

Museum

Eastern Gate Development Framework Summary of Public Meeting held at The Arts Centre, Norfolk Street



9th November 2009

1.0 Introduction and purpose

On the evening of 9th November 2009, Petersfield Area Community Trust (PACT) and Riverside Area Residents Association (RARA) held a public meeting themed 'Your Community – Your Future'. The purpose of the meeting was to begin a debate about how residents see their local area developing and in doing so, improve links between residents of Riverside, Petersfield and the neighbouring area of Brunswick. To facilitate this, Officers from the Joint Urban Design Team were invited along to the evening to run an exercise aimed at getting people involved, in a hands on way, in expressing their visions for the future of their area.

This document summarises the main findings of the event, which will be used to develop any future guidance produced by the City Council. A full copy of comments recorded on flip charts can be found within the appendix of this document.



2.0 Event outline

The event was structured around two quick 'hands on' exercises, with views sought regarding 4 key topics: Movement, Landuse, Open Space and Townscape. Participants were asked three key questions:

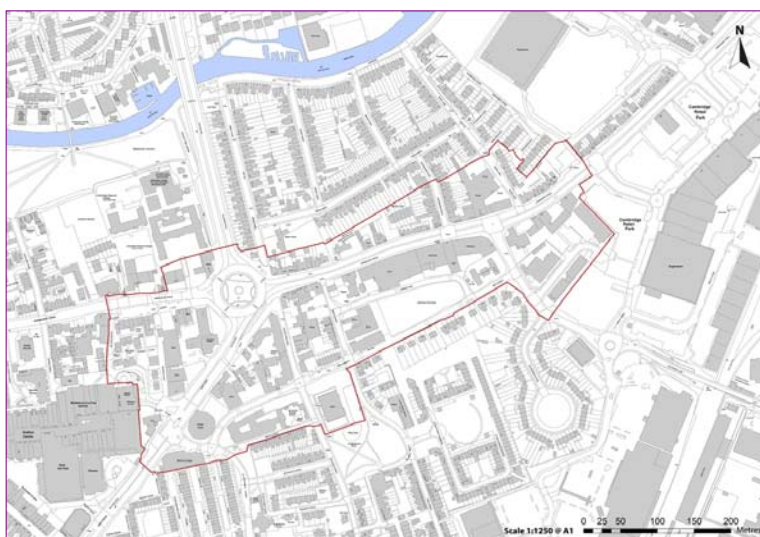
1. What do you LIKE about the area?
2. What do you DISLIKE about the area?
3. What IMPROVEMENTS could be made?

Exercise 1, was focussed on questions 1 and 2 and was aimed at identifying the issues associated with the 4 topic areas. The second task, which posed the third question, was aimed at encouraging people to think about improvements that could be made to the area – including thinking 'outside the box'.

Large A1 maps were displayed around the room (see below) under each of the 4 topics. For both exercises, participants were encouraged to annotate and draw on the map and record thoughts on accompanying flip charts.



< Aerial map of the study area



< Ordnance Survey (OS) map of the study area

3.0 Exercise 1: Summary of key issues

Participants split themselves into four groups to address the first two key questions concerning the four topic areas. The questions that were asked to promote discussion were:

- a) What do you LIKE about the area?
- b) What do you DISLIKE about the area?

The main issues and opinions raised during the first exercise are summarised in the table below.

Table 1 - Summary of main issues raised during exercise 1.

MOVEMENT	<p><u>TOPIC 1 - MOVEMENT:</u></p> <ul style="list-style-type: none">▪ Newmarket Road emerged not only as a significant barrier to movement but also as a divider of communities.▪ The underpass was considered by many to feel dangerous at night.▪ Harvest Way was considered an important vehicle 'gateway' for the area south.▪ Poor pedestrian/cycle environment, especially along Newmarket Road.▪ Fragmented cycle lanes along busy routes.▪ Narrow crossing points and pavement widths, specifically at Abbey Street and Newmarket Road.▪ Lack of safe crossing points at Newmarket Road/Coldham's Lane junction.▪ Lack of vehicle capacity along Coldham's Lane.▪ Poor quality and unsafe routes to important facilities and shops.▪ Wheelie bins and parked cars obstruct pavements and cycle lanes along Occupation Road and New Street. <p>Comments included:</p> <p><i>"Crossing at Abbey Street over Newmarket Road is dangerous for cyclists and not wide enough in the centre for dogs, pushchairs and cycle trailers".</i></p> <p><i>"...lack of safe crossing points on the busy roads of Newmarket Rd and Coldham's Lane - open spaces elsewhere are not accessible".</i></p> <p><i>"Access to nearest bank is via the underpass"</i></p>
----------	--

LAND USE

TOPIC 2 - LANDUSE:

- Allotments well loved.
- Lack of community centres/ facilities.
- Pubs are closing.
- Lack of parking for Newmarket Road shops.
- Industrial uses generate heavy lorries, which struggle to navigate narrow streets.

Comments included:

"We love the allotments – keep them" "Young Street Site is an eyesore..."

"Narrow pavements restrict uses e.g. outdoor café space"

OPEN SPACE

TOPIC 3 – OPEN SPACE

- Existing open spaces well loved and valued: the river, St Matthews Piece, Norfolk Street community garden, the allotments, and the cemetery.
- Deficiency of open space within the area.
- Lack of benches and play areas.

Comments included:

"Petersfield has much less public open space per 1000 population than any other ward in Cambridge..."

"The small green spaces are valuable for all ages".

TOWNSCAPE

TOPIC 4 – TOWNSCAPE

- Concern that the height of the Crown Court is used as a precedent for future development.
- Poor condition of historic frontage along Newmarket Road.
- Lots of 'non-contributing' buildings and spaces: Industrial units, West's, Howard Mallet Building, Young Street Site, Industrial units along Newmarket Road, vehicle sales/repairs.
- Historic buildings well valued: Church of St Andrew-the-Less and The Old Ragged School.

Comments included:

"I love Brunswick nursery building and the old one next to it".

"Subway – not a safe feeling at night".



< Movement



< Landuse & activity



< Townscape

4.0 Exercise 2: Summary of suggestions

The second exercise of the evening was focussed on participants thinking about what kind of place they would like the area to become. Participants were encouraged to ‘think outside the box’ and put forward suggestions as to how they think the area could be improved. The key suggestions are summarised below.

Table 2 - Summary of suggestions raised during exercise 2.

MOVEMENT	<p><u>TOPIC 1 - MOVEMENT:</u></p> <ul style="list-style-type: none"> ▪ Redesign Elizabeth Way roundabout similar to the solution implemented at Oxford Circus. (Refer to appendix D for image of Oxford Circus). ▪ Transform Elizabeth Way roundabout into a large, level, pedestrianised, park area and reroute vehicles underground. ▪ Footbridges over Newmarket Road roundabout. ▪ New bridge over the river, connecting Barnwell Road/Newmarket Road junction and Chesterton to relieve pressure on Newmarket Road. ▪ Reduce dominance of the car - minimise parking, pedestrianise ‘smaller’ roads and create ‘homezone’ space. ▪ Underground parking provision with green space above. ▪ Create continuous cycle lanes along both sides of Newmarket Road. ▪ Avoid the use of split signal crossings as they create confusion for cyclists/pedestrians. ▪ Improve connections from Riverside to schools and the city centre. ▪ Improve street lighting (particularly Occupation Road) and condition of street surfaces. ▪ Double the width of Coldham’s Lane. ▪ Relocate the entire retail park!
LANDUSE	<p><u>TOPIC 2 – LANDUSE AND ACTIVITY</u></p> <ul style="list-style-type: none"> ▪ Community energy generation. ▪ Joint cultural events to bring together the four communities divided by arterial routes. ▪ Relocate the entire retail park. ▪ Replace warehouses with artists studios, cycle repairs, flower and plant stalls, cafes; ▪ Introduce more seating for older people on key routes to shops and services.

TOPIC 3 – OPEN SPACE

- Large number of participants suggested the removal of the Howard Mallet Centre to increase St Matthew's Piece.
- Protect and improve the boundary treatment of the allotments.
- Introduce more benches within existing opens spaces.
- Improve visual access to open space.
- Replace West's with green space.
- Improve, extend and make better use of the space around St Andrew-the-Less.
- Create exciting spaces for older children and teenagers.
- Ensure that S016 monies generated in the area are used within the area.

TOPIC 4 – TOWNSCAPE

- Remove poor quality buildings – the Cube building at Coldham's Lane Junction, warehouses, industrial units, and car repairs/sales.
- New buildings should be in keeping with the surrounding area.
- Soften and green Newmarket Road with landscaping and trees.
- Ensure a consistency of architecture along Newmarket Road.
- Avoid square, ugly blocks – articulation.

5.0 Next Steps

The Joint Urban Design Team would like to thank PACT, RARA and everyone who gave up time to take part in what was a very successful evening. Discussion was both lively and positive with thoughts and ideas plentiful.

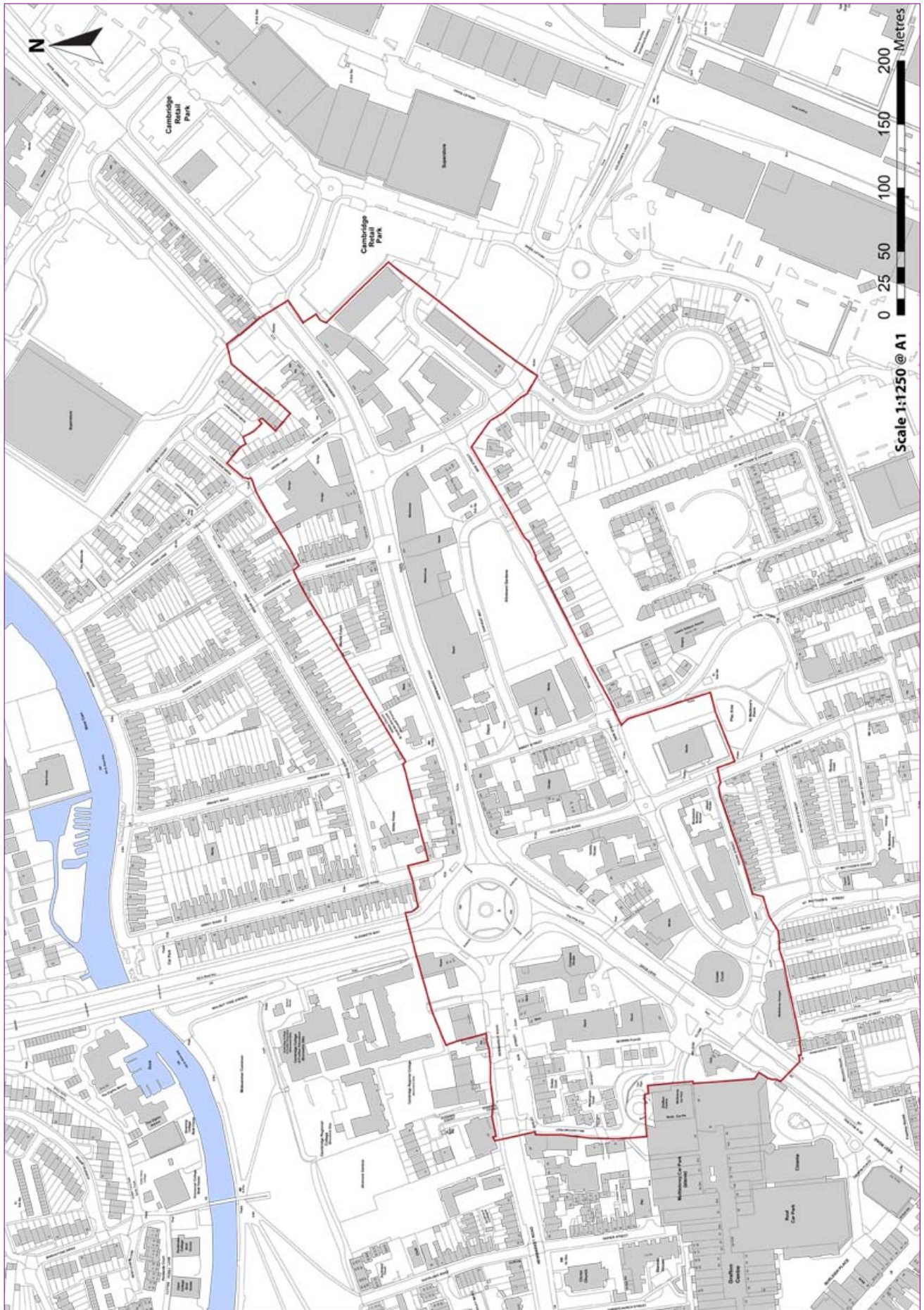
So what happens next?

The issues and ideas generated during the meeting will be fed into and used to assist the City Council with the preparation of development guidance for the area. Participants were also given 2 weeks to feedback further comments, issues and ideas. This public meeting is the first step in seeking the views of local people about where they live and the sort of place it could become.

In terms of moving forward, the Urban Design Team are going to arrange a second public meeting/workshop to assist the preparation of a 'Visioning Document', which will be used as the basis for the preparation of a Supplementary Planning Document (SPD) to guide future change within the area.

We look forward to working closely with the local community and elected Members to articulate a strong vision for the future of the area.

Appendix A: Study Area



Appendix B: Photographs

Exercise 1 - The issues

Exercise 2 – ideas and suggestions

MOVEMENT 1.

Crossing at Alley St over Newmarket Rd is dangerous for cyclists (not wide enough in the centre) + dogs + pushchairs + trailers etc.

No pedestrian crossing over Newmarket Rd by Wests/ Coldhams Lane (as lots of us get crossovers, bus lane etc) - or if using the bus from east Cambridge

Underpass for traffic along Newmarket Rd > Elizabeth Way bridge

Dangerous 'feel safe' underpass at Elizabeth Way at night.

Volume of traffic on Coldhams Lane turning into Newmarket Road - + River Lane (needs underpass for 2 lanes)

Parking on Occupation Road pavement prevents safe access for pedestrians (to station etc)

New St - cars park over cycle lane (going west)

Dangerous junction by Cretton Cate CP. (Cars/cyclists dodge lights on Newmarket Road).

Need crossing over Elizabeth Way bridge for night time use by pedestrians (who would use underpass then).

MOVEMENT 2.

Needs help to overcome psychological barriers

Need sensible access points for disabled - seats, handrails, traffic lights

⊕ funding + organisation of joint cultural events to bring together the four areas divided by the road arteries, eg Summer Event / literature streetlights on Occupation Rd please

Cycle lane from Elizabeth Way into Newmarket Road disappears after a few metres. Cycle lanes are needed on Newmarket Rd in both directions between Elizabeth Way + Tesco/Retail Park

Also cycle lanes needed on Coldham's Lane.

Bridge (new) for pedestrians, bikes + scooters V. important link across to North side of river.

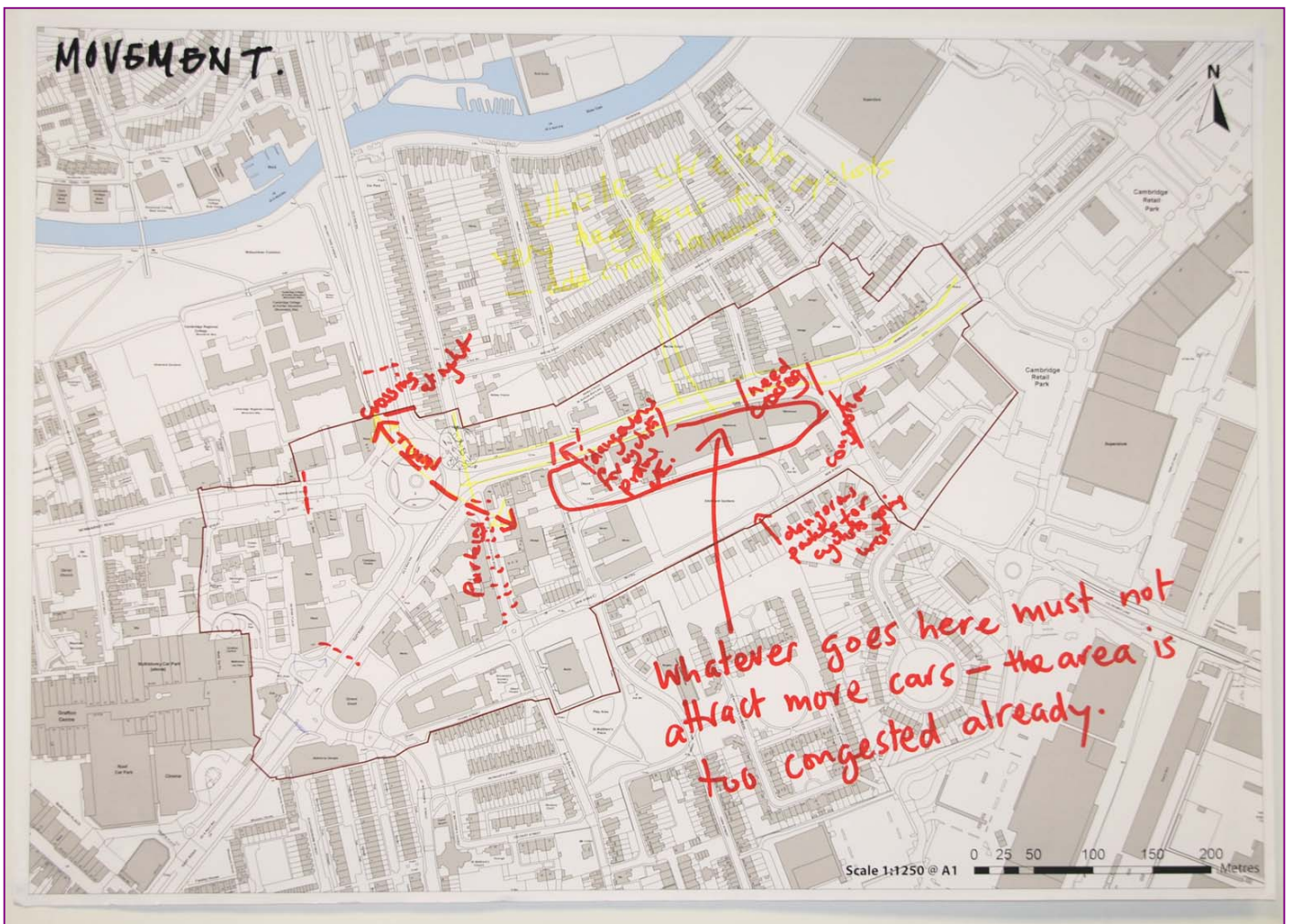
• Road bridge to connect BARNWELL JUNCTION (nr Cambridge United) into Chesterton - relieve pressure on Newmarket.

• Lots of capacity for traffic (free lanes) to come into Camb on Elizabeth way + Newmarket Road but nowhere for it to go as East Rd doesn't have the capacity nor does coldhams Lane.

• Blue Sky: MOVE ENTIRE RETAIL PARK OUT OF TOWN

• BLUE SKY EQUAL SHARES of expansion on facilities Town + Gown.

• Double the width of Coldham's Lane!



Exercise 1 – The issues

Exercise 2 – Ideas and suggestions

LAND USE 1.

- Lot of "noncontributing" space eg waste industr
- No community centres/facilities (small centres, Evie Lane, 10/11 St)
- Pub closing/closed
- No parking to use retail shops eg P.O. cafe/baker
- Narrow pavements restrict uses eg outdoor cafe space
- No children's play areas
- We have the allotments - keep them
- Howard Market 'Sheds' - remove buildings + return to community as green space (part of St Matthews's place) + open return car park to open space
- 'Green' area - allow kids to play there
- Young Street side - exposure, needs new build next to it, to keep it with area

LAND USE 2.

→ Tail wall shields back gardens & East Side of Colchester Road.

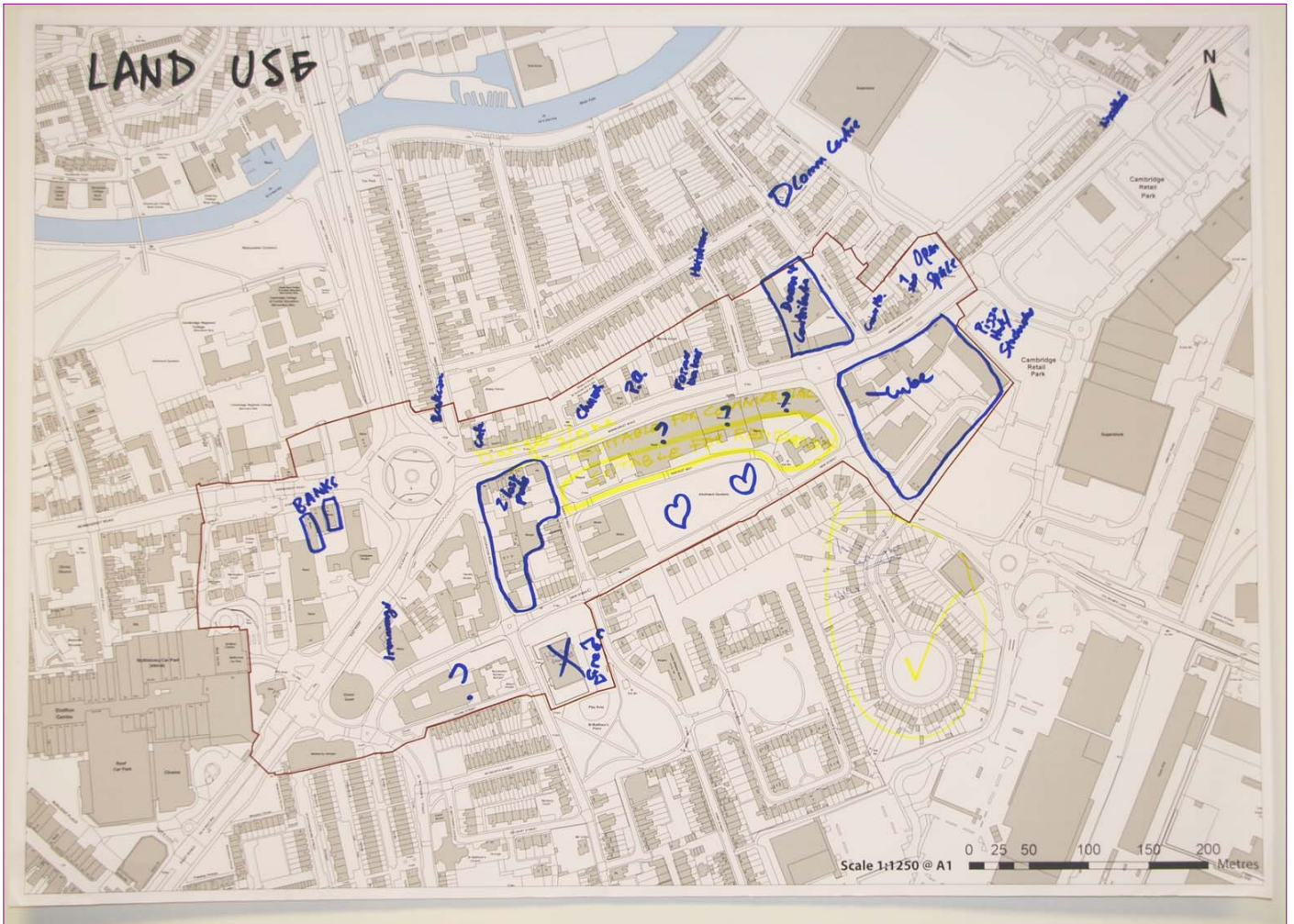
- Access to nearest bank is via underpass
- ~~Industrial~~ Industrial uses (for Abbots) generate heavy traffic which struggle to navigate narrow str.

Blue sky vision

Build a Society for all ages - inclusive of young + old
Buildings are one part of this vision

Retail park within town boundaries.
→ should these have been located out of town near to transport i.e. use park + rdo in reverse.

Sort out coldhams lane it is the only link to the ring road but one lane wide... attracts lots of traffic that it can't deal with



Exercise 1 – The issues

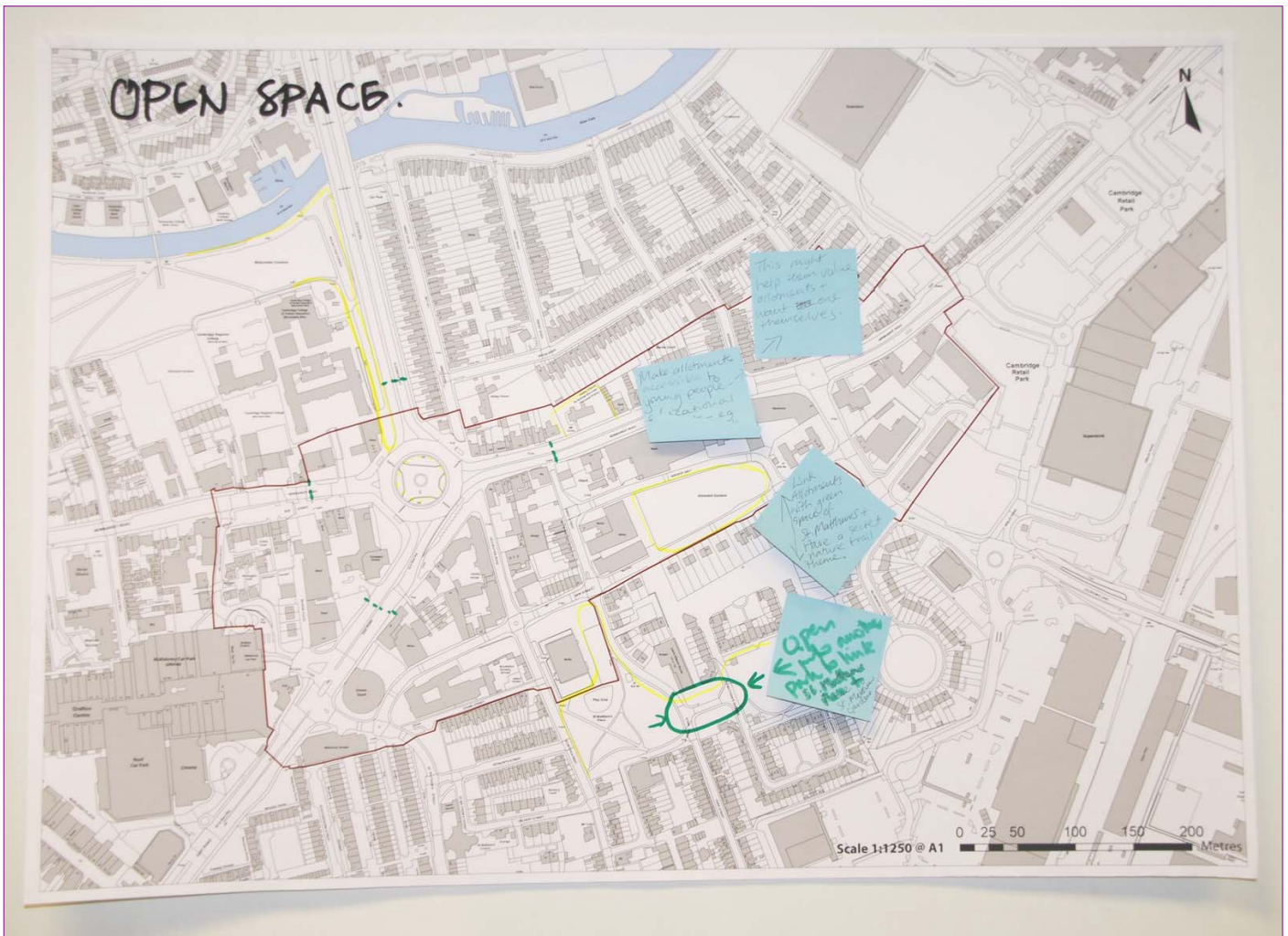
OPEN SPACE.

- Keep allotments secure + attractive, not underused! Need fencing + hedgerow around it.
- Value the river, St. Matthews Piece the cemetery
- Value Flower St. Piece (make it fun! wall to kick against, places to climb...)
- Value Norfolk St. Matthew's Community Garden
- NOT ENOUGH OPEN SPACE as per Regs.
- The small green spaces are valuable for ALL ages.
- More benches for open spaces throughout
- Want OPEN SPACE for St. Matthew's Piece + preserve the trees near here!
- Cemetery - combat vandalism + improve planting
- Need Buffer Open Space between buildings + road esp. on Newmarket Rd.
- Subway not safe feeling at night

Exercise 2 – Ideas and suggestions

OPEN SPACE - PART 2

- Send traffic UNDER Newmarket Rd roundabout! Create park/green space above + open up traffic free walkways ☺ → large parking zone
- *---* proposed start to underpass for cars
- North of St. Matthew Piece - open up a larger play area → remove Howard Mallett
- Proper goal posts in St. Matthew's piece - everyone of all ages play football there
- Footbridges over Newmarket Rd roundabout
- Need better access to open spaces eg site lines ☺
- Use green space around St. Andrew the - less church better. Extend if possible.
- Green space for West garage space ??



Exercise 1 – The issues

Exercise 2 – Ideas and suggestions

TOWNSCAPE TK

Crown Court - height NOT to be used as precedent
 + = significant historic buildings + Abbey Church in its great state
 - No over-development.

AGENDA driven by developers! -> pls change!

we ♥ the allotments - to be protected
 ← → grounds community seats on route to shops for older people.
 road traffic reduction -

No high buildings that will form a forbidding wall between communities + create "ghettos"
 Consistency in architectural planning along Newmarket Rd.
 New buildings should be in keeping with surrounding area, ie low rise + historic yellow stock

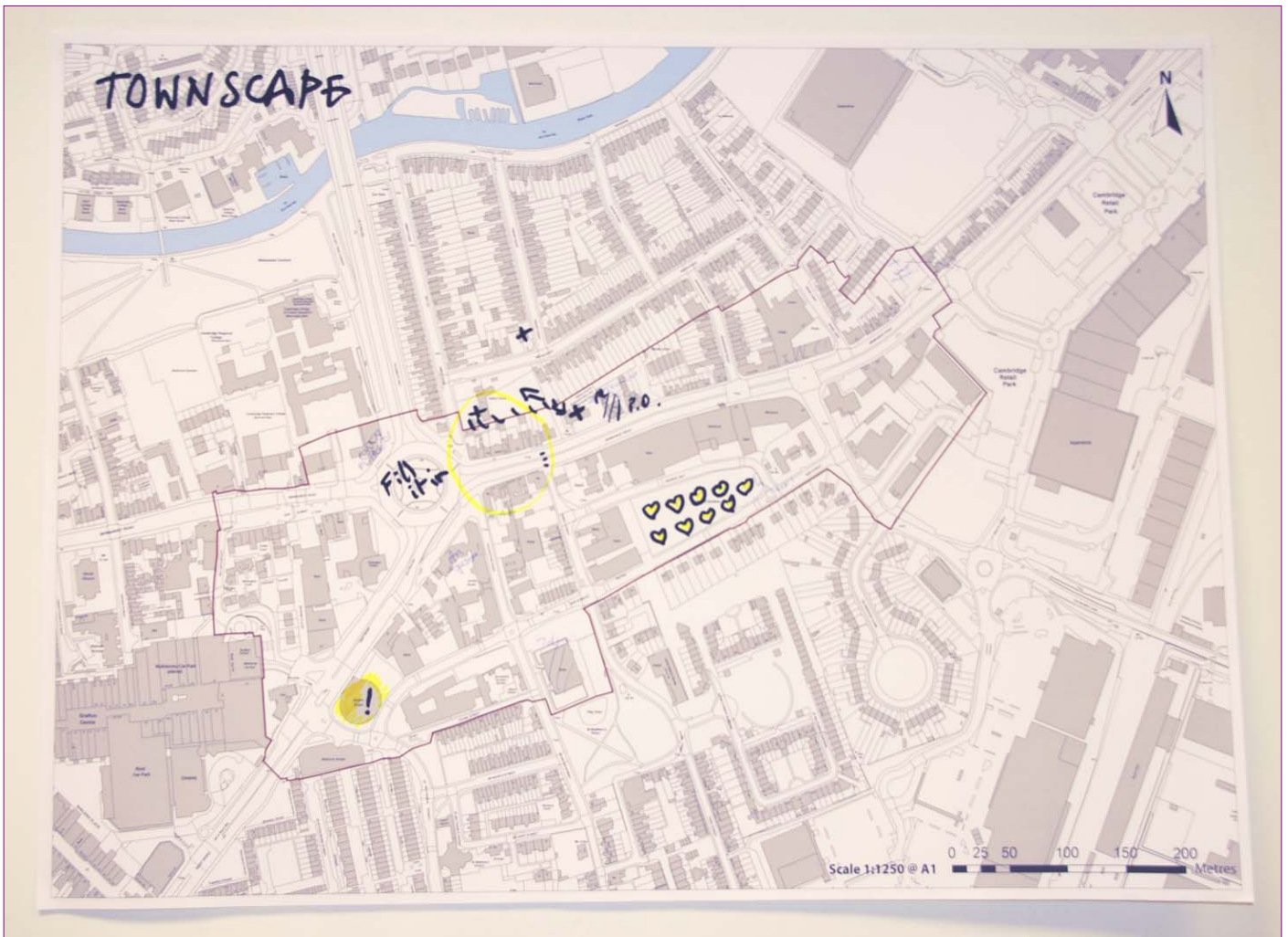
Should the developers ^{Keep places that are good to people so don't intrude on them} TK
 Godstone Rd gets a 20 metre high TK
 Trenching at the end of it - new sky at all! Blue, grey or yellow!

- Harvest many industrial units - knock them all down + plant trees!!
- Usable loads + pavements in all areas (no holes) ^{no pits!} (not just Cambridge town Centre!)
- underground (!) parking provision (with green space above?) - minimise parking on roads
- Pedestrianise smaller roads - or create 'Home Zone' spaces so cars do not dominate
- Set back buildings from roads TK
- No more ugly square blocks - articulation

TK I love Brunel with nurses building + old one near so on.

COMMUNITY ENERGY GENERATION

Make Newmarket Road beautiful - plants, trees, get rid of dreadful warehouses - so ugly. Make it a lovely place to live.
 Replace with artist studios, cycle repairs, florists + plant stalls, small offices
 - need parking behind - and public gardens (small) just off N. Road + trees
 Get rid of poor quality buildings / feet (of which note is left) (Cafe, warehousing car repair jobs)
 Soften landscaping on Newmarket Road itself - should be for open spaces on N. Rd - seats



Appendix C: Flip Chart Full Transcripts

Exercise 1

Townscape

- Crown Court - Height should not be used as a precedent
- Allotments should be protected.
- Historic buildings and Abby church are in a disgraceful state.
- Seats on route to shops for older people.
- Road traffic reduction.
- No high buildings that will form a forbidding wall between communities and create 'ghettoes'.
- Consistency in architecture is needed along Newmarket Rd.
- New buildings should be in keeping with surrounding area, i.e. low rise and historic yellow stock.
- Should developers win and Godestone Rd gets a 20metre high Travelodge at the end of it!
No sky at all.
- Keep place that employ people so don't all commute out of town.
- Harvest way industrial units - Knock them all down and plant trees.
- Useable roads and pavements in all areas – no pot holes.
- Underground parking provision with green space above.
- Minimise parking on roads.
- Pedestrianise smaller roads or create 'Homezone' spaces so cars do not dominate.
- Set buildings back from Newmarket Road.
- No more ugly square blocks – articulation.
- I love Brunswick nursery building and the old one next to it.

Movement

- Crossing at Abby Street over Newmarket Road is dangerous for cyclists - it is not wide enough in the centre for dogs, pushchairs and cycle trailers.
- Split signals create confusion for cycle and pedestrian users.
- No pedestrian crossing points over Newmarket Road by West's/Coldham's Lane - lots of people go to Greens (Gym), Beehive Centre etc, or if using the bus from east Cambridge.
- Underpass for traffic along Newmarket Road → Elizabeth Way Bridge.
- Underpass feels dangerous at night.
- Volume of traffic on Coldham's Lane turning into Newmarket Road – needs widening for 2 lanes and unrestricted left turns in both directions (into/out of Coldham's lane) as there is never a safe time to cross!
- Parking on Occupations Road pavements prevents safe access for pedestrians (to station etc).

- New Street – cars park over the cycle lane (going west).
- Dangerous junction by Grafton Centre Car Park (cars and cyclists dodge lights on Newmarket Road).
- Need crossing over Elizabeth Way Bridge for nighttime use by pedestrians who do not want to use the underpass.
- Pavements on the north side of Newmarket Road are very narrow – too narrow for 2 pushchairs to pass and often used by cyclists due to lack of safe and continuous cycle lane on Newmarket Road.

Landuse:

- Lot of 'non contributing' space e.g. West's Industrial Units.
- No community centre/facilities (small centres River Lane, Norfolk Street).
- Pubs closing/closed.
- No parking for Newmarket Road shops e.g. Post Office, café/baker.
- Narrow pavements restrict uses e.g. outdoor café space.
- No children's play areas.
- We love the allotments – keep them!
- Howard Mallet 'studio' – remove building and return to community as green space (part of St Matthew Piece) and return car park to open space too.
- 'Green' area – allow kids to play there.
- Young Street Site is an eyesore - need new building, but not high rise, in keeping with the area.

Open Space

- Keep allotments secure and attractive – not underused! Need fencing and hedgerow around it.
- Value the river, St Matthews Piece, the cemetery.
- Value Flower Street Piece – make it fun! Wall to kick against, places to clamber.
- Value Norfolk St. Matthews Community Garden.
- Not enough open space as per Regs.
- The small green spaces are valuable for all ages.
- More benches for open spaces throughout.
- Want open space for St. Matthew's Piece and preserve the trees – hear, hear!
- Cemetery – combat vandalism and improve planting.
- Need buffer open space between buildings and road esp. on Newmarket Rd.
- Subway, not safe feeling at night.
- Petersfield has much less public open space per 1000 population than any other ward in Cambridge. Lack of safe crossing points on busy roads of Newmarket Road and Coldham's Lane, open spaces elsewhere are not accessible.

Exercise 2

Movement

- Need help to overcome psychological barriers. - e.g. funding and organisations of joint cultural events to bring together the four areas divided by the road arteries. Eg. Summer event, literature.
- Need sensible access points for disabled – seats, handrails, and traffic lights.
- Unify the zebra crossing lights on Newmarket Road next to the roundabout, instead of (refer to flip chart for diagram).
- Cycle lane from Elizabeth Way onto Newmarket Road disappears after a few metres - cycle lanes are needed on Newmarket Road in both directions between Elizabeth Way Bridge and Tesco/retail park and also on Coldham's lane.
- Streetlights on Occupation Road.
- New bridge for pedestrians, bikes and mobility scooters – very important link across to north side of river.
- Importance of Harvest Way as 'gateway' for vehicular traffic for area south and impact that any development may have on traffic.
- Solution for wheelie bins on pavements.
- As marked on open spaces sheet, make Elizabeth Way roundabout into a park area at ground level and route cars underground! at points shown as dots on map – creating a ground level large pedestrianised area linking all areas.
- 'Oxford Circus' solution for roundabout.
- Reduce student parking on Occupation Road over pavements etc.
- Road bridge to connect Barnwell Junction (Nr Cambridge United) into Chesterton to relieve pressure on Newmarket Road.
- Lots of capacity for traffic (two lanes) to come into Cambridge on Elizabeth Way and Newmarket Road but no where for it to go as East Road doesn't have the capacity nor does Coldham's lane.
- Keep access around back of Grafton Centre – good cycle route and access to post office.
- Connections from Riverside to schools and town.
- Move entire retail park!
- Equal share of expenditure on facilitating town and gown.
- Double the width of Coldham's Lane!
- Build a society for all ages – inclusive for young and old. Buildings are only one part of the vision.
- Retail park within town boundaries – should these have been located out of town near to transport i.e. use park and ride in reverse.
- Sort out Coldham's Lane lane it is the only link to the ring road but one lane width – therefore attracts lots of traffic that it can't deal with.

Townscape:



- Community Energy Generation
- Make Newmarket road beautiful – plants, trees, get rid of dreadful warehouses - so ugly. Make it a lovely place to live.
- Replace warehouses with artist studios, cycle repairs, flower and plan stalls, small offices, tea/coffee shop. Need parking behind and public gardens (small) just off N.Road and trees.
- Get rid of poor quality buildings (of which there is lots) – Cube, warehouses, car repairs/sales.
- Soften Landscape on Newmarket Road itself.
- Shelters for open space on Newmarket Road – seats.

Landuse:

- Tall wall shields back gardens of east side of Godestone Road.
- Access to nearest bank is via underpass.
- Industrial uses eg on Abby Street generate heavy lorries which struggle to navigate narrow streets.

Open Space:

- Send traffic under Newmarket Road roundabout – create a park/green space about and open up traffic free walkways. Large pedestrian zone (refer to map to see proposed start to underpass for cars).
- North of St Matthew's Piece – open up a larger play area → remove Howard Mallett.
- Proper goal post on St Matthew's Piece - everyone of all ages plays fottie there.
- Footbridges over Newmarket Rd roundabout.
- Need better access to open space .eg: Sight lines
- Use green space around St Andrew-the-less church better – extend if possible.
- Green space for the West garage space?
- S106 monies raised in this are must be use for this area.
- Exciting spaces for older children and teenagers – some use empty garages opposite the court building at present as there is no other centres (indoor) to hang out in. Some jump roof to roof as there is no excitement in areas designed for infants.

Appendix D – Oxford Circus



Image source: http://www.rudi.net/files/paper/illustrations/1674_1003_V1jpg.jpg

Document prepared by :

The Joint Urban Design Team

(Cambridge City Council & South Cambridgeshire District Council),

January 2010.

All maps in this document have been reproduced from Ordnance Survey material with the permission of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civic proceedings. Cambridge City Council (License No. 100019730 2010) and South Cambridgeshire District Council (License No. 100022500 2010)

This document is available to download at www.cambridge.gov.uk.