

7071 - Henry Giles House

Initial Feasibility Study

November 2025

Rev 02

Prepared for: TT Group

Prepared by:

**FORMATION
ARCHITECTS**

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Site Guidance - Micham's Corner Development Framework

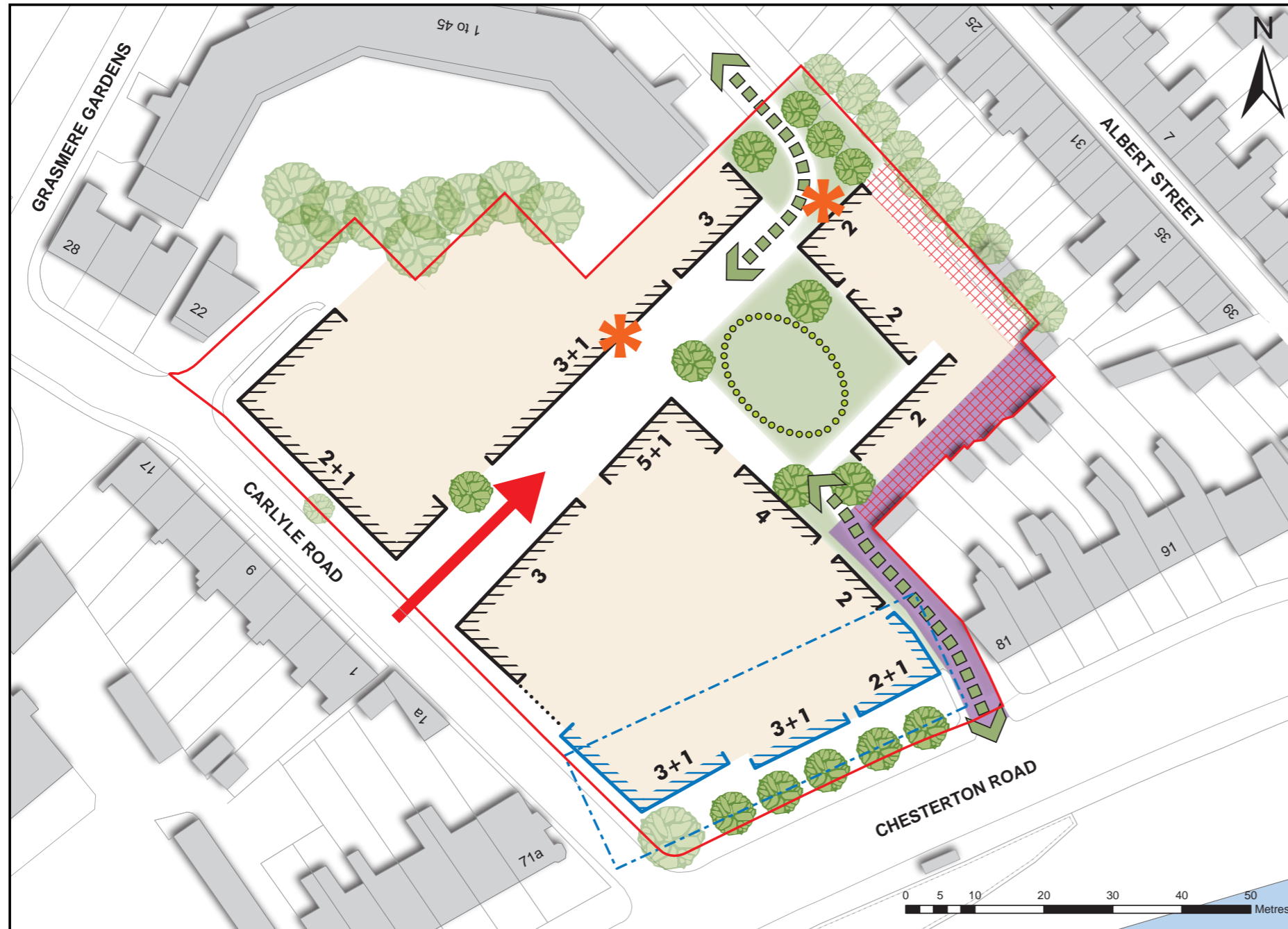















Figure 52: Development Principles for Henry Giles House

-  Allocation Site R4(Local Plan 2018) site boundary
-  Indicative building frontage
-  Variation/staggered building line to respond to character of Chesterton Road frontage.
-  Zone of height variation to enhance character and safeguard views from Jesus Green.
- 2+1** Storey heights – maximum storey heights indicated assume residential floor to ceiling height of 2.7m (3m floor to floor height). Overall height should be inclusive of plant. The +1 indicates accommodation in the roofspace or a setback upper floor (minimum setback 1.5m).
-  Broken form to allow sunlight penetration and articulation of massing
-  Key features (buildings or landscape) to frame / terminate views
-  Secure rear gardens of houses in Albert Street and Chesterton Road with built form and maintain minimum of 20m distance from rear elevations
-  Creation of pedestrian and cycle green links/lanes
-  Potential vehicle access
-  Existing trees
-  Opportunities for new tree planting/landscape
-  Potential urban focal space
-  Maintain right of access to the rear of existing properties

Henry Giles House - Partial Redevelopment

1st Floor Level



Building Uses

- Ancillary
- 1B 1P
- 1B 2P
- 2B 3P
- 2B 4P
- 3B 5P
- 3B 6P
- Office

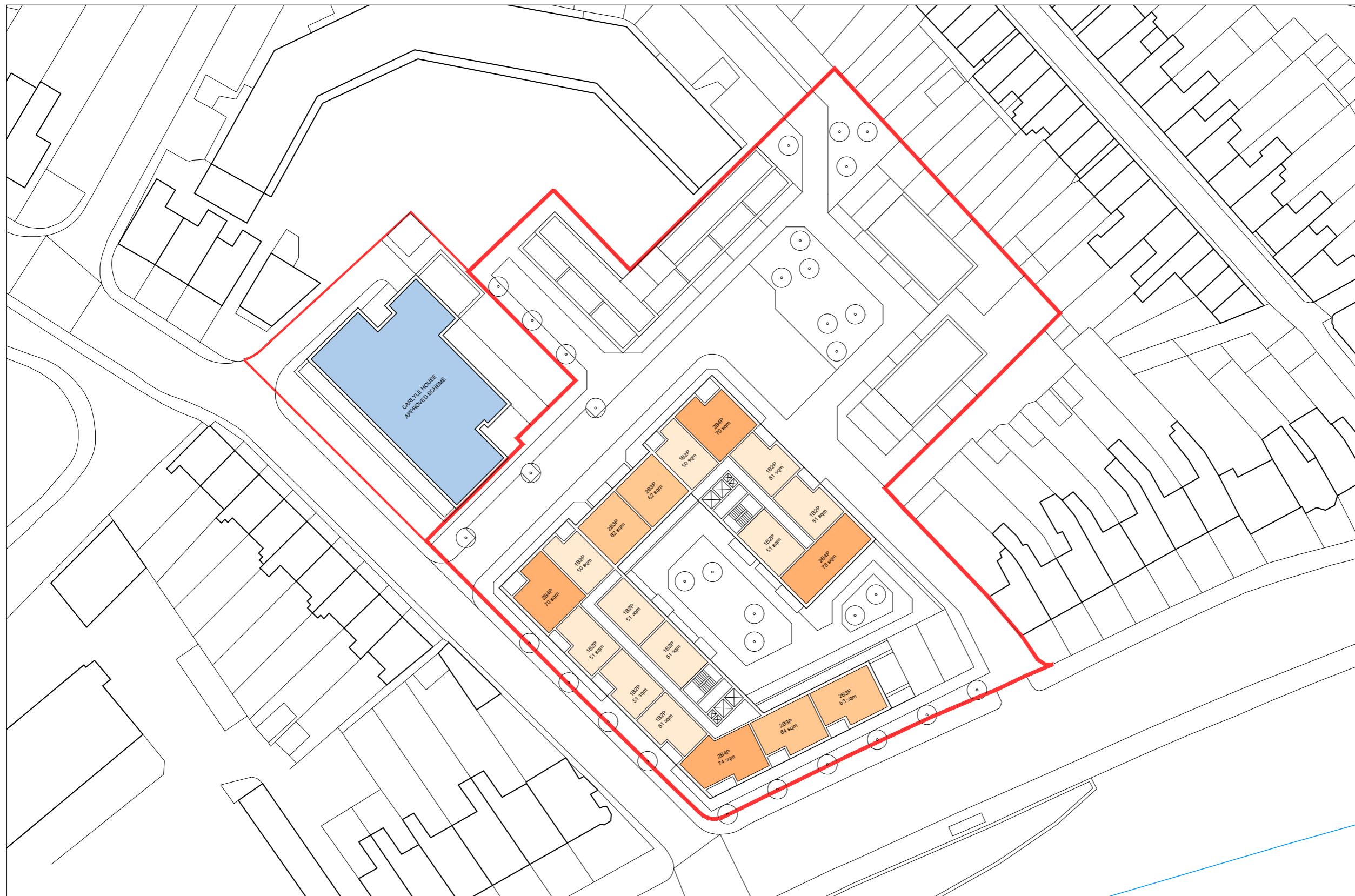
Henry Giles House - Partial Redevelopment

2nd Floor Level



Henry Giles House - Partial Redevelopment

3rd Floor Level

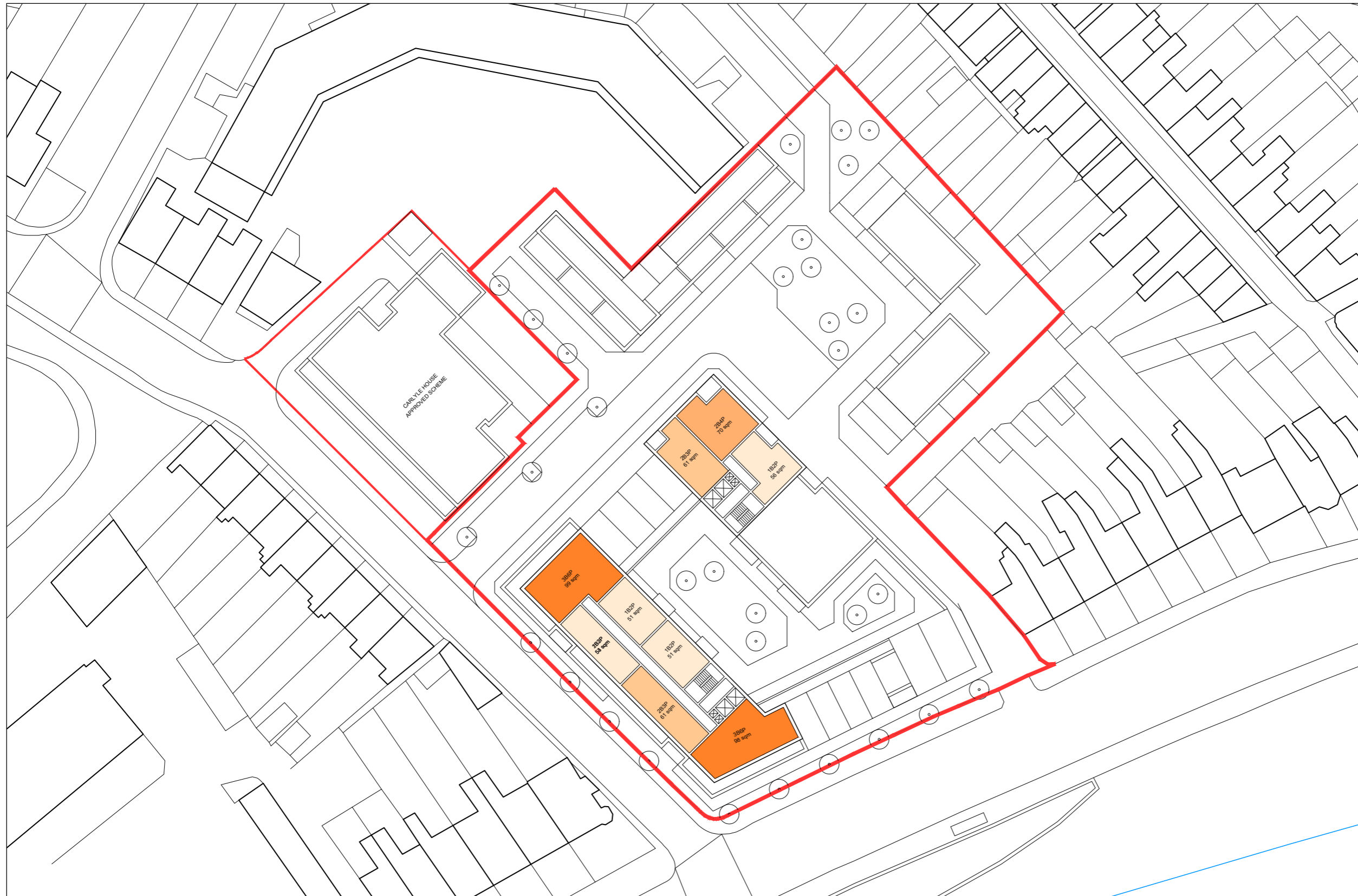


Building Uses

- Ancillary
- 1B 1P
- 1B 2P
- 2B 3P
- 2B 4P
- 3B 5P
- 3B 6P
- Office

Henry Giles House - Partial Redevelopment

4th Floor Level

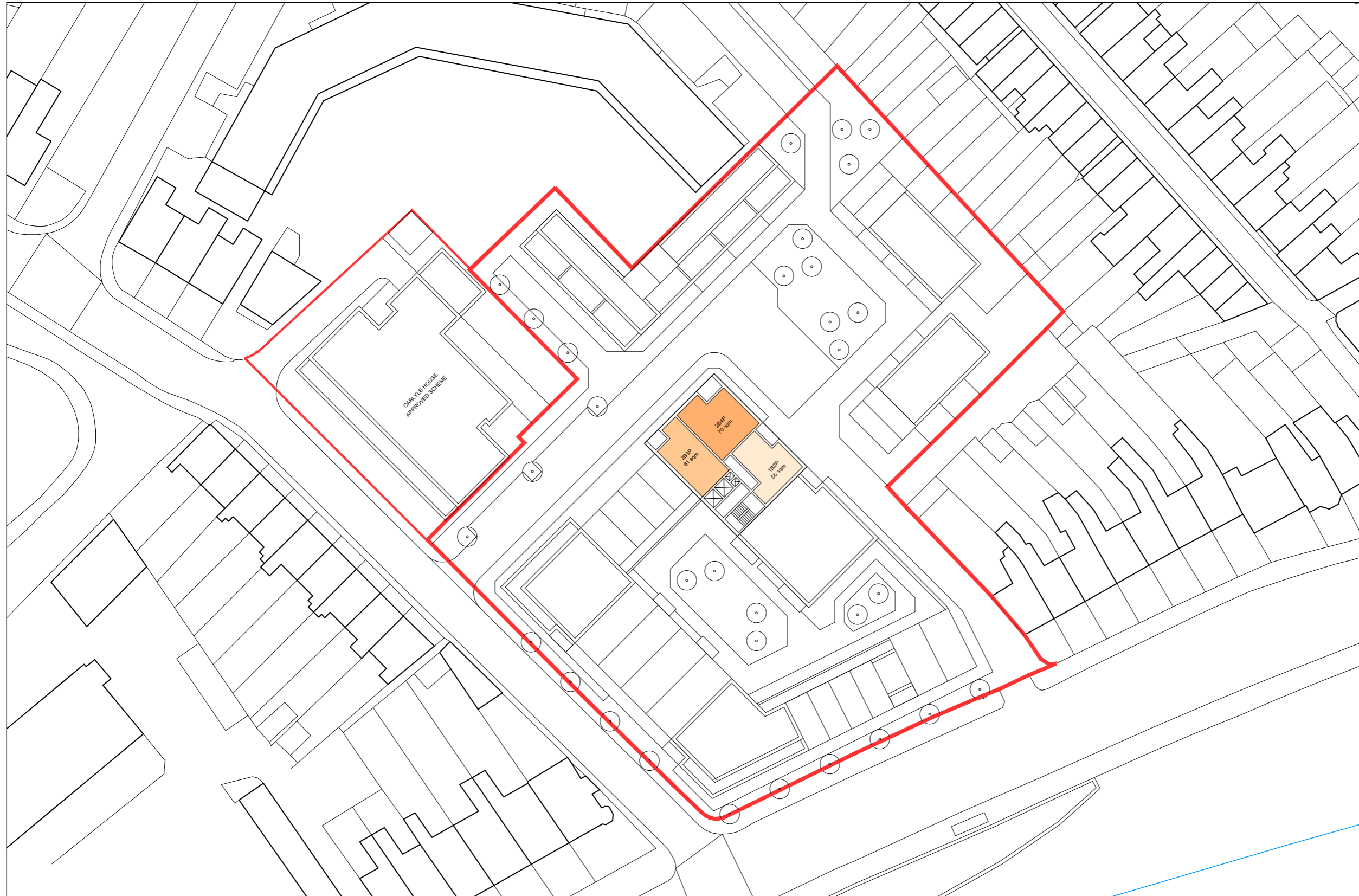


Building Uses

- Ancillary
- 1B 1P
- 1B 2P
- 2B 3P
- 2B 4P
- 3B 5P
- 3B 6P
- Office

Henry Giles House - Partial Redevelopment

5th Floor Level

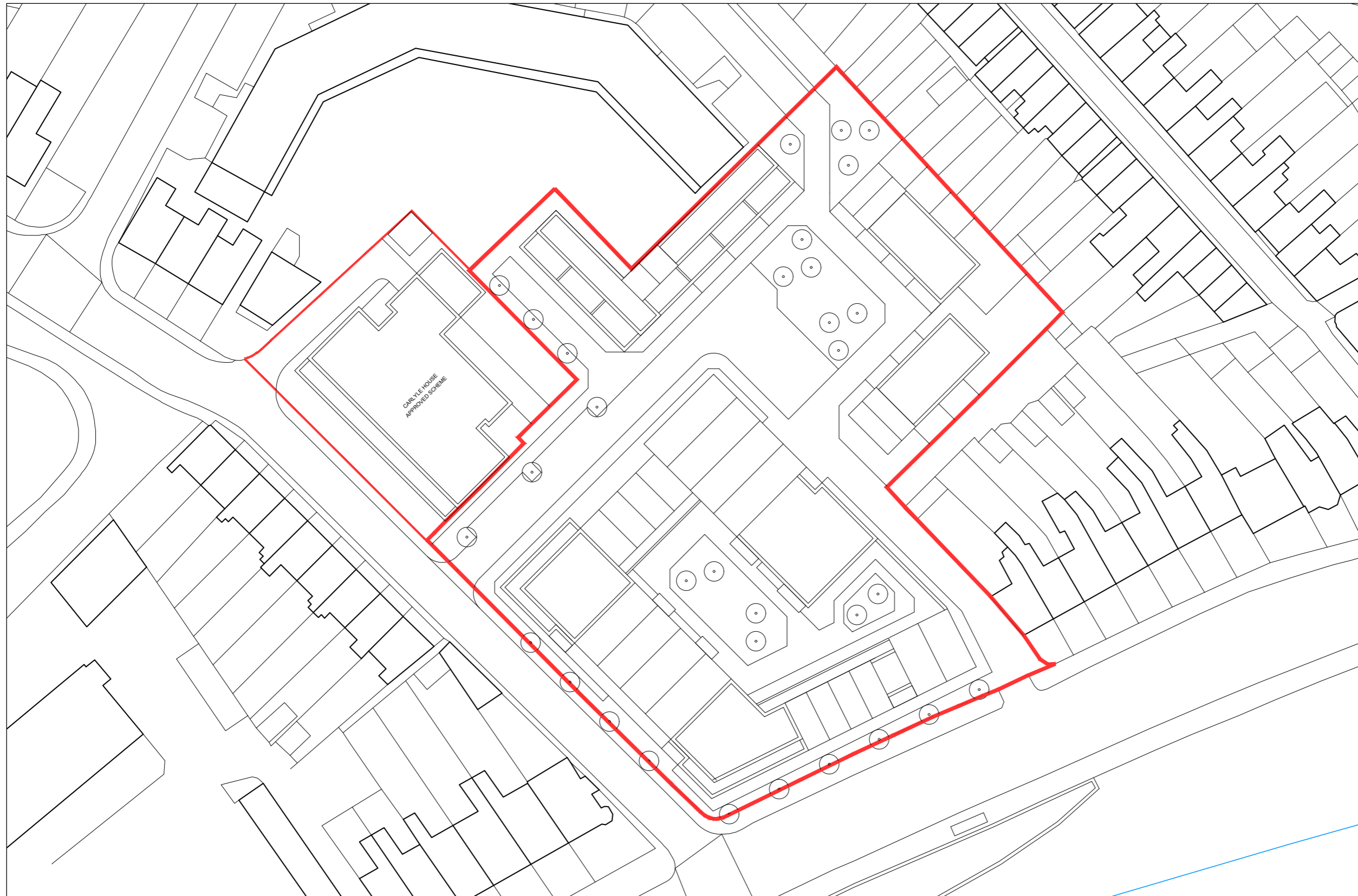


Building Uses

- Ancillary
- 1B 1P
- 1B 2P
- 2B 3P
- 2B 4P
- 3B 5P
- 3B 6P
- Office

Henry Giles House - Partial Redevelopment

Roof Plan



Henry Giles House - Partial Redevelopment

Massing Model - Aerial View



Henry Giles House - Partial Redevelopment

Massing Model - Street Views



View across River Cam



View from Chesterton Road looking North



View from Carlyle Road looking North



View from Carlyle Road looking South

Henry Giles House - Partial Redevelopment

Schedule of Accommodation & Approximate Areas

Henry Giles House - Schedule of Accommodation

LEVELS	1B 1P	1B 2P	2B 3P	2B 4P	3B 5P	3B 6P	TOTAL	NIA (sqm)	GIA (sqm)
GF	2	3		5	7	8	25	1250	1857
F1	2	10	2	6			20	1791	2092
F2	2	10	2	6			20	1321	1603
F3		10	4	4			18	1055	1325
F4		4	2	1		2	9	602	776
F5		1	1	1			3	187	249
TOTAL	6	38	11	23	7	10	95	6206	7902

PARKING Parking area is excluded from the calculation (817sqm)

Undercroft parking: 35 spaces

On street parking: 9 spaces

Total parking: 44 spaces

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