

INTRODUCTION



Welcome to the public exhibition about the redevelopment of the City Council’s Mill Road Depot.

Cambridge Investment Partnership (CIP) consulted earlier this year about our evolving plans for a high quality development which will deliver much needed new housing for Cambridge, and we would like to thank everybody who provided feedback on these proposals.

The scheme has now been developed further and we are proud to come forward with a proposal that will benefit and integrate well with the local community. We would like to hear your views before we finalise our plans and submit a planning application to Cambridge City Council.

Members of the Project Team are on hand to answer any questions that you might have and feedback forms are also available for you to complete.

THE TEAM

CIP has selected a professional team of experienced designers and consultants to help develop the proposals for the site. The team includes:

- Allies and Morrison** Architects
- Athene Communications** Communications & public consultation
- Beacon Planning** Planning and heritage
- The Environment Partnership** Landscape design and open space
- GIA** Daylighting
- Landscape Planning** Ecology and biodiversity
- Mott MacDonald** Transport, noise and air quality, drainage, utilities
- Walker Associates** Structural engineering
- Infinite Sustainability Solutions** Sustainability and energy
- BWC Fire** Fire engineering

THE EXISTING SITE

The site is currently occupied by the council depot and includes some council offices. The council has been gradually relocating services elsewhere in anticipation of the redevelopment.

The existing garages on Hooper Street do not form part of our site area and will be retained.

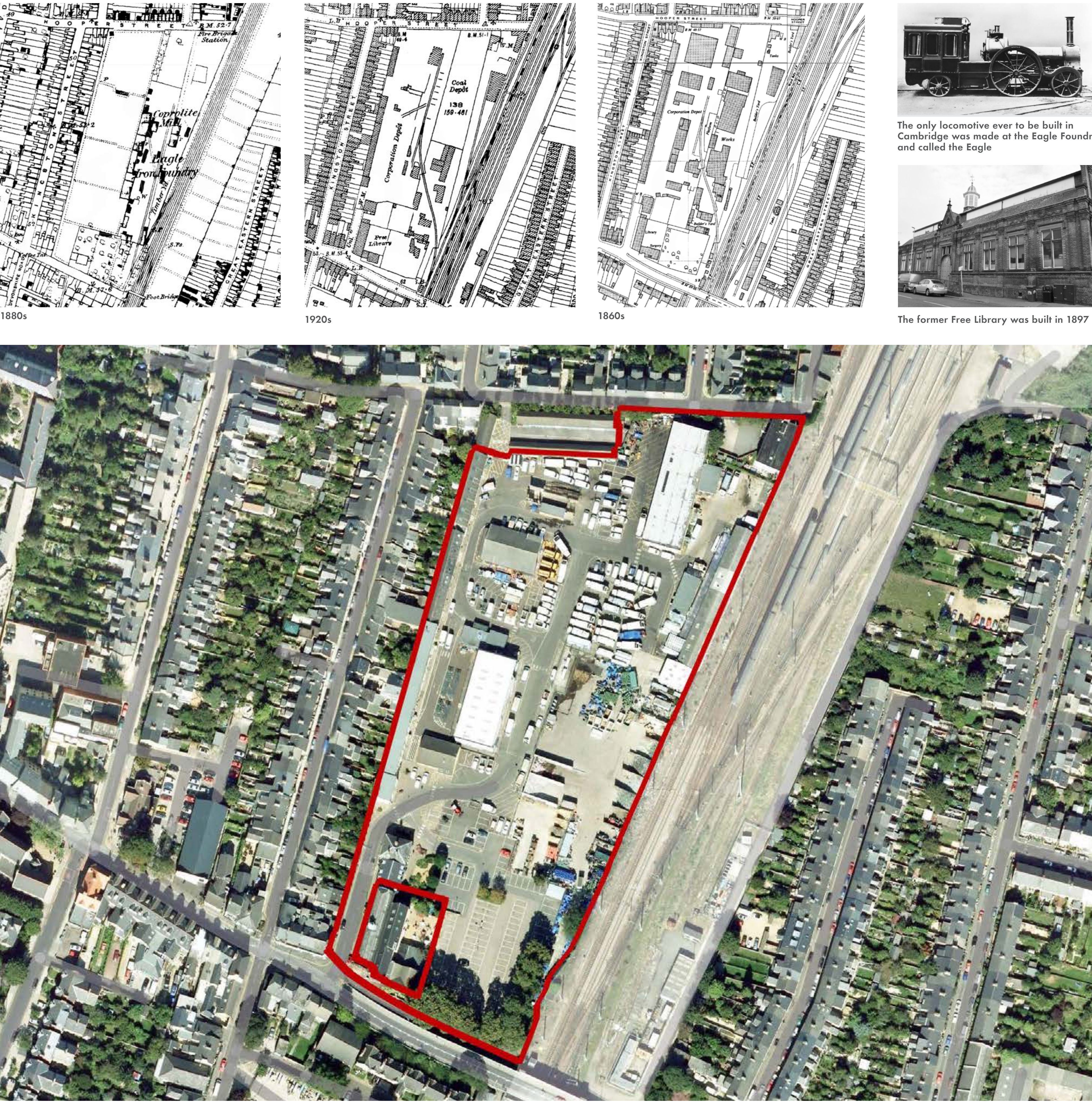
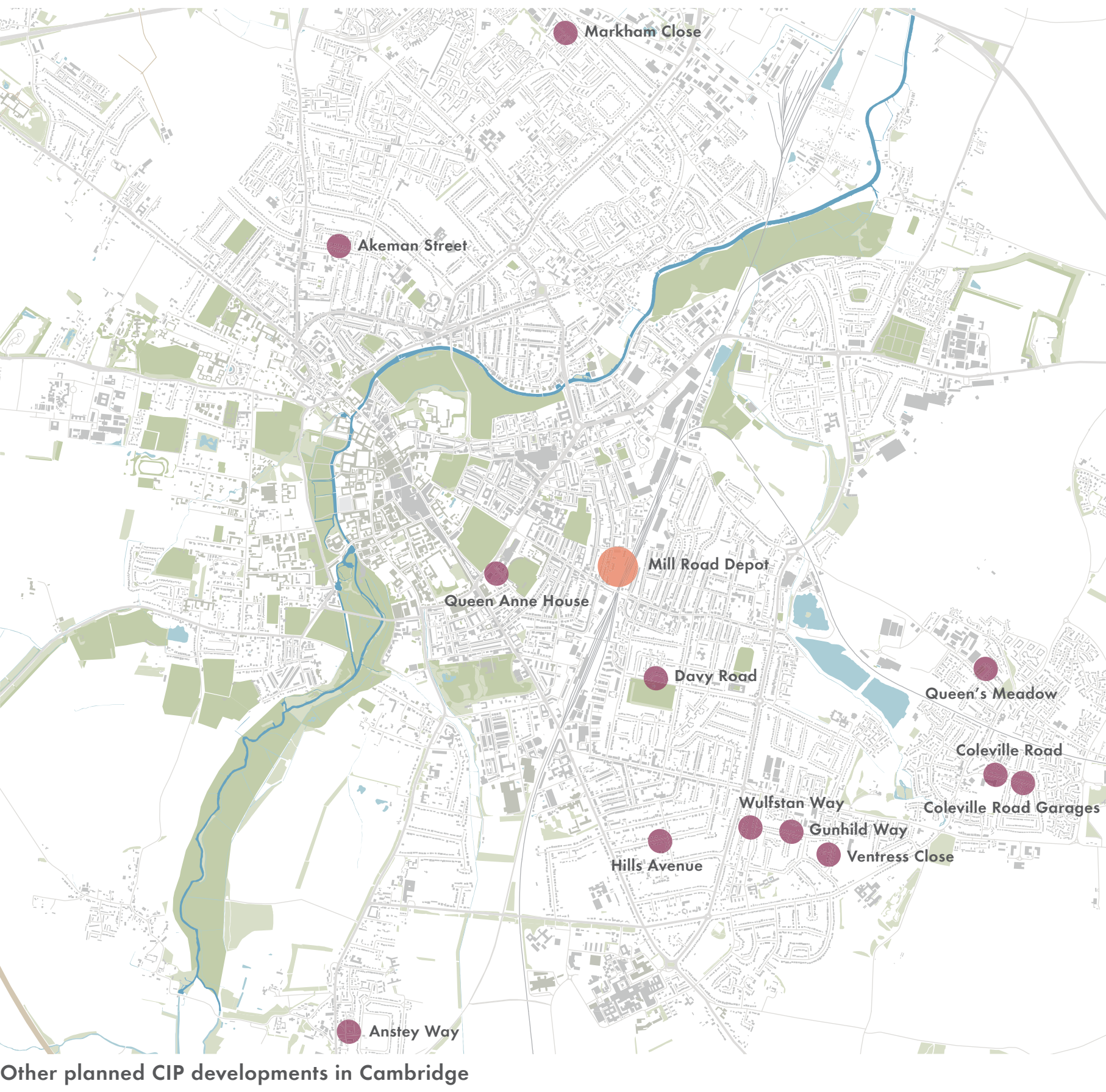
In the past, the site has been home to a number of industrial activities, including a coprolite mill, a coal depot and an iron foundry, called the Eagle Foundry. The Eagle Foundry was one of the first businesses to capitalise on the arrival of the railway, relocating from Market Hill to Mill Road in 1847. The only locomotive ever to be built in Cambridge was made there.

ABOUT CIP

Cambridge Investment Partnership (CIP) is an equal partnership between Cambridge City Council and Hill Investment Partnerships. It will support the council in the delivery of 500 new affordable homes across the City by developing council owned land and other sites.

The CIP model allows the joint investment of land, funding and professional expertise in housing and mixed use development. Cambridge City Council is focusing on opportunities to deliver council-owned and managed houses on existing land assets. CIP is drawing on the expertise and skills of both partners to bring forward planning applications and the construction of the new homes on the sites identified.

The redevelopment of the Mill Road Depot is the first major site being brought forward by CIP.



Existing depot uses will be relocated

PREVIOUS CONSULTATION

The Supplementary Planning Document (SPD) for the former Mill Road depot was consulted on in 2016 and approved by the Council in March 2017. The CIP team consulted further about our emerging proposals for the site during the summer of 2017.

Our proposals have been developed in line with the SPD and to ensure best use is made of the site. We held a consultation event in July 2017 which was attended by over 200 people. A significant amount of constructive feedback was received and has informed the development of these proposals.



WHAT YOU SAID AND WHAT WE’LL DO

We have carefully reviewed the comments received at the July event and noted the main issues raised at the time. Our latest proposal has been improved in response.

A desire to increase the provision for Council owned, social rented housing on the site

- The Local Plan and Supplementary Planning Document (SPD) set a minimum target of 40% Affordable Housing, which can be a range of tenures. We are significantly exceeding the SPD guidance and will deliver 50% of the proposed homes on the site as social rented council homes. All these council homes will be owned and managed directly by Cambridge City Council.
- The City Council is also proposing further investment in additional homes for rent at sub-market rental levels.

Concern over an increase in the number of homes over the Supplementary Planning Document’s original estimate

- We need to make the best use of the site in order to deliver housing numbers.
- Our initial estimates were to provide up to 230 homes on the site. We listened to concerns over the density of the housing. CIP’s current proposal is for 187 new homes.
- The proposed scheme also provides for the relocation of the YMCA from its current site on Gonville Place to a new purpose-built facility on the Mill Road site.
- This will allow YMCA to create an efficient and perfectly designed facility that will deliver a higher level of service to young people than that provided by their current property.
- We are confident the scheme has been sensitively designed and YMCA can be properly integrated into our proposals.
- This proposal will allow CIP to investigate the provision of further council owned homes on the YMCA’s current site at Gonville Place.
- We have modified the plans with ‘mews’ style houses, with integral garages, replacing the existing coach houses as they are unsuitable for refurbishment.
- We have also reduced the height of some of the apartment buildings facing the new park and nearest Mill Road to four storeys.
- The mix of houses and apartments has been amended to better reflect housing need.

The need to improve the size and location of the public open space

- We have increased the amount of open space by enlarging Eagle Green. Public open space is 28% of the total site development area in comparison to the original design of 25%. The principal area of open space has also been moved closer to Hooper Street for the benefit of existing residents.

Requests to increase the provision of local community facilities

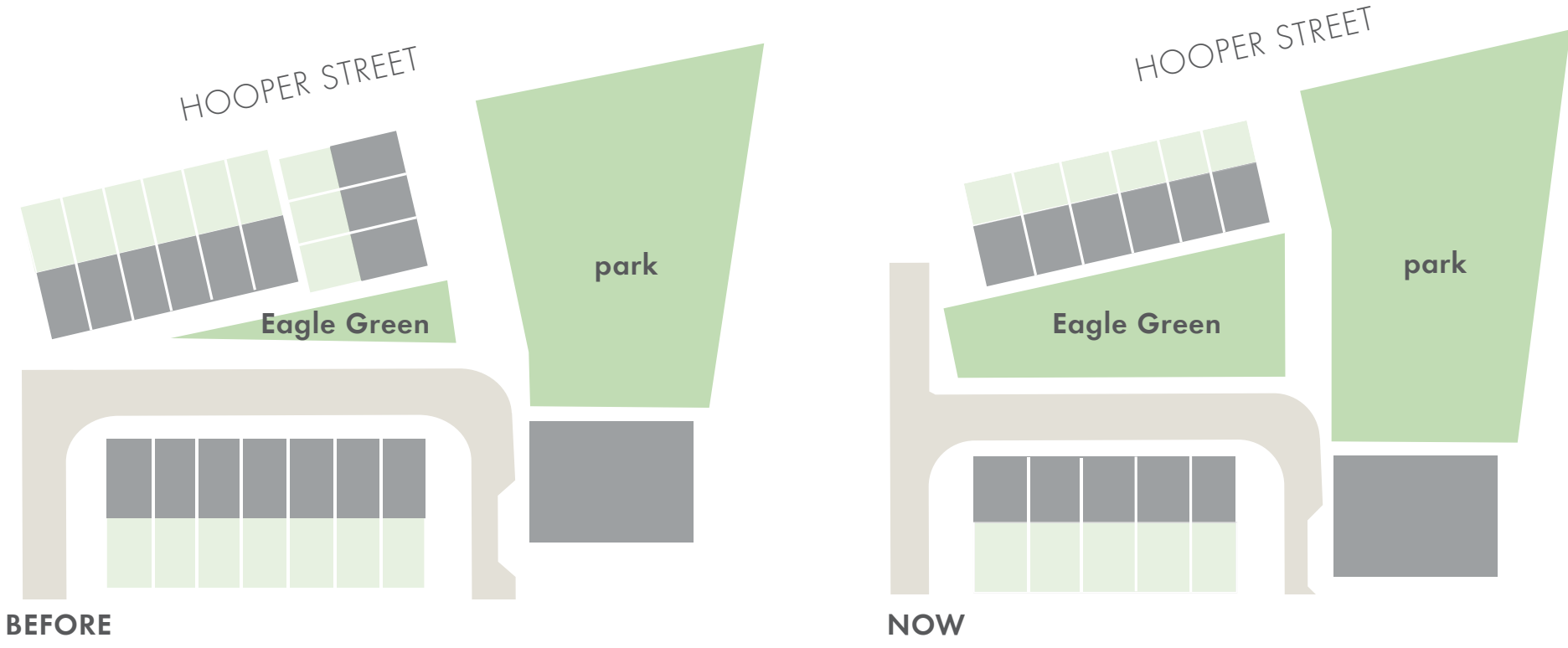
- YMCA Trinity Group (YMCA) have been introduced to the scheme and will develop and manage exemplar community facilities, in conjunction with local groups (see later board for more information). They will also provide supported housing for the local area.
- The Old Library is not within the ownership of Cambridge City Council. However, the council is in discussion with its owner, Cambridgeshire County Council, about its future and the potential for its inclusion as part of the community facility provision at a later date.

Original designs provided too much parking for a modern sustainable city centre site

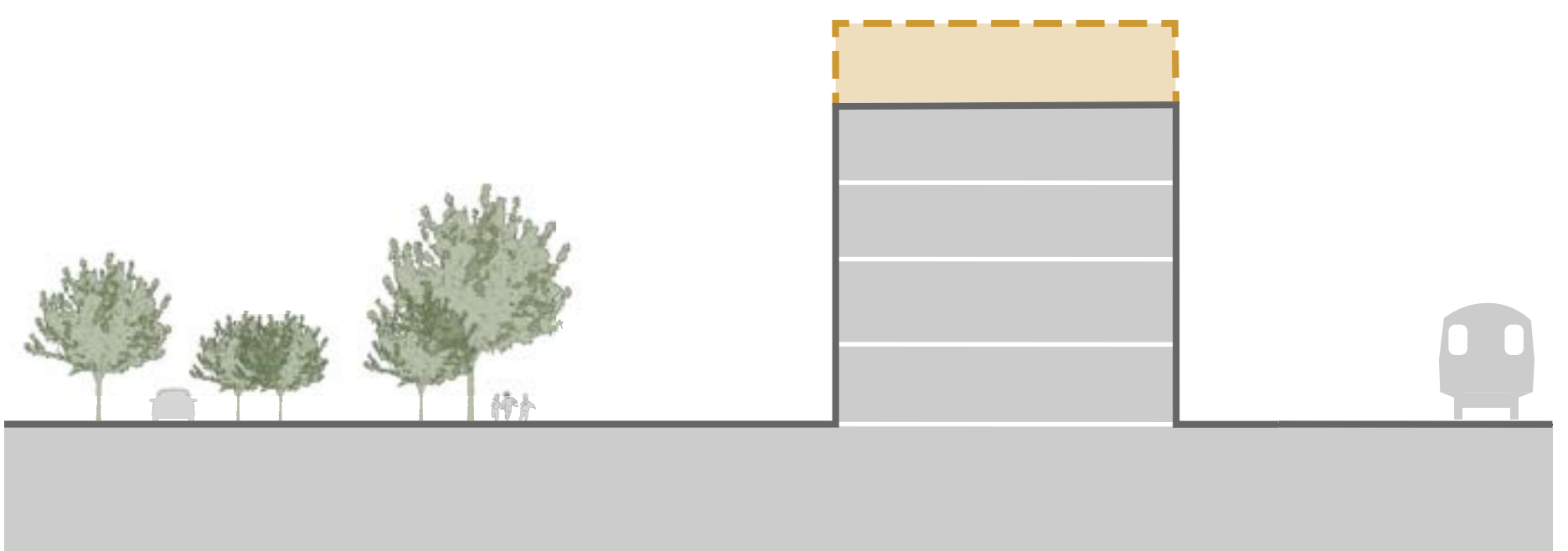
- We have reduced the overall number of parking spaces from one per dwelling to approximately 0.65 per dwelling. With the basement car park, on street car parking is reduced, improving the quality of streets and spaces.
- We have increased the amount of cycle parking on the site, both in the underground parking and with large numbers of Sheffield stands around the development.



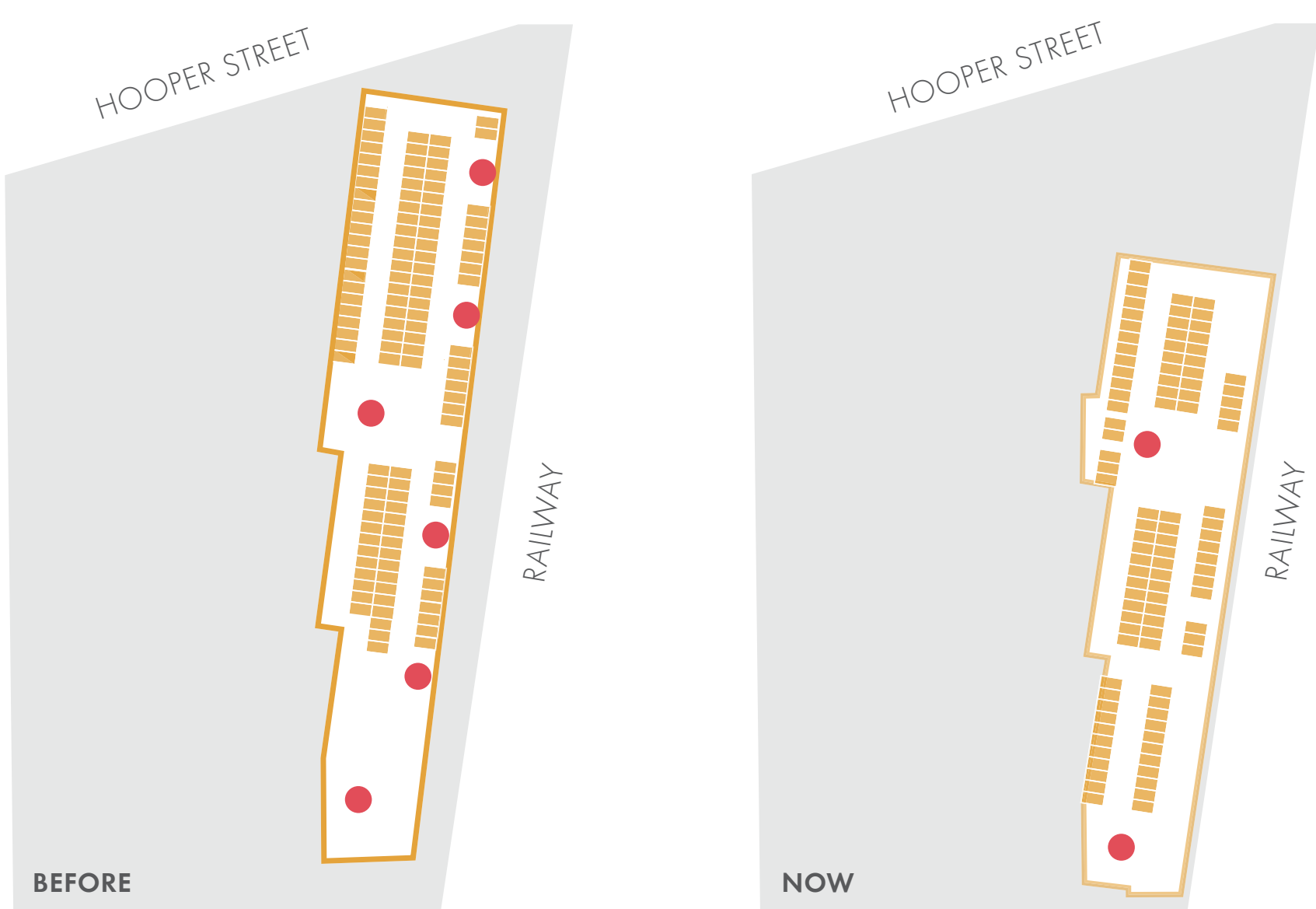
The proposals from the last consultation in July. Since then, we have reduced the number of homes from 230 to 187 homes



We have increased the amount of open space by enlarging Eagle Green



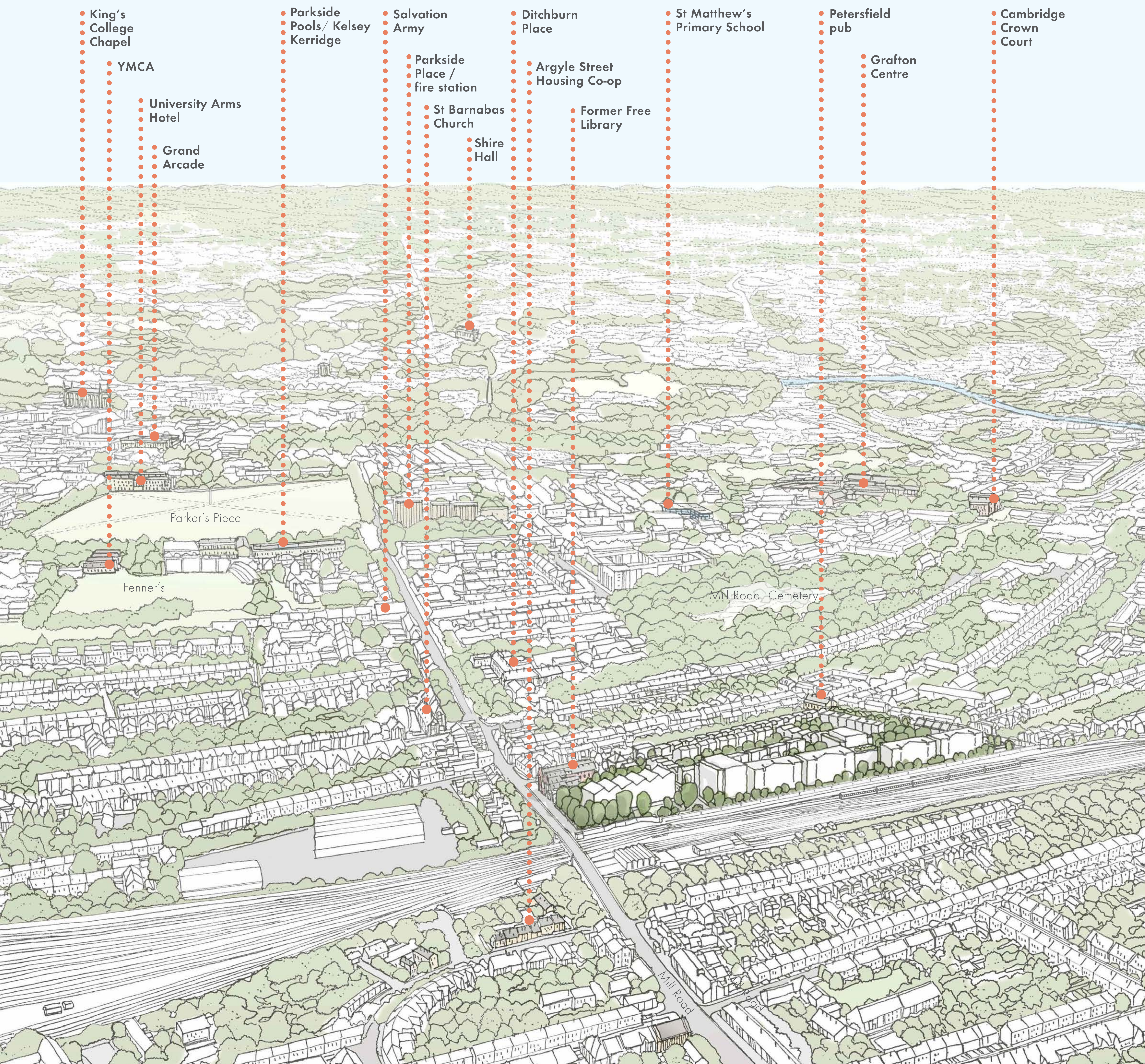
The buildings facing the park are now 4 rather than 5 storeys



We have significantly reduced the amount of car parking, partly by reducing the size of the basement

OUR PROPOSALS

- **187 new homes** ranging from terraces and mews houses to apartments
- **50% of these (94 homes)** will be social rented council homes with potential for further investment by the council in around 20 new homes for rental at sub market rents
- **Relocation of the YMCA to the site** providing supported housing for 140 - 150 young people
- **A wide range of community facilities** including retention of the Gatehouse, to be managed by the YMCA in conjunction with local groups
- **High quality open space** amounting to 28% of the site area
- **A new park** with a neighbourhood play area
- **Chisholm Trail** as a designated corridor for cyclists
- **Ample cycle parking** throughout the scheme with dedicated provision for each home, including for cargo/family bikes
- **150 parking spaces** in total provided mostly in an underground car park
- **Electric charging points** to accommodate a move towards electric vehicles
- **Sustainability measures** including high fabric performance and solar panels
- **Sustainable urban drainage (SUDs)** measures, such as swales and rainwater gardens





terraced houses on
Hooper Street

no vehicular through
route to site

a new park

an equipped play
area

apartment building
facing the park

public gardens

a 6m wide strip along
the railway has been re-
served for the Chisholm
Trail - a designated corri-
dor for cyclists

apartment buildings
along railway

terraced houses

access to basement
car park

The Limes green space

YMCA

retention of existing
trees of heaven

the existing archway
under Mill Road Bridge
is to form a new cycle/
pedestrian route, as
part of the Chisholm
Trail (outside site
boundary)

existing garages
retained

maisonettes

mews houses

terraced houses

potential
community space

Gatehouse
building retained

Former Free
Library (outside
site boundary)

junction
improvements

existing language
school and residence
(outside site boundary)

HOOPER STREET

EAGLE GREEN

KINGSTON STREET

KINGSTON MEWS

EAGLE FOUNDRY STREET

HEADLY STREET

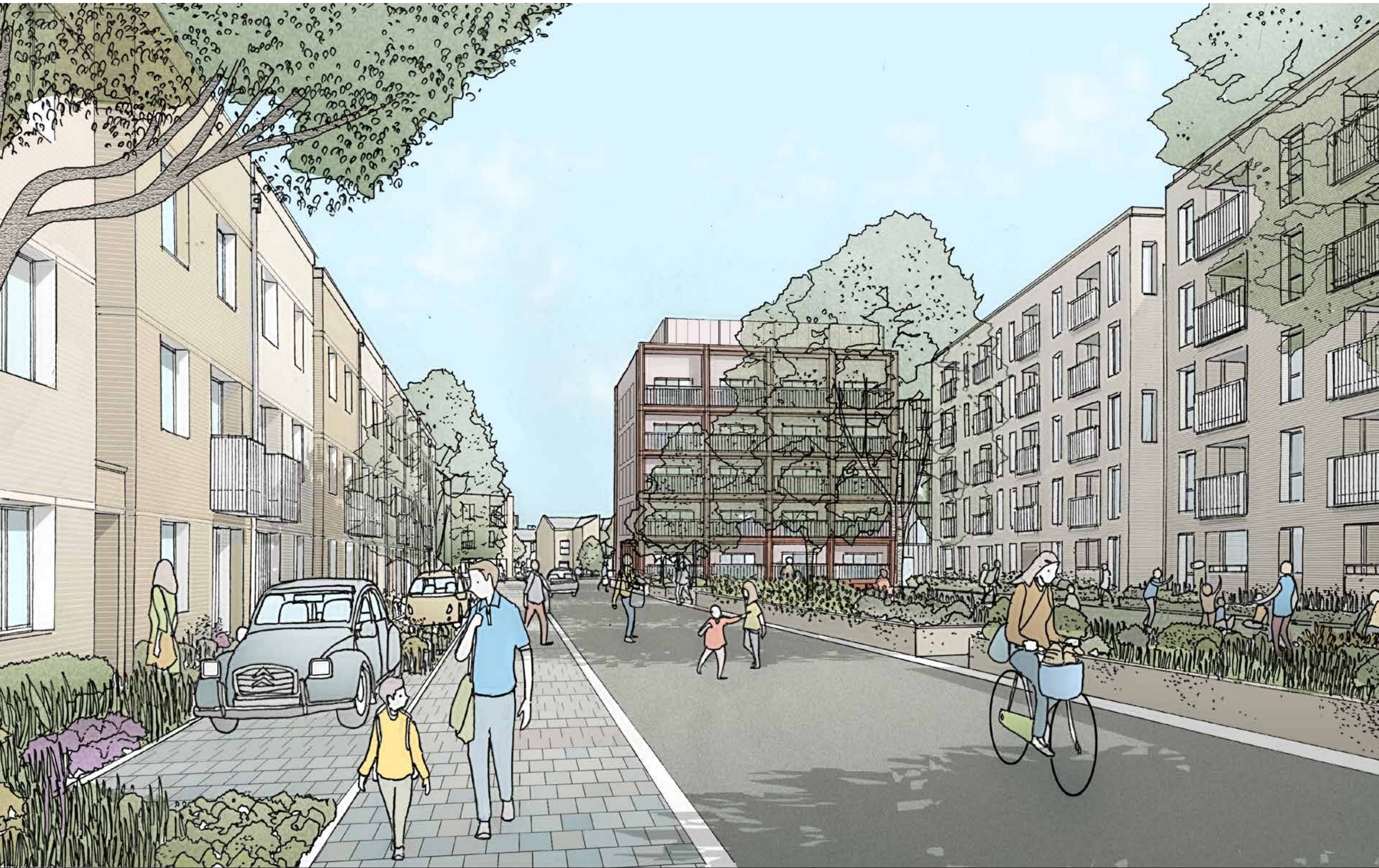
MILL ROAD

CHISHOLM TRAIL

CHISHOLM TRAIL

STREETS AND SPACES

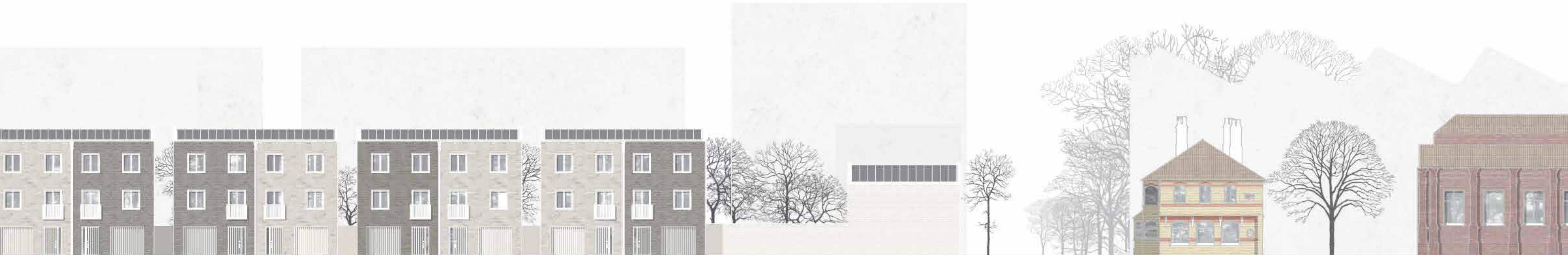
We are proposing to create proper streets with adopted roads and pavements. The scale of the new streets and the relationship of the houses to the pavement echoes that of the surrounding conservation area, while at the same time dealing with bins and bicycles.



View of Eagle Foundry Street looking north



elevation of Headley Street



elevation of Kingston Mews



view of Kingston Mews looking south towards the Gatehouse

HEADLY STREET
EAGLE FOUNDRY STREET
KINGSTON MEWS
EAGLE GREEN



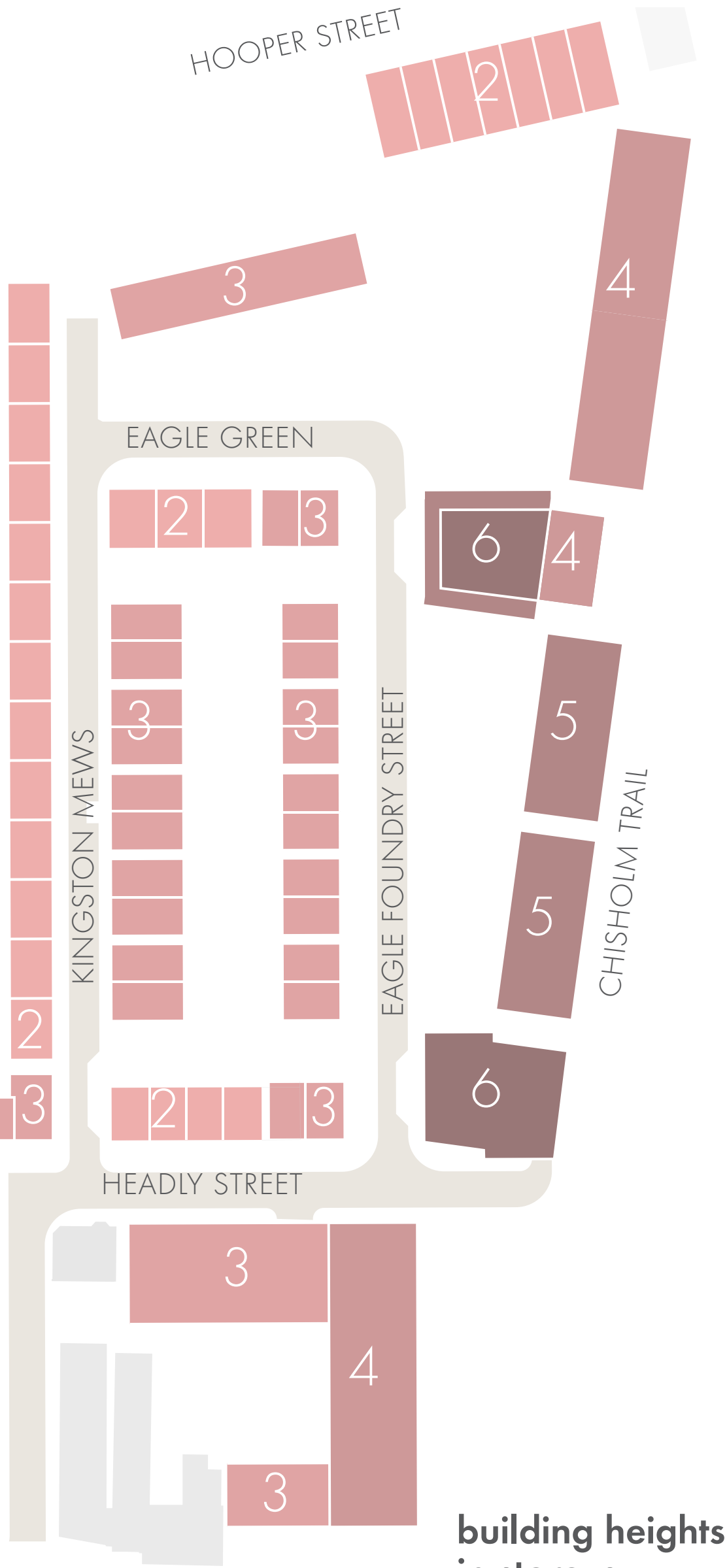
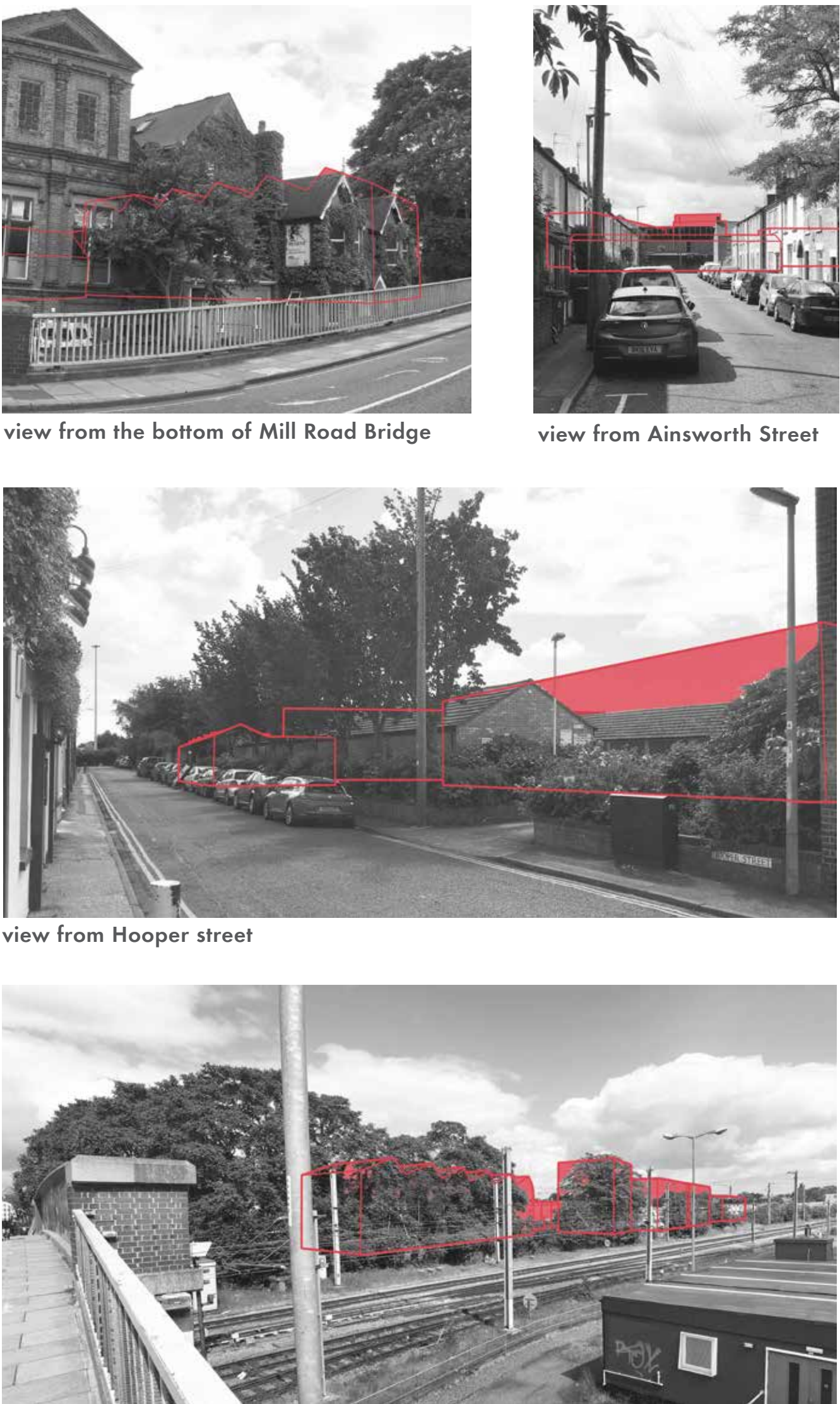
The street names have largely been taken from the Supplementary Planning Document. This states that "historic site plans have inspired the identification of possible names for the key spaces, but these will be subject to further discussion and review as the project moves forward."

SCALE AND FORM

The form of the proposals respond to the unique context of Mill Road and Petersfield and the site’s distinct boundary conditions. The overall massing of the buildings creates a transition in scale between the two-storey houses on Kingston Street and the taller buildings against the railway.



The proposed building heights have been informed by an assessment of the views from locations surrounding the site, such as from Mill Road Bridge and Ainsworth Street.



elevation of Kingston Mews, showing a new 3 storey apartment building near the site entrance



detailed elevation of an apartment building on Eagle Foundry Street



elevation of an apartment building



elevations of the town houses of Eagle Foundry Street



A RANGE OF HOMES

We are going to provide 50% of the housing (in total 94 units) on the Mill Road site as social rented homes. On this site, these homes will be owned and managed by Cambridge City Council.

Council housing is for households whose needs are not met by the market. Eligibility is determined in regard to both local incomes and house prices. In Cambridge, 500 new council homes are being delivered by the council with a rent no greater than the Local Housing Allowance:

	Local Housing Allowance (per week)	Weekly Median Private Rent in Cambridge	Local Housing Allowance as a % of Private Rent
One bedroom	£126.05	£207	61%
Two bedrooms	£144.96	£268	54%
Three bedrooms	£168.45	£311	54%
Four bedrooms	£224.70	£403	56%

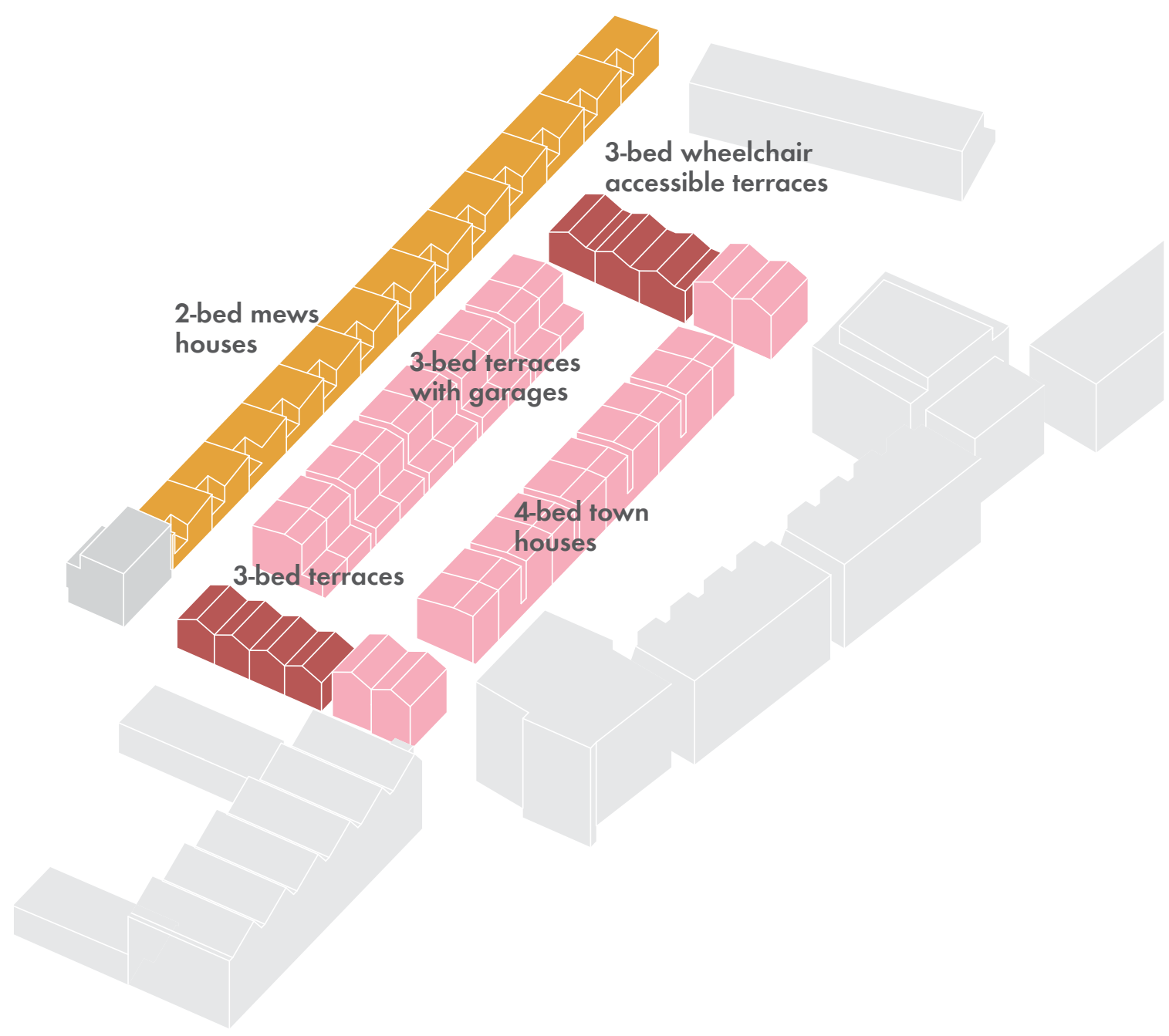
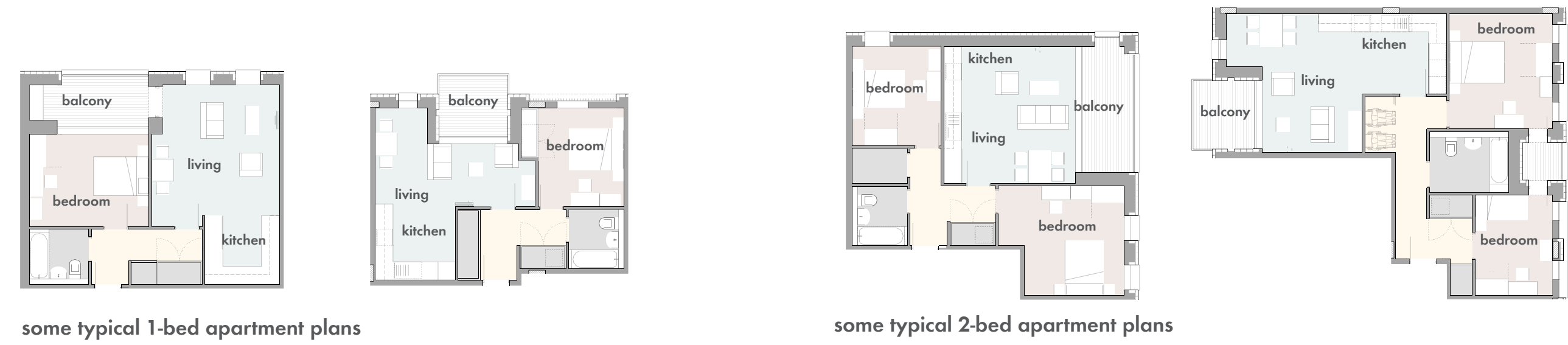
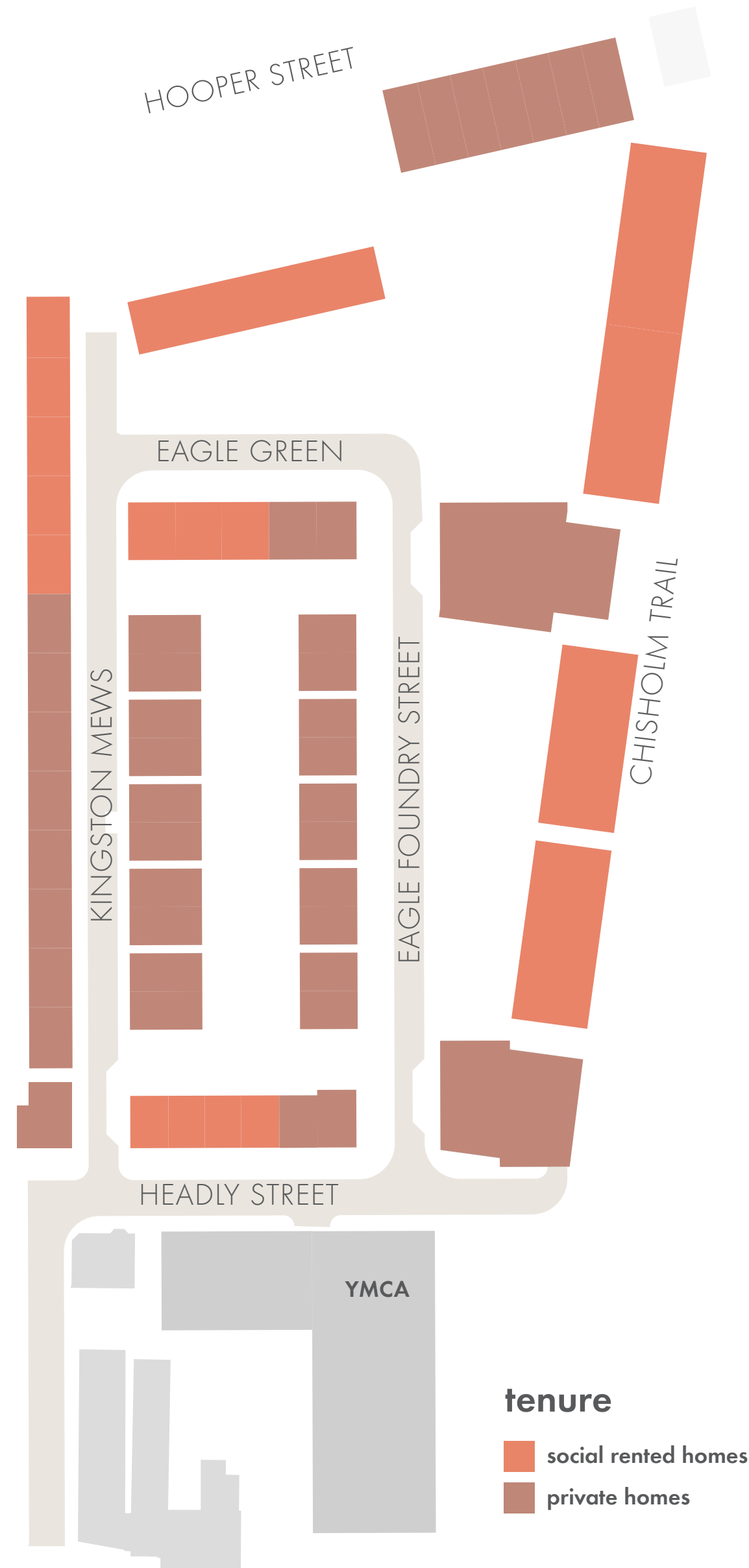
The council is proposing to further invest in around 20 additional homes for rent at sub-market rent levels.

A wide range of house and apartment types is envisaged, from studio apartments to 4-bed town houses. All units will have private external amenity space, typically gardens for the houses and balconies for the apartments. The exact mix is still in development but is likely to be as follows:

- Apartments**
- 9 x studio apartments
 - 65 x 1-bed apartments
 - 57 x 2-bed apartments

- Houses**
- 13 x 2-bed houses
 - 4 x 2-bed maisonettes
 - 25 x 3-bed houses
 - 2 x 3-bed maisonettes
 - 12 x 4-bed houses

The relocation of the YMCA from their existing site at Gonville Place to the new Mill Road Depot development will allow additional council housing to be developed on Gonville Place, subject to the planning process and further public consultation. Based on information currently available it is estimated that an approximate total of 200 council homes could be delivered across both these sites.



view of Headly Street looking towards the railway

YMCA Trinity Group is a local charity which was established in Cambridge in 1852. It is an outstanding community organisation which works with young people and their families, to help them grow to their full potential. It is working towards the eradication of youth homelessness in Cambridgeshire, and to providing an opportunity for all young people to engage in positive activity and to achieve full social inclusion. The proposal still delivers 50% council homes on the development as well as the YMCA and associated facilities available to the wider community.

YMCA would contribute to a strong community offer in this area. Their skills in engaging different groups match the diversity and eclectic nature of Mill Road. This location will allow YMCA to be close to their clients, especially for the use of the proposed on-site gym, yet also keeps their residents close to city services, employment opportunities and training and education establishments.

1844

Founded in 1844, YMCA in England and Wales is made up of 113 member YMCAs working to ensure that young people have opportunities to thrive and contribute positively to their communities

YMCA operates in over 530 different communities in England and Wales, impacting upon the lives of over 600,000 people every year

YMCAs provide almost 10,000 beds for young people every night. YMCA is the largest voluntary sector provider of safe, supported accommodation for young men and women

YMCA enables nearly 43,000 people every year to engage in education, skills and training in order for them to improve their opportunities in the job market

Globally, YMCA is the largest voluntary sector provider of health and wellbeing services promoting physical activity

Globally, YMCA is the largest provider of childcare, nurseries and pre-school provision

ARRANGEMENT ON THE SITE

The proposed new building for the YMCA would be located at the southern end of the site adjacent to the existing language school. It would provide community spaces and a gym on the ground floor, accessible from the street. The existing Gatehouse would be incorporated into the YMCA for community and possible office accommodation. The building will be arranged around a landscaped courtyard. The scheme would deliver approximately:

- 140 - 150 residential rooms for young people
- 100m² community space
- 50m² dance studio
- 100m² gym
- 50m² office space

WHAT DOES THE YMCA DO?

YMCA provides innovative solutions to problems facing young people through the delivery of quality services. Its projects include housing, youth work, mental health & wellbeing and health & fitness.

Recent projects include delivering mental health counselling in schools across Cambridgeshire, as well as offering a 'Train the Teacher' programme to help schools become more self-sufficient in this area.

It will also be holding a Sleep Easy event in Cambridge in early 2018, bringing people together to help raise awareness of young people living on the streets across the city.

WHY ARE YMCA INTERESTED IN THIS DEVELOPMENT?

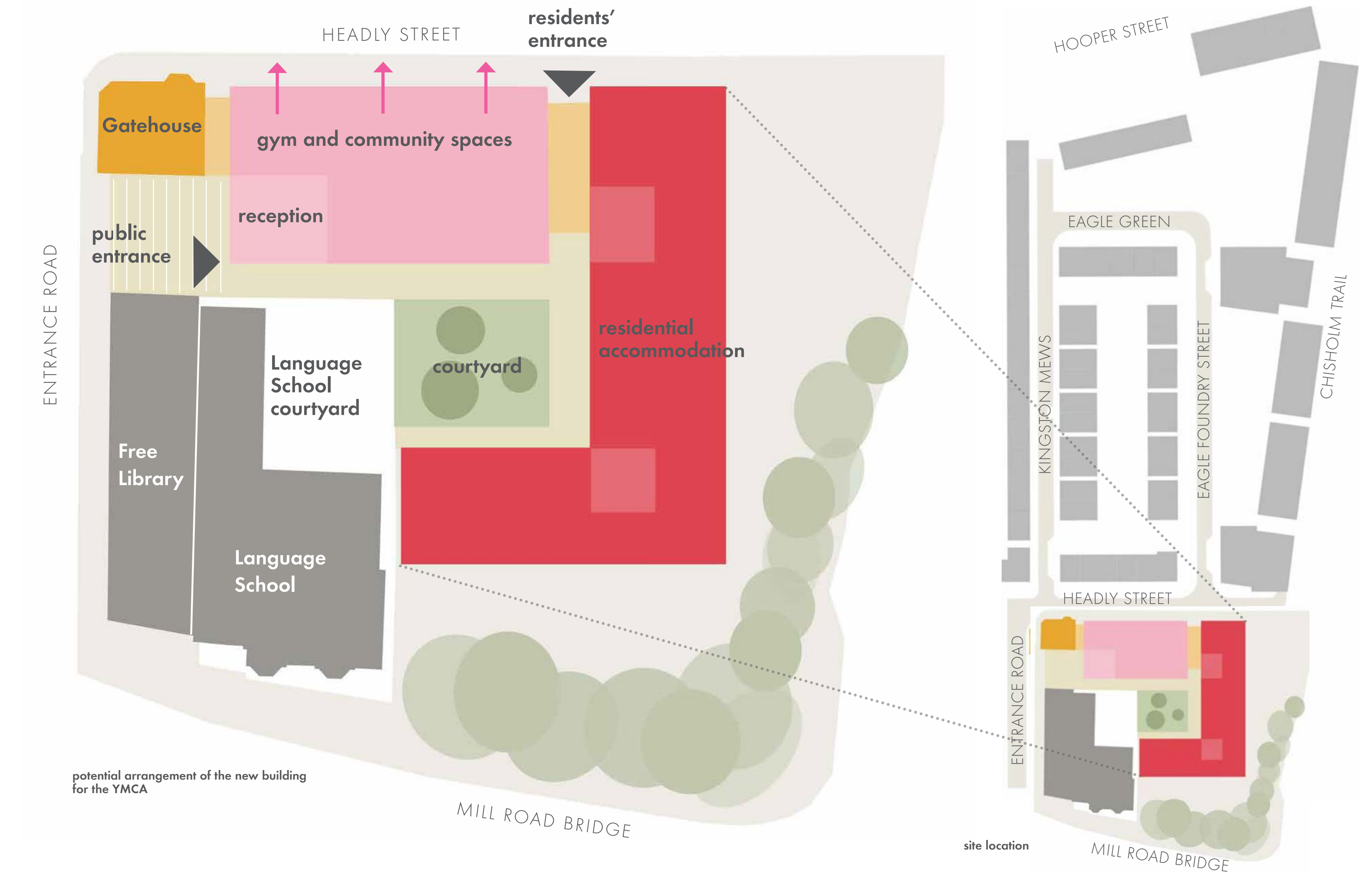
In their 165 year history YMCA have been located in a number of sites across Cambridge, but always close to the heart of the city. This site provides a perfect location for them to expand their service provision to meet client needs; their skills in engaging all sorts of groups are matched with the diverse community of Mill Road while keeping their residents close to city services, employment opportunities and training and education establishments.

YMCA are keen to contribute to the rich cultural life of Mill Road and form close ties to nearby community groups and charitable organisations.

WHO STAYS AT YMCA?

The average stay at YMCA is 65 weeks, with a maximum of two years (set by funders). Over 60% of their residents are from Cambridge City itself, plus more from South Cambridgeshire and East Cambridgeshire. They also take residents from other Cambridgeshire districts.

YMCA's accommodation will be constructed close to the Old Library. It will be purpose-built to make the best use of the space and will include accommodation for 140-150 young people as well as its administrative function, space to partner with other organisations, and to deliver community benefits.



THE COMMUNITY BENEFITS OF YMCA

The provision of wide ranging community facilities will help to provide a strong link between the existing community and the site, which was a clear message from the recent consultation feedback and the Supplementary Planning Document.

Our proposals provide the opportunity for the development of the Gatehouse as a community facility for use by residents and community groups.

It is hoped that the Old Library, currently owned by the County Council, will also be incorporated into the scheme for community use.

YMCA will work in partnership with local community providers and organisations. This will ensure there is sufficient space for all users and will provide a hub for the local community with facilities that can be accessed and used by local groups, residents and businesses.

The proposal still delivers 50% affordable housing for social rent on the development as well as the YMCA and associated facilities available to the wider community.



THE COMMUNITY BENEFITS OF YMCA'S RELOCATION TO MILL ROAD WILL INCLUDE:

- The management of the building and the administration of bookings will be co-ordinated by YMCA in conjunction with local community groups
- Enabling the charity to provide local employment and training opportunities, which will also benefit the local business community
- Enabling it to continue to offer a range of support to families, including youth clubs and after-school activities
- The provision of a local quality gym at affordable prices on site for use by the local community: this would also cater for disabled groups
- Enabling the charity to continue to provide local employment and training opportunities; this will also benefit the local business community

Typical activities that YMCA currently host include the following:

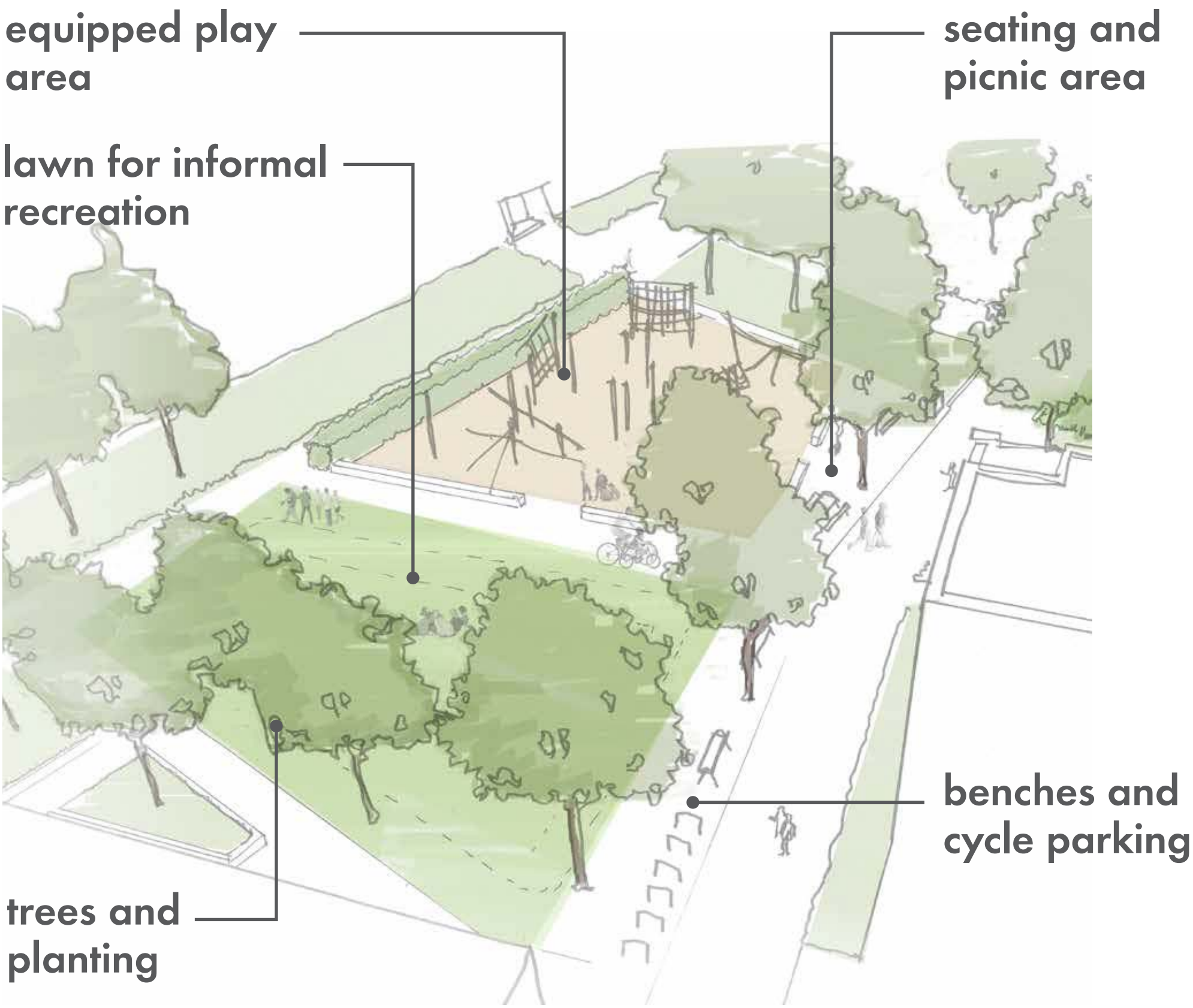
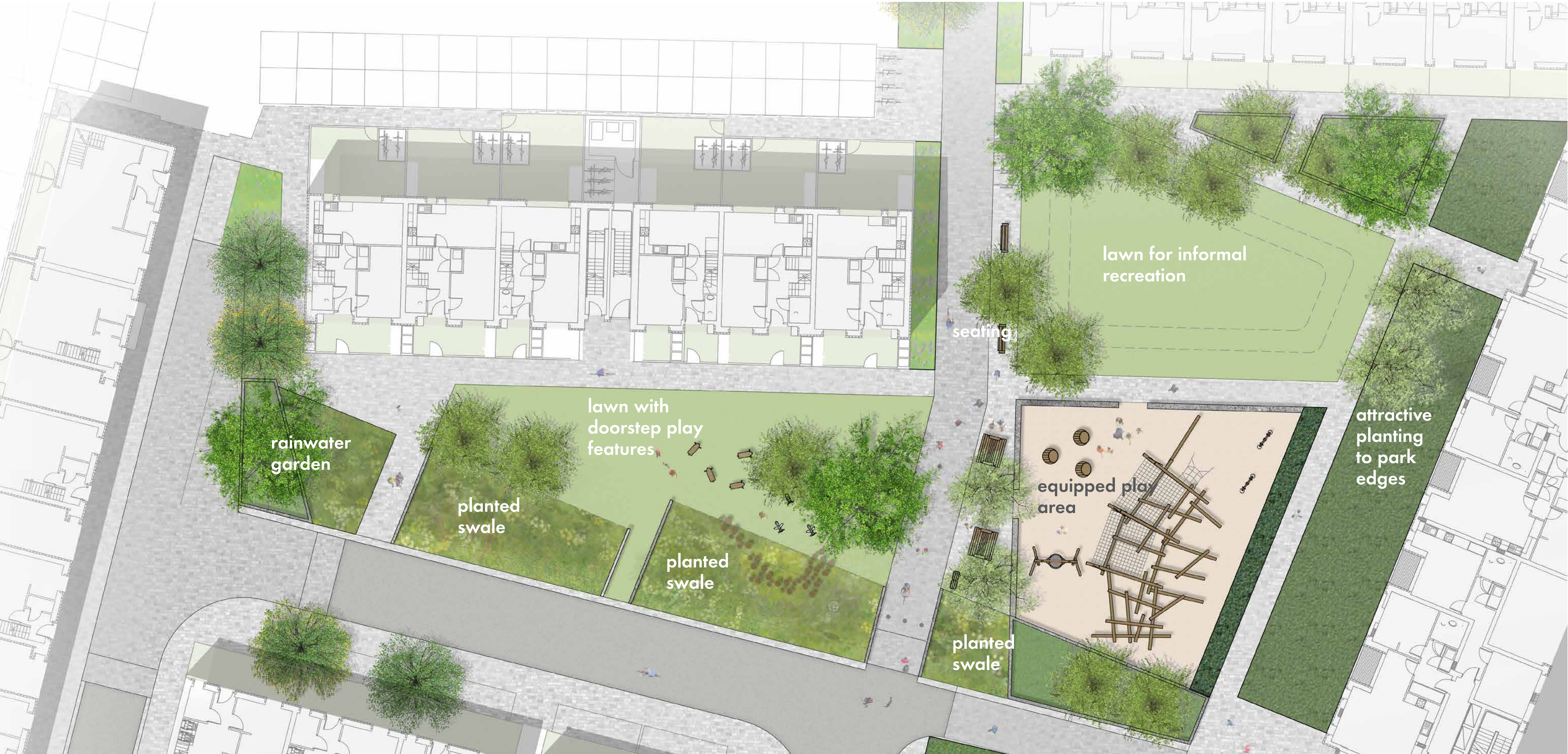
- Children and Babies, parenting – crèche, ante natal classes, early years groups
- Community use – youth groups, martial arts, community meetings, society meetings and events
- Faith groups
- Birthday parties
- Health and fitness classes (Yoga, Pilates, Wriggletots and many more)
- Courses for various professions – employment training and various training courses
- Dance classes
- Theatre, performance and singing
- Life skills training
- Fully equipped gym
- Office space for other charities (such as Melanoma Focus)
- Companies – local businesses, ESOL students





LANDSCAPE AND OPEN SPACE

The landscape proposals create a new park and public open space equating to 28% of the overall area of the site. This includes a new neighbourhood park with an equipped play area for young and older children.



equipped play area in the new park



example of an equipped play area



mix of lawn and ornamental grasses within planted swales



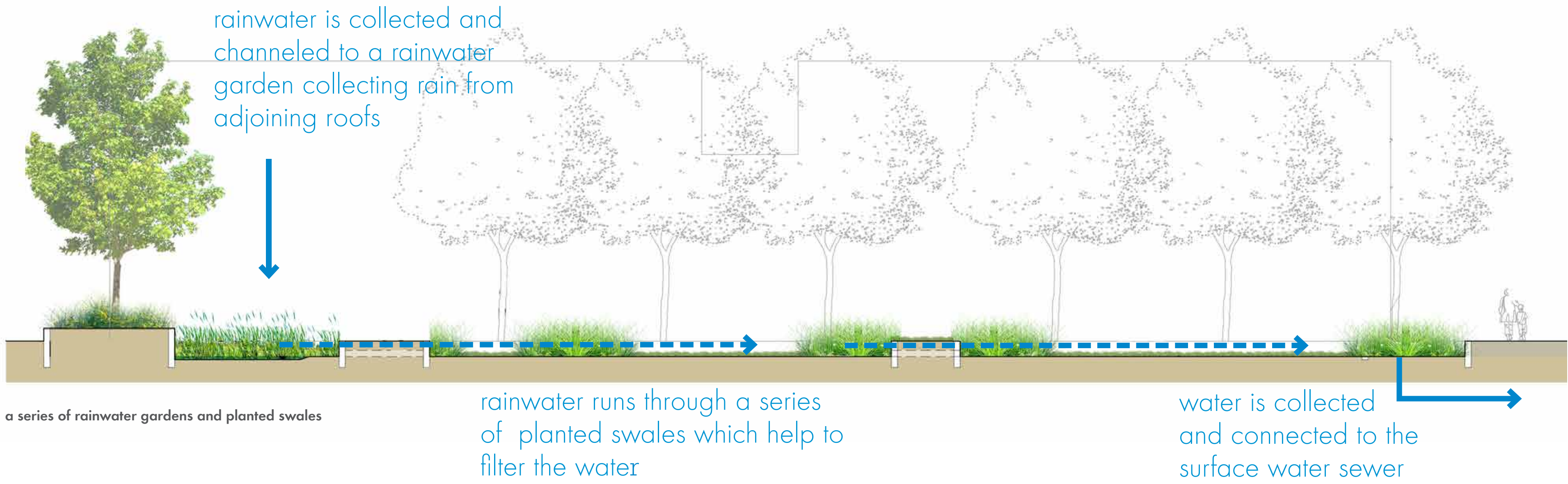
informal play features for doorstep play



raised planting beds with timber seat tops



attractive planting through open spaces and to front of apartment buildings



a series of rainwater gardens and planted swales

rainwater runs through a series of planted swales which help to filter the water

water is collected and connected to the surface water sewer



landscape strategy diagram

LANDSCAPE AND OPEN SPACE

The principal area of open space has been moved closer to Hooper Street to make it more accessible to existing residents in Petersfield. This is a substantial benefit as this will ensure the long term maintenance and continued quality of the environment. There is also allocation for the Chisholm Trail by the railway.

The landscape proposals are guided by the following objectives:

- To create green public open space, for informal recreation, socialising, play and relaxation which complement the surrounding network of open space;
- To provide good connections to the wider network of footpaths and streets;
- To provide leafy and safe pedestrian priority streets, suitable for 'door step' play and with natural surveillance;
- To create a landscape which enhances and compliments the architecture and which creates a desirable setting for the new homes.

A new park

A new neighbourhood park will provide an equipped play area for young and older children, as well as a large open lawn space for informal recreation and seating areas with picnic benches for socialising and relaxation.

There is a second smaller public garden on Eagle Foundry Street providing lawn spaces for informal recreation and seating framed by raised planters to provide a variety of different types of spaces for people to use.

Sustainable Urban Drainage

The landscape proposals include a range of sustainable urban drainage features within the open spaces which filter and help manage rainwater in a sustainable way.

These features create interest in the open spaces, such as the series of rainwater gardens and planted swales in the park which collect and filter water from surrounding paved surfaces and roofs.

ACCESS AND MOVEMENT

The vehicle access will be from Mill Road using the existing site access, and there will be pedestrian and cycle access from Hooper Street. Emergency vehicle access only will also be permitted from Hooper Street.

There has been a long history of vehicle movements on and off Mill Road while the site has been in use as council offices and a depot. Many of these movements have been city council refuse lorries, vans and trucks, and cars belonging to council staff, all of which will have gone in a few months' time.

The current proposals are designed to improve the vehicle access by:

- Widening the footway to improve the pedestrian access along Mill Road
- Increasing the visibility for drivers through changes to the bridge parapets and the removal of the brick pier

The internal roads will be adopted by the local highways authority (Cambridgeshire County Council), reducing roads maintenance costs for residents.

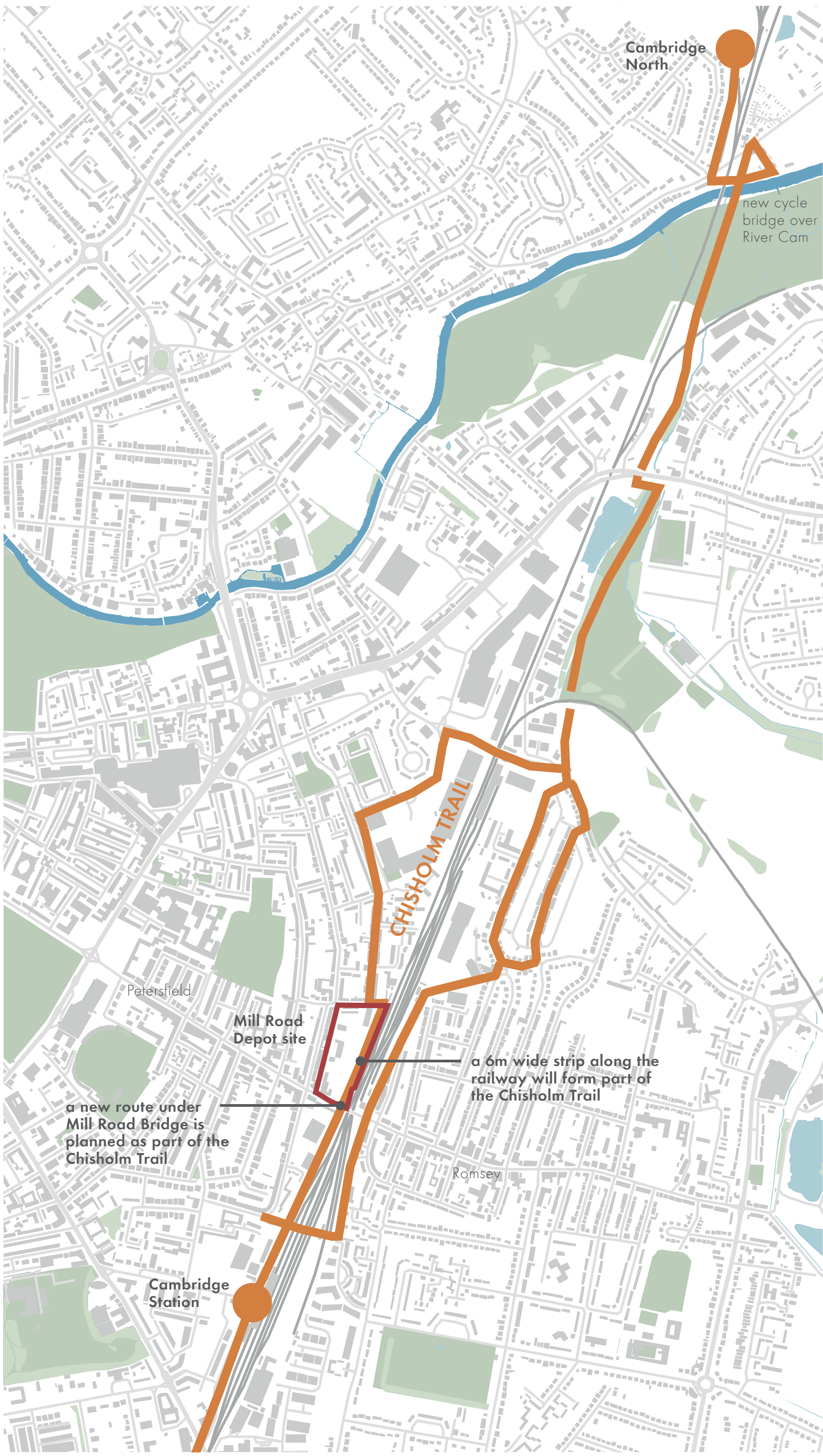
As part of the proposals, a thorough traffic assessment has been carried out by Mott McDonald. The assessment indicates that there will be a significant reduction of traffic on the site during the morning peak period compared to the current use as a depot. The assessment also indicates that there will be a slight increase during the afternoon peak period, but that this is well within the tolerances of the proposed access design and local traffic.



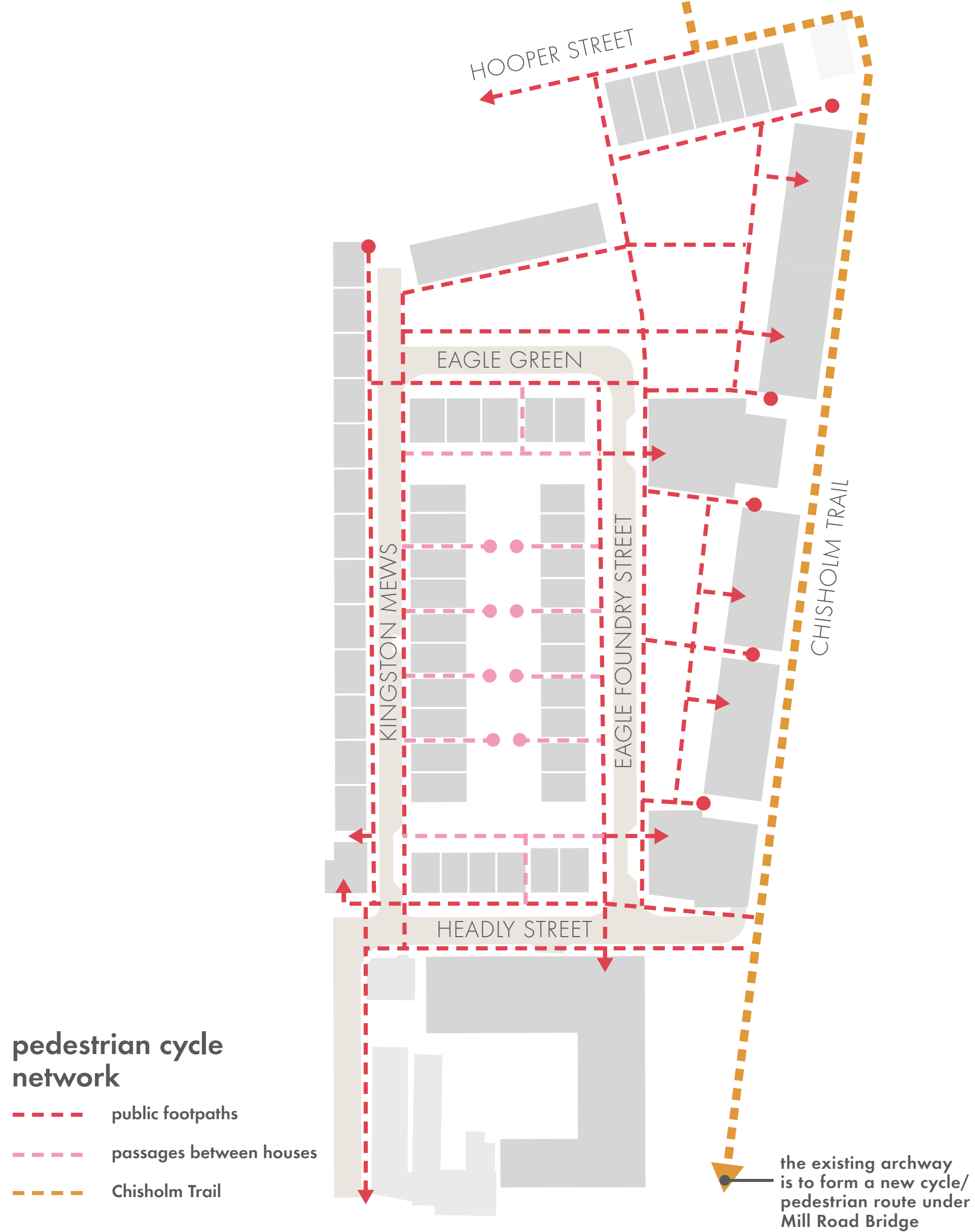
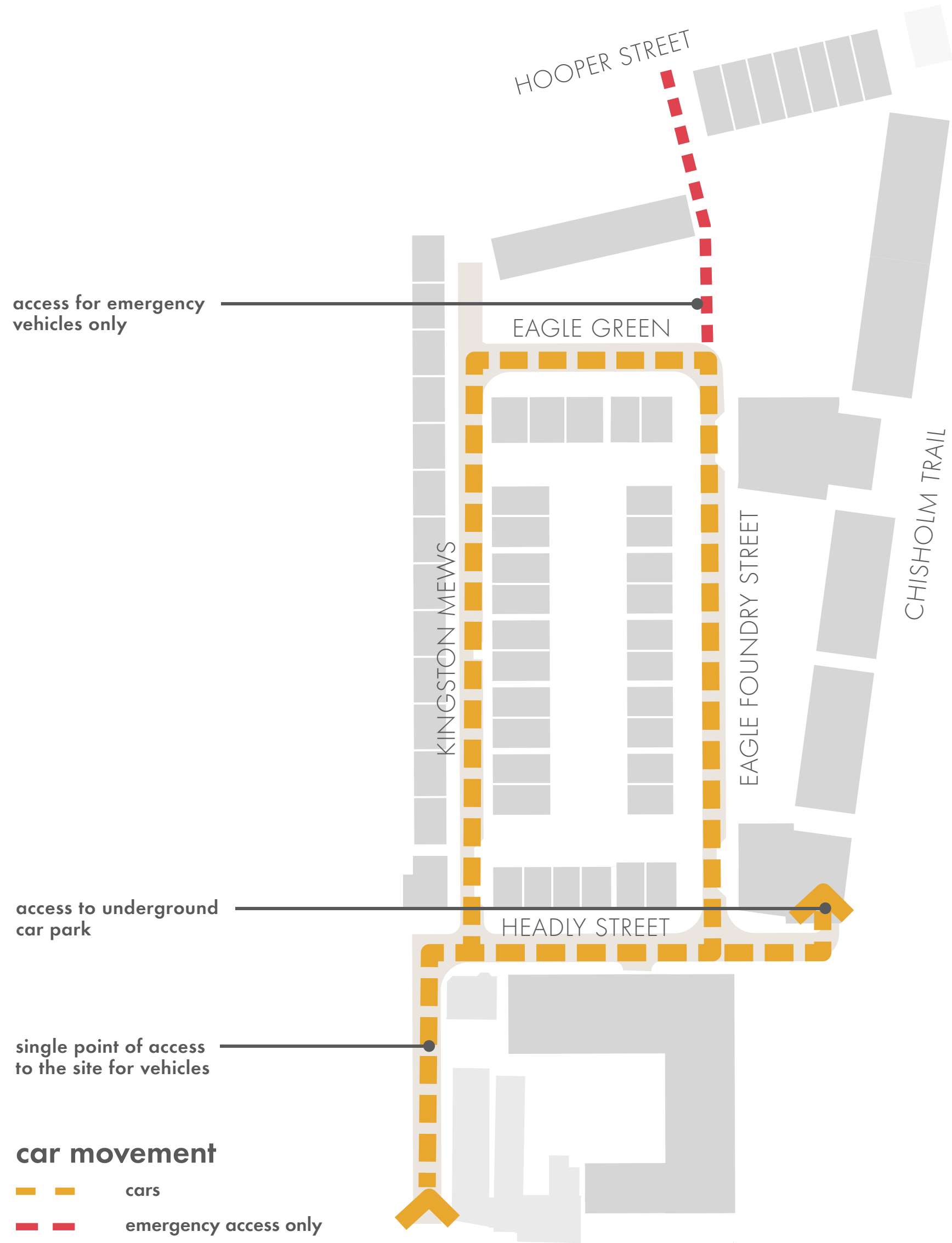
The footway on Mill Road will be widened



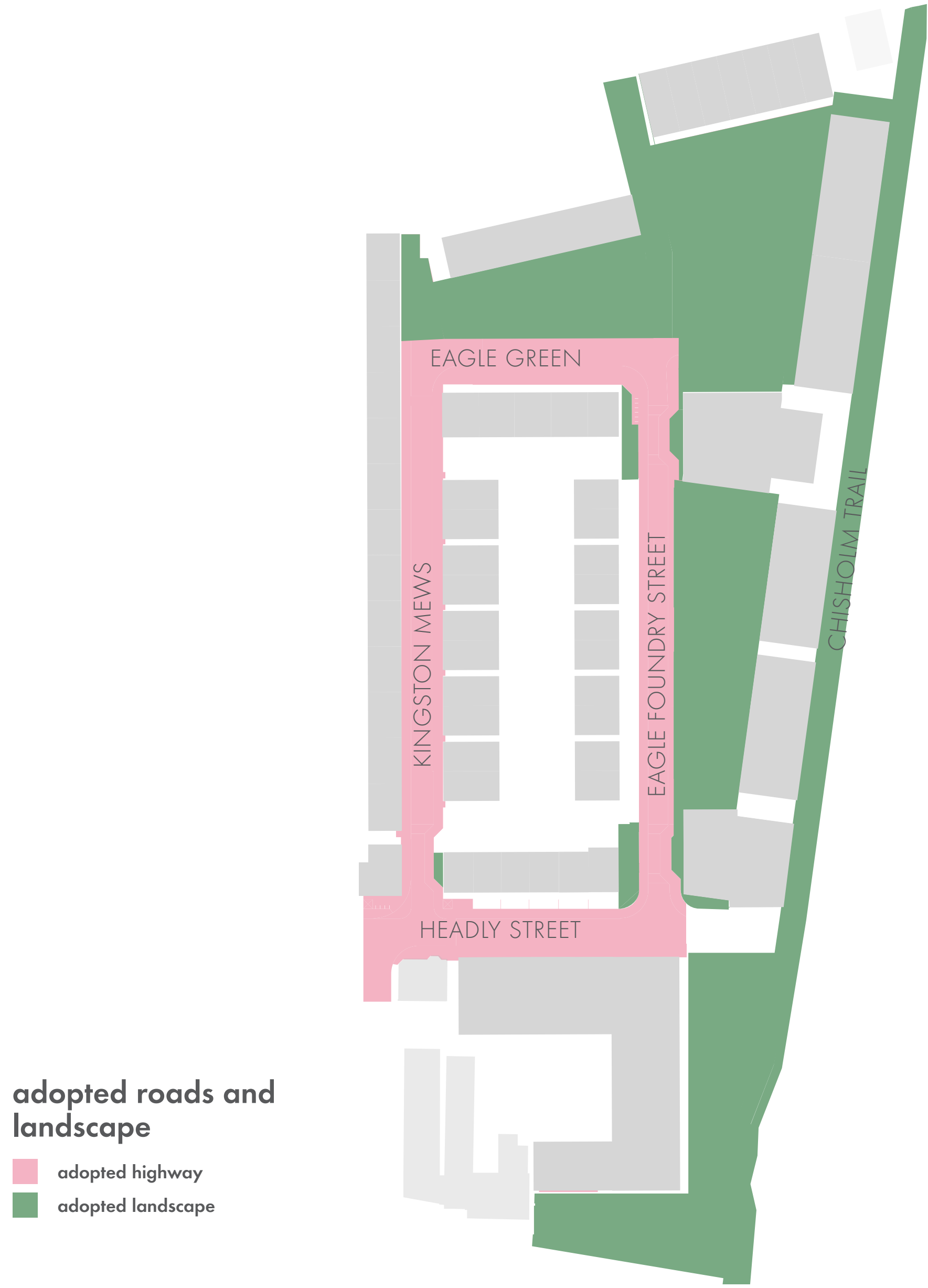
As part of the Chisholm Trail, the existing archway is to form a new cycle/pedestrian route under Mill Road Bridge



The Mill Road Depot site will form part of the Chisholm Trail



The proposed access road into the site



CARS

Car storage rather than car parking - 0.65 SPACES PER HOME

Mill Road is a city centre site and our focus is on a sustainable development, with walking and cycling designed into the scheme. Our proposals for car parking restrict the numbers to below similar developments, with a total of 150 car parking spaces on site. Of these, 122 spaces will be for residents. 22 spaces will be provided for visitors and other uses in the basement car park, with a further six spaces provided for visitors at surface level.

The residents’ car parking is provided as follows:

- 22 garage spaces
- 22 parallel on-plot spaces
- 78 basement car parking spaces

This equates to 0.65 spaces per dwelling

Electric charge points will be provided in the development:

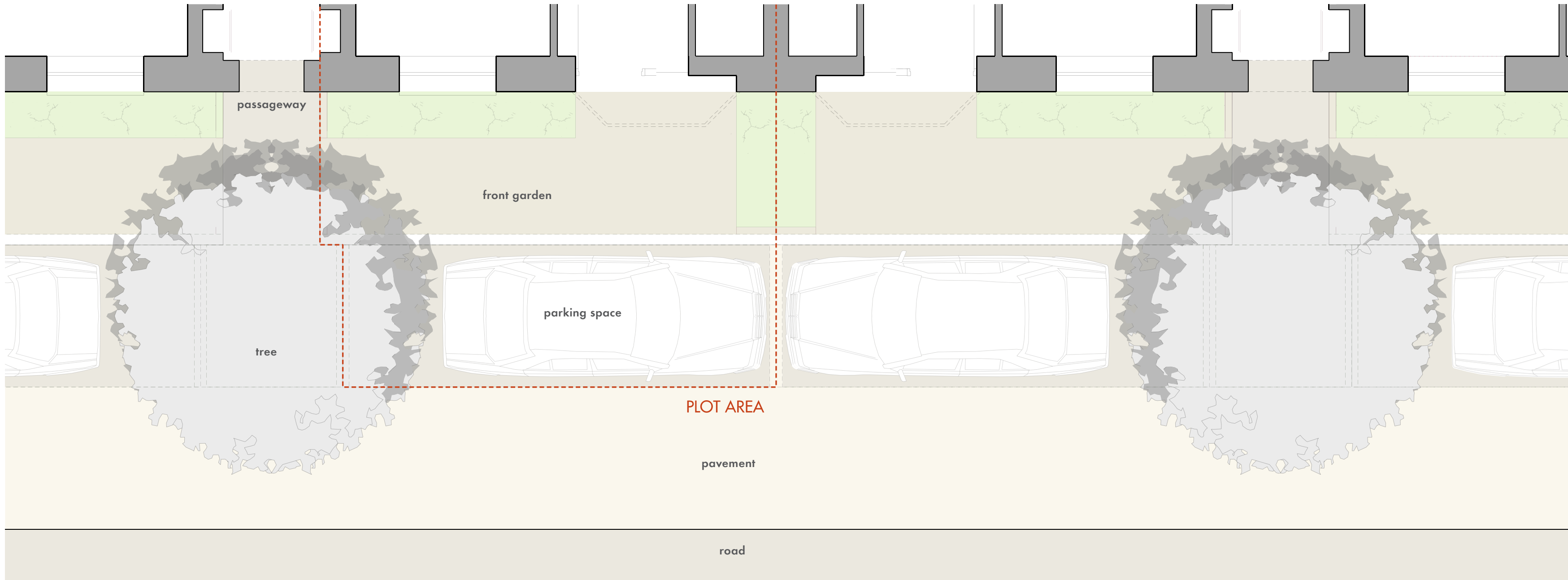
- 100% active electric charging points for houses with garages
- 25% electric charging provision in basement (a mixture of active and passive)



Integral garages are proposed along Kingston Mews



The basement car park is located underneath the apartment buildings



Parallel on-plot parking spaces are proposed on Eagle Foundry Street

BICYCLES

A total of 330 cycle spaces for residents (significantly more than one per dwelling) are proposed for the development at both basement and surface level, with a further 60 spaces allocated for visitors’ cycles. Almost all of these will be in the form of Sheffield hoops.

There will be provision for cargo/family bike parking in every house and a further provision for the apartments, plus an appropriate provision of cycle parking for the YMCA.

The visitor cycle spaces are close to the main building entrances for each apartment block. Access to the basement cycle parking will be by means of ramp and cycle lift. Cycle parking provision for the housing units are integrated within the footprint of the plots.



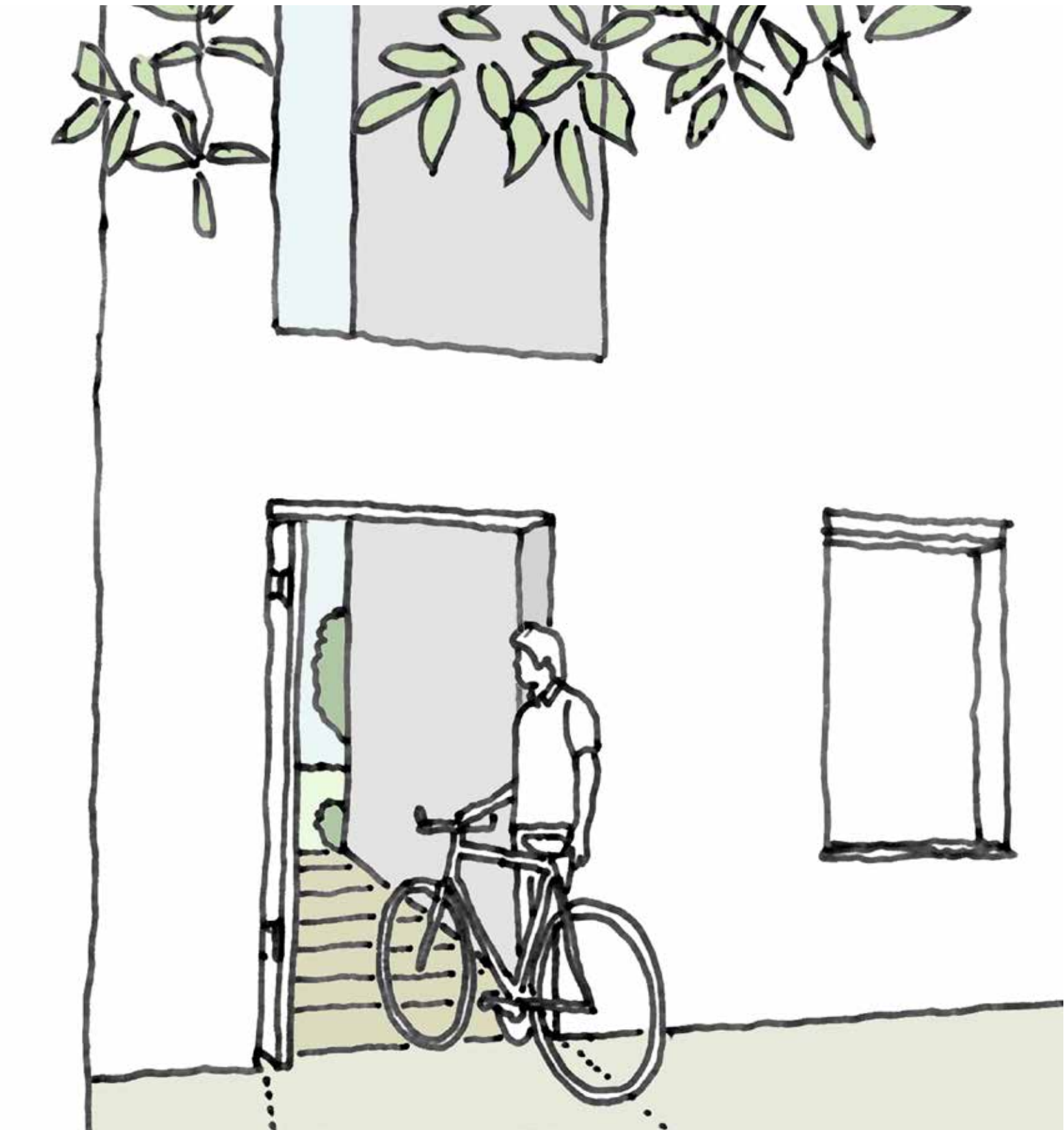
The vast majority of parking will be provided in the form of Sheffield hoops



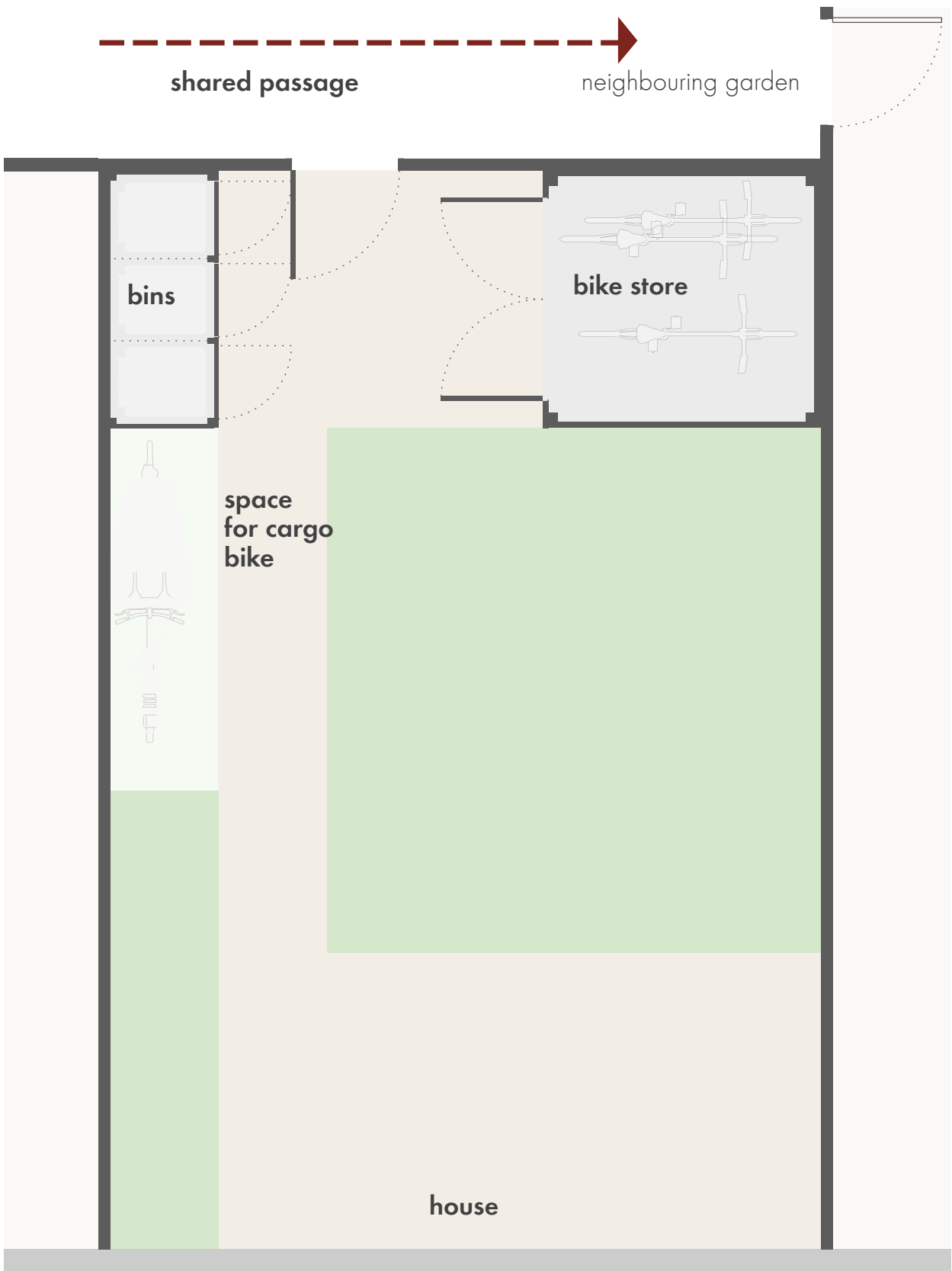
Cycle access to the basement will be via a ramp like at the station.



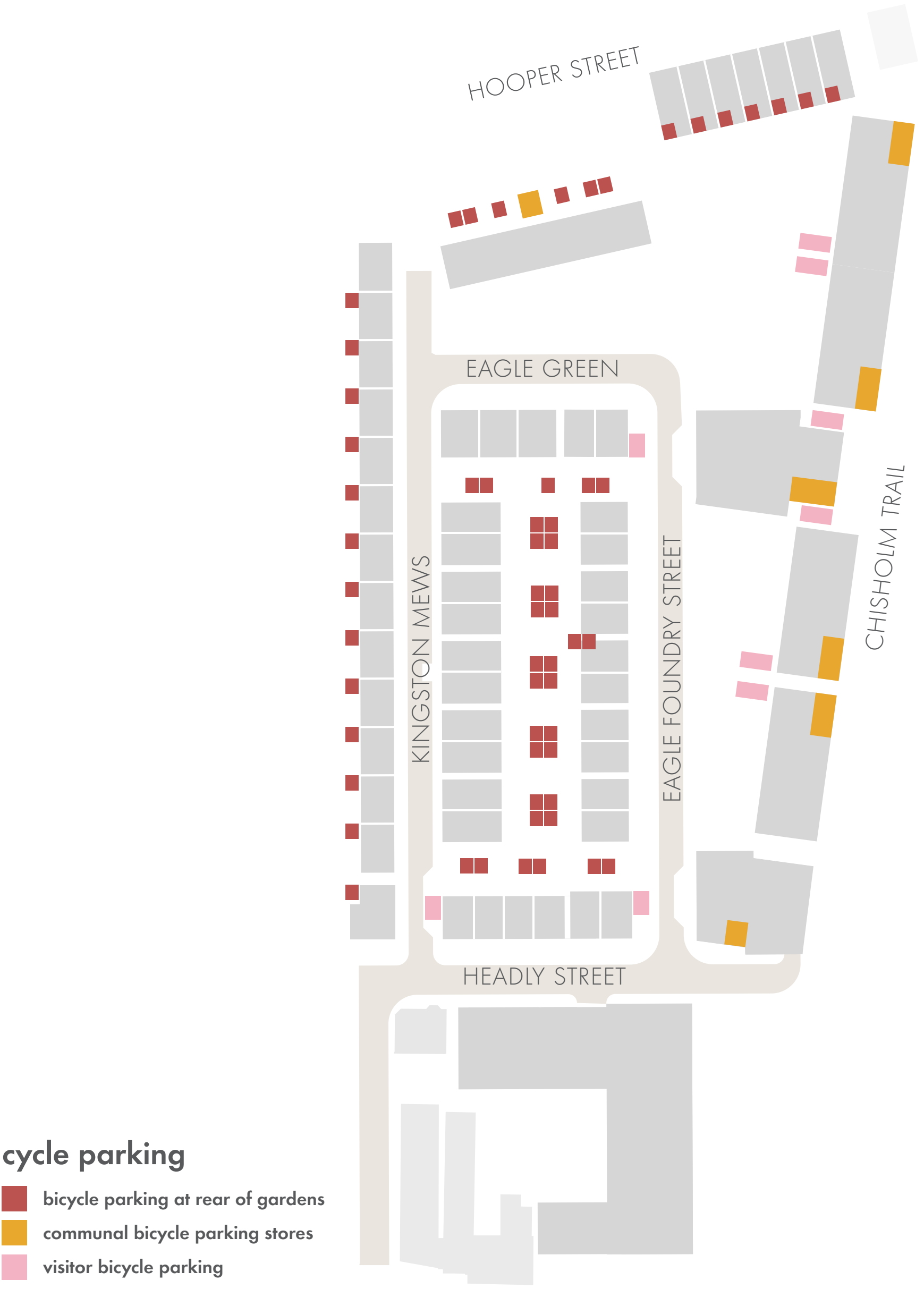
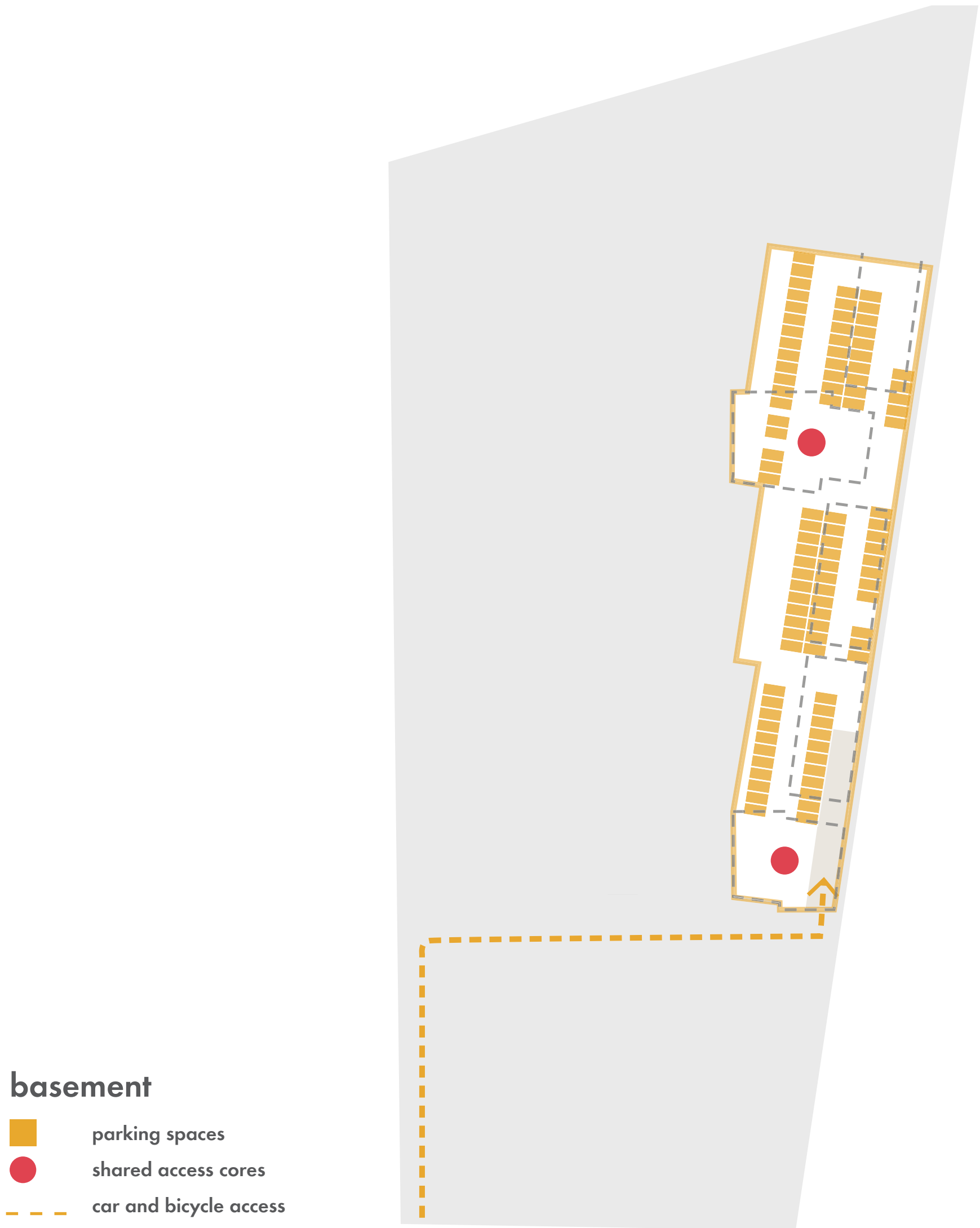
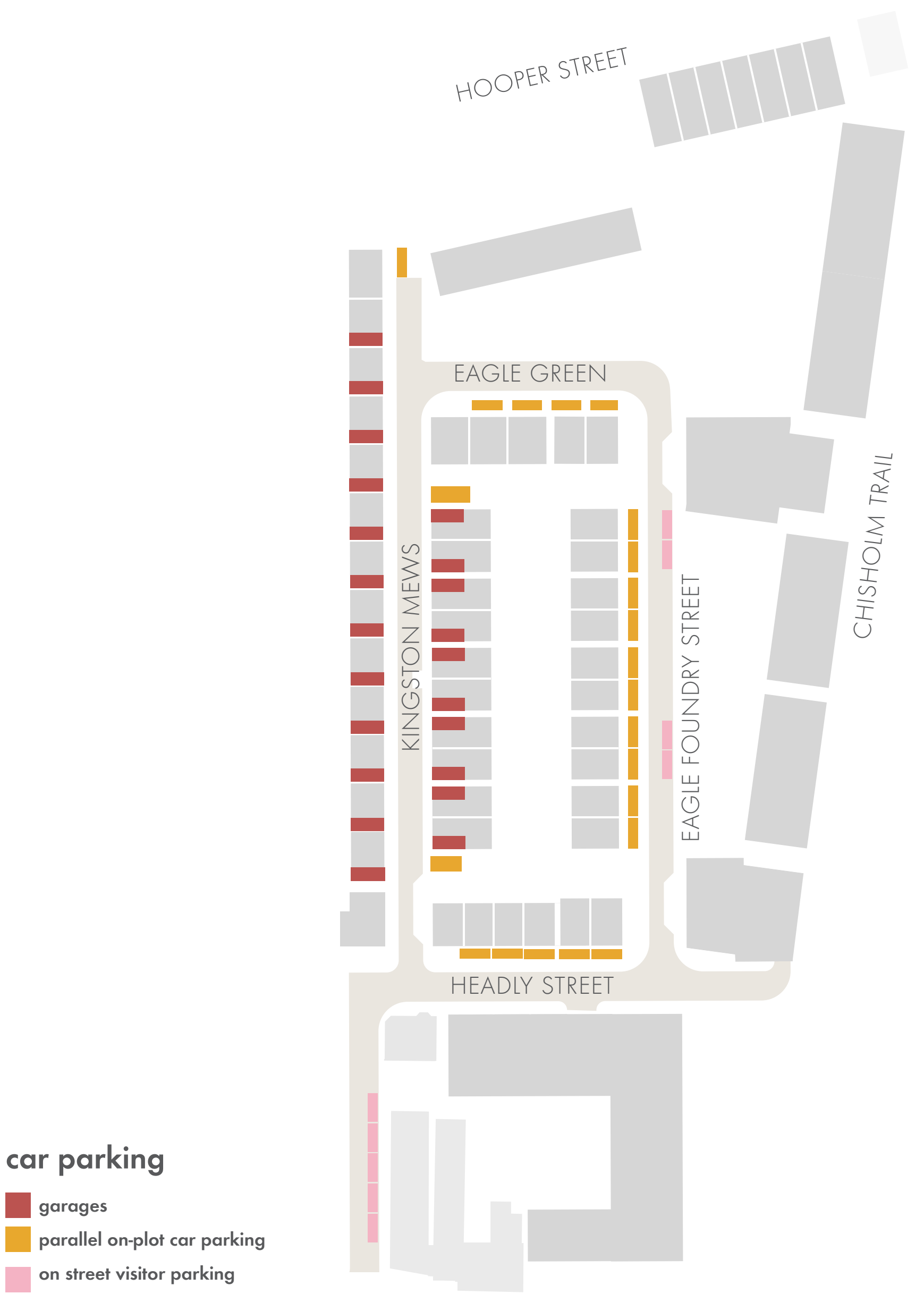
Parking for larger cargo/family bikes is included



Houses are served by a shared passageway which gives access to back gardens



An example of a back garden with bike and bin storage



NEXT STEPS

Thank you for attending today's consultation event. Your views are important to us and we will be considering carefully all the feedback that we receive before we finalise our proposals and submit a planning application to Cambridge City Council.

You can complete a feedback form today or complete it online via the project website – www.millroad-development.co.uk

Please let us have your comments as soon as possible and by Monday 20th November 2017 at the latest.

