



# Welcome

## Welcome to the public consultation on the proposals for the Franklin Building in Granta Park

### Introduction

- This public consultation showcases the proposals for the comprehensive refurbishment and remodelling of the Franklin Building.
- Today, you will be able to see our plans for the project and speak to members of the project team and ask any questions.
- Please take your time to read the boards and ask any questions you have about the proposal.
- Your feedback of the proposal is important to us and we value your contribution.

### Project team

 <b>BioMed Realty</b> <small>Freeholder / Developer</small>	 <b>NIAZIRODEN</b> <small>Architect</small>	 <b>Carter Jonas</b> <small>Planning consultant</small>	 <b>KJTait</b> <small>MEPH Engineer</small>	 <b>Glanville</b> <small>Structural/Civil Engineer and Transport</small>
 <b>HAYDEN'S</b> <small>Arboricultural Consultants</small> <small>Arboricultural consultant</small>	 <b>TOWNSHEND</b> <small>LANDSCAPE ARCHITECTS</small> <small>Landscape Architect</small>	 <b>MKA</b> <small>ECOLOGY</small> <small>Ecology consultant</small>	 <b>Lanpro</b> <small>Landscape and visual assessor</small>	



BioMed Realty

### About Biomed Realty

BioMed Realty, a Blackstone portfolio company, is a leading provider of real estate solutions to the life science and technology industries.

BioMed owns and operates high quality life science real estate comprising 16.6 million square feet concentrated in leading innovation markets throughout the United States and United Kingdom, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, U.K. In addition, BioMed maintains a premier development platform with 2.9 million square feet of Class A properties in active construction to meet the growing demand of the life science industry.



### About Granta Park

Established for over 20 years, Granta Park is a leading science park in one of the most recognised areas for scientific success globally and is home to leading companies, including Gilead, AstraZeneca, Illumina, Pfizer, and Thermofischer Scientific.

Granta Park offers 120 acres of truly inspirational surroundings, creating a perfect environment for a work-life balance and has a workforce of over 3,500 people working on the future technologies and cutting edge medical research of the world.



# Franklin Building site

To deliver a fit for purpose, sustainable building that will meet evolving tenant needs

## Site location + Site 1

- The Franklin Building is an existing research and development building sited in the northern western corner of Granta Park and is located along the northern boundary of the park.
- The building is sited adjacent to Site 1 (Project Ghiberti), which received planning consent in September 2022 for a 11,746sqm of flexible laboratory and office space within a new building and which is currently under construction. The consented Site 1 application included a replacement decked car park for the Franklin Building.
- As part of the Site 1 scheme, the existing Franklin Building was intended to be retained and remodelled to act as a visual screen to the decked carpark behind. Following the imminent departure of the current building tenants of Franklin Building, there is now the opportunity to refurbish the existing building.
- The proposals seek to deliver a fit for purpose, sustainable refurbished building that will meet evolving tenant's needs.



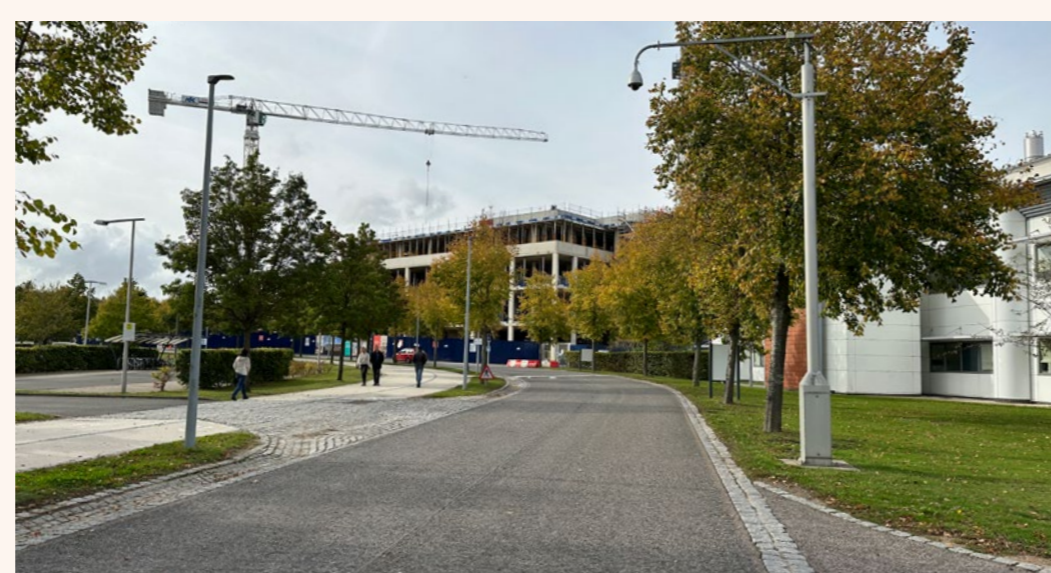
CGI render of Site 1 with the existing Franklin Building in the foreground



View of Site 1 construction underway



CGI aerial render of Site 1 with the decked carpark behind



View looking west of Site 1 in construction





# Proposal

Through concept design the proposal compliments Site 1 and create an exciting new addition to Granta Park

## Massing concept

- 1 Remove existing envelope and recycle where possible
- 2 Retention of the structural frame but omit central core
- 3 Extension of floor plate along the front including infill of demolished core
- 4 Addition of a new roof slab above and cores to the east and west
- 5 Addition of a new envelope and roof plant enclosure
- 6 Setting back the ground floor and the top plant enclosure following the first pre-app meeting comments received on 15 Nov 2023



Illustrative Masterplan



# Proposal

The design will enhance the entrance to Granta Park and bring the Franklin Building in line with Site 1

## Key drivers

- Retaining the existing structural frame
- Following through the Site 1 key design principles to create a family of buildings
- Creating a sense of arrival
- Connecting the public realm and frontage with Site 1

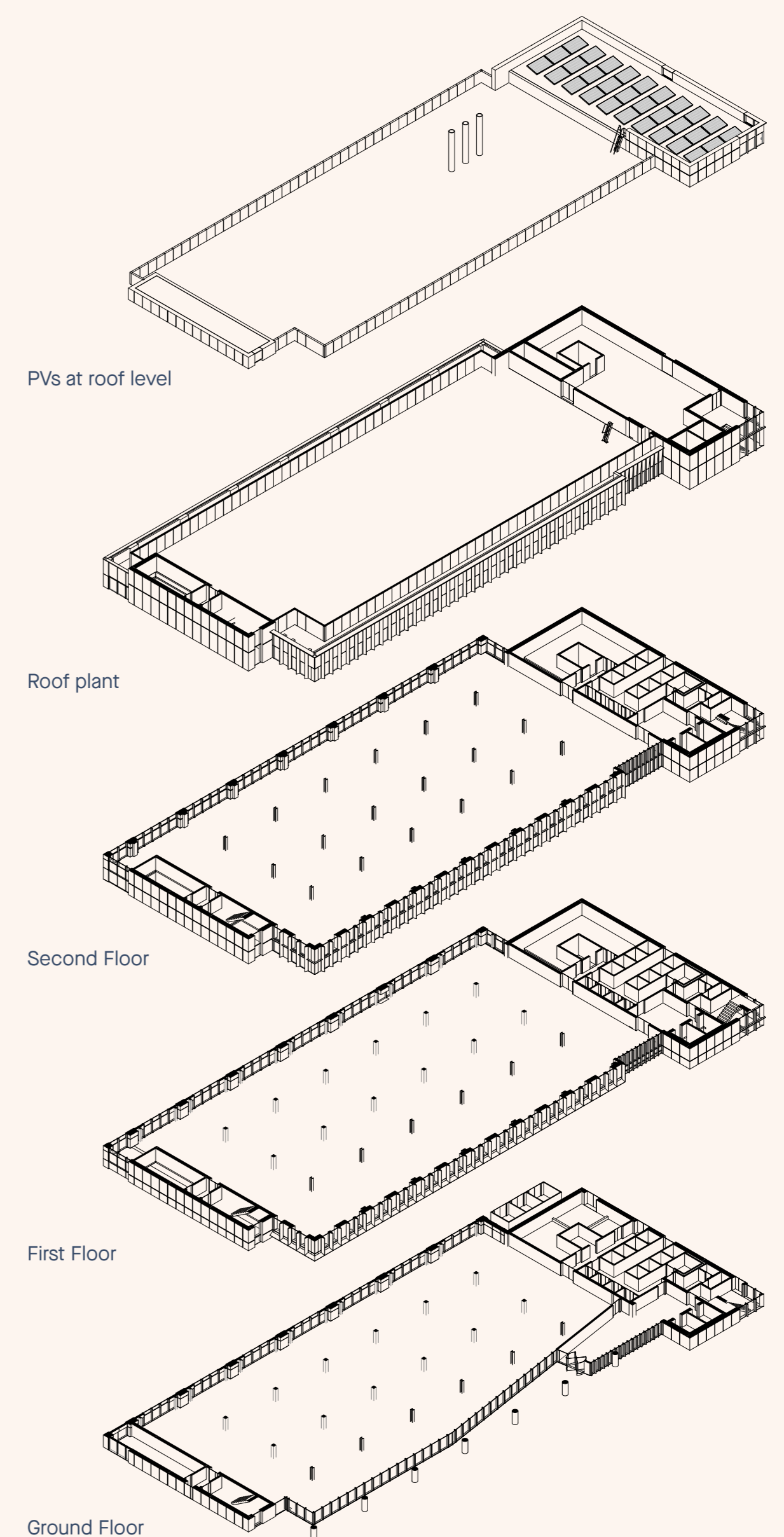
The existing Franklin Building has an existing floorspace of 2,171sqm (GEA) and it is proposed to provide an additional floor and side extensions to the building to increase the floorspace to 5,240sqm, which equates to a net increase of 3,069sqm.



Front elevation

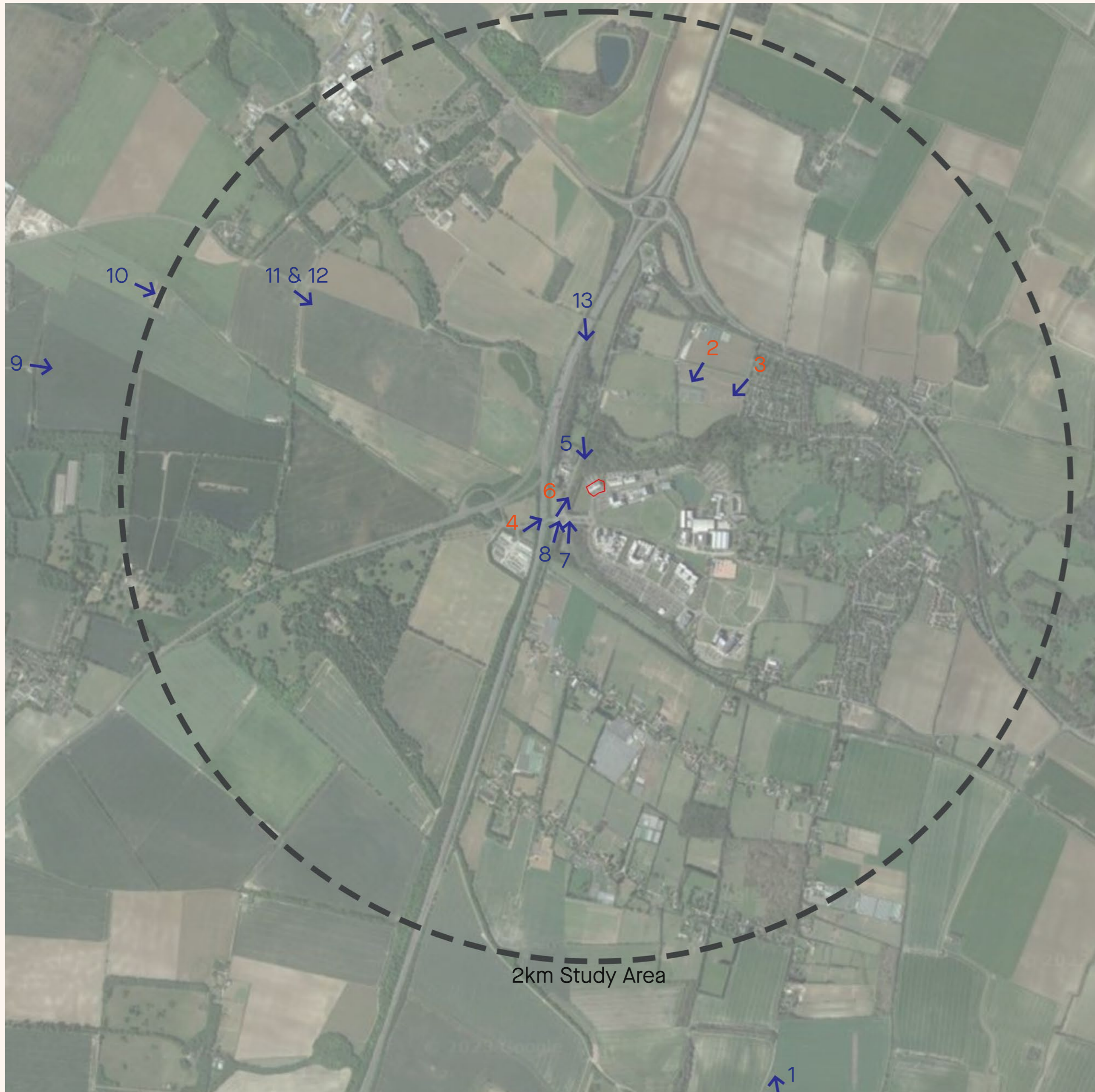


Back elevation



# Scale & heights

The scale has been thoughtfully considered to minimise impact on local views



Visual assessment views



Key view 2



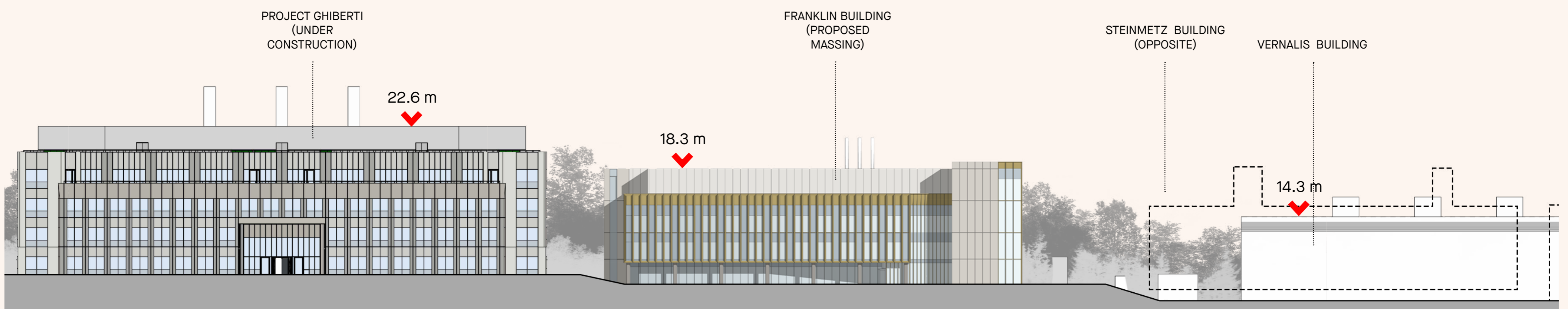
Key view 3



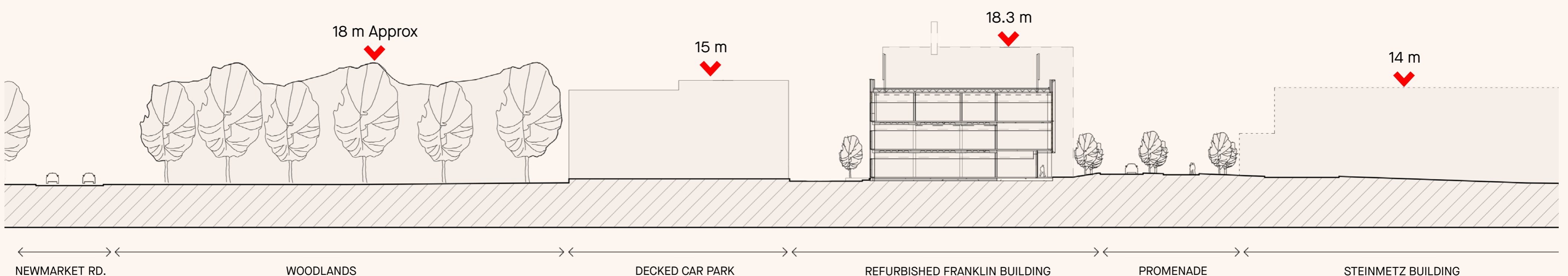
Key view 4



Key view 6



Front elevations comparing levels and height of neighbouring buildings



Long section from Newmarket road cutting through the site

# Transport & parking

## Establishing connections to the wider Park and beyond

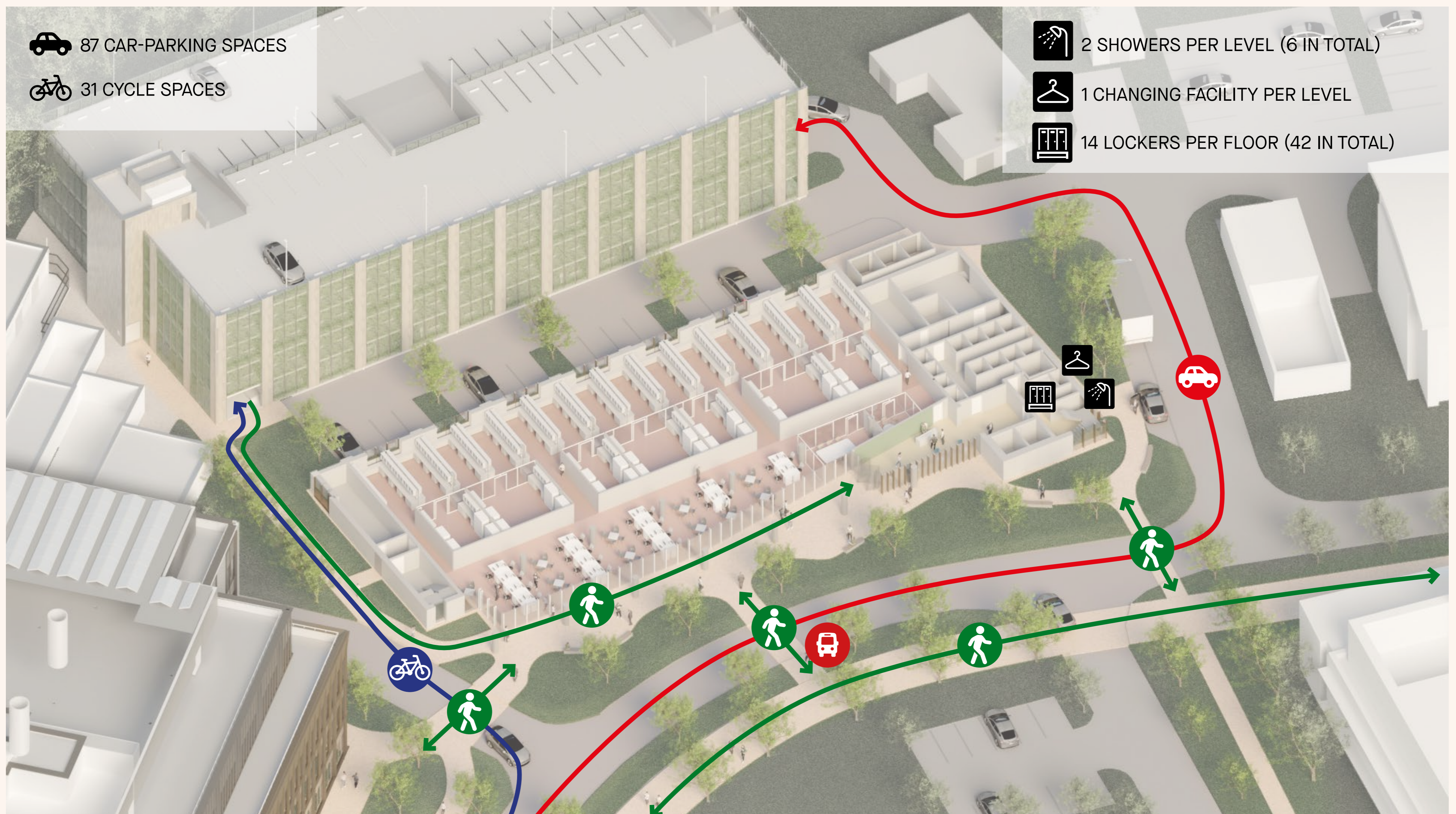
### Transport strategy

- A transport highways report has been conducted to assess the transport needs of the site.
- The proposed development utilises the approved multi-storey carpark (MSCP) granted as part of the Site 1 scheme. The approved MSCP, as amended, is to provide 374 parking spaces; with 19 wheelchair accessible spaces are provided at ground level while five motorcycle spaces are also provided. Prior to the consented Site 1 application, the existing 2,171sqm Frankling Building had 71 spaces which equates to 1 space per 30 sqm.
- The scheme will utilise the 71 car parking spaces located within the MSCP, plus a small number to surface parking will be provided at surface level. Provisionally a further 16 surface spaces will be provided resulting a total of 87.
- To encourage cycling, showers, lockers and changing facilities will be provided at each floor level of the proposed development.

### Granta Park transport guide

There are many options for travelling to and around Granta Park. Since 2012, it has operated a site-wide Travel Management Plan which seeks to reduce single occupancy car journeys to the Park. The current schemes on offer include:

- Two commuter bus services, one from Cambridge Train Station with stops at Hills Road and Addenbrookes' Hospital, and one from Whittlesford Parkway Station
- A car sharing initiative to set up a lift share with other staff members commuting to Granta park
- Extensive foot and cycle paths to link Granta Park with Cambridge as well as nearby villages
- Bicycle loan programme available for staff based on the park to borrow during their working day
- E-scooters available at 6 docking stations across the park to eliminate the need to use cars to access facilities.



Access Strategy

### Current options for travelling to and around Granta Park



Commuter bus service



E-scooters



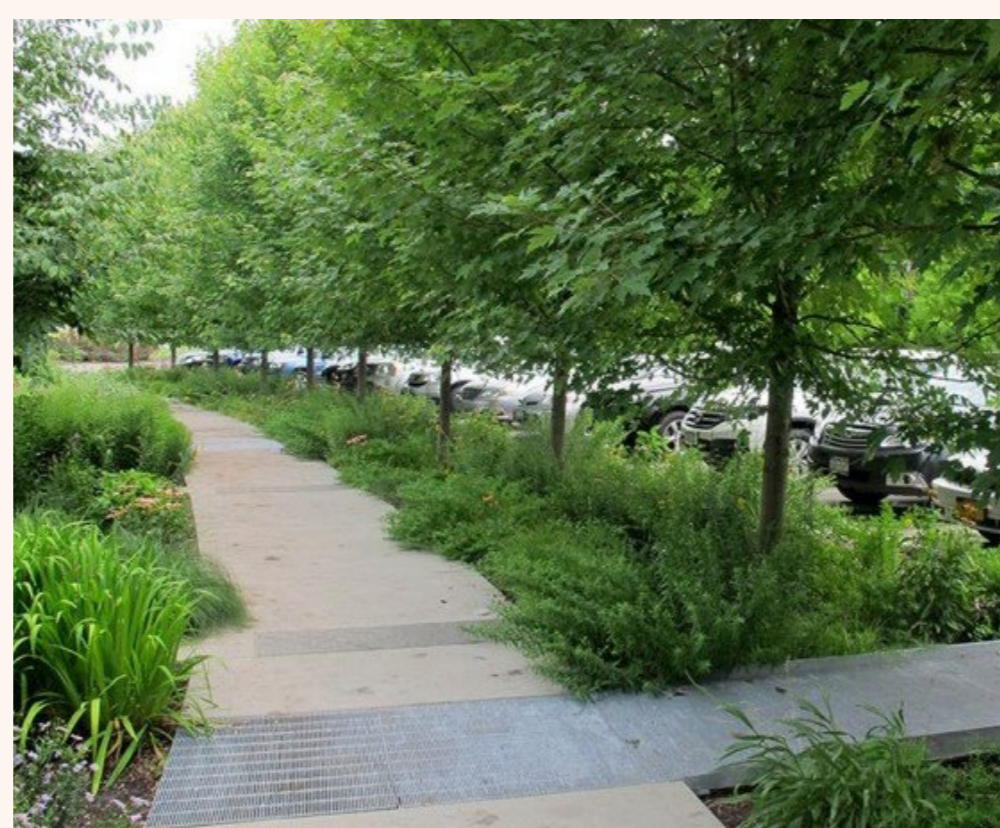
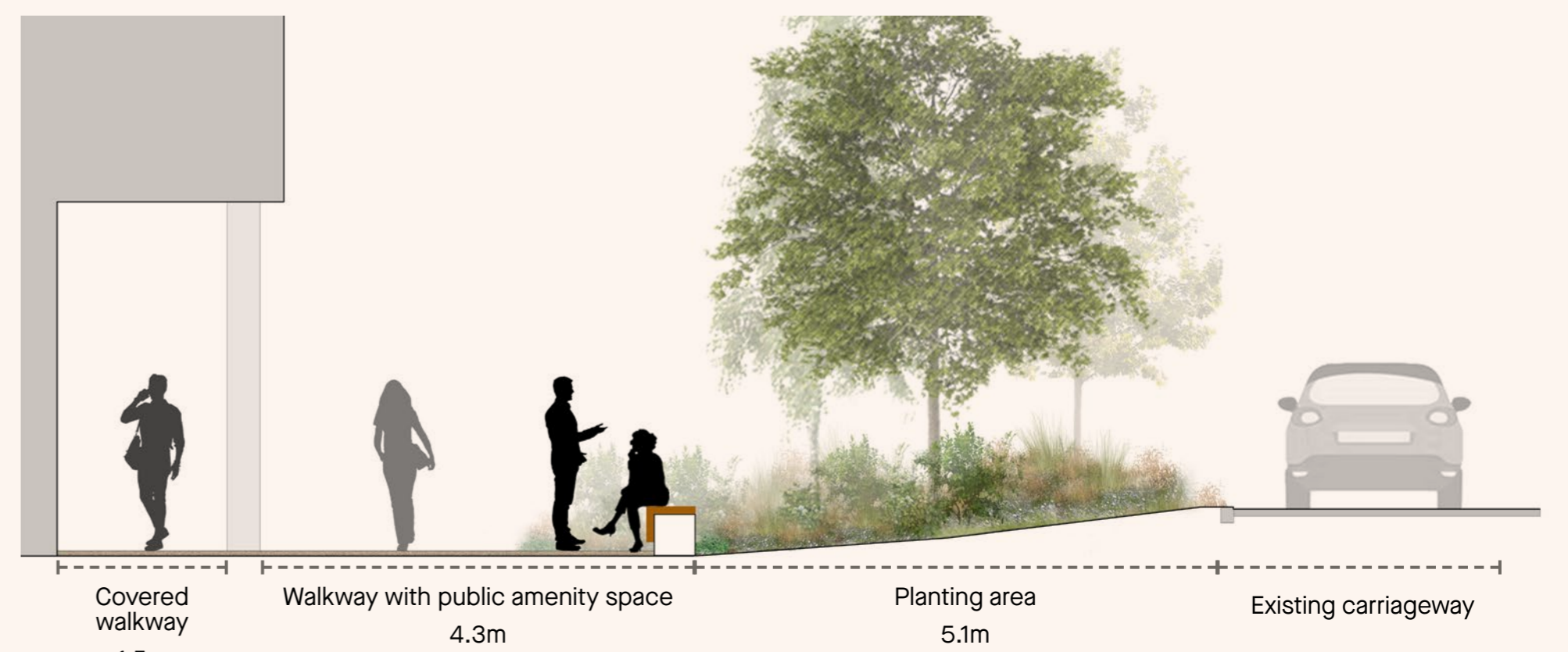
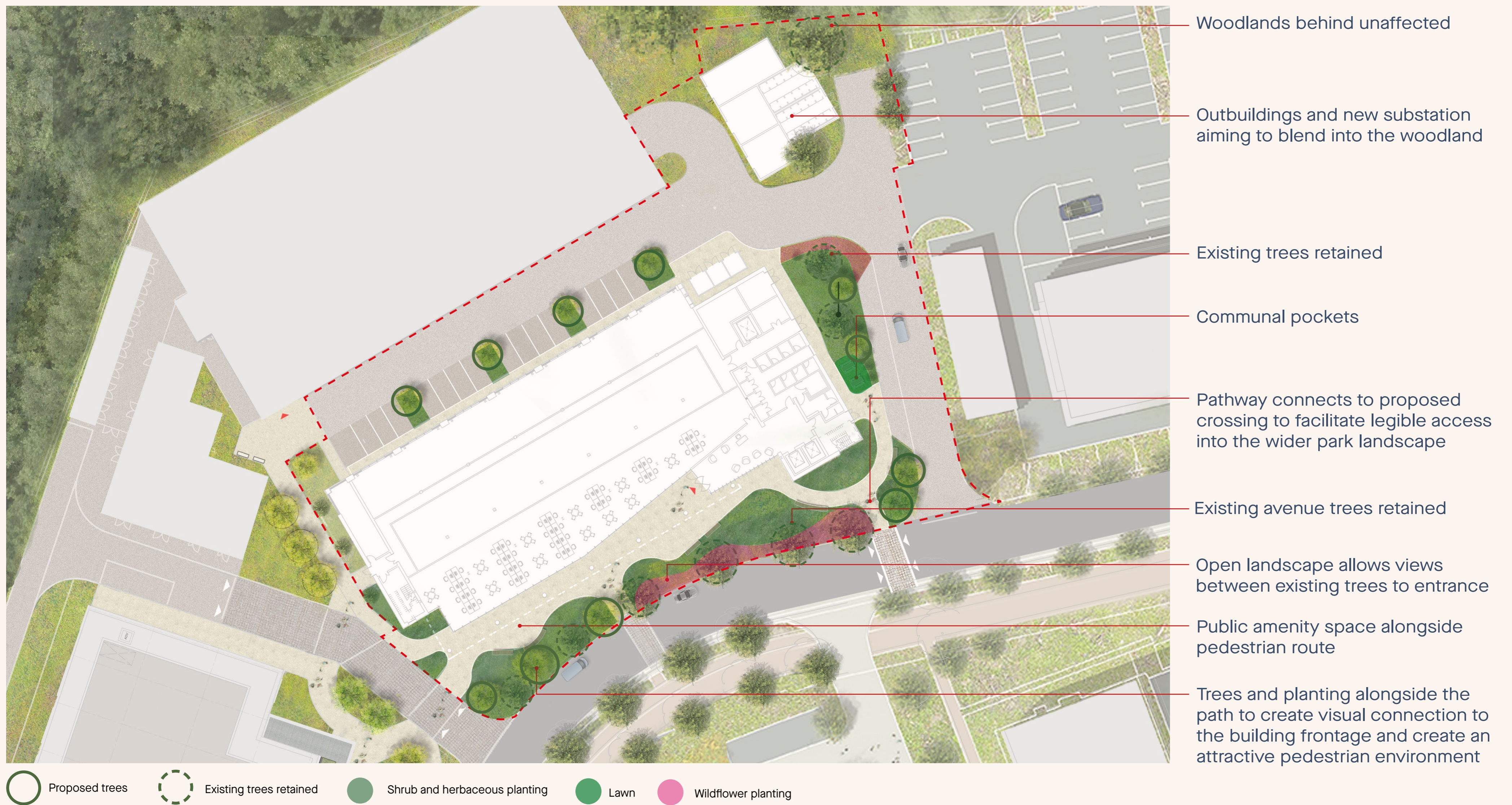
Car share



Extensive cycle paths & bicycle loan programme

# Landscape & biodiversity

## Enhancement of existing landscape and biodiversity on site



### Light & noise pollution

- MKA Ecology Limited was commissioned to undertake a Preliminary Ecological Appraisal and Preliminary Roost Assessment of Franklin building, Granta Park. The appraisal included a habitat survey, protected species scoping survey (including for bats roosts) and desktop study of protected and notable sites and species in the area.
- To conserve and protect the ecology and biodiversity of Granta Park and nearby, a lighting statement will form part of the planning application. A strategy will be developed to ensure external areas to be lit will not disturb breeding sites and resting places of the local species.
- To protect the amenity of nearby properties, a noise assessment will be conducted as part of the planning application. A noise survey will be carried out and its results will be used to propose plant noise emission limits.

# Sustainability

To deliver a highly sustainable redevelopment with low carbon solutions and renewable energy technologies

## Client vision:

*“Our vision for the scheme is to deliver a highly sustainable redevelopment for the Franklin building that will provide low carbon solutions, introduce a number of renewable energy technologies and deliver a modern, fit for purpose and desirable laboratory and office building that will complement Granta Park’s growing footprint.”*

## Holistic Sustainability Design

- The development is being assessed under the BREEAM UK New Construction 2018 assessment, with a target rating of ‘Excellent’.

## Reduction of Carbon

- Reduction in upfront carbon by retaining existing building structure and by assessing embodied carbon in each design and construction methodology decision
- Reduction in carbon emissions in operation through enhanced fabric specification, efficient building services design, good control of systems and effective management of building operation and carbon management
- Zero direct emissions heating system using air-source heat pumps
- Over 200m<sup>2</sup> of designated PV panel space on-site

## Water Use

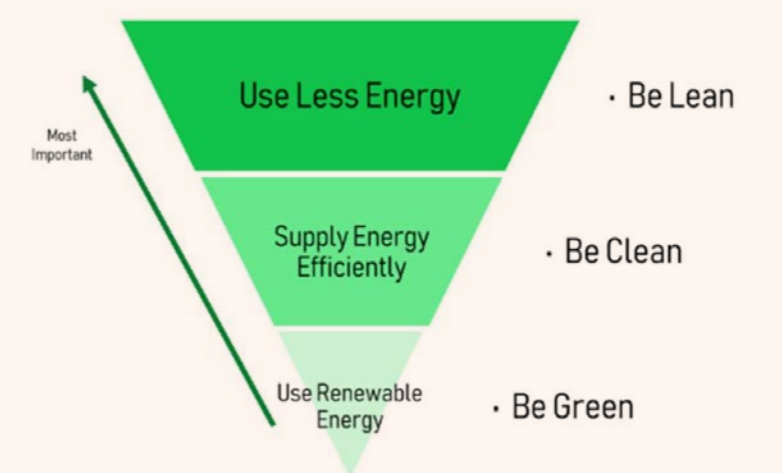
- The development will aim for a 50% improvement in water consumption (litres/person/day) compared to BREEAM’s notional baseline performance by incorporating water efficiency measures as well as water recycling/rainwater harvesting to reduce potable water use.
- Site resilience to surface water flooding will be increased both through reducing impact on the site and managing surface water run-off.

## Climate Resilience

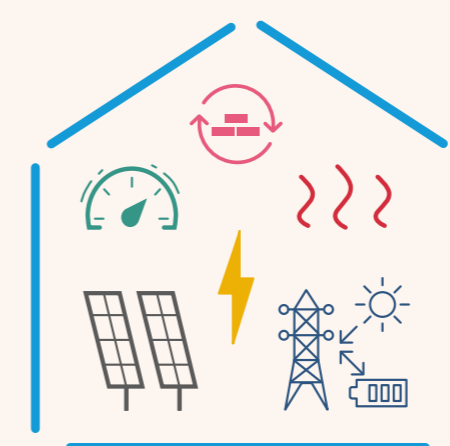
- The design to consider climate change now and in the future. A climate change adaptation strategy will be undertaken for the development, in line with BREEAM credit WST04.
- The building facade will be designed to mitigate overheating and will be assessed through detailed simulation and modelling.



Retain and recycle the existing structural frame



Be Lean, Be Clean, Be Green Energy Hierarchy



A Whole Life Carbon approach will be adopted at each stage of the development



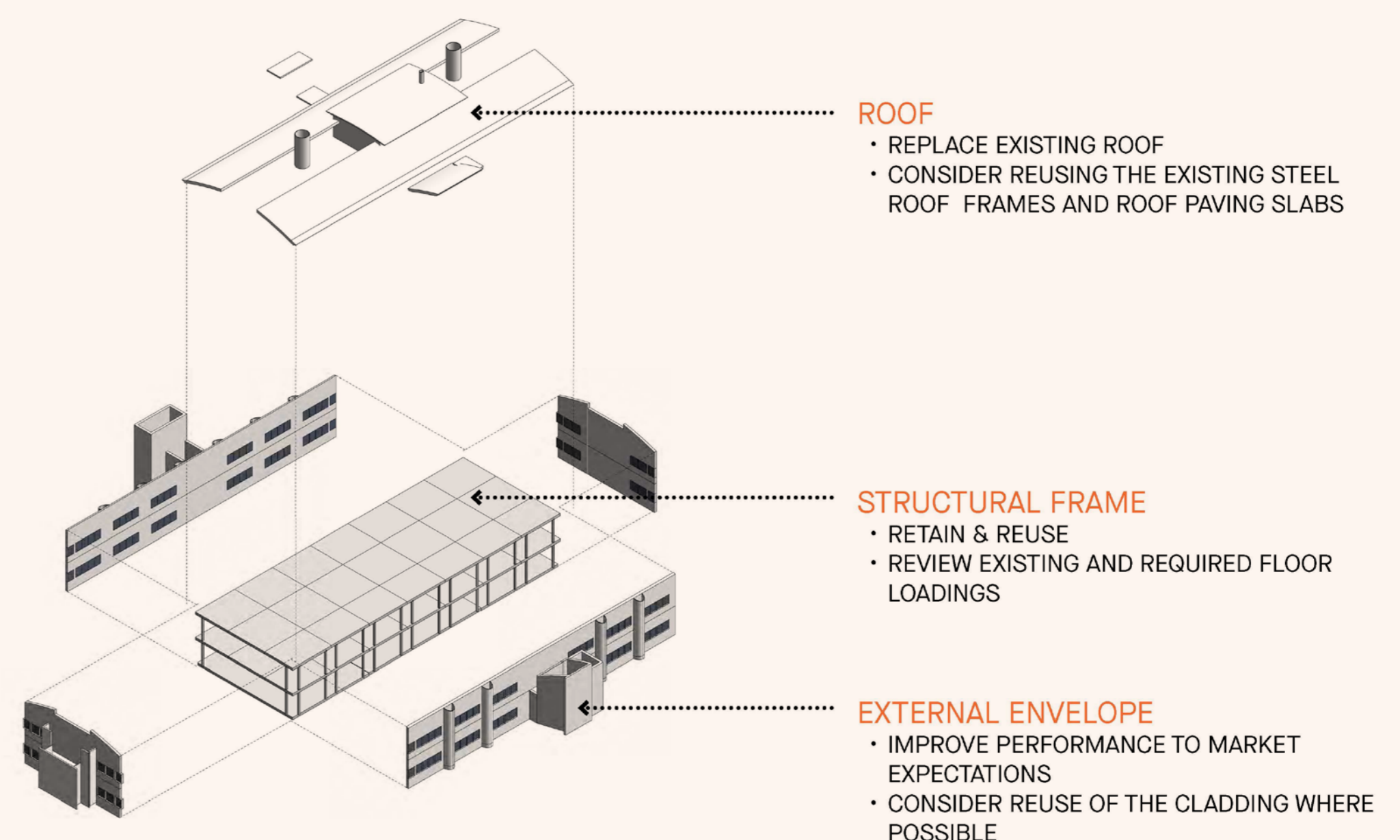
Fossil fuel free



Building fabric informed by industry best practice



On-site renewable energy







# Next steps

If you have any questions or feedback please don't hesitate to ask one of us here today

## Feedback Process

- All the feedback that you leave with us today, will be considered by the project team before a planning application is submitted to South Cambridgeshire District Council.
- This feedback will be summarised and be submitted with the final planning application.
- There will be a further opportunity to comment on the plans once the planning application has been submitted.

If you have any other questions or comments on the scheme, or of Granta Park as a whole, you can email the team at:

[admin@grantapark.co.uk](mailto:admin@grantapark.co.uk)

Thank you for coming to talk to us today, we will take any feedback you have and consider this before a planning application is made.