



North West Cambridge Development - Community Group Meeting  
Minutes of the meeting held on 19 November 2013  
At Wolfson Court, Girton College

**Those present**

John Chaplin Storey's Way Residents Association, Chair (JC)  
Hugh Taylor, NAFRA (HT)  
Bob Dawson, NAFRA (BD)  
Clare Macrae, Cambridge Transport Forum (CM)  
Helen Hutchinson, Windsor Road RA (HH)  
Morcom Lunt, Federation of Cambridge Residents' Associations and North Newnham RA (ML)  
Sarah Christensen, Lansdowne Road (SC)  
Cllr John Hipkin (JH)  
Cllr Thomas Bygott (TB)  
Cllr Douglas DeLacey (DDL)  
Cllr John Reynolds (JR)  
Dave Allen Cambridgeshire Fire Service (DA)  
Peter Jones Cambridgeshire Fire Service (PJ)

**Consultants**

Julia Barfield, Marks Barfield (JB)  
Alison Peacock, Consultant Head (AP)  
Beth Revell, Turner and Townsend Project Management (BR)  
Shaun Sheppard, Skanska UK (SS)

**Local authority**

Robert Lewis, Education Officer, Cambridgeshire County Council (RL)

**University**

Heather Topel (HTo)  
Biky Wan (BW)

**Apologies**

Rev Dr Janet Bunker, The Parish of Ascension  
Aaron Walker, NAFRA  
Kate Whyte, ORRA  
Cllr Simon Kightley  
Ann Mullinger, WIRE

**1. Introductions were made and apologies as noted**

**2. The minutes of the meeting were agreed and no matters arising.**

**3. HTo gave an update on the Project.**

Planning applications: The applications of the Section 73 and the embankment will be determined tomorrow by the Joint Development Control Committee meeting (JDCC) [Post-meeting note: both were unanimously approved at the JDCC meeting on 20 November 2013]. It is anticipated that the applications for the Primary Street and Lot 5 will be determined at the December JDCC meeting. Planning applications for the Western Edge and Lot 1 will be submitted in November, with Lots 3 and 7 will be submitted in December, and Lot 8 will be submitted in January.

Current works on-site include bulk earthworks, archaeology and at Gravel Hill Farm including the Temporary Community Centre. The construction programme includes the Madingley Road junction starting in January 2014, the Huntingdon Road East starting in June 2014. The first market homes will be delivered in Autumn 2015.

**4. SS gave an update on the Skanska contract.**

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**Q: How much of the material is being taken off-site and will you be reusing much of the material? (DDL)**

A: (SS) All of the material will stay on site for reuse for the future landscaping. Nothing will go off-site to landfill.

**Q: Have you encountered any concerns related to the construction delivery time windows? (HT)**

A: (SS) There has been no breach of the regulations and the delivery times (9am-4pm) have been communicated to the supply chain. There is currently minimal traffic management on Madingley Road and once the Construction Access Road is complete, there should be no difficulties.

**Q: Will there be cycle / pedestrian access from the Park and Ride to Gravel Hill Farm? (JH)**

A: (HTo) The University wants to promote connectivity to and from the site, there are two potential connections that are being negotiated with the County Council – one at the west and the other at the North East side of the Park and Ride.

**5 and 6. JB and AP gave an introduction of the Primary School designs and questions were taken throughout the presentation**

**Q: The presentation indicated space for a nursery - could you clarify what the nursery provision is in relation to the nursery that is part of the design for the Community Centre? (HH)**

A: (RL/HTo) The nursery provision built within the Primary School space covers the statutory obligation to provide early years provision and is separate from the nursery designs that have been shared that are part of Lot 7, adjacent to the Community Centre.

**Q: If the new primary school as a University Training School (UTS) is going to provide teaching, training and research, and the school will take some time to build up, how can the school provide a stable teaching environment to ensure that the standard of teaching is not jeopardised from the outset? Should you focus on establishing the teaching first and the research later? (JH/BD)**

A: (AP with HTo and RL) The architectural brief aims to provide purpose built facilities for the 3 form entry UTS from the outset so there will be limited construction disruption in the future when the school becomes operational – the architecture will create space that enables teaching and learning to happen on a day-to-day basis. The school will be phased to ensure that the intake matches the phasing of the development. The leadership and management of the school will need to be strong to embed and enable teachers to perform at the highest level. A clinical professor will be part of the team alongside teachers and there will be no trainee teachers in the first year. The quality of teaching is the first priority. There will be opportunities for local schools to work in partnership. Currently there are 13 schools in Cambridgeshire that work to support and encourage teacher training. The University was approached by the Department for Education to develop the UTS concept and it will be a research facility nationally as well as locally, but with teaching children to the highest possible standard as its first priority.

**Q: As there are no doors to the design of the learning spaces, how will you manage noise from corridors to minimise disruption? (TB)**

A: (JB) [Supplementary information: The classrooms open onto a shared internal 'learning street'. This will ease informal observation by the research and teacher training elements, encourage cross fertilisation of ideas between teachers and provide an additional varied learning areas.] The doorways of the learning spaces will be offset and we have been working with acousticians who have demonstrated that noise overspill from classrooms will not unduly affect the shared learning spaces. The circulation within the corridors forms part of the curriculum space where classes will breakout into for small group learning rather than a corridor, alternative circulation is available through covered external walkways around the courtyard to will be limited to times in between classes.

**Q: How big are the classrooms? (ML)**

A: (JB)The classrooms are ca. 60 sqm to accommodate 30 children.

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**Q: How big is the courtyard? (ML)**

A: (JB) The internal courtyard is 50m across the diameter which is comparable to those of Cambridge colleges children providing social and curriculum space for drama and performances and opens up to the dining room, the space will also allow parents to collect and drop off children. .

**Q: Can you show us the parking, drop off and pick-up points? (CM)**

A: (JB) There is cycle parking for 403 bikes to be accommodated and these will be integrated into the design of the building in smaller blocks around the site. Car parking is located at the north of the school site for staff and visitors. There is a main entrance (from the Community Centre), secondary (from Huntingdon Road East) and tertiary entrance (from the 19 Acre Field)

**Q: How does the circulation work around the building? (TB)**

A: (JB) The primary circulation around the school will be via an outdoor cloister that will be covered and it will minimise disturbance within the building.

**Q: How big will the hall be? (DDL)**

A: (JB) The hall design is 180sqm and has a capacity for 200 children. however the hall has been designed to extend into the dining space for large performances and events.

**Q: What is the catchment for the school? How will you deter car journeys, especially in the early stages (JH)**

A: (HTo) The site covers the Cambridge City and South Cambridgeshire District Council boundaries and the catchment has not yet been set. The school will develop a travel plan aligned with the phasing of the Project and it will not promote car journeys. (RL) It is the County's policy not to provide a drop-off space for schools.

**Q: Sustainability has not been presented in your plans – how is this being incorporated into the architecture? (DDL)**

A: (JB) The building is being designed to BREEAM Excellent and we are investigating the integration of solar panels into the roofs so that people know that sustainability is built into the structure.

**Q: The design drivers that have been presented have been about form, not function – the important matters that should be considered are inclusivity, safety, teaching and learning and these should be the first things to be considered. (BD)**

A: (AP) Yes that is agreed and all of those items are at the fore of the design and its process; we will highlight those more strongly in the core principles.

**7. Next meeting**

The next meeting would take place in February 2014. Dates to be circulated.

**8. Any other business**

**Cycling**

(HT) The County Council has been awarded funding as part of a Cycle City Ambition fund for enhancements to be made along Huntingdon Road from the Girton Corner to Oxford Road. The group expressed concern that the cycle route on Huntingdon Road needs attention. TB believes the NIAB junction is dangerous and that lessons need to be learnt. Concern was expressed about the timings of the development and the highways works.

HTo said that the University supports cycling and the development has taken on board the need to promote connectivity for all road users. Upon the occupancy of the 400<sup>th</sup> dwelling at North West Cambridge, the University will make a S106 contribution to the County Council for cycle related enhancements, who will undertake the works.



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The University understands that a coordinated approach needs to be in place with the highways proposals and the development plans alongside the timings of the improvements.

JR encouraged all to engage and to make responses to the pre-consultation on cycling and hoped that the University would participate too in that exercise.

**Programme and Detail**

SC requested a brief slide with information about sequencing and timescales to be placed on the website. It was agreed that a select number of consultation board material in relation to the Reserved Matters Applications could be placed on the website, including the masterplan.