



NORTH WEST CAMBRIDGE DEVELOPMENT

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A mixed-use scheme -
The Client Brief

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16 February 2016



The slide features a green geometric graphic on the left and a photograph of a modern building with people on bicycles in the foreground on the right.



NORTH WEST CAMBRIDGE DEVELOPMENT

Cambridge University's single largest development

M 11


Girton College

Huntingdon Road

Park and Ride


Madingley Road

An aerial photograph showing the layout of the development, including roads, green spaces, and buildings. Labels in yellow text identify key locations: M 11, Girton College, Huntingdon Road, Park and Ride, and Madingley Road.



Why?

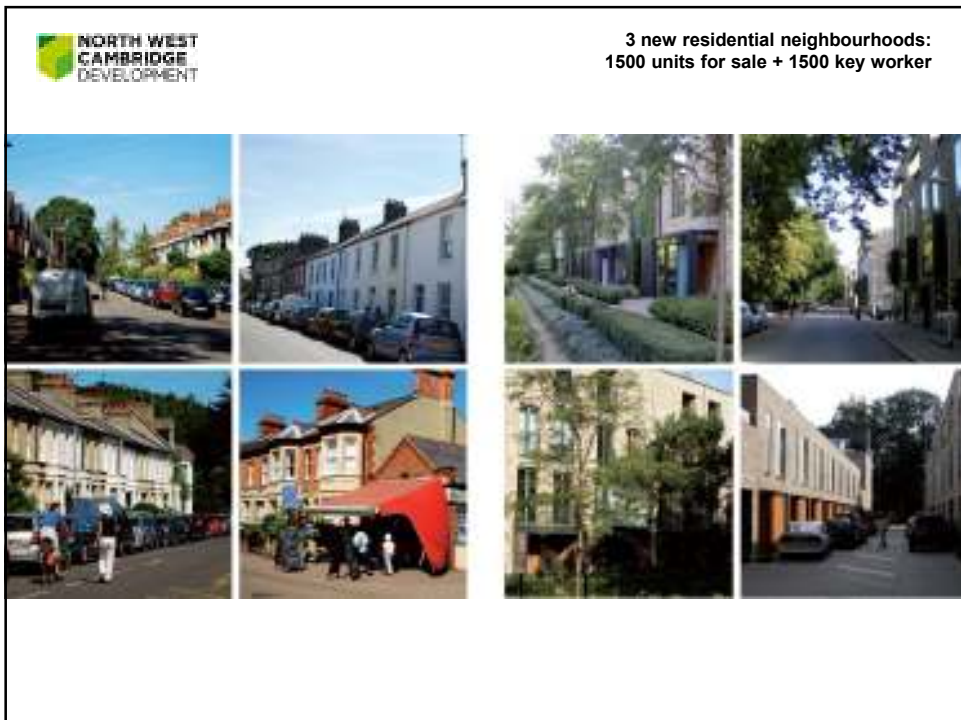
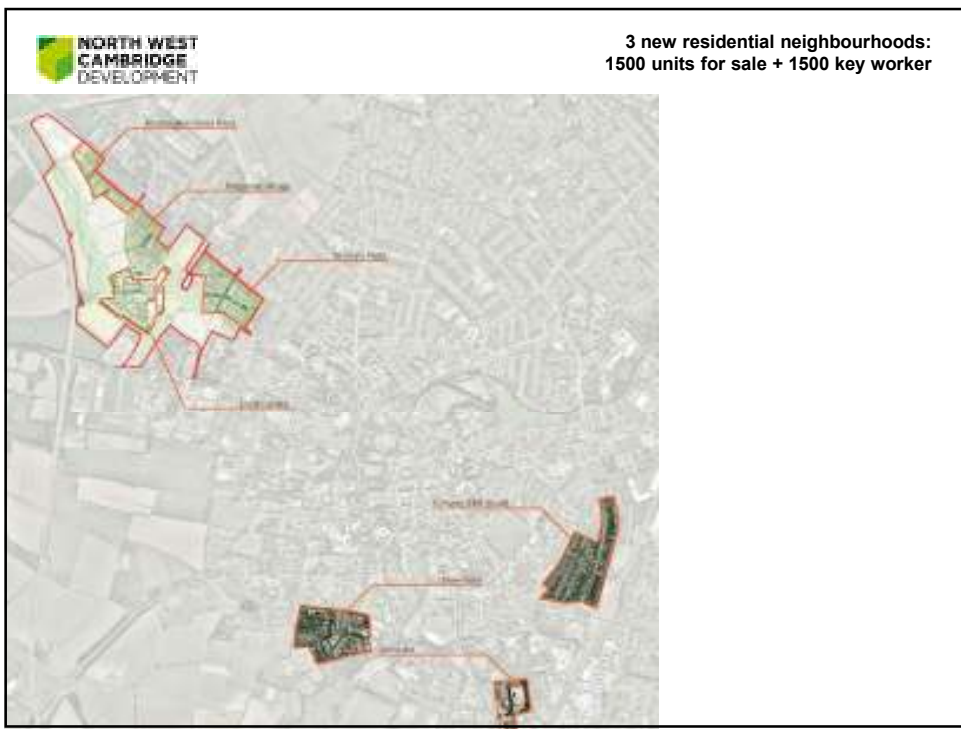
- The University of Cambridge is widely recognised as a world changing organisation.
- The development of Cambridge’s contribution to local, national and international economies and culture is currently severely constrained by a lack of:
 - * Adequate/affordable accommodation for:
 - Post-graduate students
 - Post doctoral researchers
 - Permanent staff
 - * Expansion space for research



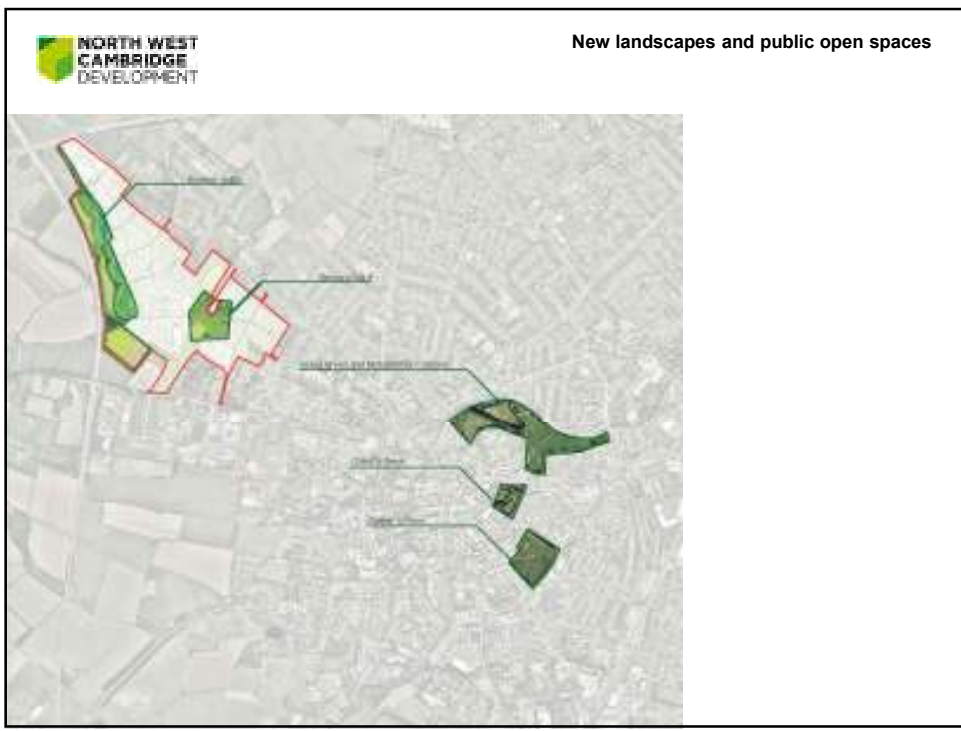
What?

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








NORTH WEST CAMBRIDGE DEVELOPMENT **Project timeline**

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



NORTH WEST CAMBRIDGE DEVELOPMENT **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




NORTH WEST CAMBRIDGE DEVELOPMENT **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



NORTH WEST CAMBRIDGE DEVELOPMENT **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



NORTH WEST CAMBRIDGE DEVELOPMENT **The Vision**

- 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.







