

# see, be

The latest news about CB1 | December 2017



## CB1 brings jobs, homes and more to Cambridge

As the development of CB1 continues, here is what has been delivered so far – and a flavour of what's still to come

The CB1 development is directly supporting jobs in Cambridge, with a lot more on the way. The new office buildings constructed so far on the CB1 estate provide more than 350,000 sq ft of new office space. A variety of companies generating jobs in Cambridge have moved in, including Amazon, Microsoft Research, Deloitte, Carter Jonas, Thales, Mott MacDonald and Birketts.

The new CB1 estate has delivered 325 new, good quality homes to date, which include homes built to meet the Local Authority's requirements to provide affordable housing. CB1 also features some 1,085 new student rooms.

Three main green spaces along with other public spaces will be central to the development as it continues to be delivered. Public art is also an integral part of CB1 with developers Brookgate and Hill Residential contributing over £1 million to permanent and temporary pieces and an Art Workshop throughout the development period.

CB1 has provided 6,000 bicycle parking spaces, including almost 3,000 in the Cycle Park – with more spaces to come.

Commuters have benefited from the £4.25 million which the CB1 scheme has contributed for improvements to the train station, while financial contributions of over £5 million have also been made to roads, guided bus routes, primary and secondary education and public open space.

Plans have been submitted to Cambridge City Council for a new, six-storey building at 10/20 Station Road. This would provide 155,000 sq ft of office space to attract more employers, a pocket park for the community and a further 482 bicycle parking spaces.

The next office development is likely to be at 30 Station Road, where a further 93,000 sq ft of space is envisaged, and there are plans for a further 89 residential units with shops and cafés on the ground floor on the site of Murdoch House. This scheme will bring about the largest transformation yet with the opening of the second phase of Station Square, providing a pedestrianised and landscaped area to complement the area for taxis and vehicle drop off, which had to be delivered first for practical reasons.

The improvements underway across CB1 have been recognised with more than 10 awards. These include a Love Cambridge Award for services to disabled people for student accommodation and national recognition includes the British Council for Offices' innovative workplace award for 22 Station Road. There's much more to come for CB1, so watch this space!

### Have your say

The CB1 estate is still being fine-tuned to make sure it works as well as possible for all the different people that come into contact with the estate. Minor works completed recently on Station Square have improved the vehicle exit route while the area to the west of One Station Square has become a new public space and thoroughfare for pedestrians and cyclists.

Workshops have gathered feedback from stakeholders including students and residents for future improvements. There will be opportunities in the New Year for all residents, students, businesses and others who use CB1 to have their say and hear about progress with initiatives to further build the community at CB1. To get in touch, please email [info@brookgate.eu](mailto:info@brookgate.eu)



# Amazon at CB1

Amazon has welcomed the first employees to its new CB1 building, One Station Square. The Amazon Development Centre will be home to more than 400 highly skilled employees currently being recruited to work on innovations to benefit customers around the world.

Amazon's commitment to this 60,000 sq ft workspace is a resounding vote of confidence in Cambridge as a hub for innovation, research and technology.

Amazon's team will include machine learning scientists, knowledge engineers, data scientists, mathematical modellers, speech scientists and software engineers. Projects that the teams will work on include:

- Amazon Devices including Echo voice-controlled speakers and the recently-announced Amazon Cloud Cam
- Amazon Alexa, the brain that powers devices such as Amazon Echo, Echo Dot and Echo Show
- Prime Air, Amazon's future delivery system designed to safely get packages to customers in 30 minutes or less using small unmanned aerial vehicles
- Core machine learning and retail systems, improving the shopping experience for Amazon customers

Sven Topel, Chief Executive at Brookgate, said: "We're very excited to welcome Amazon to CB1 and by the potential for amazing new innovations and technology that will be produced here. Amazon is creating significant numbers of jobs and supporting the long term future for Cambridge as an innovation centre."

The design of the building allows for complete flexibility to house either single or multiple tenants in a range of floor layouts. The building exceeds the stringent BREEAM Excellent rating for environmentally sustainable design.

To celebrate opening its new CB1 building, Amazon is working with Cambridge LaunchPad, a programme that inspires young people to follow a career in science, technology, engineering and maths (STEM). LaunchPad works with local employers to engage with schoolchildren so they can learn more about the exciting possibilities that STEM can offer. The programme aims to offer young people in Cambridgeshire rewarding experiences and enable them to reach their potential.

## 10/20 – Cambridge's new business magnet

Following the success of One Station Square and progress on site with 50/60 Station Road, a planning application has been submitted for a new office at 10/20 Station Road. The new complex, which would sit on the site of the old Jupiter and Leda Houses, adds to the growing cluster of modern, spacious offices across the CB1 development.

Already home to Amazon, Carter Jonas, Deloitte, Thales, Centrica Connected Home and Raspberry Pi among others, this cluster continues to strengthen CB1's position as Cambridge's Central Business District. It further supports the city's ability to attract businesses, bolstering the local economy and supporting employment opportunities from internationally renowned companies.

With nearly 500 bicycle spaces, 10/20 will encourage its occupiers to opt for environmentally sustainable modes of transport. The proposed scheme will extend the 'linear park' planned along Station Road to provide a green buffer between road traffic and workplaces. In addition, a 'pocket park' is proposed to the west, where the building would be set back to make room for this green space.

For the latest updates on CB1, take a look at the new website. You can also email us at [info@brookgate.eu](mailto:info@brookgate.eu)



## 'Business improvement' initiative comes to CB1

You may have noticed around the City Centre the very distinctive black and purple bowler hats of the Cambridge 'BID' ambassadors. They represent the city's Business Improvement District, an initiative to support Cambridge firms through creating opportunities for staff and business development, sharing knowledge and fostering B2B trading.

The BID ambassadors aim to help tourists and residents make the most of their time in Cambridge by offering advice on over 1,100 local shops, bars, cafés, attractions and entertainment services.

We are pleased to say that the BID, established five years ago, will now be extended for a further five years and will be expanded to include Station Square and the CB1 estate. This will bring a wealth of additions to CB1 for both locals and visitors – as well as the helpful people in bowler hats!

The BID connects Cambridge Station, which is the city's principal transport gateway, to the city centre, helping both to support and retain new and existing businesses in Cambridge. The City Centre, the Grafton, Regent Street and Mill Road are now all included in the BID area for the coming five-year period.

Ambassadors are the eyes and ears of the BID and report on various environmental and other issues, so that collectively they ensure Cambridge is the best it can be for businesses and their employees. Since the BID launched in August 2013, the ambassadors have assisted 63,000 visitors, residents and workers around Cambridge.

Throughout the year Cambridge BID organises events such as Independents' Week, Loving Summer, the Christmas lights in the city centre and "The Big Switch-On". These initiatives can now extend into the new BID area including CB1.

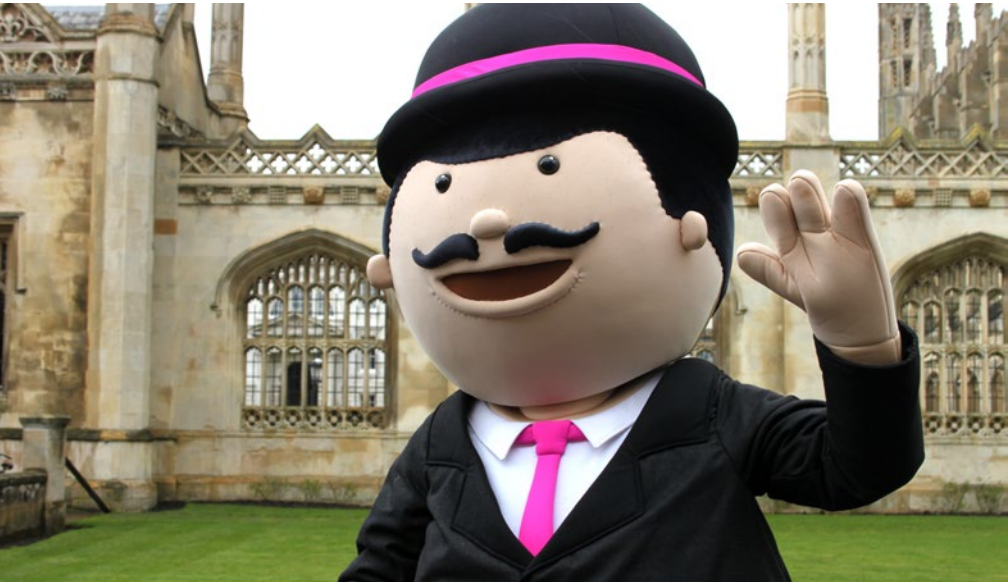
As the CB1 estate continues to be built and developed further, we will be working with Cambridge BID to host events and activities, making full use of the different paved and green areas on the site.

An independent survey was recently taken about Brookgate's CB1 development adjacent to the main station in Cambridge. The results were overwhelmingly positive. Here are a few highlights:

93% supported the CB1 development

83% were satisfied with the facilities provided

91% said CB1 will be a great asset to Cambridge



## New look Mill Park proposed as tenders go out to contractors

Landscape architects have redesigned Mill Park to improve it for the wide variety of people expected to use it, from residents, students, office workers and commuters, to parents, children and joggers.

The idea is to create an urban park for people to enjoy in different ways, adding raised beds and pathways across the park to create a variety of spaces, rather than a single lawn.

Tenders have gone out to contractors and funding will be provided by CB1 developers Brookgate. Works are expected to start next Spring once Hill has completed the after-care period following remedial works to the existing lawn, which needed to be replaced due to shortfalls in the initial construction.

The original design for the park as a kick-about space, which received planning consent at the time, proved impractical and unpopular with residents due to overuse, noise and late-night games. The newly designed park will cater for a diversity of users at different times of the day and the CB1 Management Company will be taking over future security and management next summer.

Whilst the existing park layout complies with the CB1 planning conditions, Brookgate has decided to fund the redesign and improvements as part of its long-term commitment to the success of CB1 and ongoing work with all CB1 stakeholders to fine-tune the development as more phases are delivered.

"We know there are concerns about how the current park worked in practice and having listened to a variety of stakeholders' views, we are keen to make the changes needed to provide the best space possible to satisfy both park users and residents," said Brookgate's Sven Topel.

## Communication is key, so we've made some improvements

Improved communication should be the priority in bringing together the growing community at CB1. This was the overriding conclusion from a workshop of 28 local stakeholders who met in July to share views and agree practical steps for enhancing the CB1 area for residents, students, businesses and visitors.

Independent facilitators heard from CB1 residents, developers, building managers and representatives from organisations including the City Council, the Police, Anglia Ruskin University, student accommodation providers Downing and Host CB1, as well as the housing association bpha.

All stakeholders were supportive of CB1 but identified several improvements that could be made to build the community. One of the conclusions reached was to ensure that there are clear channels for all those concerned with the development to connect with the diverse audiences that make up the CB1 community, providing up-to-date information and enabling feedback. There should be a variety of channels, from newsletters to social media and a dedicated CB1 website, the stakeholder group agreed.

We are pleased to say that this first edition of the new look CB1 newsletter is a direct response to the workshop conclusions and we plan to publish quarterly.

In parallel, we have launched the new CB1 website [www.cb1cambridge.co.uk](http://www.cb1cambridge.co.uk) to keep people updated about development progress, the management of the estate, upcoming events, on-site amenities and to provide contact details for further information or feedback.

You can also email Brookgate at [info@brookgate.eu](mailto:info@brookgate.eu)

### Second workshop

A follow-up stakeholder workshop was held in October to share work in progress and invite feedback on various initiatives aimed at strengthening the sense of community at CB1.

### Above montage

Images from around CB1 including Amazon Development Centre, ibis hotel and café as well as Cambridge BID mascot, Adam.



# Estate Warden Interview

In the first instalment of our interview series we find out what it's like to manage the CB1 estate day-to-day. We sat down with James Knott, the Estate Warden, who has been with the CB1 Management Company for the last nine years.

## What does your job involve?

My role is to oversee the CB1 estate and ensure the safety of visitors and residents. A normal working day starts at 7am and finishes at 6pm, when the night staff take over until the following morning to make sure the area is always safe and secure.

Throughout the day my team and I make sure the area around Station Square and throughout the wider CB1 area is clean and tidy, and check around the landscaped gardens. We've recently bought a high-pressure washer to tackle chewing gum on pavements which has been a great addition.

## What are you looking forward to most as the development nears completion?

I think the addition of 50/60 Station Road will bring a real buzz to the area. I'm looking forward to seeing which retailers and companies will move into the building.

## How do you think the area is improving Cambridge?

I think back to what the place was like a decade ago compared to what it is now... people coming through the station tell me they think it's much better than it was. We also now have the likes of Amazon and Microsoft working in the area - I think it's great CB1 can do that for Cambridge and for the future.

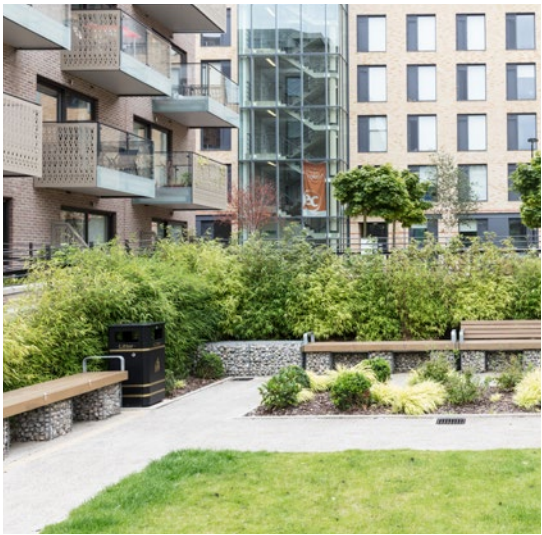
## Where's your favourite place in CB1?

My team and I enjoy going to the pop-up foodPark on a Friday lunchtime on Station Road. They have some great choices and they really add to the CB1 area. I think the new gardens will be a great place to go and relax.

## What are the best or worst things about the job?

It's great to talk to people and hear what they have to say. Everyone who works on site who I've spoken to is really friendly and has benefited hugely from the changes in the area.

I wouldn't say there's much I don't enjoy about my role! I'm lucky that it allows me to lead an active life; on any given day I probably walk 10 miles and I've lost two stone in the last year alone!



**Above clockwise**  
James Knott (left) and his Estate Warden colleagues  
Seating areas in Mill Park  
Delicious burgers being prepared by 'Steak & Honour'

## Shop, eat and spend at time at CB1

The new CB1 estate around Cambridge Station has brought a range of places for coffee or a bite to eat, as well as shops and services, to make life easier – and tastier – for everyone in the city.

CB1's new shops and food outlets cater to a range of needs, whether that's getting your bicycle fixed at Rutland Cycling or The Bike Station, or grabbing a hot drink from Costa or The Coffee Stop just before jumping on a train. The cafés and restaurants offer 'to go' options, from freshly-made sandwiches and salads at Pret a Manger to Wasabi's authentic Japanese Sushi and Bento. If you are after a place to work remotely or meet up with friends, then Caffé Nero offers a full range of coffees and snacks.

There is also the new Tamburlaine Hotel, which offers elegant settings for coffee, champagne or craft beer. One of the highlights of the various places to eat and drink in the four-star hotel is the dramatic marble-carved bar in the spacious brasserie-style dining room. CB1 has also brought in the new Sainsbury's for picking up all your essentials. And you can get a quick haircut at Esquires Barbers under the cycle park. There is something for everyone!