

Old Press/Mill Lane SPD

Option Appraisal

Summary Report

February 2009

1. Introduction

- 1.1 The purpose of this paper is to summarise the option appraisal work that underpins the draft SPD.
- 1.2 Following the completion of the initial baseline studies and the first stakeholder workshop which identified development constraints and opportunities, the Project Team identified four potential development options that represented a realistic range of development possibilities.
- 1.3 The options were not development proposals but were merely 'indicative' of a range of development possibilities showing different demolition and new build options together with public realm and highway improvements that might be delivered with each option.
- 1.4 Set out in this paper is a summary of the options examined, plans showing indicative development footprints associated with each development option and the results of the option appraisal work undertaken at the 2nd Stakeholder workshop in July 2008 and by the joint City Council and University project team in September 2008.

2. Development Options

- 2.1 The options selected for appraisal represented an indicative range of development possibilities.
- 2.2 The four indicative options are briefly summarised below and are shown on the accompanying plans.

Option 1 : Adaptive Re-use

- i) conservation orientated option - no demolition and no new buildings
- ii) change of use of existing buildings
- iii) internal alteration of retained buildings
- iv) limited public realm improvements

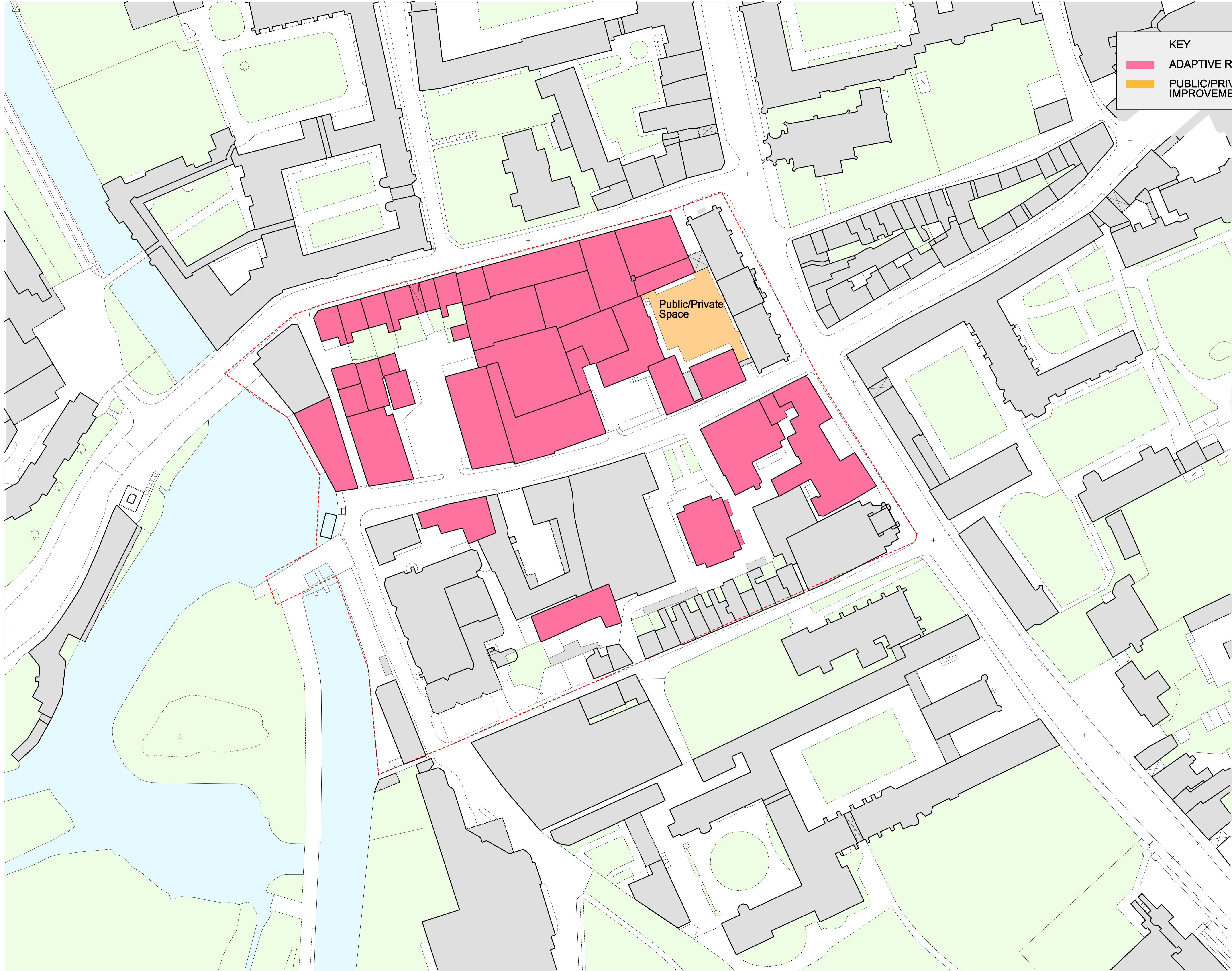
Option 2 : Adaptive re-use and partial redevelopment on the Old Press Site

- i) redevelopment of buildings in the centre of the Old Press site to provide high quality, energy efficient new buildings
- ii) some opportunity for public realm improvement and improved permeability - Mill Lane and Laundress Lane

- iii) improvement to some public and private space within the site
- iv) adaptive re-use of retained buildings

Option 3 (a and b) Courtyards and Squares

- i) more extensive redevelopment of the Old Press site (in the alternative forms of courtyards or squares) but also including adaptive re-use
- ii) opens up river frontage with the creation of public square by the river
- iii) introduction of a colonnade with shops along Silver Street to widen pavement
- iv) opens up frontage of University Centre for café/related uses
- v) maximises opportunity for public realm improvements and to address pedestrian/vehicular conflict (improvements to Mill Lane/Laundress Lane/Little St Mary's Lane and Granta Place)
- vi) introduces and improves public/private spaces within the site



KEY

- ADAPTIVE REUSE
- PUBLIC/PRIVATE SPACE IMPROVEMENT

Public/Private Space

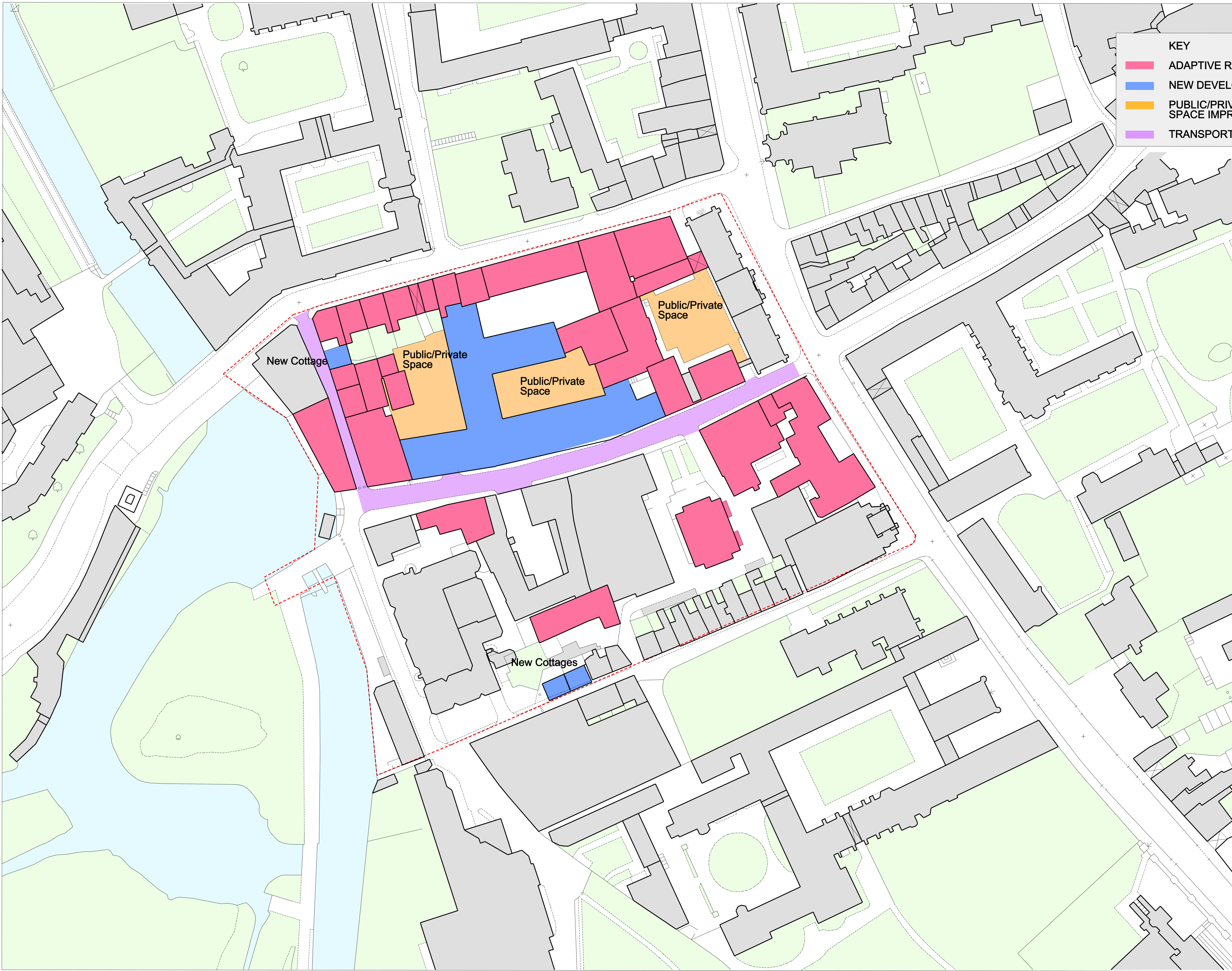
DEVELOPMENT OPTION 1: Adaptive Re-use

Scale @ A1:

3522 Mill Lane

S K

SELECTOR: R00500



KEY	
█	ADAPTIVE REUSE
█	NEW DEVELOPMENT
█	PUBLIC/PRIVATE SPACE IMPROVEMENT
█	TRANSPORT SPACE IMPROVE.

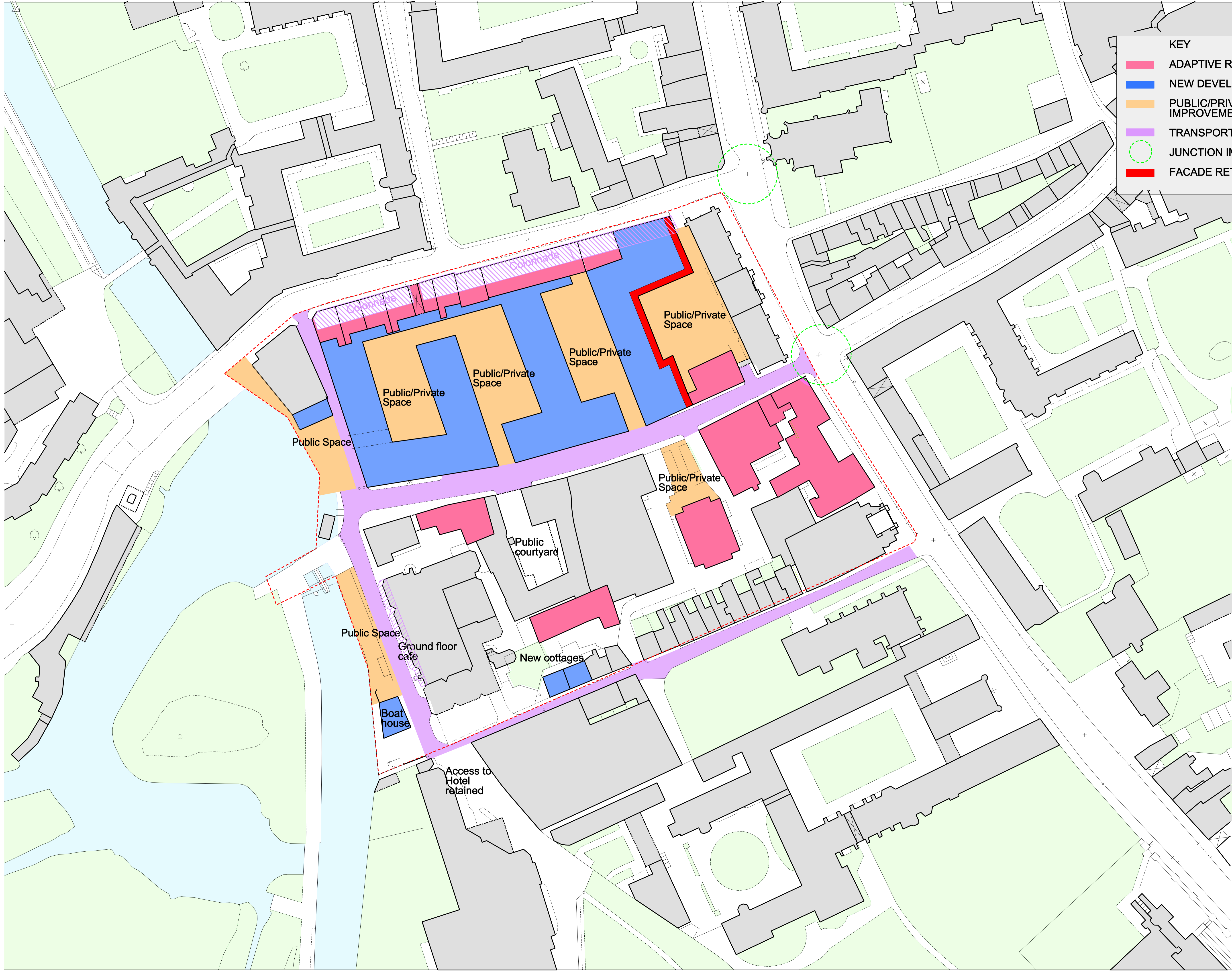
DEVELOPMENT OPTION 2: Adaptive Re-use and Redevelopment

Scale @ A1:

3522 Mill Lane

S I K

SHEET 03 OF 05



KEY	
	ADAPTIVE REUSE
	NEW DEVELOPMENT
	PUBLIC/PRIVATE SPACE IMPROVEMENT
	TRANSPORT IMPROVEMENTS
	JUNCTION IMPROVEMENTS
	FACADE RETENTION

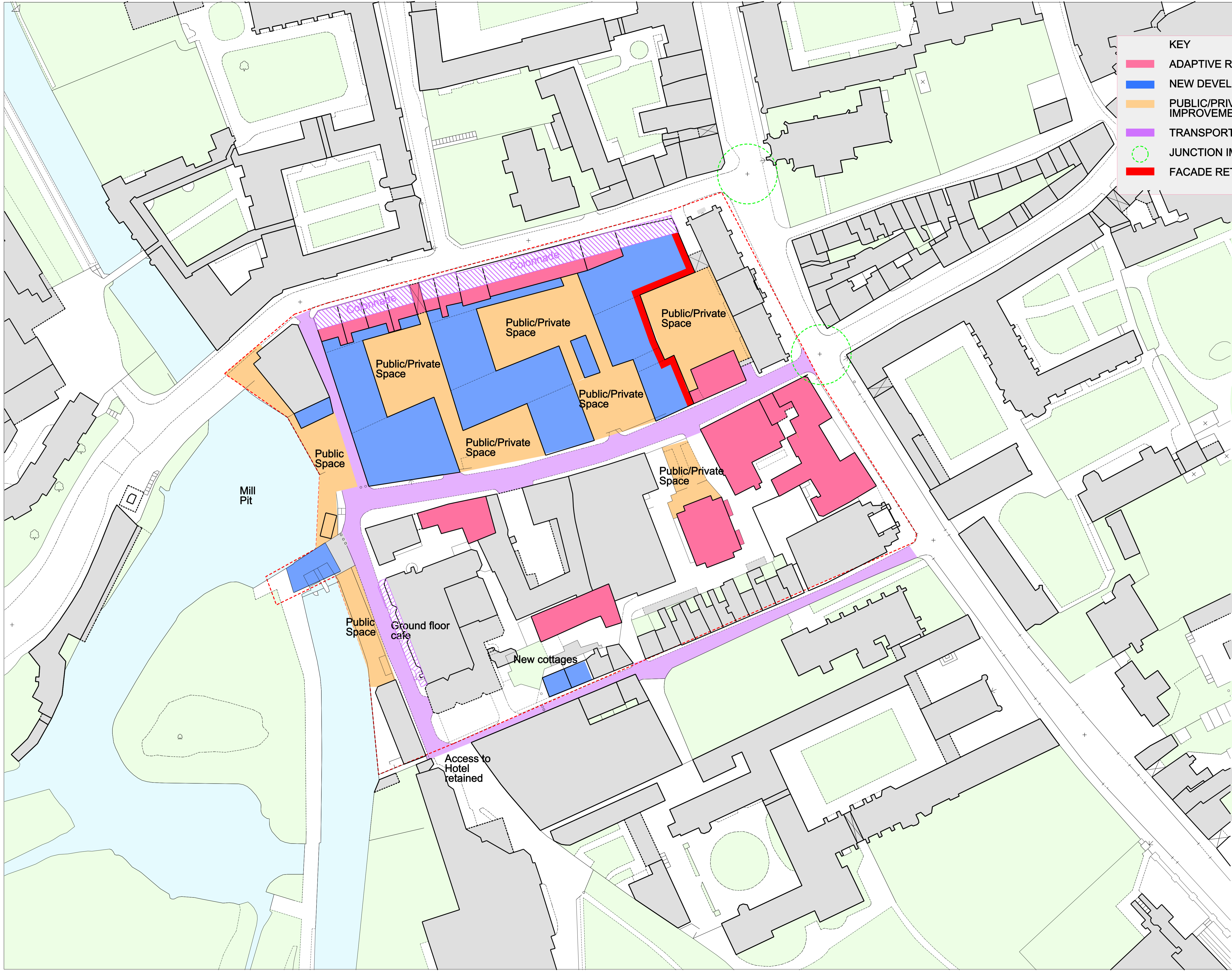
DEVELOPMENT OPTION 3a: Redevelopment with Squares

Scale @ A1:

3522 Mill Lane

S K

SELECTOR: R005001



KEY	
■	ADAPTIVE REUSE
■	NEW DEVELOPMENT
■	PUBLIC/PRIVATE SPACE IMPROVEMENT
■	TRANSPORT IMPROVEMENTS
+	JUNCTION IMPROVEMENTS
■	FACADE RETENTION

DEVELOPMENT OPTION 3b: Redevelopment with Courtyards

Scale @ A1:

3522 Mill Lane

S K

SELECTOR: R00500

3. Option Appraisal

3.1 The four options were appraised firstly by the participants at the Stakeholder Workshop held on 24th July 2008 and then by the Project Team in September 2008 in the light of the issues raised at the 2nd Stakeholder Workshop.

3.2 The outcome of the appraisal exercises is set out below.

2nd Stakeholder Workshop : 24th August 2008

3.3 The participants were divided into two Groups and invited to consider and appraise the four options under the headings of:-

Heritage/Townscape
Public Realm
Traffic and transportation
Sustainability

3.4 The key points emerging from the Stakeholder appraisal process are set out below and in more detail on the schedules in Annex A.

Option One

- More detailed building appraisal required in order to inform decisions on demolition and redevelopment
- Acknowledgement that while adaptive re-use has 'heritage' benefits there is an opportunity cost in terms of public realm, transport and other benefits
- Greater clarity required in terms of location, nature and extent of public realm improvements
- This option does not deliver the extent of public realm improvement the stakeholders would like to see
- Any development should address current traffic and servicing problems
- The option does not deliver the transport improvements for pedestrians, cyclists and public transport users that stakeholders would like to see
- Adaptive reuse can deliver some beneficial sustainable outputs

Option Two

- Option 2 provides a compromise between development and adaptive re-use
- More detailed work required before value judgements can be made about quality of existing buildings
- Potential for some transport improvements but need to consider priorities
- Permeability improved over Option 1 but could deliver wider public realm benefits
- Doesn't deliver improved access to the river frontage
- Can deliver some sustainable outputs

Options 3(a) and (b)

- Provides the greatest opportunity to improve permeability and the public realm (although details need to be thought through)
- Provides opportunity to open up the river frontage
- Needs to preserve important views and townscape but provides opportunity to enhance the site and create a new vibrant quarter of the town
- Uncertainty over the value of the Asian Studies building and of introduction of colonnade on Silver Street
- Little support for a 'New Mill' building
- Impact of servicing needs to be addressed
- Introduction of shared surfaces welcomed
- Cycle parking needs to be improved
- Provides greatest opportunity to improve sustainability

Summary

- 3.5 While it is difficult to summarise the wide ranging views expressed by stakeholders, there appeared to be a general consensus that Options 1 and 2 did not deliver the desired public realm improvements or improvements for pedestrians and cyclists and represented something of a missed opportunity.
- 3.6 While there was a need to justify the extent of any demolition that could be involved in delivering Options 3(a) and 3(b), these options provided the best opportunity to deliver the public realm and transport improvements and to open up the river frontage.

4. Appraisal by the Project Team

- 4.1 Officers from the joint City Council and University Project Team undertook a detailed appraisal of the options in September 2008.
- 4.2 An assessment matrix was prepared and agreed with each option appraised under the following headings:-
- | | |
|---------------------------|--------------------------------|
| Planning | Environment and Sustainability |
| Transport | Public Realm |
| Heritage and Conservation | Viability |
- 4.3 A total of 29 separate questions, covering all the topic areas, were posed and each option scored in relation to the extent to which it 'delivered' in respect of each question. A copy of the assessment matrix is attached at Annex B.
- 4.4 A summary of the results is set out below. These results were compiled by aggregating the individual scores of the appraisers to give an overall assessment score

Option Appraisal Summary : Average Scores by Topic

Option	Planning	Environment and Sustainability	Transport	Public Realm	Heritage and Conservation	Viability	Total
Option 1	10.5	9.1	9.8	2.6	17.5	9.3	59
Option 2	18.3	13	17.6	4.5	20.6	13.3	87.5
Option 3(a)	26	16.3	27.8	9.1	18.3	15.8	113.5
Option 3(b)	26.8	16.3	29	8.6	18.5	15.8	115.1

4.5 Aggregating the individual topic scores showed that Options 3(a) and 3(b) outsourced Options 1 and 2 in respect of the extent to which they 'delivered' against questions posed in the assessment matrix.

2nd Stakeholder workshop : Option Appraisal

Option One

Topic	Group 1	Group 2
Heritage/Townscape	<ul style="list-style-type: none"> • Buildings on Silver Street (Richard Reynold Rove architects) and the industrial character of area need to be recognised. • Best option in terms of preservation in situ of archaeology and preservation of historic environment but to the cost of public realm and transport improvements. 	<ul style="list-style-type: none"> • Need an Historic Appraisal of the site with detailed assessment of each individual existing building in order to assess the merits of each option. Value judgements are already being made at this stage before it has been verified what quality of townscape is in situ. • More opportunities to explore than this scheme deals with.
Public Realm	<ul style="list-style-type: none"> • Should we concentrate on the area behind Pitt Building or have focus on area by the Oast House? • Disappointed by lack of public realm improvement. 	<ul style="list-style-type: none"> • How are different parts of the public realm going to be treated dependent on use – need to establish green spaces and shared surfaces. • Disappointed by lack of public realm improvement.

Topic	Group 1	Group 2
Transport	<ul style="list-style-type: none"> • Mill Lane / Trumpington Street junction as a priority. • Disappointed by lack of opportunity for improvements to benefit pedestrians / cyclists / public transport users. 	<ul style="list-style-type: none"> • Weaknesses in terms of how much traffic there would be with different types of adaptive reuse – if you attract more people to the site then you have more potential problems with servicing and exacerbation of existing problems. • Disappointed by lack of opportunity for improvements to benefit pedestrians / cyclists / public transport users. •
Sustainability	<ul style="list-style-type: none"> • Potential for car free development but little else. 	<ul style="list-style-type: none"> • Embodied energy within existing buildings and opportunities to retrofit buildings • The site is in a sustainable location – should have low/zero car parking

Option Two

Topic	Group 1	Group 2
Heritage/Townscape	<ul style="list-style-type: none"> • Better compromise. • Limited permeability improvements. 	<ul style="list-style-type: none"> • Better compromise compared with Option 1 dependent on the findings of an Historic Appraisal of the site with detailed assessment of each individual existing building in order to assess the merits of each option. Value judgements are already being made at this stage before it has been verified what quality of townscape is in situ. • Concerns about loss of historical context and need to observe variation in roofscapes, building heights and views through to landmark buildings.
Transport	<ul style="list-style-type: none"> • Welcome improvements to Laundress Lane but question users. • Limited traffic and transport improvements – should prioritise Silver Street and Mill Lane junction. • Reduce traffic into city 	<ul style="list-style-type: none"> • Problems with market housing on the site and the likely demand for associated car parking - need to include car clubs. • Is there an option of providing a desire line through the site to reduce amount of pedestrians and cyclists on the main routes (i.e. priority route through the site and into Queens Lane). •

Topic	Group 1	Group 2
Public Realm	<ul style="list-style-type: none"> • Should be able to see public spaces from the streets. • Improve Stuart House frontage and gardens. • Recognition of Kings Ditch on Mill Lane. • Use of shared surface on Mill Lane and Silver Street. • Access to River is key. 	<ul style="list-style-type: none"> • Nature and amount of spaces is dependent on uses of buildings and the building heights. • Permeability through the site is better than Option 1, but is still not great with a through route needed on the Silver Street/Mill Lane block. • Mill Lane and Silver Street – do away with pavements and have a shared surface giving priority to pedestrians. • Fails to open the River frontage – consider introducing more of a cantilevered walkway to improve public access to waterfront.
Sustainability		<ul style="list-style-type: none"> • The site is in a sustainable location – should have low/zero car parking. <p>Use the resources on site for renewable energy and ensure BREEAM and CSH are met at high level.</p>

Options Three (a) and (b)

Topic	Group 1	Group 2
	<ul style="list-style-type: none"> • Colonnades – Differing views on benefits. • Kings Mill – Could block views. • Retail – Opportunity for vibrant specialist quarter (servicing an issue – pedestrians). • Public Space – Greatest opportunity for provision in Option 3. • Permeability – Still needs to be addressed. • Public Square adjacent to water – Mixed view on whether to keep Asian Studies Library. • Scudamore – Seen as important but location needs to be considered further. • Shared surfaces – Silver Street and Mill Lane. • Boat House location and opening views of river. 	<ul style="list-style-type: none"> • Townscape appraisal needed to inform development • Need to preserve views and enhance townscape and important landmark buildings with appropriate heights and forms • The Mill Pit frontage is vital to the remainder of the development of the site – mixed views on keeping East Asian Studies Library • Boathouse location and new bridge • Colonnade possible on Mill Lane too. • Congested public areas adjacent to the site need improved permeability • Public spaces need considerable thought in terms of viability and use • Uniform treatment of surfaces and shared surface approach

	<ul style="list-style-type: none"> • Servicing – Impact of uses (can this be reduced?) • Cycling – Improve facilities and standards to be met. • Sustainability – Greater opportunity (CHP, Green Roofs, BREEAM / Code for Sustainable Homes). 	<ul style="list-style-type: none"> • Enhance permeability at the edges of the site e.g. access to Queens' Lane • Servicing - Impact of existing and proposed uses (can this be reduced?) • Improvement to junctions • Cycle parking need improvement to meet standards <p>Sustainability – Greater opportunity (CHP, Green Roofs, use of aquifer, BREEAM / Code for Sustainable Homes).</p>
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ANNEX B

Project Team : Appraisal Matrix

Option

Topic							Total	Av. score
<p><u>Planning</u></p> <p>To what extent is it compliant with Policy 7/5 of the Local Plan?</p> <p>To what extent is it compliant with other planning policies and objectives?</p> <p>To what extent does it deliver public benefit?</p> <p>To what extent can it provide an appropriate land use mix /distribution?</p> <p>To what extent can it deliver added vitality and vibrancy to the area?</p> <p>To what extent does it provide a new ‘destination’ for visitors?</p>								
Sub total								

Project Team : Appraisal Matrix

Option

Topic							Total	Av. score
<p><u>Environment and Sustainability</u></p> <p>To what extent can it deliver greater sustainability (environmental, social and economic)?</p> <p>To what extent can it deliver greater energy efficiency?</p> <p>To what extent can the development deliver carbon reduction?</p> <p>To what extent will the overall environmental impact be acceptable?</p>								
Sub Total								

Project Team : Appraisal Matrix

Option

Topic							Total	Av. score
<p><u>Transport</u></p> <p>To what extent can it contribute towards wider public transport improvements?</p> <p>To what extent does it provide the opportunity to reduce on-site car parking?</p> <p>To what extent does it provide the opportunity increase on-site cycle parking?</p> <p>To what extent does it provide the opportunity to improve permeability for cyclists and pedestrians?</p> <p>To what extent does it provide the opportunity to address pedestrian/vehicular/cyclist conflict within the site?</p> <p>To what extent does it provide the opportunity to address pedestrian/vehicular/cyclist conflict on immediate surrounding roads?</p> <p>To what extent does it provide the opportunity to improve access and servicing arrangements?</p>								
Sub total								

Project Team : Appraisal Matrix

Option

Topic							Total	Av. score
<p><u>Public Realm</u></p> <p>To what extent does it provide the opportunity to improve the public realm?</p> <p>To what extent does it provide the opportunity to open up the river frontage?</p>								
Sub total								

Project Team : Appraisal Matrix

Option

Topic							Total	Av. score
<p><u>Heritage and Conservation</u></p> <p>To what extent does it retain important heritage features (LB's, BLI's etc)</p> <p>To what extent does it provide the opportunity to enhance the setting of the Listed Buildings?</p> <p>To what extent could it preserve the character of the Conservation Area?</p> <p>To what extent could it enhance the character of the Conservation Area?</p> <p>What will be the impact on the archaeological interest of the site?</p> <p>To what extent will it provide an opportunity to investigate the archaeological potential of the site?</p>								
Sub total								

Project Team : Appraisal Matrix

Option

Topic							Total	Av. score
<p><u>Viability</u></p> <p>To what extent does it generate value?</p> <p>To what extent does it meet market demand in terms development opportunities?</p> <p>To what extent is it deliverable?</p> <p>To what extent can it be delivered in phases?</p>								
Sub total								
Total Score								