VICE-CHANCELLOR’S WELCOME

Cambridge is one of the world’s great universities. This is evident in our consistently high ranking and our research and educational performance. Yet competition today is global and we need to plan ahead to provide the environment and facilities that are vital to attracting and retaining world-class researchers and other staff. The North West Cambridge Development will allow us to achieve this.

While having a global perspective and ambition, the University is proud to be firmly rooted in the City of Cambridge. In developing our lands at North West Cambridge, we have been determined to work closely with the local community to ensure that we develop an attractive and sustainable environment with houses, facilities, transport, green spaces and employment that will also enhance the reputation of the City and bring social and economic benefit to its citizens.

In the next 20 years the University will be undertaking the greatest planned expansion in its history. The North West Cambridge Development will provide many of the homes and much of the research accommodation needed for its future. For this development we have been working closely with the local planning authorities and engaging with a wide range of groups within the University and throughout our local communities. Constructive ideas from so many different people have greatly enhanced the design of this vitally important project.

We greatly appreciate the many contributions that have already been made and we look forward to continuing to work with many groups across the City as we embark on this vital project for the University’s future.

Professor Sir Leszek Borysiewicz
Vice-Chancellor, University of Cambridge
The future of Cambridge is inextricably linked to the University. For the past 800 years, the City and University have been drawn together in a symbiotic relationship achieving world renown in a place with an enviable high-quality of life and as a global centre of academic excellence. There is now an opportunity to write the next chapter in this history to ensure a strong and sustainable future on the global stage.

The North West Cambridge Development is the University’s only area of undeveloped land that combines long-term development opportunities and meets residential needs. The development will provide the living, learning and research accommodation required to enable the University to grow its research capabilities and to maintain its position as one of the leading universities in the world. It will encourage substantial investment in Cambridge and will help to recruit and retain the best staff and students internationally. This will be good for the City, the region and the wider UK economy.

The vision for the North West Cambridge Development has been established through a process of engagement within the University and Colleges, with major stakeholders and the public since 2005. The goal has been to achieve the development requirements of the University while respecting and responding to the site and its characteristics; equally important is establishing an enduring and cohesive community with strong links to the surrounding area, while having full consideration for the setting of the University and City of Cambridge.
THE LOCATION

The 150 hectare (370 acre) site is partly within the area of Cambridge City Council and partly within South Cambridgeshire District Council. It is owned by the University of Cambridge and was formerly a mix of farmland and University buildings. Over one-third of the site will be retained as open space.

The site provides the opportunity for balanced growth of the University and City towards the north west, with proximity and good connections to the city centre and west Cambridge.

The site location will enable the majority of journeys to be by foot, bicycle or public transport, reinforcing the aim to build a community with links to existing neighbourhoods.
A development inspired by the architectural and urban qualities of Cambridge

The development has been inspired by the evolution of the character of the City of Cambridge, particularly looking at the architectural and urban qualities that define the many sociable spaces in the centre.

The intention is not to impose a blanket pattern book across this new piece of city but to establish a coherent greater whole, calibrated creatively at the scale of urban typologies such as city parks, streets, squares, college courts and more informal landscapes, like the Backs.

Learning from the historic centre, the development establishes a strong starting point, including a new city park and other landscapes and public open space; three distinct neighbourhoods for families and the diversity of residents anticipated; a local centre at higher density providing amenity and focus for the public life of the new community as it grows; at least two new collegiate clusters for student accommodation; and three academic and commercial research clusters, interweaving working life within the place.

Through careful selection of an interacting group of architects and landscape architects, the University is creating an urban realm where architecture and open space are consciously choreographed to create great new urban compositions and a completely integrated built and natural environment.
The development of the 150-hectare site will contribute to the long term success of the University. Outline planning consent was granted for the development in February 2013.

The development will include:
- 1,500 homes for University and College key workers
- 1,500 homes for sale
- 2,000 post-graduate student bed spaces
- 100,000 square metres of research facilities (including 40,000 square metres for research institutes and private research facilities linked to the University)
- A wide range of community facilities
A WIDE RANGE OF COMMUNITY FACILITIES

1. Community Centre
2. Primary School
3. Local Centre
4. University Housing
5. Stoney’s Field
6. Ridgeway
7. Brook Leys
8. Family low density housing
9. Postgraduate accommodation
10. Academic & commercial research

First phase
Future phase
Bus only
All vehicles
Ridgeway (Pedestrians & Bicycles only)
M11
Huntingdon Road
Madingley Road
EVERYDAY LIFE

The local centre, called Eddington, will be a focus for the North West Cambridge Development, providing a natural meeting point with a range of retail, leisure and community facilities, serving new and existing residents.

The local centre includes a market square. The surrounding area will comprise a mix of uses including a supermarket, shops, restaurants, hotel, health centre, a primary school sponsored by the University of Cambridge, and a community centre. The facilities will meet the needs of those who live on site and will also attract others from surrounding areas.

Attractive and affordable housing for rent for the University staff, some based on collegiate models to create stable, well-integrated communities, will be located in the local centre.
The plans for outdoor space incorporate generous provision for sports and leisure with the largest area called Storey's Field, comparable in size with the City's popular and well-used Parker's Piece. This central green focus and parkland corridor (about 7.5 hectares, or 18.5 acres) links the surrounding development areas and provides sufficient space for it to act as a wildlife haven.

A green landscaped area alongside the M11 called Brook Leys (about 23.5 hectares, or 58 acres) provides a landscape setting to the north-western edge of Cambridge and the opportunity for extensive habitat restoration and enhancement.

Allotments will provide food growing opportunities for residents. The spaces will cater for a broad spectrum of uses by an entire cross section of the local residents and workers, and will provide a green link to the countryside beyond.

Sports pitches with pavilions and play areas located within neighbourhoods will also be provided for the local community.
The development will include a total of 3,000 homes, of which half will be affordable homes for University and College staff.

The scheme includes lower density residential development in three new neighbourhoods. Market housing will be blended with family housing for University staff.

Well-designed homes with low running costs will provide the means for safe and comfortable communities to develop close to the school, nursery and local shops. There is also an emphasis on family friendly streets - in particular making sure traffic speeds are no higher than 20 miles per hour across the site. The housing provision will be varied - alongside the market homes there will be a range of good-quality accommodation for University and College staff.

A balance of homes and amenities to support local communities including a school, nursery and play spaces.
University staff and students will live in communities while at the same time enriching the development of this new City quarter. Our aspiration is to set a new international standard for a University residential community.

The colleges of Cambridge provide residential collegiate accommodation in close proximity to research and teaching space that is connected to the large-scale resources of the University and the City. With a continually growing research programme and student population, there is a clear need for additional accommodation that will reduce the current reliance on the commercial housing sector. The proposals include new forms of student accommodation in close proximity to the new research space planned for the site. Accommodation will be for 2,000 postgraduate students, which could be in new colleges or annexes to existing colleges, to meet the needs of a growing student population.
ACADEMIC & RESEARCH LIFE

The combination of high-quality academic accommodation in close proximity with commercial research space, housing and the local centre is the principal justification for the development.

The scheme will respond to the University’s need for academic accommodation, clustered with commercial research space that will integrate with University expertise. The proposals include concentrations of academic and research activities, adjacent to the existing Madingley Rise site, along the western edge of the development and in the north-west corner. Each cluster will create a high-quality urban setting and encourage collaboration and innovation. This will include around 60,000 square metres (approximately 646,000 square feet) of academic facilities and up to 40,000 square metres (430,000 square feet) of commercial research and development space.

60,000m² of academic facilities and 40,000m² of commercial research space
AN EXEMPLAR OF SUSTAINABILITY

The University is committed to creating an exemplary sustainable community at the North West Cambridge Development. Ensuring that the residents can live in a sustainable, low carbon neighbourhood has been a guiding principle from the beginning of the project and the scheme has pursued the highest levels of sustainability credentials. All homes will be designed and built to at least Level 5 of the Code for Sustainable Homes and non-residential buildings to BREEAM Excellent.

To help people to live more sustainably, features of the site include:

- A comprehensive District Heating System installed which will be powered from a main energy centre to buildings
- An underground waste storage system, where bin storage areas will need to be located within 50m of the entrance to individual dwellings
- A site-wide Sustainable Urban Drainage System (SuDS) with the largest rainwater recycling system in the country onsite. The approach is a site-wide Rainwater Harvesting System that will use rainwater collected across the site and re-used via SuDS filtration, in a reservoir in Brook Leys on the Western Edge. This rainwater would then be pumped back to homes via a non-potable network, cutting the water consumption per person per day to 80 litres (compared to Cambridge average of 150 litres per person per day)
- Residential homes to be built to Code for Sustainable Homes Level 5
- Non-residential buildings to be built to BREEAM Excellent
- Extensive photovoltaics to building roofs
- Cycle paths, walking routes and convenient public transport that link to adjoining neighbourhoods and the wider Cambridge area
- Extensive travel planning measures to assist sustainable journeys, with an emphasis on cycling
- Ecological measures in Brook Leys
COMMUNITY MATTERS

The University is the developer and land-owner of the site, which means that nurturing vibrant communities is important. The masterplan creates new residential neighbourhoods while ensuring there will be excellent social infrastructure, open spaces and public amenities a major new urban park and landscape, and the establishment of a community trust to govern these assets in the interests of those who will use them. Significant investment in the community facilities to support the new residents will uniquely be part of the first phase of development and includes:

- Open space and recreational amenities
- Sports pitches and pavilions
- Supermarket and local shops
- Community Centre
- Health Centre
- Primary School with early years provision
- Nursery
- High-quality public realm
- Faith worker units
- Market Square

As well as working to welcome new residents to the site, the University will continue to engage with local communities to ensure the foundations for a strong community are established through proactive consultation and public engagement events.
The first phase of development started in 2013 and is now underway to provide much needed homes and infrastructure to support the new community.

Located centrally in the site, the first phase includes:

**Accommodation**
- 700 homes for qualifying University and College staff
- 325 post-graduate student rooms
- 800 market homes

**Infrastructure**
- Public, green space and landscaping incorporating the water-recycling system
- Parks, play areas and sports pitches
- Roads and transport routes including the Ridgeway cycle and footpath, and junctions at Madingley Road and Huntingdon Road
- Energy centre and district heating network

**Facilities**
- 3 Form entry Primary School and early years
- Community Centre
- Nursery
- Doctors’ surgery
- Supermarket
- Retail units
- Hotel
- Senior living home
- Sports pitches

There will be phased completions of the first phase of development from Autumn 2015 through to 2017.
QUALITY OF LIFE PLEDGES

At the North West Cambridge Development we are determined to create a successful, sustainable community as an extension of the city, with buildings and spaces of high design quality. Our commitment to these standards is upheld in five Quality of Life pledges that will set the North West Cambridge Development apart.

PLEDGE 1
The North West Cambridge Development will develop greater awareness about sustainable living. Real environmentally responsible development will require changes in the behaviour of people living and working there. The University is committed to providing education in sustainable lifestyles through courses, a community website and encouragement for collective initiatives to produce new attitudes to living. The development will be the University’s showcase, and will demonstrate its thought leadership in sustainable development.

PLEDGE 2
Long-term sustainability will take precedence in all decision making. The University will make it clear to all working on the design and development of the North West Cambridge Development that it expects new approaches to transport, energy use and generation, food consumption and production, waste management and minimisation, and water use and conservation that are different from the norm.

PLEDGE 3
The site will be built from sustainable and environmentally responsible materials of the highest quality. Buildings, roads and landscaping will be made of materials that require minimal energy in their manufacture, transport and assembly where possible. Recycled or re-used materials will be preferred so that no net waste is sent to landfill during construction.

PLEDGE 4
Low car use will be the norm. The University will make substantial investments in low carbon alternatives to the private car. A cycle loan scheme will be launched for University and College staff and the club membership will be subsidised.

PLEDGE 5
The environmental performance of the estate will be monitored by the University.
FUTURE PHASES

The North West Cambridge Development is a long-term plan that aims to meet the growth of the University over the next 15-20 years.

Beyond the first phase of development, the University’s approval will be sought for future phases enabled through the outline planning permission. The intention would be to provide housing and post-graduate student accommodation primarily before the research accommodation is delivered. Latter phases will build on the sense of place and community spirit established through the first phase.
A new district and extension to the City, centred around a mixed academic and urban community; a place that is sustainable, long-lasting and ambitious, offering a high quality of life to enhance both the City and the University.