

1. Introduction

INTRODUCTION

THE PLANNING APPLICATION

INTRODUCTION TO THE PLANNING APPLICATION

This Design and Access Statement has been prepared by ACME, MAKE and RMA on behalf of Brookgate Land Limited to support an application for hybrid planning permission (“the Application”) for the redevelopment of land namely Cambridge North (“the Site”) located in between Cambridge North station and Cowley Road. This standalone development proposal is referred to as the “Cambridge North” development.

The Hybrid Planning Application for “Cambridge North” seeks outline planning permission to develop: two commercial led (office and lab use) buildings (Class E) and three residential buildings (Class E and F); and detailed planning permission for three commercial led (office and lab use) buildings (Class E) and a mobility hub (multi-storey carpark) on this site.

The application aims to deliver a high quality, mixed use development ensuring environmental, economic, and social sustainability throughout. It will form the next phase of the wider Cambridge North redevelopment scheme and will further build on the momentum created by the Station development and the hotel and office permissions to the south of the site.

This Design and Access Statement should be read in conjunction with the detail drawings and parameter drawings that form part of the hybrid planning application.



Chesterton Square looking West



Legend:
— RED LINE BOUNDARY

INTRODUCTION THE DEVELOPMENT

Cambridge North presents a unique opportunity to bring life to an existing brownfield site and create a quality development for future occupants, residents, staff and visitors, whilst providing added public amenities for the benefit of local neighbourhoods and communities.

The commercial land use for the 'Cambridge North' Development is a direct response to the evolution of the local authorities' aspiration for the area as detailed in the North East Cambridge Area Action Plan Vision initiated by the construction of Cambridge North Station, the hotel and One Cambridge Square.



The proposed Cambridge North Development

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PROJECT TEAM OVERVIEW - CLIENT

THE CHESTERTON
PARTNERSHIP COMPRISING:

 **BROOKGATE**
LAND LIMITED

NetworkRail


 **Cargo**

INTRODUCTION

PROJECT TEAM OVERVIEW - DESIGN TEAM

PLANNING CONSULTANT

Bidwells

MASTERPLAN + ARCHITECTURE

acme

ARCHITECTURE

MAKE

STRUCTURE

Meinhardt

TOWNSCAPE ASSESSMENT

Bidwells

LANDSCAPE

Robert Myers Associates

MEP + ENERGY + FIRE

Hilson Moran

QUANTITY SURVEYOR

Gardiner & Theobald

HIGHWAYS, DRAINAGE

PJA

LANDSCAPE + VISUAL CHAPTER

Bidwells + VU City

SOCIAL VALUE STATEMENT

SVP

SUSTAINABILITY

ENERGY + FIRE

Hoare Lea

ODOUR ASSESSMENT

Arup

ECOLOGY

RPS

LIGHTING

EQ2light

WIND & DAYLIGHT

ASSESSMENT

Arup

SITE WASTE MANAGEMENT

Wates

HEALTH + ENVIRONMENTAL

IMPACT

Stantec

CULTURAL HERITAGE

Turley

NOISE & VIBRATION

AIR QUALITY

Temple Group

COMMUNITY INVOLVEMENT

Marengo

UTILITIES

Noveus

WASTE MANAGEMENT

Castle Fifteen

CLIMATE CHANGE

Arup

PUBLIC ART STRATEGY

Commission Projects

INCLUSIVE DESIGN

David Bonnett Associates

ARBORICULTURAL IMPACT

Haydens

ARCHAEOLOGICAL ASSESSMENT

Oxford Archaeology

INTRODUCTION THE APPLICANT

Brookgate Land Limited is a Cambridge based property company, specialising in mixed-use development projects such as the revitalisation around Cambridge Station. Brookgate Land Ltd are making this application on behalf of the Chesterton Partnership.

Intrinsic to their philosophy is the desire to create lively and diverse places where people will want to both work and live. To support this they believe that it is important to create high quality public realm integrated with good amenities that help to promote a sense of place.

They are passionate about design quality, sustainability, health and well-being.

They support sustainable development that has good connectivity to public transport hubs, cycle and pedestrian routes and adoption of low energy low carbon solutions.

It is critical to Brookgate Land Ltd that their work brings positive change by creating homes, jobs and meeting local priorities. It is equally important that their projects respond to the wider issues of society such as the climate change emergency and social value. They seek to positively, and openly, engage with communities, neighbours, and stakeholders.

While Cambridge North is a new mixed-use district with its own identity it will become an integrated part of the City, connected to the City and surrounding neighbourhoods and the wider region.

Following Government investment in a new railway station at Cambridge North the reinvention of a once derelict and under-utilised brownfield land is already underway with a new hotel now open and an office building under construction. This application will allow the next phase of the revitalisation to continue.



View from Chesterton Square looking East

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ARCHITECT - ACME

ETHOS

We strive to find solutions that are specifically tailored to each site and brief. Design is an iterative process that lives off its input from external sources and a constant desire to question one's own beliefs, values and judgements.

As responsible designers we review the use of carbon needed to construct and operate the buildings we design, their long term life cycle and environmental legacy. ACME has a declared aim to lead project teams in the design of environmentally and energy conscious buildings and engineering systems.

Our designs are intended to make maximum use of renewable energy sources, reducing the demand for energy and using low emission sources of power.

SENSIBILITIES TO PLACES

Our design approach aspires to develop unique projects aiming to create designs that are deeply anchored in their context, historically and geographically, and respond to the specificities of their settings. Local traditions and knowledge are invaluable, giving rise to re-interpretations and discoveries that would never have been made in isolation. We believe that urban, architectural and landscape design solutions go beyond the borders of any single culture, scale or building type and that the design for each project should be anchored in its place and environment. This methodology is represented by the selection of a few of our projects on this and the following page.

The design of the Cambridge North Masterplan reflects this approach and is illustrated with the material included in this Design and Access Statement.

DIVERSITY

ACME is an internationally renowned, award winning practice based in London, Berlin and Dublin. Founded in 2007 ACME currently has a team of 70, with backgrounds in architecture, Masterplanning, interior design, product design, craft and research and joined by a shared sense of passion, curiosity and commitment in their work, aiming 'for the highest point; one that represents perfection of the thing expressed' (ACME, Greek).

Our team originates from more than 21 countries. The multitude of cultural, religious and ethnic backgrounds influences the way we work and design in diverse locations and societies across Europe, Australia, the Middle East and Asia on a daily basis.



John Lewis Department Store, Leeds (UK) - completed 2017



Victoria Gate Arcade, Leeds (UK) - completed 2017



HQ Sächsische AufbauBank SAB, Leipzig (Germany) - completed 2021

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ACME - REFERENCE PROJECTS



Marsa Plaza, Muscat (Oman) - completed 2019



Eastland Town Square and Library, Eastland (Australia) - completed 2016



Robina Market, Gold Coast (Australia) - completed 2016



Oast House, Kent (UK) - completed 2019



IQL Pavilion Stratford, London (UK) - completed 2021



REWE Market of the Future (Germany) - completed 2021

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ARCHITECT - MAKE

A DIFFERENT KIND OF ARCHITECTURAL PRACTICE

Founded in 2004 by Ken Shuttleworth, we're motivated by a single purpose: to design the best places, spaces and buildings in the world. We're a team of 150 in London, Hong Kong and Sydney providing architecture, interior and urban design services from concept to completion.

We're proudly free from a house style. At Make, ideas evolve, and we explore the full and unique potential of every client's brief, site and budget to ensure the best idea surfaces.

LASTING LEGACIES

Since 2004, we've completed over 100 built schemes around the world. Whether it's workplaces of the future, transformational urban design, luxury interiors or boundary-pushing laboratory spaces, we have a wealth of cross-sector, global expertise to draw on.

We're always looking for new possibilities and horizons. To find them we embrace promising new technologies, materials and methods, cross-sector expertise, and ambitious thought leadership. We ask questions at every level – from details to big picture – to pursue the best.

SUSTAINABILITY

The best design improves people's lives and looks after the world. As architects we have an urgent duty to leave a resilient legacy. Make's approach to sustainable design considers environmental, social and economic factors. We aim to create a future that delivers social value for all.

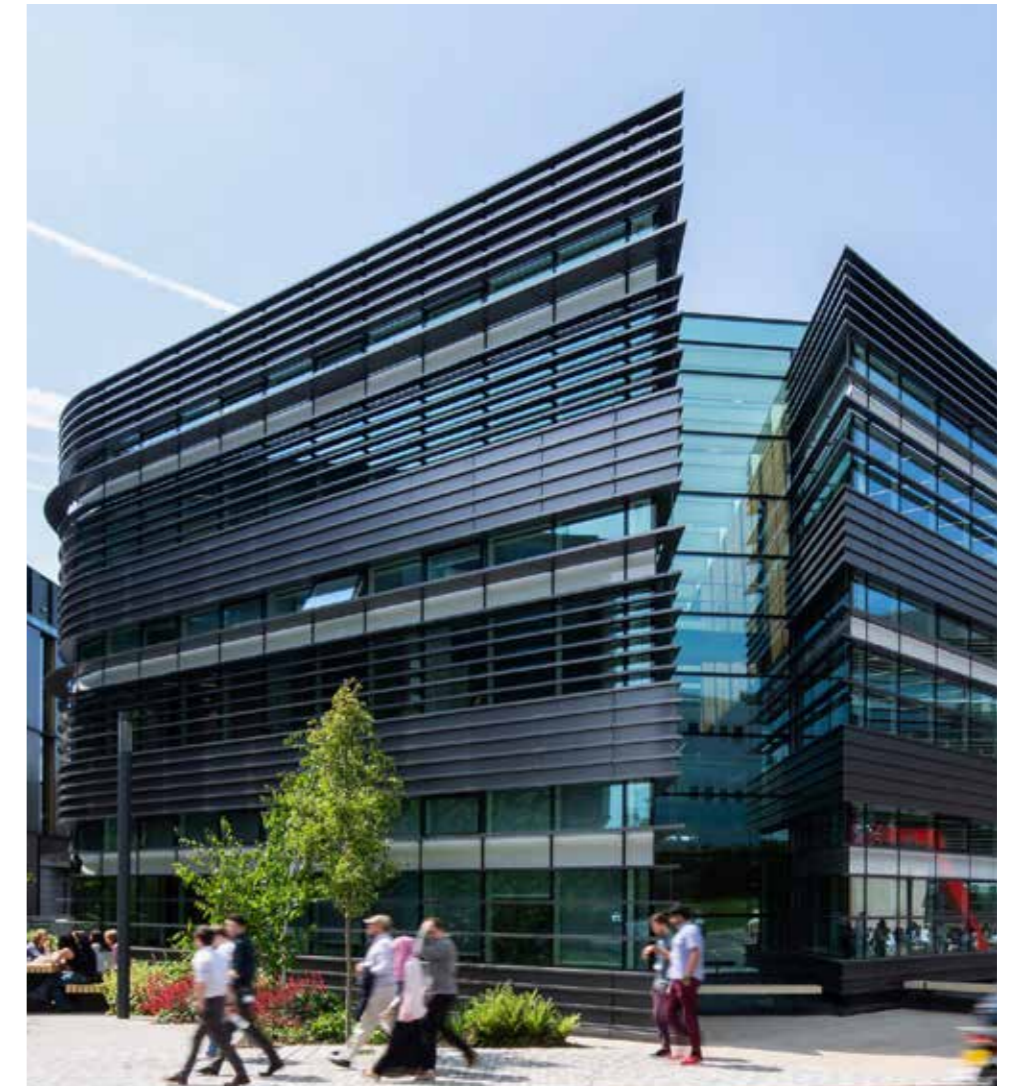
Make's six principles of sustainability – carbon, environment, community, well-being, connectivity and green economy – are guided from concept to completion by the RIBA Sustainable Outcomes Guide and the UN Sustainable Development Goals.



80 Charlotte Street, London - completed 2020



NDM Research Building, Oxford - completed 2013



The Big Data Institute, Oxford - completed 2017

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MAKE - REFERENCE PROJECTS



The Kennedy Institute of Rheumatology, Oxford - completed 2013



80 Charlotte Street, London - completed 2020



Three New Bailey, Salford - completed 2021



St James's Market, London - completed 2016



The Hiscox Building, York - completed 2015



The Big Data Institute, Oxford - completed 2017

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LANDSCAPE ARCHITECT - ROBERT MYERS ASSOCIATES

Robert Myers Associates (RMA) is an established, award-winning landscape architecture and garden design practice, with offices in Cambridge and Worcestershire. Our clients include developers, private individuals and rural estates; as well as institutions such as cathedrals, universities and schools.

We are known for our attention to detail and the delivery of high quality schemes, no matter the scale. We like resolving practical challenges in a creative way;

We have worked on a wide variety of projects in Cambridge, from college courts to new residential developments;

We produced the landscape Masterplan, and subsequent detailed design, for the CB1 district, including Station Square, Mill Park and a number of other public spaces;

We are designing the landscape setting for Anglian Water's relocated waste water treatment plant in north-east Cambridge, which is a Development Consent Order application;

We have worked on the landscape design for part of the University's new development at Eddington and for a substantial new residential site at Wing and Marleigh, near the airport; and

We have a wide experience of public consultation, for such sensitive projects as Christs Church Spitalfields in London.

We understand the local Cambridge context and have experience working with the City Council over many years; Robert was a member of the Cambridge City Design & Conservation Panel up to 2021.



Duke of York Square, London - completed 2009

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ROBERT MYERS ASSOCIATES - REFERENCE PROJECTS



CB1 District, Cambridge



Wellcome Genome Campus, Hinxton



The Backs, Cambridge



Eddington, north-west Cambridge



Cambridge waste water treatment plant



SACO North West Cambridge Hotel

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MASTERPLAN APPLICATION TEAM

The Cambridge North Hybrid Planning Application has been collaboratively prepared by a wide range of specialist design consultants, however the core design team is a collaboration between Masterplanner/Lead Architect, ACME, Project Architect, MAKE, and Landscape Architect, Robert Myers Associates.

As Masterplanners and lead architect, Acme's role has been to coordinate the wider team and designs for each building within the overall Masterplan vision. ACME is responsible for the buildings forming part of the outline planning application; One Chesterton Square, Two Milton Avenue, and the Residential Quarter. In addition, ACME are the Architects responsible for the Mobility Hub (MH) which is part of the detailed application.

Make Architects are responsible for three buildings that are included within the detailed planning application; 1-3 Station Row and One Milton Avenue.

Robert Myers Associates (RMA) are the Landscape Architect in charge of preparing the detailed application for all public realm and landscape in the Cambridge North Masterplan scheme.

Legend:

- ACME (Outline planning)
- ACME (Detailed planning)
- MAKE (Detailed planning)
- Robert Myers Associates (Landscape detailed planning)
- Application red line boundary



Scope division and planning application type within the Red Line boundary

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AIM & DISCLAIMERS

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Aerial view of the proposed sitewide design