NORTH WEST CAMBRIDGE DEVELOPMENT

A mixed-use scheme - The Client Brief

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Cambridge University's single largest development

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The University of Cambridge is widely recognised as a world changing organisation.

The development of Cambridge’s contribution to local, national and international economies and culture is currently severely constrained by a lack of:

* Adequate/affordable accommodation for:
  - Post-graduate students
  - Post doctoral researchers
  - Permanent staff

* Expansion space for research

Built on 150 Ha of the former University research farm, comprising

* 3 new residential neighbourhoods
* 1500 new homes for University and College staff
* 1500 new homes for private sale
* 2 new collegiate clusters – servicing 2000 post-graduates
* 20 years University research growth needs
* 100,000m2 academic and commercial research space over 3 academic clusters
* 60 Ha retained as protected open space
3 new academic clusters: 100,000sqm space or 20 years of academic R&D growth
3 new residential neighbourhoods: 1500 units for sale + 1500 key worker
Local centre - shops, primary school, surgery, community centre, hotel

2 new collegiate clusters
2000 post graduates
New landscapes and public open spaces

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1990-onwards: The University works with local government to develop the best possible proposals for this land

2009: Land was finally released for development

2013: Development on site

2028: Development complete

Phase One is underway

- 400+ market homes
- 700 homes for qualifying University/College key workers
- 325 units of graduate housing
- Primary School
- Community Centre
- Nursery
- University and local authority run social spaces
- Doctors surgery
- Energy Centre
- Sports pitches
- Open space
- Play areas
- Supermarket
- Local shops
- Hotel
Susdrain – Achieving multiple benefits from SuDS through planning

Phase 1 timeline

- Archaeology completed 2012
- Main earthworks commenced on site in 2013
- Site-wide infrastructure works commenced August 2014
- First building commenced January 2015
- Primary School opened September 2015
- First occupation Autumn 2016
- Completion of Phase 1 building in 2017

Building community – a key driver

- A mixture of traditional Cambridge and contemporary housing
- Higher density apartments up to 5 storeys and lower density terraced and detached homes.
- High quality public realm
- Sports pitches and pavilions
- Supermarket and local shops
- Community centre and nursery
- Health centre
- Primary school
- Faith worker units
- Play areas/pocket park
- Extensive cycling provision
- Hotel
Susdrain – Achieving multiple benefits from SuDS through planning

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Sustainability – a key driver

- Achieve Code for Sustainable Homes Level 5 (residential)
- Achieve BREEAM Excellent (non-residential)
- Anticipate climate changes
- Better management of domestic waste
- Install a District Heating network to include a combined heat and power plant to service the whole development
- To provide up to 20% renewable energy
- More effective water management on and off site

Water

- Control surface water run off across the site
- Control surface water run off from site
- Capture, clean naturally, retain and then reuse a proportion
- 80 Litres/day/person cf. 150
- Largest adopted non-potable water network in the UK
• To create a new district and extension to the City, centred around a mixed academic and urban community
• A place that is long lasting and ambitious offering a high quality of life enhancing both Cambridge and the University
• To achieve this urban extension to Cambridge in a sustainable way.
Susdrain – Achieving multiple benefits from SuDS through planning

Key worker housing

Brook Leys – along the Western Edge – design by AECOM

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Thank you

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