



Inspired by Science - Designed for Life

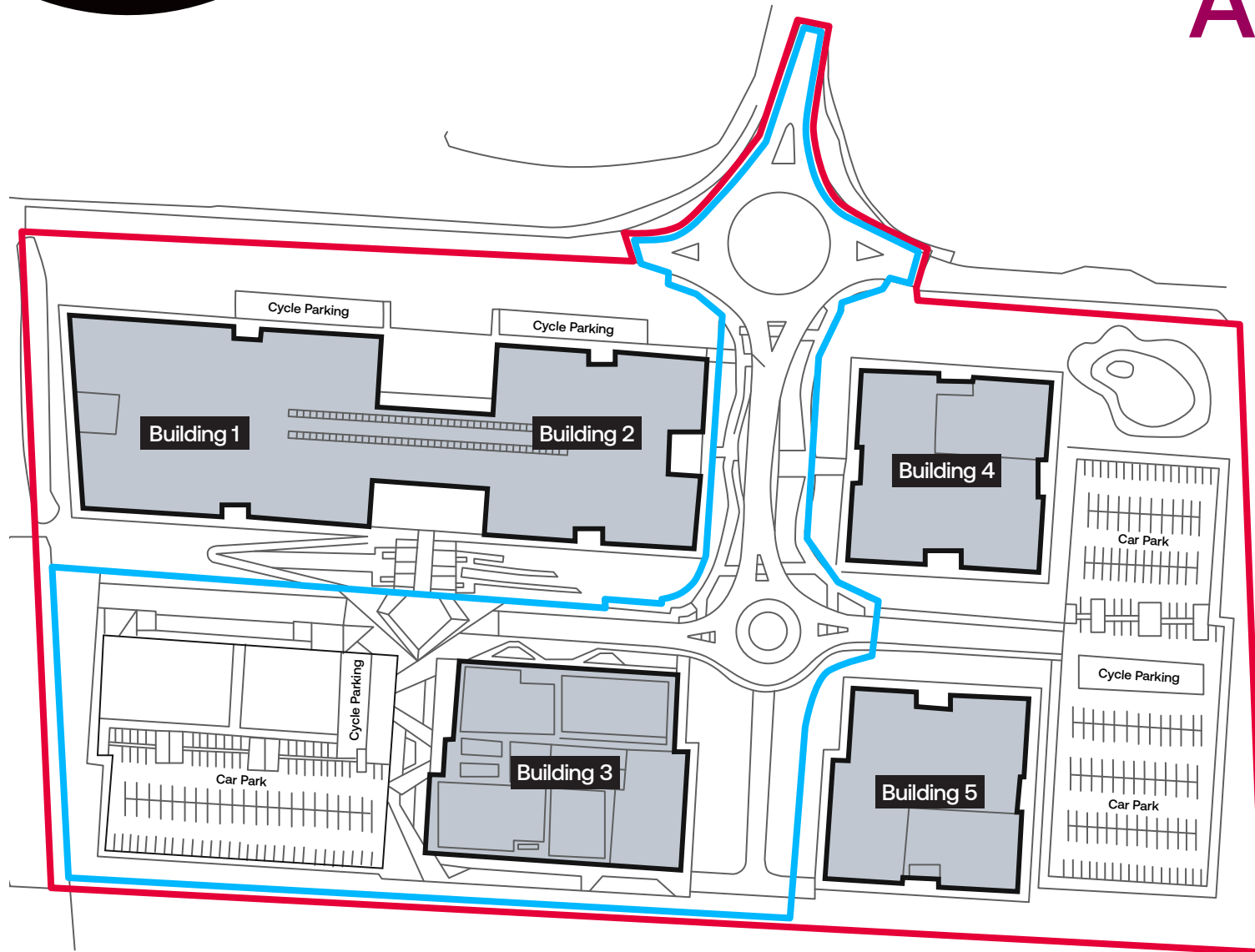


Cambridge International
Technology Park



Cambridge International
Technology Park

Hybrid Planning Application



Detailed Application —
(Initial Phase of Development)

Outline Application —
(Following Phase of Development)

The masterplan includes the development of 5 Cat A office buildings, intended for use by leading technology companies. CITP will become a hub of innovation and advancement. Alongside office buildings, car parks and carefully considered urban spaces have been created - ensuring a pleasant place for office workers.

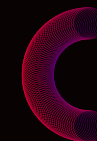
The proposed development and construction of Cambridge International Technology Park is to commence in two stages. Initially, a new road and roundabout, as well as building 3 and the car park (edged blue) will be developed first. The remainder of the site is set to come forward quickly thereafter through reserved matters applications.

Intelligent Buildings for Innovative Industries



Detailed Application Building 3

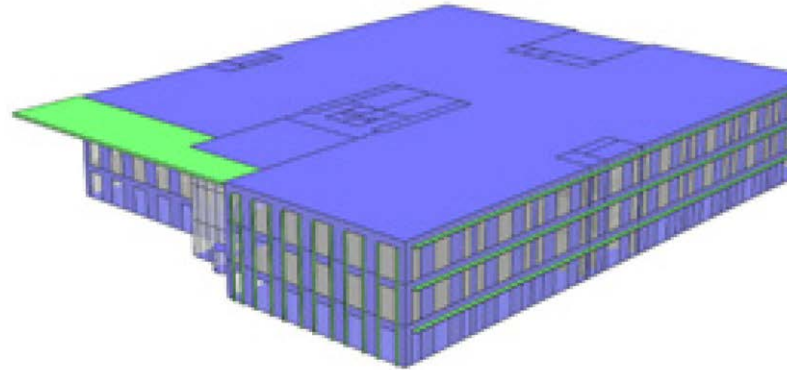
Visualisation depicting building 3 of Cambridge International Technology Park. High quality urban design and landscaping, including sustainable technology and buildings help to create a high calibre business park for innovative industries.



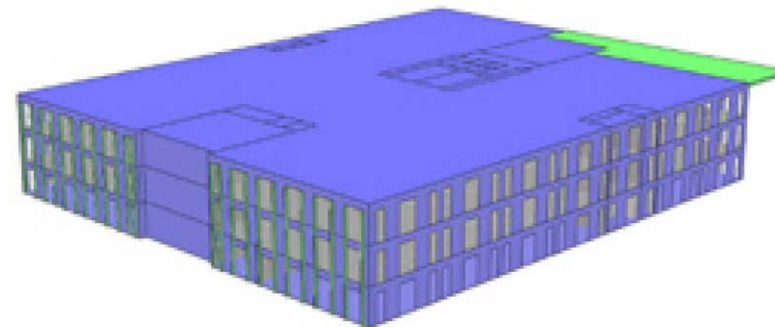
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Sustainability

South & West Façade Solar Shading



East Façade Solar Shading



- Targeting an 'Excellent' rating against BREEAM UK New Construction 2018.
 - All electric development lowering carbon emissions (meeting CC/3) and air pollution targets.
 - Targeting an EPC rating of 'A'
 - Electric vehicle and electric cycle charging provision with consideration for future accommodation of battery storage.
- London Energy Transformation Initiative (LETI) Climate Emergency Design Guidance strategies have been reviewed in the development of the building's passive design principles.



Cambridge International
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Sustainability Key Features



Water Efficiency



Ecological Enhancement



Material Environmental



Energy Efficiency



Health & Wellbeing

Sustainable Transport



EV Charging

Sustainable Management



Responsible Construction



Life Cycle Cost Analysis



Seasonal Commissioning

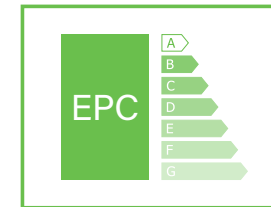


Energy & Water Monitoring & Targeting



Construction Waste Minimisation & Recycling

Target



WELL Design Standards (Shell & Core) Gold Certification



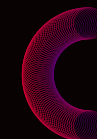
CyclingScore Platinum



WiredScore Gold Certification



LEED (New Construction) Gold Certification



Cambridge International Technology Park



Enhanced internal light quality & ambiance



Leak prevention systems



Low embodied carbon and optimised material efficiency



Waste recycling facilities



Automatic intelligent thermal & lighting controls



Acoustic insulation (minimise external noise transition)



Heat recovery ventilation



Water efficient components



Low volatile organic compound emitting materials



Cambridge International Technology Park



Enhanced fabric thermal performance



Smart low energy lighting system & controls



Protection and enhancement of local biodiversity



Advanced energy monitoring and optimisation



Free cooling



Low energy plant (Air source heat pump/variable refrigerant flow technology)



Sustainable drainage attenuation system



Environmental & responsibly sourced materials



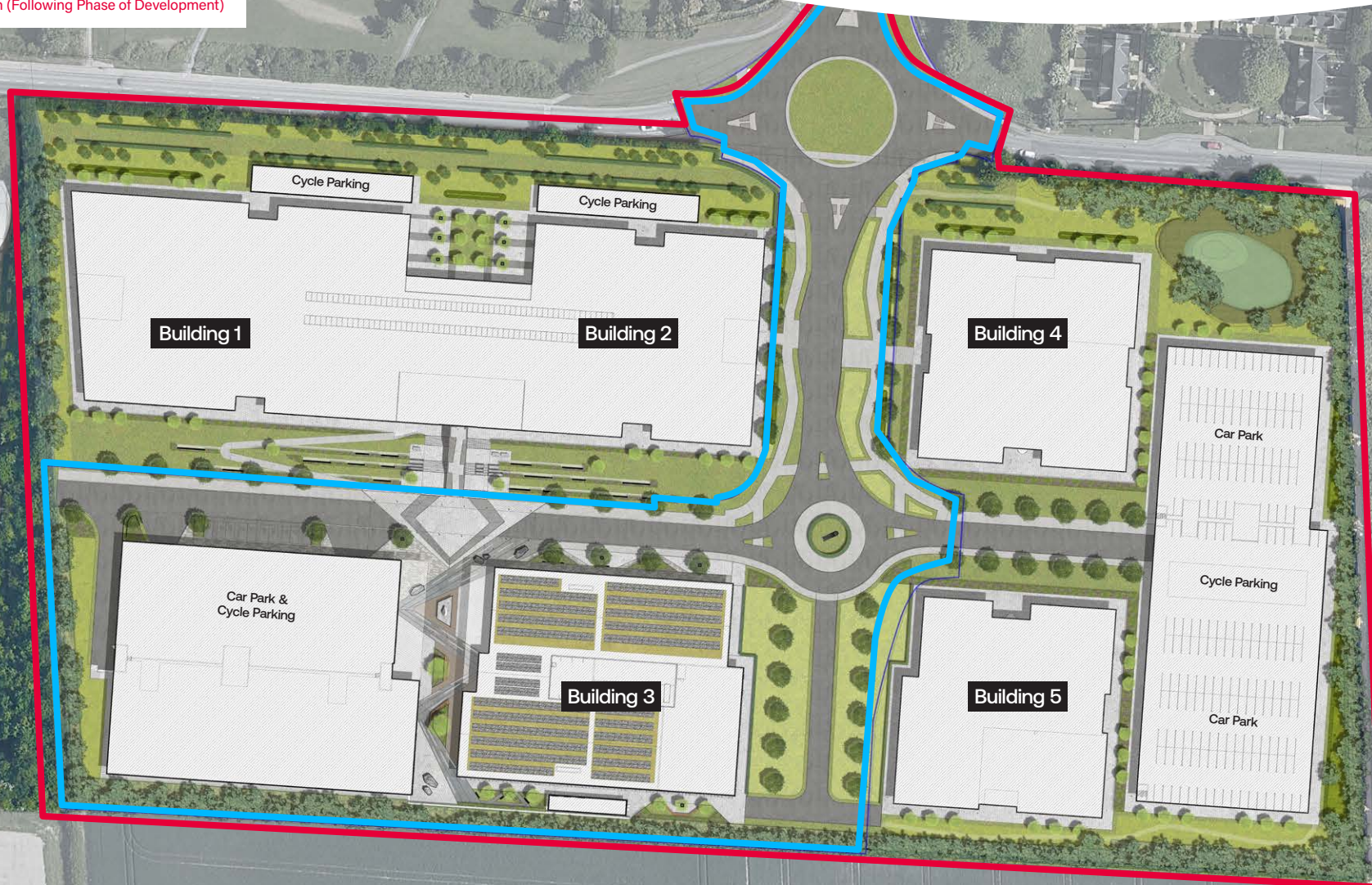
Biodiverse rain garden features and swales

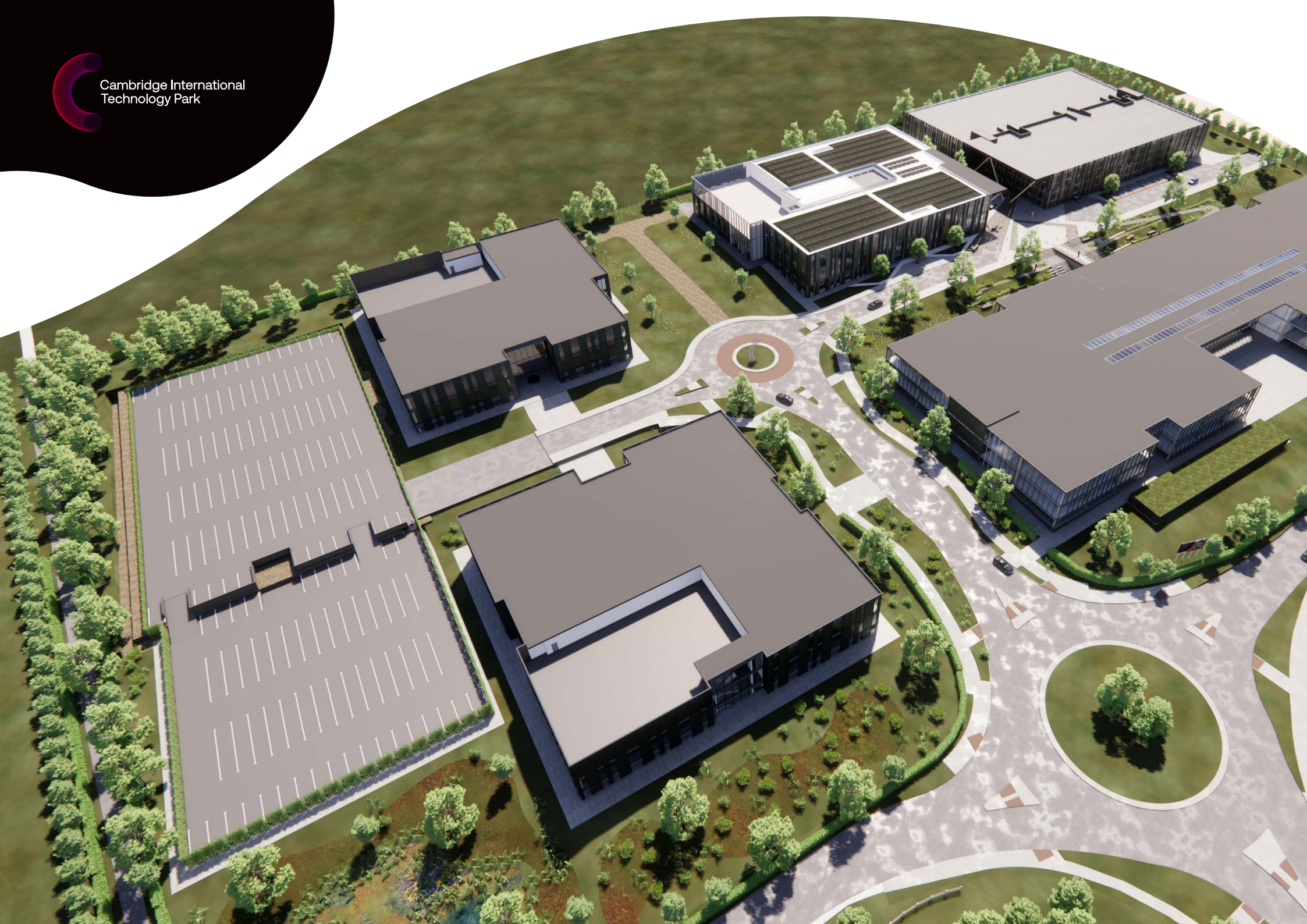
Landscape Plan

Throughout Cambridge International Technology Park, extensive urban design and carefully crafted spaces are proposed.

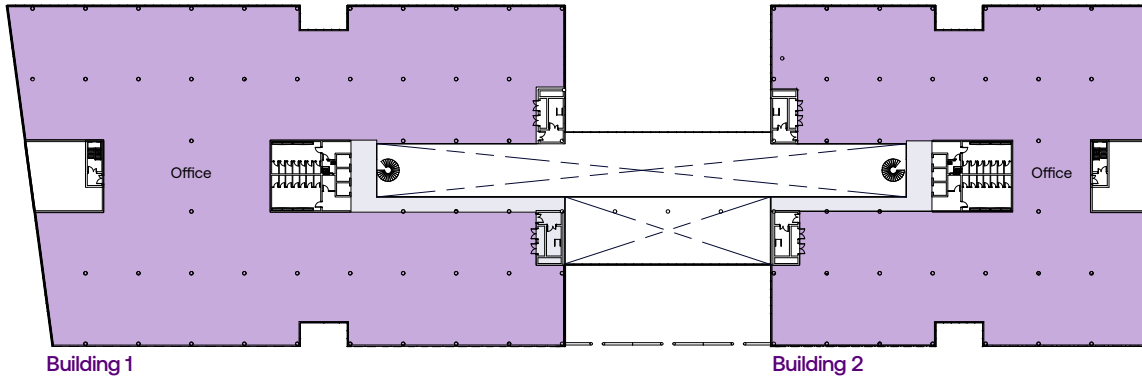
Consistent planting helps to merge the technology park with the surrounding green belt. While large roadside verges encourage pedestrians and walking to work.

- Detailed Application (Initial Phase of Development)
- Outline Application (Following Phase of Development)

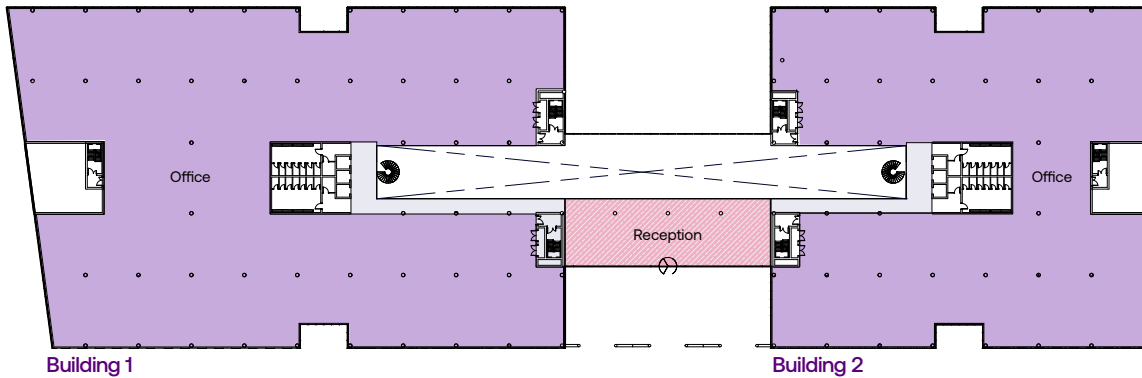




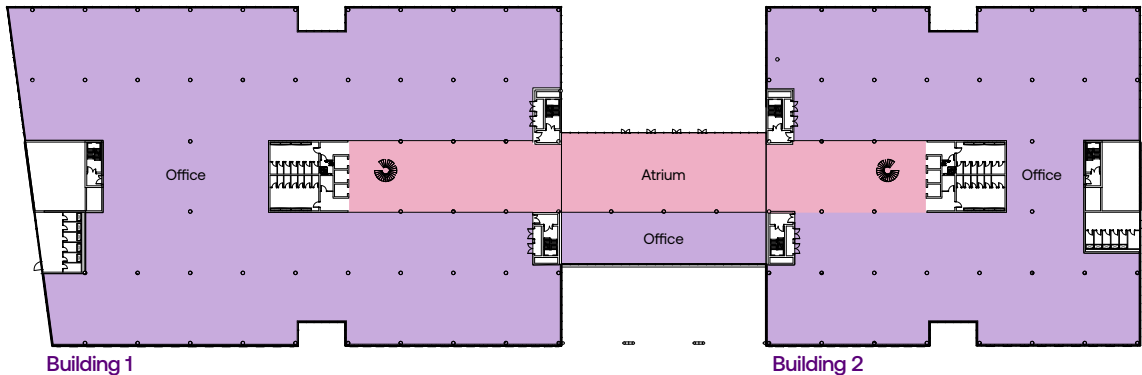
2nd Floor



1st Floor



Ground Floor



Building 1 & 2 Floor Plans

Building 1

Floor	Use	Sq Ft	Sq M
2nd	Office	45,775	4,253
1st	Office	45,713	4,247
1st	Reception	2,157	200
Ground	Office	46,413	4,312
Ground	Atrium	6,636	616
Total		146,694	13,628

Building 2

Floor	Use	Sq Ft	Sq M
2nd	Office	30,897	2,870
1st	Office	30,897	2,870
1st	Reception	2,157	200
Ground	Office	31,679	2,943
Ground	Atrium	6,636	617
Total		102,266	9,500

Car Parking 656 Spaces
Cycle Parking 874 Spaces

Calculated in accordance with the
RICS Code of Measuring Practice 6th Edition

Plans and floor areas are indicative only

Building 3 Floor Plans

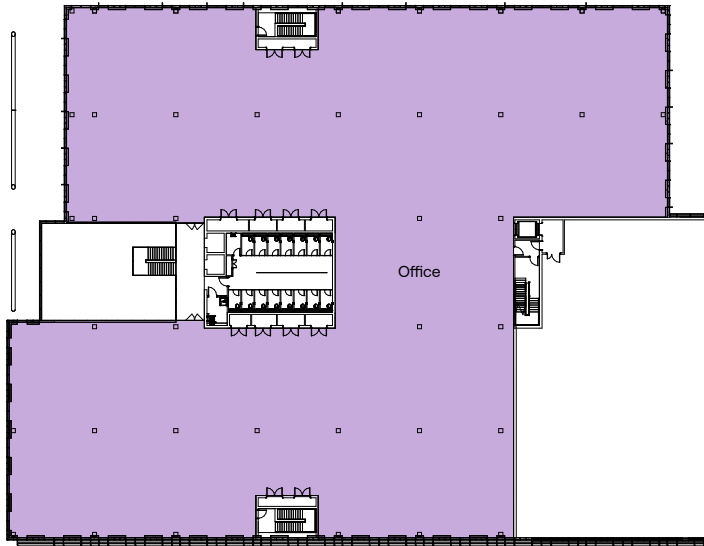
Floor	Use	Sq Ft	Sq M
2nd	Office	32,175	2,989
1st	Office	37,261	3,462
Ground	Office	35,969	3,342
Ground	Reception /Atrium	2,566	238
Total		107,971	10,031

Car Parking 275 Spaces
Cycle Parking 366 Spaces

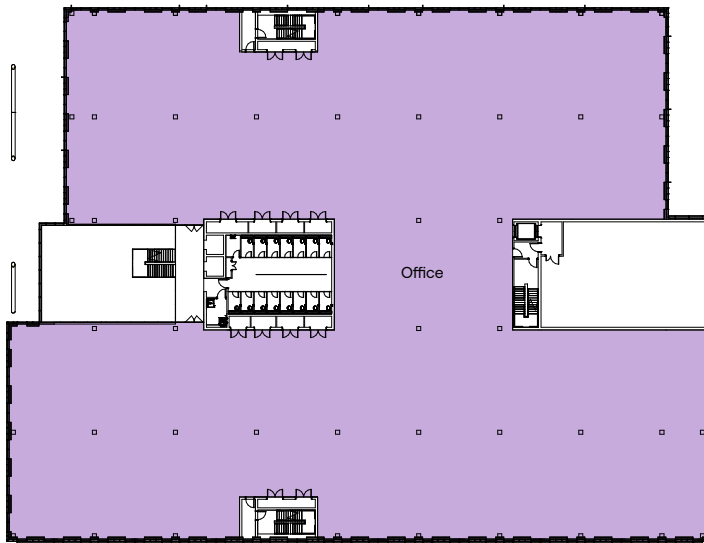
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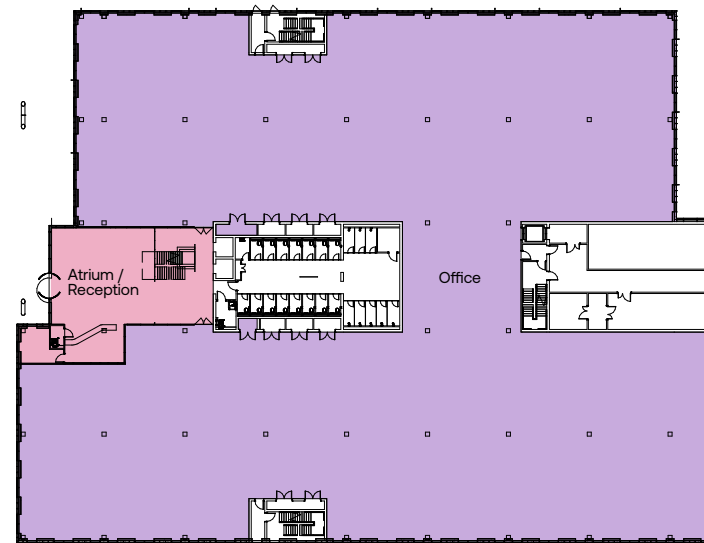
2nd Floor



1st Floor



Ground Floor



Building 4 Floor Plans

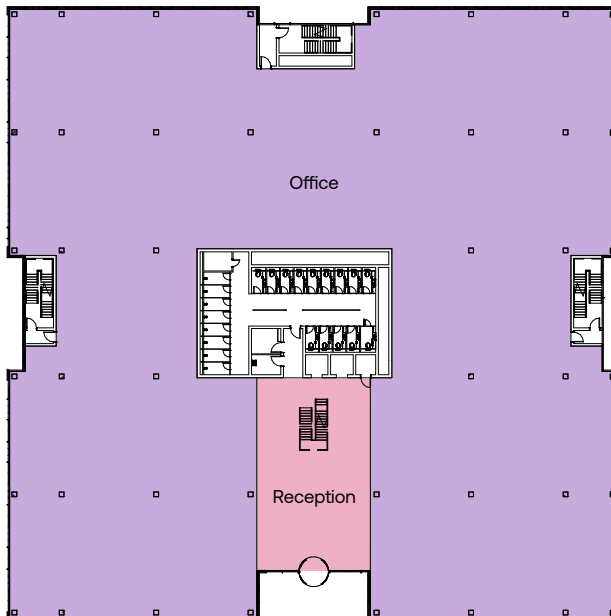
Floor	Use	Sq Ft	Sq M
2nd	Office	22,077	2,051
1st	Office	29,872	2,775
Ground	Office	29,391	2,731
Ground	Reception	2,102	195
Total		83,442	7,752

Car Parking 218 Spaces
Cycle Parking 290 Spaces

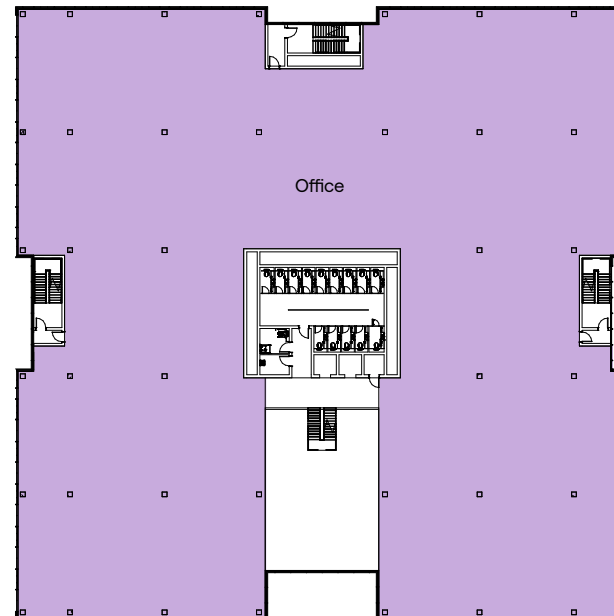
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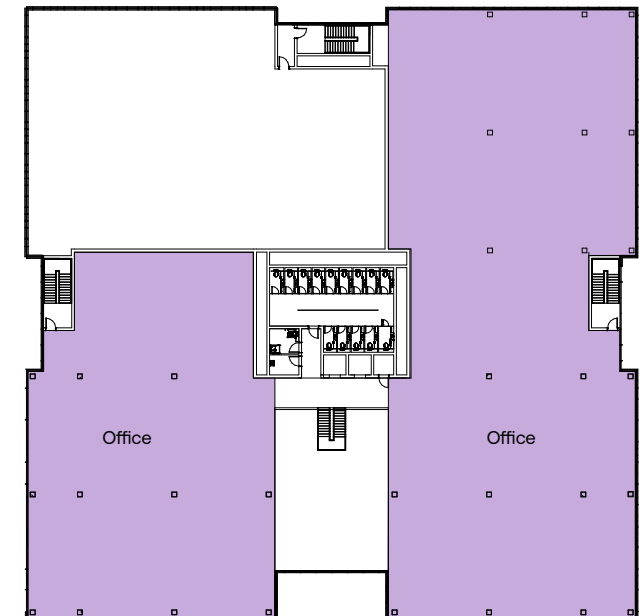
Ground Floor



1st Floor



2nd Floor



Building 5 Floor Plans

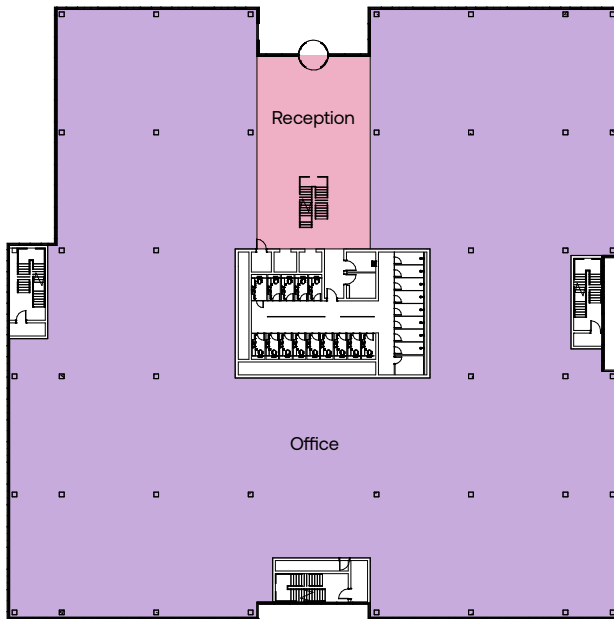
Floor	Use	Sq Ft	Sq M
2nd	Office	21,007	1,952
1st	Office	28,885	2,683
Ground	Office	28,405	2,639
Ground	Reception	2,102	195
Total		80,399	7,469

Car Parking 211 Spaces
Cycle Parking 281 Spaces

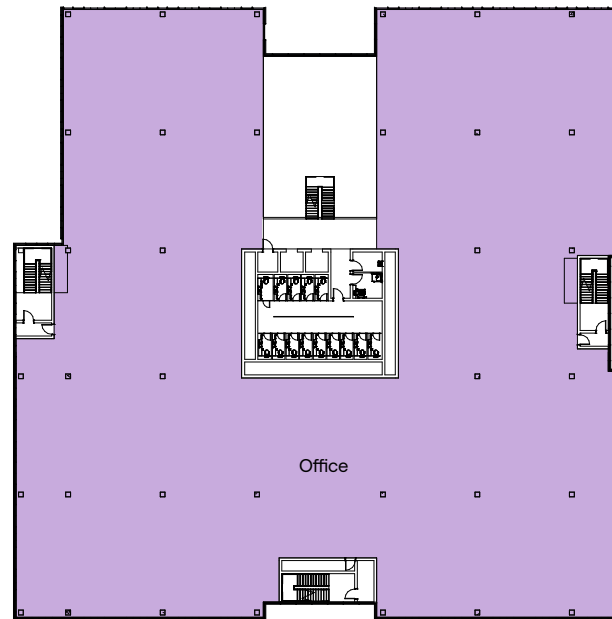
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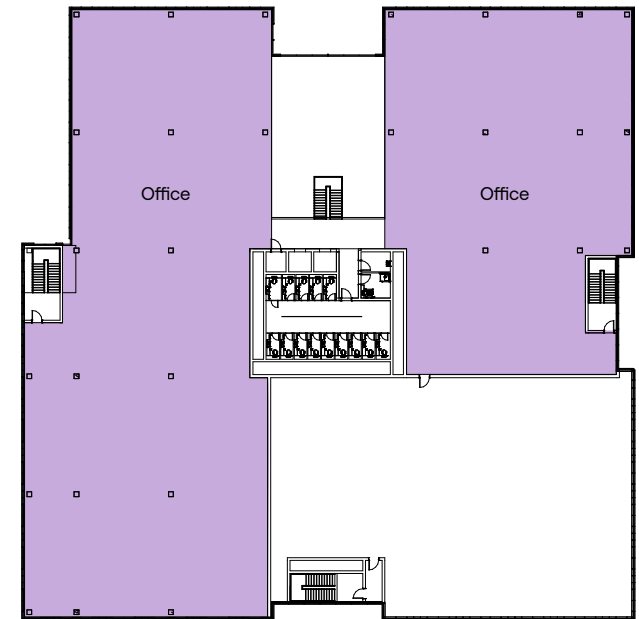
Ground Floor



1st Floor



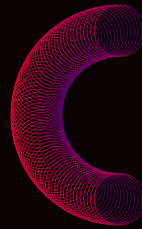
2nd Floor






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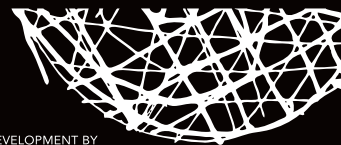
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A DEVELOPMENT BY
ABSTRACT

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