

BROCKTON EVERLASTINC.



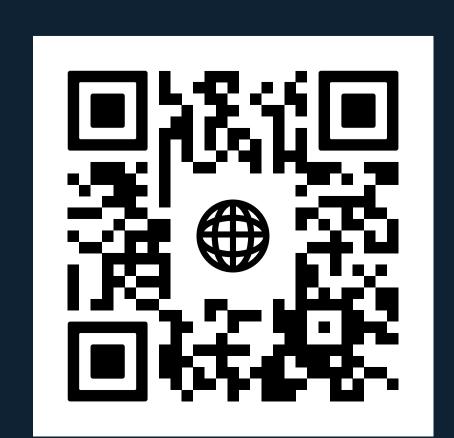
Thank you for taking the time to attend our event today.

We are Brockton Everlast, the owners of 210 – 240 Cambridge Science Park and the Trinity Hall Farm Industrial Estate.

The information on display today has not been prepared in support of a planning application; this will come later. Instead, we would like to gather an understanding of the local communities in the area before we start thinking further about how we can create two vibrant, successful and net zero carbon design led workplaces.

FEEDBACK

Before leaving today, please fill out one of our feedback forms. These give us the opportunity to consider your thoughts and ideas as part of our evolving vision. If you have any questions, please ask a member of the team.



#### ABOUT US

#### BROCKTON EVERLASTING.

Brockton Everlast is a highly experienced investor with a proven track record of delivering some of the best and most sustainable workplaces in the UK. The approach we take is captured in the name Brockton Everlast: we buy buildings for the long-term.

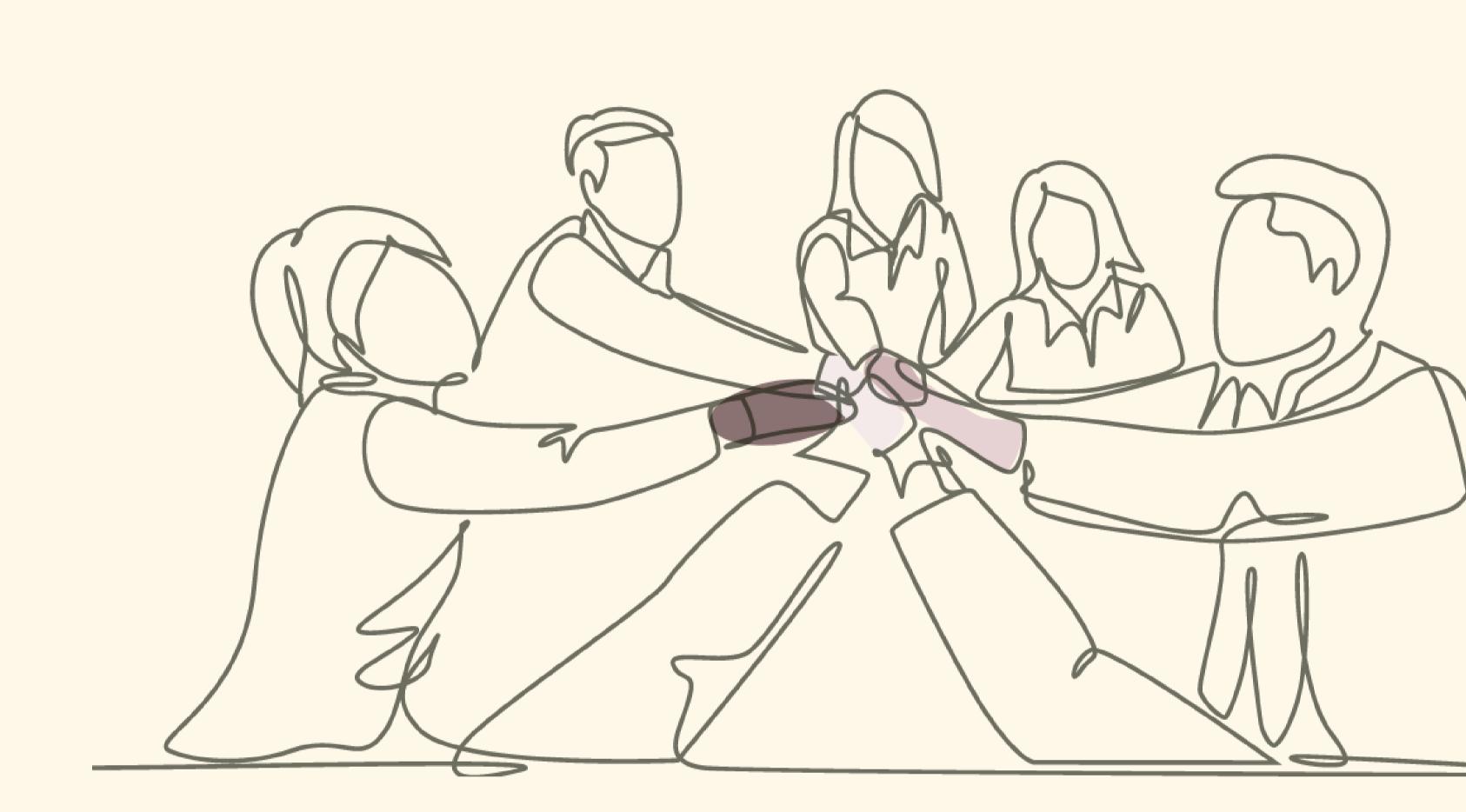
Our goal is to create places that respect the environment and bring about positive change to local communities, and we are investing significant resources and capital to effect change and drive positive impacts across three areas.





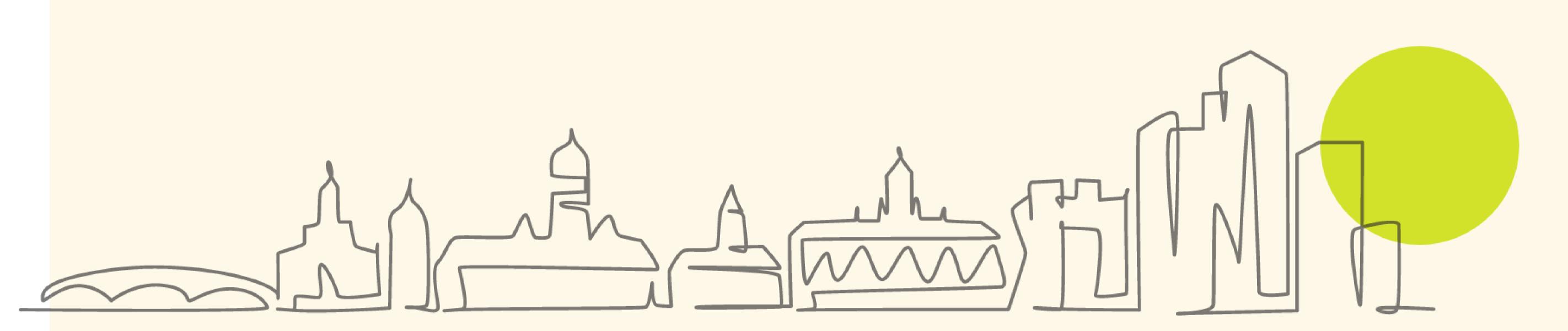
#### 1. OUR ENVIRONMENT

We are committed to ensuring that our new properties achieve net zero carbon by 2030.



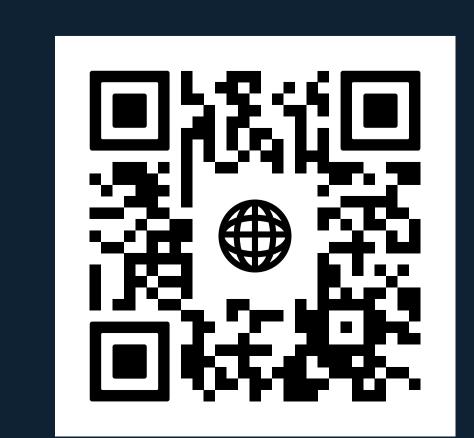
#### 2. OUR COMMUNITIES

Wherever we work, we want to work with local partners to give back to the neighbourhoods that we invest in.



#### 3. OUR PLACES

We use our knowledge and experience of placemaking to focus on healthy places, good design and, above all, people.



Seven principles will shape our approach to developing the sites, and we are keen to get your feedback on them. These principles form the heart of the brief to our design teams.

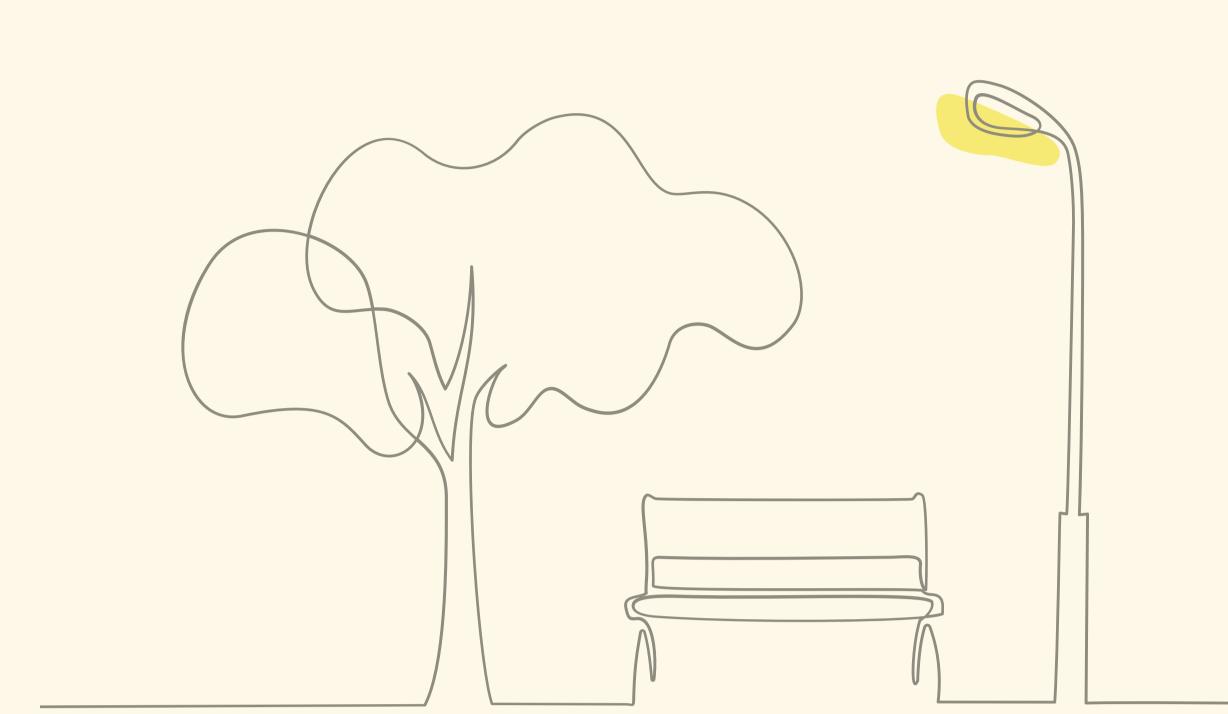


#### 1. A PLACE FOR EVERYONE

Places and spaces for everyone to enjoy: residents, visitors, staff and passers-by.



Creating a sense of arrival, particularly for those on foot, and considering how the site connects to other destinations in the area.

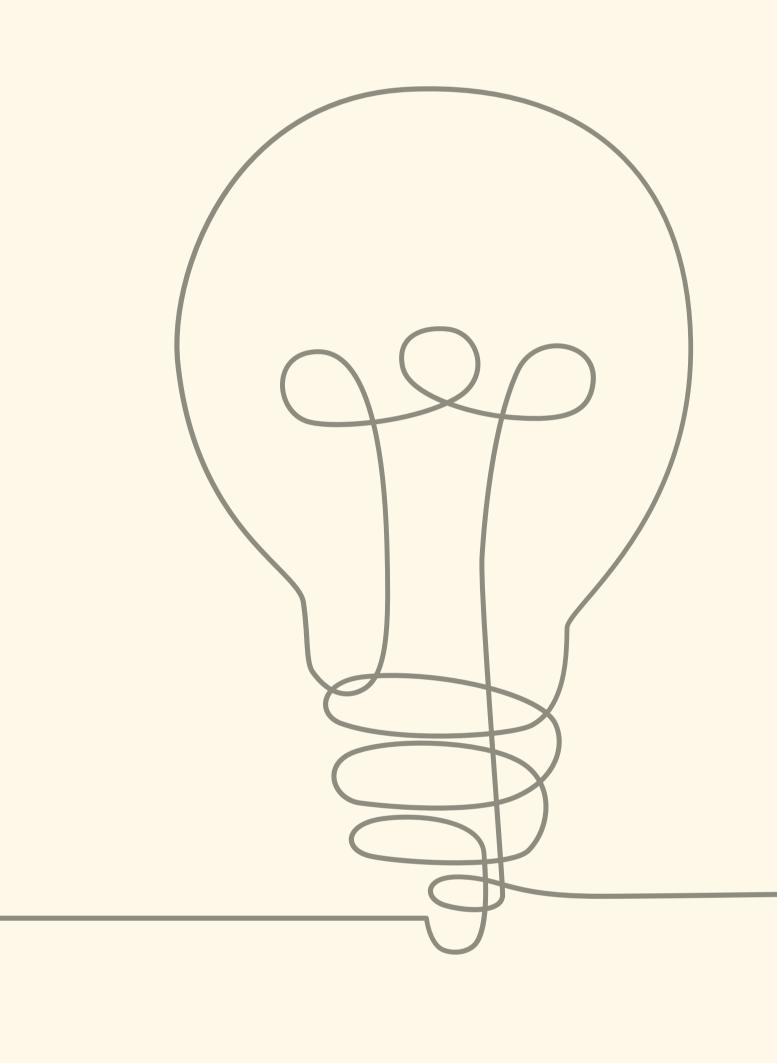


#### 3. WORKSPACE FIT FOR THE FUTURE

Responding to the pandemic with workspace that promotes the health and wellbeing of occupiers, as well as collaborative working.

#### 4. PROMOTING SCIENCE, TECHNOLOGY AND INNOVATION

Mobilising science, technology and innovation for the benefit of local communities and the next generation.



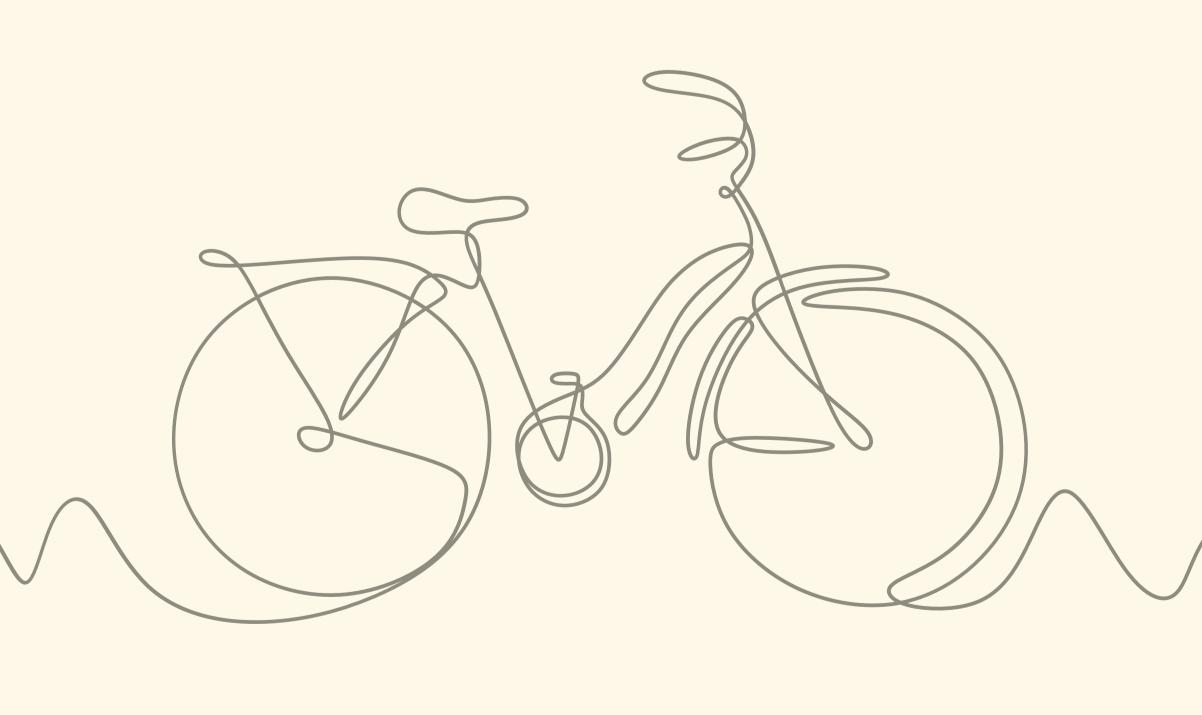


# 5. A THRIVING PLACE FOR PLANET AND PEOPLE

Responsibly utilising all resources to respond to the challenges of the climate and ecological crises.

#### 6. BETTER, GREENER JOURNEYS

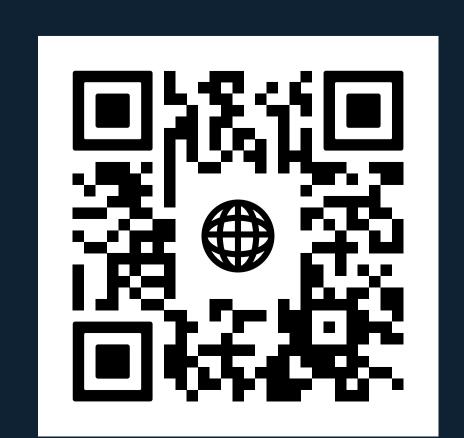
Promoting sustainable, safe and active travel alternatives to encourage people to move away from cars.





## 7. SUPPORTING LOCAL OPPORTUNITIES AND LIFE CHANCES

Supporting collaborative action to help create a more equal and inclusive city.



# THE SITE TODAY

#### BROCKTON EVERLAST INC.



Trinity Hall Farm Industrial Estate is home to mid-20th Century light industrial warehouse buildings and a gym.

The buildings are surrounded by unattractive car parking and hardstanding areas – with green space confined to a few trees and hedgerows along the northern and eastern boundary.

The surrounding context includes the residential neighbourhoods of King's Hedges and Chesterton to the south, industrial warehouses to the east, car showrooms to the west, and Cambridge Business Park, Cambridge Science Park and St John's Innovation Park to the north.

The site is included within the North East Cambridge Area Action Plan in recognition of the positive contribution it can make to Cambridge City Council and South Cambridgeshire District Council's joint vision for North East Cambridge.

We appreciate the significance of this development to everyone who works here, and we would like to stress our commitment to working closely with all our tenants and surrounding businesses.



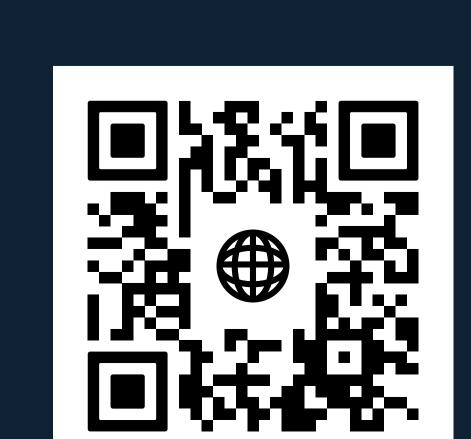
West elevation of Unit 5



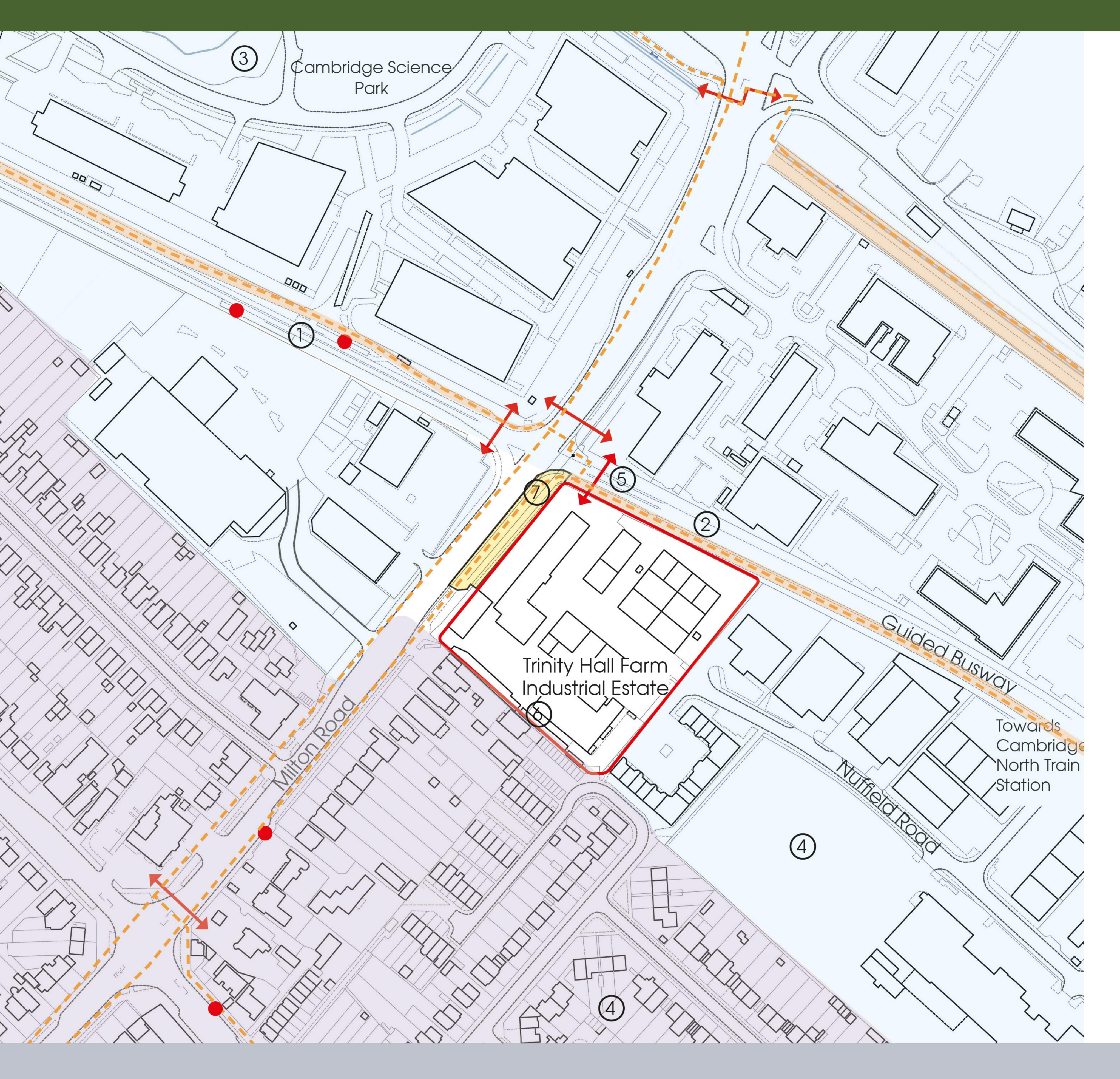
Pedestrian entry from Milton Road



Dencora business centre
- west elevation



## ROOM FOR IMPROVEMENT



We have identified several issues and opportunities with the site as it is today that we will seek to address in its redevelopment.

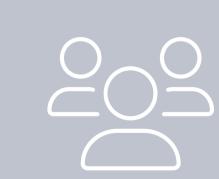
- 1. Existing public transport links
- 2. Existing cycle routes and shared surfaces with pedestrians
- 3. Lack of publicly accessible formal and informal open space
- 4. Commercial and residential communities are segregated
- 5. Existing cycle routes have limited and complex road crossings, which makes these routes less safe
- 6. Boundaries
- 7. Underpass on Milton Road





#### GREEN SPACE

Any open space on the site is currently hardscaped with surface parking bays, apart from some trees and hedgerows along the northern and eastern boundary.



## SOCIAL INFRASTRUCTURE

The site currently does not offer any social infrastructure, with no public space and few community uses in close proximity.



#### SUSTAINABILITY

The existing buildings on the site are in a poor condition and not constructed to modern standards. There is an opportunity for any proposed development to target the highest sustainability credentials and exceed best practice standards.



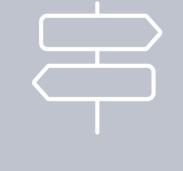
#### UNDERPASS ON MILTON ROAD

The underpass on Milton Road is not the safest or best way to cross the Milton Road / Guided Busway junction. It also limits pavement space and access to the site.



#### WORK-LED SPACE

The redevelopment provides us with the flexibility to design buildings that meet the requirements of future occupiers, improve access to public spaces and provide public realm improvements.



## CONNECTED |

The site is in a well-connected location with enormous potential for meaningful change and improvement, including enhanced busway and cycle infrastructure.



## SUSTAINABILITY

### BROCKTON EVERLASTING.

We create places that make a lasting positive contribution to our communities and our planet.



#### NET ZERO CARBON

Deliver buildings that have a net-zero carbon footprint – during construction as well as in operation – and achieve this by prioritising energy conservation and carbon reduction.



#### NET GAIN IN BIODIVERSITY

Increase local ecology and diversity of species, whilst creating high-quality green spaces for everyone to enjoy.



#### CIRCULAR ECONOMY

Adopt the "reduce, reuse, recycle" hierarchy to promote a circular economy for resources such as building materials and water.



#### HEALTH & WELLBEING

Design with a focus on creating a positive impact on people's health and wellbeing – for everyday buildings users, for visitors and for passers-by.



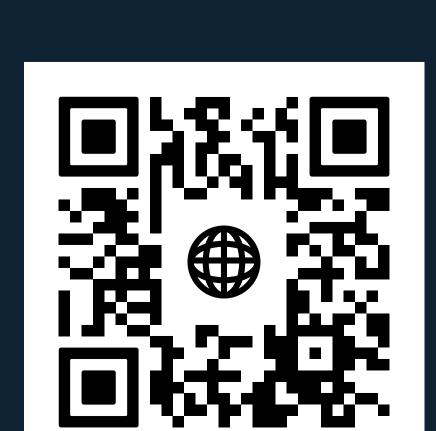
#### SUSTAINABLE TRAVEL

Encourage the use of greener travel options, such as walking, cycling and public transport.



#### PLACEMAKING

Create vibrant public realms that connect people with place.



# SUSTAINABLE TRAVEL BROCKTON EVERLAST INC.

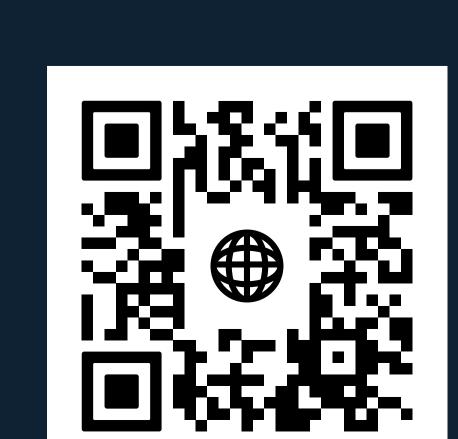
We have been working hard to understand where existing Cambridge Science Park staff travel from and current and future travel choices.

The table below summarises the locations of where employees might live. It is based on data from a 2018 travel survey of Cambridge Science Park staff and the forecast number of employees, were the buildings to be fully occupied.

Location	Proportion of employees
Cambridge (city)	27%
Waterbeach, Landbeach and Milton	12%
Northstowe	5%
Cambourne	6%
South of Cambridge settlements	26%
Other	24%

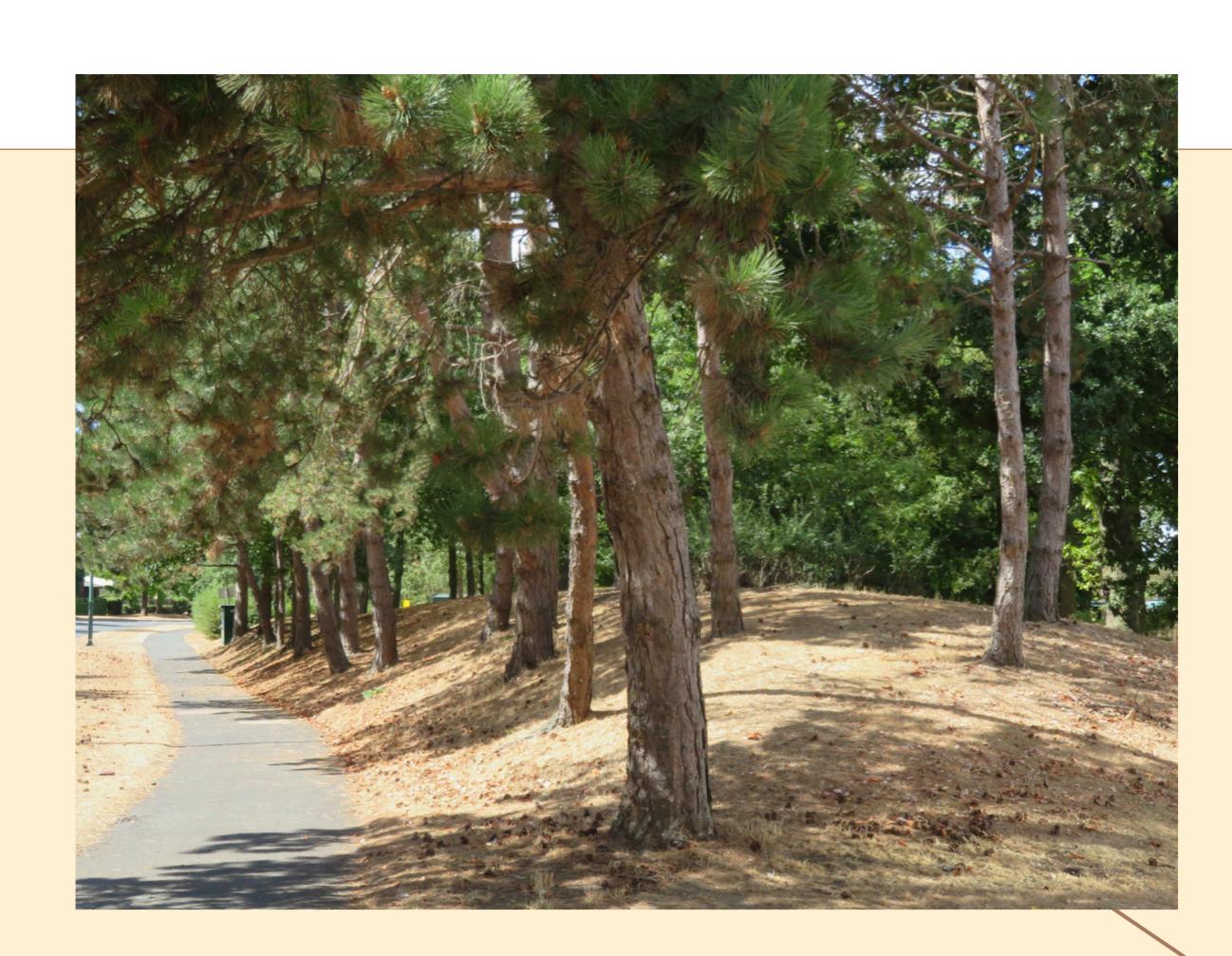
Looking to the future, we would expect more employees to live within easy accessibility to Cambridge Science Park, including those living in new communities being delivered at Waterbeach and Northstowe in particular. Future large infrastructure improvements will also make Cambridge Science Park more accessible from these new communities and we plan to work directly with those communities to promote non-car travel.

We are now working with the local Highway Authority to develop a series of solutions that will reduce the need for people to drive when commuting into, or out of, 210 – 240 Cambridge Science Park.



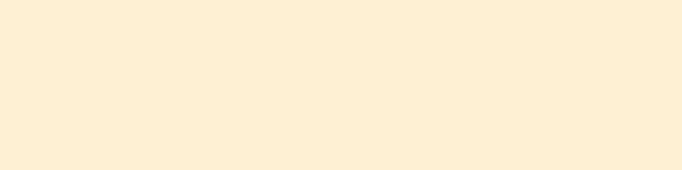
## LANDSCAPE LED DESIGN

Placemaking is central to our approach, and we want to deliver a vibrant part of the neighbourhood which is welcoming to all.



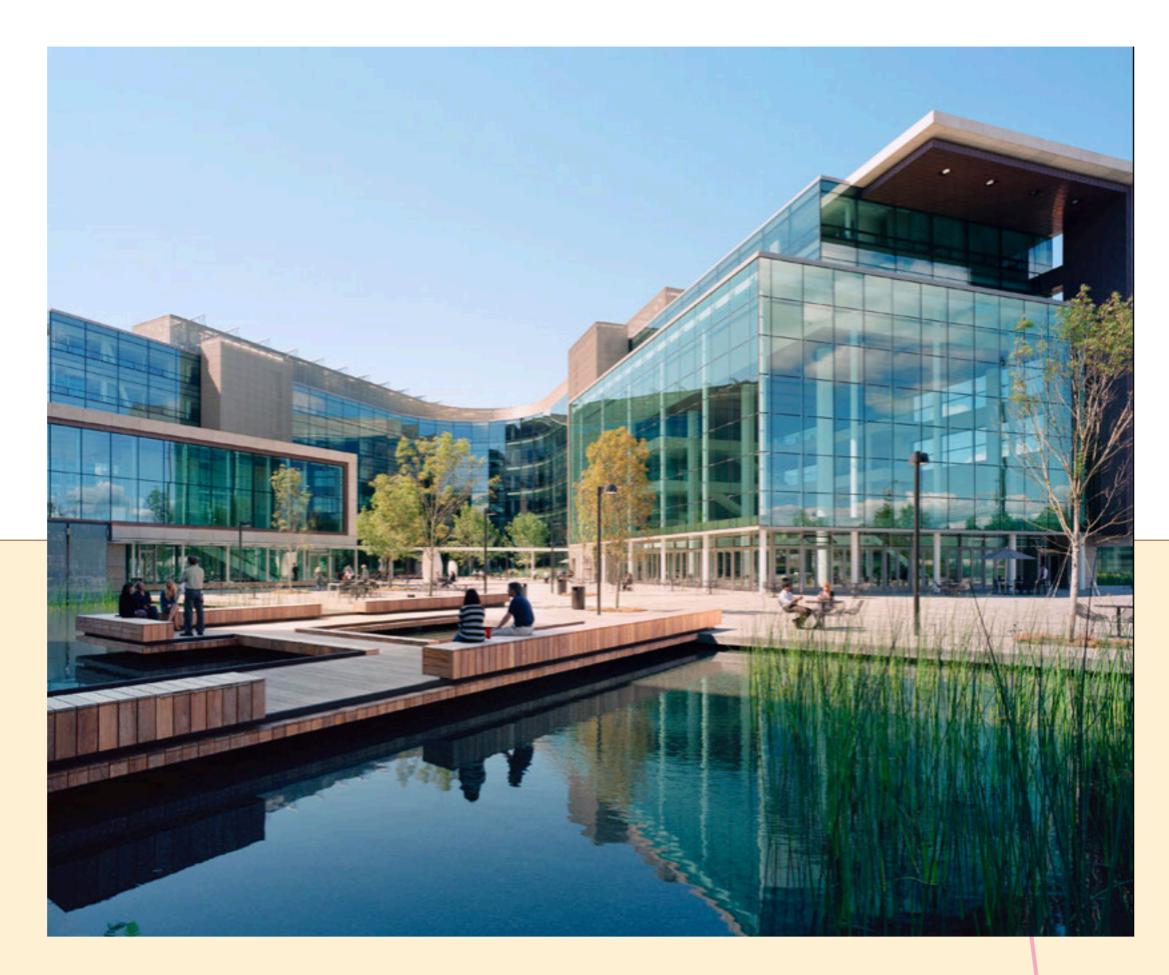
Enhance pockets of woodland NAPP at Cambridge Science Park

Precedent illustrating grassed bund planted with trees along street edge.



#### QUESTION:

Do you have any thoughts on our initial design concept?



Inspired by water
Bill and Melinda Gates Foundation.

Precedent illustrating relationship of open water and social spaces.



**Futureproofing a Framework of Trees** 

Monks Garden, Harvard.

Precedent to illustrate existing mature tree stock enhanced with new planting.

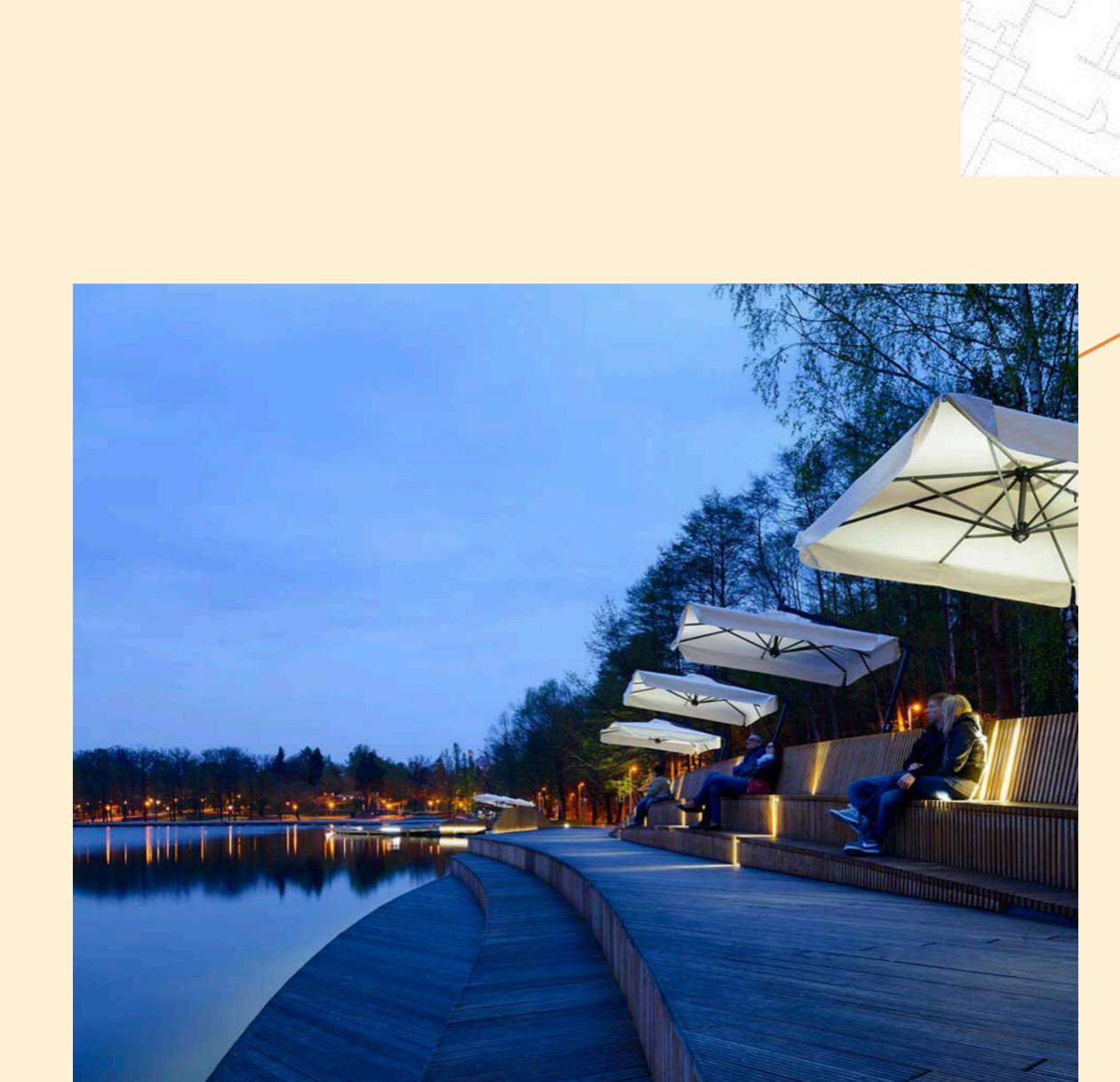


Active and outward facing
Roche Campus, Kaiseraugst.

Precedent showing woodland planting beside building and active movement routes.

#### QUESTION:

What could the landscaping spaces on the site deliver for you?



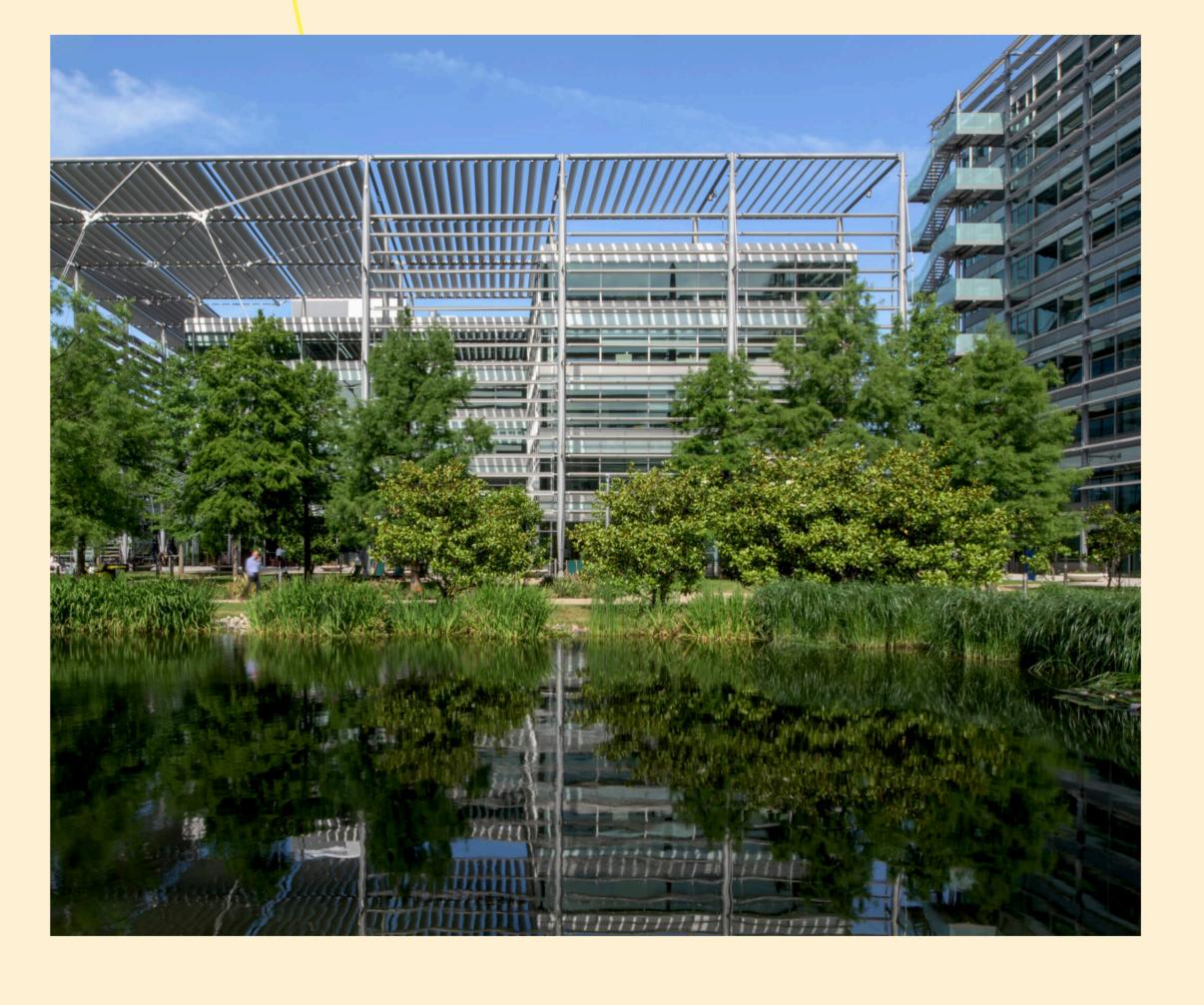
Access to water
Paprocany lake shore, Tychy.

Precedent to illustrate pedestrian interface with water's edge.



Parkland events
BUHA Heilbronn, Germany.

Precedent to illustrate how landscape features can create events within a parkland for people to use formally or informally.



Permeability to Lake
Chiswick Park, London, UK.

Precedent illustrating physical and visual permeability to water from buildings - buildings creating a defined edge to green space.



Promenade

Queen Elizabeth Park, London, UK.

Precedent illustrating wide movement corridor with opportunities to dwell under trees to edges.



## NEXT STEPS & FEEDBACK

# BROCKTON EVERLASTING.

Thank you for taking the time to attend our event today. We hope you found it useful.

We would value your thoughts and feedback on the plans. You can let us know what you think in the following ways:



Fill in the feedback form on the project website www.brocktoneverlast-cambridge.co.uk

Post a form to us at "Freepost CONSULTATION REPLY"

Email info@brocktoneverlast-cambridge.co.uk

Call 0800 689 5209

TIMELINE

The consultation is open until 3rd January 2023.

#### 210 – 240 Cambridge Science Park

# December 2022MEET THE TEAM

Introducing the design team and gathering feedback on what local people value and their aspirations for the area.

## Spring 2023DETAILED PROPOSALS

Local conversations and drop-ins to share our plans, for feedback from the local community.

## Summer 2023PLANNING APPLICATION

Sharing the submitted designs and encouraging participation in the statutory consultation.

# Trinity Hall Farm Industrial Estate

## December 2022MEET THE TEAM

Introducing the design team and gathering feedback on what local people value and their aspirations for the area.

# Spring 2023INITIAL PROPOSALS

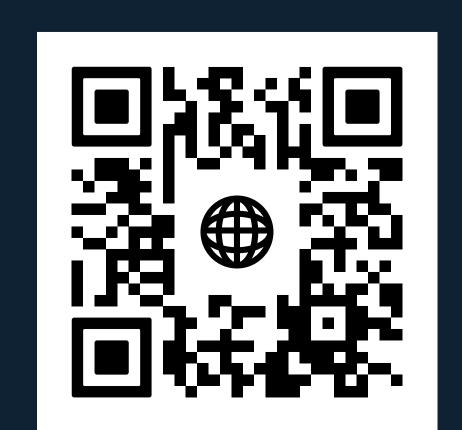
Local conversations and drop-ins to share our early plans, for feedback from the local community.

## Summer 2023 DETAILED PROPOSALS

Sharing detailed designs, for feedback from the local community.

## Autumn 2023 PLANNING APPLICATION

Sharing the submitted designs and encouraging participation in the statutory consultation.

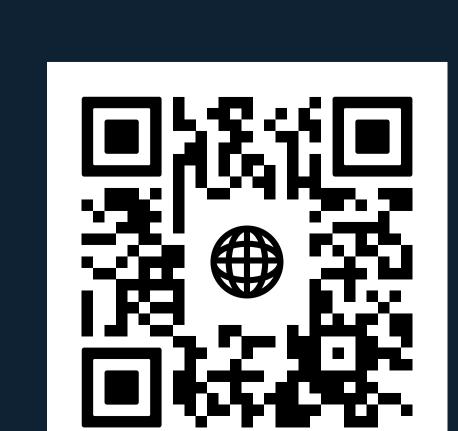


## COMMUNITY



We are committed to connecting with local communities on priority issues and opportunities where we can have the biggest impact – playing our role in helping to create a fairer, more inclusive economy.

Please use this board to tell us what types of community projects or initiatives you would like to see us engage with or support.

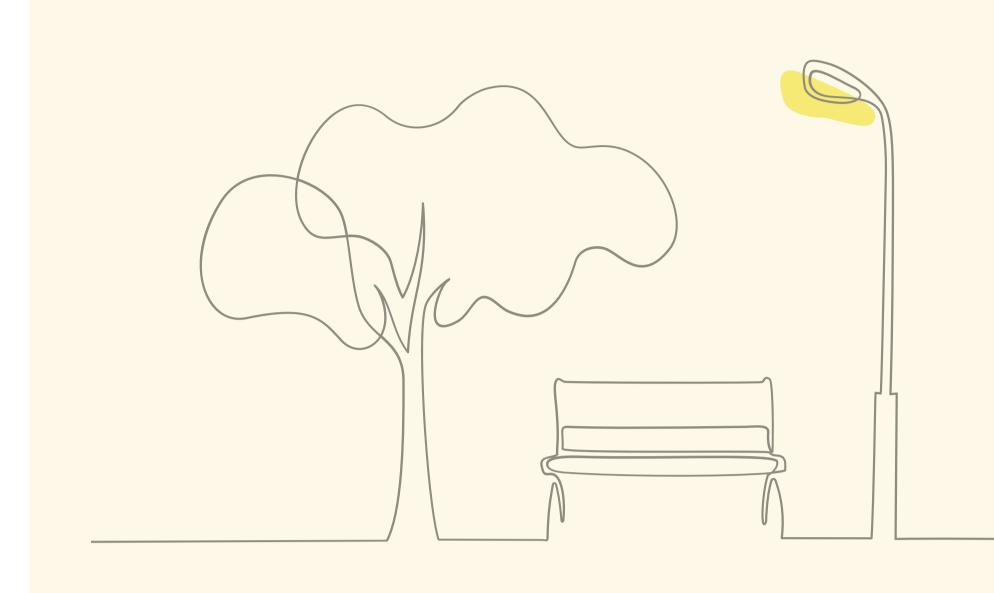


Please use the stickers provided to vote on what you think are the most important principles of development.



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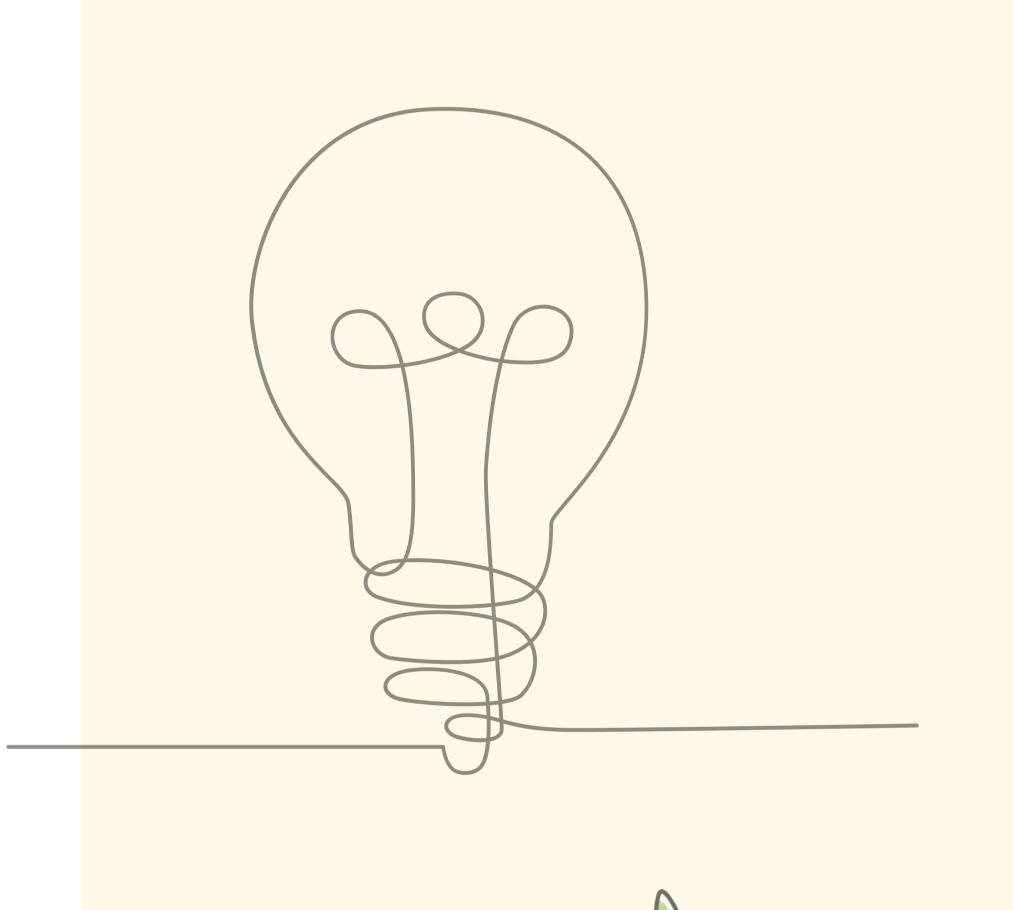
#### 2. INVITING & WELCOMING

Creating a sense of arrival, particularly for those on foot, and considering how the site connects to other destinations in the area.



#### 3. WORKSPACE FIT FOR THE FUTURE

Responding to the pandemic with workspace that promotes the health and wellbeing of occupiers, as well as collaborative working.



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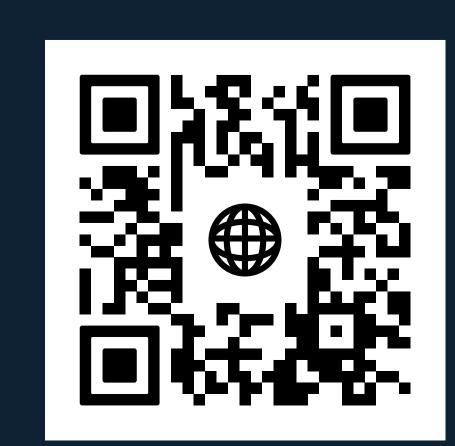


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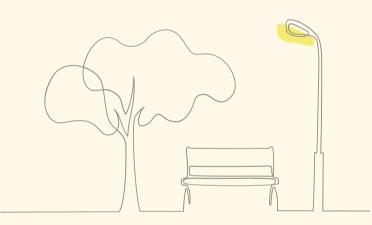
#### FEEDBACK

Please place a sticker next to one of the principles, to let us know which principle of development is the most important to you.



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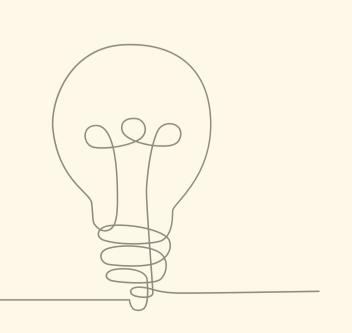
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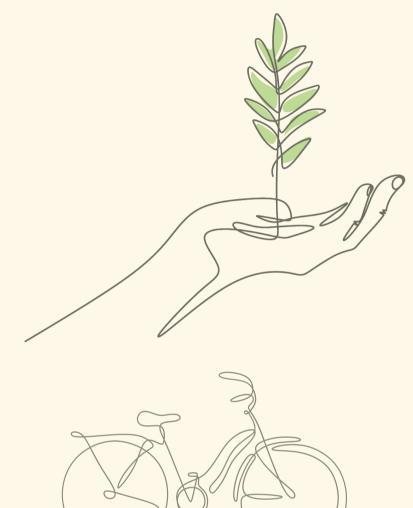
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