

West Cambridge Masterplan Review - Update

16/1134/OUT



March 2017

Purpose of briefing

- Explain key issues following consultation period.
- Current progress.
- General update on programme and ways to engage.

Process – Outline Planning Application

- Application submitted June 2016
16/1134/OUT
- Consultation period.
- Progress on priority key phase 1 projects.
 - Civil Engineering, 16/1811/FUL
 - Cavendish 3
 - Shared Facilities Hub

Submission

- Environmental Statement
- Transport Assessment
- Parameter Plans
- Design Guide
- Site wide Strategies



Existing Campus: Issues



People and Vibrancy

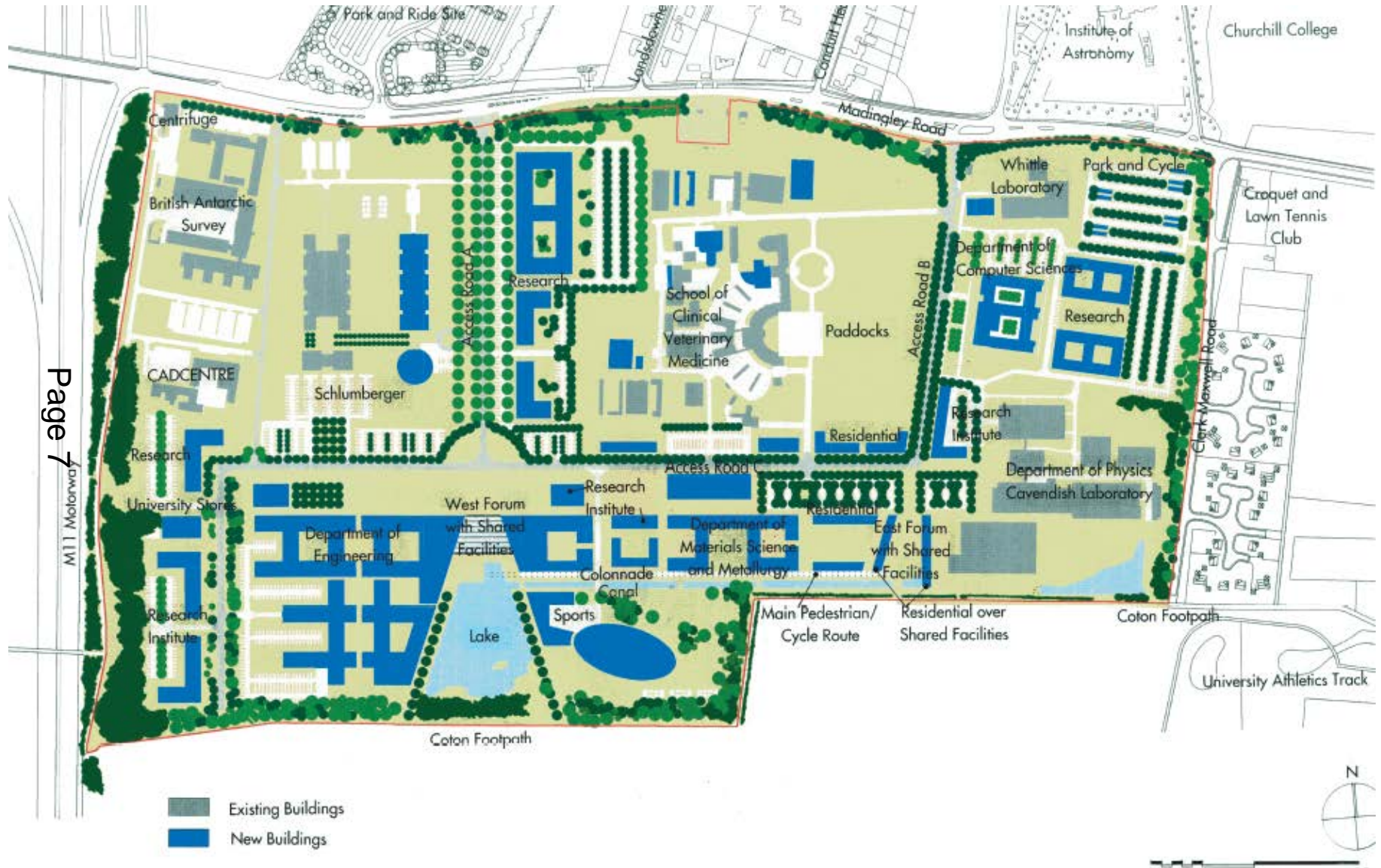
- Perceived remoteness
- Lack of social amenities

Masterplan/building design

- Sense of place
- Car parking dominates street scene
- Buildings set back from roads



1999/2004 Masterplan



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Existing Buildings
New Buildings

University of Cambridge

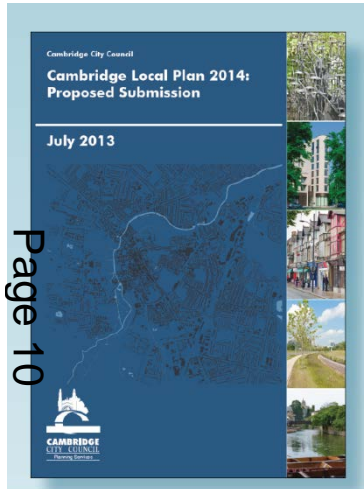
Existing Buildings
New Buildings

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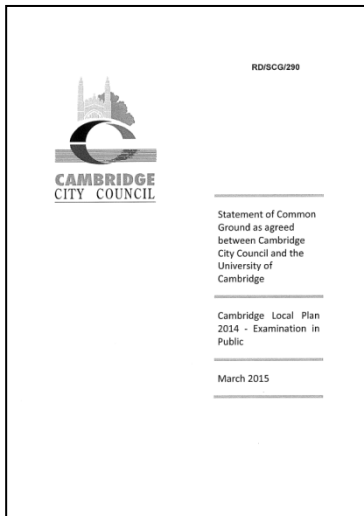
Key Phase 1



Council's Vision: Draft Local Plan Policy 18



- Policy 18 of the Draft Local Plan relates to the West Cambridge Site.



- Statement of Common Ground agreed.

Development Proposals

Land Use	Consented Development (m ²)	Initial Phase of Development (m ²)	Full Development (m ²)
Academic (m ²)	117,000	168,259	257,900
Commercial (m ²)	92,472	92,386	210,386
Other (m ²)	38,800	26,665	31,985
Total (m ²)	248,272	287,310	500,280
Car Parking (spaces)	3,150	2,571	4,390



Key Issues

1. Setting of the City and Visual Impact
2. Transport Assessment
3. Green Infrastructure and Trees
4. Amenities and quality of place
5. Site wide strategies
(Drainage/Sustainability/Design Guide)

Landscape and Visual Impact draft amendments

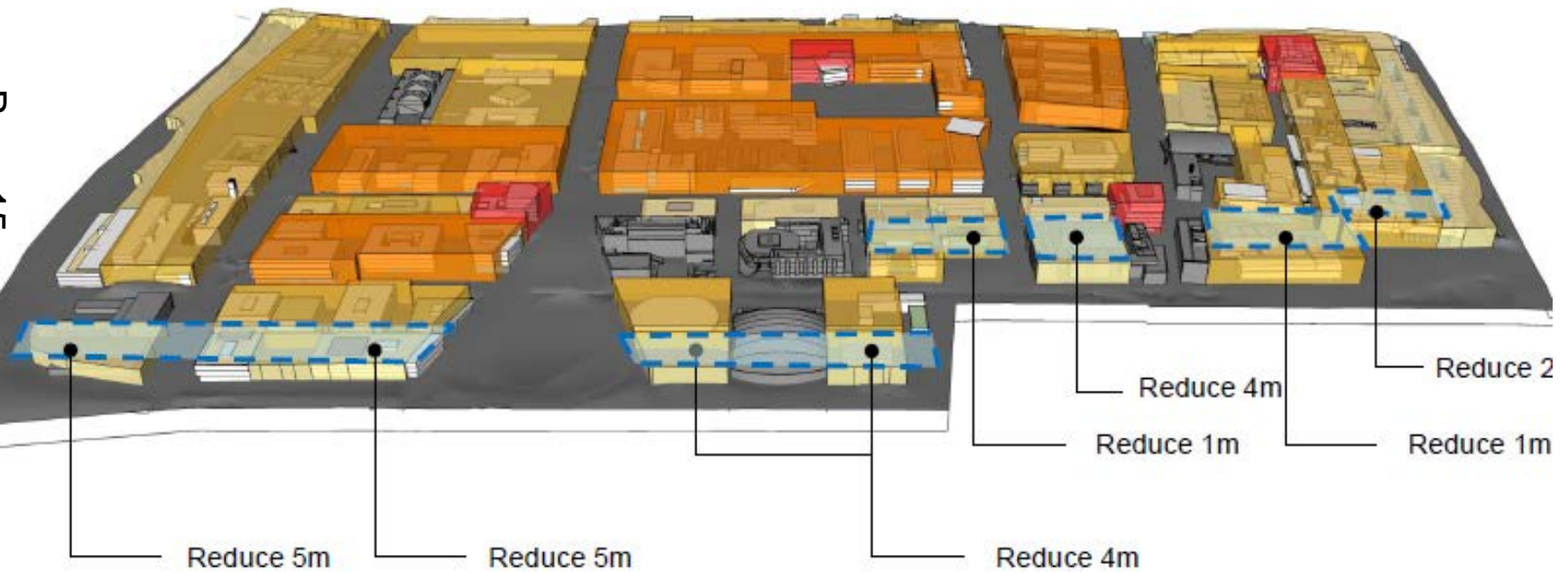
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Reduced Height (draft only)

Southern edge

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Reduce 5m

Reduce 8m

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Reduce 4m



View 16

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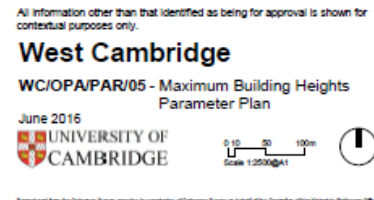
View 7 – as submitted



View 7 – latest revision

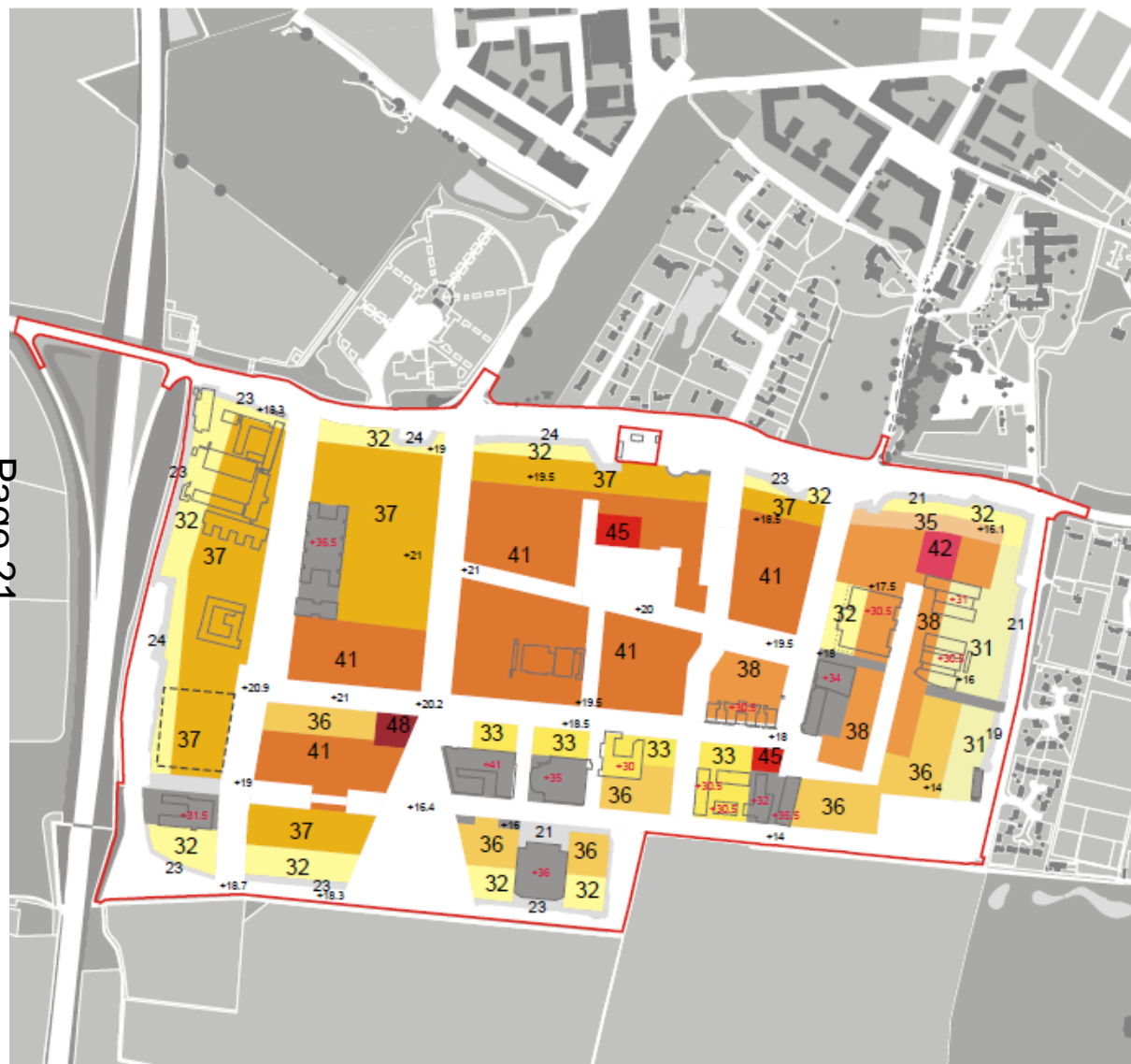


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Draft revisions

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KEY

Contextual Information:

- Existing Building
- +18 Sample ground level spot height AOD
- +18 Existing building height AOD

For Approval:

- Application site boundary

Maximum building heights

- 31.0 metres AOD
- 32.0 metres AOD
- 33.0 metres AOD
- 35.0 metres AOD
- 36.0 metres AOD
- 37.0 metres AOD
- 38.0 metres AOD
- 41.0 metres AOD
- 42.0 metres AOD
- 45.0 metres AOD
- 48.0 metres AOD

Buffer zones with restricted development
(max.AOD height specified on plan)

- Area within Building Zone where built development is not proposed
- zone for location of energy centre flue

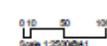
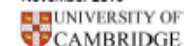
Building heights include roof plant rooms but exclude exhaust flues.
Maximum height of flues to be no more than 8m above maximum building heights.

All information other than that identified as being for approval is shown for contextual purposes only.

West Cambridge

WC/OPA/PAR/05/REV01
- Maximum Building Heights Parameter Plan

November 2016

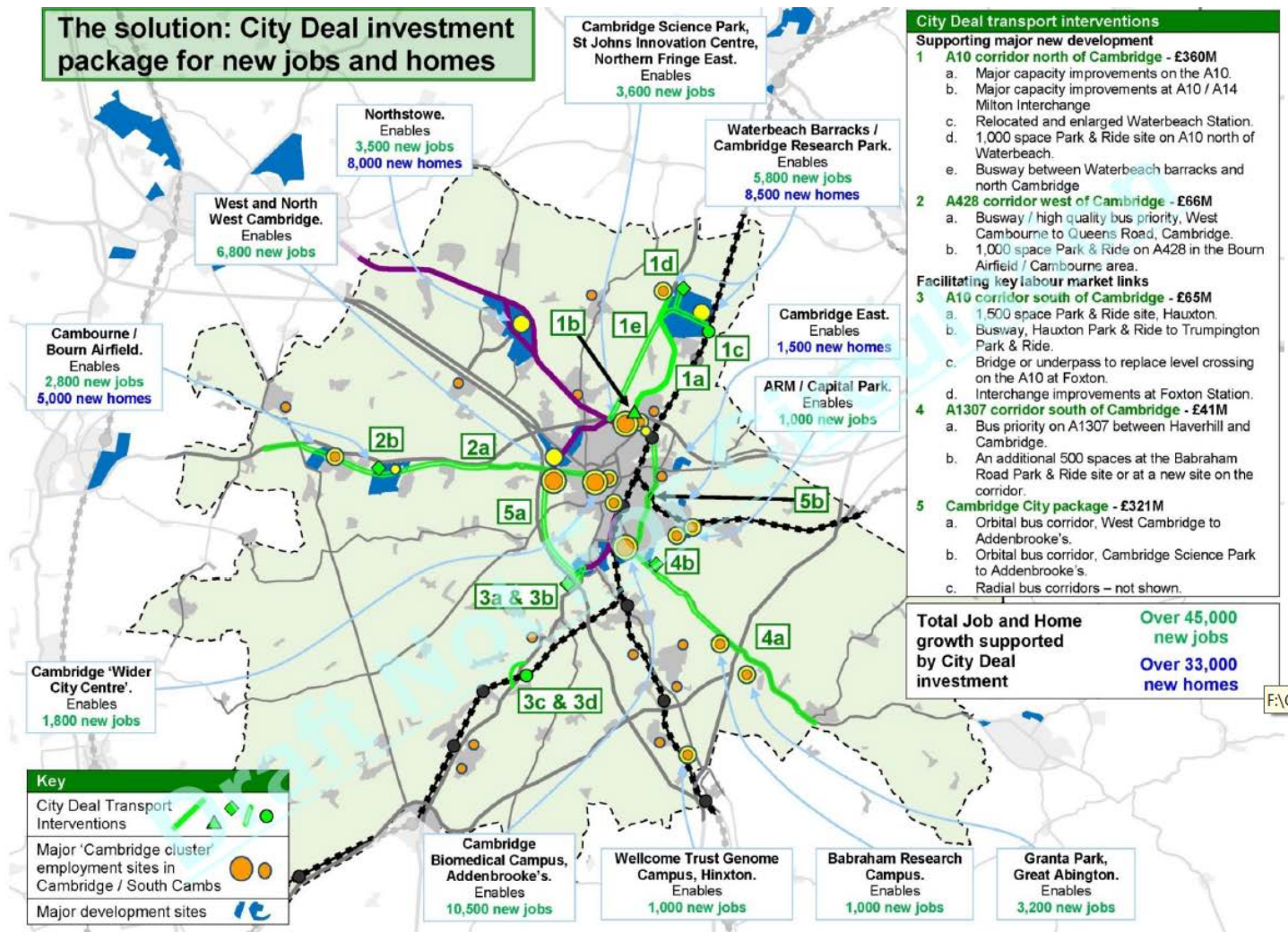


Transport

- Agreeing methodology and first principles approach.
- Assessment of 2031 scenario.
- Consensus on residential and employment allocations.

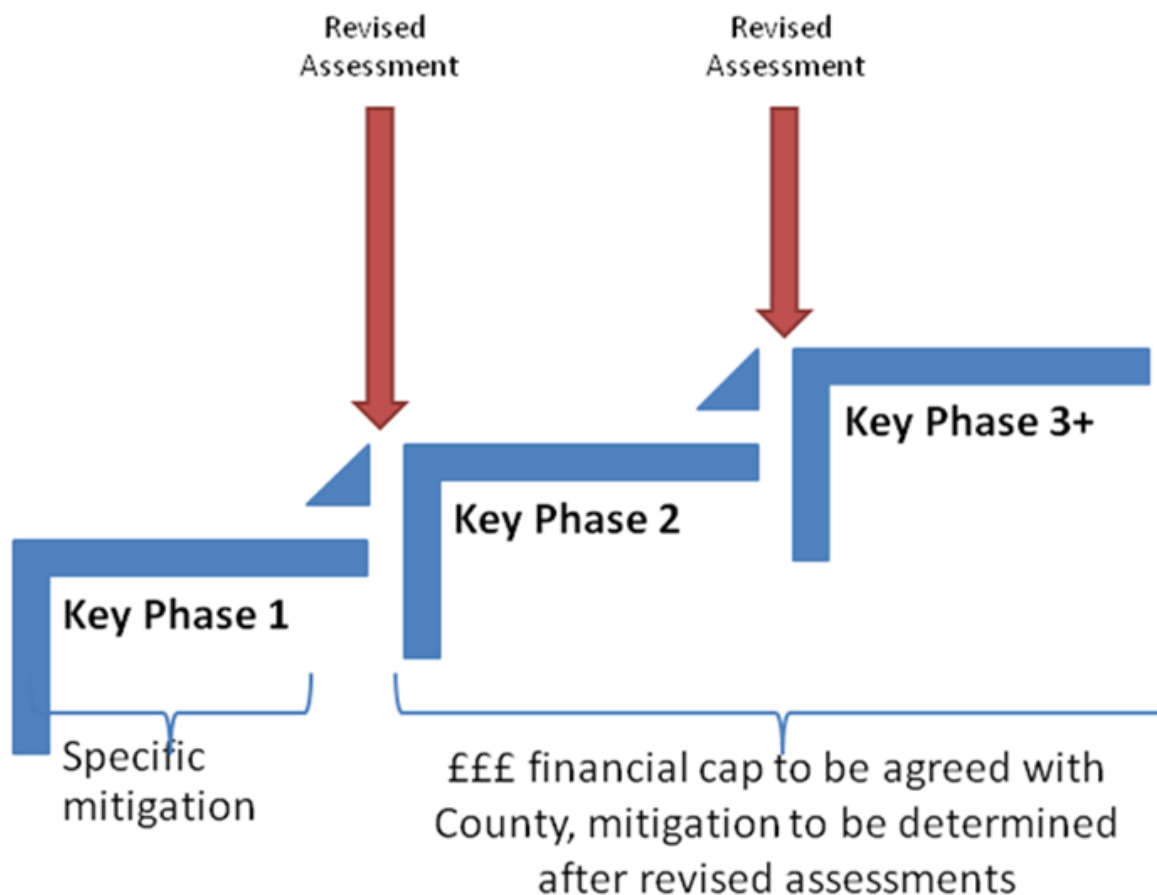
Transport

The solution: City Deal investment package for new jobs and homes



The “Adaptive Phased” Approach

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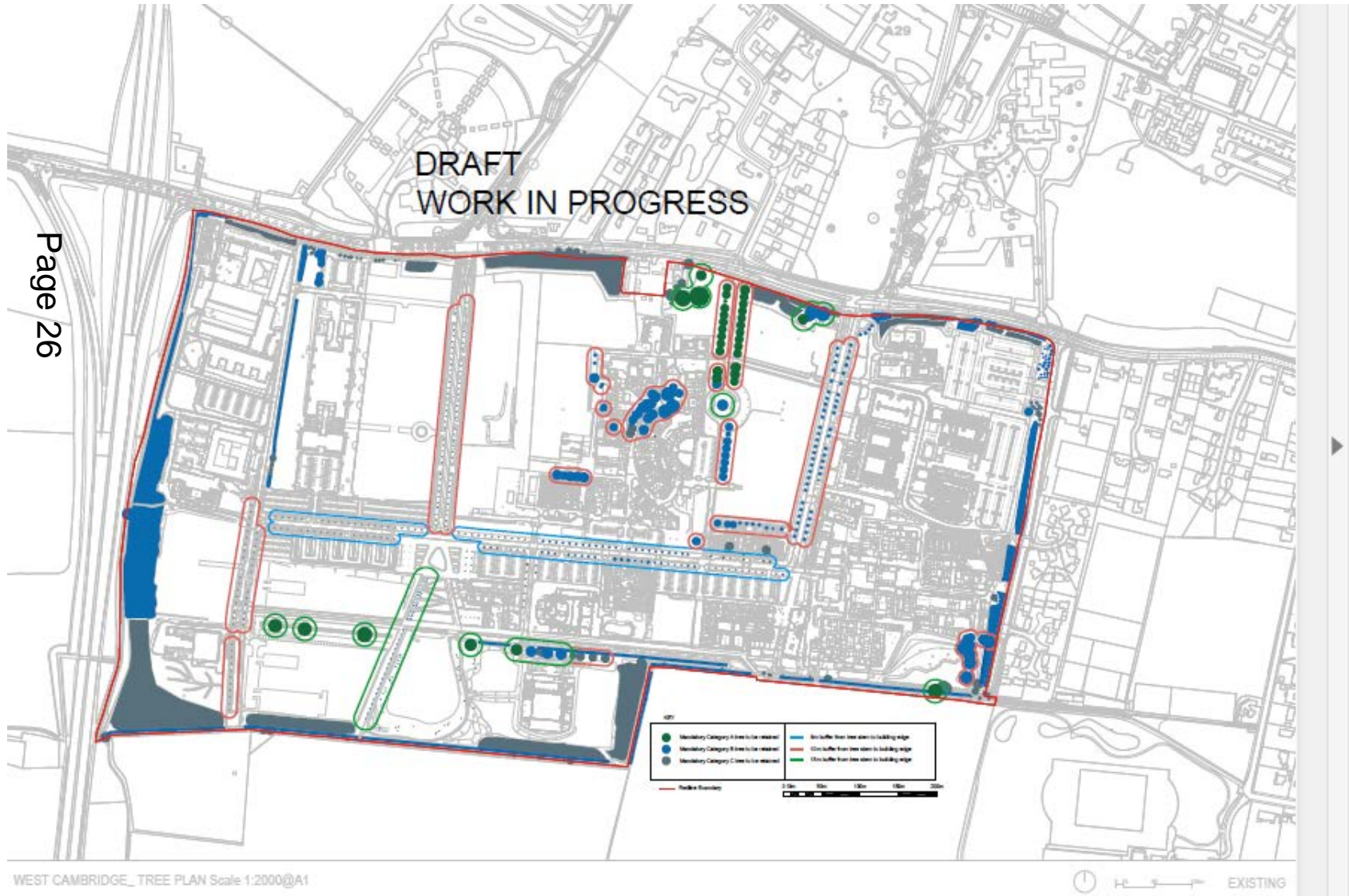


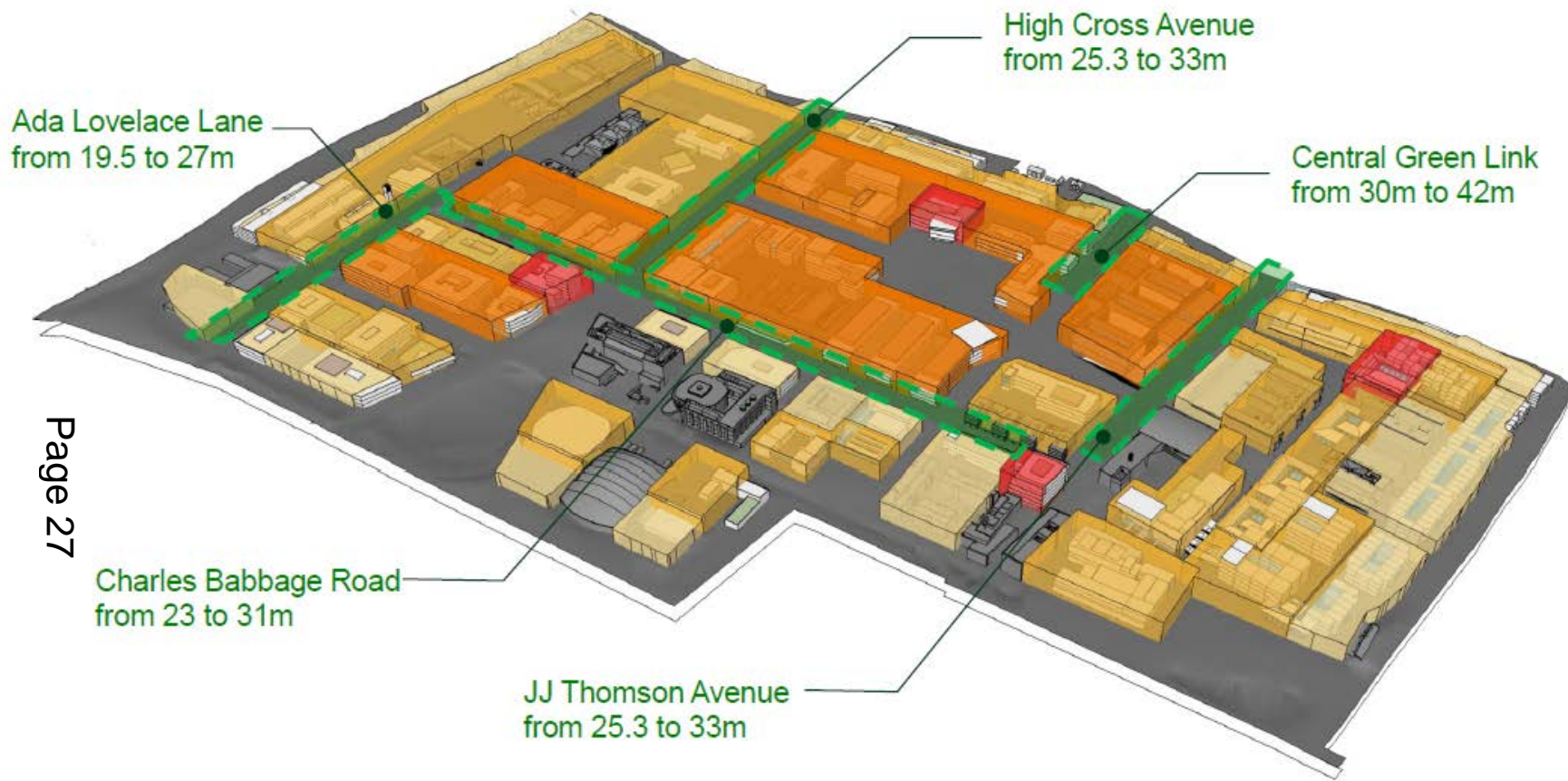
Tree and Landscape

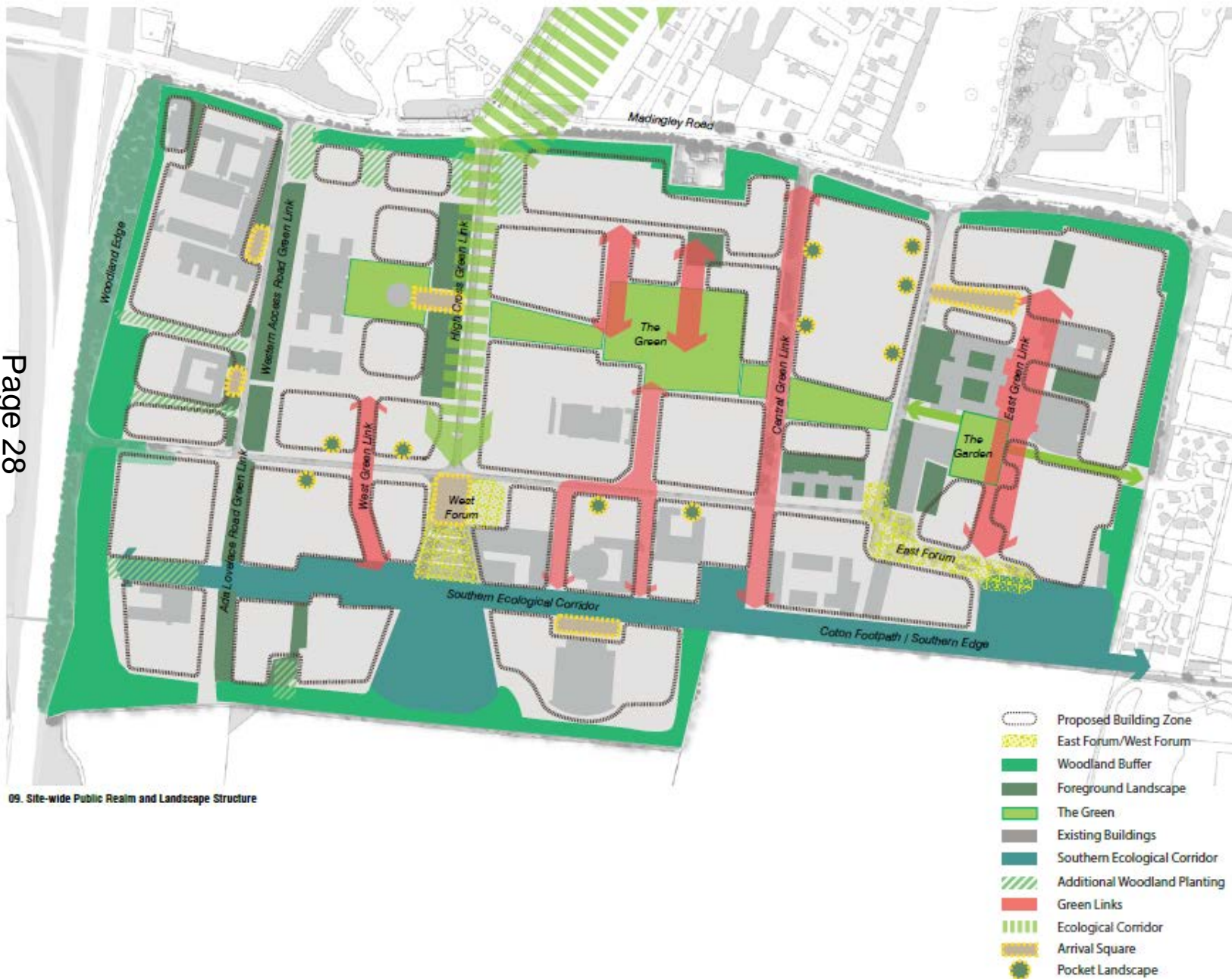
- Vegetation and woodland management plan
 - Coton footpath
 - CMR bund
- Accurate survey information
- Tree buffer analysis

Trees Buffers and developable area

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09. Site-wide Public Realm and Landscape Structure

North South Corridors





Drainage

- Technical amendments to surface water drainage strategy
 - Flooding concerns NNRA
- Public Realm work ongoing.
- Site wide interventions to existing streets.

Sustainability

- Hierarchical Approach
- Energy strategy
- Rescope of EIA
- Sustainability assessment matrix

Environmental Impacts

- Noise Vibration
- Air Quality
- Artificial lighting

Amenities

- Phasing and delivery of open space.

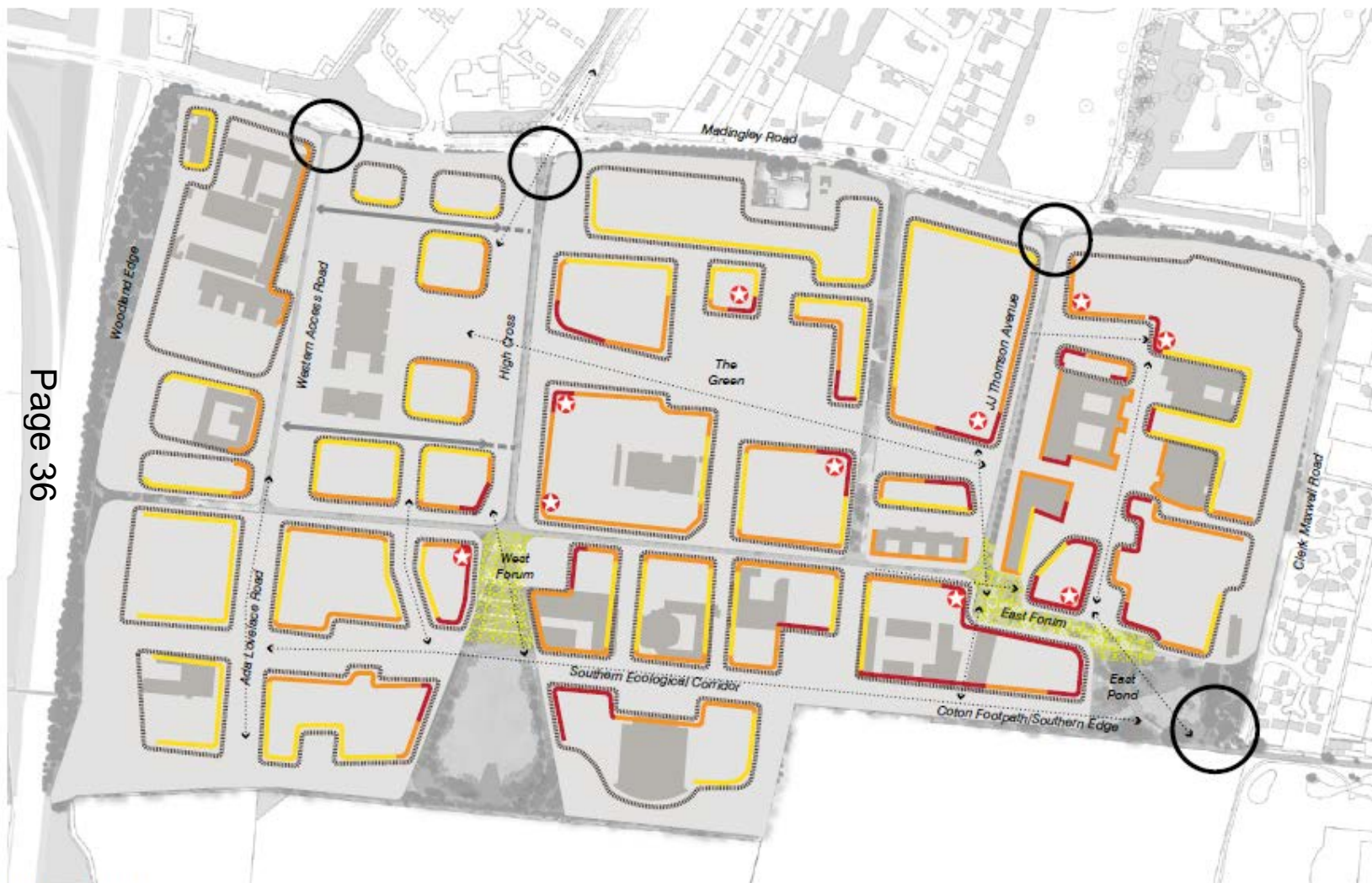
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• Shared Facilities Hub

- Design guide - active frontages.

Amenities: Sports Centre





10. Site-wide Urban Structure

- KEY**
- Active Frontage
 - Primary Frontage
 - Secondary Frontage
 - Proposed Building Zone
 - Key Views
 - Key Accents
 - Gateways

Next Steps

- Package of amendments – Late March/April
- Committee Summer – July/August
- Full reconsultation
 - **John.evans@cambridge.gov.uk**
- Member briefings
 - West Central Committee update
 - Transport Member Briefing

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