

# Welcome

Welcome to our public exhibition on proposals to redevelop **137-143 Histon Road**.

Thank you for coming along to our event today. Representatives from the project team are here to discuss the proposals with you and answer any questions you may have.

Once you have had an opportunity to learn about our proposals, we would like to hear your feedback. To have your say you can fill out our survey, available here at the event or online on our website at [www.137-143histonroad.co.uk](http://www.137-143histonroad.co.uk)



Cambridge  
Investment  
Partnership



# About Cambridge Investment Partnership



**Cambridge Investment Partnership (CIP)** is an equal partnership between Cambridge City Council and Hill Investment Partnerships. CIP is supporting the Council to deliver new council rented homes across the city by developing council-owned land and other sites.

The Partnership model allows the joint investment of land, funding and professional expertise in housing and mixed-use development. CIP is focussed on tackling Cambridge's affordable housing shortage, optimising value for the Council whilst promoting excellence in design and placemaking.

To date, CIP has secured planning approval for 844 net new council rented homes across 14 sites in Cambridge. Such sites were previously used as council offices, council housing and underused garages no longer fit for purpose.

Pictured to the right are some of our recent developments, highlighting the high-quality new homes we are providing across Cambridge.



*Timberworks - Cromwell Road - 295 homes including 40% affordable*



*Ironworks, Mill Road – 236 new homes including 50% affordable*

## Our Vision

- To create sustainable and successful new places to live in Cambridge
- Improve the use of council assets and those of other public sector bodies in Cambridge to meet the identified housing need across the city
- Deliver 1,000 new council homes in Cambridge through partnership
- Achieve high environmental standards for new homes with all future developments to be gas-free



# The Site

The site is located to the west of Histon Road and was previously home to a Murketts Car dealership and ATS Tyres & Car Services.

The proposed site is framed by residential properties along its western boundary, Histon Road Recreation Ground to the south, and there are three apartment buildings along with student accommodation to the north.

The site is adjacent to Castle and Victoria Road conservation area that includes the recreation ground.

Situated approximately 1 mile from the city centre, the site offers a wide range of amenities within a short distance, whilst benefitting from excellent public transport and cycle links.



*Site location*

## Planning Context

The site forms part of an allocation in the Local Plan 2018 (site ref. R2) for residential development for an indicative 78 dwellings.

Under current plans we are proposing the development of c. 72 homes at this site, which allows for a mix of homes, including houses and apartments and enhanced landscaping throughout the development which is considered a positive aspect of the proposals.



*View looking through the site*



*View looking to the rear of the site*



# Constraints and Opportunities



The site offers many opportunities that help contribute to a successful and desirable place to live. There are, however, constraints on the site which will have an impact on how it can be developed.

Key constraints and opportunities relating to the site are listed below.

## Constraints

- Boundaries where they are in close proximity to neighbouring buildings
- Mature trees along various boundaries and how we incorporate these into the design
- Need to ensure that overshadowing is limited as much as practical
- The southern border adjacent to the park is in poor condition and needs to be reviewed
- The site entrance should be reviewed to accommodate safe and practical access
- The existing railings that separate the playground from the rest of the park

## Opportunities

- Enhancement of the Histon Road street scene
- Bring the redundant commercial space back into use and provide much needed new homes for Cambridge
- Simplify the existing access arrangement
- Opportunity to enhance the footway along Histon Road to provide a more pleasant walking experience
- Removal of existing buildings will create an opportunity to improve the boundary between residential areas
- Opportunity to deliver much needed affordable housing designed to meet the specific needs of local people
- Utilise the view towards the recreation ground and integrate it into the design
- Opportunity to develop a gas-free development
- Opportunity to deliver EV connections

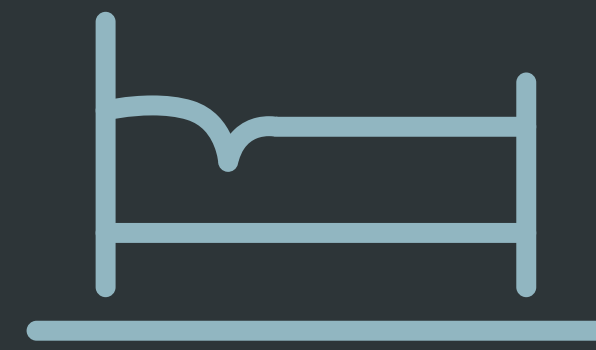




# The Proposals



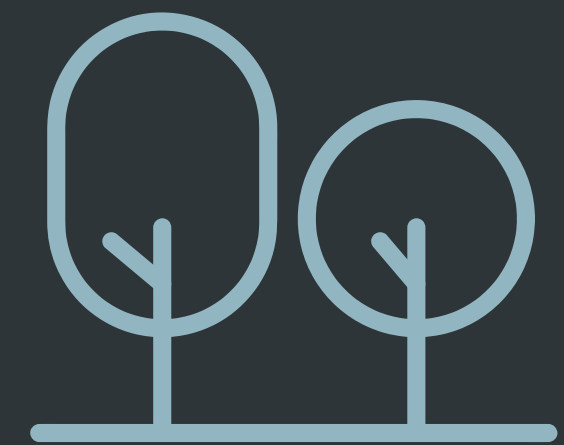
Redeveloping vacant brownfield site to provide c.72 new homes for Cambridge



A mix of houses and apartments ranging from 1-bed to 4-bed, with 40% designated as affordable



Much needed council homes for local people



Enhanced landscaping with new green frontages and open space



A sustainable gas free development



High quality design inspired by the site's context and local character



Improved footway along Histon Road



# Masterplan





# Design

Following the linear development pattern of the existing neighbourhood, the new development aims to integrate with the local neighbourhood.

The development will also seek to improve the Histon Road streetscape with new high-quality architecture to fit into the existing urban layout. The three to four-storey apartment block will be placed at the entrance to the development, and two to three-storey houses positioned to the rear of the site to respond to the surrounding context. Buffer zones will be incorporated throughout the development to ensure that the design is sensitive to surrounding properties.

The design of the proposed development has been inspired by the site's industrial heritage, which was once the home to Henison Granaries. The design will pay tribute to the site's history by incorporating elements of the industrial aesthetic, such as large windows, brickwork, and metal cladding. The roofs will be inspired by existing roof structures, including saw-tooth, gable, and flat roofs.





# Landscape

The landscape proposals aspire to create a welcoming and legible urban environment across the site.

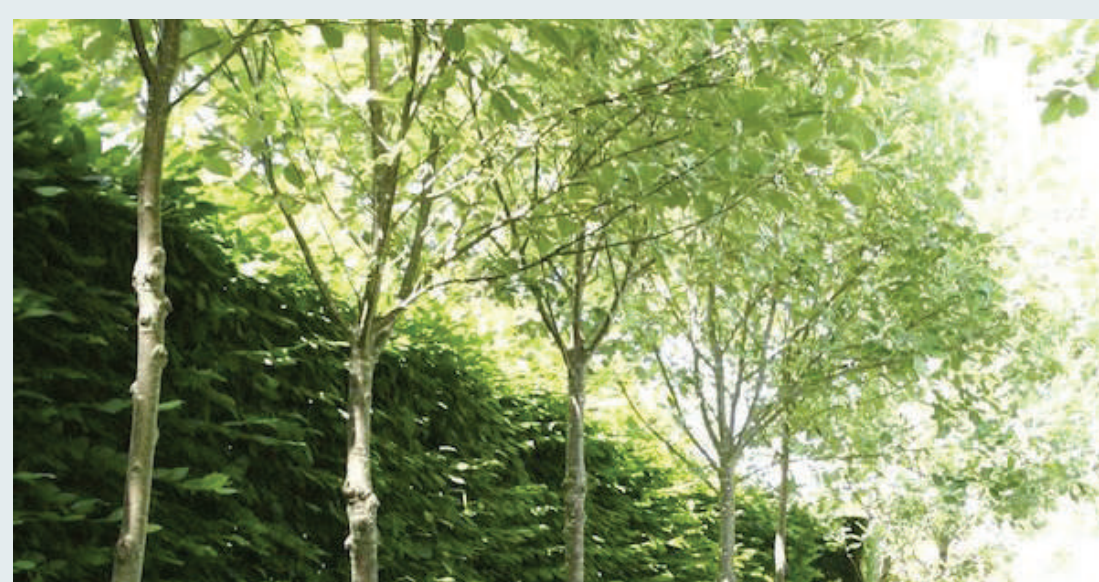
Through the introduction of a welcoming and inviting entrance with lush green frontages with new tree and hedge planting, the development aims create a positive first impression while promoting sustainable modes of transport such as walking and cycling.

As people enter the site they will be greeted by a soft landscape with green frontages on either side of the access road, creating an inviting avenue lined with hedges and trees that leads into the development.

This area will open out at the north-western end of the development, forming an urban square with ornamental and street trees and a mixture of shrub planting and evergreen hedgerows.

The boundary's landscape treatment is designed to provide visual privacy between the existing and new homes, preserving existing trees and introducing new native species. A buffer of hedges and extensive shrub planting will enhance this separation.

Our strategy is to retain as many trees as possible within the site and we have carefully considered all trees within the development and are proposing to remove and replace certain trees within the proposed scheme based on a careful evaluation of site requirements.



Example tree & hedge planting to Histon Road Frontage



Example tree planting to Green Fronted Arrival Space



Example shrub planting to Urban Courtyard



Example shrub planting Boundary Treatments



# Connectivity

The site is situated approximately 1 mile from the city centre, offering the advantage of easy access to a wide range of amenities within a short distance. The site is in close proximity to a pleasant green space for leisure activities.

Our site will present an opportunity to enhance connectivity throughout the area by encouraging walking, cycling and bus accessibility.

As well as providing new routes for walking and cycling, our proposals will introduce an enhanced Histon Road frontage to improve the pedestrian and cyclist experience. This will be achieved through widening the existing footway from 1.4m to 2m.

Cycling will further be encouraged by providing easily accessible secure cycle storage at the front of every house. One space will be provided per bedroom for homes with up to three bedrooms and three spaces will be provided for four bedroom homes.

We are also currently considering options for a potential pedestrian link through to Histon Road Recreation Ground.



Site connectivity plan



# Sustainability

CIP is committed to delivering environmentally sustainable developments in accordance with the City's climate change objectives.

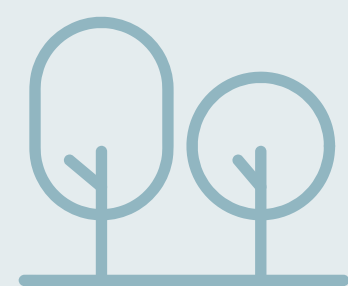
Sustainability and energy efficiency are key considerations in the design. To minimise environmental impact and promote a healthy living environment we will:



Deliver gas free and highly energy efficient homes with efficient insulation and natural ventilation



All homes will have access to electric vehicle charging points



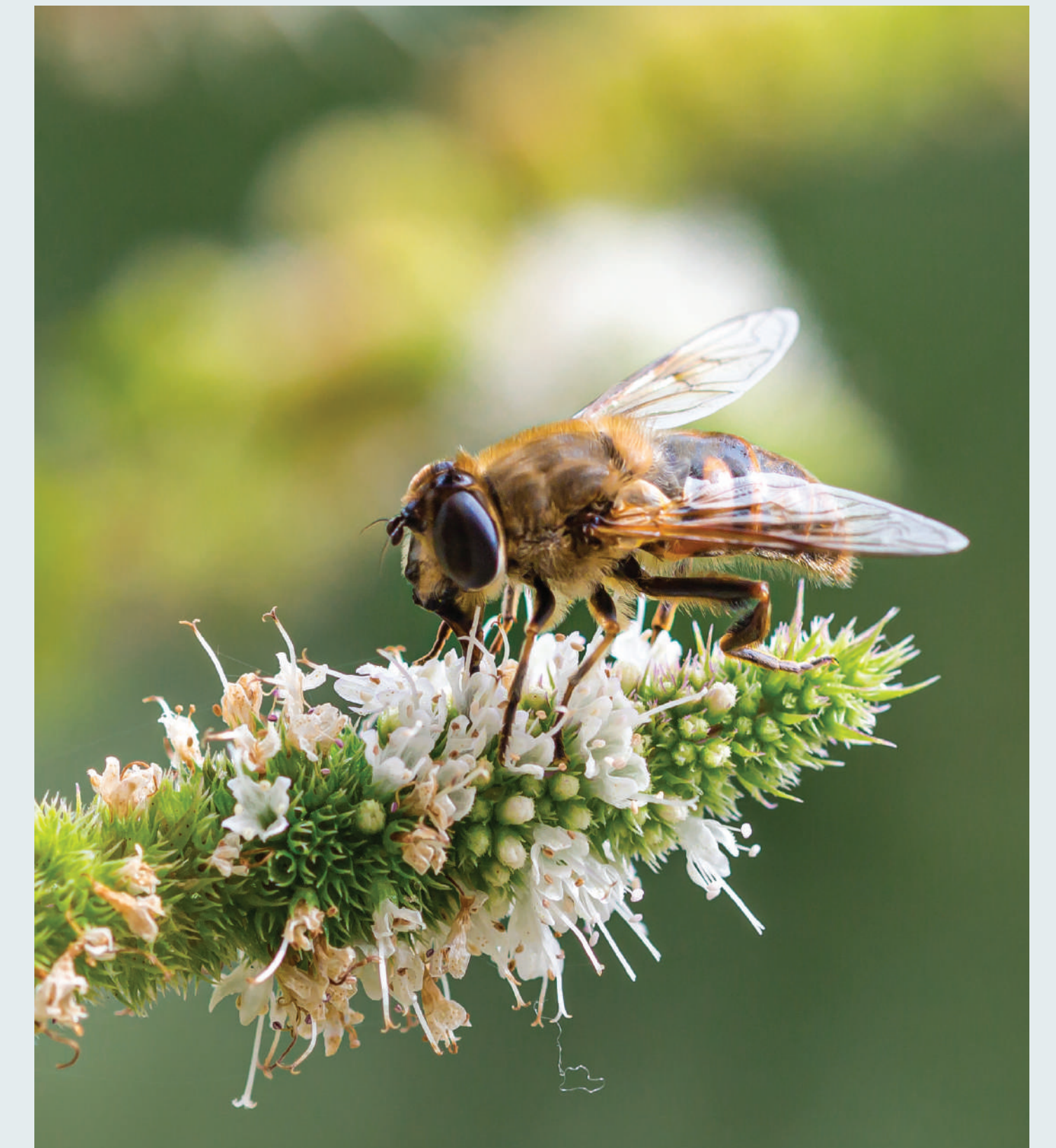
Provide new green spaces and planting to increase biodiversity



Prioritise cyclists and pedestrians and provide generous provision of cycle parking in the development



Reduce water usage across the development as much as possible targeting 99 litres per person per day





# Next Steps

Thank you for coming to our exhibition. We have outlined proposals to deliver c.72 high quality new homes at 137-143 Histon Road.

Members of the project team are available should you have any questions.

We will be holding a webinar on Tuesday 28th November which you can sign up to on our website.

You can provide your feedback by filling out one of our surveys available today or use our free post envelopes to take away and return to us later.

Alternatively, you can find the online version of our survey on our website: [www.137-143histonroad.co.uk](http://www.137-143histonroad.co.uk)

It is important to us that residents and the local community are able to engage with our proposals.

Please provide your feedback before the consultation closes on **Friday 15th December**.

If you wish to get in touch at any stage about the proposals, please email us at [oharman@conciliocomms.com](mailto:oharman@conciliocomms.com) or phone us on **0800 193 9945**.



Cambridge  
Investment  
Partnership

SPRING 2024



Planning submission

SUMMER 2024



Planning determination

AUTUMN 2024



Start on site

WINTER 2026



Site completion