



## Welcome to the second public consultation for 104-112 Hills Road.

In June 2019 we welcomed the local community to our first public consultation, where we presented the history of the site and ideas for its future. Since then, we have worked on proposals for the site to include the feedback given. We are presenting those initial plans today.

104-112 Hills Road is owned by Pace Investments, a private property company with a 25-year history of investment in Cambridge. Working with the local community, Pace is committed to developing and bringing forward ambitious innovative schemes in Cambridge and the South East of England.

The site has an existing planning permission, granted in 2008, for a mixed-use scheme. This planning consent is now over 11 years old and has been implemented with the delivery of the award-winning Botanic House. However, Pace believes the remainder of the scheme needs rethinking and bringing up to date. Your early feedback has already shaped these alternative plans.

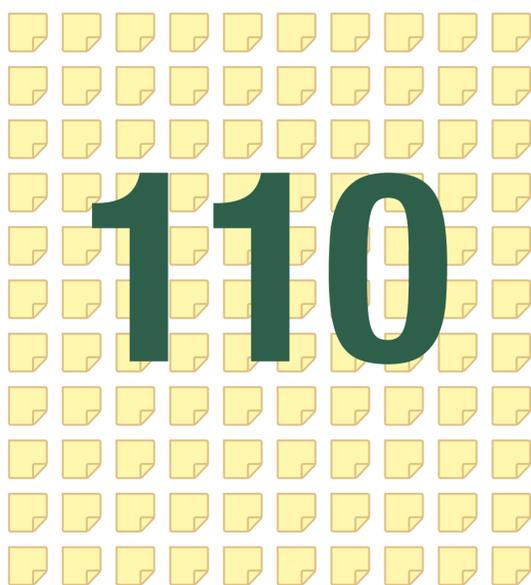
Pace and its project team members are on hand to answer any of your questions and to talk you through the boards. The team is committed to working with the community as the design continues to evolve, and today provides an opportunity to share your views.



# JUNE 2019: YOUR FEEDBACK

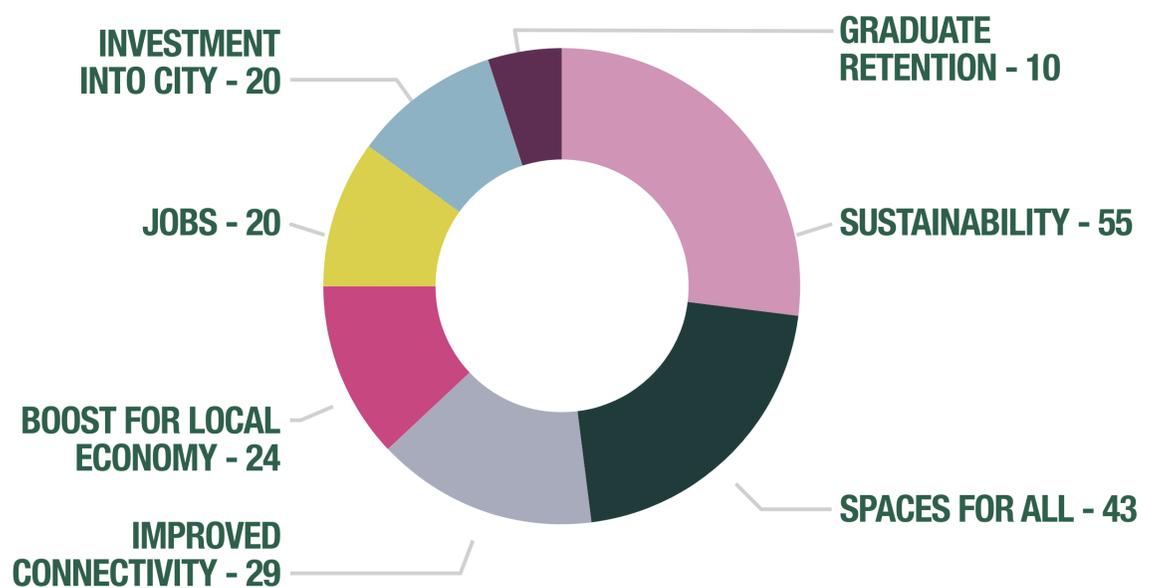
In June 2019, Pace Investments spoke to the community about a new vision for the site to act as a gateway to Cambridge, with an energised and visionary workspace at its heart.

Before design work began, the project team asked the community what would make this the exemplar scheme Cambridge deserves. There were over 180 visitors to the consultation, with the majority of attendees leaving feedback. The project team has analysed all of this information and provided a summary below.

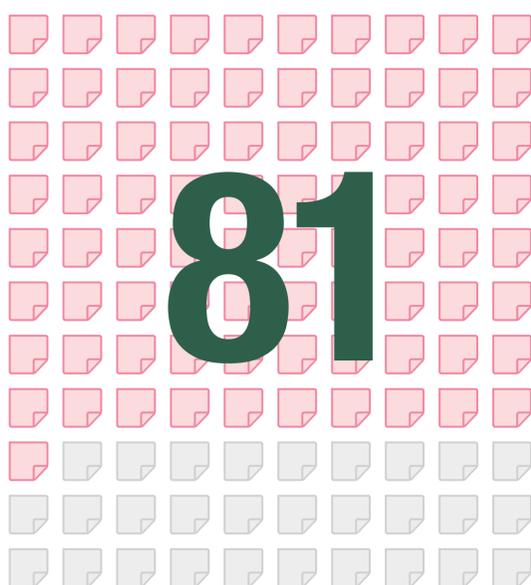
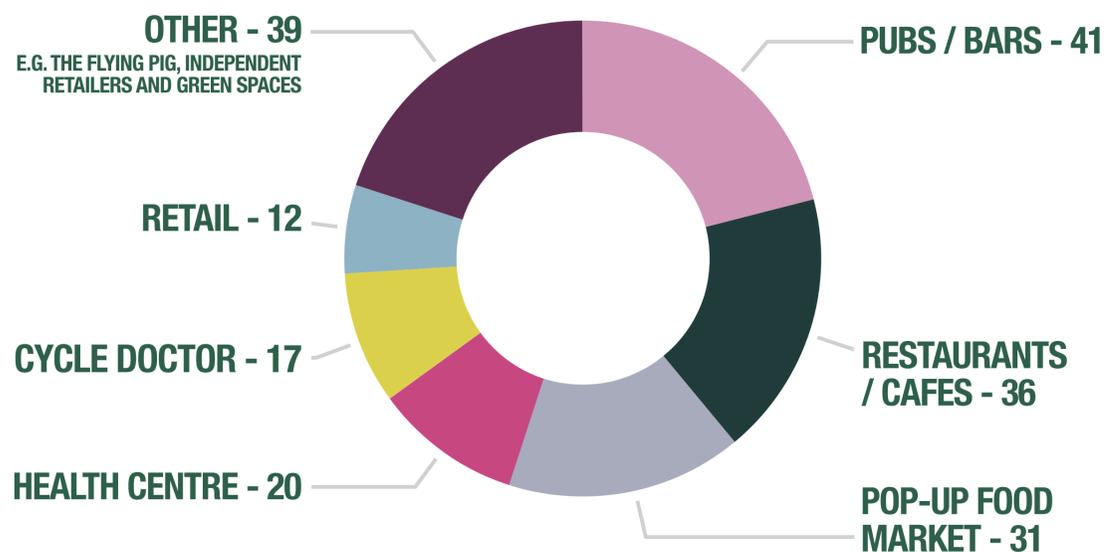


110 FEEDBACK FORMS WERE RECEIVED IN TOTAL

## MOST VOTED FOR OPPORTUNITIES



## MOST VOTED FOR AMENITIES



81 FEEDBACK FORMS MENTIONED RETENTION OF THE FLYING PIG



# HOW HAVE WE LISTENED

Feedback from the people of Cambridge, our neighbours and stakeholders across the city has shaped the designs presented today. There were four key areas of comment from the first consultation, which the project team has responded to directly:



VIEW FROM JUNCTION AT HILLS ROAD AND STATION ROAD



VIEW TO THE BOTANIC GARDEN FROM HILLS ROAD

**1. The Flying Pig will be retained onsite in its existing building. It will undergo renovation work to improve the kitchens and back of house facilities. In recognition of community comments, the interior bar area will be retained in its entirety.**

**3. Innovative office space will be created. This will address the shortage of office supply within the city centre and create jobs, whilst also offering flexible workspace for start-up companies, thereby supporting the unique role of Cambridge within the UK economy.**



PUBLIC OPEN SPACE BETWEEN THE SCHEME AND BOTANIC HOUSE



PUBLIC OPEN SPACE TO THE REAR OF THE FLYING PIG

**2. Sustainability sits at the heart of this project – ensuring it is future-proofed for generations to come. The development will set a new standard for sustainability in Cambridge and be an inspiration for future sustainable buildings. Our vision is for a greener, smarter and healthier development, using technology that enables people to thrive, with the highest possible stated aim of BREEAM 'Outstanding'.**

**4. There will be spaces for all. In line with feedback, ground floor areas within the development will not be restricted to businesses using the building, but open to the community and visitors. New public realm will be created, which will enliven the street frontage including restaurants and cafes and help create vibrancy along this part of Hills Road.**



# THE SCHEME

Feedback from the people of Cambridge, our neighbours and stakeholders across the city, has shaped the designs presented today. We believe this development, crafted by a world leading architect, would fit in to the fabric of the city in the five ways outlined below:



VIEW FROM JUNCTION AT HILLS ROAD AND STATION ROAD

**1. Protecting and enhancing the wellbeing and social fabric** of Cambridge through spaces for all and by creating a gateway to the historic city centre.

**2. Enriching the landscape with green spaces and increased biodiversity** to complement the neighbouring Botanic Garden.

**3. Helping to tackle climate change** through the delivery of a low carbon development.

**4. Delivering great places for all with iconic architecture and carefully crafted public areas.**

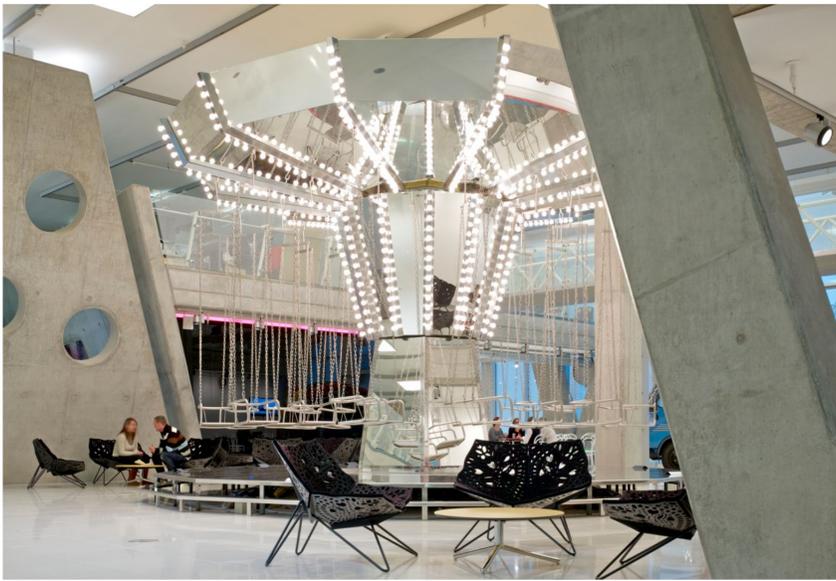
**5. Ensuring the new building is 'best in class' for sustainability and well-being.**

The following boards provide further detail about these aspects of the proposals. If you have any questions on these, please feel free to raise any points with members of the project team present.



# SUSTAINABILITY: PACE'S APPROACH

Our sustainability approach, which aligns with the objectives of the Cambridge Local Plan, is based on five key values:



**1. Social:** Our placemaking approach is based on the principle of developing an accessible and well-connected innovation hub that delivers social value to the wider community.



**2. Human:** Our people centred design would offer distinctive spaces that would enhance health and wellbeing for those working here and the local community.



**3. Natural:** We aim to enhance the environment with a seamless integration of the built and natural environment, which promotes resource efficiency.



**4. Physical:** We will build an ultra-efficient, low carbon development, combining a modern workplace with innovative technological solutions.



**5. Economic:** Enabling growth through harnessing talent that will help deliver economic prosperity to the city.



# BUILDING FOR THE FUTURE



**Our objective is to deliver high quality architecture and the most sustainable office led scheme in Cambridge.**

Using the latest technology, we aim to create a development that recognises that resources are finite and which seeks to respond to the climate emergency declared by Cambridge City Council and in the UK more generally.

We will aim to achieve this by providing the following:

**1. A Low Carbon footprint.** We are undertaking energy modelling to calculate the anticipated annual energy requirements and associated CO2 emissions for the proposed development and we will be looking to minimise this. We will set a reduction target in the total volume of embodied CO2 emissions throughout the project delivery.

**2. A holistic, approach to sustainability** based on our five defined values social, natural, economic, physical and human, as explained in more detail on another board.

**3. Cambridge's first 'BREEAM 2018 Outstanding' office building** – the highest level of environmental sustainability a building can demonstrably achieve, both internally and externally.

**4. A WELL Platinum enabled building.** WELL is the leading tool for advancing health and well-being in buildings globally with Platinum being the highest level of certification.

**5. The provision of world class facilities for sustainable travel** i.e. cycling, electric vehicle charging points and other sustainable transport provision.



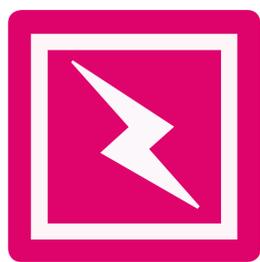
# WHAT IS BREEAM?

**BREEAM is the world's leading sustainability assessment method for real estate projects, from new construction to in-use and refurbishment.**

**BREEAM (Building Research Establishment Environmental Assessment Method) does this through independent assessment of a building's environmental, social and economic sustainability performance. This means BREEAM rated developments are more sustainable, enhance the well-being of the people who live and work in them and help protect natural resources.**

## BREEAM®

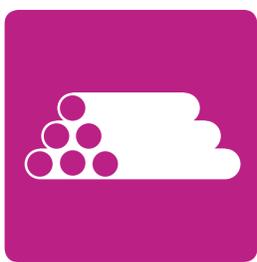
**BREEAM accreditation is judged according to the below criteria and weighting:**



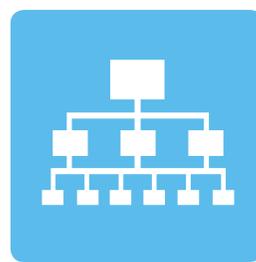
**ENERGY  
19%**



**HEALTH  
15%**



**MATERIALS  
12.5%**



**MANAGEMENT  
12%**



**LAND USE  
10%**



**INNOVATION  
10%**



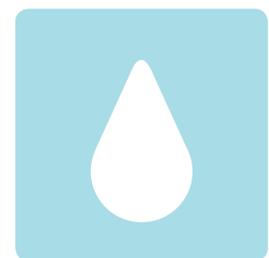
**POLLUTION  
10%**



**TRANSPORT  
8%**

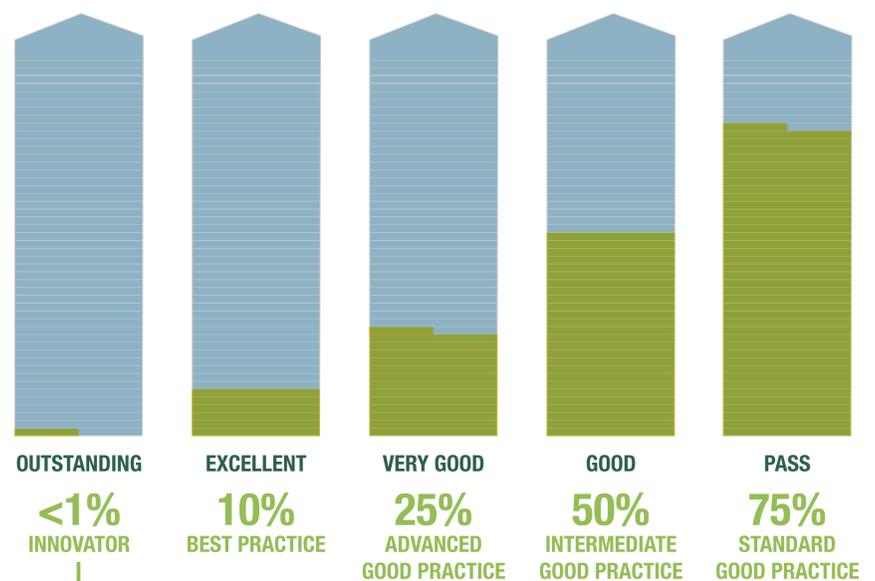


**WASTE  
7.5%**



**WATER  
6%**

**All BREEAM accredited buildings meet good practice standards, but are awarded on the below scale for new non-domestic buildings in the UK:**



**104-112 Hills Road is aiming for BREEAM OUTSTANDING.**

\*LESS THAN 1% OF NEW NON-DOMESTIC BUILDINGS IN THE UK ACHIEVE BREEAM 'OUTSTANDING'.

Please do ask our project team, including our sustainability consultants, if you would like more information.



104-112  
Hills Road

# CELEBRATING THE FLYING PIG

Delivering the remainder of the current planning consent would see the demolition of the Flying Pig as it is today. We understand the importance of the pub to Cambridge and at our consultation in June heard from you that the fabric of the building and the ambience of the existing public bar is of equal importance to the community as the live music and real ale that it serves.



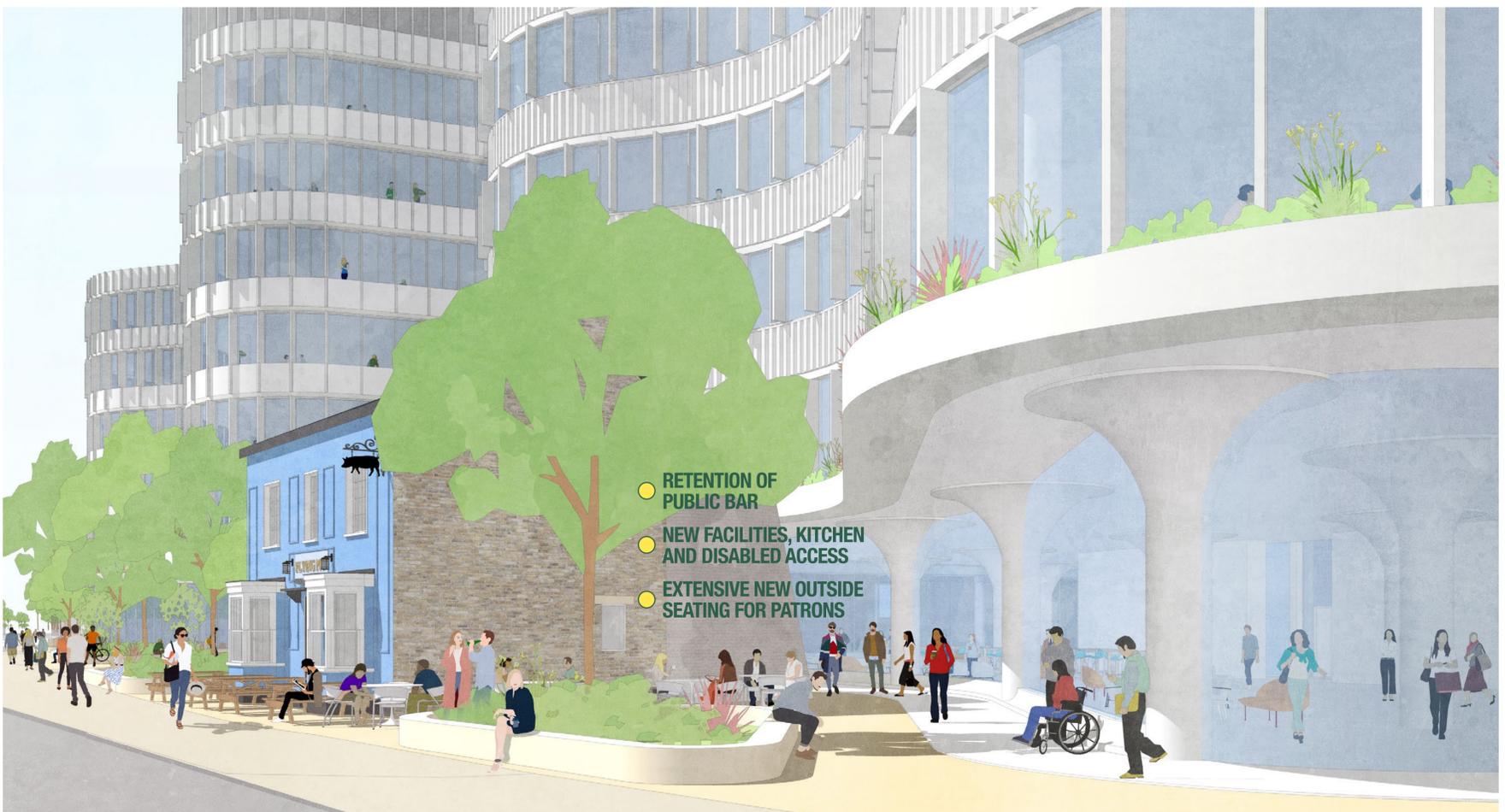
THE FLYING PIG FROM HILLS ROAD; SOURCE: CAMBRIDGE NEWS



THE FLYING PIG INTERIOR; SOURCE: 'A DISORDERLY HOUSE' BY NICK BARRACLOUGH

The project team has been working hard over recent months to deliver a scheme, ensuring retention of the Flying Pig as both a business and a building, with extensive outside space.

We are genuinely delighted to have achieved this and believe our plans are the best way to ensure the proposed scheme and the Flying Pig can survive and have a long term future together.



SKETCH IMAGE OF THE FLYING PIG WITHIN THE NEW DEVELOPMENT



104-112  
Hills Road

# OFFICE SPACE



ENTRANCE TO SOUTH BUILDING (FRANCIS HOUSE SITE)

**Pace Investments and its team are working hard to ensure that the development contributes to social, economic and sustainability targets set out by Cambridge City Council and for the UK more generally.**

**Part of our vision is for 104-112 Hills Road to be part of the solution in helping the city meet**

**its ambitions, including with the provision of flexible office space for young businesses and entrepreneurs.**

**The scheme will deliver vitality through quality of space, connectivity and a significant economic contribution.**

**£6m+**  
**BUSINESS RATES PER ANNUM**

  
**4,000**  
JOBS ONSITE.  
1,800 NEW LOCAL JOBS CREATED

  
**MAXIMISE**  
GRADUATE RETENTION

**£££**  
£MILLIONS+ SPENT IN LOCAL BUSINESSES BY OFFICE USERS

**£38m**  
**GVA**  
GROSS VALUE ADD TO LOCAL ECONOMY PER ANNUM

THE ABOVE FIGURES ARE PROJECTIONS



# SPACES FOR ALL

The community clearly told us they would like to see vibrancy and openness within the new development – especially in the ground floor spaces. The buildings have been designed to have something for everyone. We are working towards an active ground floor including restaurants, cafés and pubs / bars – alongside flexible working space.



PUBLIC OPEN SPACE BETWEEN THE SCHEME AND BOTANIC HOUSE

This will be a development to provide for the community and its occupiers, creating quality space for people including:

1. **New Public Realm** with independent food and beverage outlets complementary to the retained Flying Pig.
2. **Welcoming green landscaped spaces** within the scheme.
3. **Connectivity to the wider landscape** with an open ground floor offering views towards the Botanic Garden.
4. **Retention of the Flying Pig** as a pub and music venue, including outside space.



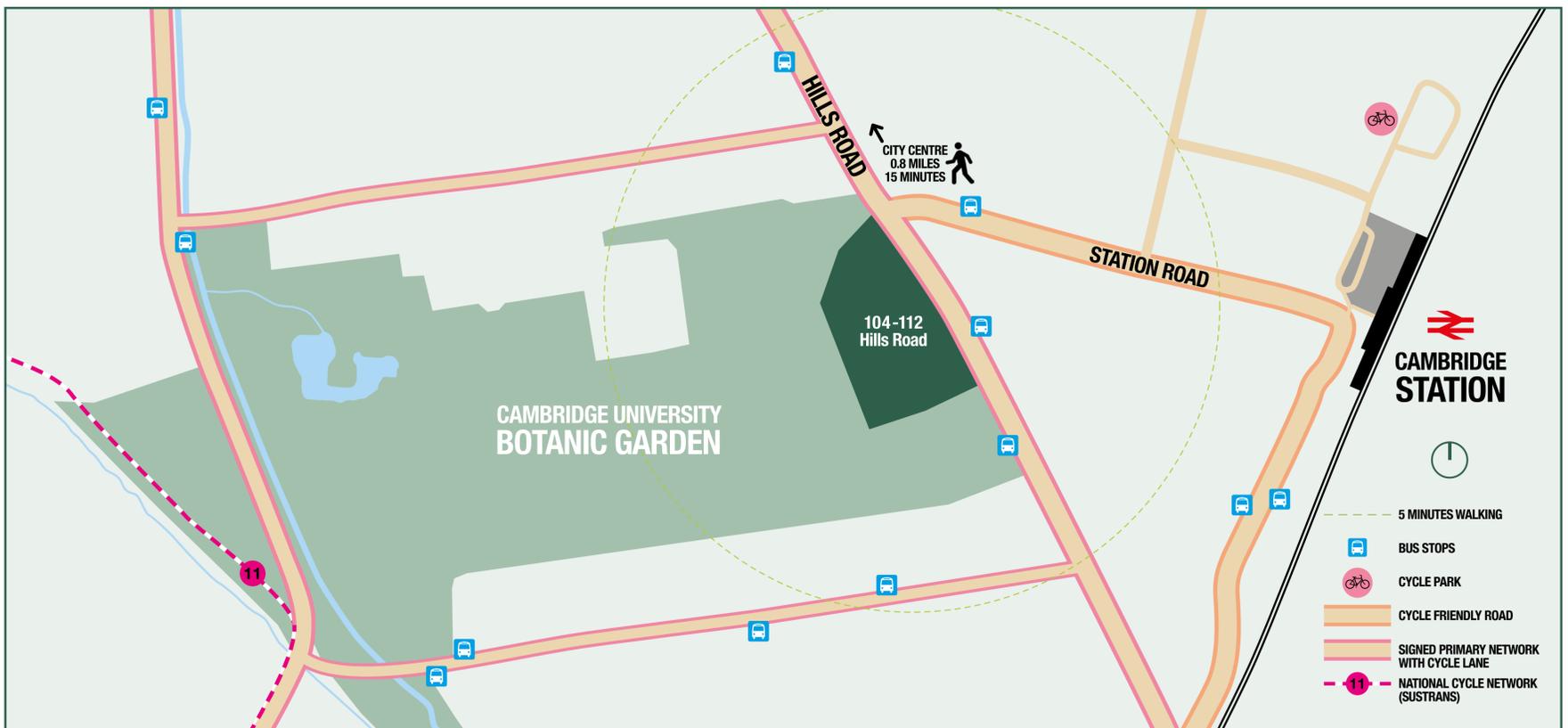
PUBLIC OPEN SPACE ADDED TO THE REAR OF THE FLYING PIG



EXAMPLES OF THE TYPE OF SPACES AND AMENITIES WE ARE CONSIDERING FOR 104-112 HILLS ROAD



# CONNECTIVITY



SITE LOCATION & CONNECTIONS

**104-112 Hills Road is situated in an ideal location to benefit from Cambridge's excellent sustainable transport infrastructure and to enhance the existing commercial district.**

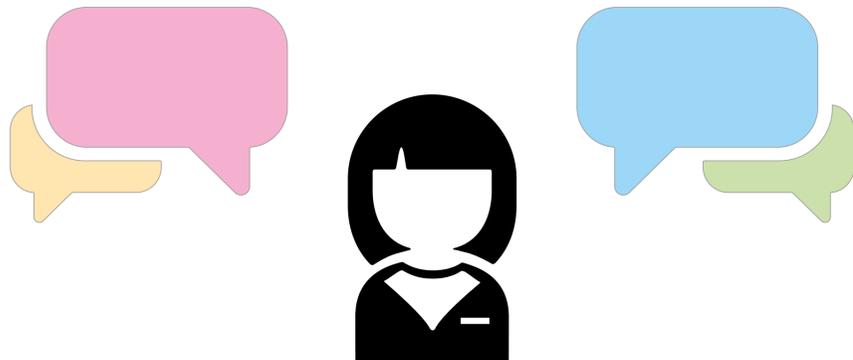
Located at the junction of Hills Road and Station Road, 104-112 Hills Road is at an important transport interchange to the

established city centre, whilst being a short walk to the train station.

Cambridge has a long tradition of travel by bicycle, and we have been working to ensure there are best-in-class cycle facilities within the new development.



# NEXT STEPS



**Thank you for taking the time to attend our second public consultation, we hope you found it useful. The project team is on hand to answer any further questions you may have.**

**Please share your feedback on one of the forms provided before you go – or take a copy and a freepost envelope so you can return it to us by Monday, 23 December 2019.**

**For further information, or to complete an online form, please visit our dedicated consultation website at:**

**[www.104-112hillsroad.co.uk](http://www.104-112hillsroad.co.uk)**

**We plan to hold a further public event early next year in advance of the planning application submission to the local authority. We will present the findings from today's consultation at the next public event, and showcase the latest designs featuring feedback from the local community.**

**We are also continuing to work closely with our existing occupiers as well as our neighbours, including the Botanic Garden, and other stakeholders across the city.**

**All comments and observations received will be reviewed and considered and, if appropriate, incorporated into the design evolution.**

