



WEST CAMBRIDGE

OUTLINE PLANNING APPLICATION

DESIGN AND ACCESS STATEMENT

Credits:

*Masterplanner:
AECOM Design & Planning*

with:

*AECOM Sustainability
AECOM Project Management
Peter Brett Associates
Gardiner and Theobald
Creative Places
Atkins*

All of the drawings/diagrams in this document are provided for illustrative purposes only. This Design, Access and Landscape Statement is provided to support the planning application for the Proposed Development, and all details of access, appearance, landscaping, layout and scale are reserved within the parameters set out in the Parameter Plans & Statements and Environmental Statement

CONTENTS

0. Introduction

0.1. Purpose and scope of this document	6
0.2. The proposed development and masterplanning process	6
0.3. The Planning Application	8
0.4. Structure of the Design and Access Statement	9

VOLUME A

1. University need

1.1. Drivers for development	14
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2. University vision

2.1. West Cambridge: a new trajectory	18
2.2. Vision for West Cambridge: Gradual transformation of place	20

3. Development context

3.1. Strategic context	24
3.2. Town Planning context	28
3.3. Transport context	29
3.4. Local context	30
3.5. Site description	38
3.6. Existing consented masterplan	44
3.7. Benchmarking analysis	50
3.8. Development context - conclusions	58

4. Masterplan development process

4.1. University response	62
4.2. Design response	66
4.3. Evolution of the proposals	76

5. Proposed development

5.1. Parameter Plans	90
----------------------	----

VOLUME B

6. Illustrative design principles

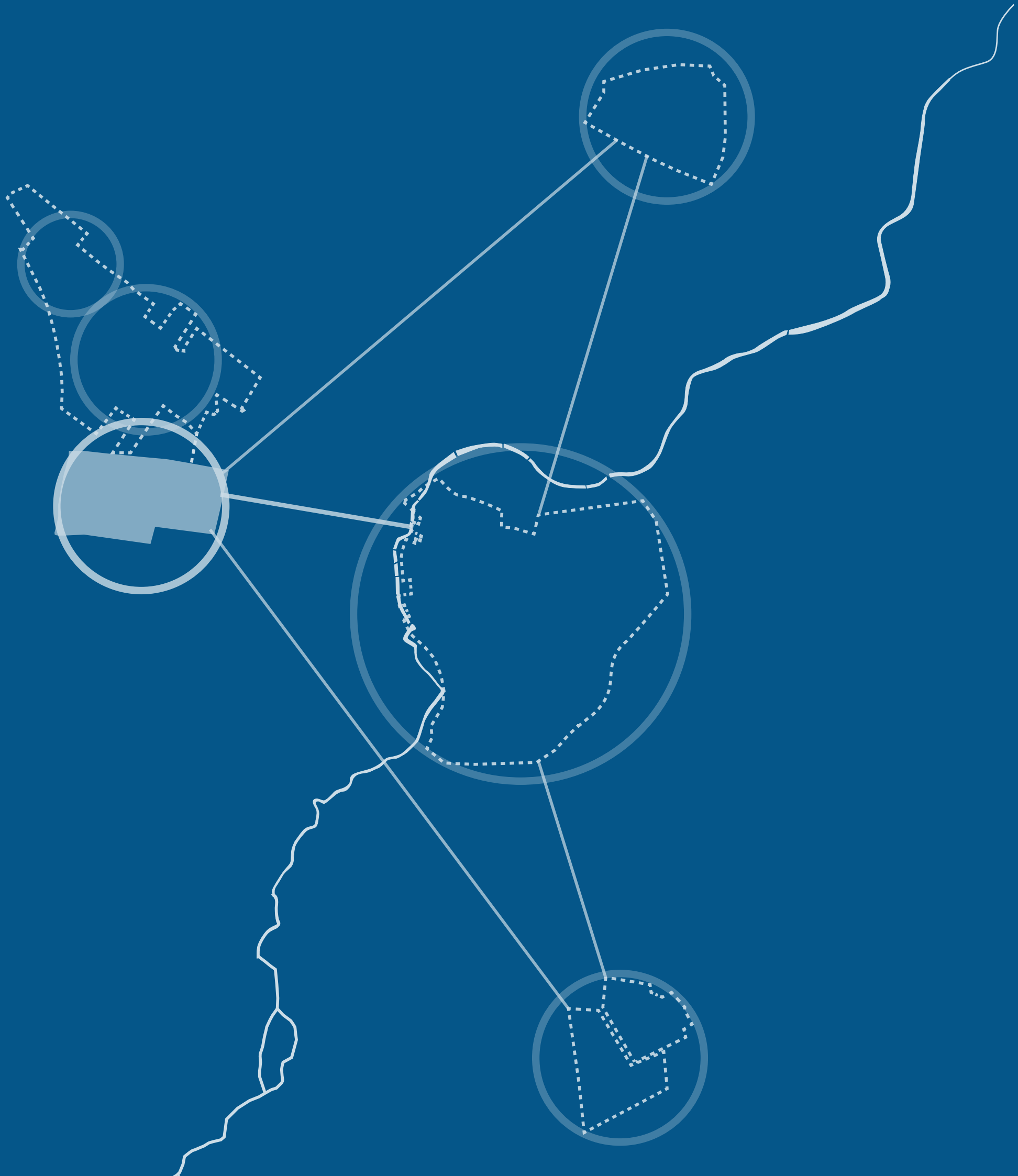
6.1. Urban and landscape structure	104
6.2. Connectivity	108
6.3. Character	112
6.4. Community and open space	118
6.5. Climate	126

7. Illustrative masterplan

7.1. Illustrative masterplan	130
7.2. Illustrative phasing	132
7.3. Interim activities	138

8. Transformation of key spaces

8.1. Key places	142
8.2. Streets and Green Links	156



INTRODUCTION

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0. INTRODUCTION

0.1. Purpose and scope of this document

0.1.1 This Design and Access Statement has been prepared in support of the outline planning application submitted by the University of Cambridge for the comprehensive development of the West Cambridge site.

0.1.2 The aim of The Design and Access Statement is to explain and illustrate the essential place-making principles that will deliver a well-connected, lively, distinctive and attractive West Cambridge environment.

0.1.3 This document consists of two Volumes, the first of which explains the origins of and describes the Proposed Development (Volume A). This Volume includes: an appraisal of the existing site and its context; the University's vision, the objectives and drivers for development; the design response and evolution of the Proposed Development; which underpin the development parameters. The Illustrative Material is contained in Volume B, which describes the principles for development as well as the Illustrative Masterplan, which shows one way that development might come forward according to the principles and parameters. These illustrative principles for development support and conform to the West Cambridge Design Guidelines document, which is included as part of the application material.

0.1.4 This Design and Access Statement has been prepared in accordance with the requirements set out in the The Town and Country Planning (Development Management Procedure) (England) Order 2015. It explains:

- the design principles and concepts that have been applied to the development (sections A5 and B1);
- how issues relating to accessing the development have been dealt with (section A4);
- the policy adopted in relation to access and how policies relating to access in local development documents have been taken into account (section A4);
- the steps taken to appraise the context of the development and how the design of the development takes that context into account (section A3);
- the consultation that has been undertaken on issues relating to access and the outcome of this consultation (section A4); and
- how specific issues which affect access have been addressed (section A5 and B1).

0.2. The proposed development and masterplanning process

0.2.1 The Application Site is located to the west of Cambridge City within the administrative area of Cambridge City Council.

0.2.2 Outline planning permission is being sought for up to 383,300m² of additional floorspace at West Cambridge (the Proposed Development), comprising:

- up to 370,000m² of academic floorspace (Class D1), commercial / research institute floorspace (Class B1b and sui generis research uses), of which not more than 170,000m² will be commercial floorspace;
- up to 2,500m² nursery;
- up to 1,000m² of A1-A5 uses;
- up to 4,100m² floorspace for community facilities, and not less than 3,000m²;
- up to 5,700m² of sui generis uses;
- demolition of existing structures; and
- associated infrastructure including roads (including adaptations to Madingley Road), pedestrian, cycle and vehicle routes, parking, drainage, open spaces and earthworks.

0.2.3 A new illustrative masterplan for the West Cambridge site has been developed and used as a basis for establishing development parameters which will define key aspects of development. This masterplan has been developed based on knowledge of the projected needs of existing and known future occupiers. Best practice experience and precedents have informed the elements of the masterplan where specific future occupiers are unknown.

0.2.4 Development parameters and masterplan principles set a robust framework for the development and form part of this Design and Access Statement. A finer grain of definition is provided through the Design Guidelines document.



01. The West Cambridge site shown in relation to North West Cambridge Development and Cambridge city centre

Section A5 clearly sets out what the application is applying for, including the description of development, parameter plans and design guidelines. All other information contained within the DAS is illustrative.



02. West Cambridge Illustrative Masterplan - view of the East Forum

0.3. The Planning Application

0.3.1 This Application seeks planning permission, with details of appearance, landscaping, layout and scale reserved, within the parameters set out in the accompanying Parameter Plans, Design Guidelines and the Environmental Statement and the following supporting information:

- 01 Planning Statement
- 02 Statement of Community Involvement
- 03 Transport Assessment
- 04 Travel Plan
- 05 Sustainability Statement
- 06 Energy Statement
- 07 Flood Risk Assessment and Drainage Strategy
- 08 Waste Management Plan
- 09 Utilities Statement
- 10 Construction and Environmental Management Plan
- 11 Environmental Statement
- 12 Arboricultural Impact Assessment
- 13 Woodland Management Plan
- 14 Heritage Assessment

The West Cambridge Outline Planning Application

Description of Development Including Parameter Plans	Design and Access Statement Including Design Principles and Illustrative Material	Design Guidelines	Other Planning documents
<p>Parameter Plans:</p> <ul style="list-style-type: none"> 01 Development Building Zones 02 Land Use 03 Access and Movement 04 Landscape and Public Realm 05 Maximum Building Heights <p>In addition: Application Boundary Demolition Plan</p>	<p>Volume A:</p> <ul style="list-style-type: none"> 01 University need 02 University vision 03 Development context 04 Masterplan development process 05 Proposed development <p>Volume B:</p> <ul style="list-style-type: none"> 01 Design principles 02 Illustrative masterplan 03 Transformation of key places 	<ul style="list-style-type: none"> 00 Introduction 01 Site-wide Design Guidelines 02 Key places 03 Streets and Green Links 04 Site edges 	<ul style="list-style-type: none"> 01 Transport Assessment 02 Environmental Statement 03 Planning Statement 04 Sustainability Statement 05 Energy Statement 06 Statement of Community Involvement 07 Waste Management Plan 08 Utilities Statement 09 Construction Environmental Management Plan 10 Arboricultural Impact Assessment 11 Woodland Management Plan 12 Heritage Assessment

03. The West Cambridge Planning Application - key documents

0.4. Structure of the Design and Access Statement

0.4.1 This document is structured as two volumes: Volume A comprises the Design and Access Statement and the supporting Illustrative Material forms Volume B of this document.

0.4.2 Volume A is structured as follows:

A1 - University need

0.4.3 Sets out the University's forecast need for development across the proposed land uses.

A2 - University vision

0.4.4 Establishes the University's overall vision and objectives for the Proposed Development at West Cambridge.

A3 - Development context

0.4.5 Describes the strategic, wider and local context of the site as well as providing a description of the site as it exists today. In addition, this section sets out key benchmarking studies which set precedents (or benchmarks) for the quality and character of the place, possible building types and role of open space and public realm within the Proposed Development. This section also provides a description of the existing consented masterplan, as well as transport context and planning policy.

A4 - Masterplan development process

0.4.6 Sets out the key responses to the site constraints and development context and details the evolution of the masterplan through the design and consultation process.

A5 - Proposed development

0.4.7 The final section presents the application proposals for the Application Site in the form of Parameter Plans.

0.4.8 The illustrative material, Volume B of this document, is structured as follows:

B1 - Design principles

0.4.9 Sets out the site-wide Design Principles for the illustrative masterplan developed within the framework of the Cambridgeshire Horizons Quality Charter four 'C's': Connectivity, Character, Community and Climate. Within this framework, the Design Principles describe the proposed distribution of uses, the amount of development, layout, scale, landscape, appearance and access.

B2 - Illustrative masterplan

0.4.10 Provides a description of the illustrative masterplan, including landscape and public realm, character areas and phasing. The illustrative masterplan demonstrates one way in which the Application Proposals could be delivered on the Application site.

B3 - Transformation of key spaces

0.4.11 Sets out a description of the key places within the masterplan and their transformation.

A - DESIGN AND ACCESS STATEMENT



B - ILLUSTRATIVE MATERIAL



