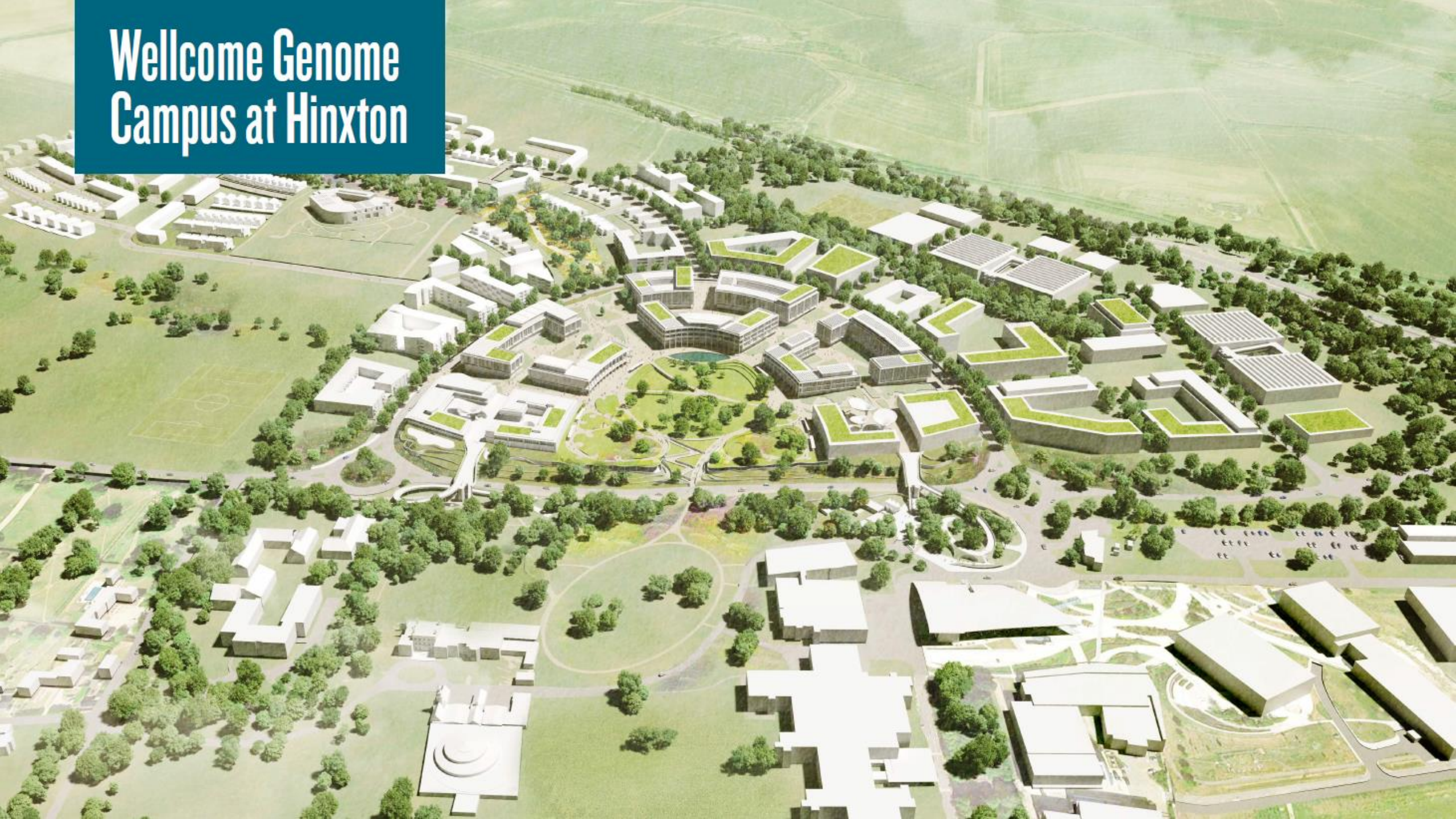


# Wellcome Genome Campus at Hinxton





# Urban&Civic

Urban&Civic is part of the Wellcome Trust and will be the overarching Master Developer and Delivery Partner

- With the role of managing and coordinating the design, planning and construction programme for the expansion land.
- Act as a central point of contact between each appointed contractor, the local community and other key stakeholders.
- As Master Developer, will have the responsibility of keeping the local community informed of progress and will also have the responsibility of responding to any issues that arise.



An aerial photograph of a university campus, featuring various academic buildings, a large sports stadium, and surrounding green spaces. A large, semi-transparent 'DRAFT' watermark is overlaid diagonally across the center of the image. The text 'Landscape Led Vision' is centered in the middle of the image.

# Landscape Led Vision



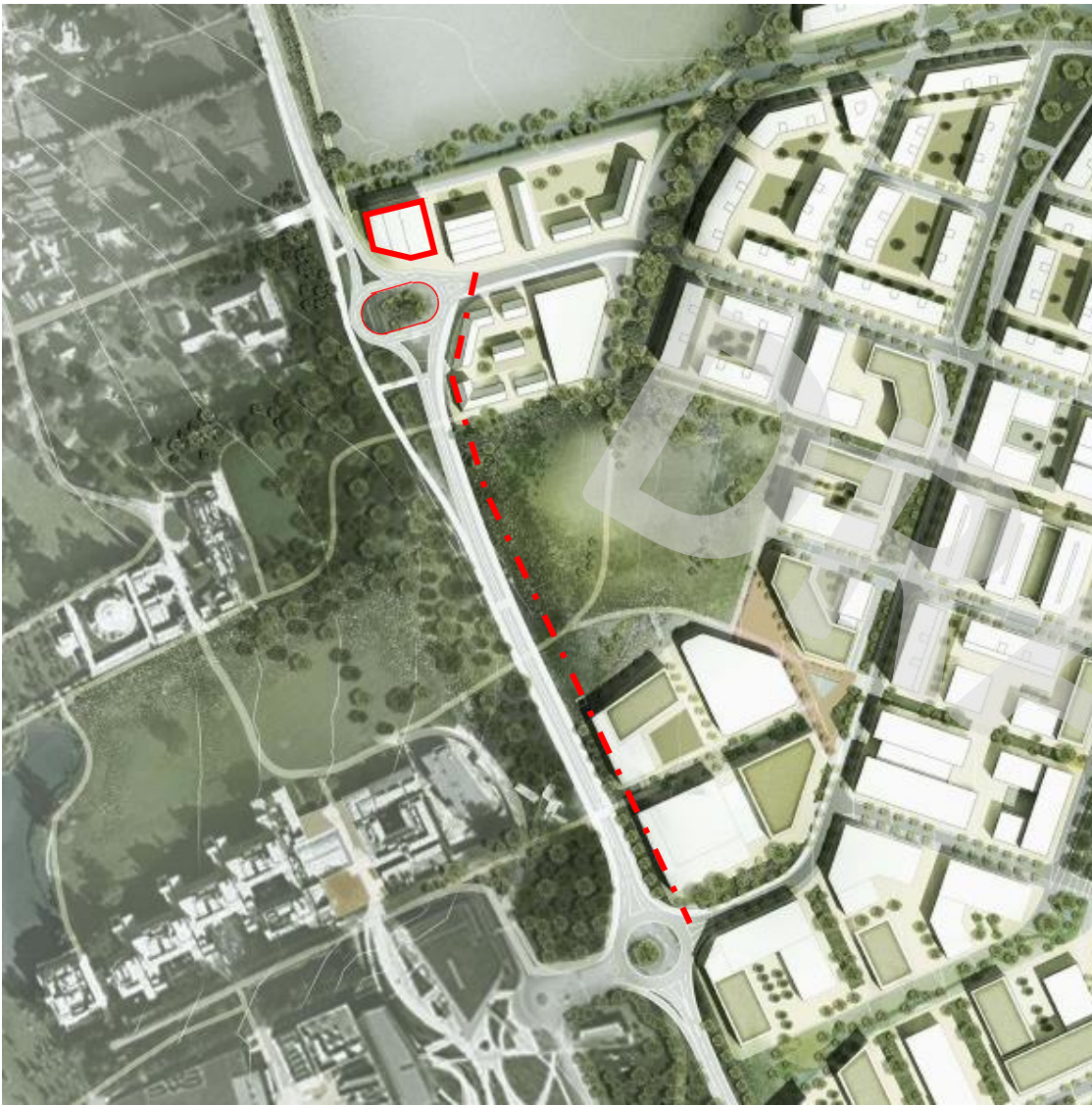
# Masterplan Development

## A Landscape Led Vision

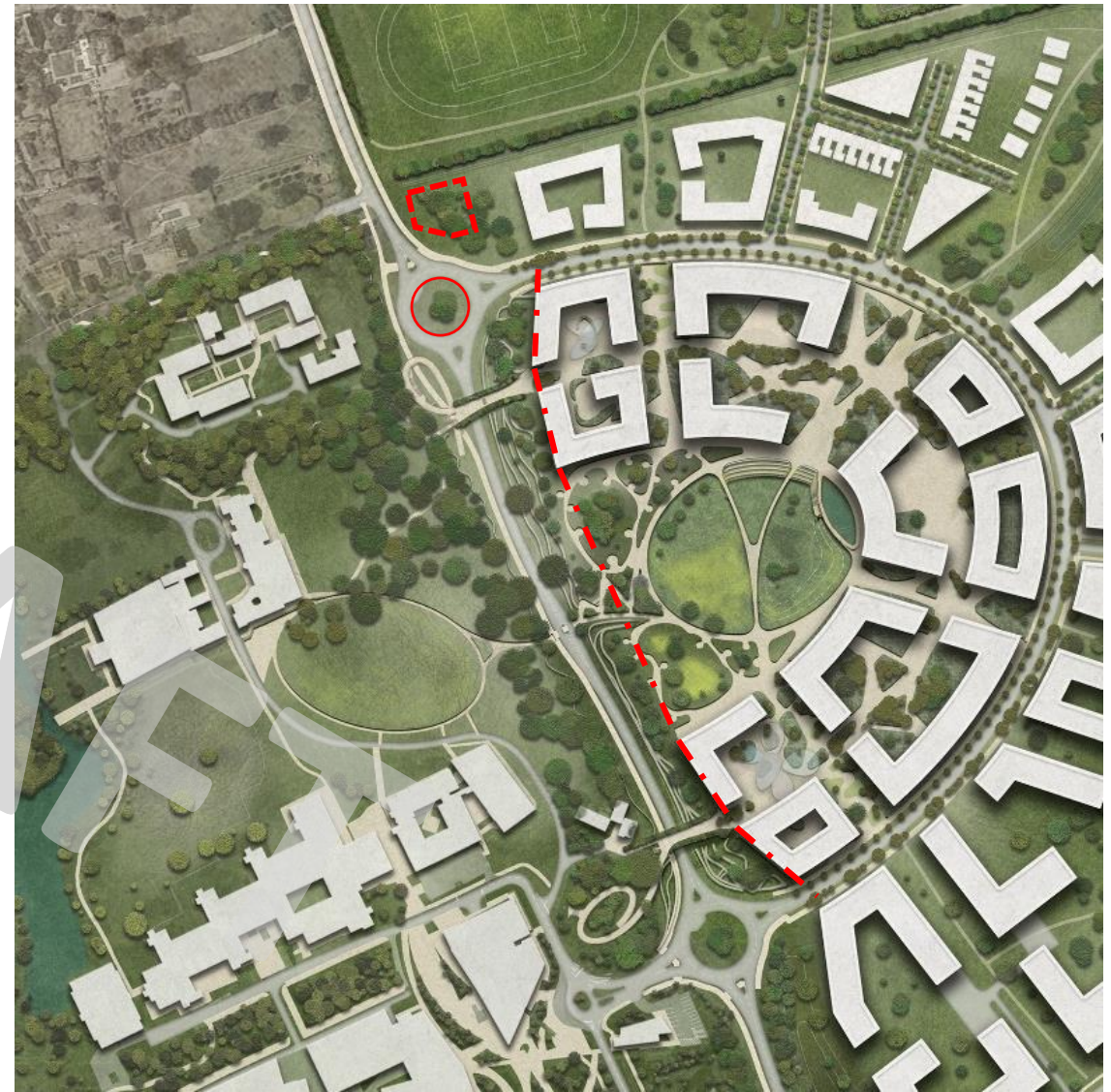
- Improves and resolves **connections between the new and existing campuses and the wider area**
- Creates a **memorable identity** for the Campus and establishes a **strong sense of character**
- Improves **integration between the landscape and the campus**
- Creates a **focal point around the Green** that brings together science and the community to create a **distinctive sense of place**







**OPP Scheme:** Buildings to be set back from the A1301 carriageway by between **7 and 10 metres** to create **active, urban frontages**; three-storey building proposed to northern corner of roundabout

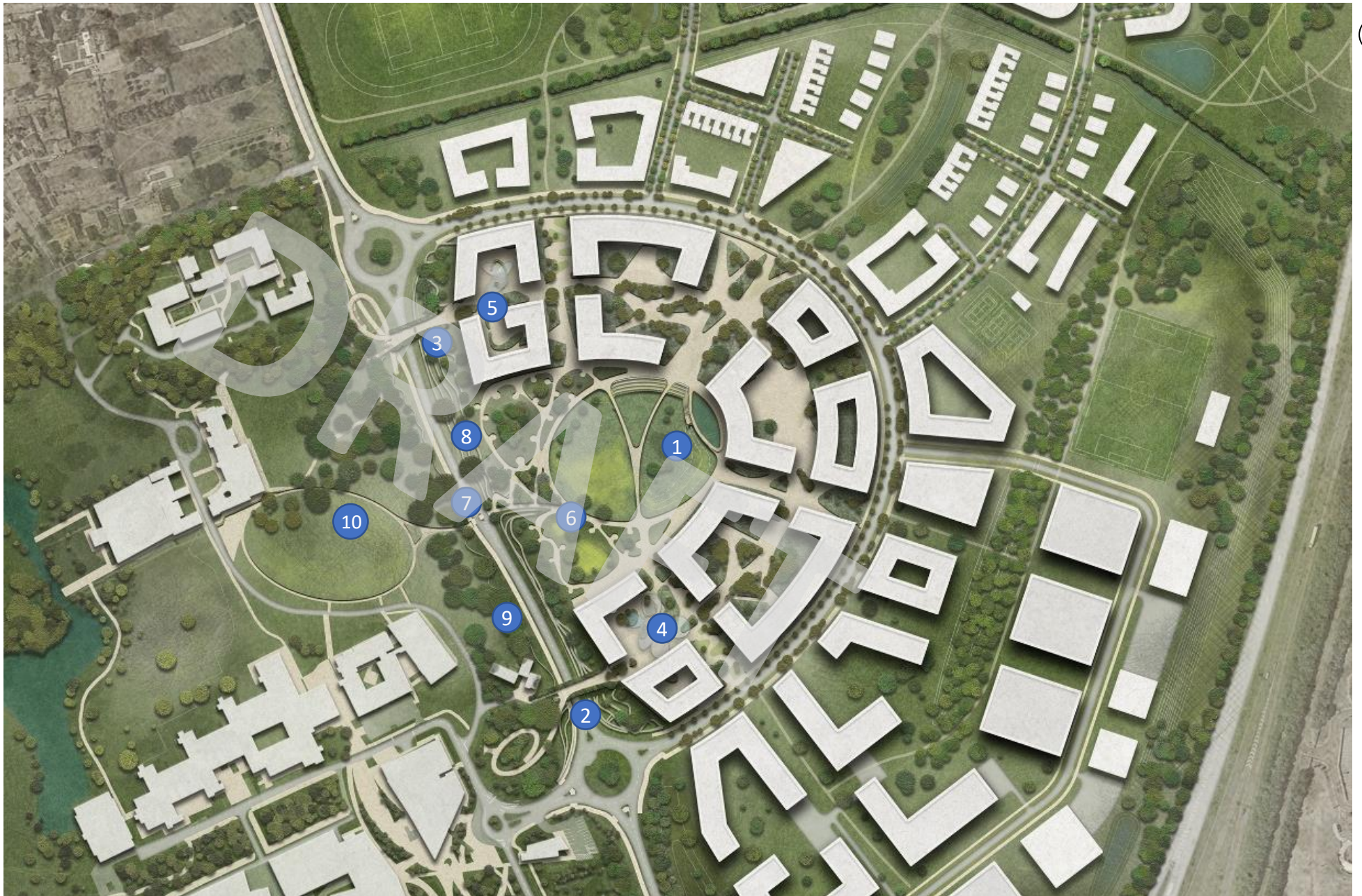


**Current proposals:** Main building forms set further back from the A1301 carriageway by between **18 and 35 metres** as part of a comprehensive and **integrated landscape design**; open landscape proposed to northern corner of roundabout; ; northern roundabout re-designed and width reduced



## Key elements of the central area around the A1301 and the Green:

1. The new Green
2. The Southern Bridge
3. The Northern Bridge
4. Southern Gateway Buildings
5. Northern Gateway Buildings
6. Routes leading down to the at grade crossing over the A1301
7. Central informal crossing at grade
8. Landscaped terraces to the edge of the below ground car park
9. New serpentine boundary wall to the existing campus
10. New landscaped lawn – a second Green – to replace the existing car park







Cumberland Park, Nashville (2.6 hectares)



Campus Green, University of Cincinnati (4.8 hectares)

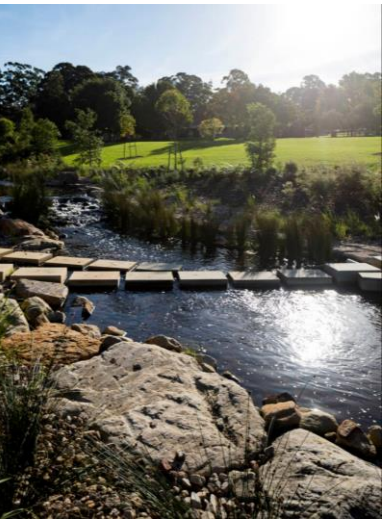
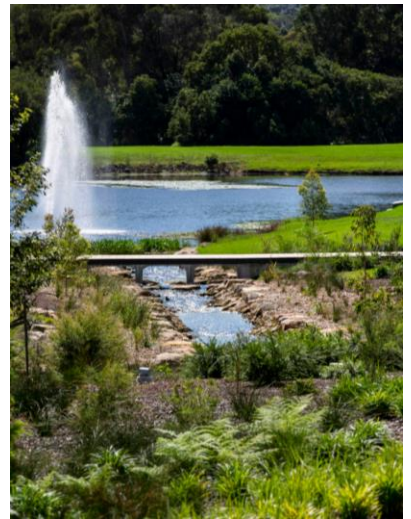


*Landscapes that support activities and provide opportunities to linger and enjoy the space*



Cumberland Park, Nashville (2.6 hectares)





Macquarie University (all images; whole campus is 126 hectares)





An aerial photograph of a university campus, showing various buildings, green spaces, and a river. A large, semi-transparent 'DRAFT' watermark is overlaid diagonally across the center of the image. The text 'Strategic Development & Design Guide' is centered in the middle of the image.

# **Strategic Development & Design Guide**



# First steps in setting out the place

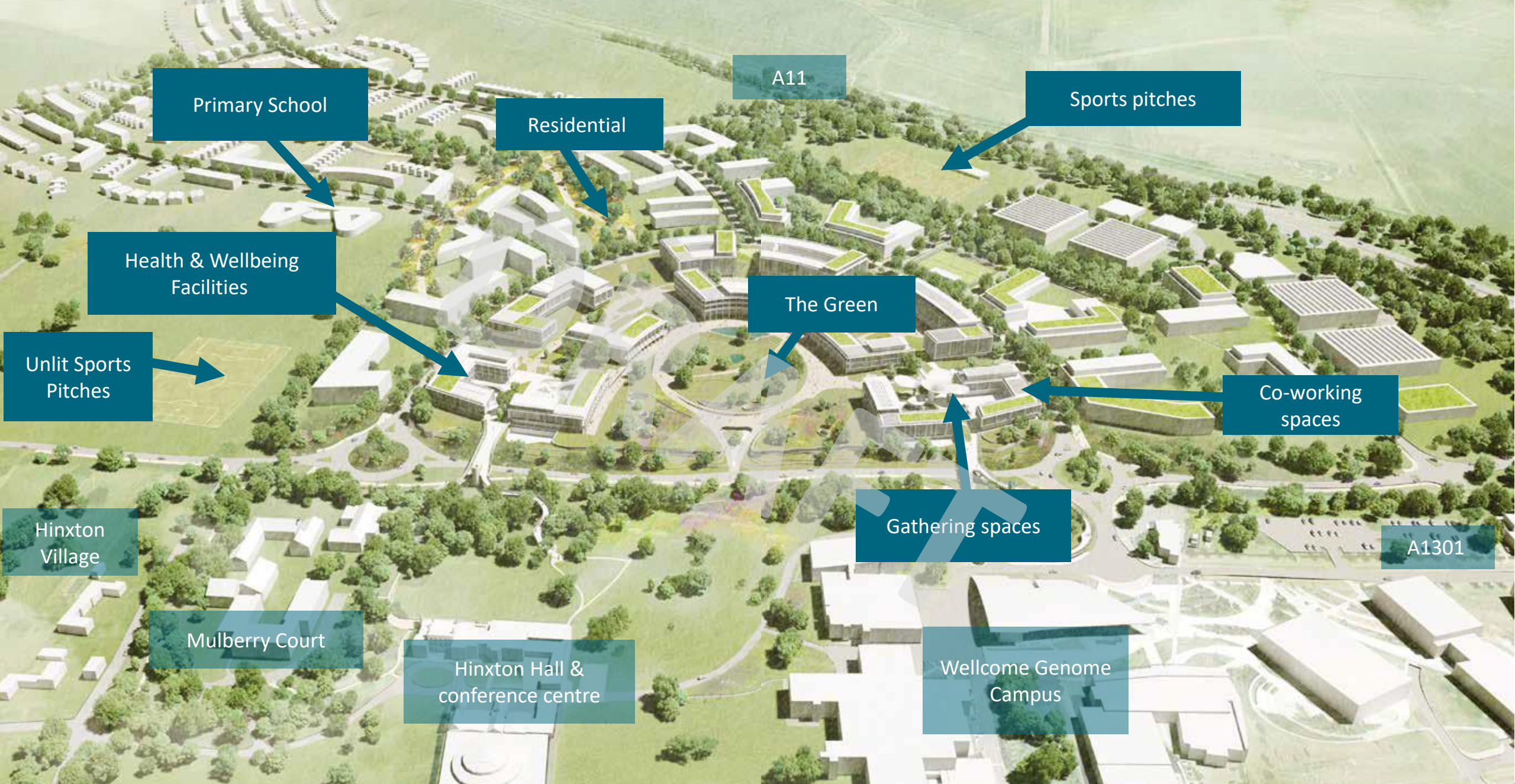


## Strategic Development and Design Guide

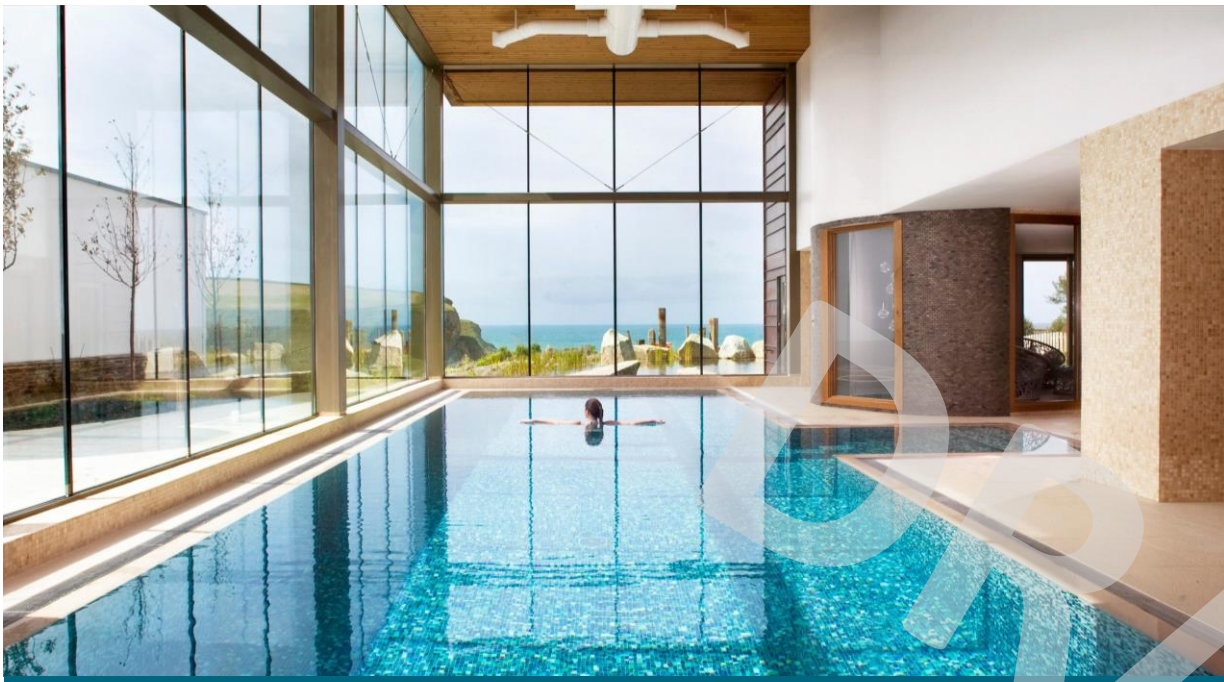
This document is intended to advise, guide and instruct as the development of the campus is brought forward over time

- Provides the Vision and Design Principles
- Provides a Framework
- Sets out the structuring elements
- Sustainability approaches and
- Place Making strategies

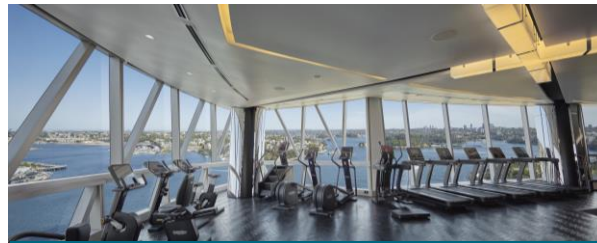








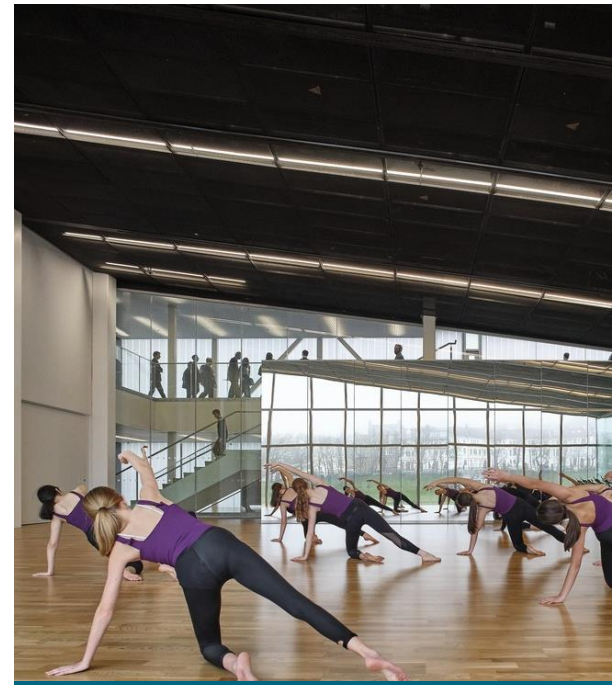
Indoor swimming



Gym and fitness



Spin Studio



Studios (yoga, dance etc.)



Spa and relaxation

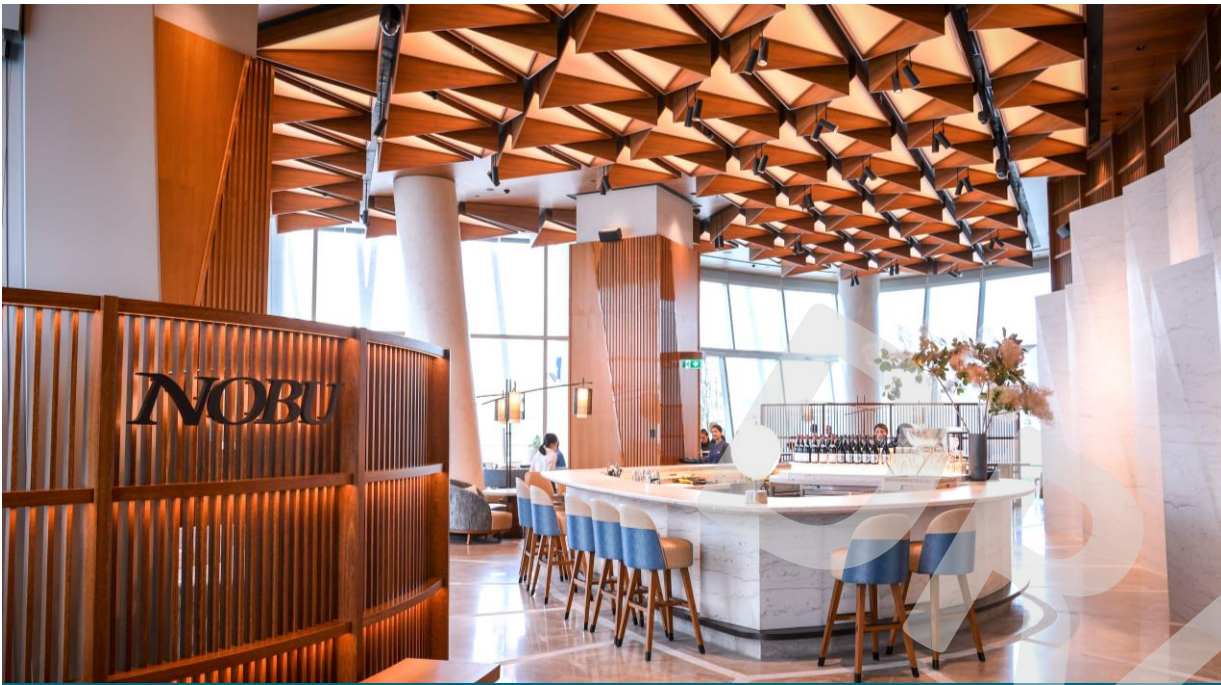


Racket sports



Rock-climbing wall as a feature of the building





Nobu Restaurant, One Barangaroo, Sydney



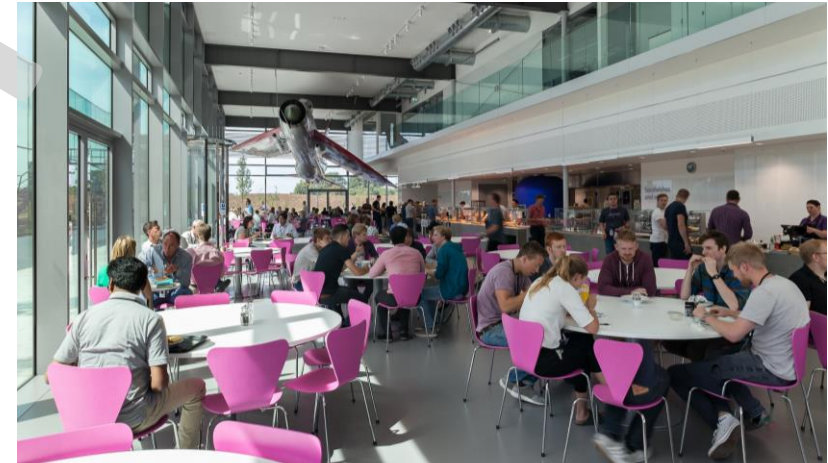
Wellcome Collection Restaurant, London



Outdoor dining, One Barangaroo, Sydney



The Forum, University of Exeter

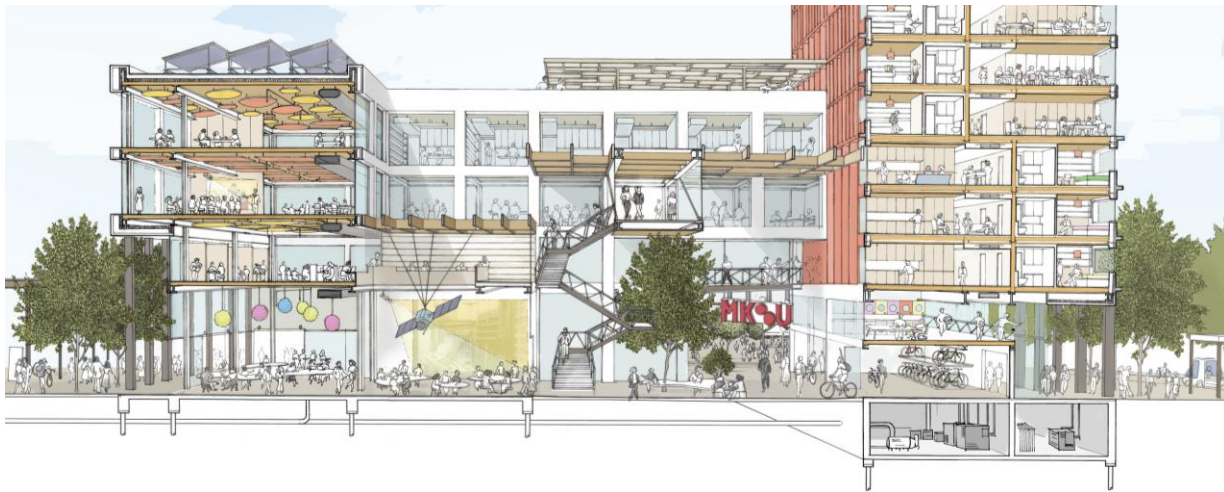


Lightning Café, Dyson





*Shared spaces for research interaction and collaboration  
surrounded by offices and labs; amenity spaces at the heart  
of the buildings*





An aerial photograph of a university campus, featuring various academic buildings, a large sports arena, and surrounding green spaces. A large, semi-transparent 'DRAFT' watermark is overlaid diagonally across the center of the image. The text 'A1301 Design' is centered in the middle of the image.

**A1301 Design**

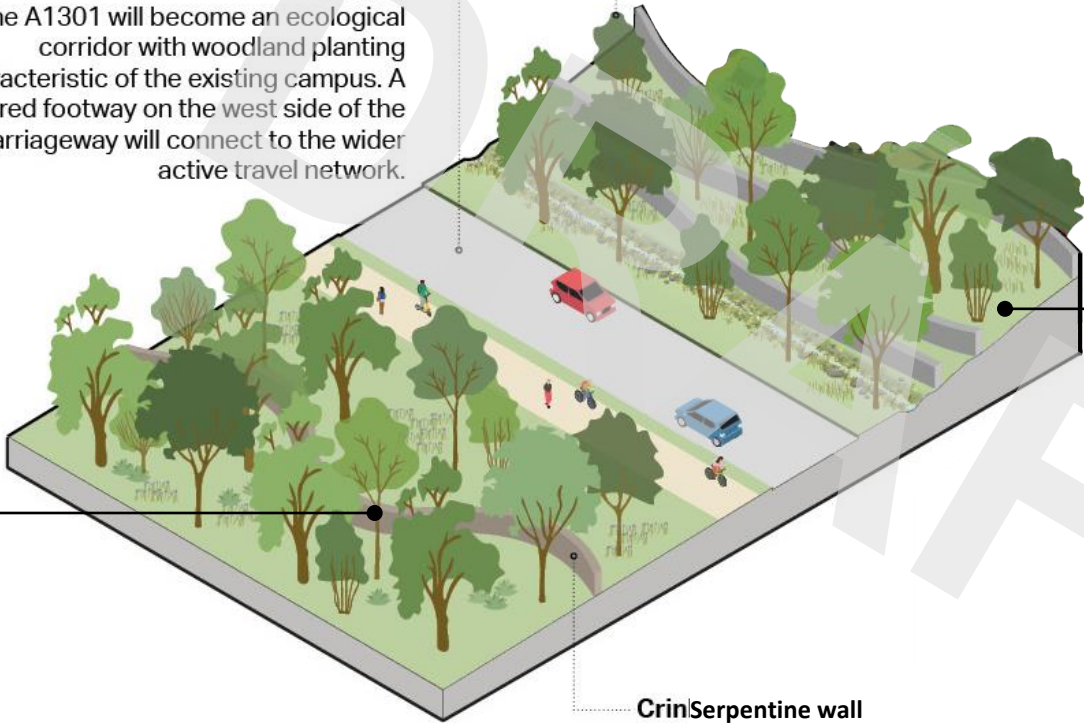




Serpentine walls

**Landscaped terraces**  
Serpentine retaining walls will create terraces that will be planted as a continuation of the parkland landscape on the existing campus. The level change will conceal the car park under the Green.

**A1301**  
The A1301 will become an ecological corridor with woodland planting characteristic of the existing campus. A shared footway on the west side of the carriageway will connect to the wider active travel network.



**CrinSerpentine wall**  
Boundary walls will provide acoustic and visual screening to the existing campus and help to retain the historic enclosure of Hinxtion Hall.

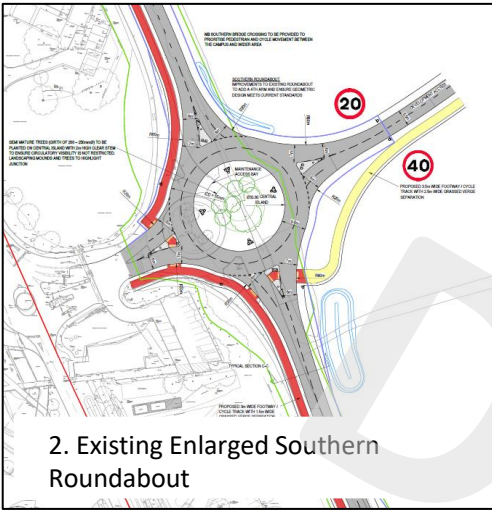


Landscaped terraces





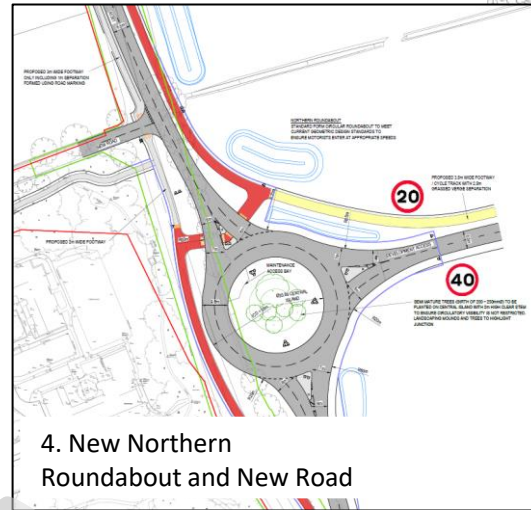
1. Right Turn Junction



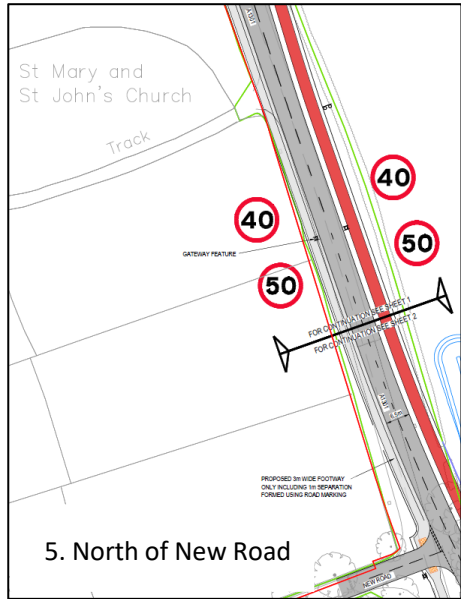
2. Existing Enlarged Southern Roundabout



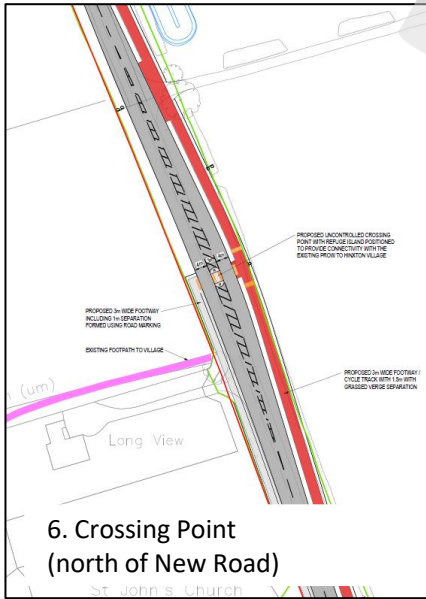
3. Crossing Point (between roundabouts)



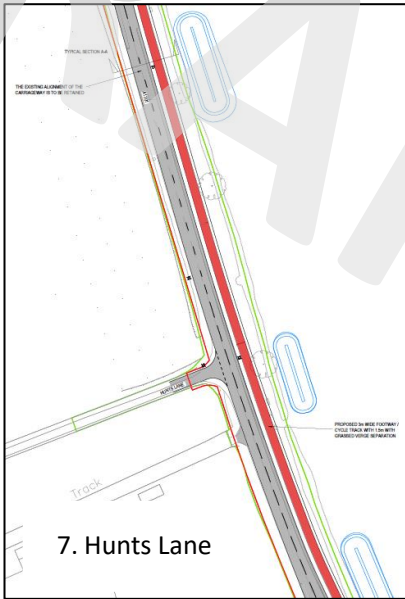
4. New Northern Roundabout and New Road



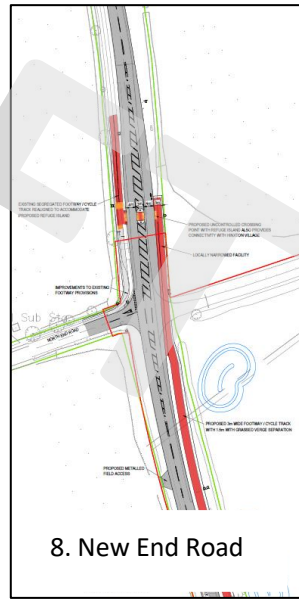
5. North of New Road



6. Crossing Point (north of New Road)



7. Hunts Lane



8. New End Road







New footway /  
cycle track

Landscaped  
terraces

A1301



DRAFT

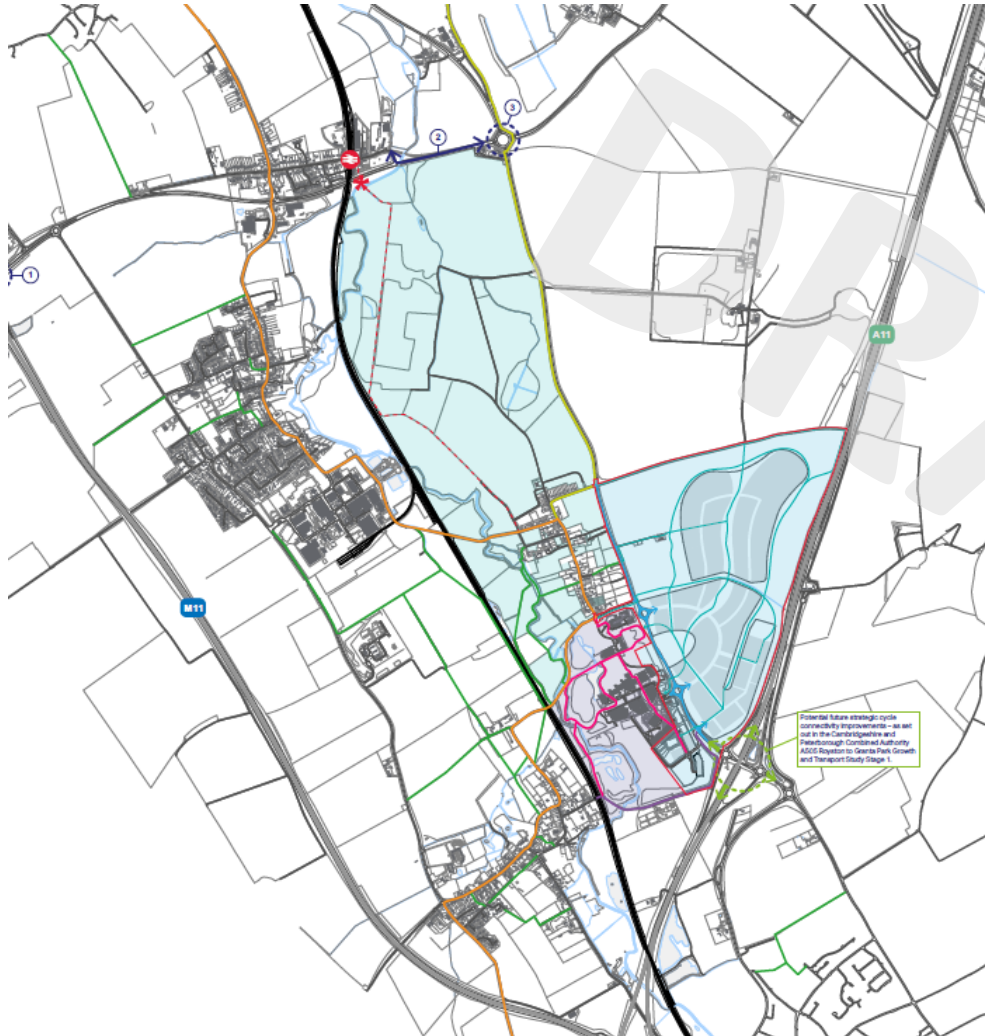
## Bridge Design



# Connecting to All Community Amenities



Wider Connectivity



Prioritising safe pedestrian and cyclist experiences through two new bridges





# Seamless and accessible changes to levels







The Southern Bridge | Illustrative view from the bridge looking towards the new Campus





The Southern Bridge | Illustrative aerial view looking towards the Southern Roundabout





The Northern Bridge | Illustrative aerial view looking towards the Northern Roundabout



An aerial photograph of a campus, likely a university, featuring various buildings, green spaces, and a river. A large, semi-transparent 'DRAFT' watermark is overlaid diagonally across the center of the image. The text 'Other Road Improvements' is centered over the watermark.

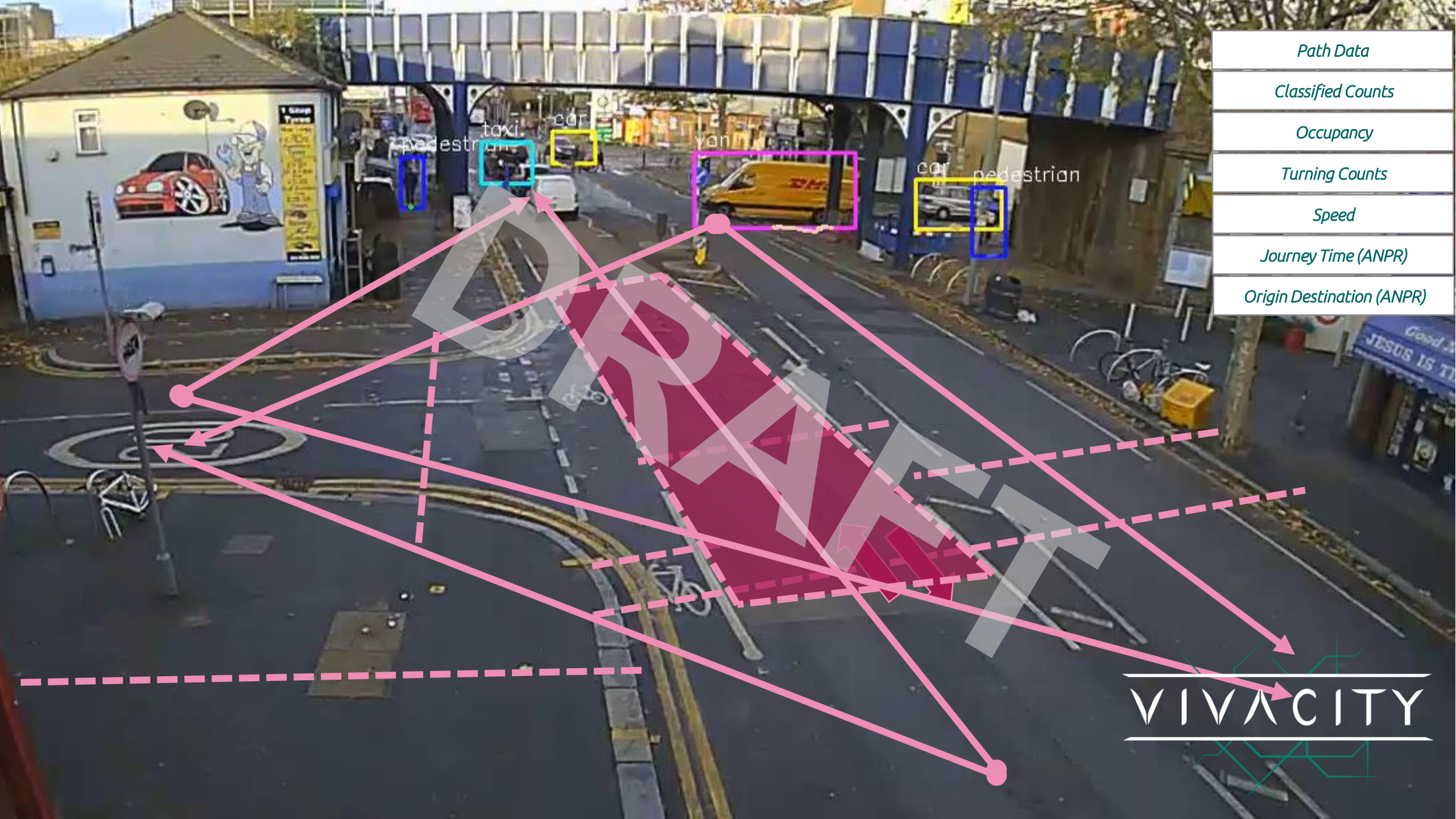
# Other Road Improvements



# Identified Highway Improvements







<i>Path Data</i>
<i>Classified Counts</i>
<i>Occupancy</i>
<i>Turning Counts</i>
<i>Speed</i>
<i>Journey Time (ANPR)</i>
<i>Origin Destination (ANPR)</i>

pedestrian taxi car van car pedestrian





DRAFT

Delivery Update



Archaeological Works



New landscape on the existing campus





# Sustainable start – the way we mean to continue

Building locator





An aerial photograph of a university campus, showing various buildings, green spaces, and a river. A large, semi-transparent 'DRAFT' watermark is overlaid diagonally across the center of the image. The text 'Looking ahead and Commitment to Engagement' is centered in the middle of the image.

**Looking ahead and Commitment to Engagement**



# Looking ahead

## **Live Applications**

- A1301 Reserved Matters Application

## **Future Applications (next 6 months)**

- Strategic Development And Design Guide Reserved Matters Application
- Bridges Application Full Planning Application
- First Phase Infrastructure Reserved Matters Application

# Commitment to Engagement

- Community Liaison Group (CLG) to meet in person every quarter
- Teams/Zoom calls with CLG and U&C design team ahead of planning submissions
- Dedicated meetings with each Parish Council / join Parish Council meetings as needed
- Community events to update local residents at Hinxton Village Hall and on Campus



DRAFT

Let's Answer Your Questions