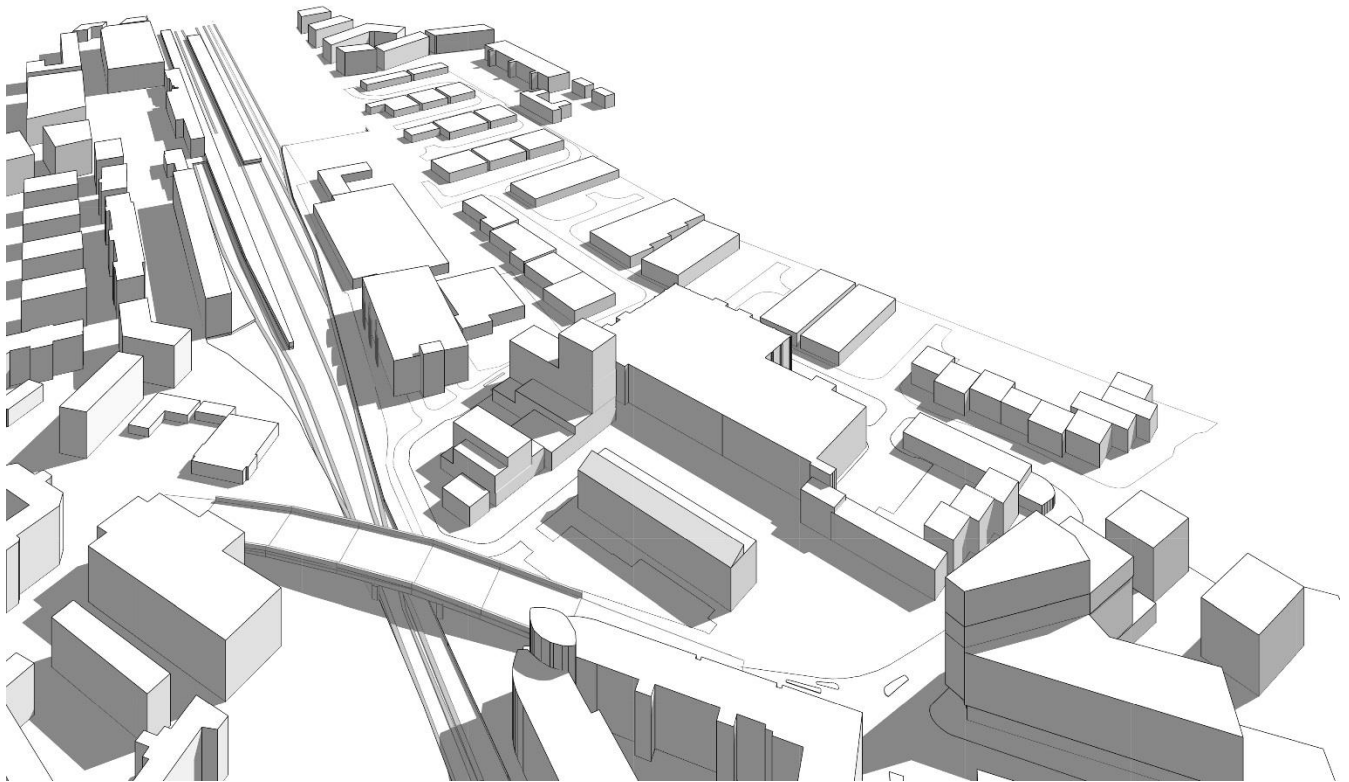


CAMBRIDGE JUNCTION

Cambridge Junction Venue Development

A major building project to make Cambridge Junction fit for purpose for 2030 and beyond



The paper is drawn from two reports considering the feasibility of building development at Cambridge Junction:

- *Cambridge Junction Capital Project* by Collusion, an agency for Cambridge that facilitates collaborative interdisciplinary explorations.
- *Cambridge Junction Feasibility Study and Options Appraisal* by 5th Studio, architects.

Cambridge Junction Venue Development

Cambridge Junction proposes a capital development project which will transform Cambridge Junction into a creative hub with a multi-arts programme and creative industries focus. The development retains existing provision while adding new spaces for arts, community and learning, and 4,300 square metres of workspace for creative, cultural and technical industries. The initiative builds on national momentum to co-locate arts and creative industries to transact greater creative, cultural and economic value.

Cambridge Junction has been working with architects 5th Studio to develop the initial design ideas for the project.

Cambridge is a city growing exponentially through its universities, tech sector and population. It is a city that is not frightened to take risks and explore new thought. Cambridge Junction will respond to this demand and seize this unique opportunity to add to the cultural vibrancy of the city. Our vision for our organisation and building is one where artists experiment, people encounter new work and creative transactions are formed across disciplines. Cambridge Junction will become a venue where the community, businesses, artists and young people interact and thrive, creating cultural wealth for the city as a whole.

The development responds to recognised shortages in creative spaces in Cambridge for rehearsal, practice and production, identified in Cambridge City Council's Audit and Needs Analysis of the Arts Infrastructure in the City of Cambridge (2013). It will enable Cambridge Junction to more actively engage local communities and broaden the arts offer for Cambridge's growing and increasingly diverse population.

Cambridge's population had leapt up over the past ten years by 23% to 107,496. This population growth has been fuelled by success in the city's tech sector. This proposal addresses the identified shortage of workspace for the creative tech industries and provides services which enhance quality of life for the city's growing population.

The proposal will generate new income for Cambridge Junction through rental of workspaces and increased café/bar and hires trade, make the organisation more resilient. Cambridge Junction is a charity and social enterprise, and all profits are reinvested in the charitable activities of the organisation.

The proposal repositions Cambridge Junction within its site, which since The Junction opened in 1990 has transformed from an out-of-town cattle market to a high density residential, commercial and leisure site. It will contribute to the development of the local social and built environment and enhance the sense of place at Cambridge Leisure. It capitalises on a key asset: Cambridge Junction's location within five minutes' walk of the railway station and 45 minutes travel to London King's Cross.

Aims, proposal and outcomes

The Cambridge Junction venue development is a major redevelopment proposal to make the organisation and venue fit for purpose for 2030 and beyond. The proposal:

- Responds to new opportunities arising from the exponential growth of Cambridge and the Cambridge Phenomenon;
- Responds to the shift towards interdisciplinarity in the arts and culture;
- Generates more sustainable and substantial forms of income; and
- Addresses limitations of the current venue and its site.

Cambridge Junction proposes to:

- Create eight floors (4,300 sq m) of workspace for creative, cultural and tech companies.
- Retain existing provision of the J2 theatre and J3 rehearsal/workshop space (including support spaces).
- Redevelop J1 as the premiere mid-scale popular music venue in Cambridge and increase the flexibility of the space.
- Create two new spaces the size of J3 (120 sq m), one for community engagement and one for creative learning.
- Introduce a unifying foyer and facade across the buildings, which both helps to articulate our vision of one programme/organisation and rationalises our box-office services.

The outcomes of the development will be:

- Fit for purpose spaces addressing the core needs of the Cambridge Junction programme of arts, popular culture and creative learning, while also expanding the provision for community-based activities.
- Renewed focus on creativity for the tech sector in Cambridge.
- A new profile for Cambridge Junction as a hub for creativity in Cambridge supporting interdisciplinary collaboration between creative, cultural and technology industries.
- Greater income generation through workspace rental and increased café/bar and hires trading, making Cambridge Junction more resilient and less reliant on public subsidy.
- A substantial contribution to place making and community building in the local neighbourhood and within the Leisure Park.
- An arts centre with reduced environmental impact through use of greener technologies, achieving BREEAM 'very good' standards.

Site

In the mid-1980s the population of Cambridge grew along with economic prosperity and increasingly the arts infrastructure in Cambridge was perceived to be inadequate. In particular, there was a growing call for an accessible arts venue which championed arts and entertainment – in particular music – for young people. In response, Cambridge City Council supported the development of the organisation and on Valentine's Day 1990 The Junction opened as a 400 standing-capacity venue on the site of Cambridge's

cattle market. The first years of trading were busy and three extensions of The Junction increased standing capacity to 1,050. In 1997 The Junction broadened its business model by merging with the Cambridge Drama Centre leading to the development of the J2/J3 buildings with the assistance of Arts Council England. In March 2005, The Junction reopened its refurbished J1 venue and two new spaces Junction 2, a 220 seat theatre and Junction 3, a space dedicated to participation and artists' development.

To make the project viable, an extension of the site lease (beyond its current tenure to 2030) is sought from Cambridge City Council.

About Cambridge Junction

Cambridge Junction is a creative hub for people and ideas where audiences and artists experience and are inspired by art, entertainment and learning. We champion the up-and-coming, both youthful and leading edge and seek to be meaningful to the lives of our audiences.

We celebrate and nurture the intersection of the three strands of our programme:

- Arts development and presentation, with a focus on contemporary theatre and dance;
- Popular culture with a focus on music, comedy and clubs; and
- Creative learning, skills development and social engagement, using the organisation as a site for learning.

Located twenty minutes' walk from the centre of the city, Cambridge Junction is the edgy urban venue which is proudly 'more town than gown.' Our current spaces are:

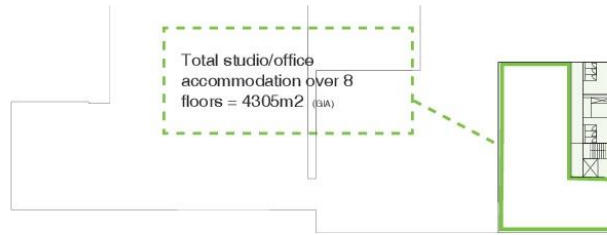
- J1, a large versatile performance and social space with a standing capacity of 850;
- J2, a 220 seat theatre; and
- J3, a light-filled multipurpose space excellent for learning, rehearsal, residencies and talks.

Cambridge Junction is a charity and social enterprise, earning over 50% of our income and reinvesting it in our charitable activities. We are supported by National Portfolio Organisation (NPO) funding from Arts Council England (ACE) and project grants and peppercorn rent from Cambridge City Council (CCC).

www.junction.co.uk

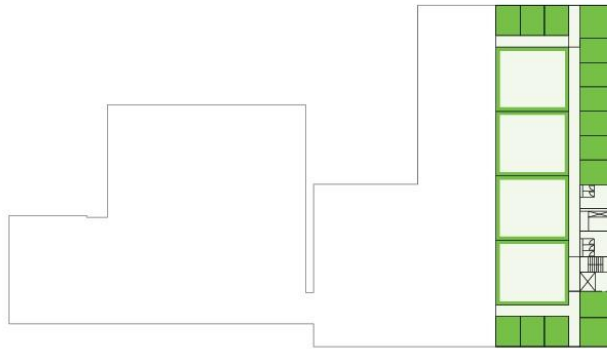
Fifth, Sixth, Seventh and Eighth Floors

- Studio spaces with WCs, stairs, lift



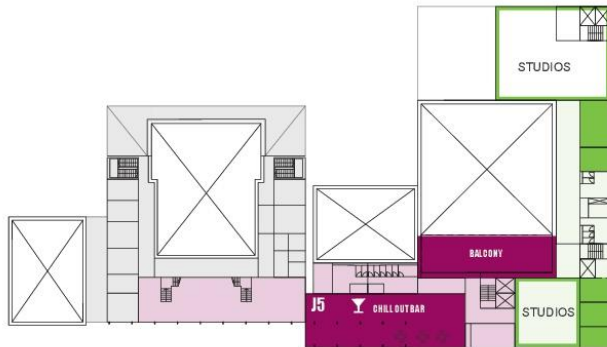
Second, Third and Fourth Floors

- Studio spaces with WCs, stairs, lift



First Floor

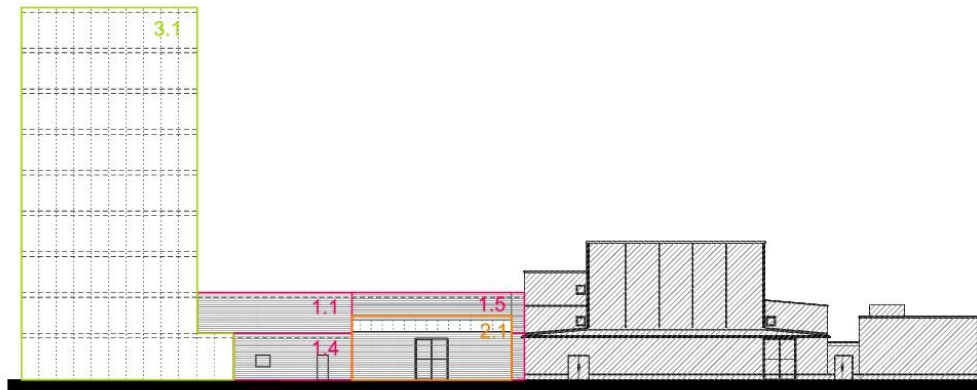
- J1 Balcony
- Shared chill-out bar/ J5 space
- Foyer
- Adjustments to J2 facade
- Studio spaces with WCs, stairs, lift above J1



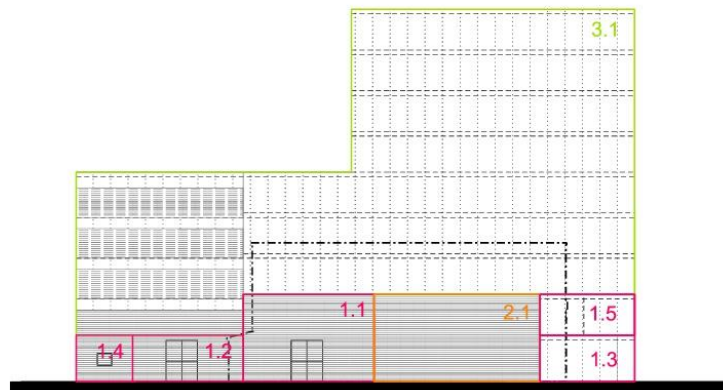
Ground Floor

- J1 and servicing
- Adjustments to J2 facade
- J4 performance space
- Foyer and main box office
- WCs, Lift, stairs

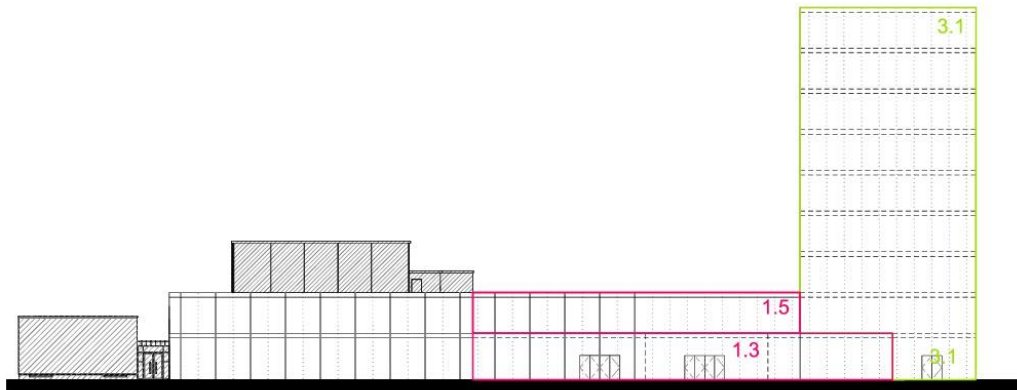




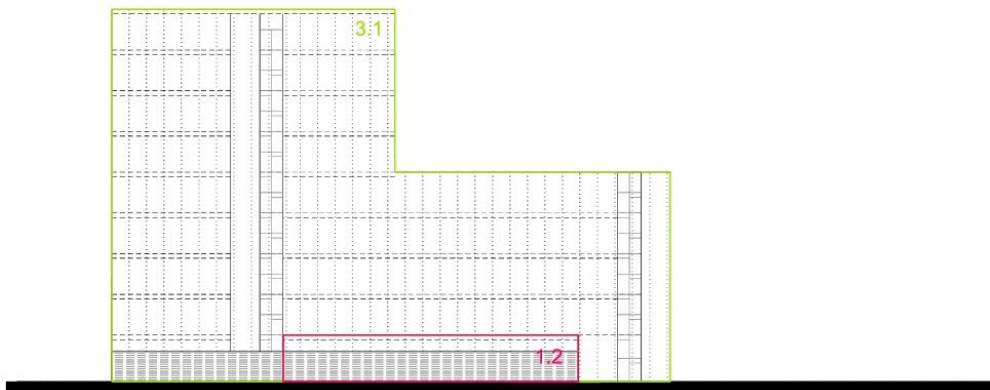
North Elevation



West Elevation



South Elevation



East Elevation