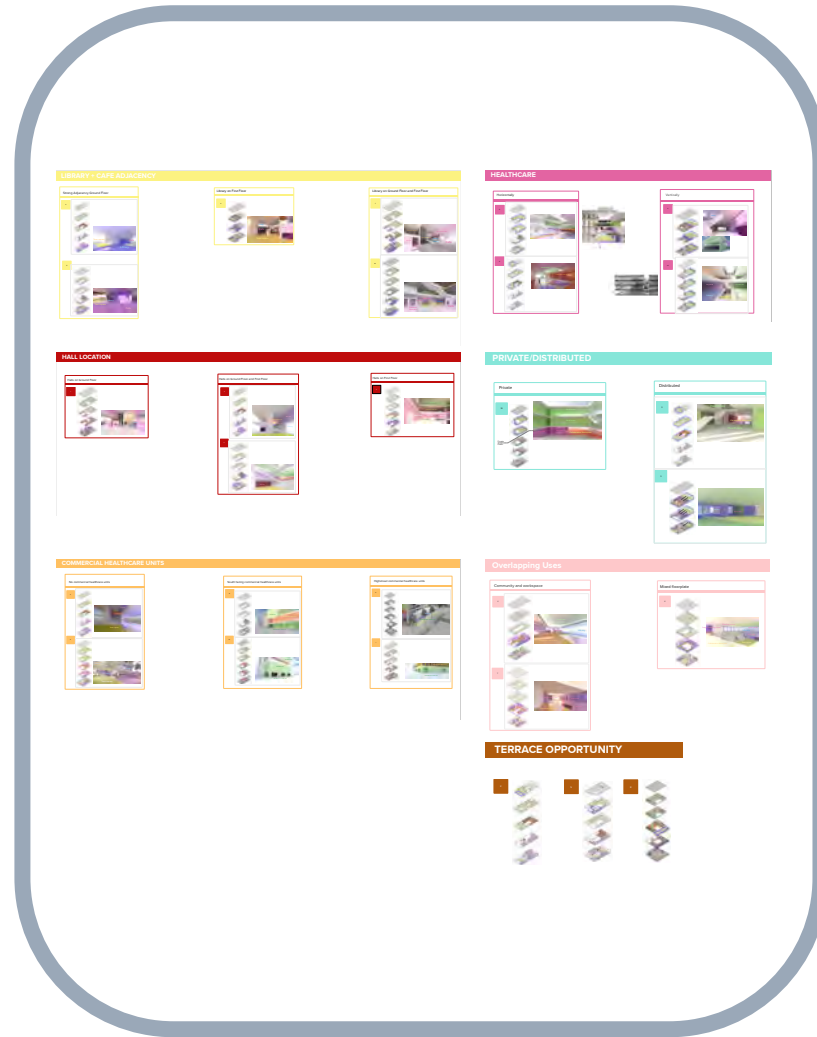


Option 1 - Spaces ordered in a street format



Option 2 - Spaces ordered in a square format

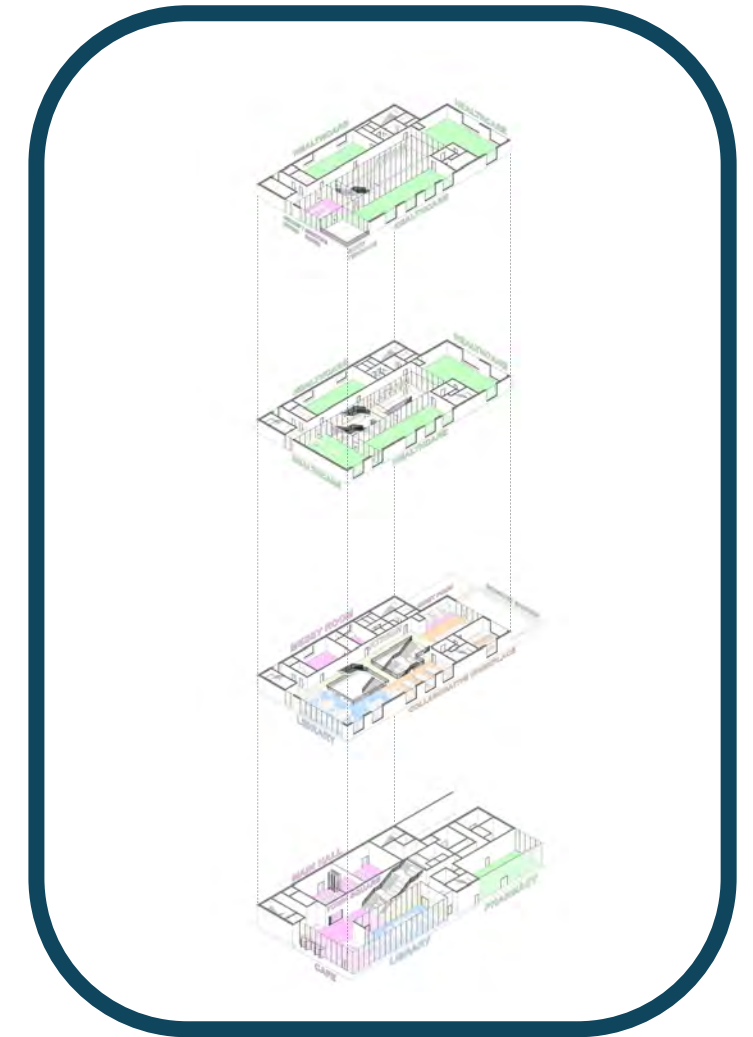
04.02 Design Development



Early studies of spatial adjacency



Initial Feasibility Study Options



Optimised Study Option

04.03 Initial External Massing Studies



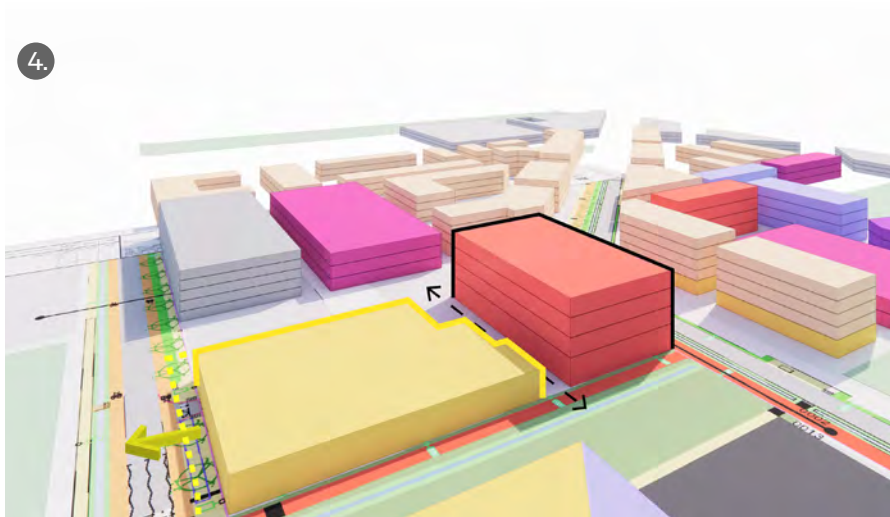
Building footprint



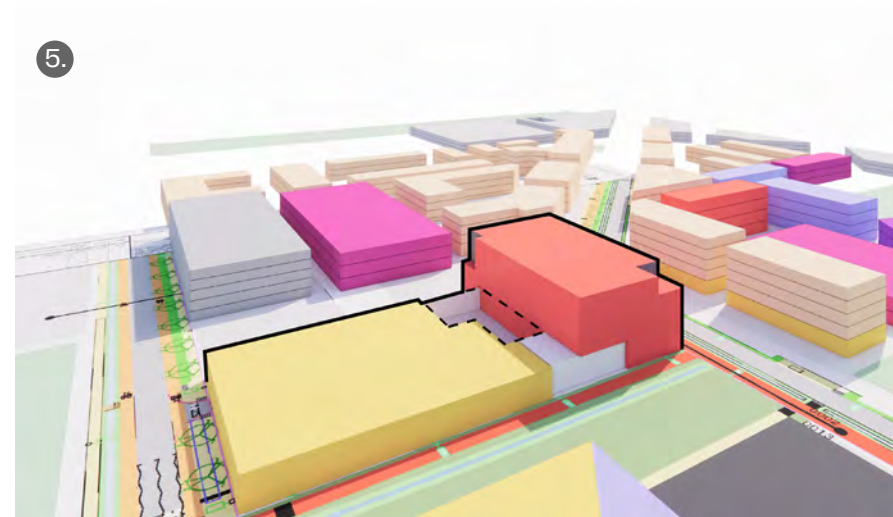
Building footprint adjustment



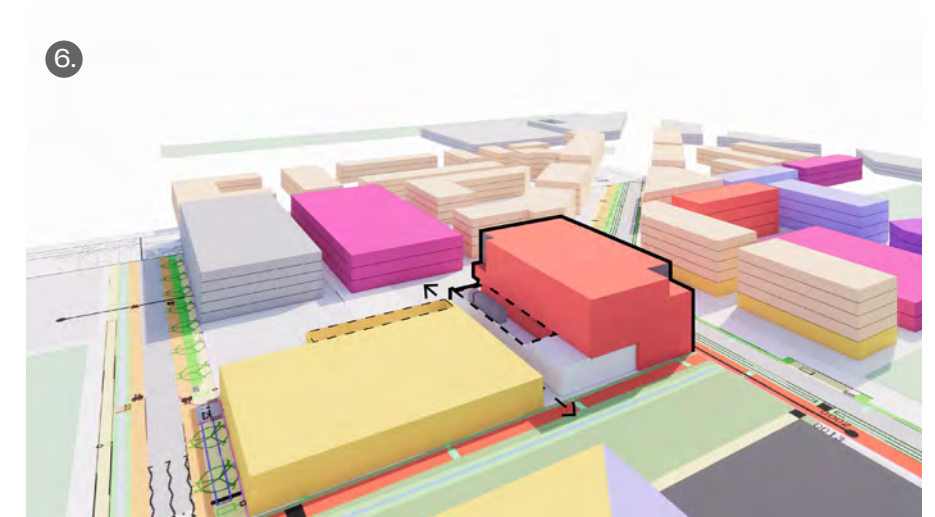
Building footprint adjustment



Supermarket adjustment



Combined service yard



Separate service yard

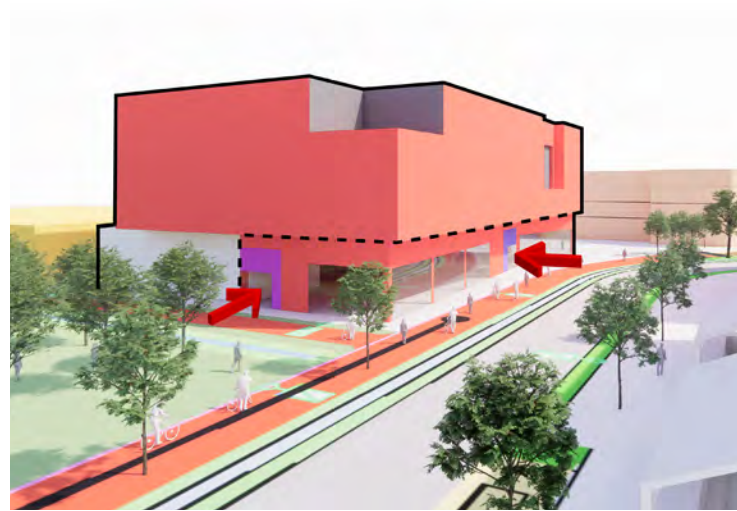
04.04 Initial External Massing Studies - Key Views

7.



Ground Floor Active Frontage

8.



Ground Floor Set Back

9.



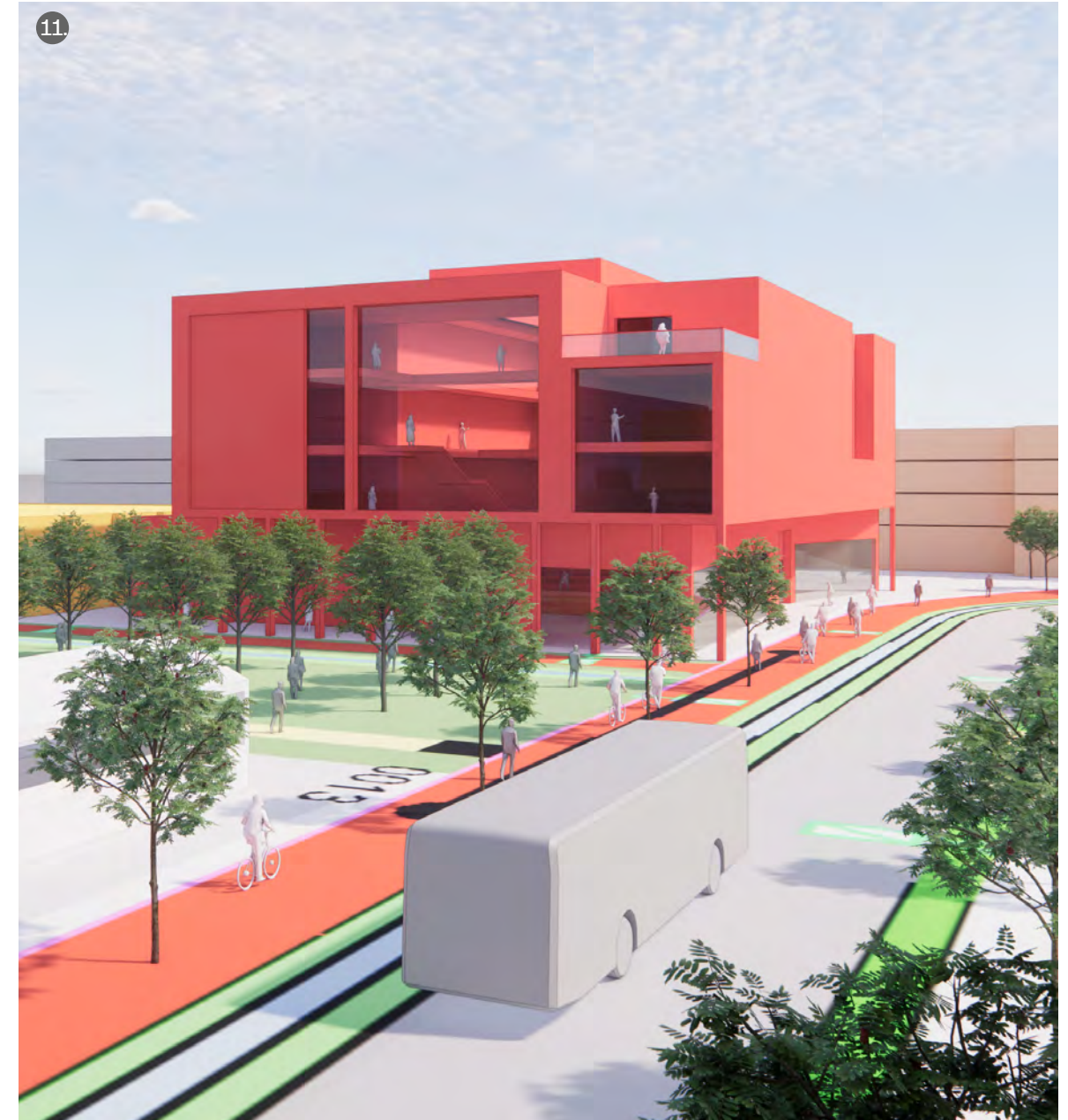
Key Planning View

10.



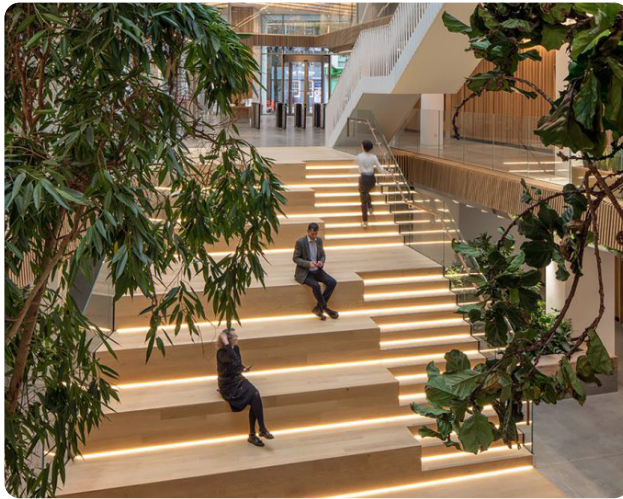
Ground floor set back & colonnade facing the plaza

11.

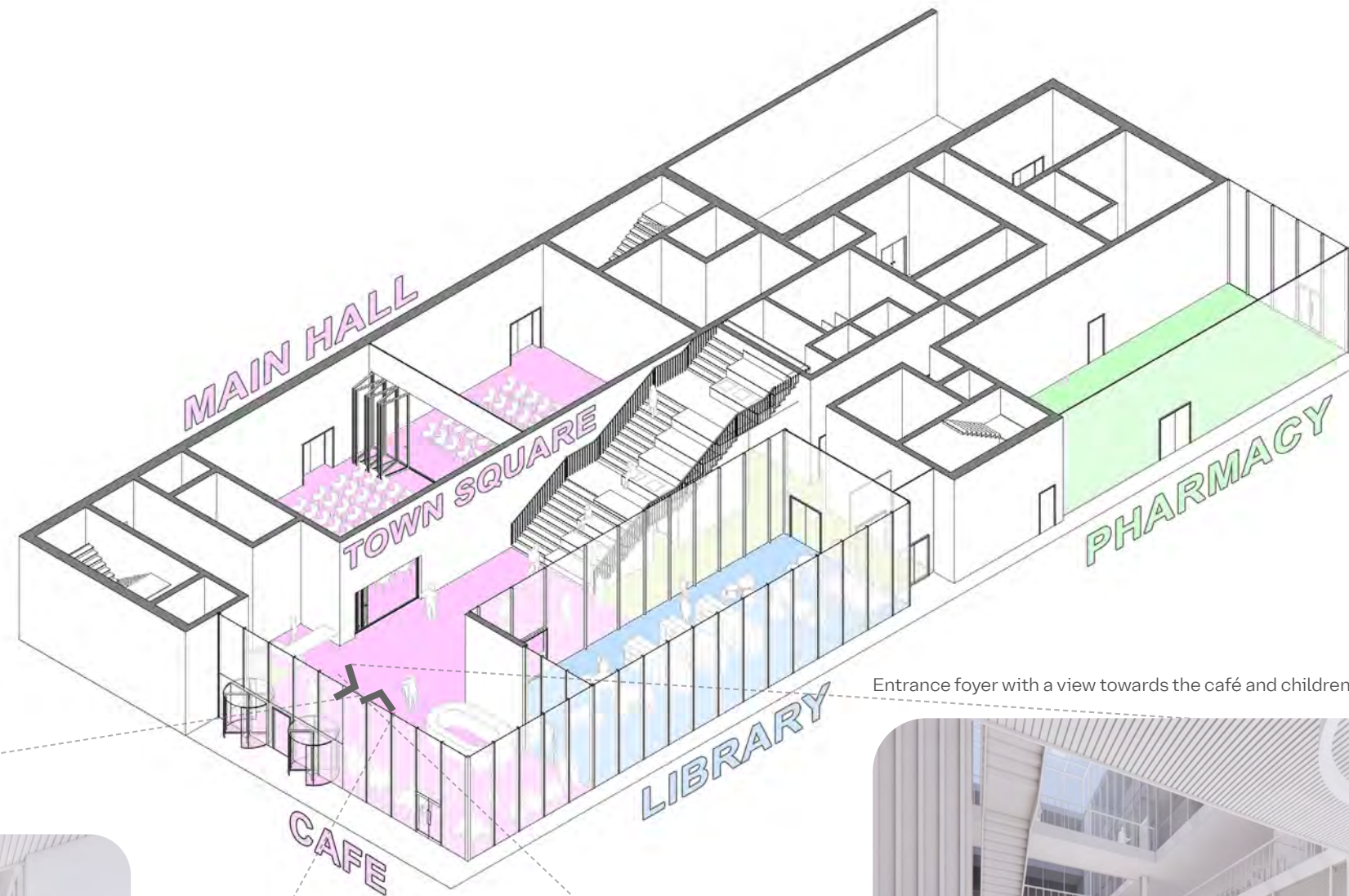


Initial impression of the Town Hub

04.05 Ground Floor



The Lantern, London - Marks Barfield Architects



Entrance foyer with a view towards the café and children's library

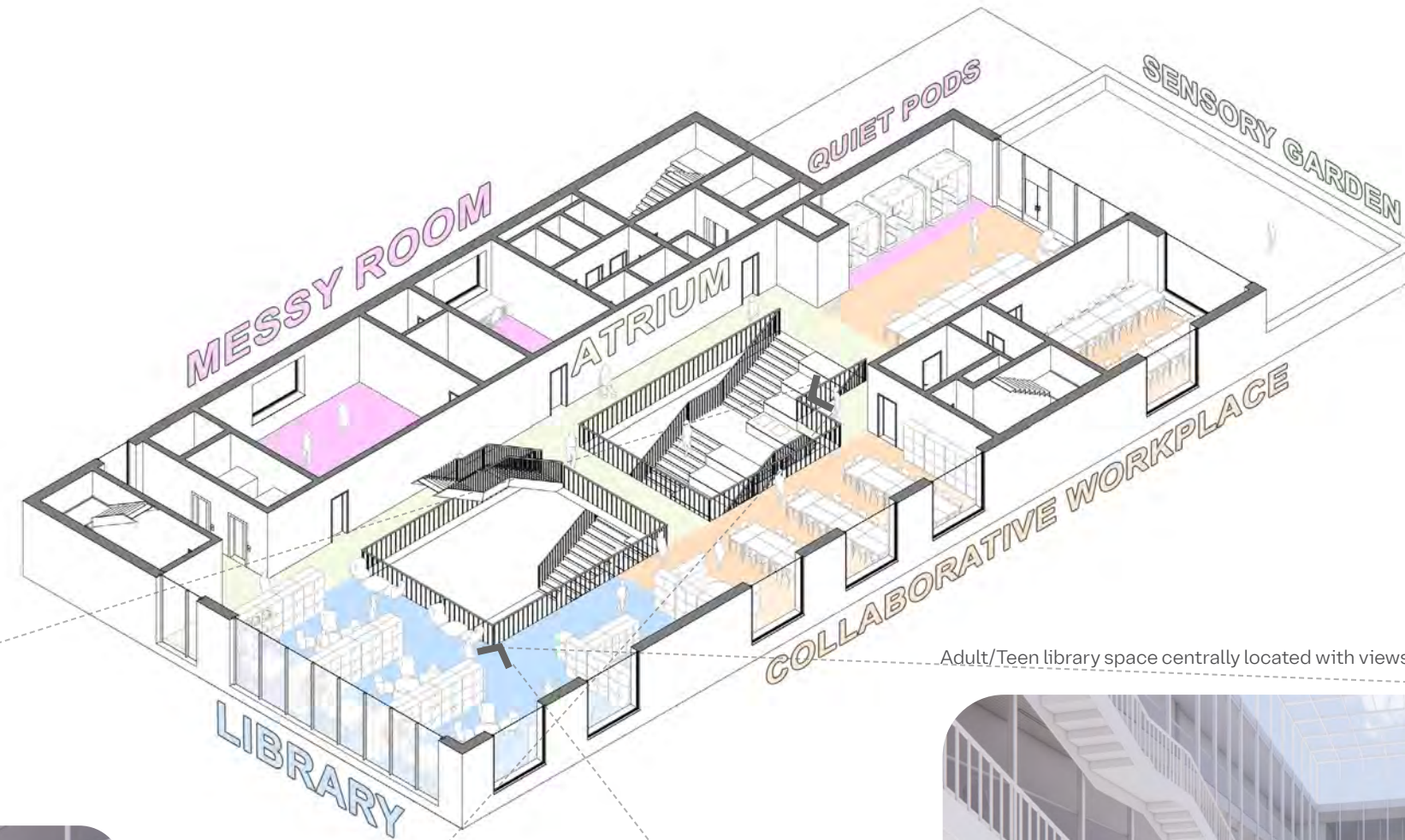
Town square with a large door for the main hall space



04.06 First Floor



Weston library, Oxford - WilkinsonEyre

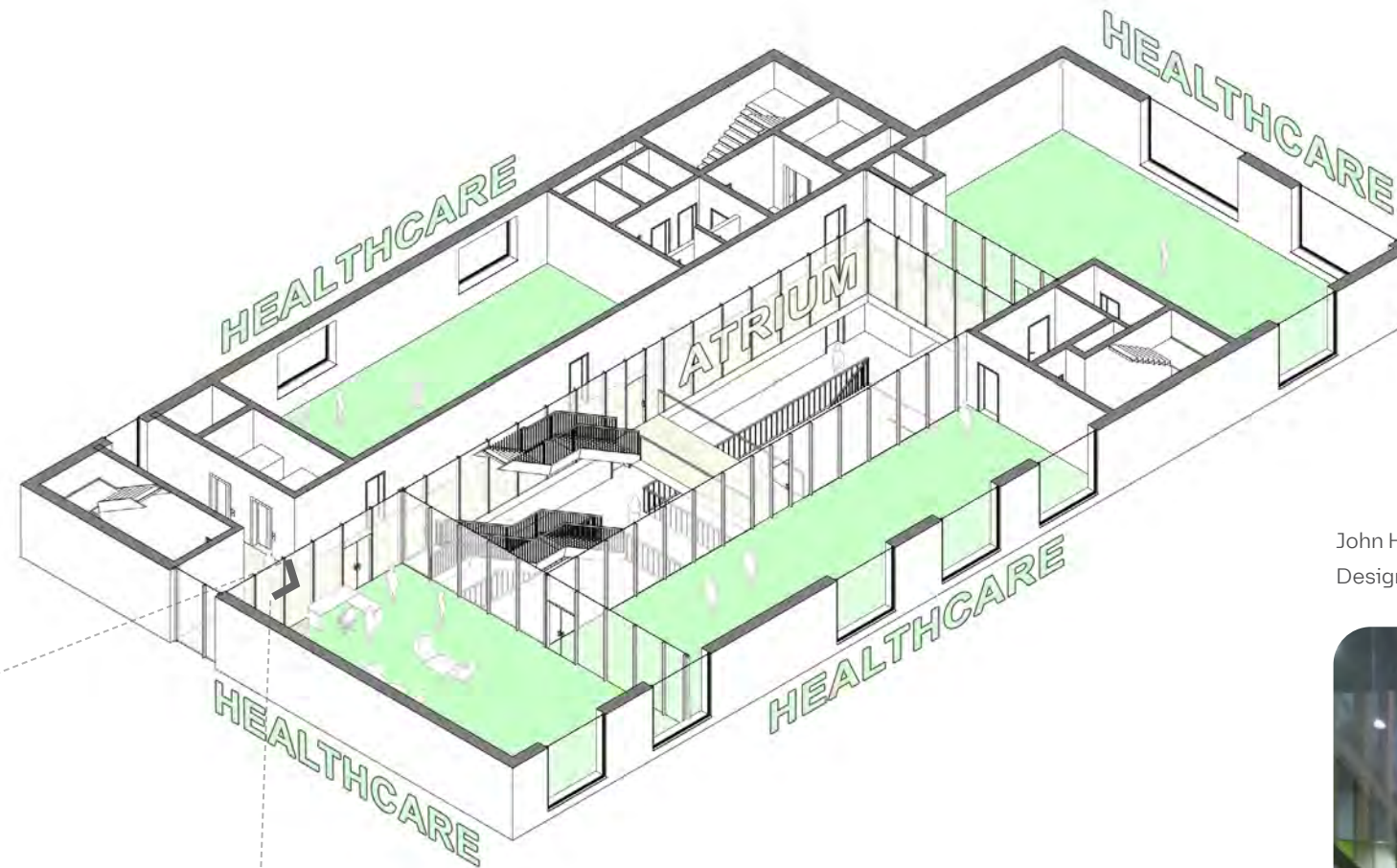


Adult/Teen library space centrally located with views of all building uses

View of the opened atrium with Collaborative Workspace + Adult library on the left and messy room on the right



04.07 Second Floor

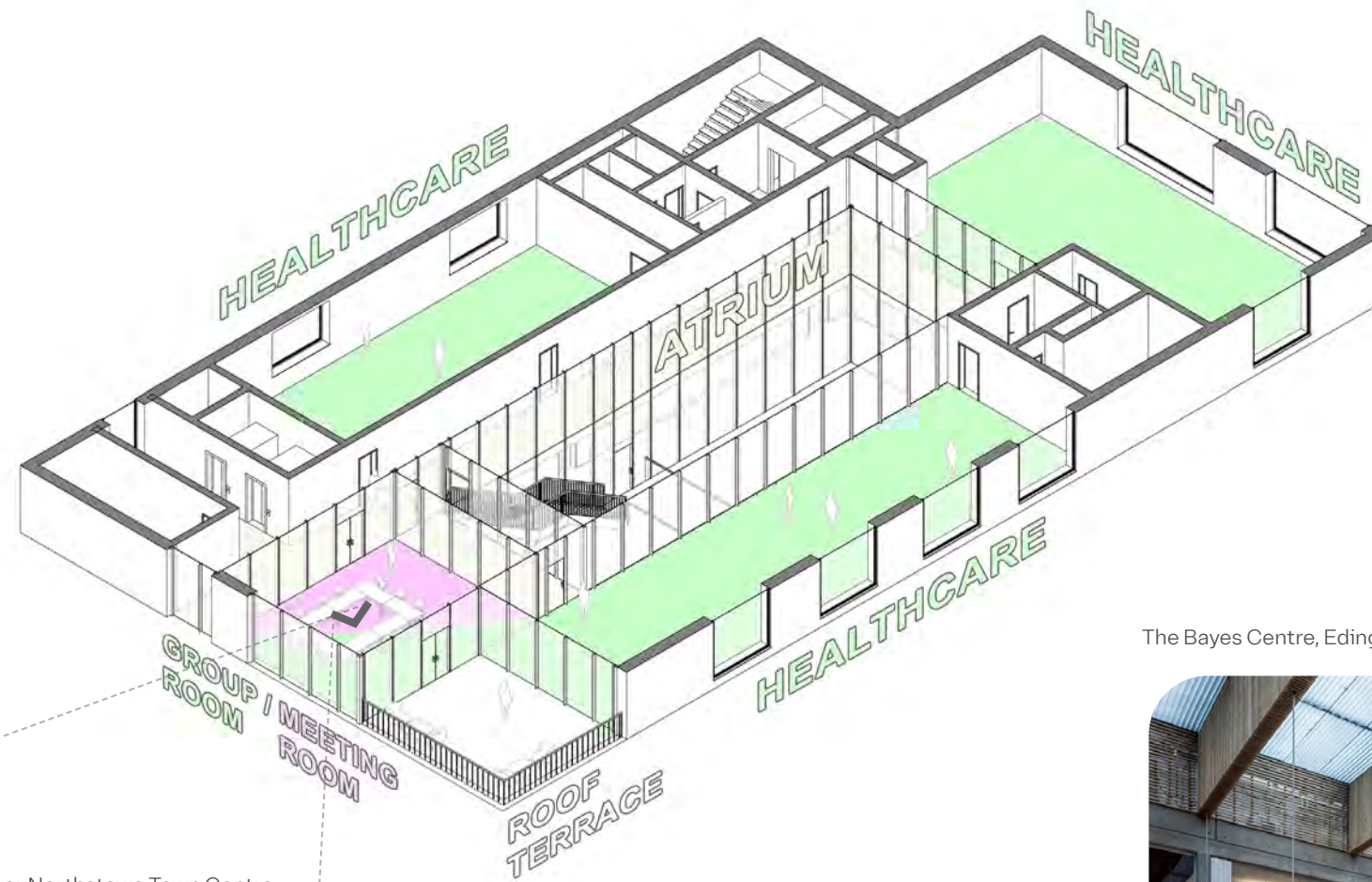


John Henry Brookes & Abercrombie Building, Oxford
Design Engine Architects

Entrance to healthcare reception

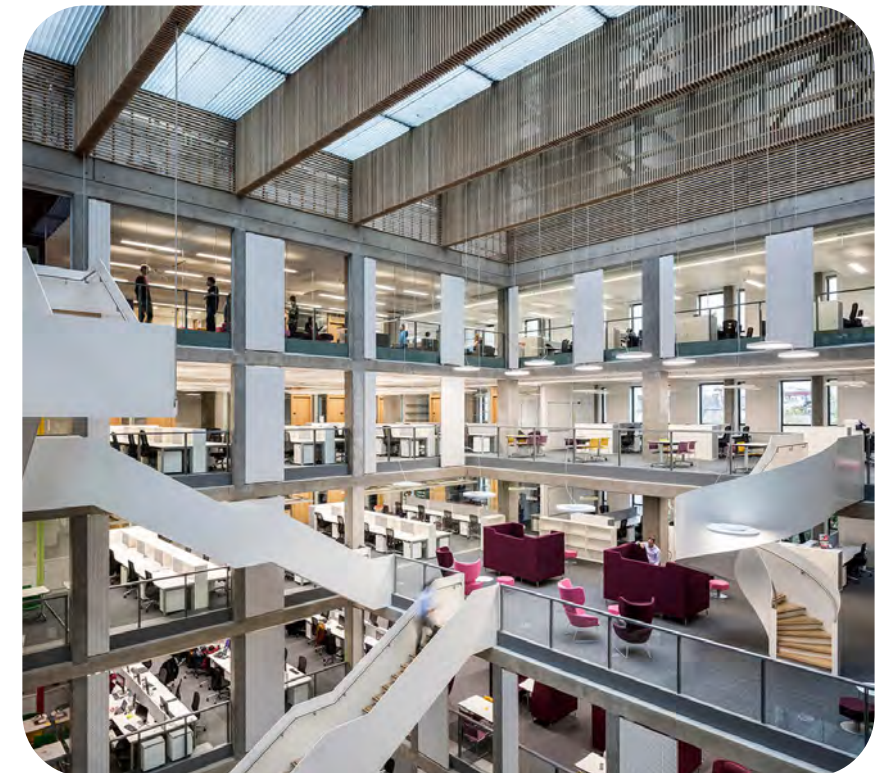


04.08 Third Floor



The Bayes Centre, Edinburgh - Bennetts Associates

Large community room with a Roof Terrace looking out over Northstowe Town Centre



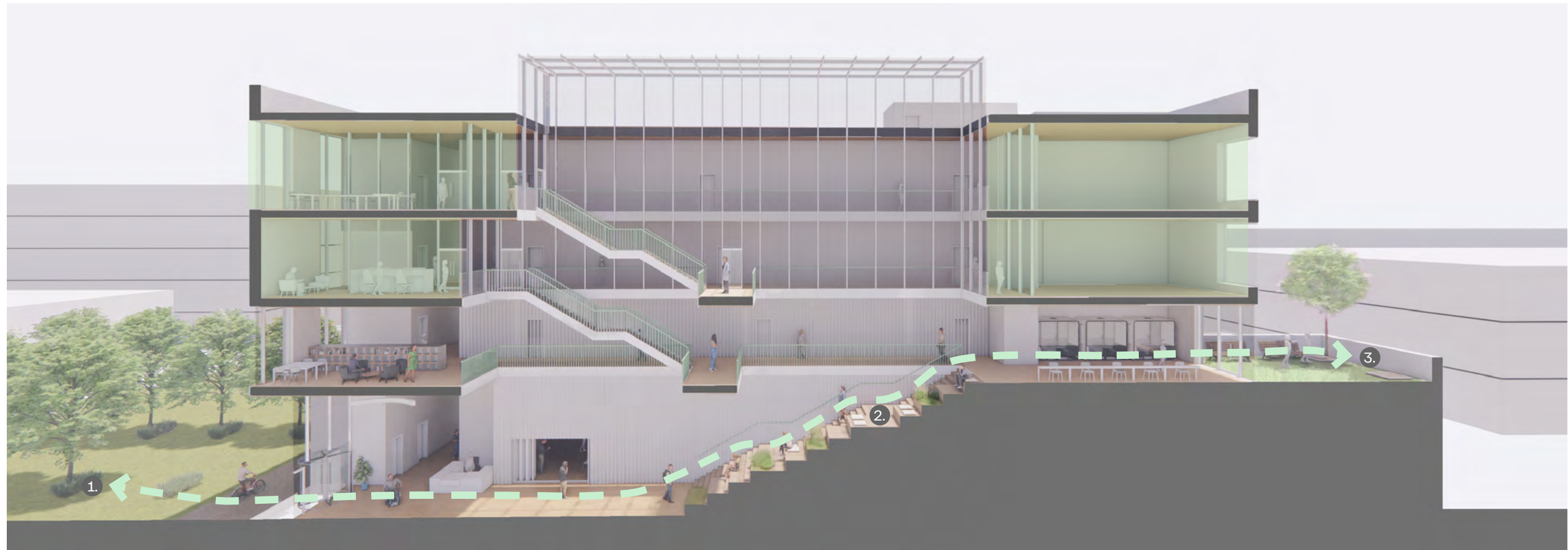
04.09 Massing in Context

KEY

- | | |
|-----------------|---------------------------|
| 1. Supermarket | 7. Residential flats |
| 2. Market Hall | 8. Leisure uses |
| 3. Highstreet | 9. Retail / mixed use |
| 4. Market | 10. Museum / gallery |
| 5. Plaza | 11. Multi-storey car park |
| 6. Town Gardens | 12. Hotel |



04.10 Biophilic Design



04.11 Optimised Study Option

5. Visual connection to Healthcare



4. Formal/Informal Workspaces



1. Children's Library



3. Library and Cafe adjacency



2. Town square and entrance reception

