

DRAFT
FOR CONSULTATION

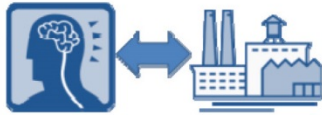
WEST CAMBRIDGE

1. Evolution of the Illustrative Masterplan
2. Landscape Vision & Guidelines
3. Overall Capacity Update by Phase

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1: To optimise the amount of development on the site, to help enhance the position of the City and Region as a world leader in Research and Development



2: To support the commercialisation of knowledge through entrepreneurship and collaborations with industry



3: To create and sustain a high quality place by transforming the physical and social environment for site users and neighbours



4: To create flexible and efficient space to support viability and long-term value creation



5: To deliver sustainable development by proactively investing in the quality of the estate and its integration within the City

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Evolution of the Illustrative Masterplan



West Cambridge Illustrative masterplan – Version 1 Consultation (February 2015)



Issues raised:

- **Open space**
- **Building Heights**
- **Energy Centre**
- **Amenities**
- **Residential development**
- **Cycle/Walking/Buses/Transport... for next week**





Version 1: Key integration areas



Version 1: Initial response (October 2015)



West Cambridge Illustrative masterplan – March 2016



Phase 1 - Integration with Department of Engineering & Cavendish III



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Existing



Phase 1 - Department of Engineering, Computer Laboratory & Cavendish III



Existing





Phase 2 - Department of Engineering, Computer Laboratory & Cavendish III





Existing



Activity Focus – East Forum



Existing



Activity Focus – East Forum



Existing



Activity Focus – East Forum



New location for the Energy Centre and related changes



Activity Focus – West Forum



Existing





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Existing



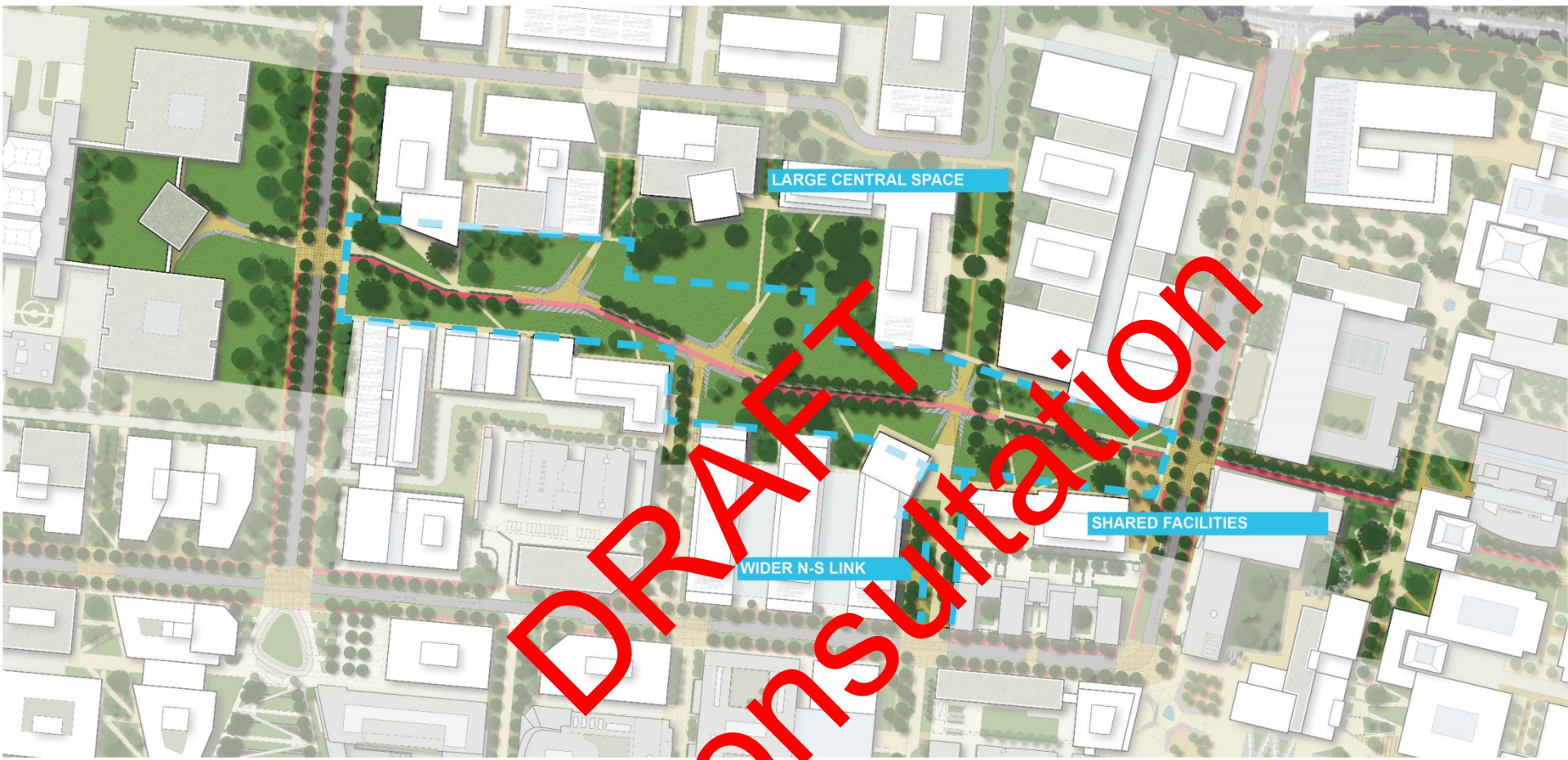
Activity Focus – West Forum



Existing

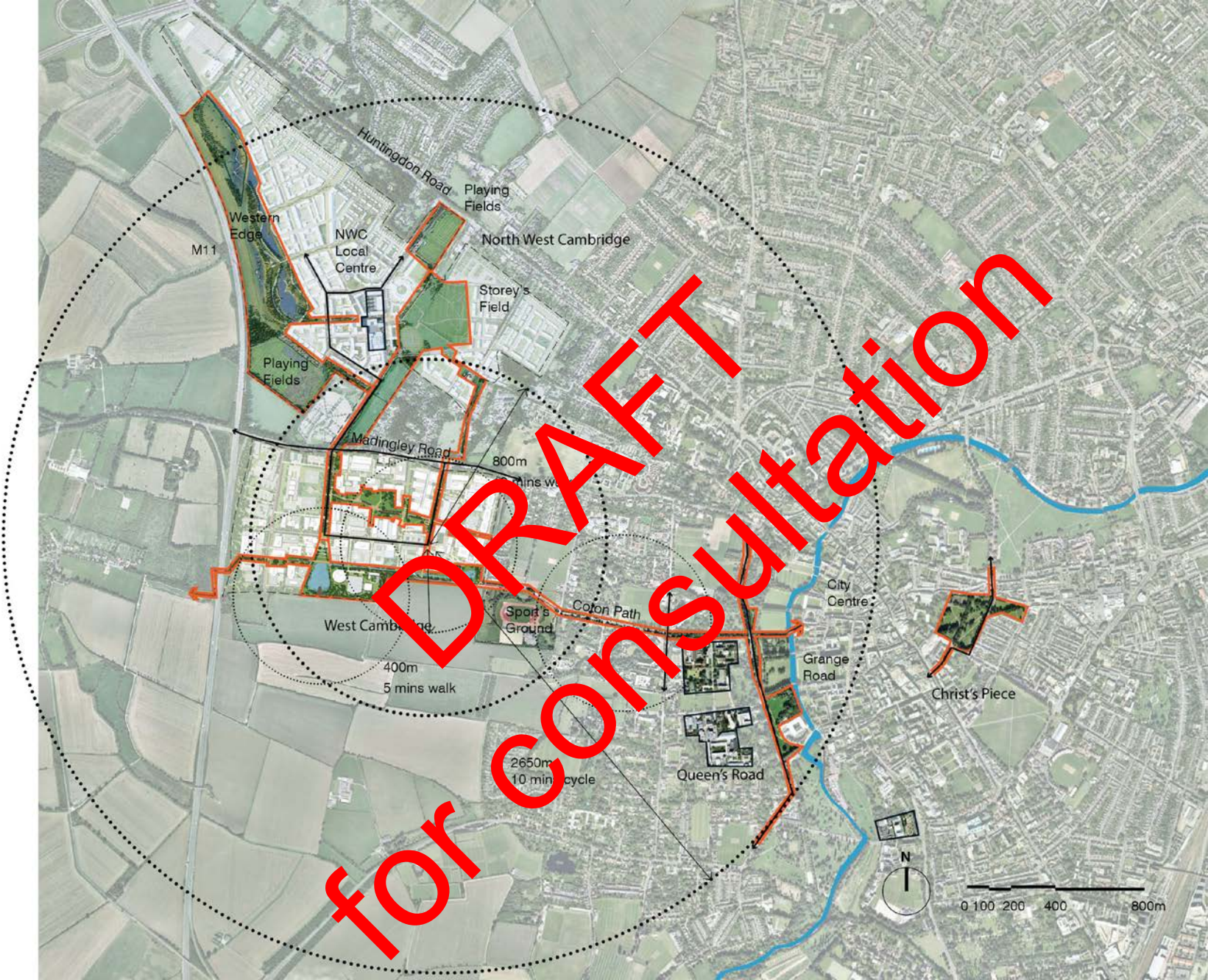


Activity Focus – West Forum

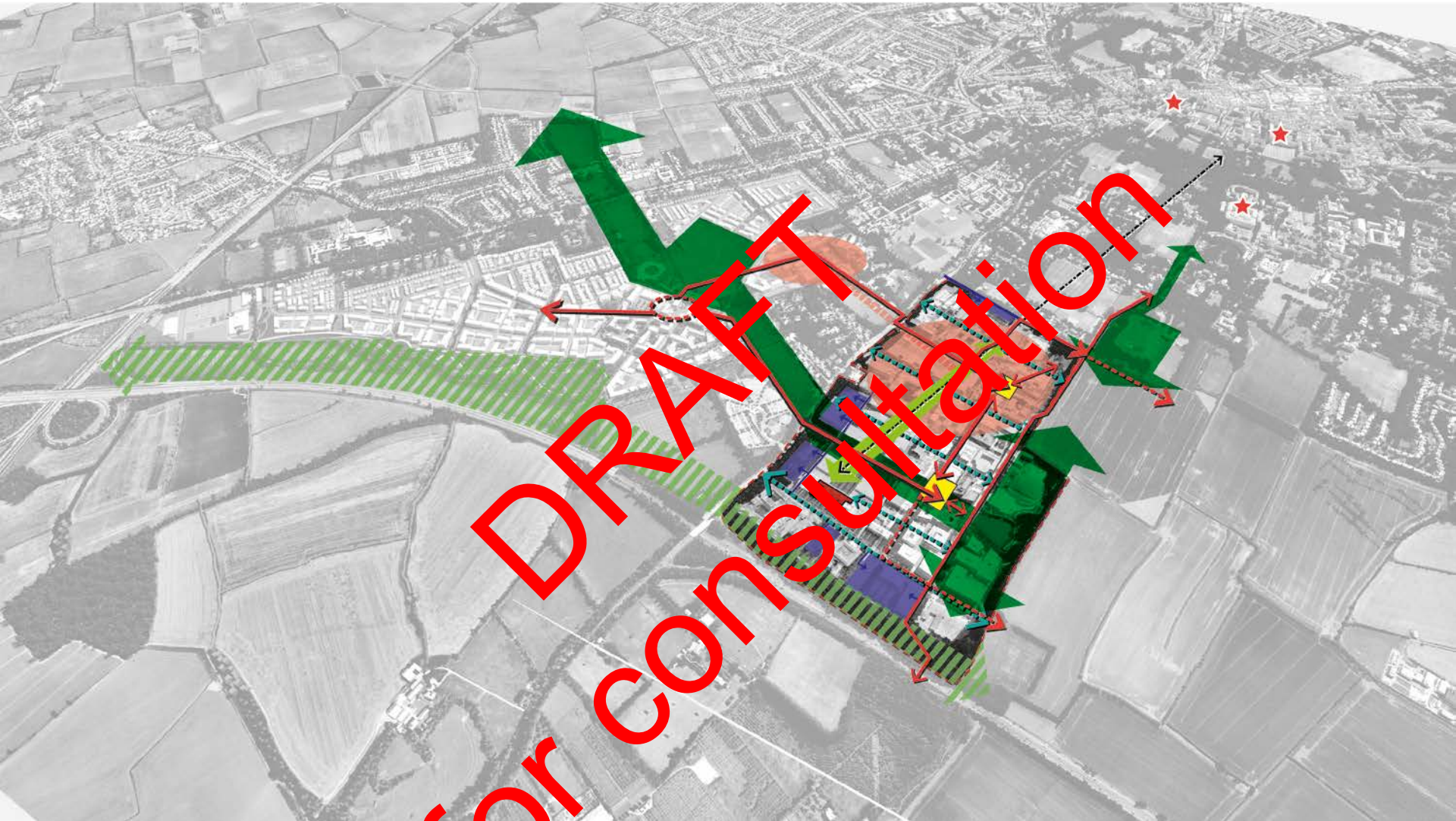


Activity Focus – Central Gardens, a new open space at full capacity





Strategic Context



Landscape Vision

- The aim is to create a hierarchy of public spaces of distinct character drawing influence from the surrounding areas of city, countryside reserve, agricultural landscapes and Northwest Cambridge
- To promote and improve the pedestrian and cycle legibility minimising conflicts with vehicular movement
- A space that allows creativity, expression, inspiration and delight.
- Integrated natural network promoting diversity and species rich habitats.



Landscape Character
Agrarian landscape



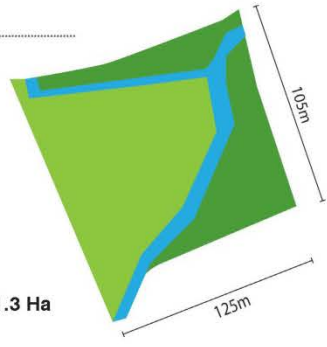
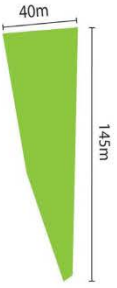
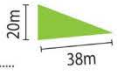
Adams Road



Coton Footpath



Landscape Character
Transitional landscape



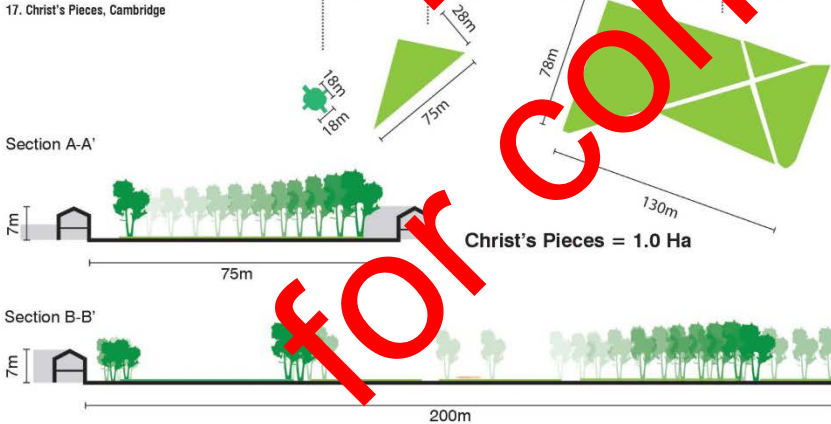
Queens Road = 1.3 Ha



Landscape Character Structured Landscape



17. Christ's Pieces, Cambridge

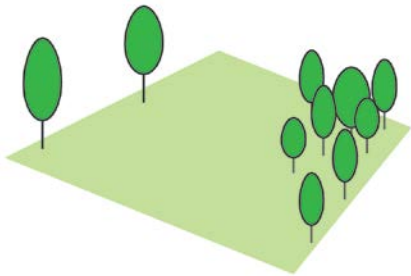


Landscape Character & Attributes

To create a unified but distinct landscape that's relevant to Cambridge, we have selected a series of attributes from three identified character zones which been reinterpreted and used within the Green Infrastructure design



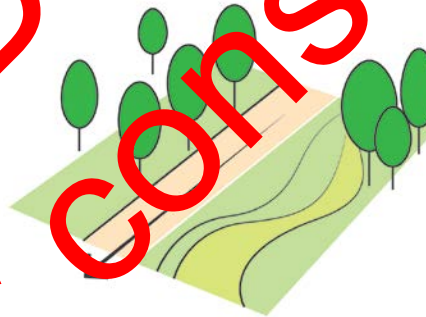
Agrarian
Sample - Coton Countryside Reserve



- Informal mixed species rich hedgerows
- Specimen trees within Hedgerows
- Biodiverse open grasslands
- Species rich meadows



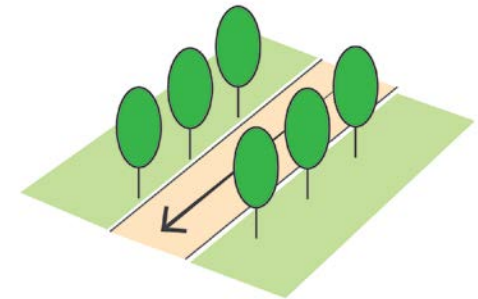
Transitional
Sample - The Backs



- Integrated Landscape – hard and soft
- Meandering paths with ornamental tree and shrub planting
- Informal tree planting along flood plains
- Drainage ditches and canals



Structured
Sample – Garrett Hostel Lane



- Geometrical Planting & avenue tree planting
- Formal Hedgerow Planting
- Managed lawns with mature trees
- Clear boundary treatments

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Enhancing Existing Open Space Network



Woodland edge

North South Corridors



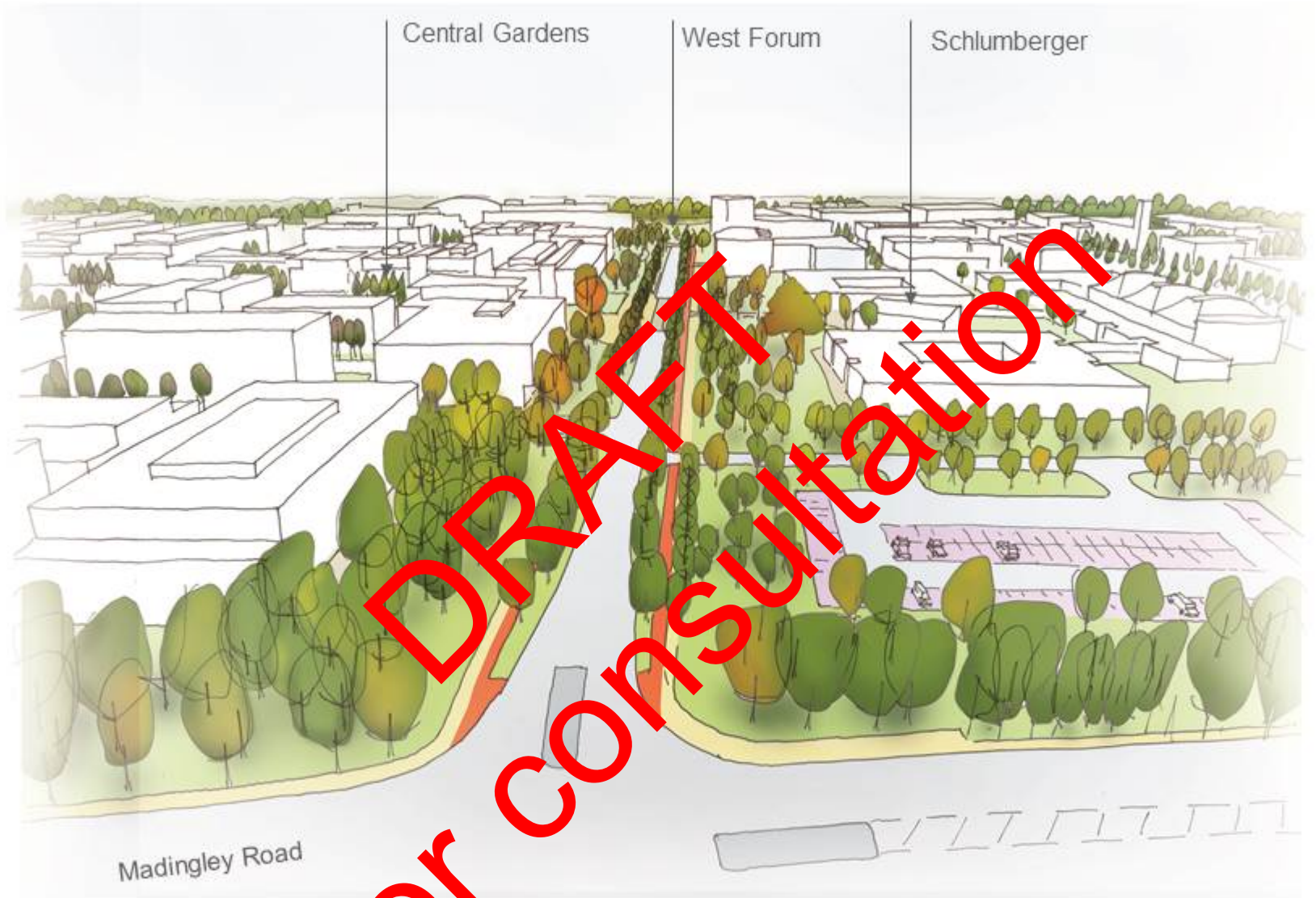
North South Corridors



- Programmed Space
- Planting
- Key Node
- Primary Pedestrian / Cycle Route
- Secondary Pedestrian Route
- Green Corridor
- Woodland Edge

for DRAFT consultation





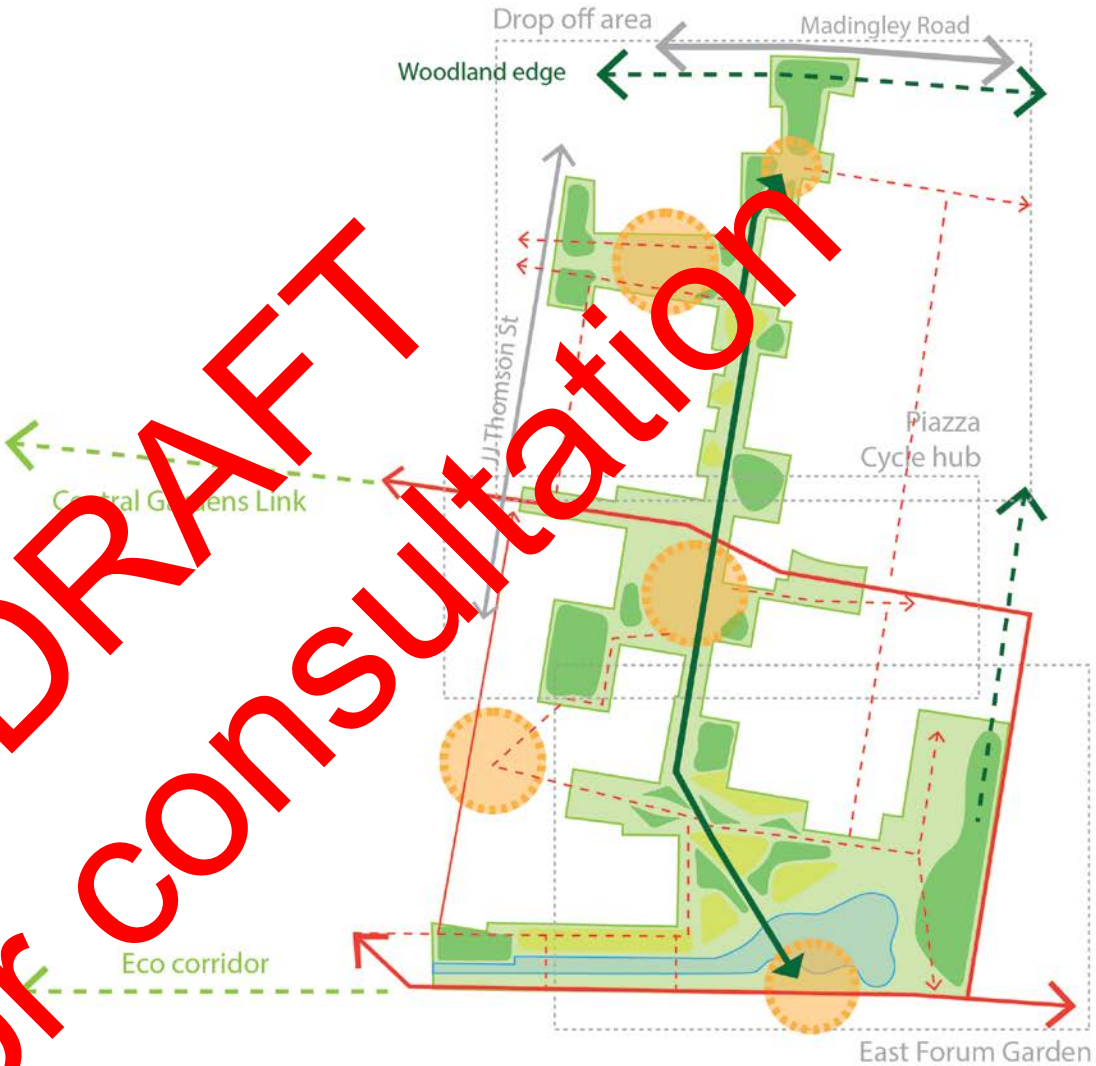
High Cross Corridor view looking south

North South Corridors



- Programmed Space
- Planting
- Key Node
- Primary Pedestrian / Cycle Route
- Secondary Pedestrian Route
- Green Corridor
- Woodland Edge

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Eastern Character Area view looking south

Southern Ecological Corridor



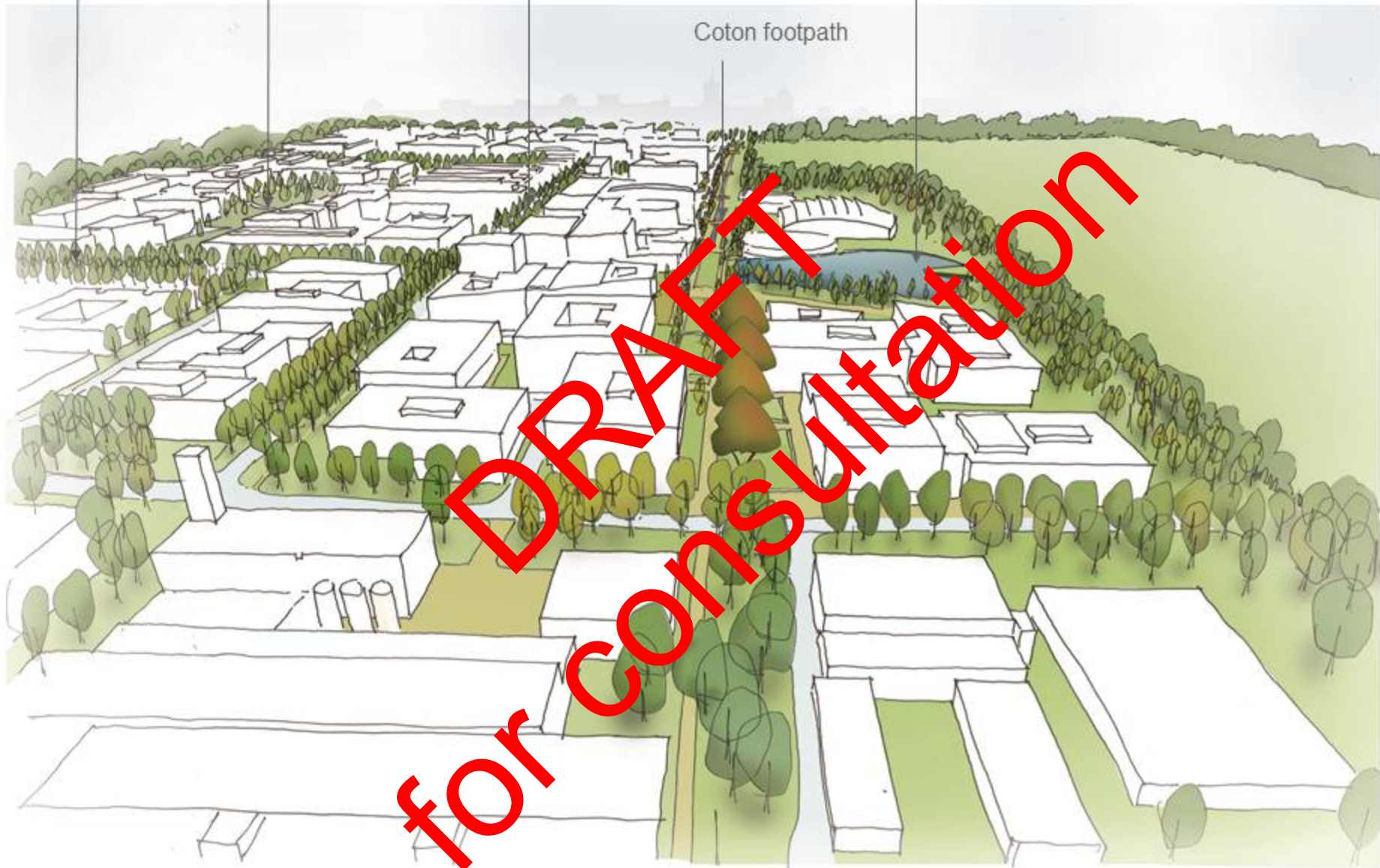
High Cross Rd

Central Gardens

Charles Babbage Rd

East lake

Coton footpath



Southern Ecological Corridor view from M11 looking east

High Cross Green Corridor

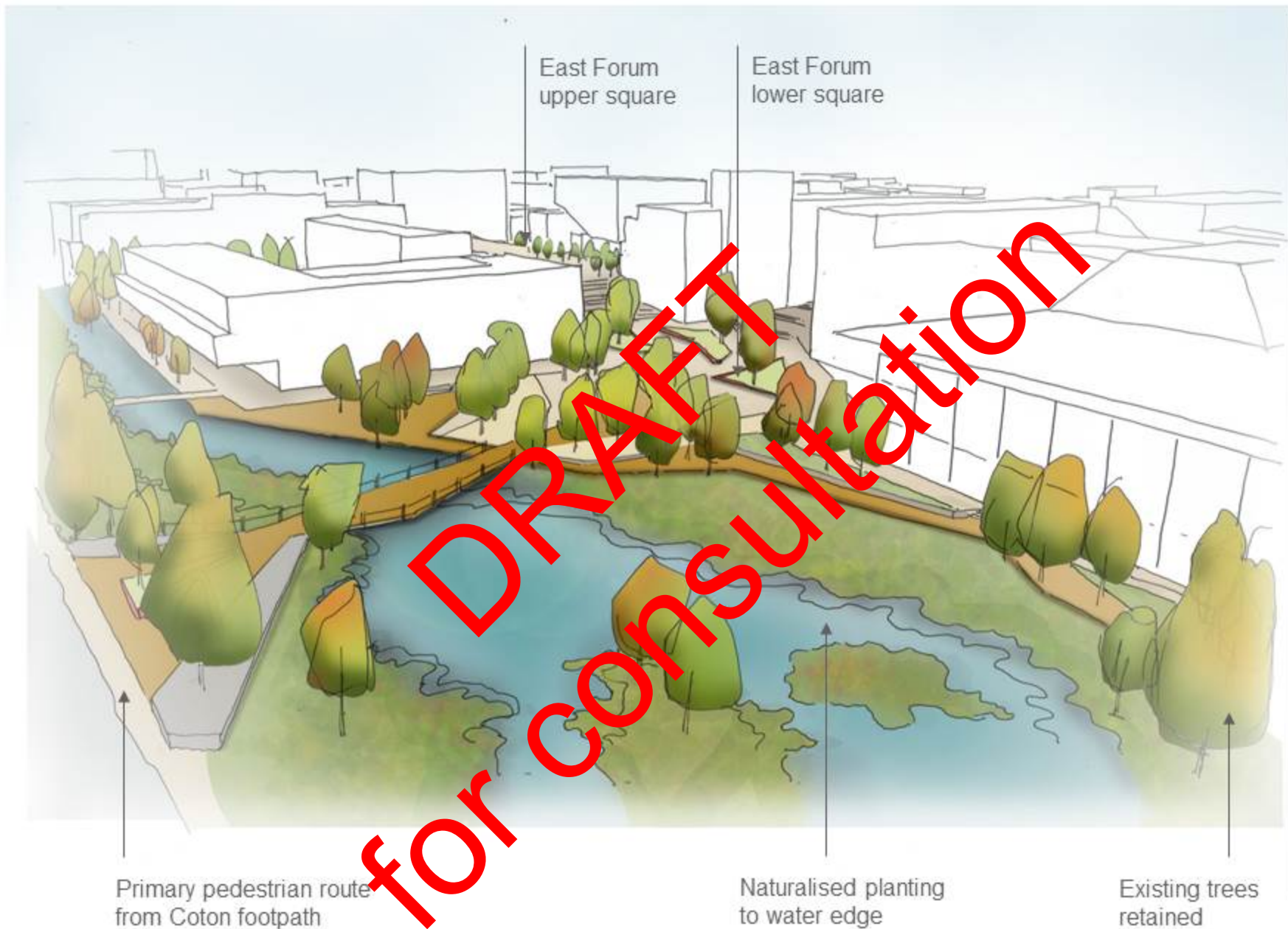
Charles Babbage - existing street trees retained & with new understory planting

Augmented existing planting



for consultation

Retention of existing mature Quercus (Oak) trees

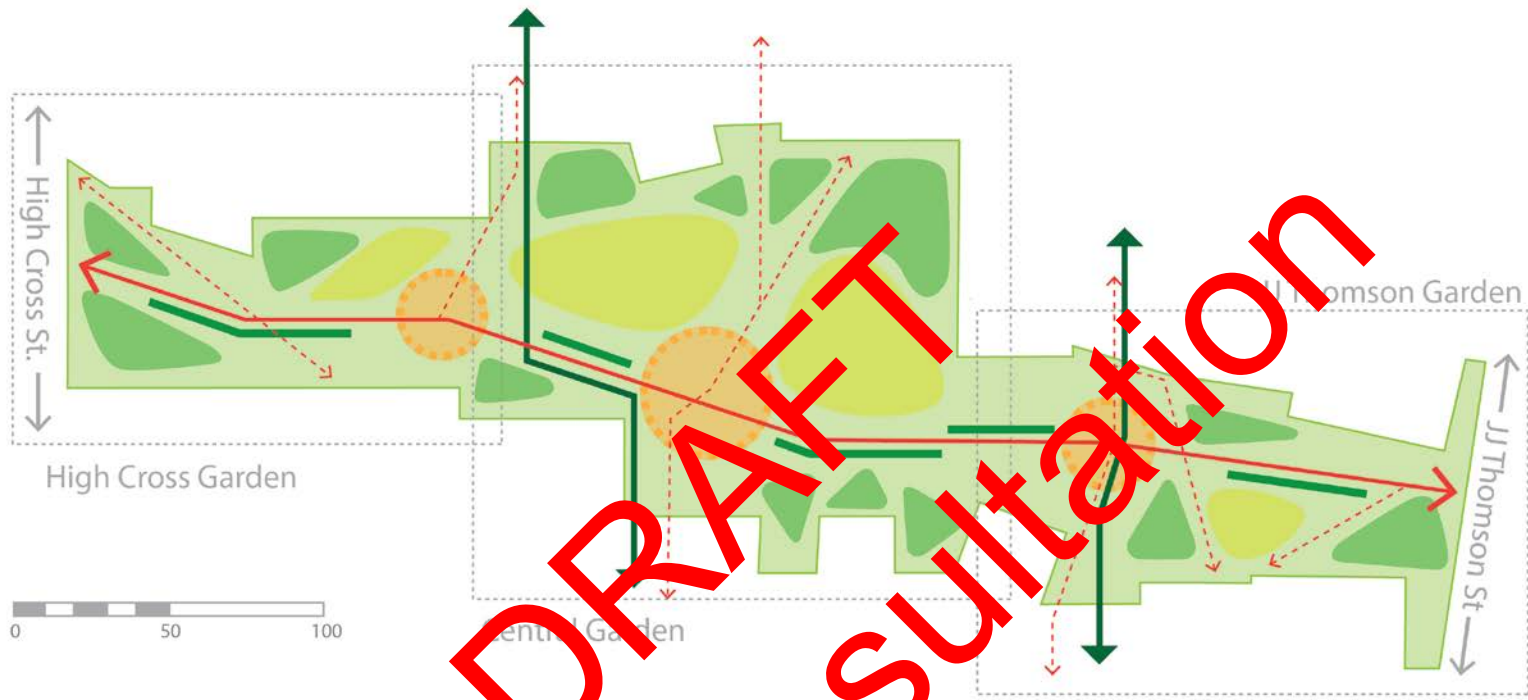


Southern Ecological Corridor view to East Forum

Central Gardens



Central Gardens



- Programmed Space
- Planting
- Key Node
- Primary Pedestrian / Cycle Route
- Secondary Pedestrian Route
- Green Corridor
- Woodland Edge



High Cross north-south
green corridor

Existing & proposed
woodland planting

Central
Cambridge



Madingley Road

Cycle lane &
pedestrian spine

Feature Trees

Central Gardens – view from High Cross looking east

Breaks in woodland planting to open façade & emphasise entrances

Feature Trees

Existing & proposed woodland planting



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Open space for informal games / passive activities

Existing lime avenue augmented to create stronger green corridor

Central Gardens – view looking northwest



Central Gardens – view from JJ Thomson looking west



Overall Capacity Update by Phase



2030 Vision - West & North West Cambridge



Existing



2030 Vision - West & North West Cambridge



Existing Site (2015)



1999 Planning Consent



Phase 1: Priority Projects



1999 Planning Consent



Phase 2: Interim Condition



Phase 3: Full Capacity



Thank you