



WEST CAMBRIDGE

Issues to be Covered

- Vision
- Building heights
 - Clarification of proposed heights above ground level
 - Justification of height proposals in SE corner of site
- Transport
 - Update on the Transport Assessment
 - Agreed mitigation strategy
- Clerk Maxwell Road
 - Approach to car parking / scale of multi-storey car park
 - Access / servicing strategy
- Cycling facilities
 - Cycling infrastructure on existing streets

DRAFT
For consultation



The vision is to create a pioneering Innovation District that underpins the UK's knowledge-based economy. Supporting collaborations between the University and a range of businesses from start-ups to multinationals, West Cambridge will be a place of entrepreneurial spirit where discoveries and inventions are made that enhance our society.

- The ambition for West Cambridge is to create a pioneering Innovation District, the first of its kind in the UK
 - focussed on supporting the academic and research credentials of the University of Cambridge and the entrepreneurial spirit and success of the Cambridge Phenomenon.
 - Much needed research and employment space will support growing businesses and nurture talent that will enable Cambridge to enhance its world-class position in the knowledge-based industry.
 - Our vision and reach for West Cambridge is international.
- The Innovation District at West Cambridge puts partnerships at the heart of the place.
- Collaboration between the University and businesses will continue to fuel the knowledge engine, and West Cambridge provides the opportunity to further enhance the ecosystem for which Cambridge has become renowned, supporting employment and investment in the City and the wider UK economy.

Building Heights

DRAFT
For consultation

KEY

Contextual Information:

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

For Approval:

Application site boundary

Maximum building heights

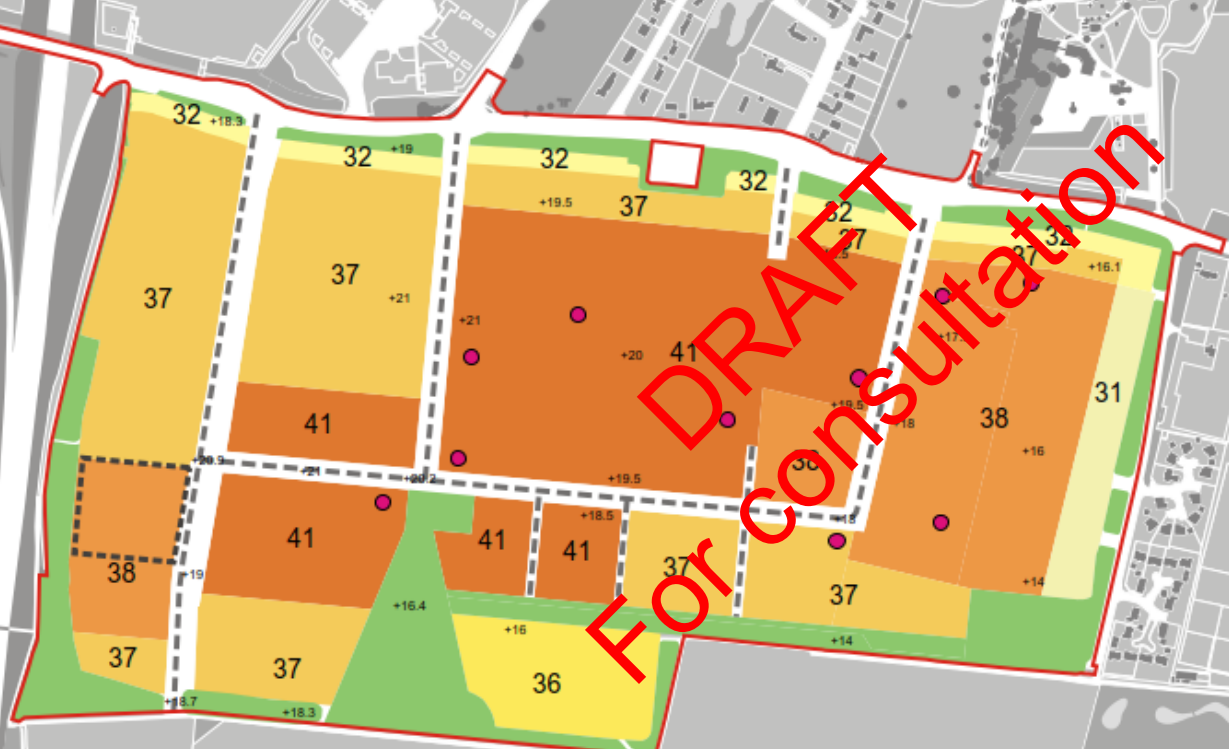
- 31.0 metres AOD
- 32.0 metres AOD
- 36.0 metres AOD
- 37.0 metres AOD
- 38.0 metres AOD
- 41.0 metres AOD

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.

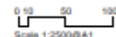


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West Cambridge

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

June 2016



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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

- Buffer zones with restricted development (max.AOD height specified on plan)
- 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/REV01
 - Maximum Building Heights Parameter Plan

September 2017

UNIVERSITY OF CAMBRIDGE

0 10 50 100m
 Scale 1:2500@A1

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- Application site boundary
- Existing Building
- Area within Building Zone where built development is not proposed

Maximum building heights above ground level

- +18 Sample ground level spot height AOD
- Height range for building
- Below 13 metres (Max. 2 storeys building*)
- 13 metres - 17 metres (Max. 3 storeys building*)
- 17 metres -21 metres (Max. 4 storeys building*)
- Above 21 metres (Max. 5 storeys building*)

* note: storeys for academic/commercial floorspace

- Buffer zones with restricted development (max.AOD height specified on plan)
- zone for location of energy centre flue

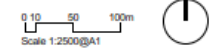
Building heights include roof plant rooms but exclude exhaust flues.
Maximum height of flues to be no more than 8m above maximum building heights.



For Information Only

West Cambridge

- Maximum Building Heights
(maximum height above existing ground level)
Supplementary plan
Oct 2019



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Maximum Building Heights (above ground level)



The Lawns (looking west)



Perry Court (looking west)



Coton Footpath (looking west)

Transport Assessment

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- 2014 - Scoping with County Council, Highways England
- Transport Assessment submitted with the OPA in 2016
- Updated version to be submitted shortly
- Takes account of 'Former Cocks & Hens Tennis Club' scheme on CMR
- Technical Summary will be provided as requested by CCC
- Assessment supported with a Spreadsheet Model ... all based on historic trip details

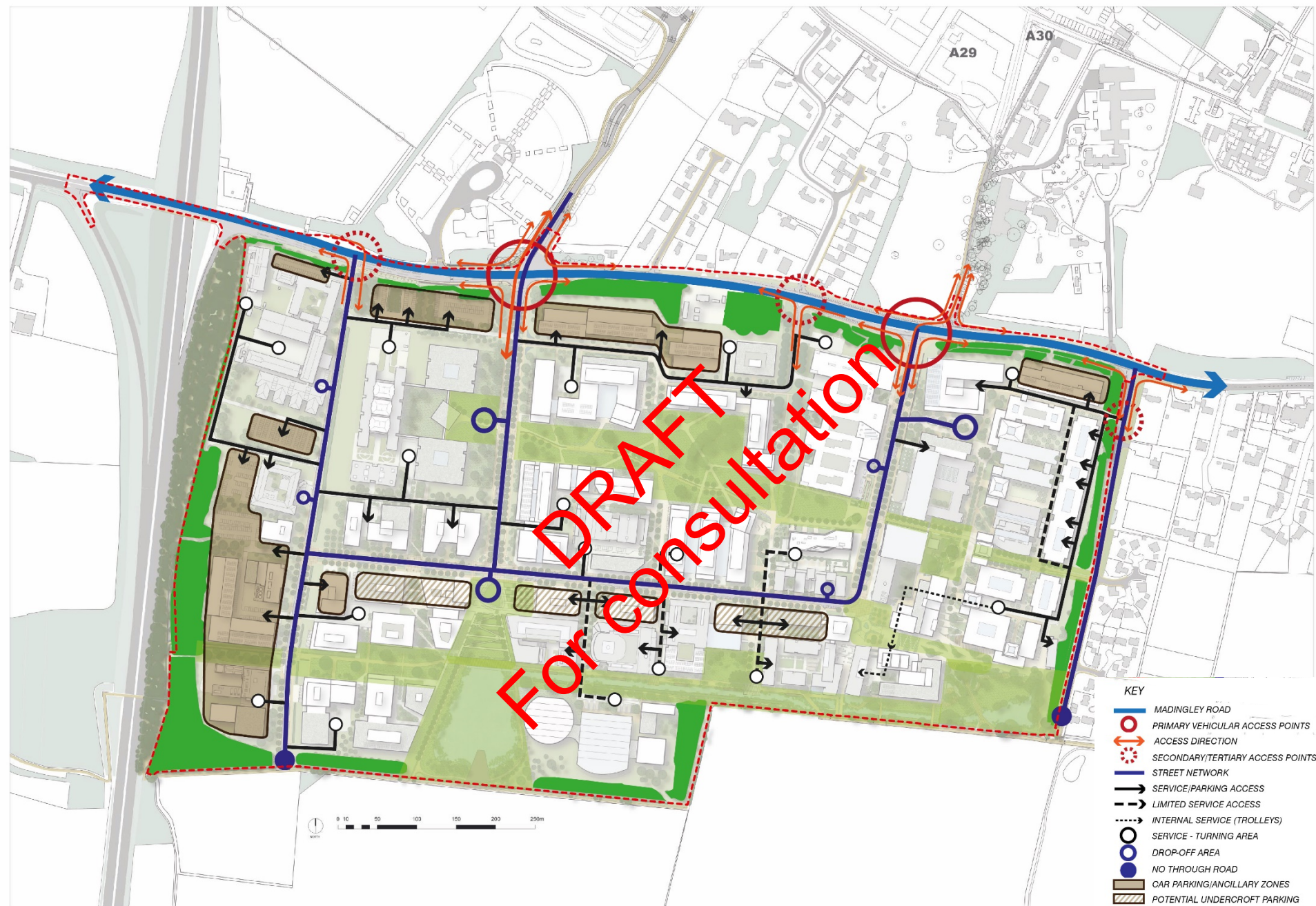
DRAFT
For consultation

- Agreed developer contributions being offered by the University to Greater Cambridge Partnerships:
 - Cambourne to Cambridge Public Transport route, and
 - Madingley Road Cycle Scheme.
- To provide resilience, an independent transport strategy has also been identified
- As such, the West Cambridge outline planning application does not rely on the GCP for mitigation.

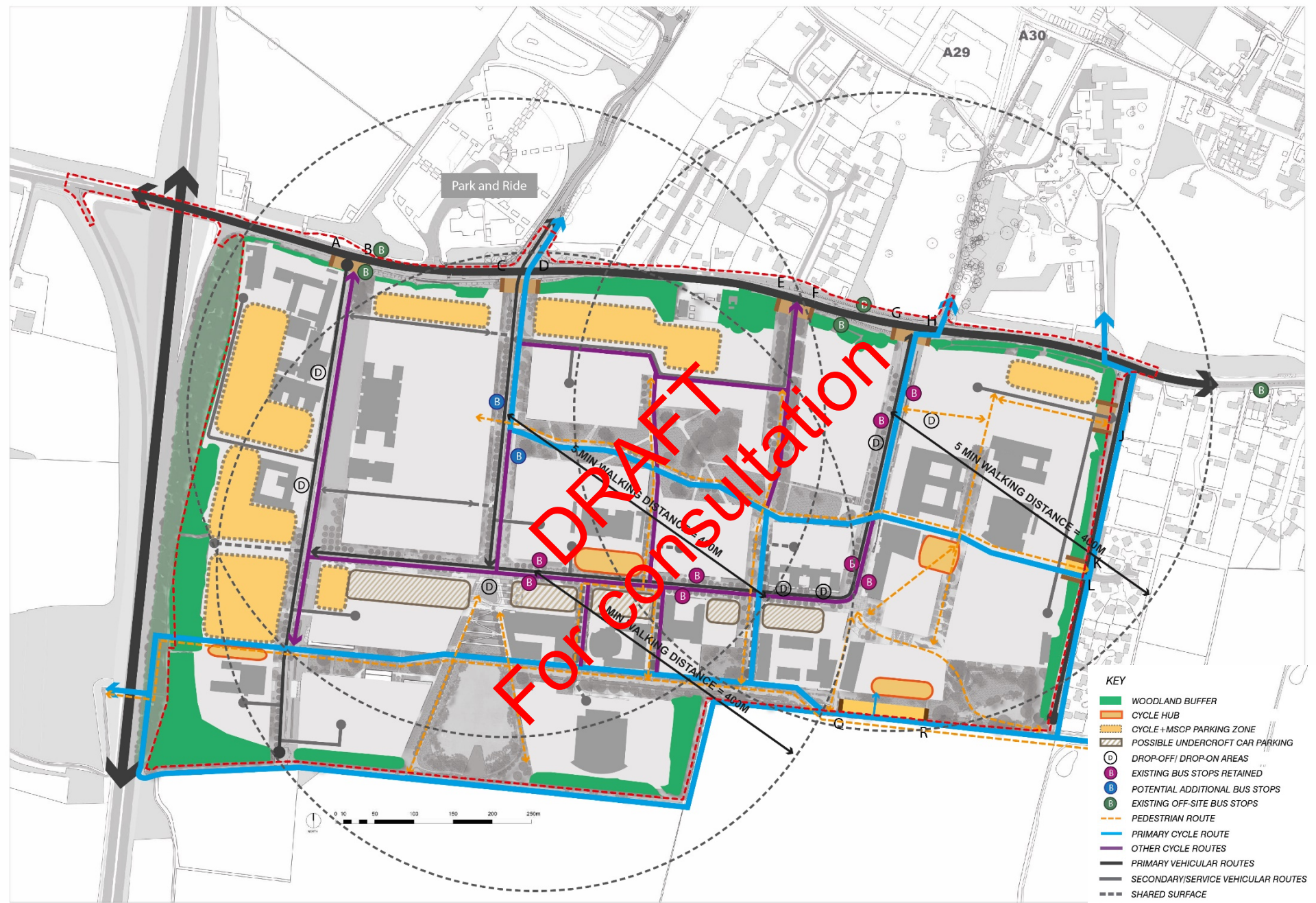
DRAFT
For consultation

Clerk Maxwell Road Car Park & Access/Servicing

DRAFT
For consultation



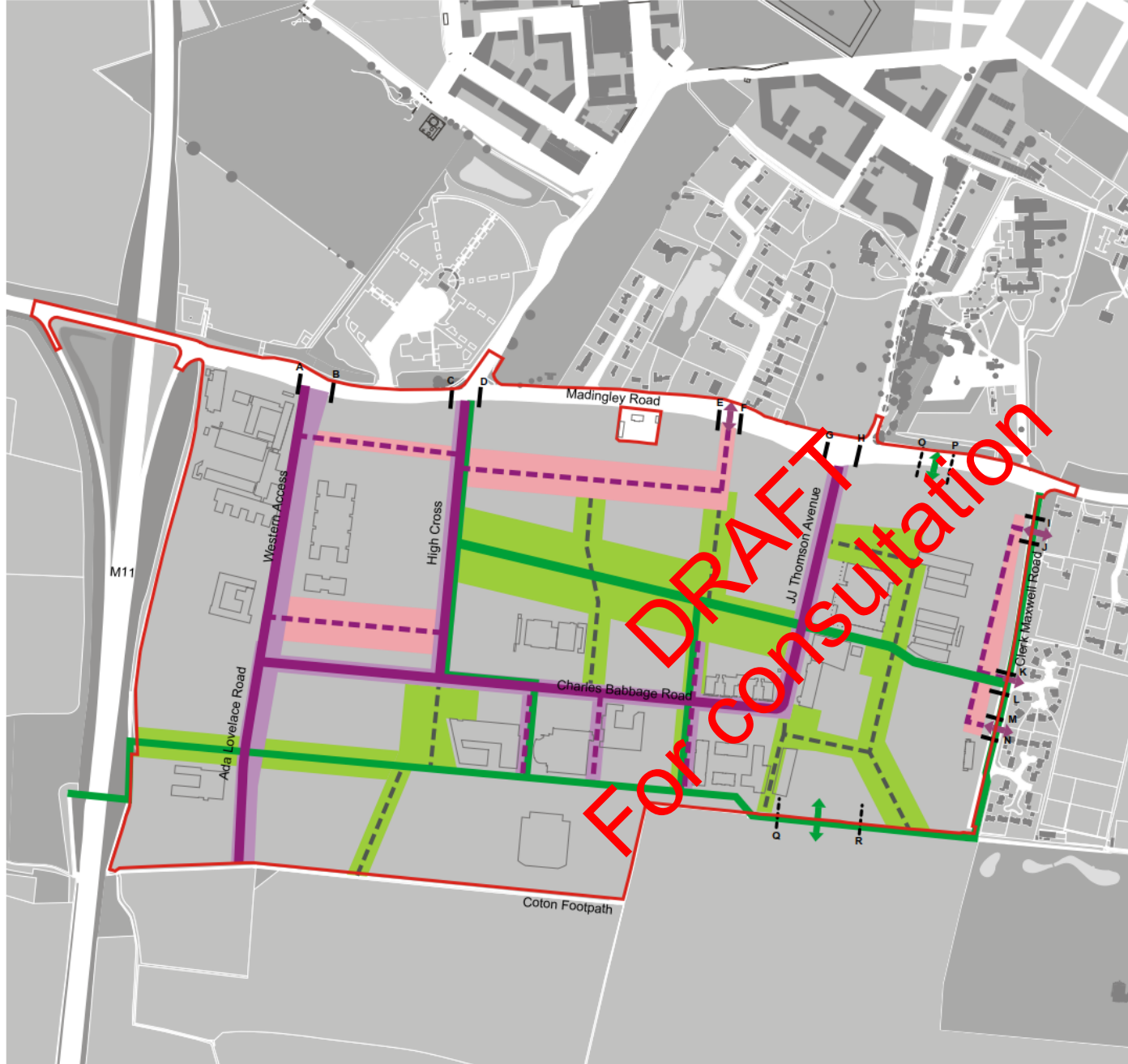
Motor vehicular movement and car parking



WEST CAMBRIDGE_ SITEWIDE PLAN Scale 1:2000@A1

Parking on CMR to be removed	
	Spaces to be removed
Existing P&C facility	290
Parking along CMR	100
Existing parking on CMR	390

Replacement multi-storey car park:		
	Spaces proposed	Net change on CMR
Original (June 16)	640	+250
Revised (Sept 17)	540	+150
Final (Dec 19)	450	+60



KEY

- Contextual Information:
- Primary street
 - - - Secondary street
 - Primary pedestrian/cycle route
 - - - Secondary pedestrian/cycle route

- For Approval:
- Application site boundary
 - Intervention zone for street
 - Flexible zone for street
 - ↔ Secondary Vehicular access/egress points
 - Secondary Vehicular egress only
 - ↔ Secondary pedestrian and cycle only access/egress points
 - Flexible zone for pedestrian and cycle routes
 - A B Zones of access points
 - ● General access points for pedestrians and cyclists

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West Cambridge
WC/OPA/PAR/03/REV01
 - Access and Movement Parameter Plan
 August 2017



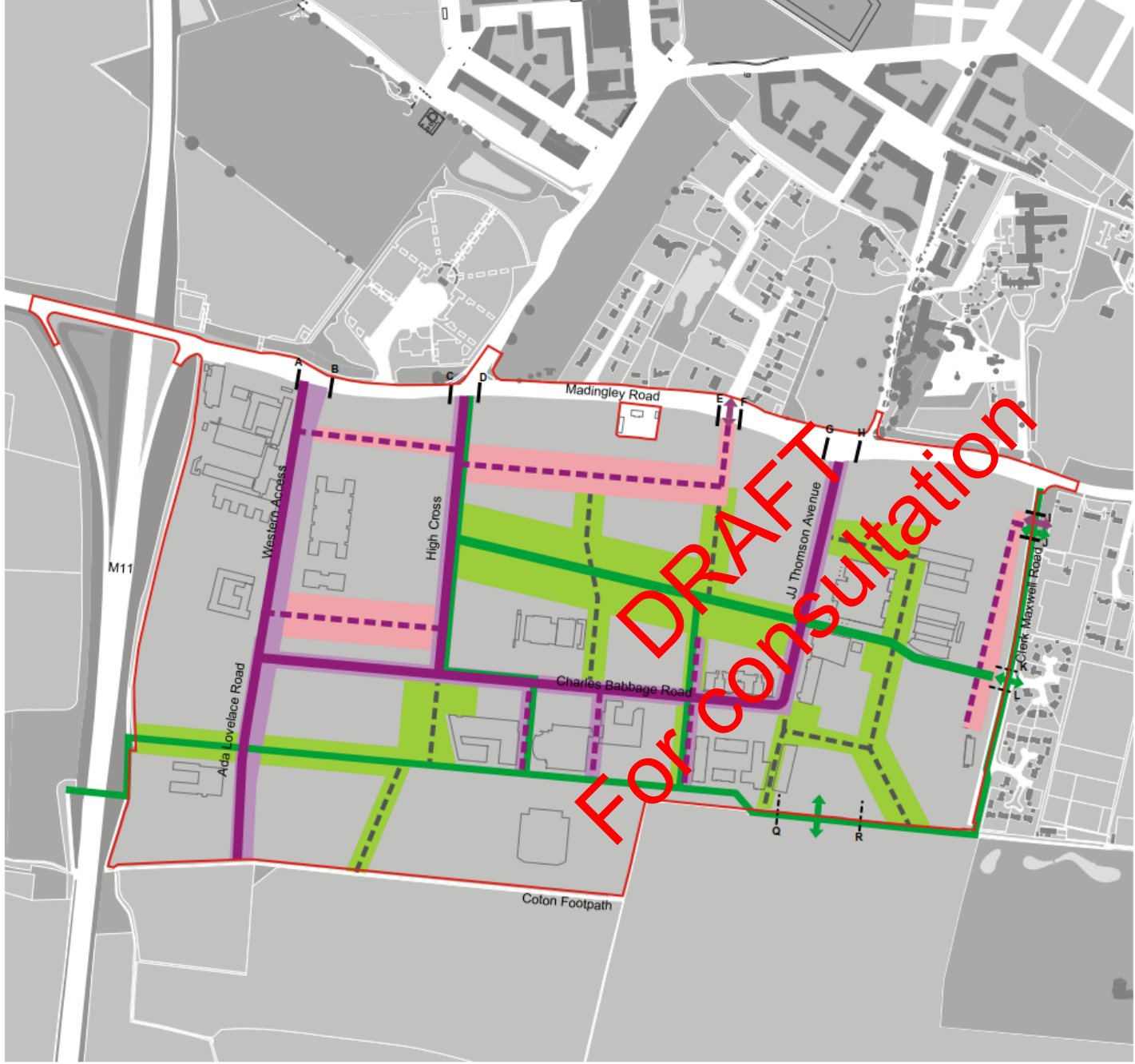
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Contextual Information:

- Primary street
- Secondary street
- Primary pedestrian/cycle route
- Secondary pedestrian/cycle route

For Approval:

- Application site boundary
- Intervention zone for street
- Flexible zone for street
- Secondary Vehicular access/egress points
- Secondary Vehicular egress only
- Secondary pedestrian and cycle only access/egress points
- Flexible zone for pedestrian and cycle routes
- Zones of access points
- General access points for pedestrians and cyclists



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West Cambridge
WC/OPA/PAR/03/REV02
 - Access and Movement Parameter Plan
 December 2019

UNIVERSITY OF CAMBRIDGE

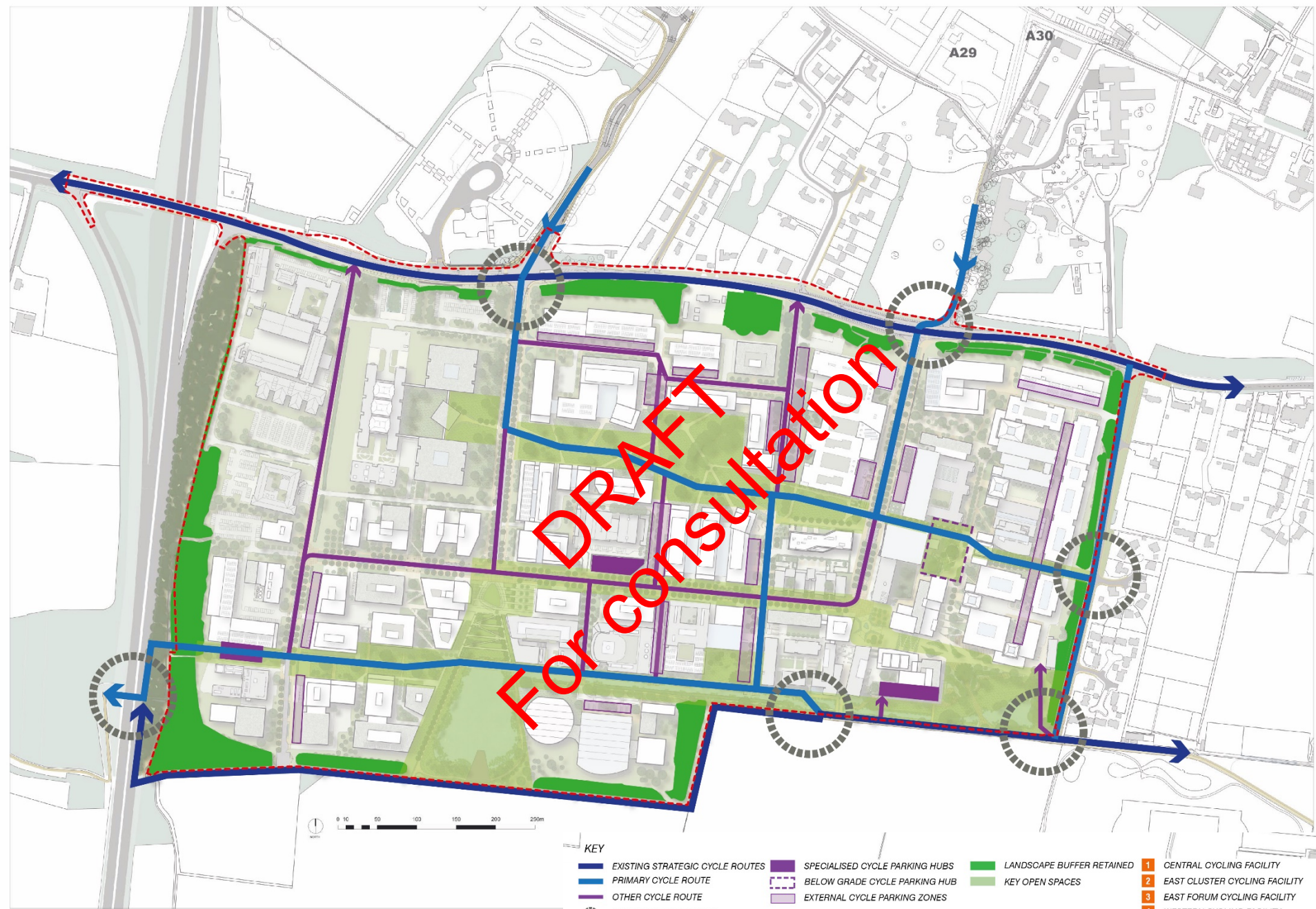
0 10 50 100m
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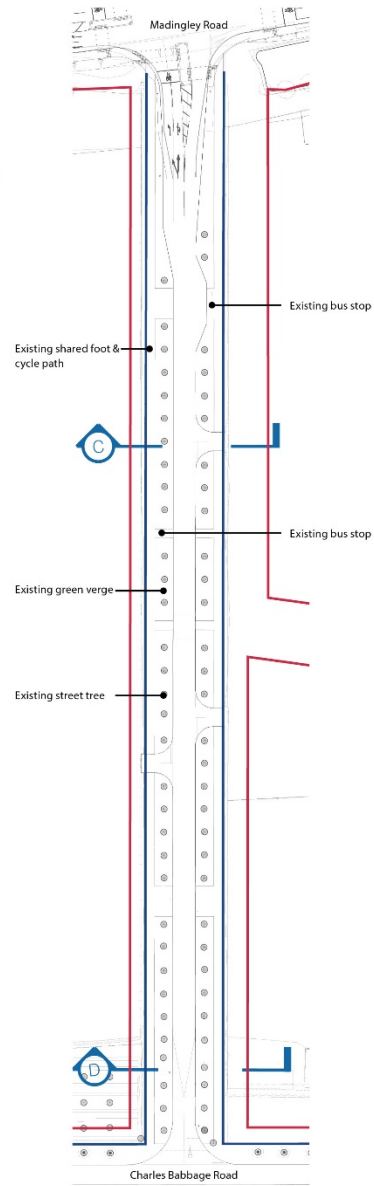
Clerk Maxwell Road Access/Servicing – Current Proposal

Walking / Cycling & Street Interventions

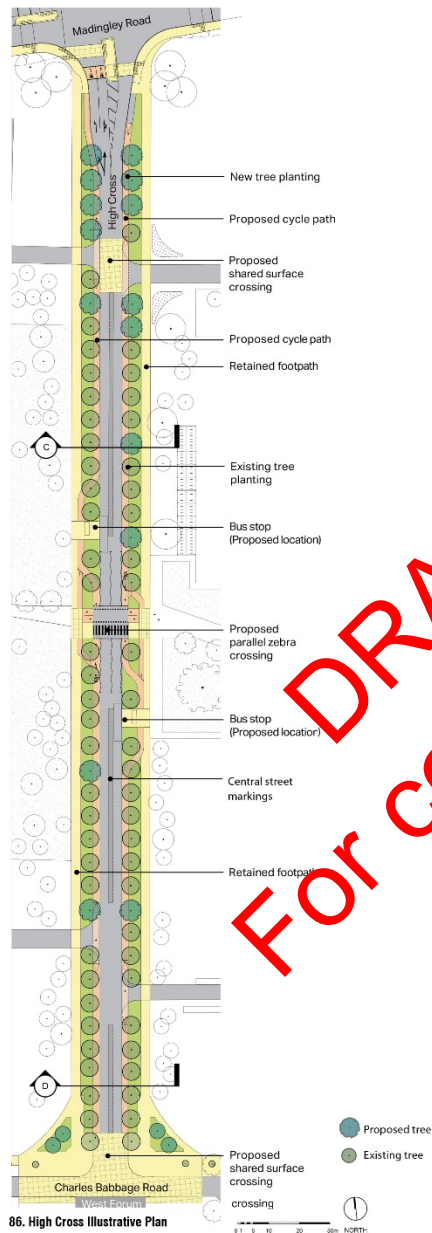
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For consultation



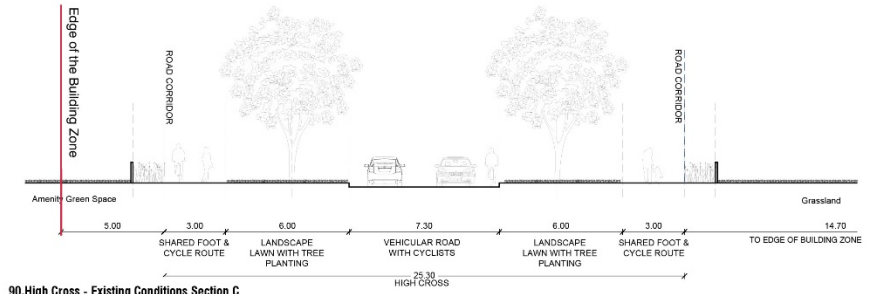
Walking and cycling



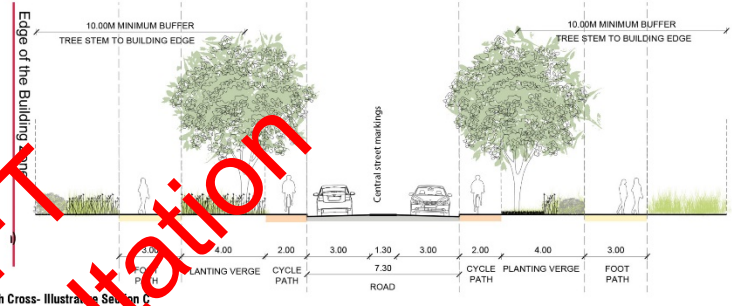
85. High Cross Existing Conditions Plan



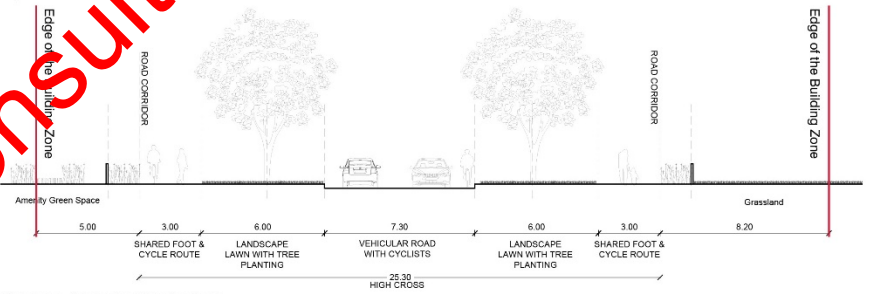
86. High Cross Illustrative Plan



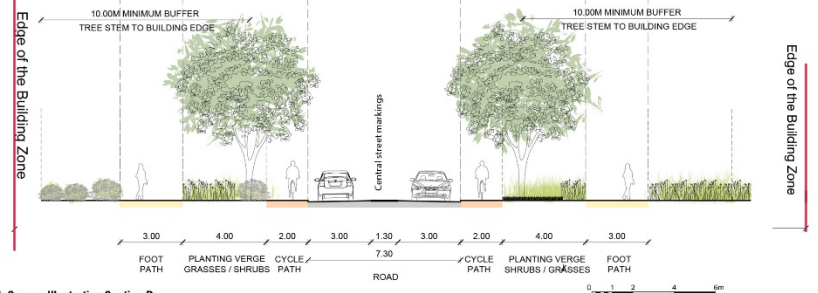
90. High Cross - Existing Conditions Section C



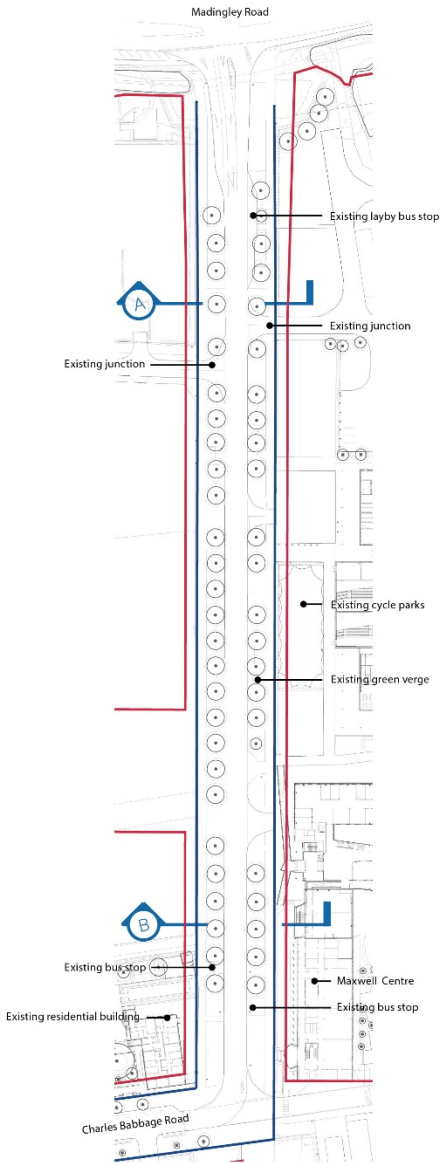
87. High Cross - Illustrative Section C



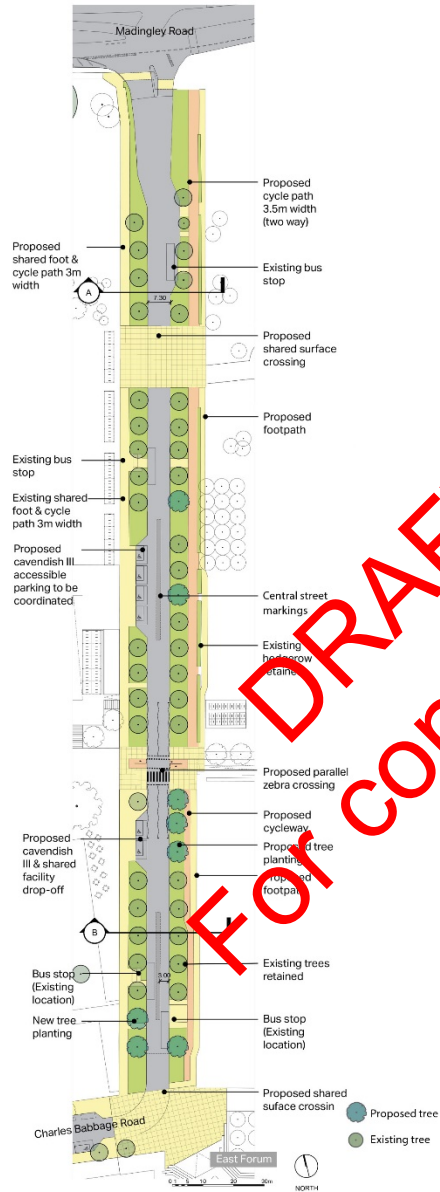
88. High Cross - Existing Conditions Section D



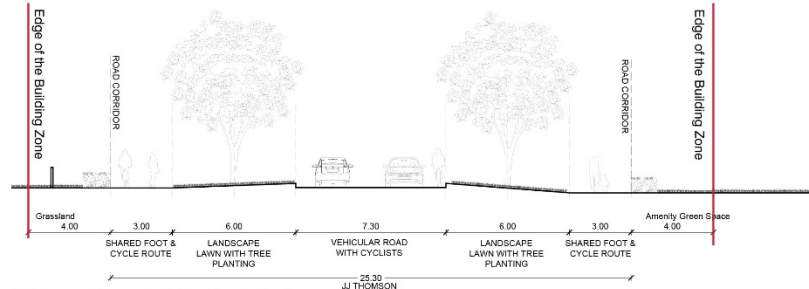
89. High Cross - Illustrative Section D



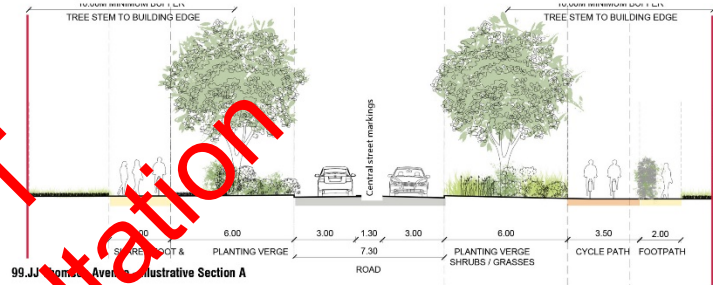
96.JJ Thomson Avenue Existing Conditions Plan



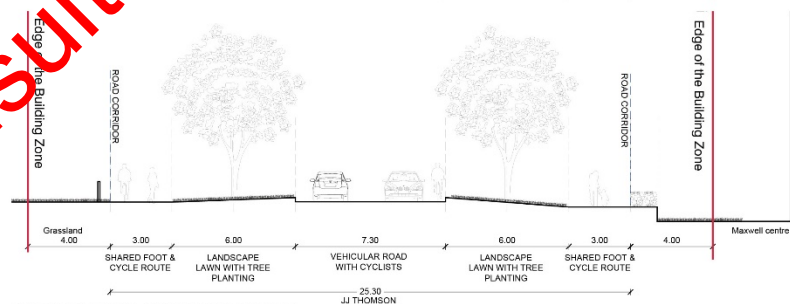
97.JJ Thomson Avenue Illustrative Plan



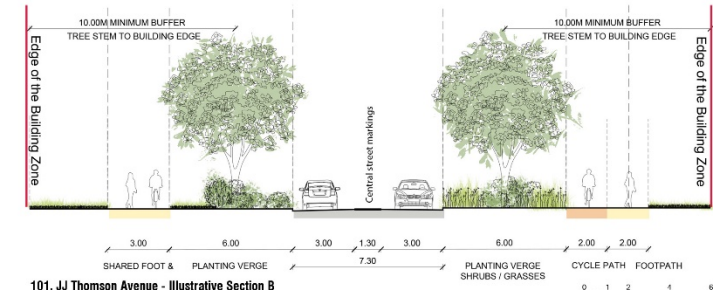
98.JJ Thomson Avenue - Existing Conditions Section A



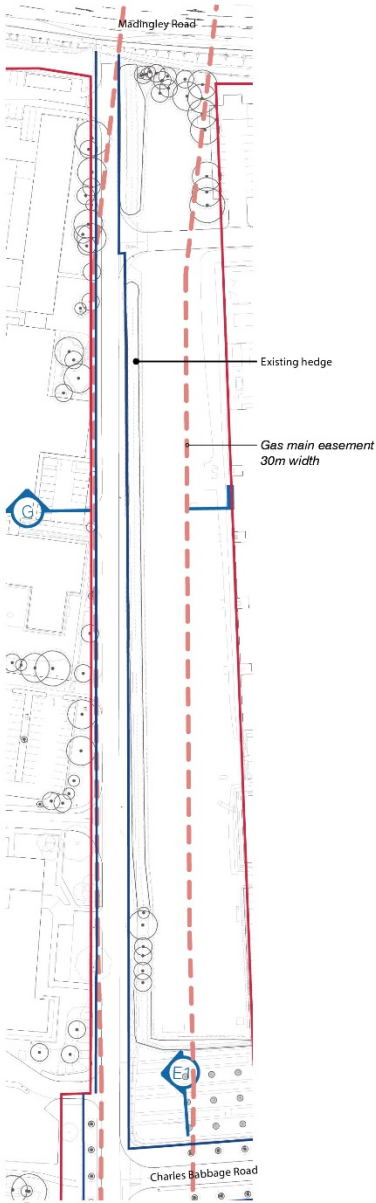
99.JJ Thomson Avenue - Illustrative Section A



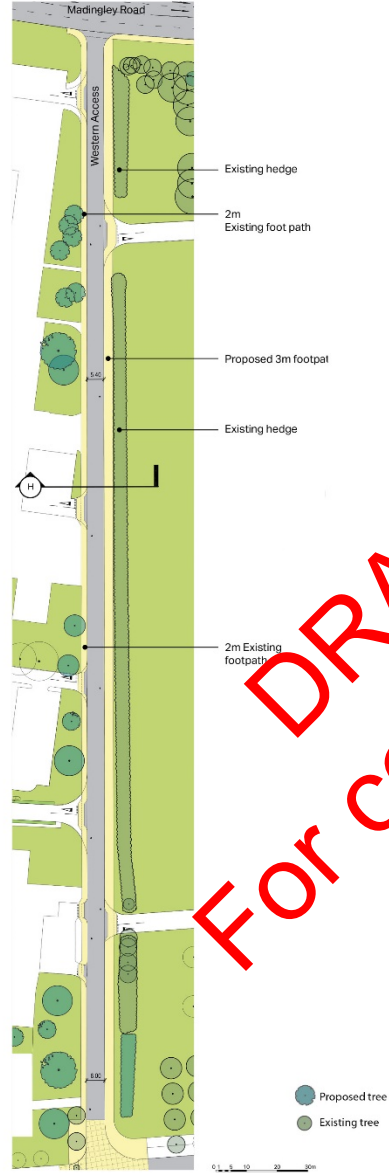
100.JJ Thomson Avenue - Existing Conditions Section B



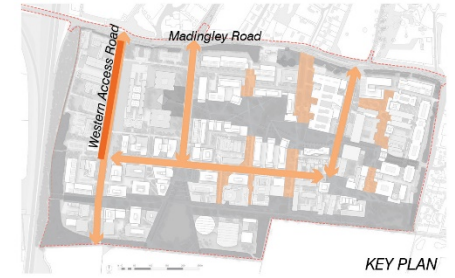
101.JJ Thomson Avenue - Illustrative Section B



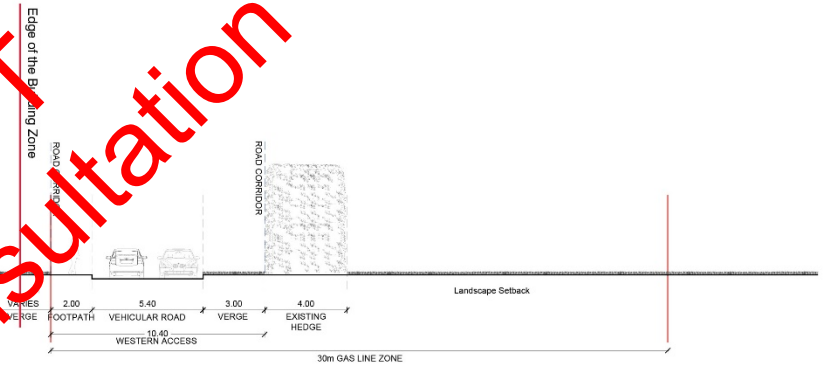
113. Western Access Existing Conditions Plan



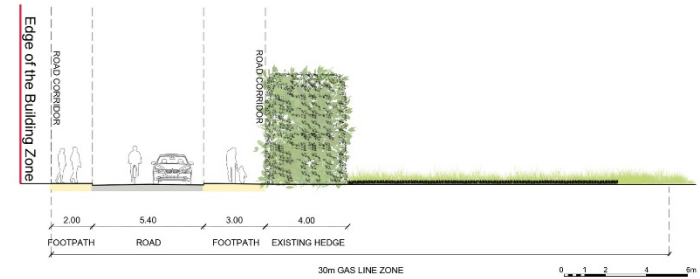
114. Western Access Illustrative Plan



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For consultation



115. Western Access - Existing Conditions Section H



116. Western Access - Illustrative Section H

Charles Babbage Road is considered a low-flow street for cycle movement and cyclists have the choice of two primary, fully segregated east-west cycle corridors at the Southern Ecological Corridor and in time, through The Green.

Betterment at Charles Babbage Road includes:

- Segregation of cyclists from roadway and pedestrians through demarcating a cycle route between existing street trees and the roadway kerb-line with painted markings.
- Road markings to indicate cycle priority over side streets (where possible)
- This is considered a temporary condition which anticipates transformation at a future date as the GCP bus route is implemented through the campus.

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For consultation