



APPENDIX H

Urban Design Statement



URBAN DESIGN STATEMENT 3MS RESIDENTIAL DEVELOPMENT

December 2020



Document Control Record

Project:	C2 Development Cambridge
CH Project Number:	19806
Document:	Urban Design Statement With Landscape concepts by Line and Design and architectural concepts by LAD Architecture.

Issue and Revision Record

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1 Introduction

Chow: Hill was engaged to provide urban design input for the C2 Development by 3Ms of Cambridge. The purpose of this document is to provide an overview of the urban design proposals and their relationship with the Cambridge C1 and C2 / C3 Structure Plan. As well as simply being about the comprehensive development of previously greenfield land and the growth of Cambridge, there is an ambition to deliver development that sets a high standard.

The 3Ms site is located within the C2 growth cell of the Waipa District Growth Strategy and as identified as such in the Waipa District Plan. As well as providing for residential development, the 3Ms property is intended to accommodate an east/west collector road, significant areas of stormwater management space, a new school and a local centre. The main features of the scheme are described under a range of universal urban characteristics in the following sections.

1.1 Composition

The 3Ms site as a whole is regular in shape and reflects the cadastral boundaries of the land. At a wider scale, the structure plan generally follows the gridded arrangement of the land, which is also a characteristic of the urban form of Cambridge to the east.

A feature of the C2 Growth Cell Structure Plan is the provision of a significant north / south reserve space, with branches to west and east, that serves as the key stormwater network (with the growth cell's stormwater eventually discharging into the Waikato River). The proposed 3Ms scheme (Figure 1) accommodates part of this reserve space in its central section, running east to west.

As anticipated in the structure plan, the scheme also provides for a Collector Road running west / east to the north. Based on these primary organising features, the rest of the site has been composed as follows:

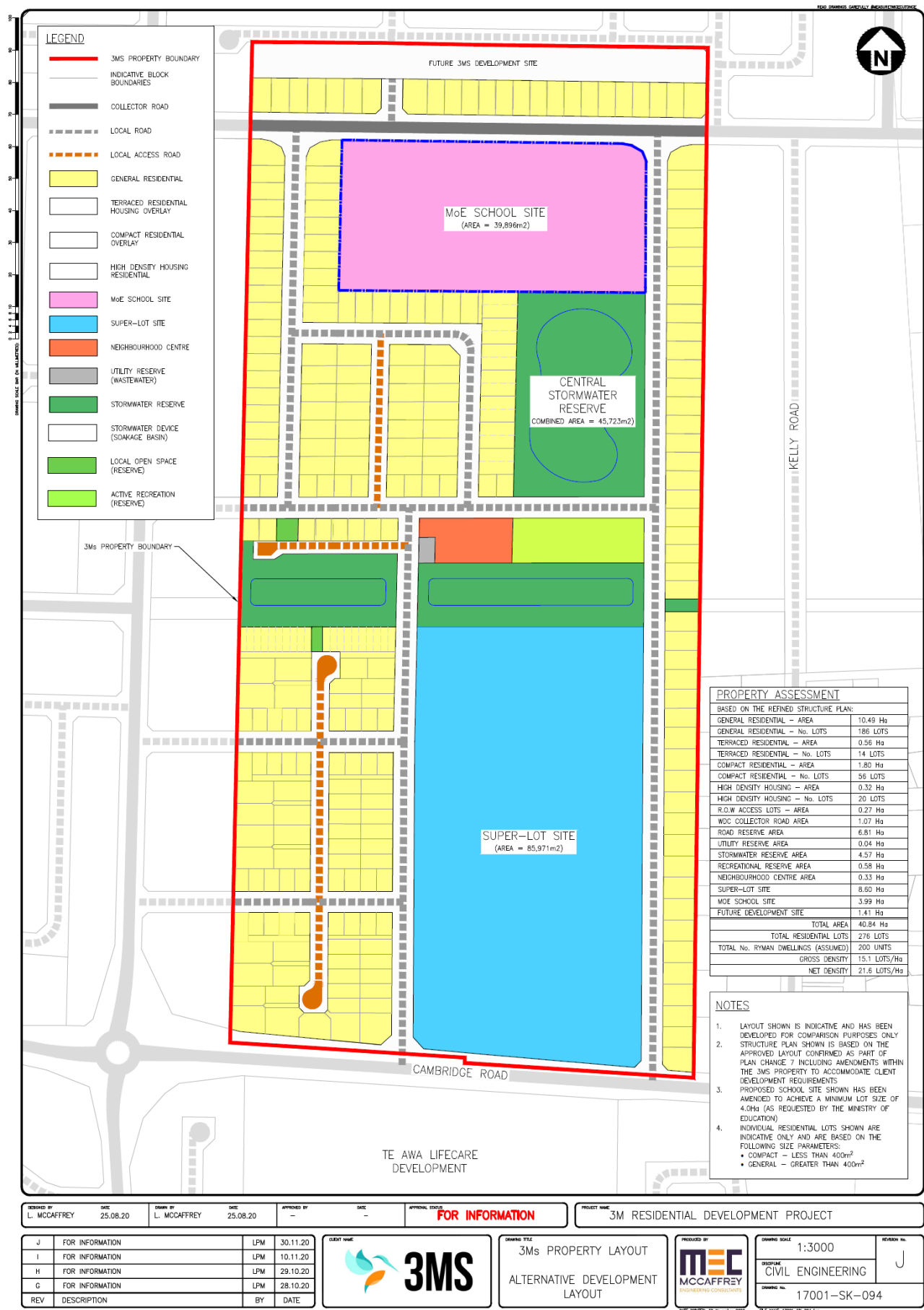
- The southern half of the site adjoining Cambridge Road is proposed for residential uses, with a relatively fine- grained grid of street blocks.
- A band of residential uses runs along the eastern boundary, relating to existing and potential future residential development to the east.
- A super lot site has been proposed between these features and adjoining Cambridge Road to the south. This is anticipated to be used for a retirement village.
- Active recreation space is positioned in a central location, immediately adjacent to the local open space associated with stormwater management features.
- A Local Neighbourhood Centre is located immediately to the west of the active recreation space. This allows for synergy between these two uses and its central location allows for good access to the neighbourhood in all directions.
- A site for a school has been located toward the north of the central stormwater reserve.

1.2 Circulation

The specific approaches to movement of people, bicycles and vehicles are as follows:

- The proposed street network builds on the intent of the structure plan, where a gridded arrangement is adopted for good connectivity and efficient and easily used development blocks.
- The main emphasis of the proposed roading network is on north / south movement which allows the scheme to extend northwards from Cambridge Road into the depth of the property. In the longer term, the scheme allows for west / east streets which can connect to the proposed future collector road to the west.

< Figure 1 3Ms Property Layout Alternative Development Layout



1.3 Stewardship

The proposed scheme will be successful if people value the place and look after it. To support this, the configuration of streets and spaces is organised as follows:

- Open spaces are edged in part with streets to provide good access and overlooking of the open space.
- Where development sites adjoin open spaces, the design of the buildings will both be configured to enjoy the amenity of the outlook over the space, while also providing a degree of overlooking as a CPTED measure.
- Streets are edged with building frontages for overlooking, other than in locations where there is open space.

The interface of the private residential areas of the site and the public realm are generally either at street edges or where private space adjoins public open space. In all situations, stewardship will be supported through:

- features, with variety in treatment, height and yard depth.
- Provision of gates or entrances that communicate the importance of the public realm and a sense that the building frontage is used by residents and is important to them.
- Provision of overlooking of the public realm from either private open space, ground floor accommodation or upper spaces that overlook the street or public open space.

1.4 Diversity

The scheme provides for a mix of outcomes in the following ways:

- There will be a mix of residential, retirement, open space, education and commercial uses.
- The relatively level nature the site allows for dwellings to provide for a mix of abilities, with the potential for level access if required.
- The proposed range of lot sizes provides for a range of different house typologies of different values.

1.5 Public Realm

This is an important aspect of the development and is comprised of the following:

- At the broad scale, significant stormwater reserve spaces constitute an organising framework, which is also envisaged to be an open space amenity at a district level.
- The focus of the scheme is the proposed central stormwater reserve, complemented by the proposed school and local centre. This is expected to be a focus of activity in the neighbourhood.
- The proposed arrangement of open spaces allows for a future connection to the town belt around the existing urban area of Cambridge.

Landscape design concepts are included in **Appendix 1** of this document and provide an indication of the intensity and variety of landscape proposed for the development.

1.6 Sustainability

The proposed scheme addresses sustainability as follows:

- ***Social*** -the scheme has allowed for connections into the wider community to ensure that the scheme is a connected part of the wider neighbourhood.
- ***Environmental*** - the layout of the streets has in part been governed by the aim of allowing good solar access to dwellings. The majority of the proposed lots face either east or west, which allows their rear private gardens to receive sunshine for part of the day. In addition, the civil engineering design of the site and open spaces will be closely related to the existing ecology and hydrology of the site.
- ***Economic*** - The scheme offers the potential for a range of property values, while also adding value through the fit of the design with the wider neighbourhood. The provision of an appropriate level of commercial space on the site will offer direct and indirect economic benefits too.

1.7 Desirability and Lifestyle

The aim is to make this development a desirable place to live in Cambridge. The site has several convenient open space amenities and supports Cambridge as a place to move around on foot or on bicycle. At the more local level, the intent is that the detailed design of houses and landscape is controlled to ensure a good quality outcome overall. The mix of uses and wider movement connections will support a range of lifestyle choices for different people.

1.8 Behaviour

To support a good quality environment overall, design guidance will be provided by 3Ms. This will identify the required performance of proposed housing designs relative to:

- Architectural design and expression;
- Landscape interface;
- Street address and presentation;
- Greenness; and
- Landscape setting.

1.9 Character

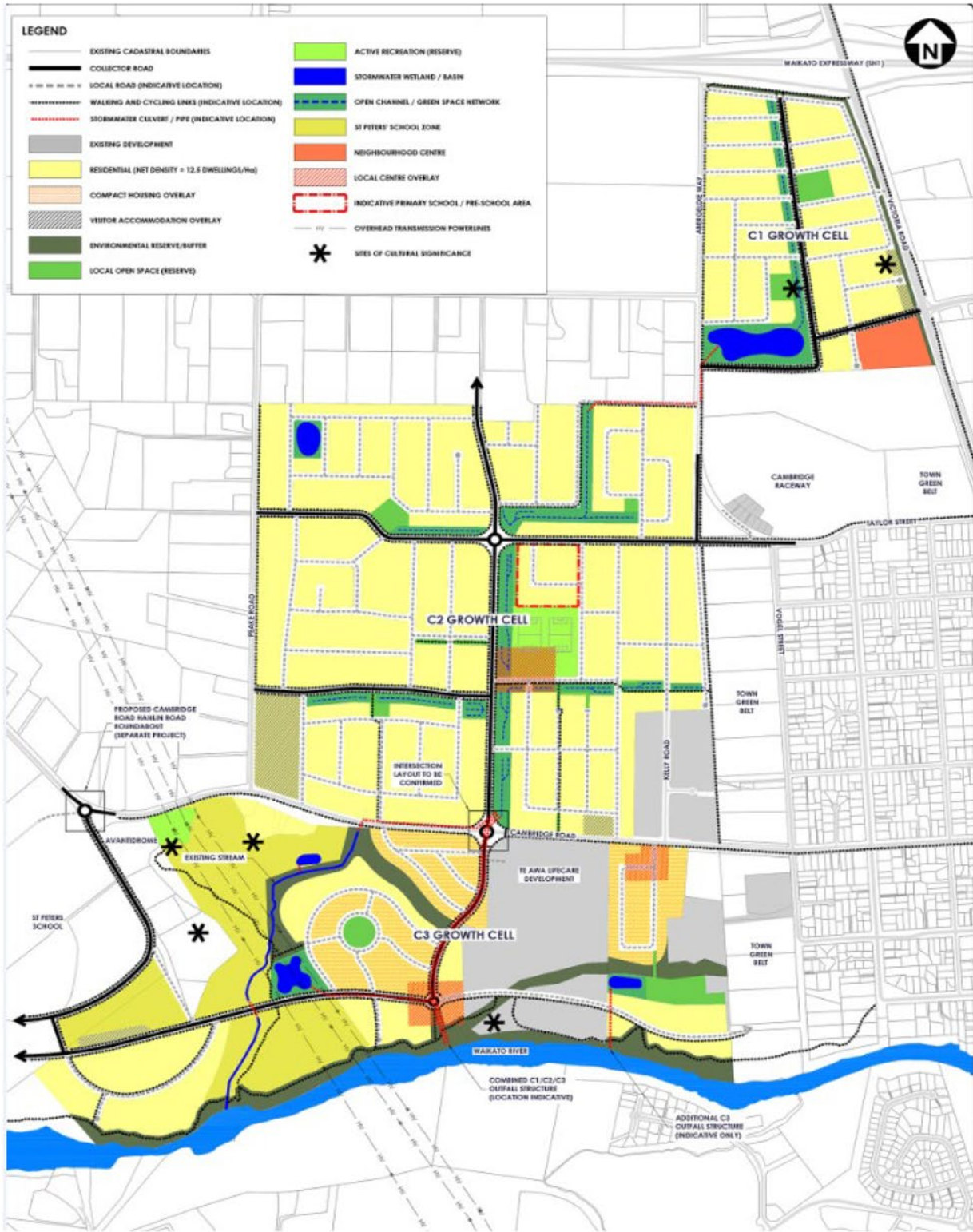
The existing built fabric of Cambridge displays a range of building types that are representative of the eras in which they were built, rather than of the specific location and context. Beyond the traditional commercial centre, residential areas include villas, art deco style dwellings and more recent dwelling styles using the typical range of materials such as brick, clay tile profiled metal and various lightweight timber cladding materials.

As a greenfield site, the property does not offer any significant built cues as to an appropriate quality and type of future development. On this basis, the intent is to follow history and promote good quality outcomes that reflect the following ideas:

- The use of strong built forms, including the use of angular and visible roof forms: ideas that are advocated by the structure plan and reflect some of the more memorable built forms in Cambridge.
- A palette of materials that are relatively robust and rely on inherent texture, such as timber cladding and masonry in different forms.

A range of enduring colours that have contrast but are generally natural hues that reflect the colours of the land and nature.

The architectural concepts for the scheme are included in **Appendix 2** of this document.



Waipa District Plan
Appendix S19 – Cambridge C1 and C2/C3 Structure Plans

2 Structure Plan Performance

The vision associated with the Structure Plan (**Figure 2**) is to support development that is sustainable in all respects, is consistent with the character of Cambridge and includes housing choice along with the provision of good quality open space. While the details of the structure plan have been developed in the 3Ms proposal, the scheme (**Figure 3**) addresses the primary aims and offers a positive contribution to the growth of Cambridge.

2.1 Environment

The gridded form of the development relates well to the established urban form of Cambridge, while also providing a movement network supportive of walking and cycling. In the future, the street network is also capable of accommodating public transport routes. Site planning also accommodates significant stormwater management provision which is well integrated with the proposed open space network.

Taken together, these foundational aspects of the design supportive an environmentally sustainable resource.

The final character of the proposed environment will adopt strong architectural themes and distinctive landscape features. In these respects, the 3Ms scheme will resonate with the established urban area, while also introducing contemporary elements.

2.2 Economic

The proposed housing concepts for the site offer a range of types and sizes of dwelling which are aligned with structure plan aims to support housing choice. This is complemented by the provision of local amenities such as a school, local centre and open space network. These enrich the proposed neighbourhood, while fitting with the wider Cambridge context and provision of community facilities and businesses. In broad terms, these aspects of the design support the economic framework of Cambridge.

2.3 Social

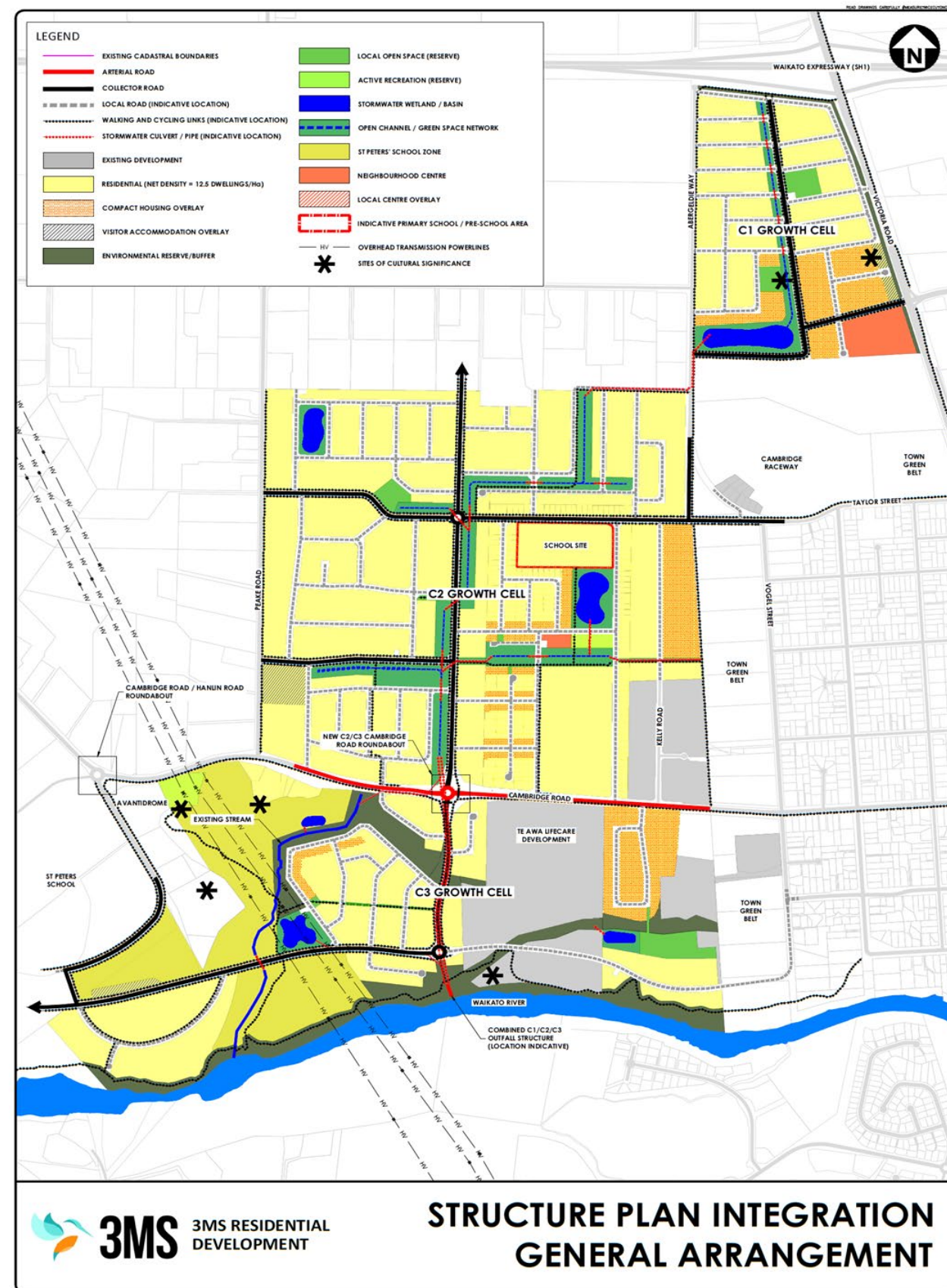
The proposed scheme is conceived of as a new neighbourhood with an appropriate provision of amenities that will support neighbourliness and community. The connected form of the scheme will community engagement, through easy access to the local centre, school and active recreational space.

At the larger scale, the connectivity to the wider setting, including to the south and the Waikato River, allows the scheme to have a relationship with the established parts of Cambridge. This is particularly the case in a location with a strong cycling association.

From an urban design perspective, structure plans generally offer a broad direction and vision for a scheme, but need to allow flexibility to accommodate changing and evolving requirements. This is particularly the case where a large development is likely to be planned in detail and constructed over a number of stages. Even with a small-scale stage project, latter stages are informed in response to both the preceding work and the changing external demands of the project.

In terms of the Cambridge C1 and C2/C3 Structure Plan, it is clear that each of the cells will see some detailed design variation occur. However, it is important that the broad targets in terms of land use are accommodated and that the component parts continue to fit together in a comprehensive manner.

< **Figure 2 WDC Cambridge C1 and C2/C3 Structure Plans**



2.4 Urban Form and Land Use

For the C2 Growth Cell, the structure plan anticipates that the land will be largely used for residential use. This is split into smaller residential areas by stormwater management space that has a principle north-south trunk and branches to both west and east.

For the 3Ms land, this basic arrangement is maintained, with some adjustments. The principal north-south stormwater management space has been moved further west and has assumed a more staggered plan form. This also applies to the secondary branches of stormwater management space, which vary more in width and alignment. While the positioning of the stormwater management space has changed relative to underlying cadastral boundaries, the basic composition is similar to the structure plan.

The shifting of the north-south stormwater space brings its southern extremity closer to the head of the existing stream in the C2 cell, where there is a requirement to maintain water flow. In addition, the primary culvert extension through the C2 cell is able to follow a more direct route to the Waikato River. This means that the collector road through C2 can also assume a more direct route south. An advantage here is that the resultant development parcels of land on either side of the collector road are more orthogonally shaped and therefore more effective as development land.

Education

A school site was allowed for in the structure plan. This has been developed from its original square shape to a larger, more rectangular site with a greater length of street frontage. This follows input from the Ministry of Education, where the school needs to be 4 ha. in area and be adjacent to both a collector road and a local road.

Residential Land Use

The structure plan did not include any compact housing in the C2 Growth Cell in the form of a specific overlay. For the current 3Ms proposal, the compact housing overlay has been included to improve the potential diversity of housing typologies and also to provide variety in the general built form and character of neighbourhoods.

More compact housing forms edge the three west / east roads towards the southern half of the site. This will serve to improve the overall density of the development and also distinguish these streets from the north / south streets which accommodate larger housing typologies.

Terraced housing is also proposed next to the central stormwater reserve, essentially building on the concept of density on amenity. Similarly, part of the southern edge of the stormwater management space is allocated to high density housing. The overall result is that the stormwater management spaces will be fringed with more intensive housing typologies.

Compared to the structure plan, the current proposal for the 3Ms land builds on the initial ambition to provide housing in numbers, by also articulating a structured approach to the composition of varying density on the site. From an urban design perspective, this is a more interesting and engaging approach that will support the idea of a more memorable place.

Super-Lot Site

Part of the site has been identified for comprehensive development on the southern end of the site. This site will be developed with a mix of building typologies consistent with the rest of the development in terms of scale and quality of outcome. It is anticipated that this site will be used for the purposes of a retirement village.

< Figure 3 3Ms Structure Plan Integration General Arrangement

2.5 Reserves and Open Space Networks

Stormwater Management

As referred to above, the scheme is provided with a stormwater management framework that is potentially part of a more picturesque version of that in the structure plan. While these features are engineered to address stormwater requirements, they are also a significant part of the open space amenity of the proposed scheme.

The intent is for these spaces to support pedestrian and bicycle movement and incorporate places to sit and enjoy the open space. As part of this, the landscape design proposals for the site will incorporate generous structure and amenity planting that will complement stormwater functions.

Active Recreation

Within the C2 Growth Cell of the operative Structure Plan, the main area of active recreation space was located to the east of the main north-south stormwater corridor. This was connected to the existing Town Belt to the east by a green walking and cycling link. The 3Ms proposed scheme and structure plan locate active recreation in a relatively central location. This is adjacent to both the proposed central stormwater reserve for the site and also the main east-west stormwater management space. This allows for open spaces uses to function together as a whole and complement the proposed neighbourhood centre as well.

2.6 Community Facilities

The local centre proposed in the structure plan for the C2 Growth Cell is positioned to the west of the active recreation space and to the north of the east-west stormwater reserve. This allows for good access to the wider development and also to the existing Town Belt and residential area to the east of this. This approach also allows users of the open space to enjoy the convenience of the local centre if desired.

2.7 Transport and Movement

The proposed 3Ms scheme maintains the overall diagram of movement incorporated in the structure plan, while also allowing some change at the detailed level.

The most obvious development of the Structure Plan intent is that the north / south collector road and stormwater management swale are moved further to the west outside of the 3Ms site. While different to the structure plan design, this outcome does not upset the broad concept of the plan. As noted previously, the effect is to straighten up the collector road and eliminate the two S-bends in the road that were part of the structure plan in C3 and the northern end of C2. This seems more in keeping with the orthogonal nature of land boundaries in the area and generally results in more usefully shaped development land.

Beyond this, the proposed scheme allows a good degree of vehicular connectivity with its wider setting. The proposed scheme maintains two road connections to Cambridge Road, as also envisaged by the structure plan. The latter also allowed for three road connections to the west, whereas the proposed 3Ms plan allows for four connections. At the northern end of the site, there are two connections to the west / east collector road, rather than the three shown in the Structure Plan. This change is a result of the increased length of the proposed school site compared to that shown in the Structure Plan.

Within the site, the street network has a similar north / south emphasis compared to the Structure Plan. This is useful in that the majority of lots are facing either west or east and so have good access to sunshine through the course of a day, either from their fronts or backs. Pedestrian and bicycle connectivity will follow the proposed streets, with the additional ability to use the proposed open spaces as movement paths as well. Once the ambitions of the operative structure plan are realised beyond the 3Ms site, the degree of permeability of the 3Ms site will be similar to that of the structure plan.

The proposed school site could be seen as a limitation in this regard, but schools are often relatively permeable for community use and so in fact may extend the pedestrian and bicycle network. The development of the super-lot may also offer further movement opportunities, depending on its internal configuration.

2.8 Infrastructure Networks

The proposed 3Ms scheme maintains the general arrangement of infrastructure proposed for the C2 growth cell. Some elements have moved positions, but the overall diagram and composition of the parts is similar and more importantly, functional.

3 Conclusion

Development of the site has been under consideration from the outset of the plan change process that resulted in the operative structure plan. Consequently, there has been general alignment of the broad aims for the site from both a strategic planning perspective and relative to specific land development ambitions by 3Ms.

As the details of the development have been further defined and refined, the vision for the land has been maintained. Changes have of course been made as a product of further design development and consideration of development staging. However, any differences are at a level of detail that maintain the overall strategic intent. The Waipa District Plan requires that the 3Ms development be in “general accordance” with the Cambridge C1 and C2/C3 Structure Plan. Comparison of the structure plan and the proposal for the 3Ms site demonstrates that this is the case.

In urban design terms, the proposed combination of site engineering, landscape design and architecture will result in an attractive urban extension to Cambridge. While incorporating many aspects of best practice design, the scheme also includes individual and contextual aspects that will serve to support a sense of individuality and create a memorable place.

The proposed scheme is considered to be a successful plan for the growth of the western side of Cambridge.

Stuart Mackie

Chow: Hill
December 2020

Appendix 1

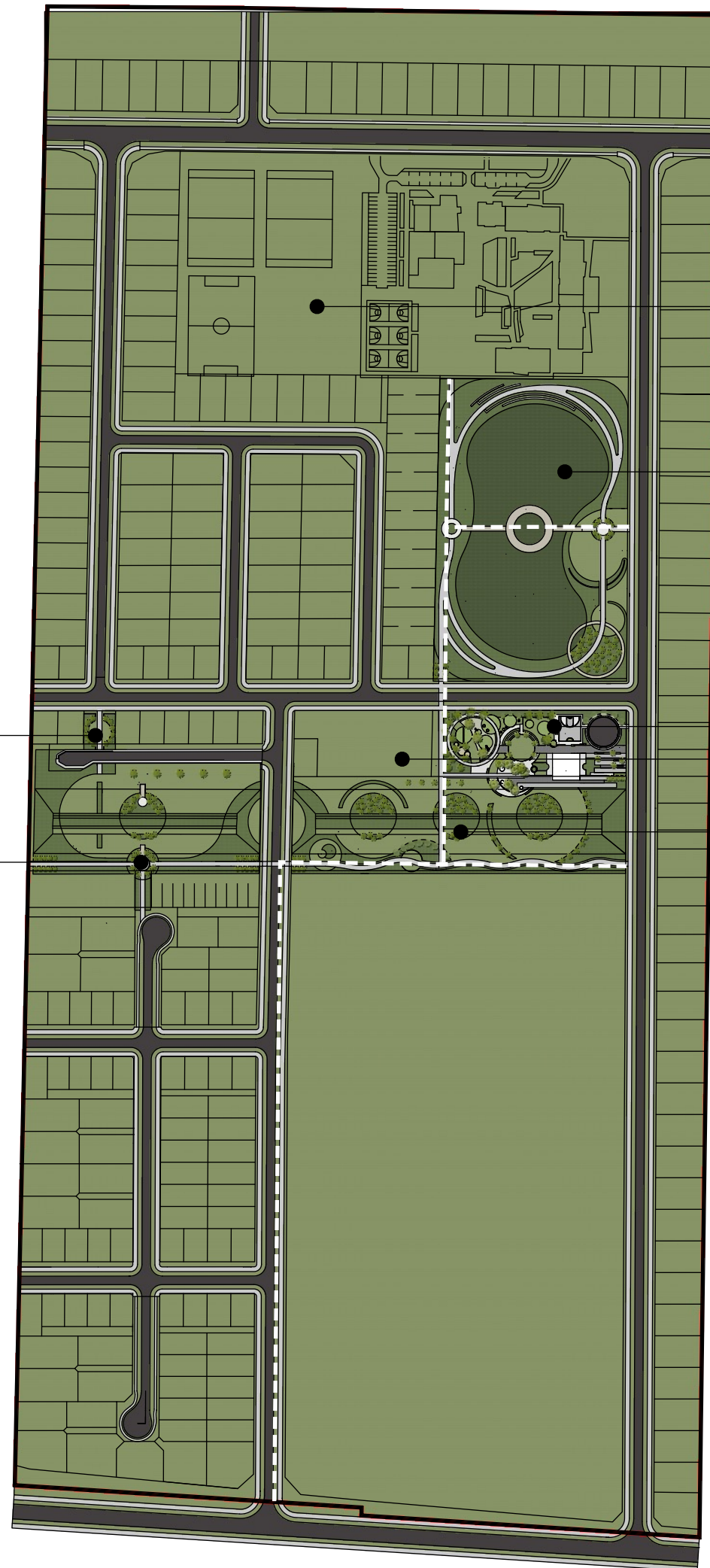
Landscape Design Concepts



GREEN SPACE CONNECTIONS



WALKWAY



SCHOOL SITE

STORMWATER BASIN

PLAYGROUND/ACTIVE AREA

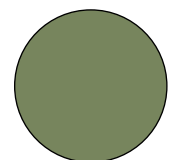
CAFE

SWALE

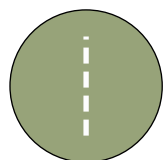


WALKWAY

KEY:



GREENSPACE
(RESERVES)



WALK/CYCLE
CONNECTIONS

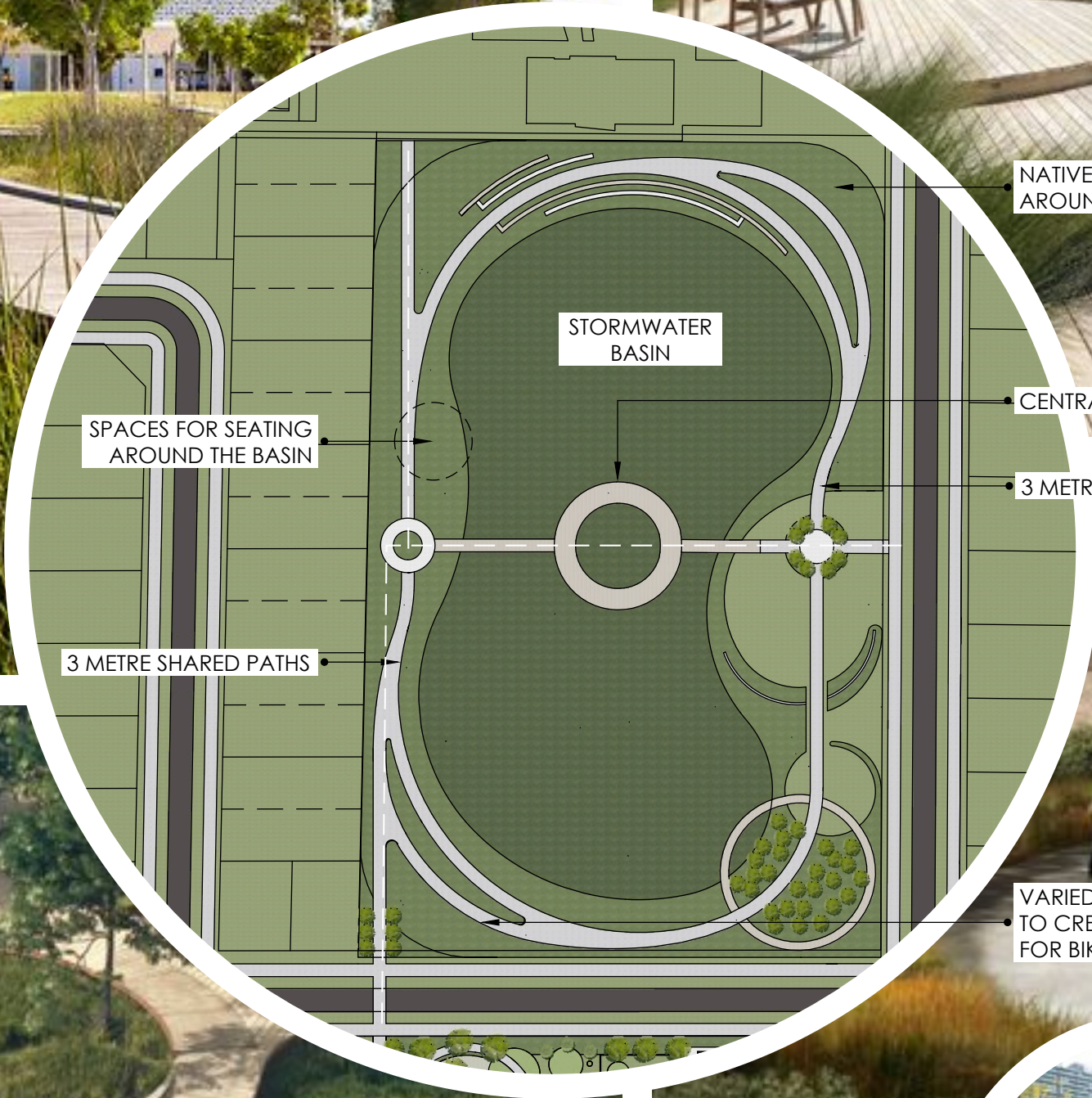
OVERVIEW

1.12.20

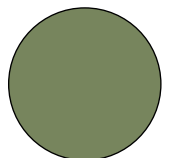


THEME/MOOD

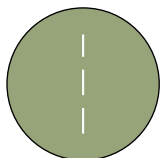
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KEY:



GREENSPACE
(RESERVES)



WALK/CYCLE
CONNECTIONS

STORMWATER BASIN

1.12.20

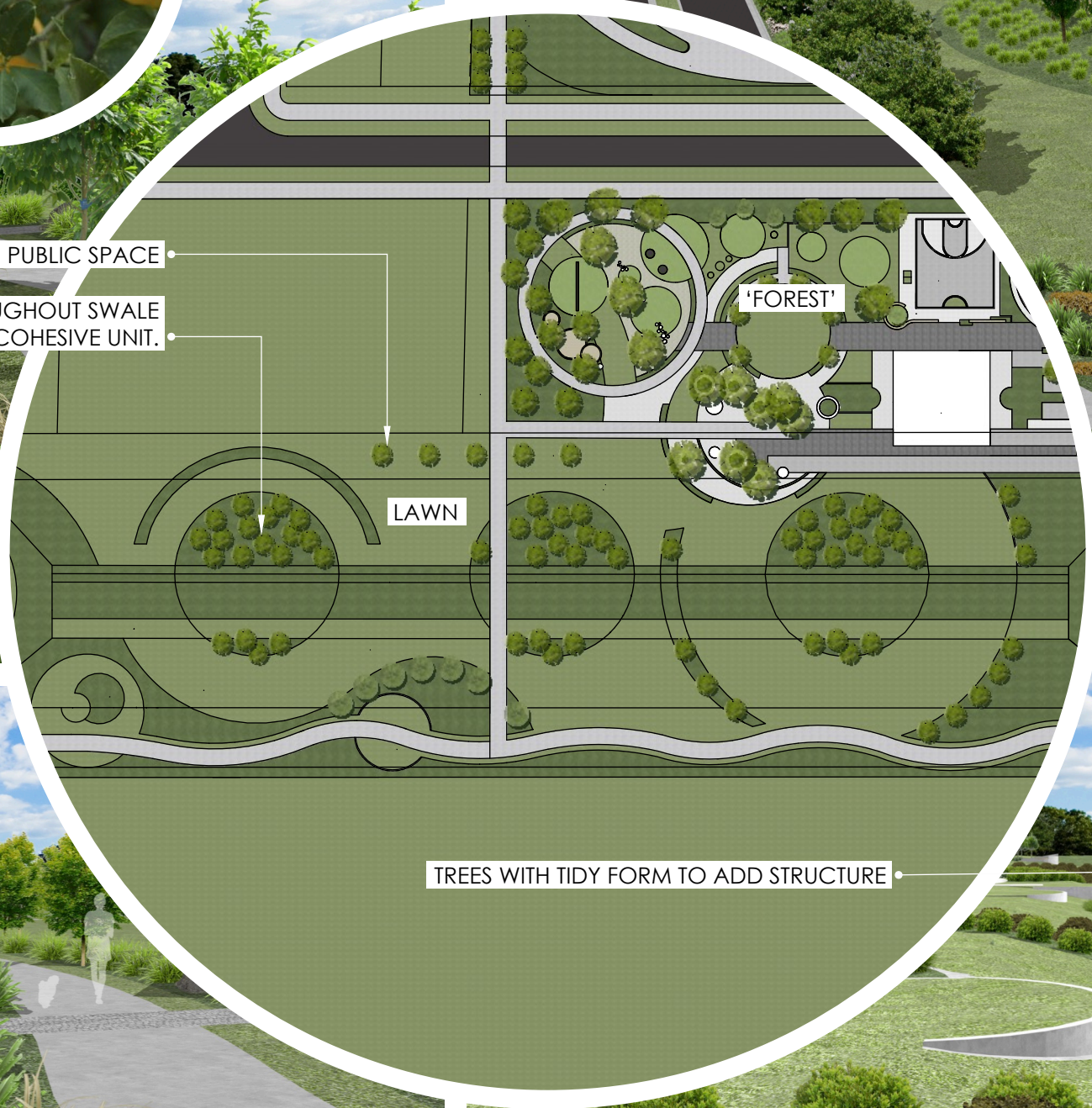
PLANTING - SWALE

1.12.20

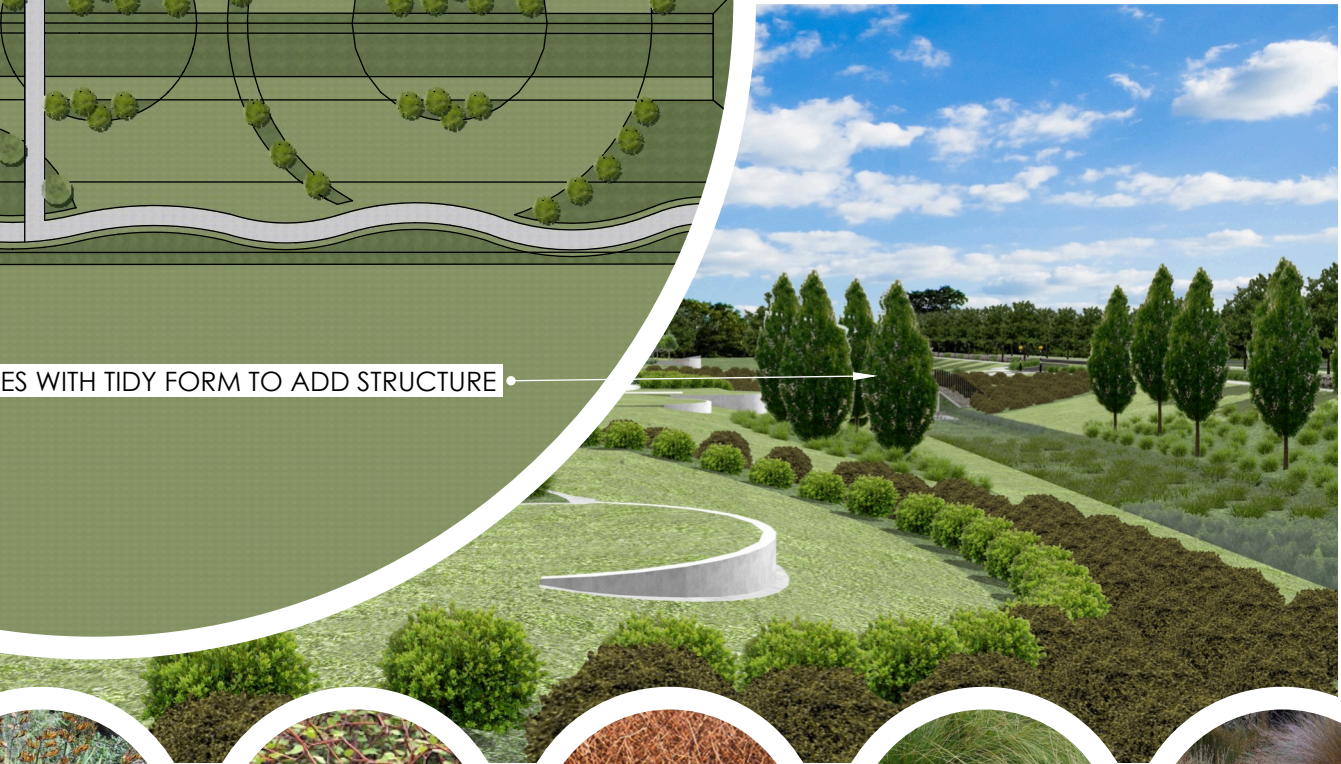
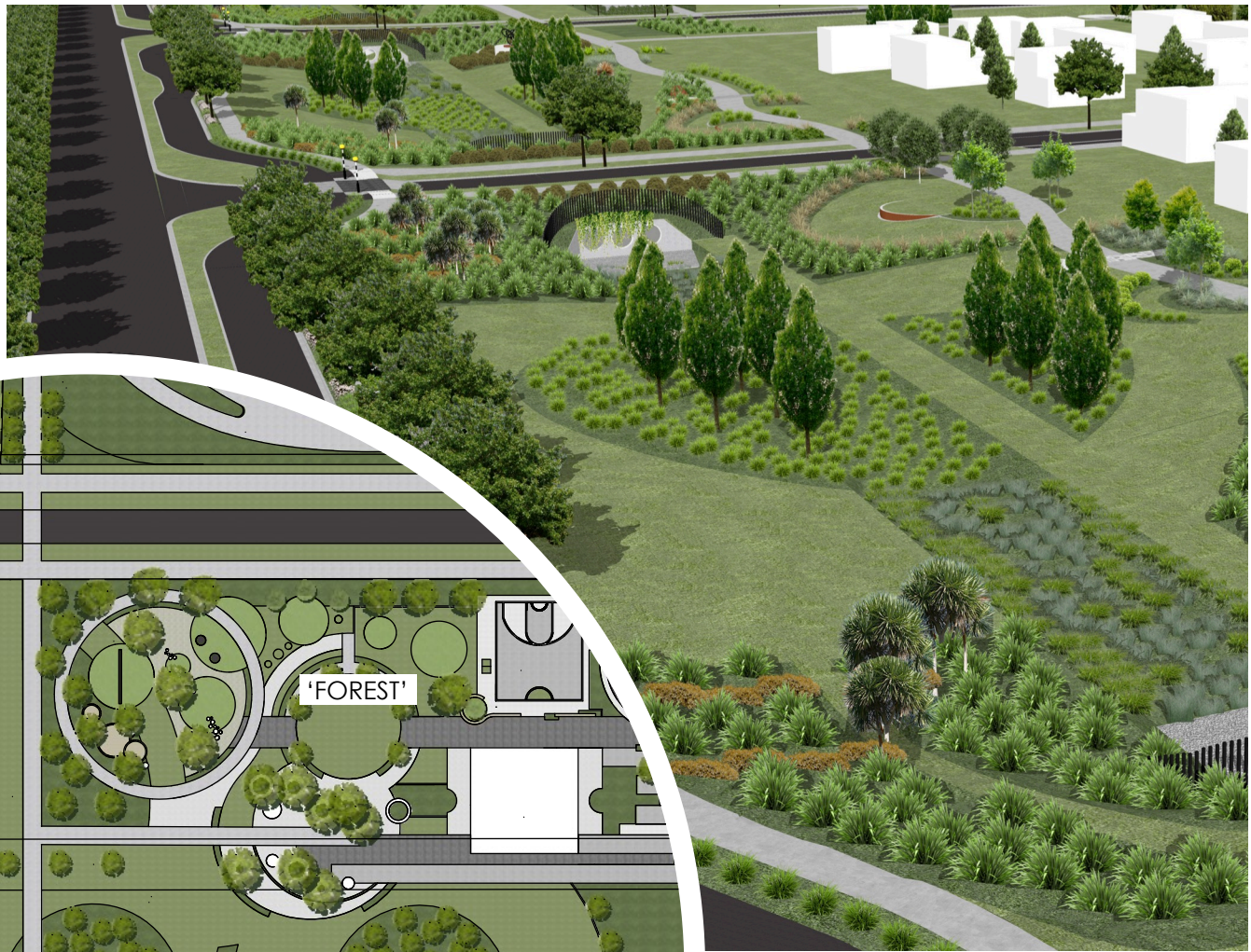


CITRUS TREES INCLUDED IN PUBLIC SPACE

CENTRAL CIRCLE/TREES FEATURE REPEATED THROUGHOUT SWALE TO BRING THE DESIGN TOGETHER AS ONE COHESIVE UNIT.



TREES WITH TIDY FORM TO ADD STRUCTURE



CHIONOCHLOA RUBRA
(SIDES OF SWALE)



ELOCHARIS SOHACELATA
(BOTTOM OF SWALE)



KAHIKATEA
(MAIN FEATURE TREE IN SWALE)



CORDYLINE AUSTRALIS



PHORMIUM EMERALD GEM
(SIDES OF SWALE)



MUEHLENBECKIA ASTONII
(SIDES OF SWALE)



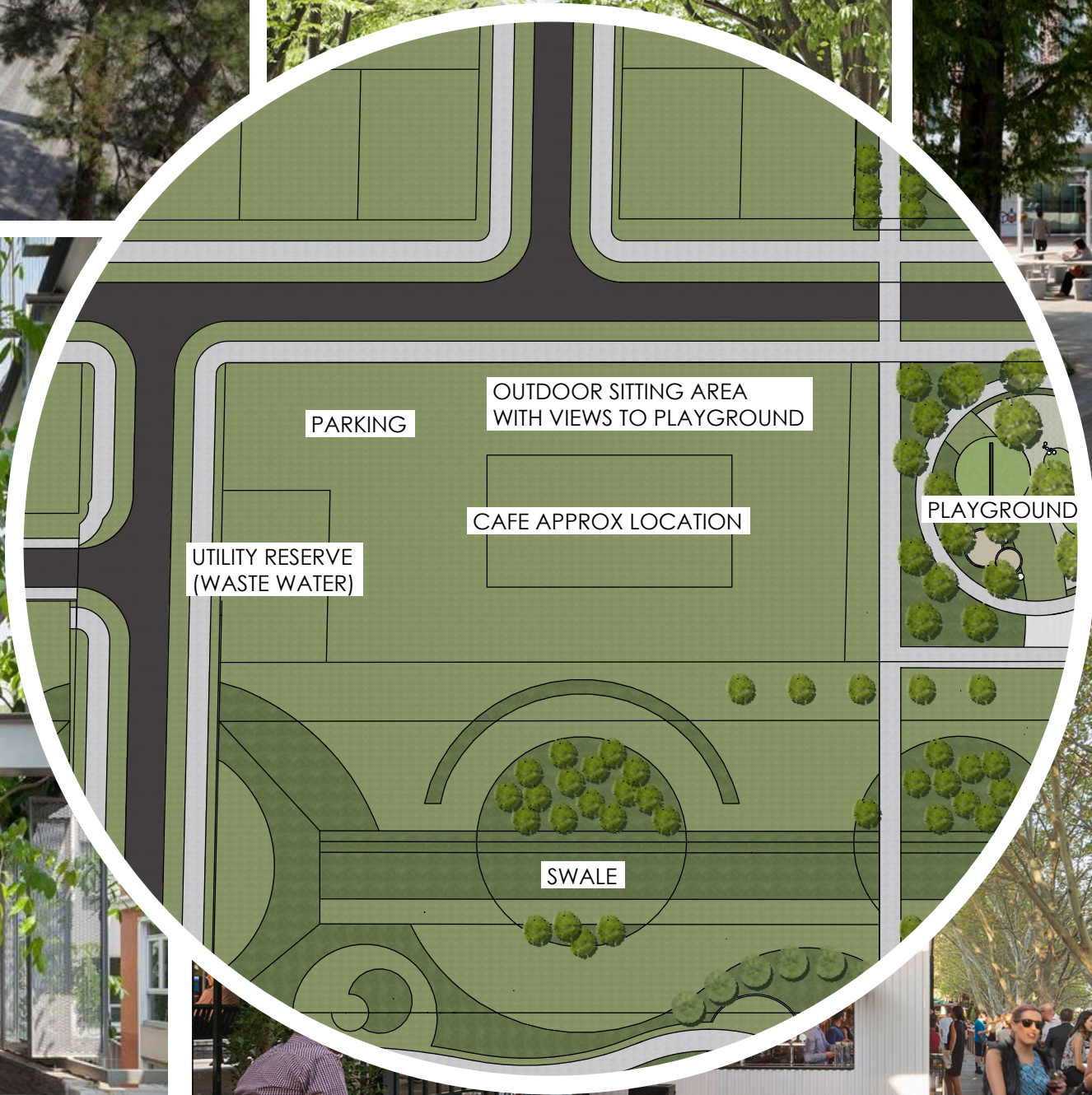
COPROSMA RED ROCKS
(SIDES OF SWALE)



CAREX SECTA
(SIDES OF SWALE)

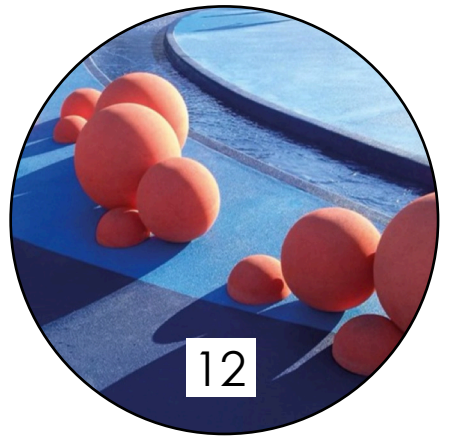
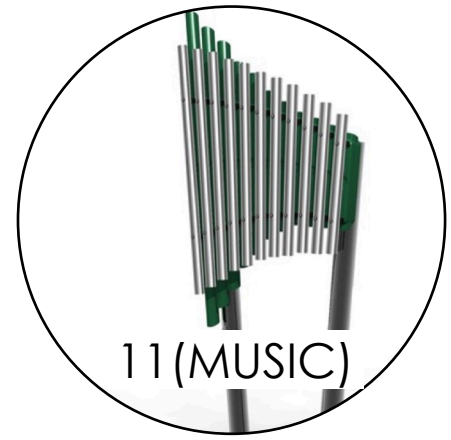
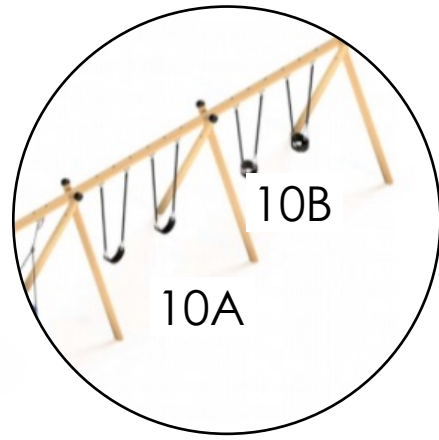
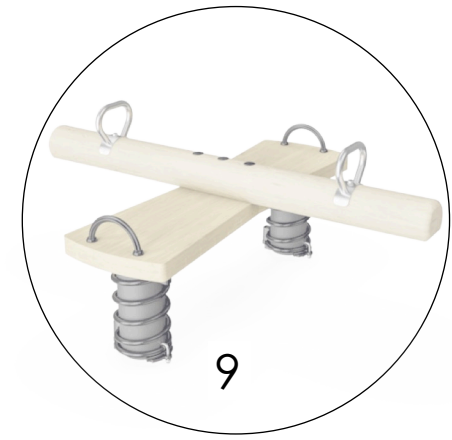
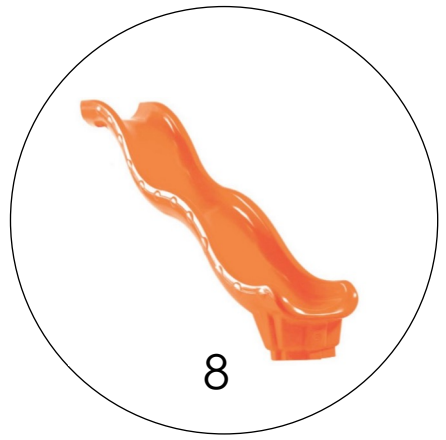
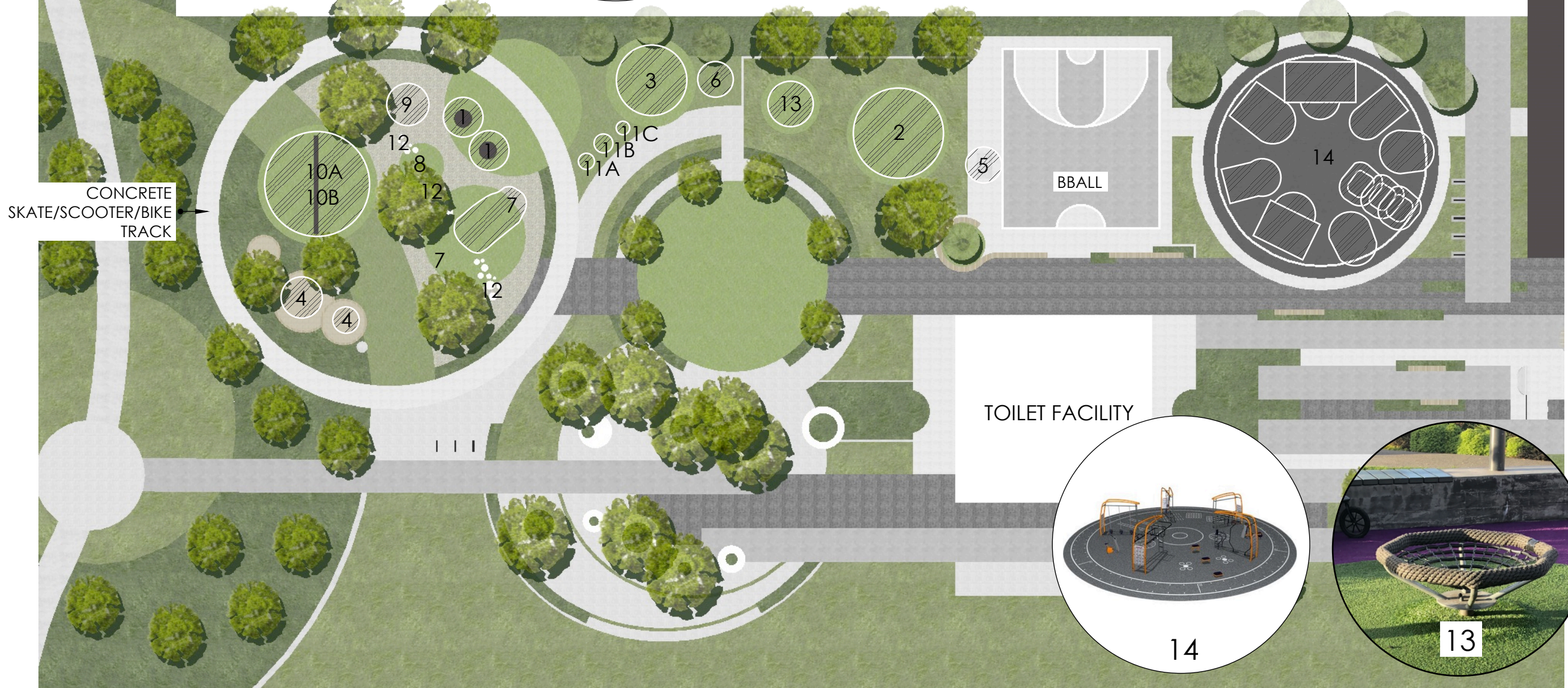
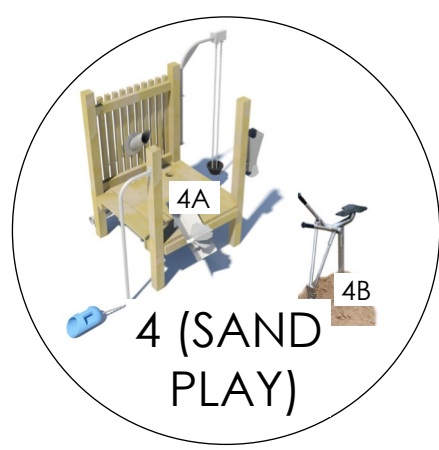
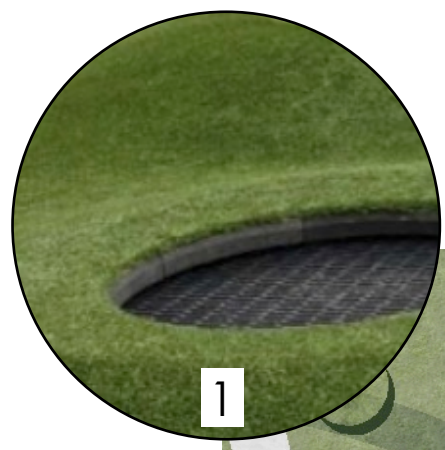


APODASMIA SIMILIS
(SHALLOW WATER)



AMENITIES/CAFE SPACE

PLAYGROUND



14

13

1

2

3

4 (SAND
PLAY)

5

6

CONCRETE
SKATE/SCOOTER/BIKE
TRACK

BBALL

TOILET FACILITY

14

10A
10B

4

4

9

12

8

12

7

12

11A

11B

11C

6

13

2

5

11 (MUSIC)

12

10A

10B

9

8

7



ABOVE: CORNWELL PARK, HASTINGS - WATER PLAY



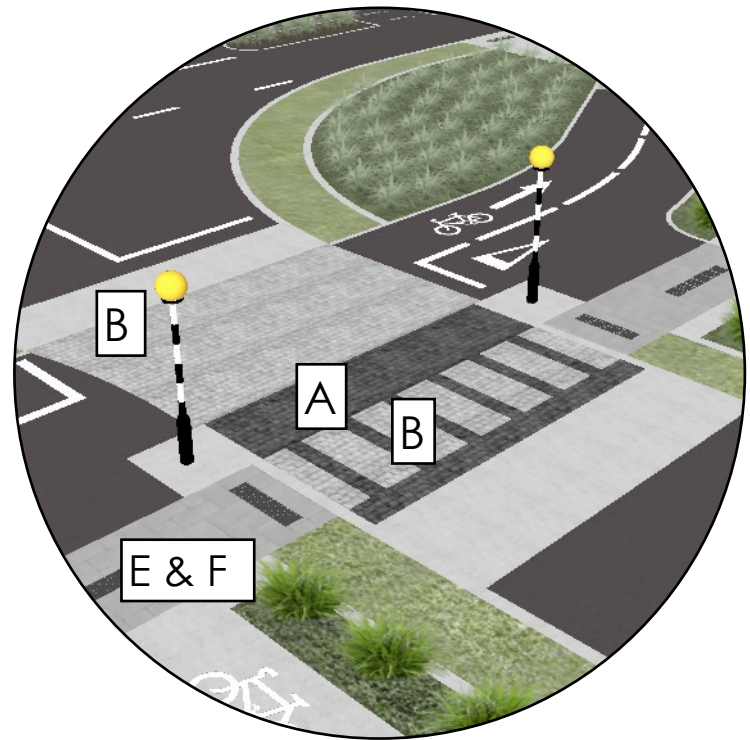
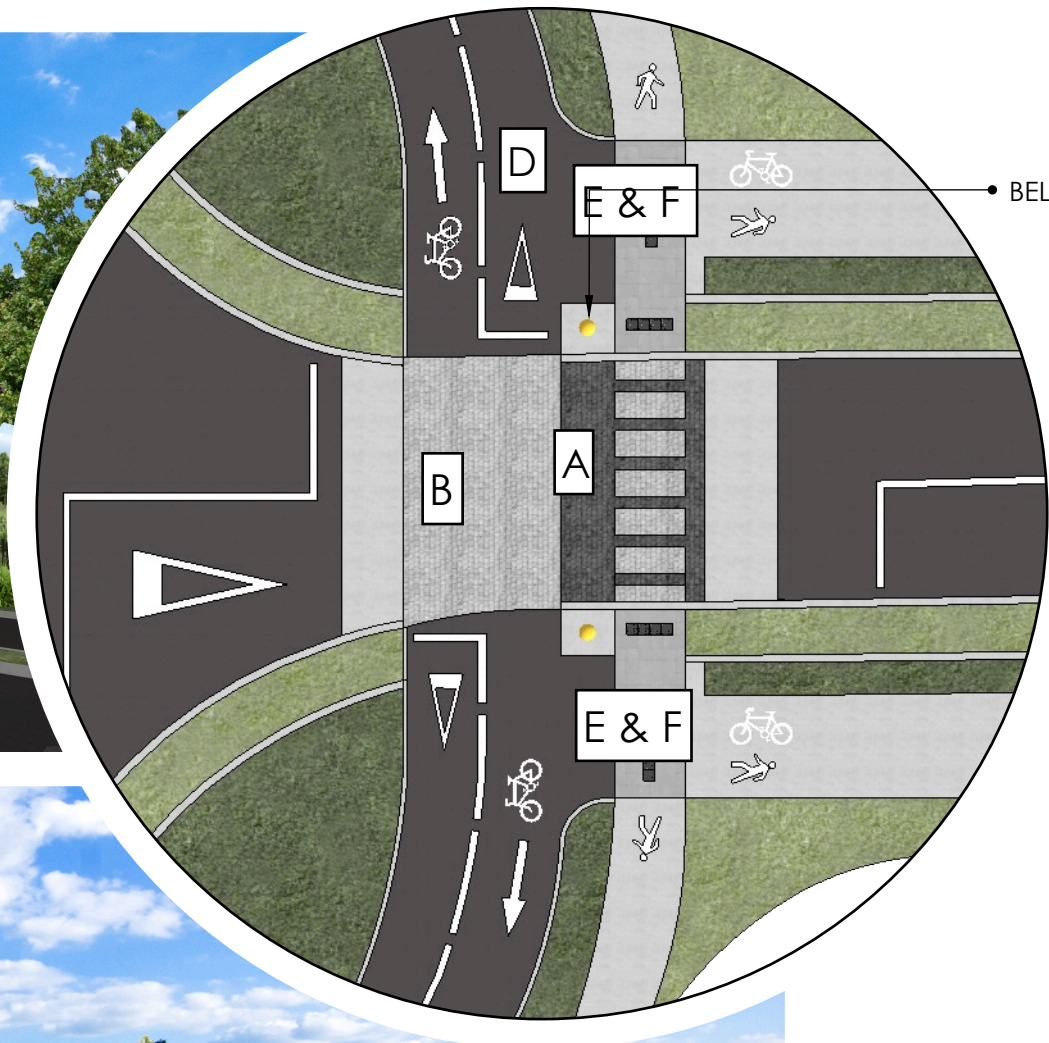
FITNESS CIRCLE IMAGE



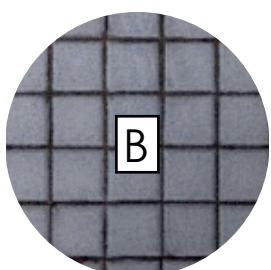
FITNESS CIRCLE

TODDLERS AREA

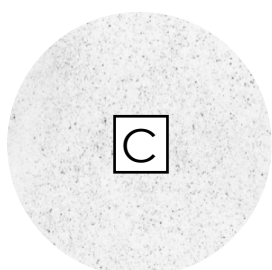
WATER PLAY



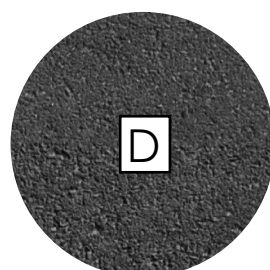
FIRTH HOLLAND SET
(BLACK SANDS)



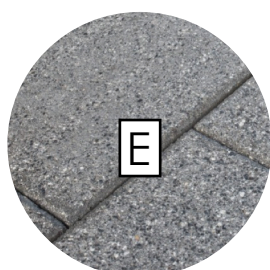
FIRTH HOLLAND SET
(NATURAL)



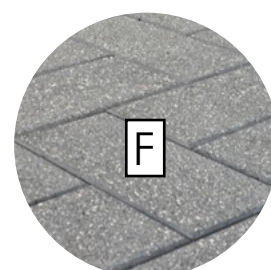
PLAIN CONCRETE



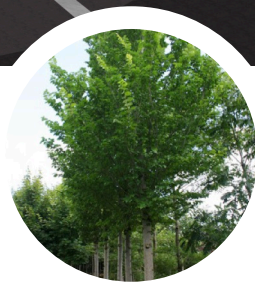
ASPHALT



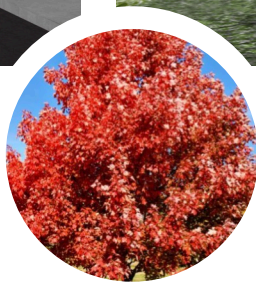
FIRTH FORUM FLAGSTONE
PAVER
400X400X80



FIRTH PIAZZA PAVES
400X200X80



ULMUS LOBEL



ACER 'BRANDYWINE'
ACER 'RED SUNSET'



LAGERSTROEMIA
ST EMILION



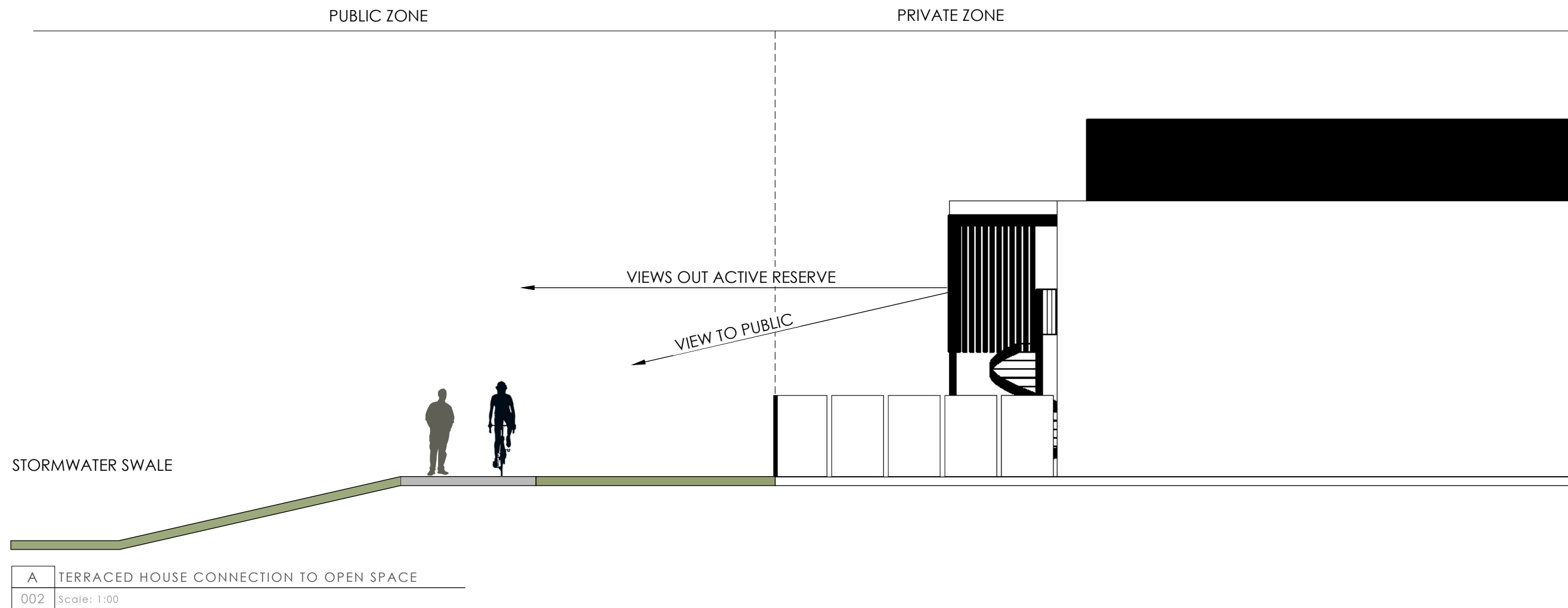
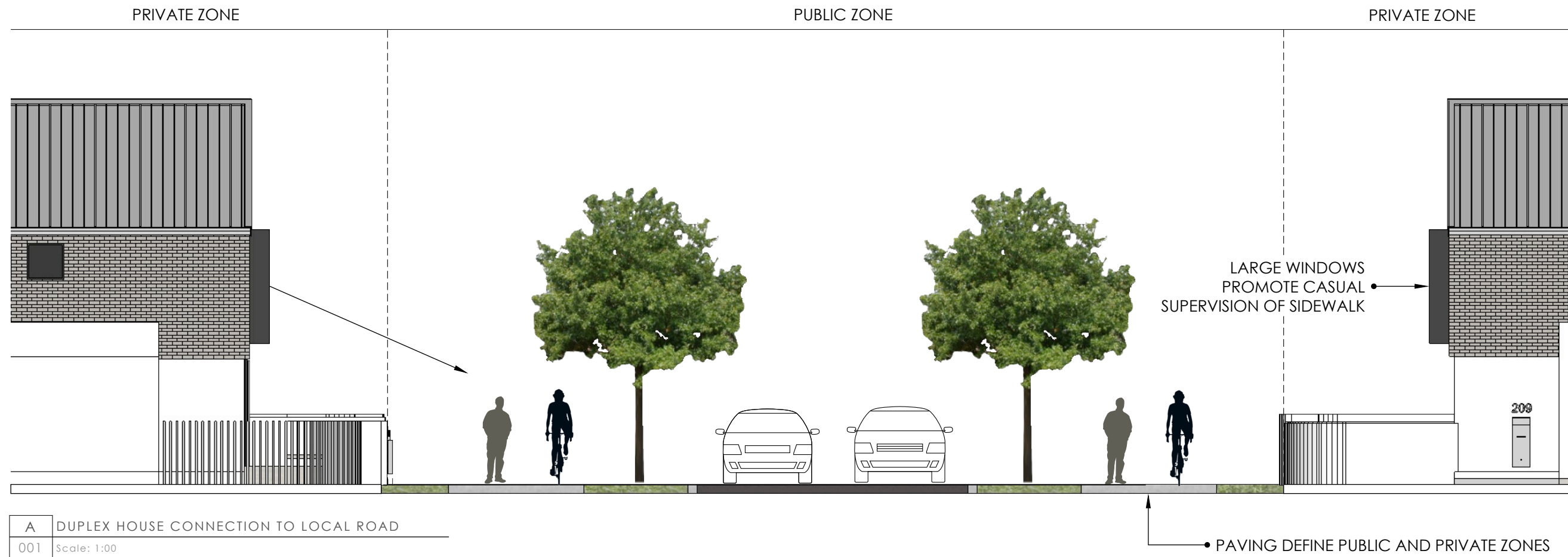
PYRUS CALLERYANA
CANDELABRA



FAGUS SLYVATICA
DAWYCK GOLD



ACER PALMATUM



CROSS
SECTIONS

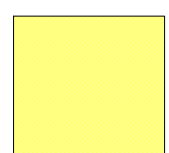
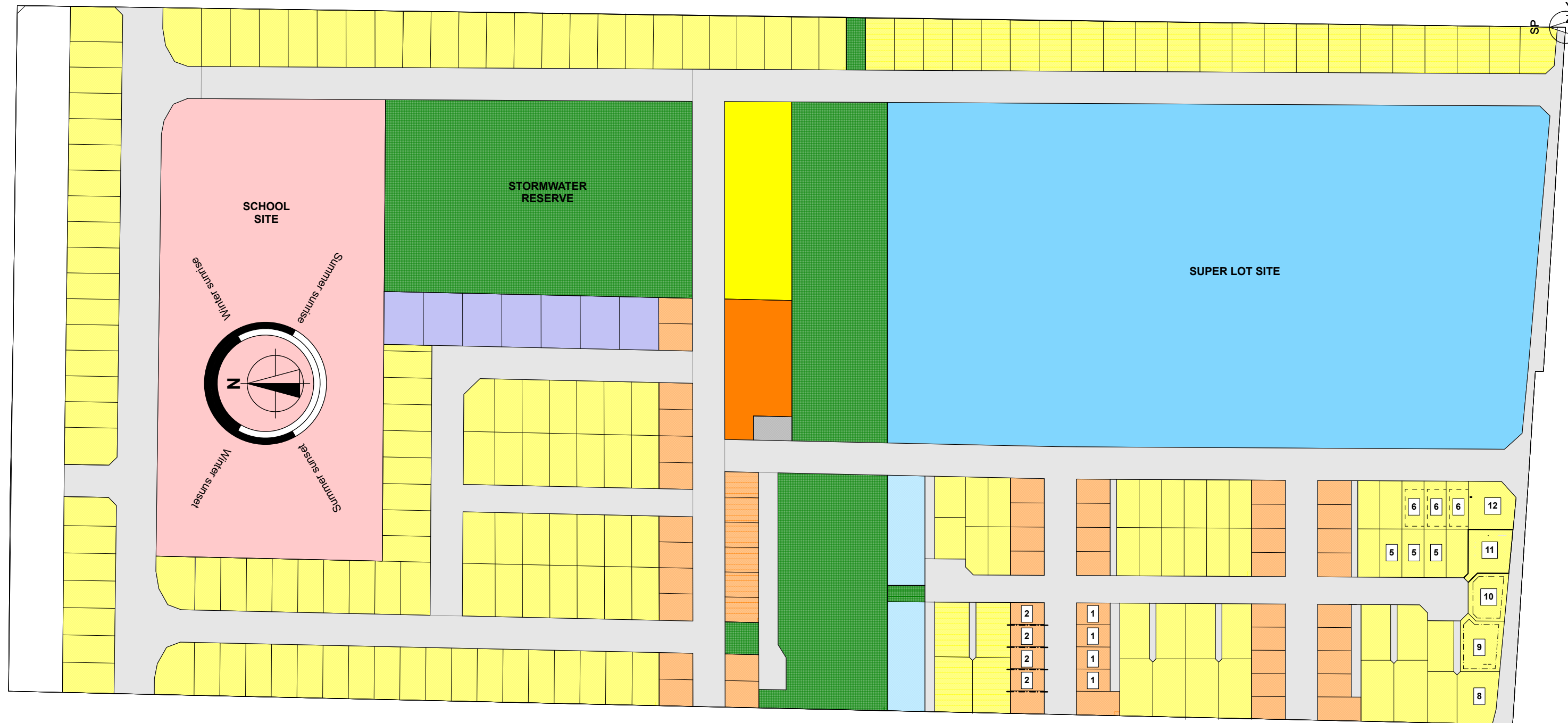
URBAN DESIGN

1.12.20

Appendix 2

Architectural Design Concepts

X: 499,555
Y: -278,734
Z: 0

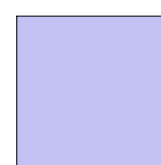


YELLOW - General Residential / Detached Housing (Each dwelling a combination of single and two storey with 3 and 4 bedroom options).

General Residential Small Sites. Zero setback to south boundary. (Each dwelling a combination of single and two storey with 3 and 4 bedroom options).



ORANGE - Compact Housing - Adjoining on one or two boundaries (Each dwelling a combination of two storey with 3 and 4 bedroom options).



PURPLE - Terraced Housing



BLUE - High Density Housing Residential

1
-

Development Typology Plan

Scale @ A3 - 1:2500



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Development Typology Plan

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URBAN DESIGN FOR THE:
3MS RESIDENTIAL DEVELOPMENT

Cambridge

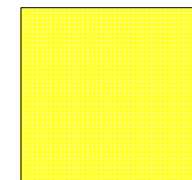


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Typology # 1 - GENERAL RESIDENTIAL

Inspirational images courtesy of Pinterest
Date - 1/12/2020



URBAN DESIGN FOR THE:
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Cambridge

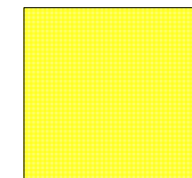


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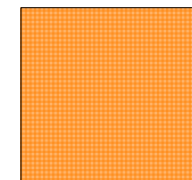
Typology # 1 - GENERAL RESIDENTIAL SMALL SITES

Inspirational images courtesy of Pinterest
Date - 1/12/2020



URBAN DESIGN FOR THE:
3MS RESIDENTIAL DEVELOPMENT

Cambridge





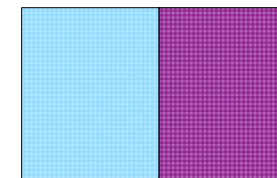
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Typology # 3 & 4 - TERRACED HOUSING/HIGH DENSITY HOUSING

Inspirational images courtesy of Pinterest

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3MS RESIDENTIAL DEVELOPMENT

Cambridge



Smooth Precast Concrete



Cedar Board & Batten -



White Painted Brick -



Rusticated Weatherboard With Battens -



Dark Vertical Cedar -



Cedar Battens -



Red Kiln Brick -



Textured Precast Concrete -



Randon Width Vertical Cedar -



E Span 340 -



Stepped Brick -



Bagged Brick



Cedar Bevelback Weatherboard



Painted Bevelback Weatherboard



Shingle -



Blonde Vertical Cedar -



E Span 470 -



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Inspiration - CLADDING PALETTE

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URBAN DESIGN FOR THE:
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Corrugate



E Span 470



E Span 340



Stellaria Roof Tile



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Inspiration - ROOFING PALETTE

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Resene Alabaster



Resene Half Napa



Resene Charcoal



Resene Black



Resene Merino



Resene Napa



Resene Gravel



Resene Scoria



Resene Thorndon Cream



Resene Foggy Grey



Resene Tapa



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Inspiration - COLOUR PALETTE

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URBAN DESIGN FOR THE:
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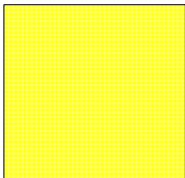
Cambridge



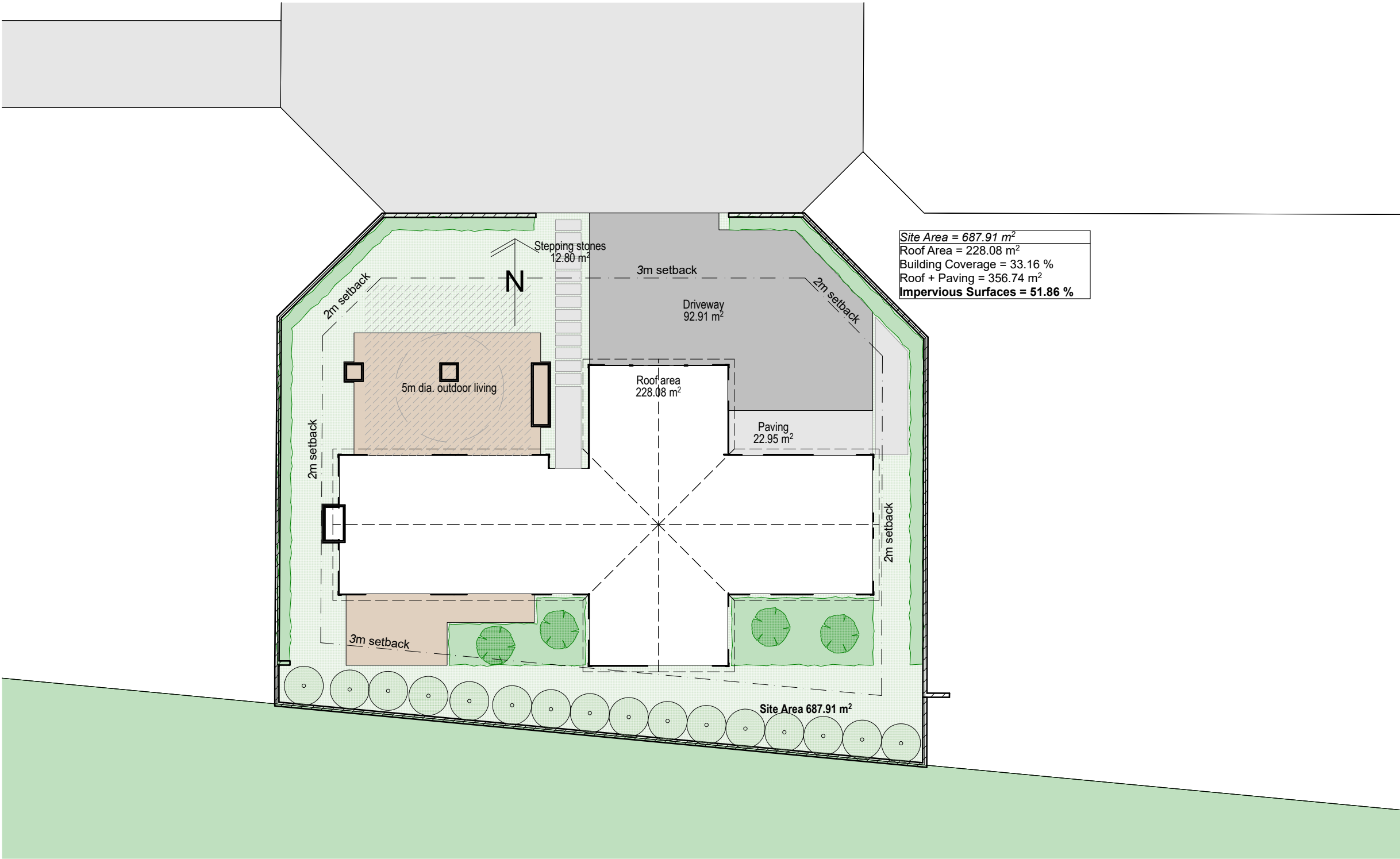
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3D Elevations
GENERAL RESIDENTIAL GATEWAY 3 BED
MODULE 10
Date - 25/11/2020



URBAN DESIGN FOR THE:
3MS RESIDENTIAL DEVELOPMENT
Cambridge



1

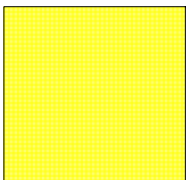
Site Plan - MASTER
Scale @ A3 - 1:200



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Site Plan
GENERAL RESIDENTIAL GATEWAY 3 BED
MODULE 10
Date - 25/11/2020

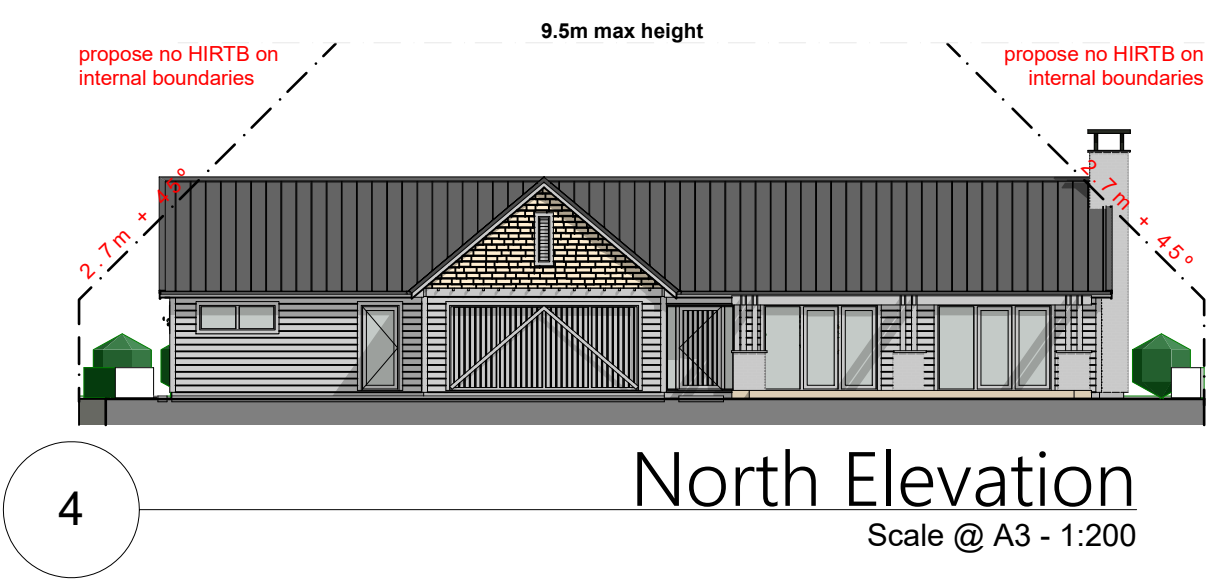
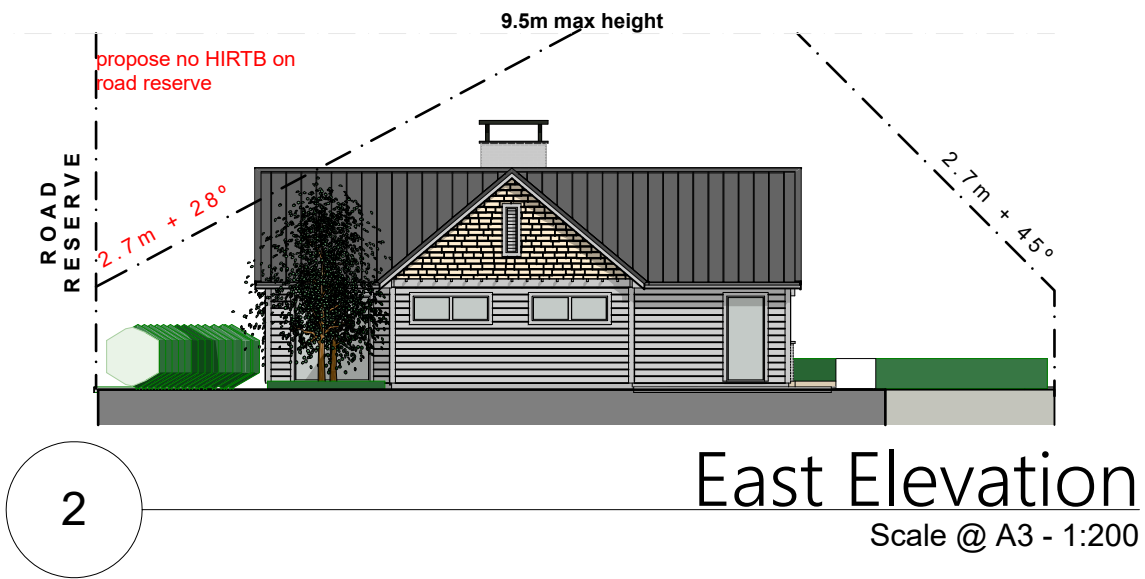
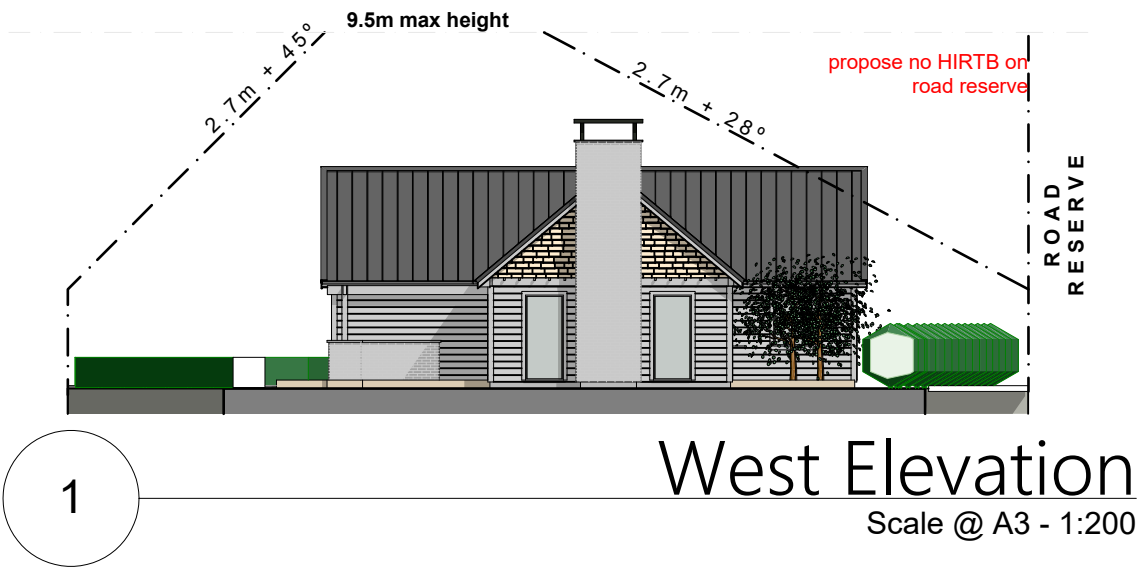


URBAN DESIGN FOR THE:
3MS RESIDENTIAL DEVELOPMENT
Cambridge



Ground Floor
Scale @ A3 - 1:100

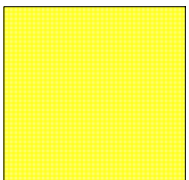
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Elevations
GENERAL RESIDENTIAL GATEWAY 3 BED
MODULE 10
Date - 25/11/2020



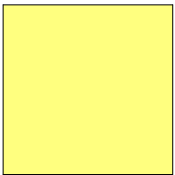
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3D Elevations
GENERAL RESIDENTIAL GATEWAY 4 BED
MODULE 9
Date - 26/11/2020



URBAN DESIGN FOR THE:
3MS RESIDENTIAL DEVELOPMENT
Cambridge



1

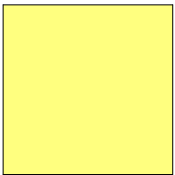
SITE PLAN - MASTER
Scale @ A3 - 1:200



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Site Plan
GENERAL RESIDENTIAL GATEWAY 4 BED
MODULE 9
Date - 26/11/2020



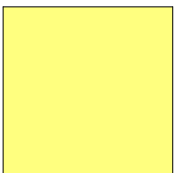
URBAN DESIGN FOR THE:
3MS RESIDENTIAL DEVELOPMENT
Cambridge



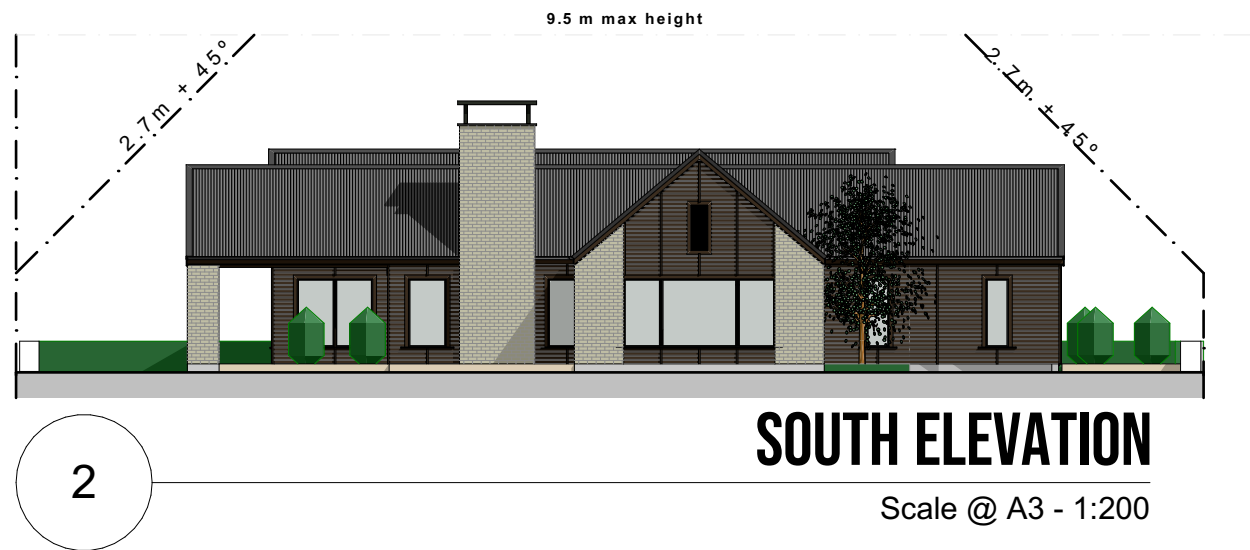
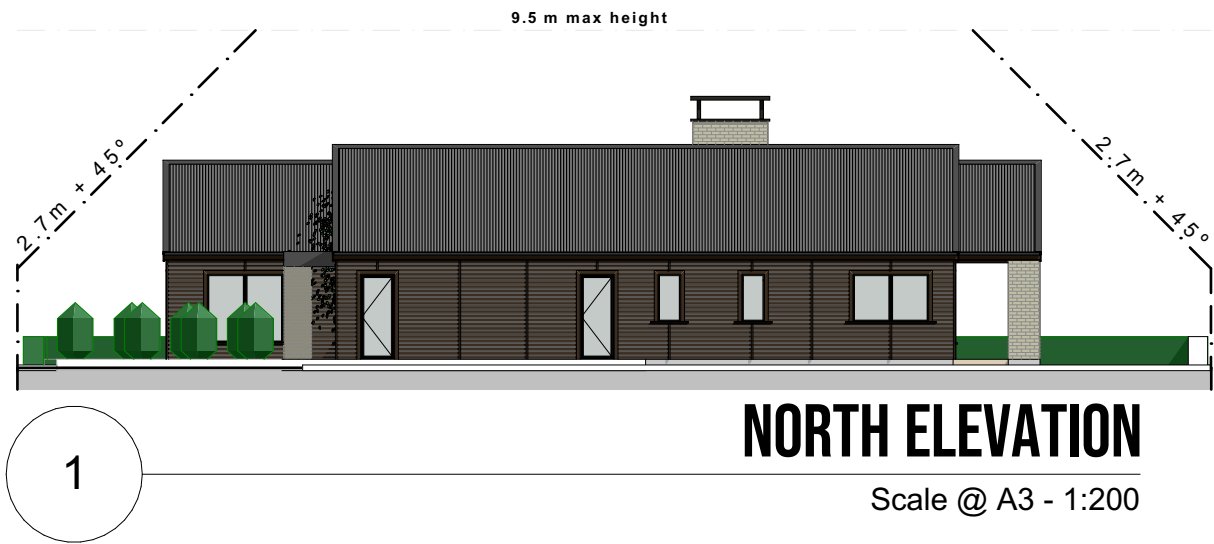
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Floor Plan
GENERAL RESIDENTIAL GATEWAY 4 BED
MODULE 9
Date - 26/11/2020



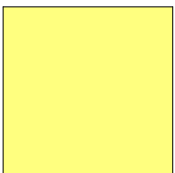
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Cambridge



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Elevations
GENERAL RESIDENTIAL GATEWAY 4 BED
MODULE 9
Date - 26/11/2020



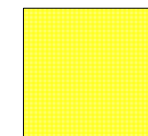
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Cambridge



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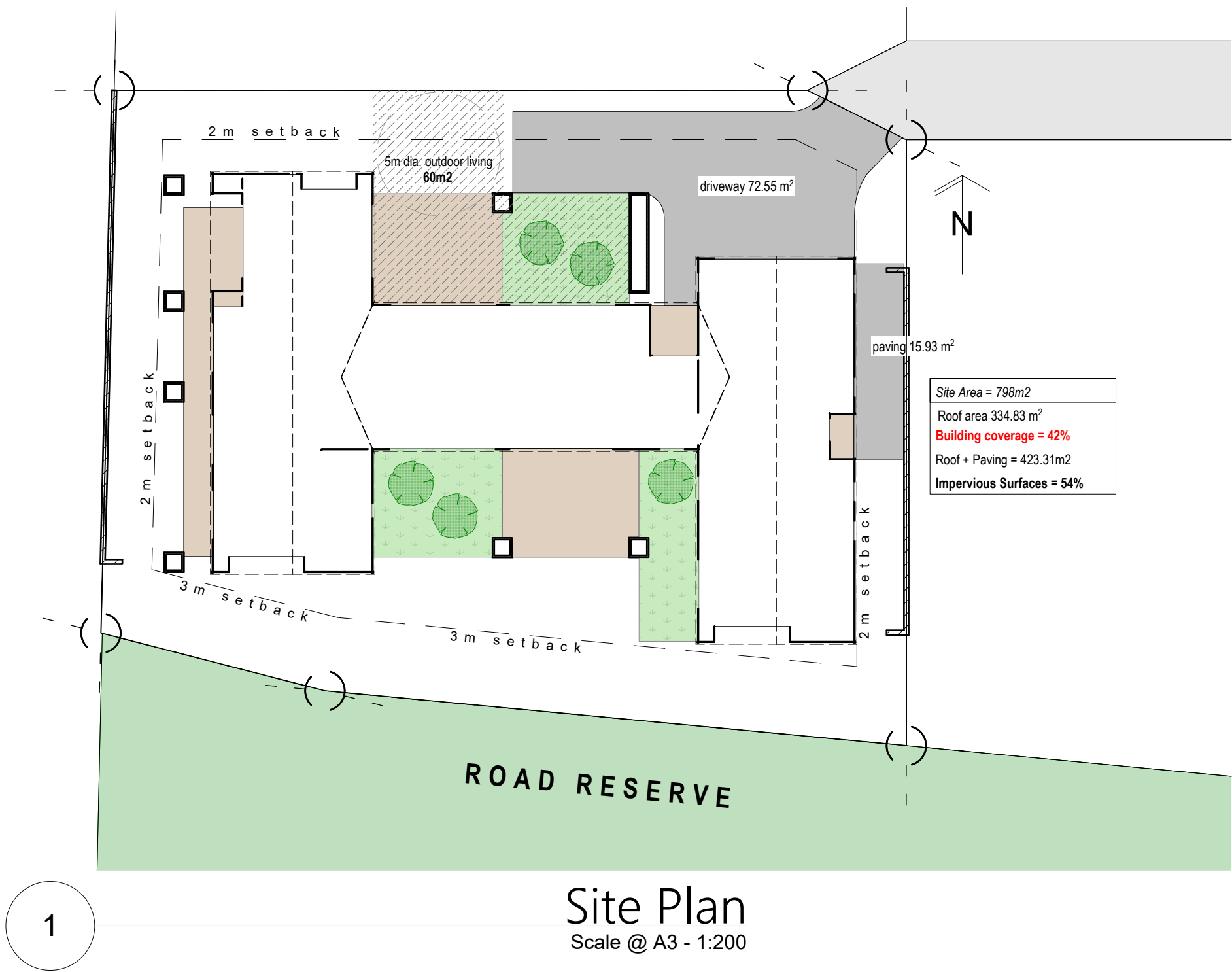
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3D Elevations
GENERAL RESIDENTIAL GATEWAY 4 BED
MODULE 8
Date - 25/11/2020



URBAN DESIGN FOR THE:
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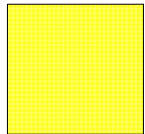
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Site Plan

GENERAL RESIDENTIAL GATEWAY 4 BED

MODULE 8

Date - 25/11/2020



URBAN DESIGN FOR THE:

3MS RESIDENTIAL DEVELOPMENT

Cambridge



1

Ground Floor

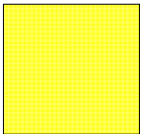
Scale @ A3 - 1:100



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Floor Plan
GENERAL RESIDENTIAL GATEWAY 4 BED
MODULE 8
Date - 25/11/2020



URBAN DESIGN FOR THE:
3MS RESIDENTIAL DEVELOPMENT
Cambridge



1

South Elevation (Road)

Scale @ A3 - 1:200



3

East Elevation

Scale @ A3 - 1:200



2

North Elevation

Scale @ A3 - 1:200



4

West Elevation

Scale @ A3 - 1:200



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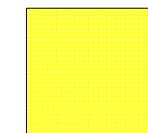
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Elevations

GENERAL RESIDENTIAL GATEWAY 4 BED

MODULE 8

Date - 25/11/2020



URBAN DESIGN FOR THE:

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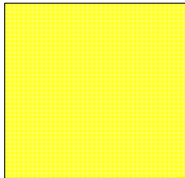
Cambridge



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3D Elevations
GENERAL RESIDENTIAL - GATEWAY 4 BED
MODULE 11
Date - 25/11/2020



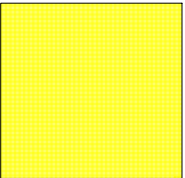
URBAN DESIGN FOR THE:
3MS RESIDENTIAL DEVELOPMENT
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Site Plan
GENERAL RESIDENTIAL - GATEWAY 4 BED
MODULE 11
Date - 25/11/2020



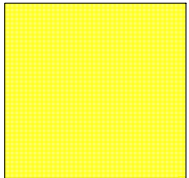
URBAN DESIGN FOR THE:
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Ground Floor Plan
GENERAL RESIDENTIAL - GATEWAY 4 BED
MODULE 11
Date - 25/11/2020



URBAN DESIGN FOR THE:
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Cambridge



1
-

West Elevation
Scale @ A3 - 1:200



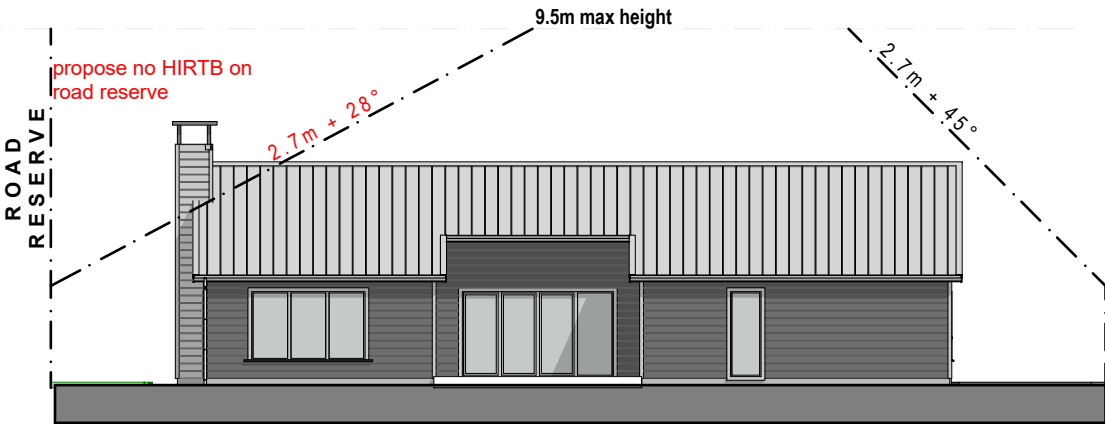
3
-

South Elevation (Road)
Scale @ A3 - 1:200



2
-

North Elevation
Scale @ A3 - 1:200



4
-

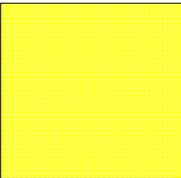
East Elevation
Scale @ A3 - 1:200



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Elevations
GENERAL RESIDENTIAL - GATEWAY 4 BED
MODULE 11
Date - 25/11/2020



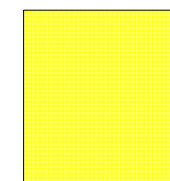
URBAN DESIGN FOR THE:
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3D Elevations
GENERAL RESIDENTIAL GATEWAY 4 BED
MODULE 12
Date - 25/11/2020



URBAN DESIGN FOR THE:
3MS RESIDENTIAL DEVELOPMENT

Cambridge



1

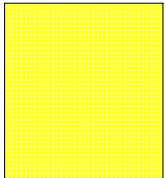
Site Plan
Scale @ A3 - 1:200



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Site Plan
GENERAL RESIDENTIAL GATEWAY 4 BED
MODULE 12
Date - 25/11/2020



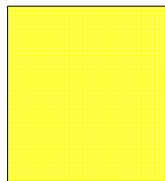
URBAN DESIGN FOR THE:
3MS RESIDENTIAL DEVELOPMENT
Cambridge



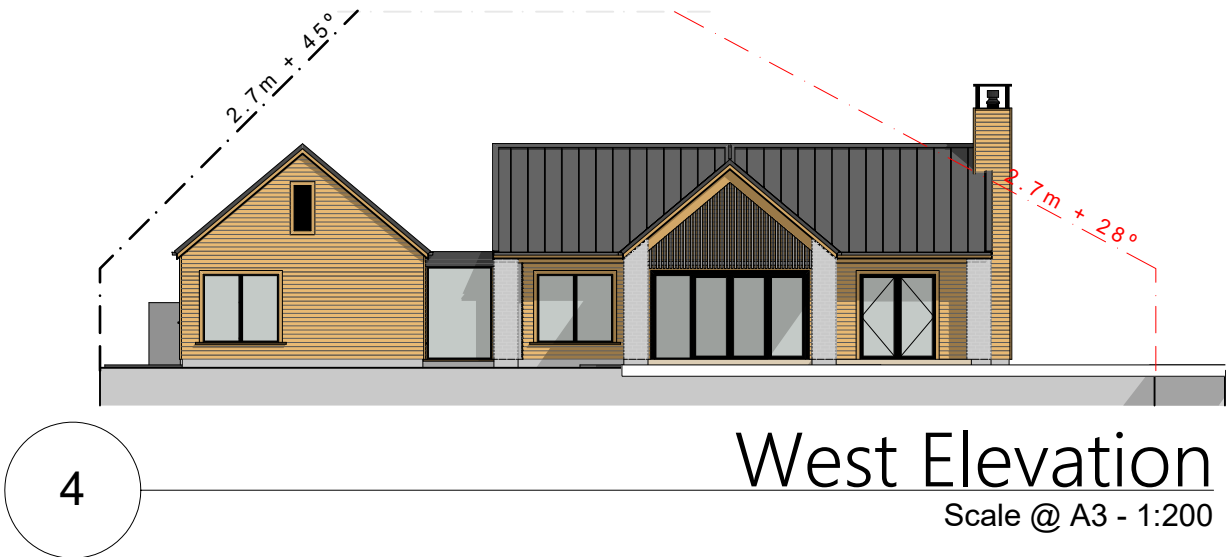
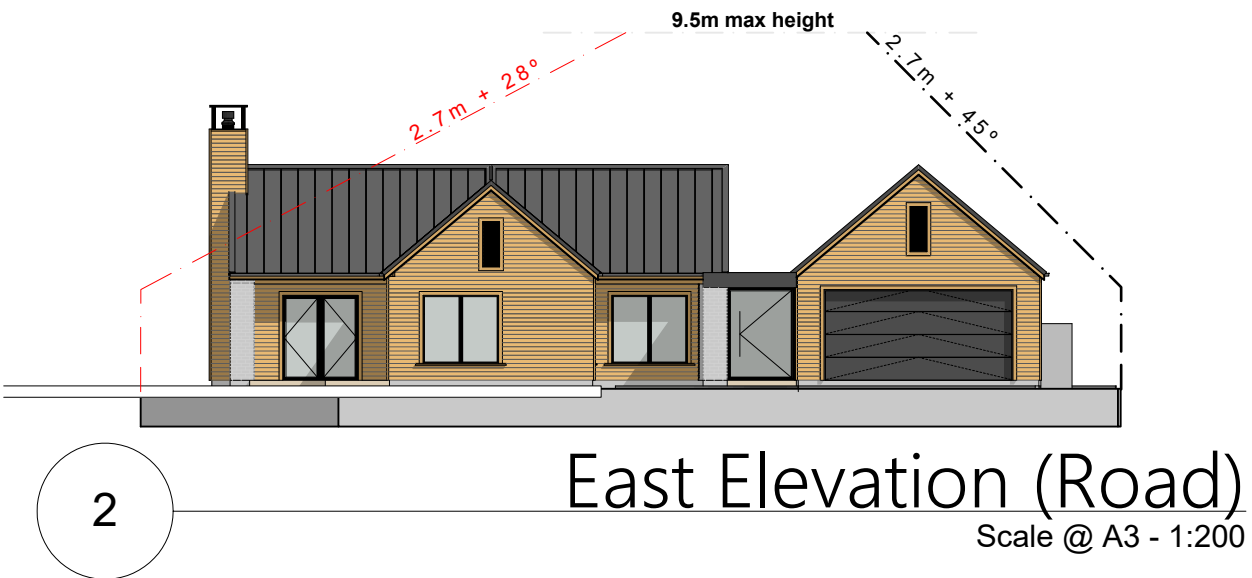
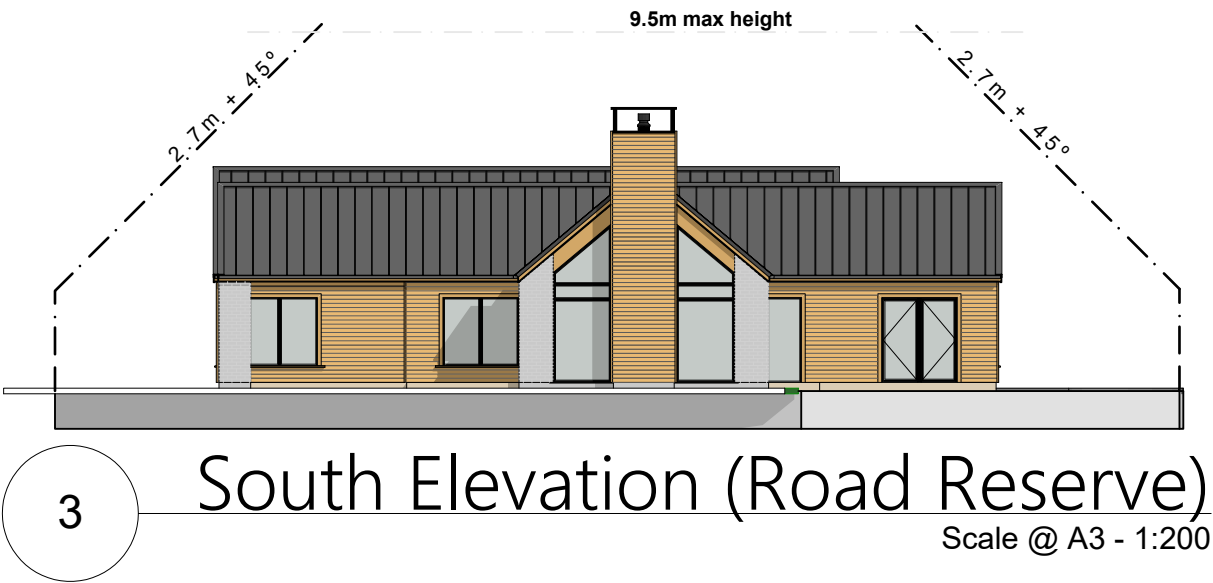
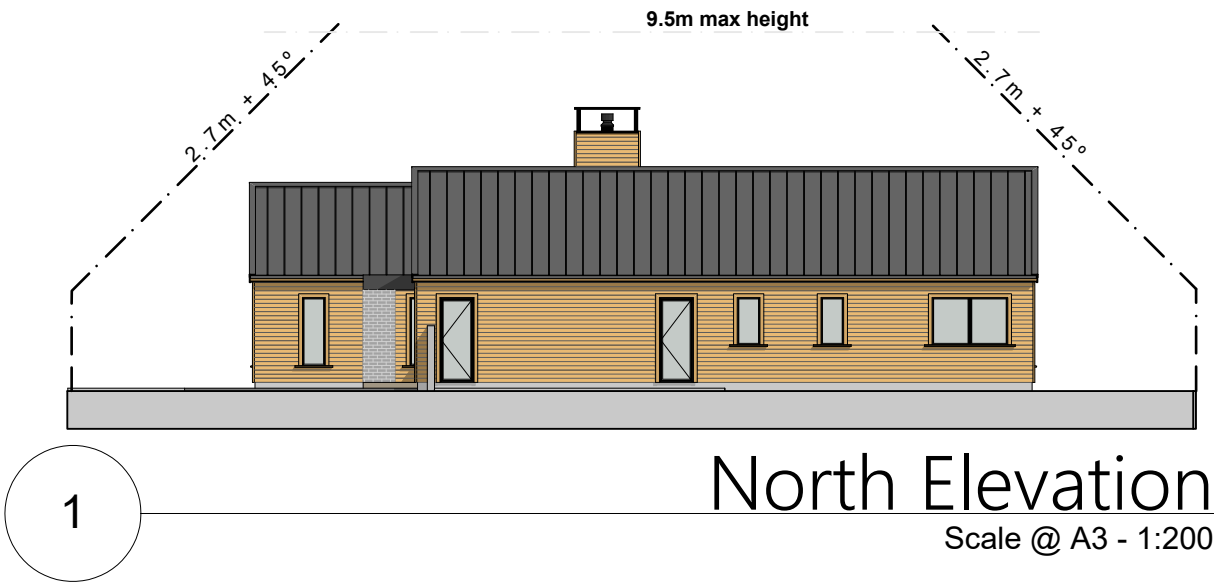
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Ground Floor Plan
GENERAL RESIDENTIAL GATEWAY 4 BED
MODULE 12
Date - 25/11/2020



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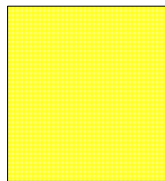
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Elevations

GENERAL RESIDENTIAL GATEWAY 4 BED

MODULE 12

Date - 25/11/2020



URBAN DESIGN FOR THE:
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1 Roadside View

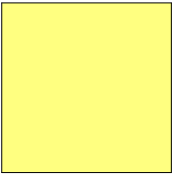


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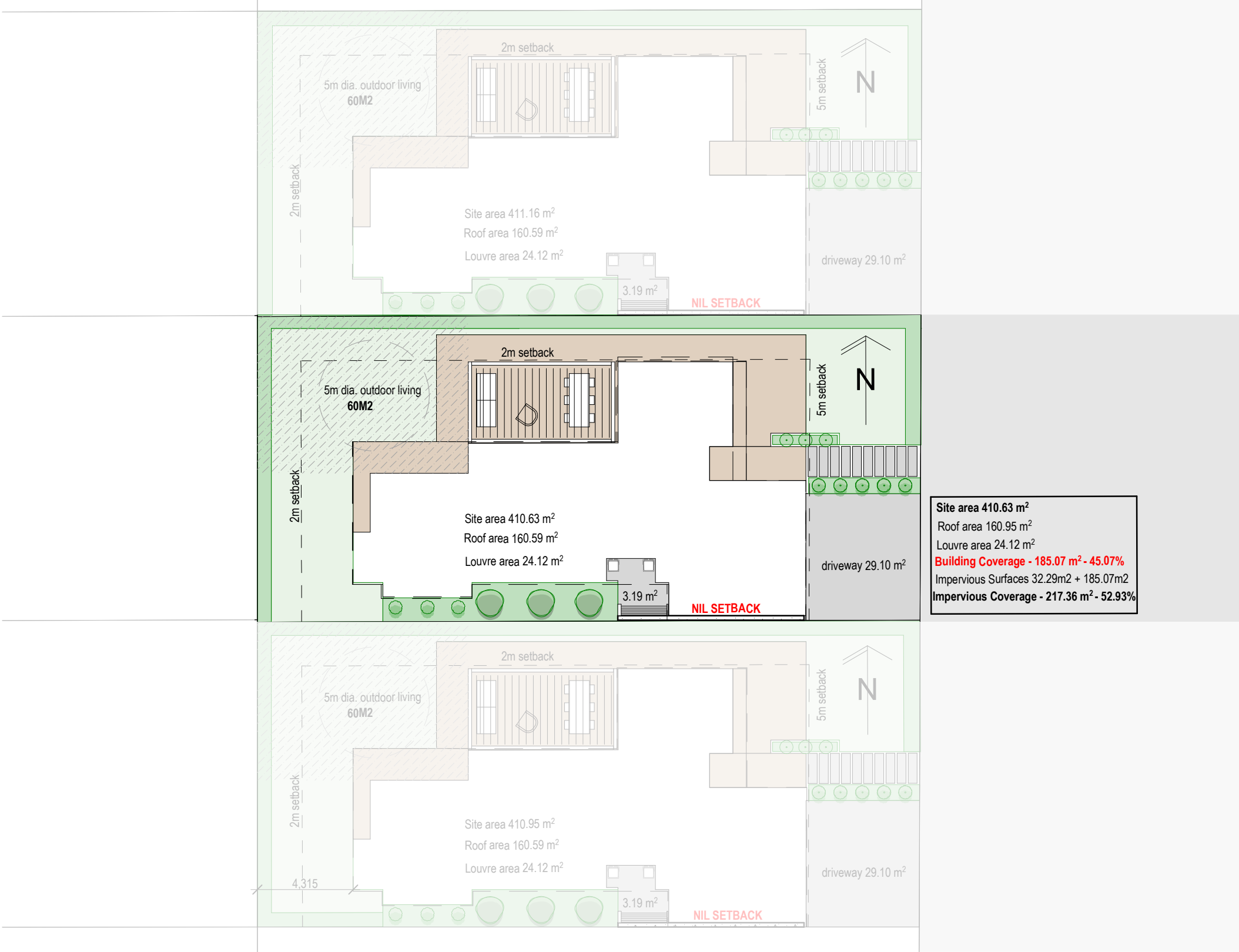
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3D Elevations

GENERAL RESIDENTIAL (SMALL SITES) - 4 BED
MODULE 6
Date - 1/12/2020



URBAN DESIGN FOR THE:
3MS RESIDENTIAL DEVELOPMENT
Cambridge



1

Site Plan
Scale @ A3 - 1:200



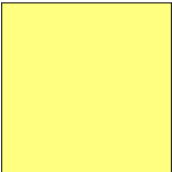
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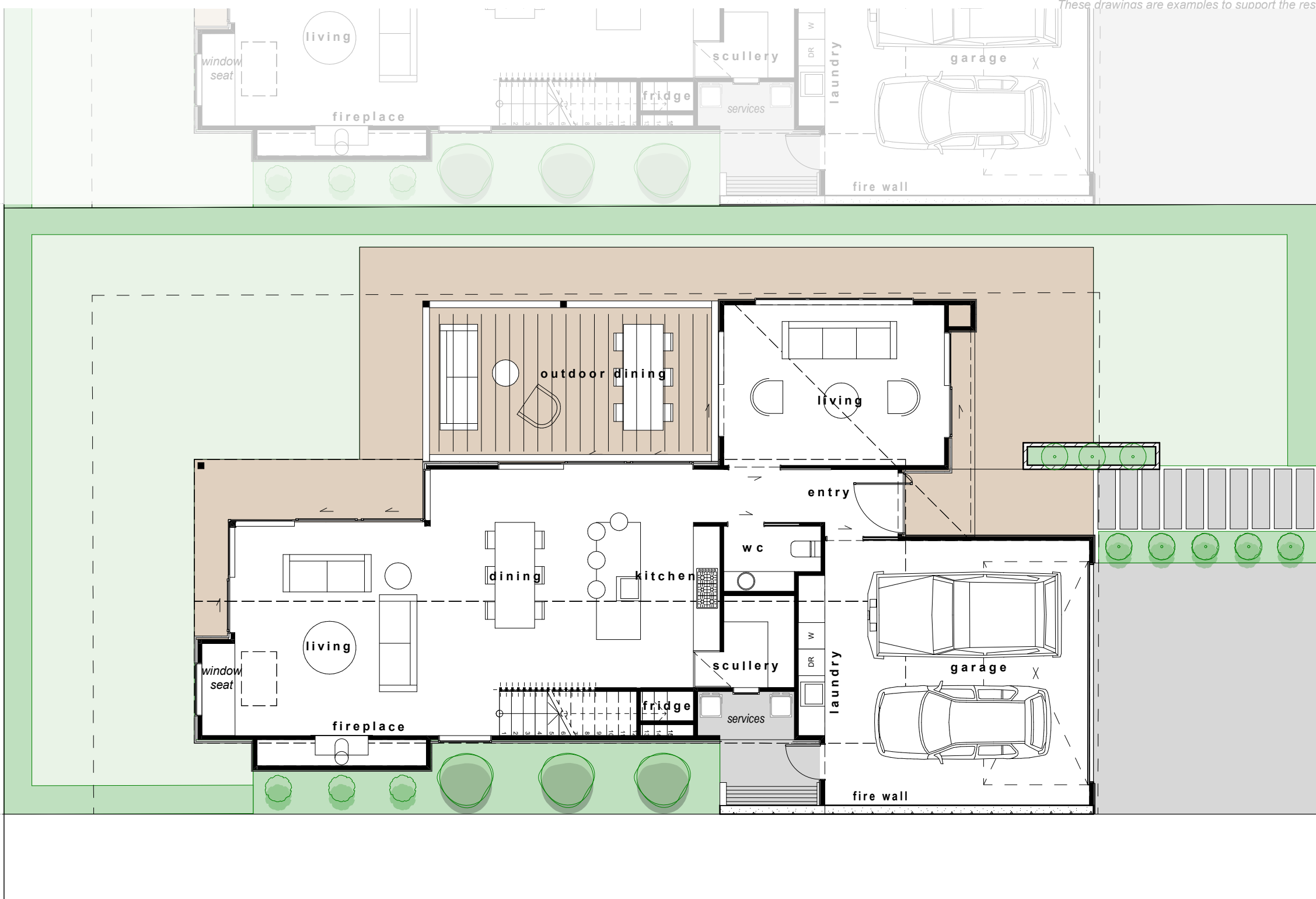
Site Plan

GENERAL RESIDENTIAL (SMALL SITES) - 4 BED
MODULE 6

Date - 1/12/2020



URBAN DESIGN FOR THE:
3MS RESIDENTIAL DEVELOPMENT
Cambridge



1

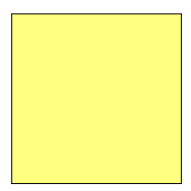
Ground Floor
Scale @ A3 - 1:100



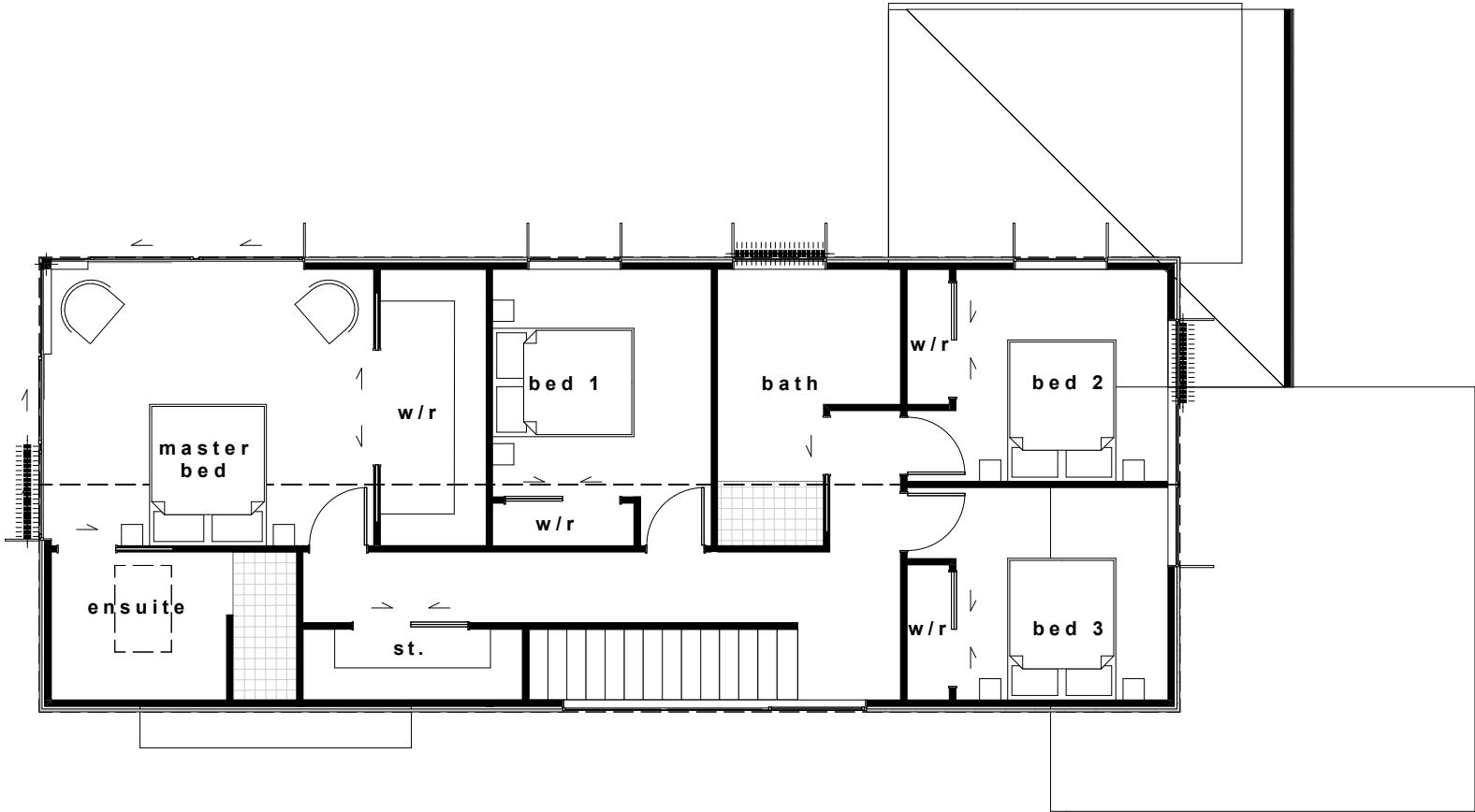
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Ground Floor Plan
GENERAL RESIDENTIAL (SMALL SITES) - 4 BED
MODULE 6
Date - 1/12/2020



URBAN DESIGN FOR THE:
3MS RESIDENTIAL DEVELOPMENT
Cambridge



1

First Floor
Scale @ A3 - 1:100

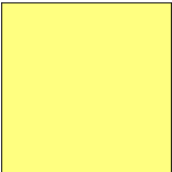


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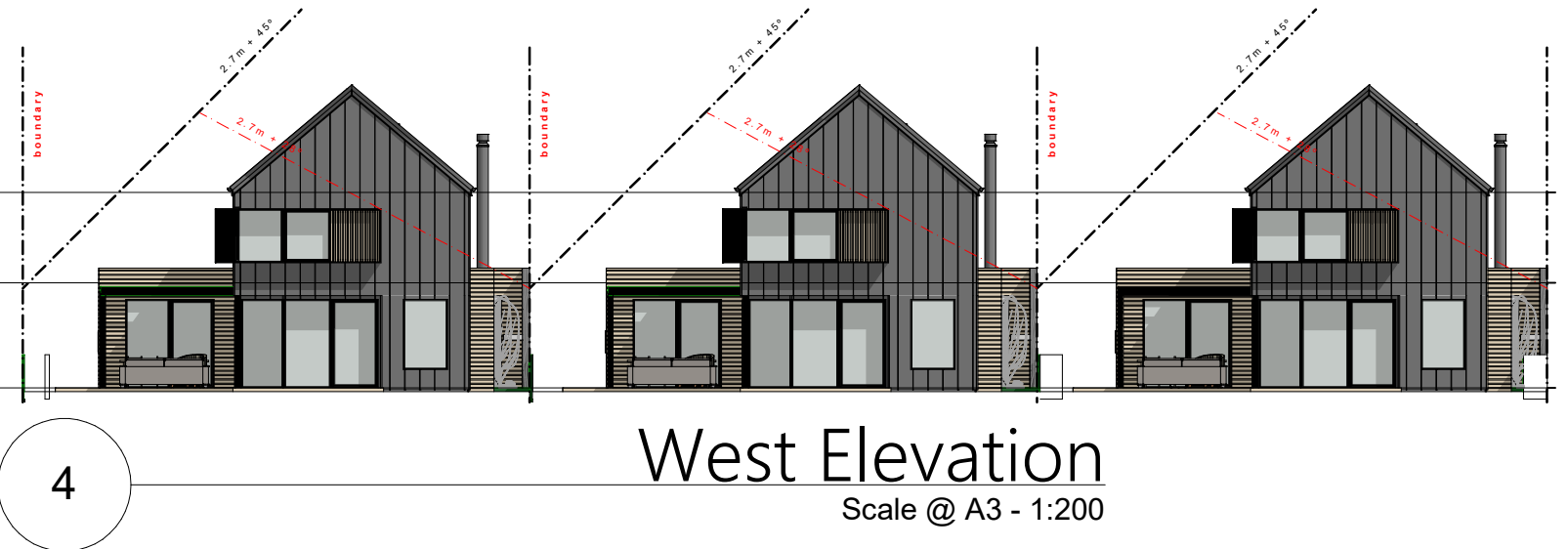
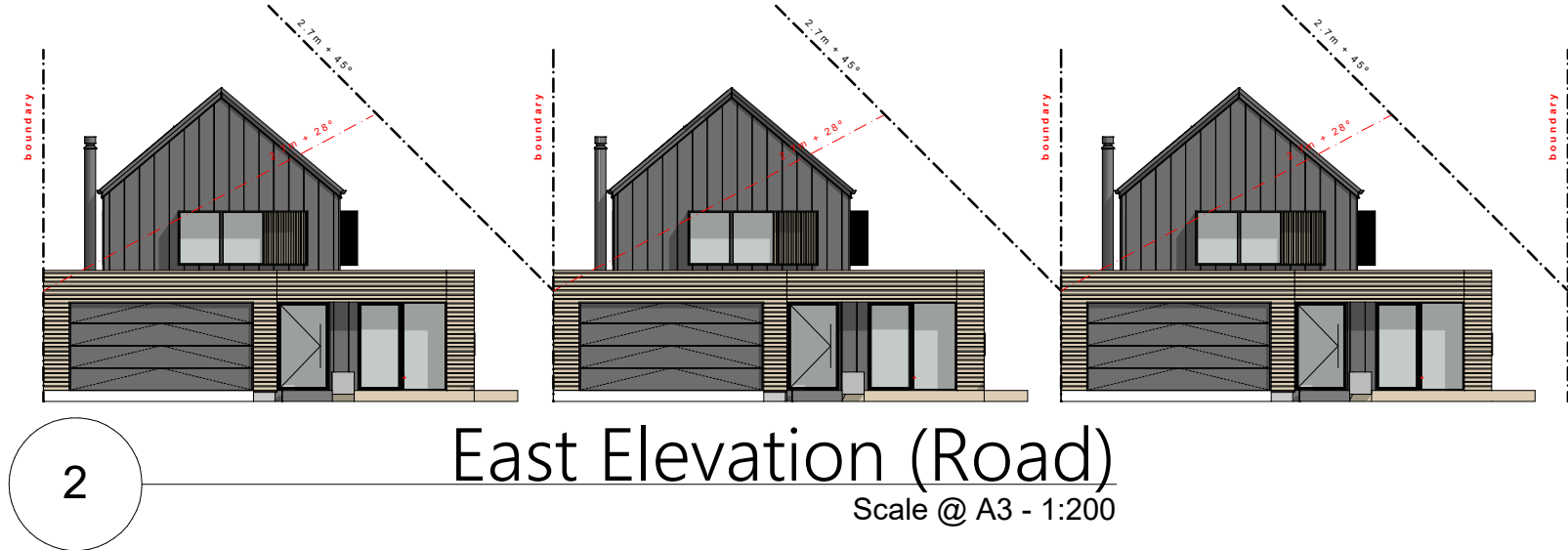
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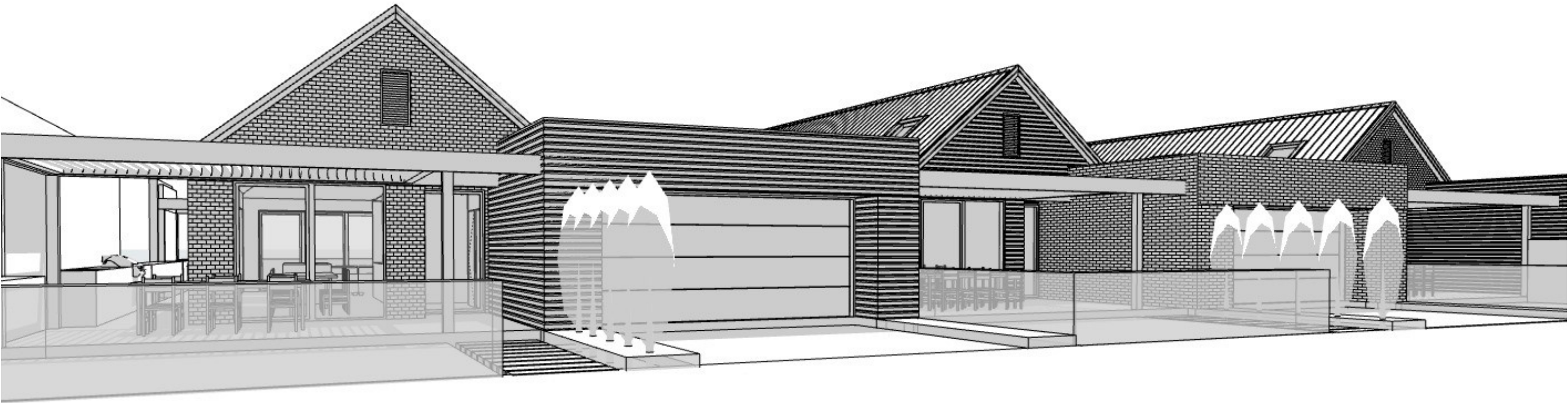
First Floor Plan

GENERAL RESIDENTIAL (SMALL SITES) - 4 BED
MODULE 6
Date - 1/12/2020



URBAN DESIGN FOR THE:
3MS RESIDENTIAL DEVELOPMENT
Cambridge





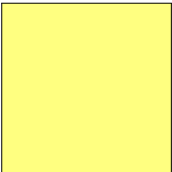
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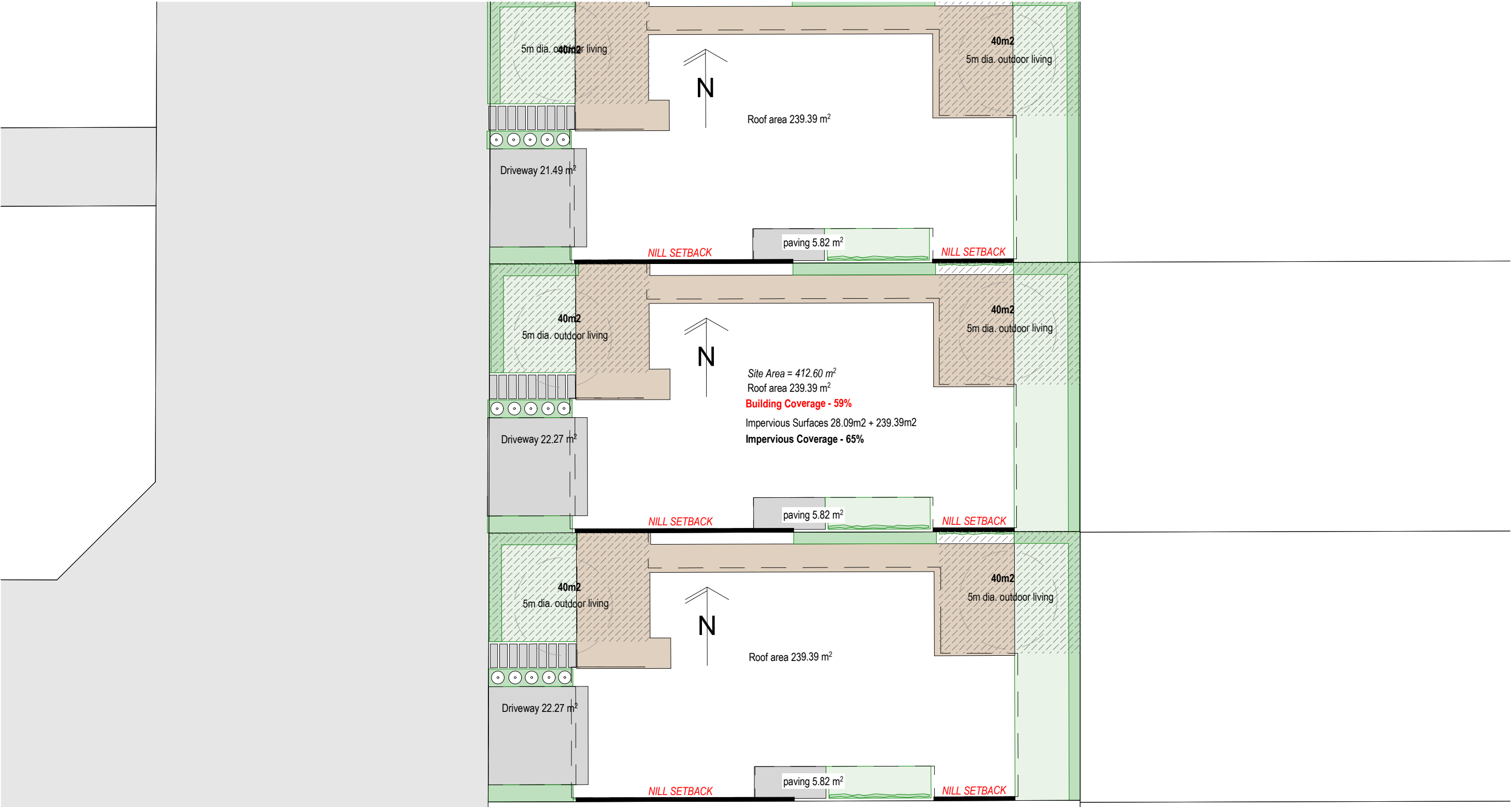
3D Elevations

GENERAL RESIDENTIAL (SMALL SITES) - 3 BED
MODULE 5

Date - 1/12/2020



URBAN DESIGN FOR THE:
3MS RESIDENTIAL DEVELOPMENT
Cambridge



1

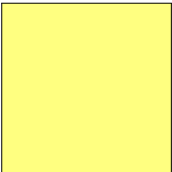
Site Plan
Scale @ A3 - 1:200



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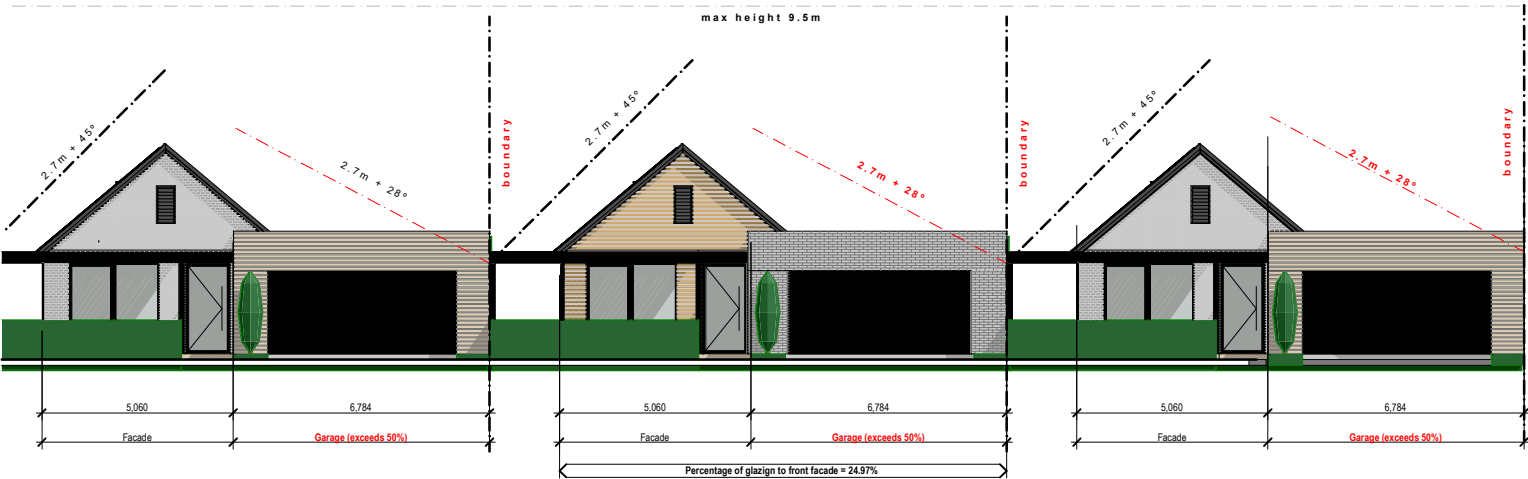
Site Plan
GENERAL RESIDENTIAL (SMALL SITES) - 3 BED
MODULE 5
Date - 1/12/2020



URBAN DESIGN FOR THE:
3MS RESIDENTIAL DEVELOPMENT
Cambridge

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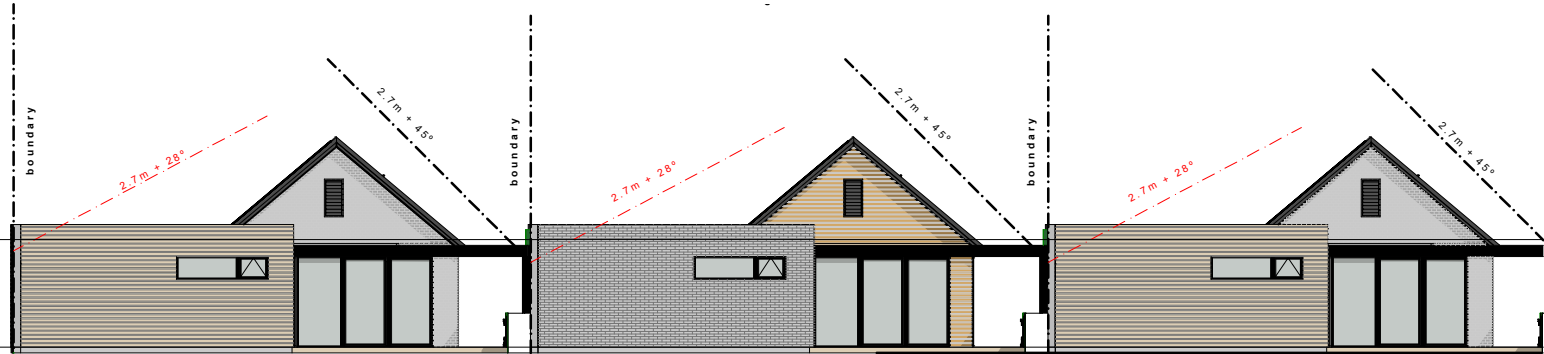
Scale @ A3 - 1:100



1
-
West Elevation
Scale @ A3 - 1:200



3
-
South Elevation
Scale @ A3 - 1:200



2
-
East Elevation
Scale @ A3 - 1:200



4
-
North Elevation
Scale @ A3 - 1:200



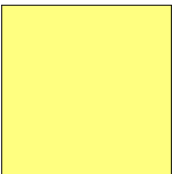
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Elevations

GENERAL RESIDENTIAL (SMALL SITES) - 3 BED
MODULE 5

Date - 1/12/2020



URBAN DESIGN FOR THE:
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Cambridge



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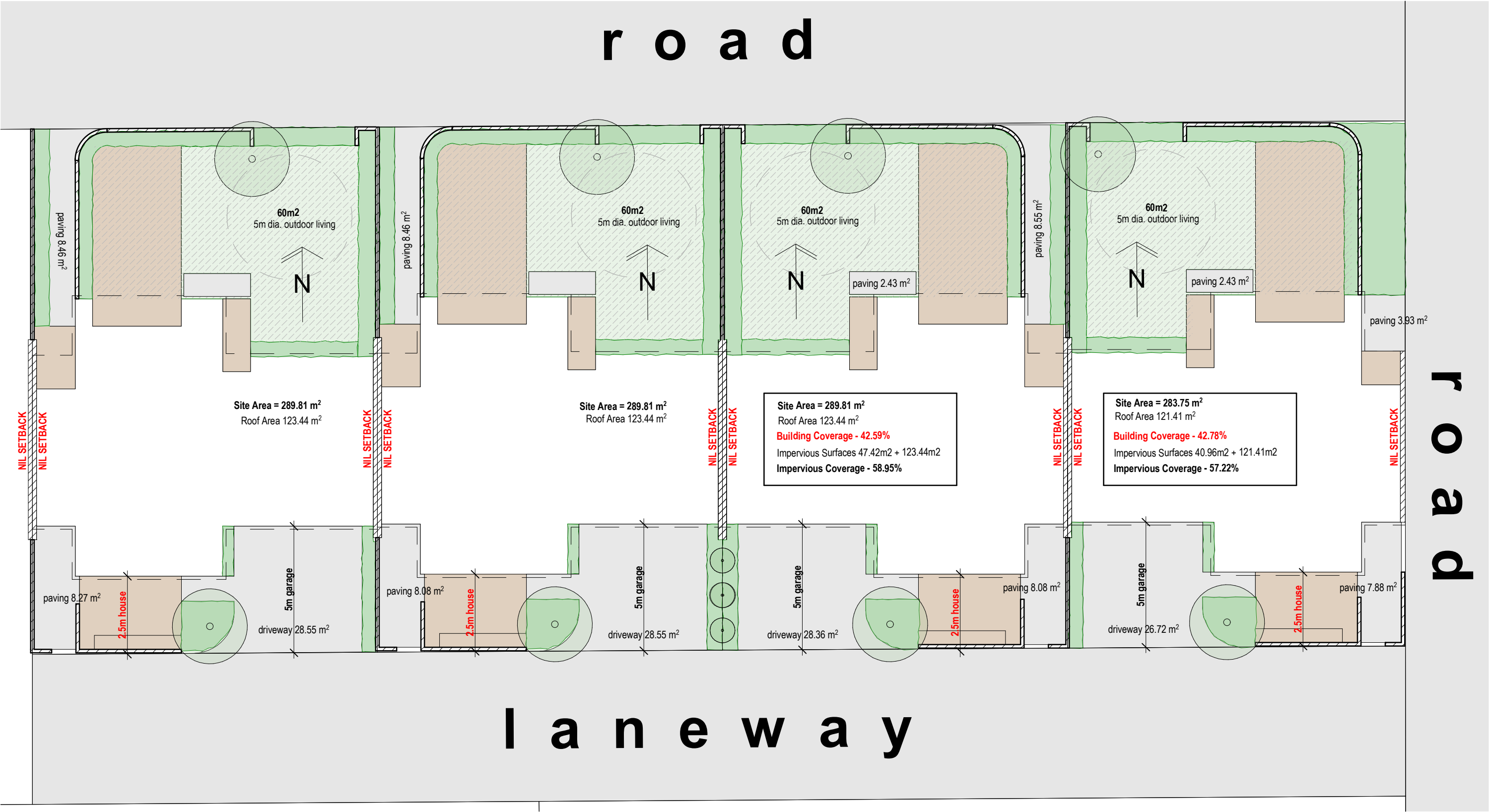
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3D Elevations
COMPACT RESIDENTIAL - 3 BEDROOM
MODULE 1
Date - 1/12/2020



URBAN DESIGN FOR THE:
3MS RESIDENTIAL DEVELOPMENT

Cambridge



1 Site Plan
Scale @ A3 - 1:150



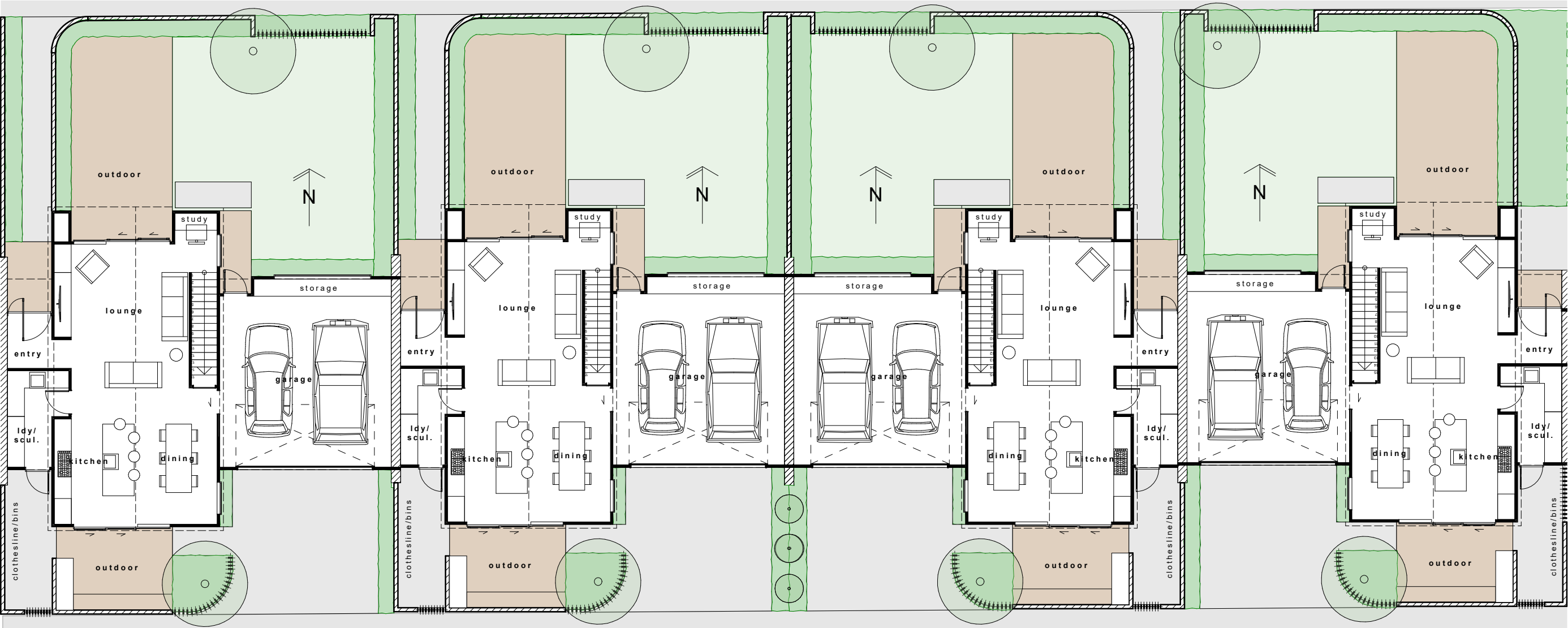
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Site Plan
COMPACT RESIDENTIAL - 3 BEDROOM
MODULE 1
Date - 1/12/2020



URBAN DESIGN FOR THE:
3MS RESIDENTIAL DEVELOPMENT
Cambridge



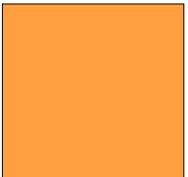
Ground Floor
Scale @ A3 - 1:150



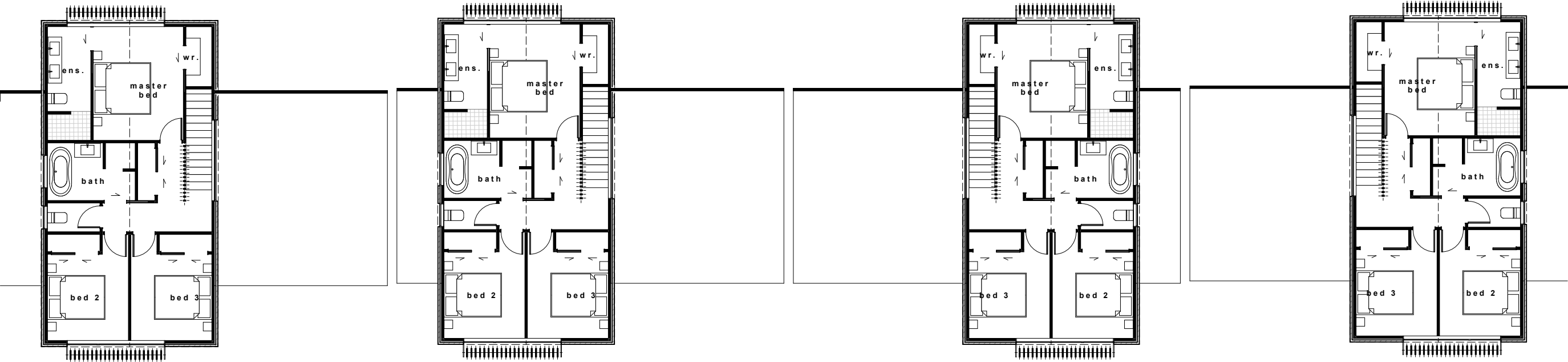
3MS

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Ground Floor Plan
COMPACT RESIDENTIAL - 3 BEDROOM
MODULE 1
Date - 1/12/2020

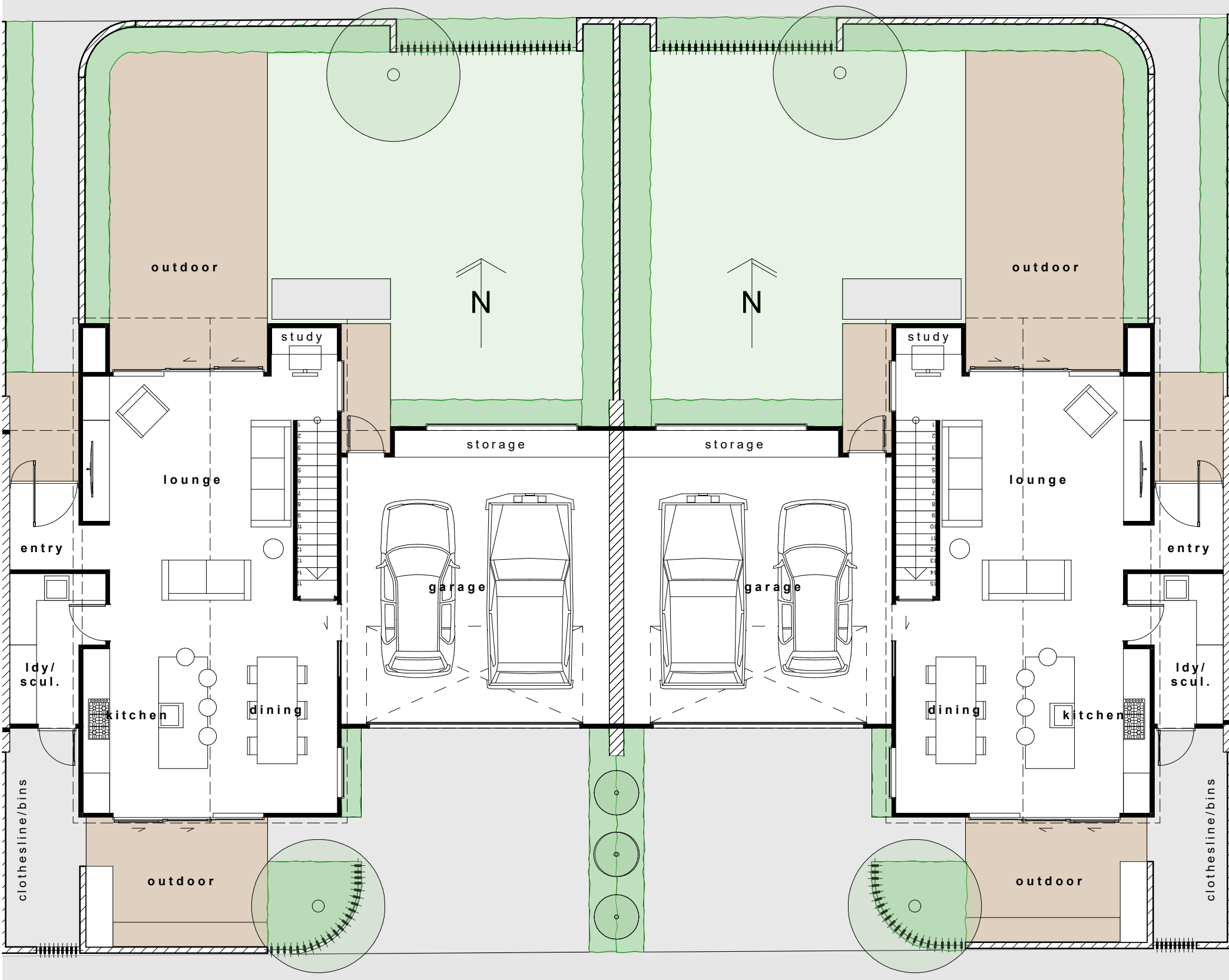


URBAN DESIGN FOR THE:
3MS RESIDENTIAL DEVELOPMENT
Cambridge



1

First Floor
Scale @ A3 - 1:150



1

Ground Floor

Scale @ A3 - 1:100



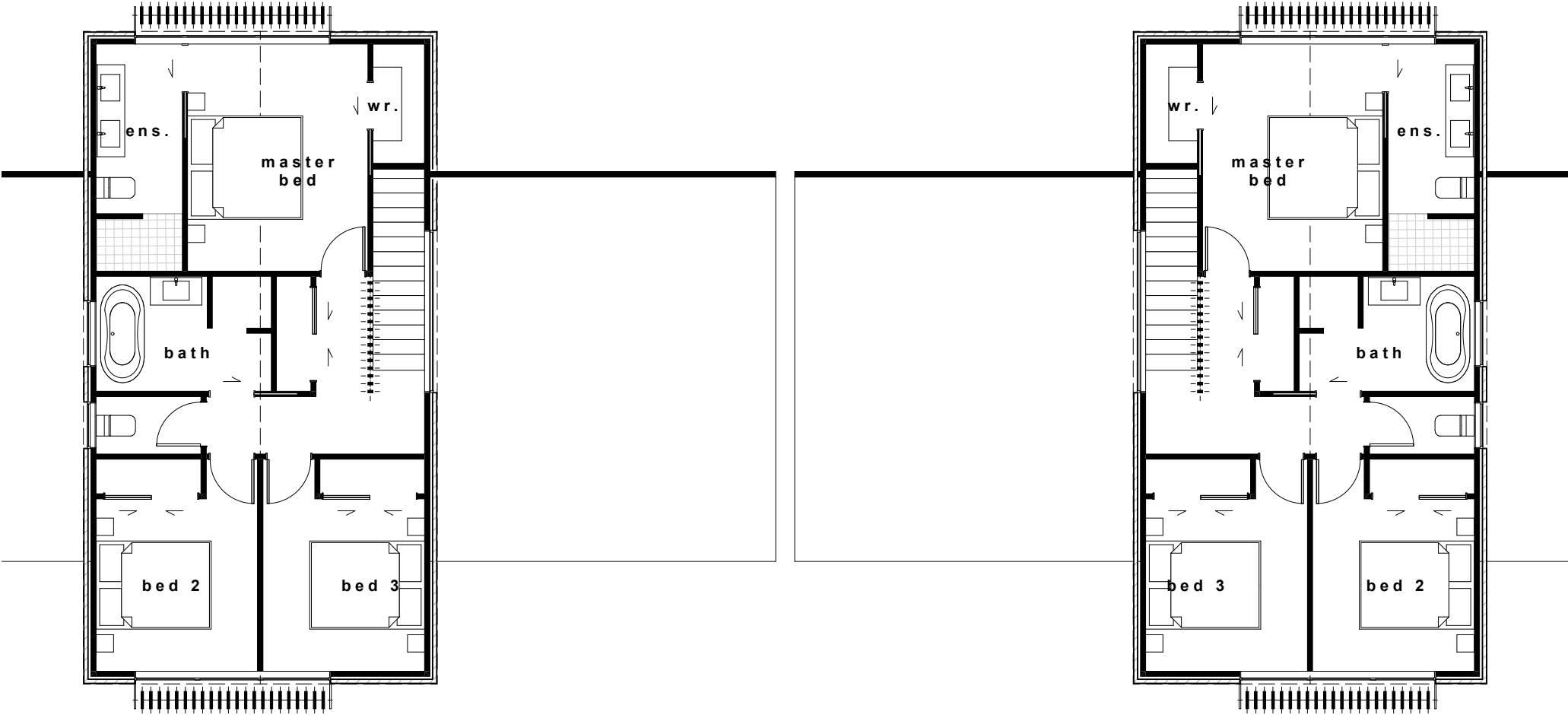
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Enlarged Ground Floor Plan
COMPACT RESIDENTIAL - 3 BEDROOM
MODULE 1
Date - 1/12/2020



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1

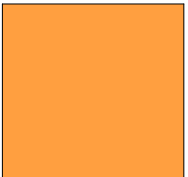
First Floor
Scale @ A3 - 1:100



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Enlarged First Floor Plan
COMPACT RESIDENTIAL - 3 BEDROOM
MODULE 1
Date - 1/12/2020



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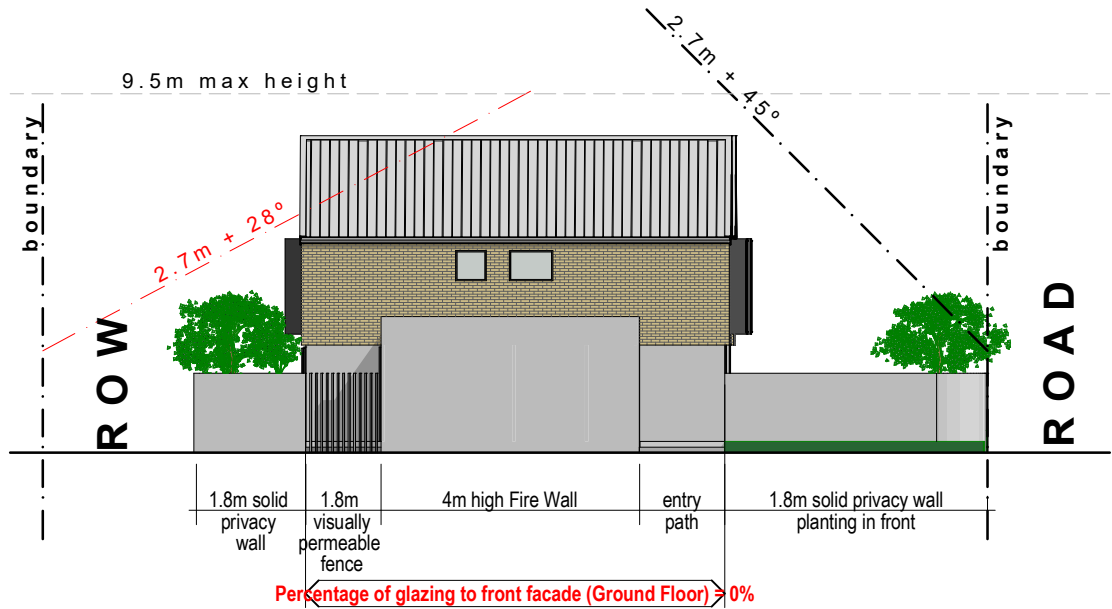


1

North Elevation (Road)

Scale @ A3 - 1:200

Elevation to be developed further during building consent stage to incorporate glazing on facade facing public space (no fire rating required). Design layout for end units will differ from internal units.



2

East Elevation (Road)

Scale @ A3 - 1:200



1 3D - Road View



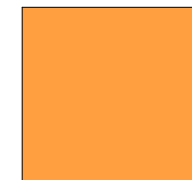
2 3D - Road View



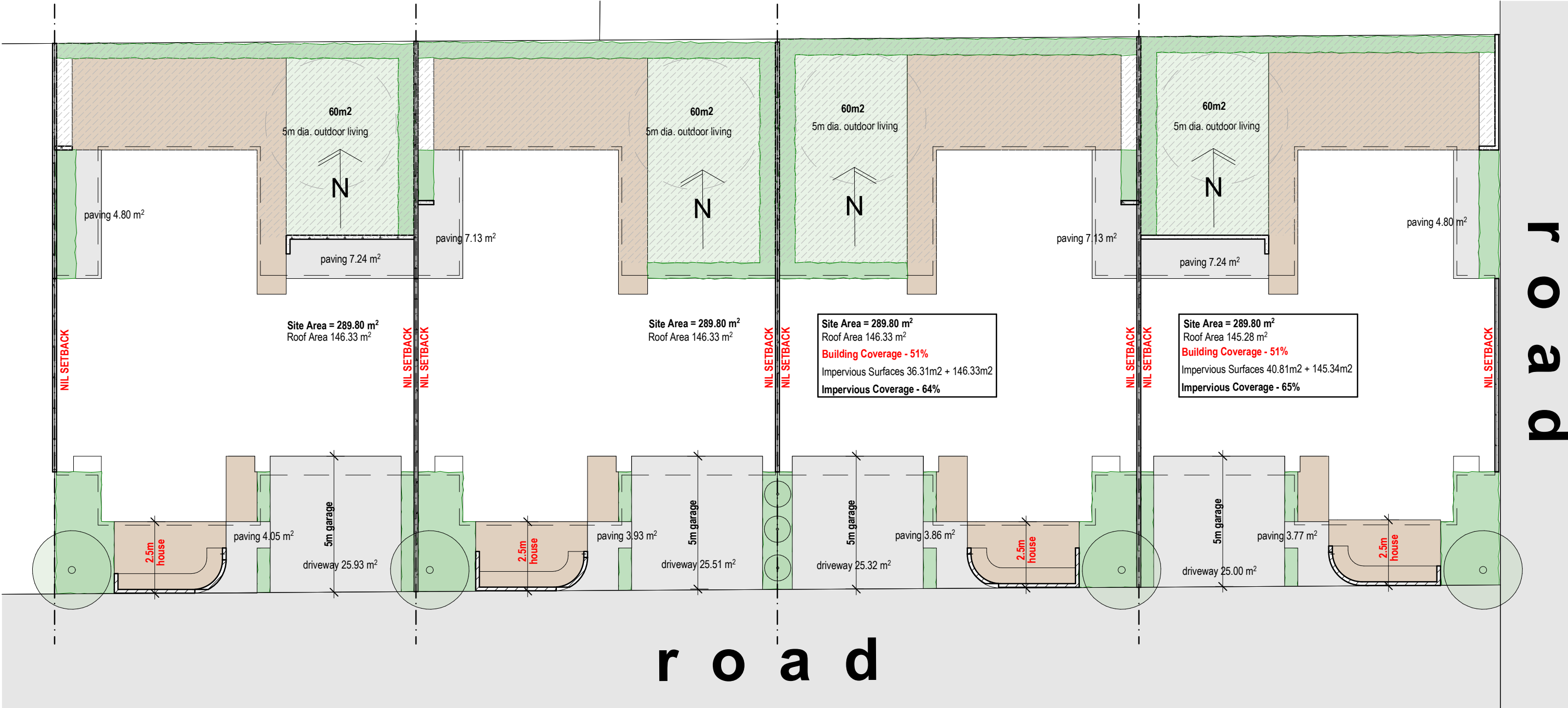
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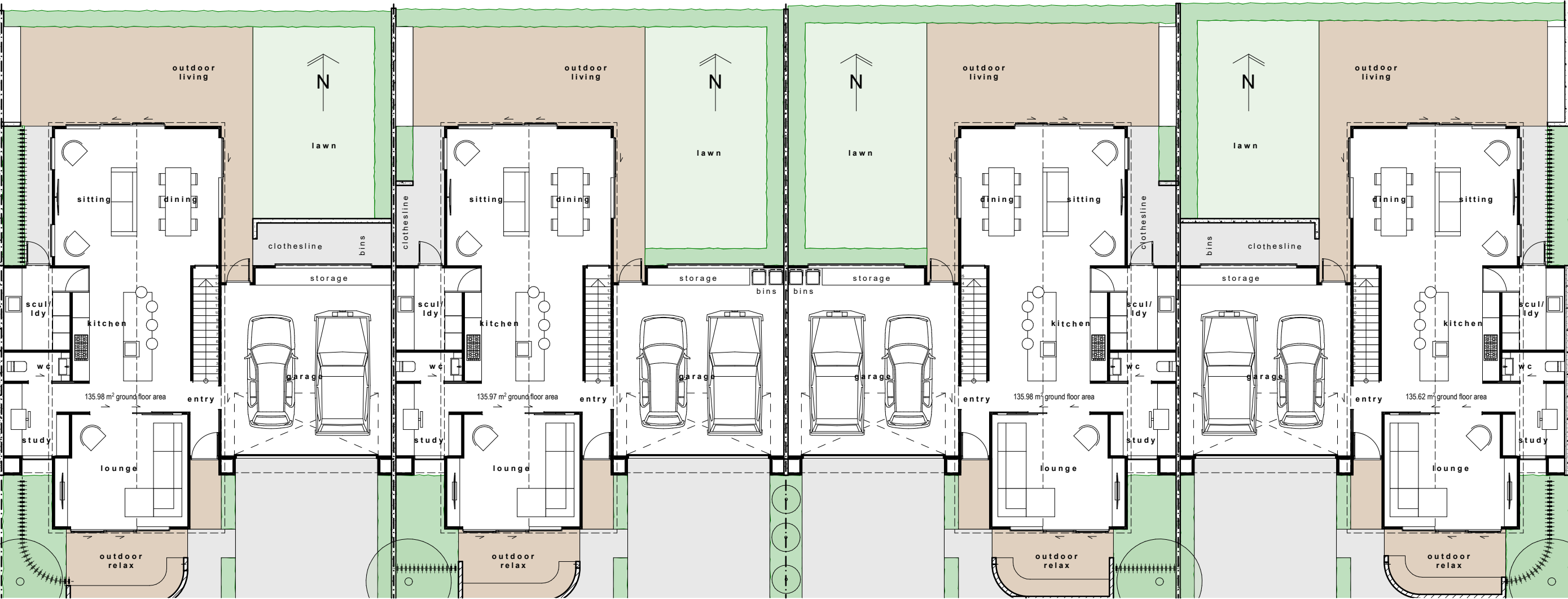
3D Elevations
COMPACT RESIDENTIAL - 4 BED
MODULE 2
Date - 1/12/2020



URBAN DESIGN FOR THE:
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Cambridge



1 Site Plan
Scale @ A3 - 1:150



1

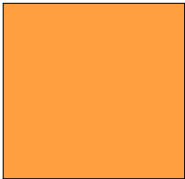
Ground Floor
Scale @ A3 - 1:150



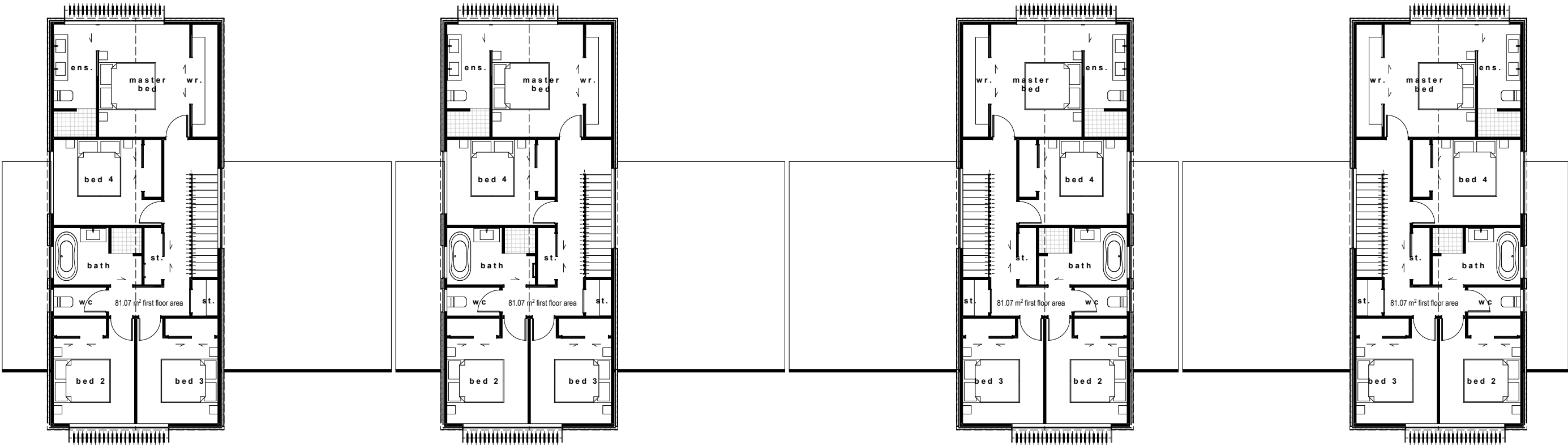
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Ground Floor Plan
COMPACT RESIDENTIAL - 4 BED
MODULE 2
Date - 1/12/2020



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1

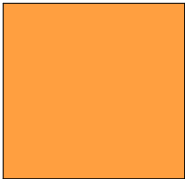
First Floor
Scale @ A3 - 1:150



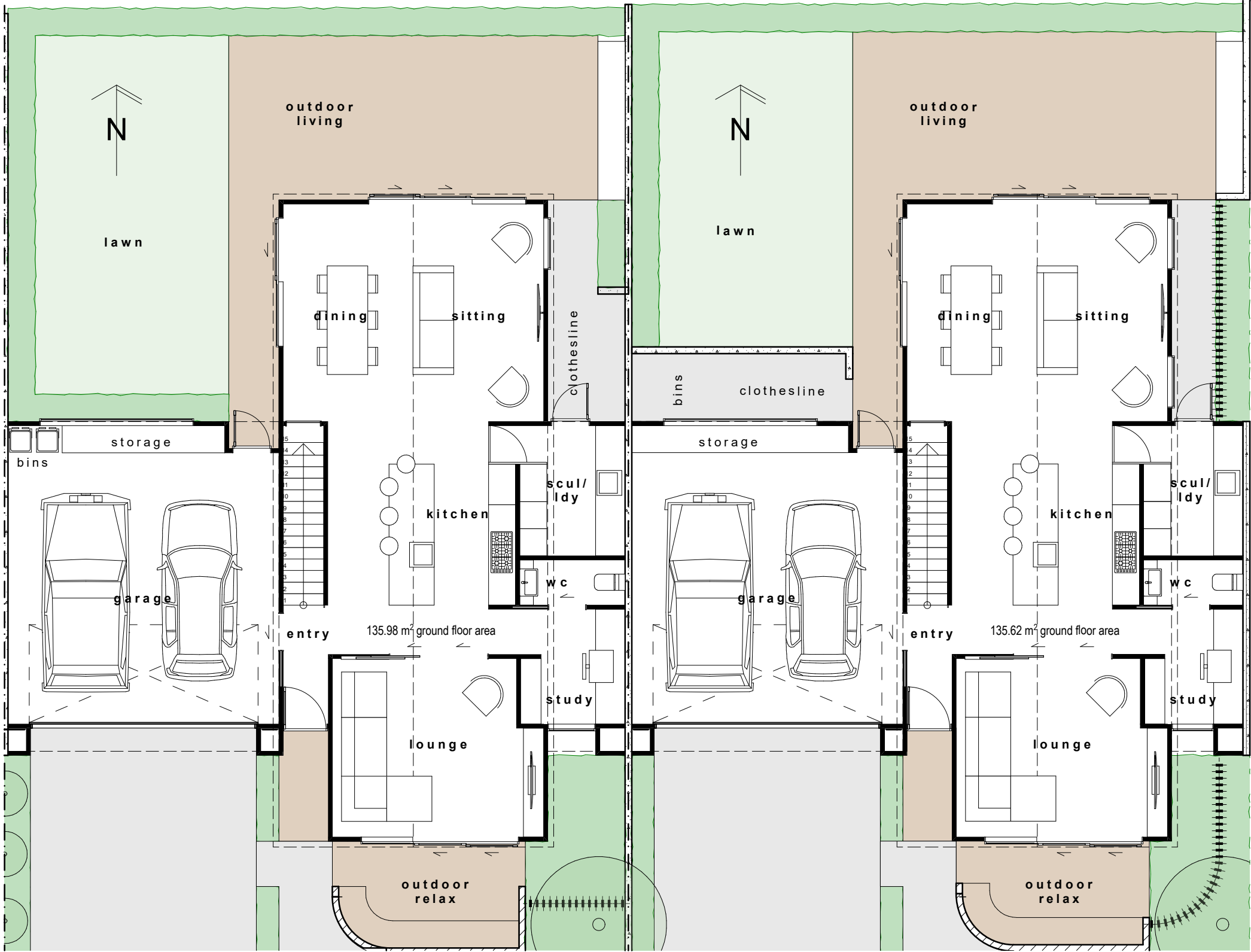
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First Floor Plan
COMPACT RESIDENTIAL - 4 BED
MODULE 2
Date - 1/12/2020



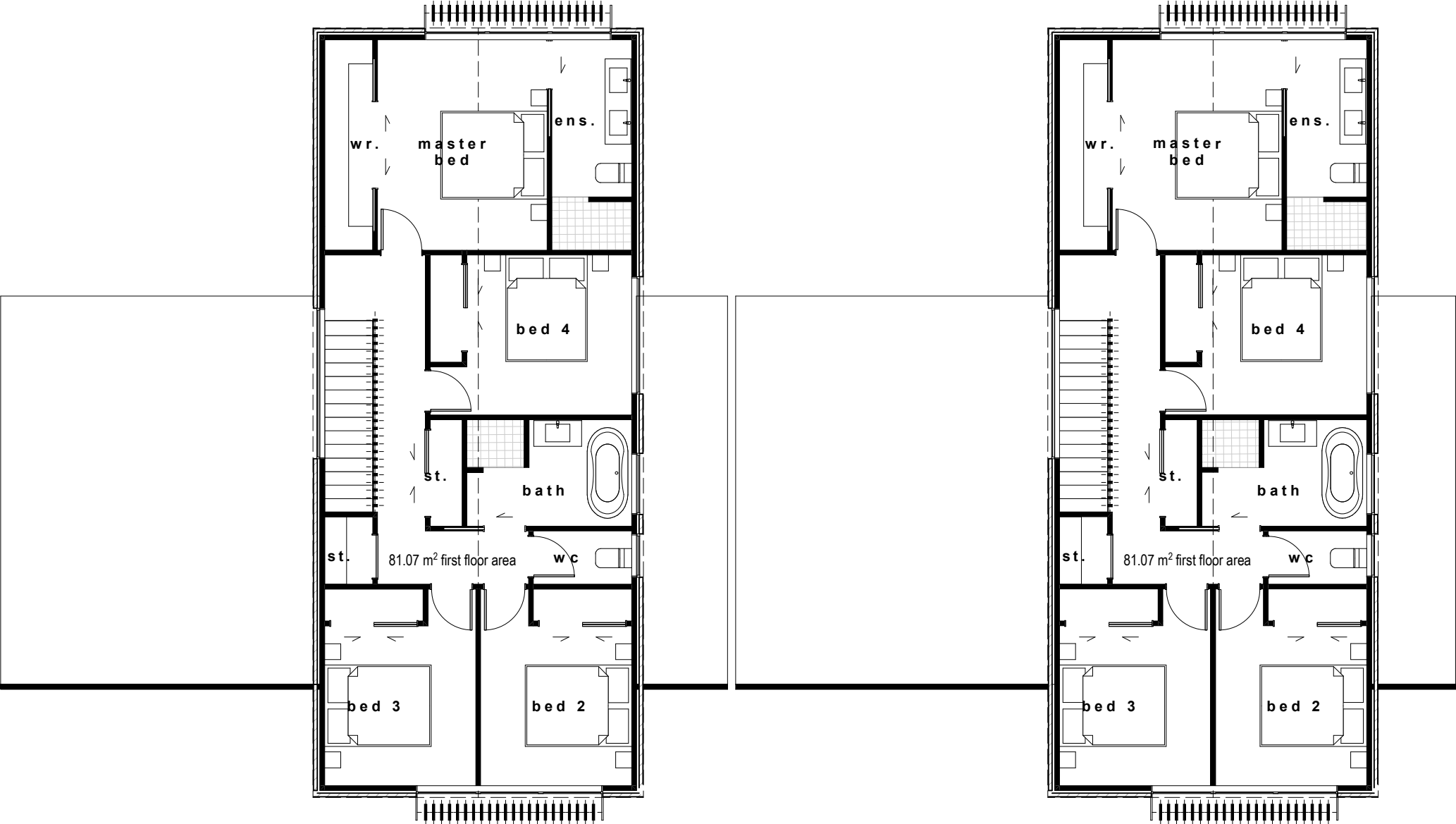
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1

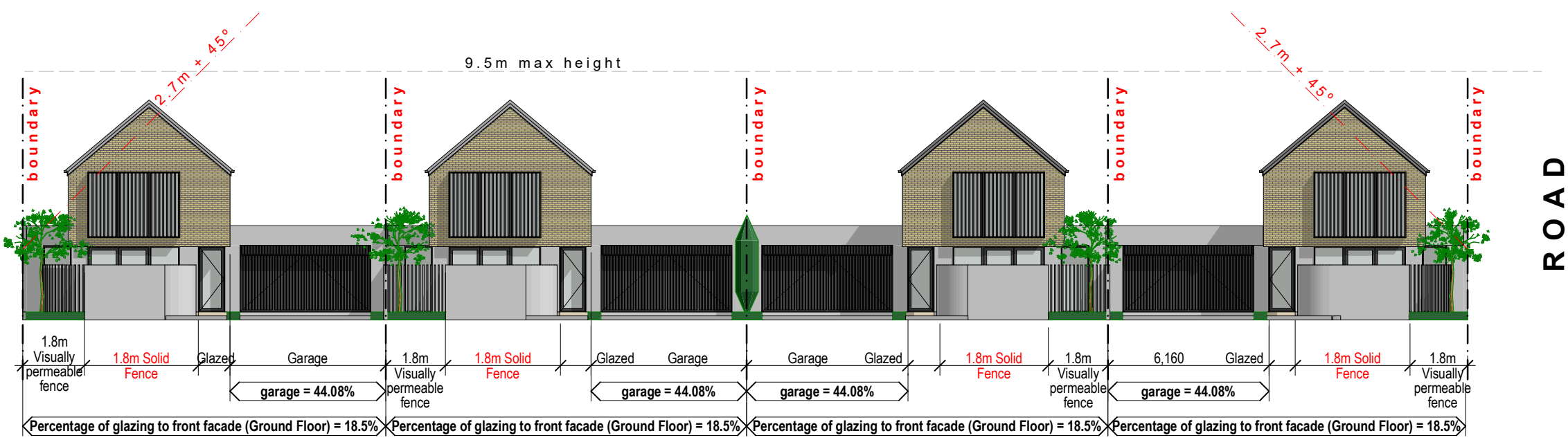
Ground Floor

Scale @ A3 - 1:100



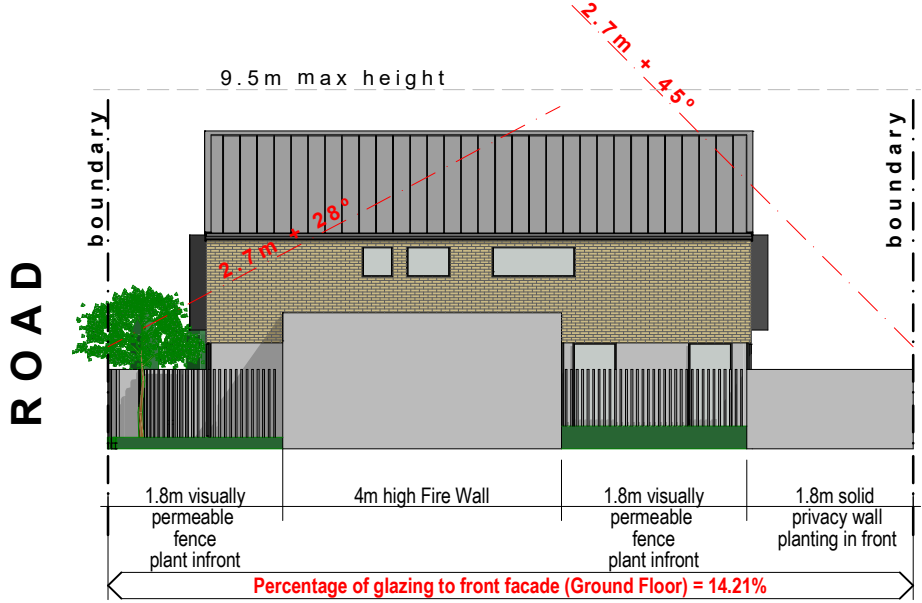
1

First Floor
Scale @ A3 - 1:100



1 South Elevation (Road)
Scale @ A3 - 1:200

Elevation to be developed further during building consent stage to incorporate glazing on facade facing public space (no fire rating required). Design layout for end units will differ from internal units.



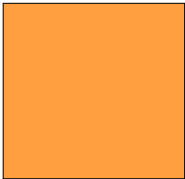
2 East Elevation (Road)
Scale @ A3 - 1:200



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Elevations
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