



Aerial View of the Area © Bing Maps



## 2.6 Area of Search - Addenbrooke's Hospital | Biomedical Campus | Cancer Research Institute

### THE AREA

The Area of Search includes the clinical, research and development facilities at Cambridge University Hospital (Addenbrooke's Hospital) and the Cambridge Biomedical Campus, located in the south of Cambridge city. The area to the south of the existing campus has been designated for expansion of the Biomedical Campus.

The Cambridge Biomedical Campus is the largest centre for medical research and health sciences in Europe. Located at the southern end of Hills Road in Cambridge, England, the campus is anchored by Addenbrooke's Hospital, which consists of a series of low to mid-rise buildings, many of which date back to the 1960s.

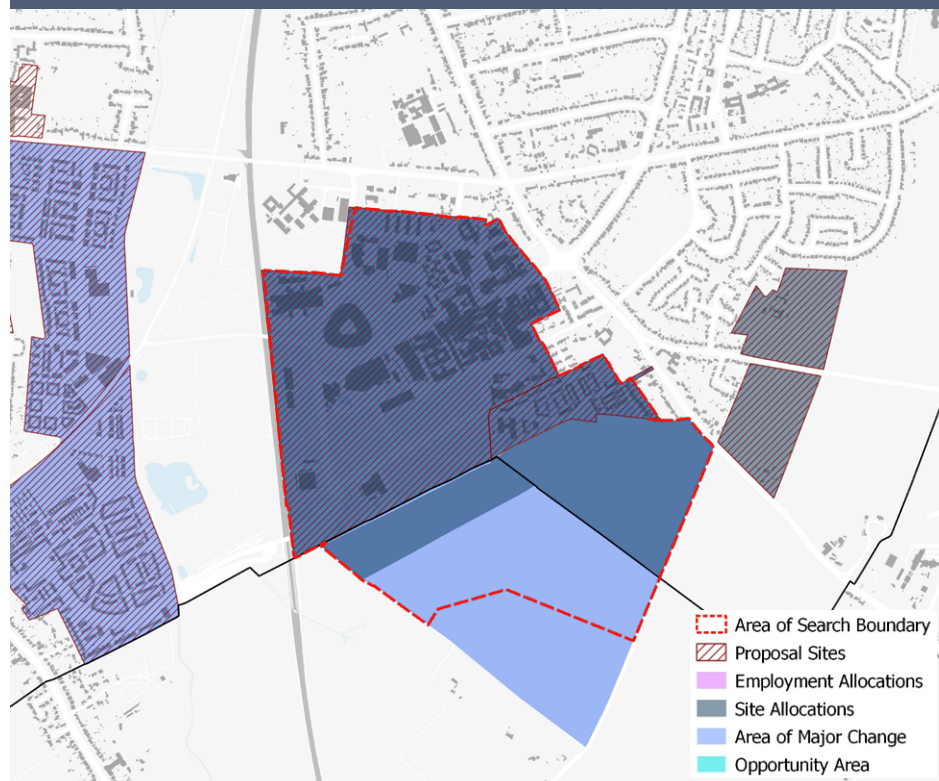
The area is currently designated as a area of major change in the emerging Greater Cambridge Local Plan, having previously been allocated for expansion in the 2018 Local Plan. The Cambridge Biomedical Campus has now developed a 2050 Vision, outlining its aspirations for the future. This includes ongoing development within the existing campus site, as well as plans for further expansion.



Birds eye View of the Area © Google Earth



## Site Allocation and Growth Areas



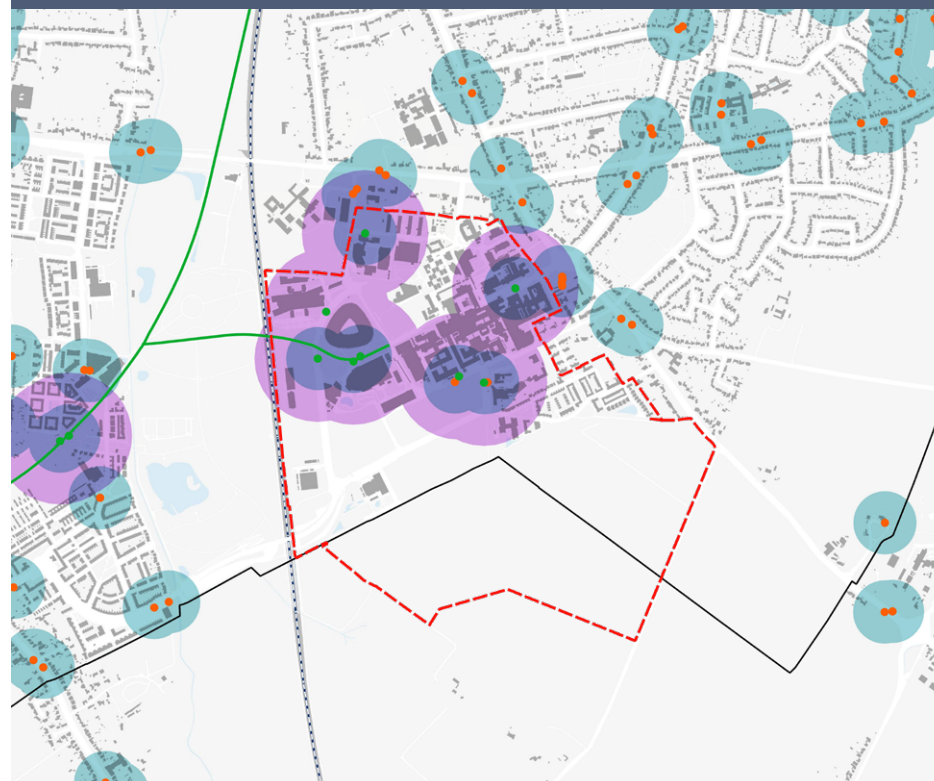
### Site Allocations and Growth Areas

The majority of the site is situated within the Cambridge Biomedical Campus Area of Major Change (S/AMC/Policy 17) as outlined in the Local Plan 2018. This designation supports a range of developments aimed at meeting local, regional, and national healthcare needs, particularly in the fields of

biomedical and biotechnology research, alongside related higher education facilities.


The area of interest also encompasses two sites allocated within the area: the Bell School Site (S/EOC/R42d) and the Addenbrooke's Hospital Site (S/CBC/M15).

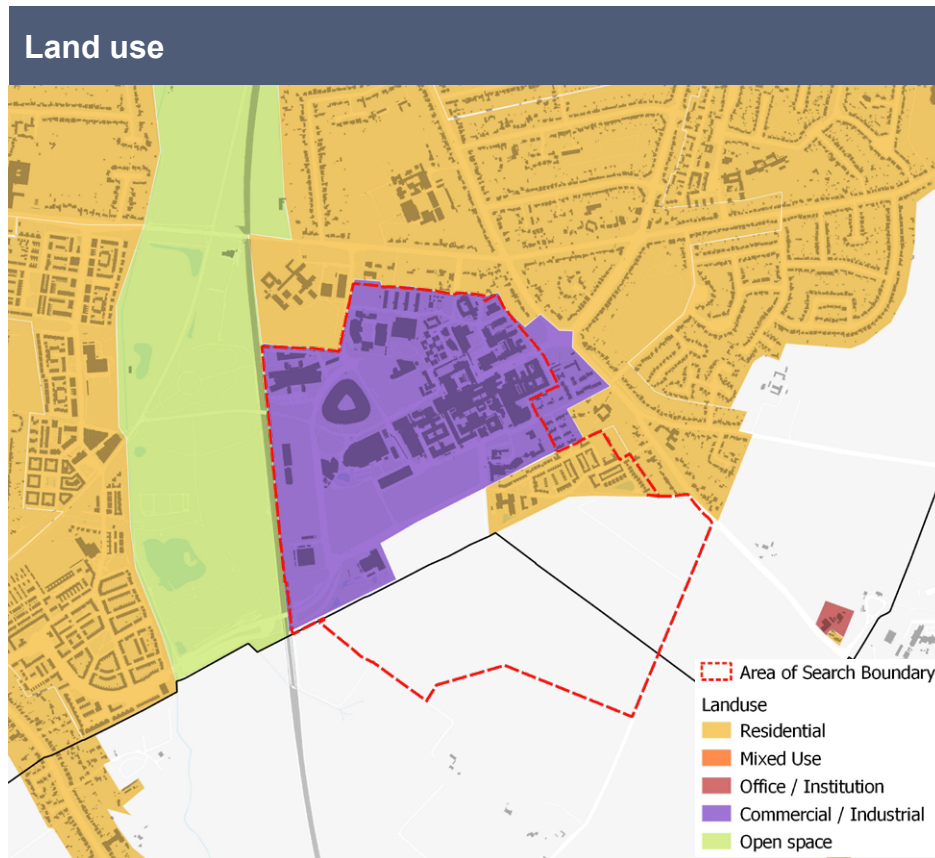
## Public Transport Access



### Existing Public Transport Accessibility

The area to the north benefits from excellent public transport accessibility, including local bus services and a guided bus service. However, the area to the south, proposed for the expansion of the Biomedical Campus at the southern edge of the current city boundary, currently lacks public transport access.

- Area of Search Boundary
-  National Rail Station
- Guided Busway Line Bus stop
- Bus stop
- Railway Line
- Guided Busway Line
- Proximity from Railway Station - 800m radius
- Proximity from Guided Bus stops - 400m radius
- Proximity from Bus stops - 200m radius

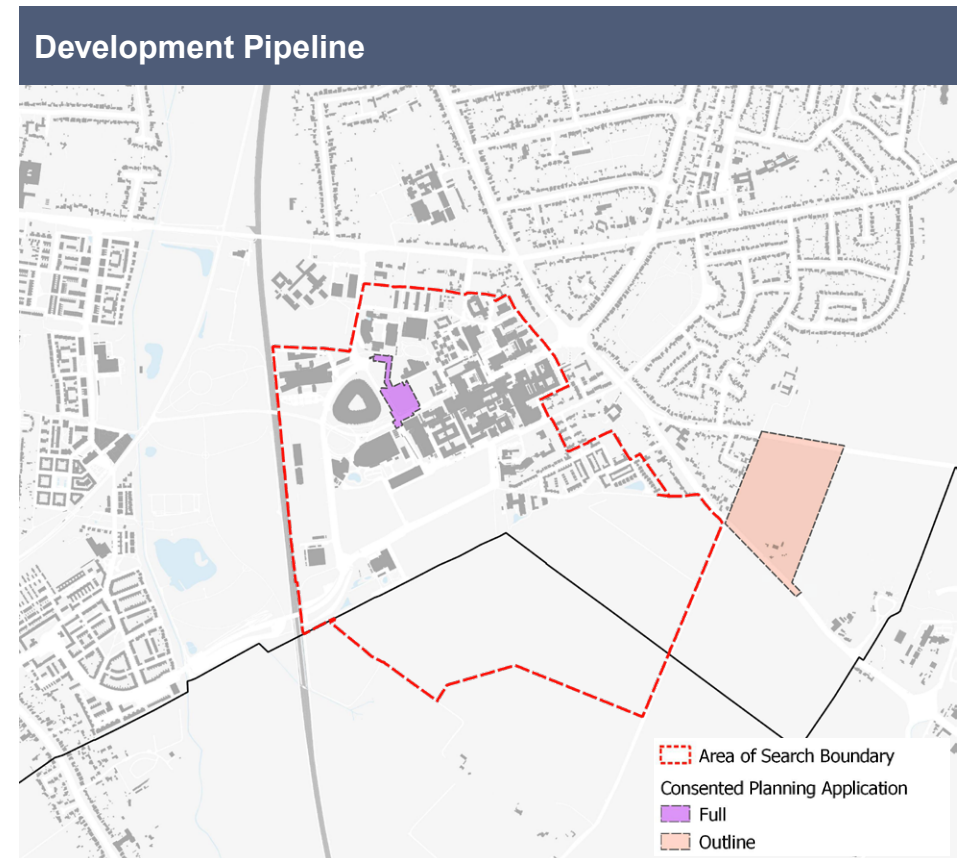


#### Land use

The Area of Search primarily consists of the Cambridge University Hospital and Biomedical Campus, featuring industrial, clinical, research, hotel, and lodging facilities. To the east, within the area, lies the Ninewells housing development.

To the south, the area is

bordered by open countryside, while suburban residential developments surround it to the north and east. To the west, a nature reserve separates the area from further suburban development.



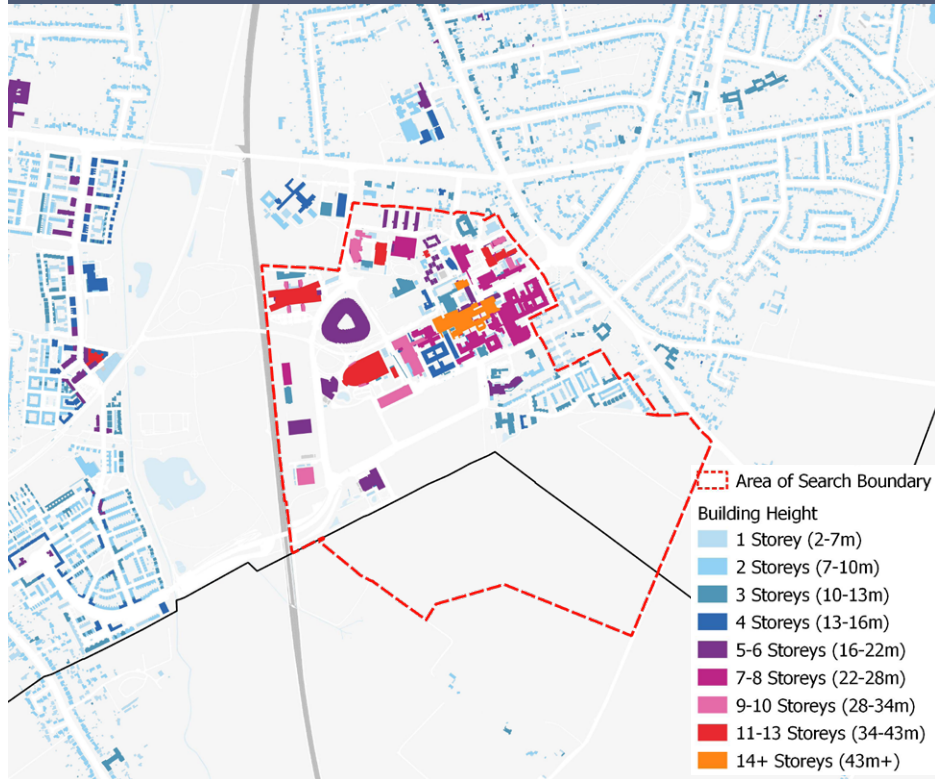
#### Relevant Planning Permissions

Emerging - Consented:

- Redevelopment of existing parking area to provide a new Cambridge Cancer Research Hospital building (C2 use), Cambridge Cancer Research Centre, Cambridge (23/00240/FUL).
- Outline application of non-residential floorspace car and cycle parking, infrastructure, other associated works. Land at Newbury Farm, Babraham Road, Cambridge (19/1168/OUT).



## Building Height



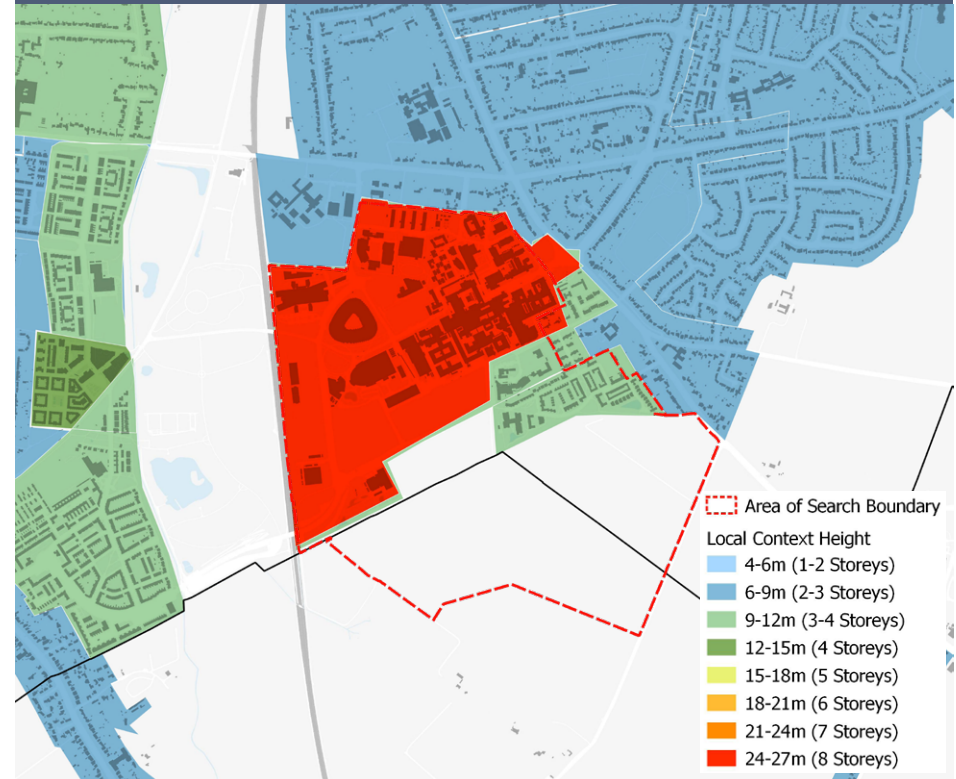
### Existing Building Height

The area is characterised by a variety of building heights, ranging from single-storey structures (2-7m) to taller buildings exceeding 14 storeys (43m+).

The majority of buildings fall within the range of 7-8 (22-28m) and 9-10 storeys (28-34m).

To the north and east, the site adjoins low-rise residential areas, with buildings primarily ranging from 2 to 3 storeys (7-13m).

## Context Height



### Existing Local Context height

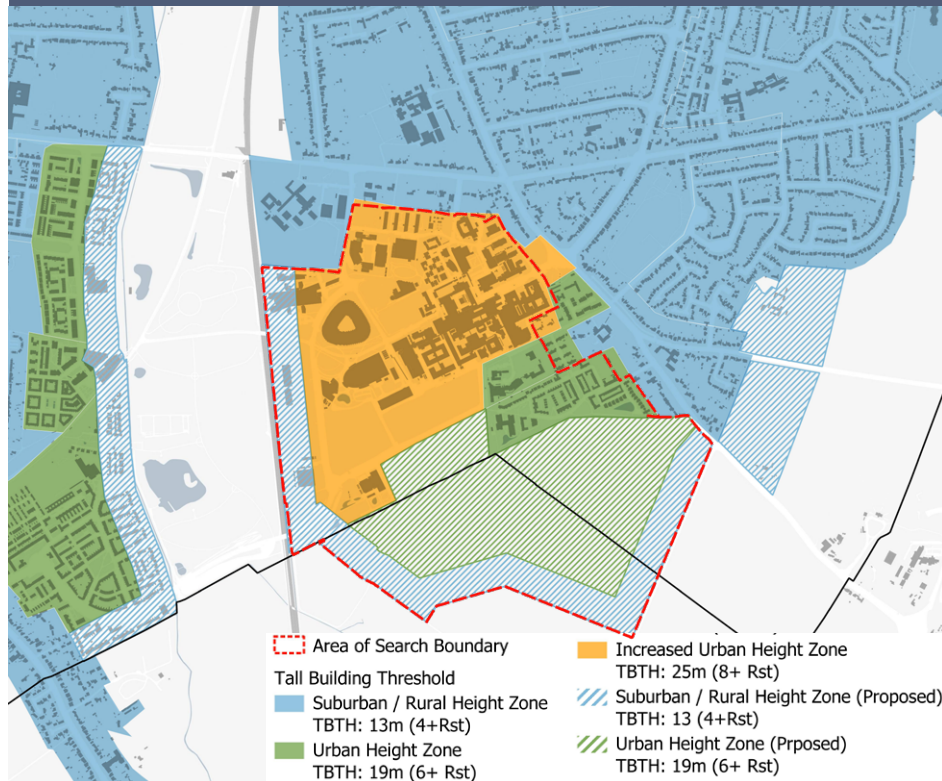
The area features context heights that exceed those found in other parts of the city. The context height of this area falls in the 24m to 27m (approximately 8 storeys). A small area of residential development within the Area of Search has a context height in

the bracket of 9m and 12m (3-4 storeys).

To the north and east of the area of search, the context height is in the bracket of 6m to 9m (2-3 storeys).



### Tall Building Threshold



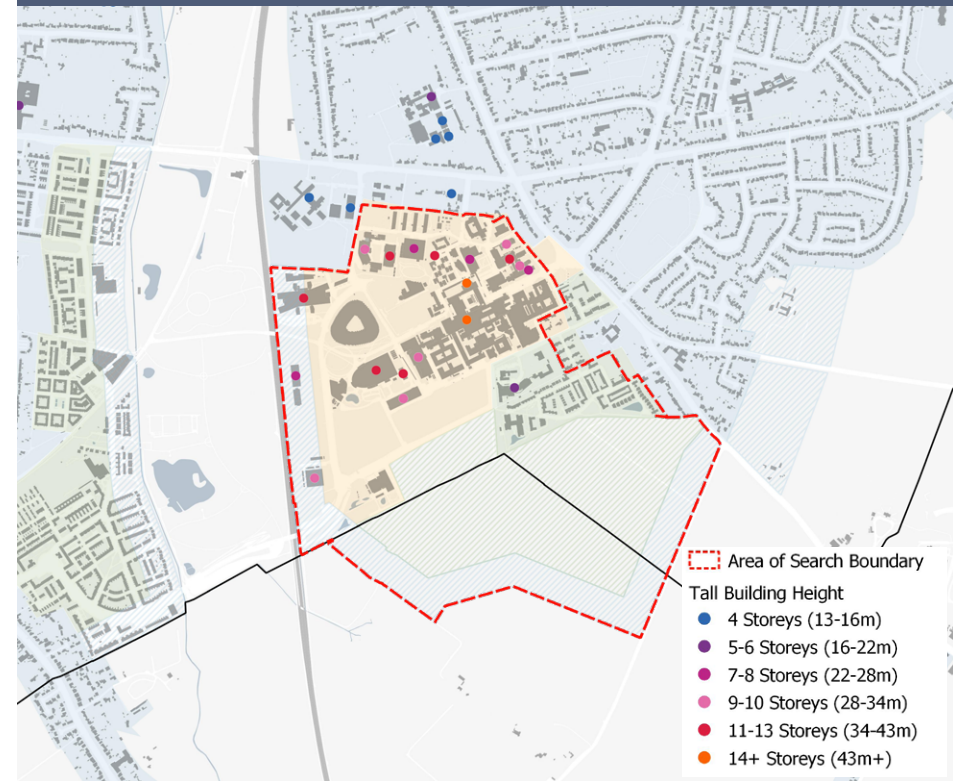
#### Tall Building Threshold

The Area of Search has been designated within both the Increased Urban Height Zone and the Urban Height Zone, with the existing building heights in the vicinity being generally higher.

Consequently, the tall building threshold for the Areas of Search is established at 25m and 19m respectively.

As a main growth area that will establish its own character through a masterplan approach to the south of the area of search, this designation is extended into the remainder of the area of search, save of a 100m buffer along the open space, which is designated as a Suburban / Rural Height Zone, with a Tall Building Threshold of 13m.

### Existing Tall Buildings



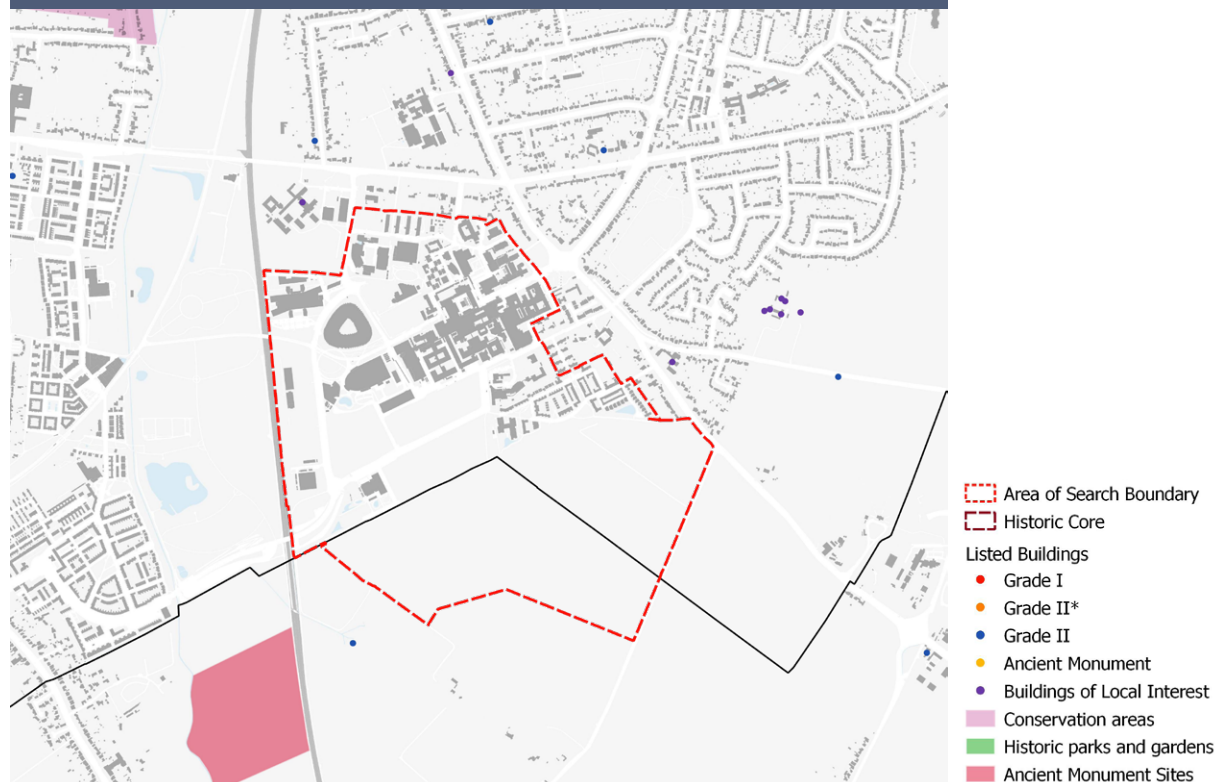
#### Existing Tall Building

There are currently 19 tall buildings and structures in the area that exceed the designated tall building threshold. The tallest of these is the Addenbrooke's Chimney, which stands at 67m. In the north of the Areas of Search, there is an existing cluster of tall buildings, with heights

ranging from 7-8 storeys (22-28m) to 11-13 storeys (34-43m).



## Heritage Designations



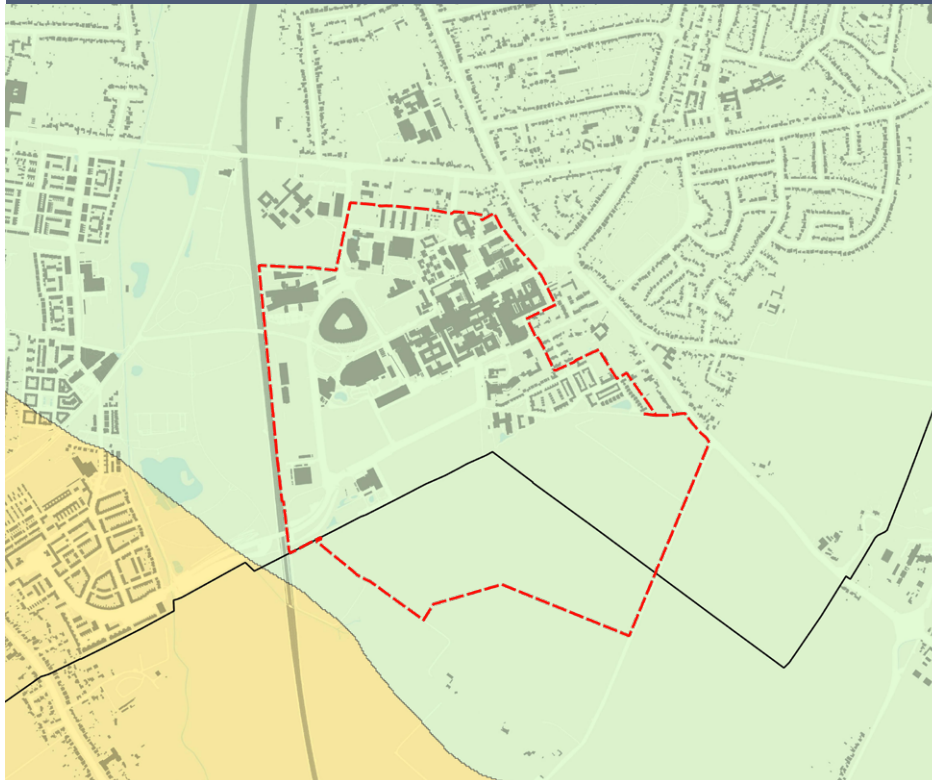
### Heritage Designations

The site does not contain any conservation areas or heritage assets. Furthermore, it is not in close proximity to, nor does it border, any designated conservation areas or registered parks and gardens. However, an archaeological site is located to the southwest of the study area, situated within

and surrounded by open fields to the south of the main urban area. Additionally, there are four Grade II Listed Buildings, separated from the site by townscape and treescape, and approximately three locally listed buildings in close proximity to the area.



### Airport Safeguarding Zones

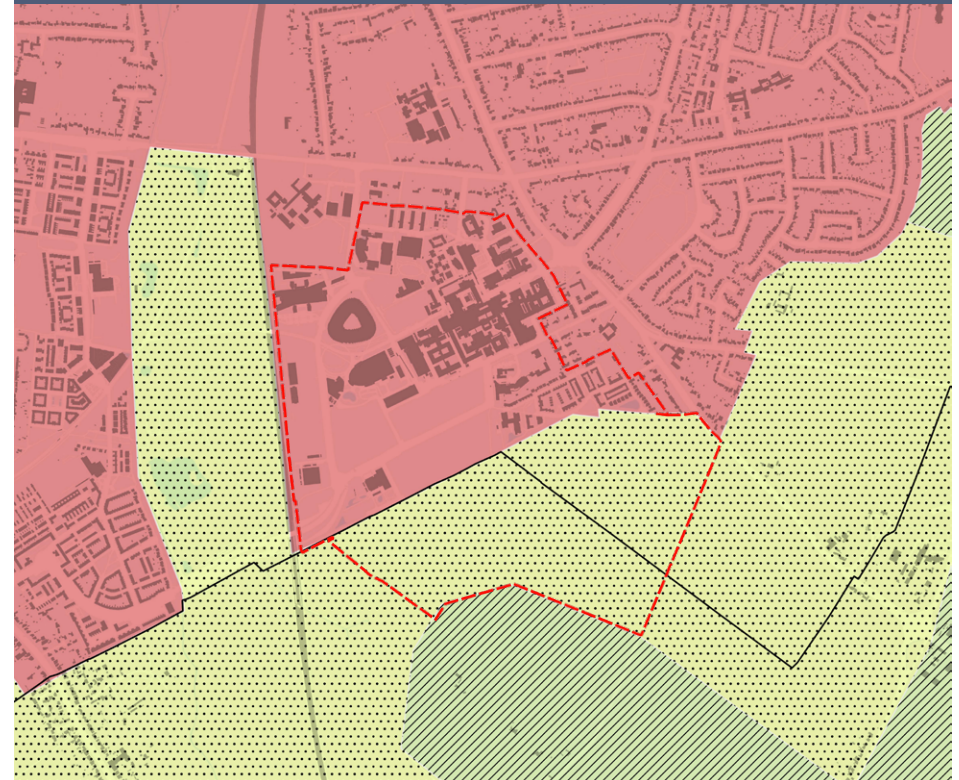


#### Airport Public Safety and Air Safeguarding Zones

The area, while distant from Cambridge Airport, falls within a safeguarding zone requiring consultation for developments over 15m with the airport operator and Ministry of Defence. The airport is anticipated to relocate to Cranfield Airport before 2030, which is likely to render this requirement obsolete in the future.

- Area of Search Boundary
  - Airports and aerodromes
  - Cambridge Airport Public Air Safety Zone
- Cambridge Airport Safeguarding Zones  
Heights for Consultation (above ground level)
- Any structures greater than 90m
  - Any structures greater than 45m
  - Any structures greater than 15m
  - Any structures greater than 10m
  - All Structures

### Landscape Character Types

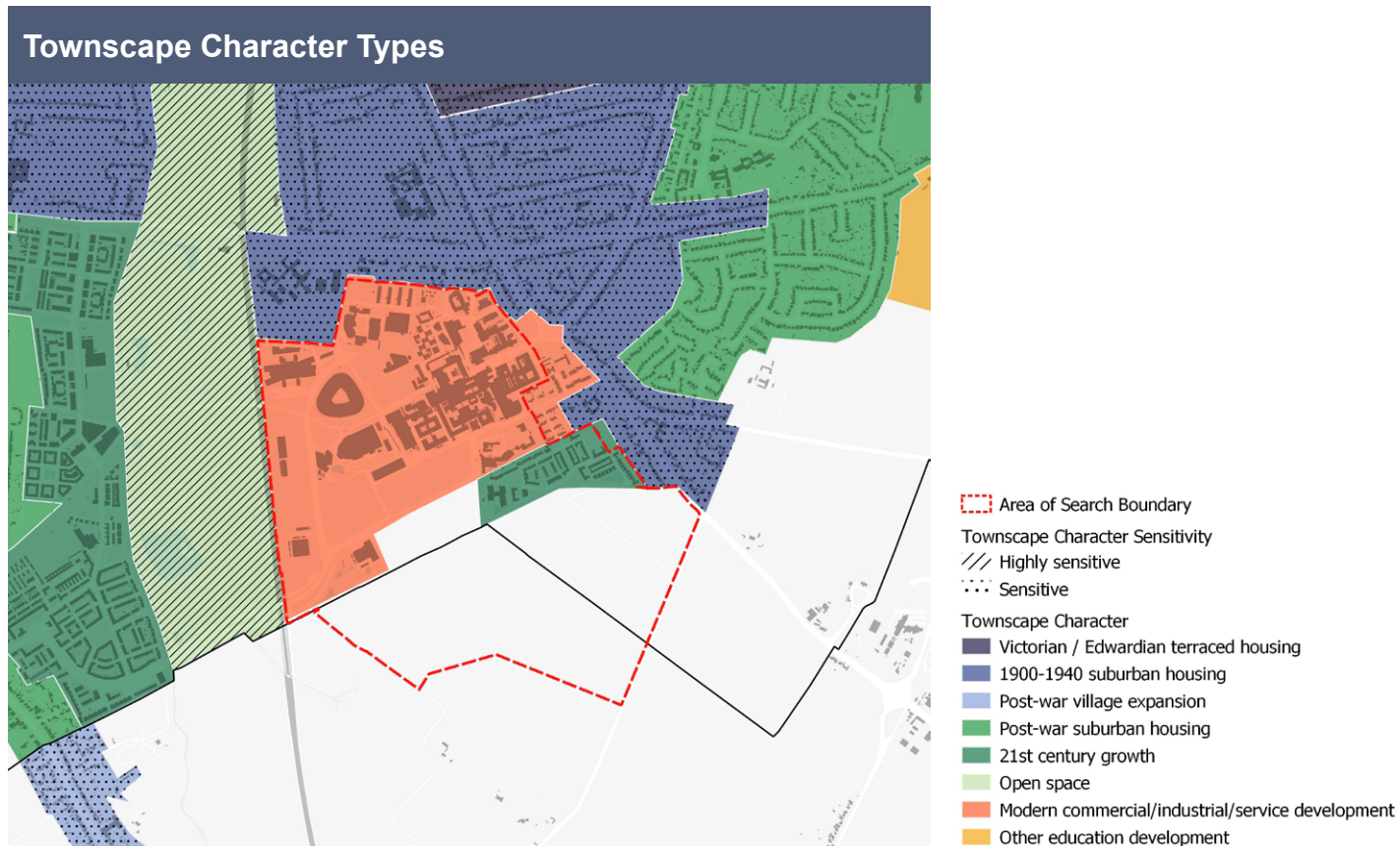


#### Landscape Character and Sensitivity

The Area of Search is located to the south of the Cambridge Urban Area and encompasses the Lowland Farmlands landscape character to the south, which is recognised as sensitive. Additionally, it borders the highly sensitive Chalk Hills landscape character to the south.

- Area of Search Boundary
- Landscape Sensitivity
- Highly Sensitive
  - Sensitive
- Landscape Character
- Cambridge Urban Area
  - Lowland Farmlands
  - Chalk Hills





#### Townscape Character and Sensitivity

The Area of Search contains and adjoins the following character areas which are not sensitive change:

- Modern commercial/ industrial/service development
- 21st century growth

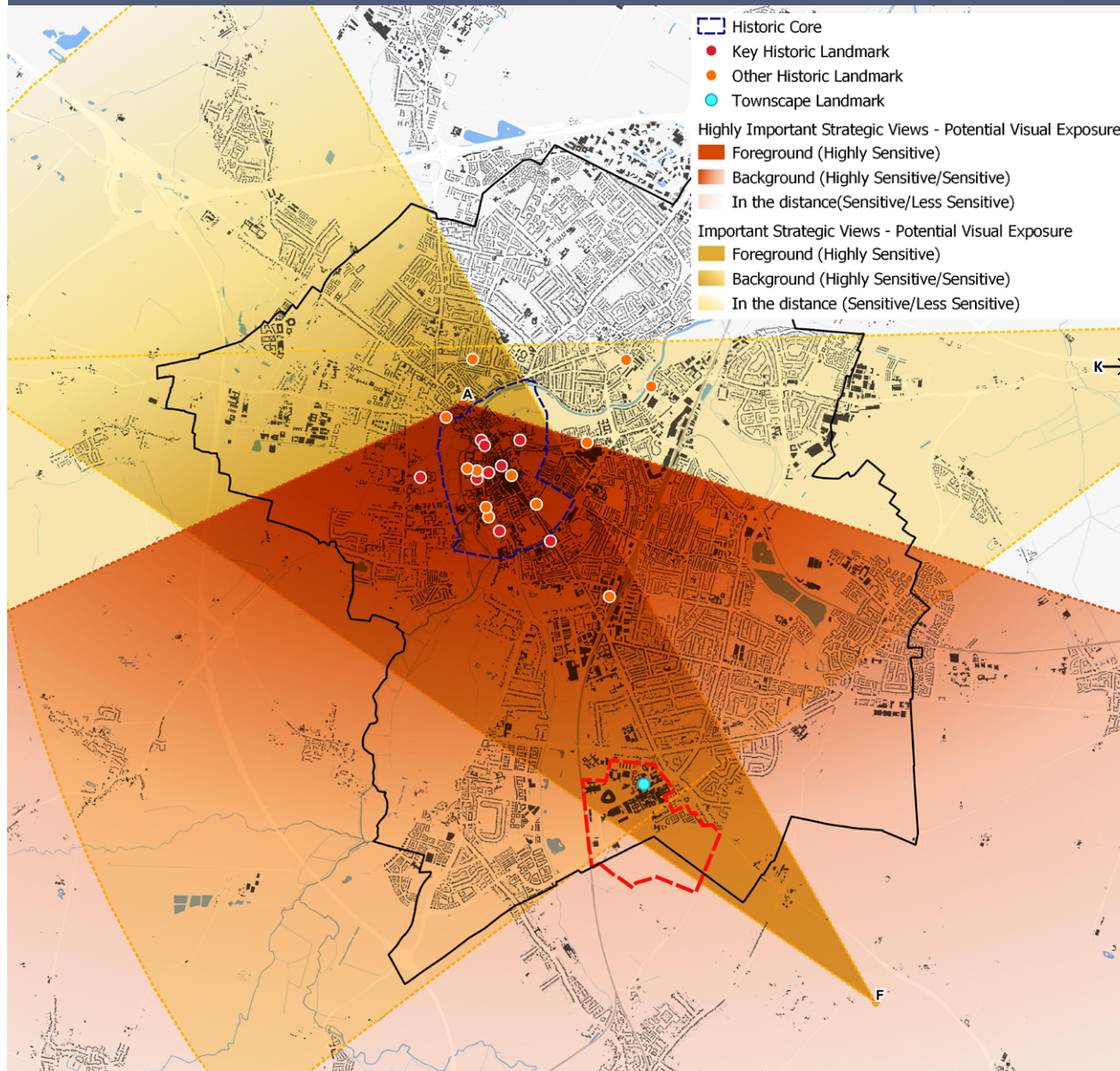
To the northeast and west area borders a number of townscape

areas that are sensitive or highly sensitive to change:

- Open space(highly sensitive)
- 1900-1940 suburban housing to the east (sensitive)



## Strategic View Cones to historic city centre core landmarks



Affected Strategic View Cones

The site is in the *foreground* of following strategic view cones to the historic city centre:

### Sensitive Views

- View F: Very long range panoramic view from Little Trees Hill, Magog Down.

The site is in the *backdrop* of strategic view cones to historic city centre:

### Highly Sensitive Views

- View A: Short range panoramic view from Castle Mound.

### Sensitive Views

- View K: Very long range glimpsed view from Little Wilbraham Road over A14.

The Area of Search is in close proximity to a key townscape landmark, the Addenbrooke's Chimney, which is situated in the Addenbrooke's Hospital service yard. Standing at a height of 67 meters, it is the tallest structure in Cambridge.