

The CaMKoX Innovation Hive

The Hive, a place of industrious creation. A community linked by a rich web of interrelationships which allows the assembly of simple ingredients into a valuable and complex end product. A community whose activities pollinate the land surrounding it.

This was the statement with which we introduced our initial submission and we have retained and developed these ideas to form our second stage presentation.

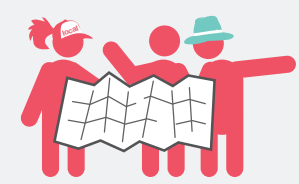
Our approach is based around seven key ideas evolved from those which we expressed in our first stage submission:



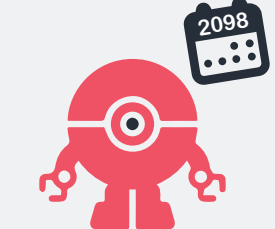
1. Consider the whole before creating the parts



5. Landscape working with community



2. Promote collaboration while enhancing local identity



6. Flexible and Organic Growth



3. A holistic view of mobility



7. Vibrancy



4. Collective equity

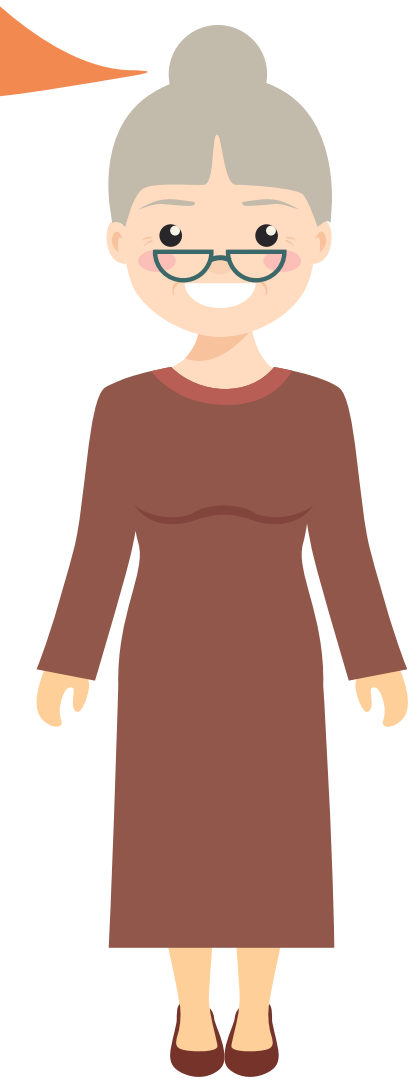
The report that accompanies these boards has been structured in the form of a 'Delivery Guide' expanding our thinking on these ideas and starting the process of setting out key criteria against which proposals within the CaMKoX region could be assessed. These boards illustrate our proposition based on the recommendations set out in the guide.

We think our Delivery Guide, once expanded and placed alongside other work by the NIC, provides a unique opportunity for a new approach that could make a real difference.



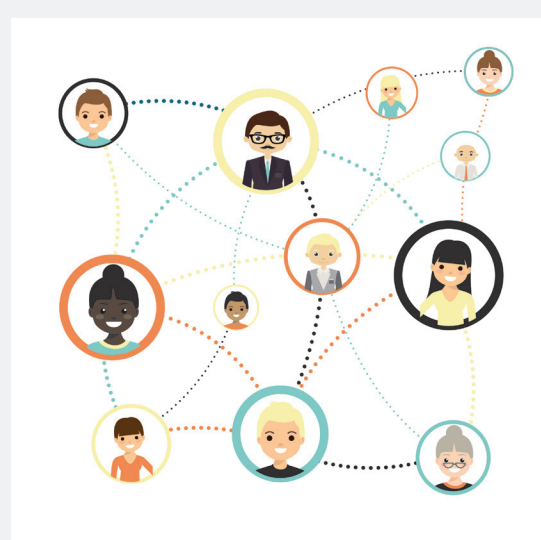
FIGURE 1 CAMKOX REGIONAL VISION

Local Councillor
I lived here before the NIC had even been invented. Of course change is difficult, and there are still some who wish it would all just go away, but on balance the way the growth around here has been delivered has been a good thing. We get more control and certainty over what is being delivered and when. The money available for local facilities is a big bonus and finally I can see a way for my grandchildren to actually afford a place of their own.



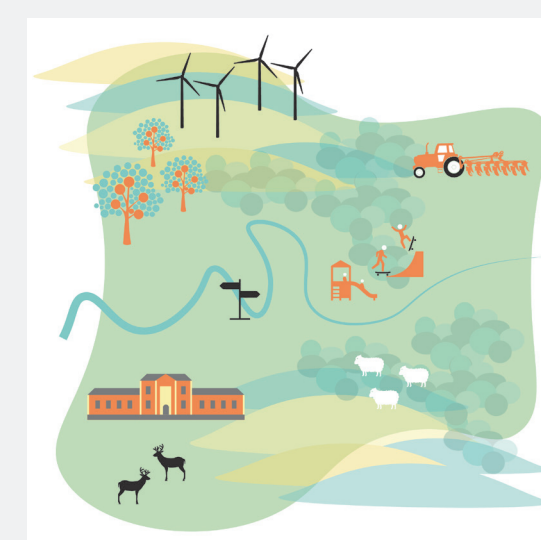
Organic Growth

Our favourite places tend to be those who have had time to evolve and develop an architectural richness and vibrancy of place over time. CaMKoX does not have the luxury of centuries to evolve but we propose a pattern of organic growth intelligently steered by a delivery guide which allows new and existing places to evolve and develop growing in richness yet vibrant from day one.



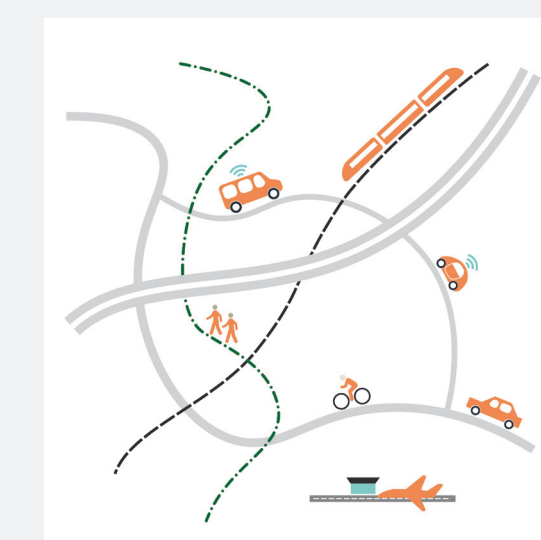
Community

People are arguably the most important part of place making. Understanding the needs of new and existing residents and organisations is critical to the successful delivery of new infrastructure and communities. Our delivery guide model allows new and existing communities to create genuinely innovative places that meet their needs. People will choose to live in these places because they exceed their needs rather than being forced to live there because of market forces.



Landscape

Our proposal is for a new National Parks, based on the fundamental National Park principles of promoting opportunities for the understanding and enjoyment of the landscape while also providing somewhere which supports new and existing communities across the CaMKoX region.



Connections

The innovation hive depends on connectivity and so our vision seeks not to deliver a new 'corridor' but rather a fully connected region maximising the use of both new and existing infrastructure to deliver the greatest possible benefits to the widest possible community. Our vision extends beyond hard engineered connections seeking to deliver places that enable connections between individuals and organisations facilitating innovation and maximising growth.

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VISION, PLACEMAKING, INFRASTRUCTURE AND LIVEABILITY

THE CAMBRIDGE TO OXFORD CONNECTION: IDEAS COMPETITION

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NIC-9452

2050 and we're not done yet

Age 30 and just getting started, from early on this place has been lively and vibrant but now it positively hums with energy. A growing and diverse community have shared in the benefits of the town thanks to the shared equity scheme. A generous provision of infrastructure has ensured that there is great mobility if you want it but in reality many people are finding they are moving around less because this place offers them everything they need. Most importantly for many however is the genuine warmth they feel for the place. This is not just somewhere to live because they could afford to, but a richly varied place with a vibrant economy where they want to stay and grow old.

Growing old together

We moved here right at the start and have never seen any reason to leave. Our two boys have grown up, Vaughn was always the creative one left and trained to be an Architect, he always says it's the process of seeing a town built around him that led him down that route. Evan took up an apprenticeship at the research facility and now lives in a local house, with his wife and our grandchildren. We are so happy that this place offers a real opportunity to buy your own house and keep wider families like us together.

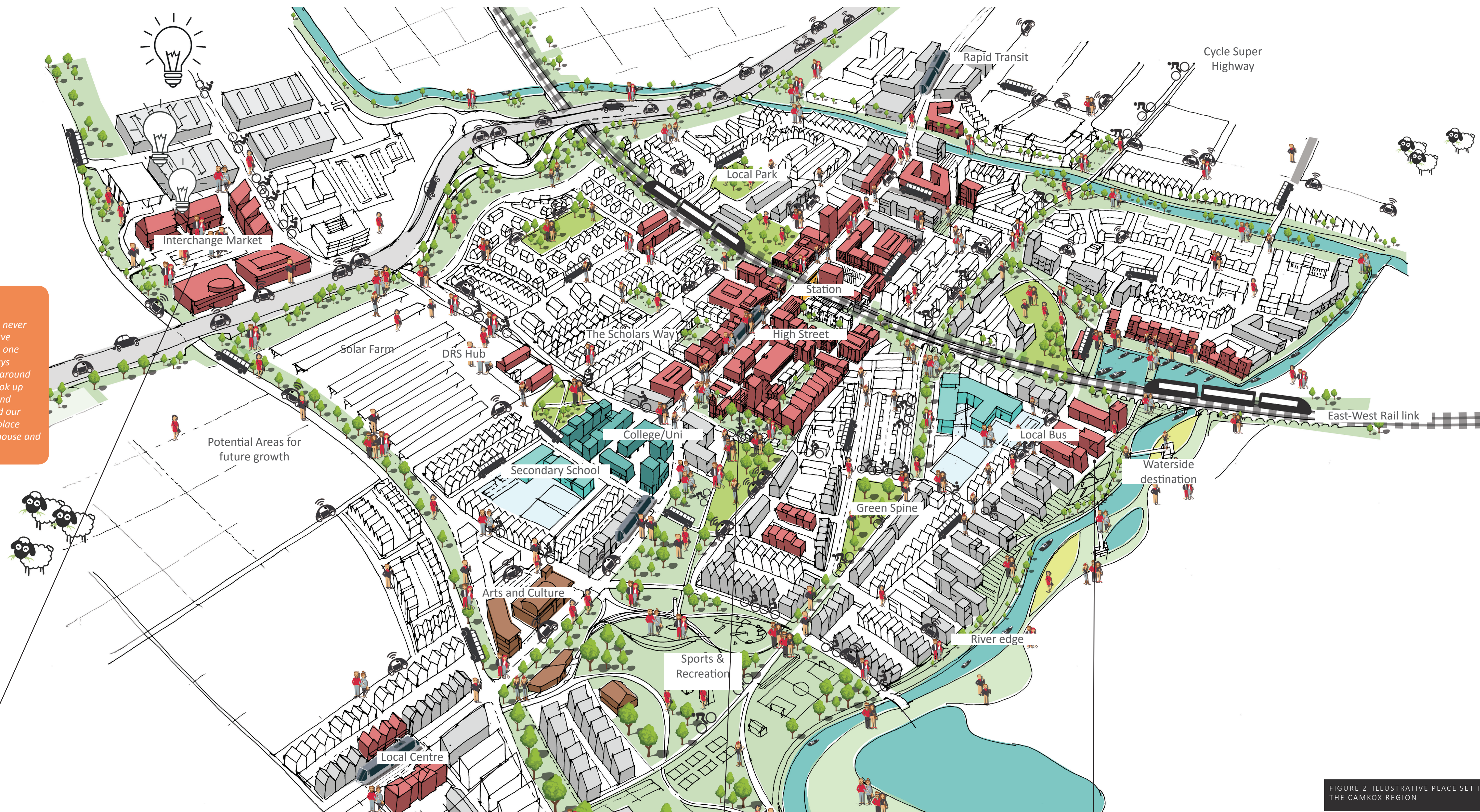
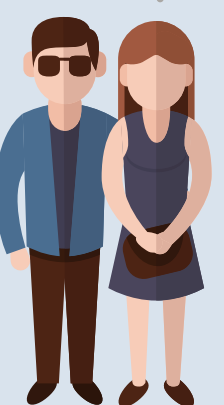


FIGURE 2 ILLUSTRATIVE PLACE SET IN THE CAMKOX REGION



The Interchange Market

When I first saw this place it was not like anything else before. Now it's just second nature, it's a place to leave my car (yup I still have one) and jump in a pod to town. My son uses it for meetings with his production team on the way through from MK to Oxford. There are also guys sorting out all the internet deliveries onto a smaller number of drones which has massively reduced the traffic in town.



The Rural edge

When we first moved here it was a bit daunting, just a plot of land and then open country, now with the support of the National Park team we are really proud of what I have achieved. I genuinely feel like there is a piece of me invested in this place. I'm fitter and happier, my kids have now grown up and have chosen to stay which means I actually get to see the grand kids all the time.



The Centre

From the very beginning this place has been vibrant, always something going on and worth a visit. What I like most is that, 30 years on, it still has a real richness and diversity that sets it apart. As I grow old and slow down it keeps evolving, keeps growing and still keeps delivering on those early promises.



Waterside

When I first moved here five years ago from my boring house on the edge of Oxford my friends thought I was mad. "Why move to a building site at my age?" they all said. Now however when they visit you can see them changing their minds, a relaxed waterside life with easy access for everyone to great shops and cafes, why did we not do this before?

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SCALABILITY AND DELIVERABILITY

THE CAMBRIDGE TO OXFORD CONNECTION: IDEAS COMPETITION

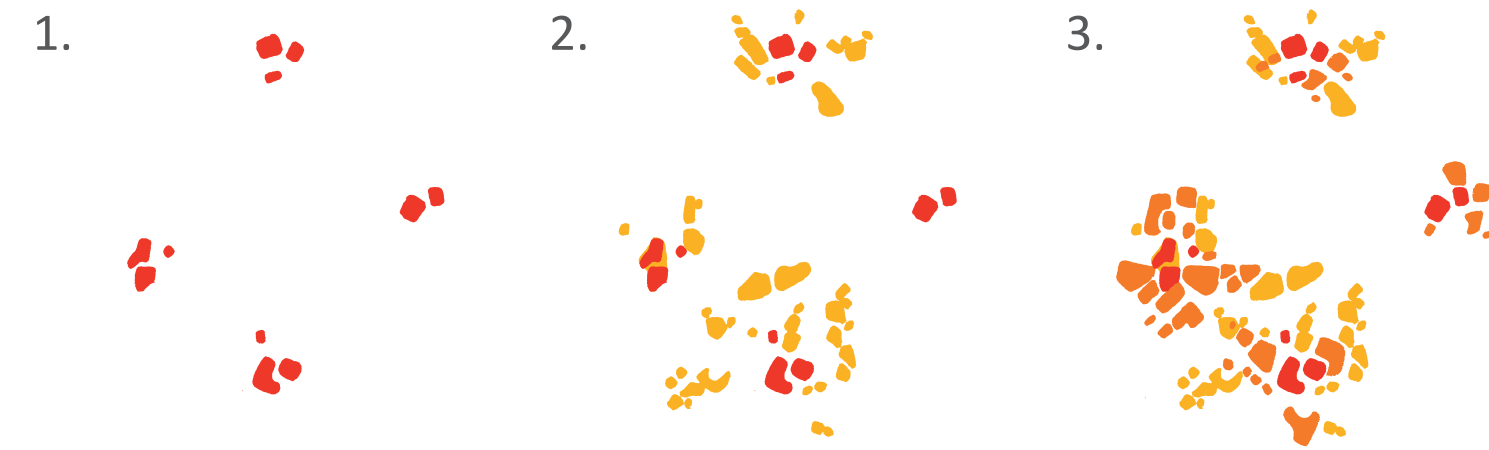
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Across the CaMKoX region no one location or development model will be capable of delivering the anticipated number of new homes, places of work and community facilities. Development will be required in a wide range of locations. Spreading the 'development load' allows individual places both new and existing to evolve and develop patiently in tandem with their surroundings and landscape while encouraging the creation of vibrant places with a richly varied urban form.

Flexible Infrastructure

Maximising the use of existing infrastructure in the short term allows scarce funds to be targeted to key locations. Conversely where new infrastructure is provided this must be of a quality and scale to allow future flexibility of provision. As some key places grow organically a density of population will develop which warrants the creation of mass rapid transit systems. In key, carefully considered, locations sufficient space should be provided to allow for the efficient installation of a tram or similar system.



Organic and Welcoming

If you think of a place that you have happily spent time it is unlikely that you would immediately think of a new town. It is more likely that you are thinking of an older place which has had time to evolve and mature, a place with a rich mix of buildings spaces shops and places to eat. Unlike the existing communities in the CaMKoX region new and rapidly evolving places cannot afford decades or even centuries to evolve and grow. Yet at the individual block level we envisage a pattern of organic delivery which allows places of all scales to evolve adapt and grow in a way that at all stages allows the new community to acquire architectural charm and variety and a diversity of facilities so highly prized in the UK's older settlements.

The Community Land Trust and Delivery Board

A pattern of organic delivery requires some areas of land to be held back from the initial phases of development pending later development and intensification. The Community Land Trust and its associated delivery board proposed in our CaMKoX delivery guide would undertake this role. Similarly the Community Land Trust would hold built assets enabling them to be let and managed for the benefit of the wider community as commercial space for local start-ups or growing companies.

Deepa the Battery Guru

Power storage is my thing, it started as part of the Formula E racing but then the engineers in the team made some real breakthroughs. We needed space to build but access to the brains in Oxford. The millennials we were employing didn't want to be stuck on a business park in the middle of nowhere. The new community gives us the space we need a vibrant centre and most importantly housing that the guys and girls can afford. Now we lead the world in a cutting edge industry



STAGE 1 - The Pioneers

In the pioneer stages the primary routes and public spaces are established surrounded with key buildings and a series of pop up uses. The spaces and buildings are skilfully curated to deliver a vibrancy from day one. Strategically located land next to the station is held in perpetuity and used temporarily for surface car parking. Reliant Racing and The Pie Café move into cheap work space and thrive as the self-build centre brings forward the first wave of self-build urban pioneers resourced by the pre-fab factory 'Home'. All modes of transport are welcome along the main street with visibility being the key.

STAGE 2 - Consolidation

The autonomous vehicle revolution arrives and the transit depot arrives, the high street evolves to become a cycle and public transport only route. Reliant racing is now a thriving world class electric drive train supplier with the majority of its world class staff living close to the R-D facility. The Pie Café gains its first Michelin Star. The initial pop up units along the main street are gradually replaced to give a series of new start up units owned by The Community Land Trust.

STAGE 3 - 30th Birthday

The surface car park by the station is replaced by a series of high density mixed use blocks. Key courtyard blocks retained by the Community Land Trust are infilled to gradually increase the density of the town centre. Independent shop count 25 and rising,



FIGURE 3 STAGE 1 AXONOMETRIC



FIGURE 5 STAGE 2 AXONOMETRIC



FIGURE 7 STAGE 3 AXONOMETRIC

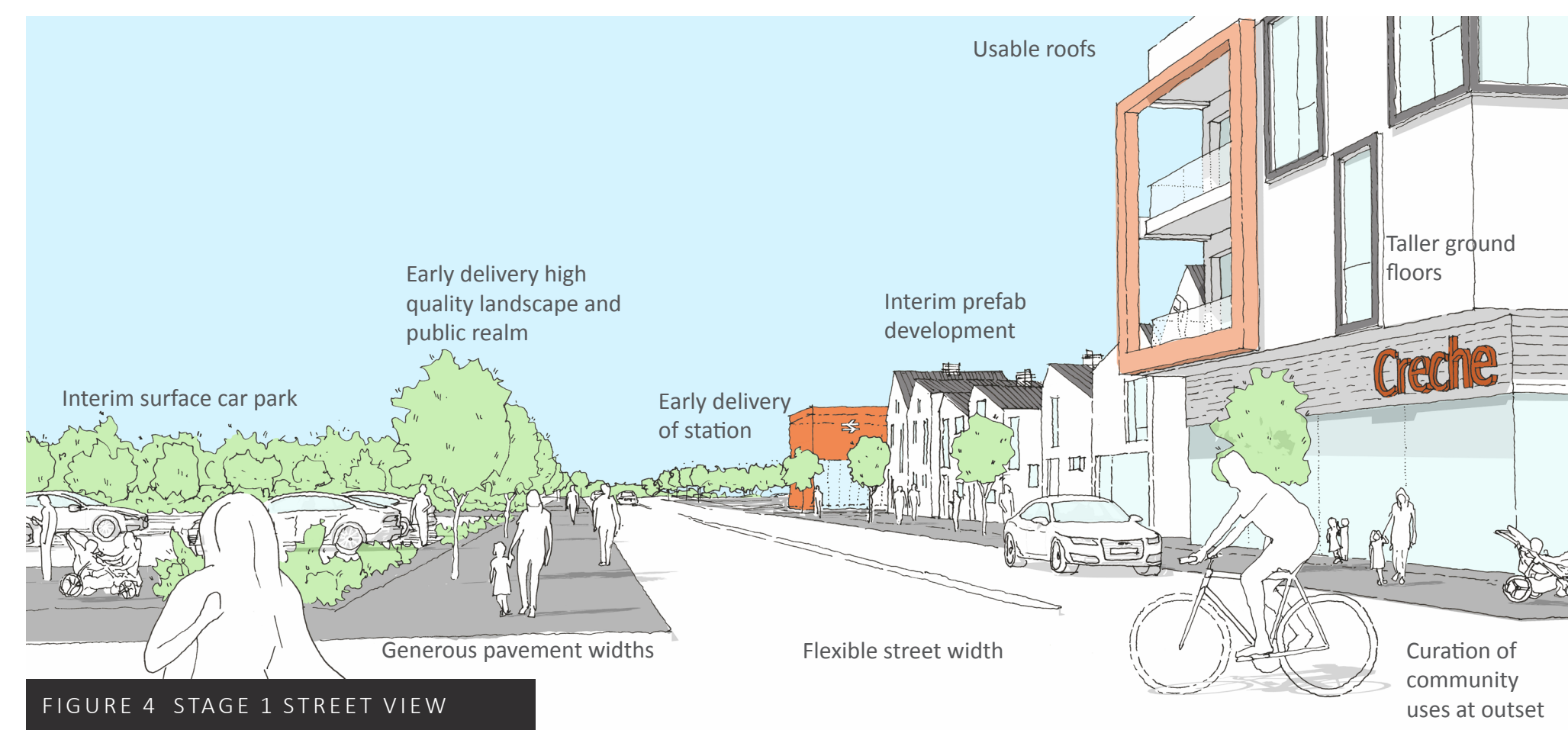


FIGURE 4 STAGE 1 STREET VIEW

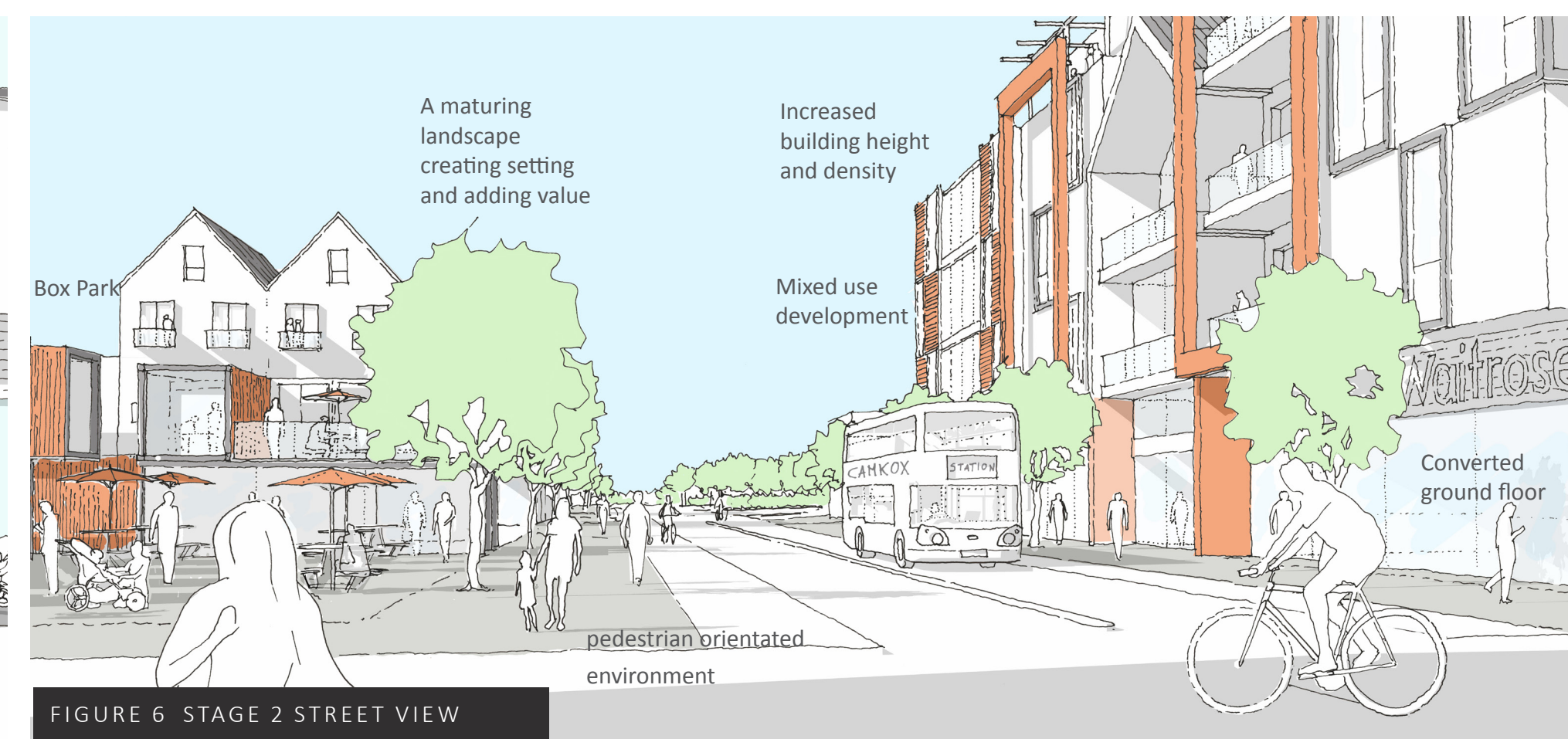


FIGURE 6 STAGE 2 STREET VIEW

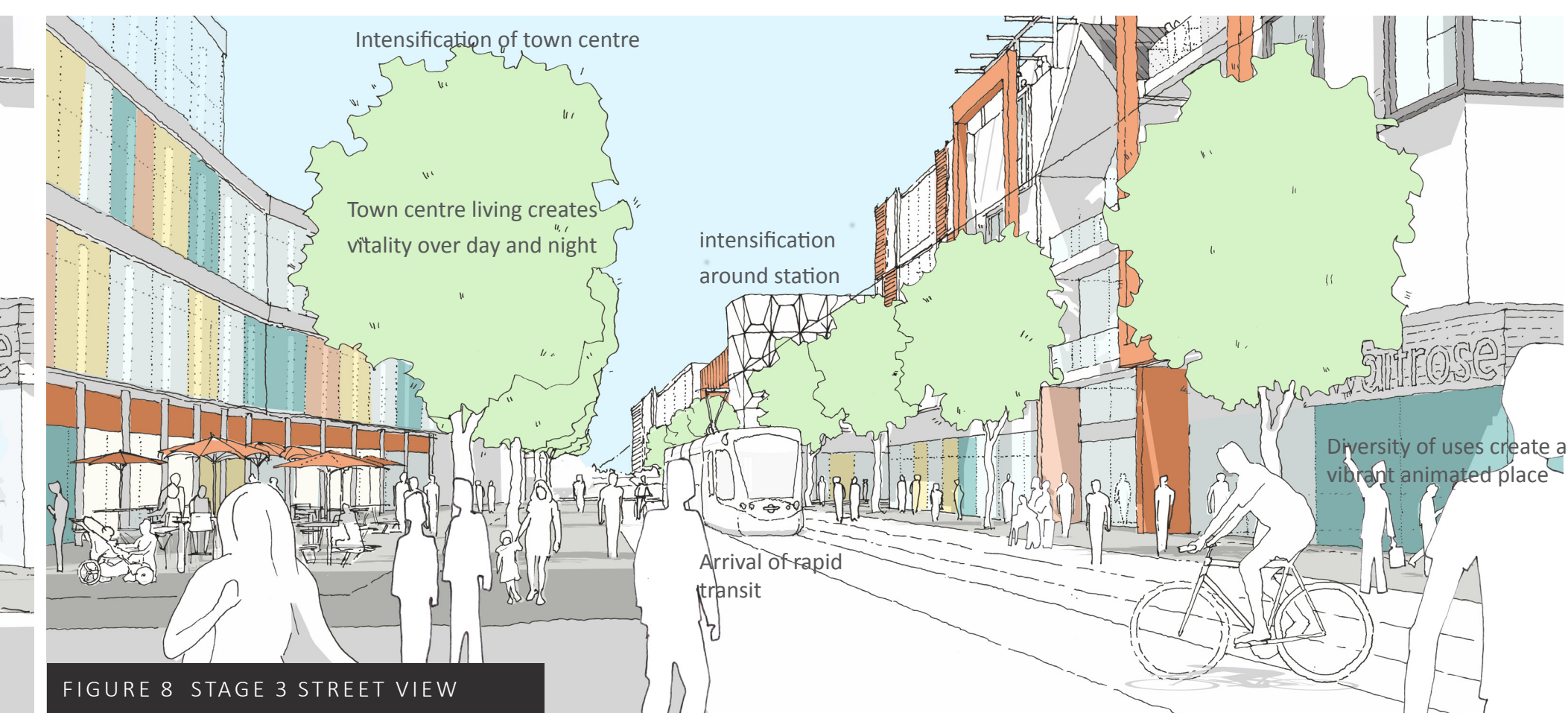


FIGURE 8 STAGE 3 STREET VIEW

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SUSTAINABILITY AND ENVIRONMENTAL PROTECTION

Our proposals go beyond the concept of environmental protection to deliver a bold but realistic programme of environmental enhancement increasing the natural capital of the CaMKoX region. At the heart of our proposal is the reinforcement of the link between community and landscape. The landscape across the CaMKoX region evolves to support the growth and wellbeing of the emerging community.

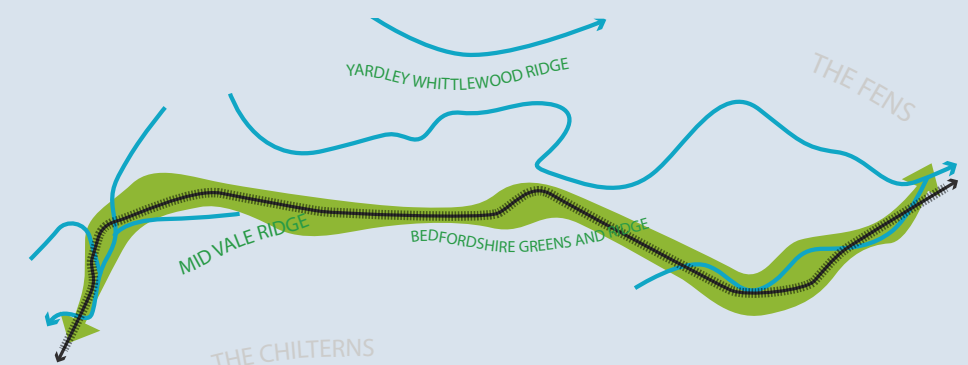
A NEW NATIONAL PARK

There is an opportunity for a new type of National Park in a new location, based on the fundamental National Park principles of promoting opportunities for the understanding and enjoyment of the special qualities of the landscapes within the region. Whilst these landscapes are not dramatic uplands or broad tracts of forest, they do feature considerable natural beauty, wildlife and cultural heritage and great potential for open air recreation in the vicinity of existing, growing and new centres of population.



The proposal is for a coherent web of substantial green infrastructure across the CaMKoX region based on the network of existing and proposed linear features that are characteristic of the area including vale corridors and ridgelines, as well as opportunities arising from the regeneration of post-industrial landscapes and existing urban expansion.

The new National Park, embedded in the governance of the region safeguards the enrichment, recreational and productive value of the landscape. Dynamic in nature the park will seek work in tandem with proposed development, maintaining the agricultural capacity of the existing landscape while enhancing its natural capital to support the lives of new and existing residents.



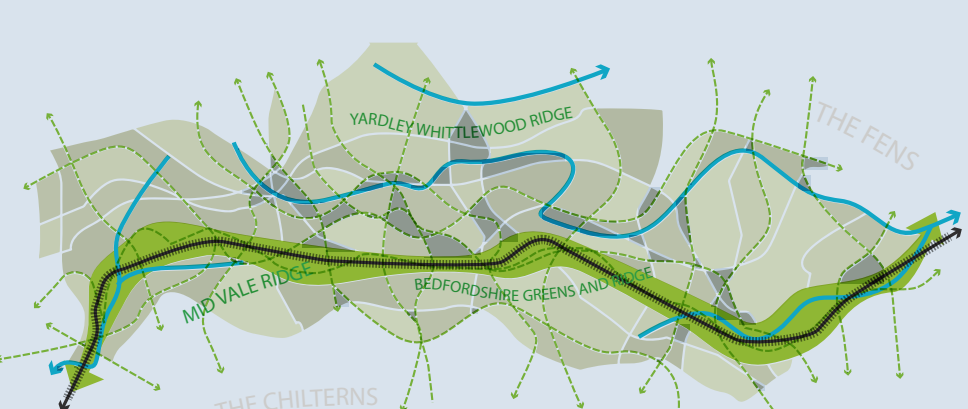
The Scholar's Way

Mirroring the broad corridor of the new east-west road and rail corridor the Scholar's way forms a linear green spine running the length of the CaMKoX arc. In places nestled into the broad landscape structure supporting the new road and rail route forming a new linear park whilst elsewhere pulling away as a more conventional footpath to benefit from the exhilarating views from Vale Ridges. This 'drove road' for the 21st century provides both a recreational resource, a sustainable movement corridor, a biodiversity superhighway and a deliverable unifying spine to announce the arrival of CaMKoX.



A Slow Movement Network

In an age where connectivity and speed are king, at the heart of our proposals is a slow movement network connecting community to community and community to landscape. New and enhanced routes to provide a richness of pedestrian and cycle access to the evolving landscape surrounding the new and evolving communities,



A Supportive Landscape

The Scholar's Way and the slow movement network provide an evolving framework to structure a new kind of National Park. Within this new framework we propose a series of new interventions to support the new and existing communities.



FIGURE 9 ILLUSTRATIVE PLACE SET IN THE CAMKOX REGION

National Park Pioneer

I never really thought of myself as a leader but the way in which the Community Land Trust has supported me is different to other places. It's not just a few people making decisions but a wide range of people making a real contribution to the growing community. I've been involved in the part of The Trust which runs the towns 'Great Park' which forms part of the new National Park. Giving us real control has resulted in a unique and beautiful place which really belongs to the community. I don't know anywhere that has achieved quite as much as us over the past 15 years.



Places to produce food and produce at a local scale for local communities, space for water bodies to store flood water, space to generate energy and process waste, space for recreation and leisure. Respectful of local landscape typologies we envisage a dynamic landscape, not just visually rich but enhancing the regions natural capital and actively supporting the day to day lives of its local residents