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The latest news about CB1 | Autumn 2018



Photo: David Churchill

International recognition for CB1

Cambridge's growing tech hub is getting noticed across the pond. *The New York Times* recently reported on how Amazon, Apple and Microsoft, among other names, have set up in Cambridge to take advantage of the city's tech community and talent pool. Under the headline 'Silicon Valley's Giants Take Their Talent Hunt to Cambridge' (03 July 2018), technology correspondents Cade Metz and Adam Satariano report on Cambridge's legacy of tech innovation, from Alan Turing's 1950 'Computing Machinery and Intelligence', the first research to suggest that the computer could 'learn', to Microsoft Research's global centre for technological innovation now based here.

It was Microsoft Research's move from the outskirts of Cambridge in 2012 that kick-started the development of CB1 as a hub for technology. The company's Headquarters at 21 Station Square were designed to close the gap between academic and professional innovation, with a flexible, bespoke interior with space for collaborative work and a state-of-the-art lecture theatre for seminars.

The next global brand to come to CB1 was Amazon, which moved its Cambridge based interests into a 60,000 sq ft office hub at One Station Square at the beginning of 2017. Just across the road, Centrica, the company behind Hive connected home devices is moving from 30 Station Road where the team has been since 2012, to larger offices at 50/60 Station Road to accommodate the growing business. Retaining such important employers is a stamp of approval for CB1 which is fast becoming Cambridge's Central Business District.

Now Samsung, has taken 16,500 sq ft in 50/60 Station Road to house a dedicated team developing Artificial Intelligence (AI) technologies. This is part of Samsung's recently announced commitment to invest £17bn in 'growth areas' such as this, increasing its number of AI researchers to 1,000 across the globe. This positions CB1 firmly as a nationwide hub of technological innovation and part of the wider international ecosystem.

A recent report by Tech Nation reveals that the UK is home to 35% of all 'unicorns', or start-ups valued at over \$1bn, coming out of Europe and Israel each year. This impressive ratio has been driven by centres beyond the capital, the most fertile being cities home to world-leading universities which fuel the growth of this sector. Tech clusters such as Cambridge are even outperforming some European capitals: between Cambridge and Oxford, more unicorns have sprung up than both Paris and Berlin. Read the full write up, 'UK regions come to the fore in producing \$1bn tech companies' (23 October 2018) on the *Cambridge Network*.

Across the city, there are currently more than 4,500 high-tech firms employing around 75,000 people. With its proximity to the station, shops and green space, and its offer of large, high-quality office space, CB1 is proving itself a world class cluster for tech companies growing in Cambridge and a destination for international companies coming to Cambridge with jobs to offer.

A vital quarter of Cambridge

If you travel through Cambridge Station, you will have noticed the new building being constructed at 50/60 Station Road. This is just one of the projects happening as part of the ongoing development and improvement of the area around the station – the CB1 Estate.

Work is well underway to revitalise this quarter of the city which is an important arrival point for both business and tourist visitors, with a new public square being developed along with offices, homes, hotels, student accommodation, shops, cafes and restaurants – as well as the UK’s largest cycle park.

As you saw on our front page, even before construction is complete, 50/60 Station Road has leading employers signed up to move in on opening spring 2019, and more great names will be unveiled shortly, supporting further jobs and industries for the city’s economy. Meanwhile, detailed design process is underway for a new office building at 30 Station Road providing a further 115,000 sq ft of grade A office space as the next building in the CB1 development pipeline.

The new workplaces will be of the same high pedigree as CB1’s landmark office development directly opposite the station entrance, One Station Square, which has won a series of awards. These include, for 2018, a British Council for Offices Regional Award and a Royal Institution of Chartered Surveyors Regional Award, amongst others.

Although far from complete yet, the development of the CB1 Estate has breathed new life into an area that was previously neglected. This ranges from attracting world-leading employers such as Amazon to the new office buildings through to providing much-needed, high-quality homes in the city centre.

At Mill Park, a stone’s throw from Station Square, newly landscaped public green space offers the chance to take a stroll or sit and have lunch, while providing a great view for surrounding residents. This was celebrated with a community event open for all (see below) as part of CB1’s mission to build a community among all those who live, work and use the spaces and amenities of the CB1 Estate. One of the first initiatives was to let everyone know about news in CB1 with this quarterly newsletter, which is now in its fourth edition.

A new Twitter feed is also keeping everyone up to speed with the development programme – please see @CB1_Development. Now, to ensure everyone with an interest in the estate continues to have their say in how the scheme evolves, a community engagement officer is on hand – see the interview on the back page. In addition, locals can find details of CB1 Estate activities, offers and useful contacts and services via the @CB1_Community Twitter and website.

Celebrating Mill Park with the community

The CB1 community gathered to celebrate the opening of Mill Park on the evening of Friday 21st September.

With information stalls and games for the younger ones, it was a chance to meet the neighbours, ask questions and make suggestions for further improvements. foodPark, a regular CB1 food offer, provided some delicious street food, and when the weather unfortunately turned against us we relocated to the community room, but a good time was had by all.

Redesigned by Robert Myers Associates to be an all-inclusive park, new paths make handy crossings for people passing through the green space, large oval rusted steel planters with low-growing plants bring texture and colour to the landscape, and stretches of lawn make space for picnicking.

Thank you to those who came along and shared some great ideas about the future of the community and activities for the park. Stay tuned on @CB1_Community, and @CB1_Development for news about developments in the CB1 area.



Railway heritage unearthed at CB1

While works were being carried out on the Tamburlaine Hotel site, the central pivot from the historic railway yard turntable was discovered. This has since been restored and placed in the public space behind One Station Square. It now has a plaque installed, explaining its provenance, including an aerial photo showing where it was originally situated.

Railway turntables were used to rotate railway vehicles through 180 degrees before being set back on the tracks for their next journey. This mechanism was particularly important in the age of steam locomotives, allowing drivers to turn round the engines which could only travel in one direction.

Railway sidings stretching out from the main station used to reach all the way to where the hotel now stands. The cast iron cone would have been bolted to a granite foundation stone in the centre of a circular pit. Attached at the neck would have been a roller bearing allowing rotation, and a pivot plate and saddle which carried the weight of a 70ft long steel turntable bridge.

This piece of historic railway engineering now has pride of place in the square, close to where it was found. It joins Foster’s Mill and the old crane base sited at Mill Park among historic industrial landmarks in CB1. It also becomes part of a collection of sculptural pieces, both old and new, around CB1 and there are plans for a landmark sculpture in coming years. Watch this space!

Clockwise from left to right 50/60 Station Road, the railway turntable pivot cone and plaque, an artist’s impression of this year’s Christmas tree, Cambridge BID CEO Ian Sandison launches the new Love Cambridge Gift Card and the recently opened Mill Park.

Pre-Christmas clean-out at Cycle Point

To free up space and enable a deep clean, Greater Anglia will be removing abandoned bikes in Cycle Point at Cambridge Station. Please remove your bike if you do not use it regularly. Bikes that appear to be abandoned will be:

- tagged daily over a 15 day period, then
- removed and taken to storage for 90 days, then
- disposed of after this period.

To reclaim your bike before the 90 days are up, please contact greaterangliahelpdesk@carlisle-supportservices.com. Greater Anglia may charge up to £25 for the return of the bike.

If you regularly use Cycle Point cycling to and from the Station, please continue to make use of this facility. After the clear out, there will be a deep clean and security improvements, during which time Greater Anglia may ask you to temporarily park your bike in a different area within Cycle Point.

Survey finds overwhelming support for CB1

You may have seen taking place over the summer, or indeed contributed to, a survey about the local area. We commissioned an independent poll of more than 700 residents, workers, students and visitors to see exactly what you think of the development at CB1, and determine what we still need to work on.

The results were encouraging and demonstrate growing levels of satisfaction with CB1’s open spaces, food options, cleanliness and design – with 90% believing CB1 creates a favourable impression of Cambridge.

Of the respondents working at CB1, 91% would recommend the area to organisations considering moving here and 88% believe the development has attracted businesses to Cambridge.

We commissioned the independent research as part of an ongoing programme to gather feedback as the development progresses, and fine-tune the area accordingly. This is the second survey to be conducted and demonstrates success in addressing feedback from the first, conducted in August 2017.

In 2017, 42% of participants cited open spaces as being the top priority for improvement at CB1. Since then, we have redesigned Mill Park and opened the public space behind One Station Square, and this year’s survey confirms that the local residents are delighted with the results.

In addition, we’re making plans to address other issues people have raised from the survey and conversations are already underway to help address vehicle traffic and associated noise at CB1, which we note is an increasing concern, particularly among residents.



80% of those surveyed were satisfied with transport links

91% of people working at CB1 would recommend the development to organisations considering moving here



81% of those surveyed were satisfied with the open spaces



77% of those surveyed were happy with CB1’s food and beverage options



93% of participants said they were satisfied with the cleanliness and upkeep of the CB1 development





Share your story in the CB1 newsletter

Do you run a small business in CB1?

...work for one of the tech companies in the new Central Business District?

...or pass through on your commute into Cambridge?

A new friendly face in the community



We meet Sam Kenward who has taken up the new role of Community Engagement and Project Coordinator in CB1 a couple of months into his role on a sunny autumn afternoon in Station Square.

Sam, tell us a bit about yourself and your connection to Cambridge?

I graduated in politics this year from the University of East Anglia. I was also town councillor for three years while studying. Before that I was in the UK youth parliament for four years, where I helped to create the 'youth champion' role, which involved working to engage young people with politics. So I've got quite a lot of experience working with councillors and communities. I've also recently been shortlisted for the Young Councillor of the Year 2018!

What attracted you to the job?

I want to work with people to try and effect positive change. The CB1 Estate is improving and evolving quickly and there is a huge opportunity to build on what's already been achieved and help strengthen the community, working with residents, business and agencies.

What does the role involve?

It's a mixture of being at my desk and out and about on the CB1 Estate. In the office, I'm working with all the stakeholders to ensure any issues raised are dealt with and that there's good communication with everyone through @CB1_Community Twitter and newsletter. A key part of my role is ensuring local people know what's going on and how to get involved if they want to.

The rest of my time is spent meeting people who want to talk about how the development is going, or helping residents organise their own events. Essentially, I'm supporting the community and helping them grow it from the inside out.

What are your aims and aspirations for the CB1 community?

I'm here to ensure people can access the information they need and help develop a community spirit. I'd like to build on what's already there. A lot of progress has been made in the last year – including getting the stakeholders group together and encouraging the formation of residents' meets. A big part of why I'm here is also to engage with students, so I introduced myself at the student accommodation blocks during induction week in September. We're looking to do a student-residents' get together soon (so, students, look out for publicity for that!)

What will followers find on the CB1_Community Twitter account?

Updates for local and community events, write-ups of past events and agendas for the coming months, mostly, and of course foodPark gets weekly mentions. Give @CB1_Community a follow!

How can people get in touch with you?

I am in CB1 three days a week, but I'm on email every day, so people can drop me a line at sam@communityregen.net whenever. I'll do my best to pass on feedback or enquiries and have them addressed as soon as possible.

What is the CB1 Estate community talking about right now?

Mill Park! People are really happy with the newly reopened and redesigned green space. It's a nice spot to sit down and have lunch, or for kids to play. It's got lots to offer from a community perspective and will come into its own next summer.

Have you got a favourite CB1 hangout?

Well I've been lucky enough to see a lot of them for meetings. My current favourites are probably the Station Tavern and the Old Ticket Office – both have great atmosphere!

We'd love to hear about what you bring to the area, or even how the changing landscape has contributed to your life and work. If you'd like to be featured in the next newsletter, drop us a direct message on Twitter @CB1_Development with your name, company, what you do in CB1, and why you'd like to be included in the next 'see, be' newsletter!



Above
The pocket park near Foster's Mill and sights around Station Square.