

Brockton Everlast will shortly be submitting a planning application for the transformation of 210 – 240 Cambridge Science Park.

Since we last exhibited we have been working hard in collaboration with Greater Cambridge Shared Planning Service, Cambridgeshire County Council, and other local stakeholders to develop our ideas. Now we want to hear from you once again.

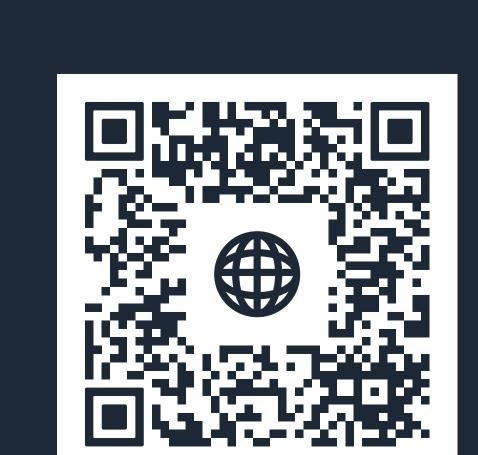
Our proposals present an opportunity to create world-leading science, technology and innovation buildings and a public realm that inspires, connects and creates opportunities for local people and businesses.

The submission of a planning application is just the start, with lots of work still to be done to deliver wide ranging benefits for local people – including more jobs in the neighbourhood, new amenities, improved public transport connections and most of all a more inclusive and open future for Cambridge Science Park.

QUESTIONS?

There are members of the project team here today, so if you have any questions please don't hesitate to ask, they will be happy to help.

We value your feedback, so please do take the time to fill in a feedback form to let us know what you think.



ABOUT US

BROCKTON EVERLAST INC.

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.

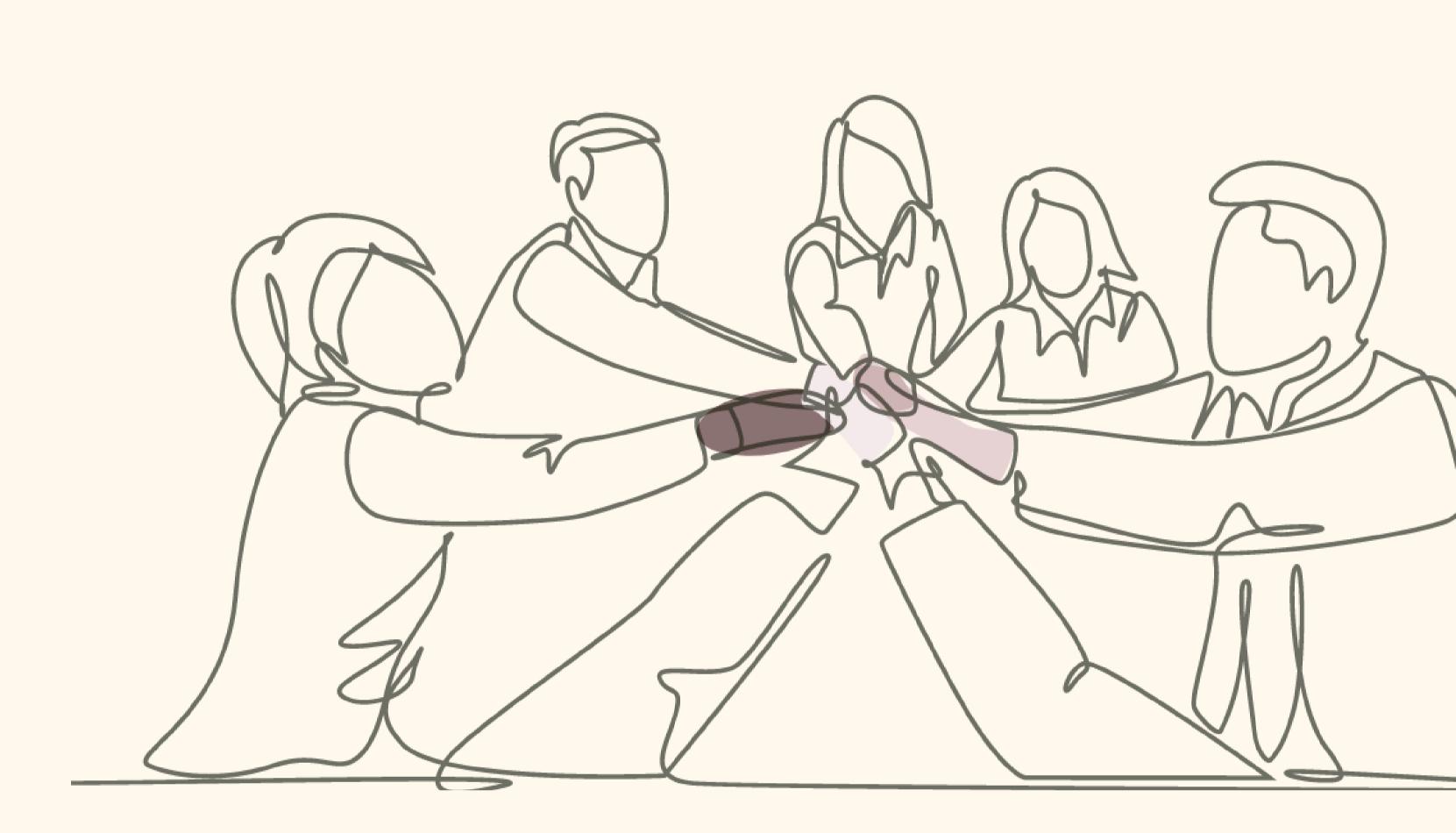
Our goal is to create exceptional work places that respect the environment and bring about positive change to local communities, and we are investing significant resources and capital to affect change and drive positive impacts across three areas.





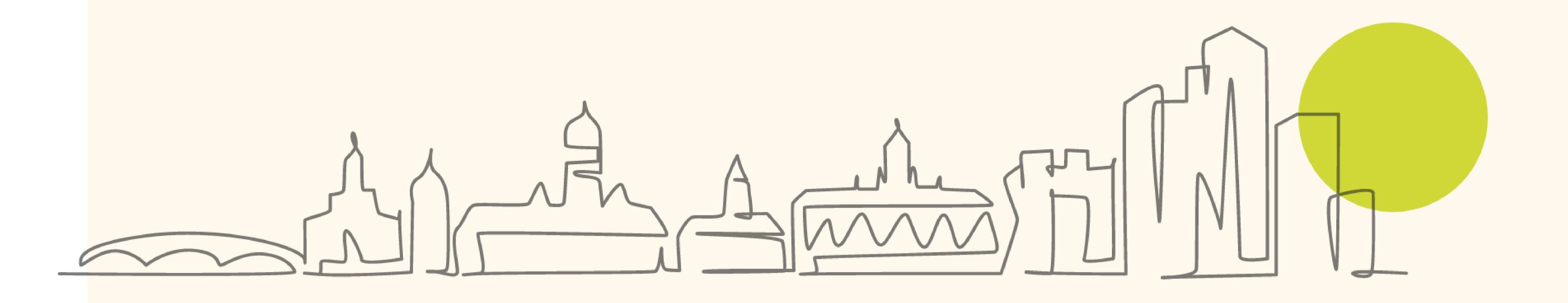
1. OUR ENVIRONMENT

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



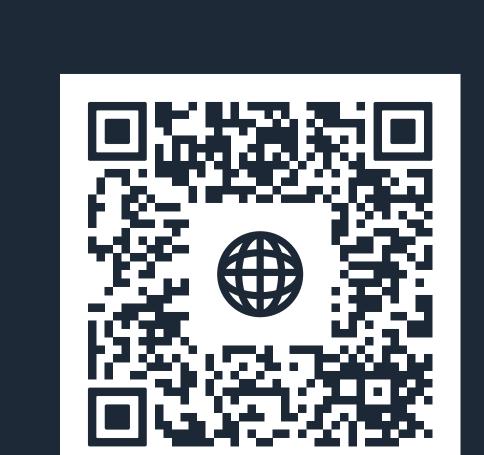
2. OUR COMMUNITIES

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



3. OUR PLACES

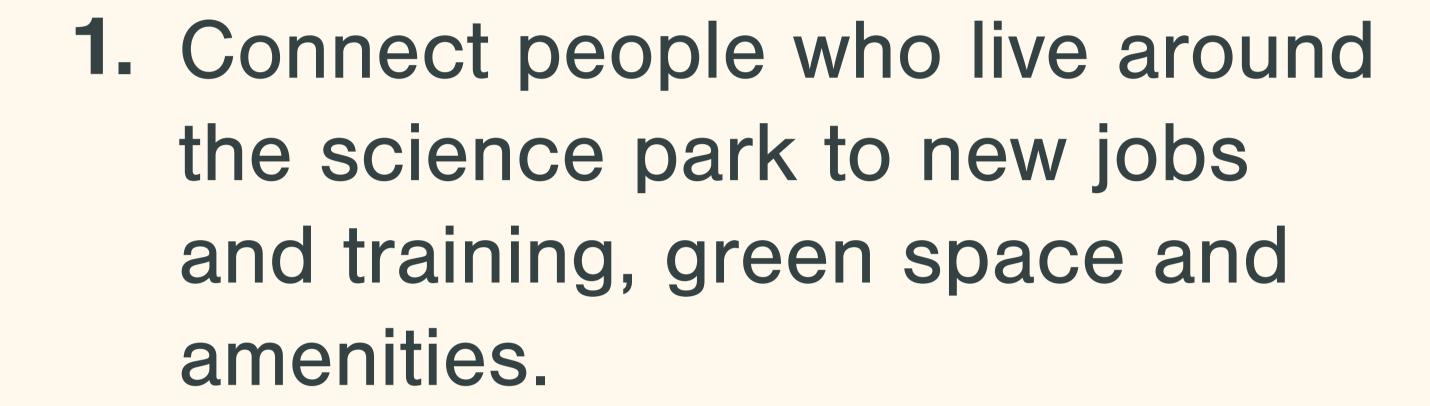
We use our knowledge and experience of placemaking to focus on healthy places, good design and, above all, people.



We have a chance to reimagine an 11-acre site – in the heart of the science park – into a place for everyone: office workers, families, students, retired people, and businesses big, small, international and local.

Somewhere that makes a positive mark, but also keeps environmental, ecological and social issues at the core of everything we do.

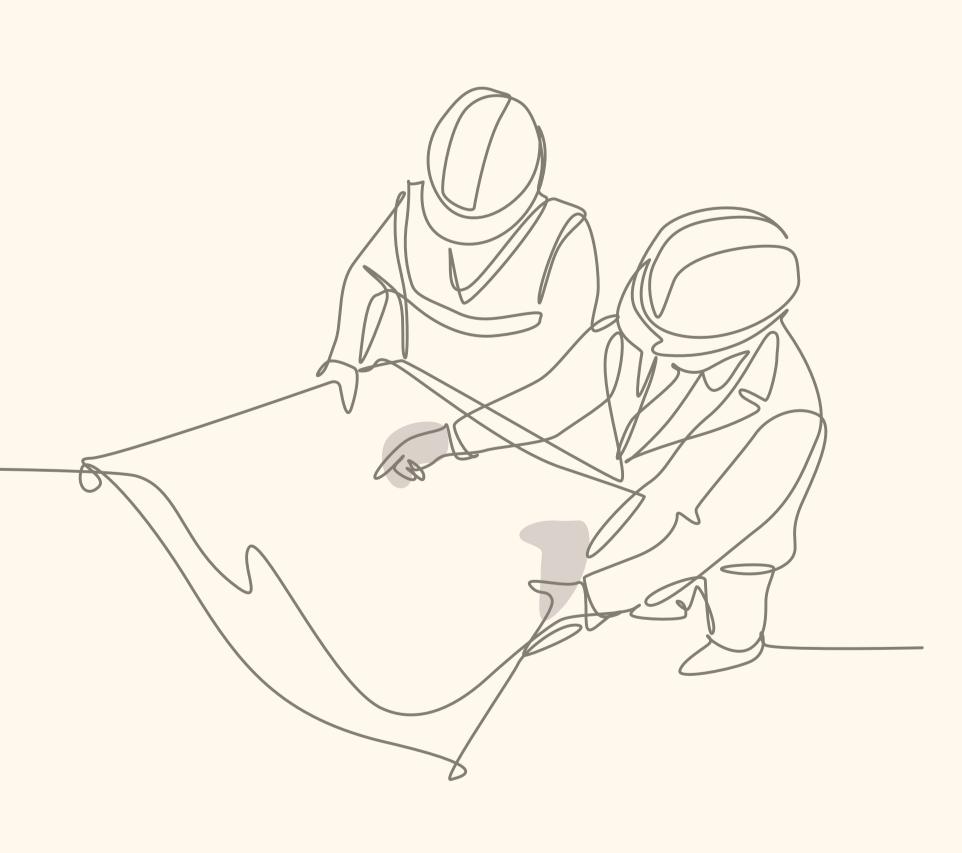
Life sciences improves our quality of life. It drives better healthcare outcomes, creating longer, more fulfilling lives. In doing so, it brings rewarding job opportunities in a cutting-edge sector. It also creates real and positive change, and we believe we have a responsibility to provide workplace environments that support them.



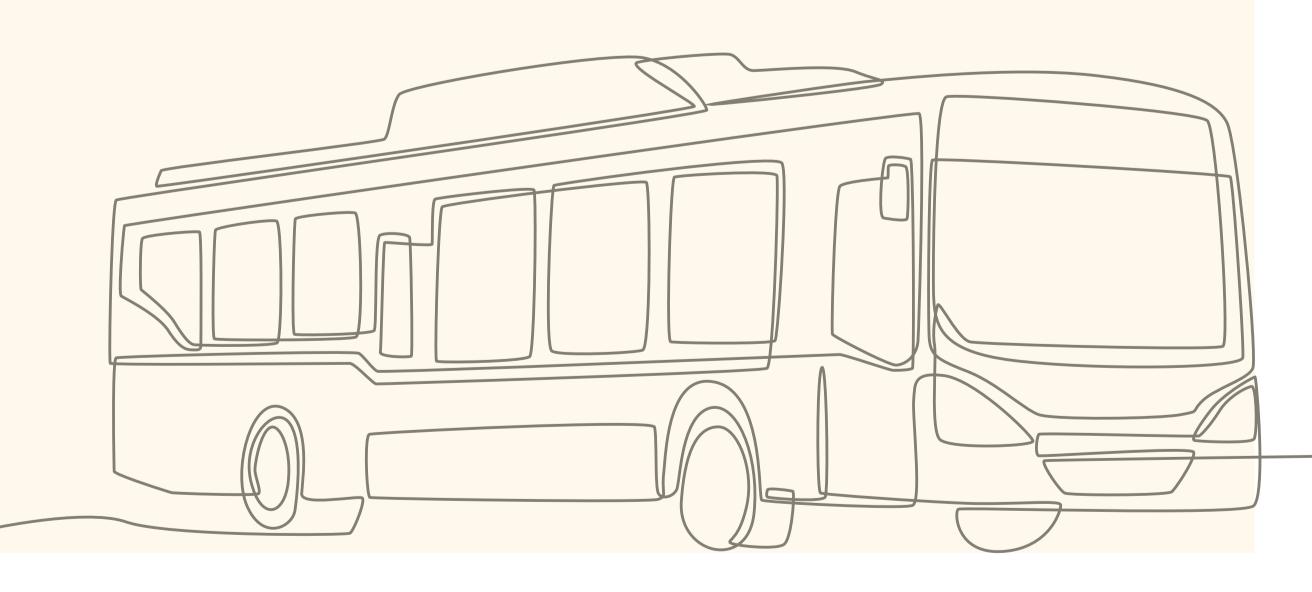


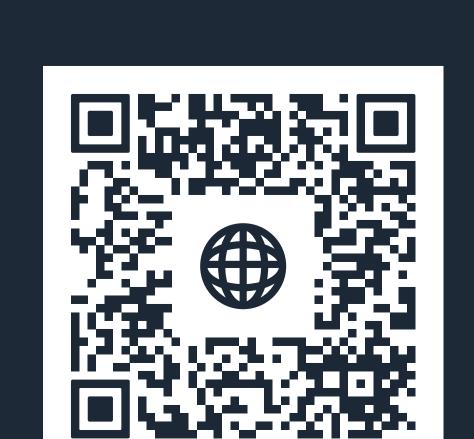
- 2. Place public access at the heart of our proposal to create a more inclusive Cambridge Science Park.
- 3. Create pioneering space for businesses of all sizes and provide new jobs and training for local people.

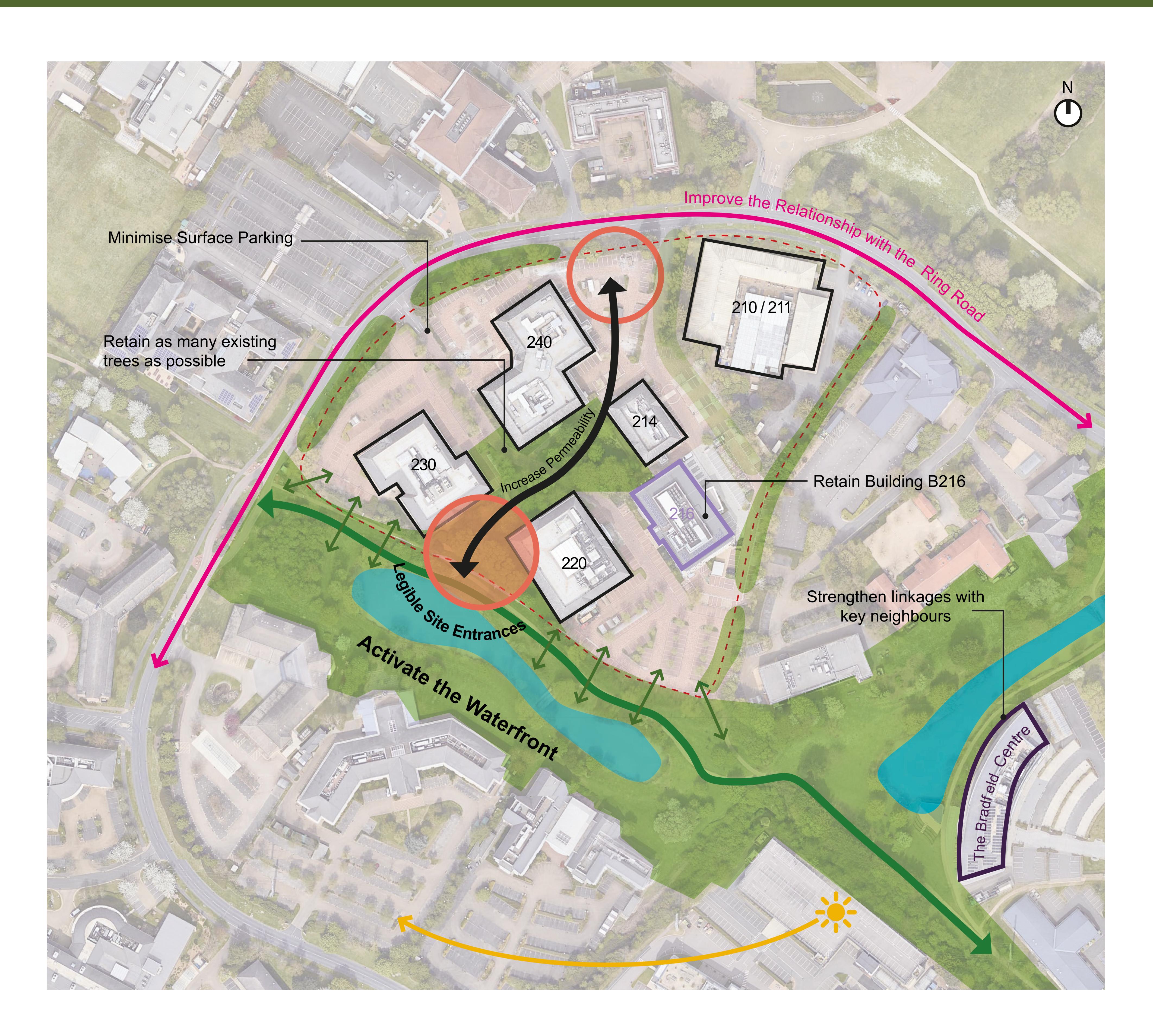




- 4. Bring forward a new sustainable design that balances a range of factors on the site.
- 5. Build on excellent public transport options to further reduce car use.







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





PUBLIC ACCESS

The site is unwelcoming and there is an opportunity to make the site more accessible, including promoting sustainable transport through and around the site.



NO AMENITIES

There are no amenities and there is an opportunity to introduce new facilities to support a shift to a more open and inclusive future for Cambridge Science.



SUSTAINABILITY

The current site has a poor sustainability performance and doesn't meet occupier expectations. There is an opportunity to target the highest sustainability standards and exceed best practice standards.



PUBLIC SPACE

The site is dominated by car parking and there is an opportunity to create an exciting landscape with and around the site, including the waterfront location.



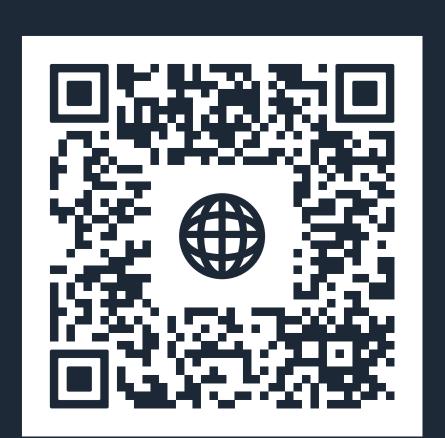
WORK-LED SPACE

With the exception of 216 which has recently been refurbished, the existing buildings no longer meet the requirements of the local area and employers. The redevelopment provides us with the flexibility to design high-quality sustainable buildings that meet the requirements of future occupiers, and deliver new public realm and amenity for both occupiers and surrounding communities.



CONNECTED

The site is well-connected, but with further investment and engagement there is enormous potential to further enhance the "last mile" experience.



SUSTAINABILITY & WATER CONSERVATION

BROCKTON EVERLASTINC.



We recognise that our greatest challenge is making choices which minimise our carbon emissions and our impact on the environment.

We have made a commitment to achieve net zero carbon across all our developments by 2030 and the targets we have set ourselves for this project represent the pinnacle of sustainable development in today's carbon conscious global market.



Outstanding BREEAM



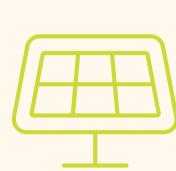
Low carbon technology – Air source heat pumps



<800 kgCO2/m2 upfront embodied carbon target



Fabric first efficient façade design



Maximise integration of solar panels



+40% Biodiversity Net Gain target



+25% increase in soft landscaping



Rainwater and greywater harvesting – providing 68% of the water for WC flushing



Drought-tolerant planting
– irrigated by a rainwater
harvesting tank



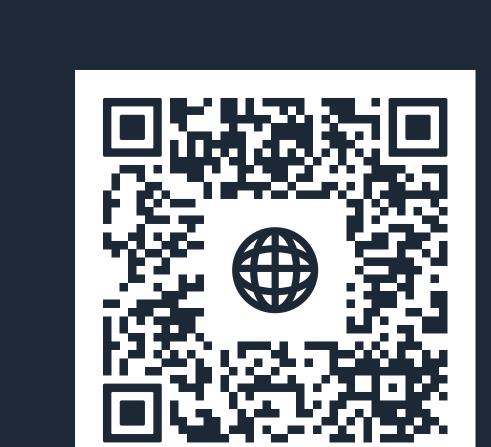
Extensive green roofs



Openable windows



'Best in class' active travel facilities



ACCESSIBLE & WELCOMING TO ALL

BROCKTON EVERLAST INC.



We have worked hard to make sure the site is as accessible as possible for everyone. From our approach to cycling and walking to ensuring our public spaces meet the needs of neurodiverse people.

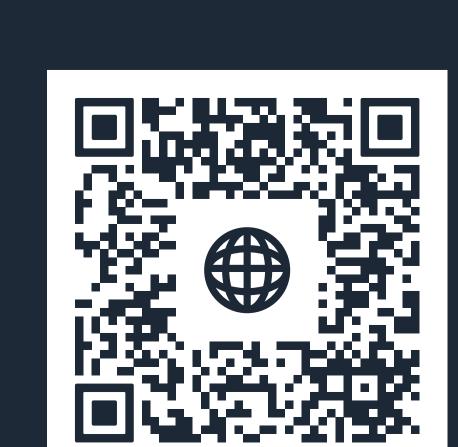
Over 2,000 cycle parking spaces have been provided within the buildings, along with flexible space to allow for increased cycling in the future. All cycle entrances are at street level and positioned as close to the cycle route around the site as possible. There will be 'best in class' end-of-journey facilities - e-bike charging stations and parking for cargo bikes, accessible bikes and tricycles.

A Mobility Hub will also support take up of active travel with concierge, cycle repair support, advice and space for user groups to meet.

DESIGNING FOR ALL

We have thought carefully about how we can make a place that everyone can use. From giving pedestrian priority across the site with step-free routes and accessible seating around every 50 metres to including a variety of spaces and activities with different levels of stimuli. Indoor and outdoor spaces will be well lit and have been designed with sensory planting, accessible play spaces and fitness stations.

Accessible car and cycle parking is provided for staff and visitors. Unisex wheelchairaccessible toilets and a Changing Places Toilet will also be provided.



MOVEMENT & CONNECTIVITY

BROCKTON EVERLASTINC.



We will transform the site into one that is focused on people and place, with reduced car dominance, enhanced landscaping and significantly improved provision for pedestrians and cyclists.

We have been working with the local authority and county council to develop a transport strategy that will reduce the need for people to drive when commuting into or out of the site.

OFFSITE INFRASTRUCTURE IMPROVEMENTS

We will invest in cycle and pedestrian improvements, including a high-quality segregated cycle route which is three metres wide for cycling and two metres wide for pedestrians, connecting the site to the Guided Busway and the National Cycle Route network.

PUBLIC TRANSPORT CONNECTIVITY

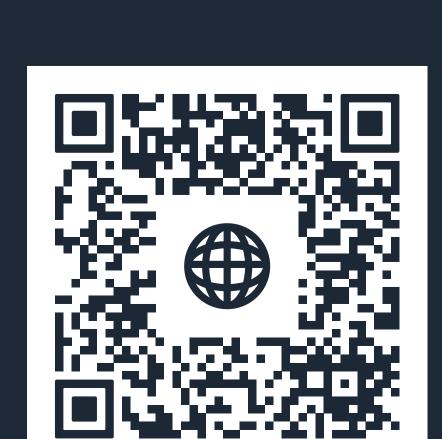
The site is well served by high frequency, high quality bus services connecting with all

major settlements, and is near the Guided Busway and Cambridge North Railway Station.

CAR PARKING

Car parking is provided below ground at the site entrance to the north-east, therefore removing vehicles from the landscape as soon as possible and supporting an environment focused on people. The amount of car parking will be the same as the existing site and is designed to be repurposed as reliance on the car reduces over time.

This approach is consistent with the strategy put forward by the local planning and highway authority to deliver sustainable growth at Cambridge Science Park.



INVESTING IN THE NEXT GENERATION

BROCKTON EVERLASTING.

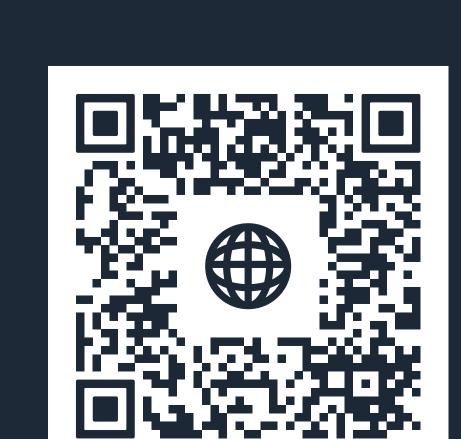


Working with Trinity College and Cambridge Science Centre we are helping to deliver a new home for hands-on science in Cambridge Science Centre at the Trinity Centre.

The Science Centre, in Cambridge Science Park, will provide a seven day a week immersive experience for schools and families from across King's Hedges, Arbury, Milton and further afield.

Delivered with support from 170 cutting-edge STEM companies on Cambridge Science Park, the new centre will not only provide memorable learning experiences, but it will also pass on skills and knowledge to inspire the scientists of tomorrow.

Scheduled to open in May 2024, the centre will span 6,000 sq. ft. with custom equipped classrooms hosting school groups during weekdays, while weekends and school holidays will feature dropin family events.



COLLABORATION & COMMUNITY

BROCKTON EVERLAST INC.



As long-term investors in the community, we are committed to working with local partners to give back to the neighbourhoods that we invest in.

We believe our plans for the site can unlock opportunities for everyone and support a more inclusive future for Cambridge Science Park.

From creating new jobs and educational opportunities for local schools to providing new green space for people to visit and enjoy.



Inspiring and supporting young people through Cambridge Science Centre at the Trinity Centre



Reduced car dominance, improved air quality and enhanced cycle routes



6.5 acres of safe, connected and creative landscape and public realm



Pioneering workspaces for businesses of all sizes



New restaurants, cafes and public amenities



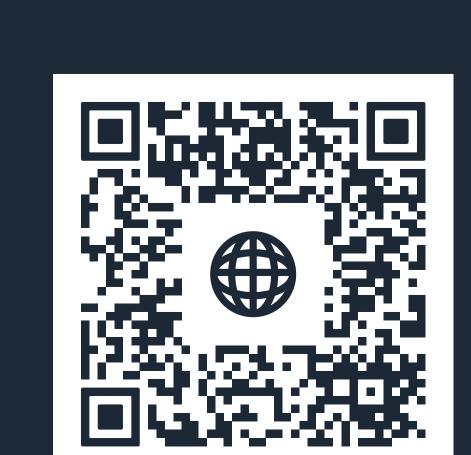
Employment and skills coordinator to support local people with jobs and training



Range of new employment opportunities, internships, apprenticeships, and training



Improving the environment with a net gain in biodiversity of 40%



A LANDSCAPE-LED APPROACH

BROCKTON EVERLAST INC.



Sweeping resin bonded paths reinforce parkland context

Lakeside promenade is activated with playful elements along its route

Areas of species rich meadow planting

When we create a new place, we're not creating it for buildings; we're creating it for people.

For 210 – 240 Cambridge Science Park this has meant reducing building footprints and removing surface level car parking to put landscape at the heart of the site. Our first proposal in 2022 had 52% of the site occupied by buildings. The scheme on display today has 36% of the site occupied by buildings and 64% occupied by landscape.

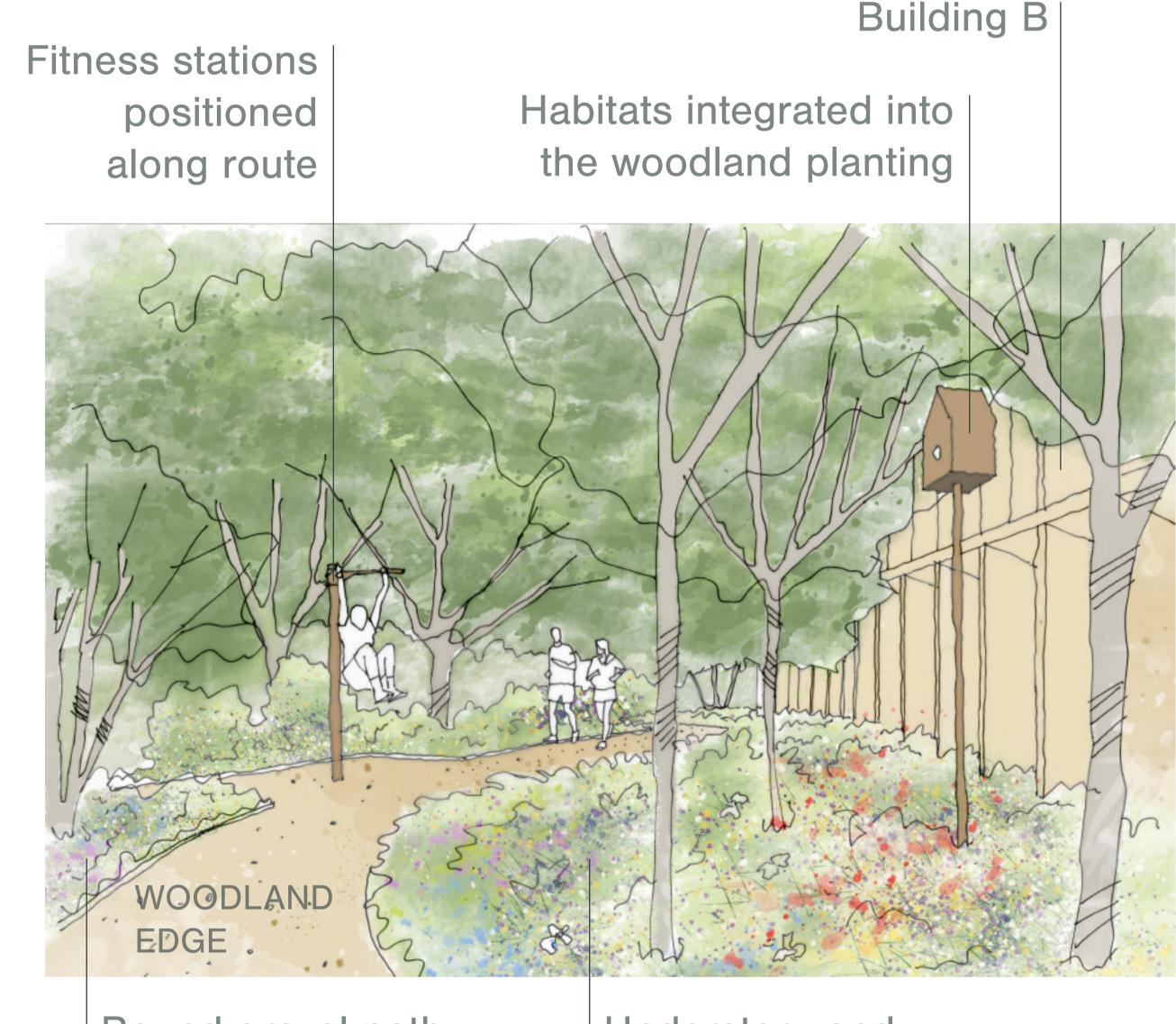
By adopting this approach, we have created 6.5 acres of new open space designed around people and activity, taking full advantage of the site's existing natural assets, like the pond and lake, to form seven different character areas welcome to all – creating spaces and places for people to meet and spend time.

By placing nature at the heart of the design process it creates a built environment that nurtures people as well as the planet. To take these connections to the natural world further, we have created around 5,000 sqm of landscaped terraces through the stepping back of the upper floors of each building.



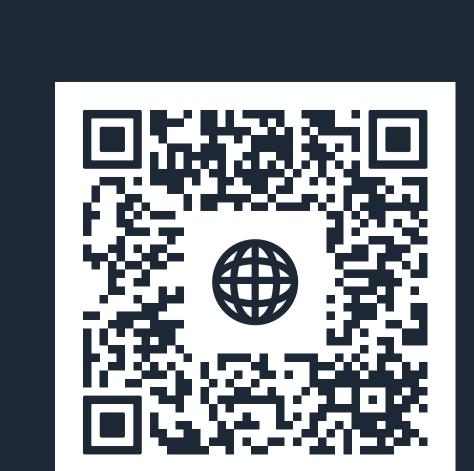
Greened colonnades sit within herbaceous planting beds

Water feature running through centre of space



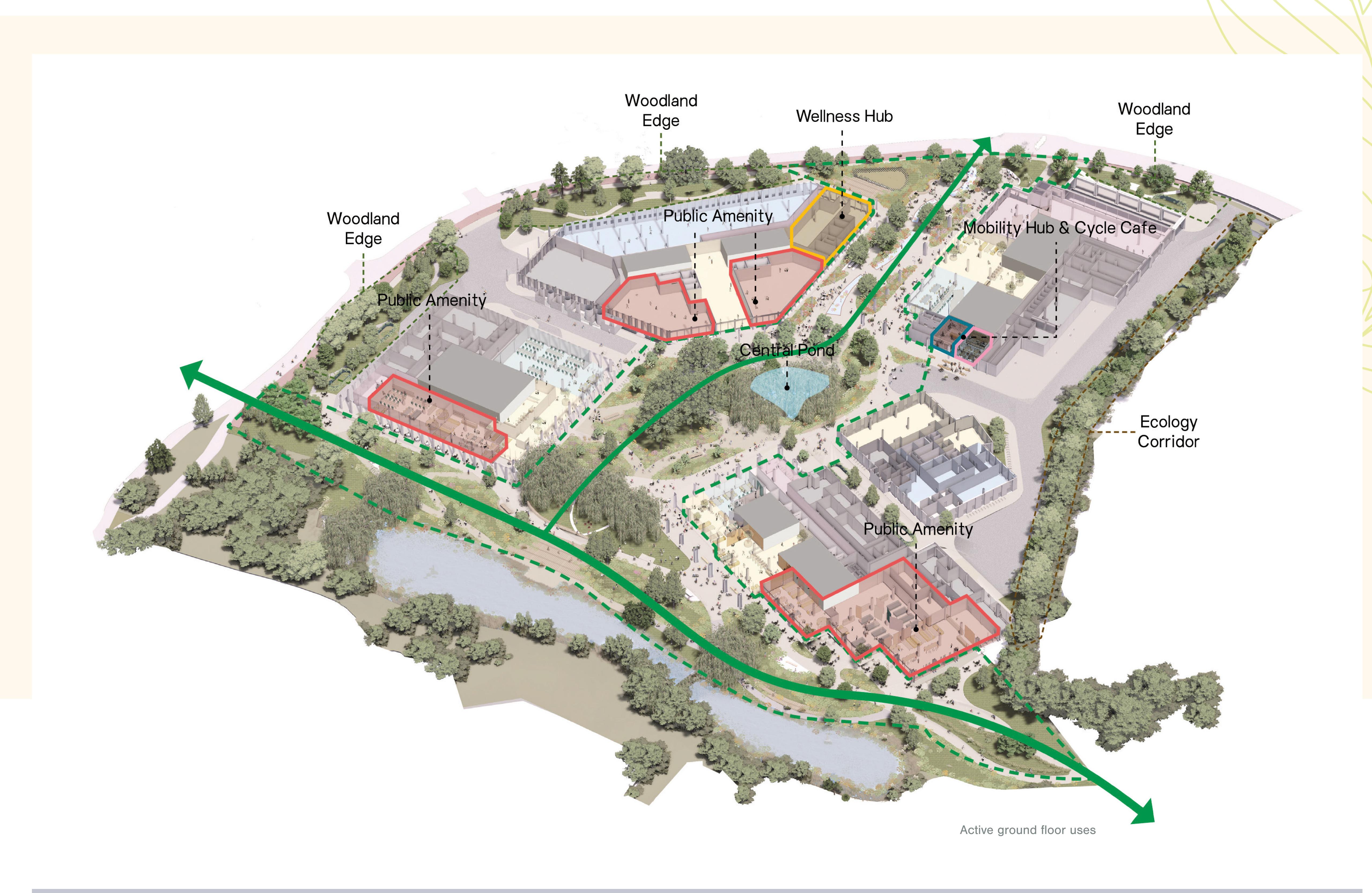
Bound gravel path reinforces informal woodland context

Understory and field layer planting



The site is located at the heart of the science park, but it is inward-looking and uninviting – we want to change this and promote a shift to a more open and inclusive future for Cambridge Science Park.

The vibrancy and openness of the ground floor is central to the success of our proposal. New retail, cafes and outdoor spaces have been carefully distributed between the centre and edges of the site to make an open and inclusive place that can be used all year-round in all sorts of ways, by a wide range of people, from families and children, to organised events and activities like performances and exhibitions.



A GROUND FLOOR FOR EVERYONE



30,000 sq. ft. of ground floor space for cafes and restaurants



15,000 sq. ft of flexible co-working and meeting space



6.5 acres of new landscape and public realm



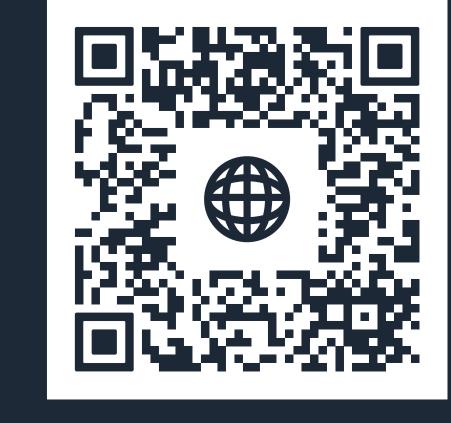
A wellness hub with space for GP consulting rooms, mother's rooms and a Changing Places facility



A bike repair and hire facility



Outdoor fitness stations within the woodland landscape



A PLACE FOR PEOPLE & NATURE

BROCKTON EVERLAST INC.



Ground level soft landscaping

As well as setting ambitious and deliverable sustainability targets for our buildings, we will adopt the latest thinking to take care of the natural environment long term.

Our commitment to creating a 40% biodiversity net gain – which means making sure the site is better off ecologically once the development has taken place than it is now - goes well beyond local planning policy.

We have worked hard to create places where both people and nature can thrive – we will do this by building on the parkland character of the science park, retaining and strengthen the site's tree coverage, celebrating the site's existing features such as the pond and lake and creating distinctive wildlife habitats and landscape spaces.

The plans here show how the landscape has been carefully designed around people and activity - helping people connect to nature in their daily lives.



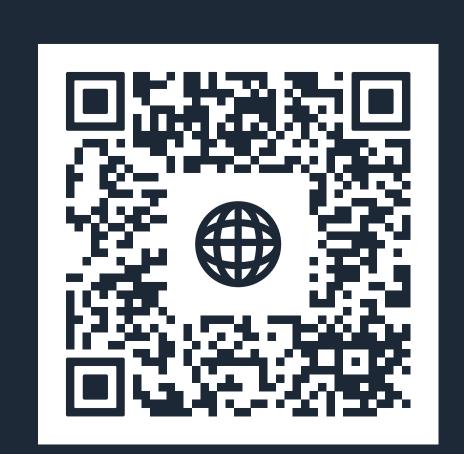
Medium Group/ Event - 20+ People

- Employees (Site and Campus Wide)
- School Visits
- Cambridge Regional College
- Local Resident Groups and Clubs
- External Organisations and Consultants



Large Group/ Event - 100+ People

- Employees (Site and Campus Wide)
- School Visits
- Cambridge Regional College
- Local Resident Groups and Clubs
- External Organisations and Consultants



A FAMILY OF BUILDINGS

BROCKTON EVERLAST INC.

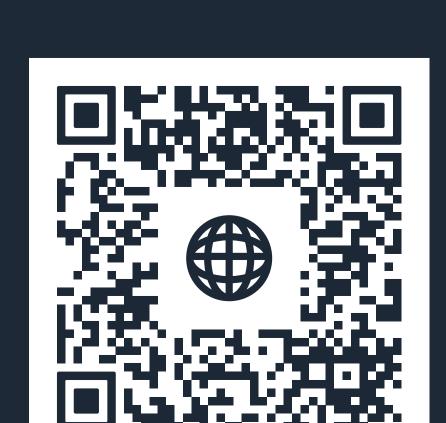


The architectural concept

Our architects Sheppard Robson and Hawkins Brown have been working with the design team and Council to test ideas and develop detailed designs for each building.

As the plan above shows, the design of each building has been carefully considered to ensure that it responds differently to its context whilst also creating a cohesive family of new buildings.

Each building has been curated to create a variety of spaces to support small businesses and spinouts through to established companies.



HEIGHT & MASSING

BROCKTON EVERLASTING.



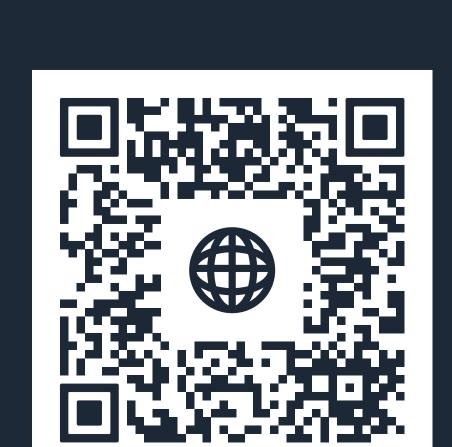
Section, emerging context

Our proposal includes a range of different building heights to define the character of the area and create an overall masterplan that sits sensitively in the landscape.

The scale, massing and edges are the outcome of detailed contextual analysis and the contribution the development can make to near views and be an appropriate height in longer views. It has been an iterative design process to inform the design moves as the scheme has evolved through assessment and refinement.

Our final approach sits within the assessed height parameters set out as part of the Council's emerging North East Cambridge Area Action Plan, with buildings stepping up from Ground + two storeys at the south east and north east of the site to Ground + five storeys in the centre.

Through analysis and discussions with the Council we are proposing Building C as a 'marker building', increasing it by one storey to Ground + six storeys. All buildings will be articulated further through materiality and form, with features including terraces and colonnades to contribute to a human scale environment.



THANK YOU

BROCKTON EVERLASTING.



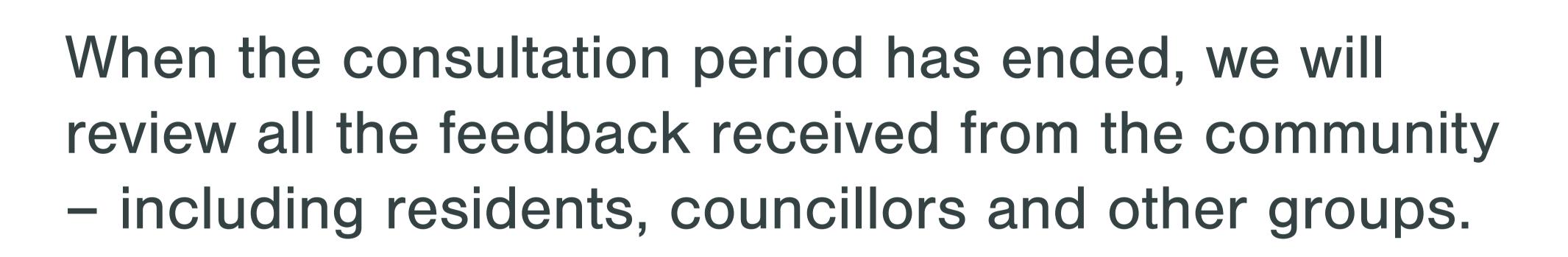
We are now running a period of consultation until the 22 February 2024.



We would really appreciate it if you could take the time to complete the feedback form available here today.



You can also leave your feedback through our website.



Whilst we are nearing the end of the pre-application consultation on the Planning Application, our engagement work will be ongoing throughout the planning process.

