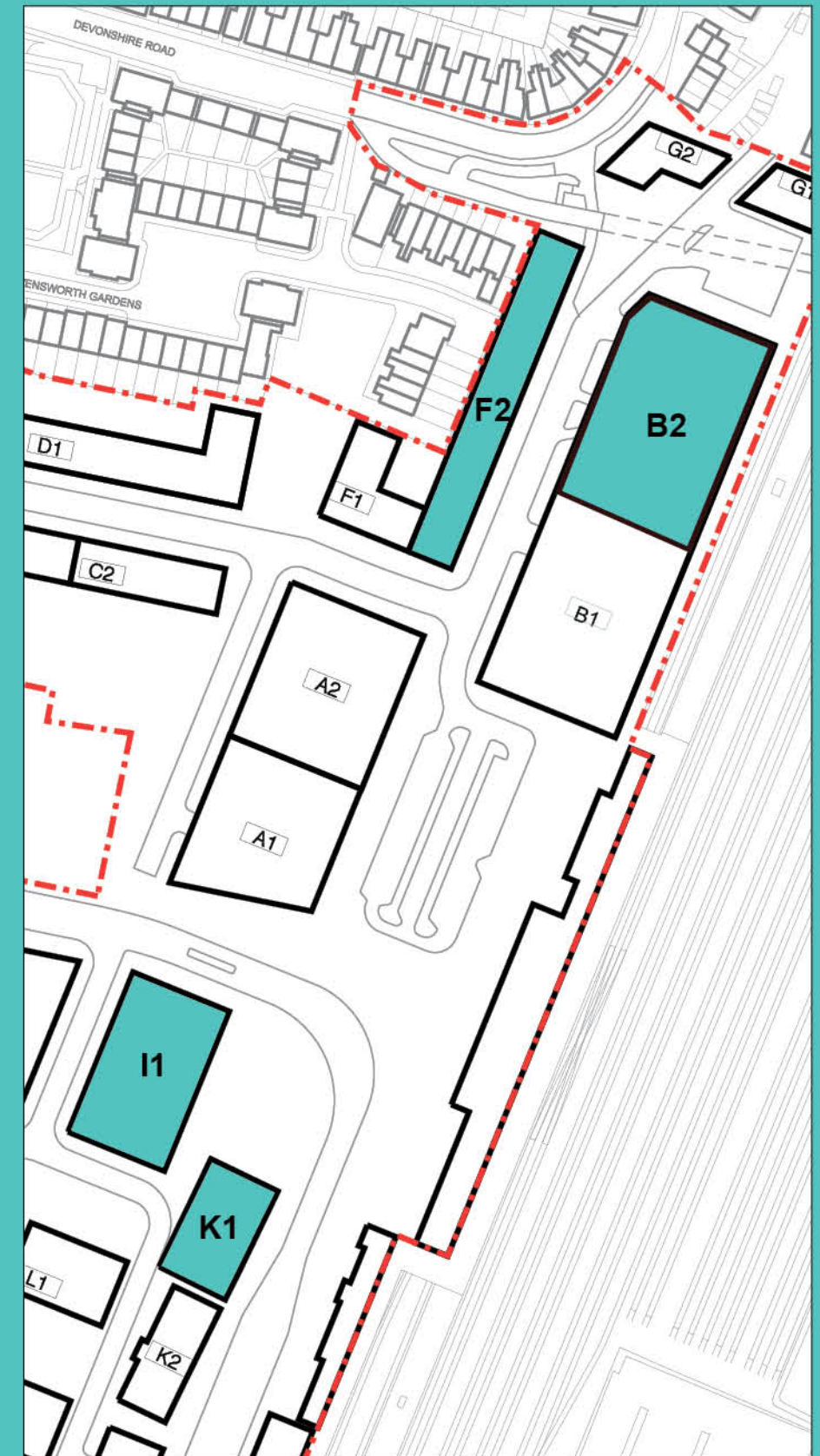


# Completion of the CB1 Masterplan

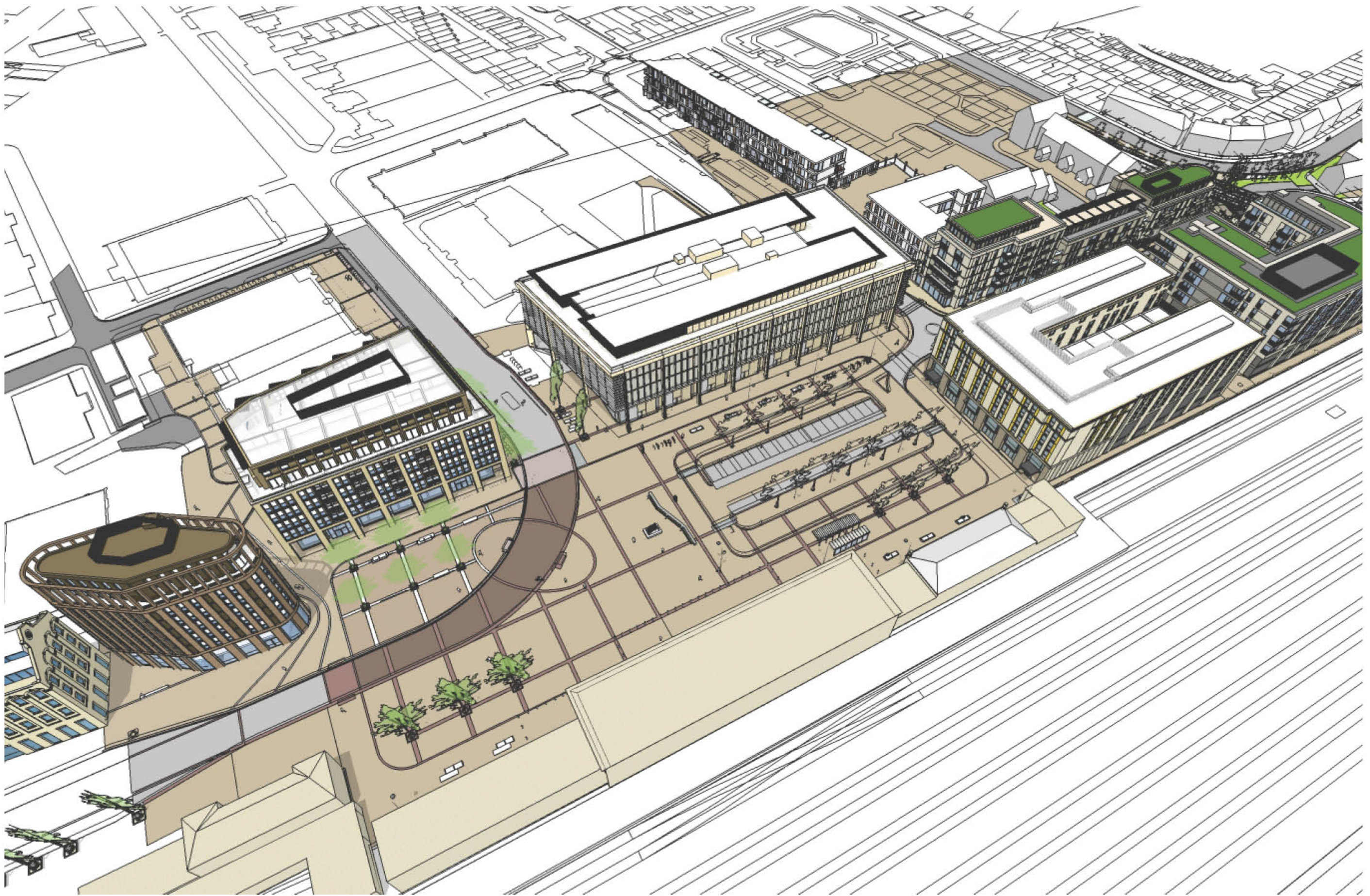
Presentation to Members

12 October 2016





## Delivery of Blocks F2, B2, I1, K1 and Completion of Station Square and the CB1 Masterplan





### Original Station Area Development Framework Aspirations (Date 2004).

The redevelopment of the Station Road Area presents a unique opportunity to transform an under-used and unattractive area of the city by:

- Providing a greatly improved transport interchange
- Creating a new mixed-used but predominantly residential neighbourhood with distinctive and high quality streets, spaces and buildings
- Providing a range of complementary uses which serve local residents as well as people working in and travelling through the area
- Setting high standards in urban design and sustainable forms of development





## Office, retail and hotel accommodation delivered

### Major office tenants including:

- Microsoft Research
- Mott Macdonald
- Deloitte
- Thales
- Carter Jonas
- Base 4
- Unnamed Global Top Ten Company

### Retail and hotel delivered:

- Young's
- Pret a Manger
- Wasabi
- Caffè Nero
- Sainsbury's
- Ibis hotel with 231 rooms



One The Square



Microsoft Research



22 Station Road

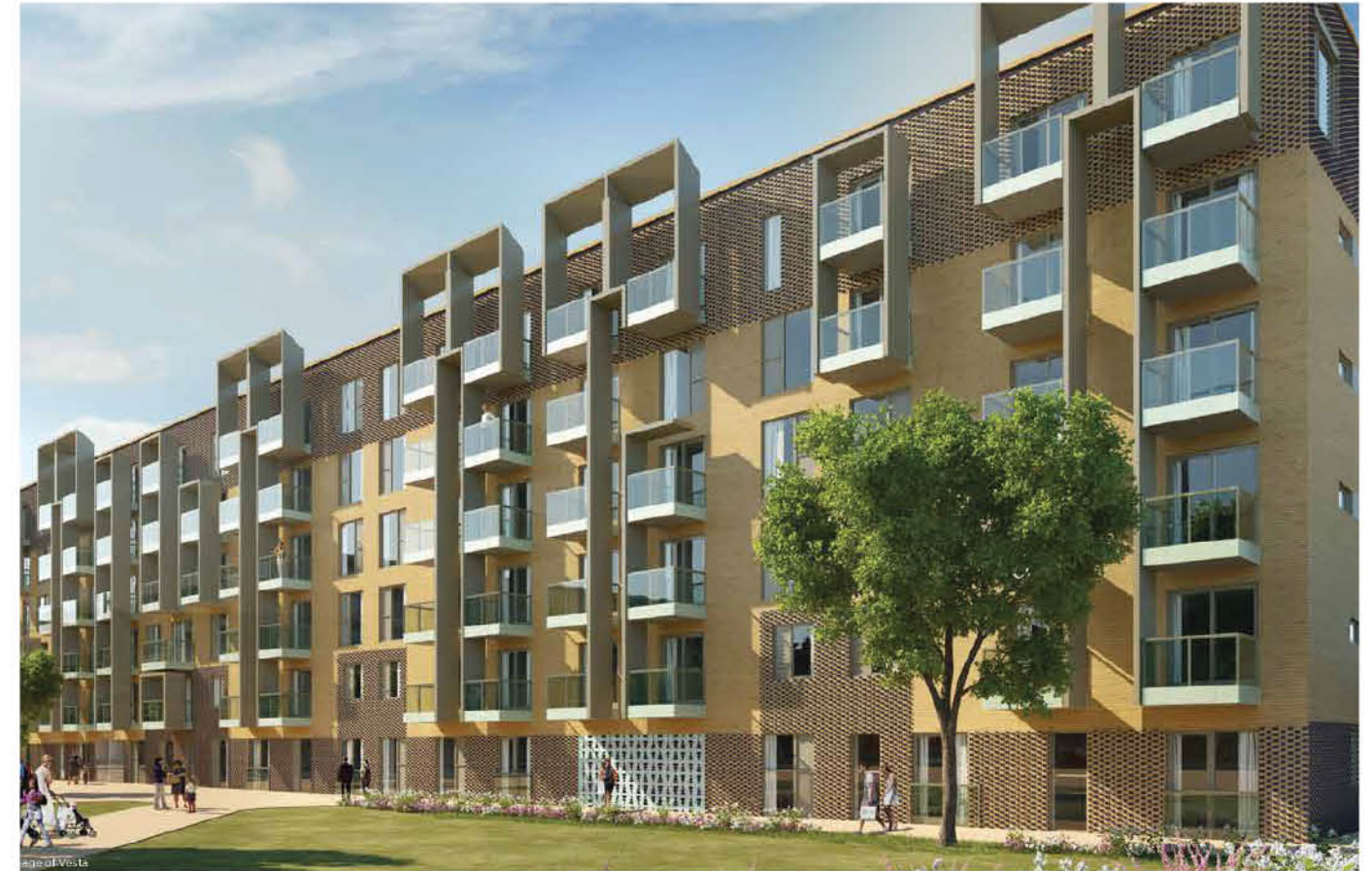


Ibis hotel



## Residential/ student accommodation delivered

- 308 residential units
- 40% affordable housing
- 1,097 bed student accommodation



C, D, F block (Vesta)



L- blocks (Ceres)



Block M1 (Student Housing)



## S106 Contributions

Commitment to date **£26,760,732** including:

- £11.5 million Station improvements
- £6.5 million Highway improvements
- £4.3 million Public Open Space & Public Realm provision
- £1.6 million Guided Bus contributions
- £1.5 million Community Development
- £700k Educational contributions
- £438k Southern Corridor Area Transport Plan contributions
- 40% affordable housing units
- 2850 secure cycle park

**£2.3 million** of S106 Contributions on forthcoming developments:

- £870k Chisholm Trail
- £855k Station Road improvements
- £300k Information Centre
- £150k Tension Road Area Traffic Calming
- £110k Wayfinding
- £35k Brompton Bike Dock



Contribution towards Station improvements



Bus interchange

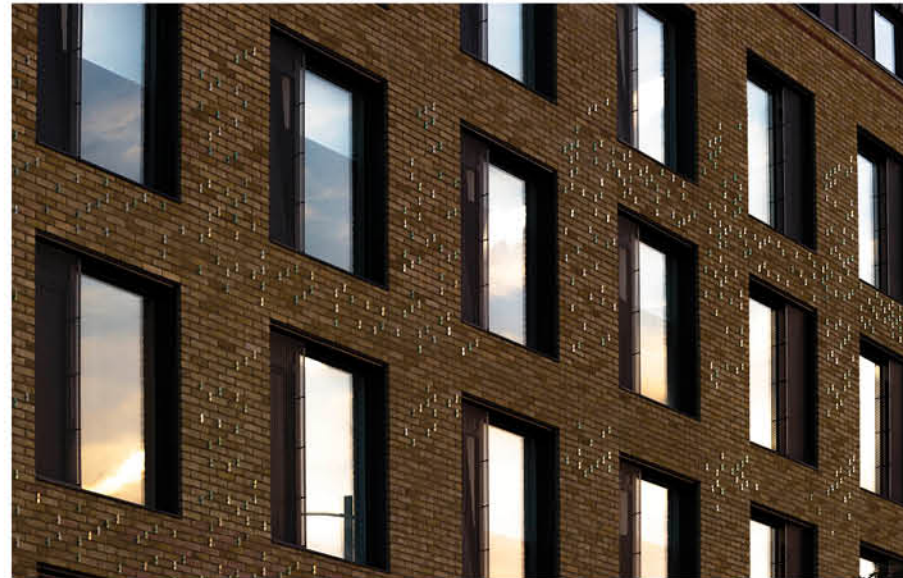


Cycle Park - 2,850 cycle parking spaces



Public Art delivered

£1.5 million



Translucent Drawing by Antoni Malinowski



'Foster's Mill Firmament' by David Ward



Supercomputer by Jem Finer



Seating by Jim Partridge & Liz Walmsley



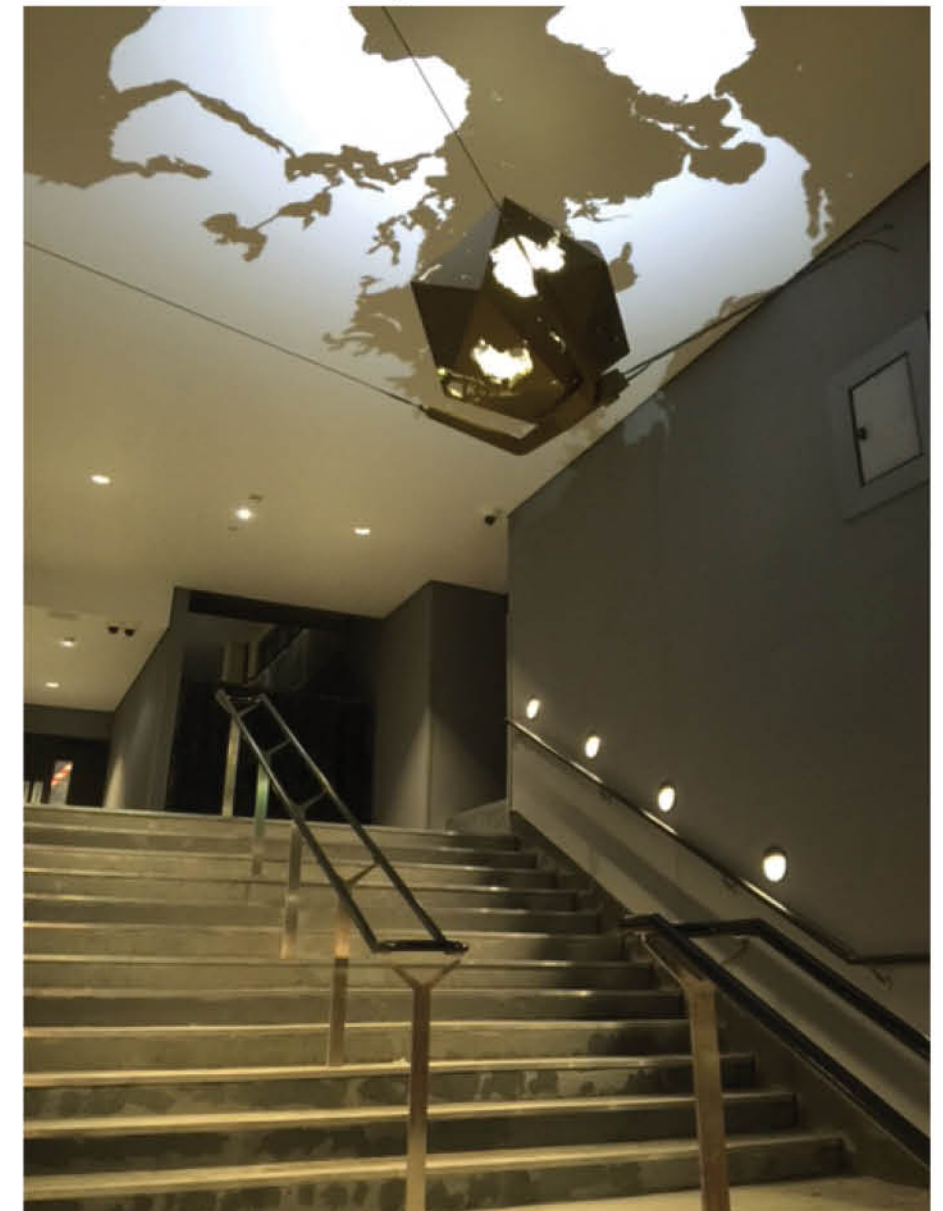
Ceres Bronze by William Bloye



Reflective Editor by Doug Alsop



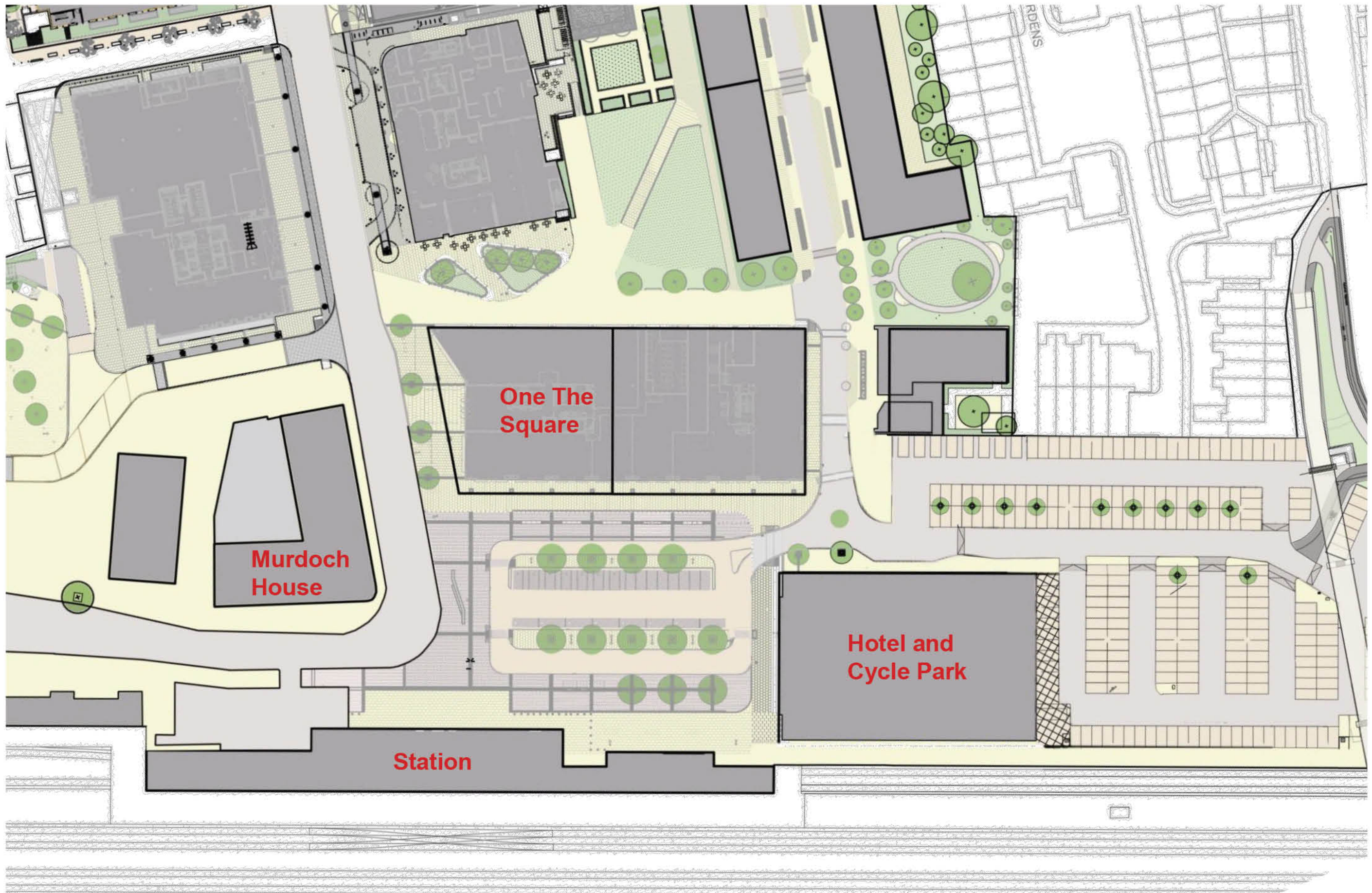
'Wander' by Dryden Goodwin



'Continental Drift' by Troika

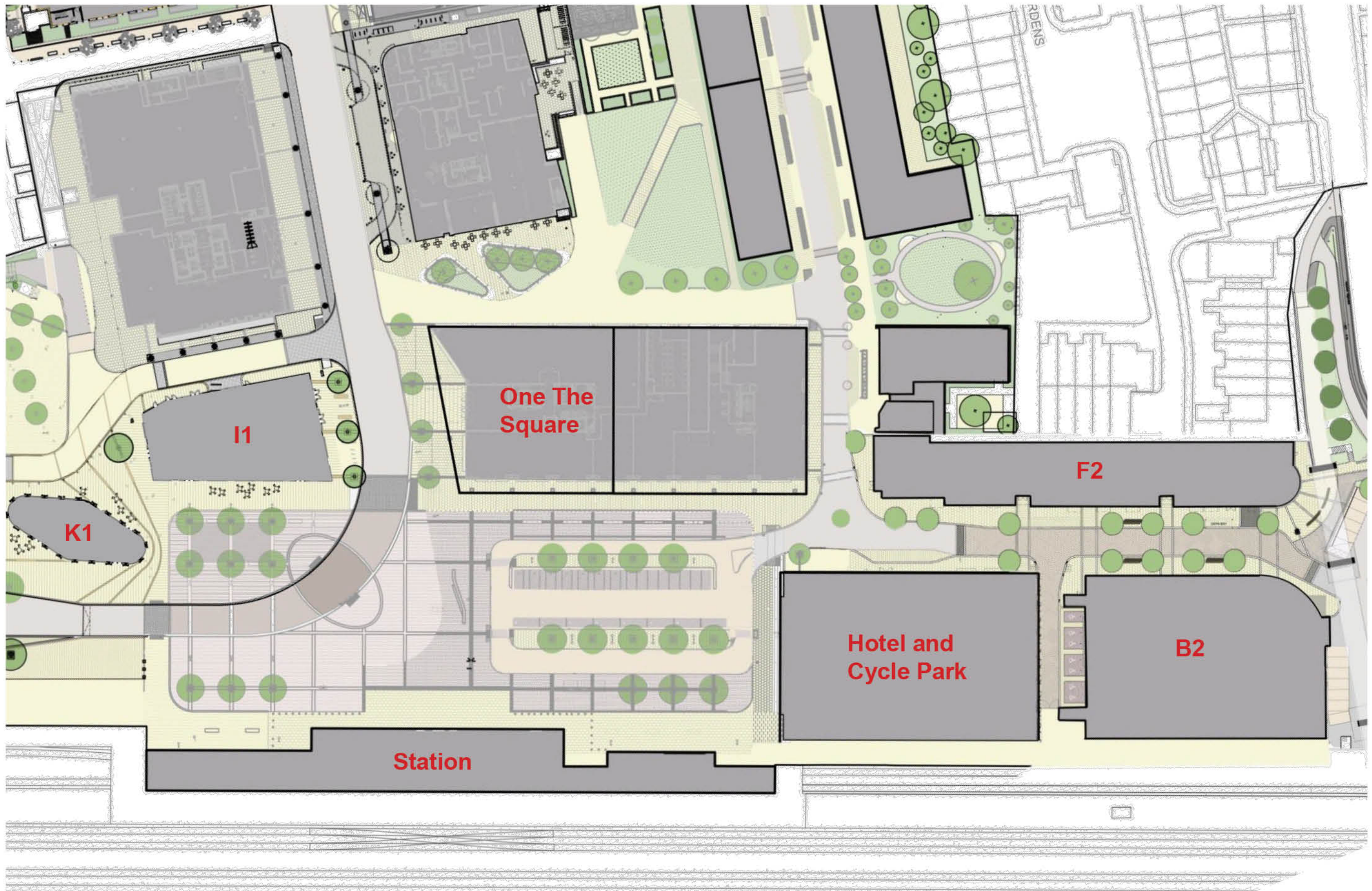


## Station Square - Phase 1 (Completion January 2017)





Station Square - Completion 2020 (subject to Planning Permission I1 / K1)



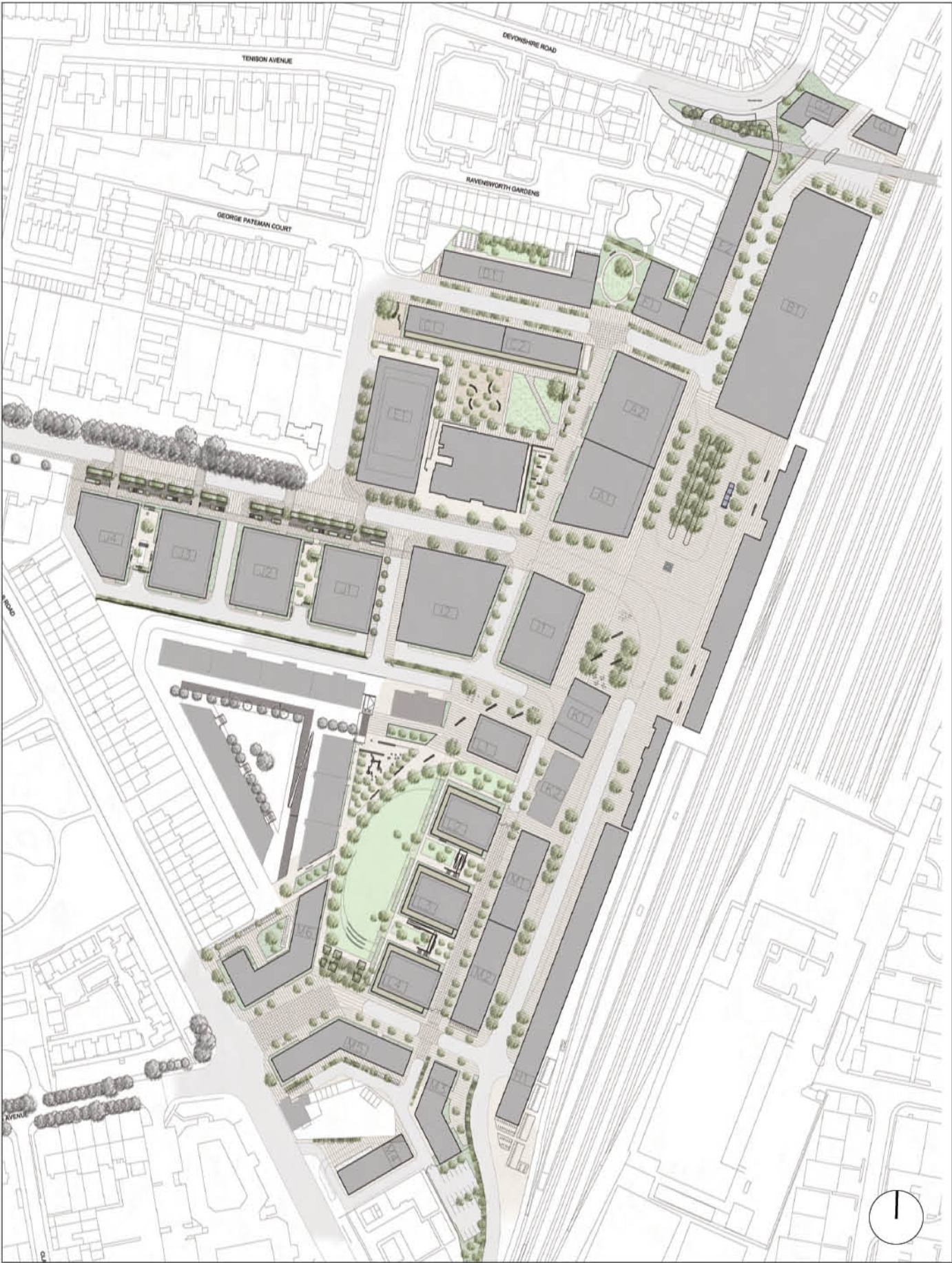


## I1 K1 Awaiting Determination

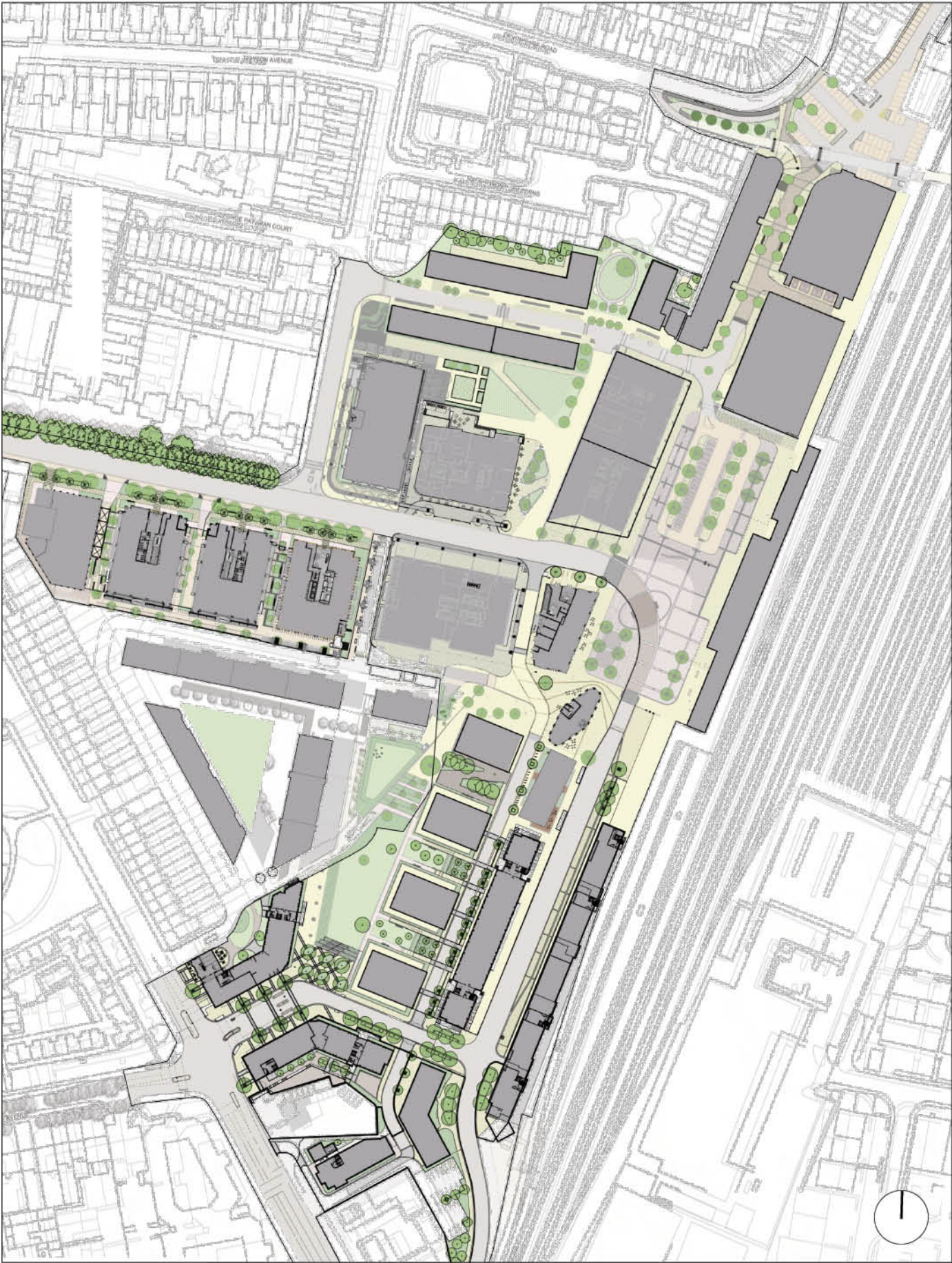




CB1 Masterplan Approved



CB1 Masterplan when completed





Approved Parameter Plans

KEY

Planning application site boundary

Proposed building height

Proposed building height above proposed ground level

Proposed ground levels

Existing ground levels

Ground floor setback

Top floor setback

Possible retention of 125 Hills Road, subject to further resolution of the detailed design.

Notes:

-Storey height is 3 metres floor to floor in residential and 3.7 metres in commercial buildings.

-1.5m setback to top floor on blocks L1, L2, L3, L4 & J1, J2, J3, J4 as indicated.

-3m setback to top floor on blocks I1, A1, A2 as indicated.

-Setbacks to E1 on upper stories as indicated.

-Ground floor setback to M4 as indicated.

-3m setbacks to ground and first floors to blocks I1, A1 & A2 as indicated.

-Any overhangs for balconies or canopies not to exceed 1.5 metres beyond maximum edge.

-Maximum edge of external building façade to parcel.

-All proposed ground levels are in meters AOD and have a tolerance of +/-0.5 metres.

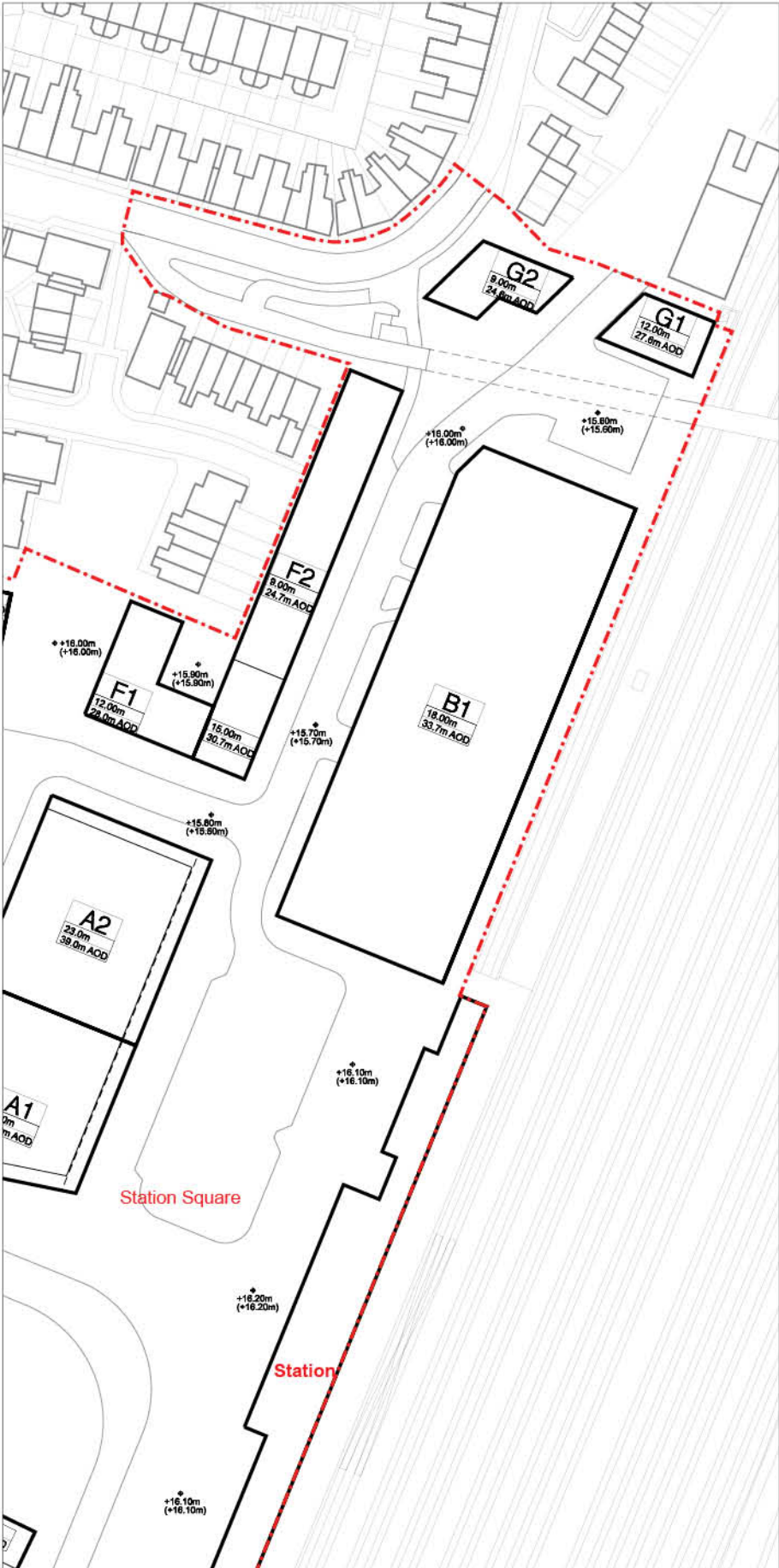
-All heights are in meters AOD and relate to maximum height of occupied floor space to roof level.

-General plant, not to exceed 2 metres in height above the height shown in this plan (occupied floor space to roof level) and set back from the principal edge of the building line shown on this plan.

-Lift motor rooms and extract not to exceed 2 metres in height above occupied floor space to roof level.

-Layout to Station Square is indicative and subject to further resolution of the detail design.

The material contained in this drawing has been based on Ordnance Survey Map with permission of the controller of Her Majesty's Stationary Office to overcome any issues on copyright relating to the OS Database.



Parameter plan PP4: Building and Ground Conditions



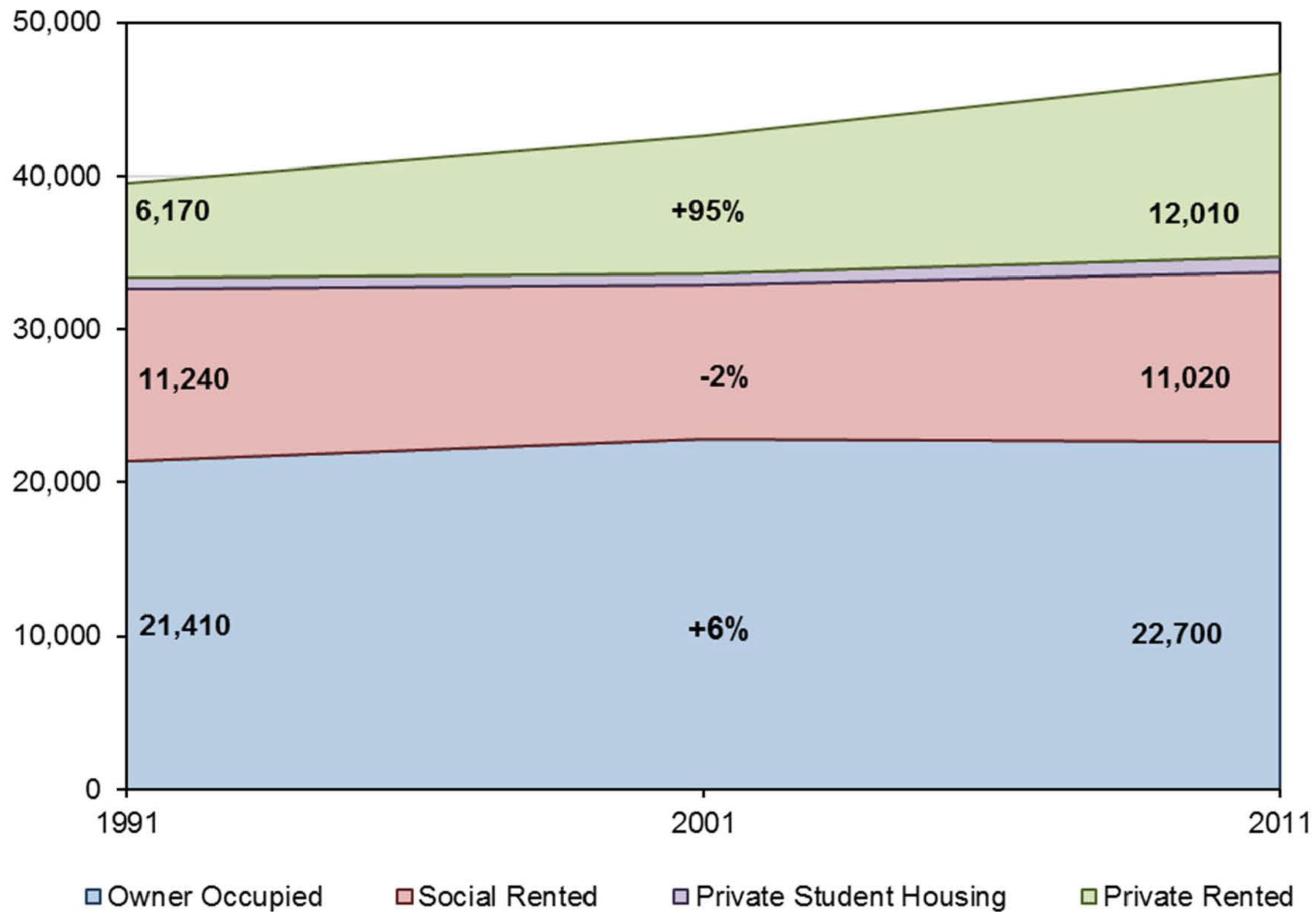
Parameter plan PP8: Uses at Ground floor



Parameter plan PP9: Uses at Upper floors



## Growth of the Private Rental Sector In Cambridge



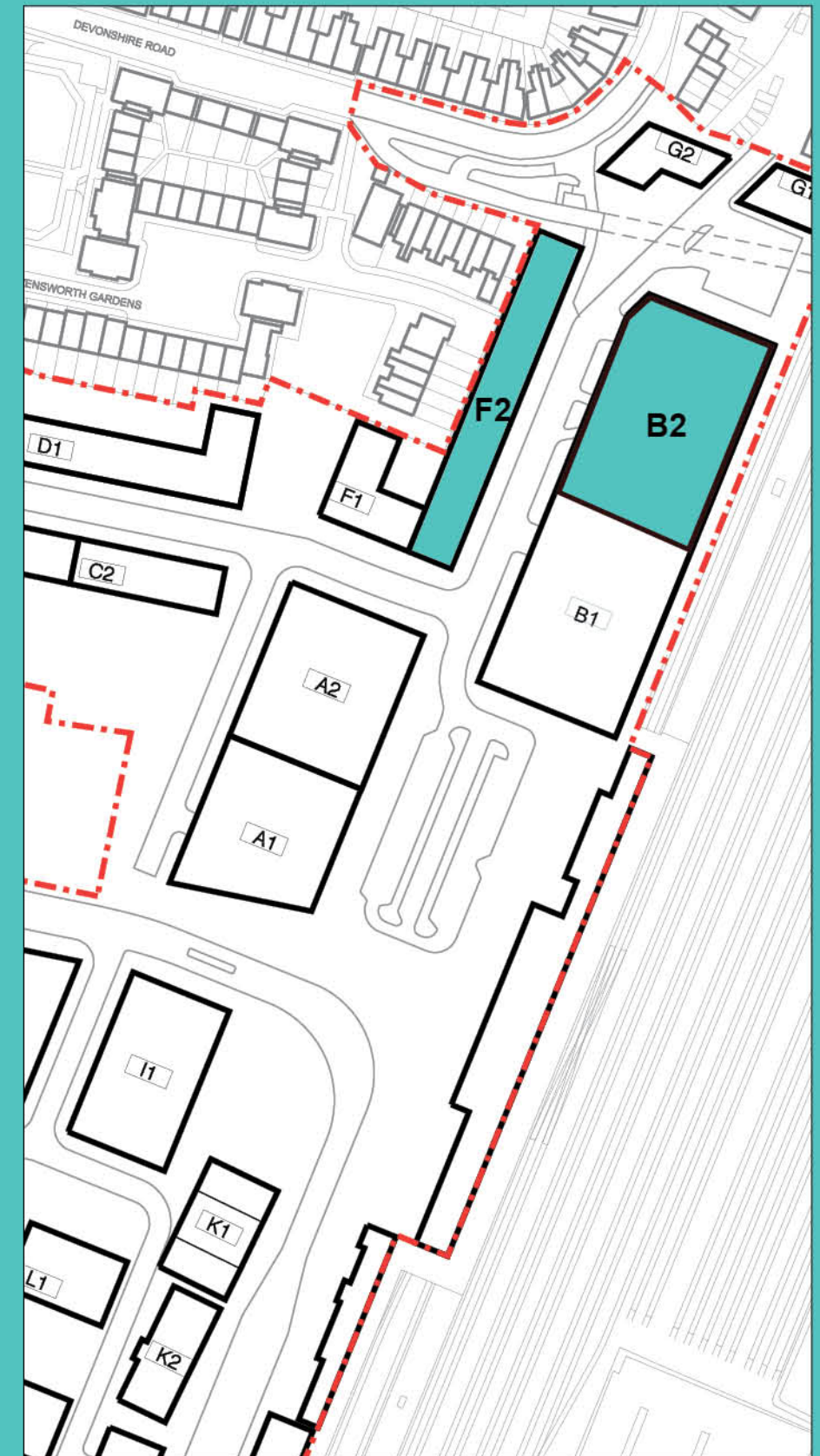
Source: ONS 1991, 2001 & 2011 Censuses



# Proposed Blocks B2 / F2

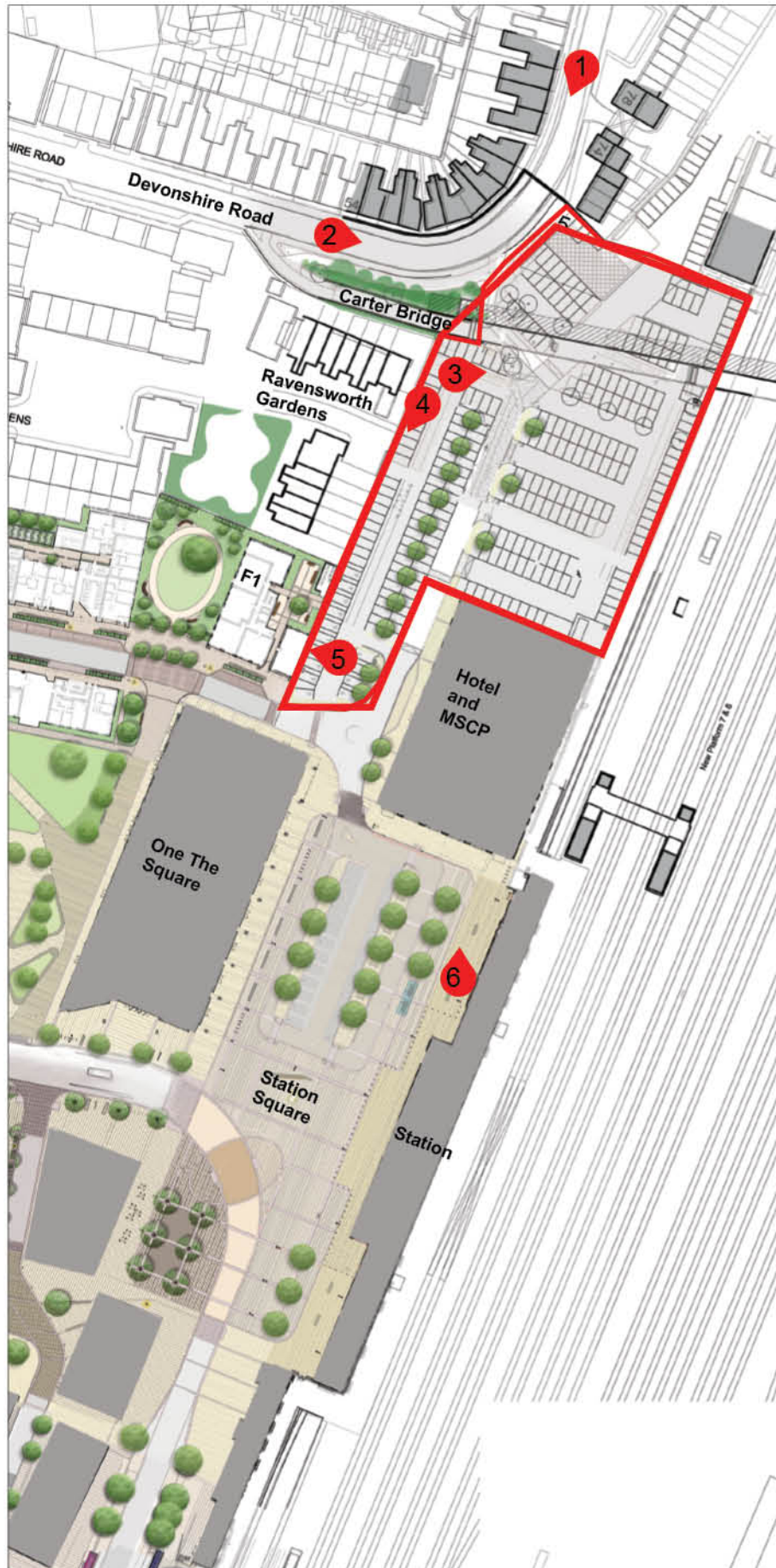
Application for:

- 123 PRS units
- 736 sqm commercial space
- 207 parking spaces in MSCP
- 52 parking spaces in F2





# Context



1 Devonshire Road looking south



2 Devonshire Road looking east



3 Carter Bridge looking east



4 Existing view along boundary to Ravensworth Gardens



5 Block F1



6 CB1 Hotel and Cycle Park south elevation



# Approved Parameter Plans

KEY

Planning application site boundary

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Proposed building height above proposed ground level

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-Ground floor setback to M4 as indicated.

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Parameter plan PP4: Building and Ground Conditions

Parameter plan PP8: Uses at Ground floor

Parameter plan PP9: Uses at Upper floors

FORMATION  
ARCHITECTS

BROOKGATE

16



Context Analysis



Building heights diagram



Movement diagram



Use diagram - Ground floor



Use diagram - Typical floor



# Constraints and Opportunities

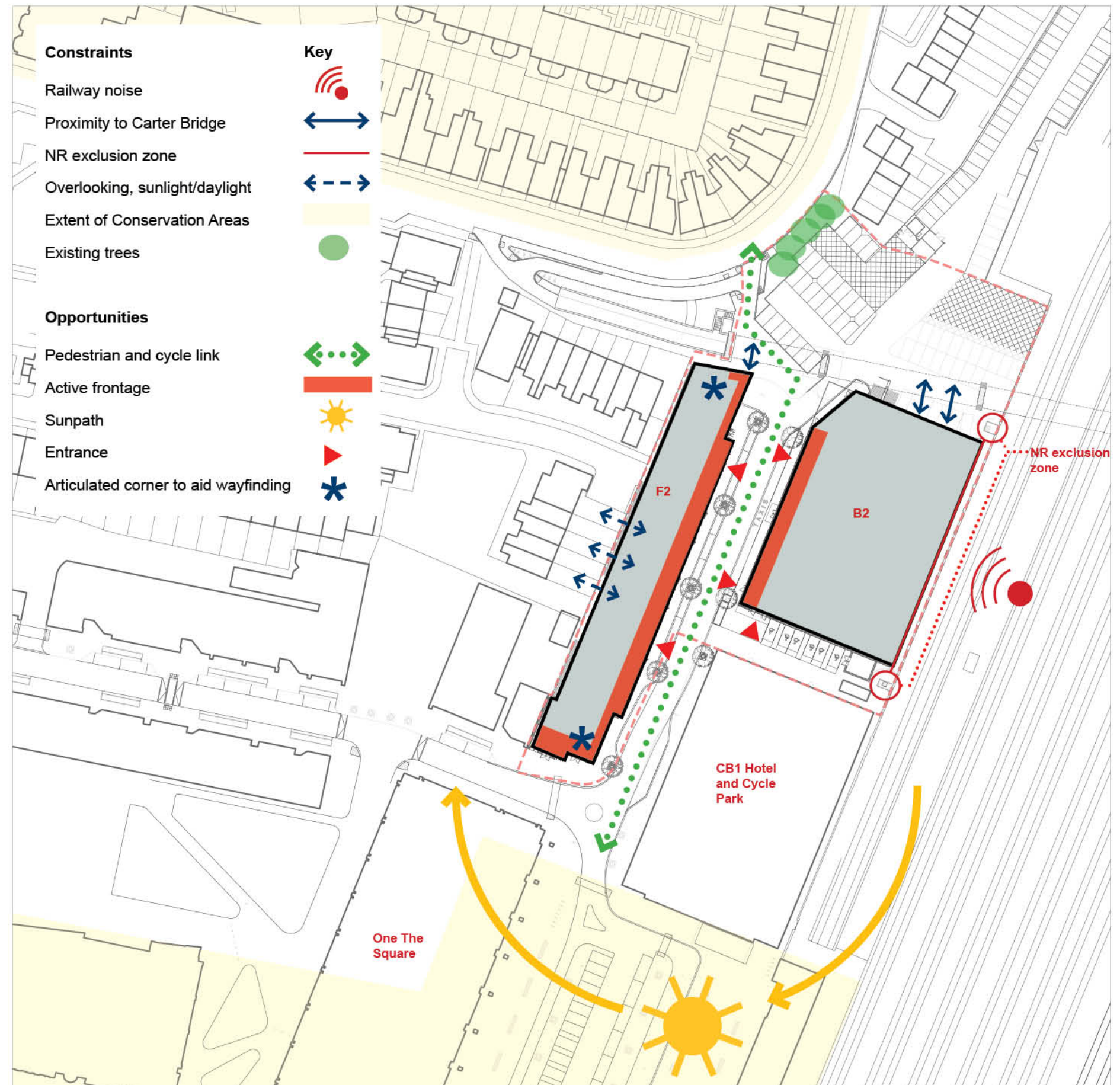
## Key Opportunities

1. Completion of the northern quarter of the CB1 masterplan and delivery of the 'missing link' between Station Square and Devonshire Road for pedestrians and cyclists.
2. The parameter plan PP8 envisaged residential use at the ground floor of block F2. The proposed scheme proposes retail and office use to provide an active frontage and enhance the quality of the ground floor environment.
3. Provide mixed use buildings incorporating the multi-storey car park and residential with an optimum east-west orientation.
4. The proximity to the station and the public transport links as well as the amenities around Station Square provide the opportunity to deliver a high density, high quality residential scheme.
5. Articulated corners provide opportunity to aid wayfinding through the main pedestrian and cycle link and offer a more varied roofscape.

## Key constraints

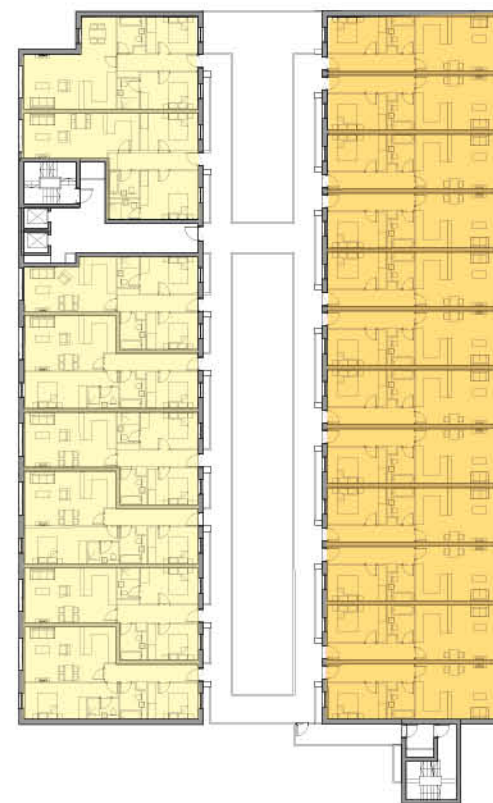
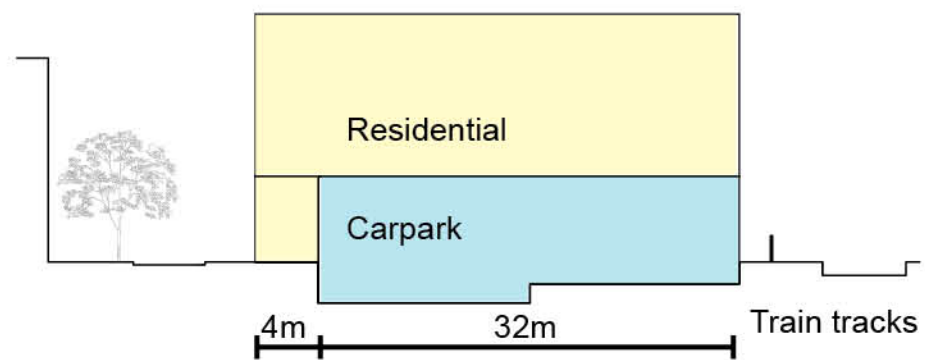
There are six key constraints beyond the parameter plans which inform the proposed design:

1. The proximity to the railway lines determines the location of block B2 and impacts upon the amenity of the proposed residential units.
2. Carter Bridge and its foundations and structure determine the northern enclosure of blocks B2 and F2.
3. The NR exclusion zone along the railway determines the footprint of the building.
4. The private gardens of the Ravensworth Gardens properties adjacent to block F2 require a careful design of the rear elevation of block F2 to avoid overlooking and overshadowing.
5. Proximity to Conservation Areas requires a considered design response.
6. Existing trees

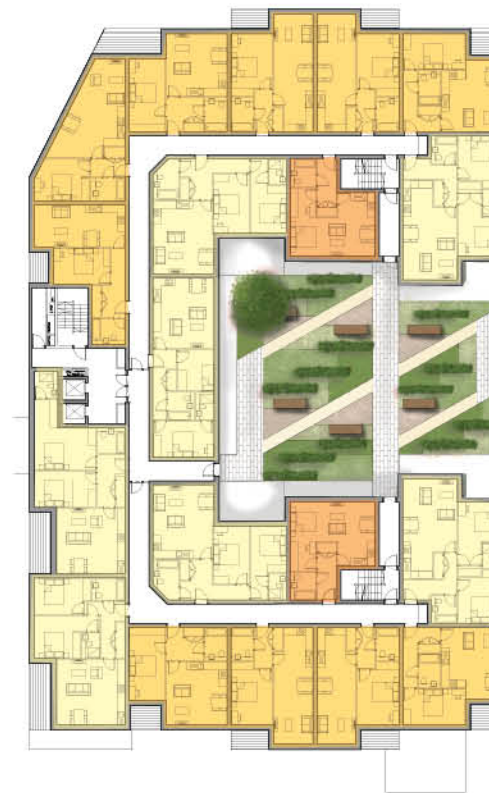




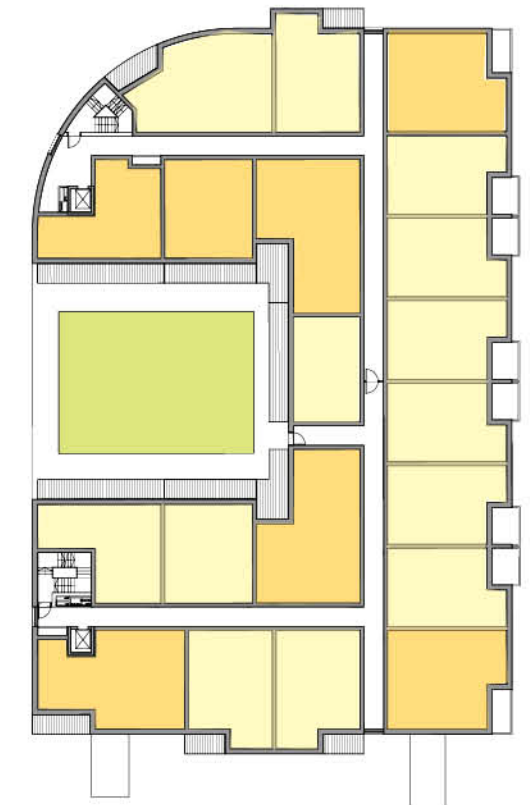
# Building Layout Studies



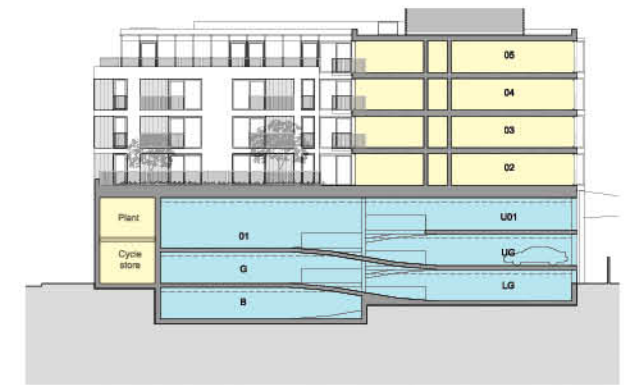
Study 1: Central atrium



Study 2: Courtyard facing east



Study 3: Courtyard facing west





## Block B2 and F2 - Ground Floor





Section





Aerial View





Block B2, view south along NAR- proposed





Block F2, view north-west along NAR - proposed





Block B2, view north-east along NAR - proposed





Block F2, view south-west along NAR - as presented at public consultation and DCP





Block F2, view south-west along NAR - revised

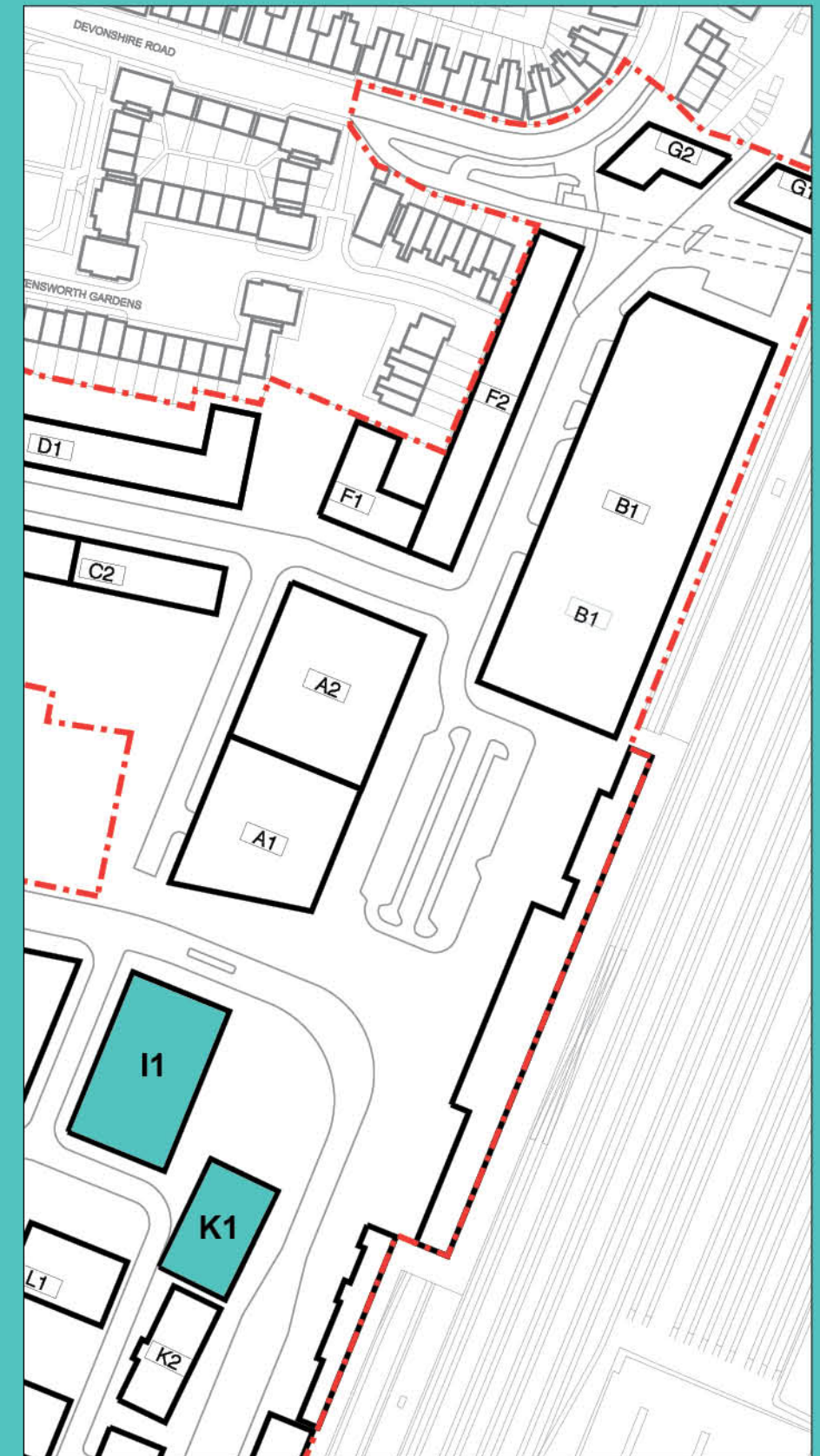




# I1 / K1

Application for:

- 89 units
- 892 sqm commercial space
- 767 sqm office space
- 71 parking spaces



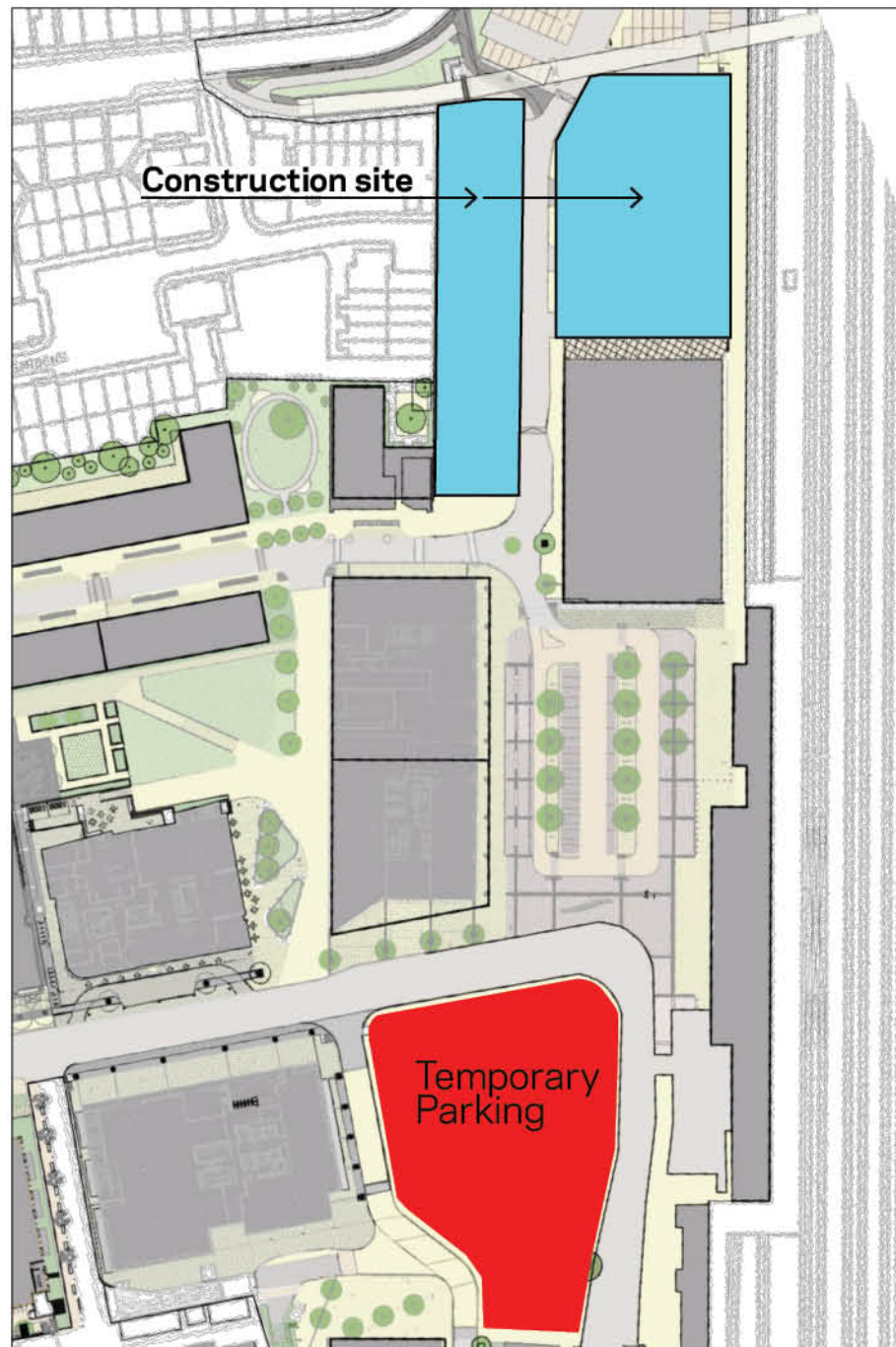


## I1 K1 Awaiting Determination



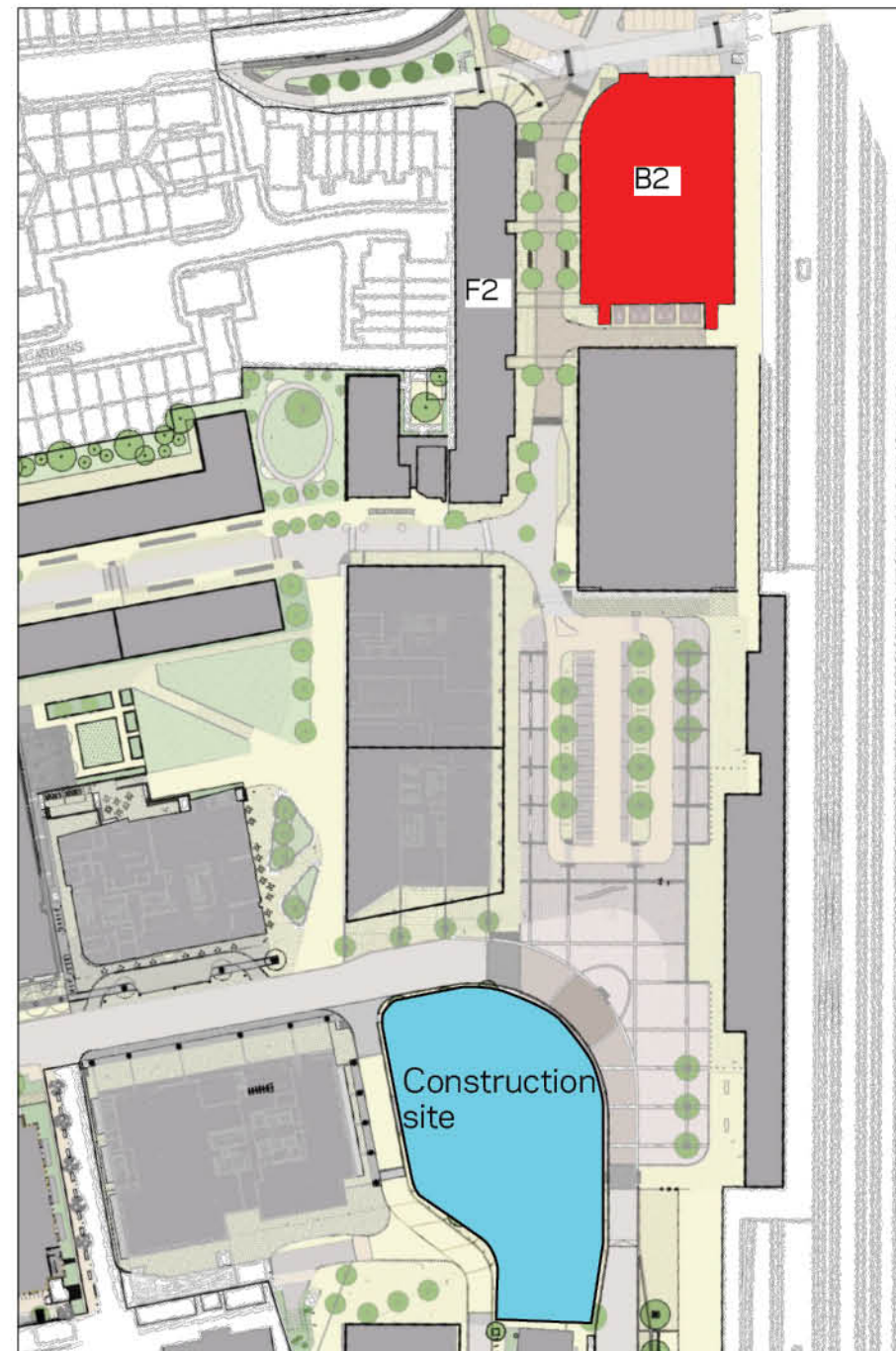


## Parking



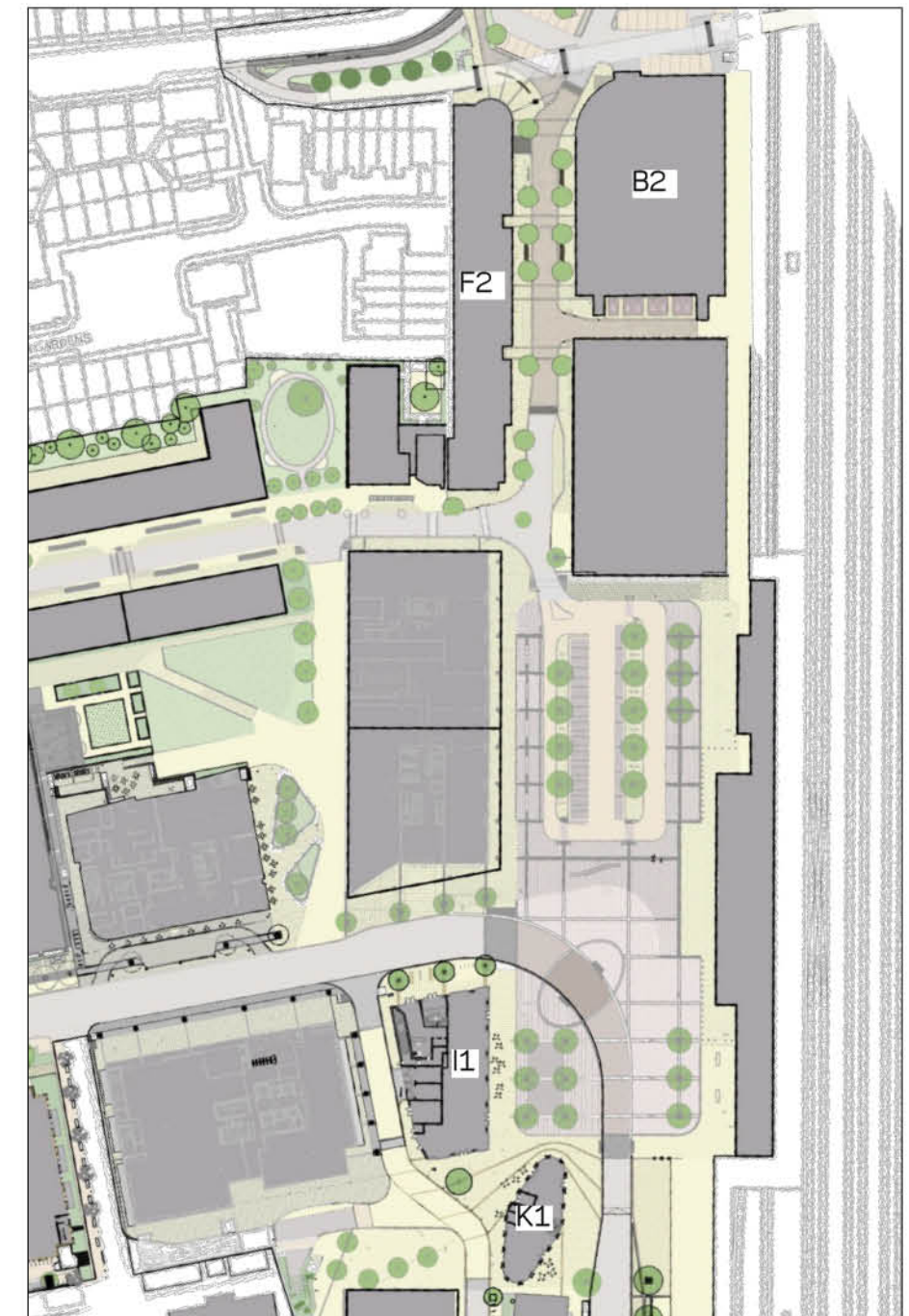
### Phase 1

- Parking spaces to be reprovided in temporary parking on I1 K1 site (Murdoch House). Requires demolition of Murdoch House and Silo site.
- F2 B2 site cleared by mid 2017 for start of construction



### Phase 2

- B2 Multi Storey Car Park completed Q3 2018
- Temporary Car Park on Murdoch House site decanted and start of I1/K1. End 2018

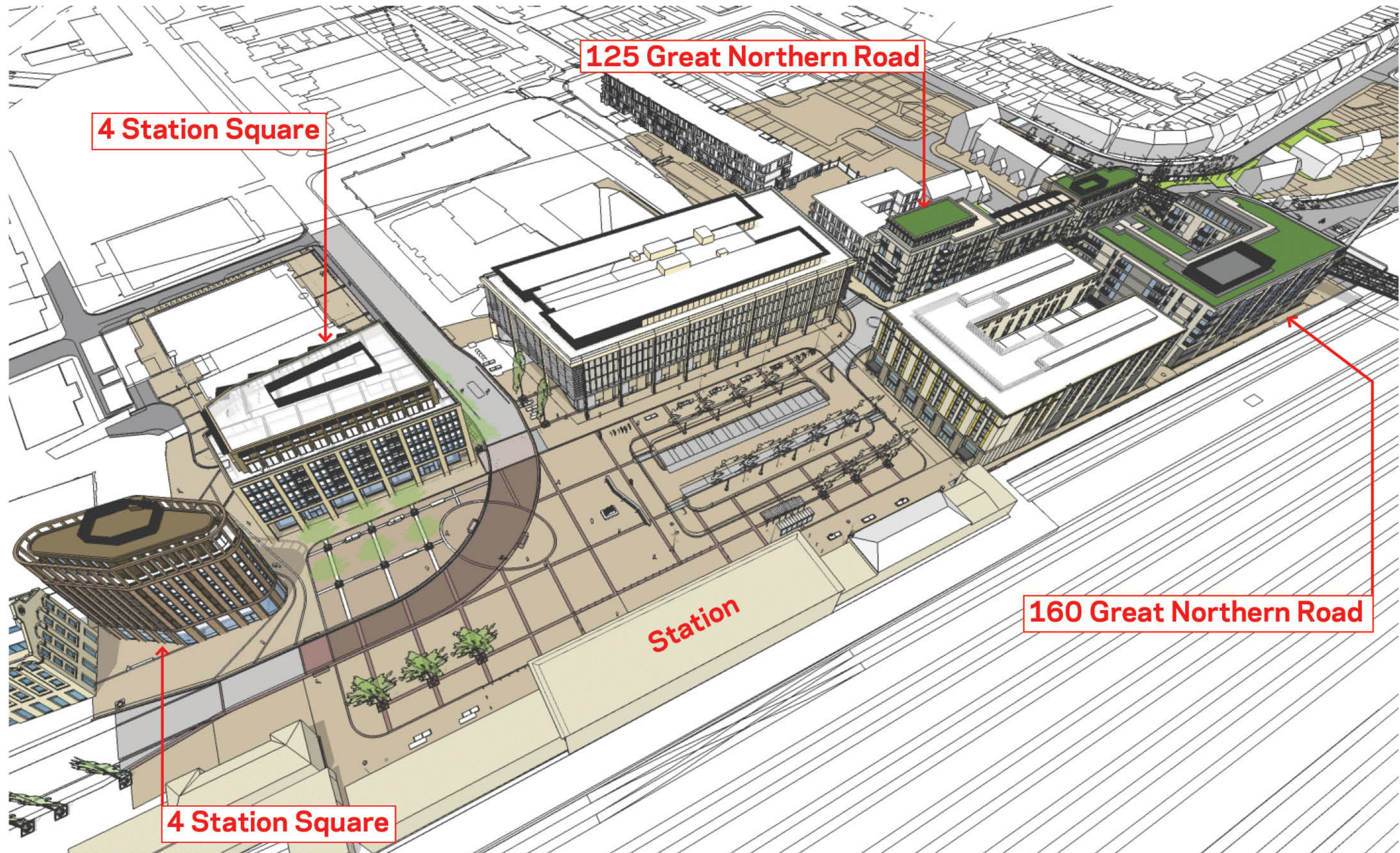


### Phase 3

- I1 K1 completed end 2020
- Phase 2 of Station Square completed.



I1 / K1 and B2 / F2 and Station Square completed





# Masterplan





## Block B2 and F2 - Ground Floor

