

CB1 Station Area Redevelopment – Blocks B2/F2



Application for Pre-Application Advice ref 16/5164/PREAPP

Current Proposal: 123 residential units, Multi-storey car park associated with Cambridge Station, retail units and office accommodation for XTC

Background

Outline planning permission was granted in 2010 for the CB1 Station Area Development. The approved plans are a series of Parameter Plans which define the maximum building envelope (including height) of each block, the uses within the development etc. A number of planning applications have come forward in the last 6 years and most of the blocks that were permitted benefit from planning permission. In some cases full planning applications have been required because the size of the fully detailed building exceeds the Parameter Plan envelope or because the proposed use has changed.

In terms of current applications the only major application that has not yet been brought to Planning Committee relates to Blocks I1 and K1 which occupy the southwest corner of Station Square. The proposals for these blocks have been the subject of an extensive viability assessment.

Blocks B2 and F1 are in the northern part of the CB1 development area. Block F2 benefits from Outline consent for residential use on all floors. Block B2 falls partly in the envelope of Block B1 which was proposed for car and cycle parking in the Masterplan/Outline.

Block B1 has been partially developed as the IBIS hotel and Cycle Point, the Station Cycle Park.

Block F2 now includes office and commercial space on the ground floor and exceeds the heights shown in the Outline Parameter Plans therefore a full planning application is expected.

Block B2 will accommodate a multi-level car park for the Station with residential accommodation above. Again a full planning application is expected to come forward in combination with Block F2.

Blocks B2 and F2 are particularly significant because they are the last blocks to be developed at part of the overall CB1 Station Area scheme. They bring forward the opportunity to complete the public realm between the Station Square and Devonshire Road.

Key issues for the consideration of Blocks B2 and F2

Officers have been providing advice to Brookgate and their project team which includes architects and landscape architects. The following key issues have been identified:

- Meeting the vision of the CB1 development to provide a mixed use, sustainable development around an enhanced transport interchange
- Introduction of PRS (private rented sector) housing into the scheme
- The interrelationship with the proposals to bring forward residential development on Station Square (Blocks I1/K1) in lieu of office development
- The height and scale of buildings in relation to the approved parameter plans
- Close relationship between the Carter Bridge and Block B2
- Impacts on existing residents in Block F1 as constructed and in Ravensworth Gardens
- Meeting the needs of Station users by providing a safe, well designed public realm
- Inclusion of retail/office uses in the ground floor of Block F2 in the light of the original vision to limit retail uses to the Station Square area