

CBC EMERGING SPATIAL FRAMEWORK

DEVELOPMENT QUANTUM, PHASING AND INFRASTRUCTURE DELIVERY

Allies and Morrison

October 2023

(Phasing Plans updated July 2025)

Allies and Morrison



Introduction

STRUCTURE

The further development of the Emerging Spatial Framework has been structured as three separate documents, as listed below. The following pages, which form part 3, detail the emerging development quantum, high level phasing and infrastructure delivery strategy.

1. CONTEXT REVIEW, PRINCIPLES AND EMERGING FRAMEWORK PLAN

- 1.1 CONTEXT REVIEW
- 1.2 DESIGN PRINCIPLES AND EMERGING FRAMEWORK PLAN

2. EVIDENCE BASE BY THEMATIC LAYER

- 2.1 GREEN INFRASTRUCTURE
- 2.2 COMMUNITY
- 2.3 LAND USES
- 2.4 CONNECTIVITY
- 2.5 SCALE, CAPACITY AND EDGE TREATMENT

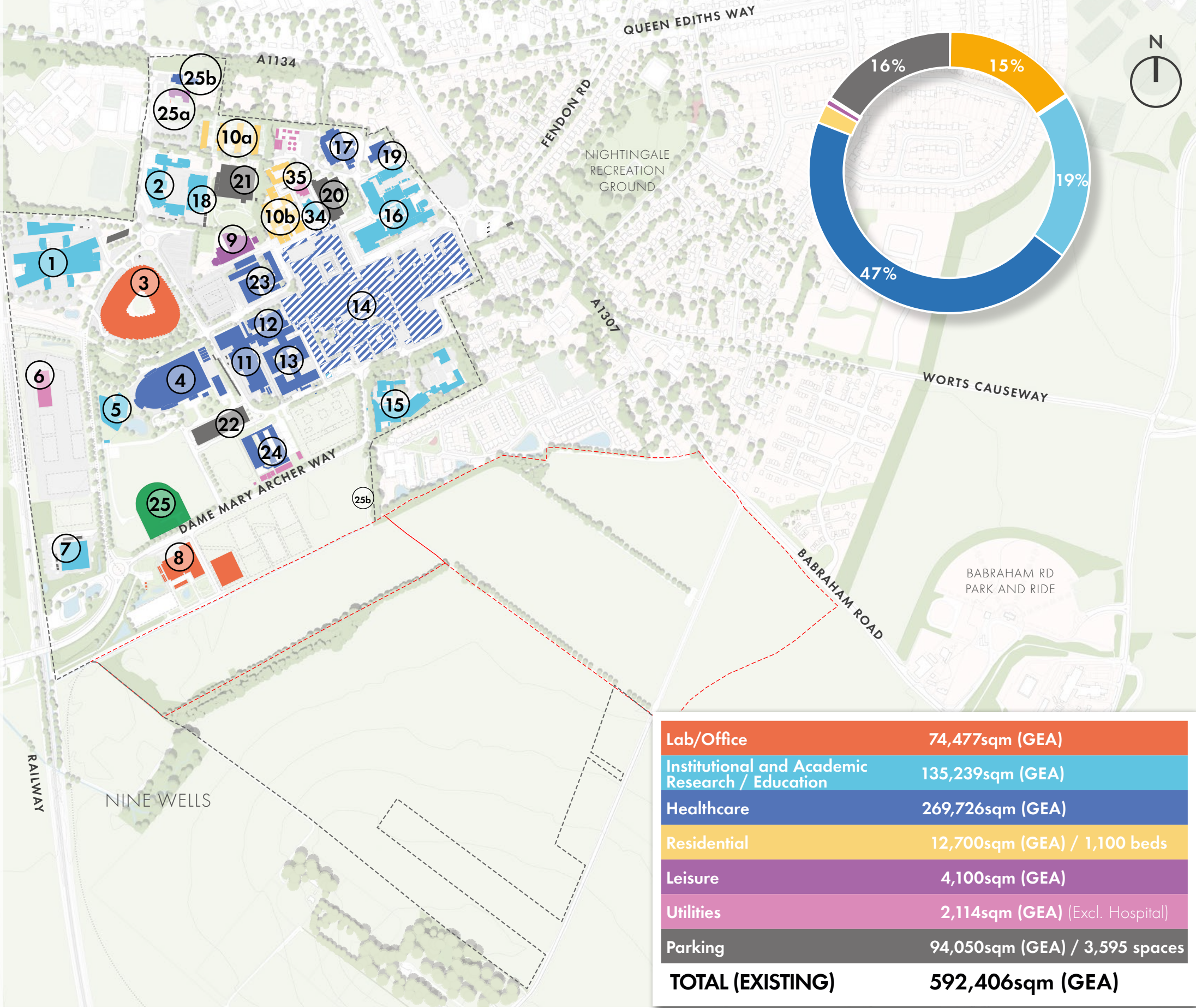
3. DEVELOPMENT QUANTUM, PHASING AND INFRASTRUCTURE DELIVERY

- 3.1 EXISTING AND CONSENTED CAMPUS LAND USES
- 3.2 PROPOSED AREAS OF ENHANCEMENT
- 3.3 KEY INTERVENTIONS RELATING TO CONNECTIVITY
- 3.4 ILLUSTRATIVE PHASING
- 3.5 DEVELOPMENT QUANTUM

3.1 EXISTING AND CONSENTED LAND USES

Existing Campus Land Uses & Quantum

1	MRC Laboratory	25,209sqm (GEA)
2	Cancer Research UK	16,280sqm (GEA)
3	AstraZeneca Headquarters	50,563sqm (GEA)
4	The Royal Papworth Hospital	33,300sqm (GEA)
5	Heart and Lung Research Institute	6,639sqm (GEA)
6	AstraZeneca Energy Centre	1,514sqm (GEA)
7	Anne McLaren Building	9,033sqm (GEA)
8	ABCAM	11,495sqm (GEA)
9	Frank Lee Centre	3,500sqm (GEA)
10a	Staff accommodation (northern plot)	3,400sqm (GEA) / 292 b.
10b	Staff accommodation (southern plot)	9,300sqm (GEA) / 800 b.
11	Addenbrooke's Treatment Centre (ATC)	10,000sqm (GEA)
12	Cambridge Clinical Research Centre (CCRC)	15,000sqm (GEA)
13	Rosie Hospital	15,000sqm (GEA)
14	Addenbrooke's Hospital	180,000sqm (GEA)
15	Forvie Site	13,923sqm (GEA)
16	University of Cambridge School of clinical Medicine	40,543sqm (GEA)
17	Cambridge Blood Donor Centre	5,000sqm (GEA)
18	Jeffrey Cheah Biomedical Centre	19,613sqm (GEA)
19	Ambulance Station	1,000sqm (GEA)
20	Addenbrooke's Car Park 1 (MSCP 1)	30,050sqm (GEA) 1,114 s.
21	Hospital Staff Car Park 4 (MSCP 4)	34,000sqm (GEA) 1,259 s.
22	Hospital Car Park 2 (MSCP 2)	30,000sqm (GEA) 1,222 s.
23	Surge Wards	3,998sqm (GEA)
24	Regional Surge Centre 40 & Orthopaedic Theatres & Wards	3,628sqm (GEA)
25	Helipad	-
25a	Bright Horizon Nursery	600sqm (GEA)
25b	Occupational Health & Wellbeing	2,800sqm (GEA)
34	Deakin Centre	4,000sqm (GEA)
35	Substation	600sqm (GEA)



Lab/Office	74,477sqm (GEA)
Institutional and Academic Research / Education	135,239sqm (GEA)
Healthcare	269,726sqm (GEA)
Residential	12,700sqm (GEA) / 1,100 beds
Leisure	4,100sqm (GEA)
Utilities	2,114sqm (GEA) (Excl. Hospital)
Parking	94,050sqm (GEA) / 3,595 spaces
TOTAL (EXISTING)	592,406sqm (GEA)

- Healthcare

● Lab/Office

● Academic Research/Education
- Residential

● Leisure

● Utilities
- Parking

▨ Current Addenbrooke's Main Hospital Estate

● Helipad

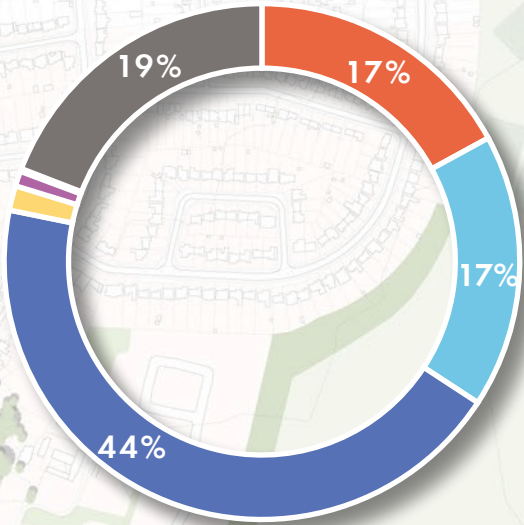
Consented Campus Land Uses and Live Applications

- 26 Cambridge Children's Hospital 46,300sqm (GEA)
- 27a Phase 2 Lab / Office 35,209sqm (GEA)
- 27b Phase 2 Healthcare 15,878sqm (GEA)
- 28a AZ South R&D Building 13,502sqm (GEA)
- 28b AZ Hive 3,593sqm (GEA)
- 28c AZ Phase 2 Lab / Office 15,000sqm (GEA)
- 29 Plot 9 14,193sqm (GEA)
- 30 Cambridge Cancer H. (CCRH) 29,213sqm (GEA)
(LIVE APPLICATION)
- 31 MSCP East Plot 2 30,000sqm /1,200 sp.
- 32 MSCP West Plot 20,000sqm /710 sp.
- 33 MSCP (Astra Zeneca) 13,000sqm /486 sp.

TOTAL (CONSENTED + LIVE) 235,888sqm (GEA)



- Healthcare
- Lab/Office
- Inst. & Academic Research/Education
- Residential
- Leisure
- Utilities
- Parking
- Current Addenbrooke's Main Hospital Estate
- Helipad



EXISTING AND CONSENTED CBC LAND USES

Lab/Office	139,962sqm (GEA)
Institutional and Academic Research / Education	135,239sqm (GEA)
Healthcare (Consented)	361,117sqm (GEA)
Residential	12,700sqm (GEA)
Leisure	7,693sqm (GEA)
Utilities	2,114sqm (GEA)
Parking	157,050sqm (GEA)
GRAND TOTAL (Ex. & Con)	815,875sqm (GEA)

3.2 PROPOSED AREAS OF ENHANCEMENT

Proposed Areas of Enhancement - Summer 2023



3.3 KEY INTERVENTIONS RELATING TO CONNECTIVITY

CBC Infrastructure Delivery Interventions - Full List

no.	Intervention Title
1	Robinson Way upgrade to Pedestrian & Active Travel Corridor.
2	Southern Gateway.
3	Hill's Road Entrance Improvements.
4	Soft Green Edge & Landscaped Bunds.
5	Footpath north of MSCP 3 - linking Robinson Way to Duck Pond.
6	North-South Pedestrian Link (West of CCH and Phase 2 and 3 Land).
7	Orbital Route Upgraded to the same Design Consistency.
8	West Mobility Hub (west of the Green and the Garden's & next to the CSET and the Cambridge South Station).
9	Mid-Street (Hospital Street - all the way to Francis Crick Avenue).
10	Cycle-Ways South of Nine-Wells Residential Enhancement (to accommodate flows / CBC entrance from Babraham Rd).
11a	East-West link Phase 1
11b	East-West link Phase 2
12	Paths and hedgerows (Green Belt Enhancement Land) - Considering additional recreational area in the northeast corner of the enhanced green belt area .
13	Nine Wells Nature Reserve Enhancements.
14	SuDS infrastructure Phase 4 Land.
15	SuDS infrastructure Phase 3 Land.
16	Hotel and conference facility (H - Frank Lee).
17	Hotel (D - Confluence Phase 3 Land).
18	Amenity Pavilion Building - Green and Gardens.
19	Leisure facility (H - Frank Lee).
20	Commercial leisure facility (D - Confluence Phase 3 Land).
21	Leisure facility (Phase 3 Land).
22	Leisure facility (Phase 4 Land).
23	Affordable Housing (I - Sanctuary Housing).
24	Affordable Housing (G - Northern Gateway).
25	Affordable Housing (M - Eastern Gateway).
26	Nursery Northern Gateway reprovion (G - Northern Gateway).
27	Nursery Frank Lee reprovion (H - Frank Lee).
28	Nursery new facility - facing the confluence square (P - Phase 4 Expansion).
29	Cycle-way improvements to Addenbrookes Road
30	Meanwhile Use on remaining Hospital Plots lining Mid Street.
31	Meanwhile Use (J - Sunken Garden).
32	Hospital Square.
33	Francis Crick Avenue Place.
34	North Square (east of Cambridge Cancer Research Hospital).
35	Open Green North of Dame Mary Archer Way.
36	Shared Streetscape Between Phase 2 and Phase 3 Land.
37	Open Amenity between Phase 2 and Phase 3 Land (C - Confluence (Pro) / D - Confluence (Exp)).
38	Open Green Amenity in Phase 4 land, Garden Square and Site Entrance (P - Phase 4 Expansion).

- Key Interventions Relating to Connectivity
- Infrastructure Delivery Interventions

- Active Travel Link (south of Nine Wells Residential 2030)
- Active Travel Link (south of Nine Wells Residential 2035)

- Necessary Pedestrian Links



3.4 ILLUSTRATIVE DEVELOPMENT & INFRASTRUCTURE DELIVERY PER PHASE

The phasing plans contained in this document capture the intention of infrastructure and other interventions being delivered in a co-ordinated sequence and represents a reasonable starting point for the anticipated roll out of development. The precise phasing is however likely to evolve and change over time, though the commitment to timely and coordinated delivery of infrastructure will persist. GCSP will be kept informed of proposed changes to the phasing plans.

CBC by 2030



	no.	Intervention Title
Initial Phase	1	Robinson Way upgrade to Pedestrian & Active Travel Corridor.
	5	Footpath north of MSCP 3 - linking Robinson Way to Duck Pond.
Initial Phase		North-South Pedestrian Link (West of CCH and Phase 2 and 3 Land).
	6	
		West Mobility Hub (west of the Green and the Garden's & next to the CSET and the Cambridge South Station).
	8	
		Cycle-Ways South of Nine-Wells Residential Enhancement (to accommodate flows / CBC entrance from Babraham Rd).
	10	
	17	Hotel (D - Confluence Phase 3 Land).
	20	Commercial leisure facility (D - Confluence Phase 3 Land).
		Open Amenity between Phase 2 and Phase 3 Land (C - Confluence (Pro) / D - Confluence (Exp)).
	37	

- Key Interventions Relating to Connectivity
- Infrastructure Delivery Interventions

PLOT	TOTAL GEA	Healthcare	Lab/Office	R. Institute	Higher Ed.	Residential	Leisure	Retail (F&B)	Hotel	Conference	Nursery	Utilities	Parking
A - Island Site													
B - Forvie													
C - Confluence (Prologis)													
D - Confluence (Expansion)	26,500		19,500				1,000	1,000	5,000				
E - Hospital Expansion Land													
F - Astra Zeneca	45,095												
G - Northern Gateway													
H - Frank Lee													
I - Sanctuary Housing													
J - Sunken Garden													
K - Front Door													
L - Bus Layover													
M - Eastern Gateway													
N - Plot 9	14,193		14,193										
O - Phase 3 Expansion													
P - Phase 4 Expansion													
Q - Clinical Core	75,513												
R - Prologis	35,207												
TOTAL	196,508	0	33,693	0	0	0	1,000	1,000	5,000	0	0	0	0

Note: University and Healthcare building GEA areas include engineering allowances for internal plant.

Plot 9, Phase 2 Land and Phase 3 and 4 Land commercial R&D building GEA areas exclude plant.

-  Existing Addenbrooke's Food-Court
 Existing Addenbrooke's Bridge
-  Necessary Pedestrian Links
 Early E-W Pedestrian/Cycle Connectivity
-  Pedestrian Crossings
 Individual Projects red line boundaries

2030 CBC Future Uplift Total:	196,508 sqm (GEA)
(of which Consented):	155,815 sqm (GEA)
Grand Total CBC 2030:	808,914 sqm (GEA)

CBC by 2035



Note: University and Healthcare building GEA areas include engineering allowances for internal plant.
Plot 9, Phase 2 Land and Phase 3 and 4 Land commercial R&D building GEA areas exclude plant.

- Existing Addenbrooke's Food-Court
- Existing Addenbrooke's Bridge
- Meanwhile Use Strategy
- Individual Projects red line boundaries

Temporary E-W Link Solution

Total 2035 CBC Uplift:510,813sqm (GEA)

Grand Total CBC 2035:1,250,736sqm (GEA)



no.	Intervention Title
1	Robinson Way upgrade to Pedestrian & Active Travel Corridor.
2	Southern Gateway.
3	Hill's Road Entrance Improvements.
4	Soft Green Edge & Landscaped Bunds.
6	North-South Pedestrian Link (West of CCH and Phase 2 and 3 Land).
7	Orbital Route Upgraded to the same Design Consistency.
9	Mid-Street (Hospital Street - all the way to Francis Crick Avenue).
11a	East-West link Phase 1
12	Paths and hedgerows (Green Belt Enhancement Land) - Considering additional recreational area in the northeast corner of the enhanced green belt area .
13	Nine Wells Nature Reserve Enhancements.
15	SuDS infrastructure Phase 3 Land.
18	Amenity Pavilion Building - Green and Gardens.
19	Leisure facility (H - Frank Lee).
21	Leisure facility (Phase 3 Land).
24	Affordable Housing (G - Northern Gateway).
26	Nursery Northern Gateway reprovision (G - Northern Gateway).
27	Nursery Frank Lee reprovision (H - Frank Lee).
28	Nursery new facility - facing the confluence square (P - Phase 4 Expansion).
29	Cycle-way improvements to Addenbrookes Road
30	Meanwhile Use on remaining Hospital Plots lining Mid Street.
32	Hospital Square.
33	Francis Crick Avenue Place.
36	Shared Streetscape Between Phase 2 and Phase 3 Land.

- Key Interventions Relating to Connectivity
- Infrastructure Delivery Interventions

PLOT	TOTAL GEA	Healthcare	Lab/Office	R. Institute	Higher Ed.	Residential	Leisure	Retail (F&B)	Hotel	Conference	Nursery	Utilities	Parking
A - Island Site	71,300				68,200			3,100					
B - Forvie	48,000				48,000								
C - Confluence (Prologis)	52,500	2,900						3,000				16,600	30,000
D - Confluence (Expansion)	42,500		16,500				500	500					25,000
E - Hospital Expansion Land	60,821	60,821											
F - Astra Zeneca													
G - Northern Gateway	25,000					24,400					600		
H - Frank Lee	51,800		31,200				8,000	1,000	8,000	3,000	600		
I - Sanctuary Housing													
J - Sunken Garden													
K - Front Door	19,700		19,700										
L - Bus Layover	8,800		8,800										
M - Eastern Gateway													
N - Plot 9													
O - Phase 3 Expansion	20,500		20,500										
P - Phase 4 Expansion	65,000	19,850	40,150				1,000	3,000			1,000		
Q - Clinical Core	44,892	44,892											
R - Prologis													

TOTAL	510,813	128,463	136,850	0	116,200	24,400	9,500	10,600	8,000	3,000	2,200	16,600	55,000
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CBC by 2040



Note: University and Healthcare building GEA areas include engineering allowances for internal plant.
Plot 9, Phase 2 Land and Phase 3 and 4 Land commercial R&D building GEA areas exclude plant.

-  Existing Addenbrooke's Food-Court
-  Existing Addenbrooke's Bridge
-  Meanwhile Use Strategy
-  Individual Projects red line boundaries



no.	Intervention Title
14	SuDS infrastructure Phase 4 Land.
16	Hotel and conference facility (H - Frank Lee).
22	Leisure facility (Phase 4 Land).
23	Affordable Housing (I - Sanctuary Housing).
31	Meanwhile Use (J - Sunken Garden).
34	North Square (east of Cambridge Cancer Research Hospital).
35	Open Green North of Dame Mary Archer Way.
38	Open Green Amenity in Phase 4 land, Garden Square and Site Entrance (P - Phase 4 Expansion).

 Infrastructure Delivery Interventions

PLOT	TOTAL GEA	Healthcare	Lab/Office	R. Institute	Higher Ed.	Residential	Leisure	Retail (F&B)	Hotel	Conference	Nursery	Utilities	Parking
A - Island Site													
B - Forvie													
C - Confluence (Prologis)													
D - Confluence (Expansion)													
E - Hospital Expansion Land	64,729	64,729											
F - Astra Zeneca													
G - Northern Gateway													
H - Frank Lee													
I - Sanctuary Housing	21,900					21,900							
J - Sunken Garden													
K - Front Door													
L - Bus Layover													
M - Eastern Gateway													
N - Plot 9													
O - Phase 3 Expansion	32,500		11,500	20,000			1,000						
P - Phase 4 Expansion	169,000		126,000				1,000	2,000					40,000
Q - Clinical Core	26,436	26,436											
R - Prologis													
TOTAL	314,565	91,165	137,500	20,000	0	21,900	2,000	2,000	0	0	0	0	40,000

Total 2040 CBC Uplift:314,565sqm (GEA)

Grand Total CBC 2040:1,556,001sqm (GEA)

CBC by 2050



Note: University and Healthcare building GEA areas include engineering allowances for internal plant.
Plot 9, Phase 2 Land and Phase 3 and 4 Land commercial R&D building GEA areas exclude plant.

 Individual Projects red line boundaries



Final Phase

no.	Intervention Title
11b	East-West link Phase 2
25	Affordable Housing (M - Eastern Gateway).

- Key Interventions Relating to Connectivity
- Infrastructure Delivery Interventions

PLOT	TOTAL GEA	Healthcare	Lab/Office	R. Institute	Higher Ed.	Residential	Leisure	Retail (F&B)	Hotel	Conference	Nursery	Utilities	Parking
A - Island Site													
B - Forvie													
C - Confluence (Prologis)													
D - Confluence (Expansion)													
E - Hospital Expansion Land													
F - Astra Zeneca													
G - Northern Gateway													
H - Frank Lee													
I - Sanctuary Housing													
J - Sunken Garden	14,400		9,900					4,500					
K - Front Door													
L - Bus Layover													
M - Eastern Gateway	145,500		126,400			16,600		2,000				500	
N - Plot 9													
O - Phase 3 Expansion													
P - Phase 4 Expansion													
Q - Clinical Core	73,284	73,284											
R - Prologis													

TOTAL	233,184	73,284	136,300	0	0	16,600	0	6,500	0	0	0	500	0
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Total 2050 CBC Uplift: 233,184sqm (GEA)
Grand Total CBC 2050: 1,601,185sqm (GEA)

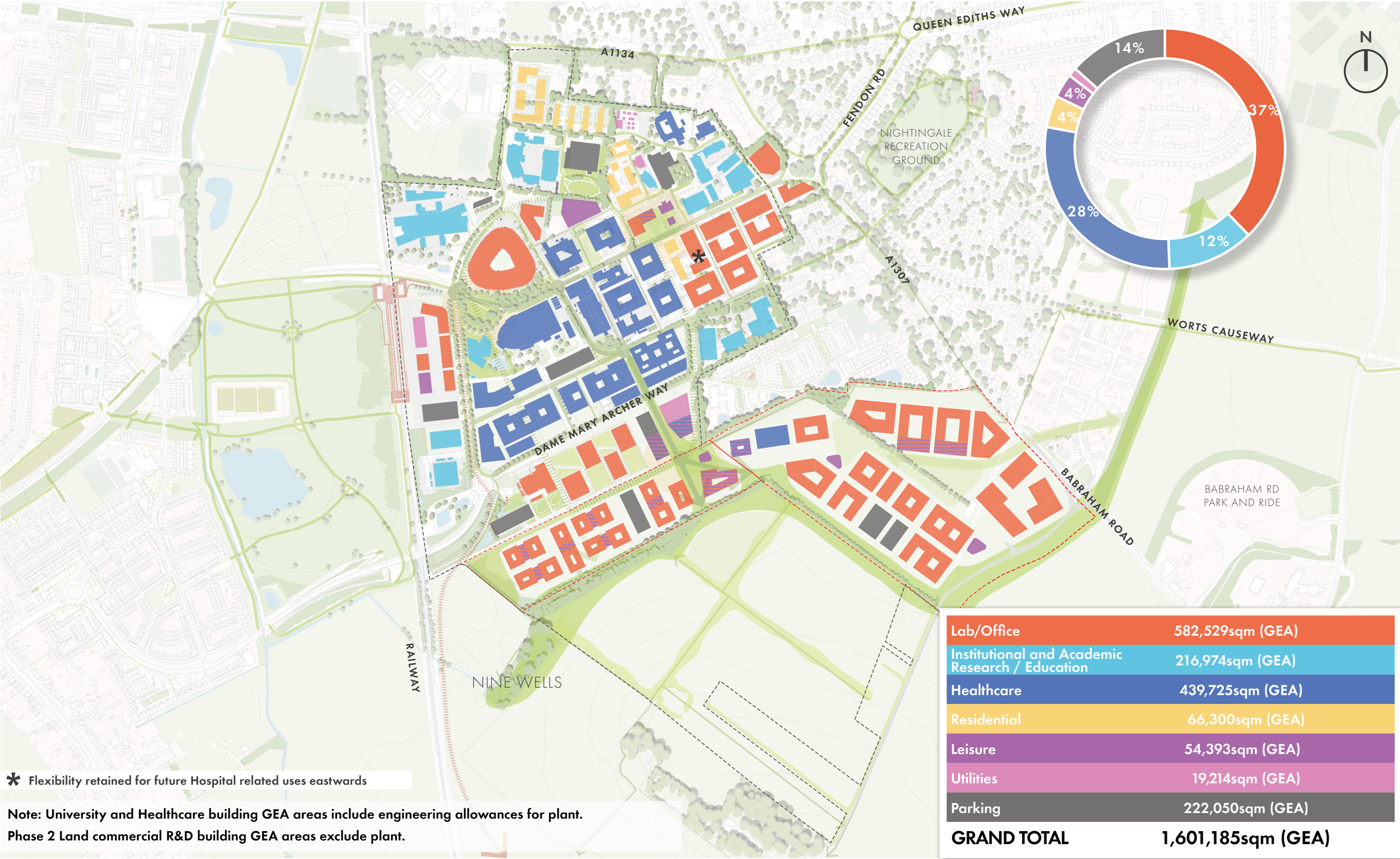
3.5 DEVELOPMENT QUANTUM

CBC 2050 Areas of Enhancement - Breakdown by Use

PLOT	TOTAL GEA	Healthcare	Lab/Office	R. Institute	Higher Educ	Residential	Leisure	Retail (F&B)	Hotel	Conference	Nursery	Utilities	Parking
A - Island Site	71,300				68,200			3,100					
B - Forvie	48,000				48,000								
C - Confluence (Prologis)	52,500	2,900						3,000				16,600	30,000
D - Confluence (Expansion)	69,000		37,000				1,500	500	5,000				25,000
E - Hospital Expansion Land	125,550	125,550											
F - Astra Zeneca	45,095		28,502					3,593					13,000
G - Northern Gateway	25,000					24,400					600		
H - Frank Lee	51,800		31,200				8,000	1,000	8,000	3,000	600		
I - Sanctuary Housing	21,900					21,900							
J - Sunken Garden	14,400		9,900					4,500					
K - Front Door	19,700		19,700										
L - Bus Layover	8,800		8,800										
M - Eastern Gateway	145,500		126,400			16,600		2,000				500	
N - Plot 9	14,193		14,193										
O - Phase 3 Expansion	53,000		31,000	20,000			1,000	1,000					
P - Phase 4 Expansion	234,000	19,850	166,150				2,000	5,000			1,000		40,000
Q - Clinical Core	220,125	220,125											
R - Prologis	35,207		35,207										
TOTAL	1,255,070	368,425	508,052	20,000	116,200	62,900	12,500	23,693	13,000	3,000	2,200	17,100	108,000

Note: University and Healthcare building GEA areas include engineering allowances for internal plant.
Plot 9, Phase 2 Land and Phase 3 and 4 Land commercial R&D building GEA areas exclude plant.

CBC 2050 Vision Land Uses



- Healthcare

Lab/Office

Inst. & Academic Research/Education
- Residential

Leisure

Utilities
- Parking

Ground Floor Amenity Use

CBC 2050 Vision - Illustrative Site Plan



----- Proposed Area of Major Change
- - - - - Expansion Land Phases 3 and 4

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Issue register

DATE	ISSUE	NOTES
18.08.2023	1st DRAFT ISSUE	ISSUE FOR COMMENT
14.09.2023	2nd DRAFT ISSUE	ISSUE FOR COMMENT
18.10.2023	3rd DRAFT ISSUE	ISSUE FOR COMMENT
26.10.2023	FINAL ISSUE	
03.06.2025	REV 1	
05.06.2025	REV 2	
06.06.2025	REV 3	
30.07.2025	REV 4	
31.07.2025	REV 5	

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