



## Old Press/Mill Lane Site

Area Development Framework

### **Stakeholder Workshop**

24 January 2008 - Summary Report

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# 1. introduction

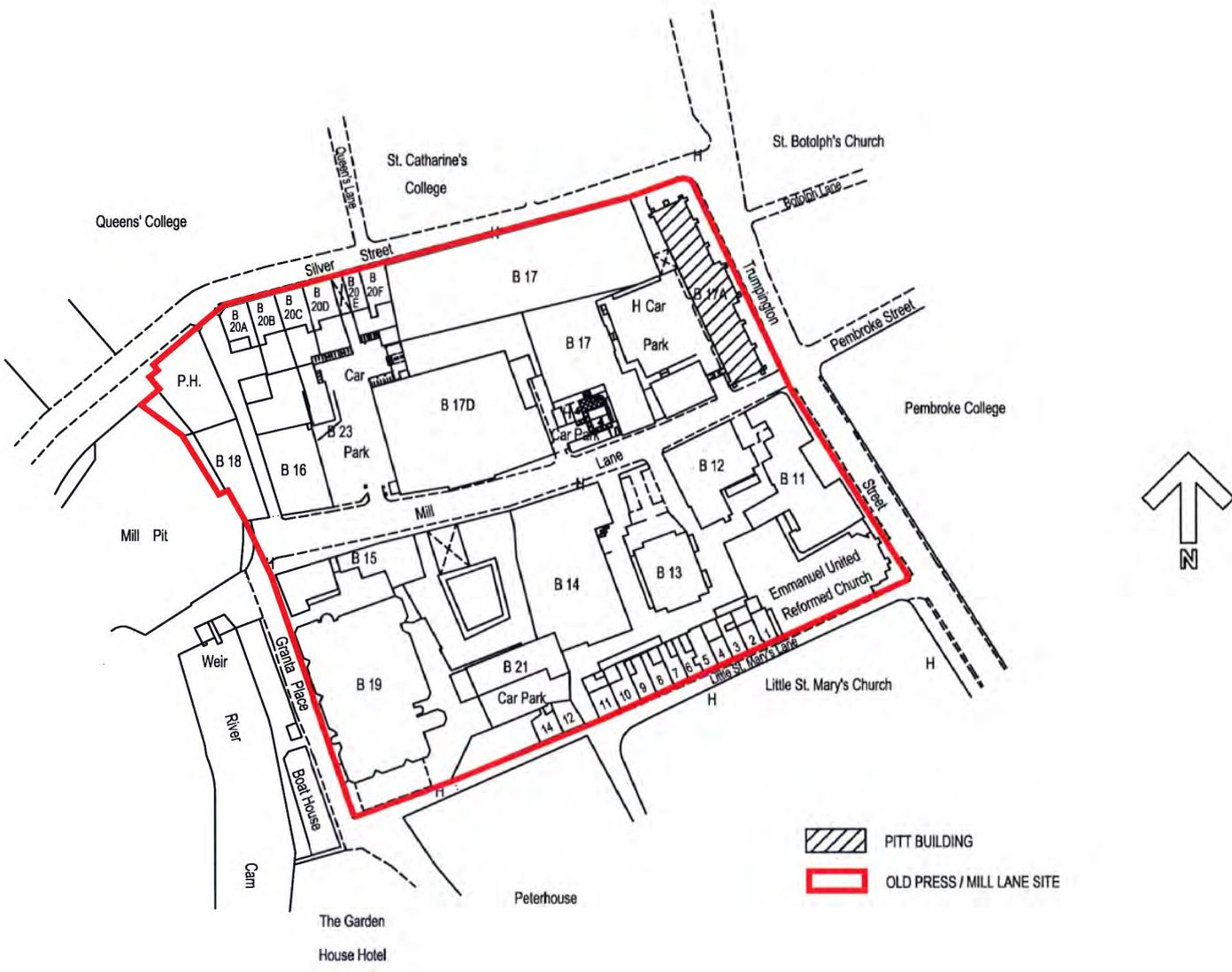


- 1.1** In October 2007 the University of Cambridge and Cambridge City Council commenced work on the preparation of an Area Development Framework (ADF) for the Old Press/Mill Lane site in Cambridge City centre. The site is shown on the accompanying plan.
- 1.2** The intention of the ADF, which will be adopted as a Supplementary Planning Document (SPD) by Cambridge City Council, is to provide more detailed guidance on the future development of the site in the context of the planning policies set out in the Cambridge Local Plan 2006.
- 1.3** The preparation of the ADF is divided into three separate stages:-
- i) collection of baseline information about the site including such matters as heritage and townscape, traffic and transportation etc
  - ii) examining potential development options including the mix and quantum of future uses including residential, office, retail and other uses.
  - iii) preparing the SPD on the basis of the preferred development option
- 1.4** While any draft SPD will be the subject of public consultation, the University and the City Council felt it important, to help inform the process, that the views of relevant stakeholders should be sought at two key stages
- i) identification of issues and opportunities
  - ii) evaluation of potential development options
- 1.5** Each stage involves the holding of a stakeholder workshop, to which relevant stakeholders are invited, including representatives from the City and County Councils and from organisations representing environmental interests, transport providers and other such interest groups as well as representatives of local residents and site occupiers.
- 1.6** The purpose of the first workshop, held on 24 January 2008, was to gain a wider perspective on the issues and opportunities that the site presents and which could assist the University and City Council in the next stage of its work.
- 1.7** This report summarises the outcome of the first Stakeholder Workshop which will help to inform the next stage of the work in preparing the Area Development Framework.

## 2. stakeholder workshop



- 2.1** The aims of the workshop were to:-
- i) to inform the Stakeholders of the work being undertaken by the City Council and the University
  - ii) to explain the ADF process
  - iii) to identify issues and opportunities in respect of the existing conditions on the site and its future development
  - iv) to advise on the arrangements for taking the ADF process forward
- 2.2** The Stakeholder Workshop was held on Thursday 24 January 2008 in Cambridge University Press's Pitt Building on the Old Press/ Mill Lane site. The event commenced at 1.00pm and ran until 4.30pm with a buffet lunch provided for participants from 12 noon.
- 2.3** Lists of invitees and attendees are attached at Annex A and Annex B respectively. The event was attended by 36 stakeholder representatives.
- 2.4** The programme for the workshop included an introduction by the City Council and the University which set out the programme for the day, the context for the work and the planning context for the site.
- 2.5** Following the introductory presentation, participants were divided into four smaller discussion groups, each facilitated by a member of the City Council or the University's consultant team. The groups were first asked to draw up a list of 'issues' and then present their results to a plenary session.
- 2.6** The groups then re-convened to draw up a list of 'opportunities' and this was again followed by a plenary session at which the groups presented their results. The key themes of these 'issues and opportunities' sessions are summarised in sections 3 and 4 of this report.
- 2.7** The full text of the 'issues' and 'opportunities' output from each group is summarised in Annexes C and D.



## 3. key themes : issues



**3.1** Set out below is a summary of the key issues that collectively emerged from the four working groups. The full text of the output from each group is set out at Annex C. The themes are summarised under four headings - traffic and transportation, public realm, use and heritage/townscape.

### Traffic and Transportation

- i) pedestrian/cycling/vehicular conflict both within and on streets surrounding the site (particularly Silver Street, Trumpington Street and to a lesser extent Mill Lane and Granta Place).
- ii) lack of permeability and connectivity within the site
- iii) inadequacy of existing servicing arrangements
- iv) lack of cycle parking
- v) poor quality of access for those with disabilities

### Public Realm

- i) poor quality/lack of uniformity of surface materials and street furniture in public realm (roads, pavements, lampposts, seats etc)
- ii) lack of legibility e.g. signing/interpretation
- iii) lack of suitable waste storage facilities (particularly Laundress Lane)
- iv) limited access to waterfront
- v) lack of public space

### Use

- i) parts of the site lack vibrancy during evening as a result of existing mix of uses
- ii) lack of facilities for visitors

### Heritage/Townscape

- i) need to protect the character and important heritage features of the site
- ii) need to create a sense of place
- iii) enhance the quality and character of the site through replacement of existing buildings where benefits can be demonstrated.

## 4. key themes: opportunities



**4.1** Set out below is a summary of the key 'opportunities' that collectively emerged from the four working groups. The full text of the output from each group is set out in Annex D. The themes are again summarised under four headings - traffic and transportation; public realm; use and heritage/townscape.

### Traffic and Transportation

- i) improve permeability for pedestrians and cyclists
- ii) improve access to waterfront
- iii) rationalise (reduce) car parking
- iv) improve servicing arrangements/facilities
- v) improve external junctions/crossings for pedestrians, cyclists and motor vehicles
- vi) prioritise walking and cycling as modes of transport within the site
- vii) introduce shared surfaces

### Public Realm

- i) improve quality of streetscape (material, street furniture etc)
- ii) introduce public spaces (courtyards, squares etc) possibly with water features
- iii) improve hard and soft landscaping
- iv) improve legibility (gateway features/way-finding/interpretation boards)
- v) introduce public art – 'mill' theme?

### Uses

- i) introduce more 'active' uses to create vibrancy during day/evening and at all times of year
- ii) promote a wider mix of uses including e.g. residential, retail, office, light industrial uses e.g. craft workshops etc
- iii) promote sustainability

### Heritage/Townscape

- i) protect and enhance setting of listed buildings and other important heritage features
- ii) create an identity, a sense of place – a vibrant quarter
- iii) any redevelopment must create an environment of highest quality
- iv) create a vantage point

## 5. Next Steps



- 5.1** Utilising the information collected as part of the initial survey work, the City Council and University teams will:-
- i) review and analyse the output from the workshop
  - ii) use the information gathered in Stage 1 to help identify potential development options
- 5.2** The next stage of stakeholder involvement (Stage 2 Workshop) will provide an opportunity to :-
- i) help identify the key planning objectives
  - ii) consider potential development options (including the mix and quantum of future development)
  - iii) identify any issues that remain to be addressed
- 5.3** The City Council and the University will then jointly prepare a draft SPD reflecting the principles and priorities of the preferred development option.
- 5.4** Stakeholders will have an opportunity to comment on the draft SPD which will also be the subject of a full public consultation exercise.

# Annex A

## List of Invitees

ClIr Tania Zmura

ClIr Sian Reid

ClIr Jennifer Liddell

ClIr Kevin Blencowe

ClIr Robert Dryden

ClIr Gaynor Griffiths

ClIr Julie Smith

Ms Selina Mason

*Director of Architecture & Design Review  
CABE*

Mr Martin Lucas-Smith

*The Co-ordinator  
Cambridge Cycling Campaign*

Ms Carolin Gohler

*Chief Executive  
Cambridge Preservation Society*

Mr Ian Dyer

*Principal Engineer  
Cambridgeshire County Council*

Mr John Clough

*Seior Project Manager  
(Highways & Engineering)  
Cambridgeshire County Council*

Dr Philippa E Noon

*River Manager  
Conservators of the River Cam*

Ms Katharine Fletcher

*Regional Planner  
English Heritage East of England Region*

Mr M R Bienias

*Director  
Estate Management & Building Service  
University of Cambridge*

ClIr Alan Baker

ClIr Colin Rosenstiel

ClIr Tim Bick

ClIr Roderick Cantrill

ClIr Michael Dixon

ClIr Alexander Reid

ClIr Salah Al Bander

Mr John Bridge

*Cambridge Chamber of Commerce*

Mr Ian Ralls

*The Planning Officer  
Cambridge Friends of the Earth*

Mr Mick Thurman

*Engineering Services Manager  
Cambridge Water Company*

Mr Andy Thomas

*Senior Archaeologist  
Cambridgeshire County Council*

Mr Simon Norton

*Co-ordinator 'Cams  
Campaign for Better Transport'*

Mr Michael Wiseman

*CRACA*

Mr Adam Ireland

*Planning Liaison Officer  
Environment Agency*

Mr L C Dane

*Head of Planning and Property  
EMBS  
University of Cambridge*

**Mr Martin Garratt**

*Director  
Greater Cambridge Partnership*

**Mr G Player**

*La Salle Investment Management*

**Ms Janet Cooper**

*Planning & Conservation Adviser  
Natural England, East of England Region*

**Mr Tim Holt**

*Deputy Head of Communications  
Office of Communications  
University of Cambridge*

**Ms Sarah Dawkins**

*Conservation Officer  
RSPB Eastern England Office*

**Mr Rod Ingersent**

*Director  
Scudamore's Punting Company Ltd*

**Ms Francis Downie**

*Director  
Shape East*

**Mr Andy Campbell**

*Managing Director  
Stagecoach*

**Dr G Reid**

*Clerk  
The Bursars' Committee  
St John's College*

**Mr Martin Baker**

*Conservation Manager  
The Wildlife Trust*

**Dr Jonathan Nicholls**

*Registrar  
University of Cambridge*

**Prof Tony Minson**

*Pro-Vice Chancellors' Office  
University of Cambridge*

**Secretary to Church Meeting**

**Emmanuel United Reformed Church**

**Representative of residents**

**Little St Mary's Lane**

# Annex B

## List of Attendees

Cllr Tania Zmura	Cllr Alan Baker
Cllrs Sian Reid	Cllr Colin Rosenstiel
Cllr Joye Rosenstiel	Cllr Michael Dixon
Cllr Philippa Slatter	
Eliza Gore <i>Archaeologist</i> <i>Cambridgeshire County Council</i>	Dr Philippa Noon <i>Cam Conservators</i>
David Eve <i>English Heritage</i>	Trudi Hughes <i>English Heritage</i>
Carolyn Gohler <i>Cambridge Preservation Society</i>	Ian Dyer <i>Cambridgeshire CC</i>
Peter Hewitt <i>Emmanuel United Reformed Church</i>	Rod Ingersent <i>Scudamore's</i>
Martin Garratt <i>Greater Cambridge Partnership</i>	Andy Campbell <i>Stagecoach</i>
Simon Norton <i>Camb's Campaign for Better Transport</i>	Andrew Schofield <i>Little St Mary's Lane</i>
Chris Blencowe <i>Planning Sub Committee (Bursar's Committee)</i>	

## University's Consultant Team

Karen Charles and Suzie Longden	<i>DTZ</i>
Greg Callaghan and Phil Longman	<i>Peter Brett Associates</i>
Rod McAllister and Gai Erlendson	<i>Sheppard Robson</i>
John Clark, Lindsay Dane and Tim Holt	<i>University of Cambridge</i>

## City Council Officers

Glen Richardson	Penelope Hird
David Roberts	John Preston
Joanna Gilbert-Wooldridge	Emma Davies
David Bradford	

# Annex C

## Group Output : Issues

### Group 1

- Need to clarify the University's intentions.
- More change likely in the North Block.
- The University want to explore a range of options.

#### Listed buildings etc:

- Protect anything related to a mill e.g. The Mill PH, Miller's Yard
- Important Saxon area reflected by street pattern.
- Grain stores.
- Leave Laundress Lane
- Silver Street – too narrow and ugly. This detracts from the street.
- Conduct Archaeological Study e.g. Kings Ditch. Which have cellars/basements?
- Stuart House – preserve the railings
- Perimeter parts of blocks can take higher buildings.
- Consider use of gault brick in future buildings.
- View of the Anchor PH from the bridge.
- University building. A good example of 1960s architecture.
- Insufficient number of dwellings (non-student/non-car)

#### Public Realm

- Keep Laundress Lane
- Little St Mary's Lane – servicing constraints but reconsider the access.
- No connectivity/transition between Mill Pond (North Block)/Trumpington Street/Silver Street.
- Laundress Lane unattractive.
- Rear of Pitt Building used as cut- through?
- "Open up" North Block.
- Preserve "book ends" of North Block.
- Retain overall block layout
- Mill Pond/River Cam – very popular.

**Pedestrian/cycle/car conflict**

- Trumpington Street/Mill Lane
- Mill Lane/Granta Place
- Silver Street/ Laundress Lane
- Traffic restrictions have reduced conflict.

**Cycle Parking.**

- Shortage

**Car Parking**

- Can be reduced (Local Plan policy support).

**Silver Street**

- Push building line back
- Cantilever top floor (Widen Ground Floor)
- Very narrow pavement especially for pedestrians
- Cycle lane



## Group 2

### Movement

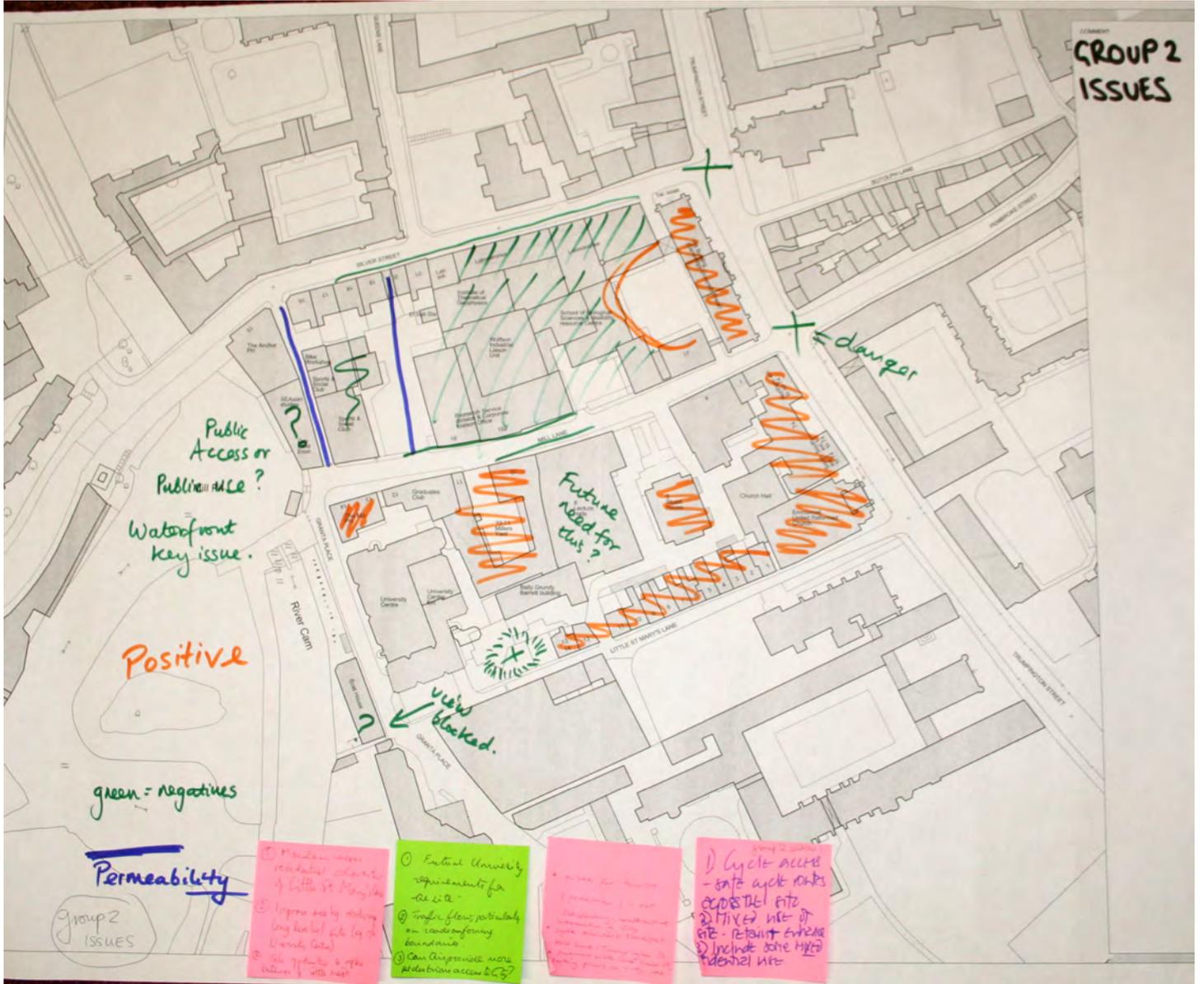
- Dangerous junctions at junction Trumpington Street and Silver Street and Pembroke Street need improvement especially for cyclists
- Important cycle route from west and southwest Cambridge
- Important pedestrian portal from coach parking on Queens Road
- Narrow roads and dangerously narrow pavements on Mill Lane and Silver Street
- Too much surface car parking on site, this must be reduced in any and all redevelopment schemes
- Not enough room for people to congregate at present which will have implications for future uses unless it can be rectified

### Uses

- Need for more mixed uses and especially residential
- Need more clarity on University requirements
- Residential character of Little St Mary's Lane to be retained/enhanced

### Physical

- Most opportunity for redevelopment in the block north of Mill Lane
- Some derelict land to east of University Centre could be improved by development
- Boat shed blocks views down Little St Mary's Lane
- Lack of permeability
- Mixed views regarding improving public realm by demolition of buildings fronting onto Mill Pit. Demolition would provide more public realm and space for the public to congregate. Alternative view expressed that the public could enjoy Mill Pit if fronting buildings converted to restaurant or bar use.



### Group 3

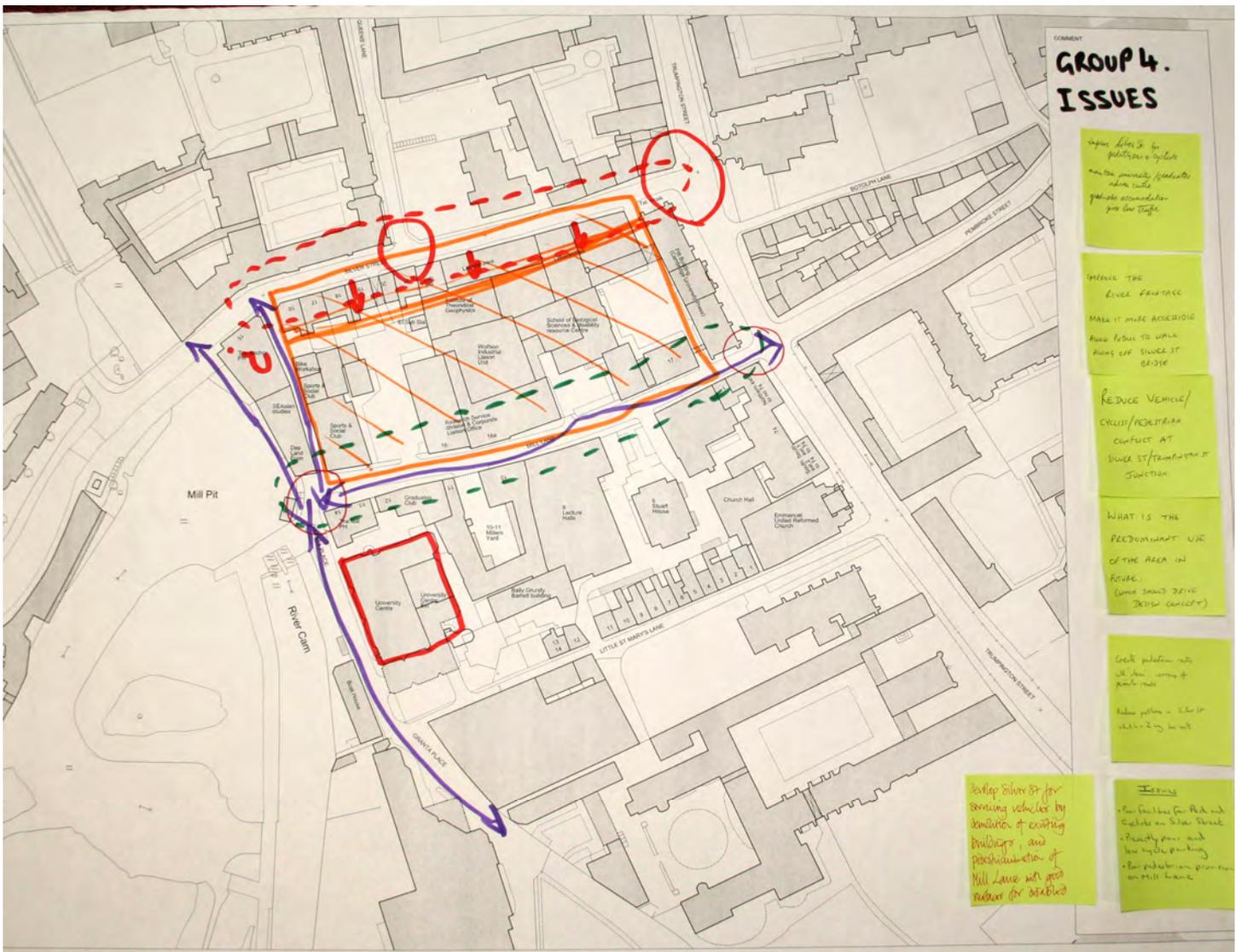
- What would happen to Hobson's Conduit/runnels? The character of the area would change if there was no possibility of water.
- If the majority of the site is listed, then why is the whole site selected – why not remove the section with listed buildings?
- Mill lane and car parks identified as poor floorscape with opportunity for improvement.
- Connections through to the river.
- Cambridge Preservation Society had had a walkabout of the site:
  - majority of façades should remain;
  - industrial square should remain;
  - Stuart House and the green space in front should remain;
  - floorscape should improve throughout the site;
  - the wall at the back of Little St Mary's Lane should be retained;
  - No 4 Mill Lane and the Baily Grundy Barrett building should be retained;
  - keep the Maltings building;
  - river route should be enhanced through to Coe Fen and Laundress Green;
  - Mill Pit area is important for recreation and transit;
  - retain and enhance Silver Street houses and gardens;
  - big blocks in the middle of the Silver Street/Mill Lane block could go;
- Use spaces in between buildings better.
- Look at the whole area in detail, assess it and characterise it.
- What does the university want to do with the site?
- Are any of the departments going to move?
- Pavement in Silver Street uneven.
- Rendering on buildings in Silver Street in need of repair.
- Housing for graduate students?
- Retain some of the façades.
- No bin storage for The Anchor PH.
- Servicing areas – all tarmac and parking.
- Consider the use that is made of the space – Laundress Lane and Mill Pit alive at weekends and evenings particularly in the summer.
- Tourist Buses on Queens Road.
- Tourists spill down Laundress Lane and Silver Street.
- Key access to pubs, punts and greens.
- Need to keep different modes of travel within the site.
- Widen lanes?
- Miller's Yard – one of the restaurants has gone, but still a useful feature.
- Keep Little St Mary's Lane as it is.



## Group 4

- Welcome interest for student housing if it frees up housing elsewhere in the City. Would also like to see a study of the hydroelectric potential in this area.
- What are the plans for the University centre?
- Concern over a reduction in car parking spaces as there aren't many at the moment (especially for blue badge holders). Could there be special arrangements for parking on Sunday mornings?
- Is there scope for wholesale regeneration for some areas? Also need to think about the tourism potential of the area /could the river could be opened up and a visitor centre be provided on site.
- Also consider the possibility of having some creative industries on the site (small units and an incubation centre).
- There is an issue of how people can access the Laundress Green area. There is increasing cycle and pedestrian traffic in this area that needs to be considered (opening the site to the wider cycle and footpath network for example towards West Cambridge site).
- Mill Lane/Granta Place junction is a pinch point/conflict area for pedestrians, cyclists and cars. Need to think about how to improve the pedestrian environment and increase permeability through the site. Legibility is also an issue in this area. The creation of a mixture of routes would give people more choice.
- Consider the creation of a path opposite the entrance to Queen's Lane to increase permeability.
- Consider speed restrictions on Silver Street and the creation of an improved pedestrian environment (poor disabled access is also an issue).
- Service access is also an issue (the size of vehicles accessing the area and how they are managed). Could Silver Street be reconfigured to allow access from the rear for servicing? Can we limit the size of the vehicles allowed access to the area?
- The area has no clear identity. There are a strange mix of uses that have appeared as the site has evolved. Which use should take priority?
- Millers Yard seems isolated in terms of a location for retail uses.
- The Reformed Church seems to be on the fringes of the site.
- Focus on student accommodation and tourism.
- Don't want to lose the cul-de-sac aspect of the river.
- Create a bit more vibrancy.
- Issue of if we do go down the route of concentrating on student and tourism in this area, would we need to provide some other uses to make the area more vibrant when tourists and students are not around.
- Create a central meeting place for students on the site.
- At present Silver Street is not an adequate route into the City.
- Open up a route onto the river from the Anchor Pub (at the moment this is not possible).

- Look to pedestrianise Mill Lane. Reconfigure block layout to allow a service route to the hotel from Silver Street;
- The northern block is more up for grabs in terms of redevelopment. The Southern block has more scope for reuse of buildings.
- The University Centre – should it remain on site or should it be moved elsewhere?
- Would we want to see higher buildings on this site? This development must set itself apart from other Cambridge developments in terms of architectural style.
- The Silver Street frontage does restrict what you can do with this site. Can this frontage be opened up more?



# Annex D

## Group Output : Opportunities

### Group 1

#### Tourism

- Tourists approach from across the River, the City Centre, the University Centre, Laundress Green, the Boat House, and the Hotel. Greater opportunity exists to maximise the advantages of the connectivity of the site by tourists.
- More tourists from Silver Street into the Mill Lane site.
- Kiosk? Perhaps. More low key or gateway feature e.g. way-finding device to attract tourists into the site and through Laundress Lane.

#### Silver Street

- Widening for the benefit of pedestrians/tourists/cycles – by moving building line back.
- The pedestrian's experience is a key objective.
- Any replacement buildings need to be of high quality.
- Important to keep wooden block paving somewhere on site.

#### Transport / Infrastructure

- Need to address traffic/pedestrian/cycle conflict on junction of Downing Street / Mill Lane / Trumpington Street. May need to relocate pedestrian crossing further north on Trumpington Street. Needs further consideration.
- Possible new access to North Site following alignment of Queens Lane.
- Create a pedestrian/cycle route in the South Block around Stuart House (Mill Lane to Little St Mary's).
- Create crossing points with setts to help support pedestrians.
- General prioritisation of pedestrians and cyclists.

#### Public Realm

- More greenery – North Block – within new courtyards
- Two courtyards – North Block. Both could have private residential above. Piazza style. No cars.
- Possible courtyard within the South Block (around Stuart House).
- Access important
- Accommodation surrounding public spaces.
- Re-use existing materials.

- Use water in courtyards (Kings Ditch and Hobson’s Conduit)
- Allow more pedestrian routes through blocks.
- Little St Mary’s Lane (keep pavement but add new surface).
- Mill Lane/Granta Place (high quality shared road surface).
- Greater benefit could be made of Hobson’s Conduit.
- Laundress Lane to be tidied up but scale and buildings should be retained/preserved.
- Public art – use Mill Theme

**Use**

- Retail – somewhere to eat.
- Office
- Private residential above.

**Buildings**

- Preserve the Anchor PH and neighbouring building.
- Mill Lane buildings – uninviting (north side)
- Middle block (North site) could go.
- Listed Buildings to be retained.
- See X (could remove) and ✓ (should keep) on the map and as noted below.

✓	X
<b>North Block</b>	
Department for Land Economy & S E Asian Studies	16 – 21 Silver Street
The Anchor PH	Laboratory and Laboratory extension, Silver Street
Sports and Social Club	Part of School of Biological Sciences and Disability Resource Centre
Bike Workshop	Institute of Theoretical Geophysics
Pitt Building	Wolfson Industrial Liaison Unit
16 & 17 Mill Lane	16a Mill Lane
Part of School of Biological Sciences and Disability Resource Centre behind Pitt Building	
<b>South Block</b>	
The Mill Public House	8 Mill Lane – Lecture Halls
University Centre	
4, 6, 10 – 11 and 12 Mill Lane	
74 Trumpington Street	
Emmanuel United Reform Church	
Baily Grundy Barrett Building	
1 – 14 Little St Mary’s Lane	



## Group 2

### Movement

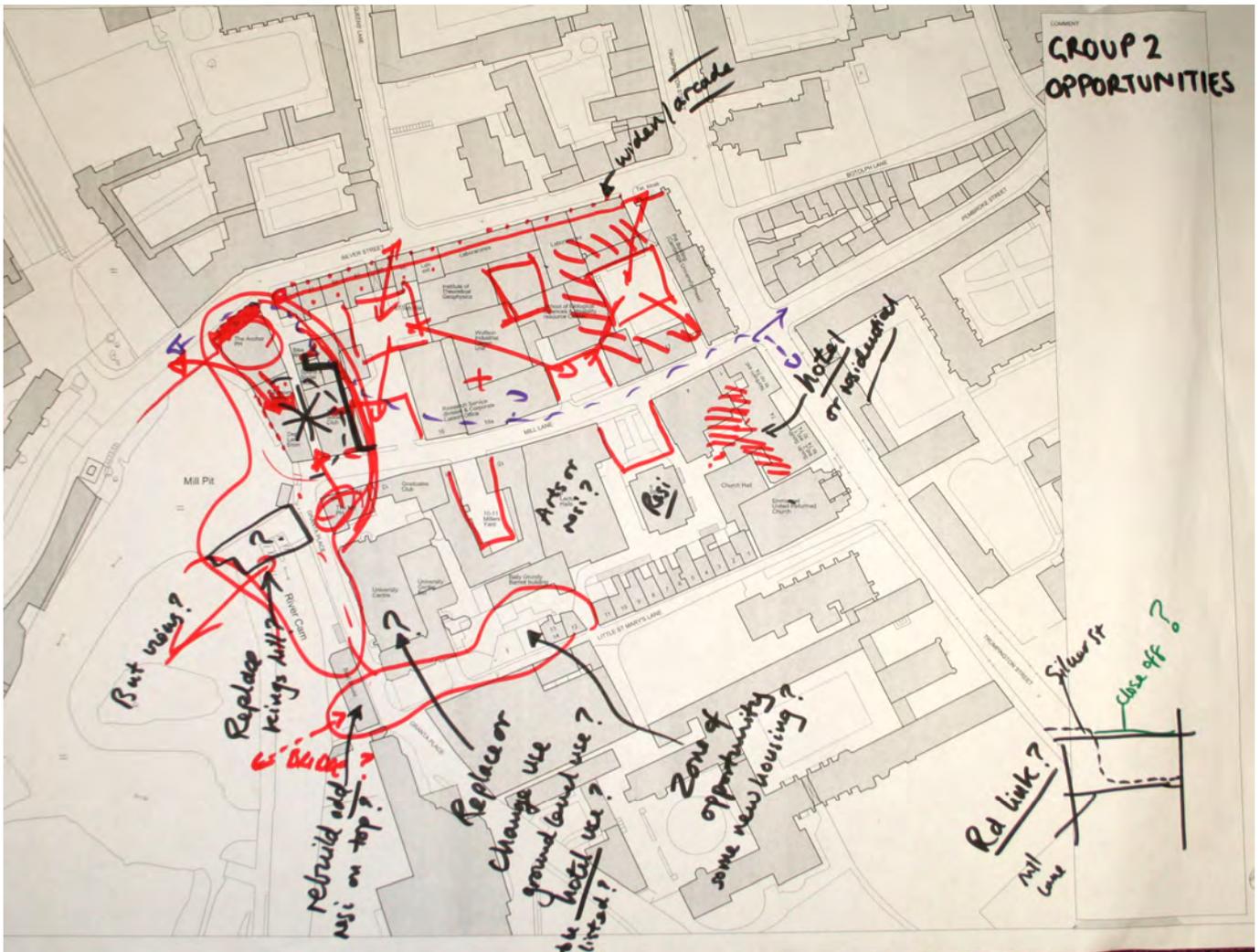
- Bridge across Cam near to site of existing boathouse
- Close off part of road at corner of Silver Street and Trumpington Road off to traffic and move road link through existing block to Mill Lane

### Uses

- Replace university centre or change use – different ground level use? Hotel use? To be listed?
- Zone of opportunity on car parking area next to university centre
- Use 74 Trumpington Street as residential or hotel
- Use Stuart House as residential
- Use 8 Mill Lane as an arts venue or as residential

### Physical

- Rebuild boatshed and add residential on top
- Replace King's Mill (but what would happen with views)
- Create a usable square behind Pitt Building
- Widen and/or arcade Silver Street
- Create further squares throughout block



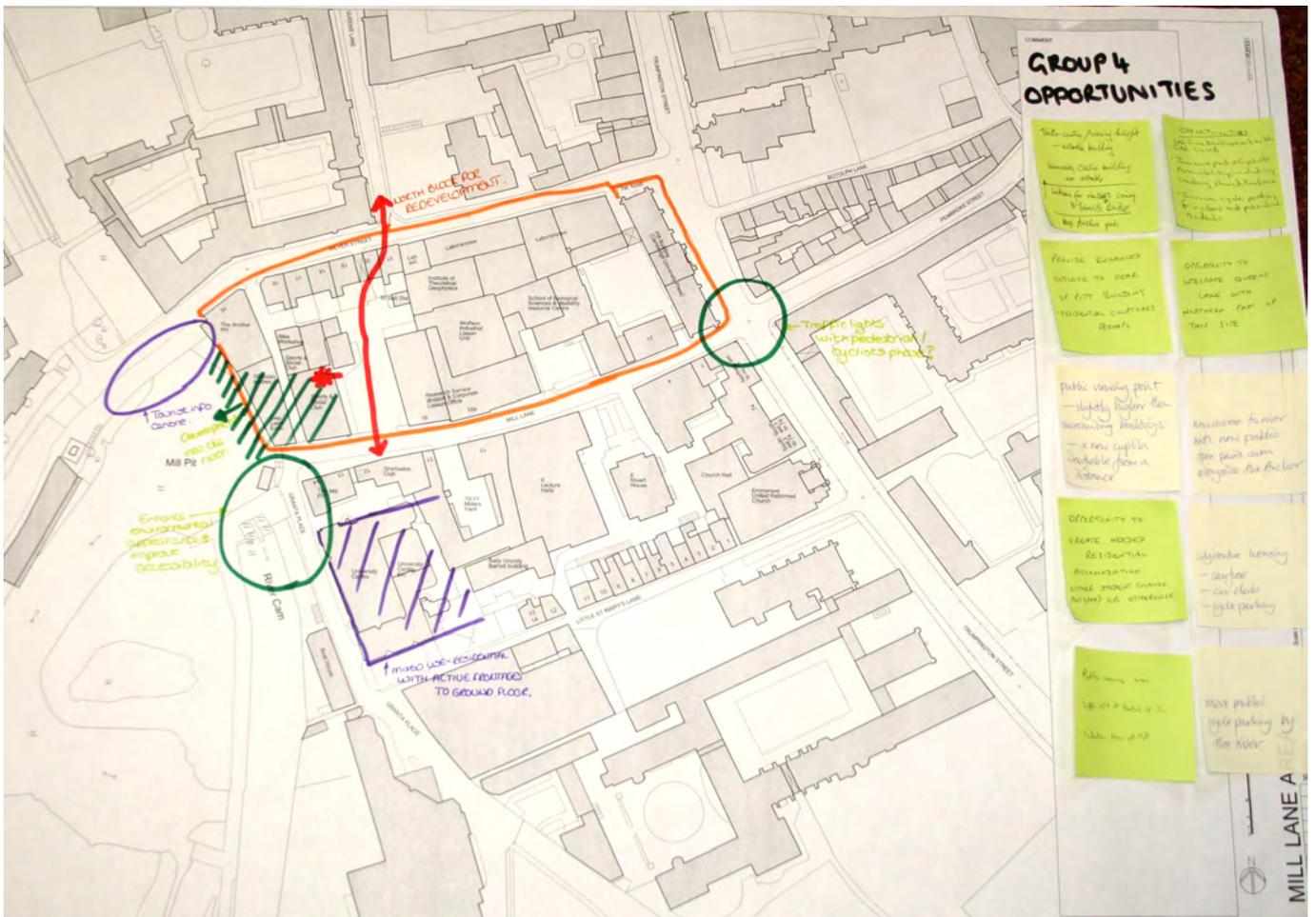
### Group 3

- Sewerage and movement of water around the hotel a constant problem – opportunity to mitigate this as a by-product of development (including pipe-jacking).
- What do the County have in mind for the area in highways terms? This has an impact on achievable ideas.
- What is the significance of the granary?
- Build out the decking into the Mill Pit to allow access and better use.
- Can't identify opportunities without full assessment of the existing buildings to provide a baseline.
- Re-use buildings sustainably.
- Make more use of the buildings for local population and tourists.
- Improve links through the centre of the northern block.
- Prioritise pedestrians and public transport over cars (more than at present).
- Provide housing facilities for university staff.
- Increase permeability through the site to reduce traffic on Silver Street.
- Improve Scudamore's punting pontoons and improve/move the boathouse in order to open up the river.
- Pedestrianise Granta Lane by introducing a shared surface – vehicles only allowed to service hotel/pubs.
- Reduce parking around site – only remaining for servicing / disabled / pool cars.
- Opportunity for information kiosk on Silver Street.
- Make the most of the river and Hobson's Conduit runnels.
- Bring greenness into the King's Ditch.
- Bring a stop for the Trumpington Park and Ride closer to the site.
- Increase number of green spaces and squares, including hard landscaped piazzas.
- Increase café culture within northern block behind Silver Street.
- Reduce impact of construction works on Little St Mary's Lane.
- Detailed study needed of streetscape / townscape.
- Keep or lose lecture halls – possibility for effective re-use for other purposes.



### Group 4

- Enhance environmental appearance and improve accessibility around Mill pit/corner of Granta Place;
- Development reaching out into river and creation of a new access to the river with new public open paved area next to The Anchor PH;
- Public viewing area – slightly higher than surrounding buildings – a new cupola identifiable at a distance;
- Traffic lights with pedestrian/cyclist phase at junction of Pembroke Street/ Trumpington Street junction;
- Increase pedestrian and cycle permeability and introduce shared surfaces;
- Increase cycle parking for visitors;
- Redevelop northern block;
- Better route through northern block of site between Queens Lane and Mill Lane – opportunity to integrate Queens Lane with northern part of the site;
- City centre housing for postgraduate students and other users - car-free with car club and cycle parking;
- Provide enhanced outlook to the rear of the Pitt Building – perhaps with residential courtyard;
- Development of a tourist information centre outside the site on Queens Road overlooking the Cam;
- Redevelopment of University Centre for mixed-use with residential and active frontages to ground floor.



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