



DRAFT
For Consultation

WEST CAMBRIDGE

1. Land Uses & Distribution
2. Facilities & Open Space
3. Approach to Planning Application
4. Discussion

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Land Uses & Distribution



1: Optimise the quantum of development on the site, supporting the City and Region as a world leader in R&D



2: Support the commercialisation of knowledge through entrepreneurship and collaboration with industry



3: Create and sustain a high quality place by transforming the physical and social environment for site users and neighbours across the City



4: Deliver adaptable and efficient space to support viability and long term value creation

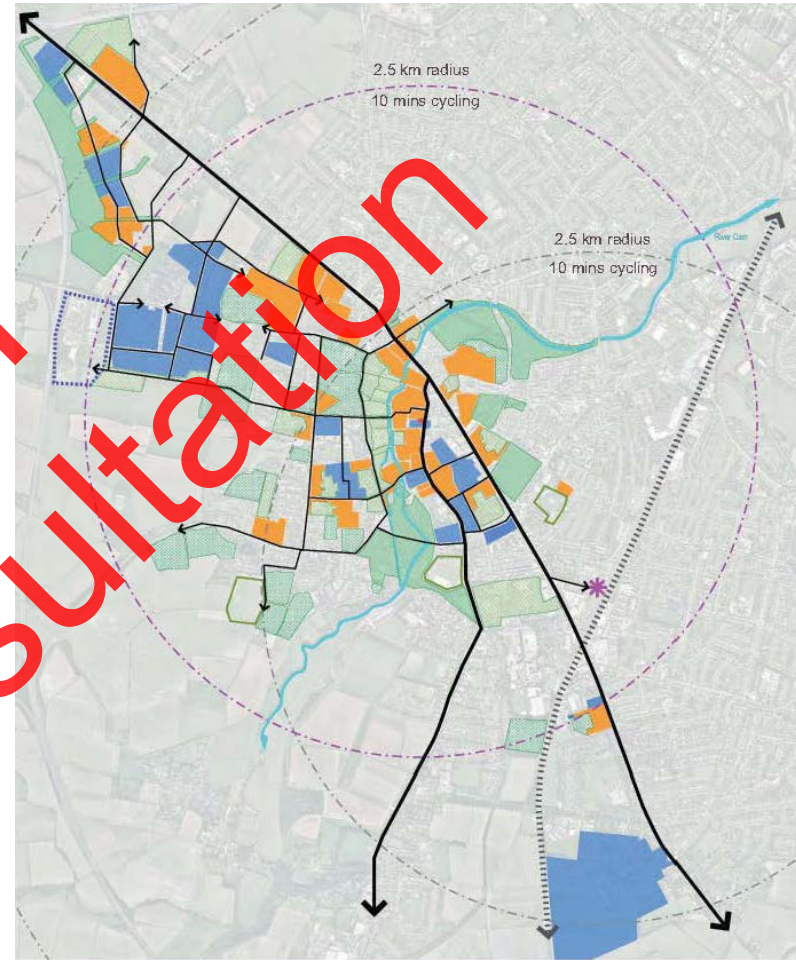


5: Deliver sustainable development, proactively investing in the quality of place and integration within the City

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Strategic University need for:

- Additional quantum of high quality research space to maintain global competitiveness
- Physical science and technology cluster with space for innovation and collaboration with industry

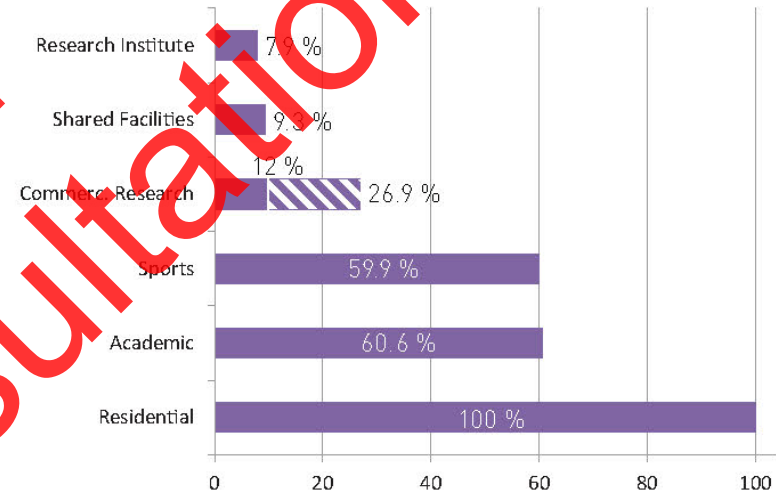


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Site transformation:

- A change in approach to access, quality of environment and social facilities
- Additional capacity to provide the University with much needed space for growth but also achieve critical mass to support public transport & social facilities



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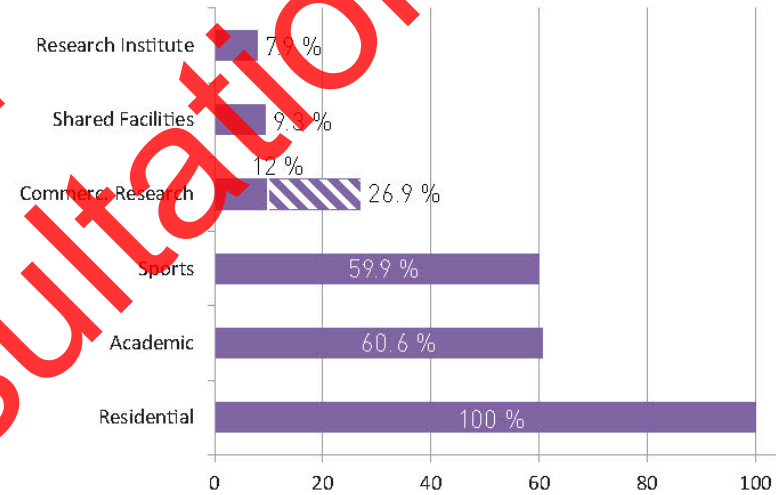
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Proposed land uses:

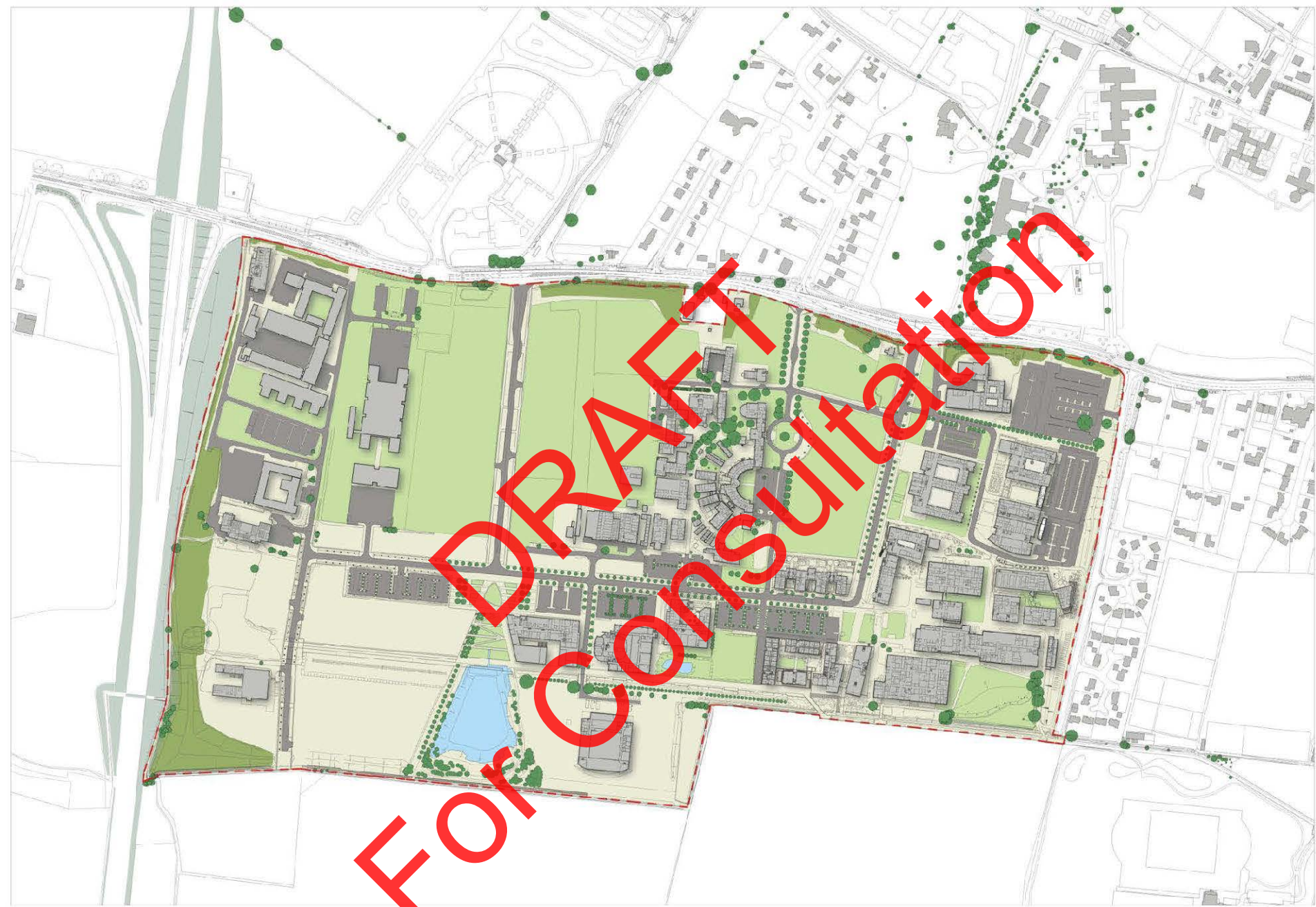
- Academic research space, including shared facilities (canteens, lecture rooms etc)
- Commercial research space
- Small scale retail / food & drink premises
- Sports centre expansion
- Nursery
- Ancillary uses, including energy centre



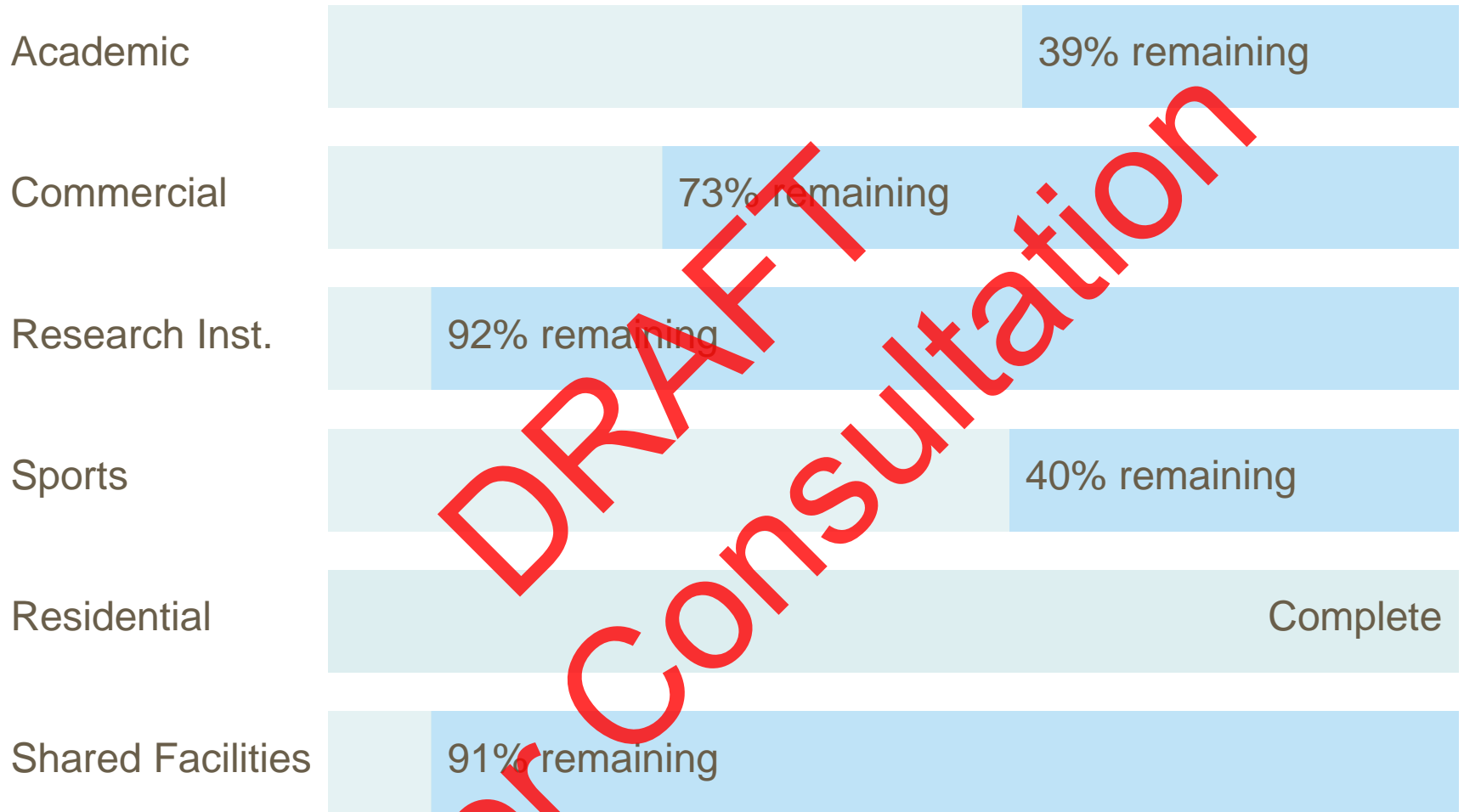
The future of West Cambridge is focused on development of additional research space:

- Priority is to deliver academic and commercial research space to meet demand;
- Also need to reserve land to cater for these uses over the very long term (50 years plus);
- Site area required to deliver new residential community not achievable or appropriate;
- University and market housing needs being met at North West Cambridge;
- Strategy for future existing housing being developed by the University;
- The new local centre at North West Cambridge will provide local services to support the existing residences;
- West Cambridge will be far more active in evenings than at present with greatly increased number of site users





Existing Site



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From East-West distribution...

...to North-South interaction



Transformation of the site: new clusters







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Integration with NWC and City Centre



Illustrative Masterplan

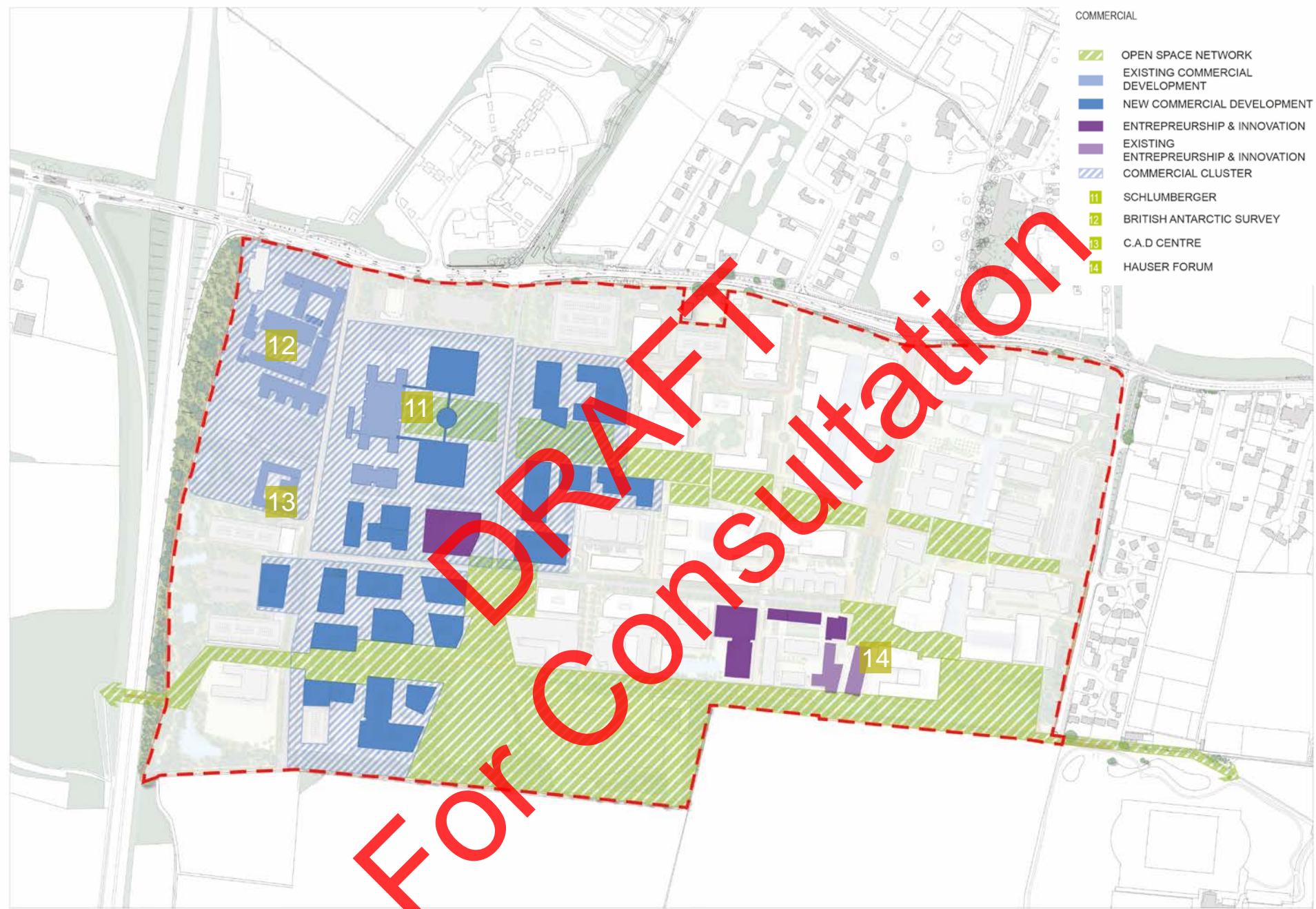
ACADEMIC

-  OPEN SPACE NETWORK
-  EXISTING ACADEMIC DEPARTMENT
-  NEW ACADEMIC DEPARTMENT
-  ACADEMIC CLUSTER
-  1 WILLIAM GATES BUILDING
-  2 ROGER NEEDHAM BUILDING
-  3 CAPE BUILDING
-  4 MRI RESEARCH CENTRE
-  5 PHYSICS OF MEDICINE
-  6 INSTITUTE FOR MANUFACTURING
-  7 CHEMICAL ENGINEERING/BIOTECH
-  8 MATERIALS SCIENCE & METALLURGY
-  9 VET SCHOOL
-  10 SCHOFIELD CENTRIFUGE CENTRE

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COMMERCIAL

- OPEN SPACE NETWORK
- EXISTING COMMERCIAL DEVELOPMENT
- NEW COMMERCIAL DEVELOPMENT
- ENTREPREURSHIP & INNOVATION
- EXISTING ENTREPREURSHIP & INNOVATION
- COMMERCIAL CLUSTER
- 11 SCHLUMBERGER
- 12 BRITISH ANTARCTIC SURVEY
- 13 C.A.D CENTRE
- 14 HAUSER FORUM



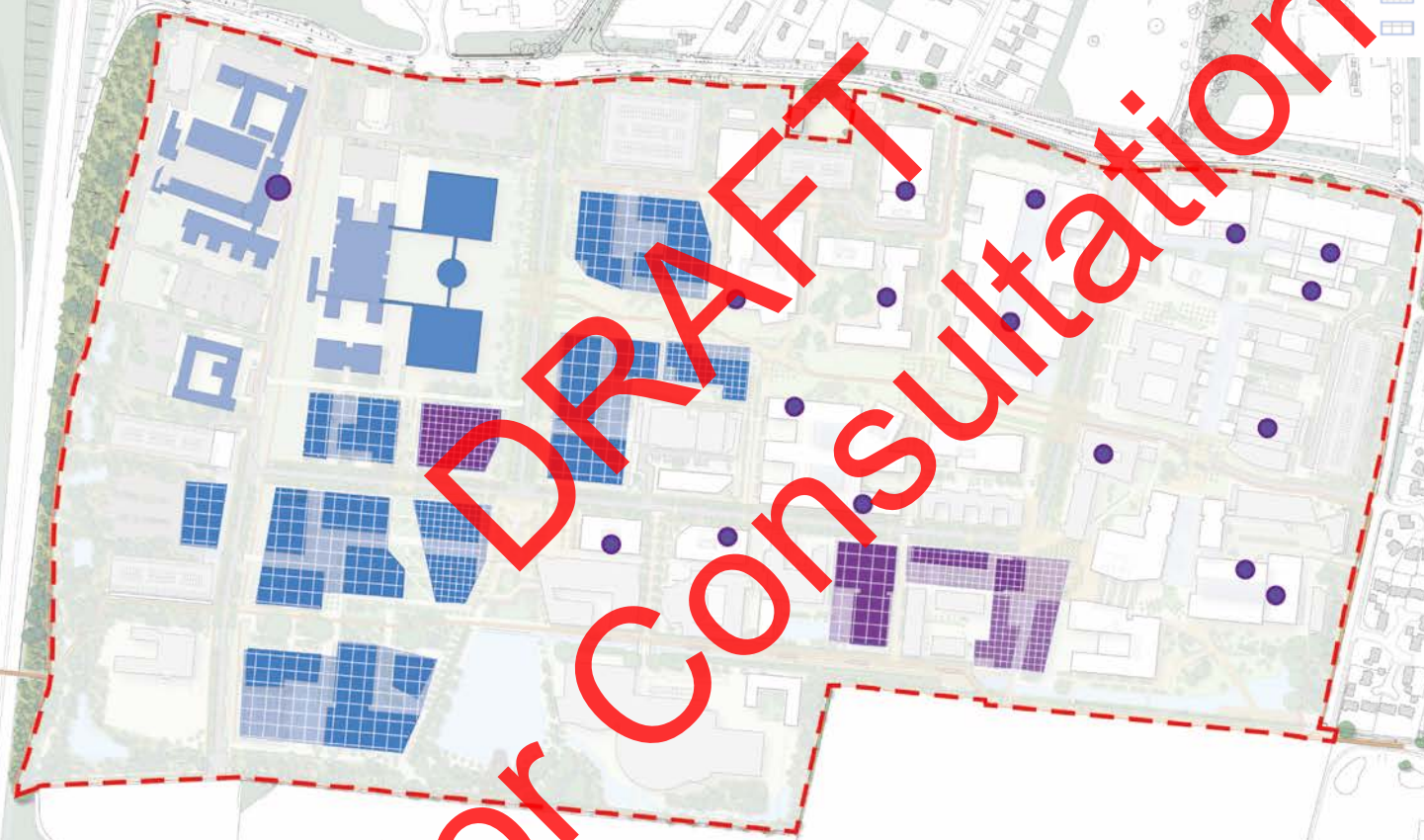
Land Use Principle – Clusters of Industry Led Research

ENTREPRENEURSHIP & INNOVATION SPACE

- SMALL SCALE ENTREPRENEURIAL UNITS WITHIN ACADEMIC SPACE
- ENTREPRENEURSHIP SPACES
- EXISTING ENTREPRENEURSHIP SPACES

COMMERCIAL SPACE

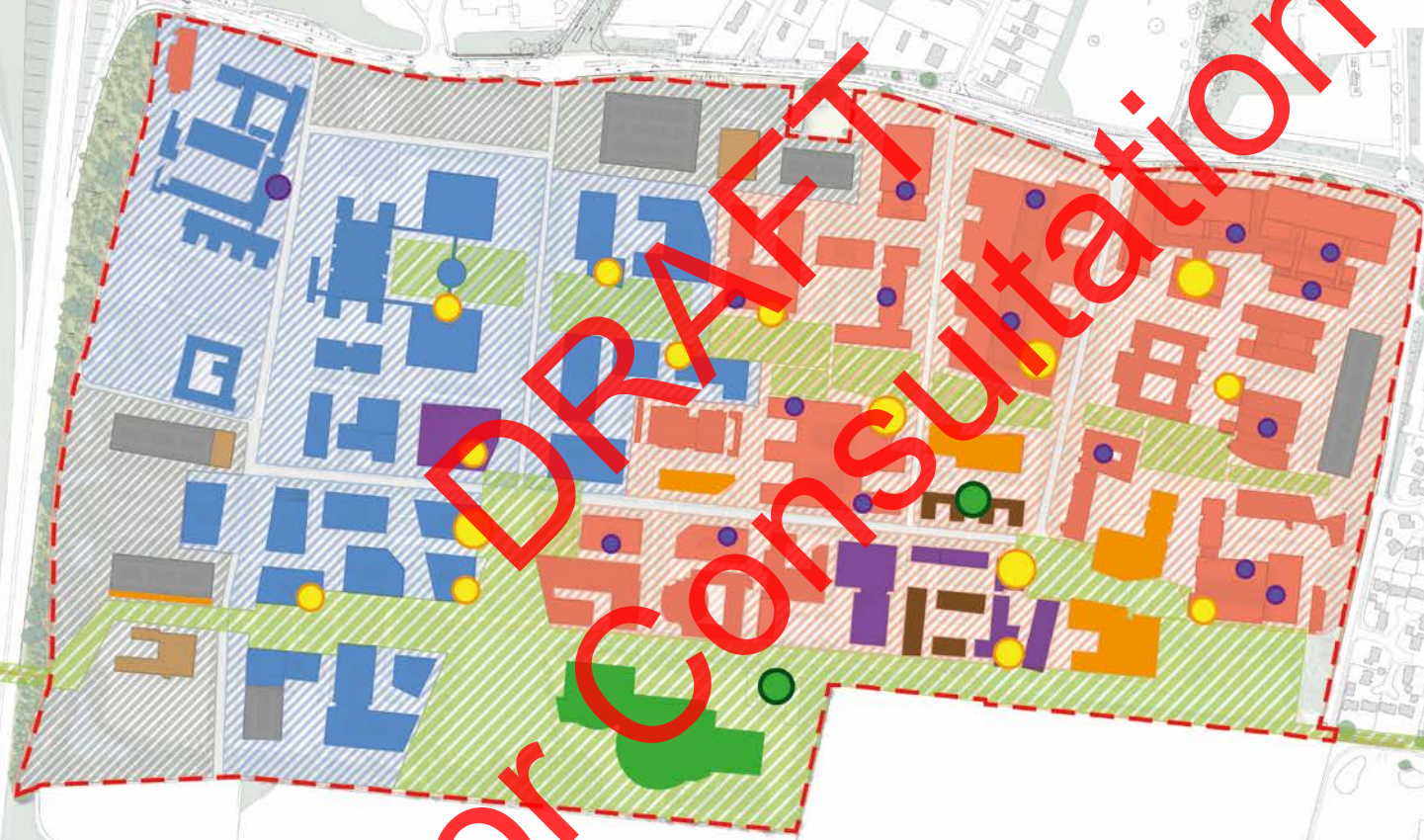
- EXISTING OCCUPIERS
- NEW COMMERCIAL SPACES
- SMALLER SUITES
- LARGER SUITES



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LAND USE

- OPEN SPACE NETWORK
- ACADEMIC BLENDED
- ACADEMIC DEPARTMENT
- COMMERCIAL BLENDED
- COMMERCIAL DEVELOPMENT
- SERVICING/VPARKING
- CAR PARKING
- ACADEMIC SHARED FACILITIES
- SOCIAL HUBS/SPACES
- ENTREPRENEURSHIP & INNOVATION
- SMALL SCALE ENTREPRENEURIAL UNITS WITHIN ACADEMIC SPACE
- COMMUNITY BUILDINGS
- COMMUNITY USE
- RESIDENTIAL AREA
- SUPPORT BUILDINGS



Land Use Principle – Integration to Promote Collaboration



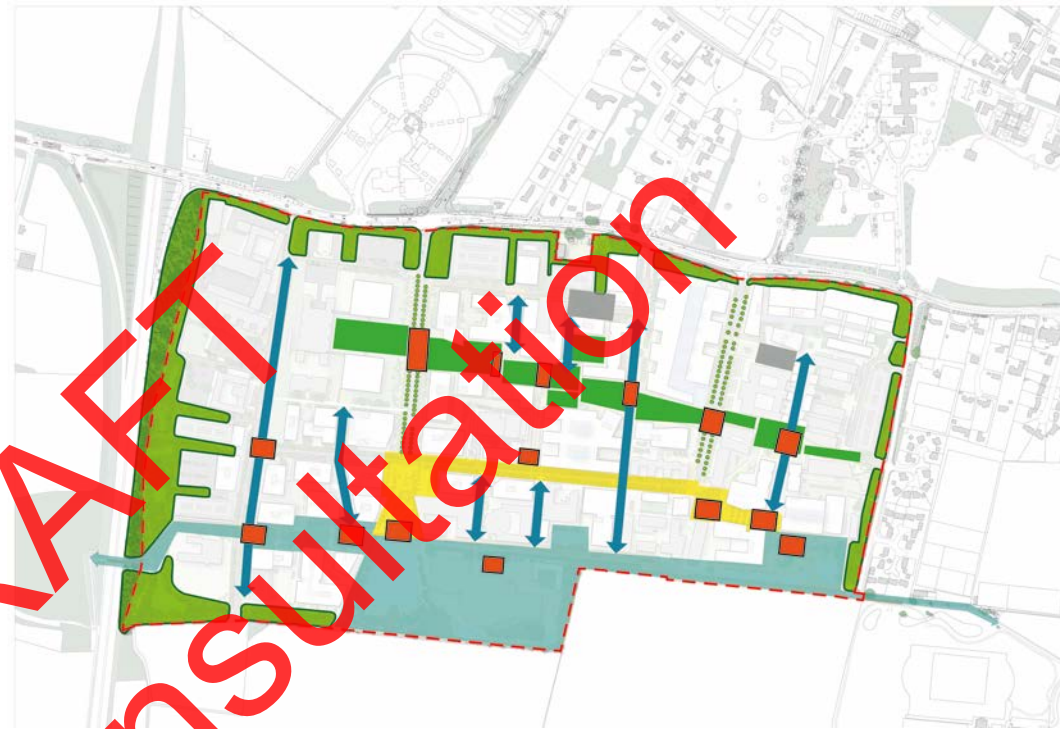
The plans include a commitment to deliver over 14 hectares of open space, as a minimum

This is over 20 percent of the West Cambridge site area (66 ha)

Location and scale of this minimum of open space will be fixed through 'parameter plans'

Additional incidental spaces will be provided in development plots, as required by design guidelines

Open spaces will be attractive, useable, flexible, not dominated by car parking



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SHARED AND COMMUNITY FACILITIES

- ACADEMIC SHARED FACILITIES
- OPEN SPACE NETWORK
- NEW SOCIAL HUBS/SPACES
- EXISTING SOCIAL HUBS/SPACES
- COMMUNITY BUILDINGS
- COMMUNITY USE



Shared Facilities – Social Spaces



- A** East Forum Upper Square
- B** East Forum Lower Square
- C** East Pond and Pedestrian Bridge
- D** Shared Facilities - Canteen and Lecture Hall
- E** Shared Facilities - Teaching Spaces and Learning Resources
- F** Academic Building
- G** Hauser Forum and Broers Building
- H** Maxwell Centre + Physics of Medicine
- I** Academic Street
- J** Canal side + Coton Path
- K** MRI Research Centre- Chemical Engineering and Biotechnology
- L** Nanoscience Centre
- M** Garden
- N** Cycle Hub

FOR CONSULTATION

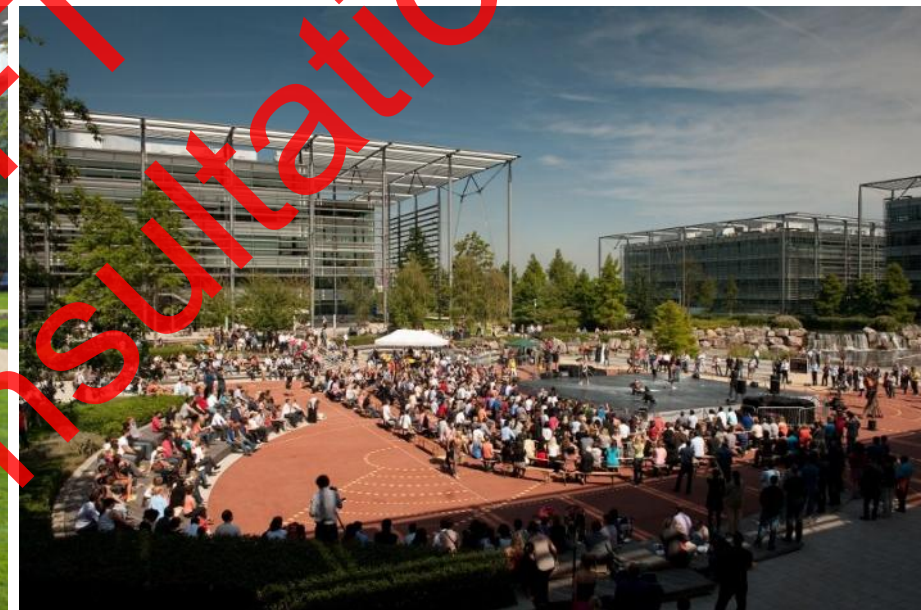
Key Open Space: East Forum – Academic activity node



East Forum Precedent



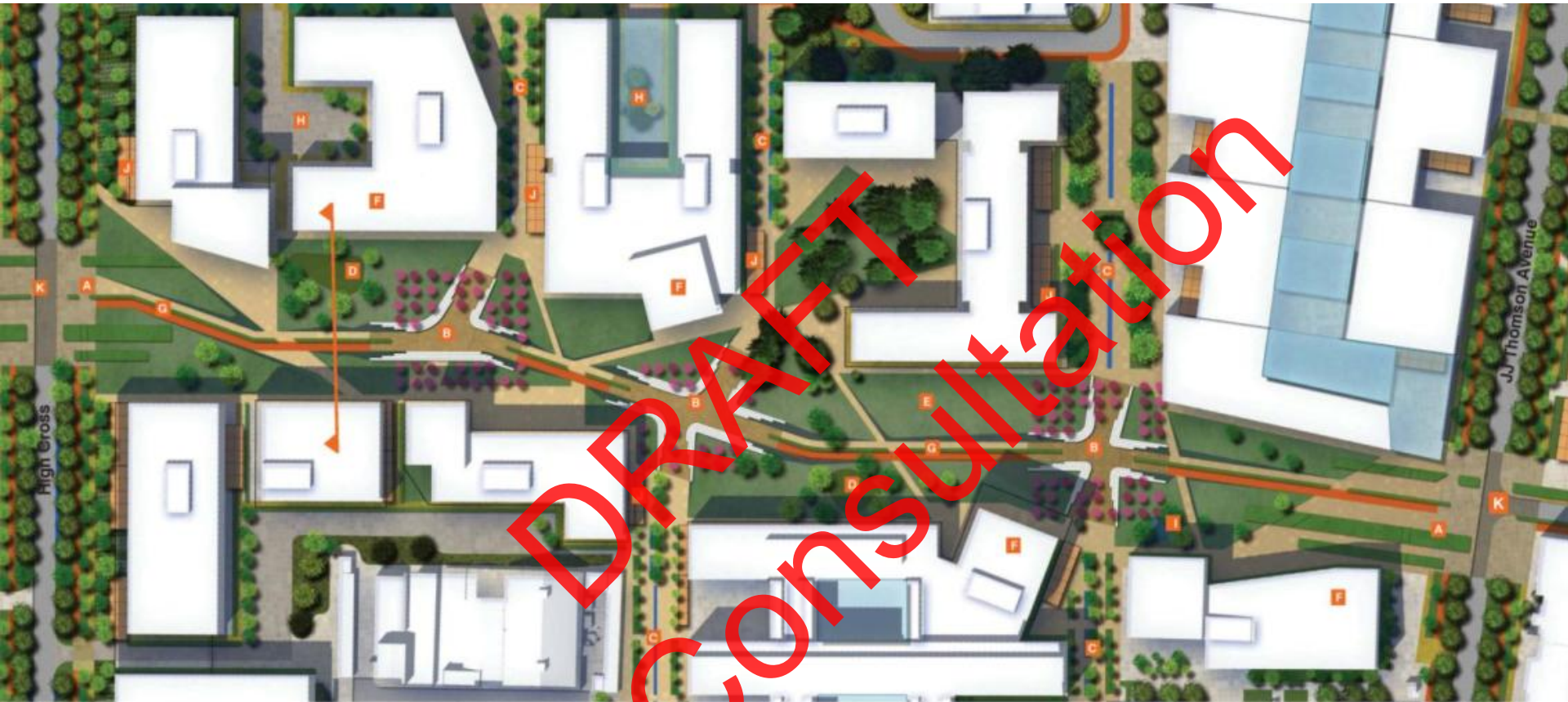
Key Open Space: West Forum – Commercial activity node



- F Scale up Centre
- G Residential South Block
- H Innovation Centre
- I Hauser Forum
- J Shared Facility
- K Future Expansion for MSM
- L Future Expansion for C.Eng. and Biotech.
- M Cycle Hub
- N Chemistry
- O Residential North Block
- P Shared Facility
- Q Maxwell Centre
- R Shared Facility



Key Open Space: Coton Footpath



For Draft Consultation

- | | | | |
|----------|-------------------|----------|---------------------------|
| A | Gateway | G | Cycle Route |
| B | Social Hub | H | Service courtyards |
| C | Pedestrian Links | I | Pond |
| D | Ephemeral Ponds | J | Covered Cycle Parking |
| E | Open Lawn | K | Block Paving to Crossings |
| F | Shared Facilities | | |

Key Open Space: Central Gardens





For Draft Consultation

- Single site-wide outline planning application
 - all matters such as scale of buildings, appearance etc. reserved for later determination through reserved matters applications
 - Detailed proposals for means of access to the site from local highways
- Description of development:

Development of up to 383,300 m², comprising:

- Up to 370,000 m² of academic, commercial and research institute floorspace, of which not more than 170,000 m² will be commercial floorspace
- Up to 2,500 m² nursery
- Up to 1,000 m² A1-A5 uses
- Up to 4,100 m² for community facilities (sports centre)
- Up to 5,700 m² for sui generis uses (energy centre, data centre)
- Demolition of existing structures
- Associated infrastructure, pedestrian/cycle routes, highway access, parking, drainage, open spaces, earth works.

- Parameter plans to define the 'envelopes' for new development
- Design principles & design guidelines to inform detailed designs

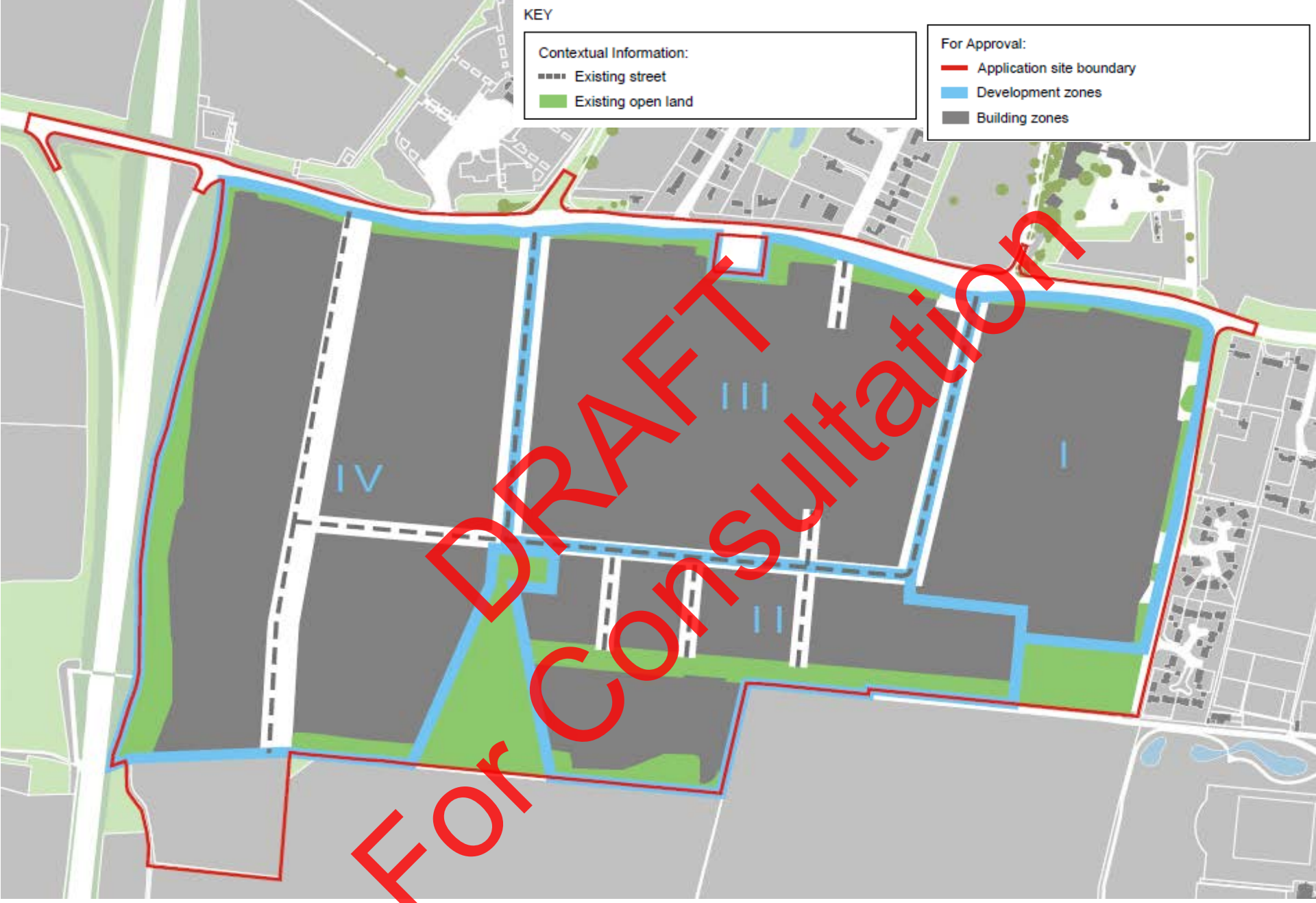
KEY

Contextual Information:

- Existing street
- Existing open land

For Approval:

- Application site boundary
- Development zones
- Building zones



Development Building Zones

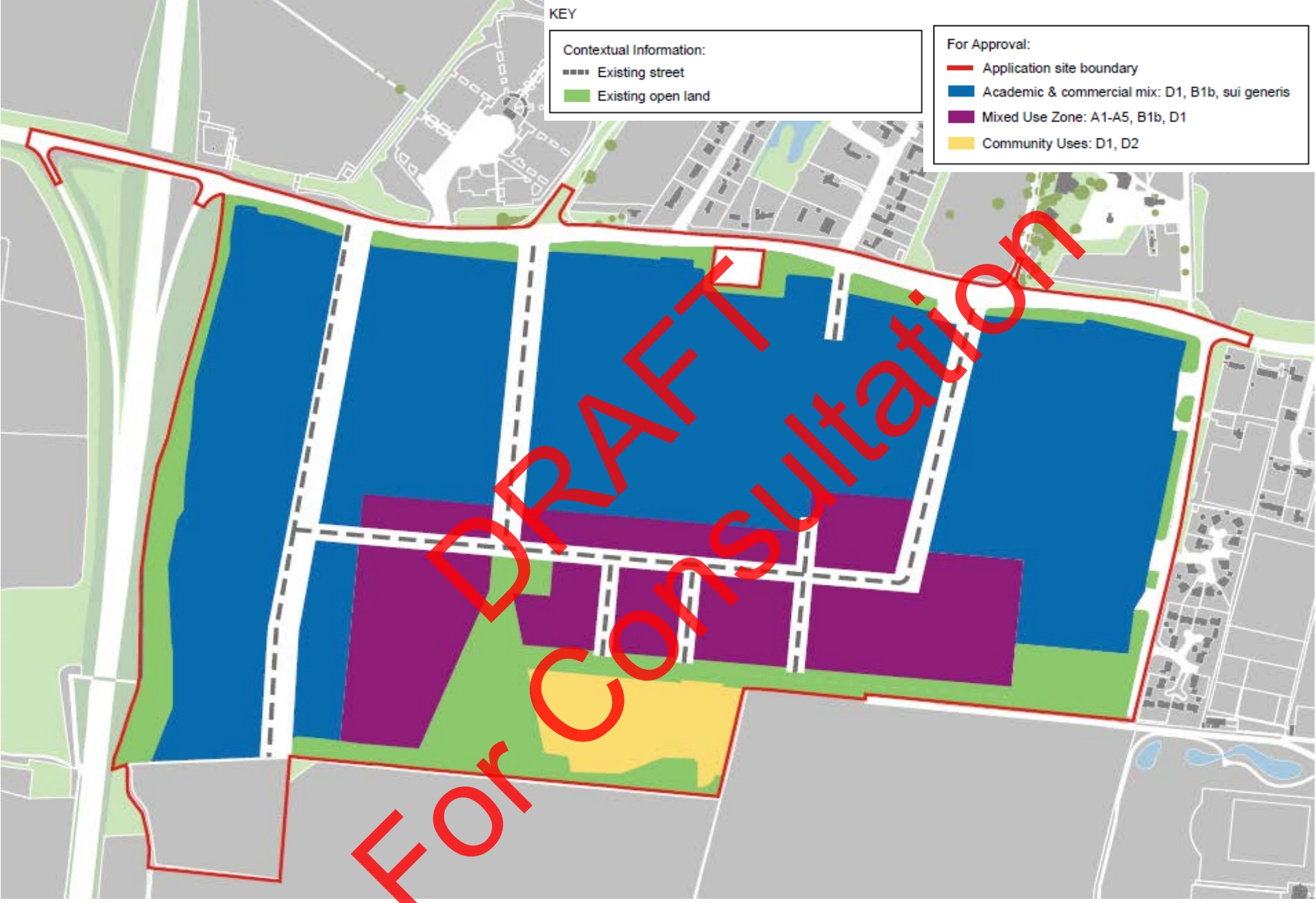
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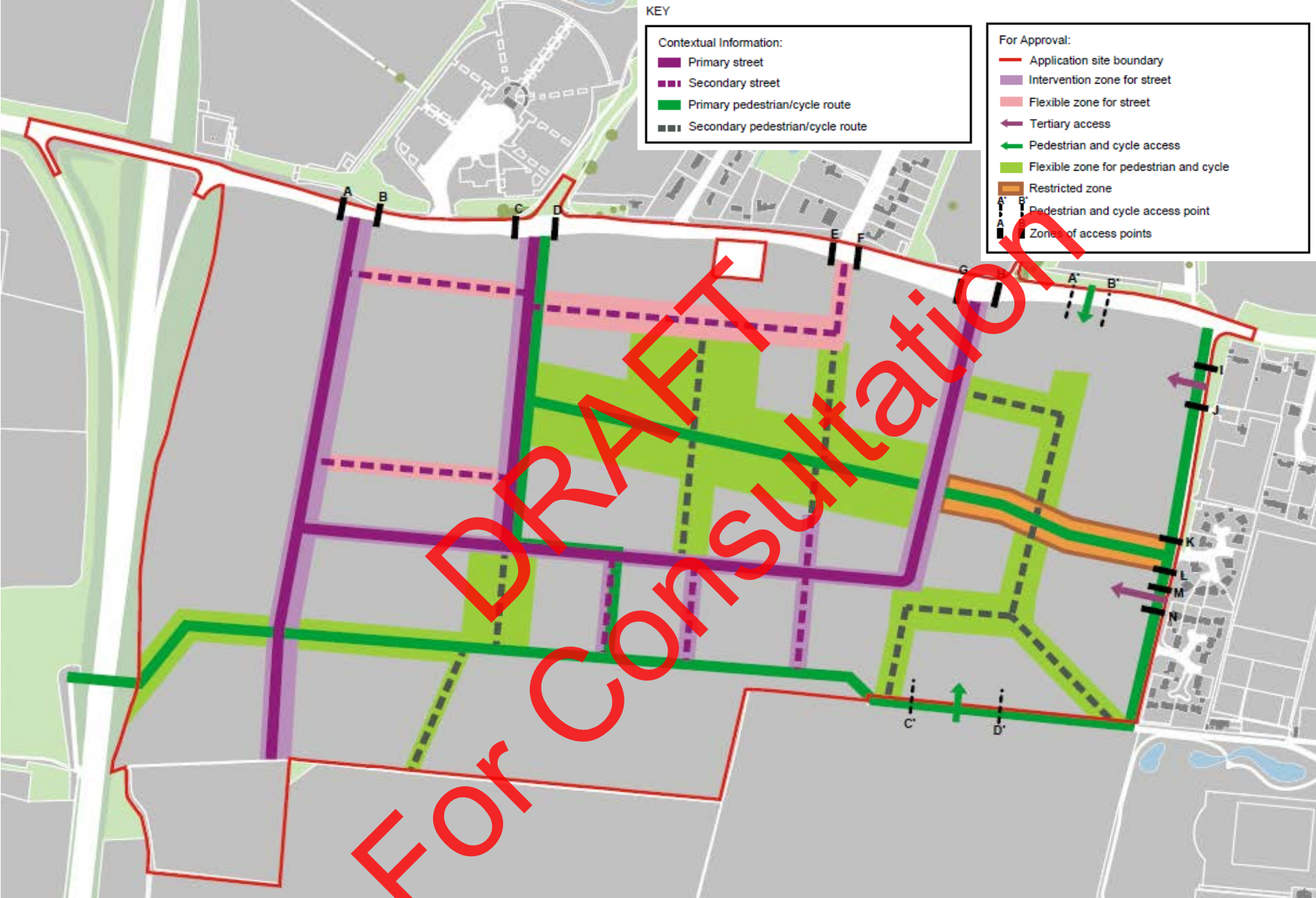
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For Approval:

- Application site boundary
- Academic & commercial mix: D1, B1b, sui generis
- Mixed Use Zone: A1-A5, B1b, D1
- Community Uses: D1, D2



Land use



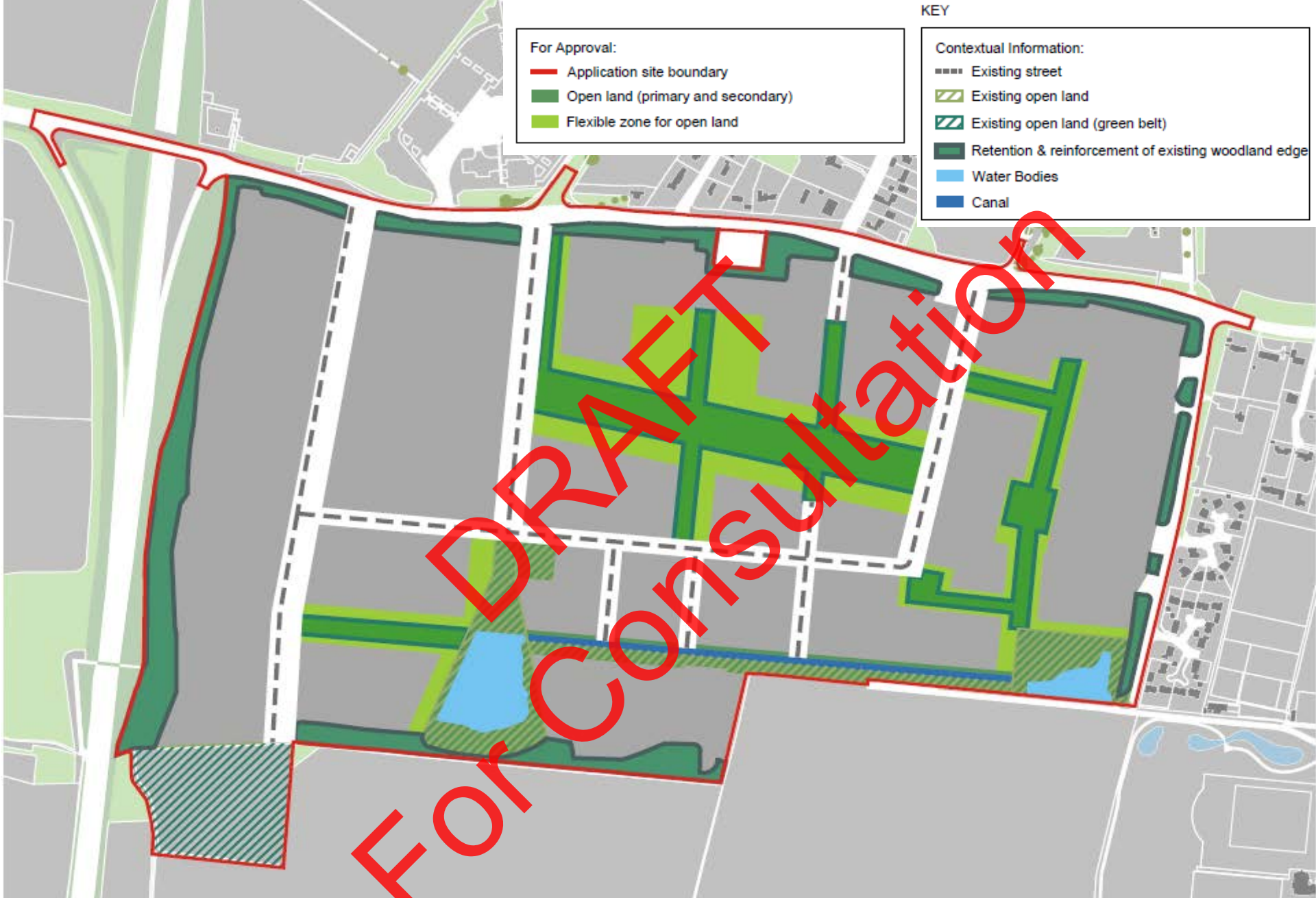
For Approval:

- Application site boundary
- Open land (primary and secondary)
- Flexible zone for open land

KEY

Contextual Information:

- Existing street
- Existing open land
- Existing open land (green belt)
- Retention & reinforcement of existing woodland edge
- Water Bodies
- Canal



Open Space



Discussion