

## CB1 Cambridge Station Area

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See our Urban Growth web pages at [www.cambridge.gov.uk/urban-growth](http://www.cambridge.gov.uk/urban-growth).

For details of planning applications, visit our Public Access web page at <https://idox.cambridge.gov.uk/online-applications//>

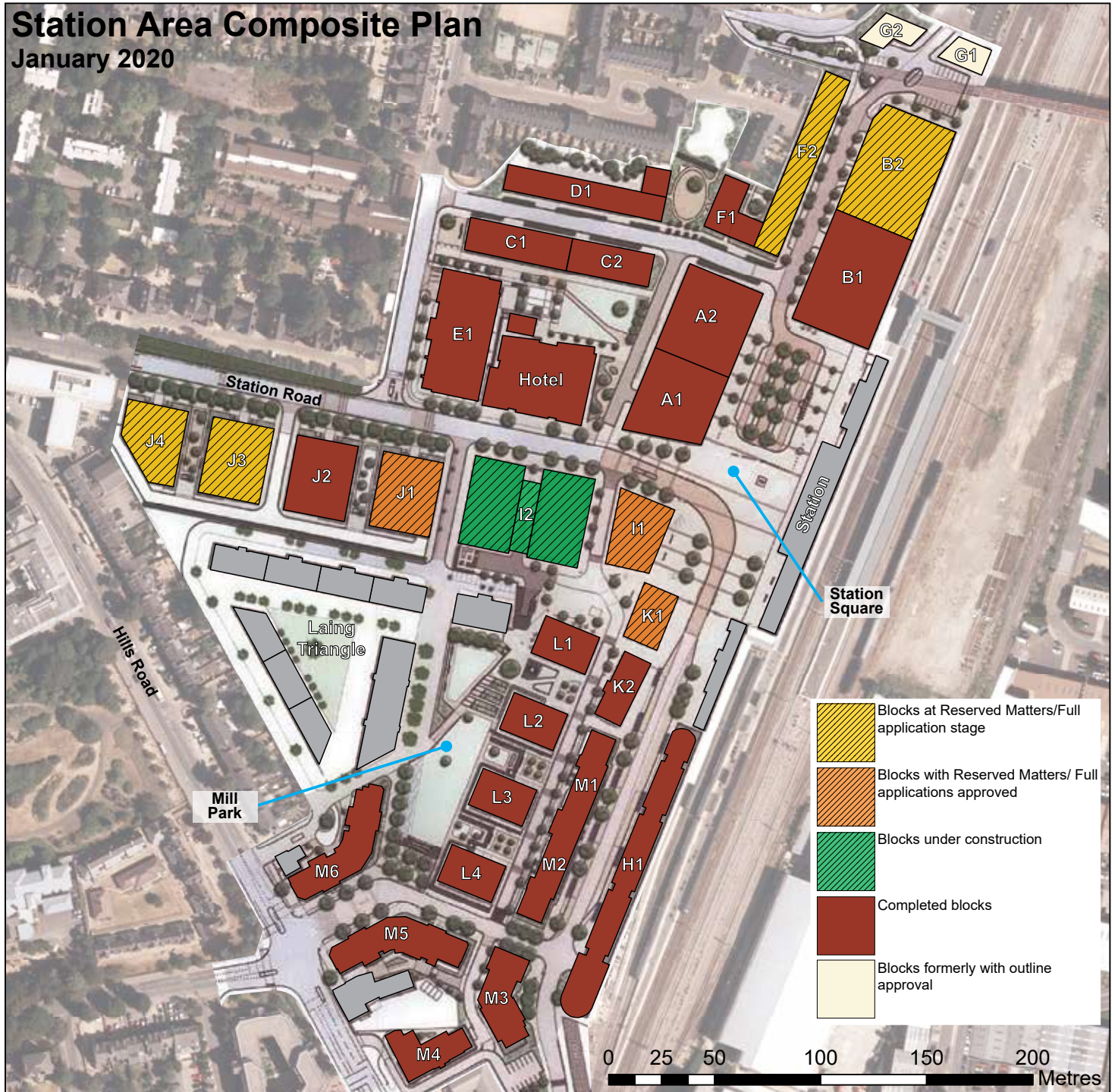
Please note that this guide provides an overview of the main city council planning applications, but is not an exhaustive list. Further details on these applications and other matters (for example, about discharge of planning conditions, proposed variations and non-material amendments) can be found by searching our Public Access web page.

January 2020

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# Station Area Composite Plan

January 2020



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Block/Site	Application Reference	Description
Station Square	13/0860/REM	Layout of new station square
Block A1 / A2	12/1608/FUL	Office building plus retail/café & restaurant floor space (One, The Square)
Block B1	12/1622/FUL	Hotel and multi-storey cycle park
Block B2 / F2	18/1678/FUL	Aparthotel, cycle parking and multi-storey car park
Blocks C1 / C2, D1 / F1	13/1034/REM	137 residential units
Block E1	10/0797/REM	Office building (Microsoft)
Block G1 / G2	-	No details yet
Block H1	12/1445/REM	Student accommodation (354 units) plus retail floor space
Block I1 / K1	15/1759/FUL	Office floor space, retail, café/restaurant floor space and 89 residential units
Block I2	15/0906/FUL	Office and retail/café floor space
Hotel	13/1461/FUL	169-room hotel
Block J1	15/1522/FUL	Office building
Block J2	12/1237/REM	Office building
Block J3	15/0864/FUL 15/0865/FUL	Office building
Block J4	15/2271/FUL	Office building
Blocks J3 + J4	17/1550/FUL	Office Building (10 + 20 Station Road)
Blocks L1 / L2 / L3 / L4 / K2	11/0633/REM	169 residential units plus retail space and a community room
Blocks M1 / M2, M5 / M6	10/0810/REM	Student accommodation (511 units), student recreational facilities and retail space
Blocks M3 / M4	11/1537/REM	Student accommodation (232 units) plus associated facilities
Mill Park	13/0058/FUL	Site clearing and landscaping
Mill Park	17/0149/FUL	Mill Park Landscape Works

Station Area (Application Ref: 08/0266/OUT)
<ul style="list-style-type: none"> <li>331 residential units (40% affordable homes)</li> <li>1,250 student units</li> <li>53,560m<sup>2</sup> Class B1a (office) floor space</li> <li>5,255m<sup>2</sup> Class A1/A3/A4 and/or A5 (retail) floor space</li> <li>6,658m<sup>2</sup> polyclinic</li> <li>86m<sup>2</sup> D1 (art workshop) floor space</li> <li>1,753m<sup>2</sup> D1 and/or D2 floor space - gym, nursery, student/community facilities</li> <li>7,466m<sup>2</sup> hotel</li> <li>A new transport interchange and station square</li> <li>Highway works (incl. improvements to the Hills Road / Brooklands Avenue and Hills Road / Station Road junctions) and new/improved private and public spaces.</li> </ul>

## CB1 Cambridge Station Area

Station Road, Cambridge

### Main features

- 331 residential units (40% affordable homes)
- 1,250 student units
- 53,560m<sup>2</sup> Class B1a (office) floor space
- 5,255m<sup>2</sup> Class A1/A3/A4 and/or A5 (retail) floor space
- 6,658m<sup>2</sup> polyclinic
- 86m<sup>2</sup> D1 (art workshop) floor space
- 1,753m<sup>2</sup> D1 and/or D2 floor space - gym, nursery, student/community facilities
- 7,466m<sup>2</sup> hotel
- a new transport interchange and station square
- highway works (incl. improvements to the Hills Road / Brooklands Avenue and Hills Road / Station Road junctions) and new/improved private and public spaces.

See city council planning application 08/0266/OUT.

### Planning applications

Here is a summary of the key full (FUL), outline (OUT) and reserved matters (REM) planning applications relating to this site, which were reported to the city council's Planning Committee. For more details, visit the city council's [Public Access](#) web page and type in the planning application reference number.

Ref.	Description	Dwellings	Status
08/0266/OUT	Outline application: redevelopment of Station Road area	331	Granted: 09/04/2010
13/0860/REM	Station Square	-	Granted: 21/01/2014
12/1608/FUL	Block A1/A2 (One, The Square): office building, including retail/café/restaurant floor space	-	Granted: 27/06/2014
12/1622/FUL	Block B1 (Cycle Point & Ibis Hotel): Hotel & multi-storey cycle park	-	Granted: 21/06/2014
13/1034/REM	Blocks C1/C2, D1/F1 (Vesta development): residential units	137	Granted: 10/01/2014
10/0797/REM	Block E1 (Microsoft): office building	-	Granted: 22/10/2010
12/1445/REM	Block H1 (The Railyard - Stephenson building): 354 units of student accommodation plus retail floor space	-	Granted: 08/02/2013
15/1759/FUL	Block I1/K1: office floor space, retail, café/ restaurant floor space and 89 residential units	89	Awaiting decision

<b>Ref.</b>	<b>Description</b>	<b>Dwellings</b>	<b>Status</b>
12/1556/FUL	Block I2: office and retail/café floor space	-	Refused: 07/03/2013
13/0997/FUL	Block I2: office and retail/café floor space	-	Refused: 05/09/2013
15/0906/FUL	Block I2: office and retail/café floor space	-	Granted: 12/02/2016
13/1461/FUL	Hotel: 169-room hotel	-	Granted: 22/08/2014
15/1522/FUL	Block J1: 7-storey office building	-	Granted: 31/10/2016
12/1237/REM	Block J2: office building	-	Granted: 18/12/2012
15/0864/FUL & 15/0865/FUL	Block J3: 6-storey office building	-	Awaiting decision
15/2271/FUL	Block J4: new office building	-	Awaiting decision
17/1550/FUL	Blocks J3 and J4: new office buildings	-	Awaiting decision
11/0633/REM	Blocks L1/L2/L3/L4/K2 (Ceres development – Meade House, Watson House, Gilbert House, Huxley House): 169 residential units plus retail space and a community room	169	Granted: 29/09/2011
10/0810/REM	Blocks M1/M2, M5/M6 (Crick House, Ashton House, Bragg House): 511 units of student accommodation, student recreational facilities and retail space	-	Granted: 22/10/2010
11/1537/REM	Blocks M3/M4 (The Railyard – Brunel and Telford Buildings): 232 units of student accommodation plus associated facilities	-	Granted: 05/04/2012
13/0058/FUL	Local park: site clearing and landscaping	-	Granted: 08/03/2013
17/0149/FUL	Landscape works at Mill Park	-	Granted: 15/06/2017
18/1678/FUL	Blocks B2 and F2: two new buildings including aparthotel, cycle parking, multi-storey car park for Network Rail, and new alignment of access into Station Square and Cambridge Station car park.	-	Awaiting decision

## **Cambridgeshire County Council planning applications**

The County Council submitted a Cambridge Gateway Project planning application (county council planning reference C/00501/09/CC) in November 2009 for the construction of a new bus-only access road and associated facilities for pedestrians and cyclists. The City Council's Planning Committee considered a consultation response in December 2009 and raised no objections, subject to the imposition of planning conditions.

The City Council's Planning Committee also approved in December 2009 an application from the county council (city council planning reference 09/0706/CAC) for conservation area consent to demolish 127/127a Hills Road in order to make way for alterations to the Hills Road/Brooklands Avenue junction (needed to provide the bus-only link road).

The Cambridge Gateway Project was approved by the County Council in February 2010.

City Council officers responded to further two consultations on County Council applications in 2010 for the provision of 172 new cycle parking stands (County Council planning reference C/05008/10/CC) and a new bus interchange to serve the railway station (C/05009/10/CC). There were no objections to the applications although amendments and planning conditions were recommended. Planning permission was granted by the County Council for the new cycle stands in September 2010, and for the bus interchange in October 2010.

Search [County Council planning applications](#)