

jestico + whales

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for consultation

**The Hub
University of Cambridge**

West Cambridge Community Group

19th July 2017

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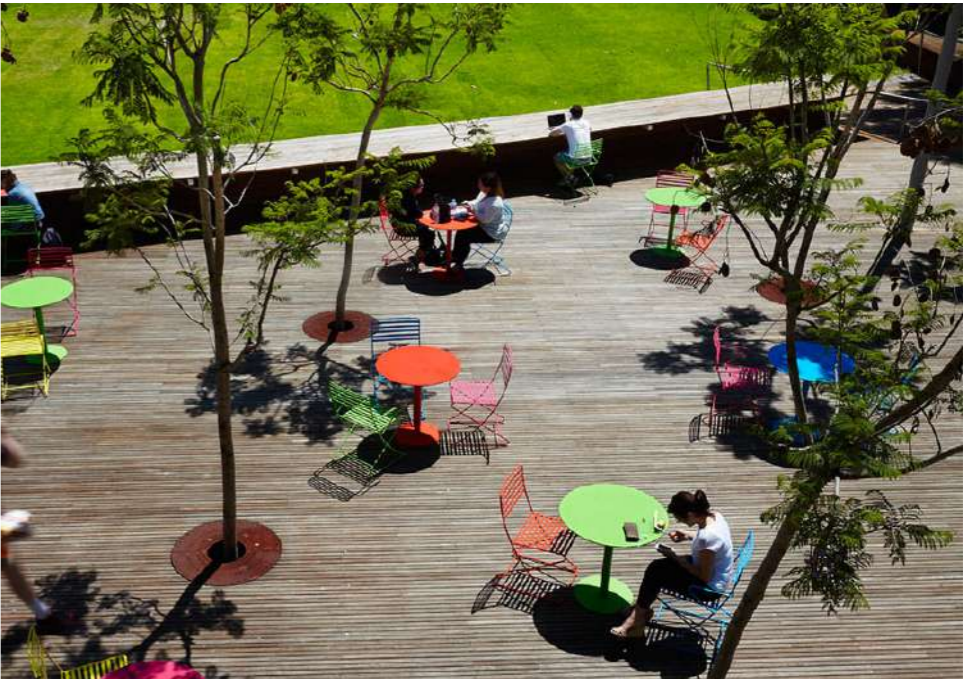
Principle of Development

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Principle of Development

“The intention is to create a landmark ‘hub’ building ...as a focal point for West Cambridge”

Extract from West Cambridge Outline Planning Application
(Amenities Delivery Strategy)



Principle of Development

“...a shared resource which can be used by all site users, including residents, as well as the general public including site neighbours.”

Extract from West Cambridge Outline Planning Application
(Amenities Delivery Strategy)

- 1. Shared Facilities Hub
- 2. Cavendish III



Principle of development

Expand and enhance the facilities available to users of West Cambridge, by providing:

- **A landmark building** offering a variety of shared spaces
- **A new collaborative resource** for all West Cambridge users and Cambridge Community beyond
- **A variety of complimentary catering offers** including a hot food outlet to replace Cav II canteen
- **A work space for cross-cutting projects**

Deliver University Policy by:

- **Secure efficiencies in facilities provision** by expanding shared use spaces (meeting, eating, studying)
- **Embedding shared facilities in West Cambridge through an exemplar building**

Unlock the West Cambridge Masterplan by:

- Providing **a key facility to generate activity and vibrancy in West Cambridge**
- **'Front-loading' the catering and social infrastructure** to support the next major phase of development
- Providing a multi-use facility, which is **capable of use by the local community as well as the University**
- Providing **a vibrant and active frontage overlooking the Central Gardens and JJ Thomson Avenue**





Creates options for the future by:

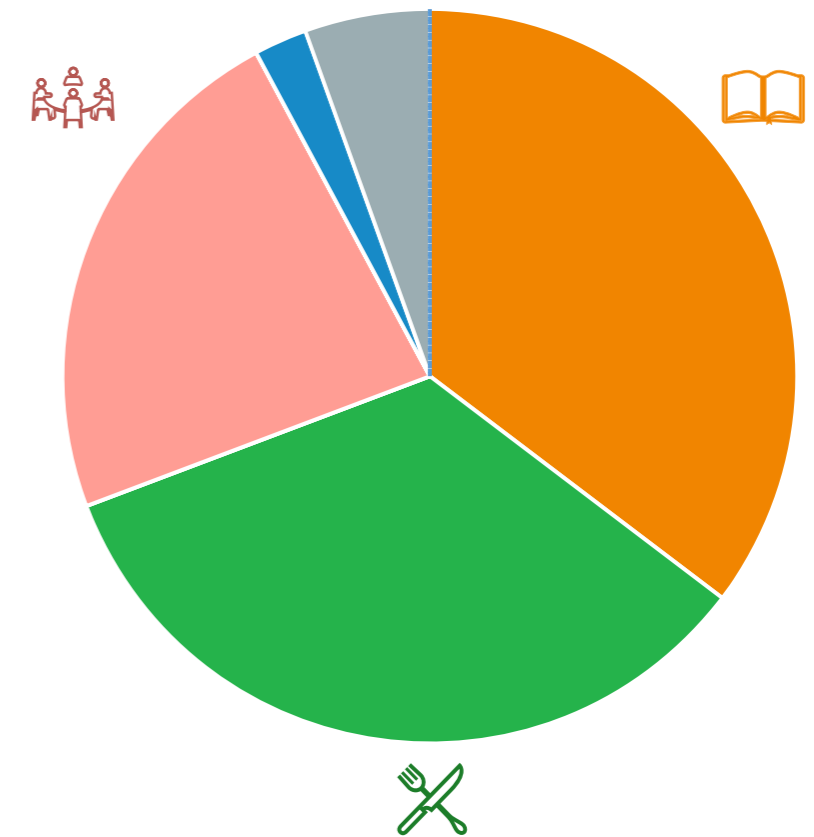
- **Allowing reduction or re-purposing of future accommodation** by providing shared central catering
 - **Providing a flexible building which could be re-purposed to meet different needs** in the future
-

Accommodation

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Accommodation Area Schedule

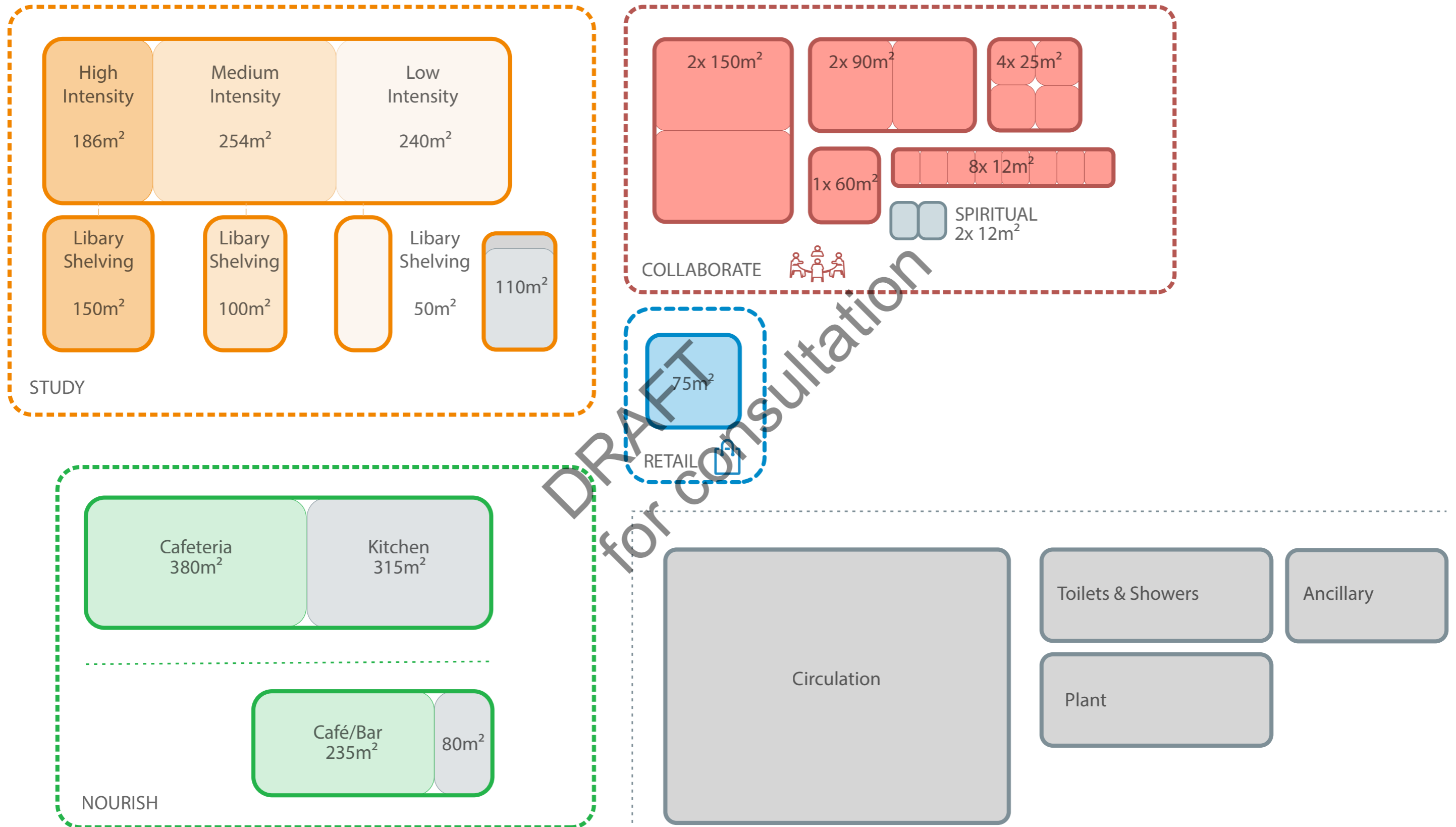
		Net Assignable Area
	Nourish	Cafeteria (200 seats), Café/Bar (120 seats), Kitchen
	Study	Library - Silent, Quiet, Social Study Bookable meeting spaces, Lib Offices
	Collaborate	Teaching, Seminar, Meeting Rooms (including CUED provision) 150m ² , 90m ² , 60m ² , 25m ² , & 12m ²
	Shop	Convenience Store, Bookstore
	Spiritual	Pastoral Office, Contemplation Room
	Arrival	Bicycle parking, Taxi drop-off, Servicing, Deliveries, Entrance, Reception
		% of NAA



Total NAA	2,983m²
Total NIA	3,086m²
Total GIA	4,669m²
% NAA	64%

Accommodation

Overall Drawn Brief



Overall GIA 4,669m²

Accommodation

Key Elements

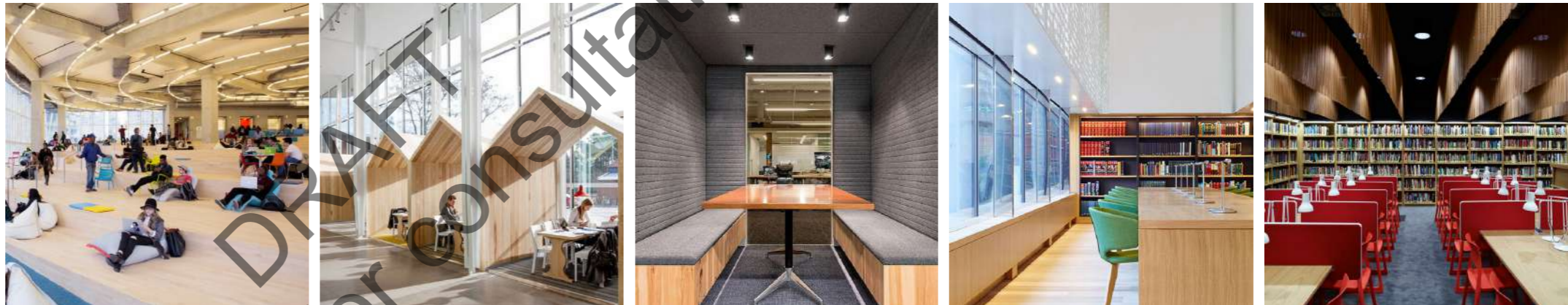
Nourish

Cafeteria - grab & go, hot food, pop-up dining
Café/Bar - fresh coffee, drinks, hot food menu



Study

Library - Silent, Quiet, Social Study
Bookable meeting spaces,



Collaborate

Teaching, Seminar, Meeting Rooms
(including CUED provision)



Context

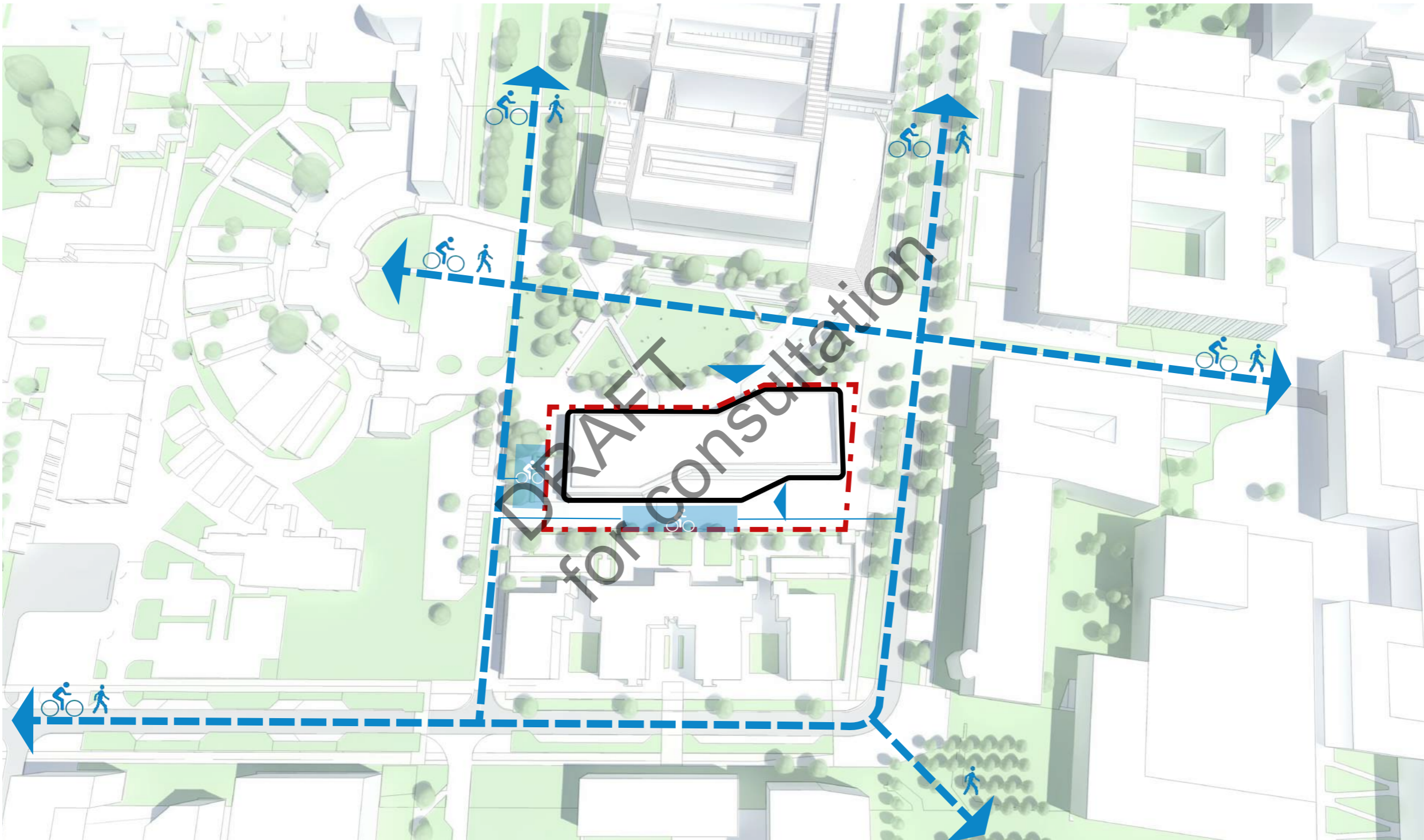
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West Cambridge Site Plan

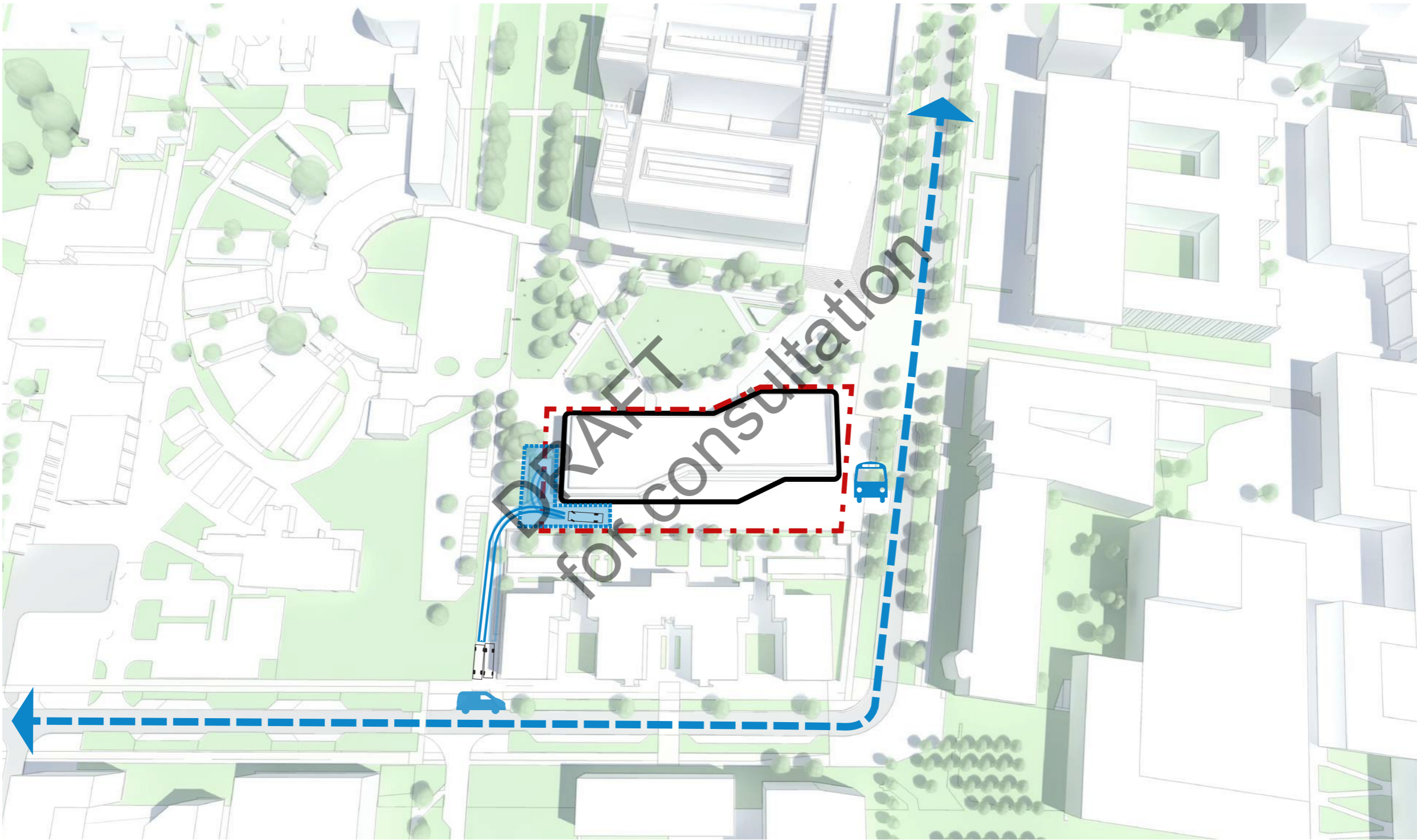


- NEW DEVELOPMENT
- EXISTING BUILDINGS (RETAINED)

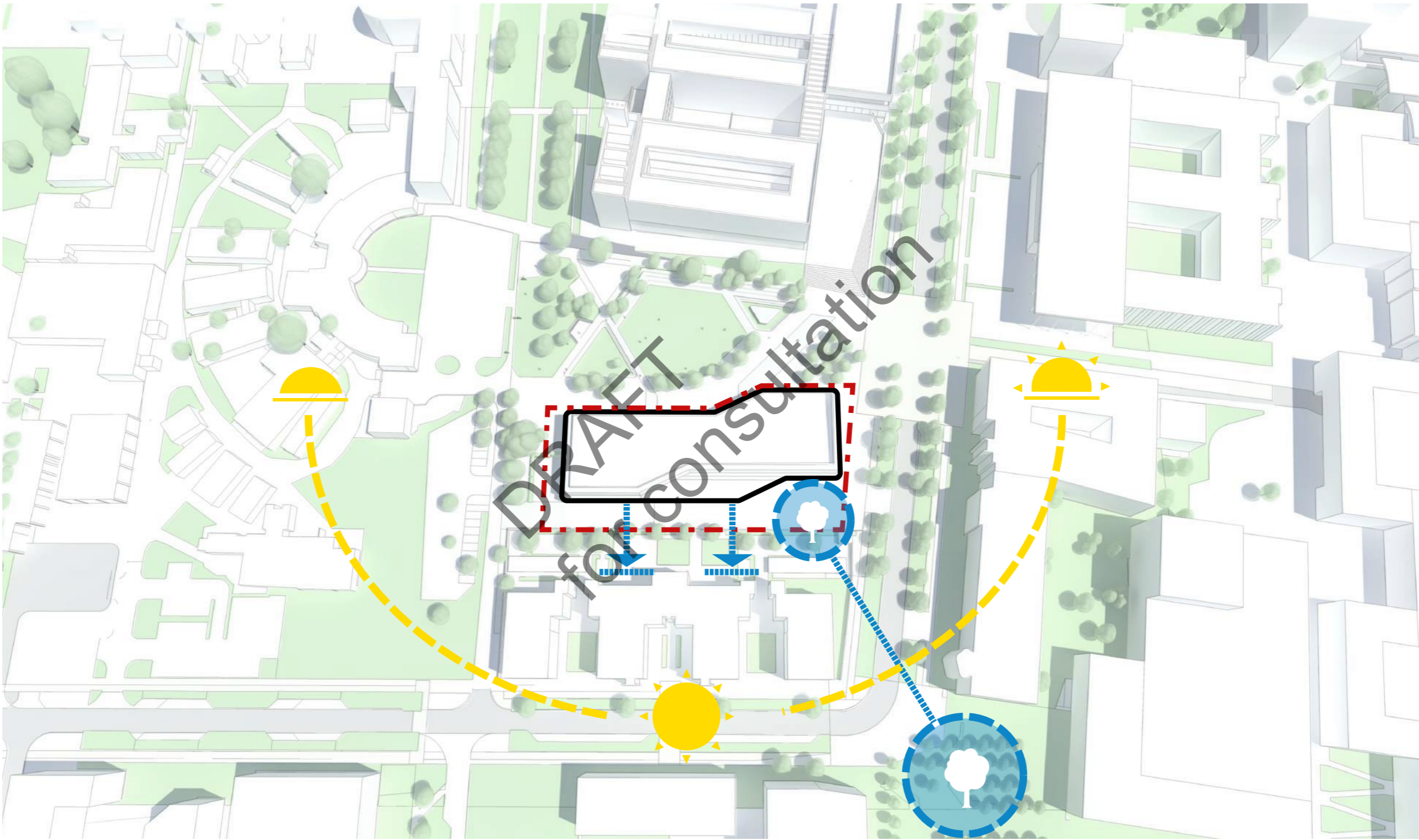
Site Analysis
Pedestrian and Cycle Access



Site Analysis
Vehicular Access



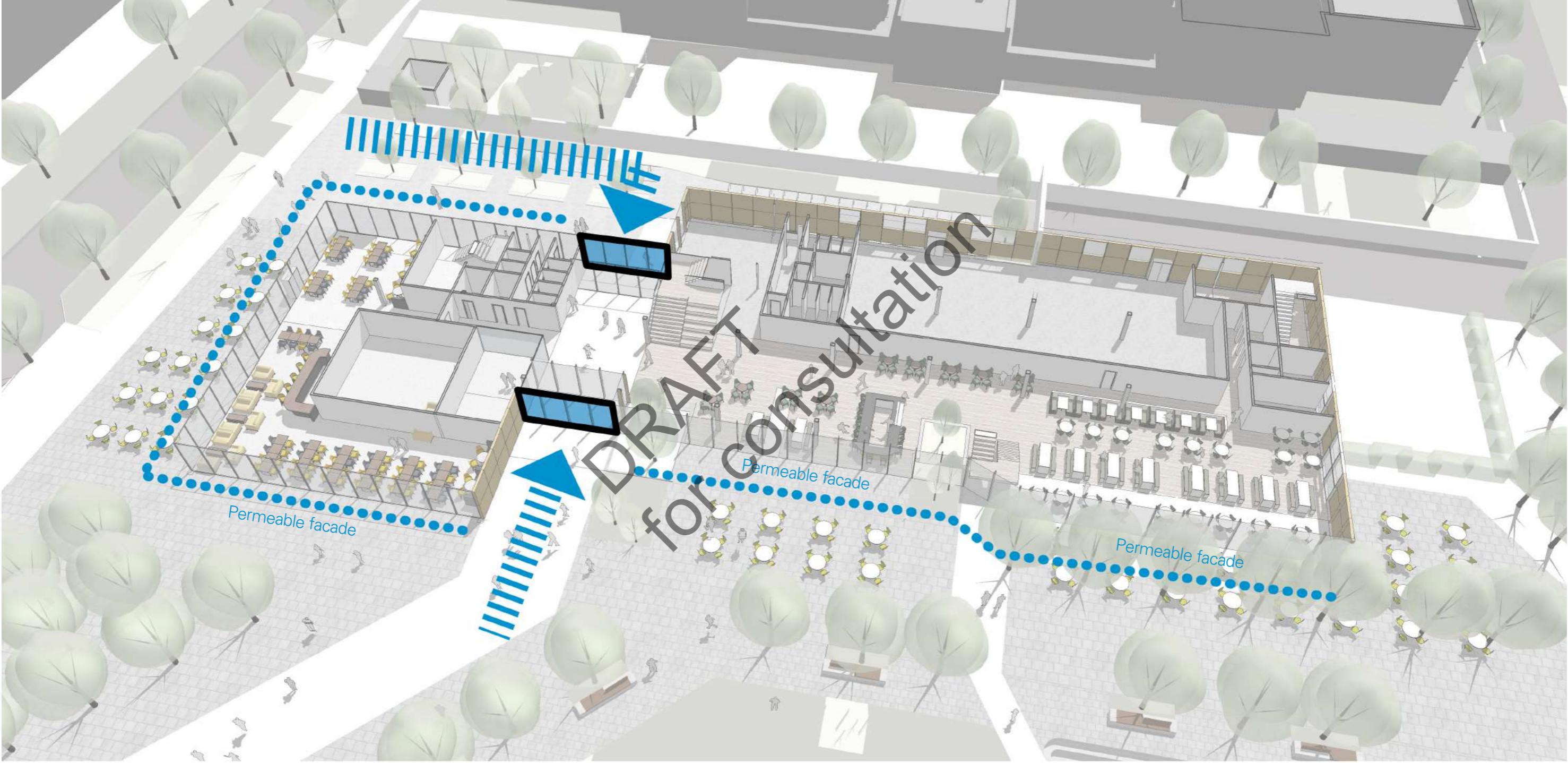
Site Analysis
Sunpath



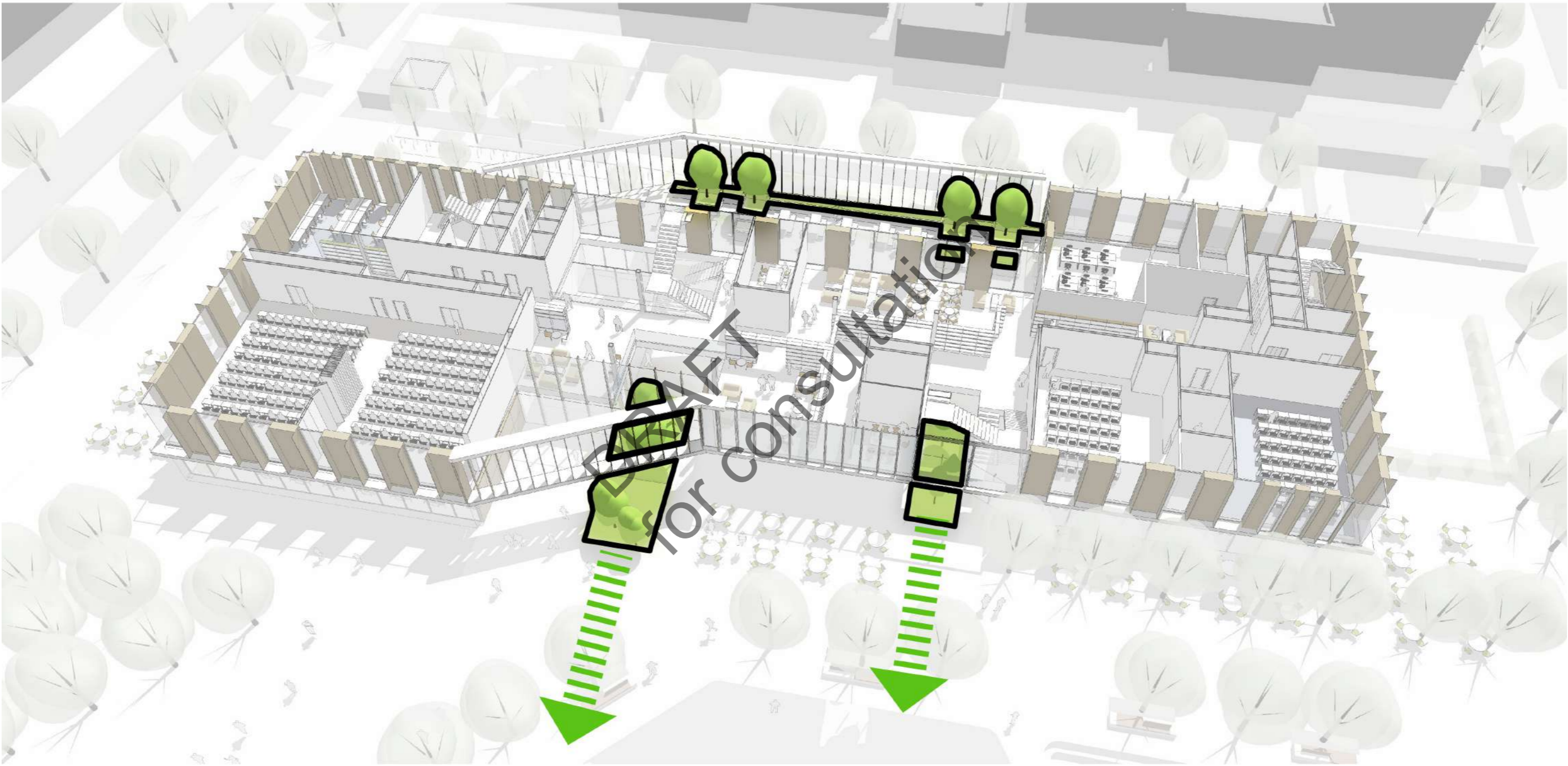
Concept Design

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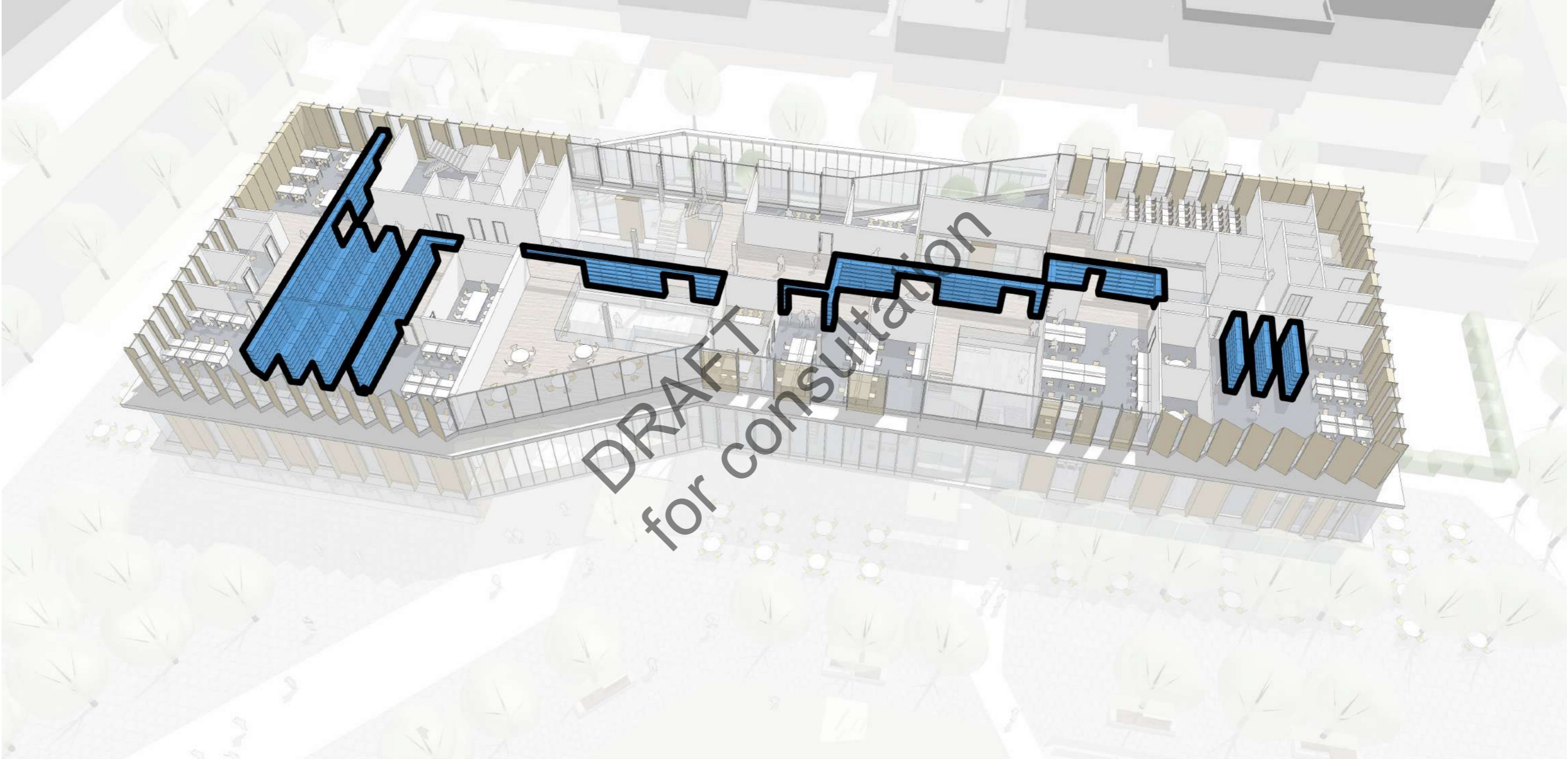
Concept Design
Entrances



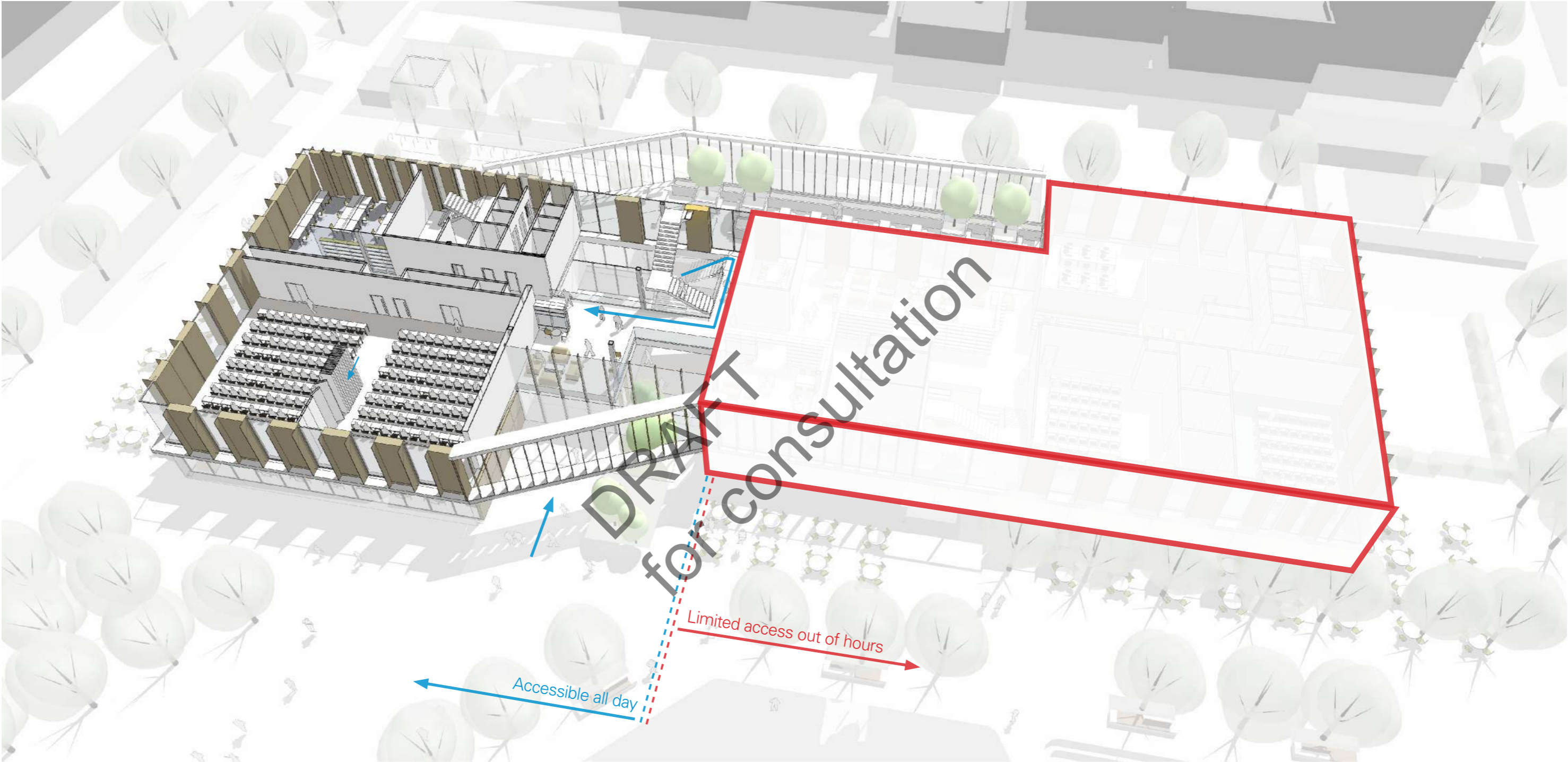
Concept Design
Green Link



Concept Design
Learning Spine



Concept Design
Security Strategy



Concept Design
Ground Floor Plan



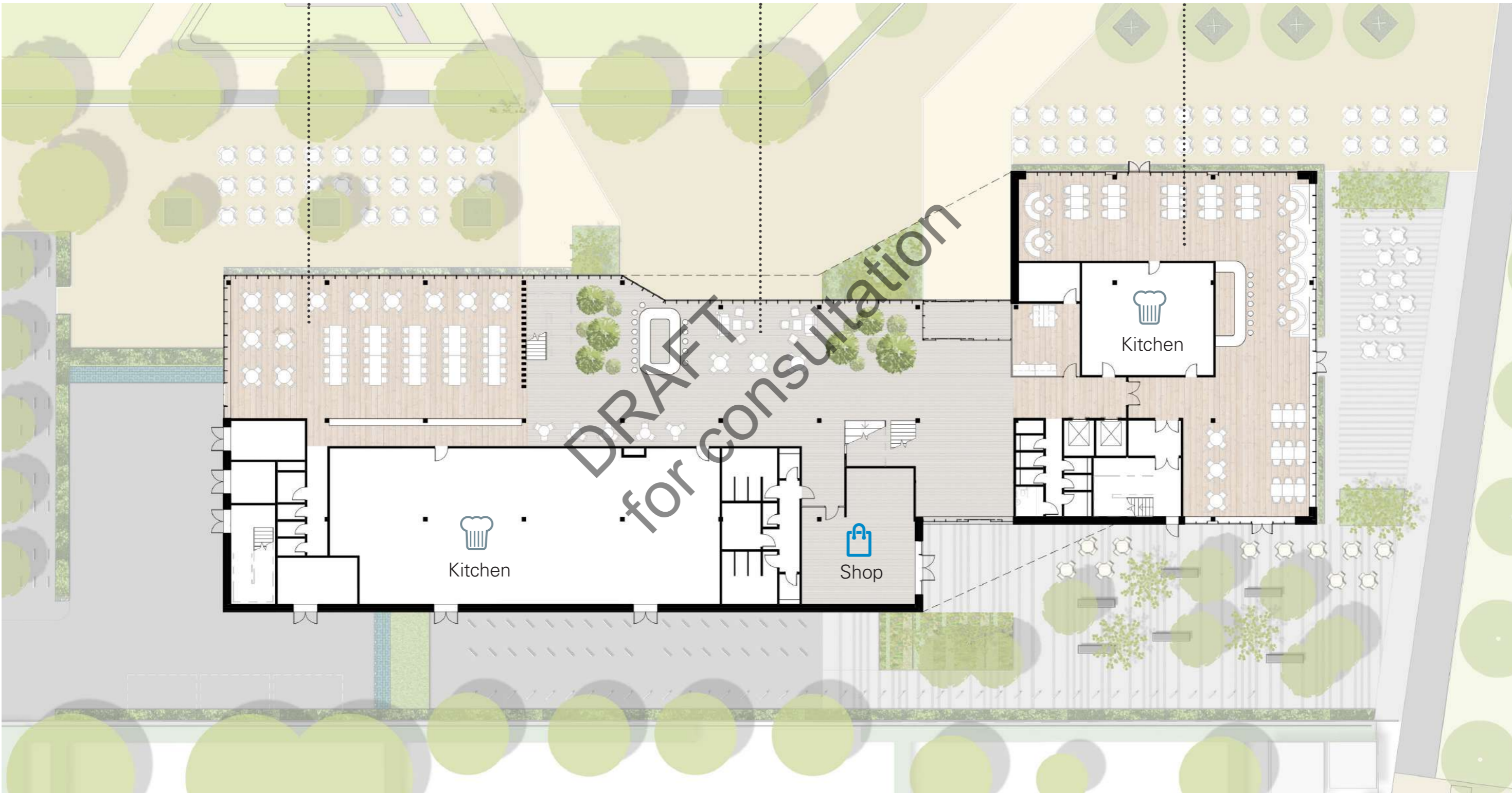
Cafeteria



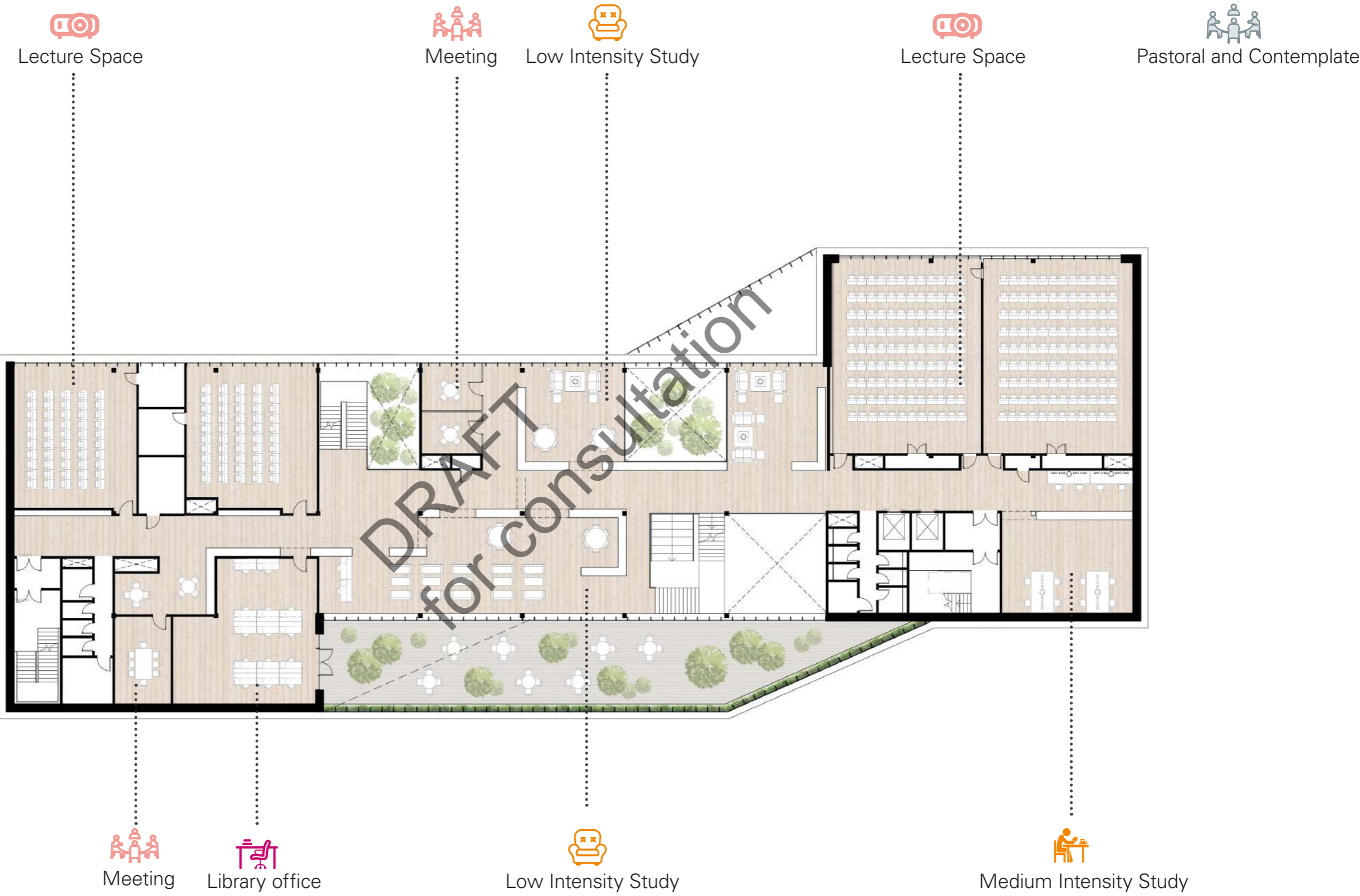
Cafeteria (Coffee Bar Zone)



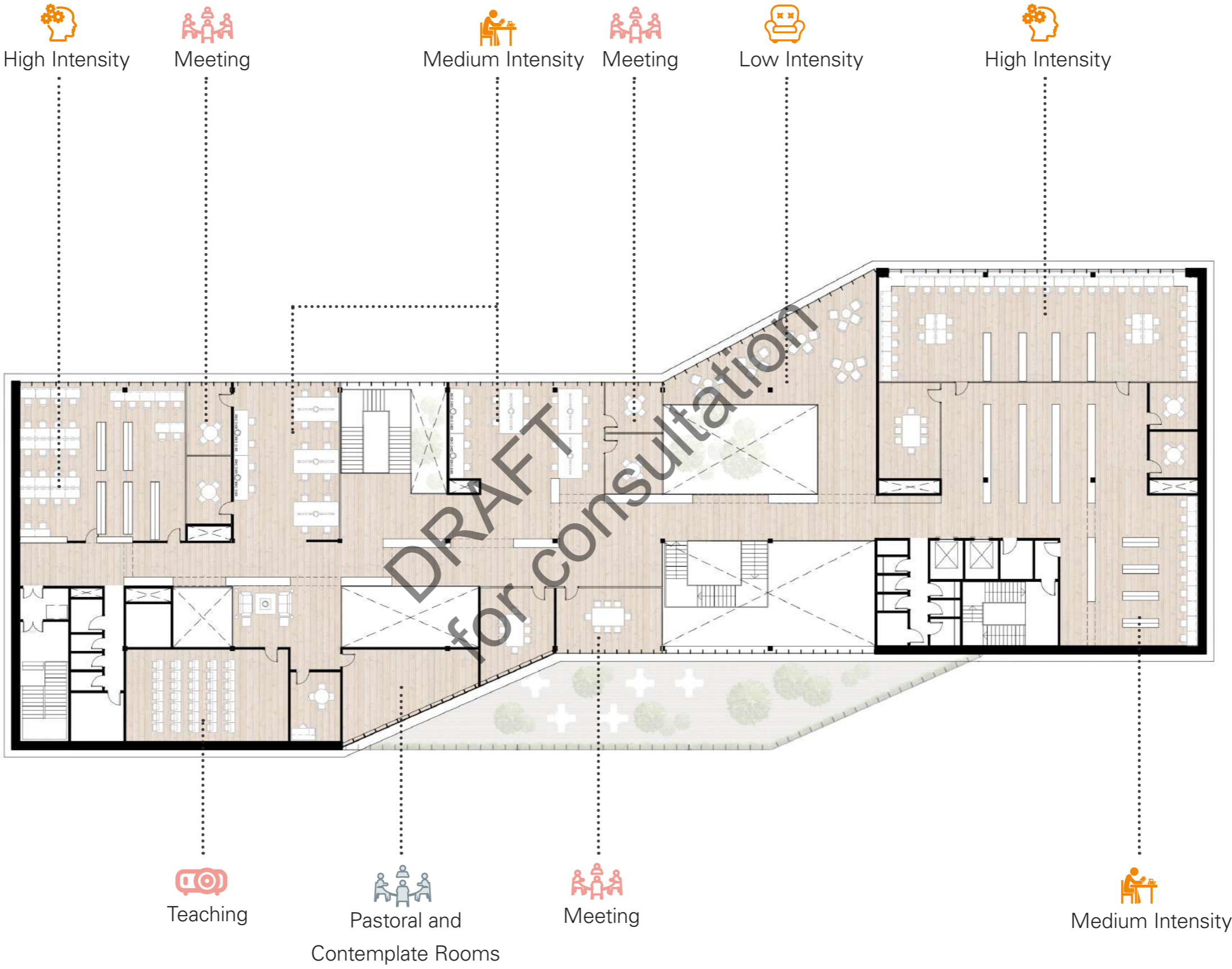
Cafe Bar



Concept Design
First Floor Plan






Concept Design
Second Floor Axonometric






Concept Design




Adjacencies

-  High Intensity Study
-  Medium Intensity Study
-  Meeting Spaces

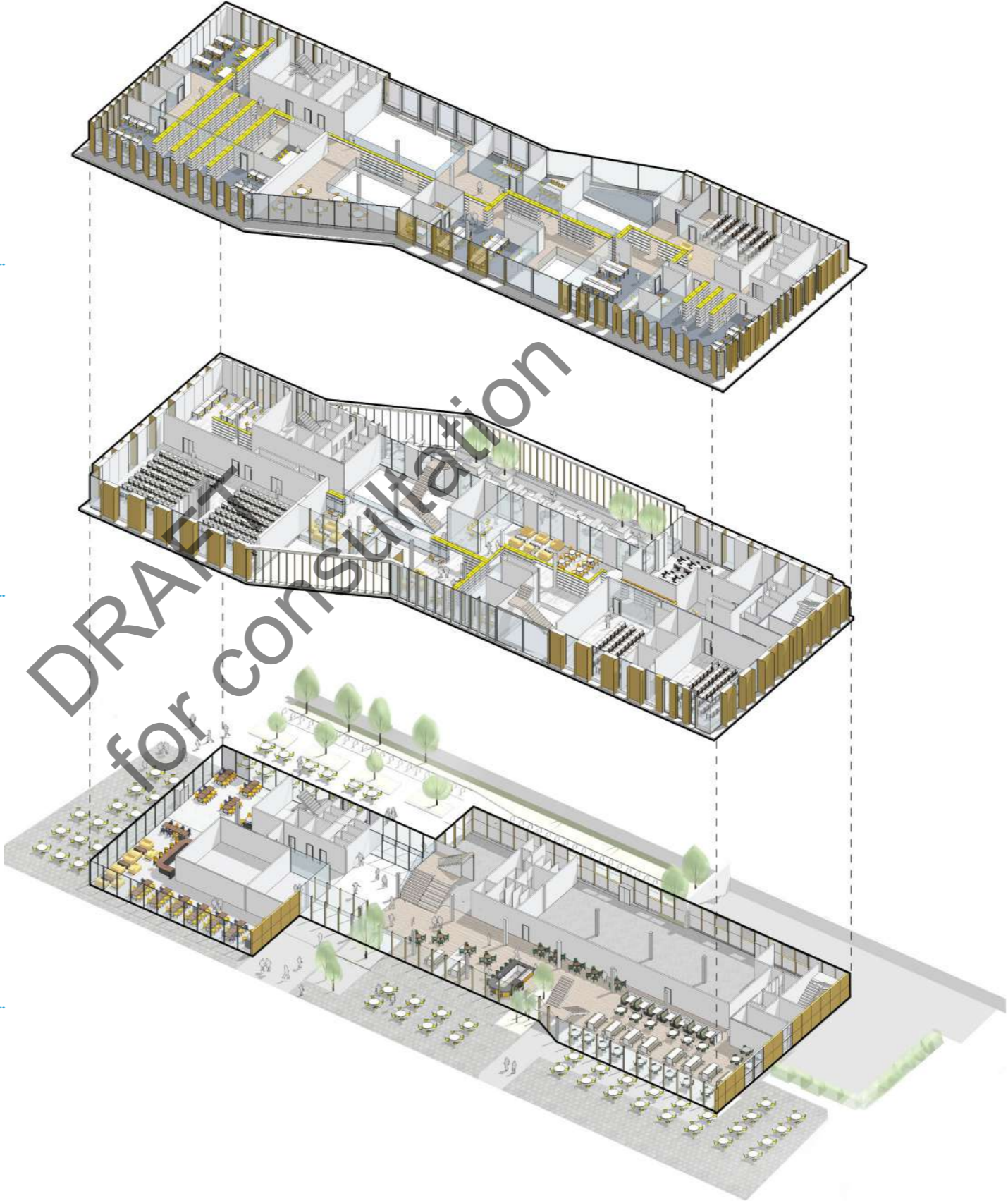
Second Floor Plan

-  Teaching Spaces
-  Low Intensity Study
-  Library Offices

First Floor Plan

-  Cafe Bar
-  Cafeteria
-  Shop

Ground Floor Plan



Concept Visual
Entrance and Green Link



Concept Visual
Learning Spine



Concept Visual
Cafe Bar



Massing

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Massing

Aerial view looking South East



Massing

View from JJ Thomson Avenue - North



Massing

Aerial view looking North West



Massing

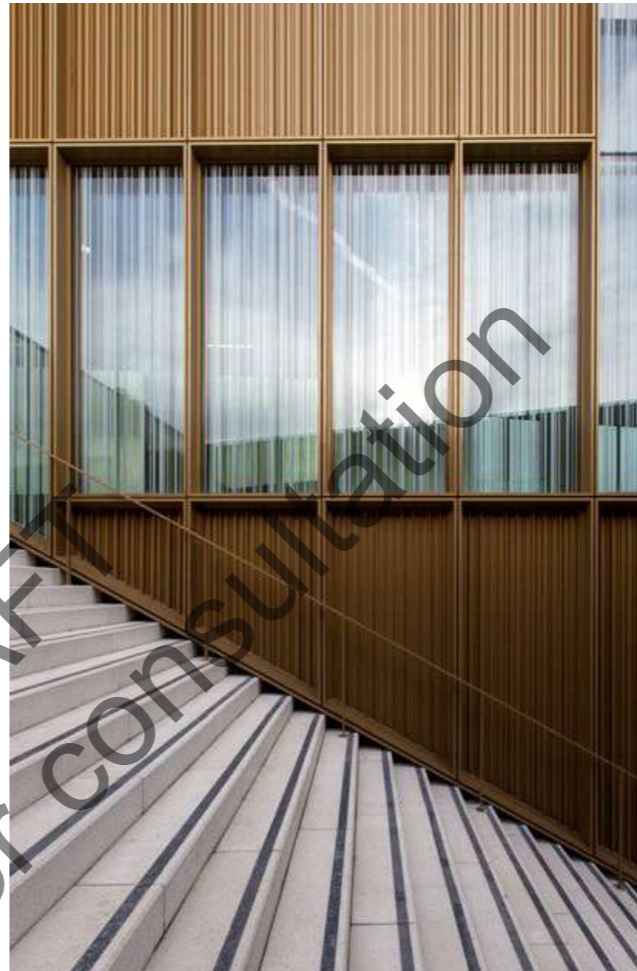
View from JJ Thomson Avenue - South Entrance Plaza



Concept Elevations

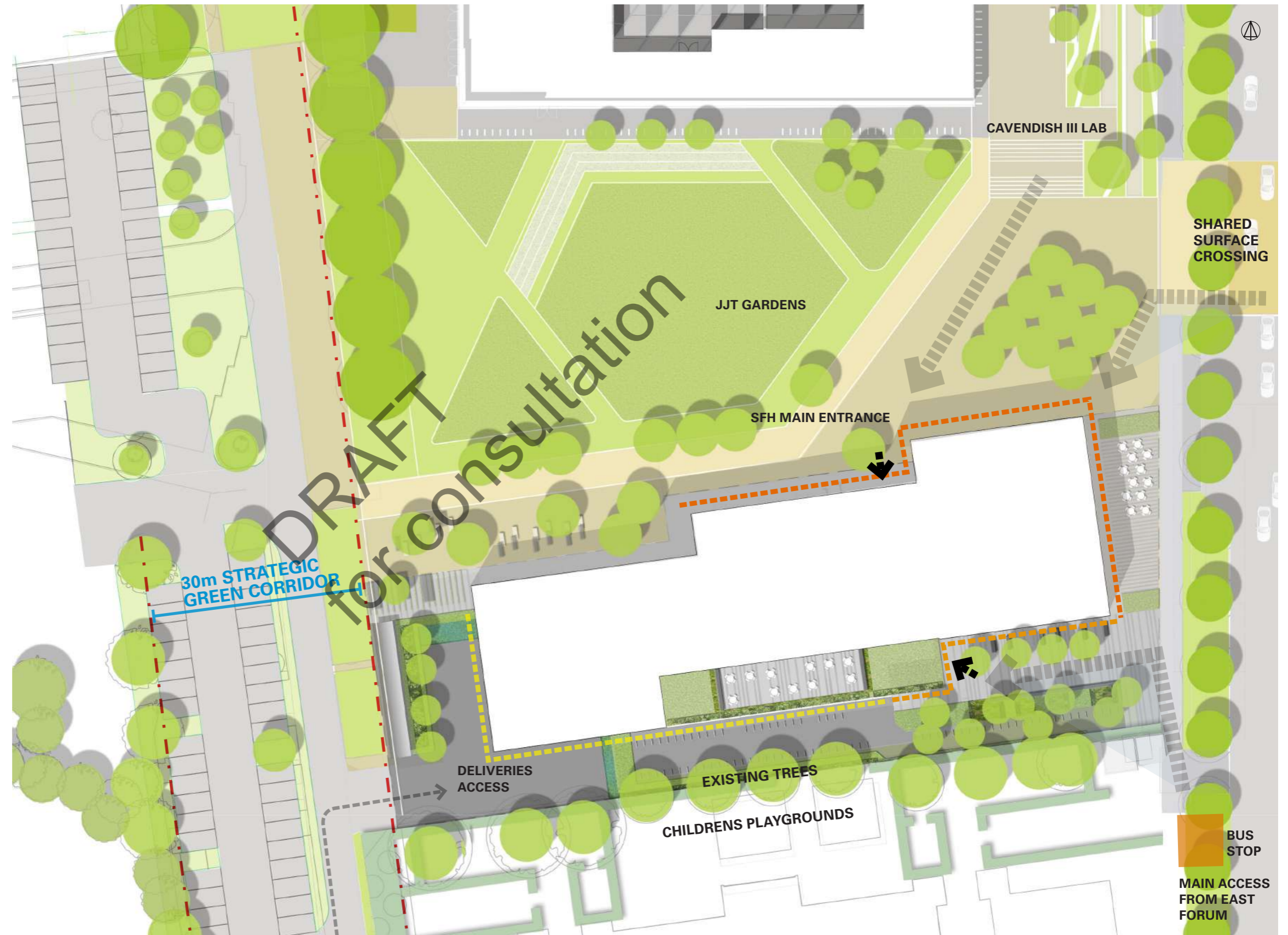


Material Precedents



Landscape Strategy

SFH Building and Context



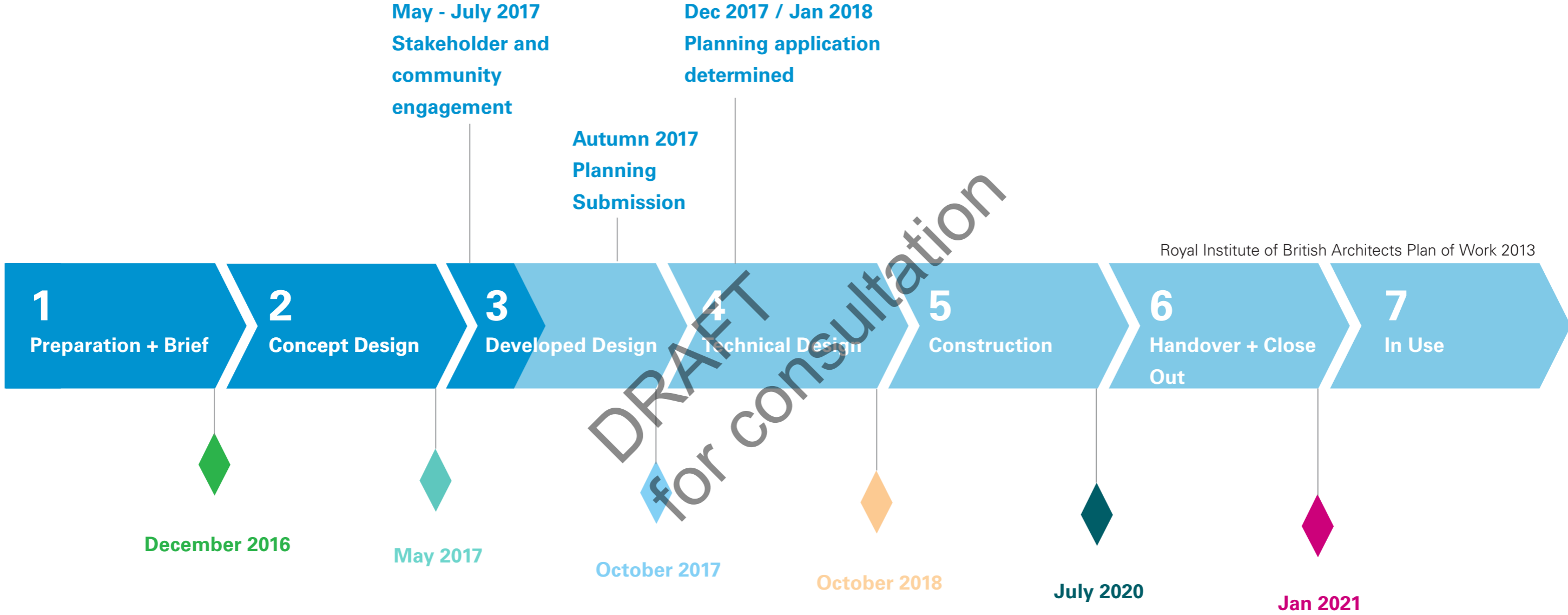
Landscape Precedents



Programme

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Shared Facilities Hub Programme



Questions

