



# Young Street Development

## Public Consultation

27 June to 8 July 2011

The Street  
Helmore Building  
Anglia Ruskin University  
East Road  
Cambridge  
CB1 1PT

Meetings where representatives from Anglia Ruskin University and members of the design team will be available to answer questions or address comments will take place on:

- **Monday 27 June, 6.00-7.00pm**, in the Recital Hall, Ground Floor, Helmore Building, Anglia Ruskin University, East Road
- **Saturday 9 July, 2.00-6.00pm**, in St Matthew's Church Hall on St Matthew's Street



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## **INTRODUCTION**

Anglia Ruskin University is seeking to develop the 3.5 hectare site between Young Street and New Street.

The development is principally for the benefit of our Faculty of Health and Social Care, providing facilities primarily for nurse education. The Faculty is currently in Fulbourn in a site that cannot be readily expanded and the lease terminates in 2013. The Young Street site provides an opportunity to bring our nursing students from an outlying site to the main campus where they can readily access the full range of services and facilities available to all students.

We purchased the Young Street site in 2008. With the completion of current building works on our main Cambridge campus, there is little room for further development and it is our intention to eventually develop the Young Street site in three phases.

The first phase, planned for immediate construction and completion by August 2013, will house the relocated Faculty of Health and Social Care. Later phases will include some administration and academic facilities and a 200 seat lecture theatre. The rehabilitation of the existing Ragged School building for general teaching purposes is included as part of phase 1.

The site would be used for teaching and office space, not accommodation.

## **CONSULTATION**

Richard Murphy Architects were appointed by Anglia Ruskin University in Autumn 2009. In consultation with Cambridge City Planning Department we began to establish the principles of the development of the site. This has taken the form of four presentations to planning officials, a presentation to the Cambridge Design and Conservation Panel and a presentation to local ward members. It is envisaged a full planning application will be made in summer 2011, after seeking views through public consultation.

## **THE SITE**

The site currently consists of a disused Victorian primary school, known as the Ragged School, derelict buildings from the former Cambridge College for Further Education and unused land. The site sits within the Mill Road and St Matthew's Conservation Area which forms part of the Cambridge Central Conservation Area. Anglia Ruskin University is obliged to submit a full planning application for the entire site even though its actual requirements for phases 2 and particularly 3 are at this stage speculative.

## **PRINCIPLES OF THE CURRENT PLANNING APPLICATION**

From the outset, Anglia Ruskin has established with the planning department certain agreed ideas as to how the site might be developed. These are broadly as follows:-

1. The site should be developed around its urban perimeter with the exception of the elevations immediately opposite the existing houses on Young Street, where green space should be located.
2. As much as possible the perimeter development should be continual (in the manner of a traditional college) with most of the entrances to individual buildings being accessed from the centre of the site.



3. It is the intention to make the site virtually free of vehicles.
4. There is a balance to be struck between allowing general access to the site and at the same time allowing for security, particularly at night time and so the strategy has been adopted of a main entrance from the west, a secondary public entrance from New Street and two independent entrances to teaching buildings, one in the centre of the Ragged School from Young Street and the other to the proposed academic building on the corner of New Street and Sturton Street. The two public entrances will be locked at night.
5. In particular, Anglia Ruskin wishes the view from East Road to the new main entrance to announce the presence of the campus.
6. Like the previous planning consent, the proposal is to create higher buildings towards the west end of the site to compliment the size of the law courts and to reduce the size towards a two storey development in the vicinity of the terraced houses on Young Street.
7. Anglia Ruskin is anxious also to be a good neighbour to the existing buildings on the site and in particular the special sensitivities of the nursery.

#### **DESCRIPTION OF EACH PHASE**

The three phases are:

1. The rehabilitation of the Ragged School and a mostly three storey (rising to four at the western end) development along the western half of New Street.
2. The construction of an administration and lecture theatre building in the southwest corner of the site.
3. The continuation of the first phase along the remainder of New Street with a mostly three storey building.

#### **PHASE 1 – NEW BUILDING**

The new building has a footprint of 769msq and a total floor area of 2336msq.

The ground floor has four ‘skills laboratories’ being mock-ups of hospital wards and a two storey high circulation area. On the first floor are six identical teaching spaces; the second floor is mostly open plan administration; and finally at the top floor is a meeting room.

The environmental performance of the building is critical to understanding its design. The lower two floors are entirely naturally ventilated with air admitted via floor vents to the ground floor rooms and ceiling vents to the first floor rooms. External acoustic conditions oblige us to seal the windows on New Street and so extract is via externally expressed brick chimneys and there are obvious references to the famous elevation on Trinity Lane in the centre of the city.

The secondary entrance to the campus on New Street is a double height ‘pend’ and next to this are plant rooms at ground and first floor. A small service yard with vehicle access is included as part of phase 1 and this will be subsumed into the body of the building of phase 3.



## **PHASE 1 – RAGGED SCHOOL**

The Ragged School was constructed by public subscription in the late 1800s and consists originally of one large school hall on its northern perimeter with three smaller school rooms on the south side. The school is internally in a derelict state but the roof was recently re-slatted by Anglia Ruskin.

A number of teaching functions are envisaged within the school and a new entrance will be made in the centre of the south elevation necessitating the relocation of the dedication stone. The existing workshop buildings to the east of the school are to be demolished and replaced with two disabled parking spaces for the campus as a whole and a walled garden between the Ragged School and the nursery school. It is Anglia Ruskin's intention that this should be a quiet garden space, primarily accessed from the Ragged School. Externally there will be little change other than brickwork repairs and minor window alterations.

## **PHASE 2**

This phase has a footprint of 425msq and a total floor area of 1378msq. The ground and first floor are primarily offices with seminar rooms at the east end of the first floor. The second floor contains a 200 seat raked lecture theatre, effectively bringing the building up to four storeys in height at its west end. The first and second floors are connected to phase 1 across the entrance with a glazed passageway bridge.

## **PHASE 3**

This phase accommodates an academic building and is accessed from both within the campus and also from the corner of Sturton Street and New Street. It adopts a continuation of the section to be constructed in phase 1. This phase has a footprint of 430msq and a total floor area of 1330msq. The building design reduces to a two storey structure and features a louvred façade to prevent views down into the playground.

## **LANDSCAPING**

Hard landscaping is envisaged at the main entrance to the site where a small external space is formed between phases 1 and 2. Within the campus, there are two main spaces each containing cycle racks which total 100 cycle spaces. A generally available green space is created between phase 2 and the Ragged School and the aforementioned walled garden between the Ragged School and the nursery school.

## **PARKING**

The campus contains no parking except for two disabled spaces adjacent to the Ragged School and the service yard access from New Street.

## **MATERIALS**

The campus will be made entirely of one brick, Ibstock Mellow Ashridge Stock; the roof will be generally an aluminium standing seam metal roof with photo voltaic cells; windows will be powder coated grey aluminium; and louvres will be grey aluminium.



### Ground floor plan phasing



### Main entrance to campus: view from East Road





**St Matthew's Street approach**



**Campus courtyard looking towards Young Street**





**Looking East along New Street**



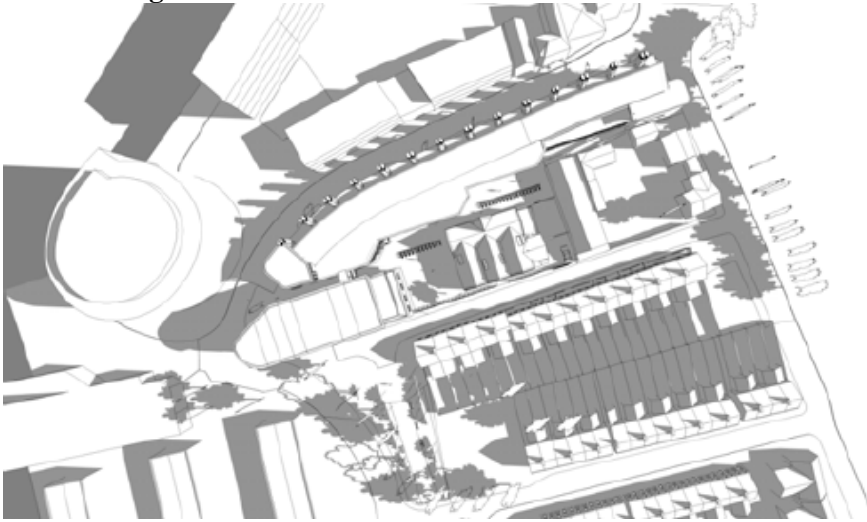
**Red outline illustrates extent of proposed buildings approved in previous planning consent**



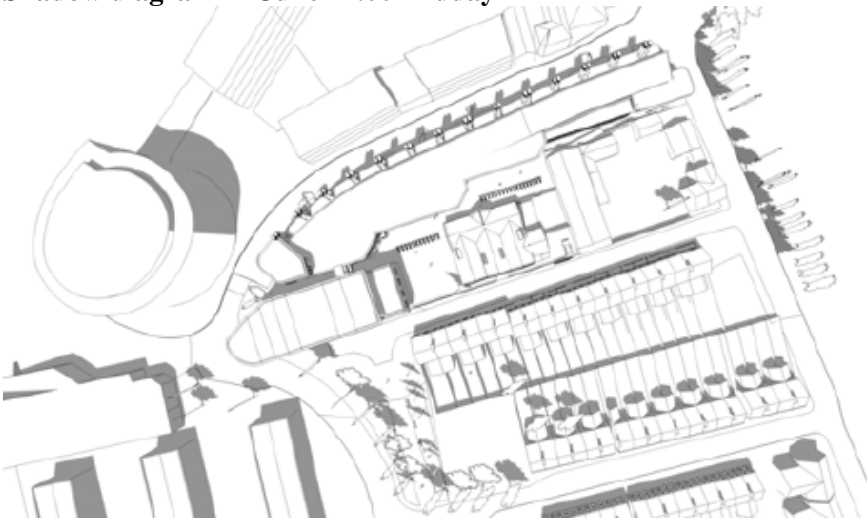




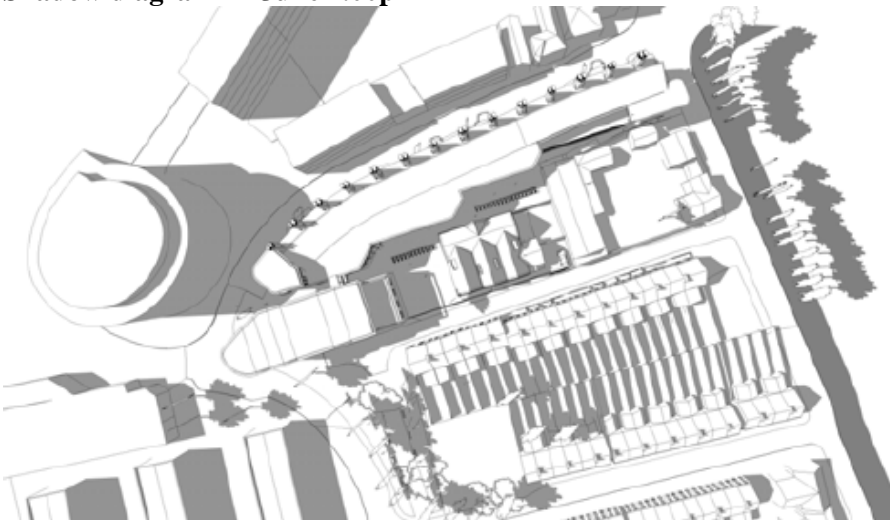
**Shadow diagram 21 June 7.00am**



**Shadow diagram 21 June 12.00 midday**



**Shadow diagram 21 June 4.00pm**





## Comments Form

Anglia Ruskin University welcomes your comments about our proposals for the Young Street development.

**Please return your comments form by 9pm, 10 July 2011:**

- To the collection box in The Street, Helmore Building
- By mail to Paula Langton, Estates and Facilities Services, Anglia Ruskin University, East Road, Cambridge, CB1 1PT.
- Or email any comments to [newspaces@anglia.ac.uk](mailto:newspaces@anglia.ac.uk).