

Community Consultation

---

**South Cambridge Science Centre**

---

April 2026

ARCHITECTS   
OWERS WARWICK

# Introduction



This document has been compiled on behalf of Sawston Farms Ltd by Owers Warwick Architects for public information regarding the outline planning application for the continued development of South Cambridge Science Centre in Sawston.

**Vision** - transform the estate from a low-grade light industrial area into a highly sustainable, best-in-class hub for science, tech and research in a lush, landscaped setting. The transformation commenced with the completion of the Abstract building, delivering over 100,000 sqft of commercial space.



## Planning Background

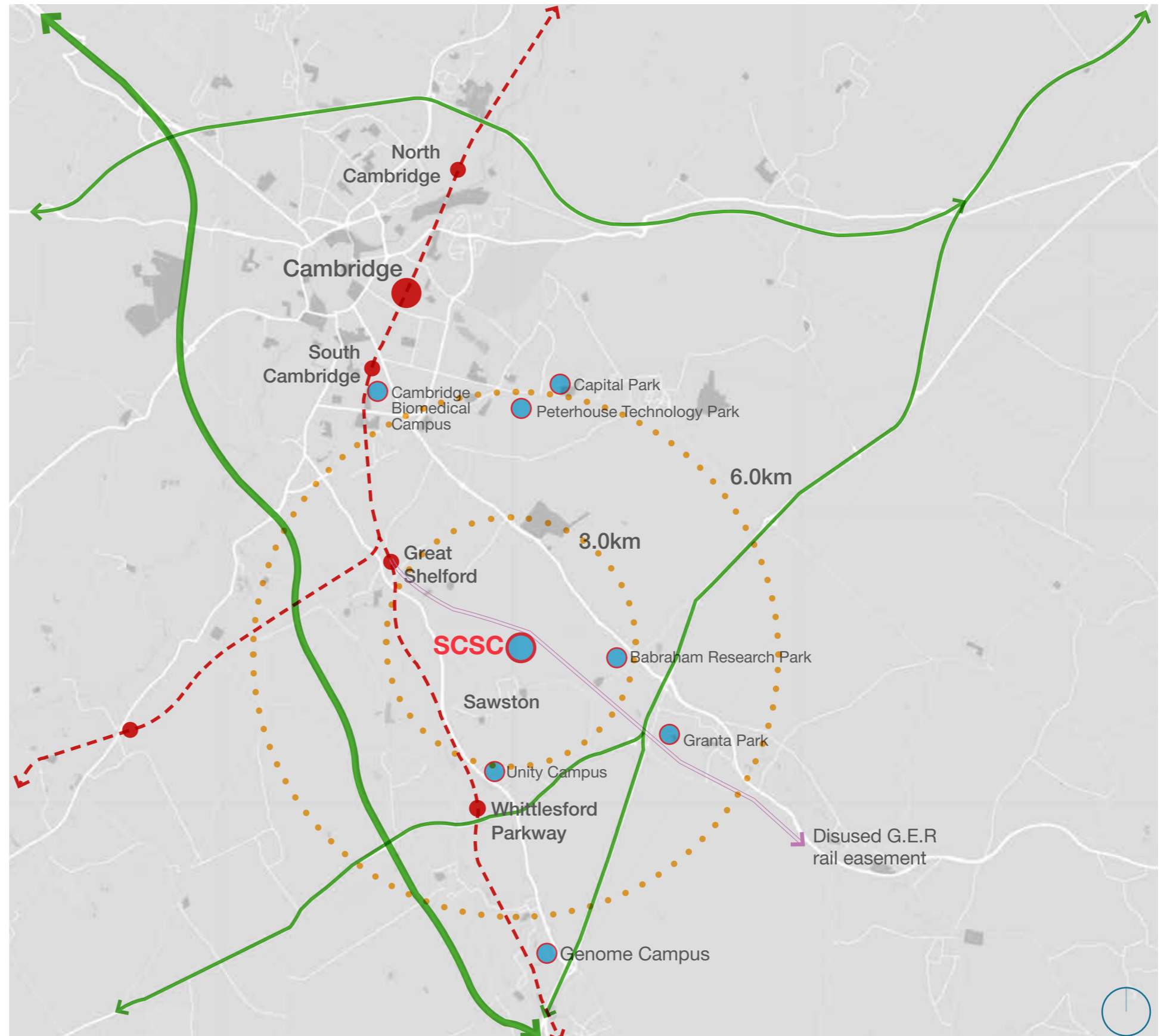
- The site is located within the development framework for Sawston.
- The land has been identified by Greater Cambridge Shared Planning as suitable for employment uses in the emerging Local Plan.
- The wider site was subject to a number of extant planning consents for employment uses, some of which have been implemented.
- Current adopted policies S/7, S/8 and E/12 of the South Cambridgeshire Local Plan support new employment within the development framework of Sawston. Policy E/9 of the Local Plan also supports and promotes employment clusters, which this proposal would contribute to.
- This proposal is an outline planning application with all matters reserved aside from access.






# Connections + Clusters - The Cambridge Phenomenon



The area to the south of Cambridge is a focus for the science and tech sector. The proposed South Cambridge Science Centre (subject of this document) will sit at the heart of a cluster that includes Granta Park, Unity Campus, Babraham and the Biomedical Campus at Addenbrookes.

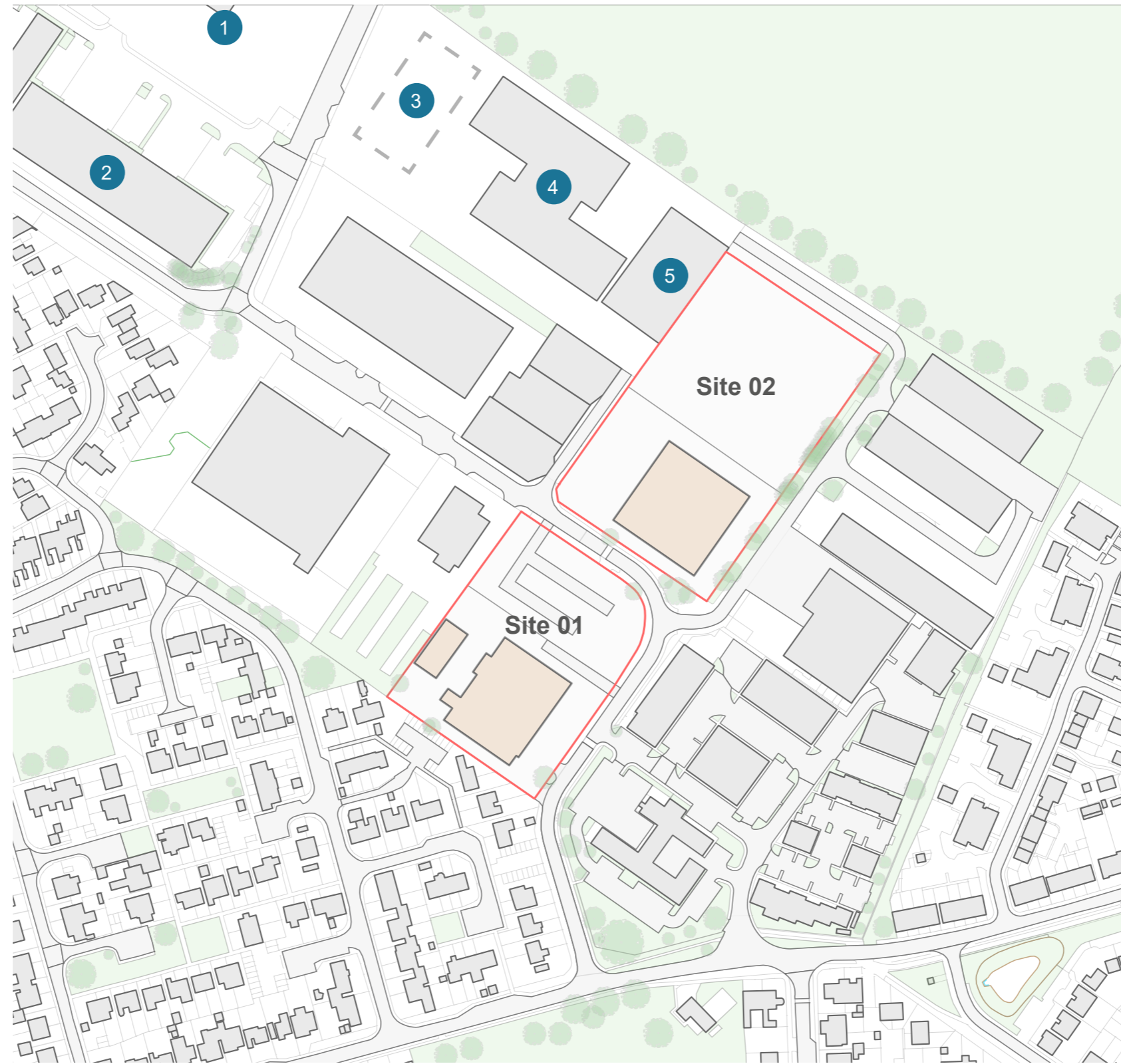
The site is just 2.8 miles from Shelford train station and 6.9 miles from Cambridge main train station. The soon to be completed station at Cambridge South will be approximately 3.5 miles away.



-  Biomedical/Science clusters
-  Major Roads
-  Railway Lines
-  Stations
-  Disused Rail Easement

# Site - Emerging Context

The recently completed Abstract Building (4) has been a catalyst for the development of the South Cambridge Science Park. The following plan demonstrates this evolution.



1 Recent Mid-tech building



2 Recent Mid-tech building



3 Phase 2 - laboratory building



4 Phase 1 - Laboratory building



5 Multi storey carpark

Existing Building Site Boundary



# Site - Existing

At present the site consists of a series of brick warehouse buildings with large swathes of hard spacing. There is little landscaping and bio-diversity.



1 Brick warehouse



2 Hardscape and warehouse



3 Street devoid of planting



4 Driver centric - no footpath

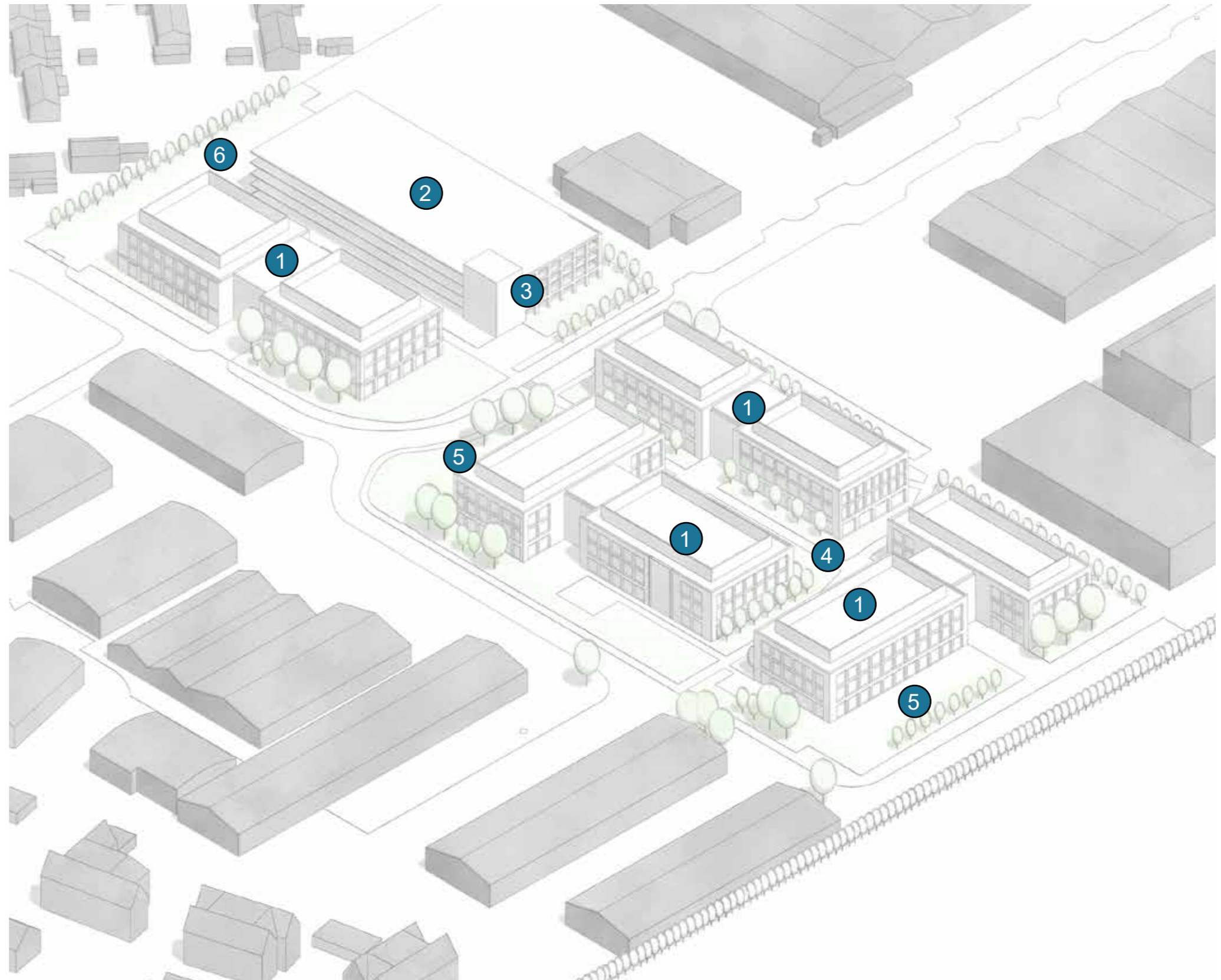


5 Large, under developed sites

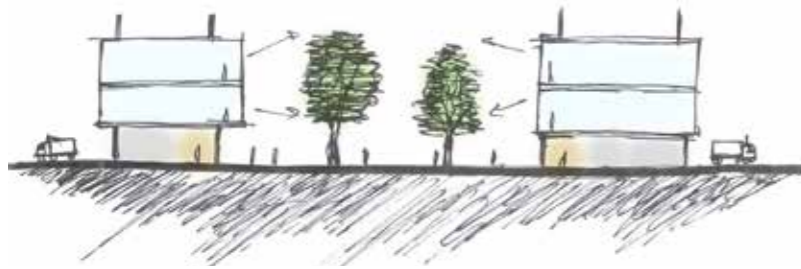
# Architectural Proposal - Key Concepts



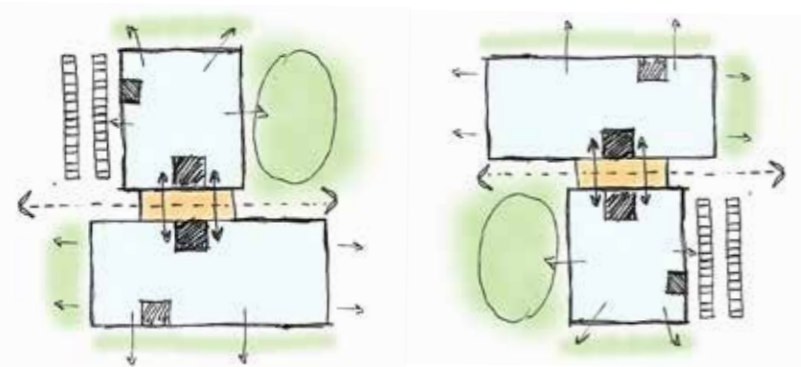
- ① Four lab buildings of varied sizes
- ② Consolidated car parking
- ③ End of trip and wellness centre
- ④ Central green space
- ⑤ On grade parking including DDA
- ⑥ Over 20.0m landscape setback from neighbours



## Concept Sketches



Vehicle and pedestrian separation



Slipped form to create positive landscaped spaces between buildings

# Architectural Proposal - Plan Rationale



The masterplan seeks to respond positively to the site, creating a destination and feel of a campus. The plan intends to separate pedestrians and vehicles as much as possible. The central central pedestrian spine and landscaping is a key design move of the proposal. Entrances to each of the buildings will be off this spine, with deliveries to the rear of the buildings.

The proposal is set away from residential neighbours to the south minimising a sense of overbearing and overlooking.

To the north, the articulated built form breaks the massing in long views across the fields.



- Wellness Centre
- Plant Pavilions
- Multi Storey Car park
- Primary Vehicular Route
- Delivery Route
- Loading
- Setback to Neighbours
- Site Boundary
- Landscape Spaces
- Pedestrian Routes
- New, Green Landscape Buffer



# Architectural Proposal - Landscape



Landscaping will transform the site and soften the appearance of the laboratory buildings, contributing to a unique sense of place.

Green roofs, landscaped walls and planting in atria will soften the impact of buildings

Landscaping throughout the site will maximize bio-diversity and attenuate water

The landscape design will create spaces for occupation and relaxation, helping to set a benchmark for a design that can be incorporated across the campus



1 Landscape separation and setback to residential neighbours



2 Articulated forms and landscape paths



3 Pedestrian centric landscape

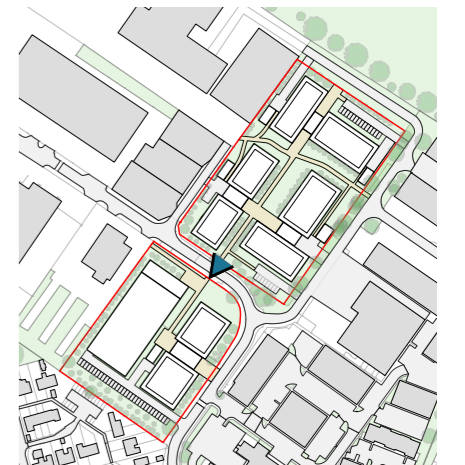


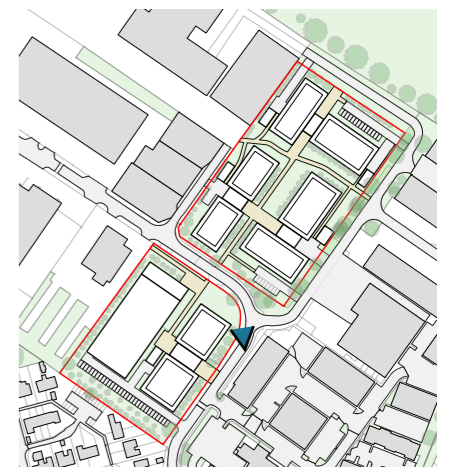
4 Consolidated vehicle parking



5 Green roofs with solar PV







Community Consultation

---

# South Cambridge Science Centre

---

April 2026

ARCHITECTS   
OWERS WARWICK