

Transcript

2 September 2024, 01:02pm

□ **Nick Yager** started transcription



Toby Williams 0:19

No. OK, great. Well, the briefing by the developers is due to last round an hour and a half. We'll see where we go. The purpose of the briefing is to advise members of a forthcoming hybrid application for flexible E Class uses B2 which is general industrial, BA storage and distribution and sewage generous with detailed permission for 2 units. And an outline permission as well for mid tech.

Naomi, you've got your hand up.



Cllr Naomi Bennett (Cambridge City - Abbey) 0:59

Yes, I just realised if I forgotten to declare I also sit on strategy and resources where this item has been discussed.



Toby Williams 1:08

OK. Thanks, Naomi.



Cllr Naomi Bennett (Cambridge City - Abbey) 1:08

I do not believe my discretion is affected.



Toby Williams 1:11

No absolutely not.

And so there, there, there was a briefing note that was sent around by the case Officer Nick Yager. Nick, do you want to just kind of say hello to everyone so people can put a name to face?



Nick Yager 1:27

Hello everyone I am the case officer, Nick Yager, principal planning officer.



Toby Williams 1:31

Great. OK. So I will assume most people have read the briefing note. So this is a pre application briefing.

The actual application, when it's made will be determined by planning committee. All councillors are invited to attend and take part in this pre application developer presentation.

The purpose of the meeting is to allow developers an early opportunity to present proposals, future planning applications to elected members of the Council.

It allows councillors to feed into the process at an early stage and raise any questions or concerns that can then be addressed by the developer prior to a formal planning application being made. So, we would encourage Members to ask lots of questions and find out more about the application and raise issues whilst the meetings will be held in public, they do not form part of the formal decision-making process. So the format of the briefing today will be in shortly. I will hand over to the developer for a presentation of up to 30 minutes and then we'll have an opportunity for Members to ask questions, raise issues, seek clarification, etc. We'll have around 40 minutes to do that during that part of the meeting. It's important that councillors who may ultimately make the decision on any subsequent planning application do not feel and duly constrained by what they can ask or raise. However, you should avoid expressing views that might give any appearance that you are approaching the proposal with a closed mind. The discussion should not be used for negotiations with the developer, and these can take place separately with officers.

If there are members of public joining us today and please, can you refrain from entering into a discussion at the meeting, there will be an opportunity through the applicants, reach out stakeholder engagement process to contribute into the scheme, and then towards the end. Once we've had those questions, we'll have just a short period of summing up, which I will do. As I said, the meeting is being recorded. It's FOIable and without further ado I will hand over to the developers to introduce their team and the scheme.

C **conf1** 4:12

Perfect. Thank you, Toby. So just to.

Give a brief introduction. My name is Robin Means associate director at Wrenbridge and the project manager for the Mercers Row redevelopment. In the room with me is my colleague Harry, who's the director here and is the development manager for the project. So just to give everyone a quick run through introduction to the team, I'll go down on my list.

We've got Paul and Max from Allies and Morrison, who are our architects, who will be leading the presentation today. We've got Alex Comrie from Stantec landscape who will be giving us a pitch on the landscape proposals. Lyndon Gill from Stantec, who is our lead planning consultant. We've also got Alice being on the call, who is representing the Fierra real estate, who are our funding partner for the development.

So, apologies, I've missed everyone. A lot of people on the call. So Max Paul, I will hand over to you guys, I suppose just to take us through your presentation.

M **Max (Allies and Morrison)** 5:36

Great. Thank you very much. Thanks all for giving us this opportunity.

So we're going to talk for around 2025 minutes and then Alex will.

Talk about the landscape towards the end.

Just for efficiency, we're doing it that way round, so we don't have to hand over multiple times. Landscape's pretty central. So it's an important part.

Right. Can you see am I showing the right screen? Can you see my screen? Brilliant.

 **Toby Williams** 6:09

That's there. Thank you. Yeah.

M **Max (Allies and Morrison)** 6:15

So the site location no doubt you know it well, it's really a place of contrasts between the Mercers, Road industrial area and the openness and the green nature of Stourbridge common. Here you can see.

That relationship in in policy terms, the site itself to protect protected industrial site, but outside that we have the establish common which is Greenbelt. It's a city wildlife country, wildlife and local nature, local nature reserve. It's a conservation area. And there's some really, interesting ecology, and it's protected open space as well. So I mean it's a very, lush and green and open and well used space as you all know.

And that contrasts quite significantly with the space, with the site itself, which obviously is an important employment site. But in terms of the kind of quality of public realm very much harder, dominated by hard surfaces.

And industrial, utilitarian buildings and vehicles and roads this the surrounding character contrasted really with the openness and the green Commons outside the site.

There are a few notable features nearby. Obviously the railway, but also the Leopard Chapel which is on Newmarket Rd near the bridge and there are some views available on Newmarket Rd with the Leopard Chapel in the foreground which we'll talk you through later on.

And also, the kind of the relationship with Stourbridge Common, which is really, really important and how the building appears behind those trees. What we've done is structured this presentation and our ideas really around nine key themes. I guess I'll. I'll draw your attention to one or two of them. One is this building appearance. Should the build, how much should the building be seen? Will the building be seen? How much should it be screened? How much will it be screened and we're very keen to enjoy, really the appearance, appearance, the layered.

That the building might offer against the backdrop of trees and tree line of Stourbridge common and also to the idea of introducing a lot of green as much green infrastructure as possible and making it an enjoyable environment and a safe and environment, and one that feels safe to be in and pleasurable to be in while maintaining those industrial uses and that that that the good growth that can rely on. Also, we've thought very hard about how to make this project inherently sustainable, so the principles of the building design.

The relationship of the orientation, the form, all of that is with a view to ensuring the building in its form can fundamentally be sustainable.

And low carbon building and project. The first theme is this idea of enabling change enabling sustainable change.

Here you have the lease expiry dates and you can see in green the upcoming ones and the intention is as Toby mentioned to submit a hybrid application. So one that allows the earliest phase which is available now and actually vacant already and enabling works have already or that some of the demolition has been carried out already, that phase to come forward as a detailed application now or soon and then phase two which includes which includes a number of other plots on Mercers Road and which will be available, some of which will be available soon to come forward as a next phase.

And part of the idea is that this might enable and encourage a wider, changes and improvements and enhancements, particularly if the public realm and also if the way the buildings relate to the street, that's a very important theme of in terms of creating a strong street scene, which will come on to in a moment, one of our ideas is to really root this development as much as it can really in the in the history of the site and this special part of Cambridge, it's, as you know, Sandwiched really between the river and a key artery into the city. And in a part of Cambridge, which was always a more of a working an industrial part of Cambridge and also laterally then, with the introduction of the railway.

It's become in a way, a node between these three major pieces of railway infrastructure. Which it still is today, so it's still very much dominated by its relationship to Newmarket roads, the railway and the river and alongside Stourbridge, common and the other element that looking back that we're really keen to, understand and allow to influence our thinking really around the site is the Stourbridge fair which I think it's actually upcoming the event in September to market the fair. At the Leopard Chapel and it was obviously at its time an incredibly active and lively coming together of all sorts of trades and industries, and notable members of

Scholars at Cambridge, also including Newton, purchased items there. I think he purchases prisons apparently at the fair. It was a temporary event, and we were quite interested really in how that it has influenced and shaped the site today.

Subsequently, industrial uses arrived its kind of its trade and employment character remained, but many of the buildings were temporary or the structures were temporary and just. If you hold in your mind these tent-like structures, you might find some echo in the designs of the buildings that we've come forward with later on in the presentation.

So as I say after the after Stourbridge Fair kind of lost it's a momentum that the site largely was taken over by industrial uses, including brickworks on and around the site numerous brick works and tile works.

And there was significant excavations as part of that, which have obviously led to the kind of reservoirs water, the bodies of water near the site as well the railway, the arrival of railway quite important junction into Cambridge and the gas works which were further at the Tesco site further along. But here interesting you can see the kind of excavations and as part of the brick works there, but subsequently many of the nearby streets or areas were redeveloped for residential, so there is at this moment in that the kind of as the in the site today.

A mixture of uses both residential employment uses and residential uses, and I think it's an important aspect which would come on to later. One of the things that we've explored through the pre-app process quite a bit is the potential for a wider connection.

From the site into Stourbridge Common now this is not part of our application, it's something that we would that the application will allow for in the future. Should the Council and the Stourbridge Common nature reserve want to bring that forward as a as an opportunity, but there is an potential opportunity to correct connect the river path that takes all the way into the centre of Cambridge and to Cambridge North and to Fen Ditton to connect that into the site. The end and transform the site from a dead end, transform Mercer's Road from a dead end to a natural to a potential through route into the common. But as I said, that's not part of this application, but it's something that we're allowing for in the future. We just wanted to touch on and know this may well come up later in a bit more detail, but we want to touch on

potential uses and one of the things that we've been thinking about quite a lot is scale and types of uses.

And how those might be distributed on the site?

So we're looking really to create a diversity in scale and type to allow a wide range of users and employers.

To occupy those spaces so from 7000 square foot or possibly even smaller, it would allow for kind of accelerators and make a space and incubator kind of spaces and workshops and so on. And even indeed some of the some of the uses that that characterise site today to be accommodated right up to kind of larger units.

And perhaps more suited to kind of light industrial and production spaces. And then indeed there's an occupy at the moment. If I just jump forward here, the Lavidian who are already occupy the site and they're interested in a in a larger space, they're on their in their journey. Into growing as a company, they're climate tech firms specialising in converting methane into hydrogen and graphene, and they're looking for space and so their potential, they're the kind of occupy that might take one of the bigger space is so just to touch on the where the distribution we felt given the residential streets nearby, the A broad strategy of larger spaces in a way this is already reflected on the site today, larger footprints, larger scale to further to the east.

Where they're relatively well screened and far away from the residential to kind of smaller units at along Garlic Rd as a as a broad kind of conceptual move, obviously we're looking mainly at we're looking at the kind of Phase one and phase two here at this end of Mercer's Row, but broadly it helps to kind of structure the thinking. So if you hold that in mind as to the kind of scared of the units later on, the other things really important to us is and has been has dominated kind of discussions particularly with urban design is the idea of front sides and backs to create a strong street scene. So that's something really not apparent in the site at the moment where many of the buildings have entrances at the rear yards at the front dominated by vehicle movements.

And vehicles full stop, and it's often not clear where the entrance to a building is, where the streets that if and the street is very undefined and it's can be in places

quite a hostile environment. So one of the ideas is really to create a strong crust of building frontages along Mercer's Row.

And then contain the yards and consolidate the yards, the service space, if you like, away from the street where it's not visible, but also doesn't infringe on the pedestrian environment as much as it currently does.

So, to create a separation of those spaces at the rear where possible, consolidate them and confine them to the backs and then connect them via I guess lanes or sides of buildings which are where possible as narrow as possible, allowing for when necessary, vehicular movements to take place. But avoiding impinging too much on the street itself, or the character of the street itself. And this is while on a much, much smaller scale is very, you know, it's a very common approach, generally very successful.

But again, a kind of a working yard space contained within a kind of strong in this case residential St arrangement. And this is actually one of our buildings in Harwell in Oxford, which has a very clear kind of yard space. And I think it's also worth saying that the yard space is perhaps, you know, we'd think of them as quite utilitarian industrial work like spaces, but with the introduction of green, which is something we're thinking quite hard about and other kind of elements it's possible to soften those spaces.

Significantly so, this is our for Mercers. In terms of Mercer's Row, this is our intent, intent conceptual cross section if you like, where you have buildings with strong frontages with kind of active uses and entrances facing out onto the onto the street, wider pavements and introducing as much greener as we can in the public realm. And then the yards at the rear away from the street entrance St and there's some good examples on the slightly smaller scale.

That Swiss laundry here and Cambridge, which no doubt you know as well so broadly this is this has led us to an this this layout which introduces these two larger buildings which are part of phase one at the eastern end of the site and with yards contained to the rear. And we've also introduced a new place to gather. So this is you may have seen key kind of theme of the scheme is to is the equation of a new square or a new a pocket park if you like that.

As an arrival space at the very end of Mercer's Row, we're able to stop our part of the road, so reduce the amount of adopted highway and give that over to public realm.

In this area here, we've also introduced some green space between buildings. One is 2 is amenity space and then a space in phase two that sits just adjacent to established common. And here just two examples of spaces which while they weren't perhaps as busy as other spaces in Cambridge and nevertheless could be very attractive environments to spend time in. So this is the boundary for phase one. As you can see here, this is the public realm that we're delivering as part of phase one and then the remainder of that space will be delivered as part of phase two. It's very important to us also to activate that space as I mentioned, so the building entrances have been placed.

In at key moments along that so building, one has its entrance all the as a kind of termination to Mercer's Row and you can see what we've done is angled building 1 partly for environmental reasons, but partly to open to accommodate the kind of yards at the rear and screen those yards. As I was explaining earlier.

And we've placed the entrances of building one that is a termination and then building 2 on the corner.

There the other element that's important, that feature of these two larger buildings is that they have an element of mezzanine which contain the office space. So what we've tried to do is place those mezzanine where people will be working directly adjacent to the to the façade

.
In office space, we've placed those in areas where they're overlooking the open space and so overlooking the public space here and then overlooking the street as well. So we've thought quite hard about how the mezzanine relates to the other spaces in the building, which will be more industrial type space is with higher floor to ceiling.

So to move on to kind of building appearance and we've been thinking of very much about how these buildings are both screened and seen at the same time.

And the relationship to the common is really the most important element of this, and you can see that that this view or this appearance changes quite significantly at different times of the day, but also different times of the year. So this is a kind of daytime view during the summer.

Sorry and this is a night time view, so we're while interested in how the building might appear and how there might be some glimpses through the tree line. We're also conscious that we don't want to light to become too dominant feature of the view at night and indeed impact on wildlife. So, we've been thinking quite carefully about window placement to ensure that those windows are there where they're really needed.

Contribute to an attractive setting for the Stourbridge common, but we've also been looking at scale and there are some precedents of the buildings of bigger buildings around that are quite visible from the common. For example, the maltings that didn't walk, which is a large. 4 Storey kind of warehouse building with a kind of strong silhouette.

Rising up behind the trees and we've been thinking quite hard about that, just that relationship really the relationship of the buildings to Stourbridge common and it's worth saying that there's a change in levels. So, the topography rises up towards our site and there are multiple bands of trees which we're introduced. We're aiming to strengthen so you have the layers of the lower layer of bushes, then you have smaller trees and then you have a line of mature trees. What we want to do is strengthen that silhouette and strengthen that that, that, that green belt.

Through new tree planting along the edge of the site, but at the same time, we're keen that the tops of the buildings in particular contribute to that layered silhouette, so they're not. We're not really shying. We don't want to shy away from these buildings being visible. In fact, we're quite keen that's at certain times of the year these buildings will be visible, at least the rooftops will be visible and contribute really to this kind of layering that you already get on the site. This is just to demonstrate this is one of Alex's, the landscape architects drawings, which shows how the new tree planting.

We've how we've allowed sufficient space for the new tree planting all around the edges of the site, and for those new trees to flourish.

We've also obviously been in parallel while we've been looking in a kind of from a design perspective at how the massing is informed by the setting. We've also been quite carefully looking at the Landscape, visual impact assessments and key views we've identified over 20 views which have been tested.

In quite some detail, including from the Leopard Chapel, and this is the view from the Leopard Chapel here where you can see the proposed outline of the building, which is broadly in line with the existing tree line and the existing buildings and on the left there we've actually added in a new view which is view 23.

This one here to show the relationship directly with the Leopard Chapel, where it's where the building sits directly behind the leper Chapel here.

And as you can see the emerging forms that we're looking at and the colour as well, which I'll come on to in a moment, we sit feels think sit quite comfortably with the green tones and the tree belts of Stourbridge common.

So to touch on form, one of the things and the massing of the building, one of the things that we've been thinking about quite hard is orientation and relationship to the sun.

We've introduced a series of North Lights to help bring daylight into the larger workspaces here. Here you can see the mezzanine's facing the streets and then the larger workspaces here. So, the introduction saw to through allows us to bring in diffuse daylight from the north. Which is not subject to solar gain in the same way that other windows and other orientations would be, and also introduce photovoltaics onto the roofs and produce a kind of articulated.

Skyline, but also an in visual interest internally to make quite nice spaces and pleasant spaces to work in. So that's kind of a key feature if you like of our design which has been tested. We've tested rigorously in terms of the facades, the solar radiation and to ensure that work and ensure there's good daylight to the PVS or there's good radiation to the PVS and the roof lights don't receive solar gain and at the same time, to ensure that we've got sufficient sun on the ground.

This is an early concept sketch illustrating this. We've also introduced a kind of a flick if you like, to the roofs to mark the entrances. This has moved on a little bit, but we've still we've retained a kind of flick at the corners, which you'll see in a moment. Here just some examples of other projects in in similar settings. Actually, this case with a kind of pitched roof forms and roofs that kind of rise up and down. And this is our project at Harwell, which again at which while it doesn't have the sawtooth arrangement, nevertheless the tones of the buildings.

Something and the setting of the buildings with the landscape have shared lots of parallels with this project. So, talk about talk about the Windows 1/2, an idea that we're exploring really is that of punched openings. We debated whether frame whether building should have a more frame like character or punched opening character and for solar gain reasons for lots of other reasons we've concluded that punched openings are smaller windows window like openings would be more appropriate including to the kind of office areas.

Helps with a light spill as well as solar gain. We've looked quite closely at shading and we're introducing vertical shading elements to help with solar gain, which we've tested in quite a lot of detail to ensure they work.

We've thought long and hard about the cladding and whether that should have a more of a panelised appear could have a more of a panelised appearance or more of a sculptural appearance so it's as a unified element. So, this is this is what we've aligned on really, which is using profiles to create a more, I guess, unified.

Sculptural element rather than a panelized system, which introduces a facade grid, so probably these allow also the introduction of windows in a less in a more informal way.

We've also looked at tones and we're at the moment exploring how the two bigger buildings might have two complementary red, reddish tones and we're still working on that so these are bear with us. These are not the final colours, but they're they're kind of moment in time. And just to conclude the appearance of the building in these views here, we have some of the key views. So you can see unit building 1 here terminated on Mercer's Row and then building 2 appearing in the street scene there. So I'm conscious of time, so I'm just gonna skip through some of these slides. These are the entrances to the buildings which we've characterising through a canopy articulated canopy and we think they're using the Reds as a tone, as a kind of theme to introduce colour, which has works really well. We think with the all the green around the site could be quite enjoyable.



M

Max (Allies and Morrison) 30:32

Pallet of tones. This this is kind of some the latest kind of colours that we're looking at but as I say we're still exploring those and in terms of materials we've thought quite long and hard about what the opportunities should be said. It's a lightweight building, so the frame is a lightweight frame so we're quite limited in terms of what types of materials we introduce and a metal clad system is really incredibly efficient in embodied carbon terms and gives us flexibility and reduces the need for heavy and structure structural elements. So it's a very much a lightweight structure, a skin, a lightweight skin, if you like, on a on A-frame. So and the tones we're considering as you can see a kind of earthy Reds at this time. At this moment in time, inspired a little bit by.

The using a kind of corrugated inspired a little bit by the I guess more the industrial aesthetic and also you know Cultural aesthetic that sometimes the use of kind of corrugation corrugated steel can evoke and those red tones as mentioned for the roof lights were looking at potentially translucent polycarbonate. We need to test whether that's possible in fire terms.

But that's another idea. And then the use of contrasting a contrasting metal work, potentially a grey, to allow the reddish hues to kind of be dominant.

Sustainability. I'll just touch on this quite a really important we're targeting a Bream outstanding and an EPC of a plus, which you may well know Brooklyn's Lockton house. We achieved there also with Wrenbridge, which is why in photovoltaics is so important and orientation is so important.

So that's a that's a key driver for the project and I think we're doing quite well on that front at the moment. We're also targeting 5 or 4 credits. Sorry, a minimum of four credits and targeting 5 credits for Wat 01 and exploring whether we can introduce rainwater harvesting to achieve an additional credit.

And we're also carefully looking at embodied carbon. I won't go through this because it's a lot of detail there, but we can touch on it if you're interested in the questions and we're looking at all sorts of opportunities to introduce recycle content potential use mass timber for CLT, for the for the mezzanine floors you look at cement replacements and broadly emission of finishes. These can be very we look at lean, look at lean buildings as much as possible, so before you even think about

replacing a material with a with a lower embodied carbon, do question whether we need the element in the 1st place, the relatively lean and flexible buildings, and then passive measures. And again, we can come on to this if necessary in a moment worth touching on movement. No doubt this will be one of your questions, so we've allowed for one parking space per 100 square metres. We're broadly supporting a shift away from cars, so significant reduction in movement.

And compared to favourably to current travel patterns with around 65% car drivers and also introducing parking for disabled users and electric charge and so on. And in terms of cycle parking, we're looking at 90% covered cycle a 90 covered cycle parking spaces all of which will be Sheffield stands parking for non-standard cycles. With end of journey facility, showers and so on.

Within the buildings and we, which is currently non existent. So in terms of other modes of transport, sustainable ways of transport, this will be quite transformative for the for the, for this part of the city and including with a small a bike hub with the repair station. So HGV movements thought this would be interesting to touch on that that the scheme off will significantly reduce the number of HGV movements compared with those at DS Smith. So it's based on actual trip information from DS Smith who were the occupants of the phase one site previously and based on. Trip data we're looking at significant reduction in those movements in the course of a day, so that's a typical day.

So Alex, I'll hand over to you. Sorry I've overrun slightly.

CA **Comrie, Alex** 35:20

Thank you.

Thank you. Thanks, Max. Yeah, I'm just conscious of time. I've got quite a few slides here, but what I will do as all we threw them quite quickly, a lot of what I'm going to talk about. Max has already mentioned, but we were working on the landscape with Max and his team for the last couple of months. And what you're about to see here is kind of the story so far, so.

You know as much as mentioned, the context of the site is incredibly special and exciting, especially from a landscape perspective and one of the key things really was to try to look how we could improve the relationship between the common.

Site. The kind of idea of pulling some of the green natural beauty of the common through into the site was something we looked at and immediately started to

explore and also improve connections to the common. If you go to the next slide for me Max, thank you. And then we started to think about how those routes might work and how the spaces within the site could work and we thought that at the moment, you know, there really wasn't any spaces for humans to come out and celebrate and spend time with in. So that one of our first key ideas was the fact that we should create somewhere where people could enjoy the site, come and travel through the site to make itself safer and more welcoming. And also, there's a very strong strategy from very early on about how we might green site, how we plan the truck site, put trees in within the site, St Trees and also at blue and green drainage systems.

If you go to the next slide for me, please, Max. Max has also touched on this, but again it's influenced the landscape. We've started to get really excited. And just to try and get understanding, into the history of the site and the heritage of the site and obviously lots of really positive elements we can take from that, whether it's material choice reflecting that in perhaps what we do within the landscape and also kind of reflect the industrial history of the site.

And if you go to the next slides, these are just some very early strategies. We obviously looked at the spaces, what the spaces might be used for, how we would bring green into those spaces and make them as natural and green and soft and biodiverse as possible. Water and drainage was obviously something we considered and how the sun might trap through the site to make sure that the microclimate was right and it was comfortable and attractive for people to spend time with him.

We started to look through various concept ideas that we had to work with Max to understand where the building entrances were so that the spaces were in the right place.

Quit that function as a space balance of hard and soft. We have considered that to make sure they weren't too hard. They weren't too big. They had human scale. They could be used when it was busy, but also when it was quieter, and it was comfortable. People to use their spaces. And we started to think about how the trees and the planting would really improve those spaces, but also work as an industrial character as well. If you go to the next slide. So, this is the emerging master plan. It's been updated a few times. We've sat down with the various offices, and they've been really helpful in the process.

You can see the red line boundary for the phase one and how we're looking to try and deliver a lot of planting and softness in the first phase to make sure those first 2 units have a quantum of green and also an area for them to use. So in between the

two buildings, units one and two, you can see there's a central core green space, which is actually quite a decent sized space. And there's also really nice arrival square for units one and two as well as well as some street trees go on to next slide.

This is just to zoom in of that space to give you an idea for its scale and how it might address the front doors to the to the units. It's a flexible space with planting and it's seating in it. A bit like this of these images here. It also has a sunken area. The reason is because we're using as part of the drainage strategy for peak flooding. So, it's flood attenuation. It has drainage capacity. It's trying to make the landscape work really hard, have lots of different uses, but also to be appreciated and used by people and include planting. So, it's working quite hard on many levels, which has been well received by a lot of the officers.

Go to the next slide. This is we did have several scale studies to understand how big these spaces were. You know, the sunken gardens quite long. It's 392930 metres long and it's 16 metres wide. It's quite a degree of a decent amount of space going to the next slide. We've also done some studies. I won't go into these, but basically the outcome of these scale studies was that it's a decent size space. We compared them to different spaces within Cambridge.

Next slide, we looked we looked where the sun tracks around and where the searched areas were and where the sunny areas were and that has influenced where we put seating to make sure they're comfortable to use, but also seating areas which would have shade because not everyone likes sitting in the sun.

Providing a range of different seating opportunities and resting opportunities for people. OK, next slide. We've looked at materials rashes, particularly to move away from dark materials, which have retained heat. We've looked at porous materials, we've looked at decent quality, we've got a hierarchy of materials that travel used throughout the site. So we're using good quality materials with historic references like the breaker within the square. Other areas we're using more porous materials, especially parking spaces to improve, slow the flow and improve the drainage strategy of the site. And we're also using sunken areas we're going to use recycled, crushed material from the site as well, so that's a really good sustainability message as well.

Go to the next slide. We've worked with writing engineers at the moment, looking to over light the site. Make sure we don't have lots of St clutter. We've got columns using things like hand rails and changing step level just to try and to create light and to light from the buildings.

We've worked with the drainage engineers and we've got a drainage facility where we've got a whole series of different ways of slowing the flow from rain gardens to porous paving to swales, and obviously there are.

We obviously understand the age of the site are quite sensitive, whether they are facing the common or took back towards The leper Chapel also, we have deliberately made sure there is a decent landscape buffer around the edge of the site to help soften that site and help it sit comfortably in its context.

We've done a tree strategy, so we know exactly the number of trees that we're being moved, the trees that are being removed, which there are 12 are all low quality C or R quality trees are currently within phase one. We're replacing them with 50 new trees and then phase two is a further 72. So we're very confident that tree planting strategy is very strong. We've done study on the type of consultation with the tree officer.



Toby Williams 42:09

Alex. could I, could I ask if you just to wrap up, I'm just conscious that we need enough time for members to ask questions. And I'm sure if you want to just go to some of the key slides that are left within your presentation, that'd be great. Then we'll go to member questions. Thank you.



Comrie, Alex 42:23

Yeah.

No problem at all. So really ultimately done a tree strategy, which and then we're also doing an urban green factor. And we're also working with biodiversity net gain in colleges to ensure that we achieve a 10 + 10% of BNG. And we're also doing, like I said, a canopy cover calculation. And at the moment we are hitting exceeding the London Plan, urban greening factor calculation. So again, that's just demonstrating that we're making schemes green and there's ecology ecologically, rich as possible. That's it. I'm done.



Toby Williams 42:59

That's fantastic.

M **Max (Allies and Morrison)** 42:59

I'll leave. I'll leave the summary up, yeah.

 **Toby Williams** 43:02

That's a that's. That's a lot to get through in such short amount of time. So thank you both Max and Alex, I'll turn to Members now if you want to raise your virtual hand, we can then kind of take it in sequence members. If you have questions arising.
Councillor Katie Thornburrow.

M **Max (Allies and Morrison)** 43:23

Should I stop sharing my screen? Sorry, would you or would you prefer to leave a site plan up?

 **Toby Williams** 43:28

This if you stop sharing for the for the moment, I think that's probably better, so we can all see each other more clearly. Thank you.

CT **Cllr Katie Thornburrow (Cambridge City - Petersfield)** 43:37

Hi, thank you very much for the presentation. But at one point is you've you when you talked about the unit sizes, you'd use square feet, which is really for commercial sales and rental, and we would much prefer in planning committee to have square metres.

I think it was. It was really great to have the introduction to include the site analysis, the development of key principles for the design and also really understanding about the landscape.

Because in in the way you've presented it, I thought it was very a really good way to understand the site and how the ideas have been developed and I hope all of those that that went through with the planning team and also it's really great to have so much emphasis on the landscaping and the connection with the historic landscaping and historic uses.

So just I really like the way you're thinking about opening up making more accessible to Stourbridge Common and other routes around Cambridge. Really interesting plan about the other areas that are being developed nearby. Really valuable and I I've just

sort of so all of that was I think it's just great to have it in this presentation because we don't have that that sort of understanding or time during planning committee so it's a shame that during the planning committee we won't have that background but it's good that we've had it here.

So just really just, I don't know whether you've thought about.

Skateboard friendly landscaping. We've got quite a good skateboarding community in Cambridge, but it's since the pandemic it's something it's an activity that young and old people, girls and boys, women and men, it's great to get people exercising and I keep bringing this up and there's not many. There're not many residential units nearby. So if people were skating, it wouldn't be noisy, so it might be something to support this activity, which is growing in Cambridge.

And the other thing is, I wonder if you've spoke had a chance to speak to our ecology officers about the opening up onto Stourbridge common. I know that they, they've got ideas about the strengths and weaknesses of the common itself as far as ecology is concerned and longer-term plans to you know, again looking at historic features which might come back and that you'll you are providing an opportunity on this site might help opportunities on Stourbridge Commons.

 **Cllr Katie Thornburrow (Cambridge City - Petersfield)** 46:20

And then and then finally was really.

To make just to make sure that it really, truly is accessible about level access.

For people with all forms of movement impairment. Thank you.

 **Toby Williams** 46:35

That's great. Thanks. Katie. Max, Alex or other members of the wider team, do you want to tackle those three questions in turn, perhaps starting with the skateboarding question?

 **Comrie, Alex** 46:51

I'm having to kind of absolutely pick that one off in regard of designing and implementing something. I think certainly from what I experienced is that people you know there's nothing worse than if you put landscape proposal in but it is not robust enough to take you know the use that will happen and does happen when it's a public space or a semi-public space you get people coming and using it.

I think there's a so certainly something we will consider when we're detailing the landscaping move. We were thinking about the edges of things or how people might use it or travel through it.

I think we'd have to take that one away and discuss it as a team about whether it's something more, you know, prescribed. But certainly, it's something I will take away and have a chat with the team about.



Toby Williams 47:39

Great. Thank you. Then there's a there's a question around ecology and I know we have kind of explored as part of the pre app, this kind of potential linkage through to the common is there more that can be said on how sensitive that edge is and whether it's a viable proposition still.



Max (Allies and Morrison) 48:04

I think so. I mean, we've looked at the levels quite carefully and the existing features and there's certainly a way through.

I guess the key challenge will be is outside of our application area, so it's really something for the, for the Council to bring forward if they, if they wish to make that connection, but it's certainly it's possible without losing any trees and with only a minimal impact on the existing on the existing vegetation.

But the level difference does need to be overcome, so it would probably need to be some include, some sort of structure, some sort of timber boarding over the existing ditch that is at the bottom of the of the slope.

Closest to Stourbridge common, but it's yeah, absolutely possible. And the other factor just to consider is that established common does get waterlogged, particularly that area. In fact, I think there's a designated kind of flooding it would need to be considered that that path might not always be accessible. Certainly, the existing route is not always usable at certain times of the year, but that doesn't mean it's not the worthwhile link.



Toby Williams 49:16

Right. Thank you, Max. And then there was a more general question around accessibility in the layout of the site for all users.



Comrie, Alex 49:22

Yeah, absolutely. We will ensure that it is. We already had a look at that. We've ensured that all the space is accessible to all.

And making sure that there is a whole range of different places and locations to sit and appreciate the landscape. People can sit together in groups on their own. Then we've looked at that and we're considering that and everything that we do.

M **Max (Allies and Morrison)** 49:48

Including access to the sunken garden, which obviously need to need to make sure it's accessible as well, and we've introduced off gauge cycle parking. So for those who have specialist needs and or cargo bikes. So there's that, there's space and somewhere for those users.

CA **Comrie, Alex** 49:51

Yeah.

 **Toby Williams** 50:09

Great. Thank you. If you got any follow up questions Katie, is that alright?

Great. OK. So I have councillor Naomi Bennett next.

CB **Cllr Naomi Bennett (Cambridge City - Abbey)** 50:21

Hello I am a ward councillor for Abby as well as a planning councillor.

So I'll just pick up on a couple of points I've had from residents. First thing is you mentioned Stourbridge Fair. That's actually next Saturday.

M **Max (Allies and Morrison)** 50:37

Yes.

CB **Cllr Naomi Bennett (Cambridge City - Abbey)** 50:38

And I hope you'll take the opportunity to go.

M **Max (Allies and Morrison)** 50:41

We will let you carry.

CB **Cllr Naomi Bennett (Cambridge City - Abbey)** 50:43


Yeah.

Secondly, I'm glad we were glad to see you mentioning land remediation. It's I would like to possibly have some more detail about that perhaps later rather than now.

But I also wanted to draw your attention to we'll also some World War Two usage issues. It's not just the industrial problems. That people have to deal with in that area.

The third thing is residents are likely to be particularly interested in preserving or improving the view from Stourbridge common because it's quite an important amenity resident across the city. It's very, very busy at weekends, particularly for leisure use. And while we're talking about Stourbridge common. Light pollution can be an issue because we have a bat colony.

Comrie, Alex

 And a lot of the problem is not so much from Windows. Whether light can be angled but security lighting. Because unfortunately we have a bit of an ASB problem in the area and I would also hope that you have some contact with design out crime officer because it's a bit of a dark spot.

Cllr Naomi Bennett (Cambridge City - Abbey) 52:25

My final question is.

Ward Council has been approached by a telecoms company who want to put a mast on your site and I hope that they've approached you and been in touch.

If not, I can provide some details afterwards and also.

I thought was staff.

Sunken garden looked very attractive, but I'm always concerned when I see steps to see that there is also an access opportunity for wheelchair users as well.

And I think, but that's actually more than my fair share of the time.

Toby Williams 53:07

Thank you, Naomi. There're some interesting observations from you there. Are there any kind of initial responses you've got to that kind of range of things that Councillor Bennett's raised in, in particular the one that stands out for me is whether there is a bat corridor adjacent to the site and whether the light spillage has been considered in relation to the movement of?

CA Comrie, Alex 53:39

I mean, yes, absolutely. We're aware of. I'm not sure where the bat colony, but we know absolutely the Stourbridge Common edge because of its natural environment. Is very sensitive. And we've had design workshops with the lighting engineers, and we've deliberately looked at the lux levels and we've just they're designing it so that it's it falls away before it gets to that boundary. So, we're thinking about how it's angled how it's and then that level of light to deliberately we understand that's a sensitive edge so that's something we are aware of, and we've been looking at and tweaking the design to make that work.

M Max (Allies and Morrison) 54:22

Absolutely. I think and we also been, we're still, we're still working through the lighting as well in the external lighting in particular. So we'll definitely pick that up, but certainly something we've been thinking about very closely in relation to the windows which as you rightly raise perhaps aren't so much as issue as the security lighting but also it's worth saying that what we've done is part of the benefit of relocating the yards to the railway side means that there's less natural need for lighting. In the perimeter zones around close to Stourbridge. Common so. Yes, you're right about this. The security element, but certainly in terms of the background utility lighting for the service yard activities that's away from the common edge and against the railway or well near the railway against the area that's currently used for, for storage units.

 **Toby Williams** 55:18

OK. Thank you. There were some other strands there, particularly around kind of anti social behaviour within the area and access around the kind of sunken steps are there. Are there any initial comments that you've got about those that those two areas?

M Max (Allies and Morrison) 55:39

I'm not sure if we've met with the designing out crime officer have we not to my knowledge, but that's something we could maybe pick up, but certainly we've been you know we're very conscious that the current arrangement with the dead end does mean that at times can feel a little bit unsafe and lead to kind of issues. So, you know


while it's not part of our gift through this application to make that connection, the connection could help but also the general.


Goods generally broadly designed the spaces to be wells naturally surveyed through the mezzanine space.

So when there are occupants in the building and when the reception is manned, there will be very good naturally overlooking of those. So, of those spaces. And yes, there's the yards at the rear are secure, but the street space is the public realm is not that, as I say, benefits from that natural overlooking. So, the nature of the redevelopment, the regeneration should lead to a significant improvement in in how these spaces are managed and used.


But we'd like, yeah, but certainly we'd welcome further input from the Crime Officer.


 **Comrie, Alex** 56:44
Yeah.


 **Toby Williams** 56:45
That's great. Thanks, Matt. Councillor Bennett was with, are there any follow-ups there at all for you?

 **Cllr Naomi Bennett (Cambridge City - Abbey)** 56:52
I think I'd like some further information on the land remediation, but I don't want to have it here because we've still got two councillors waiting to speak.

 **Toby Williams** 57:00
Yeah.

 **Cllr Naomi Bennett (Cambridge City - Abbey)** 57:02
And also I would like some comfort about the step access to the sunken garden.

 **Comrie, Alex** 57:09
Yeah.

 **Max (Allies and Morrison)** 57:09
Oh yes, we forgot to mention that, yeah.

CB **Cllr Naomi Bennett (Cambridge City - Abbey)** 57:10

But otherwise.

CA **Comrie, Alex** 57:12

I can. Yeah. I mean, I can confirm that. So yeah, we've absolutely thought that from the beginning. So we've only sunk in about 400 mil. So it's a seating age all the way around. So it can double up the seating age, but we we've got a slope not around. So it's softer than one in 20 and it goes right the way down into the space and therefore it can be accessible and used by somebody in a wheelchair or someone with a pram or who whoever. Or so we've also got the steps as well because some people find slopes difficult to navigate and prefer to use steps with the hand rails.

So the space will be usable by everyone, and anyone who wants to use it. It won't be any discrimination.

CA **Toby Williams** 57:47

That's lovely. Thanks, Alex. So if you guys could follow up with the.

The land remediation information as a as a note to councillors post this. Briefing that would be fantastic, right? I have Councillor Katie Porrer.

CP **Cllr Katie Porrer (Cambridge City - Market)** 58:05

Thank you very much for the presentation. It's really good. I think as Councillor Thornburrow says, to see you leading with landscape and the sustainability.

You know, personally, I quite like I like the sawtooth idea, picking up on the industrial sort of heritage and obviously getting solar PV and things like that is always important.

In terms of the water, I think you said you weren't where you were aiming for the maximum. Obviously, as I'm sure you're aware, for every member of planning committee and the Council, water is a key issue. So, I suppose I'd just note that.

The more that can be done in that area, the better because you know that that is a, well, not quite a showstopper, but it's critically important and we have seen some really innovative stuff, you know, the Environment Agency generally saying do no harm. So don't use more than you're currently using on the site and preferably less. And we've seen I think the victory in building out on the science part, doing some really quite impressive stuff.

I think I always ask things like cargo bike parking, you know, obviously it's good that you're reducing cars.

It's consistent with our policies, but it's good to know that you've got parking for people with kids or accessibility needs. Otherwise, you will have clutter when people, you know, fix a cargo bike to a post and block a path. And I just wondered about EV charging.

Apologies if I missed that you said that, but obviously it'd be useful to know if you're planning to have that as either implemented or at least passively there. Thank you.



Toby Williams 59:32

Thanks. I'll have hand back to Max and Alex on those points.



Max (Allies and Morrison) 59:37

Yeah, absolutely. In terms of cargo bikes or off gauge bikes for, for any sort of specialised bike we've we're thinking about that and we've got some provision for those cyclists as well.

In terms of creating Sheffield stands that are slightly wider and have a lower bar as well, so you can secure your cargo bike or off gauge bike to that and in terms of electric charge provision, yes, I think we're talking. So, I'm probably not the best person to speak but on this.

Speak to this issue, but I think we're proposing 100% passive provision for electric charging with 50% active provision.

And one fast charge point for every 1000 square metres of floor space and correct me if I'm wrong, Robin or Harry. On that point, I think that's what we're suggesting we're proposing.



Toby Williams 1:00:32

That's a pretty good recollection of what you're proposing. Is there any charging for electric bikes out of interest that is coming through the scheme?



Max (Allies and Morrison) 1:00:41

We have talked about it. I'm not quite sure where we stand with that. We were talking about a a bike hub with the repair station, so I don't, I don't know if anyone else wants to come in on that idea.

C **conf1** 1:00:54

Yeah, I I think we have talked about it and I think we've done it in other schemes and we'll probably be doing it here when we get to that, but.

 **Toby Williams** 1:01:06

Right. OK, Katie, any follow up questions at all?

CP **Cllr Katie Porrer (Cambridge City - Market)** 1:01:11

But no, just to stress the point about the water that I don't think that needs an answer now, I think it is just something that is very important to demonstrate you've done at the maximum possible and we are seeing things coming through with the full Watt credits and the extra ones now for business industrial use. Thank you.

 **Toby Williams** 1:01:14

Thanks Katie, Councillor Martin Smart.

M **Max (Allies and Morrison)** 1:01:27

Thank you.

CS **Cllr Martin Smart** 1:01:32

Yeah, thanks. So thanks for the presentation guys.

This is much sort of transfer feedback. If anything I guess, but there might be over the question in there, so I've got about six points. So firstly.

BNG 10% so that statute so in Cambridge. Well firstly I'll say that Cambridge is a very special place and the sort of architecture that gets built in Cambridge is of quality and what you've presented today has been of quality. So, thank you for that.

And that's the sort of thing that we expect to come to planning committee and we expect to get built in Cambridge. So, it's not an average kind of place you might compare it to say places in north London like Hackney in you know places like that where trendy, fashionable well-built or accept designed architecture gets built. That's what happens here. So going back to BNG 10%, that's quiet, I mean I know that statute, but we've tended to see in planning committee 20% plus it comes planning committee. So that's a thought.

On the roof, that was a pleasantly surprising.

CS I don't quite take the industrial look myself, it's more of a fashion thing, I guess I'm thinking of Newport St Gallery in London.

The treatment of that roof was a bit more than just a sort of roof because the IT was not only asymmetrical, but it differed along the run of the asymmetry as well.

CS **Cllr Martin Smart** 1:03:06

Looking at your presentation, I think that was a slight failing with the with the sort of roof it did kind of look quite less than unusual because it just had a strip sort of along the facade. And when you look at the similar facade that the Newport St Gallery by Currys against Saint John, the look of that does vary along the roof and it does give a much more interesting facade. I know this is you know industrial buildings not an art gallery, but there you go.

But it looks good. At first, I thought the building was built of bricks because I saw red everything in Cambridge at the moment is being built bricks and it's not good for carbon so.

It's good to see you're not using bricks. However, on the materials, maybe think a bit more on that. I mean the metal cladding sounds very functional.

But going on to my other point of street scene and people in place, I'm not so sure it's a material that immediately.

Engages a sort of human feel to a building. When you get quite up close to it. I don't, I presume. I don't know what the height of the buildings is, but I don't know whether they come below 18 metres. Whether you could consider wood.

Or whether maybe they could be tile hung or parts of it maybe. Maybe it's not all still so, but. But substantially speaking it's a good-looking set of buildings, I think and the street scene, maybe in terms of you spoke about street scene. I'm not sure how that quite works in practise and that's sort of a question, I guess. But the thing about that is it's not, it's not just about the buildings, it's about their use and that how they, how they are populated. We've got some great buildings in Cambridge. I walk around them almost daily and the especially the new developments and the thing is often they're deserted. There are no people and its people that make the place.

So how will you do that? Are there going to be lots of people around? If there are, are you going to be funnelling them in front of buildings, so it feels like a great place because that's the important thing about making a place. I think. I think that's all I would say. Oh, finally. Just to say you've mentioned the Leper Chapel a couple of

times. So, the Leper Chapel is falling down. It needs hundreds of thousands to mend it. I don't know if you're interested in that or whether that's the best use of any resources that are available anyway. But I do know that it's not in a good state. So, thanks very much.



Toby Williams 1:05:52

Thank you, Martin.

A series of interesting observations.

BNG was one of the earlier ones in terms of what you're delivering as a percentage, but you may want to come back specifically Max on the design and layout, particularly around the kind of activation of the spaces and the approach there. So over to you.



Max (Allies and Morrison) 1:06:17

I guess I think it's a it's a very valid point that you raise Councillor Smart about activity levels and something we've been very conscious because these buildings by their very nature will have lower occupancy levels than say an office development would have. So, what we've been trying to do really is as I think you alluded to at the end there was concentrate.

The movement paths and where people will spend their time into a smaller area so that so that all together in the same place. So the entrance is a nearby right next to where you park your park, your bike right next to the to the.

Where you might sit and where you might gather and some of the most attractive amenity spaces, because what we don't want to do is create spaces that are underused and in fact, you know, feel unsafe as a result. So I think that's and that's also why we've thought quite hard about where the Mid Tech needs are. So the office space is so when there's I was saying earlier when they're in use, they overlook all of those spaces. And while broadly the site will have a low occupancy.

That occupies concentrated in those in those special moments, particularly in between the buildings and where the two entrances are. So that's something we've been quite thinking quite hard about, and also the amount of hard landscaping, so there's not too much and give as much over to soft landscaping because frankly, this is not a civic space where we're expecting major congregations to take place. We just need enough so that for temporary events, there's enough hard landscaping and there's enough space to kind of feel like generous when you arrive, but not that it's

windswept.

I'm also happy to touch on the kind of sawtooth or Paul if you want to jump in there. But what I would say about that is, yes, you're right, it's a commercial scheme, it's an, it's a mid tech industrial building costs are an important element as is as is I guess embodied carbon. And so we've been thinking quite hard about how we make the building's workers hard as they can within that.

Any articulation adds costs, than a simple portal frame would be, I think introducing variation in that would add even more and I think make the probably make the project not viable and no longer viable. And it's already relatively at the edge of what's deliverable. So, I think that's really, it's a really it's what we've tried to do is make the most of the means that we've got and the same goes a little bit for the material. So, we're very conscious that that as I was saying earlier that.

Adding you know adding certain materials while they might on the surface have a low embodied carbon, they also need things like cladding or supporting cladding rails. So, terracotta for example, I think you mentioned you mentioned tile hung at the moment we introduced a heavyweight material like that.

Or a heavier material we need. There's actually a lot of secondary kind of materials that come with that, which then could impact the facades, the structure. So in in the end you end up with a lot more material and a greater kind of embodied carbon impact. So that's something we're very conscious of.

Timber we have explored, but I think from a fund perspective.

It's the first. Their requirement is for the buildings to be entirely non-combustible, so we've unfortunately had to rule that out as I understand.

But we've then we feel there's sufficient articulation, particularly at ground level where there's wider windows and we've introduced a plinth and lots of landscaping so that in a human scale at ground level it feel it should feel soft and inviting and welcoming.

It's too utilitarian.



Toby Williams 1:10:09

Good. Thank you, Max. Martin, any follow-ups, is that OK for the moment?



Cllr Martin Smart 1:10:14

Yeah, that's great. I mean, I if you are able to look at timber again, might be useful, but I I appreciate the points you've made and thank you very much for being so clear

about that, that's useful, but no thanks. I've nothing else to say. Thank you very much, Toby.



Toby Williams 1:10:28

Great. OK.



conf1 1:10:30

Toby. Sorry. Just on the BNG point, I think it's worth stating as well for Councillor Smart that the 10% stated is very much minimum and we're once we can finalise the scheme and the design and the landscaping, then we can do the calculations. And I think we're pretty confident it's going to be a lot more than 10% considering what's on site now.



Toby Williams 1:10:51

Surprised if you couldn't get to the 20% mark given what I know about the site that's useful information. Thank you, Harry. Are there any councillors that have any other questions?

Doesn't seem like it. OK, I think on that basis then we'll call it a wrap. Thank you so much to the developer team for coming to explain your scheme to councillors this afternoon. I found it really interesting, and I particularly like the the history of the site in terms of how that was explained and how the scheme has developed in terms of an application. Harry, where are we or Lyndon, where are we? Where?

An application in terms of a time frame for proposal this year.



Gill, Lyndon 1:11:43

I think obviously we've got the meeting on Thursday this week, haven't we with yourself to Nick and I think we'll probably finalise from there. But as a group, I mean we had originally targeted at the end of September, which is 4/4 weeks away now. We'd love to hit that date. But I think we probably need to see where we are on Thursday's meeting. That's what the team are currently working to. But let's see where we are on Thursday on Thursday's meeting.



Toby Williams 1:12:13

OK, great. And is there any more public consultation happening in September or is that is that done and dusted for the time being?

GL Gill, Lyndon 1:12:23

I believe we've finished, aren't we? Robin and Harry, I think we're, we've done. We've met with a number of groups including Cam Cycle and various local groups. We've received feedback from all of them and looking to factor that into the scheme and that's one of the things we want to obviously pick up with yourselves and Sarah on Thursday just to make sure we've got all of those points covered I think.

 **Toby Williams** 1:12:46

That's great. Thank you, Lyndon. Naomi, I see you've got your hand up.

CB Cllr Naomi Bennett (Cambridge City - Abbey) 1:12:51

I just. I've seen the notes of the consultation. I think they did suggest talking to Cambridge Museum of Technology, which I would 2nd and if they haven't provided contact details, I'm happy to do so. Just drop me an e-mail.

 **Toby Williams** 1:13:10

Great. OK.

Well, that's fantastic. Thanks to everyone that's attended this afternoon really, really useful. See you all again soon and hopefully an application if not September, then shortly afterwards, OK. Thank you. Thank you. Bye.

CS Cllr Martin Smart 1:13:27

Hey, thanks so much.

C conf1 1:13:28

Thanks everyone for your time. Thank you. Take care. Bye.

CA Comrie, Alex 1:13:29

Thanks everyone. Thank everyone. Bye bye.

PE Paul Eaton 1:13:30

Thank you. Thanks.

● **Nick Yager** stopped transcription