

# WELCOME

# BROCKTON EVERLAST INC.



## Welcome to the second public event organised by Brockton Everlast for Trinity Hall Farm Industrial Estate.

Today we are presenting the progress made since our last public event in March where we shared our ambition and indicative masterplan.

Thank you to those that took part in our early discussions, sharing your local knowledge and expertise.

The feedback received to date has contributed to our emerging designs for Trinity Hall Farm Industrial Estate, which are displayed here today.

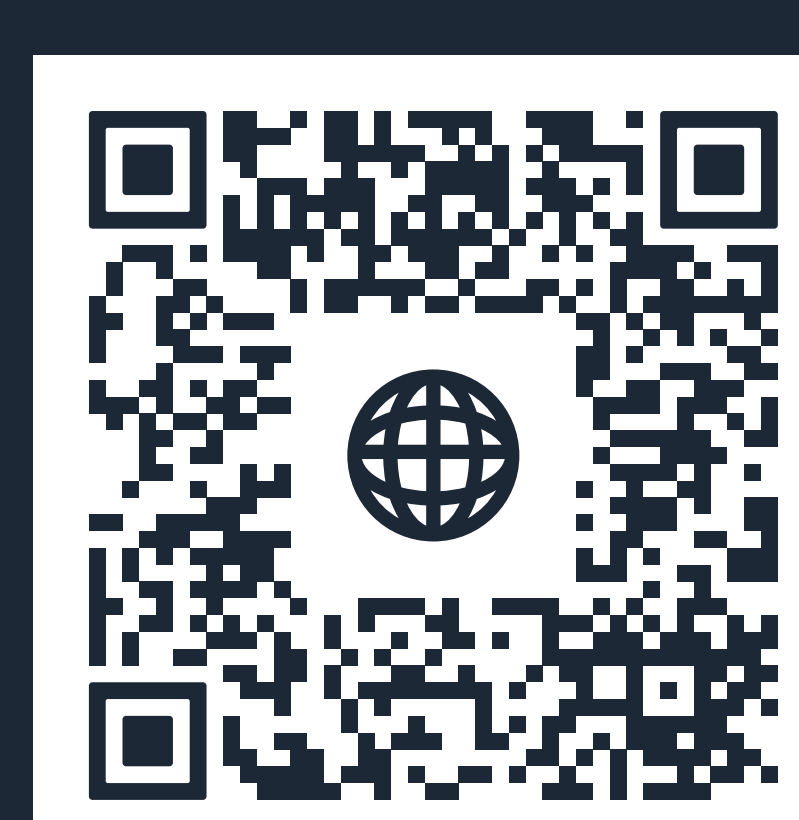
## QUESTIONS?

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.

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

[www.brocktoneverlast-cambridge.co.uk](http://www.brocktoneverlast-cambridge.co.uk)





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.

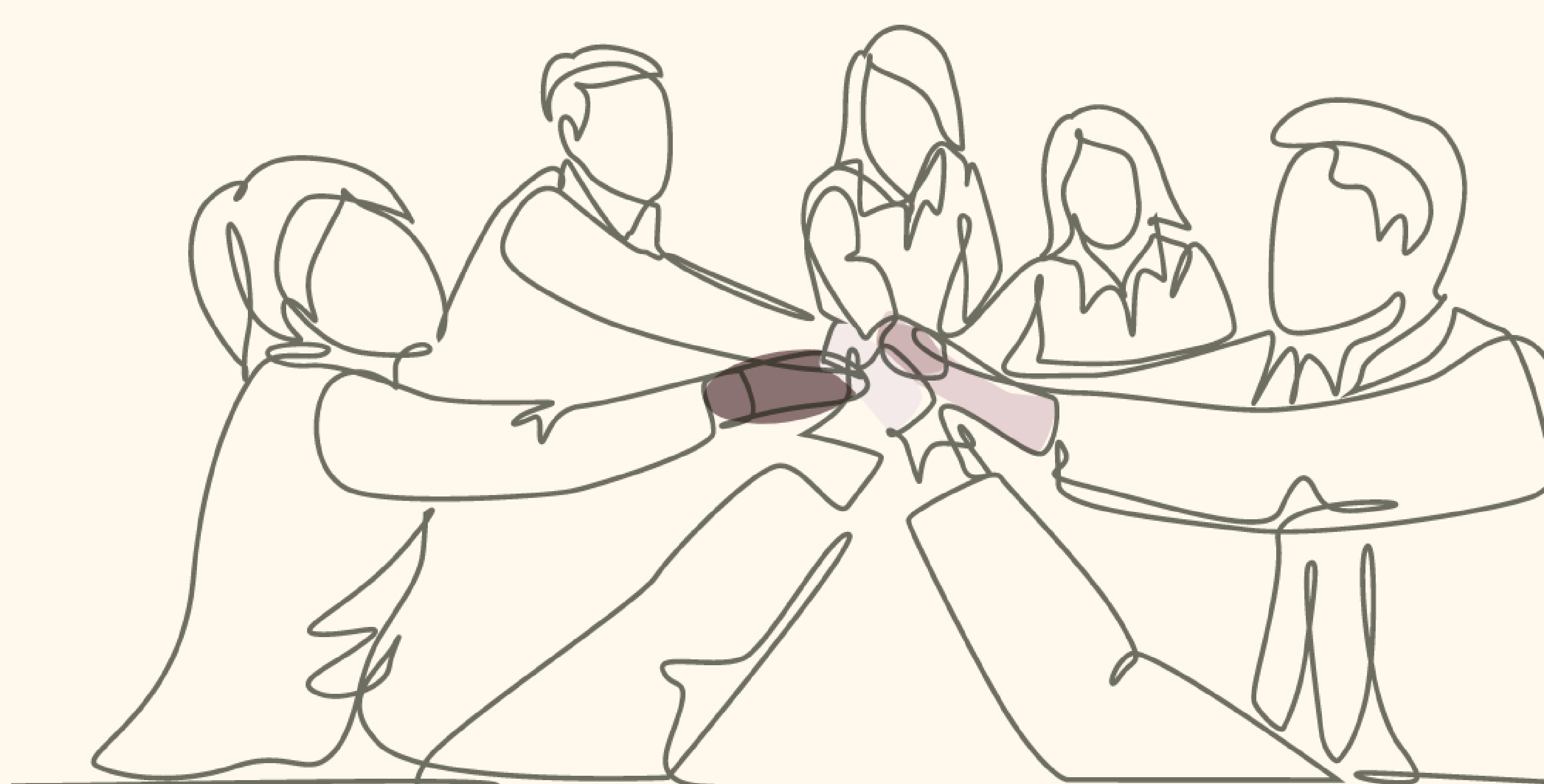


## 1. OUR ENVIRONMENT

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.

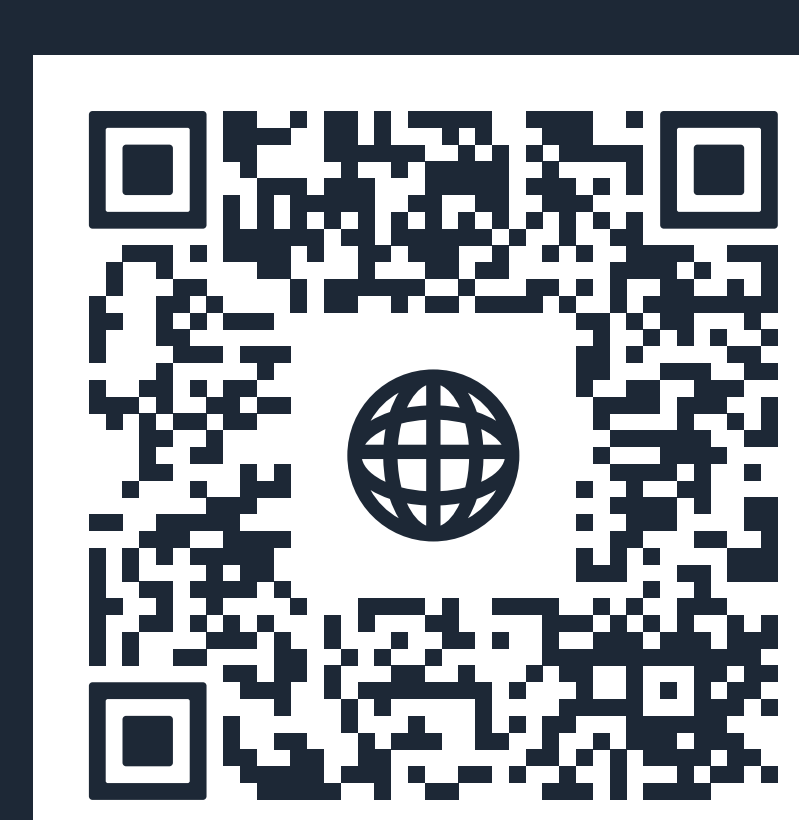


## 3. OUR PLACES

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

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# INVESTING IN THE NEXT GENERATION

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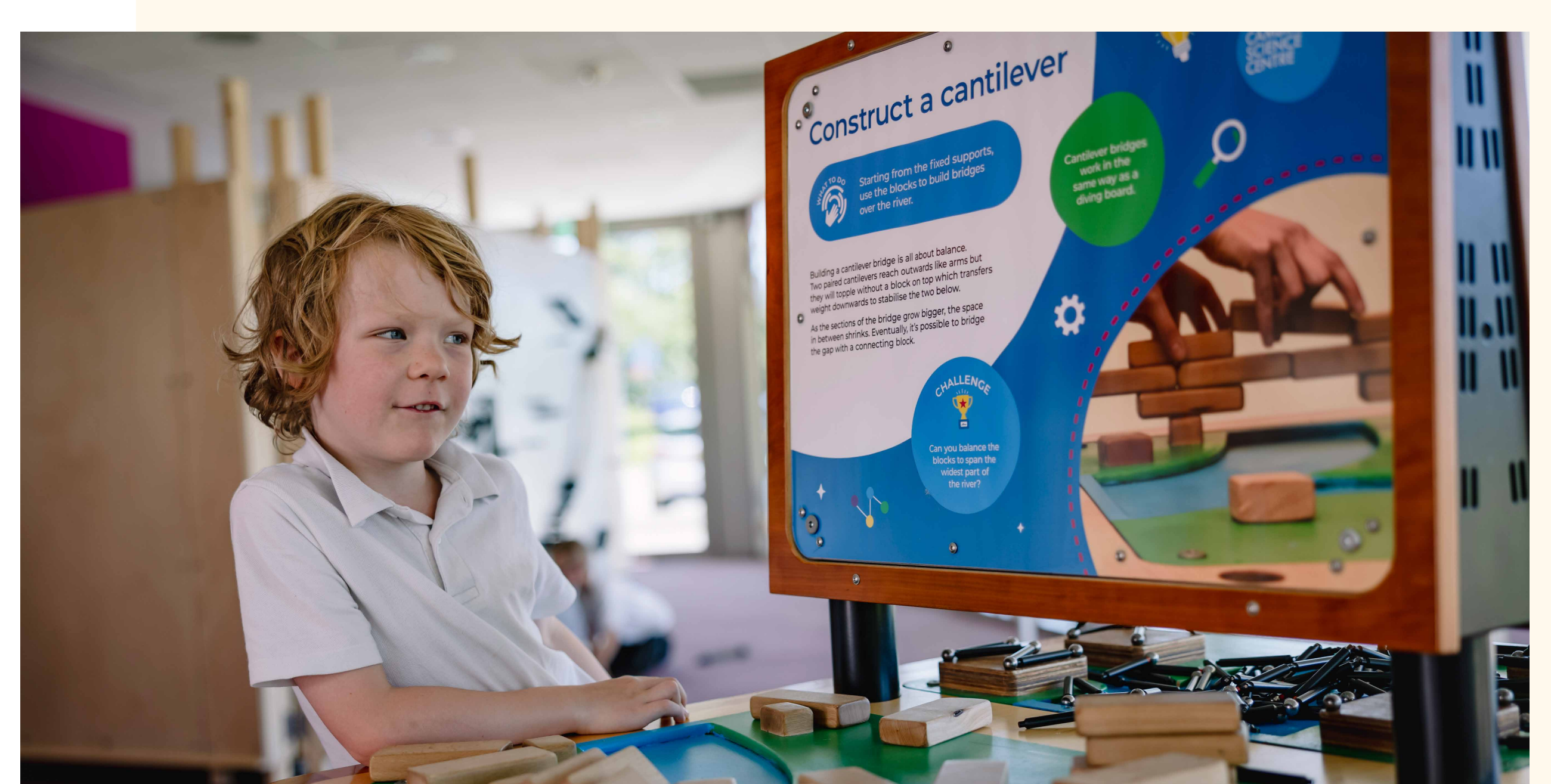
THE TRINITY CENTRE - Cambridge Science Park

## **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.

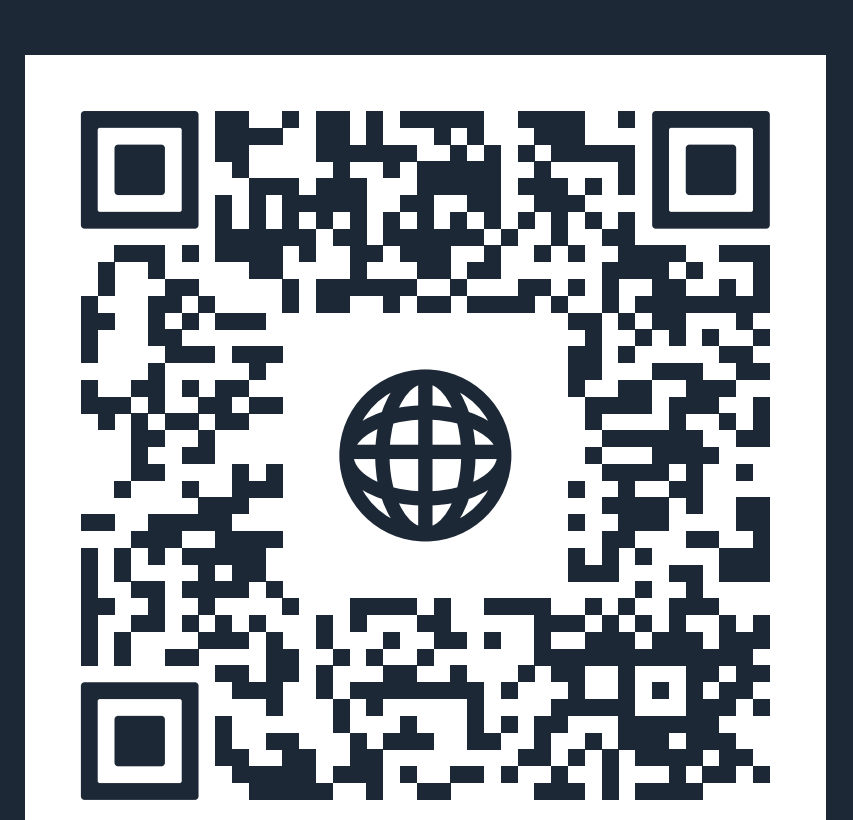
Delivered with support from 170 cutting-edge STEM companies on Cambridge Science Park, the new centre will not only provide memorable learning experiences, but it will also pass on skills and knowledge to inspire the scientists of tomorrow.

Scheduled to open in July 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 drop-in family events.



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# WHAT YOU HAVE TOLD US SO FAR

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For two years we have been engaging with the public, planning authority and stakeholders to shape and deliver the vision for the site.

## TIMELINE

- DECEMBER 2022 - Meet the Team**
  - Stakeholder Engagement
  - Public Consultation
- JANUARY 2023**
  - Pre-app 1
- JUNE - NOVEMBER 2023**
  - Pre-app Workshop Series 1
- JULY 2023**
  - Pre-app 2
- DECEMBER 2023**
  - Quality Review Panel 1
- FEBRUARY - MAY 2024**
  - Pre-app Workshop Series 2
- MARCH 2024**
  - Stakeholder Engagement 1
  - Public Consultation 1
- JUNE 2024**
  - JDCC Briefing
- JULY 2024**
  - Quality Review Panel 2
- JULY 2024**
  - Stakeholder Engagement 2
  - Public Consultation 2
- Q4 2024**
  - Submission of Planning Application

- We have continued to listen, and we have taken forward feedback into the developing designs. This has included:
- Supporting a change in the environment along Milton Road through the inclusion of new ground floor neighbourhood uses, tree planting and greening.
  - Adding interest to the northern boundary of the site along the Guided Busway and incorporating cycle access into building A2.
  - Refining the height and massing of the scheme to positively respond to the surrounding context – from the science park / Guided Busway to the north and residential properties to the south.
  - Making design choices which minimise our carbon emissions and our impact on the environment.

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**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 market.

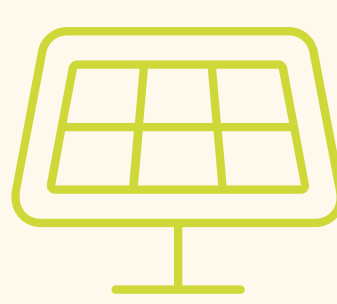
Through a combination of the measures below we will create a BREEAM Outstanding development, which is the highest global sustainability rating for commercial buildings.



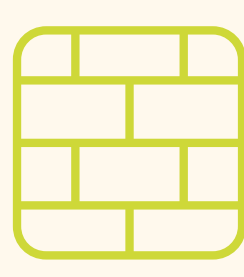
An all-electric development with no mains gas



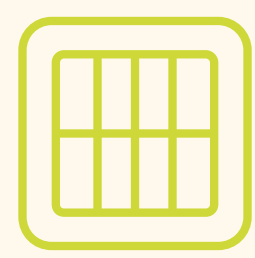
Providing a minimum 20% Biodiversity Net Gain



Solar panels to generate renewable energy



A fabric-first approach to the building design to prevent heat loss in winter and heat gain in summer



Maximising greywater and rainwater harvesting



675 – 800 kgCO2/m2 upfront embodied carbon target



Delivering more than 3,500 sqm of new landscape



Incorporating Sustainable Urban Drainage features with rain gardens and blue roofs



Extensive green roofs

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Enhanced landscaping and a new cycle entrance along the Guided Busway

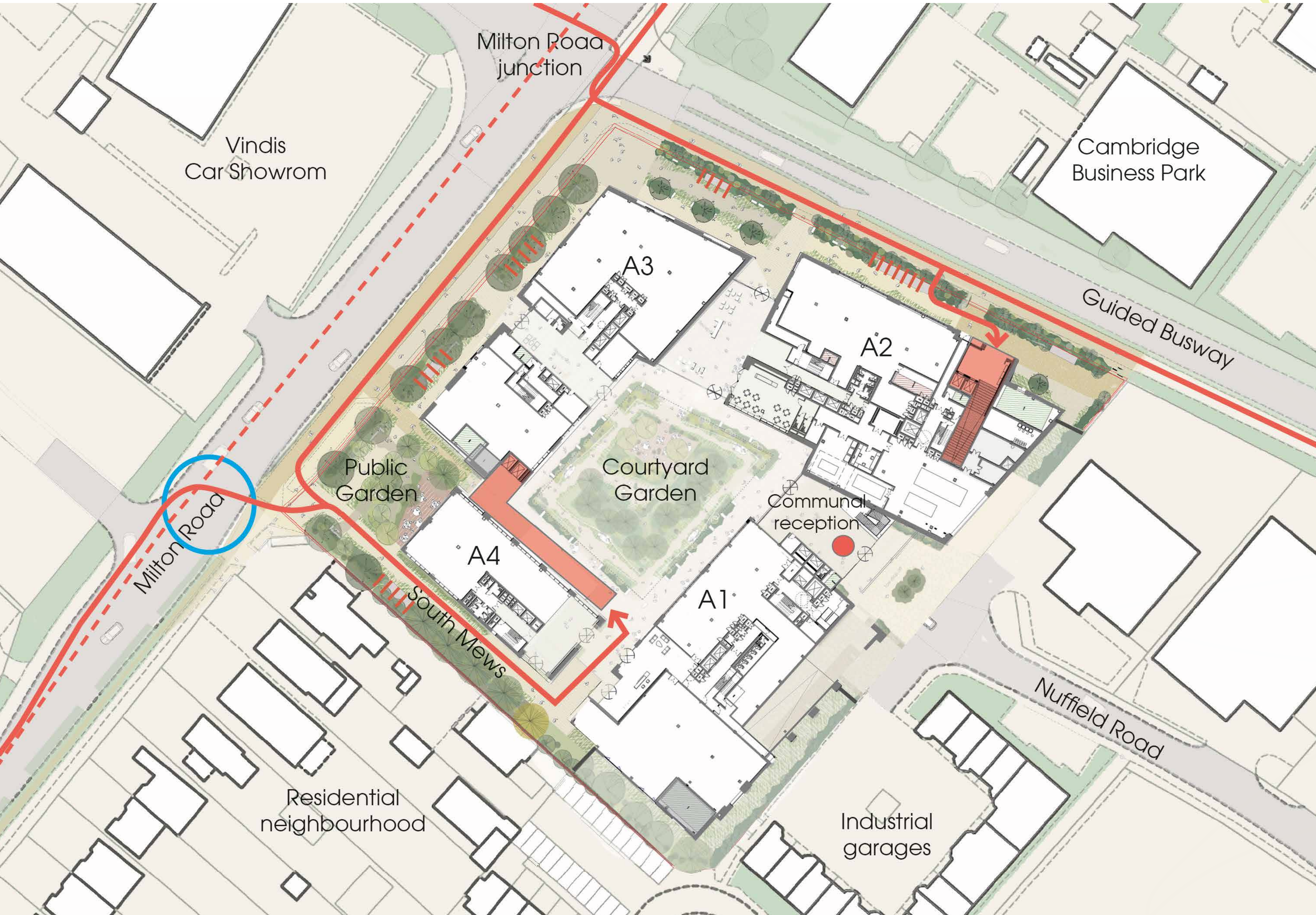
We have worked hard to make sure the site is as accessible as possible for everyone.

Replacing a fenced off site with clear, legible and welcoming arrival points for cyclists and pedestrians, new neighbourhood shops and a public garden on Milton Road.

A centrally located Mobility Hub will also support take up of active travel. We will provide over 100 cycle visitor cycle parking stands adjacent to building entrances.

As the plan below shows, there are carefully positioned entrances for cyclists from Milton Road and the Guided Busway with between 700 and 1000 cycle parking spaces for tenants provided within the buildings. ‘Best in class’ end-of-trip facilities, e-bike charging stations and parking for cargo bikes, accessible bikes and tricycles are also provided.

As before, all surface parking will be moved below ground and is designed to be repurposed in the future as reliance on the car reduces over time.



- Cycle entrance to basement parking
- Pedestrian access from basement
- Cycle access route
- On-road cycle route
- Visitor cycle parking (indicative locations)
- New crossing improvements at Milton Road

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Our architect Stanton Williams has worked with our top tier team of professionals to develop the proposals in response to consultation feedback to ensure the final scheme responds sensitively to each of the neighbouring areas.

Like before, there will be lower buildings to the south stepping up towards the Guided Busway and science park / business parks to the north.

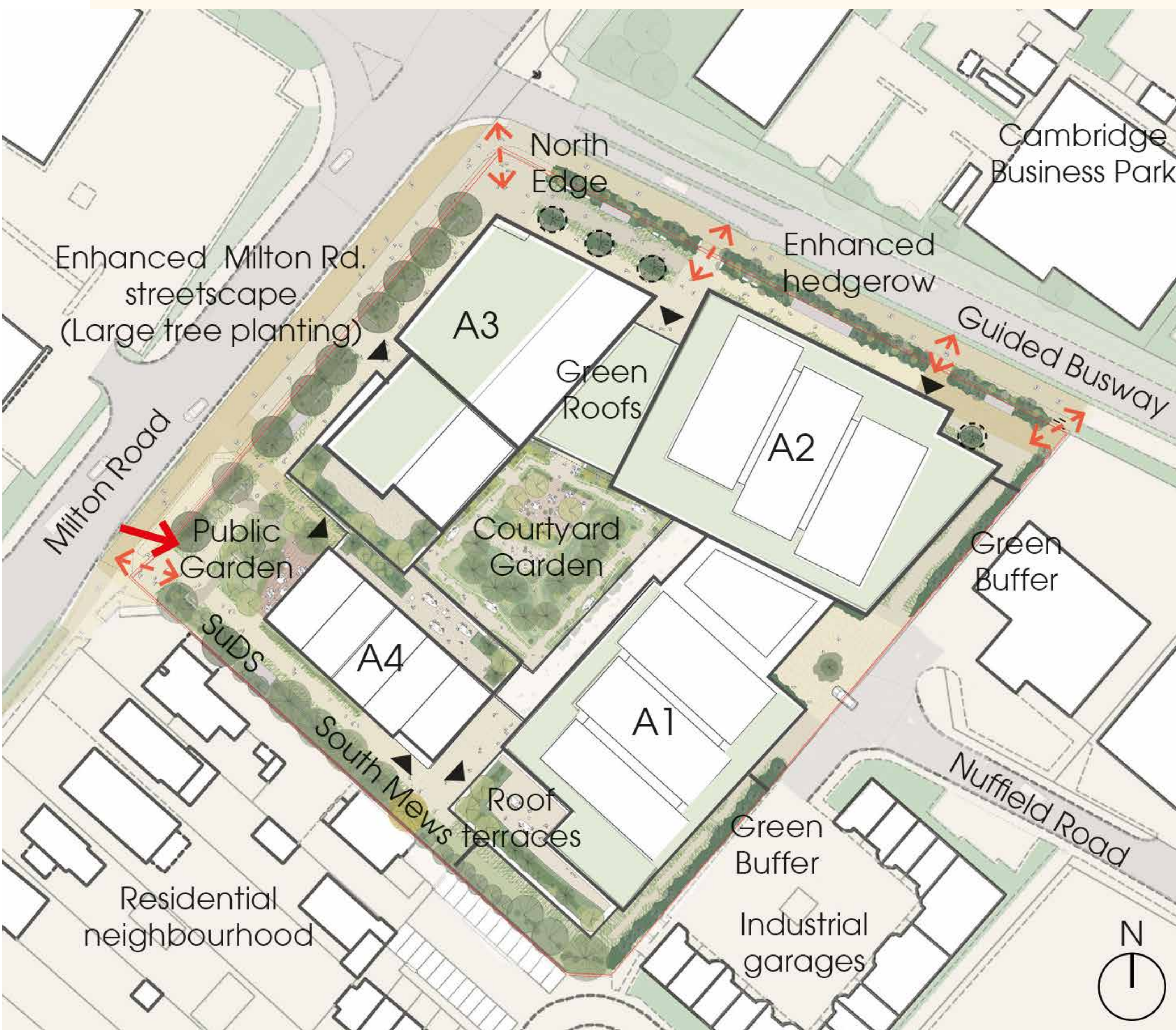
Since our first exhibition in March, amendments have been made to buildings A4 and A1 adjacent to our southern residential neighbours, including:

- Reducing the perceived length and massing of the southern elevation of building A4 through the introduction of a setback that creates a smaller arrival courtyard.
- Reducing the size of the step in the southern elevation of building A1 and incorporating a landscaped terrace.
- Adjusting the upper southern gable end of building A1 to minimise impact to the residential neighbours.

Our public realm and landscape plans have been developed further, with the detailed proposal we are showing you today adding around 3,500 sqm of new green space and increasing biodiversity - meaning the site is better off ecologically once the development has taken place than it is now.



Massing strategy plan



Proposed landscape plan

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# NEIGHBOURHOOD SHOPS & AMENITIES

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View along Milton Road showing a public garden framed by a café in the foreground and further retail / amenity spaces on Milton Road.

**Just like before, a major focus of the plans is at street level with space for local shops and services.**

A public café will frame the public garden on Milton Road, and we are still considering possible tenants for the other spaces.



A plan showing the proposed ground floor active uses

- Active uses such as café, retail and gym
- Local amenity café
- Laboratory / workspaces
- Workspace café
- Primary entrances
- Views into Courtyard

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# DETAILED DESIGNS MILTON ROAD

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View of a public garden framed by a café on Milton Road

We will change the public realm and experience along Milton Road with shops and amenities at street level, large trees and a new public garden framed by a café.



An existing view of the site from Milton Road.



New public garden as seen from Milton Road

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# DETAILED DESIGNS SOUTH MEWS

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View of the landscaped edge along the South Mews, leading towards the main entrances of Buildings A4 and A1

A new landscaped edge along the South Mews will significantly improve the outlook from neighbouring properties, with trees along the boundary instead of the existing low-quality light industrial buildings and parking and delivery areas.

Since our last exhibition in March, we have refined buildings A4 and A1 further to improve the relationship between the site and our residential neighbours.



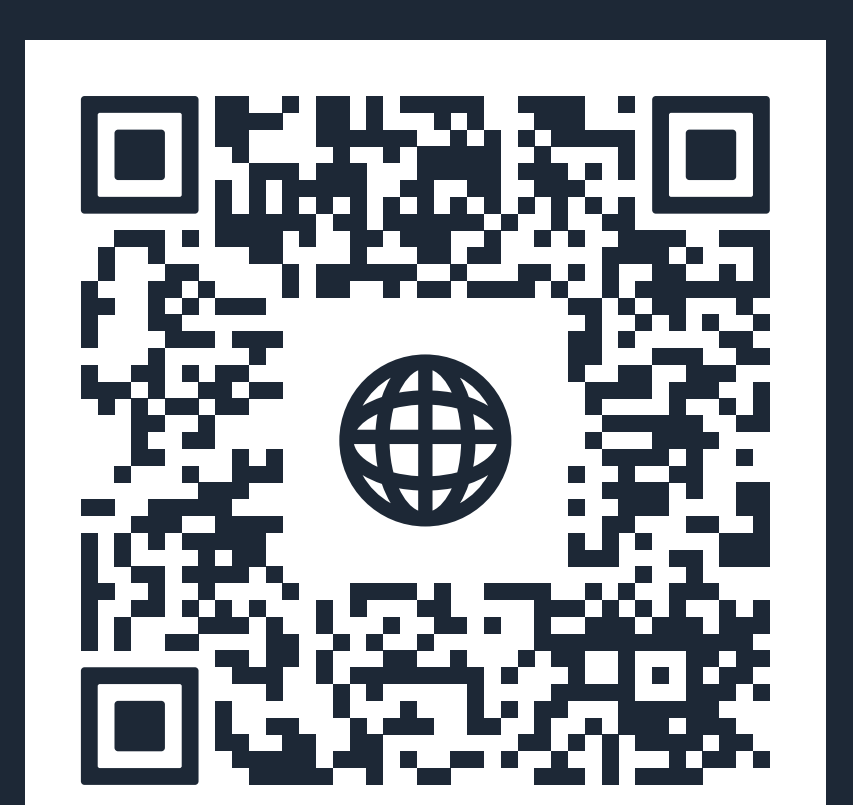
Existing site edge condition formed by industrial buildings, parking and deliveries



View of the arrival forecourt at the end of the South Mews, enhanced by the new landscape

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# DETAILED DESIGNS MILTON ROAD EDGE

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View looking towards the Guided Busway

To the north, the boundary with the Guided Busway will open to create a generous public realm that will provide access to the main entrance of Science building A2 as well as one of the dedicated cycle parking entrances.

## & NUFFIELD ROAD ARRIVAL

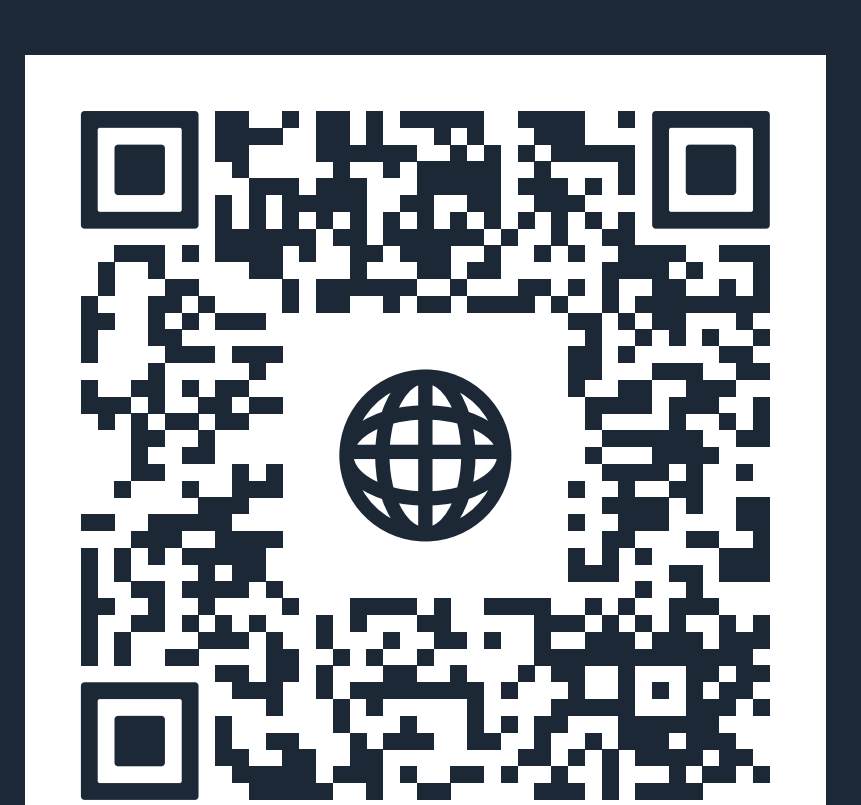


View looking down Nuffield Road

We also recognise the importance of our frontage onto Nuffield Road with a new landscaped forecourt introduced to create a green focal point as you look down Nuffield Road.

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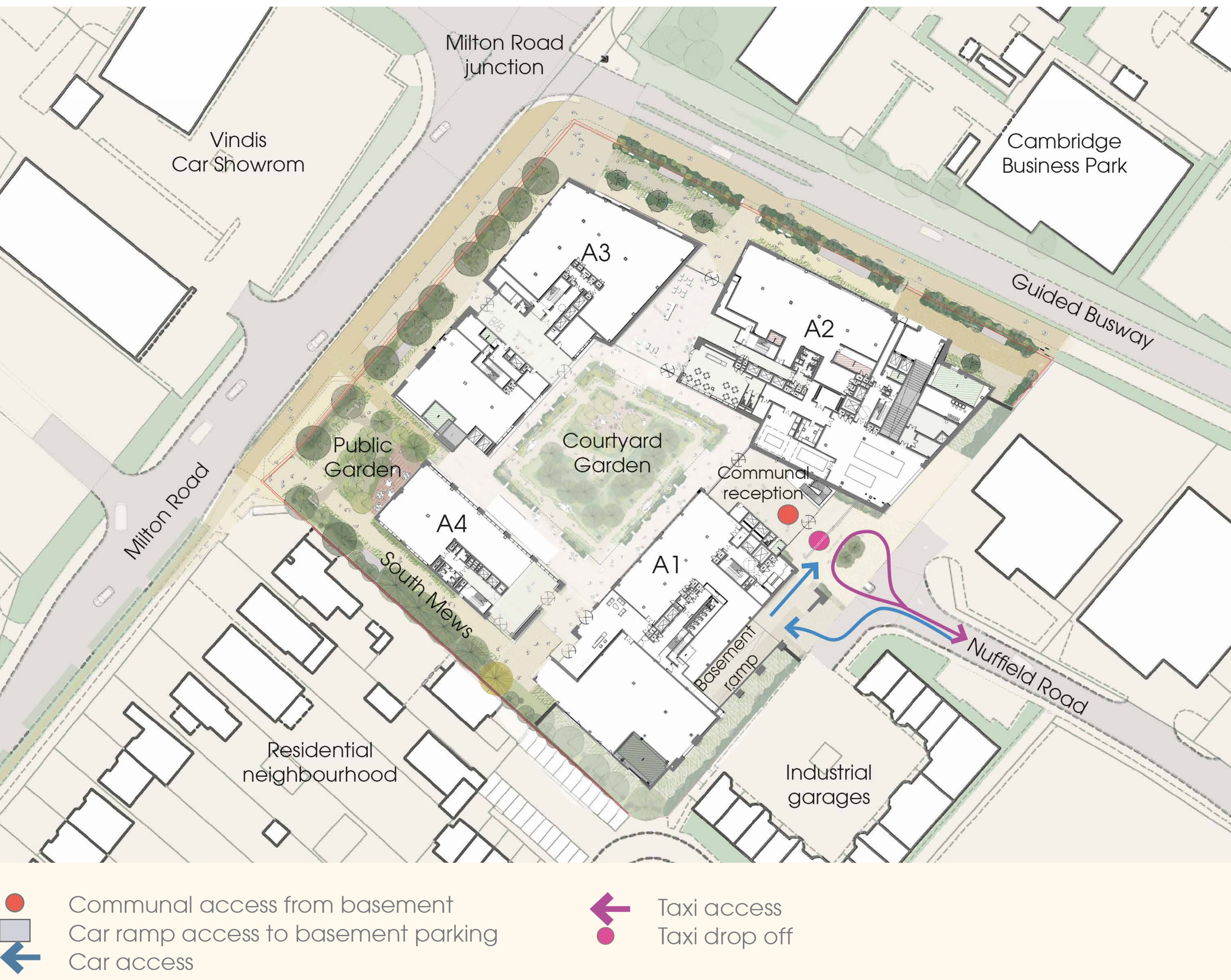


In the future, it is envisaged that private car use will be limited to essential use only, with car parking allocated on a ‘needs-based’ provision, with an increase in people cycling, walking and using public transport.

The transport strategy builds on the site’s excellent bus, cycle and rail connectivity which combined with our Travel Plan to promote non-car use will reduce the overall number of vehicle trips on Nuffield Road.

Travel by non-car modes to our site will be far easier in the future but we do appreciate that some people still need to drive, and the plans below show you how we will manage both private car and delivery vehicle movements.

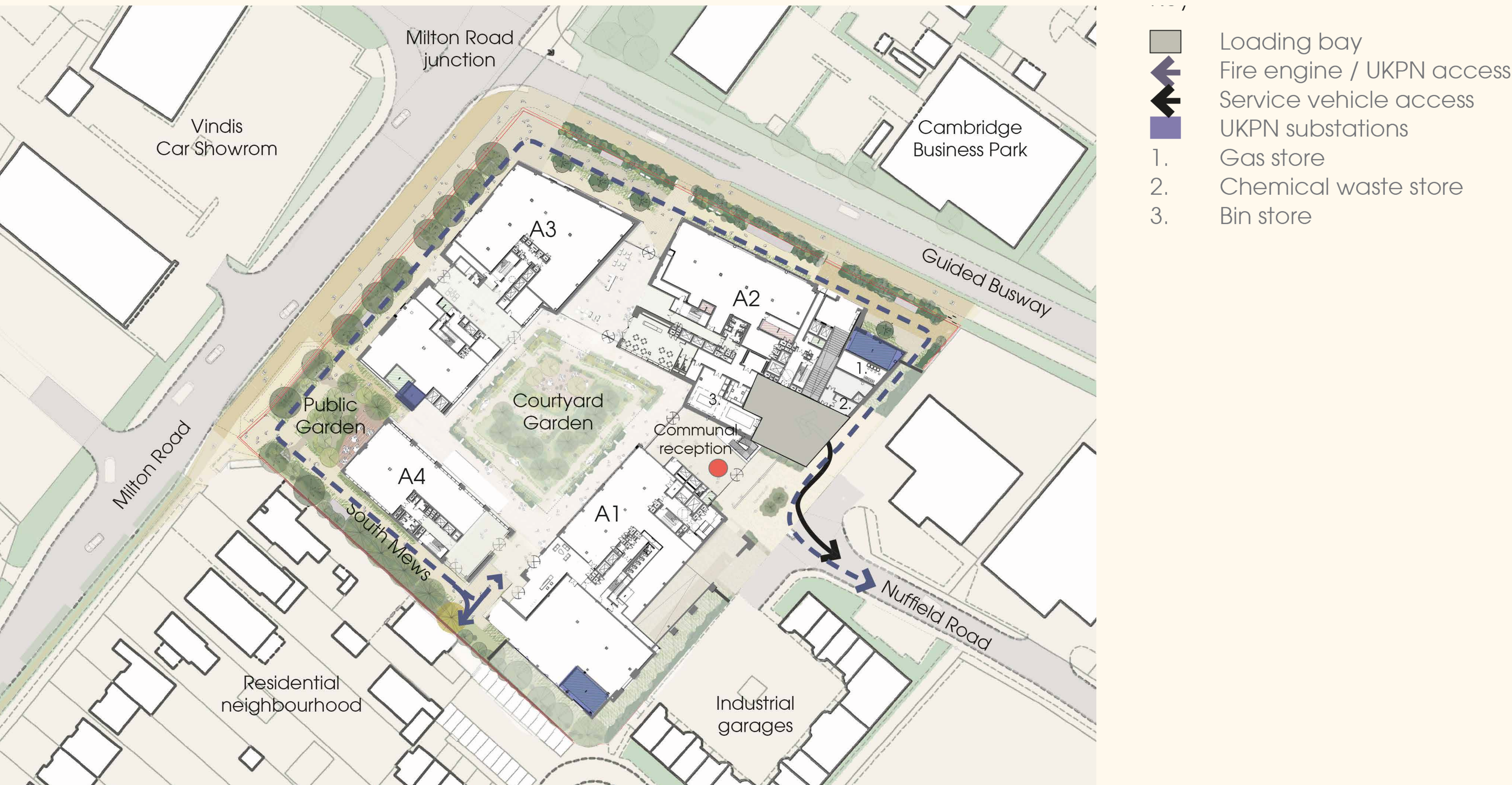
CAR & TAXI ACCESS



Cars and taxis will access the site from Nuffield Road. The taxi drop off will be located outside the communal reception, offering views through to the Courtyard Garden beyond.

Cars will access the basement parking via a ramp located within the ground floor of building A1.

SERVICING & DELIVERY ACCESS



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View of a public garden framed by a café on Milton Road

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



A new public garden on Milton Road



Ground floor neighbourhood shops and amenities



New trees and landscaping along Milton Road and the Guided Busway



Providing a minimum 20% Biodiversity Net Gain



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



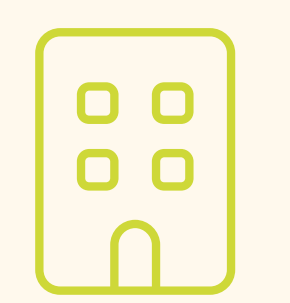
Between 700 and 1000 staff and visitor cycle parking spaces



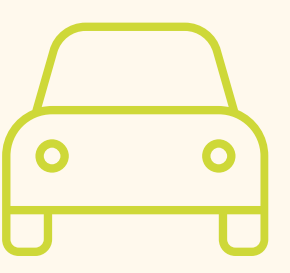
Range of new employment opportunities, internships, apprenticeships, and training



High quality architecture by a RIBA Stirling Prize winning architectural practice



Buildings that complement the surrounding area and add to the streetscape



Fewer vehicle movements on Nuffield Road compared with the existing use

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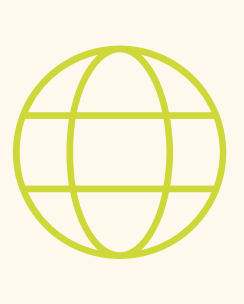
THANK YOU

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View along Milton Road showing a public garden framed by a café in the foreground and further retail / amenity spaces on Milton Road.

We are now running a period of consultation until the 20th July 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.



When the consultation period has ended, we will review all the feedback received from the community – including residents, councillors and other groups.

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 and beyond.

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