

# LAND SOUTH OF COLDHAM'S LANE

Urban Innovation District  
Project Newton

Mission St/

# Mission Street

## Driving UK Open Urban Innovation

We're a specialist investor, operator and developer focused on the delivery of creative solutions for the evolving Science and Innovation sector.

As an operator as well as a developer, we have a vested interest in, and commitment to ensuring that what we develop is sustainable, both in environmental terms, but also in terms of continuing to work to embed the development and the wider "Urban Country Park" within the local community, not just the Innovation community.

Our Mission is to become the partner of choice for the UK's research and innovation sector, supporting the entire lifecycle from discovery to R&D and manufacturing.

Science is our starting point as we think about setting the conditions for innovation in the 21st century.



# Mission Street



Sycamore House, Stevenage



Fabrica, Oxford



Inventa, Oxford



The Press, Cambridge

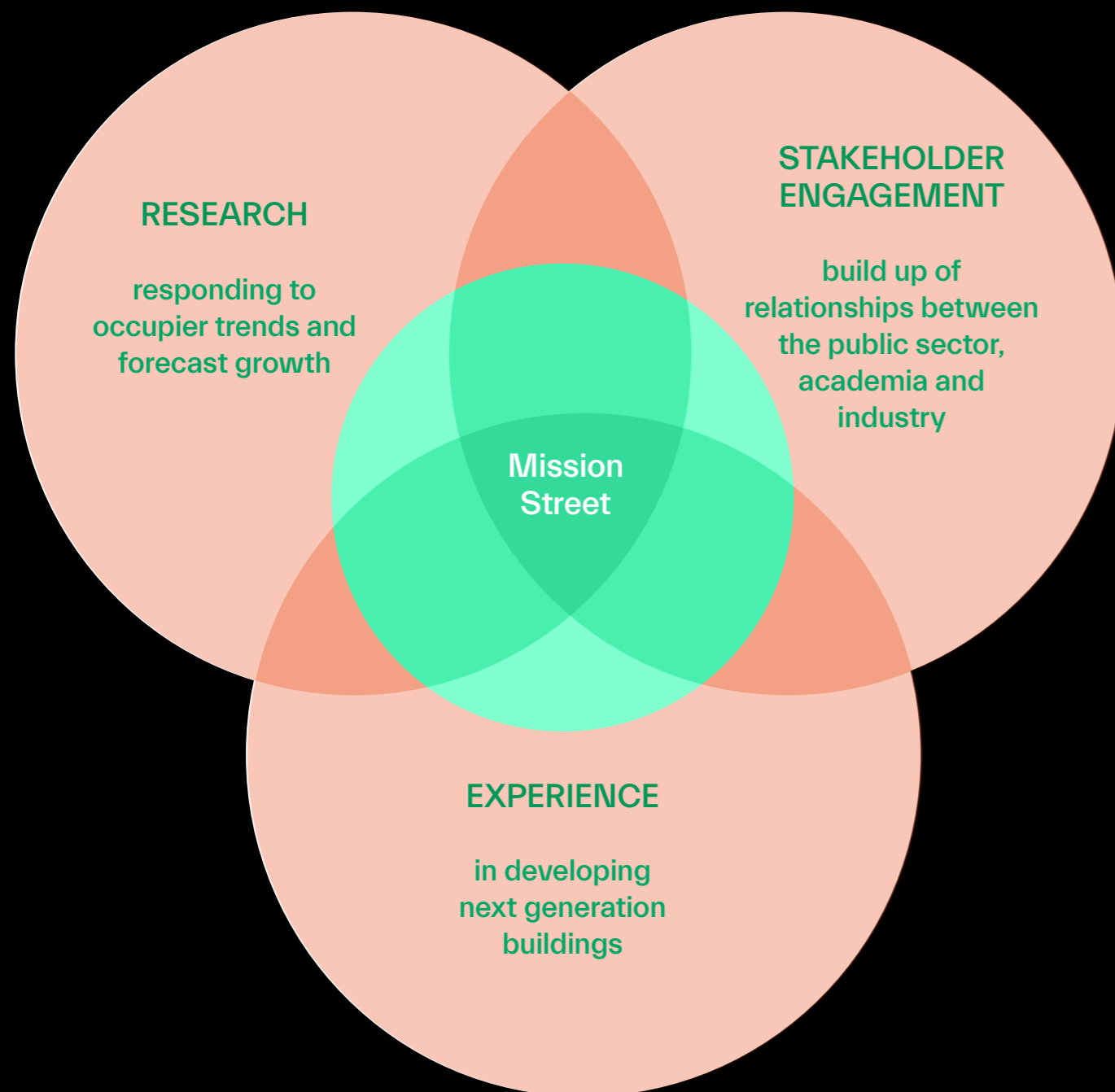


Projekt, Bristol

# Mission Street

Our investment rationale is to deliver buildings and environments that respond to ecosystem strengths and evolving occupational trends via research, engagement and experience.

## What we do....

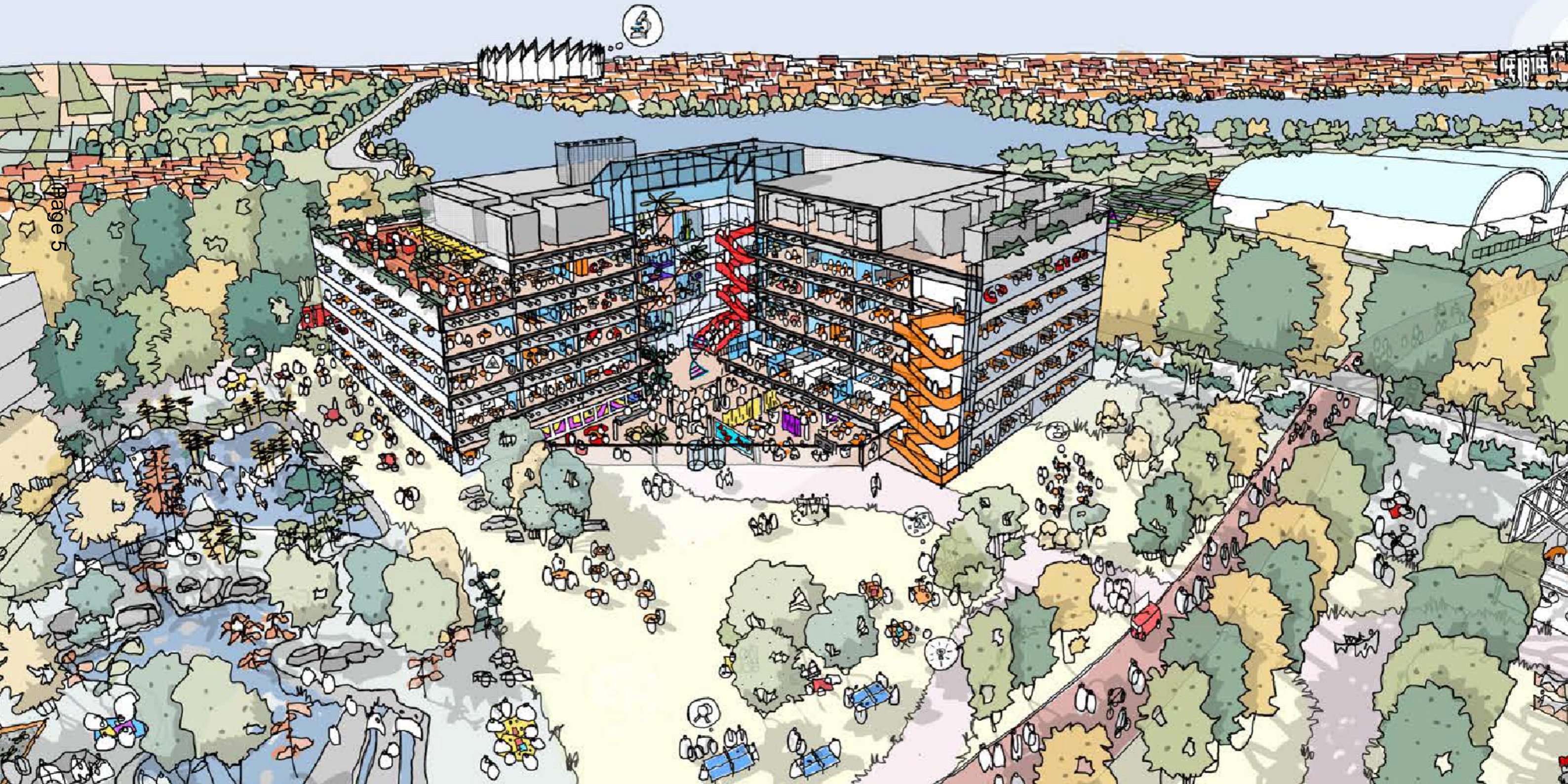


## Who we do it with...



# Project Vision

“Our vision is to create a globally significant science destination that fully integrates with its neighbourhood and transforms Cambridge lives”



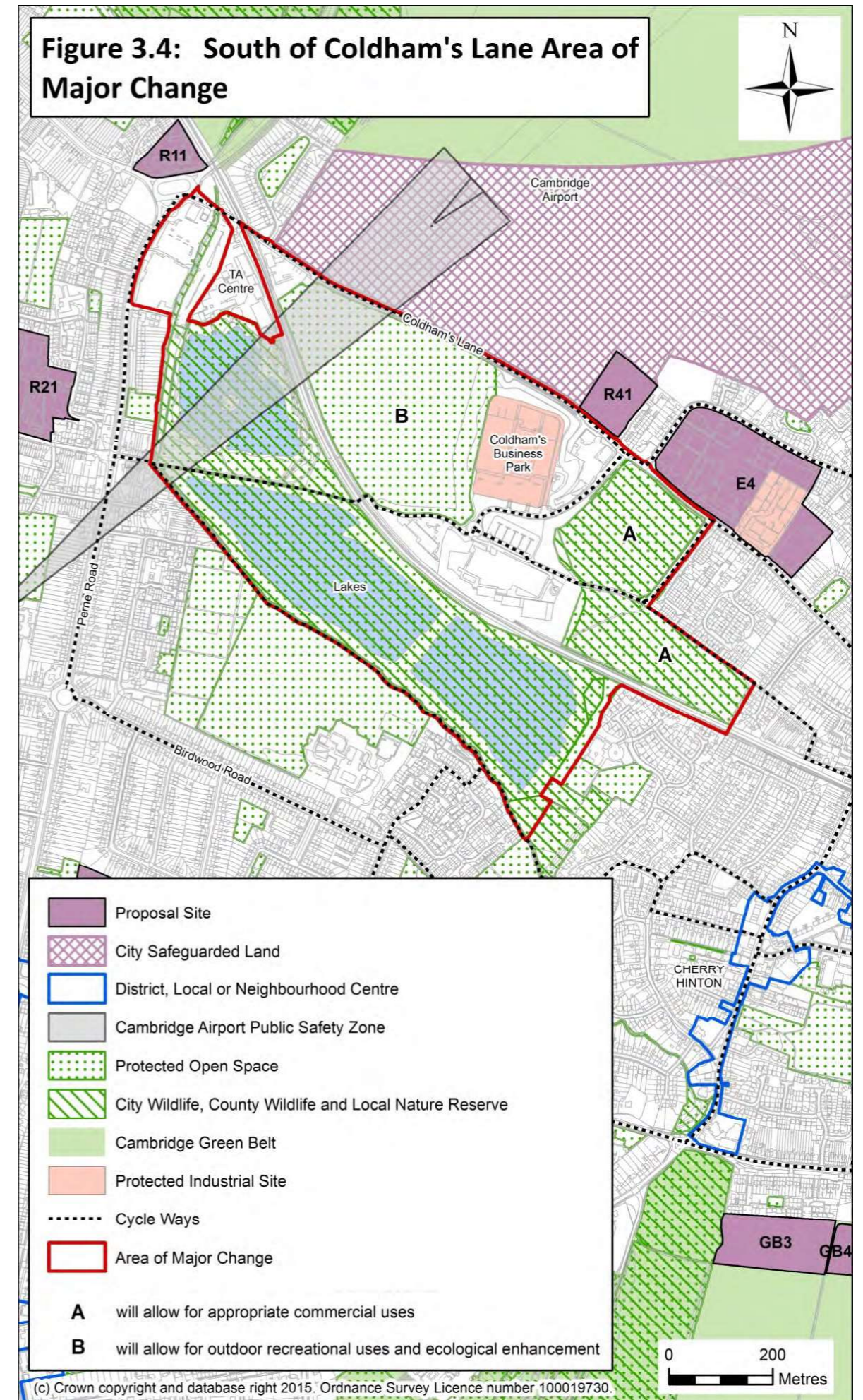
# Cambridge Local Plan 2018

The Site lies within the “South of Coldham’s Lane Area of Major Change” under Policy 16 of the Adopted Local Plan. Mission Street’s ambitions for the Site are fully aligned with those of the Council and the adopted Local Plan, and particularly Policy 16. We genuinely feel that our aspirations for the wider area are shared and we are committed to the submission of a comprehensive masterplan with our planning application.

Policy 16 requires the following:

- A masterplan approach to the area.
- The creation of a new Urban Country Park, comprising:
  - Opening of the Lakes to the public for passive recreational use.
  - Ecological enhancements and passive recreational access/ use that complements the ecological upgrades on the area marked “B”.
  - Opening and making safe of the area marked “A” for public access and the incorporation of commercial uses.
- Upgrading of existing public routes.
- Ecological mitigation and/or enhancement.
- Consideration given to the environmental and safety constraints of the area.
- Feasibility report relating to landfill and contamination.

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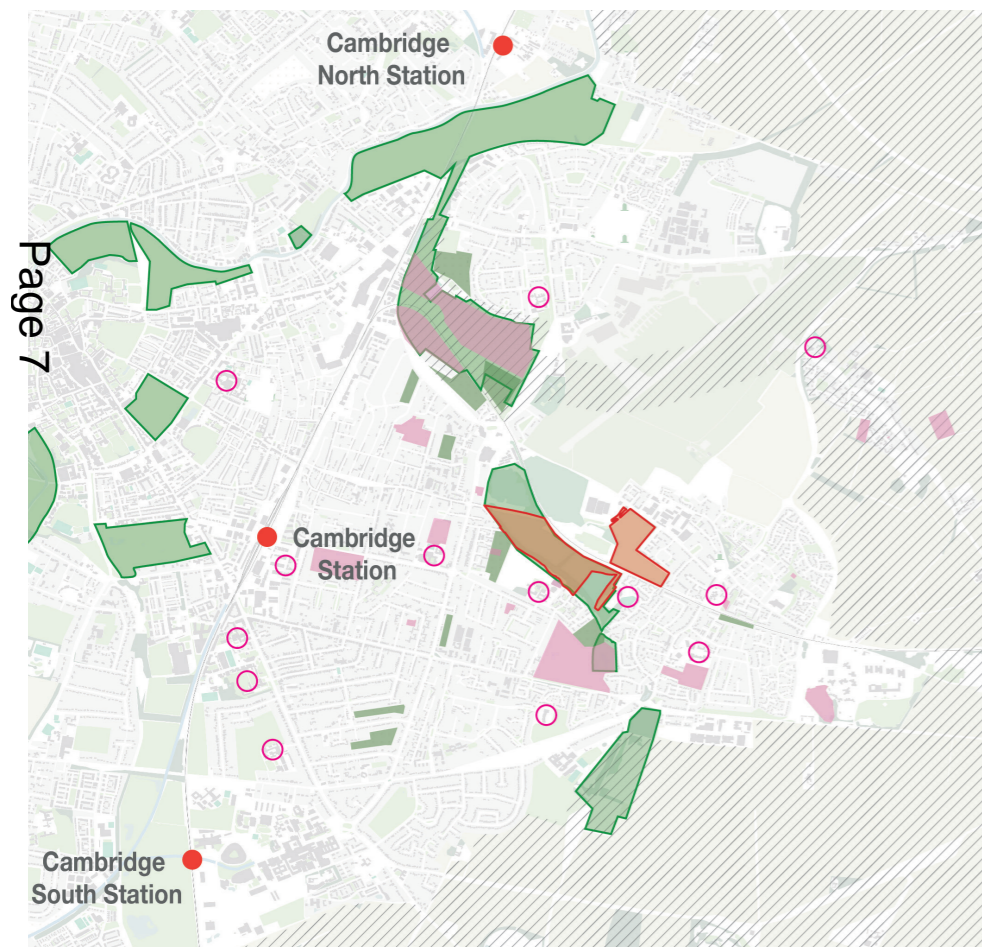
Extract from Cambridge Local Plan 2018

# Site

## Wider Context Analysis

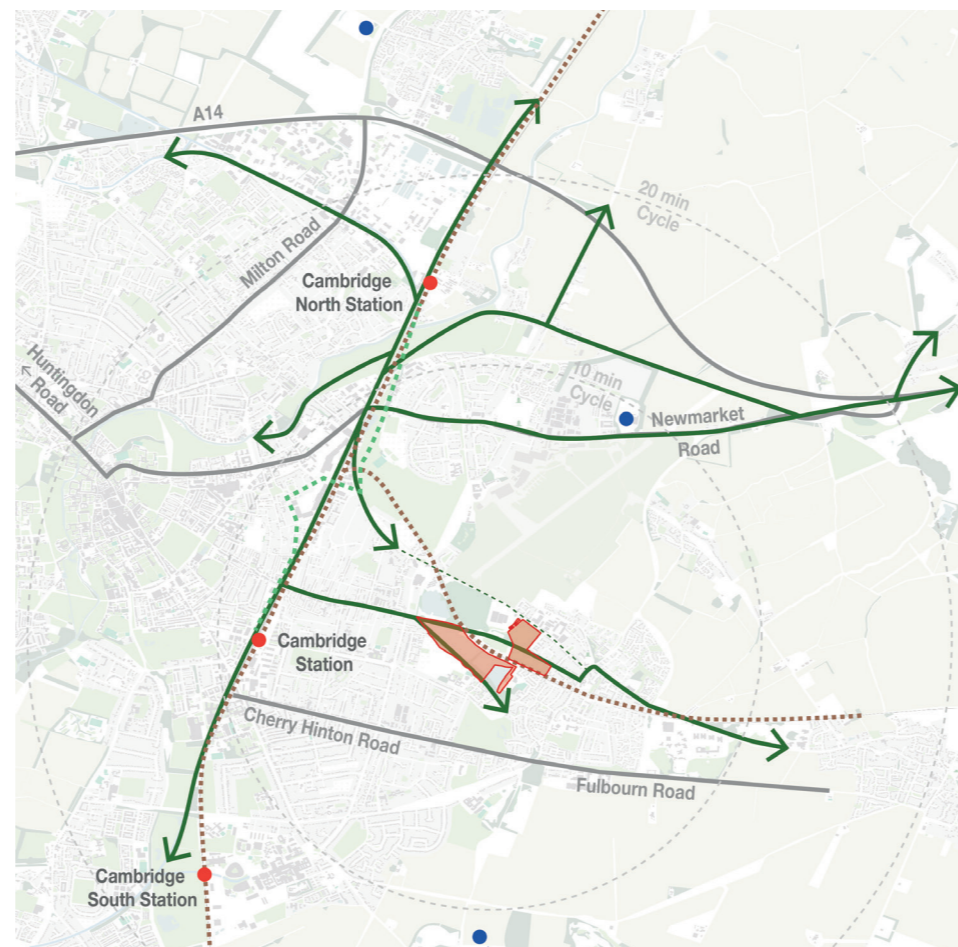
Together, the suitability and scale of the site proposed represents a unique opportunity to catalyse science and technology in East Cambridge, sustainably located within a short distance to Cambridge Station and the city centre.

This is the missing link critical to the Cambridge ecosystem, which can support good growth and greater accessibility of underutilised land while providing tangible community benefits for present and future generations including the creation of an urban country park, in an area where accessible open space is in short supply.



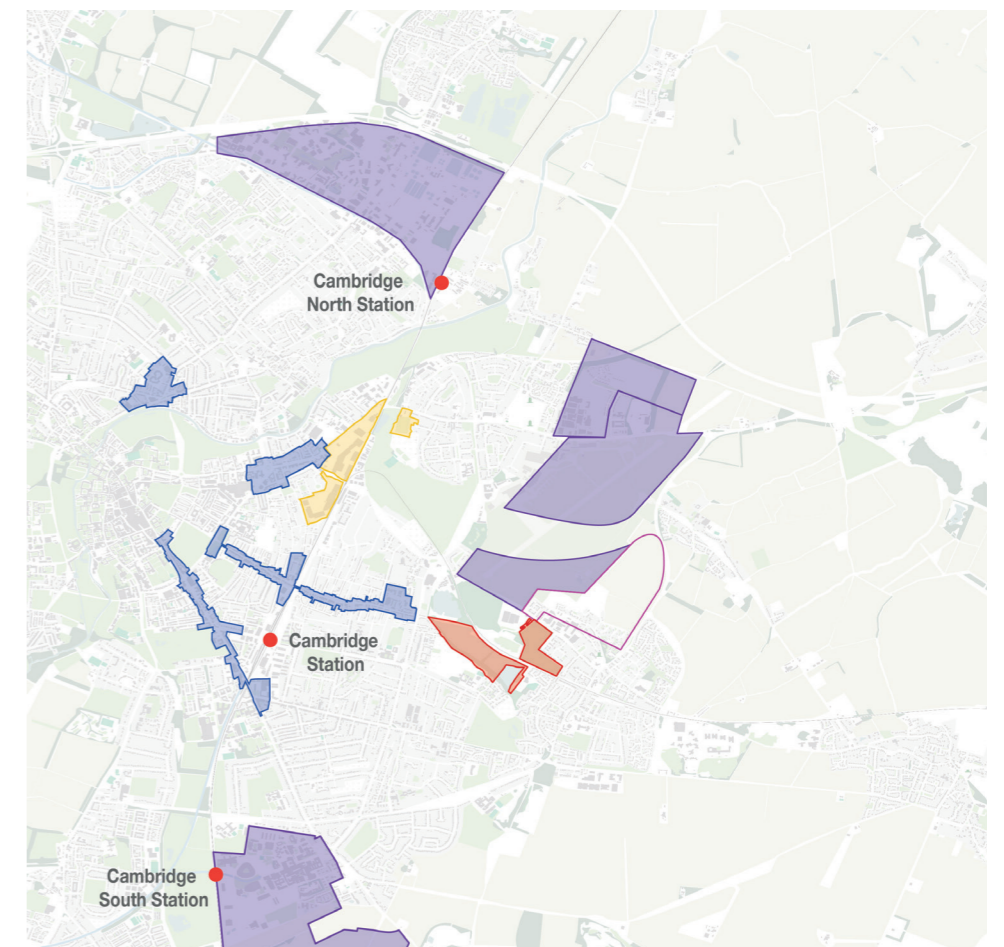
Community Facilities and Green Spaces

- Proposed Site Boundary
- Educational Facilities
- Train Station
- Publically Accessable Open Space
- Active Recreation Area
- Allotments
- ▨ Cambridge Green Belt



Connectivity and Accessibility

- Proposed Site Boundary
- ↔ Greenways
- Primary Roads
- - - Railway Tracks
- Park & Ride



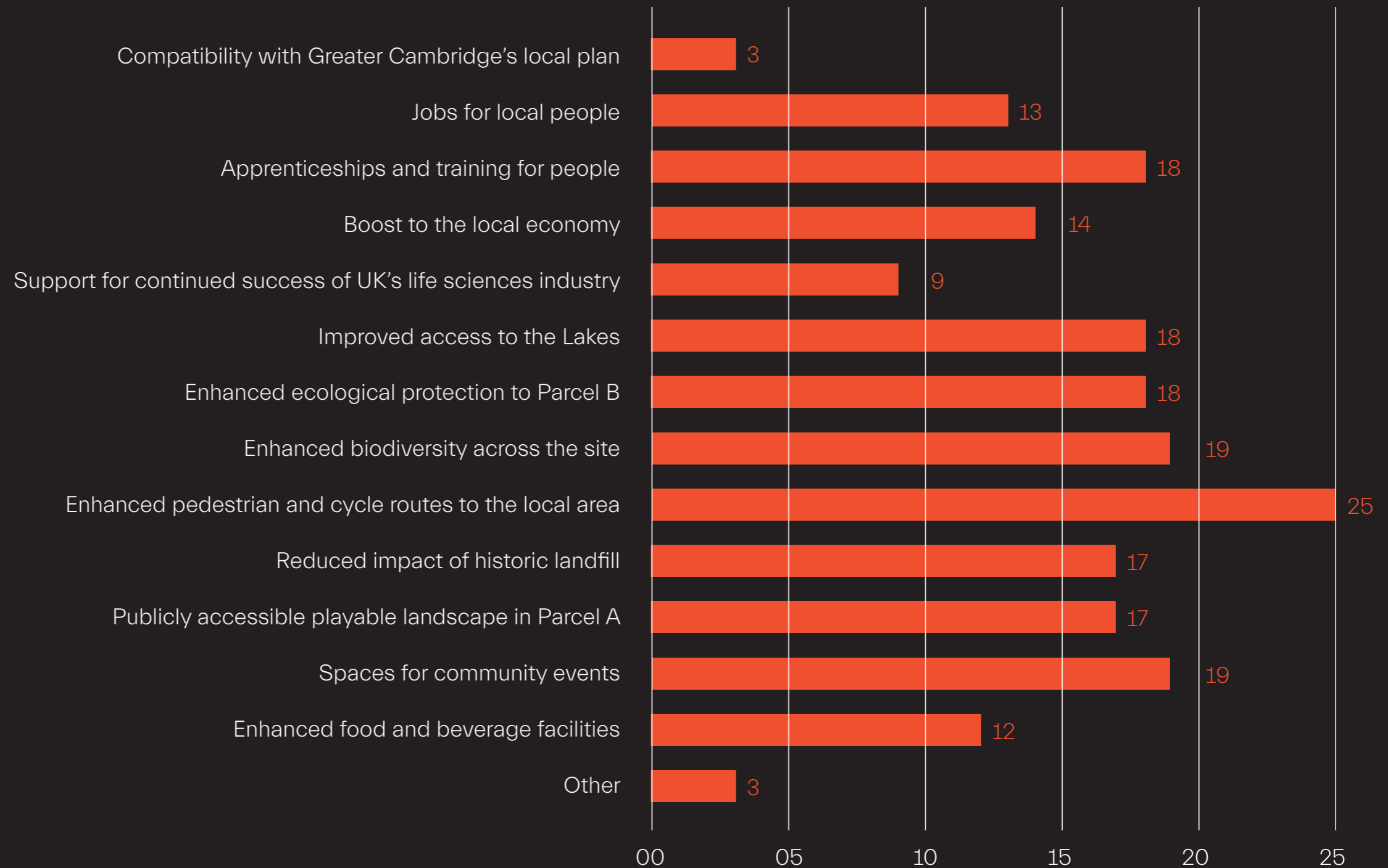
Growth and Development

- Proposed Site Boundary
- Local Plan Allocations - Adopted and Proposed
- New Opportunity Areas
- Existing Opportunity Areas
- Development Area with Outline Planning

# Public Engagement

- / We've met with over 30 groups, individuals and organisations
- / Drop in event & first public exhibition with approx 200 people attending
- / Met local City Councillors and County Councillors
- / Regular update meetings with the City Council
- / Presented at the Cherry Hinton Residents Association AGM
- / Informed over 2500 households of our events
- / Written to neighbours of to keep them informed
- / Met with the Mayor of the Combined Authority
- / Presenting at the Cambridge East Community Forum on the 10th October

## Statement of Community Involvement (SCI)



Some of the feedback from the Public Exhibition on 21st and 24th June, which has helped us craft the final planning application scheme



# Wider Masterplan

## Urban Country Park



# Parcel C

## Providing Public Access to the Lakes

### Recreation

Significant new areas of public open space will be opened for recreation, and the enjoyment of local residents. Areas for groups with a special interest in ecology will be subject to access control, for the benefit of wildlife and ecology.

### Connection

Four access points will be provided to Burnside Lakes, three along The Tins, and one off Burnside. These will provide excellent access points to the Lakes, with dedicated public cycle parking provided on the western boundary. This provision, by focusing on active modes of travel, will ensure ease of access for the local community, addressing a deficit in public open space locally.

### Ecology

Biodiversity measures to be associated with Parcel C are outlined within the main body of the ES Chapter, and further details are illustrated within the Biodiversity Net Gain report.

These include:

- Enhanced Lowland Calcareous Grassland
- Enhanced Dense Scrub
- Created Built-form

(including proposed Bird Hide)

Elsewhere within Parcel C, additional faunal specific measures will be implemented such as the inclusion of a Sand Martin Riparia Barrel within the East Lake, Bat Boxes and Reptile Refugia. These will also ensure that additional benefits are provided to biodiversity, that cannot necessarily be measured via way of a BNG assessment.



Circular Route



The Tins



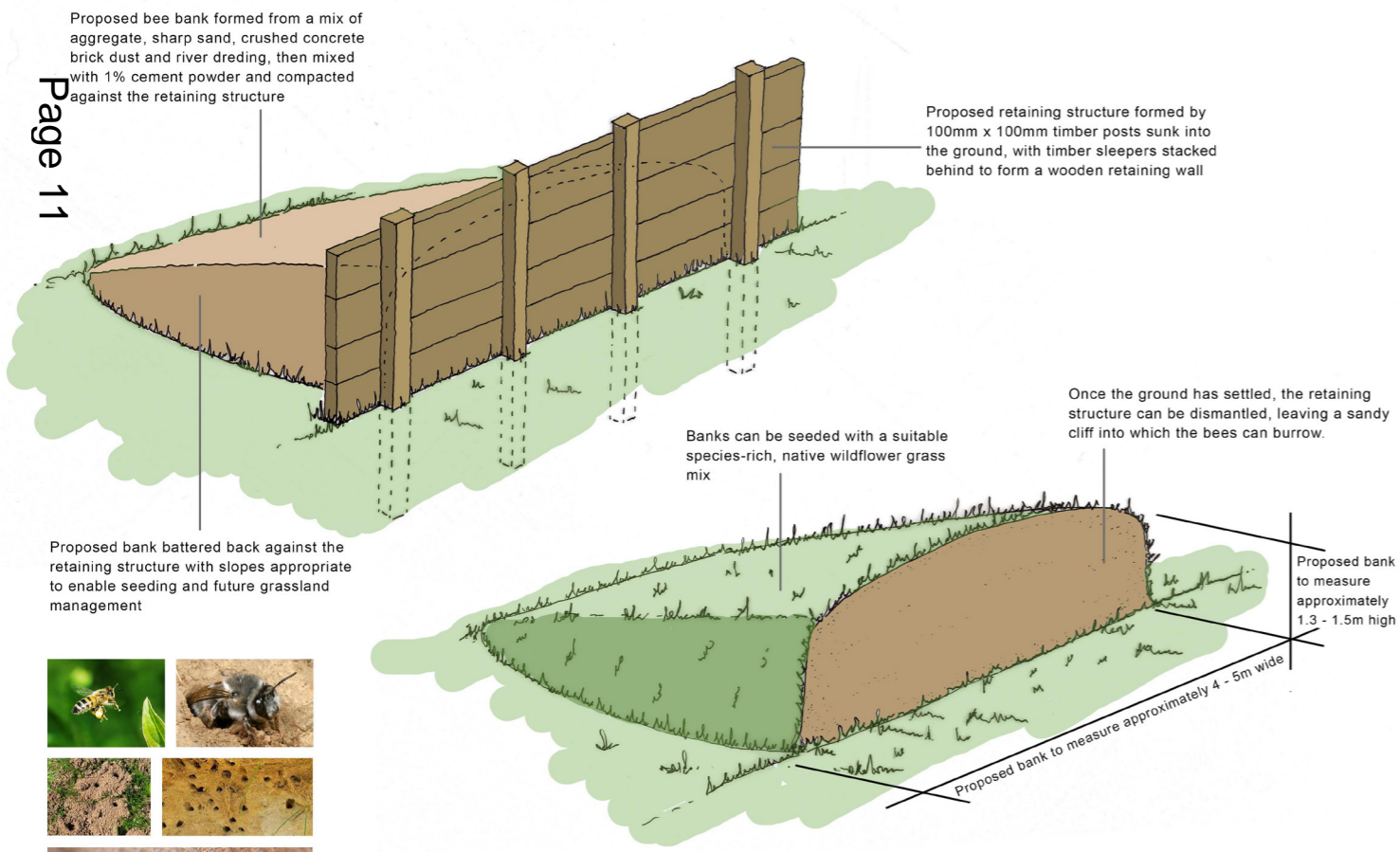
Quiet Path

# Parcel B

## Safeguarding Ecological Enhancement

### A Tranquil Place

This parcel will focus on ecological protection and enhancement. A management plan will be developed and agreed with the Local Authority, that will provide habitats that encourage ecological enhancement. The management plan will also set out how public accessibility will be achieved, without compromising ecological biodiversity.



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Examples of Habitat Improvements



Parcel B Overview

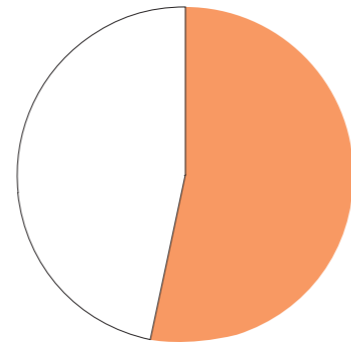
- Parcel B Boundary
- ① Step south facing wall compressed aggregate for invertebrate colonisation
- ② A variety of loose aggregate unevenly distributed
- ③ Tall ruderal vegetation with minimal self-sewn shrubs
- ④ Proposed controlled access to Parcel B

# Parcel A

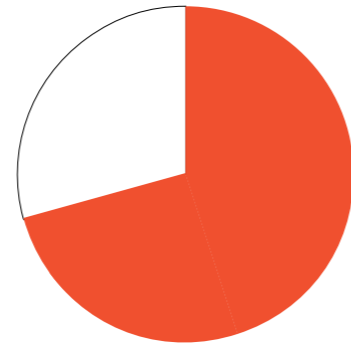
## Urban Landscape

The programme is distributed through the landscape creating active clusters and opening up the site to the local community. It provides a hierarchy of spaces, using the topographic arrangements of the site to create a playful landscape and a variety of viewpoints. The strategy promotes inter-generational areas with playful character and spaces that favour physical exercise for existing and future visitors, future tenants and workers, surrounding neighbourhoods as well as residents of emerging schemes in close vicinity.

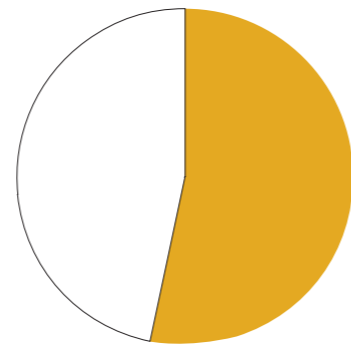
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- 52% Hard Landscape
- 48% Soft Landscape



- 70% Unbuilt Area
- 30% Built Area



- 59% Publically Accessible
- 41% Not Publically Accessible



# Parcel A

## Urban Landscape



Key Entrance from Coldham's Lane  
A key urban square providing a place apart distinct from the operational daily use of the space between the buildings.



Playable Landscape and Kathleen Elliot Way  
The existing play area is reprovided in a wider range of designated and informal play areas creating a more active and greener edge.



Chalk Plateau and the Tins  
A landscape creating lots of opportunities for seating and informal meeting points.



Opening up the Tins and Playable Landscape  
Play in various forms (designated play and informal playful features in the landscape) and for all ages.

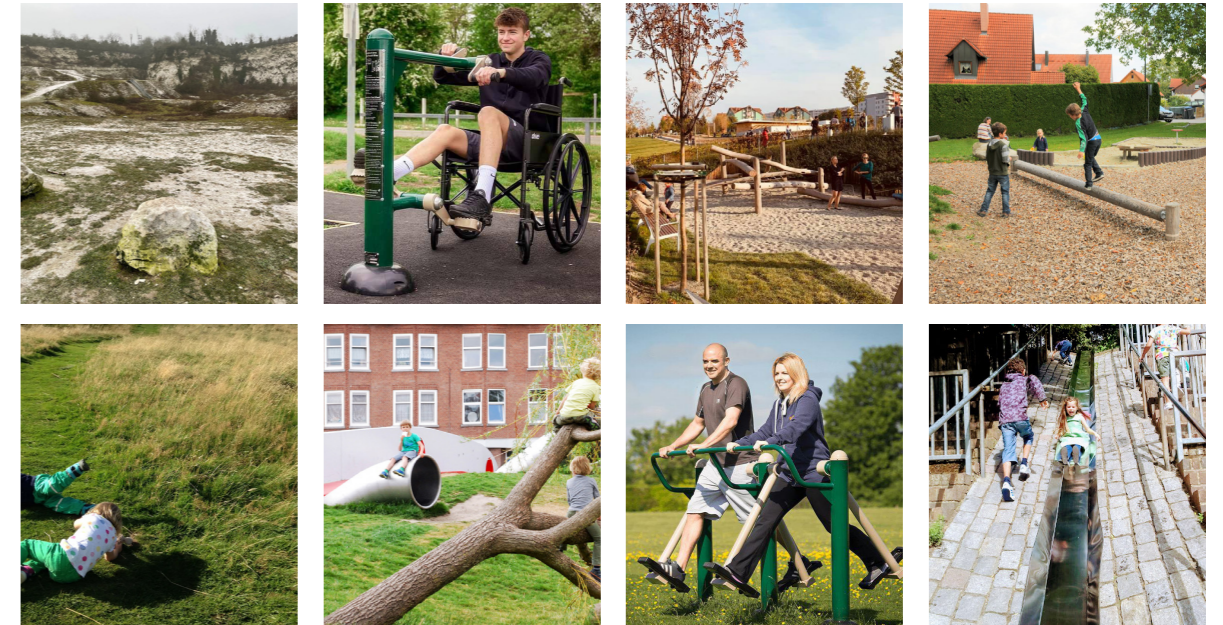
# Parcel A

## Playable Landscape and Kathleen Elliot Way

Formal and informal playable spaces are integrated into the landscape design.

The scheme provides:

- Designated spaces for different ages along Kathleen Elliot Way.
- Basketball court and table tennis tables.
- Informal playful elements across the soft landscape, in particular, basins and mounds including timber play, stepping stones and boulders, timber sticks and chalk features to balance and climb.
- A central play area that reveals the 'Sleeping Giant', a playful structure that derives from the site's local history and folk narrative manifesting itself in the middle of the site.
- A series of outdoor board games and fitness features.



Illustrative Play and Outdoor Gym Equipment



Multi Purpose Landscape - Sport and Leisure



Designated Play - Play and Soft Playable Landscape



Multi Generational Play - The Sleeping Giant

# Detailed Element of Application

**Building 04 Travel Hub & Gallery:** Providing carparking, cycle parking, cyclist facilities and creative workspace units.

**Building 03 The Veranda:** A research and innovation building

**Building 09 The Mixer:** A community hub with cafe, event space and roof terrace



# Parcel A - Buildings

## Building 03 - Research and Innovation Building

Our plans for the site are grounded in its industrial context and inspired by Cambridgeshire's natural landscape. Geology is important, borrowing from chalklands and the Cambridge Fen and contrasting this against the Cherry Hinton Brook and Burnside Lakes adjacent to our masterplan. The result is a design and vernacular reminiscent of a quarry: earthy, layered and sympathetic to its surrounds.



View from the Central Plateau



# Parcel A - Buildings

## Building 04 - Travel Hub and Gallery



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View from the Creative Workspace Gallery



View of the Workspace Gallery from the Central Plateau

# Parcel A - Buildings

## Building 09 - The Mixer

The Mixer is the centerpoint of the masterplan, embodying the development's soul and social interaction.



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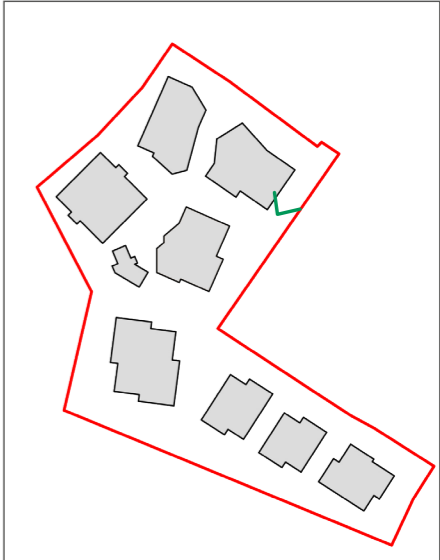
The Mixer - Housing a Cafe and Event Space

# An Urban Country Park



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An active green edge along Kathleen Elliot Way provides spaces for play, socialising and outdoor fitness

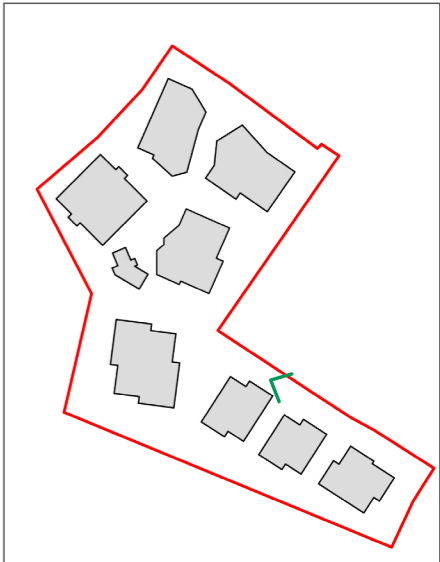


# An Urban Country Park

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A widened tins path with a landscape offering plenty of opportunities for meeting and socialising

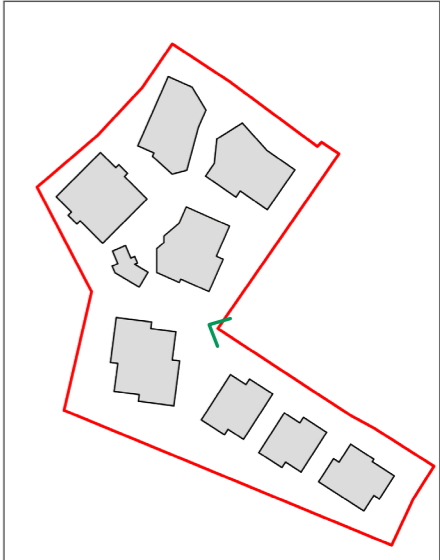


# An Urban Country Park



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Prizon Park is re-provided with a wider range of inclusive play equipment



# Sustainable Travel

## A Central Travel Hub

### End-of-Journey Facilities:

- 332 Locker Spaces
- 20 Showers
- 1 Drying Room

### Mix of Cycle Parking Spaces

- Sheffield Stands
- Cargo Bikes
- Double Tier

## Travel Planning

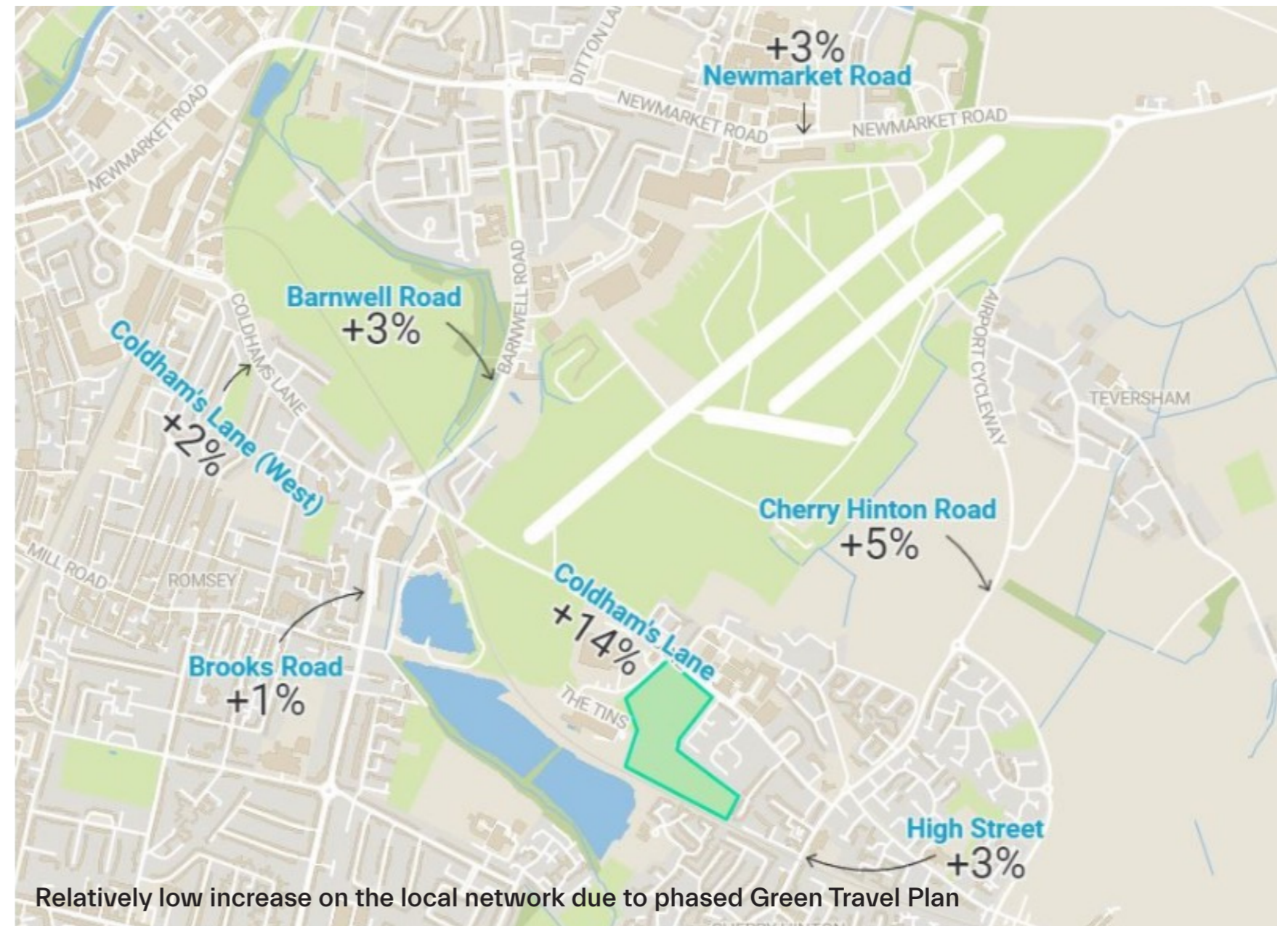
### Long-Term Monitoring of Sustainable Targets:

- Promotion of active travel
- Car Park Management Strategy Implemented
- Responsive Design. Adapting to Travel Behaviours & Demand

## Cycle Parking Precedence

### More Cycle Parking than Car Parking:

- 925 Cycle Spaces
- 833 Car Parking Spaces
- One of the Lowest Car Parking Ratios in Cambridgeshire:
- Project Newton = 1 Space per 109 sq m Gross Floor Area
- Similar Sited in Cambridge = Between 1 Space per 30 sq m GFA - 73 sq m GFA



Relatively low increase on the local network due to phased Green Travel Plan

## Site delivery coordinated alongside wider transport infrastructure

A car driver mode share that decreases throughout project delivery:



### Phase One

Provision of on site Travel Hub & Proposed Shuttle Service

Land North of Cherry Hinton

Development & Infrastructure Completed

### Phase Two

37.5% Car Driver Mode Share

Fulbourn Greenway & Eastern Access

### Phase Three

35% Car Driver Mode Share

Cycle Plus Scheme

### Phase Four

30% Car Driver Mode Share

Making Connections Proposals

# Sustainability

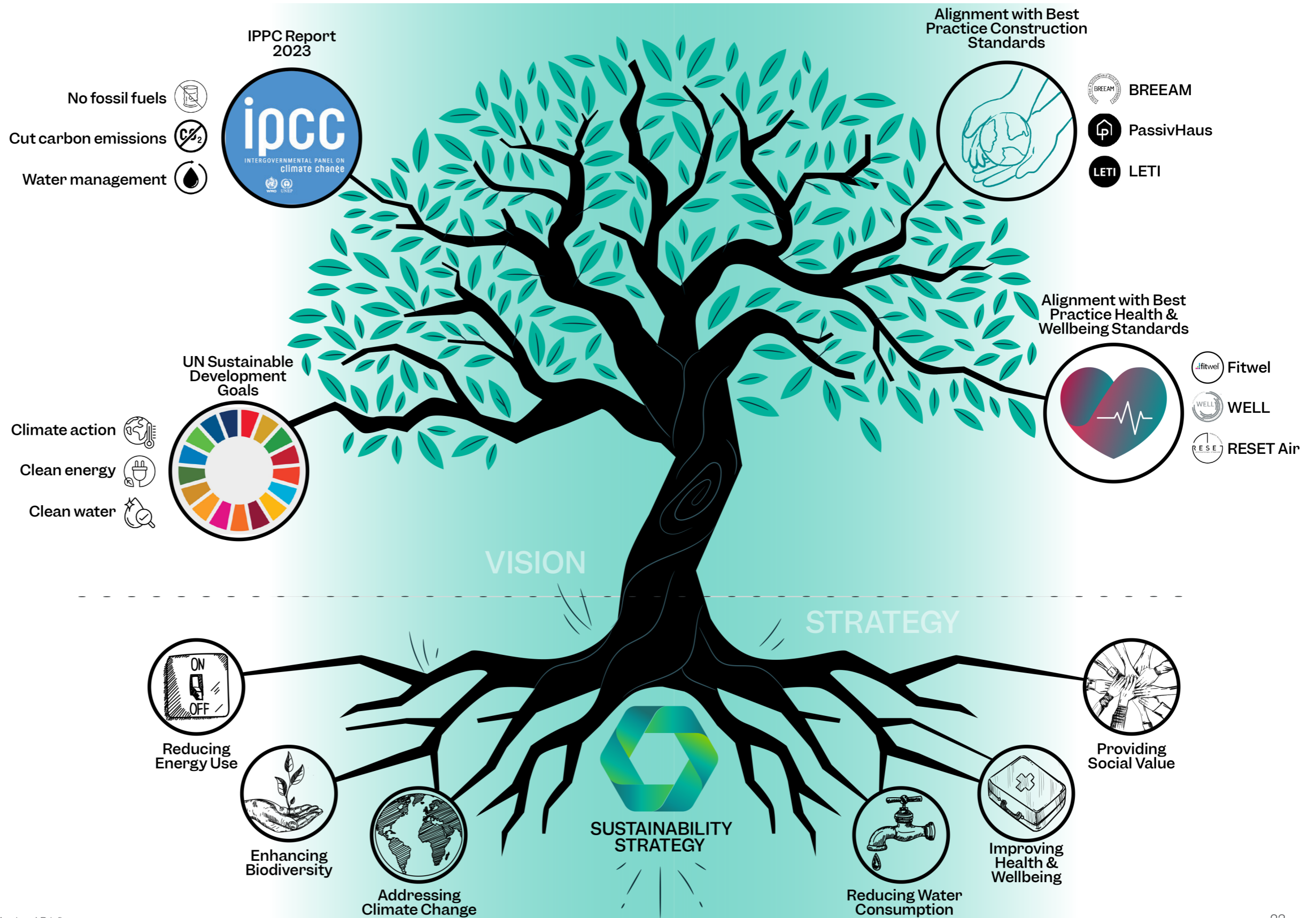
## From Sustainability Vision to Sustainability Strategy

The Sustainability Strategy for the Proposed Development which has been informed by national and local policy requirements, the Applicant's International sustainability vision.

It is rooted into Six Core Principles:

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- Reducing energy use
- Enhancing biodiversity
- Addressing climate change
  - Reducing water consumption
  - Improving health & wellbeing
  - Providing social value



# Summary of Key Benefits

- Improving Public Health associated with Landfill
  - Opening all three parcels to the public:
    - Creating a fully accessible urban country park totalling over 80 acres
  - Mandating the Cambridge Living Wage
  - Public Art Offering to include an Artist in Residence:
    - Creating a long term 'art meets science' based programme for the local community to experience and enjoy.
- Page 24
- 300% increase of Playable Space
  - Community facilities in 'The Mixer'
  - Additional food and beverage opportunities
  - Non-R&D 'flexible enterprise' units suitable for local businesses.
  - Science and stem based educational outreach programmes in local schools
  - 825 average estimated jobs over construction period
  - £7 million local expenditure over the construction period
  - 3865 net additional jobs
  - 2155 net additional jobs in Greater Cambridge





# Thank you

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