

Botanic Place, Cambridge

Minor Material Amendment Member Briefing

19th April 2023



RAILPEN

SOCIUS

Approved Item

Team & Introductions

ALLFORD HALL MONAGHAN MORRIS



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Agenda

- Vision
- Recap of Existing Consent
- Scope of Section 73 Application
- Proposed Enhancements
- Summary of Benefits
- Programme

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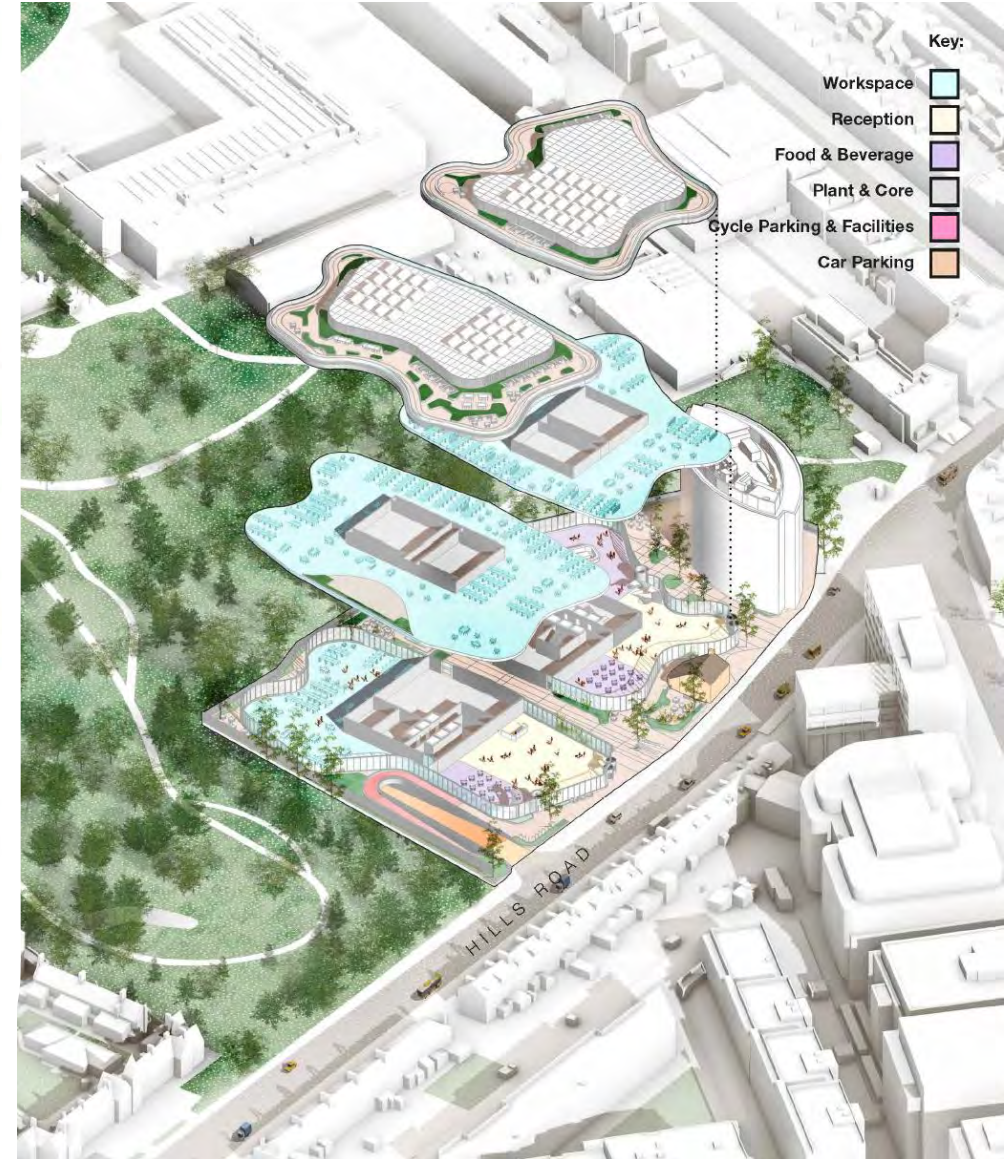
“The Most Sustainable & Intelligent Major New-Build Spec Office Buildings in the UK, Outside of London”

Botanic Place is to be an exemplar of sustainable development, which optimises the environmental, social and wellbeing aspects. It is to be a place which inspires and enables the dynamism, spirit of innovation and invention that thrives in Cambridge to flourish.



Existing Consent for 2 New Office Buildings

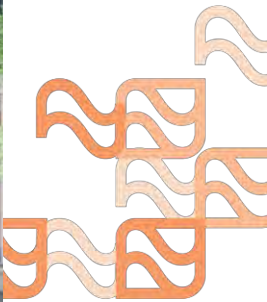
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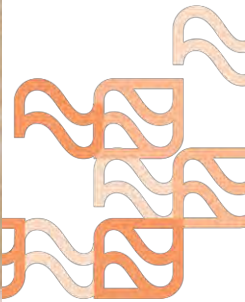
Images of Consented Scheme



Views
from Station Road looking South



Views
from Hills Road looking South



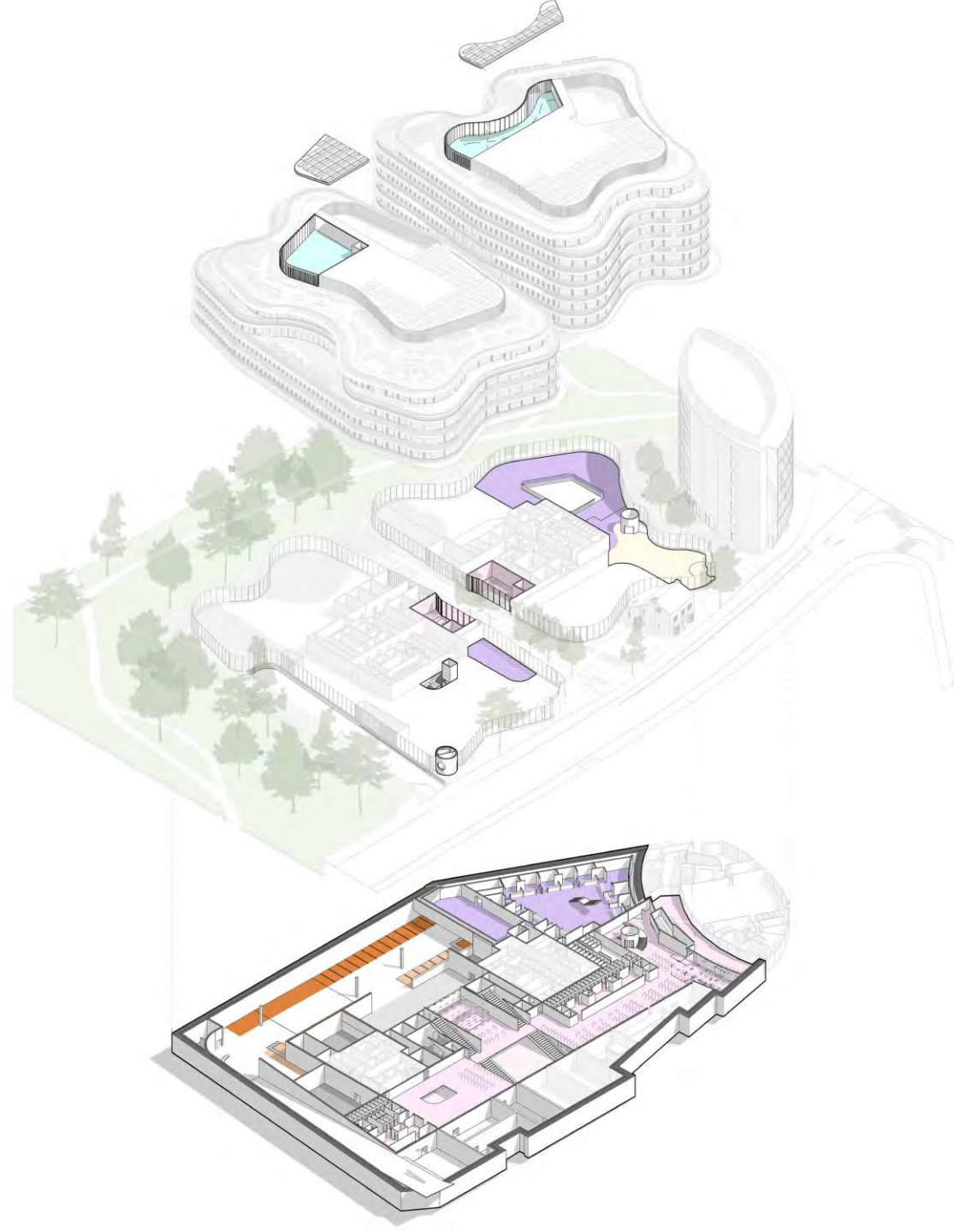


Scope of Section 73 Application



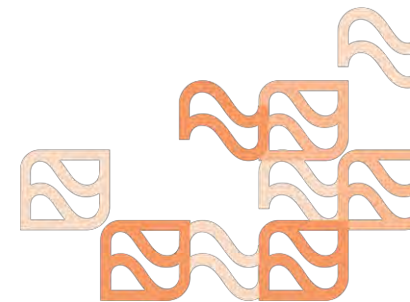
What are the proposed changes?

- Reduced basement
- Ground floor layout changes and improved public realm
- Roof level layouts
- Single build phase instead of 2-phase



What areas are NOT affected by this S.73:

- The Flying Pig (still being retained, as per the current planning consent)
- Consented building heights & massing
- Consented building footprints
- Consented building facades
- Key views



Basement



Consented Scheme - Basement



Massive double basement with 200 car parking spaces

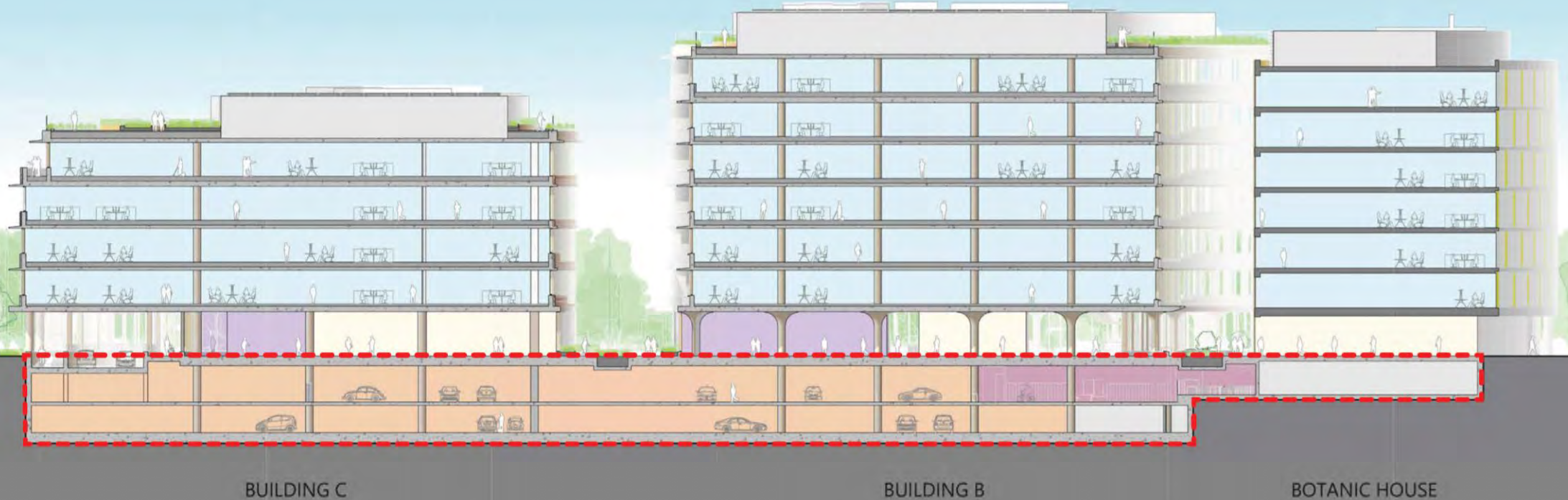


Huge embodied carbon impact



Additional construction disruption for basement dig

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BUILDING C

BUILDING B

BOTANIC HOUSE

Proposed Enhancements - Basement



Reduced car parking and enhanced cycle parking & end of journey facilities

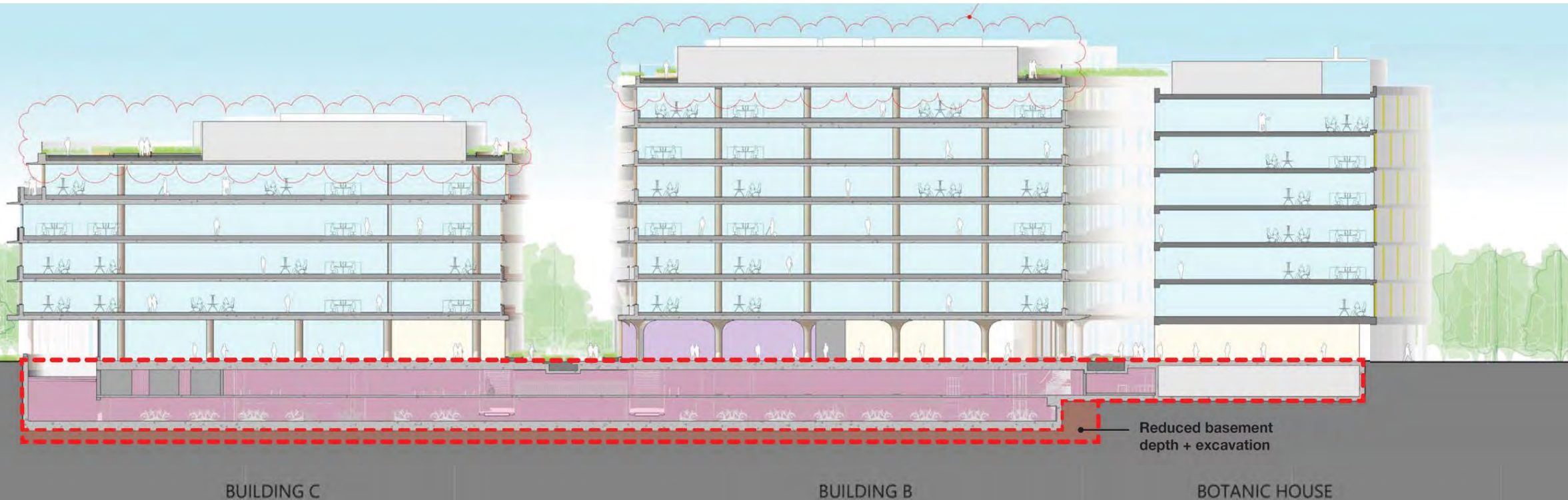


Reduced embodied carbon impact & construction programme



Servicing & refuse relocated to basement to enhance ground floor public realm

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Proposed Enhancement – Basement Floor

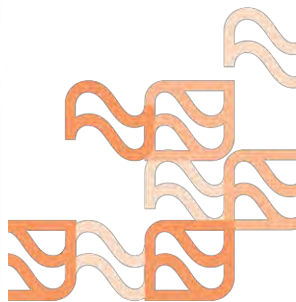


Consented

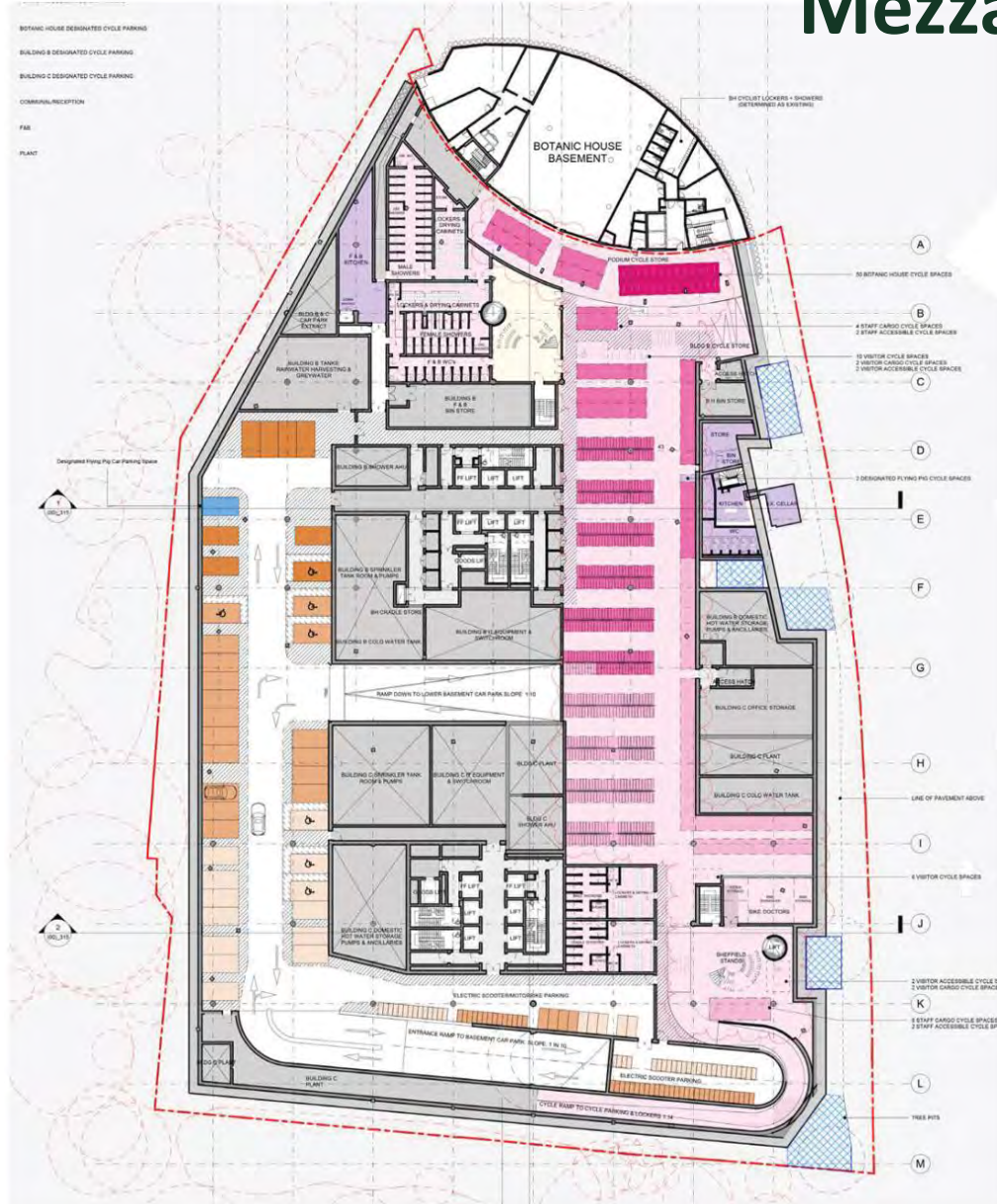


Proposed

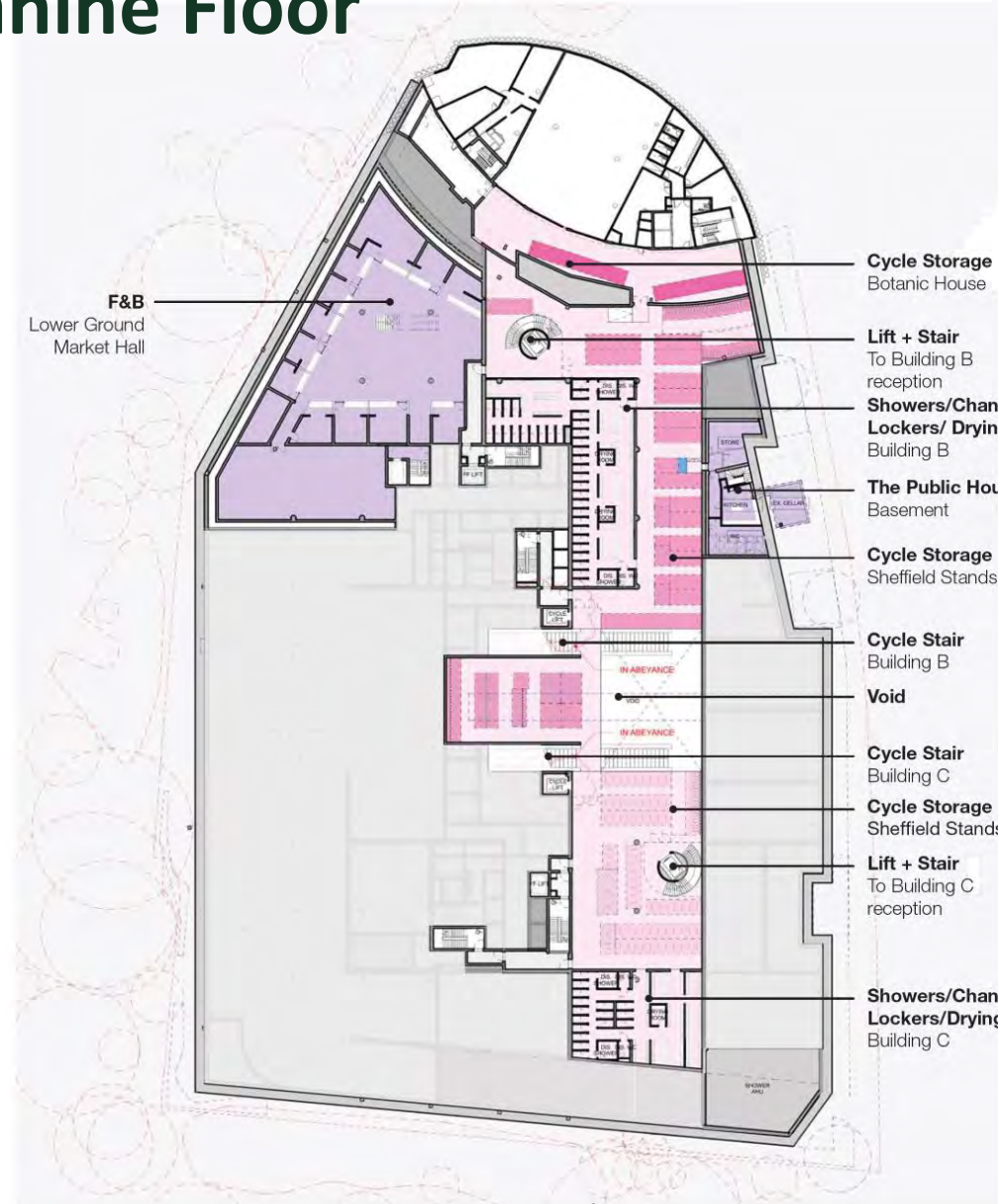
- Lift + Stair**
To Building B reception
- Cycle Storage**
Bike racks
- Cycle Stair**
Building B
- Bike doctor**
double -height
- Cycle Stair**
Building C
- Lift + Stair**
To Building C reception
- Cycle Storage**
Bike racks



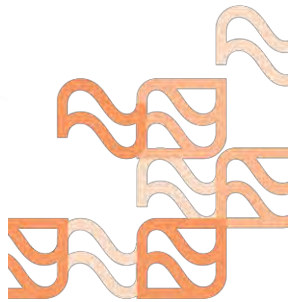
Proposed Enhancement – Lower Ground Mezzanine Floor



Consented



Proposed



Enhanced Bicycle Parking



Enhanced Bicycle Parking



Ground Floor & Public Realm



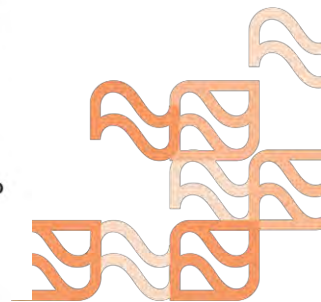
Proposed Enhancement – Ground Floor



Consented



Proposed



Ground Floor Market Hall



Kerb [Seven Dials Market, London]

- c. 25,000 sq ft of internal area open to the public, as well as external public spaces.
- Vibrant market hall concept that includes:
 - Local food stalls & kitchens
 - Craft drinks
 - Cookery classes
 - Live music events
 - Yoga classes
 - Events & activities for local schools

Examples of Curated Events



Yalm Congee Club



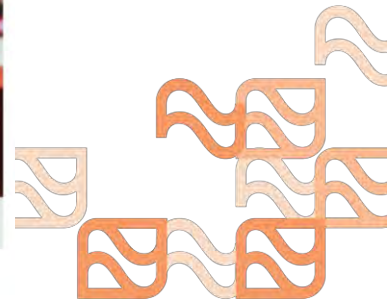
Yalm Women Wine Producers



Yalm DJ Chrome



Kerb Half Term Kids Cartoon Club



Proposed Enhancements – Public Realm



Enhanced cycle facilities and cyclist arrival experience

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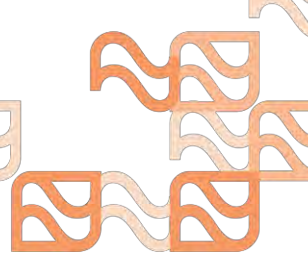
Additional greening and planting



More trees and improved public realm



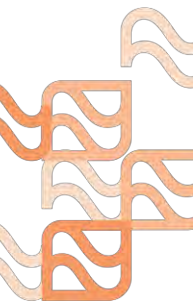
Larger trees – Limes & London Planes



Proposed Enhancements – Public Realm



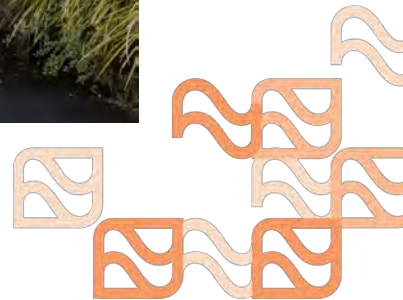
Proposed Enhancement – Additional Greening



Proposed Enhancement – Additional Greening



New living/green wall and additional planting proposed on prominent South East corner of Building C



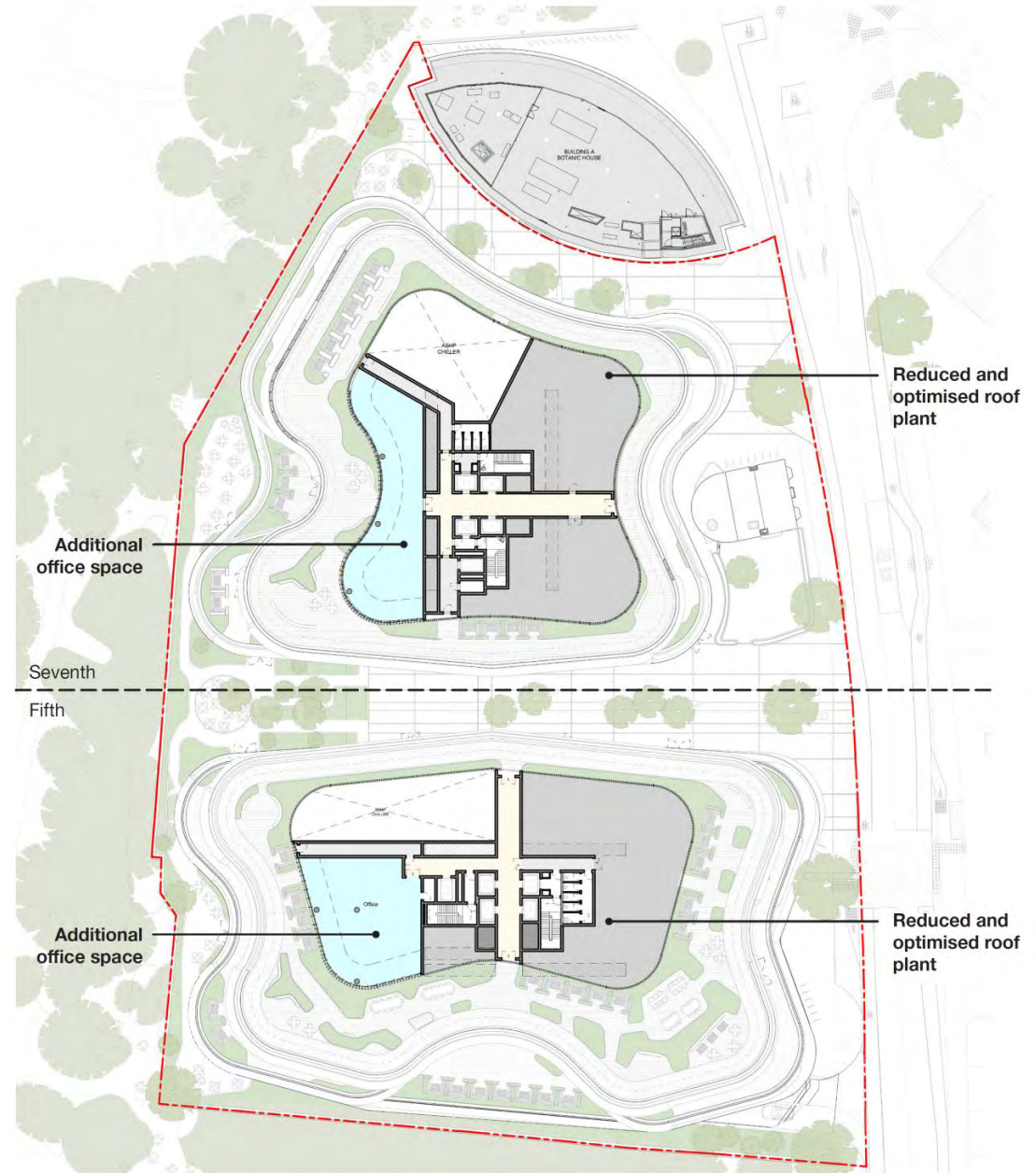
Roof Levels (5th & 7th floors)



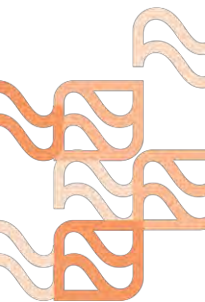
Proposed Enhancement – Roof Levels (5th & 7th Floors)



Consented

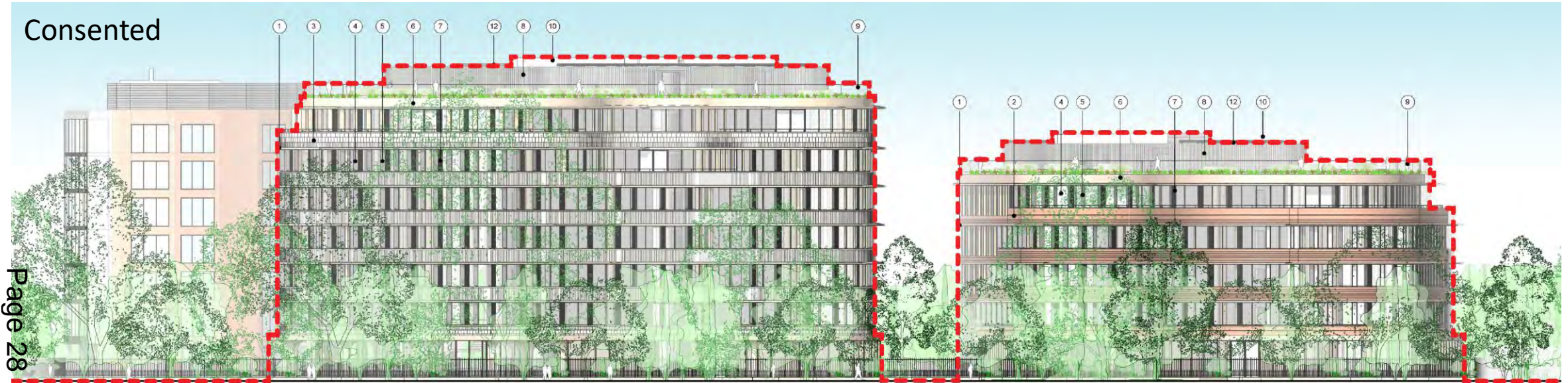


Proposed



Proposed Enhancement – Long Section from the West (Botanic Garden)

Consented



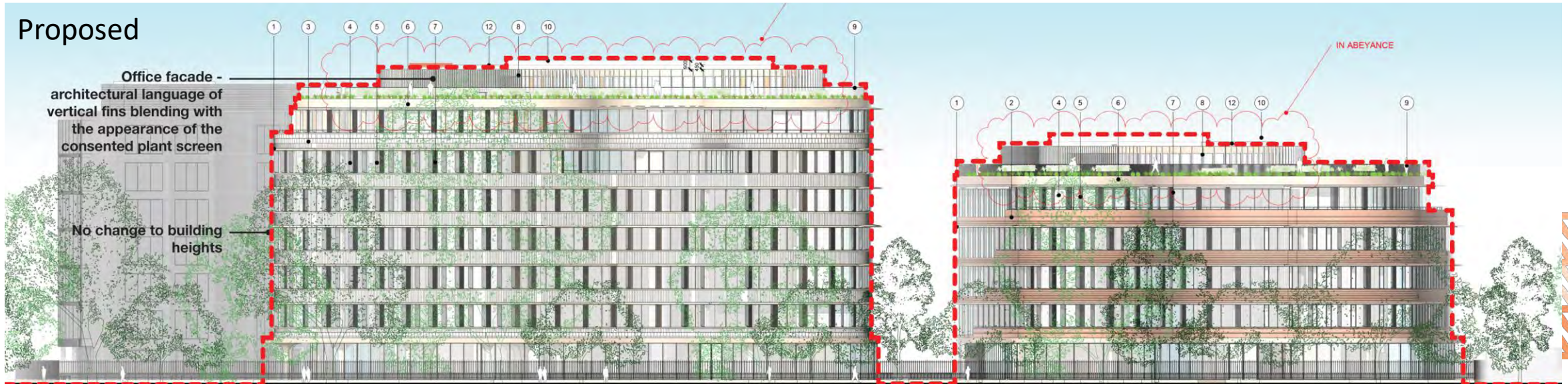
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BOTANIC HOUSE

BUILDING B

BUILDING C

Proposed



Office facade - architectural language of vertical fins blending with the appearance of the consented plant screen

No change to building heights

IN ABEYANCE



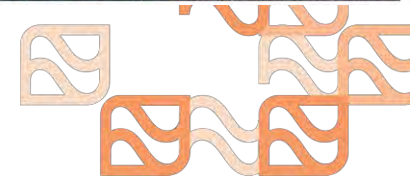
Proposed Enhancement – Verified View 18

Consented



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Proposed

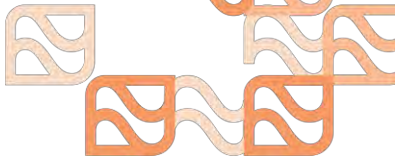


Proposed Enhancement – Verified View 18a

Consented



Proposed

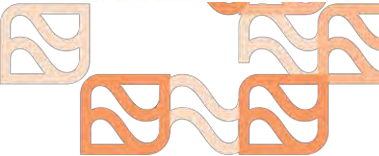


Proposed Enhancement – Verified View 21a

Consented



Proposed



Phasing / Build Programme

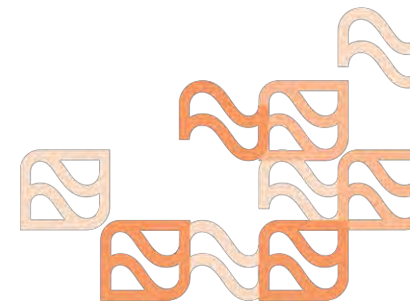


Proposed Enhancement Reduced Build Programme

	2023				2024				2025				2026				2027				2028			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Current Consent 2-Phase Build	Design & Procurement		Demolition		Construction of Building B								Construction of Building C											
Page 3									54 months															
Proposed Single Phase Build	Design & Procurement		Demolition		Construction of Buildings B & C																			
									33 months								21 month saving							



Almost 2 years less construction disruption,
reducing the extent of noise, dust & traffic.



Summary of Benefits

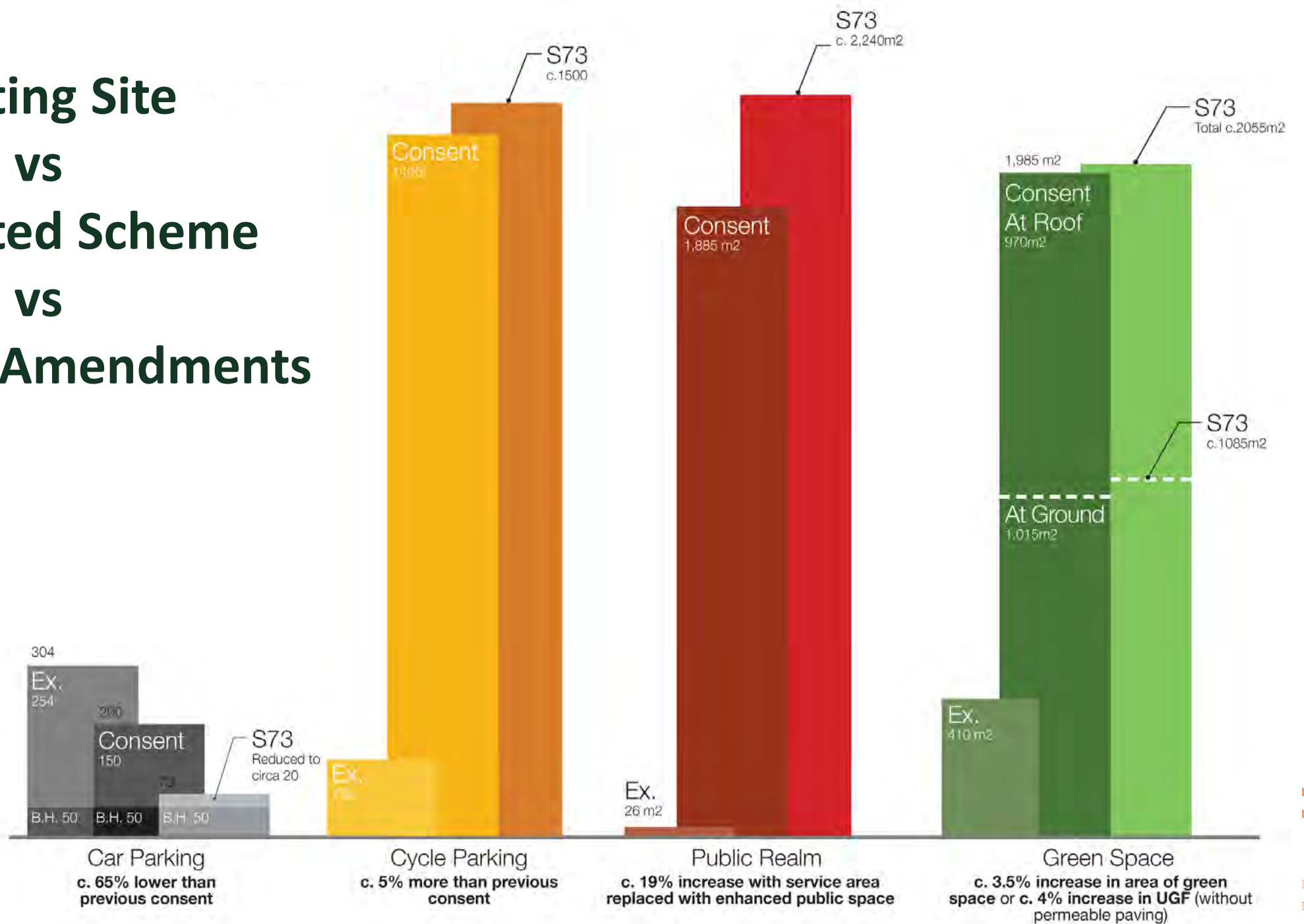
- Significant improvements to **environmental sustainability**.
- Encouraging **sustainable forms of transport** by reducing car parking and enhancing cycle facilities.
- **Greener & more welcoming public realm**.

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Existing Site VS Consented Scheme VS Proposed Amendments

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Accreditations

Committed, as per
existing consent

BREEAM[®]
OUTSTANDING

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Targeting



WiredScore
PLATINUM



SmartScore
PLATINUM



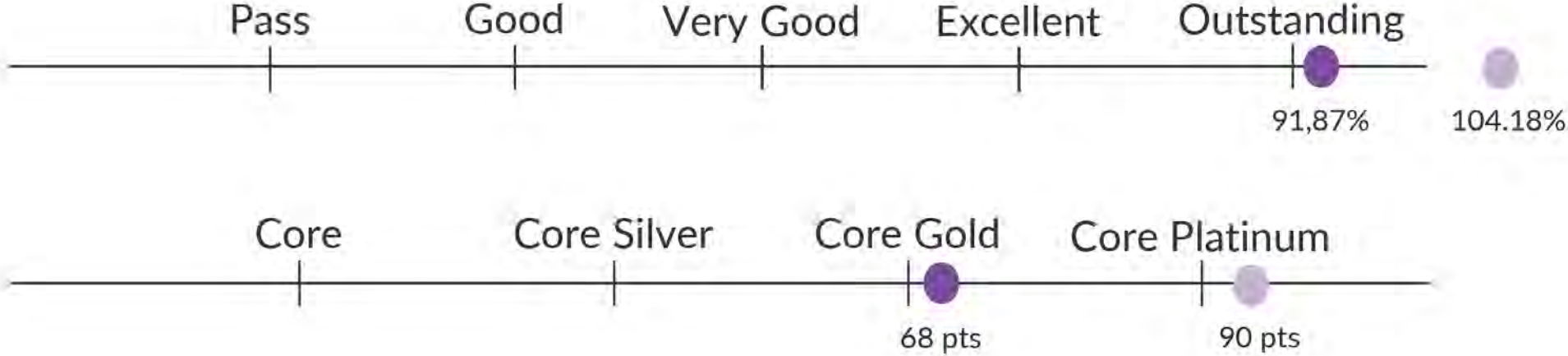
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Sustainability & Wellbeing

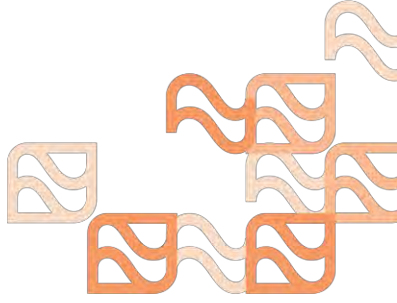
BREEAM

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WELL



- Baseline target
- Aspirational target

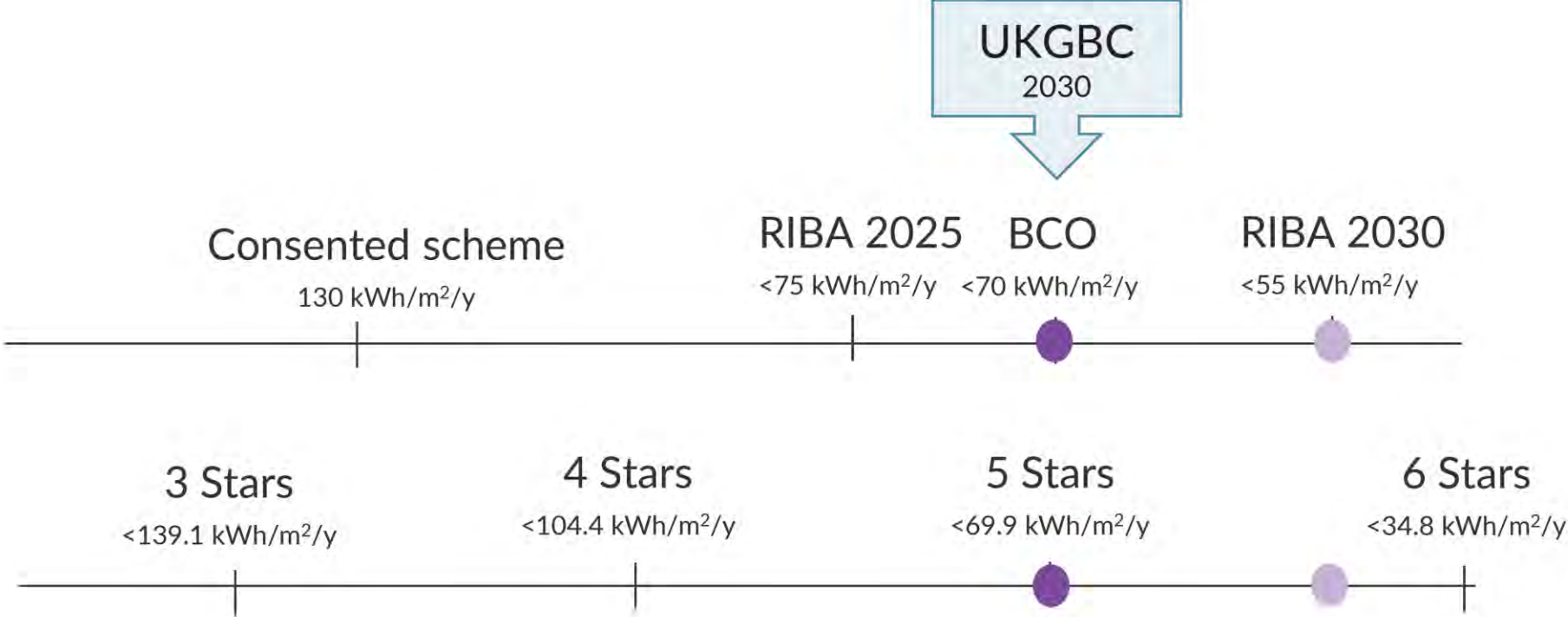


Operational Energy

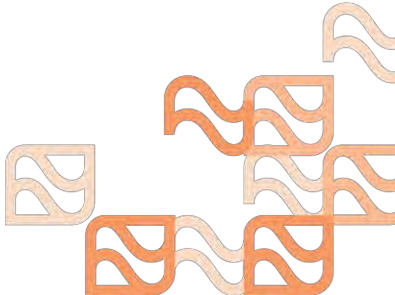
Operational energy

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NABERS

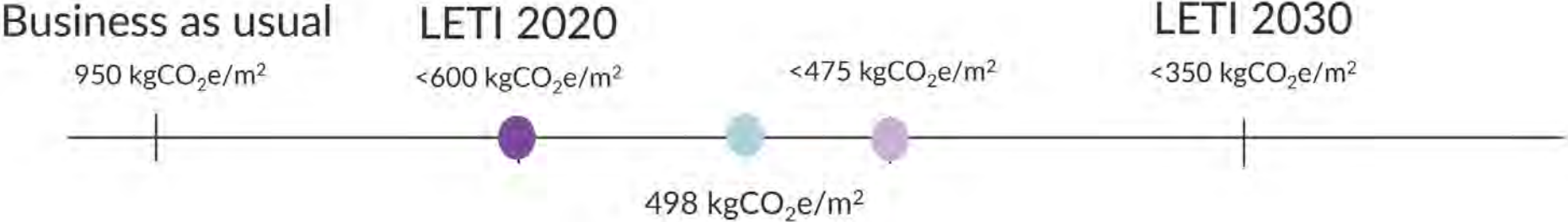


- Baseline target
- Aspirational target



Carbon

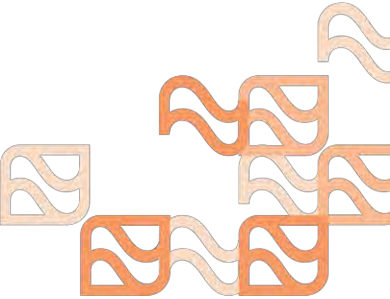
Embodied carbon
(A1-A5)



Whole life carbon
(A1-A5, B4-B5, C1-C5)



- Baseline target
- Aspirational target



Water

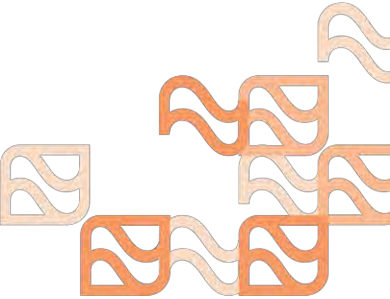
Water (BREEAM)

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Water



- Baseline target
- Aspirational target



Target Programme

Submission of Section 73 App – End of April 2023

Commencement of Demolition – Oct 2023

Practical Completion – End of 2026

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Thank you

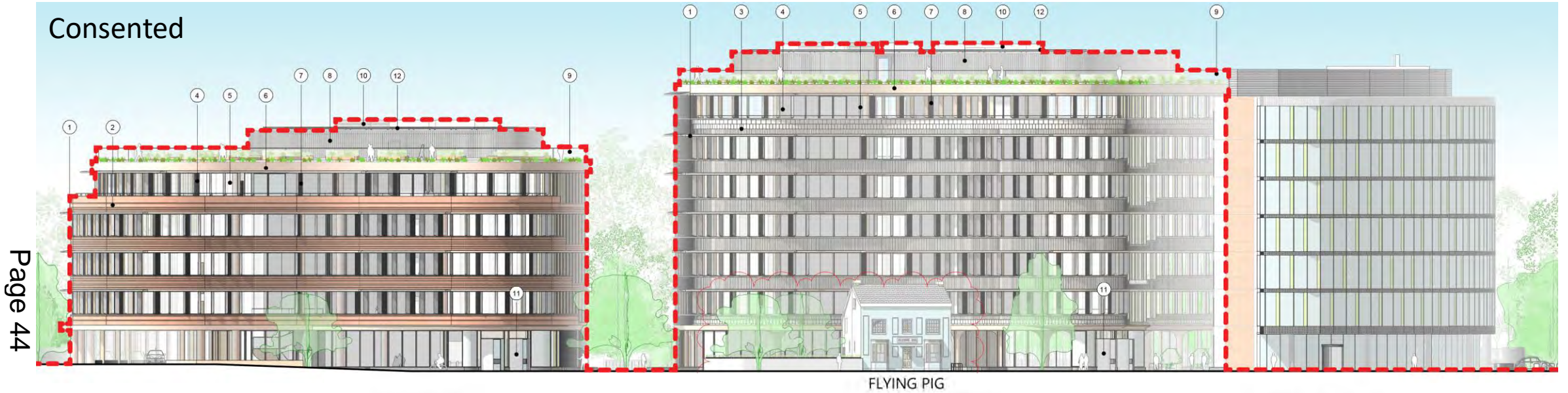


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Additional Section Drawings



Proposed Enhancement – Long Section from the East (Hills Road)

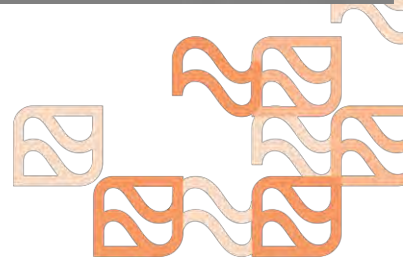


Proposed Enhancement – Short Section – Building B

Consented

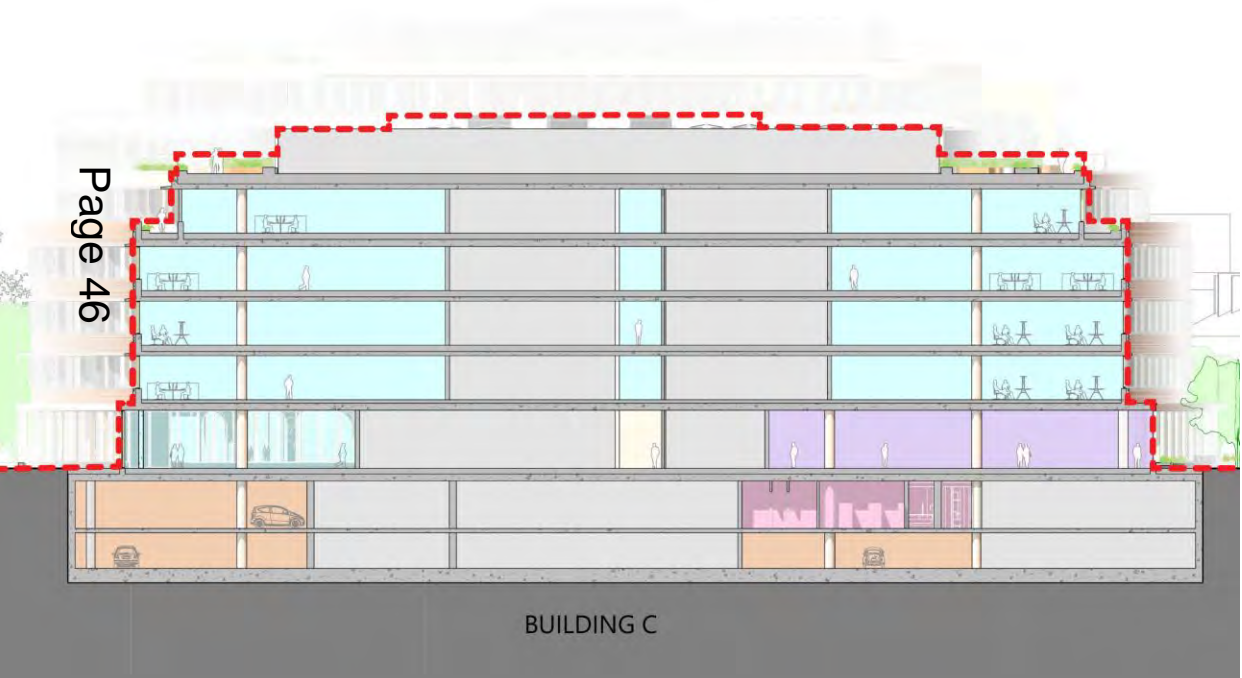
Proposed

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Proposed Enhancement – Short Section – Building C

Consented



Proposed

