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Toby Williams

So good morning everyone. My name is Toby Williams. I'm the development and compliance manager for the East team, part of the Joint Planning Service and the Chair of this meeting. I'd like to welcome you all to today's briefing for the Grafton Centre. This briefing allows counsellors to see and understand and emerging proposal precise Life Sciences led application for the Grafton Centre. Including its repurposing from a solely retail and leisure destination to a mix of life sciences, hotel and retail and leisure, including substantial works to public realm.

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Toby Williams

The summary details of the proposal and the site constraints have been set out in the briefing note attached to the team's invitation by the Council's case Officer, Michael Hammond. Michael just gonna say hello to those who are present, who may not know you.

0:1:5.220 --> 0:1:18.400

Michael Hammond

Hi, I'm Michael Hammond. I'm a principal planner at the greater Cambridgeshire Planning service and I've been dealing with the pre application enquiries for the site. And if and when it becomes an application, it will most likely become my case as well. Thank you.

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Toby Williams

Right. Thanks Michael. So briefing will be led by Bidwells on behalf of the Applicant, Pioneer Group Limited and their appointed consultants and will be structured within 20 to 30 minute slot.

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Toby Williams

A presentation followed by a 20 to 30 minute slot for questions and a moment I'll ask the developer team to introduce themselves. But first housekeeping. This meeting is being recorded and councillor should treat the meeting as a public meeting. The meeting is specifically for councillors, albeit members of the public are entitled to listen in to the briefing and details of the meeting can be subject to Freedom of Information request or similar.

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Toby Williams

The video recording of the meeting will be posted on the council's YouTube channel.

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Toby Williams

We ask all participants to keep themselves muted and to keep your backgrounds blurred. Unless you're invited to speak. If counsellors would like to ask a question or get the attention of the chair, please raise your virtual hand in teams, we will deal with questions after the presentation has finished.

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Toby Williams

Members of Planning committee should not express an opinion on any aspect of today's presentation, which might give rise to a view that you have a closed mind to the proposal. However, please don't feel stifled in raising issues and concerns that you foresee rising from the proposal to

aid discussion. The recording of the meeting will be available for public viewing for six months from today. OK, if Members could turn off their cameras, please.

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Toby Williams

And Jonathan, I'll turn to your developer team to introduce yourselves. Thank you.

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Jonathan Bainbridge

Thank you, Toby. So just kick off as, as Toby says, my name is Jonathan Bainbridge. I'm a member of the planning team at Bidwells, and we're appointed as the agent for the planning application. And Richard would like to introduce yourself.

0:3:25.680 --> 0:3:35.870

Richard O'Boyle

I'm Richard O'boyle, CEO of Pioneer Group and hugely privileged to be sort of presenting to you all today.

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Jonathan Bainbridge

And Subjit

0:3:39.410 --> 0:3:47.240

Subjit Jassy

Thanks, Jonathan. My name is Subjit I'm a development and asset management director at Pioneer Group and I'm running the Grafton Centre project.

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Jonathan Bainbridge

And John?

0:3:49.660 --> 0:3:57.770

O'Shea, John

Hi, I'm John O'Shea. I'm the centre manager of the Grafton, where I've been since 2017. Prior to that I was the manager of the Grand Arcade.

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Jonathan Bainbridge

Paul.

0:4:0.570 --> 0:4:8.260

Paul Turner

Paul Turner, director at Corstorphine and Wright, who worked with Pioneer Group on many of their assets across the country.

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Andrew Rawlings

Hi, I'm Andrew Rawlings from Mott MacDonald advising on highways and transportation.

0:4:18.660 --> 0:4:22.630

Francis Gaskin

Hi Francis Gaskin from real estate communications. I've been managing the public consultation.

0:4:25.820 --> 0:4:28.530

Amy Robinson

Hi, I'm Amy. I'm a planning consultant at Bidwells.

0:4:37.760 --> 0:4:41.620

Anaida Luis

Morning Anaida Lewis, architectural assistant.

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Richard O'Boyle

So we're a true life science specialist with a 20 year heritage in the sector. We as a business focus on creating ecosystems that essentially help companies accelerate cures for human and planetary health.

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Richard O'Boyle

We are what's known as a vertically integrated, which essentially means we merge and blend both venture building which is in essence helping turn an idea into a business and then we help that business grow and we do that by running both accelerators, programmes, incubators, scale up programmes and so on and so forth are all supported by our internal venture capital fund.

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Richard O'Boyle

We do that, through, emerged that with infrastructure which is not just real estate, which is the part of the topic of conversation today, but also we own and operate our own specialist scientific equipment to support whatever the ecosystem might be in the location.

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Richard O'Boyle

So our approach is actually really unique and how it works in practice. In essence all the pink elements you can see are on the infographic in front of you. That's what we call venture building. That is the various programmes and partnerships that we have which include people like innovateuk where we're the only private company to have a long term contract and relationship with them supporting their IQ.

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Richard O'Boyle

Fund with Spinouts from across the UK. More recently we have a A1A partnership with King's College London where we're building 2 new incubators where we will own and operate down on their South Bank facility.

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Richard O'Boyle

We also run various accelerator programmes and scale up programmes for large pharma, so both are still has to have the and in the next few weeks we'll be announcing another six or seven as well. All that, as I say, is supported by our internal venture capital funds that we manage ourselves.

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Richard O'Boyle

That feeds in to a wider ecosystem approach, whereas a huge amount of activity that we do both in

the local community and the local environment, from a business to business perspective, outreach, stem days and so on and so forth.

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Richard O'Boyle

That nicely feeds into real estate.

0:7:51.20 --> 0:8:6.500

Richard O'Boyle

Where we are currently located in 12 locations across the UK, not just to the Golden Triangle. So I recognise a lot of the headlines are about the Golden Triangle, but there's this much science that goes on outside that's in it.

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Richard O'Boyle

Need that being said, Cambridge is obviously a real hotspot for Life Sciences a whole, which I'm sure you're fully aware of.

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Richard O'Boyle

In total, we have about four more 4,000,000 square feet and we have about across the portfolio about another 4,000,000 square feet of development.

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Richard O'Boyle

But what that means for the Grafton Centre is we are, as a business, we're long term owners and operators. We're not just developers that build lease and then sell. We operate the facility for the long term. We will include all our technologies of business. So from an incubator accelerator, scale up programmes, outreach programmes and what that means is we're long term neighbours for the community. So that's why a lot of lip service can be paid to it, but for us to be truly do mean it.

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Richard O'Boyle

Coupled with something we're quite proud of is the connectivity. In stating the facts, the Grafton Centre is in the town centre, it has got in built communication links. Its where people live and all that can bring in terms of reduced transport journeys and so on to work and what not.

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Richard O'Boyle

What feeds in to a lot of our philosophy is thinking about the climate. I mentioned at the very start. Planetary health. We apply that in everything we do. So I'm hugely proud of the fact that the scheme that we will be presenting to you in a moment retains a huge amount, about 70% roughly. I think for the last count of the embedded carbon within the facility that underpins everything we do, not just from the physical building but also the way you operate it.

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Richard O'Boyle

Well, I'm also really proud of is the design and this is I can't take the plaudits for this. I want, you know, thank the team who've been working on this, but that feeds into real depth of character and the scheme that we have developed and through consultation and conversations with multiple stakeholders is really bringing out that character in the scheme overall.

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Jonathan Bainbridge

Thank you. I know Members will be acutely aware of the site location, but just to reiterate where we're in a really kind of sustainable accessible connected location is Richard neatly summarised there you can see on this diagram the blue line, which is the extent of the ownership and the red line which will be our application boundary. It's important distinction there. And I think just quite uniquely for Cambridge and it's especially in this location, we're not within a conservation area although clearly where we are abutting and close to, and heritage as a key consideration in the approach that we're taking.

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Jonathan Bainbridge

And I think without handover to John.

0:11:4.380 --> 0:11:34.430

O'Shea, John

Thank you, Jonathan. OK, there have been two major factors that have affected retail and retail property in recent years. They are the increasing prevalence of online trade and also COVID. Now everything that was going to happen to retail property and in retail over the next 5 to 8 years is in effect happened in one and that is because of the effect of COVID. What that means is one of the factors that have been caused is that national retailers are now looking at their retail portfolios.

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O'Shea, John

And some are cutting their retail portfolios back by as much as 40%.

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O'Shea, John

You can see that nationally you can see the effect locally, not just at the Grafton Centre, but we'll all be aware that Grand Arcade are changing their plans to include eleven, an element of leisure, and we're all aware that line yards original planning application, which was all retail and restaurant dominant, now includes A proportion of offices looking more locally at the Grafton Centre, 48% of our footage is now vacant, 48% that is massively above the national average.

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O'Shea, John

Many of our stores are siting there are, empty football which is not recovered. And since pre COVID it's currently 12% down on pre COVID levels. But because of the decreasing footfall and because of the lack of the growth opportunities here, more and more stores are telling us that it's not sustainable. At the Grafton Centre. What that means is that centres like the Grafton Centre and there are many across the UK but what it means with regard to the Grafton Centre is that it has to become mixed-use.

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O'Shea, John

It has to become mixed used for two reasons. In particular, one to create jobs for our local economy and two to support the businesses that surround us.

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Paul Turner

OK, now I'll try and explain the scheme in about 15 minutes. So fundamentally there's some big

moves and that's probably what we need to explain and to just get across as part of the session. The scheme itself is it, it is like a big spaceship that's landed, you know, and then every single move that we're gonna be making in in all the sort of the, the, the.

0:13:18.630 --> 0:13:49.490

Paul Turner

The solutions that we're bringing forward is, is to change some of those big things. It's to change the improvement of the public realm in and around the scheme. You know, have a significant amount of greening in it is to open the scheme up. So it responds to the street around it so that you know it's not an inward looking scheme. Part of retail is definitely always about inward looking onto that straight. So that's a big move that we're we're putting forward. And then the other thing is to try and put, right.

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Paul Turner

Some of the problems that the Grafton has caused in terms of its contextuality with the surrounding area and some of our work and it's still ongoing, still working with the planning authority at the moment is to breakdown the bulk and breakdown the sort of the mass of the buildings. But obviously recognising this is a sustainable location and building on some of those other areas. So breaking it down.

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Paul Turner

Doing a whole scale sort of reconsideration as the as part of the proposal so that's the fundamental sort of move that we're making and doing this obviously in a sustainable way. The other thing because we got this big brat block is to try and break down those blocks by penetrating them vertically and horizontally. Now some of the things that we can do, you know we're doing because we've got the ability there within our control, other things.

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Paul Turner

Such as places like where we've got the car park and the like. It's more difficult. So those are things that you know, they're in the future that wants car parking sort of goes backwards. You know, there's the opportunity to be able to do that, but you can see here these green sort of areas are the focuses of the improved sort of public realm. And obviously, those Connexions north to South, they're also one of the key drivers in terms of air design solutions.

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Paul Turner

So you know why? Why life sciences here? So this is at the heart of our sort of, you know, a justification for reuse and repurposing of the building. We think that, you know, retailers previously always pushed out a lot of other uses into sort of a painter areas, though you've got the opportunity with the reprofiling of retail and the resizing specifically of retail that Burnley St and Fitzroy St have all the offer for that sort of.

0:15:41.870 --> 0:16:12.340

Paul Turner

Local community and local offer that's required to function for the people that live in and around it. But you know it's a it's a real sort of key component of us bringing people to work and to live and to have their leisure all in this single sort of offer as part of the sort of the big picture of what we're

trying to do and just to point out there obviously that only 2% of the supply of life sciences actually being achieved in the last.

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Paul Turner

The thought process behind the way that we've structured this development is really clear. We had a really clear brief from the client in terms of you know we want to make sure that this is a project that they could be proud of, a project that hopefully the local area will be proud of in terms of hitting those sustainability agenda items, which clearly is very current. And then looking at the emerging policy that the Council is bringing forward and making sure that we achieve that.

0:16:47.240 --> 0:17:1.550

Paul Turner

And probably exceed that in a in a lot of areas. So these are the sort of the framework that our sustainability consultant has been working around and in putting into part of the process which we will pick up on later. So in a very quick.

0:17:2.630 --> 0:17:32.750

Paul Turner

Quick overview what we're actually trying to bring here is reinforcement of the retail, which is the pink area here on the left hand side and the roots through that we've talked about connecting Burleigh St and Christchurch Street at the top also connecting Fitzroy Lane through into Burleigh, Burleigh St as well. And you have these three components, you have the retail which is you know which are more applicable for today's retail environment in terms of the size of units, yeah, we're trying to take something which is really quite a positive opportunity that sits within this this actual retail asset, the cinema, we got a lot of schemes that we're trying to bring cinemas into. We have it here. The problem is that the offer that sits around it doesn't work particularly well. So as part of this proposal, we are bringing the hotel that I know has previously gone to community and been consented. There's a bit of a sort of reorganisation to be able to put sufficient A3 which sort of works with the drink or food that works with the the leisure offer, and obviously we've also got the existing gym that stays in place. So there are these three components of the life sciences, the retail, leisure, hotel and F&B. In terms of the sort of the vision for the for the place as well as the surrounding area improvements that we're bringing forward. So in terms of space, just to benchmark in terms of what's been concerned, what's what we're bringing forward and what is the incremental increase in any floor area that we're bringing forward.

0:18:41.810 --> 0:18:47.320

Paul Turner

And it's is approximately, 10,000 square metres.

0:18:47.880 --> 0:19:5.750

Paul Turner

Um, in terms of the retail, you know you're still down at 10,000 square metres of retail. You have a significant leisure offer in the middle and then the sort of the chunk of the space then is sitting as life sciences, which is the sort of circa 48,000.

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Paul Turner

But starting with the with back to the principles, the principles here were making sure that this became the heart of graft. And you know the place where people wanted to be and to dwell as well.

So the public realm being one of those key enhancements and the Connexions that are public realm, could offer as part of the scheme, but still obviously trying to retain the existing building and the constraints that we do have on this site, the encouragement of the transport.

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Paul Turner

And the modal shift in terms of encouraging people to walk cycle, you know getting better, better places, I mean they all exist in and around the centre, but they're all slightly confused and quite poorly. The sort of laid out. So there's a lot of movement in terms of we we've looked at and worked really hard to make sure that we've got the correct sort of solutions to encourage that sort of that sort of behaviour.

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Paul Turner

The opening connected, you know we need sufficient spaces in and around for those people to dwell and for those sort of nodal points for key entrances as well to to OfferUp, to the surrounded area, no, to give it a little bit more sort of granularity. That's what we're trying to do, trying to breakdown those, that bulk of the building and then the greening in the you know, making sure that the greening that we bring forward and building those virtually 100%.

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Paul Turner

Concrete or, you know, built environment to really try and work hard on bringing greater number of trees, you know, making sure wherever we can do with greening the roofs and we're going to the highest possible sort of level of.

0:21:3.630 --> 0:21:21.860

Paul Turner

Biodiversity, as well as part of that sort of overall greening strategy and then thinking about a effect in terms of rain or water. We got rain gardens, blue roofs. You know, we're really pushing the limits in terms of what we can do and how we can have a greater impact on.

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Paul Turner

You know the issues that currently exist and that we can improve on. So cycle strategy that we said everything about this scheme is trying to keep it simple. So this is about trying to make sure that you get connexion points for people to use the bikes to come in from each of the areas off each of the cycle networks that are there and there are convenient locations with all the facilities of sharers are like that come with the cycle the cycle provision we have discussed this with Cam cycle.

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Paul Turner

And a lot of feedback has been put into the process and changes have been made through their recommendations as well.

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Paul Turner

So moving on to the landscape, this is a quick flick through. These are the sorts of materials I'm trying to give you a flavour of, the sort of the quality of the spaces that and the materials that we're talking about doing. These are some of the big moves that are talked about. Fitzroy Lane, that's what we've got. There's a three lane Rd, when we setting that, there's always people walking up the road,



so the logical thing is let's put some trees. Let's put a better footpath through to help connect into Fitzroy St.

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Paul Turner

Signed with the back on this northern edge, the Christchurch Lane at the moment the Christchurch the street effectively sits and it's offer is a brick wall with lots of service provisions. What we're trying to do is open that up, make it a better space. Bear in mind this is all blank frontages at the at the lower level you know air proposals are the with the life sciences we can open this building up and we can activate the edges. There are certain constraints that we can't do but from.

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Paul Turner

Prostrate streets point of view. You know, this is a much nicer, more pleasant space. It's less dominated by service vehicles because the sort of servicing that life sciences bring is a much lower level. And that's equally being considered as part of a servicing and strategy plan.

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Paul Turner

And then again Wellington St, when you run along the top side of the scheme, you effectively get blocked from going east to West. You can't. Pedestrians can't run through, where reconfiguring a lot of the car park exit to be able to allow a better cycle, and also pedestrian routes through from east to West.

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Paul Turner

With in Wellington Street car park, it's a service area at the moment that's being changed, so it's responding. This is also active edge from the lower level. You do get the car back above. There's an image later on that you'll see that. So again, every move, every place in and around the building is being is responding to the to the wider area and this is the example of what you've got now and.

0:24:11.800 --> 0:24:17.850

Paul Turner

And where we're sort of moving towards effectively, which is you know, a better provision.

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Paul Turner

Looking forward to East Rd, this is again a big impact.

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Paul Turner

Um, just reminding everybody that sort of the car dominated and bust dominated space that we currently have there all in active frontages along the edge. What we're looking to do is bring forward this, you know, sort of ordering of each of the components within that within that area. So it's part of it. We bringing forward the two sub night works for improved cycle and bus positions. There's the green space.

0:24:53.880 --> 0:25:2.540

Paul Turner

The rain gardens and then the buildings that sit at the back with the public square with one of the entrances into the into the live science and then the recladding, you know, over.

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Paul Turner

Trying to bring the cinema into sort of a more of a modern sort of offer as part of that and this is a sort of feel that you're gonna get down at that street level. It's so different to what was already that's currently there at the moment, feels car dominated where we're trying to make this feel more pedestrian dominated and the buildings are sort of responding.

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Paul Turner

Again, this is another example for reading it big within the space is very green, very different to the space that you currently have.

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Paul Turner

Again, another image there looking showing the ordering of all the various components of East Rd.

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Paul Turner

So on to the architectural response. As I said right at the start of the presentation, the problem with the Grafton is it's all it's all done in one brick. So it's sort of it's underlined the problem and the scale and the size of it that being using one brick. So part of this is working with the LPA. We looked at the variety of materials and we're gonna try and vary the use and the and the sort of the cue of each of the tones of the brick, so it isn't just gonna be all warm, buff colour. There's gonna be various sort of tones which we'll introduce as part of the palette of materials, but again what we're trying to be doing with this, we're trying to give it some, some soul. We're trying to give it some, some character of its own, but responding to the character, that's that, you know, that has its own unique sort of place in terms of.

0:26:39.650 --> 0:27:9.280

Paul Turner

Burleigh, St and and Fitzroy, you know it's more granular. It's smaller unit size as you know. It isn't the Debenhams and the BHS that was there, you know, years ago it has that sort of more local and contextual feel and this is actually one of the key entrances into the space that we're trying to, you know, allow that visibility, allow people to see in and come into the space within the life sciences where we are actually providing sort of community engagement rooms.

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Paul Turner

Give this is the route through from Christchurch St through back into Burleigh Lane, so we've sort of reconnect the retail loop. It's not a dead end. It has a sort of a shopping loop as we call them to make sure that you get those connections, but it it's something the offer is so different to that that's currently there and we believe is really something that this area could cope with in terms of more of these sort of smaller units.

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Paul Turner

Of those, the and the way that it will integrate into the wider life sciences opportunity coming on to the East road, you know something that again we repeated a number of times and the images I'm about to show you are still in development. We've been working with the LPA. So there is the still work to be done in you'll see some of the early stages of the buildings and the way that they're

responding. These were the earlier images, these are where they're starting to move, but there's still more work on this, the breaking down of the blocks.

0:28:22.50 --> 0:28:45.140

Paul Turner

With these buildings it's all about the detail. The detail is where the quality is and we want these buildings to be at the highest level of quality that we can achieve and I think you know as a contrast to those buildings that currently exist, you know it will have a significant change to the offer and the surrounding area.

One of the key components to a good life science destinations are those collaborations spaces. You know, the streets, the malls. You know that sit between each of these blocks now.

0:29:9.710 --> 0:29:14.320

Paul Turner

Going to be introducing sort of green greening within there, your green walls and other sort of biophilia connections that we can that we can integrate with. But it's really to make the spaces inside, as you know, it's exciting as the spaces that we got outside the building. So just to say that we are really focusing on those as well.

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Paul Turner

Point to make that that the incubator unit, this is the, you know, the ecosystem is the starting point of the whole development. You know, it's really, really important this is and this is something which is gonna be delivered as part of that initial phase. So just to give you a feel of of the type of offer that we're doing, the blue is the labs.

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Paul Turner

The brown colour is the sort of the right of spaces.

0:29:59.530 --> 0:30:10.400

Paul Turner

So and then the other thing which we said right at the start, the greening and one of the best untapped sort of areas is actually the roofs that the.

0:30:11.550 --> 0:30:32.360

Paul Turner

The skyline of Cambridge and we just wanted to make sure that the the roofs themselves were equally had that element of greening within them. We didn't want them to be hard, hard spaces. We wanted them to be to make sure that they equally responded to the aspiration to try and green the area.

0:30:33.590 --> 0:30:51.660

Paul Turner

So coming through to the sustainability frame it and I'll come to through this. You know these are the, these are the sort of the considerations that are at the heart of everything that we're doing and we're measuring each of the components of trying to get to that sort of the net 0 carbon position.

0:30:52.490 --> 0:31:3.530

Paul Turner

Um, you know the circular economy element is well embedded within the team. You know, thinking about construction waste to landfill. You know designing out.

0:31:3.680 --> 0:31:16.10

Paul Turner

The deconstructed ability, as some of the components that we're looking at as part of the further design processes that are sort of included within the planning application process and the climate resilience, you know the super efficient buildings, low energy buildings, making sure that wherever we can do you know we recognise that we're trying to reduce the, the energy that these buildings are going to be using.

0:31:37.560 --> 0:32:6.370

Paul Turner

And then on to that, the point about sustainable water management, you know every which way every possible sort of tool that we've got we're using is part of this. This is, you know, this is probably one of the exemplar opportunities of being able to prove you know that we are genuinely thinking of sustainability and making sure that it's integrated into the design process and then the wellbeing and social value. I mean, personally I think this is.

0:32:17.0 --> 0:32:30.850

Paul Turner

The way in which the buildings respond to the surrounding area and the people that interact with that building, yeah, and these and the sort of the green spaces and improvement in biodiversity, absolutely at the heart of everything we're trying to do with this, this scheme.

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Paul Turner

And I think that that brings us to the sort of the summary of the outcome. So Jonathan, on pass you back to this to to conclude.

0:32:41.830 --> 0:32:54.80

Jonathan Bainbridge

Thank you, Paul. So yeah, so I'm going back to the shared objectives as Richard said at the start, kind of reflecting upon kind of the four C's, which we know are kind of the mantra in terms of emerging local plan etcetera.

0:32:54.660 --> 0:33:10.850

Jonathan Bainbridge

And the social mobility outcomes of what we're trying to deliver really sit at the heart of the project. So there will be over 2000 new jobs within the within the building and at least half of those will be available to, to, to people that aren't.

0:33:11.420 --> 0:33:23.660

Jonathan Bainbridge

And don't have a degree qualification. And so whether that's support staff, lab technicians, administration, all of those jobs are don't require a degree.

0:33:24.310 --> 0:33:40.480

Jonathan Bainbridge

But our high skilled and do a command good wages. And so we feel that the economic offer is a real

positive one in terms of the employment creation and obviously coming off the back of that there's the increased footfall and kind of how that helps cement.

0:33:41.180 --> 0:34:0.860

Jonathan Bainbridge

And the new retail offer that we're that that that's really kind of sitting at the heart of the scheme and it's worth just saying that that retail offer is all about value and convenience. So this isn't about creating a competition to the Grand Arcade or other parts of the city. It's about retaining the quality and the spirit of the retail offer that's there today.

0:34:1.940 --> 0:34:9.510

Jonathan Bainbridge

And I think the other thing, just to mention is, as Paul kind of touched on at the end, it's been our clients ambition from day one really to respond to the climate emergency.

0:34:10.170 --> 0:34:40.940

Jonathan Bainbridge

And it's the right thing to do and the substantial increase in in, in greening it's in excess of 600%, albeit from a very low but low baseline, an increase in tree canopy cover and responding to kind of local issues in terms of trying to minimise the potential water consumption from the scheme and really thinking about how we can adopt A fabric first approach to make sure that the building is flexible, has a long term life and.

0:34:41.300 --> 0:34:59.10

Jonathan Bainbridge

And again, as Richard said, right at the very start really being built upon the foundation of repurposing as much of the existing structure as possible. So we just wanted to stretch those two points. And I think that that concludes the presentation and we'd be thrilled to take questions and to try and answer those as best as possible.

0:35:9.90 --> 0:35:25.520

Toby Williams

And at this point, then I'll ask whether any Members have any questions if you could kind of raise your hands and virtually that would be great. See, Martin, you've popped up on screen, have you got an initial question to get us going?

0:35:26.610 --> 0:35:28.720

Cllr Martin Smart (Guest)

Yeah, sure. Why not? Always ask you a question.

0:35:30.220 --> 0:35:37.80

Cllr Martin Smart (Guest)

Thanks for thanks for the presentation. Quite a whirlwind. Um so good luck.

0:35:38.80 --> 0:35:39.860

Cllr Martin Smart (Guest)

Um, there's a lot there.

0:35:41.580 --> 0:35:48.970

Cllr Martin Smart (Guest)

I get the impression in city centres that no one quite knows what they're doing, so hopefully you can get it right in the mix. There's quite a lot of mix there.

0:35:53.150 --> 0:35:57.620

Cllr Martin Smart (Guest)

So I suppose I just wanted to snow mention of housing dwellings.

0:35:58.930 --> 0:36:1.680

Cllr Martin Smart (Guest)

So I presume there's no housing in it.

0:36:2.780 --> 0:36:8.0

Cllr Martin Smart (Guest)

And hopes that whole area used to be housing in the past.

0:36:8.820 --> 0:36:13.320

Cllr Martin Smart (Guest)

Um, you also never mentioned existing dwellings, the flats.

0:36:14.670 --> 0:36:18.410

Cllr Martin Smart (Guest)

Uh. Perhaps if you could talk about that a bit, how it relates to those?

0:36:19.150 --> 0:36:20.380

Cllr Martin Smart (Guest)

Those people living there.

0:36:22.710 --> 0:36:40.420

Cllr Martin Smart (Guest)

This might be a question possibly more for you, so it'll be on offer so I'm not sure, but that area was talked about as being an area where we might develop it. You know, things like having a cycle way on Burleigh St and all those sorts of things. I've not heard anything about that for some time. So I don't know if that's still on the cards, you know.

0:36:44.800 --> 0:37:10.350

Cllr Martin Smart (Guest)

One small point, but in the presentation you showed the various different uses in the development. The diagram was a bit disingenuous cause it seemed to show a smaller proportion for labs, whereas in fact the labs was the overwhelmingly large proportion. I think it was about 48,000 for labs and a few thousand for the other things.

0:37:11.70 --> 0:37:12.750

Cllr Martin Smart (Guest)

So just to be clear on that.

0:37:13.670 --> 0:37:40.940

Cllr Martin Smart (Guest)

And finally, the school across the road St Matthew's primary School was 80% rebuilt in cross laminated timber, which is very sustainable building construction. And I know that really isn't the sort of thing we're talking about today. But as you are on a main road and very accessible, I didn't if you had talked about different sustainable methods of construction like cross laminated timber because the pictures you've shown so far seem to me to indicate.

0:37:41.800 --> 0:37:45.640

Cllr Martin Smart (Guest)

Concrete and steel bricks and more concrete.

0:37:46.410 --> 0:37:51.200

Cllr Martin Smart (Guest)

So just comment on that really that's it for the minute. Thanks Toby.

0:37:58.730 --> 0:38:6.790

Jonathan Bainbridge

Thank you. Yeah, I'm. I'm gonna take them in a bit of a random order, but I'll. I'll start with the question about the ground floor and the proportion of life science.

0:38:7.470 --> 0:38:37.320

Jonathan Bainbridge

I'm on all the plan that we showed in the proportion of life science. The reason for that councillor is that it was a ground floor plan. Obviously we have different different flows through the building. It's not intentionally there to mislead, but the ground floor is absolutely critical to the project in respect of the points that Paul's making about public realm and any interested time, we didn't want to kind of go through each level in detail. But of course we will make sure that that is absolutely clear when it comes to a planning application. But just.

0:38:36.720 --> 0:39:8.490

Cllr Martin Smart (Guest)

Sorry, I haven't explained myself properly. It was the diagram. There was a diagram which showed square meterage of usage of the development and in the diagram it was like a sort of classic false bar chart cause it showed areas in the diagram for different things and the one it was early on in the presentation and one that showed the square meterage for labs was sort of the same size or smaller than the other but in fact it was 48,000 and the other ones for a few 1000.

0:39:13.250 --> 0:39:28.30

Jonathan Bainbridge

Forgive me. Sorry I misunderstood you. Yeah, that that's fair point. We'll, we'll take that on board. And yeah, the charts in terms of the, there's no kind of, they're not intended to indicate anything at all other than different uses. But we take that point on board. Thank you. Yeah.

0:39:31.900 --> 0:39:57.20

Jonathan Bainbridge

In terms of the housing point kind of going back to your first question and we, you, you're right, we didn't mention the existing housing and we are retaining the vast majority of all of that housing there is one vacant unit currently which sits above the cut through and that is being removed to facilitate the cut through and we need to address policy and we're talking with your officers in terms of the justification for that, and I at the very start we spoke about or I think I flagged the blue line, which extends beyond the red and there is an opportunity to talk about housing within other elements of the ownership of there are no, there is no housing proposed over and above retention of the existing in the scheme. That's before Members today and in terms of the application that's coming forward.

0:40:25.810 --> 0:40:27.360

Jonathan Bainbridge

Just to clarify that point.

0:40:28.440 --> 0:40:30.250

Subjit Jassy

Jonathan, I just like to add that for the Council's benefit on the northern part of the scheme, there's a there are a lot of flats that sit above retail there untouched. One of the points linked to sustainability is to not demolish vast elements of the scheme and so that northern side is untouched because we've got residential up above which we're leaving alone and we highlighted in one of the visuals how we improve the environment around that to the northern edge by making it more people friendly and the other side of the northern edge relates to the Council run car park. And again, that's not being demolished and it stays.

0:41:10.950 --> 0:41:15.230

Jonathan Bainbridge

Paul, would you like to talk about the materials and the point that Councillor Smart made about CLT?

0:41:21.300 --> 0:41:52.850

Paul Turner

Yes, it's part of the process here is we do have to have reasonable sort of loadings and what we're doing is we're actually any of the bits that we are actually taking down at the buildings we're actually reutilised the existing foundations. So some of the big embodied carbon elements are those foundations. And it is a reuse of that. We're also looking at reutilise thing, some of the steelwork to try and pull back into the existing building.

0:41:58.240 --> 0:42:28.880

Paul Turner

It's really difficult always to say in these sorts of meetings, but things like CLT, yeah, for buildings of this type in actual fact, when you when you run the calculations on them in terms of how sustainable they are, they're not particularly that sustainable. So it's more sort of green wash than true sustainable sort of construction techniques. A lot of those savings that we're gonna get and a lot of the sort of the consideration in terms of good building practise is about sort of coordination of each other.

0:42:28.950 --> 0:42:46.690

Paul Turner

Components and a lot of off site manufacture that we'll be looking at bring making sure that the material choices that we are sort of have local sort of outcomes to them. So I suppose the majority of the building that you're seeing is actually the same as what is already there.

0:42:47.810 --> 0:43:1.470

Paul Turner

There's just one significant building that we are changing, which is the knock down and the rebuild of Debenhams. So that is probably the only change to everything else is taking what we've got and working with it.

0:43:2.140 --> 0:43:7.890

Paul Turner

Was very little. There's very little new building going on this. . We have looked at many, many different sort of solutions to this and one of them was to take the building down and actually came through one of the DRP discussions. But you know there's two reasons. The effect of that building process on the wider environments, you know construction, demolition and alike.



0:43:33.990 --> 0:43:52.550

Paul Turner

Um, all the sort of the reuse and repurpose and everywhere, you know, is to repurpose the existing building. So reusing existing steelworker think is a response to your point about CLT, we try and actually in some cases avoid CLT.

0:43:53.750 --> 0:43:54.650

Paul Turner

Because of the distance that some of these components travel and then we're looking at the materials which are as locally sourced as we can do, I.E not from Germany and alike. So we're gonna try and look to source British products.

0:44:14.490 --> 0:44:32.160

Jonathan Bainbridge

And then I think the final question was in relation to Buleigh Street and cycles and we have been engaging councillor with your officers about what we can do in terms of trying to support and improve the quality of the space in Burleigh St and that's ongoing conversation.

0:44:32.810 --> 0:45:2.80

Jonathan Bainbridge

But we are gonna, as we presented through significant investment in the public realm elsewhere throughout the scheme, but we'd like to be part of whatever the project needs to be bring that forward. But we feel that that needs to be a collaborative process with other landowners in the vicinity recognising that we're a substantial landowner and will be, as I say, a key part of our proposal is to increase the footfall at the on Burleigh St to try and benefit the traders that are situated there currently, so that's an ongoing conversation where we're not at the moment. I think you have to question of your officers in terms of what what's happening with that and we'd be very keen to kind of move that conversation forward as well.

0:45:22.490 --> 0:45:51.680

Cllr Martin Smart (Guest)

Yeah, just briefly come back. So I started off with good luck and I mean it, but just to finish to conclude, I think there is a job to be done to convince residents that lab space is correctly positioned in the middle of the city centre like you're planning to do and you know that's up to you really that's your job. But there's an argument as to why these lab space anymore of a problem and say, gymnasiums or whatever, but after all, applicants don't know what to do with these sites that are not now being used so much for retail, but what they are used for is a is a sort of discussion really between.

0:46:6.850 --> 0:46:17.880

Cllr Martin Smart (Guest)

You applicants residents, some with planning officers and planning committees mediating all that. So we need to come to a good conclusion for everybody. Thanks.

0:46:26.20 --> 0:46:45.830

Cllr David Levien (Cambridge City - Trumpington)

Thank you very much and thank you for a really interesting presentation. By the way. I just had a couple of things, probably a bit more mundane than councillor Smart. There's gonna be a lot of cyclists arriving employees on bicycles arriving at this place, and Cambridge is bike thief paradise. So I really would like to see a lot of bicycle parking space and lockable lockers or at least space to add

lockable lockers. I think they'll be really important. Plus a good proper working CCTV system. So that's just a thought. The other thing I'd like to say is that you put up a really nice view of the proposed centre from the East Rd which looked a lot nicer than than the current state of affairs, but it did look a little bit sort of blockish, and I don't know to what extent those designs are just conceptual, but I hope that it actually looks a lot softer than that in reality, because this is a part of a central part of Cambridge. There's a lot of people will be looking at it, going past it and working at it. So I just think you've got an opportunity to make a really nice building. Thank you very much.

0:47:52.60 --> 0:48:2.820

Jonathan Bainbridge

I think some of those were statements, but I don't know, Andrew, whether you wanted to comment about the cycle point in particular in terms of security.

0:48:4.80 --> 0:48:28.850

Andrew Rawlings

Yeah, Jonathan. Yeah, I mean that it's touched on in the presentation we are proposing secure and covered cycle parking areas for the life sciences. And that's not just in one location that's in four locations around the site and that's been deliberately designed so that it catches people coming from different directions and it links into the the existing cycle infrastructure, but also into the cycle routes that we're actually improving around the site.

0:48:38.130 --> 0:49:7.910

Andrew Rawlings

So there's 824 spaces which will be will be secure and they will include lockers and showers and. And we've been in discussions with key stakeholders like Cam Cycle and getting their views on how those are laid out and the best approach for people arriving by bike and we retaining Sheffield stands on around the site. So I think there's about it's about 300 or so spaces for Sheffield stands. Think they're the best sort of outdoor stands available in terms of security, but yes we CCTV coverage is going to be a key part of that. Yeah, I've had bikes stolen off Sheffield stands. I think we probably all have. We cycled around the city. I think it's just one of those problems but yeah, we'll in terms of security, I think that's the best we can do in terms of sort of visitor cycle parking.

0:49:41.760 --> 0:50:2.390

Jonathan Bainbridge

And I think just to add the management of the centre overall and the point Richard made right at the start about Pioneer being here for the long term and being a member of the Community and wanting the space to be as safe and secure as possible. And the overall kind of management of the scheme is really important to the applicant.

0:50:2.860 --> 0:50:14.450

Jonathan Bainbridge

And obviously John's experience of running the Grafton today is it's kind of really invaluable in making sure that we're doing the best we possibly can to improve to the security to minimise anti social behaviour and generally think about kind of how that space is managed over the longer term as well.

0:50:56.220 --> 0:51:0.750

Toby Williams

OK. Thanks, Jenny. You're next on the list to ask question.

0:51:1.450 --> 0:51:21.0

Jenny Gawthrop Wood (Guest)

Um, yeah, so some of my questions being asked. So thanks for that. I just want to make a comment on the facades and the frontage and what it looks like. So on the east road side it what you present is looking very much like a combination of Anglia Ruskin University and the station.

0:51:28.640 --> 0:51:35.950

Jenny Gawthrop Wood (Guest)

Will it be used 12/8 or 24 hours a day. Because if you've got primarily office, use. That's during the day, but you have resident living there, so I just really wanted to you to, I mean, you may have covered this cause I'm sorry I missed the 1st 10 minutes, but it does worry me that it could look a bit bleak. You know, late at night.

0:52:5.680 --> 0:52:13.460

Jenny Gawthrop Wood (Guest)

Because if you move it to 24 hour day that in a way that's better. But people are living there so they don't want noise.

0:52:15.40 --> 0:52:21.340

Jenny Gawthrop Wood (Guest)

However, my questions really are; are you proposing an energy centre for the whole development?

0:52:24.300 --> 0:52:30.70

Jenny Gawthrop Wood (Guest)

What improvements can you make to the residential flat in terms of energy use?

Who will have access to the roof gardens?

0:52:44.650 --> 0:52:54.520

Jenny Gawthrop Wood (Guest)

Drainage and water - Biomedical lab space uses a lot of water.

0:52:55.920 --> 0:52:58.260

Jenny Gawthrop Wood (Guest)

Is the drainage going to be sufficient?

0:53:0.640 --> 0:53:11.730

Jenny Gawthrop Wood (Guest)

And I wondered if you could comment a bit more on the flexibility, because as you say, you know long term, it's possible that lab use won't be what people want, they want something else.

0:53:13.820 --> 0:53:23.120

Jenny Gawthrop Wood (Guest)

Have you got already got interested parties to take the spaces?

0:53:40.980 --> 0:53:43.570

Subjit Jassy

The typical tenant that we're expecting to be here is a low level lab category.

0:53:50.60 --> 0:54:7.90

Subjit Jassy

And it's no more onerous than a school lab. And we said in the past publicly that there are not going to be hosting any animal experiments at all. So that also means we're not gonna have noxious

chemicals coming out of the top. And we're very conscious of the fact that we are next to a neighbourhood.

0:54:8.480 --> 0:54:37.970

Subjit Jassy

And in terms of the hours of use, the principal hours will be normal working hours, but some people run models or experiments overnight and therefore they might come in and might be working late in the evening and be there overnight. It's not, you know, we said there's 2000 people, we don't expect 2000 people to be there 24 hours a day, but we expect there to be some people working into the evening and running experiments overnight.

0:54:38.70 --> 0:54:39.880

Subjit Jassy

So there will be some activity.

0:54:41.80 --> 0:55:5.650

Subjit Jassy

On some of the points made earlier, we've also carried out a security audit as well, so part of the principle of opening up the building and having visibility in and out of the building through glazing and that visibility is to have that natural surveillance and natural security and we also designing out any nooks and crannies where people could linger and there could be anti social behaviour as well so.

0:55:7.300 --> 0:55:29.170

Subjit Jassy

There will be people there, there will be some people there in the evening as well. We don't expect the building to just be blank and dead overnight. We're very, very conscious of energy usage. So it will be lit. There will be some people and activity around the building. All of that will help with natural surveillance and security.

0:55:28.370 --> 0:55:33.700

Richard O'Boyle

At the leisure component for the cinema or the restaurants are all evening uses. State of the office.

0:55:32.660 --> 0:55:39.390

Subjit Jassy

Yeah, yeah. Evenings a weekend uses. Yeah. Sorry. Yeah. Good point, Richard. I didn't. I didn't think of that specifically.

0:55:39.590 --> 0:55:50.640

Subjit Jassy

And then you made a point about the residential and what we can do to help residential. So we're not touching the residential because that's run by a housing association and it's in their ownership.

0:55:50.810 --> 0:56:2.640

Subjit Jassy

And we can't very well impose ourselves and go into other people's flats and just start doing things, is it not our property it and in no more than I could do to your house.

0:56:5.930 --> 0:56:17.220

Richard O'Boyle

But we are doing huge amounts as we touched on in terms of the public realm, the exterior. So the environment there will be in will be you know significantly enhanced to what it is now.

0:56:17.520 --> 0:56:32.270

Subjit Jassy

Yeah, and in the consultation we had with local residents, they were concerned about security and surveillance at night time. So we've already picked up on enhanced CCTV, better lighting, making them feel safe when they walk through that cut through to the streets behind.

0:56:32.920 --> 0:57:4.40

Paul Turner

I think that's the point, that the point that you make, you know, with all of the streets, Wellington, St Napier St, Christchurch, James Street at the moment they all respond to service yards. You know, we're changing that completely that it isn't a service. You are dominated area, natural fact. There's areas around the back of there. We're actually demolishing parts of the building to open up that N route because you have got cycle and pedestrians using that on a regular basis. So you know the wish, the desire.

0:57:4.170 --> 0:57:34.380

Paul Turner

That is a quite an active sort of environment, as any street is in and around there. But we're creating the place to make it feel safe, you know, with buildings responding to it. So I can see your point about, you know, you your devil, if you do, if you devil, if you don't. But it's sort of we're trying to make the visibility onto that space as a primary. I think this life sciences has to respect there is within a residential neighbourhood.

0:57:34.620 --> 0:57:45.560

Paul Turner

You know, in terms of it being a good neighbour, so I think you know, and that will be managed really well through the centre management. It isn't that it's an uncontrolled facility. So I think you know John has worked a lot with residents in the past and we'll sort of carry on doing that through whatever format of offer there is in there.

0:57:57.780 --> 0:58:6.40

Toby Williams

Thanks, Paul. I think there was a question around kind of access to the roof terraces as well that Jenny asked if you could answer that.

Subjit Jassy

So in in the current design, we've got three terraces at the moment. One of them is accessible for all of the users of the building and the other two are private just because of the configuration of where we have lifts and stairs calls etcetera.

0:58:28.350 --> 0:58:31.660

Toby Williams

Right, Jenny, does that answer your questions?

0:58:35.680 --> 0:58:41.900

Jenny Gawthrope Wood (Guest)

Yes, just the one about energy. When there's a central energy centre, things like that.

The water point as well is particularly point, there isn't a central energy centre in that way. It's a, it's a completely in terms of the new build, it's completely electric.

0:58:55.30 --> 0:59:3.760

Jonathan Bainbridge

So you wouldn't have a gas boiler for example as a typical energy centre would and the strategy is to maximise the amount of PV on the roof.

0:59:4.570 --> 0:59:11.330

Jonathan Bainbridge

And we got heat pumps as well to in terms of heating and cooling and water.

0:59:13.50 --> 0:59:41.360

Jonathan Bainbridge

In terms of the water strategy, where we we're required to achieve all 5 premium credits in terms of the local plan and we're doing that and we've got rainwater recycling for at least half of the toilet provision and we're exploring grey water usage as well at the moment. That's something that's ongoing and the landscape terraces, the irrigation will come first from stored rainwater.

0:59:41.710 --> 1:0:12.460

Jonathan Bainbridge

And there's a blue roof as well, and under the scheme to try and reduce the speed of drainage from the site to as close as possible to Greenfield rates, which is a substantial improvement given the scale of the kind of the impermeable surface that exists today. So the kind of SUDS approach, as you would expect, is kind of being taken to kind of dealing with water management. And then I think you raised another point about flexibility, which I don't think we've directly answered as well. I don't know if you just wanted to talk very briefly to that.

1:0:10.550 --> 1:0:39.820

Paul Turner

Yeah, I was gonna answer that one because it it's quite funny. We, you know, we're working on lots of schemes across lots of town and city centres across the. And the question about reusing for different use classifications comes up time and time again. You know, whether it be from office to Resi, resi to employment. You know, I think what I would say this is on a 10 by 10 metre grid. Yeah this building and if we were to be asked to convert this into a residential scheme, for example, it could be very easily done. I think if it started with a residential scheme, it would actually be more difficult to do to do the opposite way around. So I think the natural town centre developments of this type, even though they're dreadful and out of context, you know, and you probably would never build them in a in the current world, they are actually quite flexible buildings that you can use and you can carve up and reuse it. So I think we're quite comfortable, but it is a facility that could be reused and repurposed in the future for whatever format.

1:1:26.410 --> 1:1:39.790

Paul Turner

So I think we're quite comfortable with that and think that you know, but I suppose it most of the building we reusing anyway, so you know it's testament to the original design will bit.

1:1:42.240 --> 1:1:44.600

Subjit Jassy

And one of the principles we've taken on board is that. It's not the new build elements that we're

creating that that could be in future dismantled and recycled as well. So we are thinking about the whole life of the building materials as well, not just what we're doing today.

1:2:0.0 --> 1:2:30.550

Richard O'Boyle

It might be just worth mentioning the residential question. It's something councillor smart mentioned as well. There is at least solid component in the in the structure. That's something that we don't own. It's a long it was a previous owner put in place. What that essentially means, it's a blocker for doing residential by virtue of leasehold and franchisement where you can't have leasehold flats essentially anymore going forward. So we did look and consider residential as a use but unfortunately that is something that we can't play with.

1:2:48.760 --> 1:2:55.690

Cllr Tim Bick (Cambridge City - Market )

I recognise that I'm here as a ward councillor and there is a lot, a lot of effort I think has been put into working with the neighbourhood to get this as good as it can be for them and I, you know, I also say that hasn't finished and that there are still concerns and issues.

1:3:11.440 --> 1:3:13.350

Cllr Tim Bick (Cambridge City - Market )

One question that follows up an earlier one about the steps to increase permeability of the site through the creation of the new through ways.

1:3:23.440 --> 1:3:25.150

Cllr Tim Bick (Cambridge City - Market )

So this this is something that always looked to desirable thing to recreate and one of the mistakes that the original centre had made to sort of abbreviate cut off through ways and they attempt to recreate them. Of course now causes concerns and I think one of those is particularly about anti social behaviour by having potential through ways that, for example, may not achieve the football that you might hope they would, and therefore be places that are out of sight and prone to anti social behaviour, of which there is quite a lot in that area. I mean, I heard you refer to things like CCTV and so on, which is kind of like the button that we all push in situations like this, but for residents around the area who feel cut off from the incidents of anti social behaviour in the commercial area. There is an obvious fear that that the increased permeability will expose them to it and I really think that that conversation hasn't been played through yet to the fullest extent and I know there's a an opportunity later today actually to take that forward a bit. But I do. I do think it's a really important issue. I think it's more complicated. I understand they won't be public highway, as I understand it. And so how they are managed is something that is a little bit of a conundrum to representatives like counsellors, and so I just want to sort of put that on the table as something that that needs. I think a bit more attention.

1:5:24.680 --> 1:5:47.50

Cllr Tim Bick (Cambridge City - Market )

Um, the other point I wanted to push on a little bit is the reference to the street infrastructure in Burleigh St and Fitzroy St the focus again seems to be all about the building that is the Grafton Centre and I just feel that we should not accept the adequacy of the of the infrastructure in the streets in Fitzroy and Burleigh St even in today's scenario. But when we graft onto that 2000 jobs then that's going to become much more acute and really, yes, collaboration is always desirable. But I mean I think that the leading role really comes from the developer in this situation to invest in the

streets around at Burleigh St and Fitzroy St to ensure that they meet the rather complicated needs that there are upon them which will increase in terms of access to those jobs.

1:6:38.110 --> 1:6:45.200

Cllr Tim Bick (Cambridge City - Market )

And the Third Point, which probably less of an immediate neighbourhood concern, but reference has been made to water.

1:6:46.170 --> 1:6:51.750

Cllr Tim Bick (Cambridge City - Market )

I had and I couldn't quite understand the bottom line here, so let me ask the question about the bottom line.

1:6:53.280 --> 1:6:56.170

Cllr Tim Bick (Cambridge City - Market )

What is the net impact on water take?

1:6:57.450 --> 1:7:3.490

Cllr Tim Bick (Cambridge City - Market )

From this development, it seems to me that shops probably don't use very much water.

1:7:4.840 --> 1:7:16.490

Cllr Tim Bick (Cambridge City - Market )

But laboratories, there's a sense that they do, or they can do So what are we looking at in terms of the current baseline about use of water?

1:7:20.810 --> 1:7:25.540

Jonathan Bainbridge

Thank you. I'll take those questions backwards. I think what point is an important one.

1:7:26.580 --> 1:7:55.510

Jonathan Bainbridge

And the answer to the question is that we're doing work at the moment to be able to answer the question in the level of detail that's necessary to be able to reassure the authority that the impact wouldn't be an unacceptable one. I think you're right to say that labs can use substantial amounts of water, but they can also be very well designed so that they don't. And so we've got to demonstrate that that's the case in terms of how the water system is managed within the building.

1:8:0.980 --> 1:8:18.720

Jonathan Bainbridge

And we've also got a position at the moment where there is a potential for, I think you're right, say councillor, that the retail environment, but it's obviously excluding the food and beverage which which would take separately the retail environment is basically some toilets and some basins in effect which have a low uses but it's class E

1:8:26.810 --> 1:8:56.200

Jonathan Bainbridge

And so the potential usage within that retained class E use class could be substantially higher than it is today. So just in terms of how we think about that and you don't need planning permission because there's no change of use. So for example, you could convert the centre to a gym, install A substantial amount of showers that would be in use 24 hours a day or a substantial part of the day, I



should say. And your water usage would go up substantially. So we're trying to, we haven't got the full picture yet.

1:8:56.620 --> 1:9:3.490

Jonathan Bainbridge

And where we're working to establish it quickly because it's a key issue and it's becoming more and more important locally.

1:9:4.40 --> 1:9:19.680

Jonathan Bainbridge

And officers as well are asking those questions of us and we haven't given them a direct answer on that yet. So we're working to kind of construct an overall position in respect of water management and water usage.

1:9:21.90 --> 1:9:26.480

Jonathan Bainbridge

And hopefully that answers that point for the moment. Anyway, it doesn't answer it, but it showed we're thinking about the answer.

1:9:27.0 --> 1:9:51.690

Jonathan Bainbridge

On Burleigh St and Fitzroy St we just need to be very clear I feel that that we don't own that land and we have no control over it whatsoever and we are having a conversation with officers about how we can help shape that. But it would be very challenging for us to unilaterally implement improvements within those spaces and the question was asked of officers about kind of what is the ambition of the City Council in terms of those spaces and how can we be a part of that along with other major landowners in the area who will benefit from an enhanced public realm. And we've got to think about that in the context of the investment, the millions of pounds of investment that would be going into public realm, that is within our ownership that we can deliver and that we can deliver on day one and that the City Council can control.

1:10:22.660 --> 1:10:34.350

Jonathan Bainbridge

So we're not saying that that we're not willing to talk. We do want to talk about it. But at the moment we don't have an answer to that because it does require partnership and collaboration and we'd like to help facilitate it.

1:10:35.320 --> 1:11:5.460

Jonathan Bainbridge

And clearly we are a major land owner and then we will have an impact and we want to, we want to be a neighbour for the long term and be a member of the Community for a long term. So it's in their interest to be part of that conversation. But I think we need to take that offline with officers and get to a position in terms of understanding what this Council's position is and then we can help facilitate and respond to that. I think in further detail that said, we have presented A scheme of what we think that space could look like, but it's not possible for us to implement that because it's not our land.

1:11:9.950 --> 1:11:39.560

Toby Williams

Thanks, Jonathan. I mean I think just to be clear though, just because it's not your land doesn't mean that we couldn't secure contributions towards an environmental improvement scheme along those

two streets. And that has been done in the past and been facilitated by this major development in the area. So Michael Hammond is leading on this particular theme with the Council streets and open spaces team and others, so again can't categorically answer the question, but I think it will be. It will be addressed in due course.

1:11:48.420 --> 1:12:6.390

Richard O'Boyle

I think it's fair to say it's working progress and we fully agree with those sort of comments. I think what we can say that of what we do control now our ambition is quite high in terms of the public realm and the amount of money, time and effort we're putting into that is sets hopefully quite a high bar for other areas to follow.

1:12:8.180 --> 1:12:38.830

Cllr Tim Bick (Cambridge City - Market )

Yeah. If I could just comment on that point. I mean, I I'm humbled by what Toby just said, but I just think the language is saying something else. If you if you're trying to draw a line around what you control and what you don't control, then we're back into the turn into the that concept of the spaceship landing and it looking after itself and being inwards. I mean it would be better to recognise that there is a big contribution to be made and it it's sure you don't control it.

1:12:38.920 --> 1:12:51.80

Cllr Tim Bick (Cambridge City - Market )

And I don't think we want you to control it, but we do want you to fund what is necessary to make it sustainable with this new development. But I mean, I think I'm just saying what Toby said in another perhaps more aggressive way.

1:12:51.440 --> 1:13:3.440

Jonathan Bainbridge

We don't disagree with that at all. And my point about ownership wasn't to say that we absolving was kind of any kind of we want to have that conversation, but we have we need to take that offline with offices and then we'll come back with the position.

1:13:3.960 --> 1:13:4.310

Cllr Tim Bick (Cambridge City - Market )

Okay.

1:13:4.160 --> 1:13:10.740

Andrew Rawlings

I think I mean it just worth saying that you know that the East Road works themselves that would that work that were worked up as part of the previously consented grafting hotels being mean, that's a big piece of infrastructure improvements on East Road, which you know is arguably it, adjoins the site, but it's a very much a piece of infrastructure that the whole of Cambridge drives through all or cycles through or takes the bus to sites that's I think it's about £1.5 million worth of work just on that one. You know, strategic route and we're doing other things such as you know as in the presentation putting up footway on Fitzroy Lane, which is it adjoins the site, but it's looking beyond the sort of the immediate ownership of the Grafton Centre and looking to improve public highway land that is.

1:14:8.970 --> 1:14:18.50

Andrew Rawlings

That is, you know, arguably outside of the of the immediate environment of the the Grafton Centre,

but also looking trying to grapple with some really quite tricky, you know, public realm areas that at the moment just don't work at all if you walk or you cycle around there. We're trying to activate those and to repair, linkages particularly you have East, West, across the northern part of the site and making some significant moves in terms of rationalising the entry exit lanes to the multi Storey car park to actually provide a proper cycle and footway link through to East Road. So I think there's a lot of there's a lot that the development is doing but yeah totally getting your points on Fitzroy St and Burleigh Street

1:15:4.400 --> 1:15:23.360

Toby Williams

Okay I'm conscious of time, so Jonathan, if you could kind of address the other points relatively efficiently that Tom's that Tim's asked and that I see Katie Thornbury's also got a hand up as well. So over to you on those those other points please.

1:15:22.920 --> 1:15:29.930

O'Shea, John

John's you. Do you want me to pick up the points that Tim was making on anti social behaviour and impact on residents that alright?

1:15:30.330 --> 1:15:31.100

Jonathan Bainbridge

Perfect.

1:15:31.210 --> 1:15:31.710

O'Shea, John

OK.

1:15:33.350 --> 1:16:3.480

O'Shea, John

You're right the first button that gets pushed his CCTV, I have to say that as part of the cost plan for this development a new CCTV system is planned for, which is good because we are aware of nooks and crannies around the sensor already that we need to have better coverage on. I think coming back to David's previous point as well, we're also very aware and I know subjects made this point previously with regards to areas of lighting that need to improve in addition and we've had that feedback from various different consultation events we have another one after this evening, which we're looking forward to with our local residents. I think the other thing Tim and I know you and I have discussed this before, is that you're right. This is just the beginning. This is the start of the communication process. It will be very important for us to continually liaise with local residents. You and I know that from, you know, our experiences back in 2017 on the previous development. But this is just the beginning of those communications and what I would say is that what we've managed to achieve here, certainly from a retail crime perspective, is that if you were to go and talk to sergeants within the police, I'm sure they will back up the fact that we have been very proficient and good at encouraging others to tackle retail crime. We also work well with agencies such as came back and also with people like Cambridge St Aid as well. So you're absolutely right, it is a hugely important point. But I think with the relationships that we've already established with those.

1:17:4.970 --> 1:17:13.80

O'Shea, John

I'm engaging with closer relationships with our residents, I think we can tackle that and manage that and it's something that we can keep more counsellors up to date on to.

1:17:27.900 --> 1:17:31.830

Toby Williams

Okay great. Thank you. And Katie, you're next.

1:17:33.730 --> 1:18:2.160

Cllr Katie Thornburrow (Cambridge City - Petersfield)

Sorry I was a bit late. I'm sorry. So if these points have been covered already, I can just pick them up with Toby later. So one is I'd like to know whether you're thinking about doing any affordable office or lab spaces to support start-ups. It's not something we. It's something we're considering in the emerging local plan, but it's not something we can ask for. But I think it's a could be I know it's happening elsewhere.

1:18:3.680 --> 1:18:20.580

Cllr Katie Thornburrow (Cambridge City - Petersfield)

Also in this location, there's already in the current social provision, which is important. There is, for example, there's some hot desking spaces, some youth spaces, table tennis, all those going to be kept or even improved.

1:18:25.320 --> 1:18:44.450

Cllr Katie Thornburrow (Cambridge City - Petersfield)

Those are my two questions and there's just two points I really hope that there could be some low key skateboarding opportunities in any new landscaping, which enhances the public realm and also the previous hotel scheme included financial help for street trees on East Road, and that's something that's I would I think it's important that we'd look to ensure that some retained. Thank you.

1:18:57.880 --> 1:19:11.140

Jonathan Bainbridge

The street trees from the hotel scheme are within the application and will add to it. So there is an up lift in terms of canopy cover overall. That's important to us.

1:19:12.650 --> 1:19:19.920

Jonathan Bainbridge

The Affordable lab space. We have an incubator unit which is effectively a below market rent space in some cases free and to encourage spinout spinouts and to encourage businesses to start up and some will fail. Some will grow in the idea being that the sensor has the basis elsewhere once they grow to a level where they're commercially viable to be able to kind of contribute and as a business would and part of part of the concept is about having a mix of tenants from established companies to new start-ups so that the that the interaction and the community and this kind of shared knowledge is really fundamental subject which I don't know if you wanted to cause add very quickly to that.

1:20:6.50 --> 1:20:30.120

Richard O'Boyle

Yeah, I mean, it's a 3000 square metres of 30,000 square feet facility, which we will own and operate ourselves. So it's our internal teams will run both incubator facilities, specialist equipment that sits alongside that, but also the various accelerator programmes and scale up programmes to help support and they're gross. So that's an important part of our pioneer groups DNA.

1:20:31.540 --> 1:20:36.240

Jonathan Bainbridge

Thank you. On the landscape, when the skateboarding point, I think we we've been engaging with

officers in terms of what the landscaping looks like and obviously today some comments have come out about how that landscape needs to or how it, how it can be designed to discourage and prevent unsocial behaviour. I think that's a conversation we need to take offline with offices just to talk that through.

1:20:54.710 --> 1:21:23.830

Jonathan Bainbridge

And in in terms of social provision. One of the key parts of our kind of community outreach as a result of this scheme is a is a long term permanent home for the Cambridge Science Centre and the and a local stem offer is really vital to trying to bring more of the community into the world of science and tech and life sciences and to as I say contribute to the local population, local young people in terms of education and the meanwhile, space is currently in the Grafton Centre. Are there on or there on a rent free basis and they're there principally because of the level of vacancy which is I think the number of head was about 40%?

1:21:42.940 --> 1:21:43.550

O'Shea, John

48%.

1:21:43.210 --> 1:22:9.920

Jonathan Bainbridge

48. Thank you, John. So nearly half of that space is vacant. And so they're just on a meanwhile basis and we don't at the moment we don't have any provision for relocating the table tennis and we're looking to understand kind of what the demand is locally and what alternative facilities there. And we're doing some work on that in the background. But yeah, as I say, our kind of long term home for the Cambridge Science Centre is a real important component the scheme and hopefully that kind of helps offset any impact there is as a result of meanwhile uses ending.

1:22:18.610 --> 1:22:49.800

Subjit Jassy

Also like to add that and that's at one end of the spectrum, the Cambridge Science Centre. There's been very successful having them in the scheme at the moment and we've already presented some of these plans for them to show them where they could go at the other end of the scale. We've been talking very loosely with Anglia Ruskin University. They were interested in the incubator and trying to do something with us in the incubator as well. So I guess that students can come out and then go and have that bridge between academia and commerce as well and we can be part of that bridge.

1:22:53.390 --> 1:23:23.260

Richard O'Boyle

Yeah, it's also worth mentioning. Some of them are not all sort of the scientists are high sort of jobs. It's also the technicians um and some of the support staff. So it's about, I know we've made the point earlier on today and the presentation. The other thing I was going to mention is actually it's something we do across multiple sites actually is the STEM outreach days with the local schools and so on. This is about getting people interested in the sector, the life science sector. Again, you don't have to be a scientist. You can be a technician.

1:23:24.340 --> 1:23:31.510

Richard O'Boyle

I'll keep on reinforcing that point, but that's something that we will be looking to continue and do in in graft and repurposed or reimaged.

1:23:32.630 --> 1:23:40.700

Subjit Jassy

And that also includes reaching out to a diverse audience as well. So something appealing to young girls or different ethnic groups as well.

1:23:41.980 --> 1:23:58.990

Toby Williams

OK. Thank you. I think there was one of the point that Katie made around contributions to off site trees. Jonathan, can you take can you take that away, maybe confirm that set separately after this? Yeah, yeah.

1:24:0.720 --> 1:24:1.90

Toby Williams

Yeah.

1:23:56.530 --> 1:24:1.960

Jonathan Bainbridge

Sorry, Tobby. Yeah, absolutely. We we're retaining and enhancing that that requirement, yeah.

1:24:16.130 --> 1:24:17.790

Will

I'm just a member of the public.

1:24:19.920 --> 1:24:24.950

Toby Williams

Jonathan, are you? I mean, we've got 3 minutes. Are you happy to entertain a question from a member of the public?

1:24:26.400 --> 1:24:26.770

Toby Williams

Yeah.

1:24:25.580 --> 1:24:27.470

Jonathan Bainbridge

Of course. Yeah, of course we, yeah.

1:24:28.90 --> 1:24:28.700

Toby Williams

Go on then.

1:24:27.860 --> 1:24:35.800

Will

OK. It's just a real quick one and it's just for my knowledge cause I'm a relative newbie in looking at development process things so.

1:24:37.410 --> 1:24:43.490

Will

You mentioned that Pioneer Group has four million square feet of development going on around the country.

1:24:44.390 --> 1:24:54.80

Will

And I wondered how many of those feet are in Cambridge and also how big is this project? How big is that represented in square feet?

1:24:54.860 --> 1:25:1.400

Will

And the second part of the question, is there such a thing as a Community infrastructure levy for things like this in Cambridge?

1:25:4.30 --> 1:25:9.820

Jonathan Bainbridge

How do you wanna take that last point? And then maybe Richard can come into the talking about Pioneer?

1:25:10.360 --> 1:25:10.700

Toby Williams

Yeah.

1:25:11.410 --> 1:25:14.940

Toby Williams

Yeah, I mean the straight forward answer is that we don't have community infrastructure levy for Cambridge at the moment.

1:25:21.350 --> 1:25:25.930

Toby Williams

Whether we do it in the future, I think is a decision.

1:25:26.880 --> 1:25:29.750

Toby Williams

And that needs to be made by politicians and lead director for planning but the picture nationally is that still may what may well change.

1:25:42.170 --> 1:25:48.520

Toby Williams

Going forward, so the answer is simple. Answer is no will. But that doesn't mean that we can't collect.

1:25:52.350 --> 1:25:52.580

Will

Yeah.

1:25:48.720 --> 1:25:53.550

Toby Williams

And contributions through section 106 agreements for Community provisions, environmental improvements, etcetera.

1:26:0.260 --> 1:26:0.600

Will

OK.

1:26:2.590 --> 1:26:21.470

Richard O'Boyle

Yeah. And in terms of planning group, that 4,000,000 square feet are currently in Cambridge. And though none of that time square footage is within Cambridge is across the country from litre, the

South Coast right up to sort of Edinburgh up in Scotland and everywhere in between. Hopefully that answers the question was there a second limb to it or violent?

1:26:20.740 --> 1:26:25.270

Will

It was just it was how much? How many square feet does this project represent?

1:26:37.190 --> 1:26:37.450

Will

Yeah.

1:26:26.690 --> 1:26:45.90

Jonathan Bainbridge

So the entire square meterage is about 808088 thousand square metres, but a significant proportion of that is the existing development, so the increase is about 10,000 square metres in square feet. I think 88,000 square metres is a just shy of 1,000,000 square feet, I think.

1:26:46.620 --> 1:26:46.980

Will

OK.

1:26:46.760 --> 1:26:49.270

Richard O'Boyle

it's times by 10 roughly.

1:26:49.440 --> 1:26:50.10

Subjit Jassy

Roughly.

1:26:50.550 --> 1:26:50.880

Toby Williams

Yeah.

1:27:8.100 --> 1:27:8.320

Will

Yep.

1:27:9.120 --> 1:27:9.430

Will

Thank you.

1:26:52.390 --> 1:27:21.40

Toby Williams

Great. And I think I think it's part of your presentation, those other locations that Pioneer operate are with are within that presentation. So will you be able to go back and look at the recording and see where those locations are, if you're interested? Great. We're bang on 11:00, o'clock. So just to say thank you to everyone for attending, I think it's been a really useful discussion and this is being recorded. So if counsellors haven't been able to make this particular briefing. Then they will be able to. Michael, it may well be worth circulating the link to the recording and to counsellors more widely. And thank you all for attending and see some of you soon.