BROCKTON
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WELCOME

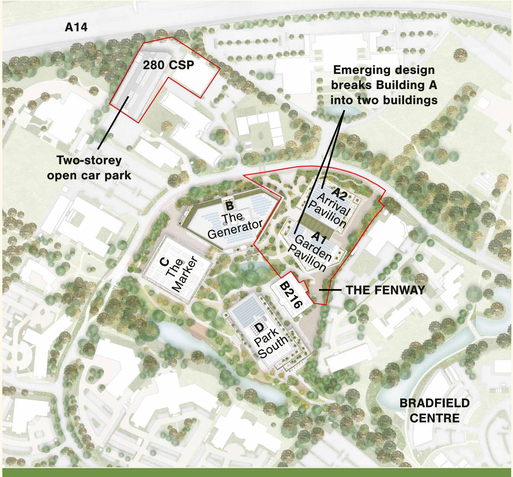
VIEW OF THE CONSENTED SCHEME

BROCKTON EVERLAST WELCOME YOU TO OUR CONSULTATION EVENT TO VIEW UPDATED PLANS FOR THE FENWAY (210 – 240 CAMBRIDGE SCIENCE PARK) AND EMERGING PLANS FOR THE TWO-STOREY OPEN CAR PARK AT 280 CAMBRIDGE SCIENCE PARK.

We have on display a range of banners on different topics.

Members of the project team are available today to speak to you about the project, answer any questions you may have, and listen to your views.

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



THE SITE LOCATION PLAN WITH THE PROPOSED CHANGES

Scan me to leave feedback

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www.brocktoneverlast-cambridge.co.uk

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THE FENWAY: EXISTING CONSENT

PLANNING PERMISSION FOR THE FENWAY WAS APPROVED IN OCTOBER 2025.

This transformative 11-acre development at the heart of Cambridge Science Park will create a welcoming and inclusive place designed for everyone.

The Fenway will provide flexible, future-ready workspace to support the changing needs of the Science Park, along with extensive public space for everyone to use.

This will include places to eat and drink, spaces for flexible working and areas where people can meet and spend time.

VIEW OF THE CONSENTED SCHEME

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THE CONSENTED SCHEME

THE UPDATED SCHEME

THE APPROVED CAMPUS:

OPEN AND INCLUSIVE

7 Acres
Of landscaping and open space

60%
Of the site retained for outdoor space and landscape

39,000 sq. ft.
Equivalent to 25 tennis courts of retail, cafes / restaurants and amenity space

725,000 sq. ft.
Of commercial space for a mix of occupiers - from start-ups to multinationals, across sectors, sizes and stages of growth

274m2
Wellness hub

A SUSTAINABLE EXEMPLAR

28.89%
Biodiversity net gain

25%
Tree cover

100%
Rainwater reuse from roofs and terraces

83%
Of WC flushes use recycled water

25%
Reduction in net water use via recycled water

2,909m2
Of rooftop PV provision

SUSTAINABLE TRAVEL

2,457
Cycle spaces

540m
Two-way dedicated cycle path

114m2
Mobility hub and cycle cafe

280,000 Sq. ft.
Two level basement car park

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THE DESIGN IS EVOLVING BUT THE VISION IS UNCHANGED

SINCE THE FENWAY WAS APPROVED, WE HAVE RECEIVED INTEREST FROM SEVERAL POTENTIAL OCCUPIERS, AND THEIR FEEDBACK HAS HELPED US REFINE OUR PLANS.

We have also acquired 280 Cambridge Science Park, a modern four-storey office building with a two-storey above-ground car park, located a two-minute walk from The Fenway development.

THE KEY CHANGES

Building A (Park North) will be split into two smaller office buildings (Arrival Pavilion and Garden Pavilion), enabling a more flexible commercial offer to a range of potential science and technology occupiers.

The two-storey basement car park at The Fenway has been removed.

The 280 Cambridge Science Park car park will be redeveloped from a two-storey car park into a multi-storey car park.

THE SITE LOCATION PLAN WITH THE PROPOSED CHANGES

WHAT THIS MEANS

- A quieter, safer and more pedestrian-friendly campus through reduced vehicle movements.
- Improved public realm and landscaping opportunities, enabled by the removal of the basement car park.
- Better accessibility, with cycle parking, end-of-trip facilities and accessible parking provided at ground level.
- A more flexible and varied development, with commercial office buildings designed to respond to their surroundings.

AN EVEN GREENER, MORE SUSTAINABLE DEVELOPMENT

Rather than simply retaining our market leading standards, the updated proposals go further:

- 5% more on-site renewable energy generation
- 9% reduction in water consumption
- 23% less absolute operational energy
- 1,037 m² more landscaping and green space
- 14% more trees (increasing from 400 to 454)

SIGNIFICANT CARBON SAVING FROM THE REMOVAL OF THE BASEMENT CAR PARK

9.9 Million kg CO_2e of Carbon Saved

Equivalent to avoiding the embodied carbon emissions of building 275 new homes

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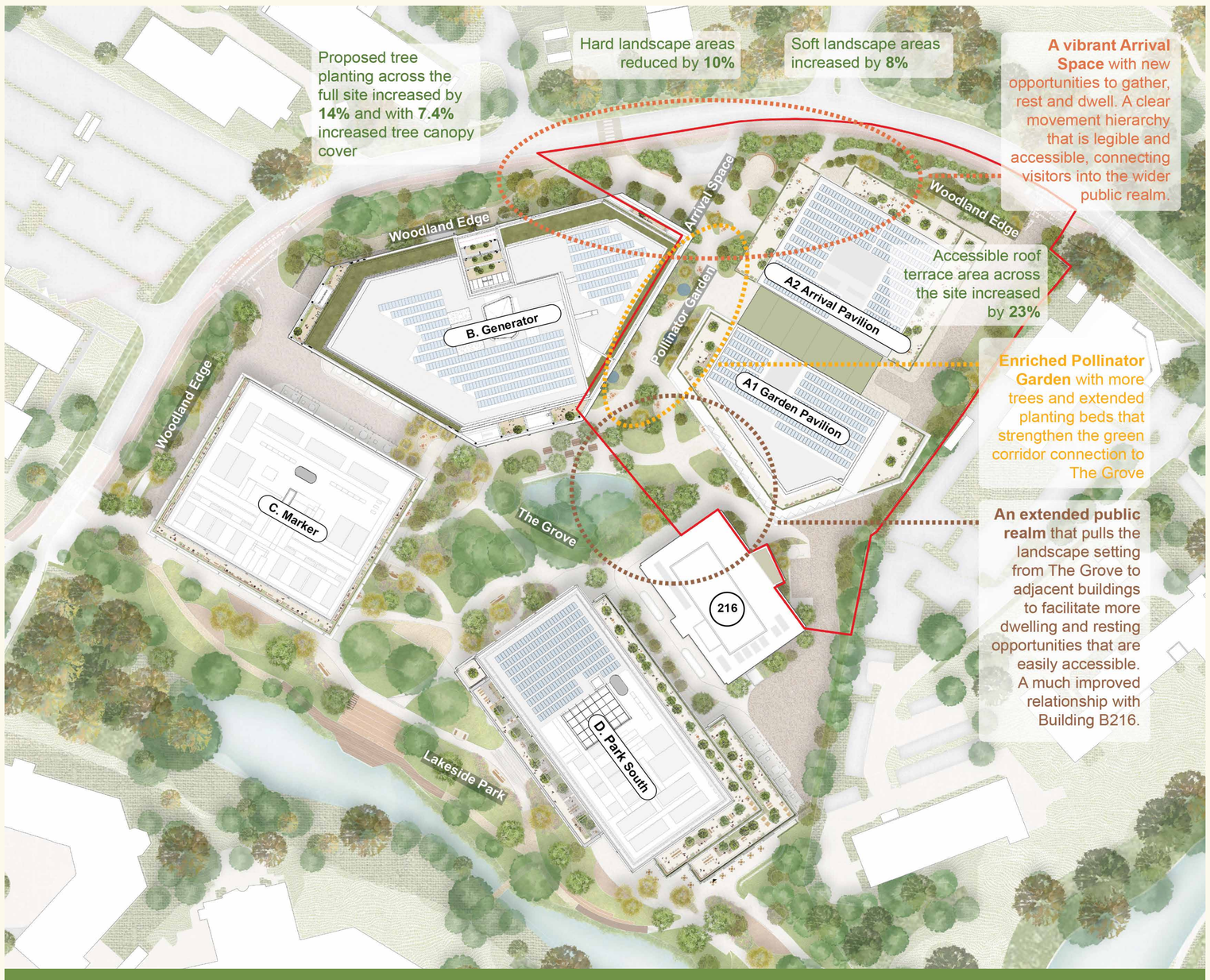
UPDATED PLANS FOR BUILDING A PARK NORTH - WITHIN THE FENWAY CAMPUS

OUR UPDATED PROPOSAL SPLITS ONE LARGE BUILDING INTO TWO OFFICE BUILDINGS TO CREATE A MORE FLEXIBLE AND VARIED COMMERCIAL DEVELOPMENT.

This will:

- Provide a better mix of spaces for different businesses.
- Introduce greater architectural variety and a more diverse roofscape across the scheme.
- Strengthen connections to the surrounding landscape, including an enhanced Arrival Space to the north and improved route through the Pollinator Garden to The Grove.
- Enable each office building to respond to its surrounding public realm, with the Garden Pavilion addressing The Grove and the Arrival Pavilion fronting onto the Arrival Space.
- Relocate the drop-off area and shuttle bus stop to a more prominent location at the northern edge of the site.



SITE PLAN WITH PROPOSED CHANGES

THE CONSENTED VIEW OF BUILDING A (PARK NORTH)

PROPOSED VIEW OF BUILDING A1, THE GARDEN PAVILION

THE CONSENTED VIEW OF BUILDING A (PARK NORTH)

PROPOSED VIEW OF BUILDING A2, THE ARRIVAL PAVILION

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MSCP 280
CAMBRIDGE SCIENCE PARK

VIEW OF PROPOSED MULTI-STOREY CAR PARK

THE PREVIOUSLY PROPOSED TWO-STOREY BASEMENT CAR PARK AT THE FENWAY HAS BEEN REMOVED, WITH PARKING MOVED TO A NEW PURPOSE-BUILT ABOVE-GROUND MULTI-STOREY CAR PARK A TWO-MINUTE WALK AWAY AT 280 CAMBRIDGE SCIENCE PARK.

This will:

- Remove the proposed two-storey basement car park at The Fenway, eliminating the need for excavation works. This would significantly reduce construction risk, improve programme efficiency and lower embodied carbon emissions.
- Provide **no additional car parking** across The Fenway and the proposed multi-storey car park beyond what has already been consented.
- Re-provide all existing car parking and cycle parking spaces currently used by Science Park companies, ensuring that parking capacity is maintained for existing occupiers.
- Make better use of an existing car park identified in Trinity College's vision for the Science Park for a multi-storey car park.
- 50% EV charging day one with the provision for 100% in the future.
- Introduce planting to the façade, irrigated using water captured on site, alongside an exposed core providing opportunities for Science Park branding.
- Use a building frame that can be dismantled and re-used in the future.

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THANK YOU AND NEXT STEPS

VIEW OF THE CONSENTED SCHEME

THANK YOU FOR ATTENDING OUR PUBLIC EXHIBITION. WE WELCOME YOUR FEEDBACK.

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.

Please let us have your feedback by 27 July 2026.

Give Feedback

Once the consultation period has ended, we will review all feedback received from the community, including residents, councillors and other stakeholder groups, and continue to refine our proposals ahead of submitting two separate planning applications later in the year.