



WEST CAMBRIDGE



Existing Site (2015)



Cavendish III

Department of Engineering
UKRIC

Shared Facilities Hub & landscape

Phase 1: Priority Projects – Connectivity and transforming access



Phase 3: Transformation at full capacity

Planning Application Overview

Planning Application Update

- 1. Heights and Landscape and Visual Impact Assessment**
- 2. Trees and Arboricultural Impact Assessment**
- 3. Traffic and Transport**
- 4. Drainage**
- 5. Sustainability**
- 6. Amenities Delivery**
- 7. Parameter Plans and Statements**
- 8. Design Guidelines**
- 9. Next Steps**

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- Outline planning application submitted to Cambridge City Council in June 2016.
- Application for development comprising:
 - up to 370,000m² of academic floorspace (Class D1 space), commercial / research institute floorspace (Class B1b and sui generis research uses), of which not more than 170,000m² will be commercial floorspace (Class B1b);
 - up to 2,500m² nursery floorspace (Class D1);
 - up to 1,000m² of retail/food and drink floorspace (Classes A1-A5);
 - up to 4,100m² and not less than 3,000 m² for assembly and leisure floorspace;
 - up to 5,700m² of sui generis uses, including Energy Centre and Data Centre;
 - associated infrastructure including roads, pedestrian, cycle and vehicle routes, parking, drainage, open spaces, landscaping and earthworks; and demolition of existing buildings and breaking up of hardstanding.



Existing Site



Illustrative Masterplan

- The team has held a number of workshops/meetings with Cambridge City Council and others to address comments raised on the following topics:
 1. Heights and Landscape & Visual Impact Assessment (LVIA)
 2. Trees and Arboricultural Impact Assessment (AIA)
 3. Traffic and Transport
 4. Drainage
 5. Sustainability
 6. Amenities Delivery
 7. Parameter Plans and Statements
 8. Design Guidelines

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Height Parameters

- We have reviewed the height parameters in discussion with Cambridge City Council and have:
 - reduced the number of taller elements from 10 to 4, with reduced heights from 49m to 45m; to 48m, 45m and 42m (AOD)
 - reduced the heights along the southern edge by up to 5m
 - reduced the height along the eastern edge by between 2m and 4m
 - added a 32m AOD setback zone along the western edge
 - reduced the height along Charles Babbage Road by between 4m and 8m

Height Parameters – Planning Application Proposal (June 2016)



KEY

Contextual Information:
 - - - Existing street
 Existing open land
 +18 Sample ground level spot height AOD

For Approval:
 Application site boundary

Maximum building heights

- 31.0 metres AOD
- 32.0 metres AOD
- 36.0 metres AOD
- 37.0 metres AOD
- 38.0 metres AOD
- 41.0 metres AOD

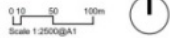
Stated AOD + 8m for a footprint of up to 1,200m2
 zone for location of energy centre flue

Building heights include roof plant rooms but exclude exhaust flues.
 Maximum height of flues to be no more than 8m above maximum building heights.

All information other than that identified as being for approval is shown for contextual purposes only.

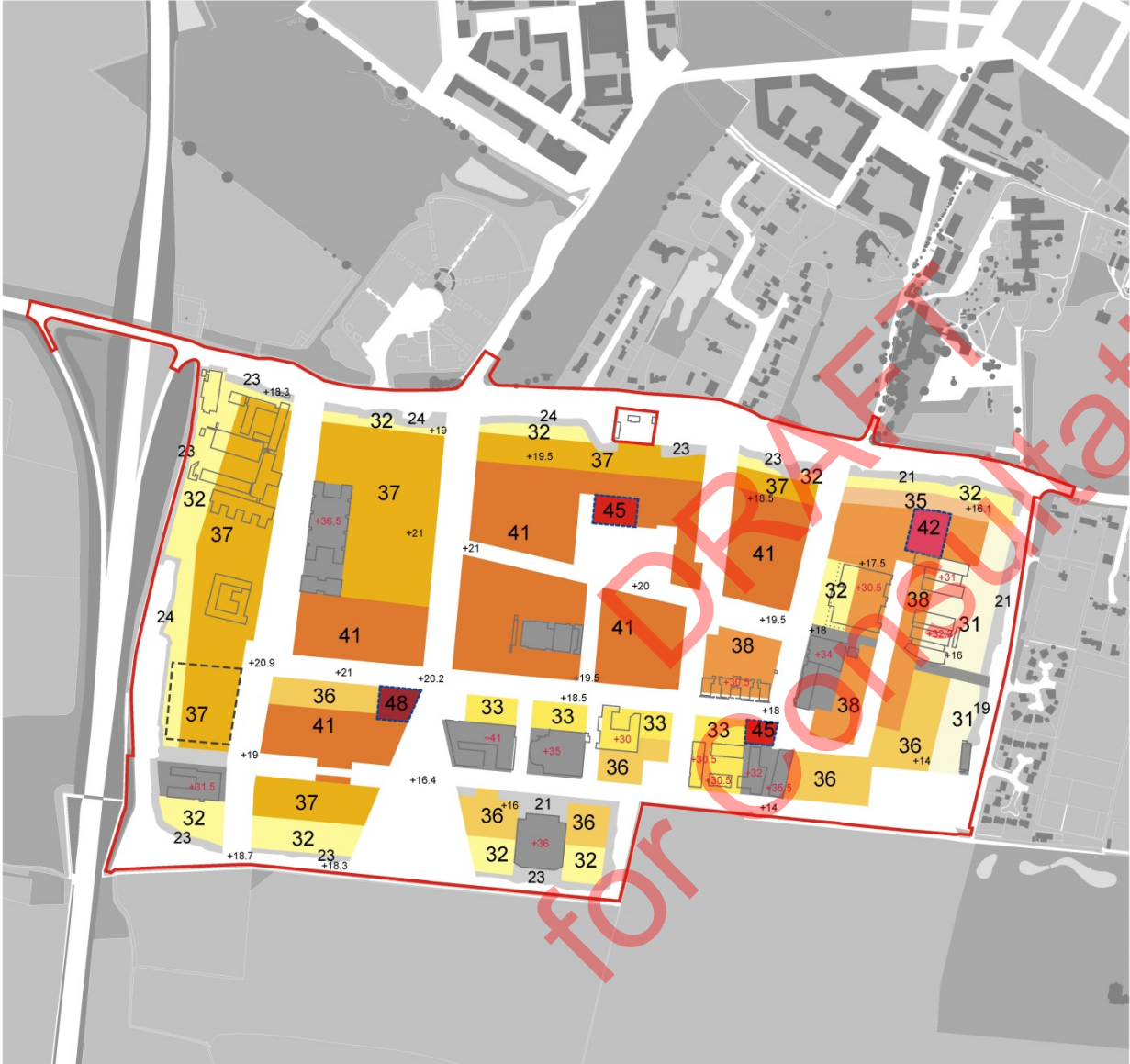
West Cambridge WC/OPA/PAR/05 - Maximum Building Heights Parameter Plan

June 2016
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 CAMBRIDGE



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Height Parameters – Draft Amended Proposal



KEY

Contextual Information:

- +18 Sample ground level spot height AOD
- +18 Existing building height AOD
- Existing Building
- Area within Building Zone where built development is not proposed

For Approval:

- Application site boundary
- Maximum building heights**
- 31.0 metres AOD
- 32.0 metres AOD
- 33.0 metres AOD
- 35.0 metres AOD
- 36.0 metres AOD
- 37.0 metres AOD
- 38.0 metres AOD
- 41.0 metres AOD
- 42.0 metres AOD
- 45.0 metres AOD
- 48.0 metres AOD
- Buffer zones with restricted development (max.AOD height specified on plan)
- zone for location of energy centre flue
- zone for taller built elements limited to footprint of 800sqm (GEA)

Building heights include roof plant rooms but exclude exhaust flues.

Maximum height of flues to be no more than 8m above maximum building heights (not applicable for taller built elements).

All information other than that identified as being for approval is shown for contextual purposes only.

West Cambridge
 WC/OPA/PAR/05/REV01
 - Maximum Building Heights Parameter Plan
 March 2017

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0 50 100m
 Scale 1:2500@A1

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Viewpoint 6 – Wilberforce Road – Submitted (June 2016) view



Viewpoint 6 – Wilberforce Road – Submitted (June 2016) view with new LiDAR Data



Viewpoint 6 – Wilberforce Road – Revised heights with new LiDAR Data



Viewpoint 7 – Dane Drive – Submitted (June 2016) View



Notes:

Camera Information:
Canon EOS 5D MkII, EF 50mm f/1.2L USM (fixed), 50mm, 40 degrees

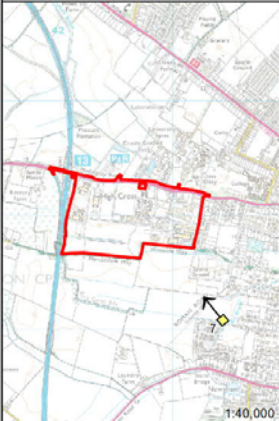
Date, time and weather information:
2016-02-25, weather as per photographs, direction as per photolocation plan

Viewpoint height:
c.1.65m above ground level

Correct viewing distance from viewer to photomontage:
450mm

Size photomontage should be printed to accurately represent scale of development:
A3

Photomontage location:



Atkins Limited ©
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Client
University of Cambridge

Project
West Cambridge Masterplan EIA

Title
Landscape
Photomontage Views
Viewpoint 7 - Winter, Proposed
Sheet 12 of 32

Sheet Size	Original Scale	Designed / Drawn	Checked	Authorised
A3	N/A	DD	JW	GP
Drawing Number		Date	Date	Date
5137998_CAM_LV_PM7WP		03/06/16	03/06/16	03/06/16
Rev				00

Viewpoint 7 – Dane Drive – Submitted (June 2016) view with new LiDAR Data



Viewpoint 7 – Dane Drive – Revised heights with new LiDAR Data

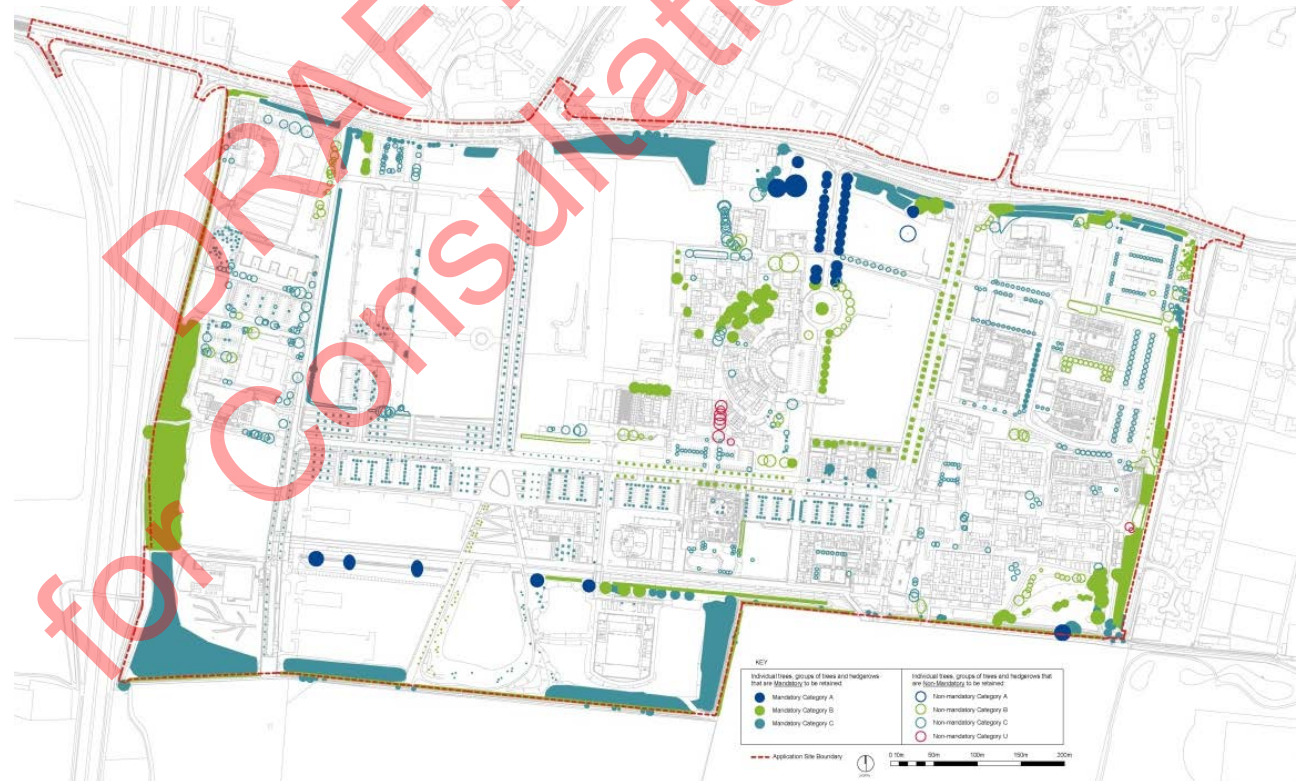


Tree Retention

- We have:
 - Reconsidered potential for retention of existing trees onsite - revised Tree Retention Plan
 - Identified appropriate buffer zones between existing trees and the proposed built development

Woodland Management Plan

- We have:
 - Prepared & agreed a management plan to ensure long term success of woodland planting around edge of site



AIA

- A revised AIA will be submitted as part of the planning resubmission.
- Clearly identifies which trees must be retained & their appropriate buffer zones and which trees could be removed following consultation with Cambridge City officers at reserved matters stage

Design Guidelines

- Design Guidelines has been reviewed and revised to make it clearer which existing trees will be retained

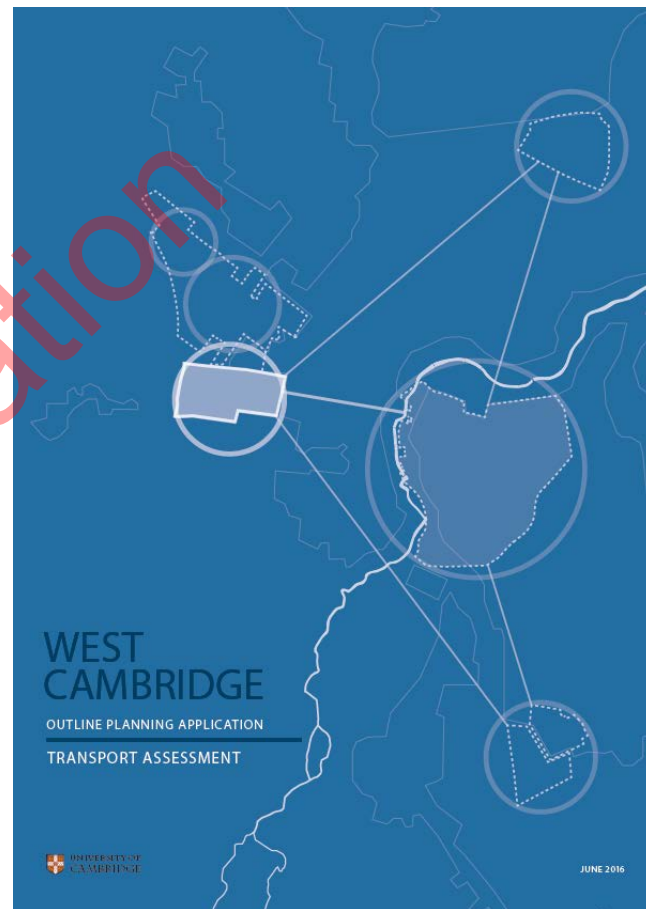
for DRAFT Consultation



Transport Strategy

The University has:

- Met on a regular basis with the Joint Authorities to review the Transport Assessment and its transport modelling basis
- Reviewed and applied the results of the on-site surveys commissioned to provide additional supporting information
- Provided other further information as required to support the West Cambridge modelling work
- Attended a workshop to agree the on-site pedestrian / cyclist provision with a range of City and County Council officers

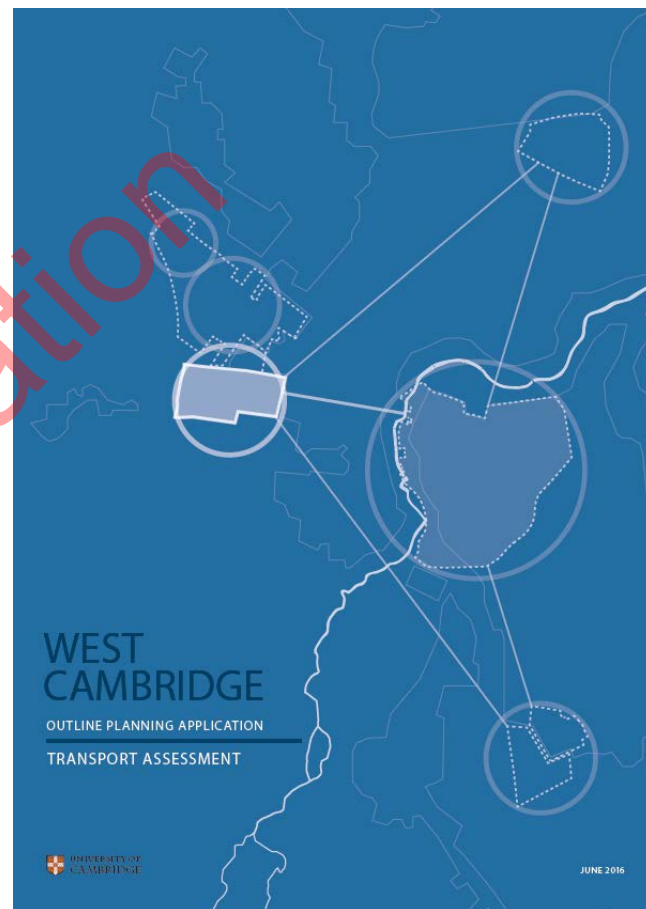


Transport Strategy - Progress

Moving forward, the University will:

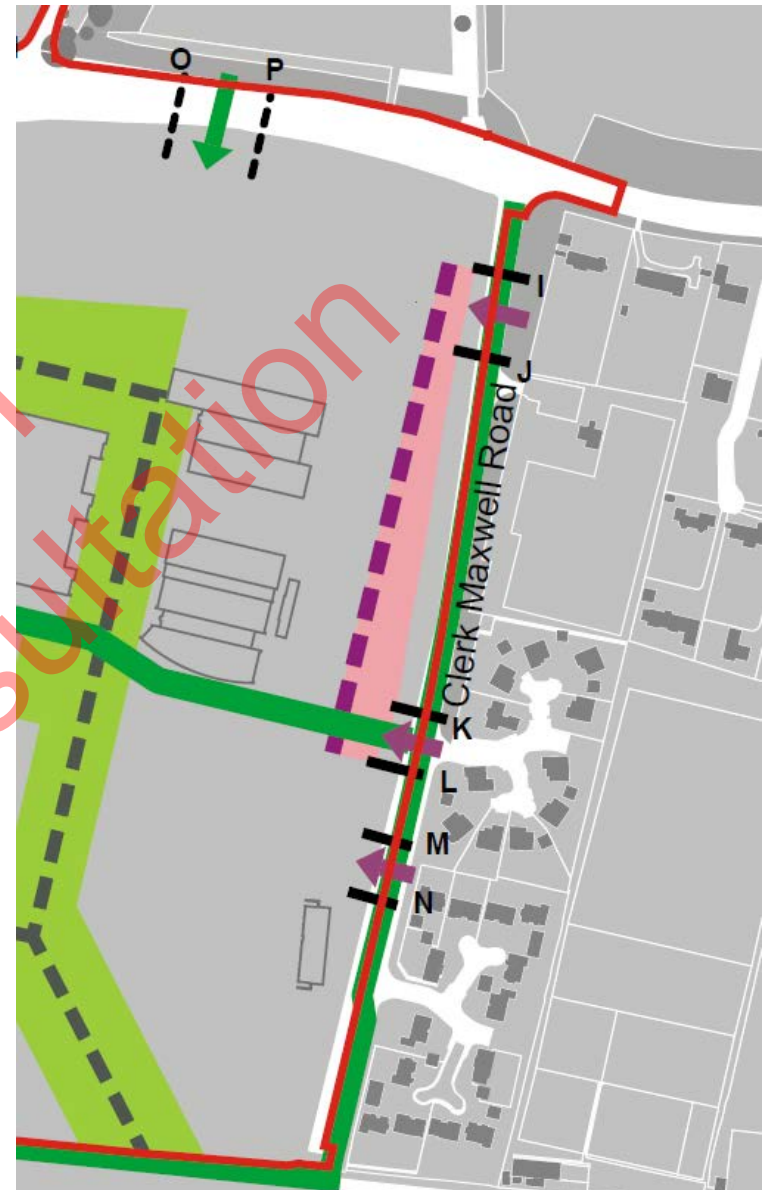
- Continue to attend further meetings with the Joint Authorities to progress towards agreement
- Respond to requests for further information relating to the 2031 future year assessment
- Reissue the Application documentation as stages have been discussed and agreed, for City / County Council approval

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for Consultation



Access / Servicing from Clerk Maxwell Road

- We are considering reducing the size (capacity) of the proposed multi-storey car park off CMR
- We are clarifying access/servicing proposals:
 - These access points are for servicing / access to buildings east of JJ Thomson Avenue only - will not provide any through routes to the wider site
- Planning consent is sought for:
 - Access/egress I-J
 - Egress K-L to provide flexibility (egress only). The University will confirm at Reserved Matters whether or not K-L is required.
 - Access/egress M-N will only be implemented with redevelopment of the current Cavendish site (longer term)



Drainage / Flood Risk

- We have held discussion with City Council officers regarding the proposed Drainage Strategy
- Drainage Strategy and Revised Flood Risk Assessment accepted by City & County Councils



Sustainability / Energy

- Support from City Council for University's bespoke Sustainability Framework
- Planning conditions suggested to guide sustainability of future detailed proposals
- Refined Energy Strategy to consider alternative approaches for low carbon energy



Onsite Amenities

- Planning application included an 'Amenities Delivery Strategy' setting out proposed approach to delivering enhanced amenities
- University is committed to early delivery of a Shared Amenities Hub
- Pre-application discussions have commenced in relation to Shared Facilities Hub



Parameter Plans and Statements

- Refinements to parameter plans following review with City Council to:
 - Clarity: ensure all of the Plans show proposed block structure and open space.
 - Provide buffer zones to protect the woodland edges.



Design Guidelines

- Refinement to Design Guidelines following review with City Council to:
 - Provide greater clarity on mandatory elements
 - Provide greater clarity over essential design elements to control
 - Simplify the Guidelines to improve readability, including removal of some 'non-mandatory' material.



Planning Application Resubmission

- A revised planning application is to be submitted late spring 2017
- This will be subject to further public/ stakeholder consultation in late spring/ early summer 2017
- The application resubmission package is expected to include:
 - revised Parameter Plans and Statements
 - revised Design Guidelines
 - Design and Access Statement Addendum
 - revised Landscape and Visual Impact Assessment
 - revised Transport Assessment
 - revised Arboricultural Impact Assessment
 - Flood Risk Assessment Addendum
 - Heritage Assessment



