

Botanic Place, Cambridge

Minor Material Amendment Member Briefing

19th April 2023



RAILPEN

SOCIUSS

Team & Introductions

ALLFORD HALL MONAGHAN MORRIS



Agenda

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

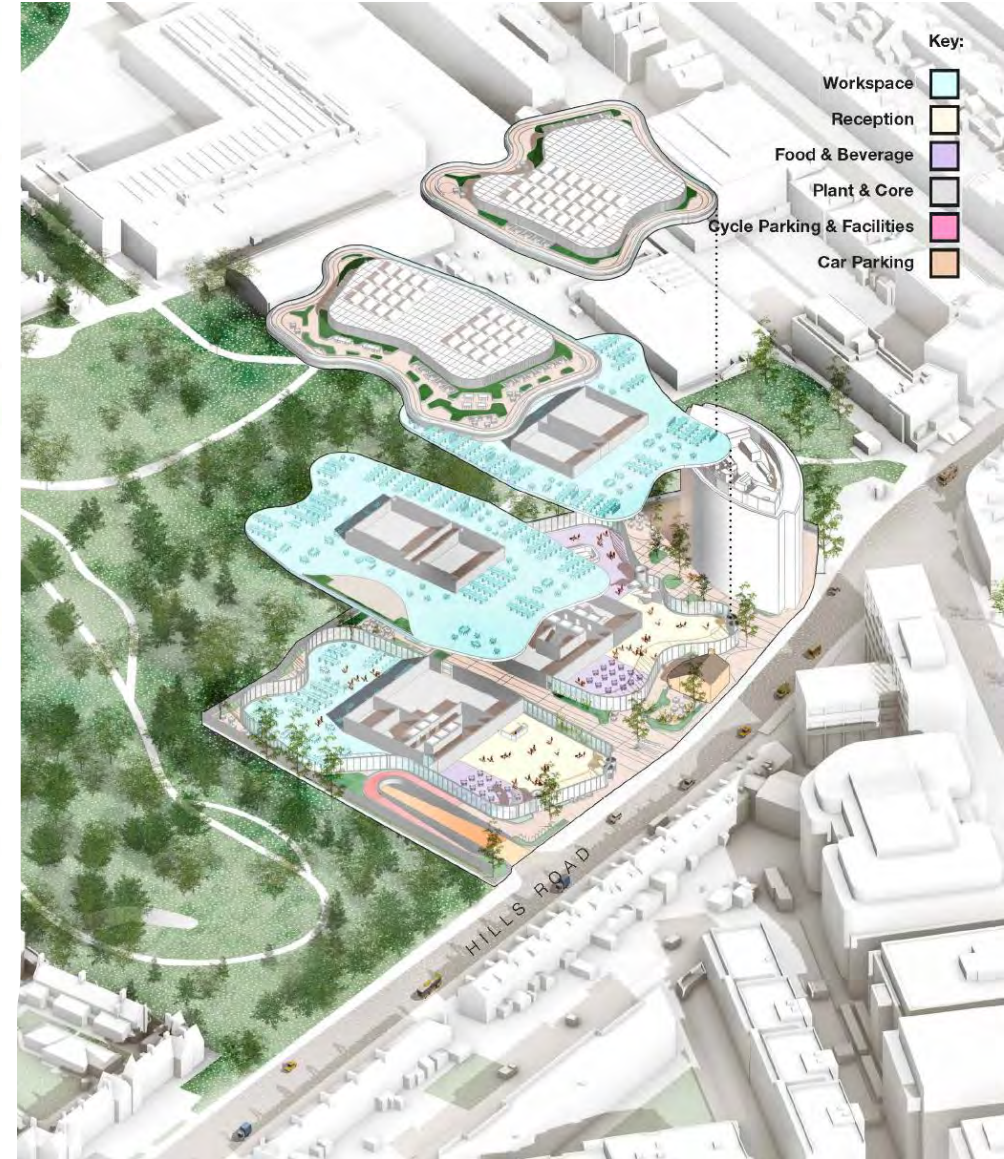


“The Most Sustainable & Intelligent Major New-Build Spec Office Buildings in the UK, Outside of London”

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

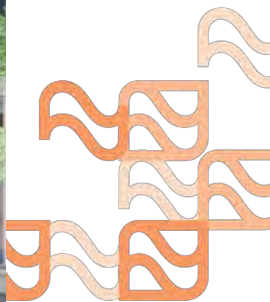


Images of Consented Scheme



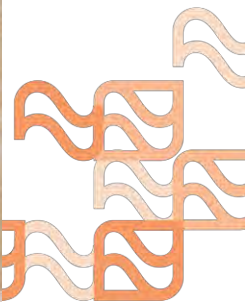
Views

from Station Road looking South



Views

from Hills Road looking South



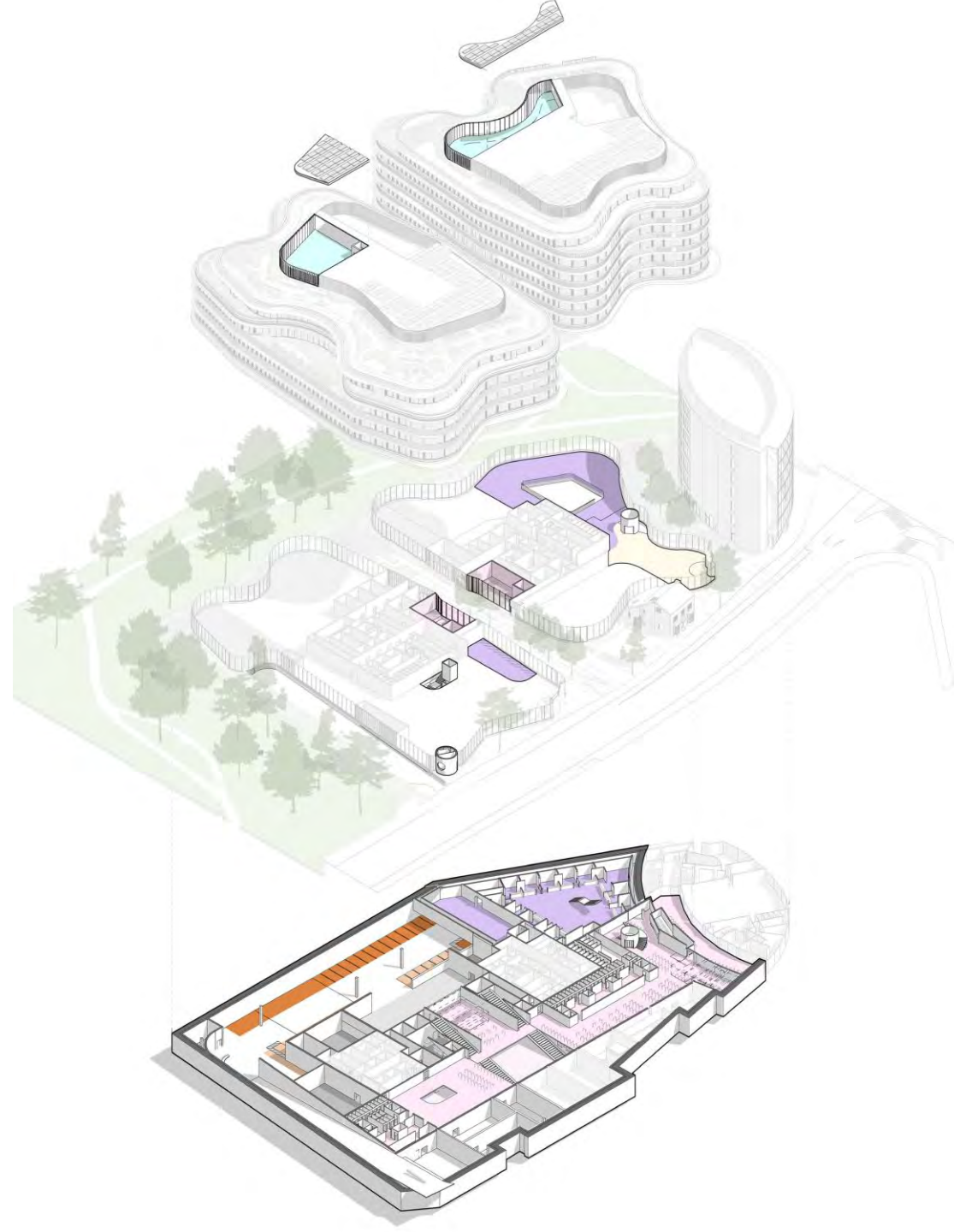


Scope of Section 73 Application



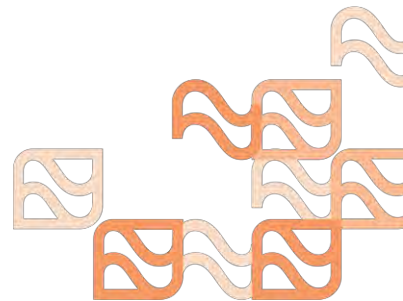
What are the proposed changes?

- 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



BUILDING C

BUILDING B

BOTANIC HOUSE

Proposed Enhancements - Basement



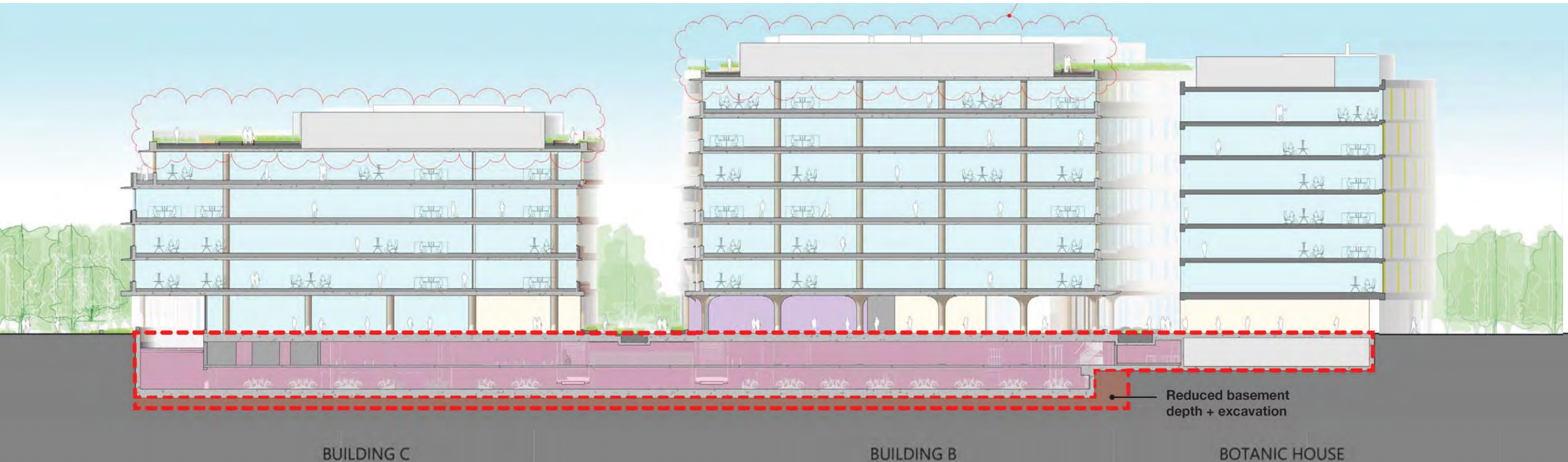
Reduced car parking and enhanced cycle parking & end of journey facilities



Reduced embodied carbon impact & construction programme



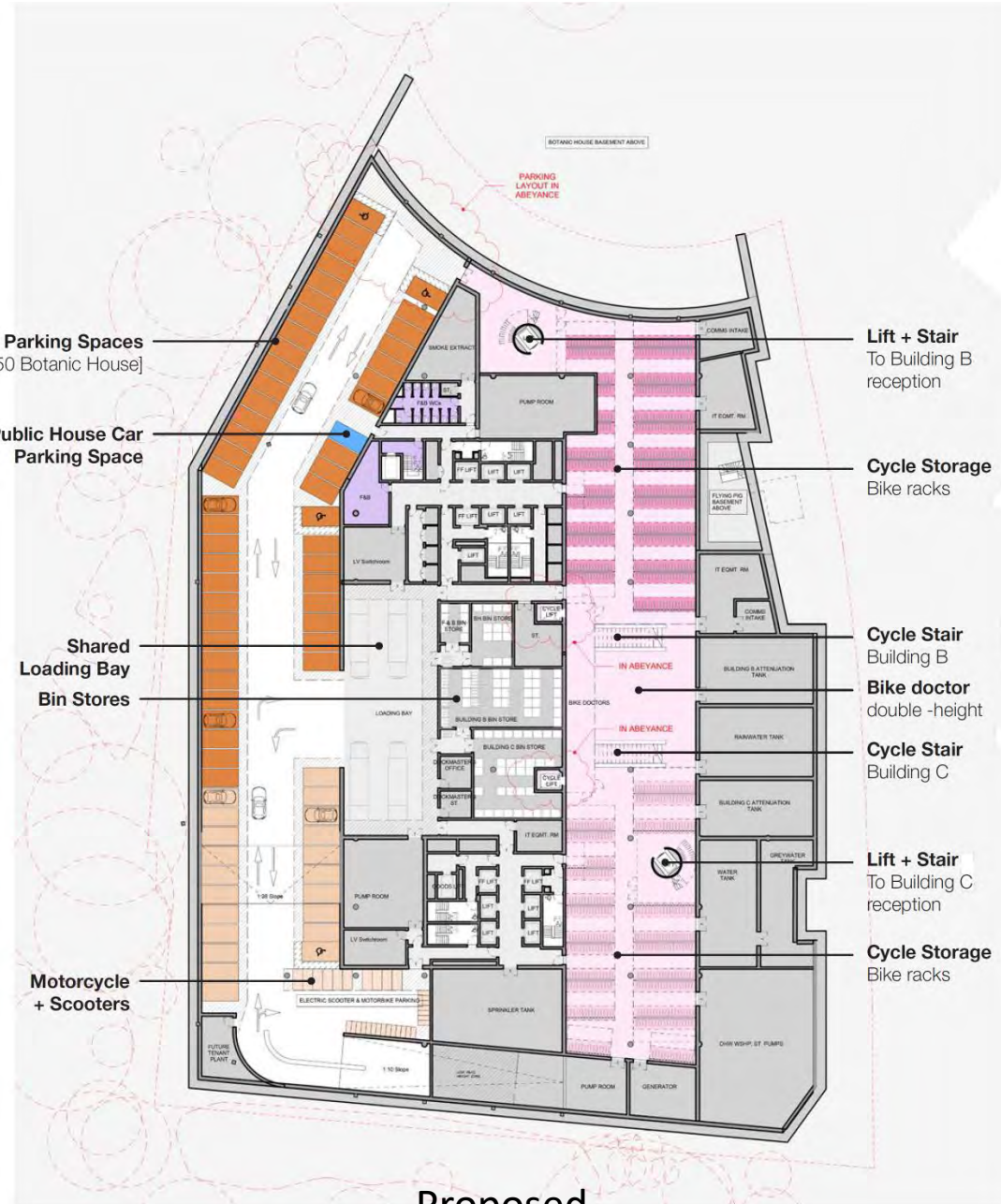
Servicing & refuse relocated to basement to enhance ground floor public realm



Proposed Enhancement – Basement Floor



Consented



Proposed

c.70 Parking Spaces
[50 Botanic House]

Public House Car
Parking Space

Shared
Loading Bay
Bin Stores

Motorcycle
+ Scooters

Lift + Stair
To Building B
reception

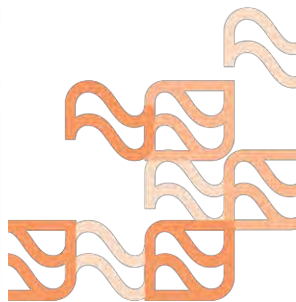
Cycle Storage
Bike racks

Cycle Stair
Building B
Bike doctor
double -height

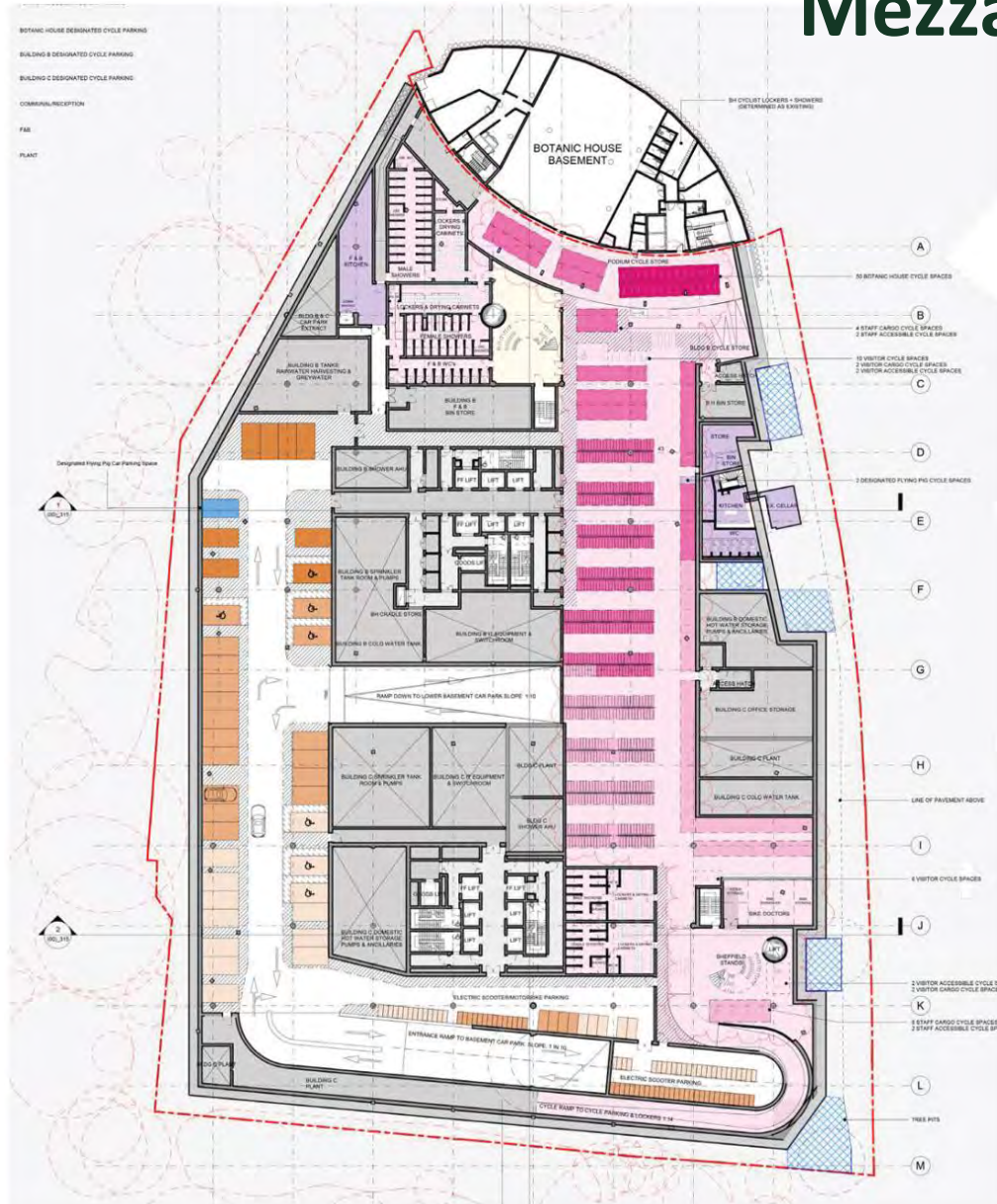
Cycle Stair
Building C

Lift + Stair
To Building C
reception

Cycle Storage
Bike racks



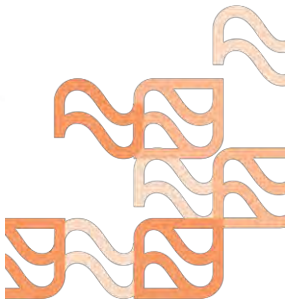
Proposed Enhancement – Lower Ground Mezzanine Floor



Consented



Proposed



Enhanced Bicycle Parking



Enhanced Bicycle Parking



Ground Floor & Public Realm



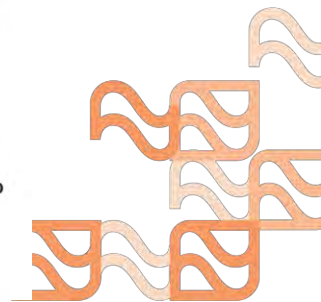
Proposed Enhancement – Ground Floor



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



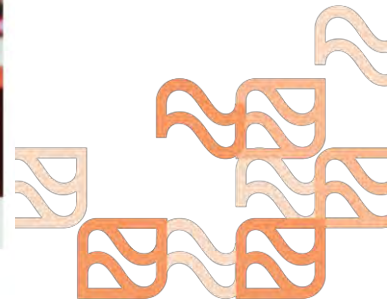
Yalm Women Wine Producers



Yalm DJ Chrome



Kerb Half Term Kids Cartoon Club



Proposed Enhancements – Public Realm



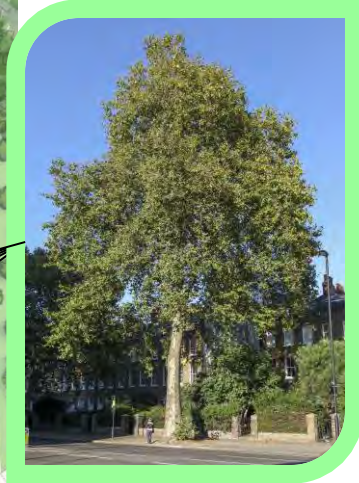
Enhanced cycle facilities and cyclist arrival experience



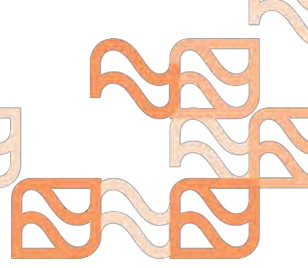
Additional greening and planting



More trees and improved public realm



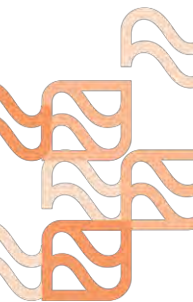
Larger trees – Limes & London Planes



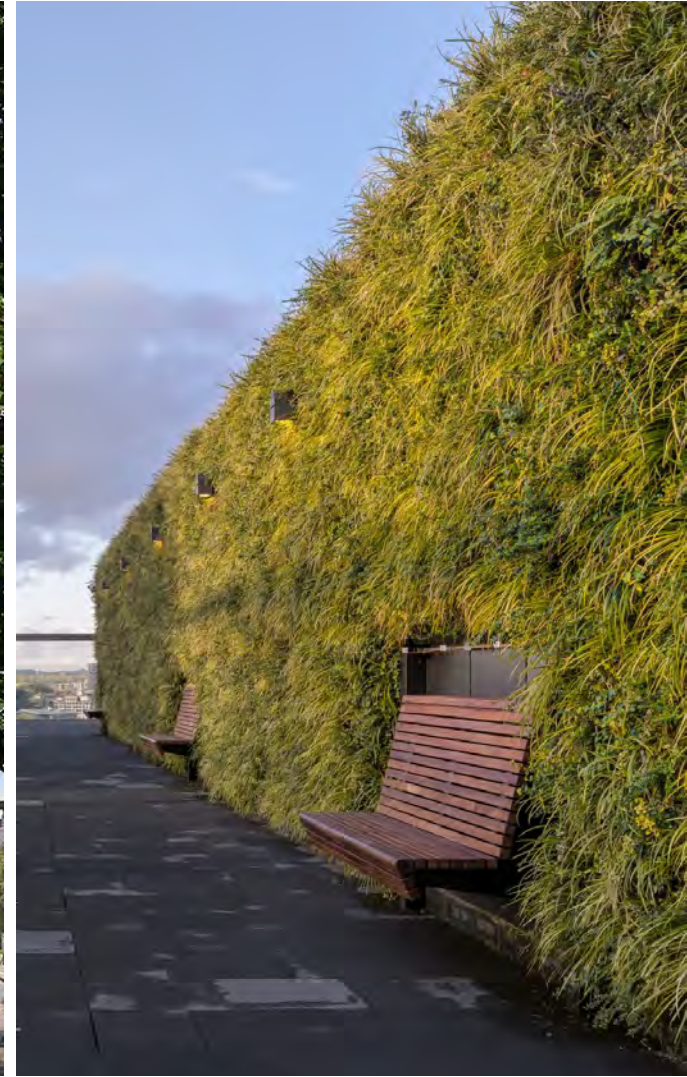
Proposed Enhancements – Public Realm



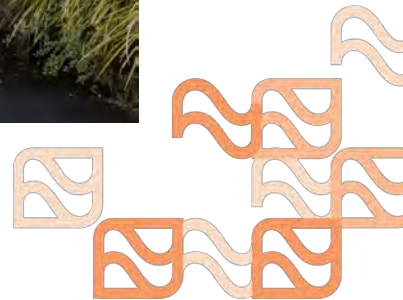
Proposed Enhancement – Additional Greening



Proposed Enhancement – Additional Greening



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



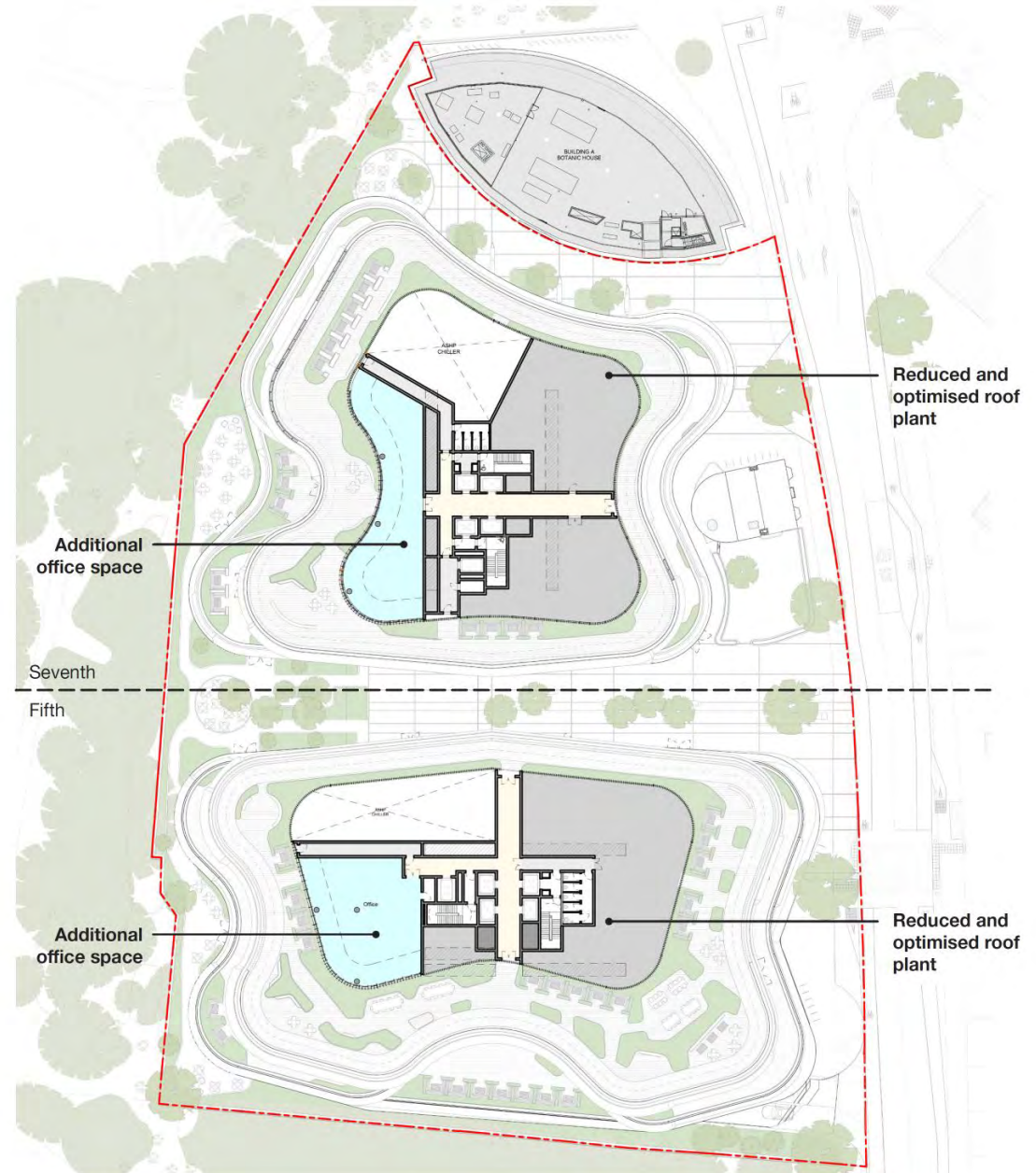
Roof Levels (5th & 7th floors)



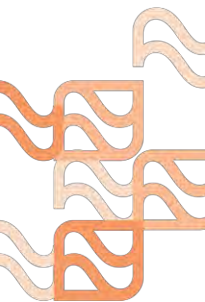
Proposed Enhancement – Roof Levels (5th & 7th Floors)



Consented

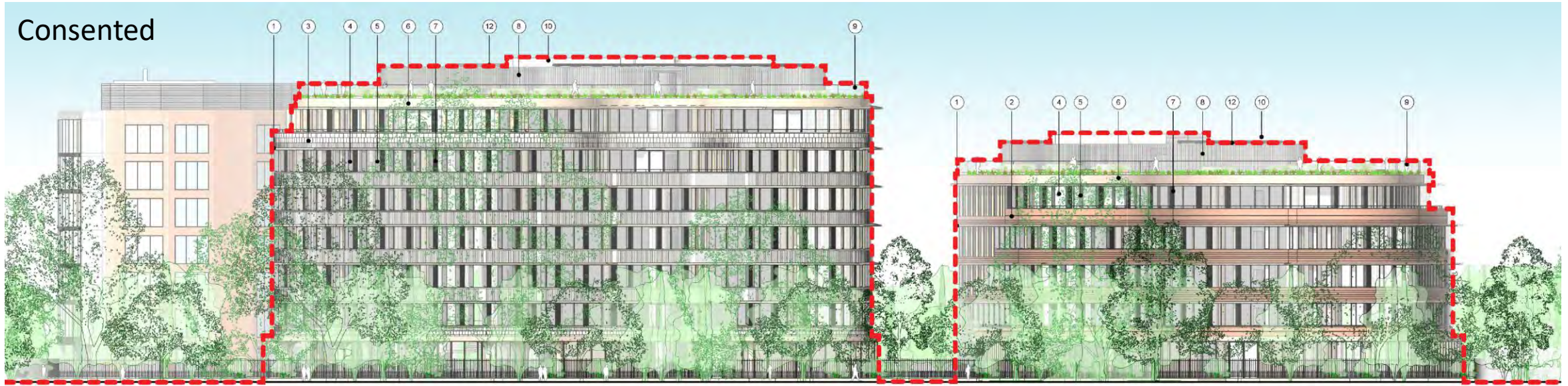


Proposed



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

Consented

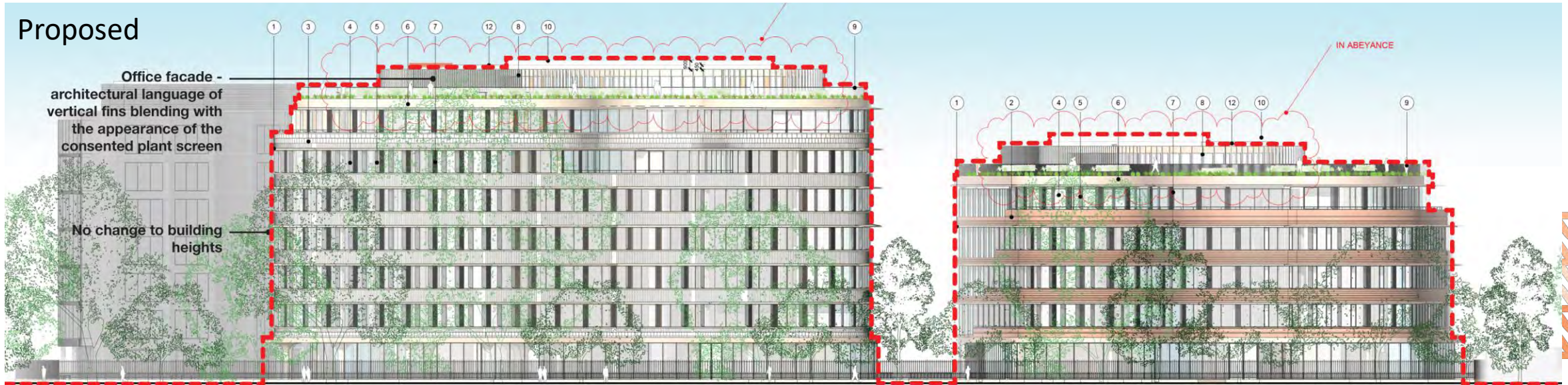


BOTANIC HOUSE

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

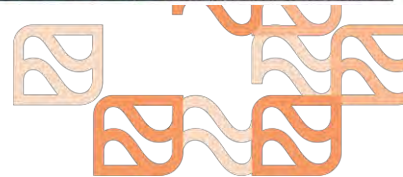


Proposed Enhancement – Verified View 18

Consented



Proposed

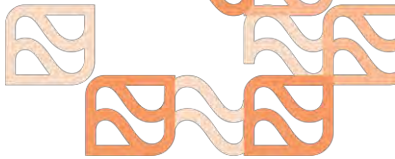


Proposed Enhancement – Verified View 18a

Consented



Proposed

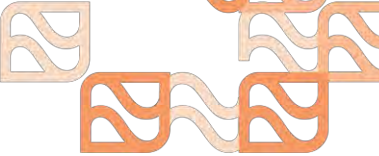


Proposed Enhancement – Verified View 21a

Consented



Proposed



Phasing / Build Programme

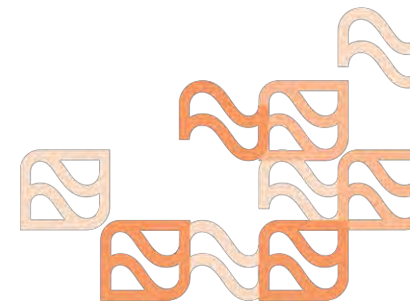


Proposed Enhancement Reduced Build Programme

	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											
									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.

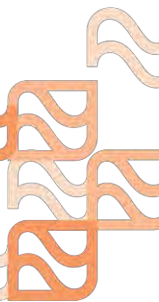
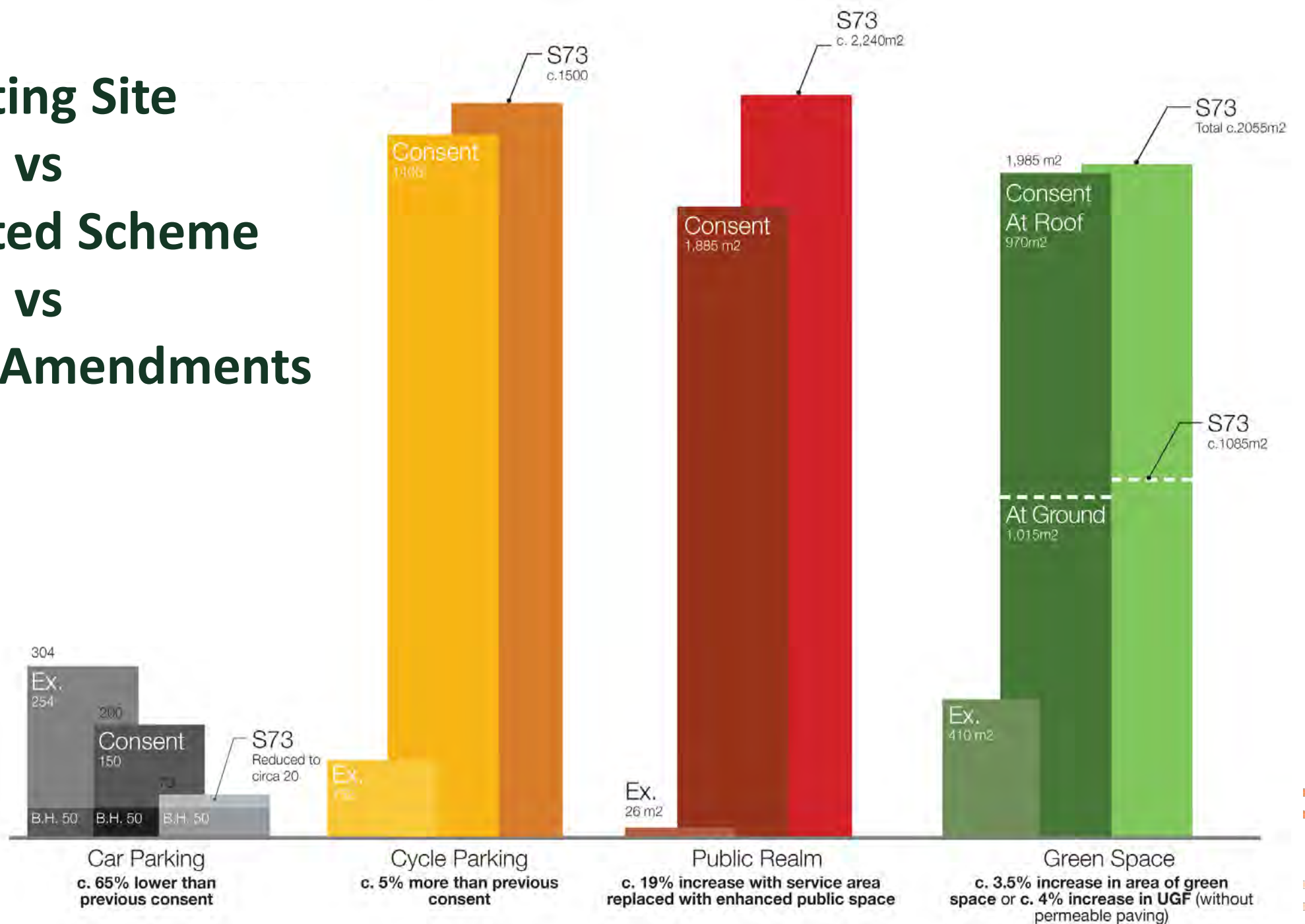


Summary of Benefits

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



Existing Site VS Consented Scheme VS Proposed Amendments



Accreditations

Committed, as per
existing consent

BREEAM[®]
OUTSTANDING

Targeting



WiredScore
PLATINUM

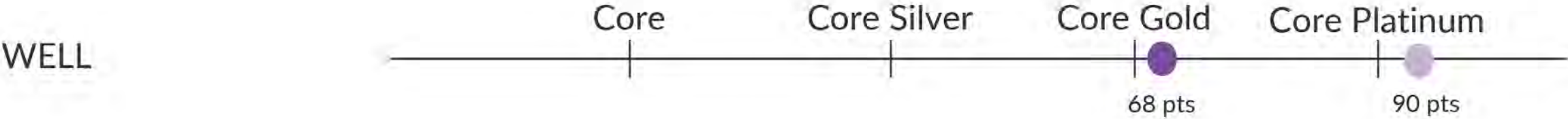
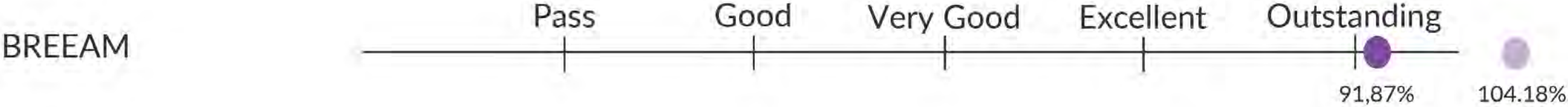


SmartScore
PLATINUM

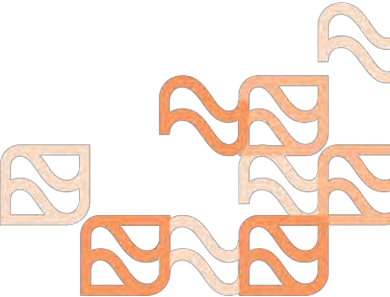


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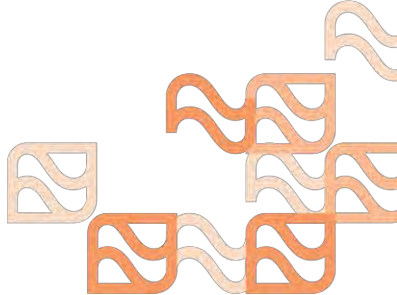
Sustainability & Wellbeing



- Baseline target
- Aspirational target

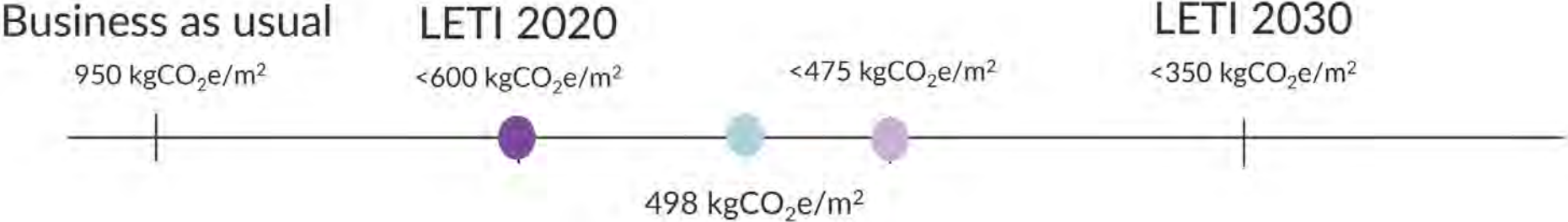


Operational Energy



Carbon

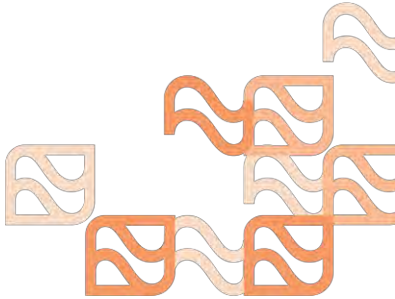
Embodied carbon
(A1-A5)



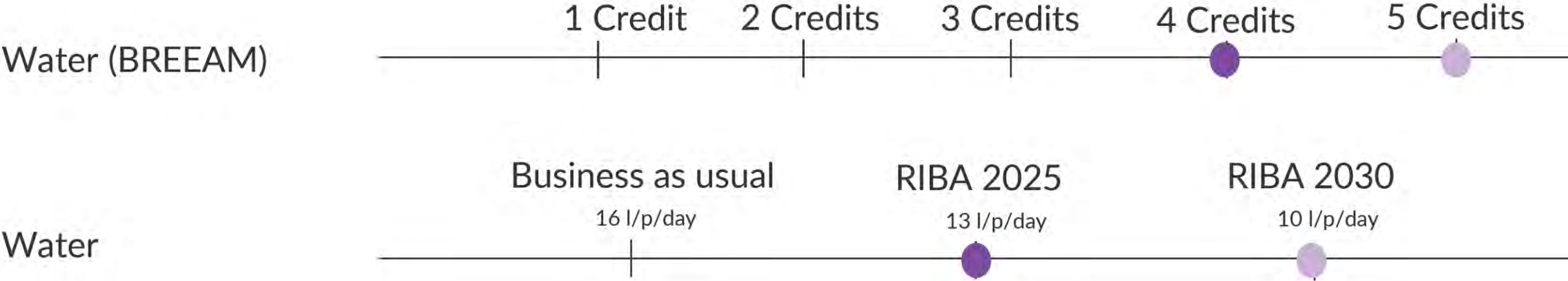
Whole life carbon
(A1-A5, B4-B5, C1-C5)



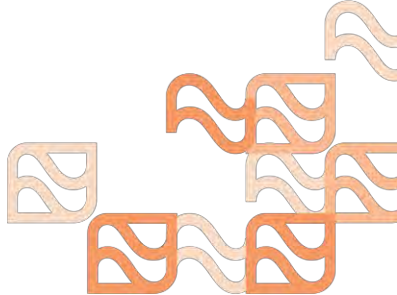
- Baseline target
- Aspirational target



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



Thank you

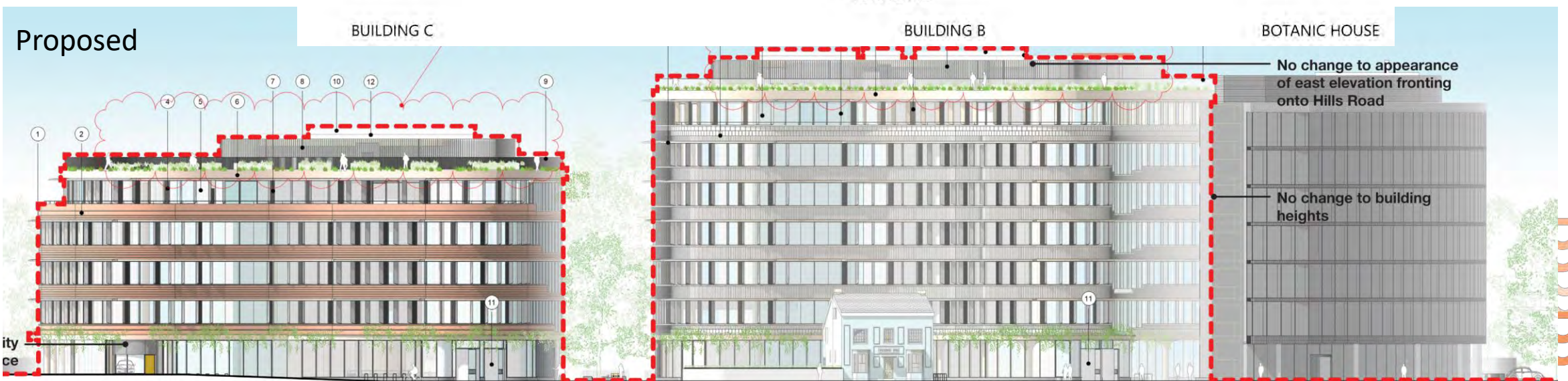
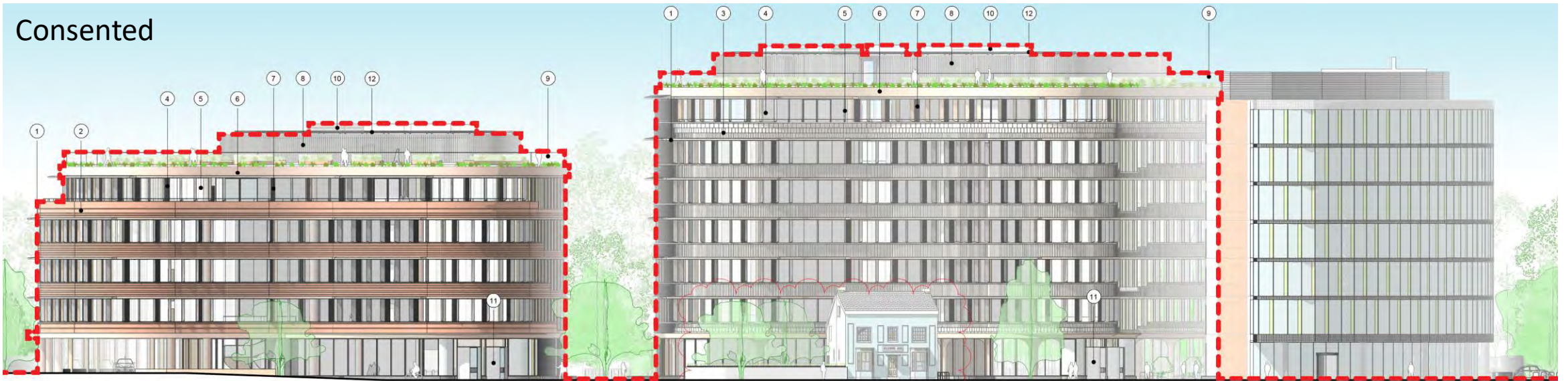


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Additional Section Drawings



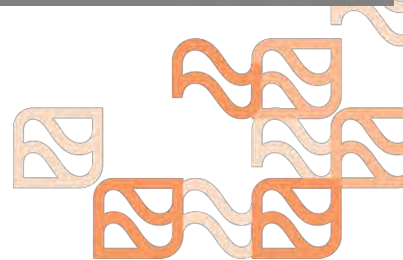
Proposed Enhancement – Long Section from the East (Hills Road)



Proposed Enhancement – Short Section – Building B

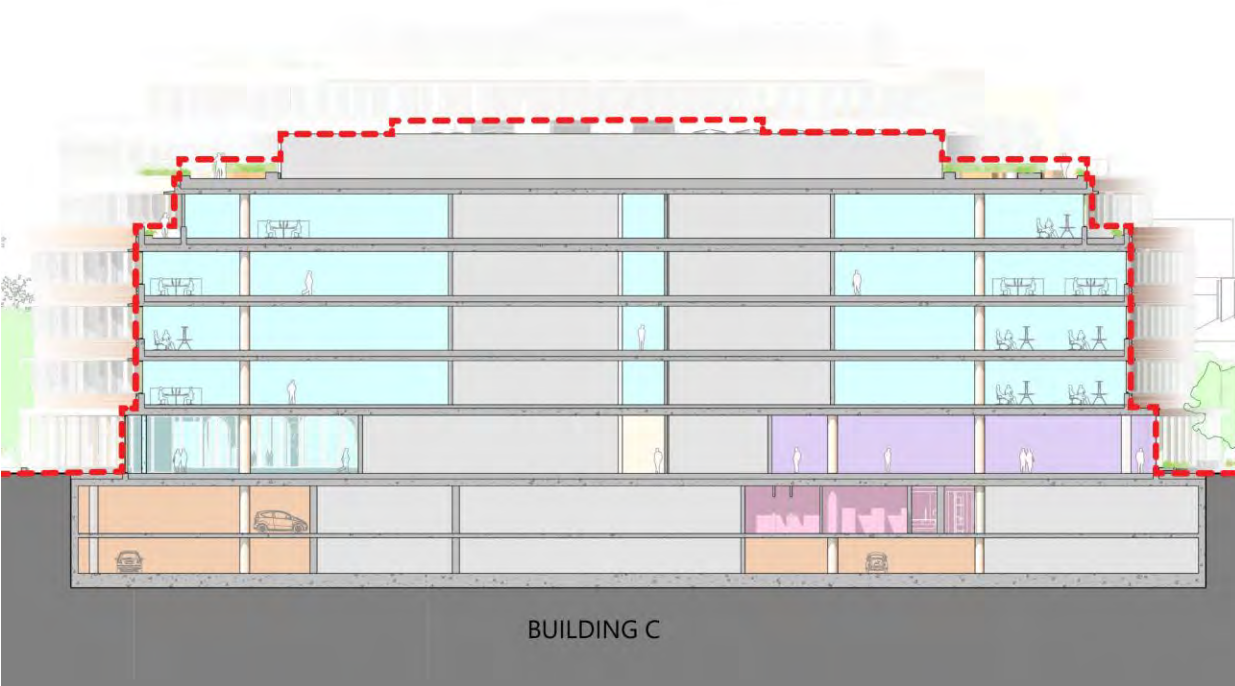
Consented

Proposed



Proposed Enhancement – Short Section – Building C

Consented



Proposed

