

Wellcome Genome Campus Expansion



Hinxton Community Forum

27th September 2023

Agenda

Welcome

A1301 Improvements & Construction Programme

First Phase Infrastructure & Amenities

Other general updates including

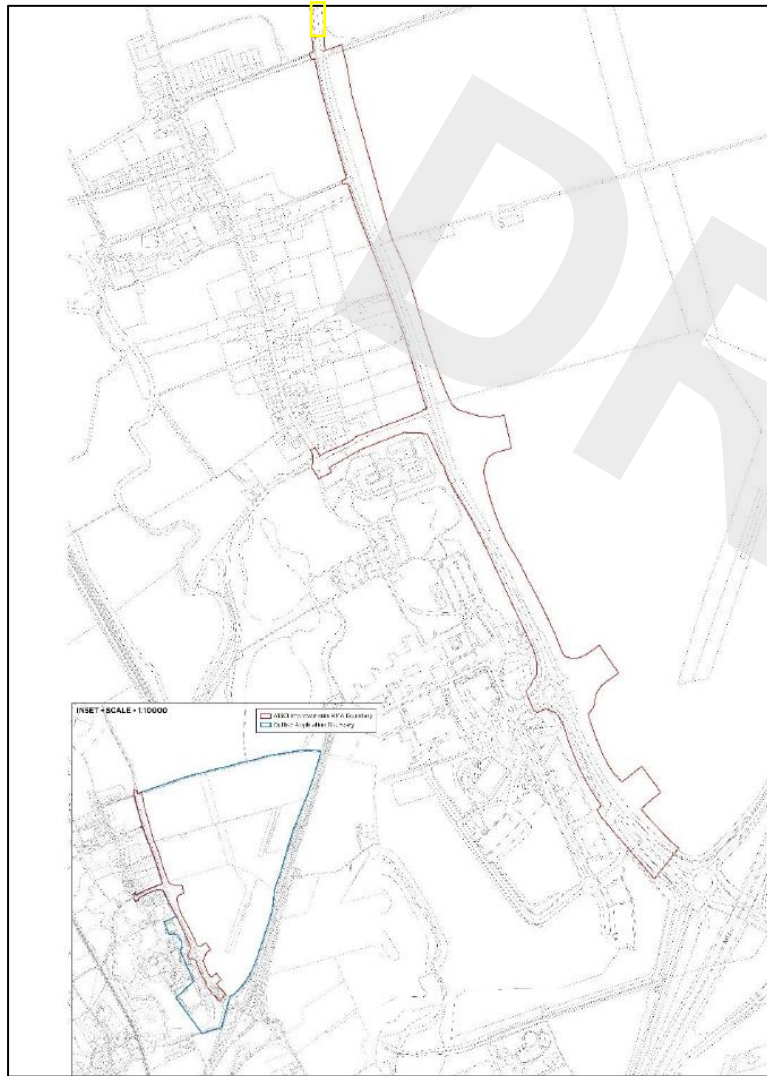
- A505 roundabout
- New Road & North End Road design studies
- ANPR
- The Weir
- Hinxton Village public realm improvements
- Community Volunteering Day

Questions and Discussion

An aerial photograph of a campus, likely a university, featuring a large central building complex, several smaller buildings, and a winding river or stream. The image is overlaid with a large, semi-transparent 'DRAFT' watermark in a light blue color. The text 'A1301 Improvements & Construction Programmes' is centered over the image in a white, sans-serif font.

A1301 Improvements & Construction Programmes

Overall A1301 Improvement Works



Roadworks Section Overview



Section 1 Highway Improvements and utilities installation north of Hinxton Village

Section 2 Creation of a new roundabout and access to the north of the expansion

Section 3 Remodeling of the existing roundabout and access to the existing Campus, access to the south of expansion

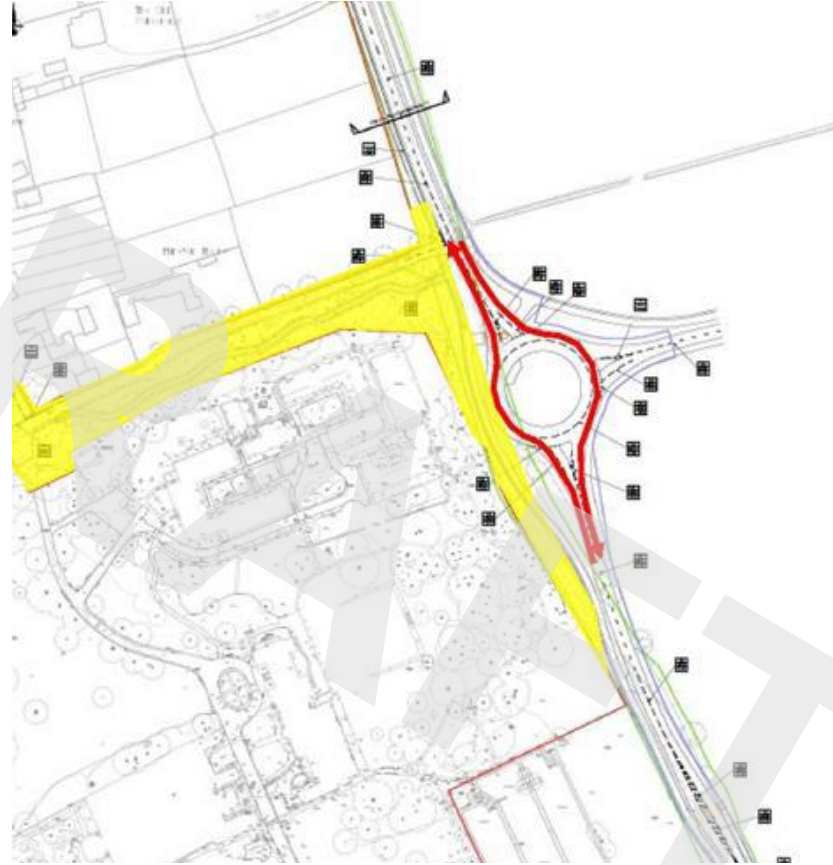
Section 4 Creation of the permanent site access

Section 5 Utilities Installation and new pedestrian/cycle path from North End Road to A505

Section 2



Expansion Land.
Road remains fully open

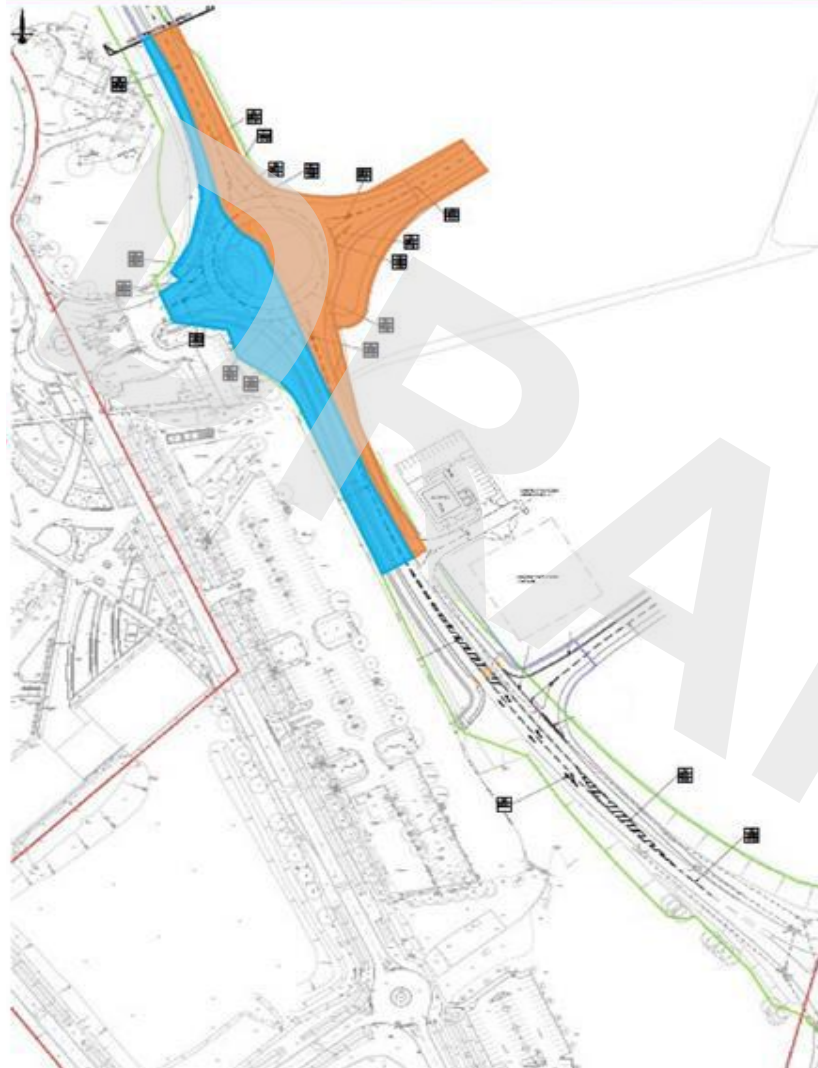


Road works. Traffic uses newly built
road
Traffic Light Access to and from
New Road



Key plan

Section 3



Key plan

Expansion Land. Followed by temporary traffic lights 10w.

How the works will progress and the traffic managed, as we build the new and altered roundabouts



Maintaining Village Access

1. New Road access only. Diversion via North End Road. A1301 remain open throughout

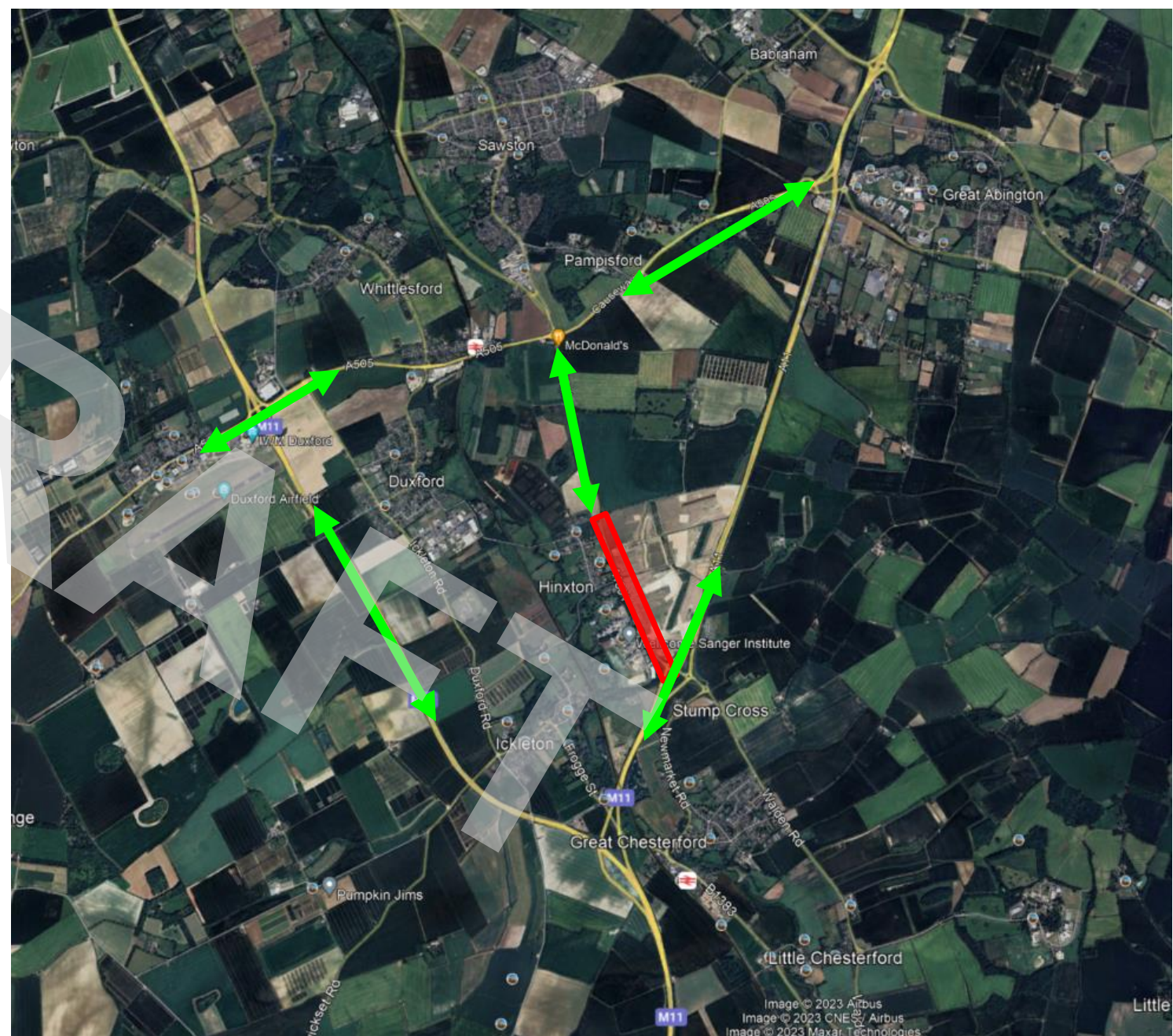


2. North End Road access only. Diversion via New Road (for village access only)



Final Resurfacing Works - A1301 Diversion

- A1301 closure required to resurface
- Diversion via A11, M11, A505.
- Access to Hinxton and Campus always possible via person controlled no entry points, no through road.
- We are discussing and agreeing with CCC at the moment to ensure minimal impact to local residents



A1301 Proposed Trees

-  Proposed tree planting
-  Existing tree retained - crown raised
-  Existing tree to be removed
-  Existing tree retained



A1301 Trees – Images and Species



Acer x freemanii 'Autumn Blaze'



Acer saccharinum



Acer pseudoplatanus



Parrotia persica



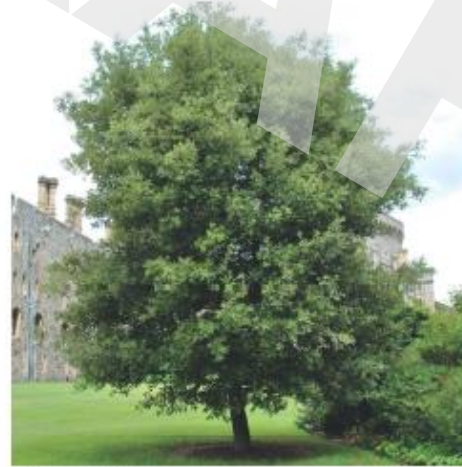
Prunus maackii



Prunus sargentii



Prunus serrulata



Quercus ilex



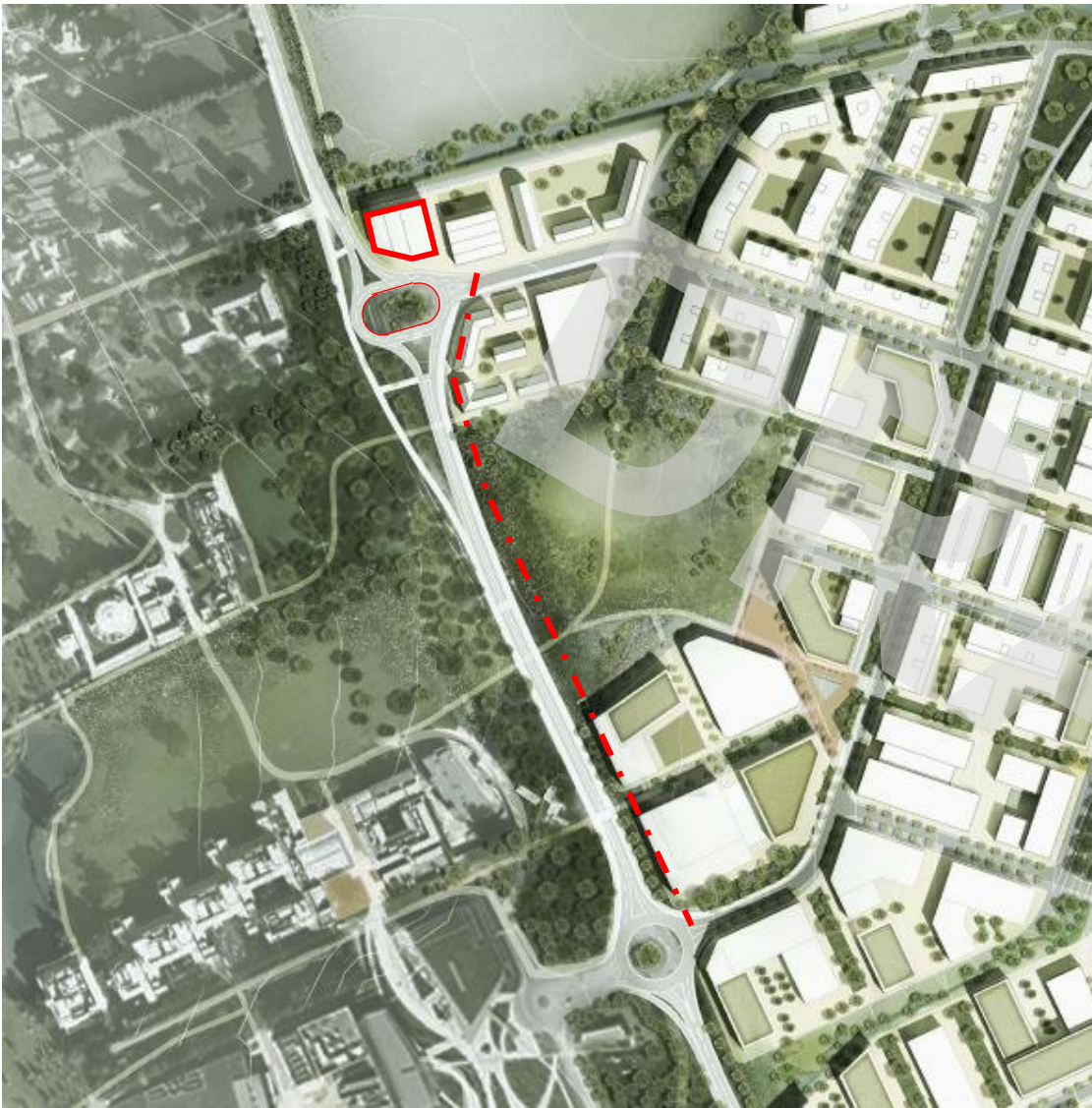
Pinus mugo



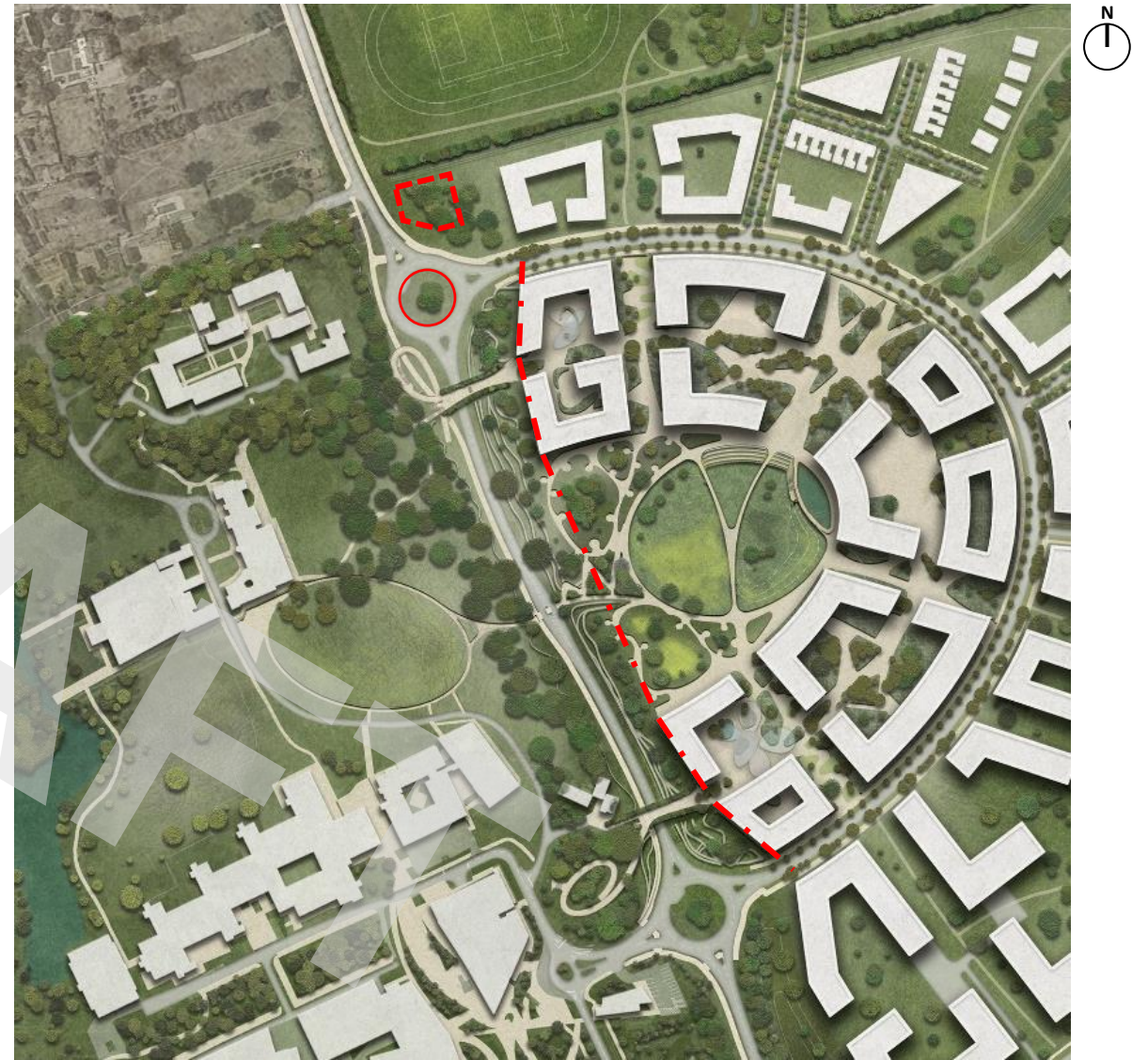
Ulmus 'New horizon'

An aerial rendering of a proposed development, overlaid with a large, semi-transparent 'DRAFT' watermark. The rendering shows a central cluster of buildings, possibly a school or community center, surrounded by green spaces and parking areas. A winding road or path runs through the site, and there are several small ponds or water features. The overall layout suggests a planned, integrated community space.

First Phase Infrastructure & Amenities

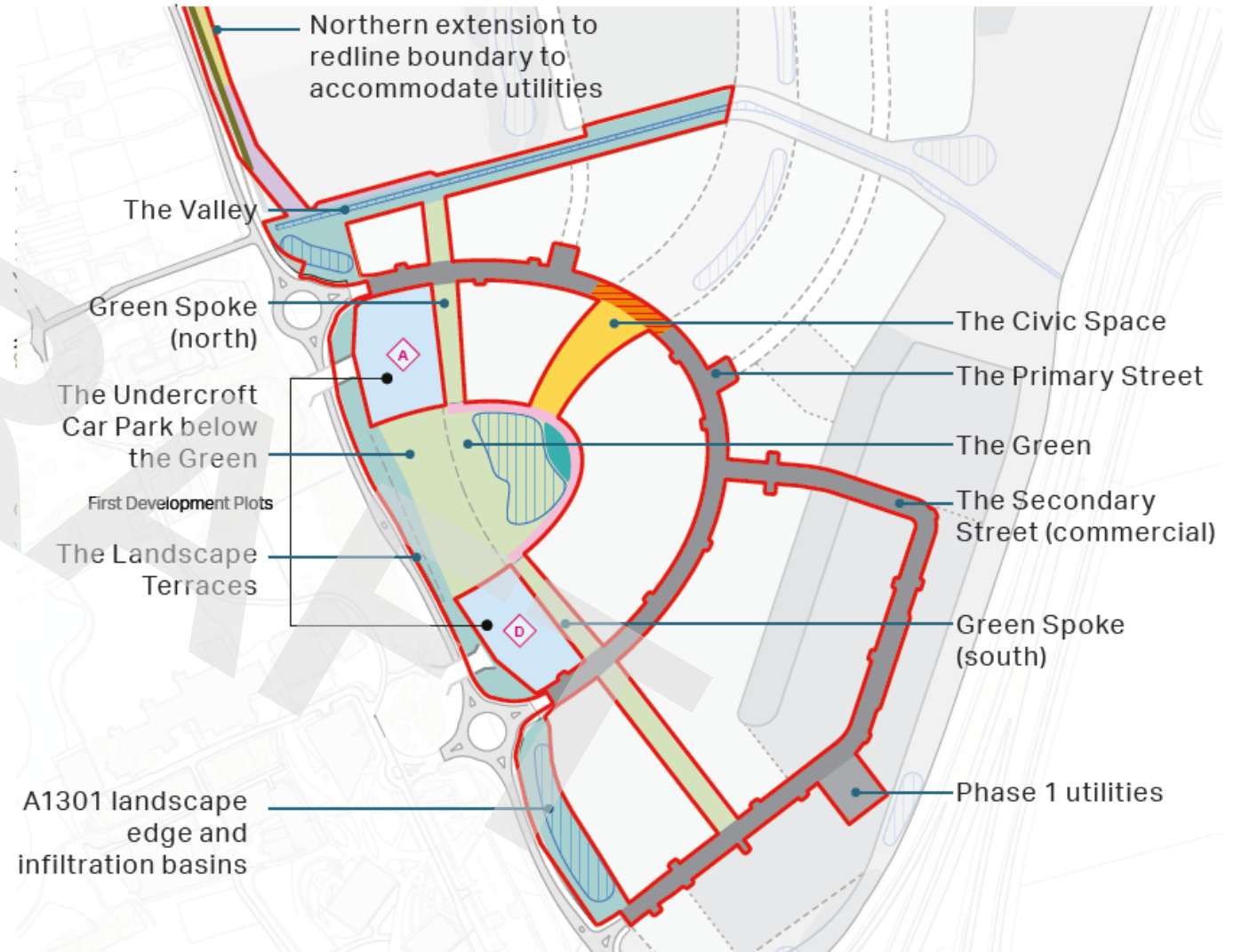


OPP Scheme: Buildings to be set back from the A1301 carriageway by between **7 and 10 metres** to create **active, urban frontages**; three-storey building proposed to northern corner of roundabout



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

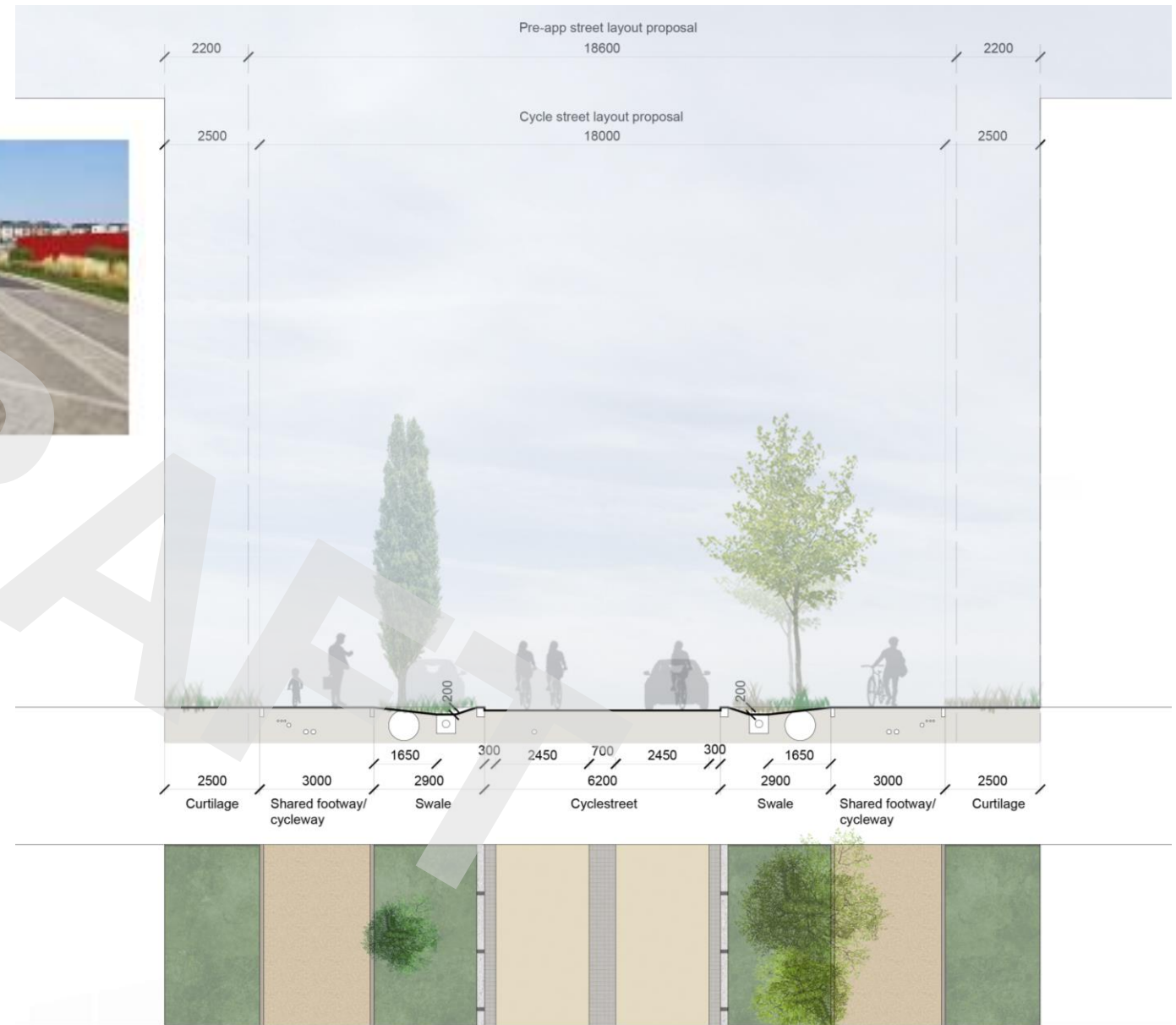
- The Phase 1 Infrastructure will be aligned with the Design Guide.
- The RMA will comprise the following main components:
 - **Grey** - Movement network to establish early pedestrian and cycle connectivity and streets to access the first Parcels and open up the core of the Expansion land.
 - **Green & Blue** Infrastructure to create the landscape setting for the first development parcels.
 - **Car park** – delivering the central undercroft car park to serve the first parcels including mixed use, community and leisure facilities, as well as parking for the conference centre.



Phase 1 Infrastructure showing first development parcels A and D



Examples of cycle streets (Utrecht, Netherlands; Wintringham, UK)





The Green - GA



Landscape terraces along the A1301 corridor - GA

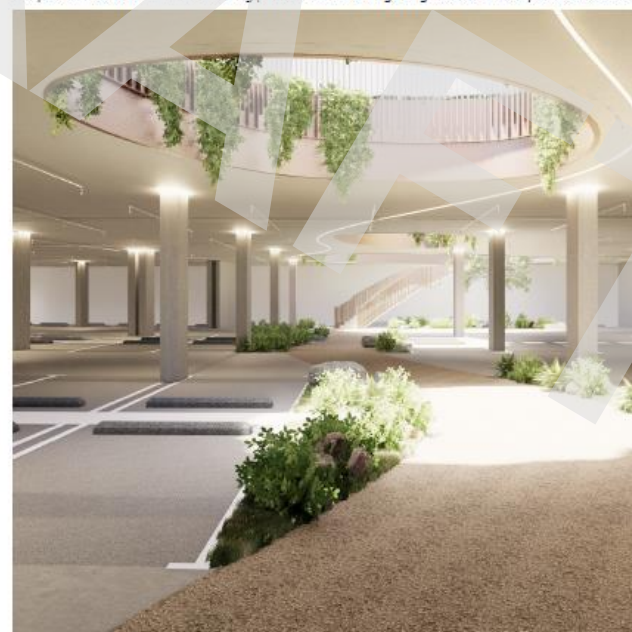
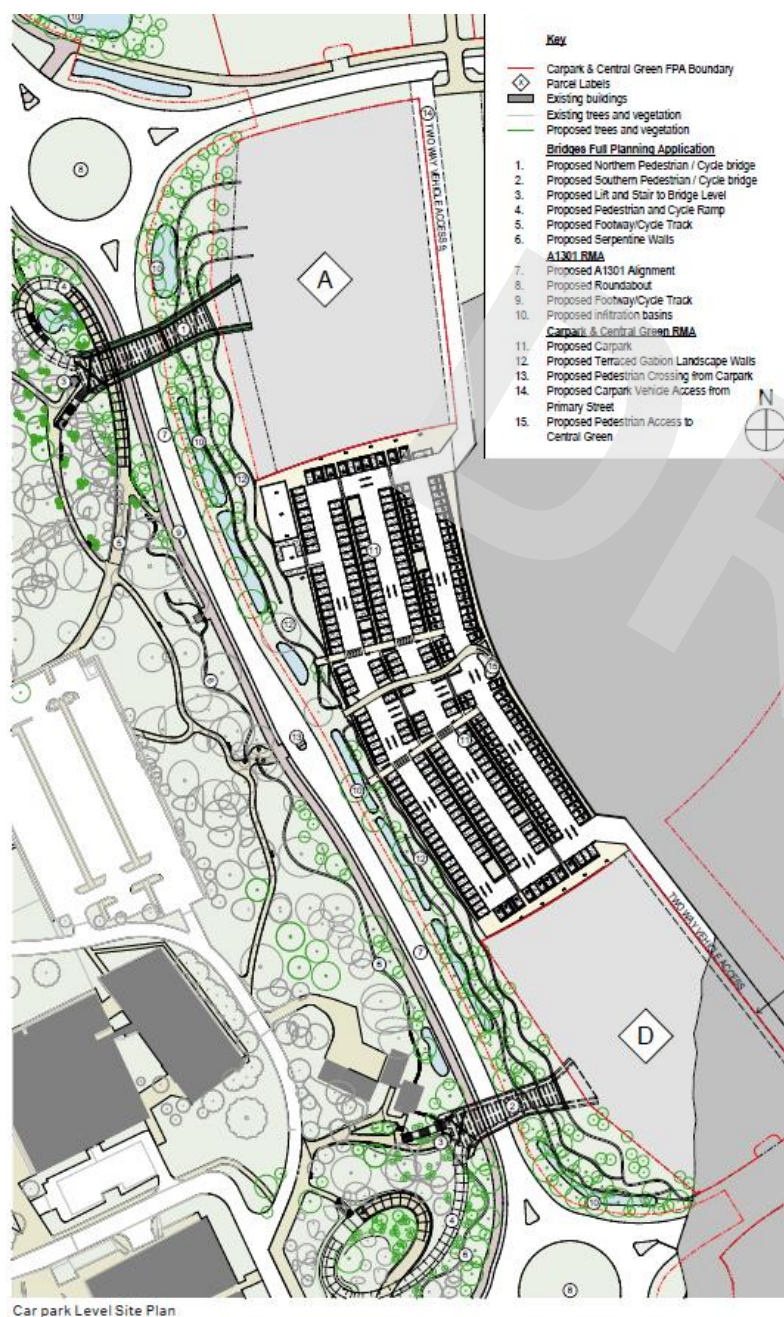
- The Reserved Matters Application will include visuals from the A1301 of the landscape terraces

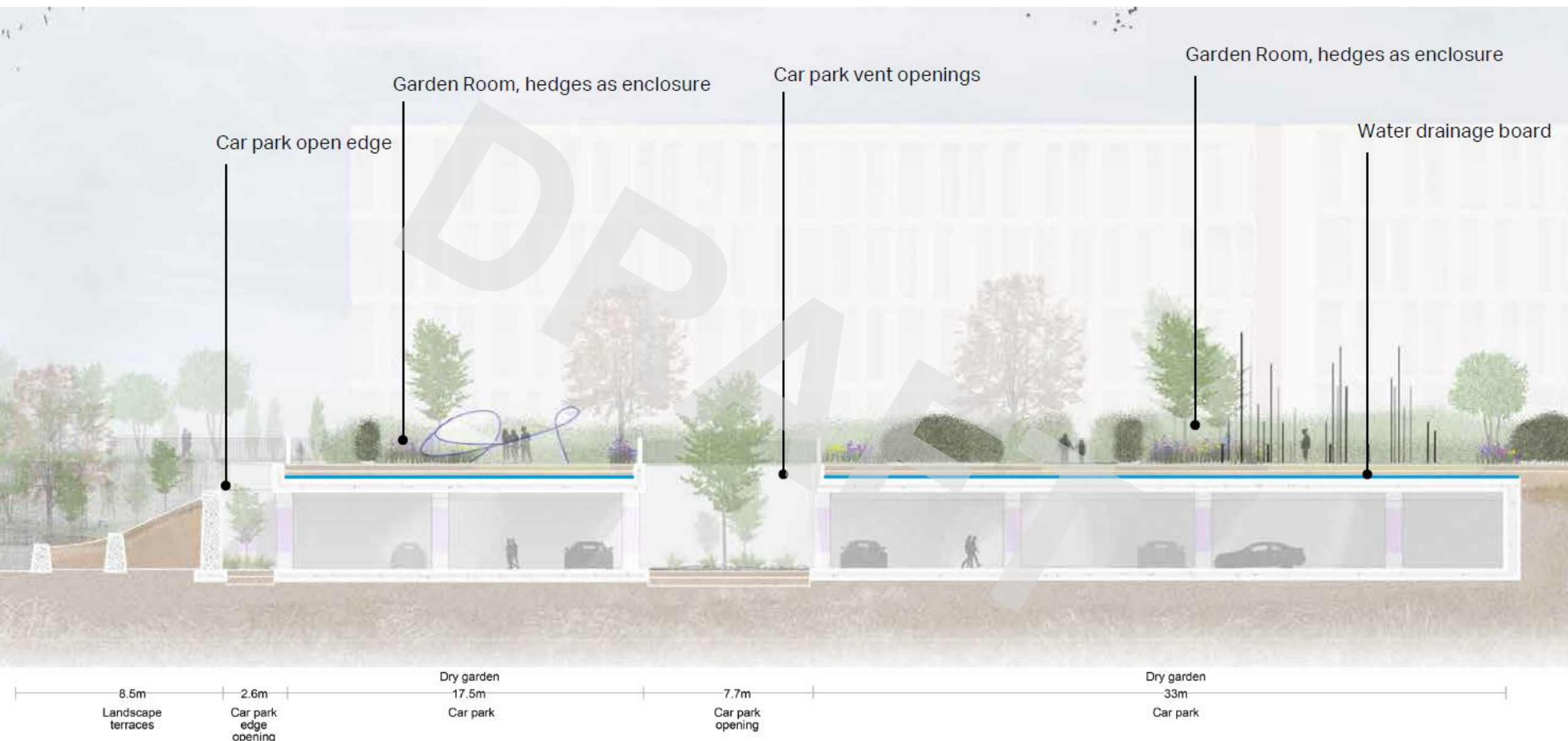


Northern Green Spoke and The Green undercroft car park entrance visual



Green Spoke visual showing rain gardens, dwell space and accessible routing











Sitting edge



Soft mounds for visual interest and play



Furniture along the Green's edge



Structural planting along Green's edge



Colourful planting along Green's edge



Meadow mix in the basins

Other updates

Design & Planning

A505 roundabout

New Road & North End Road design studies

ANPR

The Weir

Hinxton Village Public Realm Improvements

Community Volunteering Day

Design and Planning Update

- A1301 NMA submitted - to align with technical approval
- Design Guide - to be re-submitted imminently (with updates from formal consultation)
- Phase 1 Infrastructure - aiming for submission in November
- First Buildings - aiming for submission in early 2024 (community engagement - later this year) has context menu

Automatic Number Plate Recognition (ANPR)

Monitoring will include:

- Surveys of vehicle trips to and from the site
- Rat running and parking through the villages of Duxford, Ickleton and Hinxton

(locations and methodology to be agreed with Cambridge County Council)

Results, analysed and reported to transport review group and reported to Parish Councils

Any material increase to inform expenditure of ANPR Monitoring and Mitigation Fund

The first survey will be undertaken as soon as practically possible following the approval of this scheme and in advance of 200 FTE employees

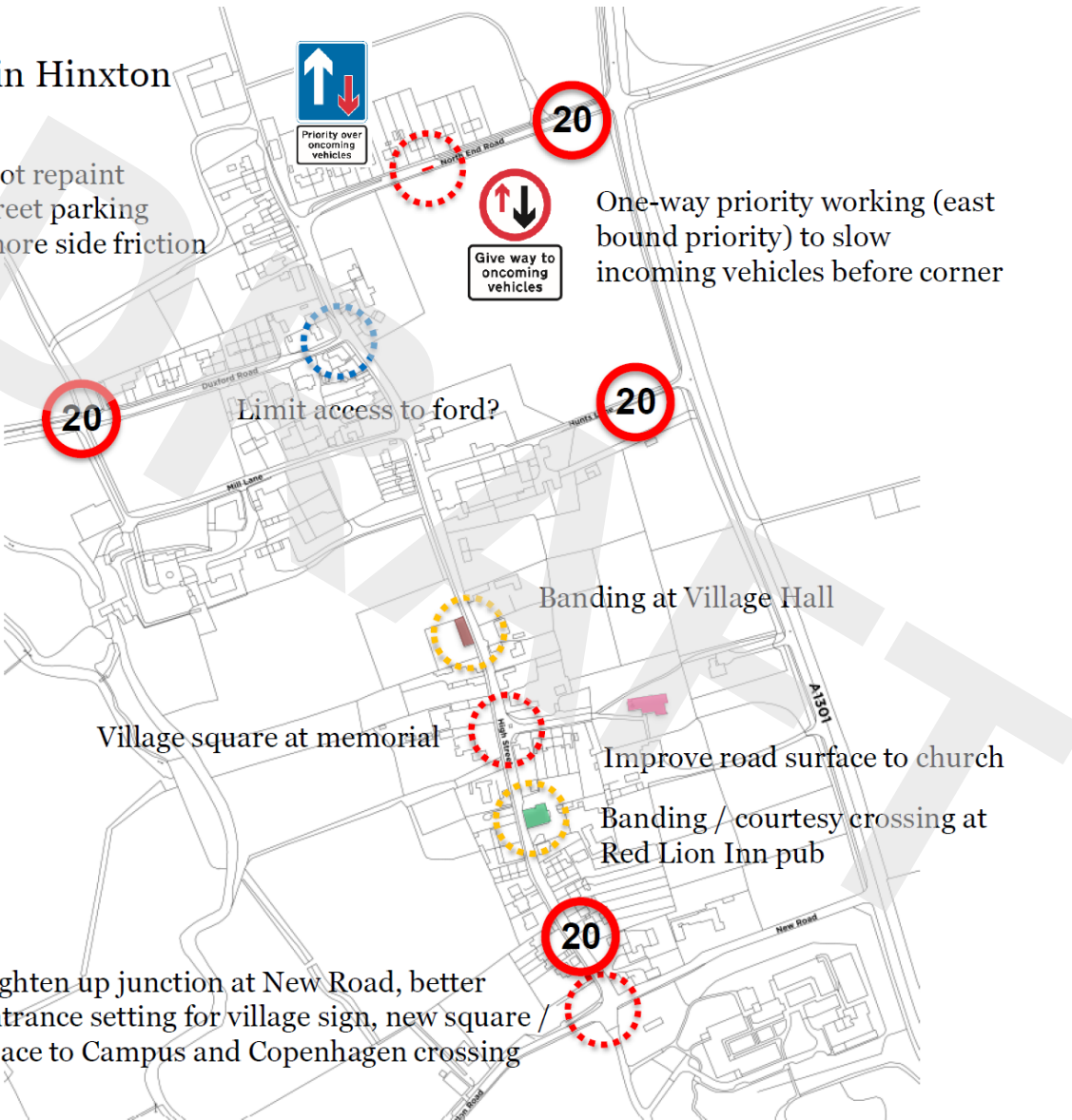
The Weir

- Currently 4 potential design options
- Solution to be agreed with Environment Agency
- Workshop with Parish Council and feasibility proposal in October/November

Hinxton Village Public Realm Improvements

Possible interventions in Hinxton

- Introduce a 20 mph limit
- Centre white lining – do not repaint
- Keep and encourage on street parking
- Encourage planters etc., more side friction
- Retain limited lighting



Community Volunteering Day – 21st September 2023



Hinxton Church



Great Chesterford Village



Ickleton Recreation Ground



Duxford Allotments



An aerial photograph of a university campus, featuring various academic buildings, green spaces, and a river. A large, semi-transparent 'DRAFT' watermark is overlaid diagonally across the image. The text 'Q&A/Meet the Team' is centered in the middle of the image.

Q&A/Meet the Team