

Devonshire Gardens goes even greener with new design changes



Minor design modifications for new, mixed-use development, Devonshire Gardens, have been submitted to Cambridge City Council, further boosting the sustainability credentials at the repurposed Travis Perkins site on Devonshire Road.

Located in the heart of the vibrant Mill Road community, developers Railpen and Socius received planning permission in May 2023 to provide new public green spaces, homes and apartments for local people, workspace, and community amenities at the Devonshire Gardens site.

The enhancements being submitted include the addition of even more solar panels to support renewable energy generation and improved efficiency. There will also be an improvement to the arrival experience for both pedestrians and cyclists with additional trees and rain gardens, as well as further restrictions on vehicle access. Future residents of Devonshire Gardens will also benefit from reduced energy bills, due to the proposed addition of all-electric air heat pumps for each apartment.

The changes will also provide space for more residents, with improved apartment layouts, which also include additional balconies and roof terraces for people to enjoy. The minor material amendments were submitted to the local planning authority by means of a Section 73 planning application on 11 December 2023.

Richard Van Lente, Senior Asset and Development Manager, Railpen said: “Devonshire Gardens is poised to become an exemplar project demonstrating our commitment to providing a space that benefits the local community and environment. We are proud to be further enhancing Devonshire Gardens’ environmental credentials and we look forward to delivering sustainable and creative spaces for people and nature to thrive.”

Some other key amendments to the original planning application include:

- Enhanced arrival experience for pedestrians and cyclists through improved landscaping, including additional trees and rain gardens
- Improved wellbeing thanks to a larger shared community green space
- Covered area for buggies and bikes at the creche with a canopy extension
- Relocation of refuse & service vehicles to northern boundary, removing them from the park.

Commencement of demolition work at the former Travis Perkins began in December 2023 through Total Reclaims Demolition (TRD), the contractor appointed by Railpen and Socius to deliver the works. Preparatory activities will continue throughout January with demolition work to follow, scheduled to last for approximately 12 weeks.

ENDS

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Photo caption: Artist's impression of Devonshire Gardens

About Railpen

- Railpen (formerly known as RPMI and RPMI Railpen) is authorised and regulated by the Financial Conduct Authority (FCA).
- Railpen acts as the investment manager of the railways pensions schemes and is responsible for the management of around £35bn.
- Railpen runs the railways pensions schemes on behalf of its parent, the Railways Pension Trustee Company Limited (RPTCL).

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About Socius

Socius is an impactful developer with a £2.2bn development pipeline across the UK's fastest-growing cities including Bristol, Brighton, Cambridge, Milton Keynes and London. Privately-owned and a certified B Corporation, Socius partners with institutional investors, leading architects and local communities to create inspiring and sustainable places whilst balancing profit and purpose.

Current projects include Botanic Place, the AHMM-designed 500,000 sq ft workspace scheme in central Cambridge, the £210m regeneration of Soapworks in Bristol, a £190m development of innovation space and homes in the centre of Milton Keynes and the London Cancer Hub, a new five-hectare district dedicated to cancer research in Sutton.

For further information please visit: <https://socius.dev/>

Socius publishes an annual social value report. You can read the 2022 report [here](#).