

Agenda Item 1

Transcript of Pre-application Developer Briefing held on 19 April 2023, 10am - Land at 104-112 Hills Road, Cambridge (to be known as Botanic Place)

Contact Cuma.Ahmet@GreaterCambridgePlanning.org or planning@greatercambridgeplanning.org for further information.

0:0:0.0 --> 0:0:23.750

Toby Williams

I mean remarks, so I need to provide. So I'm good morning and my name's Toby Williams. I'm the development and compliance manager for the East team, which is part of the Joint Planning Service and the Chair of this meeting. And I'd like to welcome you all to today's briefing for Botanic Place. And this briefing allows counselors to see and understand the nature.

0:0:24.420 --> 0:0:43.870

Toby Williams

An anticipated revised section 73 application for the site and the summary details of which have been set out in the briefing note forwarded to councillors by the Council's case Officer and Jemma Ahmet Jemma. Joanna just say hello to everyone knows who you are.

0:0:44.620 --> 0:0:45.580

Cuma Ahmet

Hello everybody.

0:0:46.580 --> 0:0:47.890

Cuma Ahmet

Can see me down here somewhere.

0:0:49.60 --> 0:0:51.670

Toby Williams

So Jim is Jim is the case officer that will be.

0:0:51.800 --> 0:1:23.220

Toby Williams

And I reviewing and assessing the planning application when it comes into the Council and the briefing will be led by the developer, team Socius and their consultants, and we'll be structured with a 20 to 30 minute slot for a presentation followed by a similar slot for questions. And in a moment, I'll ask the developer team to introduce themselves. But first some housekeeping points and the meetings being recorded and members should treat the meeting place if it is.

0:1:23.320 --> 0:1:52.790

Toby Williams

The public meeting the details of the meeting can be subject to the Freedom of Information request or similar, and can I ask all participants to keep themselves muted and to keep your background was blurred unless you're invited to speak, and if Members would like to ask a question or get the attention of chair, raise your virtual hand in teams. We'll deal with questions at the end of the presentation, members of planning committee should not an express an opinion.

0:1:53.320 --> 0:2:7.870

Toby Williams

Look, any aspect of today's presentation which might give rise to a view that you have a closed mind to the proposal and the recording is meeting, will be available for public viewing for six months or in today's date.

0:2:8.580 --> 0:2:13.690

Toby Williams

OK, so I'm just gonna check the chats if there's anything in the chat.

0:2:14.880 --> 0:2:24.520

Toby Williams

Right. So if Members could turn off their cameras and then if the developer team could introduce yourselves and begin your presentation, please.

0:2:26.700 --> 0:2:34.800

Doug Higgins

Right. Well, many, Many thanks, Toby. And and Jumo and hello all good. Good to see you again. Thank you for your time today.

0:2:35.280 --> 0:2:48.80

Doug Higgins

I'm yeah. So I'm Doug Higgins, development director at Socius. I'll pass over to to my colleagues and some of the team to introduce themselves, perhaps starting with Liam.

0:2:50.60 --> 0:2:54.720

Liam Ronan-Chlond

Hello. My name's Liam Ronan kland. I'm head of engagement and social value associates.

0:2:57.580 --> 0:2:59.890

Olaide Oboh

I'm delighted. Uber, I'm one of the directors that socius.

0:3:2.80 --> 0:3:5.320

Ashley Broderick

I'm Ashley Roderick. I'm seeing your project manager also with Socius.

0:3:8.760 --> 0:3:9.730

Doug Higgins

And hmm.

0:3:8.830 --> 0:3:14.850

Thomas Gardner

It's all good. I'll go next year. Hi, I'm Thomas Gardner. I'm a director at Allford Hall Monaghan Morris Architects.

0:3:15.910 --> 0:3:21.190

Patricia Ribeiro

Hi, I'm Patricia rivero. I'm an associate director, also part of the architect team at HMM.

0:3:24.100 --> 0:3:25.450

Doug Higgins

And whole German.

0:3:26.820 --> 0:3:32.700

Shah, Jaimin

Sorry, I was a meat. Hi, I'm Jane and Shaw from Hawley. With the MEP designers on the scheme.

0:3:35.220 --> 0:3:44.530

Doug Higgins

Great. So what I'll do, I'll share my screen now and bring up the the presentation and I'll go to full screen.

0:3:45.690 --> 0:3:50.40

Doug Higgins

So hopefully everyone can see that OK? Does that coming up on the screens?

0:3:53.500 --> 0:3:53.870

Toby Williams

Yeah.

0:3:52.930 --> 0:4:23.620

Doug Higgins

Umm yeah, page out. If there any issues, but I'm assuming everyone could see that. So yeah. Many thanks. Uh, this is uh to run through our proposed minor material amendment on the for the existing consent on Botanic place. So here's the team. We obviously had a few introductions, you're recognized a lot of the names there and just to set the scene Rail Pen acquired the site from pace investments in about September last year. So they're the investor.

0:4:23.700 --> 0:4:33.490

Doug Higgins

Uh, sort of going forward for this scheme and as you might be aware, they are a pension fund, they are here for the long term. So there is.

0:4:34.900 --> 0:4:55.270

Doug Higgins

There is this sort of justification for an investment in good quality materials that stand the test of the time. Uh, creation of a wonderful sort of long term sustainable community and buildings that operate efficiently because obviously this is an asset for rail pen for the long term, for the income, for their pension funds.

0:4:56.40 --> 0:5:1.950

Doug Higgins

And as I said earlier, socius, so I've appointed as there uh development manager to to deliver this.

0:5:3.390 --> 0:5:24.820

Doug Higgins

So this is the the agenda for this presentation. We're just sort of start with with our vision uh for Botanic place recap of the existing consent scope of the mining Material Amendment and proposed enhancements summary of those benefits will finish with the sort of target program and then obviously time for Q&A.

0:5:26.160 --> 0:5:55.640

Doug Higgins

So this is our vision for Botanic place. We want these office buildings to be the most sustainable and intelligent office buildings in the UK outside of London. Why is intelligent important? We also all know why sustainability is important, but intelligence is important not only because it delivers a fantastic user experience, but it allows the buildings operate more efficiently so they can actually respond to how the buildings are being used.

0:5:55.820 --> 0:6:22.350

Doug Higgins

Uh, so that when they're not being used or they're, they're floor is empty, for example or or low low density, then the plant can adjust accordingly and the lighting can adjust and the ventilation works such that the plant only sort of kicks in as and when it's needed rather than just operating like a lot of buildings that are just sort of running almost at full tilt the whole time.

0:6:23.30 --> 0:6:28.370

Doug Higgins

Now, so that has huge UM advantages in terms of, uh, the operational energy, which I'll come on to later.

0:6:29.200 --> 0:6:59.870

Doug Higgins

I'm so just recap on the existing planning permission. So is consent to retain the Flying Pig pub, which you could see illustrated on Hills Rd. There with the private garden and essentially 2 new office buildings Building B and building C alongside building a Botanic house which is you'll be aware of the existing mills and Reeve building that's about sort of 12 years. So obviously that's staying.

0:6:59.960 --> 0:7:30.800

Doug Higgins

Have a very much as it is so the development site is is all here to the South of Botanic House with a double basement, substantial sort of car parking. You can see the ramp here on the left hand side and just to sort of 3D stack there. So these are just some of the old images that you might recall from the existing consent. Again this is looking from the top of Station Road. You've got the existing.

0:7:31.170 --> 0:7:49.400

Doug Higgins

Botanic House and Mills and Reeve. In it, there you can see the the retained flying pig and the sort of foreground we're building the and building C and just zooming in a little bit more there. So you get a sort of a closer view, just glimpsing Botanic house there on the right hand side.

0:7:50.0 --> 0:7:57.780

Doug Higgins

Umm, this is a view looking north now up Hills Rd. uh so this is the sort of southeast corner of building sea.

0:7:59.520 --> 0:8:30.150

Doug Higgins

So maybe go on to the the Skype of uh minor material amendment or section 73 application. What are the proposed changes? So what we've done here is a sort of 3D model where effectively all the grade out areas of areas that are remaining as per the existing consent. And we've highlighted only the areas that we're proposing to to amend. So predominantly that is the basement and reducing that and I'll come on to that in a bit more detail.

0:8:30.810 --> 0:9:0.200

Doug Higgins

For you 2 weeks of the the ground floor, uh layouts and and public realm, even smaller tweet to the the roof levels and there were proposing a single phase instead of a two phase build program. So what areas are not being affected? Well everything else really. So the flying pig obviously we're

retaining that as per the existing consent we've got consented building heights and massing their footprints and the facades at all remaining.

0:9:0.560 --> 0:9:30.810

Doug Higgins

As per the existing permission and we can also demonstrate there's no impact on on the key views, which again I'll I'll come on to a bit bit later. So starting with the basement, the existing consent has a huge double basement 200 car parking spaces down there, massive embodied carbon footprint, huge dig which has an impact on construction program and disruption for local communities and roads which.

0:9:30.970 --> 0:10:1.0

Doug Higgins

Yeah, we we would like to improve. Are we improving that well, we're we're gonna reduce it significantly as sort of 10,000 cubic meters of date Bing saved, it's not quite halving the volume of that basement, mostly because we're relocating the servicing down there. So by having the servicing, the refuse vehicles and all the rest going down into the basement, there are huge benefits to the public realm and the enjoyment of that space and the.

0:10:1.50 --> 0:10:31.60

Doug Higgins

Pedestrian experience they arrival experience that so unfortunately because we've got some sort of rather large refuse lorries that have to go down there. The basement does have to be fairly deep, so we've effectively got a sort of half floor in there, but there are significant savings in terms of embodied carbon. We're reducing the car parking from about 200 spaces down to about 70 spaces and as a result we're enhancing the not just the quantum but the quality of the cycle parking and enter journey facilities.

0:10:32.180 --> 0:11:2.510

Doug Higgins

So this is the basement floor plan. You can see the the consensus scheme on the the left hand side there. This is the lower basement level. So you've got all the car parking there highlighted in orange on the left hand side and our proposed basement on the right hand side where again that's all the car parking there that you can see in orange. So it's only about sort of 70 spaces and then in pink is the bicycle parking and end the journey facilities and I'll come on to a bit more sort of detail in terms of.

0:11:2.780 --> 0:11:10.240

Doug Higgins

The arrival experience there and effectively the rest is uh servicing and bins and and plant predominate.

0:11:11.440 --> 0:11:40.860

Doug Higgins

I'm just going up one level, so we've got this is the the sort of upper level of basement in the existing uh planning permission, uh, where you can see the bicycle parking again in in pink and some additional car parking in Orange. And this is effectively our sort of lower mezzanine level in our reduced basement. So again extensive bicycle parking and entire journey facilities or in pink and a bit of FMB space and the lower ground which will actually benefit from a lot of natural light.

0:11:41.380 --> 0:11:45.120

Doug Higgins

By virtue of avoid, uh, which we've introduced on the ground floor.

0:11:46.850 --> 0:12:3.380

Doug Higgins

In terms of 3D, as the bicycle parking has been huge focus uh here with the the existing consent had a what was acknowledged to be a rather sort of dangerous bicycle ramp that curved around the vehicle ramp was a single point of entry.

0:12:3.780 --> 0:12:34.250

Doug Higgins

Umm. And yeah, not not an ideal solution. Uh. So what we're doing here is we're putting a bicycle parking front and center the scheme. Uh slap bang in the middle between building 3 and building C2 dedicated entrances with their own bicycle friendly stairs and ramps and also their own bicycle friendly lift as well. So one per building. So that hurts huge improvements in terms of user experience in terms of security.

0:12:34.610 --> 0:12:36.90

Doug Higgins

And you could just see how we.

0:12:36.170 --> 0:12:44.10

Doug Higgins

Did it allows for this sort of volume extra volume here and double height space where we're proposing a a bike doctor?

0:12:45.170 --> 0:13:11.150

Doug Higgins

So this is again a a sort of visualization of what that might look like. Uh, we are also looking at how these, uh, these ramps might deliver some assistance as well to for heavier bikes for people to taking them up the stairs, but they're going to be very gentle incline with designing them such that that both the ramps and the stairs will be very bicycle friendly with input from our specialists at 5 at heart.

0:13:12.500 --> 0:13:17.640

Doug Higgins

And there would deliver a really outstanding cyclist experience.

0:13:19.380 --> 0:13:49.630

Doug Higgins

Moving up to the the ground floor and the public realm, so as as before we got the consented on the left hand side and the proposed enhancements on the right hand side. So again you can see the dedicated entrances there for for cyclists off that sort of central space. You can see some additional planting and trees to reflect the fact we're not pulling service vehicles into this space now and you could just see how.

0:13:54.280 --> 0:13:55.820

Cllr Dave Baigent - (Cambridge City - Romsey)

The time when you said asking.

0:13:59.420 --> 0:14:0.410

Cllr Dave Baigent - (Cambridge City - Romsey)

He's out of this.

0:13:49.970 --> 0:14:0.840

Doug Higgins

Sorry, I should mention that the the blue here is is office space. The purple is sort of F&B and retail and the yellowish space is our reception areas.

0:14:2.350 --> 0:14:30.150

Doug Higgins

Umm, so you can see how it consolidating a lot of the F&B into uh building BUM and there's a sort of reduced, uh sort of reception area, still a bit of sort of coworking space, but no sort of significant changes there. You could just see a slight change to the sort of vehicle ramp in that sort of southeast corner and the introduction and New Security Office that would just provide that additional security and oversight of the vehicle ramp.

0:14:31.230 --> 0:15:3.840

Doug Higgins

Umm, in terms of the market hall and and sort of F&B, uh, space that we're we're looking at in building B uh, we are engaging already with a number of uh, really exciting operators for this space that we'll see a sort of market hall food hall offer that has lots of exciting interesting sort of food stores and kitchens offering different range of different cuisines craft beers and spirits but it also can offer importantly lots of different sort of events and activities everything from live music.

0:15:4.100 --> 0:15:33.770

Doug Higgins

Yoga, you know, wonderful events for for local schools, but it becomes a very sort of demographic democratic sort of open, flexible space. Exactly like can see here in the seven dials market in London where anyone can come along and they can sit down. You can't reserve a table and you make friends, you socialize, you grab something to eat from one of the many sort of food stalls there. And as it is a really exciting vibrant space.

0:15:34.10 --> 0:15:44.640

Doug Higgins

That is there and is open to the public and totaling about 25,000 square feet at the moment. So that in addition to all the wonderful new public realm that we'll be delivering.

0:15:45.480 --> 0:16:15.570

Doug Higgins

I'm in terms of the public realm. Uh, these are the uh, the enhancements that we're looking at sort of already mentioned the trees and that sort of central space between buildings. B&C, now that we're not pulling the service vehicles into this area, the enhanced sort of cyclist arrival experience, we've got some additional greening on the southeast corner, which I'll come onto in a bit more. And we're looking at how we can further enhance the proposed new trees fronting Hills Rd. to deliver some sort of larger, more impressive trees such as.

0:16:15.710 --> 0:16:16.780

Doug Higgins

London planes.

0:16:18.310 --> 0:16:45.640

Doug Higgins

These are just some some images of what that might look like, so you could just. There's an image here focusing on that sort of central space with a sort of rather impressive London plane there and the sort of foreground and and building be on the on the right and building C on the left. And that view with just a glimpse of sort of Botanic house on the right hand side there and the flying pig in the in the foreground.

0:16:46.970 --> 0:17:8.320

Doug Higgins

There's just some some views that the terraces, UM because there there is substantial uh greening and and wonderful planting at the the terrace levels as well to help enhance the overall sort of greening of the site and the biodiversity and really trying to encourage the users of those buildings to make good use and enjoy those outdoor spaces.

0:17:9.800 --> 0:17:24.610

Doug Higgins

I mentioned the the new Green wall that we're proposing, so on this southeast corner, which is a very sort of prominent corner as as you approach from the South along Hills Rd. we we've got, we think it's an excellent location for a sort of living green wall.

0:17:25.850 --> 0:17:38.60

Doug Higgins

And we make really quite a nice sort of feature and a sort of and that's really a sort of important arrival point for a lot of pedestrians, cyclists and and and vehicles who might be might be parking there.

0:17:39.200 --> 0:18:8.330

Doug Higgins

Going up to the roof levels? Umm. So this is again the consent on the left hand side with the 7th floor of building. Be there on the 5th floor of building. C illustrated below. Just because we got that those sort of different different heights and you can see there's a straight sort of swap sort of we managed to consolidate a bit of that sort of roof plant and we're just looking at a bit of office space within the same volume and massing of the existing buildings.

0:18:9.170 --> 0:18:40.620

Doug Higgins

And So what does that look like in terms of sections as you could just see here, this is the long section from from the West, from the tannic garden. So the consensus scheme, the top there, we've just got sort of plants at the moment and then our proposed sort of section here where you can just see a bit of an introduction of the offices trying to introduce similar sort of facade design. So as not to not to be seen as radical departure from the existing consent, but importantly it's all within.

0:18:41.40 --> 0:19:12.790

Doug Higgins

The existing volume, so there's no change in in building heights, uh, or or massing. And uh, we can also illustrate that in the the verified views. Uh. So these are the same verified views in the original planning application there was consented. So again it's a bit of a case of spot the difference here but you can see there's no impact with the consensus scheme on the left and the proposed scheme on the right. And again this is another verified view.

0:19:12.860 --> 0:19:16.470

Doug Higgins

From 18, a consented on the left proposed on the right.

0:19:17.550 --> 0:19:28.510

Doug Higgins

And lastly, one more UM, this is 21 a uh with the game just illustrating the the that there's no no impact on these important views.

0:19:29.660 --> 0:19:59.30

Doug Higgins

Umm, in terms of phasing, so the existing uh consented allowed for A2 phase approach two phase build? Umm. So building B was built and then once that was completed construction would start on building C so looking at extensive build program that given where we are today, we'll be looking at delivery and sort of late 2028 as per the existing content what we're proposing is a single phase approach.

0:19:59.550 --> 0:20:15.360

Doug Higgins

Umm, so both buildings are delivered together. That allows us to compress the build program significantly to about 33 months. So almost a two year saving there on the bill program, so significantly less disruption to the local community and roads.

0:20:17.180 --> 0:20:46.620

Doug Higgins

So summary of benefits? UM, I mean a huge focus has been on uh environmental sustainability. UM, so you've got this is a nice sort of bar charts with effectively you've got 3 bars per section. So the left hand bar is existing site, the middle bar is the existing planning permission and the right hand bar is our proposed amendments. So you can see huge decrease in car parking.

0:20:46.930 --> 0:21:4.530

Doug Higgins

Umm you can see cycle parking, uh, increase over and above even these existing planning permission. Uh going well above uh local policy requirements in terms of public realm. Again enormous improvement over the existing and even a substantial improvement over.

0:21:4.770 --> 0:21:17.680

Doug Higgins

Uh, over the existing consent, just in terms of sort of area of of public realm and then in terms of green spaces as well as a slight sort of uplift in in terms of what's consented at the moment?

0:21:18.480 --> 0:21:48.390

Doug Higgins

And in terms of accreditations, UM, still very much committed to achieving Brianne outstanding as per the existing consent, uh, but there's some additional ones that we're targeting such as wide score and smart scores to deliver those sort of intelligent buildings cycle heart rating to deliver that wonderful cyclist experience. So it's not just about the parking and the arrival that's also looking at the lockers, the showers, the changing areas and you know the precise sort of specification of those spaces.

0:21:48.950 --> 0:22:9.20

Doug Higgins

Well, platinum, which I'll come onto a in a bit and also neighbors. So sort of five star is our sort of baseline we're looking at how we can go beyond that. So there's a huge focus on operational energy and a commitment to actually measure how these buildings will perform in in real life once they're built and operational.

0:22:10.420 --> 0:22:39.190

Doug Higgins

So Brianne, you can see how in terms of the baseline, which is the dark purple, uh, where where easily uh achieving outstanding. But actually there are some additional credits largely attributable to innovation that might enable us to go even further. So Briam is extremely sort of strong on that. And again well you know comfortably achieving the sort of gold, but we're looking at again how we can achieve platinum to just to deliver that.

0:22:39.750 --> 0:22:44.720

Doug Higgins

Wonderful building. Is it really look after people's sort of health and and wellbeing.

0:22:45.570 --> 0:23:16.380

Doug Higgins

Umm so as I mentioned, huge focus on operational energy. Uh, this just compares UM consented scheme you've got here and I guess it's sort of business as usual versus what where we're targeting in terms of sort of UK, GBC targets. So again baseline there in purple comfortably achieving neighbors five star and Ugbc 2030 targets. But actually we're looking aspirationally we're looking how we could go.

0:23:16.780 --> 0:23:47.350

Doug Higgins

That much further and reduce that and that's everything. By looking at the uh, the ventilation strategy, the cooling, uh, the the efficiencies of the the facades uh reducing uh solar heat gain as all being explored extensively at the moment in terms of embodied carbon. So we've got embodied carbon on the top there and whole life carbon and the bottom just looking at where where we sit relative to Letty targets and roba targets.

0:23:47.660 --> 0:24:15.220

Doug Higgins

And again, as this is a very sort of early stages, still conducting this modelling UM, but I think we're we're feeling confident that we uh we're we're on target to achieve at least our NBA 20-30 and and sort of going going beyond obviously we're looking at fairly sort of traditional materials here but they're all sorts of innovative ways of of delivering that they're significantly reduces the carbon impact of construction.

0:24:16.160 --> 0:24:45.370

Doug Higgins

Sounds of water. There's obviously a very hot topic in Cambridge. The moments again you can see business as usual as 16 litres per person per day are baseliners is reducing that to 13. But actually we like to see that how we can reduce that even further to 10 litres and again in terms of sort of Brianne, we're we're scoring outstanding sort of credits there because we've got the the blue roofs, the rainwater harvesting Gray water harvesting and and recycling as well.

0:24:46.30 --> 0:24:49.240

Doug Higgins

So really reducing that that water consumption.

0:24:50.190 --> 0:24:59.580

Doug Higgins

Mentioned sort of target program. So we're we're looking at section submission of the Section 73 application at the end of this month.

0:25:0.870 --> 0:25:19.700

Doug Higgins

And we'll be getting vacant possession of the site around about October this year, which point we had looked to commence demolition contract. And on the assumption of again a single phase approach, we're looking at completion of the build by the end of 2026.

0:25:21.140 --> 0:25:26.750

Doug Higgins

Thank you very much and I have been to the floor for any questions.

0:25:29.80 --> 0:25:36.990

Toby Williams

Thanks though that was a really good presentation, very clear. So numbers. Any questions?

0:25:44.500 --> 0:25:45.630

Cllr Dave Baigent - (Cambridge City - Romsey)

Yes, please, Toby.

0:25:49.660 --> 0:25:50.450

Toby Williams

They're quite Dave.

0:25:50.190 --> 0:25:51.290

Cllr Dave Baigent - (Cambridge City - Romsey)

Hello. Yes please.

0:25:54.560 --> 0:25:56.480

Toby Williams

Yep. Do you want to ask a question, Dave?

0:26:4.650 --> 0:26:5.190

Cllr Dave Baigent - (Cambridge City - Romsey)

Sorry did.

0:26:5.240 --> 0:26:8.450

Toby Williams

Taking, can you hear me? Do you want to ask your question?

0:26:7.310 --> 0:26:24.810

Cllr Dave Baigent - (Cambridge City - Romsey)

Yeah. Sorry. Sorry. I had a a minor blip. My questions really about how you're gonna do all this without disrupting the traffic in Cambridge. I I I'm. I should be aware of. I'm not quite aware of a transport plan, but this is a major route into Cambridge.

0:26:25.990 --> 0:26:28.320

Cllr Dave Baigent - (Cambridge City - Romsey)

At a time when, potentially.

0:26:29.280 --> 0:26:29.510

Cllr Dave Baigent - (Cambridge City - Romsey)

This.

0:26:30.320 --> 0:26:45.410

Cllr Dave Baigent - (Cambridge City - Romsey)

County Council will be making massive moves to reduce the flow of cars through Cambridge and the increased the speed of buses. And I just wondered, you're going to be moving a lot of soil, you're going to be moving a lot of debris. Just wondered if what the plan is.

0:26:49.530 --> 0:26:49.760

Doug Higgins

Yeah.

0:26:50.500 --> 0:27:11.290

Doug Higgins

Yeah. So we we will be submitting a a construction management plan with a section 73 application that is again working on the assumption of a single phase approach as I said. So reducing that construction program by 21 months versus the existing consent.

0:27:12.520 --> 0:27:17.10

Doug Higgins

So already that is a significant improvement over over the existing consent.

0:27:18.390 --> 0:27:28.740

Doug Higgins

And of course, we're looking at all opportunities in terms of modern methods of construction. Uh, to deliver sort of prefabricated or sort of off site.

0:27:29.610 --> 0:28:1.40

Doug Higgins

And of site materials such as the facades, which could be again delivered UM and and and fabricated sort of off site which would reduce, reduce, sort of disruption and vehicle movements. So we'll be submitting that as well as section 73 and that will set out the sort of detail of the the proposed vehicle movements. But I think by by just moving from a reducing the volume of the basement alone as I said saves about 10,000 cubic meters of.

0:28:15.930 --> 0:28:16.230

Cllr Dave Baigent - (Cambridge City - Romsey)

Yeah.

0:28:1.160 --> 0:28:18.270

Doug Higgins

Egg and and soil and and muck away so that has a significant improvement in terms of vehicle movements. And then also moving from A2 phase approach to a single phase build has further improvements just reducing the extent of that disruption.

0:28:18.760 --> 0:28:28.210

Cllr Dave Baigent - (Cambridge City - Romsey)

Yeah, I understand that completely. But there there was still will be a lot of traffic. And I just wondered if when you do your transport plan, whether you can think about avoiding the rush hour?

0:28:30.850 --> 0:28:31.320

Doug Higgins

I.

0:28:31.190 --> 0:28:34.840

Cllr Dave Baigent - (Cambridge City - Romsey)

And that's one for you to take away, not to to come back.

0:28:34.300 --> 0:28:38.260

Doug Higgins

I I think it it's, UM, we we know it's.

0:28:38.440 --> 0:28:39.250

Doug Higgins

UM.

0:28:41.180 --> 0:29:5.570

Doug Higgins

If it if that were the case to avoid rush hour, they would have an impact of just extending the program. So although it might not impact rush hour, the impact on the overall program could be significant and something in the order of four to six months extension to the program by reducing the hours for those vehicle movements. So they might have.

0:29:16.980 --> 0:29:17.180

Cllr Dave Baigent - (Cambridge City - Romsey)

Yeah.

0:29:6.860 --> 0:29:23.670

Doug Higgins

A sort of improvement just for the the sort of rush, you know, peak traffic movements, actually the, the the length, the the overall program is significantly increased as a result. So the the arguably sort of no net benefit there.

0:29:24.40 --> 0:29:35.930

Cllr Dave Baigent - (Cambridge City - Romsey)

Yeah, I I understand that completely. But my point is that potentially and this is only potentially we will be introduced in a controversial traffic management plan for the whole city and.

0:29:36.950 --> 0:29:45.590

Cllr Dave Baigent - (Cambridge City - Romsey)

We would be perhaps a little concerned if the amount of lorries on Hills Rd. were to confuse this, so I just leave that with you. Thank you.

0:29:45.550 --> 0:29:46.680

Doug Higgins

OK. Thank you.

0:29:48.730 --> 0:29:54.310

Toby Williams

Thank you. Thank you. Thank thank you Dave and Counselor Katie Porrer. You have a question?

0:29:55.190 --> 0:30:28.170

Cllr Katie Porrer (Cambridge City - Market)

Thank you very much and I think it's it's welcome the reduced build, the reduced car parking, the Gray water use and the basement as you said that is saving considerable amount of a stuff. So I had a few questions. Could I just check you mentioned the bicycle lifts, are they for sort of adapted bikes and cargo bikes? Are they big enough I suppose because there's committee now. I always like to ask about cargo bike parking cause you know, if you're employing people in Cambridge, they will be dropping their kids at school and then bring their bikes in. So I wondered if you could just comment on your plans for having oversized bike spaces.

0:30:28.570 --> 0:30:33.860

Cllr Katie Porrer (Cambridge City - Market)

And obviously, whether you're liaising with cams cycle or obviously quite a useful stakeholder in this process.

0:30:34.600 --> 0:31:7.850

Cllr Katie Porrer (Cambridge City - Market)

I wanted to ask whether with the parking you consider car club parking, you know, cause one of our incentives is to try and help people share cars if they need to. I'm assuming there'll be EV charging and pretty sure that was in the previous case. It wasn't it. I can see Doug nodding. It's welcome to have bigger trees, obviously. I hope you're talking to our tree officer just because obviously in terms of root space and things, we want to make sure those trees can thrive. And although obviously be required to replace them in the first five years, we want to make sure they're sustainable for the long term. And I just wonder if you comment in terms of the flying pig. I know that's pretty much staying as it is.

0:31:8.400 --> 0:31:9.500

Cllr Katie Porrer (Cambridge City - Market)

I'm assuming that.

0:31:10.270 --> 0:31:19.750

Cllr Katie Porrer (Cambridge City - Market)

You know, we we were very keen in the original application to make sure the pub was supported to return to business, so I don't know if you've got any comments about that. Thanks very much.

0:31:23.10 --> 0:31:44.360

Doug Higgins

Right. Many, Many thanks, Katie. Yes, firstly on on the the the cargo bikes, yes, the lifts are size, so they can accommodate cargo bikes and that's obviously very important because we wouldn't expect people to date them down the ramps because of their their size and weight. So that's been an important factor in in specifying those lifts.

0:31:44.880 --> 0:31:58.710

Doug Higgins

I'm on the the the car club base that that's absolutely something we we can explore and I'm fully in favour of that. Yes, all the the car parking in that sort of basement will have EV charging facilities.

0:31:59.930 --> 0:32:15.650

Doug Higgins

So we we we're certainly start to engage with some potential sort of operators for those car club based and to see where those those can be a accommodated and I know that's something where we obviously already looking at on Devonshire Gardens. So we'll marry those up.

0:32:16.410 --> 0:32:46.220

Doug Higgins

I'm in terms of trees. We have had a uh pre app meeting uh with uh with a landscape officer who is supportive in in in principle of the tree planting. We're looking at how we can mix in lime trees with larger sort of London planes which we've been encouraged to explore as well and just sort of seeing where the various sort of species where where it's appropriate to have those species essentially.

0:32:46.850 --> 0:33:16.660

Doug Higgins

And then lastly on on the pub, you might be aware we're running through a bit of a a code design exercise at the moment with uh Cambridge imagination. So we we're essentially been an exercise run over the last sort of three months really with the number of code design workshops inviting in local stakeholders and groups and organizations including the Hatfields who obviously previously operated the pub and just sort of inviting.

0:33:16.780 --> 0:33:46.750

Doug Higgins

People's ideas as to what they see as as being the future for that that pub and is a very interesting exercise. We're we're very happy to to share the outcome of that exercise. In terms of the feedback we got from those individuals and groups and that's going to inform a sort of brief essentially for that pub going forward. But essentially I mean there was there was obviously a lot of support to see it become something a bit more.

0:33:46.970 --> 0:34:5.620

Doug Higgins

Inclusive and not just a sort of a return to precisely what it was in in the past, but we wanna make sure that it's something that is, is well loved and well used and is and is inviting for everyone, but still a sort of nice nod to uh, to to what it was in in the past.

0:34:6.500 --> 0:34:11.70

Doug Higgins

But we're we're very much on the conducting a sort of listening exercise on on that at the moment.

0:34:12.220 --> 0:34:12.890

Cllr Katie Porrer (Cambridge City - Market)

Thanks very much.

0:34:15.770 --> 0:34:16.380

Toby Williams

Thank you. Bye.

0:34:16.790 --> 0:34:19.480

Toby Williams

And Jenny, you have your hand up.

0:34:21.770 --> 0:34:38.470

Jenny Gawthrop Wood (Guest)

Yeah, I was going to actually ask about the flying pig. And you popped the answered some. There's one of my questions I was concerned about competition from the new market hall type space that you're proposing with the flying pig.

0:34:39.950 --> 0:34:48.390

Jenny Gawthrop Wood (Guest)

And how community oriented it would be, how public. We also have Saint Paul's, which is like Community Center nearby.

0:34:48.750 --> 0:34:55.700

Jenny Gawthrop Wood (Guest)

Umm, so it's a kind of competition with nearby offerings that existing businesses.

0:34:56.790 --> 0:35:3.60

Jenny Gawthrop Wood (Guest)

Umm, I'm really pleased to see if it would be really interesting if you could share the details of your.

0:35:4.360 --> 0:35:17.350

Jenny Gawthrop Wood (Guest)

Work on have on what the flying pig could look like. So very pleased to see that. I wondered about security for the cycle cycle users.

0:35:19.30 --> 0:35:21.920

Jenny Gawthrop Wood (Guest)

And the yeah was security cycles.

0:35:22.670 --> 0:35:29.690

Jenny Gawthrop Wood (Guest)

And I know you've got security office on the corner, but it is a big issue at the moment.

0:35:30.280 --> 0:35:37.980

Jenny Gawthrop Wood (Guest)

Umm, so are you intending to have a security office by the stairs? You know, down in the basement?

0:35:38.720 --> 0:35:39.260

Jenny Gawthrop Wood (Guest)

Umm.

0:35:40.240 --> 0:35:46.10

Jenny Gawthrop Wood (Guest)

All you know from the food and beverage area down there and I wanted a bit more details about that.

0:35:47.910 --> 0:35:52.330

Jenny Gawthrop Wood (Guest)

How open are the roof terraces? That's the other thing I wanted to know.

0:35:53.530 --> 0:36:3.820

Jenny Gawthrop Wood (Guest)

Also, the number of office users you're expecting. I wasn't involved in the original planning applications so so this is new to me.

0:36:5.380 --> 0:36:9.200

Jenny Gawthrop Wood (Guest)

And how you would go from achieving?

0:36:10.120 --> 0:36:14.420

Jenny Gawthrop Wood (Guest)

Uh, the child gets you've got to the aspirational ones.

0:36:15.320 --> 0:36:27.610

Jenny Gawthrop Wood (Guest)

Umm. And I wondered whether there was any solar PV or thermal panels in the building on the building. And I also wanted about the impact on the Botanical Garden.

0:36:28.340 --> 0:36:33.230

Jenny Gawthrop Wood (Guest)

Is this improved by having a slightly shallower basement?

0:36:34.0 --> 0:36:35.240

Jenny Gawthrop Wood (Guest)

As you're proposing.

0:36:36.310 --> 0:36:36.880

Jenny Gawthrop Wood (Guest)

Umm.

0:36:37.710 --> 0:36:39.660

Jenny Gawthrop Wood (Guest)

Yeah. And I wanted on the carbon.

0:36:41.60 --> 0:36:41.790

Jenny Gawthrop Wood (Guest)

Coburn.

0:36:43.40 --> 0:36:50.940

Jenny Gawthrop Wood (Guest)

Levels. What is the pale blue marker? You've got the dark blue and the other one, and how you would go about.

0:36:52.130 --> 0:36:56.900

Jenny Gawthrop Wood (Guest)

Getting from 13 to 10 litres per day of water use.

0:36:58.740 --> 0:36:59.700

Jenny Gawthrop Wood (Guest)

I think that's everything.

0:37:0.810 --> 0:37:1.240

Jenny Gawthrop Wood (Guest)

Thank you.

0:37:2.200 --> 0:37:5.0

Jenny Gawthrop Wood (Guest)

Ohh one and by the way I do I do.

0:37:6.70 --> 0:37:10.270

Jenny Gawthrop Wood (Guest)

I do support the points that jade agents making.

0:37:15.560 --> 0:37:40.60

Doug Higgins

Many, Many thanks Jenny in. In terms of the in terms of the competition, we're we're very sort of mindful of that. We we we certainly don't want to be competing with some of the the wonderful sort of offers that are there at the moment. We certainly don't want to be competing with with the pub whatever the the future holds for the for that in terms of operation. So we are ensuring that.

0:37:41.220 --> 0:37:42.110

Doug Higgins

Whatever.

0:37:42.920 --> 0:38:14.110

Doug Higgins

Whatever comes forward in terms of the market hall is complementary to the pub, so perhaps it might allow the pub to focus more on the sort of live music and the the drinking, and then actually the the food and beverage can be covered by the market hall and trying to look at how they can be married up as best as possible in terms of that sort of pedestrian flow. So that actually organs becomes a sort of one stop shop for people who just want to be there to enjoy. They've actually got a choice of sort of area that offers sort of live music.

0:38:14.520 --> 0:38:44.50

Doug Higgins

They've got this sort of the the the pub garden that people can enjoy and have some drinks. Maybe there's sort of music out there and then they can wander in to the ground floor building and and they can grab a sandwich or a pizza or a glass of wine. So it's all been looked at together to ensure that there's no sort of cannibalization there effectively and of course, importantly, not not competing with anything outside of our boundaries in the sort of immediate.

0:38:44.240 --> 0:38:44.870

Doug Higgins

City.

0:38:45.560 --> 0:39:15.330

Doug Higgins

As we think it's something that's a slightly sort of different offer, uh, that there's nothing quite like it in Cambridge at the moment and and certainly some of the the early initials of research we've conducted, this is something that is very much in demand in in Cambridge and it's hugely popular in some of the other cities we're working in such as Brighton and Bristol. I think Cambridge would really love a sort of market hall of this of this type, but you know.

0:39:15.500 --> 0:39:35.500

Doug Higgins

Precisely what that mixes of sort of food and and drink and music and and other activities, is is still very much to be determined and we we've got a long way to go into 2026 until we establish what that is. But we're just sort of setting out the rough sort of parameters of those spaces at the moment.

0:39:37.70 --> 0:40:7.920

Doug Higgins

Umm in terms of security, uh, very mindful of that. Uh, we have got security sort of specialists involved here at at Horley. Uh the way extensive CCTV we are looking at uh mentioned sort of small buildings. So people will have sort of passes on the on the link to their sort of phone they will access a lot of the doors and the gates but obviously where that you know people can easily sort of tailgates and the into the the cycle storage for example.

0:40:8.150 --> 0:40:37.140

Doug Higgins

So in terms of the cycle parking, uh, even if someone manages to get into the uh, the secure uh cycle parking area, they can't get into the offices without going back out into the sort of reception areas and through the security gates there and all that cycle parking will be monitored by CCTV as well. So it's actually going to be a very secure space as confidant enhancement over the existing consents in terms of that that cyclist ramp.

0:40:38.200 --> 0:40:59.20

Doug Higgins

And certainly in terms of the the vehicle access, again having, uh, we'll we'll be having sort of bollards or sort of drop down gates as well as that security office that will offer that sort of manned presence and oversight. So we're we're very conscious of security here and that's very much a strong priority for us.

0:41:0.210 --> 0:41:11.350

Doug Higgins

Umm, in terms of UM terraces, UMSOUMI think we're was it in terms of how how they're going to be used. Sorry, but I.

0:41:17.640 --> 0:41:18.60

Doug Higgins

Yeah.

0:41:12.920 --> 0:41:27.920

Jenny Gawthrop Wood (Guest)

Yes, you know you want people to use them as much as possible, and they're very divorced from what's down at St. level. So at St. level, it can look quite brown and hard because they're hidden up on the top.

0:41:29.160 --> 0:41:35.220

Jenny Gawthrop Wood (Guest)

But as you saying, you know these are buildings for office workers and office use.

0:41:35.970 --> 0:41:39.930

Jenny Gawthrop Wood (Guest)

I mean, it's interesting to see you've moved the plant down into the basement.

0:41:40.850 --> 0:41:41.300

Doug Higgins

Yes.

0:41:42.160 --> 0:41:57.220

Doug Higgins

Yeah. So we we are looking at extensive sort of planting up there. So they'll be nice sort of soft planting and sort of raised planters that will create sort of nice, sly and closed green rooms effectively with outdoor furniture.

0:41:58.580 --> 0:42:28.330

Doug Higgins

We might also look at potentially some sort of lightweight pergola structures or something to again just provide people with a bit more shelter because we do want to encourage the future workers in these buildings to to use those spaces and they'll be wonderful sort of inviting places, you know, to to enjoy and to to work. And there will add a lot to peoples well-being and and enjoyment. So they're not just going to be sort of open empty terraces, they are going to be lush, they're gonna be furnished.

0:42:28.750 --> 0:42:31.0

Doug Higgins

To really encourage their their use.

0:42:31.900 --> 0:43:2.410

Doug Higgins

Umm, you mentioned also the Botanic Garden. And just on on that sort of similar subject and we we have been engaging considerably with Professor Beverley Glover there at the Botanic Garden myself and some of the team here actually had a VIP tour by Professor Beverley. Just just last last week. And we really sort of listening to, you know, to all the wonderful work, getting a detailed understanding of the wonderful work they do there.

0:43:2.540 --> 0:43:36.180

Doug Higgins

And also any concerns that they have? Umm, but obviously, uh, they acknowledged as an existing consent. UM there there's also acknowledgement the the reduction in the uh the basement will have significant benefits to them we're we're engaging to see how we can enhance the boundary treatment at the moment because they're not they don't particularly like the existing fence that's there at the moment so we're looking at how we can enhance that and deliver something that as more aligned with with some of the new fencing that they've delivered elsewhere around around the garden.

0:43:36.990 --> 0:43:56.200

Doug Higgins

So there's a yeah start of a very good neighbourly relationship there. And and I said we're we've set up a a series of meetings with them already. Uh there will continue all the way through to the end of construction to make sure we're we're listening to all their concerns.

0:43:57.880 --> 0:44:30.170

Doug Higgins

Umm, just in in terms of the the targets. So obviously there's there's a on the UM, the sort of sustainability metrics, UM. So obviously the the there is extensive more a lot more design work to be undertaken before we even commence construction. We're just at the early stages of the stage three design. So there's a lot of coordination to be done. There's a lot of further analysis and benchmarking to be done in order to understand where how these buildings will operate in in reality in terms of.

0:44:30.480 --> 0:44:59.320

Doug Higgins

And energy performance. There's some decisions in terms of, uh, the precise materials that will be making, they will have an impact on the embodied carbon. So a lot of that is, is work that we undertaken over the coming sort of six months. But as I mentioned and certainly in terms of the operational energy, we are committed to the neighbours accreditation, which means there will be measuring the real world energy performance of these buildings once they're they're up and running.

0:45:1.130 --> 0:45:9.530

Doug Higgins

And in terms of OHS PV cells as well, you mentioned, yes, so there are extensive photovoltaic cells on the roofs of both buildings.

0:45:10.830 --> 0:45:33.870

Doug Higgins

I I think almost the same sort of area of PV that was in the uh the the current consent, uh, but actually we're looking at umm obviously the the technology has moved on. So there were improved efficiencies now with modern PVS. So we're actually looking at a slight sort of increase in terms of the electricity generation from the area of PVS that we've got on the roof.

0:45:34.810 --> 0:45:45.400

Doug Higgins

And then in terms of carbon, there was a you mentioned uh blue marker on the carbon and I just share my screen and perhaps.

0:45:46.980 --> 0:45:55.640

Doug Higgins

Tom Moore, jamin. Sorry I didn't illustrate it on this slide actually, but you're absolutely right. There is a blue marker and I can't quite recall what that is now.

0:45:57.790 --> 0:45:58.720

Shah, Jaimin

Asprilla I'll.

0:45:59.320 --> 0:46:18.750

Shah, Jaimin

I playing that bit so the blue marker just shows where a Doug explained that we're still in the process of refining and you know, developing the analysis we're doing. So the blue marker shows where we currently are between our baseline and aspirational. So we're looking to push that further and further to the right on this image.

0:46:21.260 --> 0:46:21.650

Doug Higgins

Great.

0:46:21.310 --> 0:46:23.130

Shah, Jaimin

So that's what the blue marker represents.

0:46:24.270 --> 0:46:25.320

Doug Higgins

Alright, thanks German.

0:46:29.130 --> 0:46:31.350

Doug Higgins

Hopefully that's that's covered everything, Jenny.

0:46:35.110 --> 0:46:35.920

Toby Williams

Jenny yeah.

0:46:34.700 --> 0:46:37.520

Jenny Gawthrop Wood (Guest)

The what? The words on on the water.

0:46:38.910 --> 0:46:41.870

Jenny Gawthrop Wood (Guest)

How you'd get from 13 to 10 litres.

0:46:43.480 --> 0:46:44.100

Doug Higgins

Ah yes.

0:46:44.210 --> 0:46:44.640

Jenny Gawthrop Wood (Guest)

Doesn't.

0:46:44.300 --> 0:47:15.700

Doug Higgins

And I I again that that will comes down to the sort of future design and and modeling and and coordination that will be undertaken over the the course of the six months. But we've got you know very firm sort of baseline there and and I think once we're we're closer to to actually placing a a build contract right towards the end of this year we'll have a much sort of firmer idea of of where what we're actually able to deliver but we've set out proposed strategy in terms of the the Gray water recycling and the rain.

0:47:15.780 --> 0:47:36.10

Doug Higgins

Water harvesting and the bloom roofs in terms of the the sort of volume of those those tanks and and how they're going to harvest and and recycle that water, uh, it's now just about the sort of detail as to you know how those volume, the precise sort of volumes of water that are that are used and moved around the building to be able to gauge the future demand here.

0:47:39.850 --> 0:47:42.760

Toby Williams

It's OK. Is that answered all your questions, Jenny?

0:47:46.120 --> 0:47:53.190

Toby Williams

Think Jenny may have frozen up. I assume that it has. So Katie thornburrow you. You have some questions?

0:47:53.530 --> 0:47:55.900

Cllr Katie Thornburrow (Cambridge City - Petersfield)

Yeah. Thank you very much for the presentation.

0:47:56.440 --> 0:48:26.260

Cllr Katie Thornburrow (Cambridge City - Petersfield)

And I'm really, really pleased to see all the different types of compliance criteria that you are bringing into this really interesting. And one of my comments is that it would be great if we could all learn about this these other criteria. So it's and I, it's not just the design or how the building is used, it's actually going to make a difference to how the building is built. So it would be good if some of the the committee could have some.

0:48:26.350 --> 0:48:59.200

Cllr Katie Thornburrow (Cambridge City - Petersfield)

The site visits the critical points to understand, but also our building control officers and and planning officers. But at the end of this they will the public be able to will we be able to understand how energy efficient the building is by monitors describing the building in use, but also understanding about the construction and how that's met, how that adds to whole life costing and things like that. So it's a kind of whole.

0:48:59.360 --> 0:49:6.90

Cllr Katie Thornburrow (Cambridge City - Petersfield)

Lesson about the building, but not just now, but coming in and looking around and understanding it would be great.

0:49:6.530 --> 0:49:36.420

Cllr Katie Thornburrow (Cambridge City - Petersfield)

Umm easy. But part will will we we. In Cambridge we have buildings which were office buildings built 20 years ago. There have been demolished and it with huge amount of energy to demolish the building. So I'm interested in that if if the I hope this would never be rebuilt this building and I'd like to know about adaptability and if it if it was if there were major changes could it be deconstructed in part and as part of the.

0:49:37.0 --> 0:50:7.230

Cllr Katie Thornburrow (Cambridge City - Petersfield)

The adaptability I'm also I'm I think the landscaping is being urged in changes have been really interesting. I'm I'm interested in the vertical planting or and also make I think you know Doug I was I'm very interested in the backdrop of the flying pig and whether through landscaping details or opportunities whether there's a way we could in my opinion in enhance the.

0:50:7.300 --> 0:50:14.580

Cllr Katie Thornburrow (Cambridge City - Petersfield)

Backdrop of the flying pig it and again that may be coming through more in more detail in due course.

0:50:15.80 --> 0:50:37.310

Cllr Katie Thornburrow (Cambridge City - Petersfield)

Umm. And I'm really pleased the think the one of the things that is most important is really the public trust that the flying pig will become a thriving pub again. I think that is a a really important priority for the city and it sounds like that you've you've got that on your agenda, which is great. Thank you.

0:50:45.140 --> 0:51:4.120

Doug Higgins

Many thanks, Katie. I'm sorry, I was having trouble on meeting myself there. I'm very happy to umm to lead some site visits for yourselves, your counselors and and officers both. You know, during the course of construction and once it's built, of course, would be delighted to do that.

0:51:5.260 --> 0:51:25.160

Doug Higgins

In terms of energy monitoring, uh, yes, we're we're committed to that. So uh, as as part of the neighbors, uh certification will be, uh, effectively sort of publicly sort of announcing the operational performance of those buildings that we focus more on the sort of the landlord side of things and the sort of baseline.

0:51:26.340 --> 0:51:55.370

Doug Higgins

Sort of. The energy performance of the buildings cause, obviously, depending on what tenants we have on those office floors, they will have different sort of energy requirements, but it's very important that we get an understanding of how those buildings perform in reality versus the sort of theoretical modeling that's being undertaken at the moment. But there's a lot of good work at the moment to really sort of close that gap between the the sort of the theory and the real world performance.

0:51:56.830 --> 0:52:24.960

Doug Higgins

And again, in terms of whole life carbon, you know again, what once once this is built, very happy to to share that that data uh with you in terms of where we think we sit in terms of that whole life carbon and embodied carbon footprint. But neither to say there's still a lot of work to be done over the coming months to see how we can really reduce that and there'll be a lot of obligations placed on the contractor as well to see how that can be reduced.

0:52:25.750 --> 0:52:56.920

Doug Higgins

And that's what leads us into sort of a adaptability and and reuse. UM just I I think before it touch on sort of reusing or understanding how the the proposed buildings could be deconstructed, we should touch on how we're looking. We're exploring extensively as to how we can reuse a lot of the existing materials on site with those the current buildings because obviously a lot of bricks there. We're looking at how we can reuse a lot of those bricks and there's some interesting technologies.

0:52:57.0 --> 0:53:26.480

Doug Higgins

How about how? OK, if you can't quite some of those bricks, that might unfortunately become inevitably sort of broken or chipped during the course of deconstruction. How we can even reuse those and sort of crush them up and all sorts of interesting innovations around 3D printing to deliver sort of outdoor furniture for example, using some of that, reusing some of that sort of material. But we're looking at how we can reuse as many of those existing bricks as possible on site.

0:53:27.20 --> 0:53:47.20

Doug Higgins

And either with here with Botanic place or indeed just down the road, Devonshire Gardens. Because

again, these these projects are largely coming coming forward and in parallel. So we're we're looking at both projects together to understand how materials can be reused across both sites.

0:53:47.640 --> 0:53:54.230

Doug Higgins

I'm about Tom will. Precious. Is there anything you want to touch on in terms of the reuse of the proposed buildings?

0:53:57.270 --> 0:54:14.720

Thomas Gardner

Yeah, I can. I can touch on that. In terms of adaptability of the the buildings themselves, I mean, we do a lot of work adapting current existing buildings for architecture. The the key thing that always matters most is floor to floor height and that's what makes the buildings built in 70s and 80s with the very sort of low ceilings.

0:54:16.590 --> 0:54:22.550

Thomas Gardner

That's what often leads or has led to their demolition. So we're trying to get a decent flow to flow right here that allows for.

0:54:23.430 --> 0:54:29.840

Thomas Gardner

Uh, but options. The natural ventilation across the floor plate, which relates to the ratio of depth to height and allows for flexibility in that.

0:54:30.420 --> 0:54:42.250

Thomas Gardner

And it's also very regular. Igniting outside is curved. The inside actually very regular, and we're looking at between two of creating new openings. In this labs, there could be stairs, there could be extra rises, there could be extra extra light wells in there in future.

0:54:42.950 --> 0:54:46.390

Thomas Gardner

If need be, so we're interesting buildings, we want buildings last long time as well.

0:54:47.110 --> 0:54:58.510

Thomas Gardner

I suppose it's is the answer and down in the basement that are constructing the the sort of mezzanine level as a mezzanine as big part of taking that out potentially in future as as car parking may fall away and we can reuse that that space for other uses as well.

0:55:0.730 --> 0:55:23.600

Thomas Gardner

In terms then sort of reusing parts of the building and other buildings, sort of circular economy principles. Aztec we're looking at doing that now. So not just the bricks, but some of the smaller bits map light fittings. Can we reuse parts of those raised floors can perhaps recycle versions of those that we might use in the building? And we are considering how materials in the building such as the glass and the fade, the precast elements on the facade in particular can be reused.

0:55:24.200 --> 0:55:24.890

Thomas Gardner

UM.

0:55:26.20 --> 0:55:31.560

Thomas Gardner

Yeah, and trying. Consider that in with the embodied carbon it it's it's it's a part of that story. And part of our overall set.

0:55:34.890 --> 0:55:39.290

Doug Higgins

Right. Thanks Tom. And and sorry, lastly on the the backdrop of the, uh, the pub.

0:55:39.450 --> 0:56:11.760

Doug Higgins

Umm, yeah, so that's something we're exploring. I think as part of this exercise we're we're undertaking with Cambridge imagination and the the local community. I think that that's largely sort of informing the feature brief for that pub and and how it might be operated. And there might be some slight sort of amendments to to the the garden for example or how the the pub interfaces with building B, but that's something to be considered for the future that that's not something that we we're we're introducing as part of this section 73 application.

0:56:12.40 --> 0:56:19.620

Doug Higgins

Uh, simply because it's it's an ongoing exercise and and something that you know we we we've got time to address that further down the line.

0:56:20.240 --> 0:56:23.410

Doug Higgins

Umm so. But we recognise that we want to.

0:56:24.630 --> 0:56:50.980

Doug Higgins

And not have the the pub is a sort of standalone building, quite sort of separate. I mean, there is an interesting sort of jobs to position there, but we want to see how actually there's there could be a better flow of for pedestrians for for users, for the community to go from the pub to building be and and and vice versa because you know we recognize there's the moment they they sit quite separately which doesn't feel too too comfortable.

0:56:53.890 --> 0:56:56.80

Toby Williams

Right. Is that answered all your questions, Katie?

0:56:57.360 --> 0:57:6.560

Toby Williams

Beauty, right, and Naomi, and apologies, you've had your hand up for a while, but you're you're the last lot last character to have their hand up.

0:57:18.230 --> 0:57:19.470

Toby Williams

Naomi, are you there?

0:57:24.200 --> 0:57:25.140

Cllr Naomi Bennett (Cambridge City - Abbey)

Umm.

0:57:37.120 --> 0:57:42.230

Toby Williams

I mean, we can't. We can't hear you. There's a muffled sound. I don't know if you want to try again.

0:57:51.180 --> 0:57:53.990

Toby Williams

I think we'll have to assume that that she's got.

0:57:54.970 --> 0:57:56.200

Toby Williams

A technological.

0:57:56.890 --> 0:58:5.410

Toby Williams

Problem. See and Katie Thornburrow has raised her hand against it. If you've got a supplementary question, Katie. Yeah.

0:58:3.180 --> 0:58:32.580

Cllr Katie Thornburrow (Cambridge City - Petersfield)

Can I come up on? Yeah. The. Yes, there is. What part of the S 106 agreement is improvements to the hills? Rd. Station, Road junction. And I think a lot of people will be approaching the road might be arriving at the station and coming up and accessing the building from that part. And are you looking into the the movement of people into, I'm sure you are. But there I think there could be a lot coming in that direction and.

0:58:33.150 --> 0:59:3.460

Cllr Katie Thornburrow (Cambridge City - Petersfield)

It would be interesting. That's a really important junction and it would be again I you. It's it's. I'm really pleased you've got the traffic management plan coming as part of the this next application rather than dealing with that later. And I wondered if that is your including that design in the traffic management plan or is that already set and I think with the aspirations we've got for active travel in the city, there could be some real.

0:59:3.780 --> 0:59:7.180

Cllr Katie Thornburrow (Cambridge City - Petersfield)

It it could be a a real opportunity, that junction.

0:59:9.980 --> 0:59:17.0

Doug Higgins

OK, it completely agree, Katie, and let me just share my screen again just to bring up that that slide.

0:59:17.540 --> 0:59:45.130

Doug Higgins

Umm, so I'll just expand this. Umm so actually you can see actually in the the the sort of bottom middle uh there there's just we're proposing a slight sort of relocation of the the consented 2 can crossing so that it now aligns with what we see as being the sort of main arrival point from those people arriving from the East from Station Rd.

0:59:53.690 --> 0:59:54.450

Cllr Katie Thornburrow (Cambridge City - Petersfield)

Yeah, yeah.

1:0:0.610 --> 1:0:0.910

Cllr Naomi Bennett (Cambridge City - Abbey)

Yeah.

0:59:46.300 --> 1:0:19.210

Doug Higgins

So that's that's come slightly sort of further further north I think from from where it was just to align uh. So there's better for cyclists, better for for pedestrians. Uh, we think it aligns nicely. Uh with with this sort of central pedestrian way between buildings B&C and that will also sort of form part of our application. We're also considering running a sort of fun design competition to see how that can be a slightly more.

1:0:48.170 --> 1:0:48.490

Cllr Naomi Bennett (Cambridge City - Abbey)

Ohh.

1:0:19.410 --> 1:0:49.120

Doug Higgins

Interesting toucan crossing. Rather than just sort of black and white stripes. Uh, they're all there are various sort of precedents. UM around the country at the moment as to introducing the slightly sort of more colorful artistic creative crossings that obviously deliver the same sort of function allowing pedestrians and cyclists across safely. But it's something that just might add a bit of sort of color and vibrancy and interest there. So it just could be quite a bit of a.

1:0:49.340 --> 1:0:54.270

Doug Higgins

So the fun exercise that we we would look, we would walk want to sort of explore.

1:0:54.970 --> 1:1:1.780

Doug Higgins

Umm, but hopefully yeah. Hopefully that's what what you were, what you were looking for.

1:1:7.440 --> 1:1:9.830

Toby Williams

Right. Thank you, Doug. But just see if Naomi.

1:1:10.670 --> 1:1:14.170

Toby Williams

Is with us sort of like maybe are you there?

1:1:16.520 --> 1:1:34.180

Toby Williams

Doesn't it doesn't seem as if she if she if, as if she is, I think what will what will do unless members of any other questions and will last Naomi to maybe send an e-mail with her questions and you can respond.

1:1:34.860 --> 1:2:4.890

Toby Williams

And accordingly kind of direct direct to her and by I can't see any other hands up. So just to say thank you to Socius and the consultancy team for coming here and today and and giving your presentation really really interesting presentation. Thank you for Members for attending the

application is not that not far away and given the the, the, the schedule. So we look forward to receiving it and we'll continue.

1:2:4.990 --> 1:2:8.760

Toby Williams

Dialogue. Thank you all for attending. OK, goodbye.

1:2:10.460 --> 1:2:11.570

Cuma Ahmet

Thank you. Bye bye.

1:2:8.910 --> 1:2:11.760

Doug Higgins

Great. Many thanks everyone. Thank you. Bye bye.

1:2:12.250 --> 1:2:12.630

Doug Higgins

Fine.

1:2:9.590 --> 1:2:12.640

Cuma Ahmet

Thank you. Thanks, bye. Thanks. Bye bye.

1:2:8.940 --> 1:2:12.850

Olaide Oboh

Thank you. Thank you. Bye. Cheers all. Thank you. Bye bye.

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