

## CB1

After many years of studies, deliberation and negotiations, outline planning permission was granted in April 2010 for the comprehensive redevelopment of the Cambridge's Station area known as CB1. The CB1 development area stretches along the railway from the Hills Road bridge to the Carter bridge and to almost the end of Station Road. The accompanying sketch plan shows the extent of the scheme and the siting of many of the proposed elements; including related projects such as the city's transport interchange which will link the railway with the guided bus and city bus routes. Network Rail are to construct a new island platform and footbridge at the station.

CB1 is the largest development project ever planned for Cambridge (estimated cost £850 million), and is the City's most important gateway. The CB1 scheme, which is being brought forward by the developers Brookgate will comprise:

- 331 homes (40% of them affordable)
- 1250 student units
- 53560m<sup>2</sup> of office floorspace
- 5255m<sup>2</sup> of retail floorspace
- 6658m<sup>2</sup> NHS polyclinic
- 86m<sup>2</sup> of art workshop floorspace
- 1753m<sup>2</sup> of community floorspace such as gym, nursery, student/community facilities
- a 7466m<sup>2</sup> hotel
- a new transport interchange and station square, including 30 taxi bays and nine bus stops - two of which are double stops providing 11 bays in total
- a new multi storey cycle and car park including accommodation for about 2750 cycle spaces, 50 motorcycle space and 652 car parking spaces
- highway works including improvements to the existing Hills Road/Brooklands Avenue junction and the Hills Road/Station Road junction and other highway improvements, along with an improved pedestrian/cyclist connection with Carter Bridge - and works to create new and improved private and public spaces.

### More about the planning status of the scheme

The Outline Planning Permission for the CB1 development establishes the principle of development on the site. Before works can commence the City Council has to approve detailed plans for the buildings and spaces. The appearance, landscaping, layout and scale of buildings and spaces are controlled through what are called reserved matters submissions made by the developers as they work-up details of the scheme. Also, the City Council's Planning Committee has to sign-off the many conditions that were part of the outline approval. To date, the following conditions have been discharged by the developers:-

- the phasing of the development including strategic tree planting and tree removal
- a Public Realm and Landscape Strategy

- an Ecological Conservation Management Plan
- alterations to the junction of Tenison Road with Station Road
- alterations to the junction of Hills Road and Brooklands Avenue
- alterations to the junction of Station Road and the proposed Southern Access Road
- a Traffic Management Strategy
- details of a scheme for the restriction of access to Station Square and the Bus Only link

### **The Station building, the new square and bus interchange**

In front of the station there is to be a paved public 'square' (partly tree-planted) which will be about twice the size of the City's Market Square. Opposite the restored and upgraded station building (to include a much larger ticket hall) it is proposed to build three six-storey buildings for offices and an NHS polyclinic- incorporating a two-storey colonnade with cafés and small shops opening onto the Square.

The area immediately in front of the station will be for pedestrians, with bus traffic passing through one corner, between the bus stands and Station Road. Taxis and cars will be restricted to the northern end of the square, with access from Tenison Road.

At the north end of the square there will be a long multi-storey car and cycle park building, extending towards the Carter bridge accessed from Tenison Road. Planning permission was granted by the County Council for a 172 new cycle stand (in September 2010) and for a new Bus interchange to serve the railway station (in October 2010).

Work has started on Network Rail's £16.7m scheme to increase capacity at Cambridge with the addition of a new island platform at the station, complete with footbridge and lifts.

---

### **Station Road**

Station Road is to be enhanced with replacement tree planting and extended areas of paving. On the north side, the villas will remain. Construction of new offices for Microsoft started in April 2011 (completion expected by the end of 2012) and permission was granted in November 2010 for a 157 bed hotel on the former Red House site (by other developers). The four 'deity' office buildings, part of the former mill and Murdoch House will be replaced by six new office buildings, one of which will also face the station.

### **Old Mill building**

The Old Mill buildings and silo were to be retained and reused for residential accommodation and offices. These proposals are under review by the developers following the fire in March 2010 which badly damaged part of the former RHM complex.

## **Residential**

Building work is underway on the student buildings for Anglia Ruskin University. The City's Planning Committee approved the reserved matters application in October 2010. The buildings include a long block facing the bus interchange and two close to Hills Road and two shops fronting Hills Road and the bus only link. This student accommodation will provide 511 en-suite bedrooms in 112 studios and 399 apartments. The accommodation will be available to Anglia Ruskin University's students from September 2012.

To the south of the bus interchange, on the mill side, there are to be new flats focused around a small park to be shared with the Triangle site housing. The City's Planning Committee gave approval in September 2011 to a Reserved matters application for the new flats – 169 in total, of which 63 are to be affordable units (referred to as blocks L1,L2,L3,L4 and K2), 787 sq.m of retail, a 46 sq.m community room and associated access roads, car parking, cycle parking, a substation and landscaping

More housing is planned to the north of Station Road, either side of the vehicle access route from Tension Road. There is to be a new green space for public use between this housing and the proposed hotel on the Old Red House site. Nursery and other community facilities are to be dispersed around the residential areas.

## **Cambridge Gateway**

The County Council approved (February 2010) a scheme to provide a bus only link between Hills Road/Brooklands Avenue and the railway station. The City's Planning Committee (in December 2009) approved an application for Conservation Area Consent for the demolition of 127/127a Hills Road to make way for alterations to the Hills Road/Brooklands Avenue junction that were needed to provide the bus only link road. Construction of the gateway will be completed in 2011.

## **A concluding comment**

The CPPF cannot overstate the need for this development to achieve new standards of architectural and functional excellence for Cambridge. The CPPF supports the attempts by the many parties involved in delivering this complex project during a challenging period in the economic cycle. With ever-increasing railway use, the introduction of the guided bus and the growth of the City's fringes its development to a high standard is rightly regarded as crucial to Cambridge's future.

November 2011