


<b>Members briefing summary information</b>		
Site address:	Grafton Centre	
Application reference:	PPA/22/0030	
Prepared by:	Michael Hammond	
Briefing Date:	11/05/2023	

### **Purpose of Briefing:**

The purpose of this briefing note is to advise Members of a forthcoming full application that proposes the following to the Grafton Centre:

- i) Demolition of 11-12 Burleigh Street and Abbeygate House,
- ii) part demolition and alterations to the Grafton Centre, removal of existing facades, erection of new floorspace for life science use, new and replacement façades and shopfronts, provision of terraces at fourth floor level, installation of plant and enclosures,
- iii) redevelopment of existing bus turning head and redundant service area to provide new hotel and leisure quarter,
- iv) new pedestrian access route from Christchurch Street to Burleigh Street, provision of cycle parking spaces, public realm and landscape improvements,
- v) highway works to East Road providing new bus stops, pedestrian and cycle routes; and
- vi) other associated works.

### **Site Context:**

The site is the Grafton Centre in Cambridge. A copy of the location plan showing the extent of the pre-application enquiry (red) and the remaining land under the ownership of the applicant but not part of this pre-application enquiry (blue) is provided in appendix 1. In terms of constraints and policies, the following are of particular note:

- The site lies immediately adjacent to three conservation areas and several listed and locally listed buildings (see appendix 2).
- The Cambridge Local Plan<sup>1</sup> (2018) allocates the site as an Area of Major Change through Policy 12. This allocates capacity for additional retail and leisure floorspace at the Grafton Centre.
- In conjunction with the above, there is a Grafton Area Masterplan and Guidance Supplementary Planning Document<sup>2</sup> which is relevant and covers the site, as well as some of the land outside of the applicant's ownership. The connectivity map is shown in appendix 3.
- The Cambridge Local Plan Policies 6 and 11 identifies that the site is within the Cambridge City Centre boundary and much of the frontages within and outside the

<sup>1</sup> <https://www.cambridge.gov.uk/media/6890/local-plan-2018.pdf>

<sup>2</sup> <https://www.cambridge.gov.uk/grafton-area-of-major-change-masterplan-and-guidance-spd>

Grafton Centre are identified as Primary Shopping Frontages within the Primary Shopping Area. These policies generally resist the loss of retail to non-centre uses.

- The above policies are carried forward in the emerging draft Greater Cambridge Local Plan (2018).

**Proposal Description:**

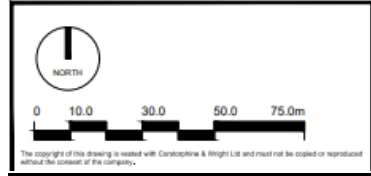
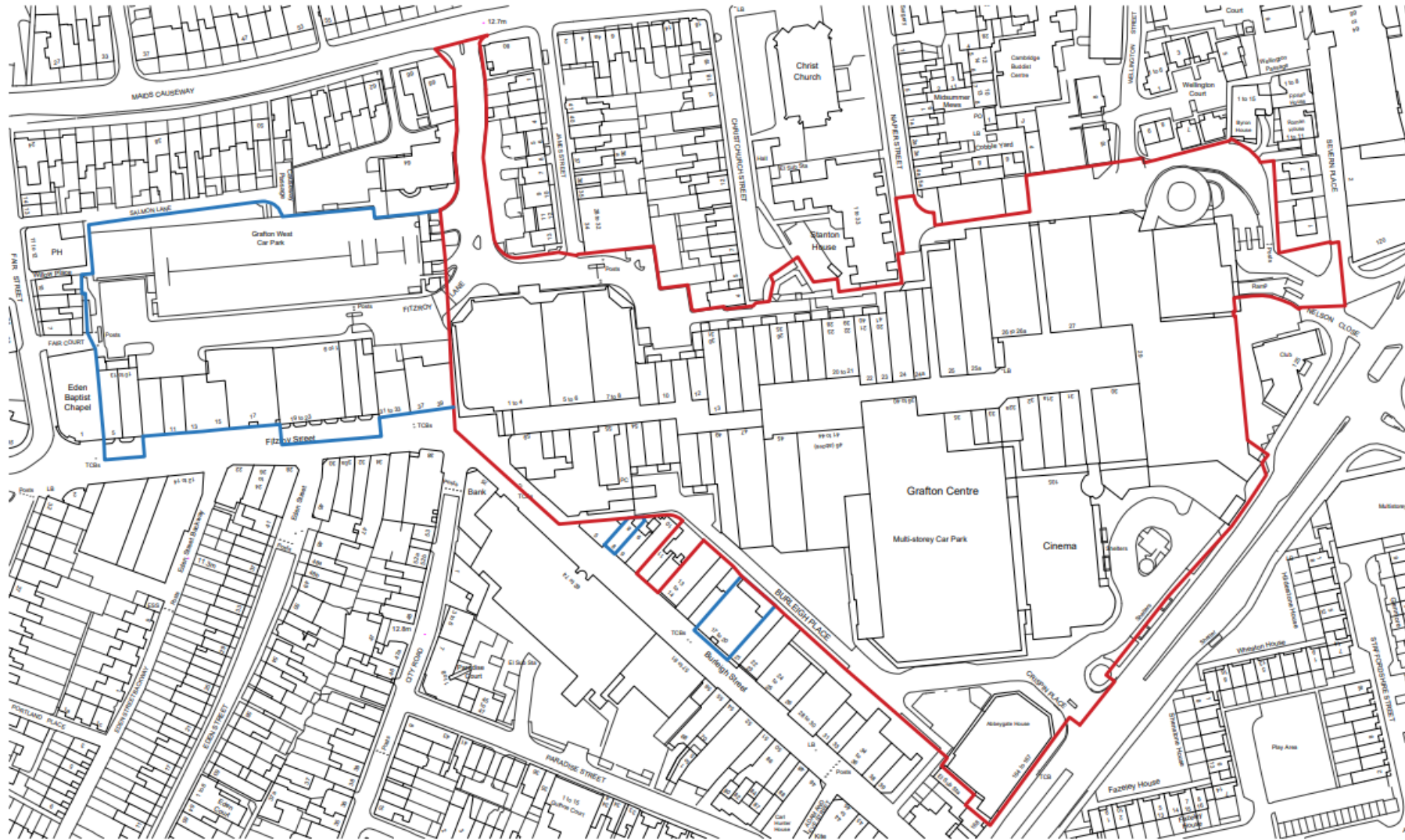
The proposals seek to repurpose the Grafton Centre from a solely retail/ leisure destination to a mix of life sciences (research and development), hotel and retail/ leisure. The proposal would include substantial works to the public realm around much of the site too.

The Applicant is We Are Pioneer Group Ltd. A breakdown of the anticipated floor schedule of the proposed development is provided in appendix 3.

**Background:**

The proposals are at pre-application stage. A Planning Performance Agreement (PPA) was agreed between the applicants and GCSP in November. The PPA includes an estimated project timetable with pre-application discussions extending into April/ May 2023 with final submission of a planning application in May/ June 2023.

# Appendix 1 – Application and Land Ownership Boundary



**Key:**  
— Planning Application Boundary  
— Ownership Boundary

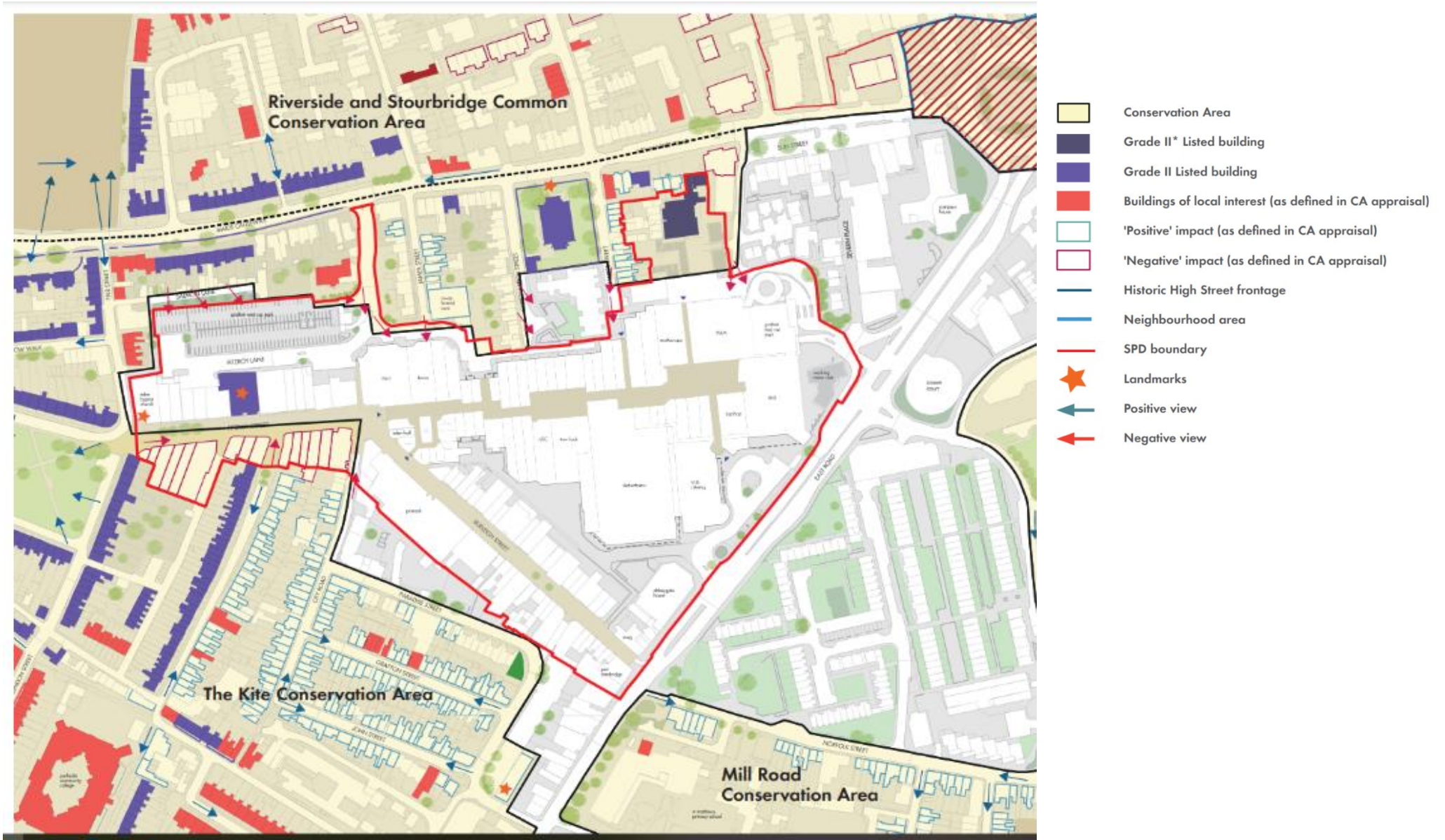
Client  
**WAPG**  
 Project  
**The Grafton - Life Sciences**  
 Cambridge  
 Drawing Title  
**Site Location Plan**  
 Drawing Status  
**PRELIMINARY**

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**22388-0200**

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## Appendix 2 - Heritage Context



**Appendix 3 – Proposed Area Schedule**

**8.0 Area Schedule**

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PROPOSED AREA										
	LIFE SCIENCES		RETAIL		LEISURE		HOTEL		TOTAL	
	GIA (sqm.)	NIA (sqm.)	GIA (sqm.)	NIA (sqm.)	GIA (sqm.)	NIA (sqm.)	GIA (sqm.)	NIA (sqm.)	GIA (sqm.)	NIA (sqm.)
Basement	987								987	
Ground Floor	14,509	9,737	6,408	5,406	1,709 (cinema)	1,196	412		23,038	16,339
First Floor	11,049	8,987	3,831	3,314	1,709 (cinema)	1,196	688		17,277	13,497
Second Floor	8,077	6,802	180	126	1,780 (gym)	1,246	621		10,658	8,174
Third Floor	7,175	5,960					621		7,796	5,960
Fourth Floor	4,933	3,923					621		5,554	3,923
Fifth Floor	293						621		914	
Sixth Floor							621		621	
Seventh Floor							397		397	
<b>TOTAL (sqm.)</b>	<b>48,203</b>	<b>35,409</b>	<b>10,419</b>	<b>8,846</b>	<b>5,198</b>	<b>3,638</b>	<b>4,602</b>		<b>67,242</b>	<b>47,893</b>
<b>TOTAL (sqft.)</b>	<b>506,062</b>	<b>381,072</b>	<b>112,129</b>	<b>95,201</b>	<b>55,951</b>	<b>39,159</b>	<b>49,527</b>		<b>723,787</b>	<b>515,516</b>

NOTES:

- 120 hotel bedrooms in hotel
- New retail areas excludes new access to car park and cinema
- Areas do not include existing residential, cinema, gym or car parking
- Life Science Mall is not included in table (2,548sqm)
- As per GAs revision 02 issued 03.03.23