

Masterplan Core Principles

Since 2005 the University has been undertaking considerable technical work as well as consulting widely and from this the masterplan has gradually evolved.

Over this period, a number of core principles established at the earlier public consultations and workshops have emerged and been refined. These include :



Central Open Space

Central Open Space:

The creation of a central open space, integrated into and a centrepiece of the development. The open space will have a number of roles. It will provide some separation between Girton and Cambridge along Huntingdon Road and will provide a new space for Cambridge on par with Parker's Piece. In terms of size, though it will have a different feel.



Western Edge

Western Edge:

The design of the Western Edge next to the M11, as a green buffer for development. This area will have an important role in establishing the setting for the development, providing areas for both formal and informal recreation, including allotments. It will also provide a level of noise mitigation from the M11 and enhance the visual impact from outside the development.



Being a good neighbour

Being a good neighbour:

We believe that it is important that the new development respects the scale of existing properties in the area and creates 'like-minded' development that will back onto existing properties on Huntingdon Road, Storey's Way and All Souls Lane.



Site assets

Site assets:

There are a number of existing assets on the site, and the new development should seek to make the most of them. This includes the existing network of hedgerows and ditches, existing trees (in particular the avenue of horse chestnuts) and the geological SSSI feature.



Access

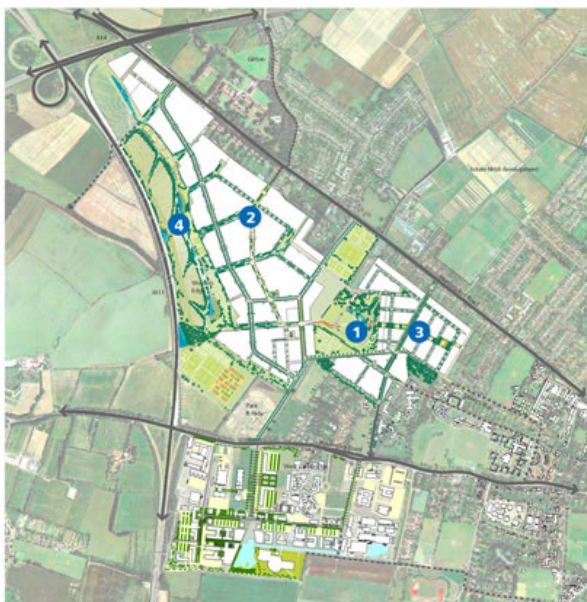
Access:

The vehicle access points into the site are limited to two off the Huntingdon Road, one off Madingley Road and a secondary access option to Madingley Rise. The masterplan should make best use of the limited number of access points to create a real sense of arrival when reaching the site. In addition, the plan should maximise pedestrian and cycle connections to the surrounding area.



North West Cambridge AAP Development Footprint

The North West Cambridge Area Action Plan (development footprint shown above) releases additional land north of the Park & Ride for development. This land will enable better links to the Park & Ride and West Cambridge, and its inclusion has enabled significant development of the masterplan over the past year.



June 2010 Masterplan Evolution

The key aspects of the evolving masterplan are:

1. The creation of a central open space that will be a focus for North West Cambridge.
2. Reinforcement of the existing landscape structure with a series of landscape fingers running from the north of the site into the Western Edge.
3. Integration of the avenue of trees and the new 'Ridgeway' as primary pedestrian and cycle routes and amenity for the development.
4. Creation of the Western Edge as a distinctive landscape and built form element for the site.