



**COMMERCIAL | CB1**

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**Long term involvement in major regeneration scheme around Cambridge railway station.**

**DESCRIPTION**

The area around Cambridge Station has long been identified as a major opportunity for regeneration. We initially were part of the team working with Richard Rogers Partnership (later Rogers Stirk Harbour and Partners) in producing a masterplan for a mixed use development with transport interchange and new public spaces.

We helped secure approval of the outline planning application and masterplan by advising on heritage issues and producing the Built Heritage and Townscape Chapter of the accompanying Environmental Statement.

Since approval of the masterplan in 2010, we have continued to work with Brookgate advising other developers and architects as individual building plots have been developed. Our role has been to advise on heritage and townscape issues, liaise with the City Council, Historic England and other groups, produce initial development briefs, produce Heritage Statements and submit listed building consent and (formerly) conservation area consent applications.

Buildings already constructed include the new Microsoft Headquarters (designed by Chetwoods) and student housing for Anglia Ruskin University (designed by tp bennett and including a refurbished former coal wharf manager's house) whilst the refurbished former Fosters Flour Mill has been converted to apartments by PTEa for Hill Residential. PTEa also designed four

<b>Client</b>	Brookgate
<b>Location</b>	Cambridge
<b>Appointed</b>	2008-ongoing
<b>Services</b>	Advice, Application, Appeal
<b>BP team</b>	Jon Burgess Andy Thompson Jenni Mason
<b>Project value</b>	£850m+
<b>Architect</b>	Chetwoods, PTEa, tp bennett, Proctor Matthews, Formation Architects, Oxford Architects, Pringle Brandon Drew, Grimshaw and Falconer Chester Hall
	Masterplanner – Rogers, Stirk Harbour and Partners
	Landscape Architect – Robert Myers Association



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blocks of new apartments for Hill Residential. A further student accommodation block designed by Falconer Chester Hall (for Downing) and a new office building by tp bennetthave also been completed.

We also secured consent for a new hotel and 3,000-plus space cycle park, new office, retail building and a new larger landscaped station square. This work is now complete.

In late 2013 we gave expert witness evidence at the Public Inquiry to determine an application for a major office building by Grimshaws. The Planning Inspector upheld all the appeals and granted consent for the demolition of the Victorian terrace on the site and its replacement with the new office building. Which is now on site. Our involvement continues with proposals for the remaining land moving towards applications for which we are again providing heritage advice.

### OUTCOME

The development features as a 'best-practice' case study in English Heritage's 'Constructive Conservation' document. Outline planning permission was granted in 2010 and other consents for individual plots have been subsequently approved. The wider regeneration scheme was shortlisted for the RTPI Regional Planning Award 2016, and in 2014, the PTEa designed blocks won the CFCI Best New Large Building Award.

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