

A VISION FOR:

LAND TO THE NORTH OF
STATION ROAD
CAMBRIDGE

24 February 2020





Contents

1	Introduction	1
2	Context	7
3	The site and its opportunities	17
4	Three scenarios	45
5	Conclusion	53

PART 1

INTRODUCTION





SITE

Purpose of the document

This document has been prepared on behalf of Jesus College in relation to their land holding to the north of Station Road, Cambridge and accompanies a response to consultation on the emerging Greater Cambridge Local Plan (Regulation 18: Issues and Options 2020). It follows a representation submitted in the 'Call for Sites' consultation in Spring 2019.

The purpose of this document is to provide greater detail on the significant opportunity that the site presents, informed by additional site assessment work and in light of the four 'big themes' identified in the Issues and Options consultation document.

The College are at an early stage in considering potential development concepts for the site but consider that a range of different uses could be accommodated and look forward to working with the Council, stakeholders and the local community to refine the proposals further.

Outlined in this document are three possible redevelopment scenarios for the site. These preliminary scenarios are not intended as an exhaustive investigation, but merely a sample of the most representative within range of possibilities for future redevelopment.

This document should be read in conjunction with the following:

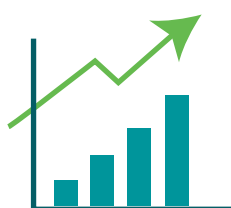
- Supporting planning statement prepared by Bidwells LLP;
- Employment Needs Appraisal prepared by Bidwells LLP;
- Preliminary ecological appraisal prepared by Ecology Solutions;
- Arboricultural survey prepared by Hayden's Arboricultural Consultants, and;
- Transport infrastructure appraisal prepared by Vectos.



Vision

The vision for the north side of Station Road is to breathe new life into the site, so that it can form part of the transformation of this part of the city and to provide additional capacity to support the clustering in the local area, which has proven so important to Cambridge's economy.

Jesus College, the landowner, have developed four core objectives to guide the future development of the site. These are:



1. Supporting a sustainable Cambridge by making appropriate and efficient use of a site in a highly accessible location;



2. Spearheading solutions to move to a net zero-carbon society in the context of the climate emergency in this highly sustainable and accessible location;



3. Delivering a lasting legacy of high-quality architecture with a distinctive character to create a unique sense of place as part of the College's long-term endowment portfolio;



4. Enhancing the green space and public realm at this important gateway into the city centre.

PART 2

CONTEXT





HISTORIC CORE

PARKER'S PIECE

HILLS ROAD

MILL ROAD

THE SITE

STATION AREA

BOTANIC GARDEN



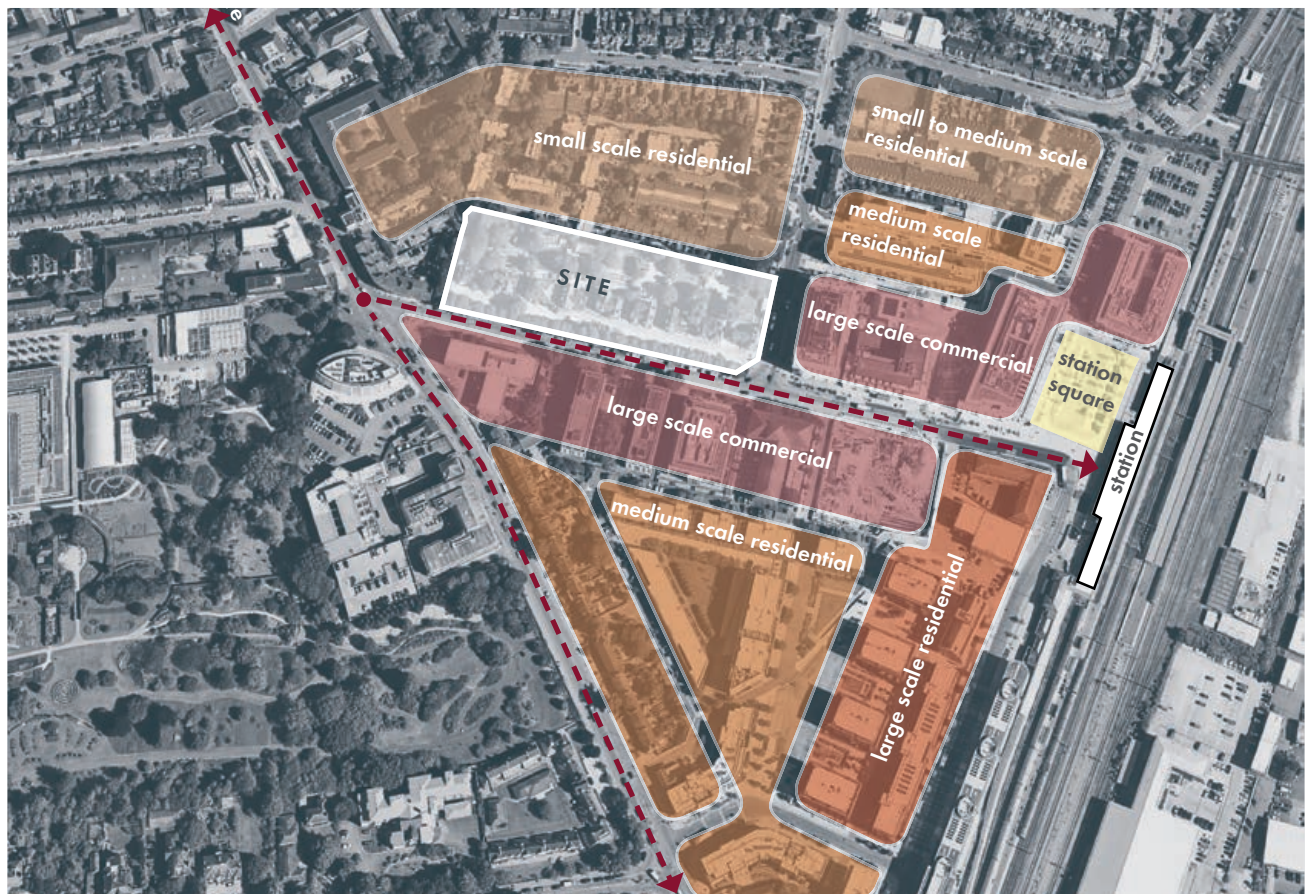
Site location

The site is located on the north side of Station Road, Cambridge. Station Road provides access from Hills Road (A1307) in the west to Cambridge Railway Station at the eastern end.

The site stretches from the Hills Road/Station Road junction eastward to Tenison Road and is opposite Kett House, 10 Station Road (Jupiter House), 20 Station Road (CB1 Business Centre) and Demeter House.

The site is owned by Jesus College and comprises eleven properties: 1 - 4 Arudel Villas (semi-detached), St Andrews (detached) and 1 - 6 Salisbury Villas (detached). In this document, they are all collectively referred to as the 'Salisbury Villas', for simplicity.

The area at the corner with Hills Road (55-59 Hill Road, 1-7 Station Road, Claremont Gardens and 51 Hills Road) is also owned by Jesus College but is excluded from this Study.



This site is part of the Station Road area, yet is isolated from it



Access/service road to Villas from 17 Station Road, looking East



Boundary of 1 Salisbury Villas from Tenison Road



View of Station Road from junction with Hill Road



Boundary wall to Villas along Station Road



New developments toward rail station



Rear of 5-6 Salisbury Villas



Access/service road to Villas from 6 Salisbury Villas, looking East



Front of 6 Salisbury Villas; typical architectural qualities

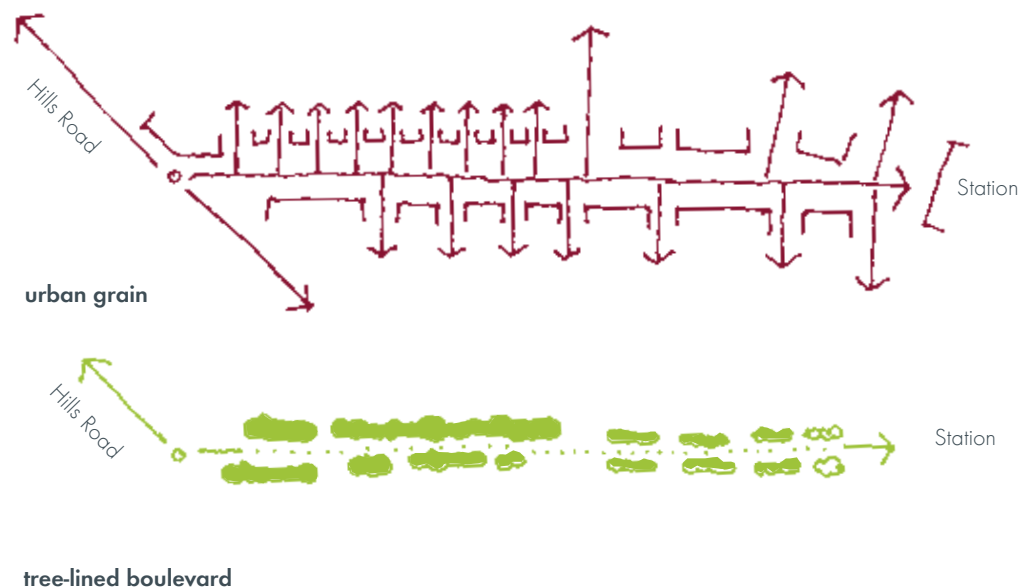
Urban context

On Station Road, the building line gives way to a row of mature lime trees framing the view of the station in the form of a one-sided avenue. The villas are set back approximately 16m from the pavement and - what would have originally been separate front gardens - have been joined together to form a second access road with parking behind the trees. Gaps in-between the villas create a porous urban grain.

This character, more or less unchanged for more than a hundred years, sets the site apart from the surrounding areas, in particular the south of side of Station Road, which has already been redeveloped once before and is now undergoing a second wave

of redevelopment. This is important not only in terms of the city's legibility, but also because the site's relative stasis has allowed different scales of buildings to co-exist over time without significantly compromising the character of the street.

The site can be considered as 'transitional', providing a gradual change of scale and intensity from busy Station Road to the secluded, low-rise residential areas to the north.





CBI masterplan area plots