



Cambridge
Investment
Partnership



Ekin Road · Information Pack

Introduction

This information pack is designed to help you understand our latest proposals for redeveloping Ekin Road. The estate is old, with many buildings no longer fit for purpose. There is an urgent need to deliver new housing in Cambridge and we want to better use the space on the Ekin Road estate to increase the number of homes and deliver a broader range of houses to suit different needs, ranging from one-bed flats, to larger four-bed family homes.

The Story So Far

The future of Ekin Road has been a long-term discussion between the Council, local residents, and interested groups in Barnwell. After several years of consulting with the community, including public meetings, exhibition events, surveys, and one-to-one meetings, the decision was made by the Council in June 2024 to proceed with a mixed-tenure scheme, meaning that the homes built will include both private homes for market sale and council homes for affordable rent.

We are now preparing a planning application to bring forward this redevelopment. Like any development, this scheme will require planning permission and will be treated like any other development in terms of having to go before the planning committee for a decision.

What Happens Next?

Timings are indicative.

- June 2024**
 Housing Scrutiny Committee approval to redevelopment
- October 2024**
 Consultation on proposals
- October - November 2024**
 Feedback analysis
- Early 2025**
 Submission of planning application
- Autumn 2025**
 Decision made on planning application
- 2026**
 Demolition begins, followed by construction (if planning permission granted)
- 2028 onwards**
 New residents move in

Proposals



Our proposed plans will deliver:

- In the region of 130 new homes - replacing 108 homes, representing an increase of 25%.
- Mixed tenure - private and affordable, with a mix of houses, flats and maisonettes
- There will be a mix of one to four-bed homes responding to local housing need.
- The plans also include homes suitable for wheelchair users.
- The development is tenure blind, which means there is no visible difference between the private and affordable homes
- Between the Ekin Road and East Barnwell redevelopments, there will be 250 new high-quality homes delivered to the area (around 190 of which could be affordable, which replaces 106 council properties that will be demolished across both sites).

Layout & Key Features



- KEY
- Ekin Road site
 - Proposed urban blocks
 - Green space
 - Cycle route
 - ↔↔ Green link
 - ↔↔ Primary pedestrian routes
 - ↔↔ Secondary pedestrian routes
 - ↔↔ Private pedestrian connections
 - ⚽ Equipped play
 - 👤 Door-step play
 - 💧 SuDS feature
 - 🐝 Biodiversity enhancement



In addition to the proposed housing, we want to replan the development so that it can offer more to the community in terms of green space to enjoy nature, and convenient links for active travel.

Key features of these plans include:



Private gardens or balconies for all homes, plus communal gardens or courtyards for the flat blocks.



Green links through the development. This will provide pleasant surroundings to walk through and green corridors for wildlife to use to move around and through the site.



The development will be low-rise, with the tallest buildings being no more than four storeys tall.



Improved pedestrian and cycle connections through the site to encourage more people to walk or cycle for shorter journeys like going to the shops or school.



Retaining and protecting high-quality trees as well as new tree planting.



We also will be achieving a 20% Biodiversity Net Gain (BNG), which means the site is better off ecologically once the development has taken place than it is now.



Improved open space, with the introduction of play features and seating to create social area for the community. Doorstep play will provide parents/carers with young children the opportunity to pop out for a quick play after nursery or before dinner, rather than walking to one of the nearby recreation grounds.



The new development will be in-keeping with the surrounding area, including the 14 houses on Ekin Road that are not part of the redevelopment; building heights along South Ekin Road will be kept to two storeys.

Help shape our plans

We want to know what you think of the latest plans as well as your experience of living in Barnwell.

Please come along to our upcoming interactive workshops to share your thoughts:



In-person drop-in:

Tuesday 1st October 2024, 3pm - 6pm
Barnwell Baptist Church, Howard Road, CB5 8QS



Online webinar:

Wednesday 2nd October 2024, 1pm - 2pm
Sign up by visiting: www.ekinroad.co.uk



If you can't make either one of these events, contact the team on:

✉ EkinRoad@cambridge.gov.uk
☎ or 01223 457000

Ask for a member of the Ekin Road development team.

Housing Relocation

If you currently live on Ekin Road and your home is within the red line boundary on the map, the Council will support you in finding a new home that suits your needs.

All households have been contacted with information on the moving process for both tenants and property owners.

Support is available to help you through this process.

Get in touch

If you are concerned about what relocating means for you or have any questions, please contact:

Andrew Johnson
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