WELCOME

BROCKTON EVERLASTING.



Thank you for visiting our exhibition on proposals for the future of Trinity Hall Farm Industrial Estate.

Today, we are presenting the progress made since our first public events, where we asked you about your priorities for the area and shared the principles that will underpin the development of the site.

Our ambition is to create a proposal for the site that includes new highly sustainable workspaces for the science and technology industry, public green space and a range of community facilities. We want to achieve this whilst also keeping our relationship with our neighbours at the core of everything we do.

Thank you to those that took part in our early discussions, sharing your local knowledge. We would now like to hear your feedback on our developing proposals which we will use to further develop the detailed design. A further round of consultation will then take place in the summer.

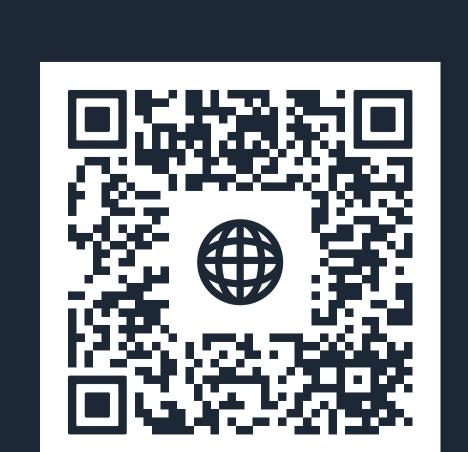


QUESTIONS?

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.

Scan the QR code above to give feedback.

Let us know your thoughts by visiting the website and completing our survey:



ABOUT US

BROCKTON EVERLASTINC.

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.



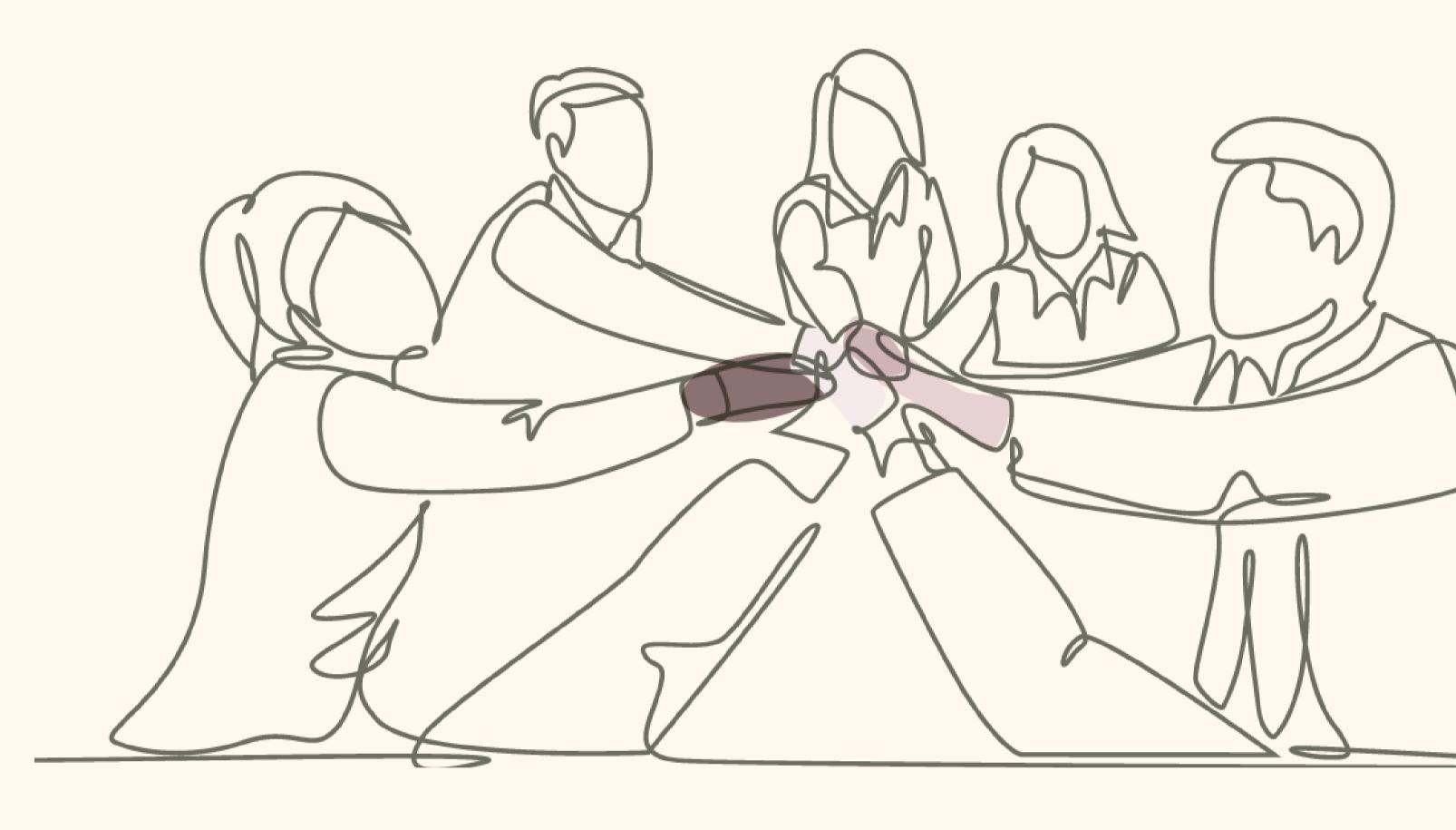


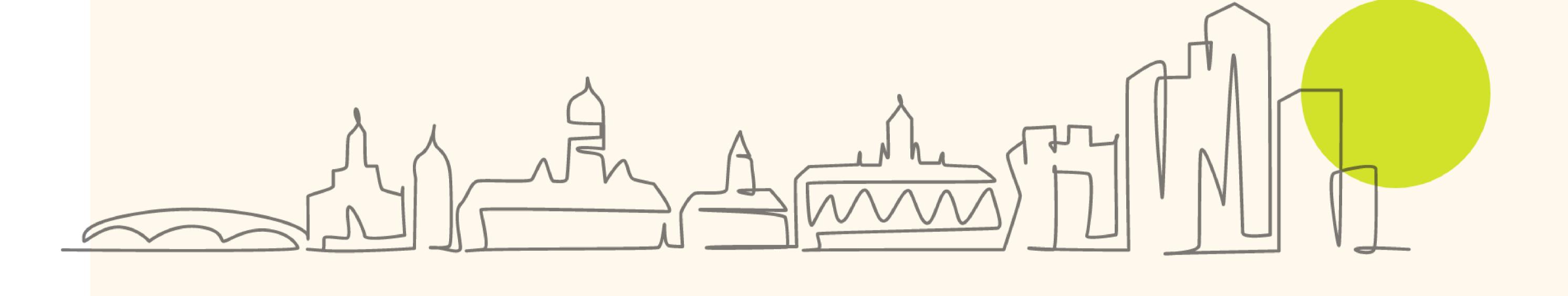
1. OUR ENVIRONMENT

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



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.

Let us know your thoughts by visiting the website and completing our survey:



INVESTING IN THE NEXT GENERATION

BROCKTON EVERLAST INC.



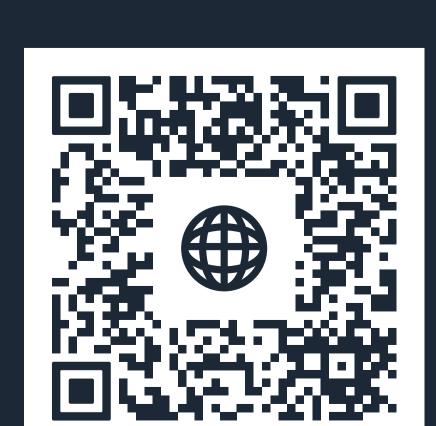
Working with Trinity College and Cambridge Science Centre we are helping to deliver a new home for hands-on science in Cambridge Science Centre at the Trinity Centre.

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.

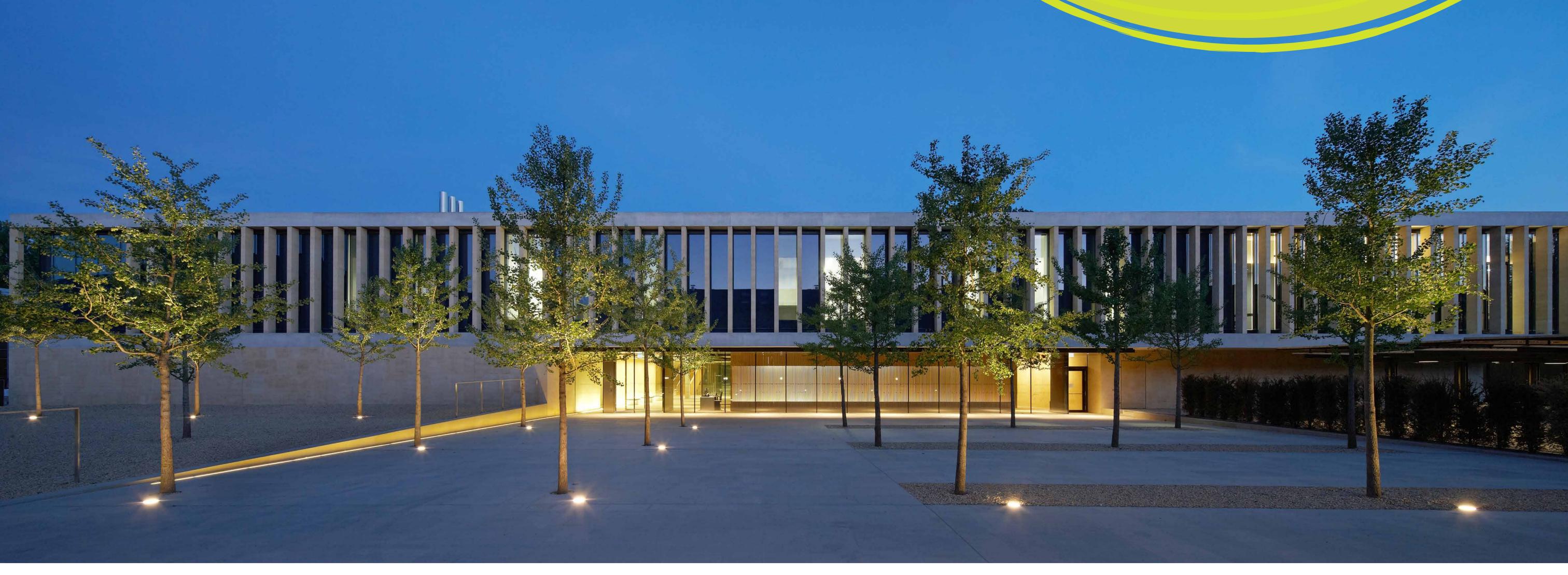
Scheduled to open in May 2024, the centre will span 6,000 sq. ft. with custom equipped classrooms hosting school groups during weekdays, while weekends and school holidays will feature dropin family events.

Let us know your thoughts by visiting the website and completing our survey:



PROJECTIEAM

BROCKTON EVERLASTINC.



Sainsbury Laboratory, University of Cambridge, the winner of the 2012 RIBA Stirling Prize

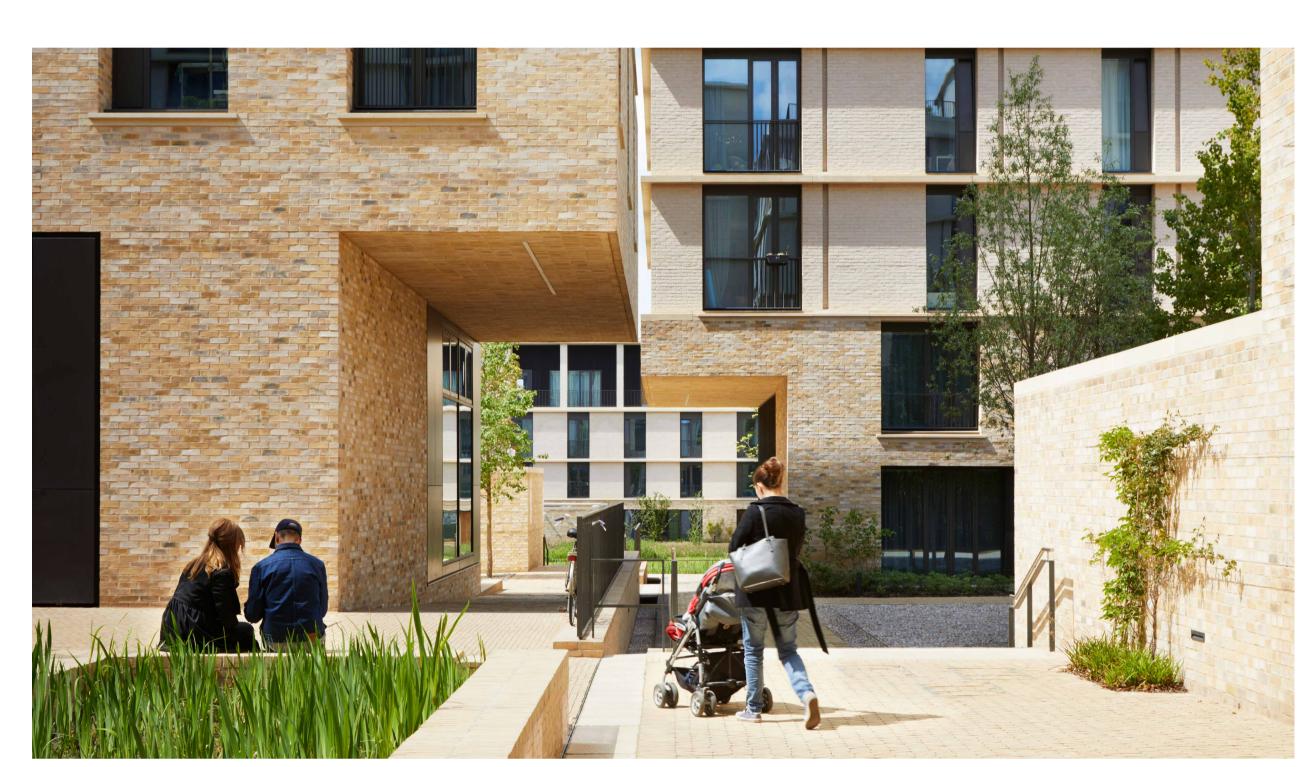
Brockton Everlast is supported by a carefully selected team of consultants, with a reputation for innovative design solutions and a proven track record of delivering exemplary buildings.

RIBA Stirling Prize-winning architectural practice Stanton Williams has been appointed to lead on the design of Trinity Hall Farm Industrial Estate.

Stanton Williams was chosen for the team's reputation for high-quality sustainable architecture and understanding of Cambridge's diverse places and people.



Emmanuel College, Cambridge



Eddington Keyworker Housing, Cambridge



Simon Sainsbury Centre, Cambridge Judge Business School





BROCKTON EVERLASTINC.

We have an opportunity to reimagine a fenced off set of low-quality industrial warehouse buildings surrounded by unattractive car parking and tarmacked areas into a new place for everyone.

Somewhere that makes a positive mark, but is sensitive to our neighbours and keeps environmental, ecological, and social issues at the core of everything we do.

We want to work with the council, local stakeholders and residents to:

1. Replace an inward-looking site with a place that better responds to its residential neighbours, Milton Road and the Guided Busway.



2. New landscaped spaces and amenities with more desirable and usable public realm.

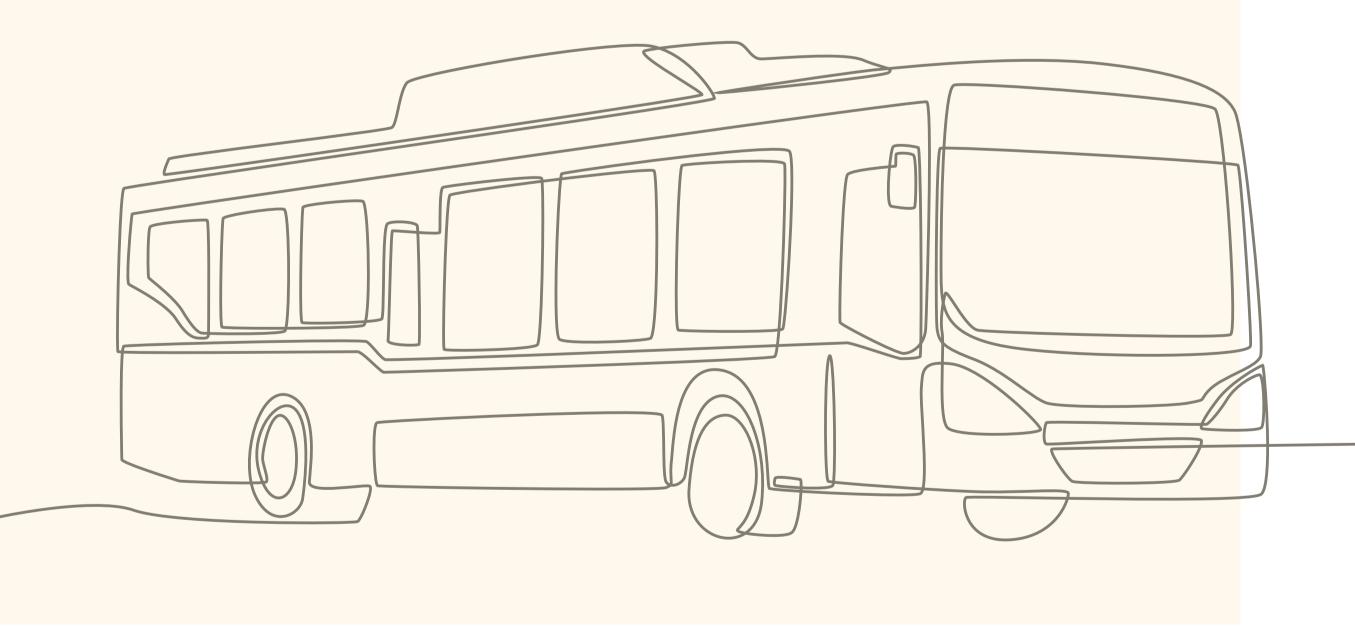
3. Bring forward a new sustainable design that balances a range of factors on the site.





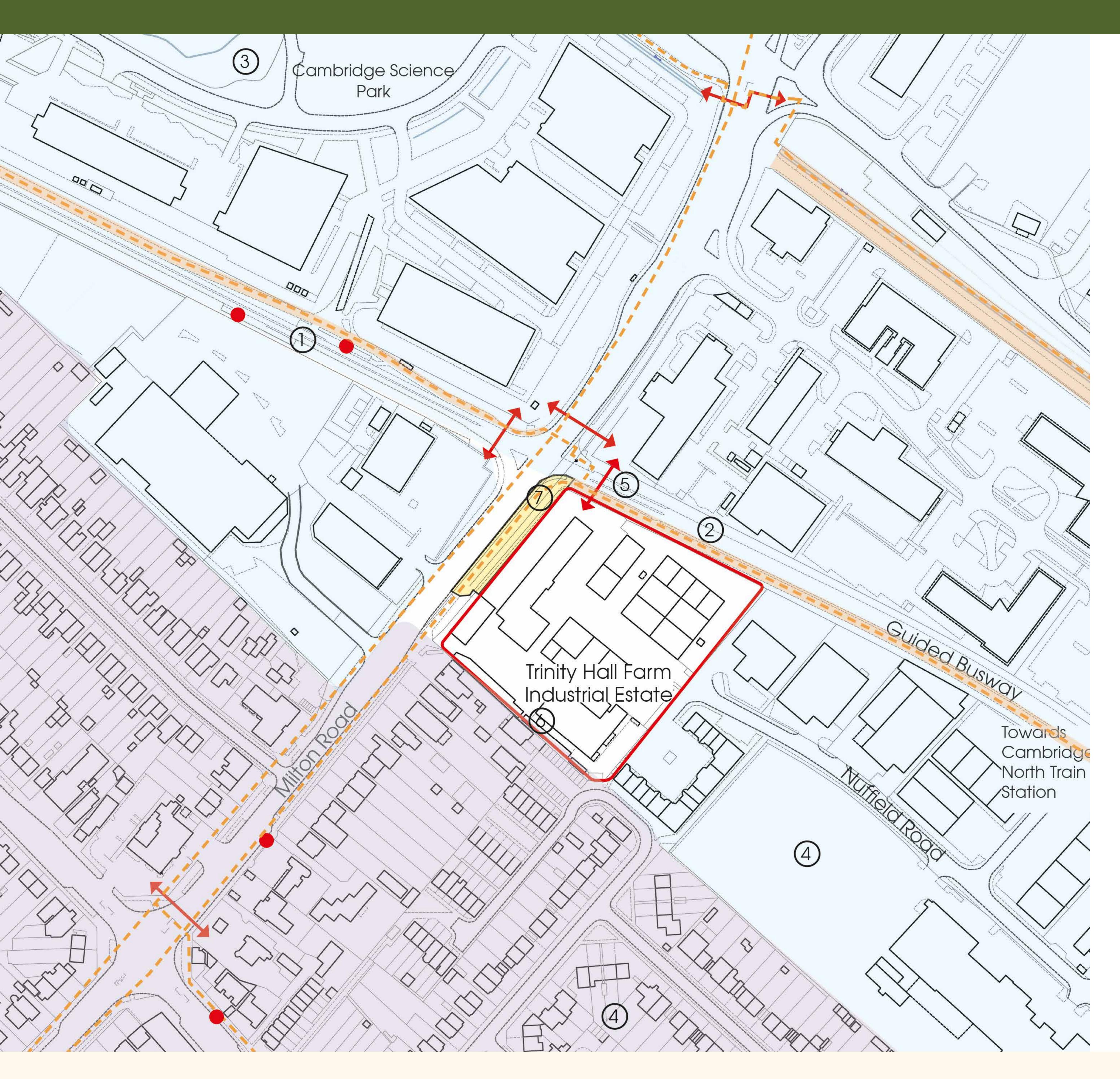
4. Create pioneering space for businesses of all sizes and provide new jobs and training for local people.





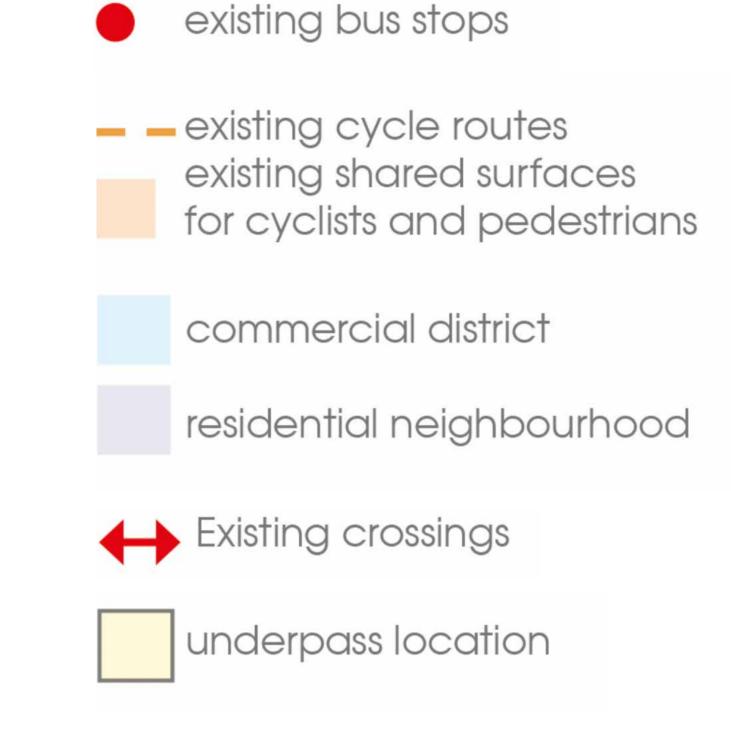


ROOM FOR IMPROVEMENT



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





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.



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

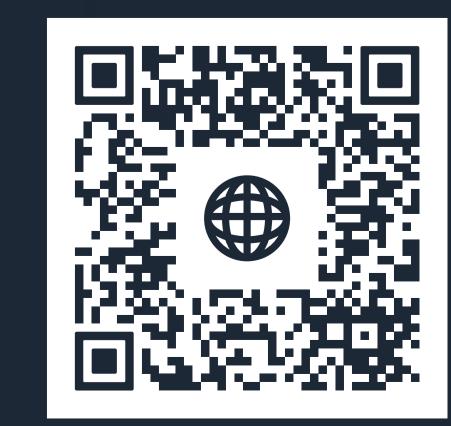
The site currently does not offer any social infrastructure, with no public space and few community uses in close proximity.



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.





A SUSTAINABLE DEVELOPMENT

BROCKTON EVERLASTINC.



BUILT WITH FUTURE GENERATIONS IN MIND

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 our scheme is ambitious in its approach to sustainability with future generations in mind. The targets we have set ourselves for this project represent the pinnacle of sustainable development in today's carbon conscious global market.

We will implement a host of sustainability measures, including:



Outstanding BREEAM - highest of the class rating targeted



Embodied carbon targets above and beyond current good practice



Fabric first efficient façade design



Fossil fuel free with on-site renewable energy



+100% Biodiversity Net Gain target



Rainwater and greywater recycling



Extensive green roofs



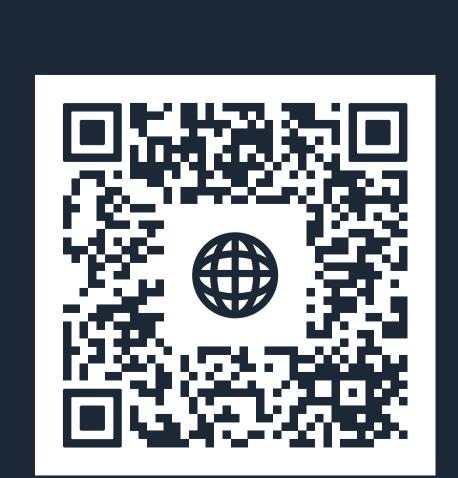
Drought-tolerant planting

– irrigated by a rainwater
harvesting tank



'Best in class' active travel facilities

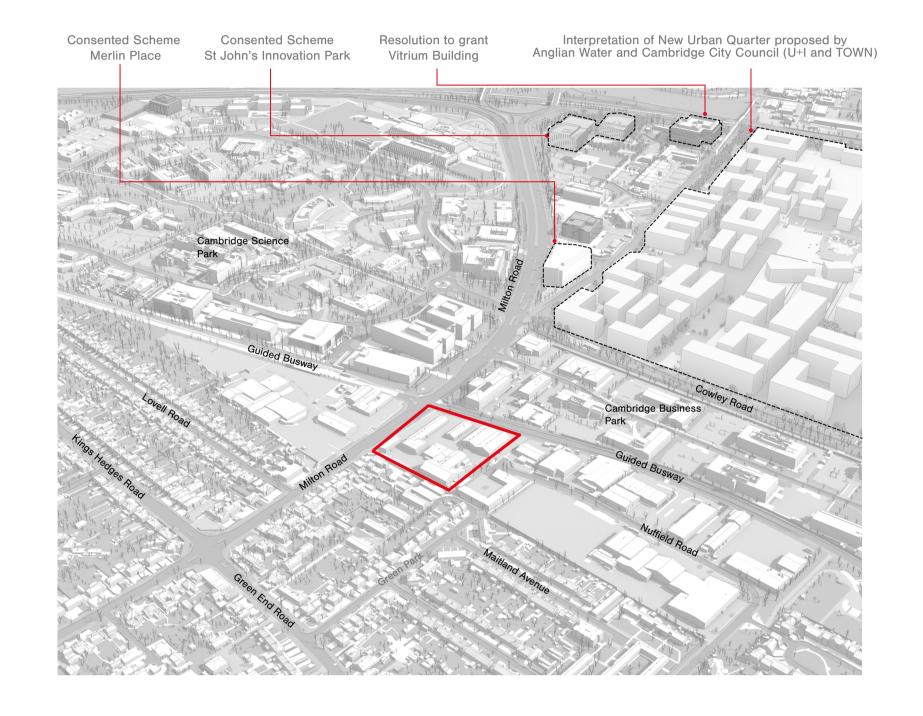
Let us know your thoughts by visiting the website and completing our survey:



PLANNING CONTEXT

BROCKTON EVERLASTINC.

The context for a future planning application is set by two planning frameworks: first, the Cambridge Local Plan which includes the strategic planning documents for Greater Cambridge; and second, the North East Area Action Plan (NECAAP), which sets out the Council's vision for the North East Cambridge area.



Emerging context

Our ideas for the site have been informed by the evidence base included with the NECAAP, including:

- The importance of the intersection of Milton Road and the Guided Busway, with the site occupying one of its four corners.
- The site is to form a southern entrance to the new North East Cambridge district.
- A landmark building at Milton Road junction, framing the entrance into the North East Cambridge district. Providing a sense of arrival and signifying the change of character from the residential to the south of the site.

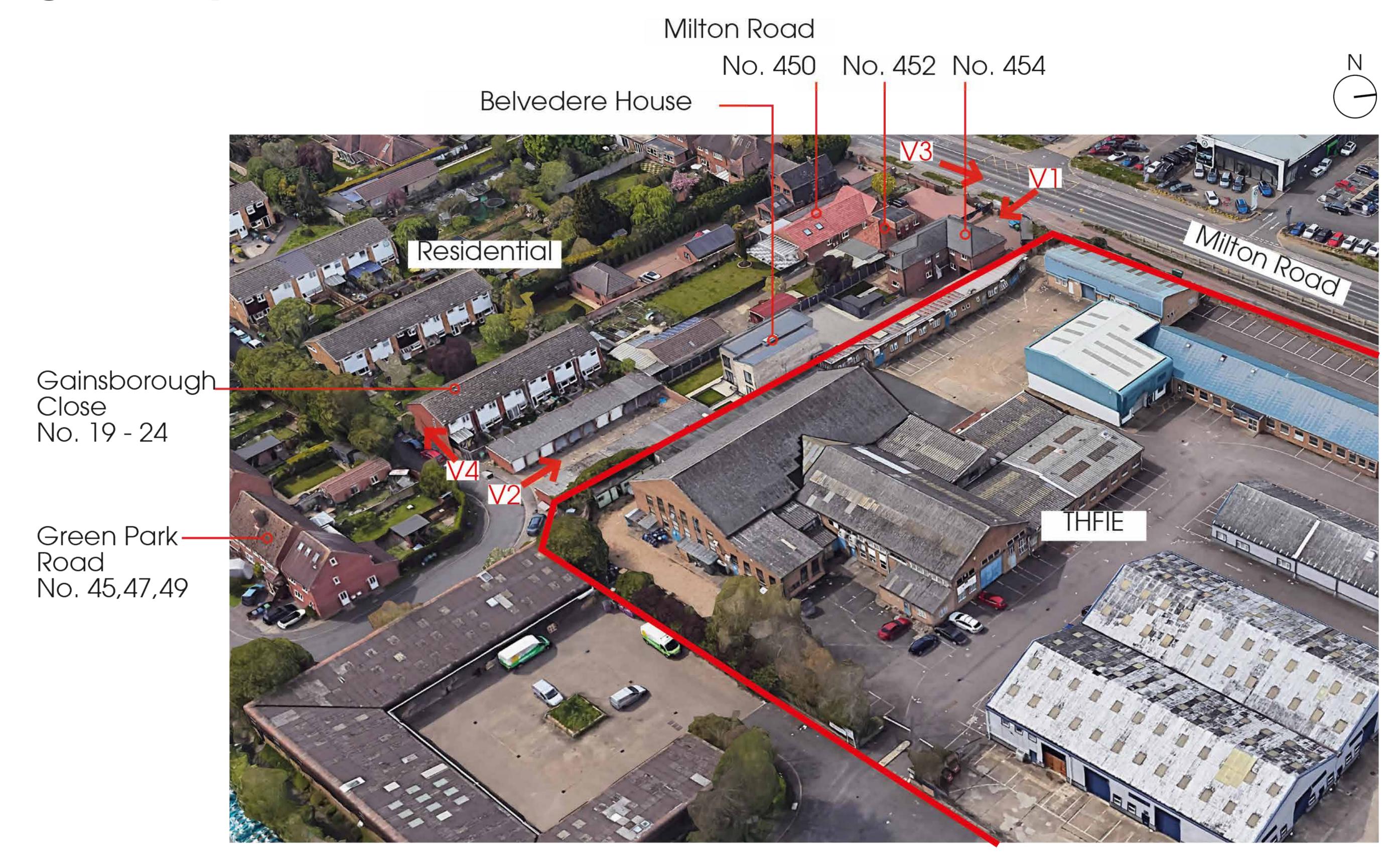


Let us know your thoughts by visiting the website and completing our survey:



OUR NEIGHBOURS

The architects Stanton Williams have been testing different ideas for the site and the sequence of images on the next two boards show how the emerging proposals look to respond to the surrounding context, whilst also improving the use of the site and creating new public green space.



Aerial view of the site from the north-east

Careful analysis of neighbouring residential properties was an important early step in developing the proposals.

Our approach is still evolving, but it is based on:

- Increasing the separation distance to neighbouring properties.
- Lower buildings to the south stepping up towards the Guided Busway and science park / business parks to the north.
- Adding new planting and trees where very little currently exists – to improve neighbour privacy and outlook.







APPEARANCE OF THE BUILDINGS

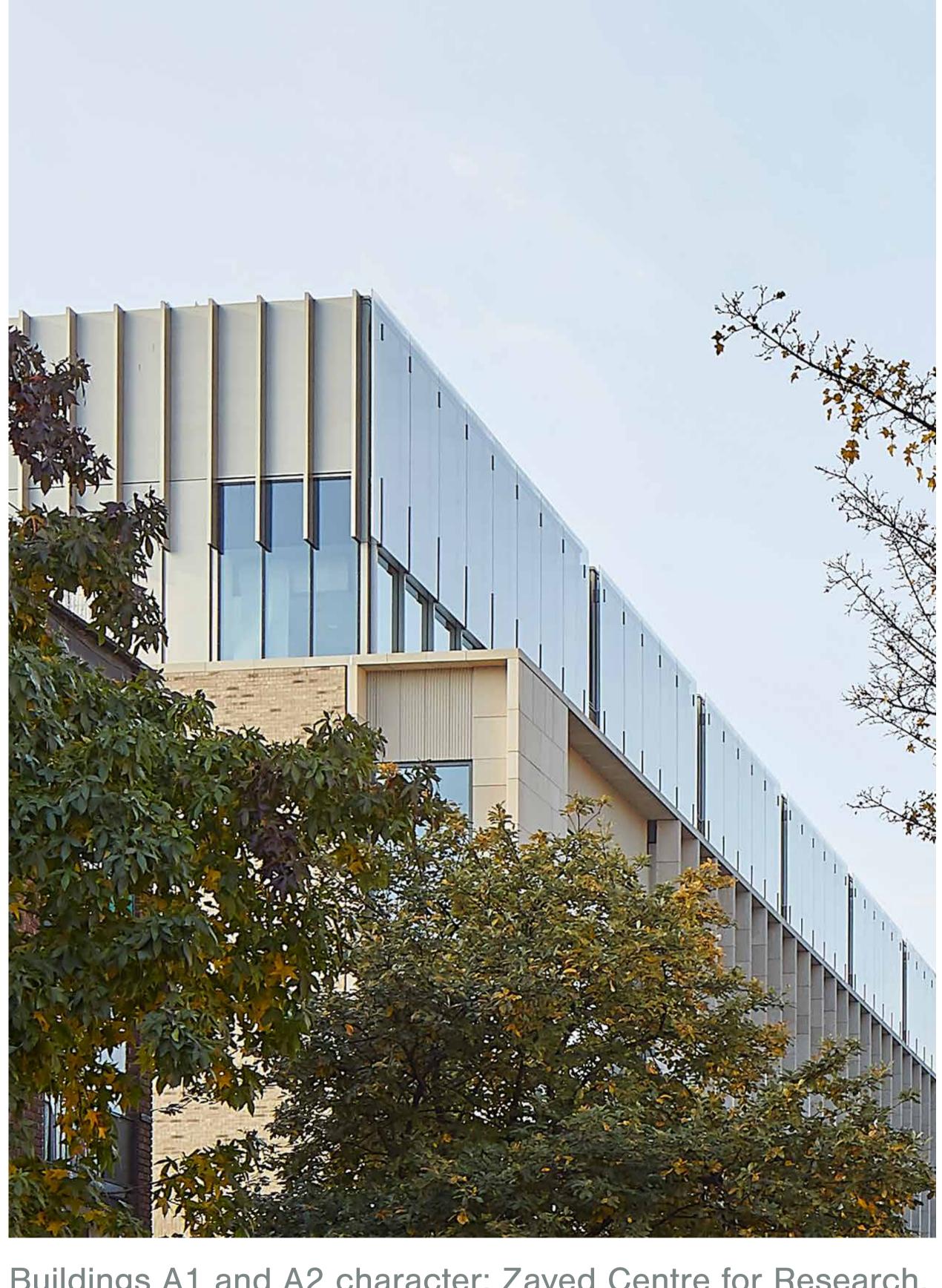
BROCKTON EVERLASTINC.

Whilst the final design of the buildings is not yet complete, we are keen to hear your feedback on the type of materials and appearance of the buildings.

Here you can see some of the sorts of buildings we are looking at for inspiration.



Building A3 character: Judge Business School, Cambridge (Stanton Williams)



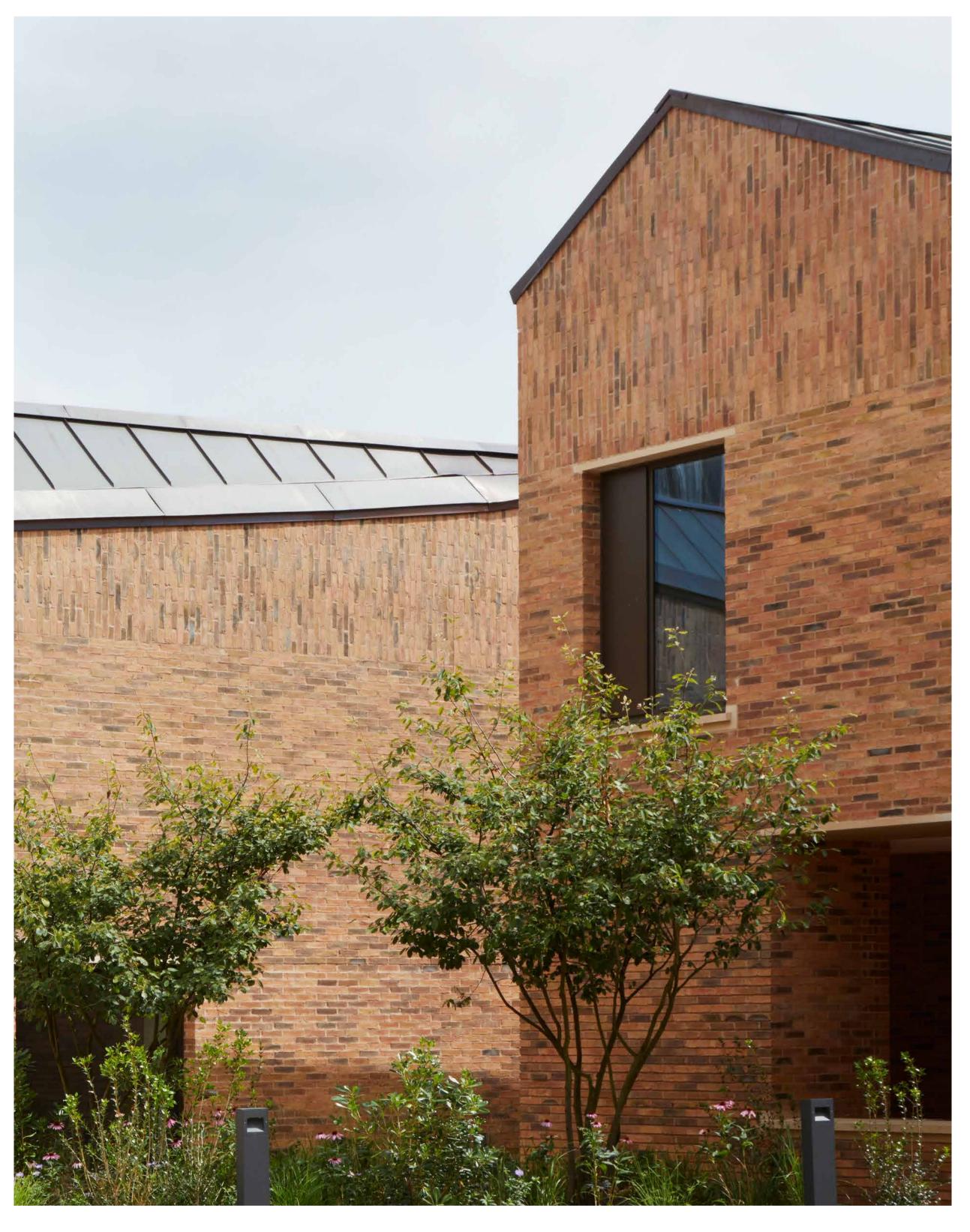
Buildings A1 and A2 character: Zayed Centre for Research, London (Stanton Williams)



Building A3 character: Zayed Centre for Research, London (Stanton Williams)



Buildings A1 and A2 character: Horizontal glazing within brickwork / precast. Office building in London



Building A4 character: Articulated gable roof Emmanuel College, Cambridge (Stanton Williams)



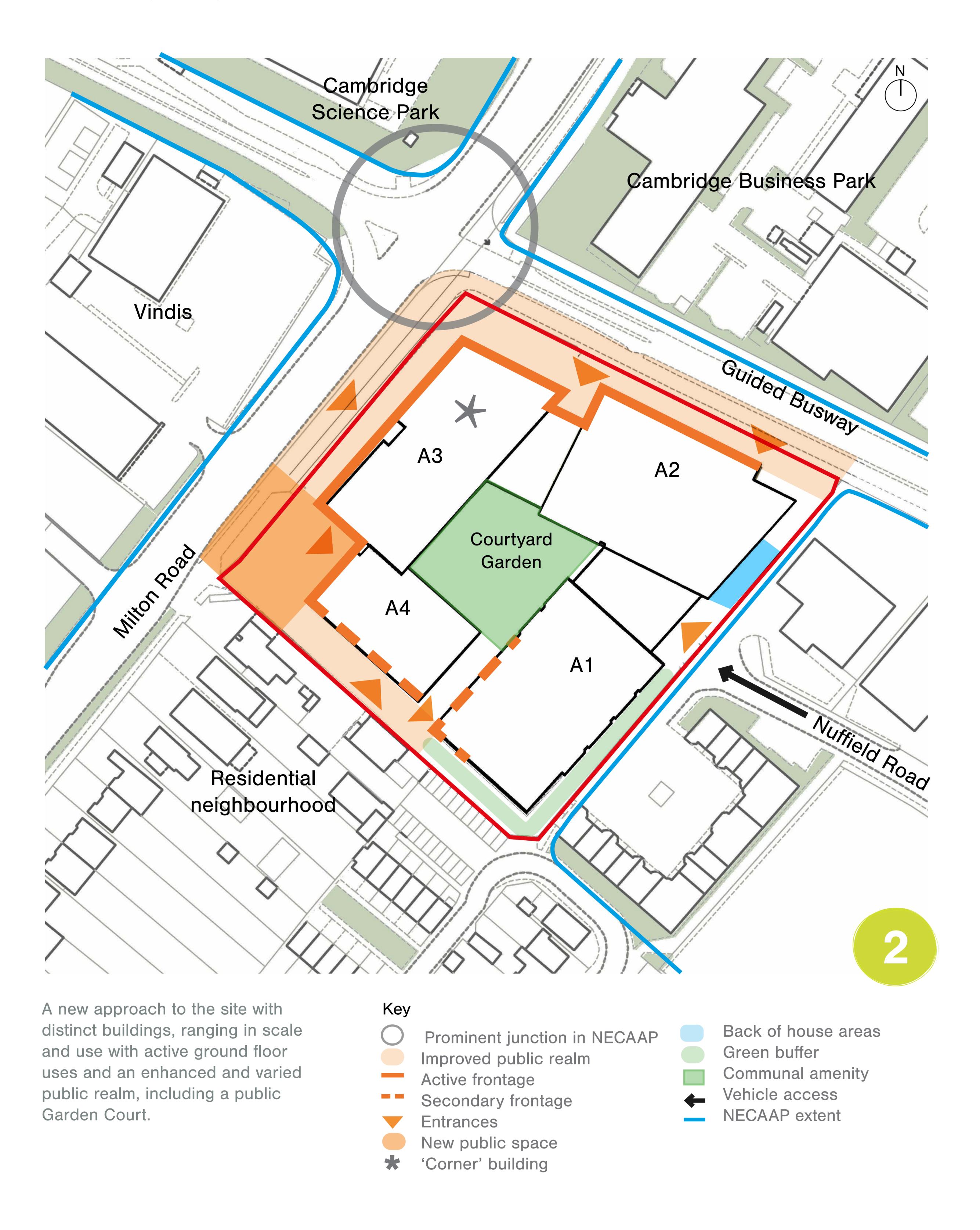


APPROACH TO NEW BUILDINGS

Our approach to the buildings is still being refined but is based on lower buildings to the south stepping up towards the Guided Busway and science park / business parks.

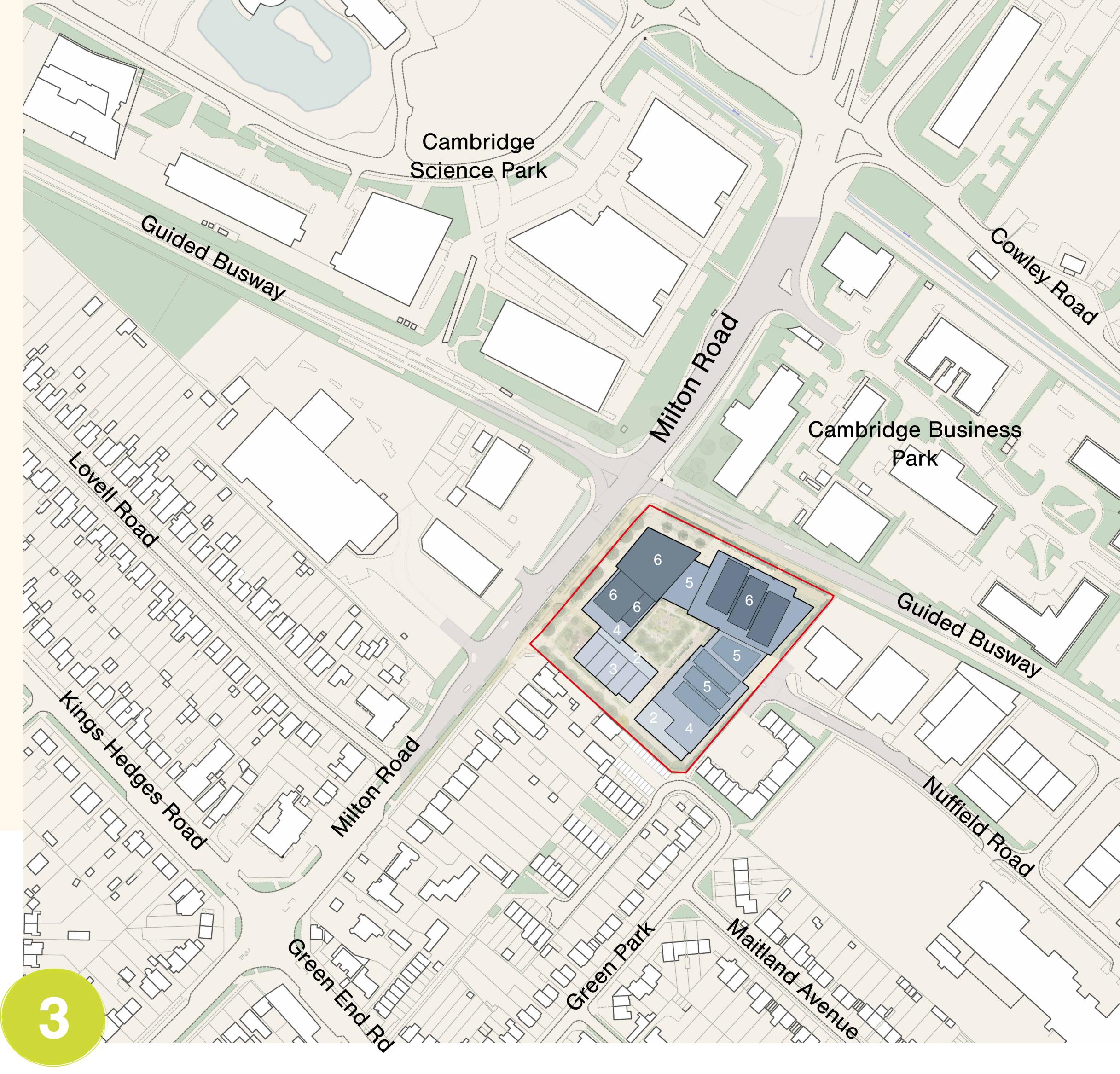
We would like to know what you think about the layout of the site before we come back with some more detailed designs and visualisations for feedback in the summer.

- Building A3 turning the corner at the junction of Milton Road and the Guided Busway.
- Buildings A1 and A2 designated for lab uses because of their proximity to Nuffield Road.
- Buildings A3 and A4 are office buildings, with lower floor to ceiling heights and less rooftop plant requirements.





Existing site layout: 55% of the site is hard tarmacked and designated for surface parking and no soft landscaping or space between the site and neighbouring residential area.



The massing has been stepped to support the transition in scale from the residential south to the larger commercial buildings to the north.



A major focus of the plans is at street level; our vision is about creating a vibrant, diverse, safe and sustainable place where people want to be.

The plan and sketches below show how we plan to change the public realm inside and outside of our site - with a huge opportunity to improve your experience of Milton Road and the Guided Busway, with shops and amenities at street level, large trees and green spaces.



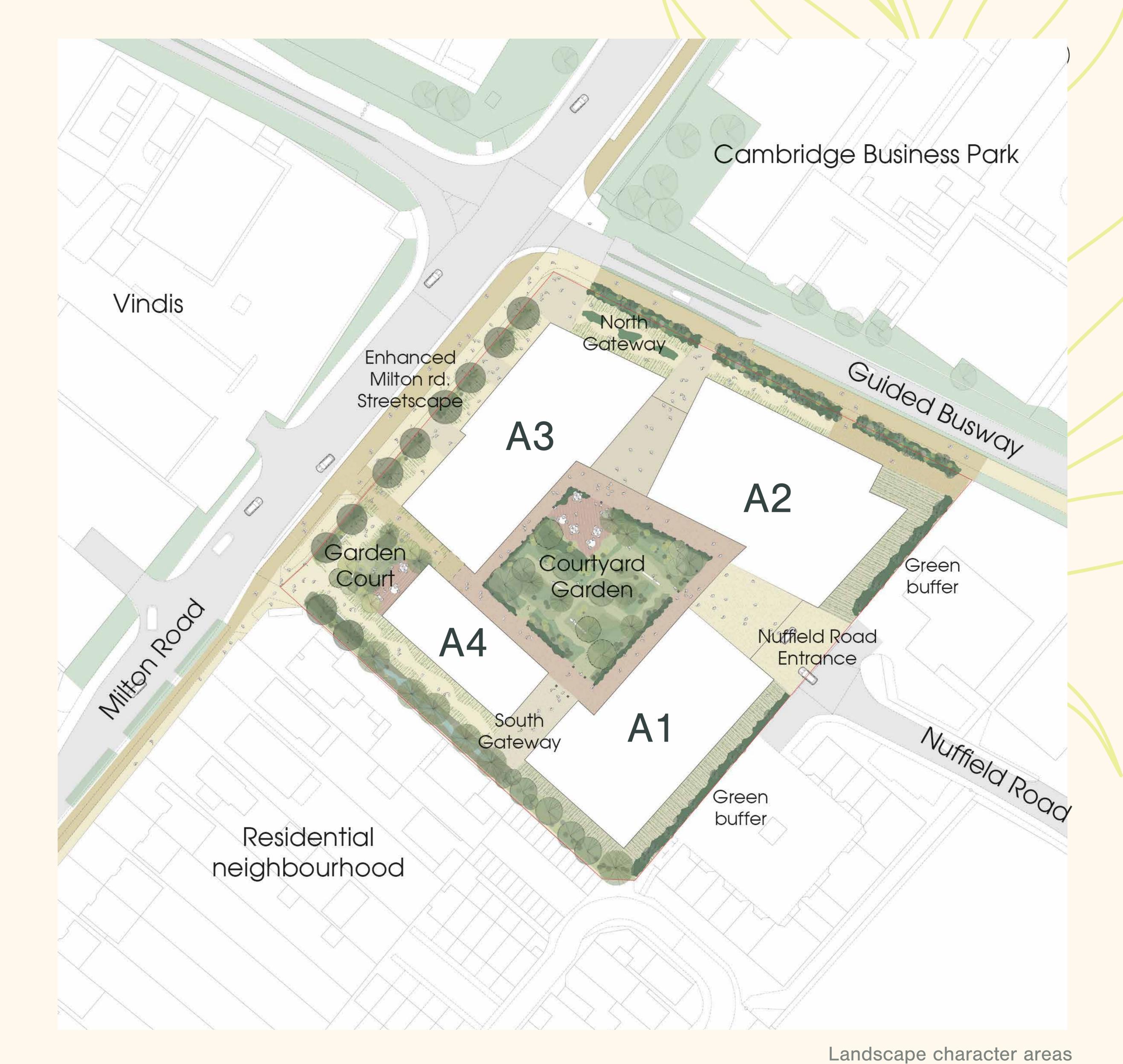
View looking west along southern boundary space towards the entrances of building A1 and A4. Active frontages to the left and a planted swale to the right, backed by a new planted boundary wall



Large trees lining the edge of the site next to the Milton Road underpass. New enhanced public realm with ground floor amenities to the right side



New enhanced public realm along the Guided Busway with ground floor amenities on the left side and enhanced green verge to the right interspersed with openings to the cycle path along the Guided Busway





Garden Court framed by new cafe on the right hand side.

Cycle access to left of building A4 with view through to the central courtyard beyond



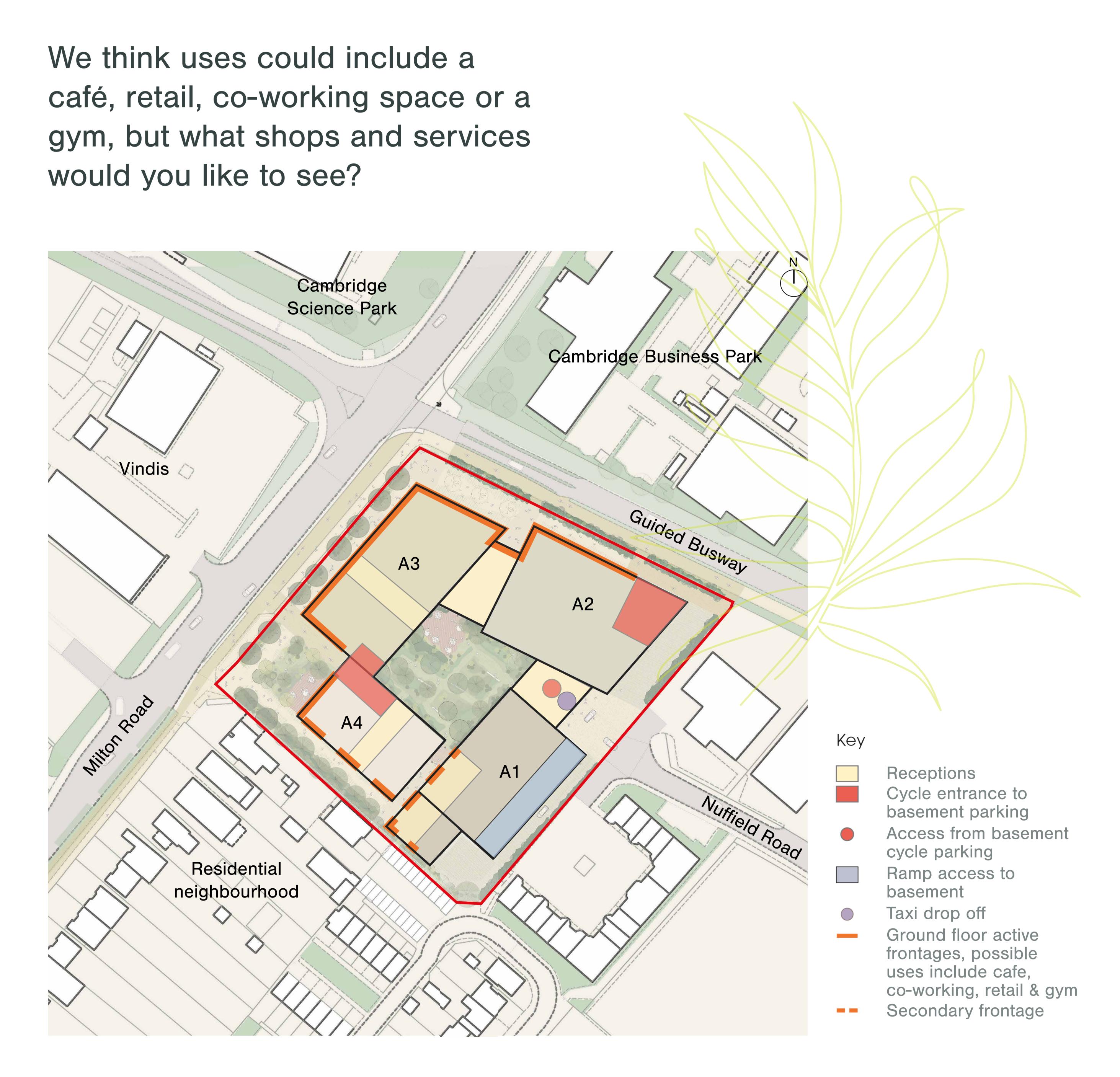
NEIGHBOURHOOD SHOPS & AMENITIES

BROCKTON EVERLASTINC.

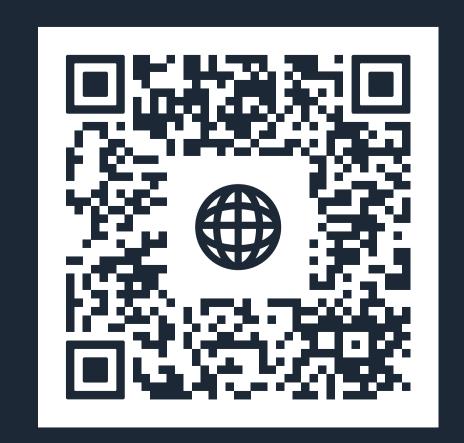


Animated street frontages, Norton Folgate, London (Stanton Williams)

The proposed ground floor layout creates opportunities for new local shops, services and community spaces.



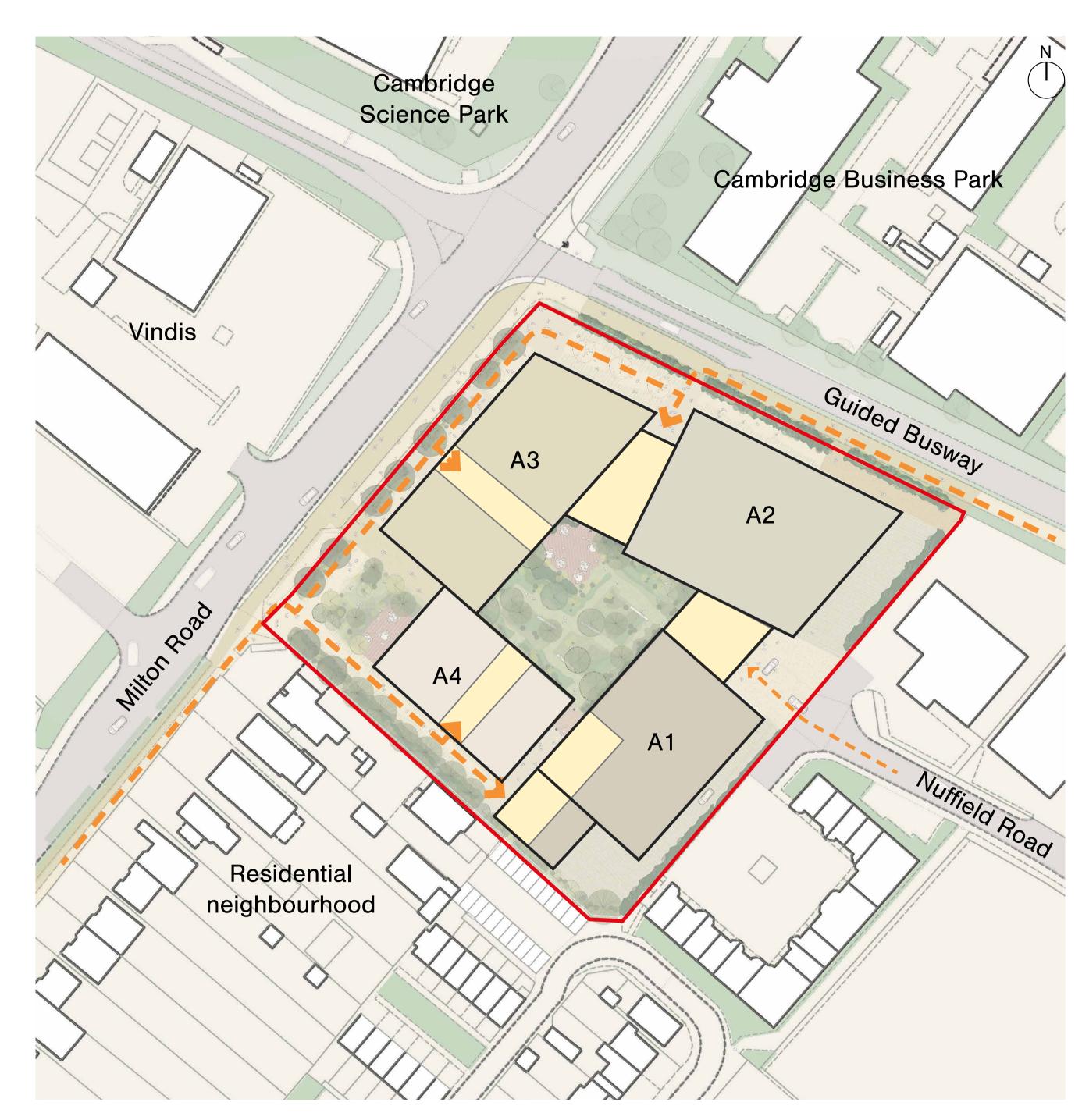
Let us know your thoughts by visiting the website and completing our survey:



MOVEMENT & CONNECTIVITY

BROCKTON EVERLAST INC.

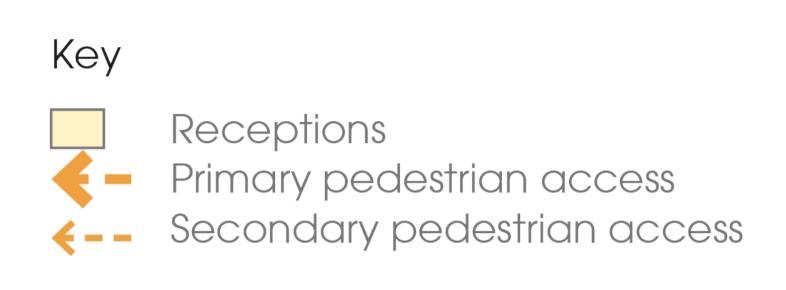
We will transform the site into one that is focused on people and place, with reduced car dominance, enhanced landscaping and significantly improved provision for pedestrians and cyclists.

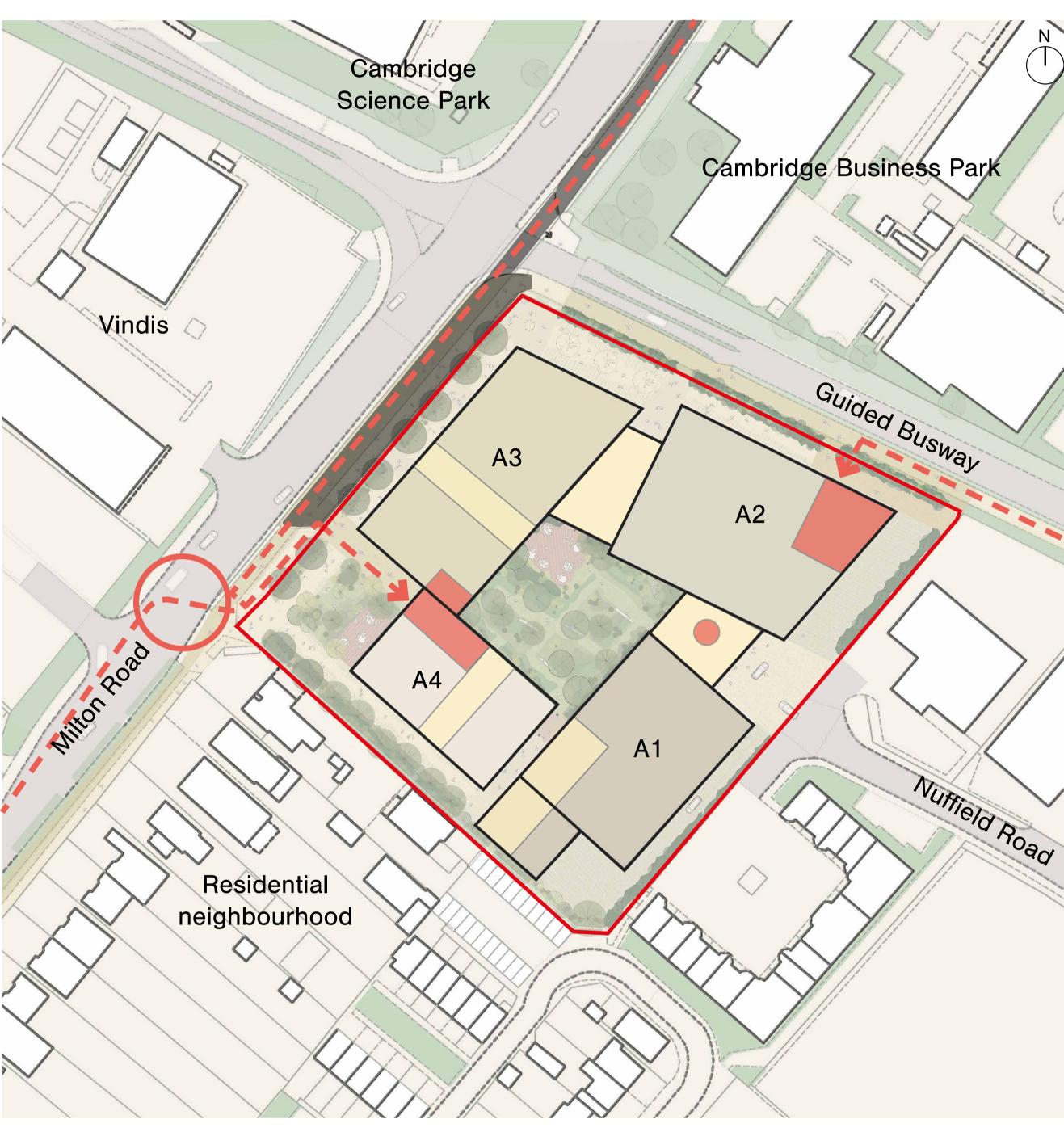


Above: Pedestrian Access

PEDESTRIAN ACCESS

The plan to the left shows the proposed new points of pedestrian access. The new accessible and permeable public realm will be supported with active frontages and legible main entrances to the buildings.



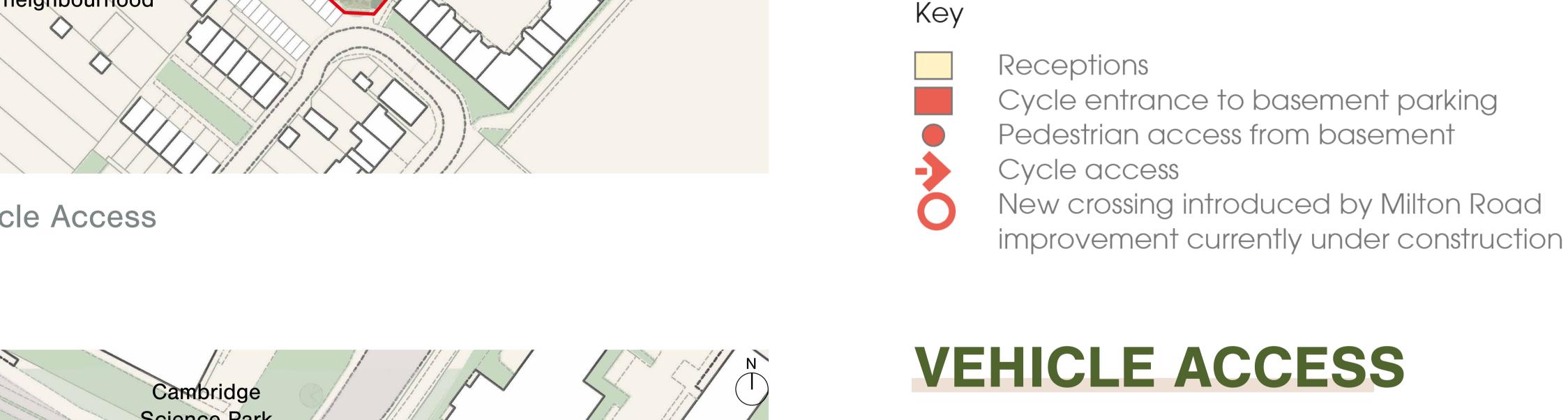


Above: Cycle Access

Above: Car and Taxi Access

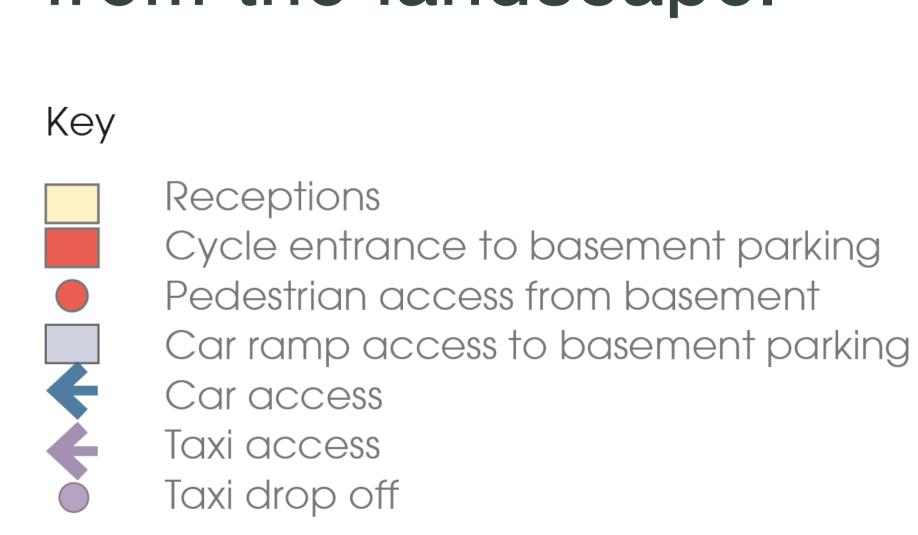
CYCLE ACCESS

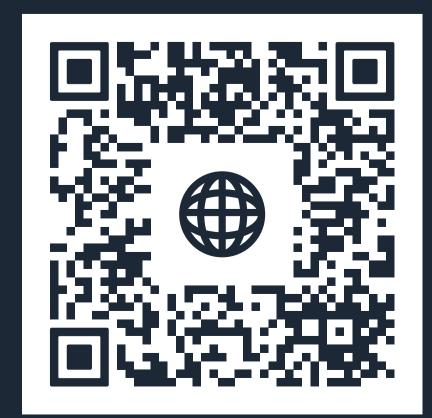
Cyclists would utilise the excellent cycle network adjacent to the site, along Milton Road and the Guided Busway. The plan to the left shows the proposed cycle access points into the site with ground floor and cycle storage below ground.



Science Park Cambridge Business Park Vindis 🔷 A2 Milton Poad **A4** Residential neighbourhood

Vehicle access to the site will be maintained from Nuffield Road but the projected number of vehicle trips throughout the day is expected to reduce with an increase in people cycling, walking and using public transport. Car parking is proposed below ground level to remove cars from the landscape.





LOCAL BENEFITS FROM OUR EMERGING PLANS

BROCKTON EVERLAST INC.



Garden Court framed by new cafe on the right hand side. Cycle access to left of building A4 with view through to the central courtyard beyond

By looking carefully at the future of Trinity Hall Farm Industrial Estate, we aim to bring wide ranging benefits for the area, including:



New ground floor neighbourhood shops and amenities



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



Improved pedestrian connections through the site



Public realm enhancements to Milton Road and the Guided Busway



Reduced car dominance, improved air quality



Over 1000 staff and visitor cycle parking spaces



'Best in class' end of journey cycle facilities with showers and changing facilities, e-bike docking stations and parking for cargo bikes, accessible bikes and tricycles



Buildings that complement the surrounding area and add to the streetscape

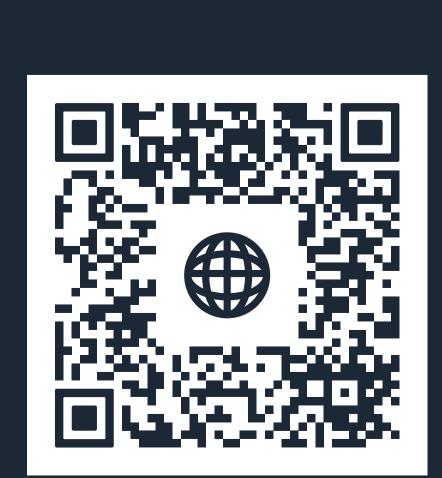


New landscape and a 100% biodiversity net gain



High quality architecture by a RIBA Stirling Prizewinning architectural practice





BROCKTON EVERLAST INC.



Large trees lining the edge of the site next to the Milton Road underpass. New enhanced public realm with ground floor amenities to the right side

Thank you for visiting us today.

Please spend a few minutes giving us your views by completing a feedback form.

In the coming weeks, we will be analysing your feedback and sharing it with our design team. Later in the year, we will invite

you to view the detailed designs.

Please let us have your feedback by Tuesday 9 April 2024.

CONSULTATION TIMELINE

- December 2022 MEET THE TEAM
- March 2024 INITIAL PROPOSALS
- Summer 2024 DETAILED PROPOSALS
- Winter 2024 PLANNING APPLICATION



GET IN TOUCH

Feel free to contact us if you have any questions or would like any more information:



0800 689 5209



info@brocktoneverlast-cambridge.co.uk

www.bit.ly/thfid

Let us know your thoughts by visiting the website and completing our survey:

