

Meadows and Buchan Resident Engagement Meeting

27th January 2021



Agenda

- Chair: Alex Collis – 5 mins
 - Introduction
 - Format
- Housing Development: Benedict Binns – 10 mins
- Communities: Allison Conder – 5 mins
- Q&A – 40 mins
- Close at 7pm

Format

- All on mute
- Recorded
- Brief Presentation
- Q&A of questions asked in advance
- Q&A of questions
- Presentation and Q&A to be on web site
<https://www.cambridge.gov.uk/get-involved>
- Next meeting End of June 2021

Site Plans: 92% of green space retained

New Proposed Scheme

Open Space

- (A) 92% of recreation ground area now being retained (85% proposed previously)
- (B) Football pitches to be levelled with drainage
- (C) New MUGA (multi-use games area) to be provided, better quality and more useable
- (D) Replacement play areas, new zip wire and skate park to be installed
- (E) Open space to be landscaped to enhance biodiversity
- (F) New paths + varied walking routes
- (G) New seats and bins to be provided
- (H) New Café will overlook open space with useable terrace
- (I) All mature high quality trees along the street frontage to be retained

Community Facilities

- (J) Residential and Commercial Hub now distinct buildings



Development design

- (K) Fewer buildings now proposed
- (L) Development set further away from Daisy Close
- (M) Large gaps and green routes provided between the buildings
- (N) One block taller (6 storeys) but placed in top of site furthest away from existing houses
- (O) Other blocks lower (3 and 4 storeys)
- (P) Housing will help provide natural surveillance of park
- (Q) Buildings will not dominate space given design and orientation

Other

- (R) Access strategy more clearly defined
- (S) Community Hub and housing parking now separated
- (T) New habitats to be created and enhanced biodiversity value
- (U) Doctors and school capacity to be tested during application

Site Plans: flats with 2 commercial units

New Proposed Scheme

- (A) Given proximity, decision taken to combine community centres
 - = Improved range of facilities
 - = Improved quality of space
 - = Improved future management/maintenance of centre
- (B) Additional Parking incorporated
- (C) Only two buildings now proposed
- (D) One block now 4 storeys
- (E) All units 1 and 2 apartments
Proposed population therefore unchanged



- (F) This taller block is set away from existing houses
- (G) Revised building height allows new open space to be created
- (H) Play equipment to be provided
- (I) More trees now retained
- (J) Additional space created for new planting
- (K) Shop retained (enlarged)
- (L) Café re-provided (enlarged)
- (M) Site accessible by delivery vehicles

Site Plans

1. Early Works

Temp car park constructed
(from Feb 2021)

current car park closed (from
March 2021)

2. Phase 1

Hoarding goes up and construction
begins of the community centre and
block C from Spring 2021 to Autumn
2022.

New Community Hub open, new
MUGA and play park open Autumn
2022

4. Open Space

Football pitch relaid with
new drainage Spring
2021 to Summer 2021

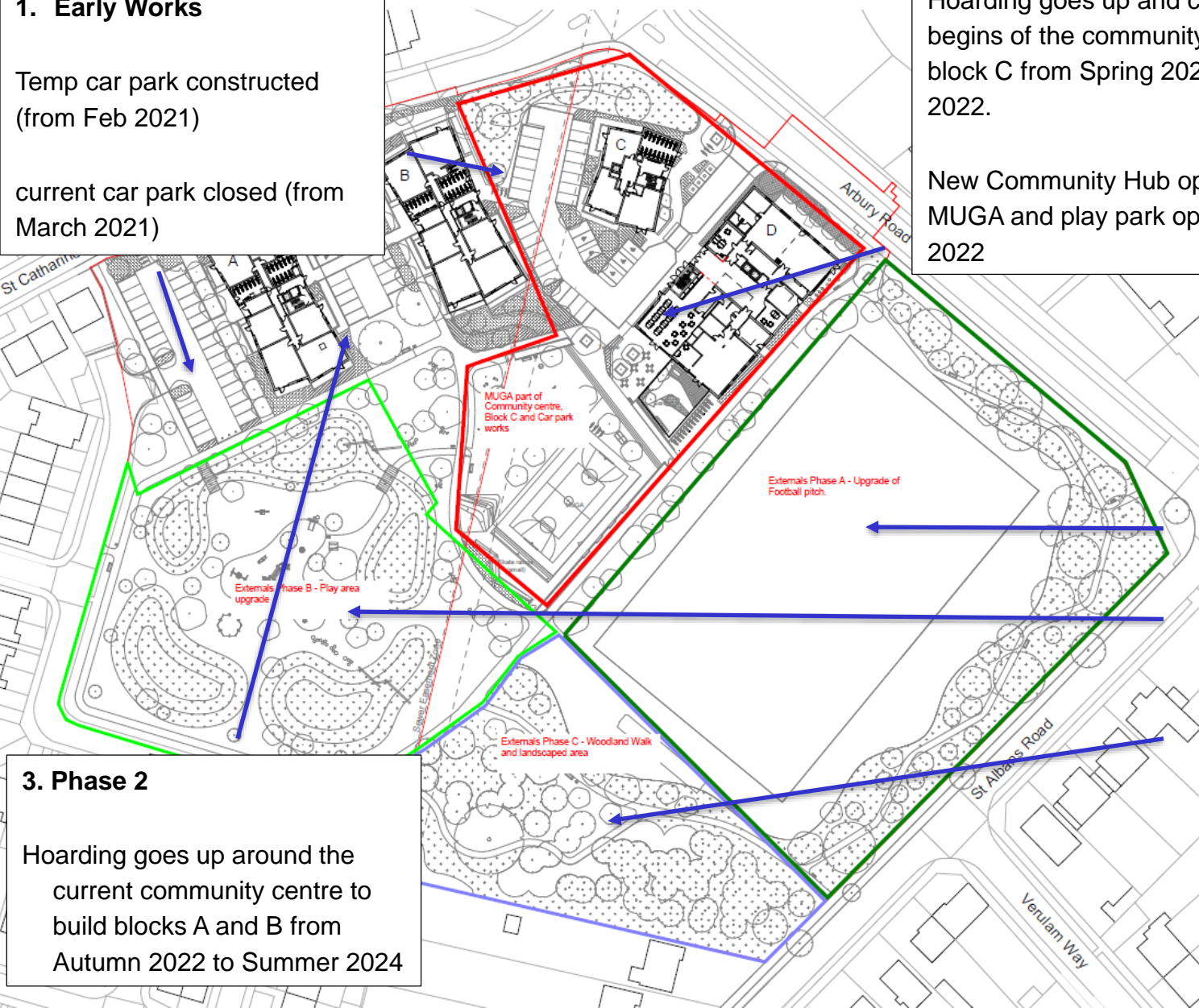
Play Area construction in
Winter 2023 to late Spring
2024

Current play area and
other equipment moved to
Woodland Walk area
Winter 2023

Woodland Walk
construction in Spring
2024 to Summer 2024

3. Phase 2

Hoarding goes up around the
current community centre to
build blocks A and B from
Autumn 2022 to Summer 2024

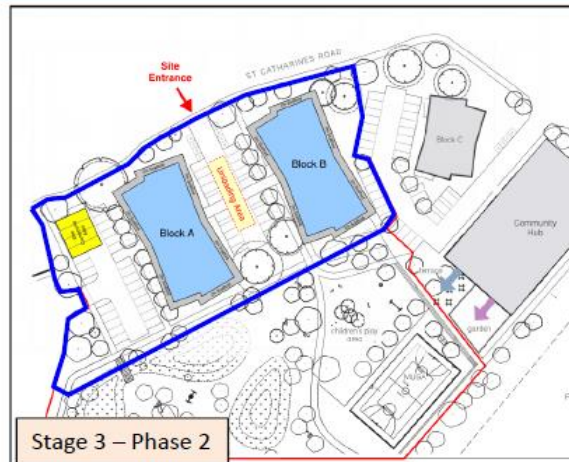
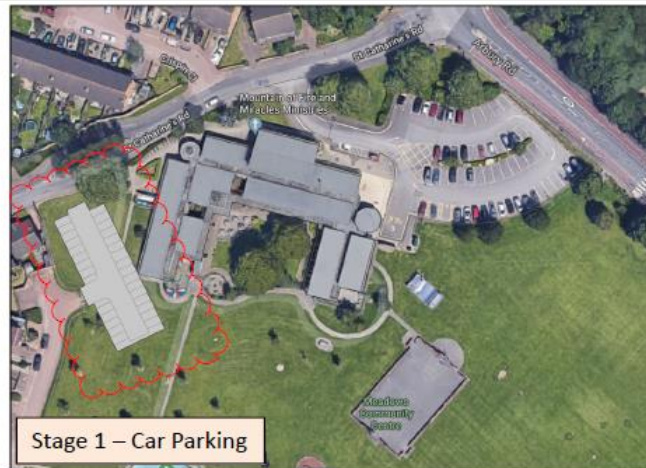


Car Park

1. Current Meadows Community Centre car park with entrance off St Catharine's Road



2. The new temporary community centre car park to be constructed with an entrance from Daisy Close



4. Autumn 2022 the new community hub and permanent car park will open, accessed via a new entrance from Arbury Rd. **The new hub car park will be a controlled car park, with penalty charge notices issued for breach of restrictions**

3. Spring 2021 the existing car park and entrance from St Catharine's Rd will close

Proposed Programme

Early Works	
New road from Arbury Road built	From Feb 2021
Temporary Car Park	From Feb 2021
Current Car Park closed	From March 2021
Phase 1 of main construction	
Construction of: Resident Block C, Community Centre MUGA and small play area	Spring 2021-Autumn 2022
Football Pitch out of action	Spring-Summer 2021
Current Skate Ramp gone	Spring 2021
Decant of both centres into new hub	Autumn 2022
Football Pitch	Autumn 2021
MUGA, small play area can be used	Autumn 2022
Phase 2 of Main Construction	
Construction of: Resident Block A and B	Winter 22/23 – Summer 2024
Large Play Area	Winter 2023-Late Spring 2023
Woodland walk	Spring 2024-Summer 2024
Current small play relocated to woodland walk area	Winter 2023
New large play area, woodland walk and all open space available	Summer 2024
Buchan St development	
Main Works	Winter 2023 to Summer 2024

Contact details

- Day to day site concerns:
residents@hill.co.uk 0800 0326760
- Specific construction concerns:
Nick.milne@Cambridge.gov.uk
- Housing development concerns:
Jake.smith@Cambridge.gov.uk

New Community Hub

- Community Facility Strategy published 2019
- This confirmed the need to **retain one** community facility
- With this finding, the City Council then assessed other uses for these sites

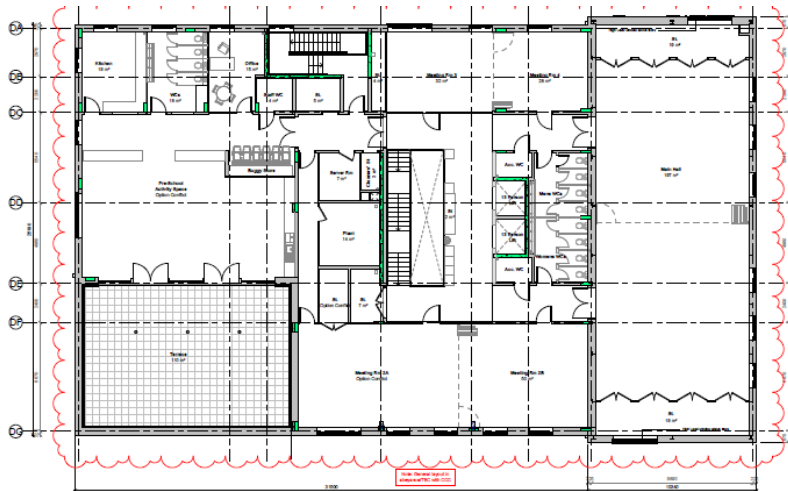
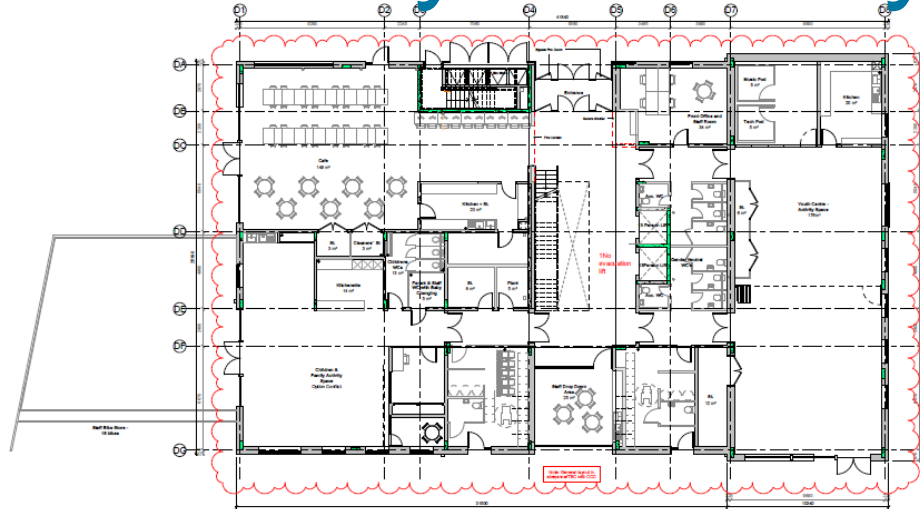
New Community Hub

- A temp hub car park will be built for the existing Meadows Centre, and the new hub will be built on the current car park site
- This means both Buchan Street and the Meadows centre can **remain open** until the new hub is finished

New Community Hub

- New, larger, two storey community hub will accommodate **all** priority user groups from both centres
- Key user groups have been consulted to ensure building design accommodates particular needs
- New hub will have facilities to community arts, events and theatre activities, and will be better integrated with St Albans recreation ground, play and sports facilities
- New hub car park will be managed with a barrier and enforcement to prioritise hub users

Community Hub Layout



Q&A

RESIDENT	QUESTION	ANSWER
Ms B	I would also like to know when the Select and Save shop and Cafe Camtown are due to be closed and what provision has been made to replace their services while the building work is being done.	<ul style="list-style-type: none"> • temporary accommodation is being looked into • When construction is finished there will be two new commercial spaces suitable for a café and shop
Mr H	<p>-What provision is being made for additional parking space for the new houses?</p> <p>-Is there a plan to relocate the trees that are currently on the site?</p> <p>-Will both the shop and cafe be retained?</p>	<ul style="list-style-type: none"> • 24 (2 disabled) car park spaces • Some trees removed, most remain and additional trees planted • As above

Q&A

RESIDENT	QUESTION	ANSWER
Ms K	The question is why the residents of this area will be deprived of one of the few green spaces on this side of Cambridge.	<ul style="list-style-type: none">92% of green space will be retained and the majority of green space will be available during construction
Ms C	a guarantee that they will not be taking any more of our precious/protected land away. For example widening Daisy close and taking some more of the green space, will they be leaving Daisy Close as a brick road?	<ul style="list-style-type: none">we have planning permission for what has been shown. There are no plans to do anything moreDaisy Close is owned by highways at County. The council have been given permission to extend the road into the site

Q&A

RESIDENT	QUESTION	ANSWER
Ms G	<p>I would like to ask for clarification about the reduction in impact on the green area of the rec from 15% to 8% following the consultation and where we will see the difference.</p> <p>I would also like to ask about ongoing resident involvement and consultation on the improvements to the space as part of the redevelopment.</p>	<ul style="list-style-type: none">• Planning permission has been granted to the design shown which retains 92% of the open space• We plan to have 2 resident engagement meetings a year• Monthly newsletters posted to the streets nearby and posted on noticeboards and in the community centre• We have asked for feedback on skatepark from CamSkate and there will be opportunities to review the landscaping

Q&A

Presentation and Q&A to be on web site
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Next meeting End of June 2021

