



Burlington Press

Public Art Delivery Plan

Contents

INTRODUCTION	1
PROJECT BACKGROUND	1
PLANNING CONTEXT & CONSULTATION PROCESS	2
FOXTON PRIMARY SCHOOL AND PUBLIC ART	3
DESIGN DEVELOPMENT & PROCUREMENT PROCESS	4
INSTALLATION, CARE AND MAINTENANCE	5
Appendix 1: Programme	7
Appendix 2: Engagement Report (Attachment)	8

INTRODUCTION

This document has been prepared following the planning approval for the redevelopment of the former Industrial buildings and associated land on the site of the Burlington Press in Foxton. It is intended that this Public Art Delivery Plan forms the first stage in the discharge of Condition 16 of the Planning permission, which states that,

“A condition would be attached to any consent to secure and maintain the public art scheme in the form of benches within the outdoor seating area of the café designed by children from Foxton Primary School through a youth engagement workshop.”

(Extract from officers report)

“No development above ground level, other than demolition, (or in accordance with a timetable agreed in writing by the Local Planning Authority), shall commence until a Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local Planning Authority.

The PADP shall include the following:

- a) Details of the public art and artist commission;
- b) Details of how the public art will be delivered, including a timetable for delivery;
- c) Details of the location of the proposed public art on the application site;
- d) The proposed consultation to be undertaken;
- e) Details of how the public art will be maintained;
- f) How the public art would be decommissioned if not permanent;
- g) How repairs would be carried out;
- h) How the public art would be replaced in the event that it is destroyed;

The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To provide public art as a means of enhancing the development in accordance with policy HQ/2 of the South Cambridgeshire Local Plan 2018.

(Extract from planning consent dated 21st April 2023)

PROJECT BACKGROUND

The University Tutorial Press was established by Dr William Briggs in 1902 on East Road in Cambridge, eventually moving to bespoke premises on site of the former Wildbores Farm in Foxton. The site now known as the Burlington Press was constructed in 1908 as a printing press and bookbinding facility, providing employment and education for local rural communities.

In addition to constructing the Press building, Dr Briggs also built 16 houses, in terraces of 4, along Station Road and another 8 in Dark Lane for the workers of the Press. These buildings were built with running water and flushing toilets which were very desirable at the time. The waste from these homes, however, went to a tank in the park which was essentially just an open sewer where the waste slowly soaked away. The first set of terraces along Station Road were named ‘Addison’ followed by ‘Byron’, ‘Chaucer’ and ‘Dryden’. The buildings along Dark Lane became known as ‘Caxton Cottages’.

The Park associated with Foxtan Hall, also purchased by Briggs, was used for various uses including a recreation ground and social club for the workers of the press. This included two bowling greens, two tennis courts and a cricket pitch. Just before the Second World War, the greens and courts fell into disrepair and suffered Dutch Elm disease which saw numerous trees felled. Following the end of the war, a large area of the park was turned over to allotments.

Since the construction of The Press over 115 years ago it has been the subject of a number of extensions, alterations and additions, most notably the construction of an industrial and warehousing facility to the north and east of the original buildings throughout the 1970's and 1980's.

PLANNING CONTEXT & CONSULTATION PROCESS

In 2022, Mission Street, the current owners of the Burlington Press secured planning consent for a comprehensive investment into the existing press buildings to enable them to be refurbished to modern standards for laboratory and innovation employment uses. Refurbishment work is under way and due to complete in late 2023/early 2024.

In April 2023, Mission Street secured a second planning consent for the demolition of some of the less attractive modern extensions to the Press facility and replacement with a two-storey innovation/R&D building and a new publicly accessible café on the rear of the site, allocated for employment uses within the Foxtan neighbourhood plan.

Recognising the importance of retaining employment in Foxtan, but also the sensitivity of providing employment space in what is a well-connected but relatively small rural community, Mission Street have worked alongside local people and the parish council to ensure that the community was fully on-board with the proposals. Mission Street have designed a heavily landscaped and sensitive environment which has minimal impact on the surrounding conservation area and will add a great deal of investment, employment and positive energy/activity to the village.

It is anticipated that The Press at Foxtan will be a permeable environment, with local people encouraged to use the accessible café, the generous landscaped green spaces and to be a part of a programme of ongoing activities to encourage interaction between the employment community and the local community and schools.

As part of the planning application and community engagement process, Mission Street and their consultant team took part in a youth engagement process, coordinated by Bonnie Kwok and Tom Davies of the Greater Cambridge Shared Planning service. This involved two days spent with the children of Foxtan Primary School, showing them round the press buildings and talking with them about the process of designing, constructing and then working within research and development space such as that proposed. The aspiration was to engage young people and to provoke and inspire them to consider what it may be like to work in either property, planning, politics or as a researcher/scientist within these facilities.

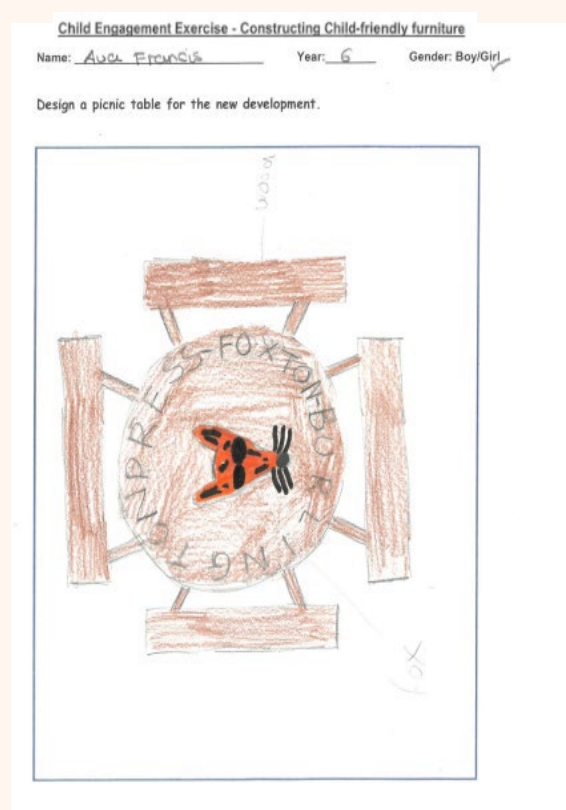
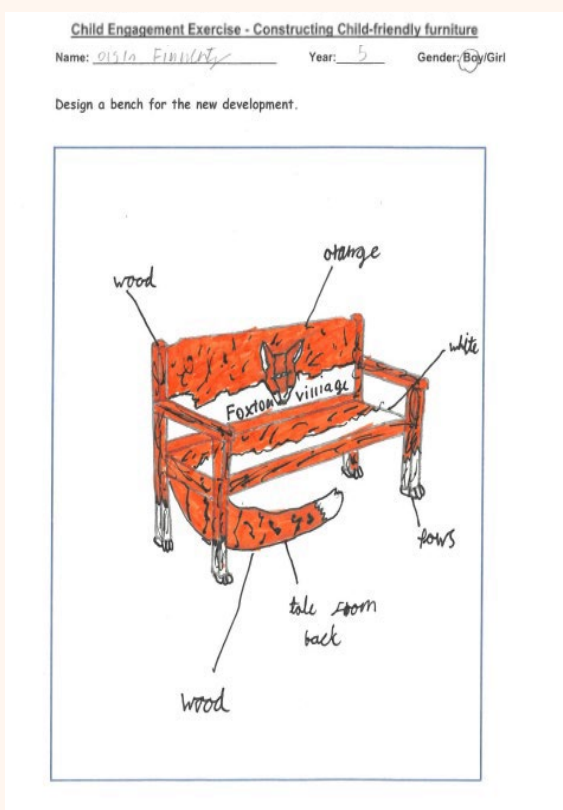
FOXTON PRIMARY SCHOOL AND PUBLIC ART COMMISSION

Whilst spending time in Foxton Primary School with the youth engagement team, it was suggested that the development at The Press could accommodate some of the design ideas from local schoolchildren. Children were asked questions about the types of things they would like to see on the Press site, and the kinds of things they cared about. Ecology, sustainability and biodiversity were high on the list and children were encouraged to hear about the steps being taken to ensure these matters were being addressed beyond the policy requirements. One of the other things the children felt would be a positive addition was the provision of street furniture for employees and local people.

Bonnie Kwok and the team from the shared planning service suggested running a process of designing a variety of items of street furniture, which could be refined, manufactured and then installed within the development to reflect and recognise the importance of the school and young people to the community and to the development. Children were provided with templates of benches and tables and invited to use those or to design their own items of furniture. A judging panel comprising local councillors, architects and teachers then selected those which they felt reflected the children's contributions and could be interpreted and manufactured to provide quality items of furniture for the development. A selection of the children's submissions is included at the end of this report, along with the full youth engagement report as an appendix.

Reflecting this successful engagement process and to enable ongoing connections to the village and schools, these items of street furniture are to be provided as the public art provision for the scheme.

The items selected for manufacture are shown below (



DESIGN DEVELOPMENT & PROCUREMENT PROCESS

Whilst it is important to ensure that the furniture to be procured is of high quality, durable and safe, Mission Street are committed to remaining true to the original designs from the primary school insofar as is possible. To that end, we are proposing to work with Design and Build fabricators of bespoke furniture to develop the children's designs and ensure that they can be incorporated effectively into the extensive landscaping strategy at The Press and can be visible and useable by the local community. We propose to contact the following studios to assist in completing the design and fabrication.

Rowan Humberstone

<https://www.rowanhumberstone.co.uk/>

Rowan is an arts centre and forest school for adults with learning disabilities who have been providing creative outlets to their clients since 1984. Rowan is staffed by a number of highly experienced creative practitioners, who work alongside private individuals and organisations to work on bespoke creative initiatives.

All income generated from commissions goes towards the day-to-day running of the charity and the arts centre, which exists to:

- Reduce loneliness and social isolation
- Increase self-confidence and self-esteem
- Develop skills and potential
- Improve happiness, health and wellbeing
- Increase independence
- Provide choice and encourage participation through creative expression
- Provide much needed respite to families and carers

Mission Street are particularly keen to work with Rowan as they can demonstrate an excellence in end product whilst involving a number of professional artists as well as their clients with learning difficulties where appropriate. They have a collaborative approach to commissions, taking full account of the site specifics and working with clients to develop a clear brief. We would also anticipate facilitating a site visit with their artists, staff and clients once the furniture has been created.

Abi Spendlove

www.abispendlove.co.uk

Abi is a contemporary artist who has been involved in a variety of exhibitions and projects in Cambridge and East Anglia, including at Cambridge Assessment, Robinson College and the E-Illuminate festival. She has recently been artist-in-residence at British Antarctic Survey and is a current beneficiary of an Artist Network Bursary And Arts Council England funding.

Abi also has 15 years experience as a community-based artist undertaking public murals, schools workshops, social prescription workshops and has worked on various outdoor installations with Natural England, Luton Borough Council and is currently working Groundworks and the Wildlife Trust. Abi is a member of the River Lea catchment partnership and consulted on the design and implementation of the Open Lea public art commissioning process for the de-culverting of Luton Town Centre. Abi formerly worked as general manager of an arts based youth charity.

Studio Morison
www.morison.info

Studio Morison are perhaps the more conceptual practice we would approach, as they specialise in external sculpture and bespoke installations

In particular, they are known for their architectural structures that relate to ideas of escape, play, shelter and refuge, the transformation of the modern city, and the function of civic communities.

Whilst we hope that we will be able to secure the quality of design required from Rowan Humberstone, should we require additional artistic input then Studio Morison or Abi Spendlove may be able to step in as an artistic consultant to assist in developing the concepts and design prior to fabrication.

INSTALLATION, CARE AND MAINTENANCE

Whilst the exact locations of the benches have yet to be established, it is anticipated that at least one of them will be located in the main central square of the development in close proximity to the publicly accessible café. The other is likely to be located in the external breakout area to the rear of the new building, where a variety of external breakout and social spaces are planned amongst the extensive new landscaping.

Location 1



Location 2



The Asset Management team at Mission Street will have overall responsibility for the maintenance and repair of all external furniture and will employ landscaping and facilities contractors to ensure that the benches are well maintained and safe and pleasant to use. Any specific advice from the artists and fabricators around long-term care of the objects will be addressed.

As required by the planning condition, should the items of street furniture be damaged or destroyed they will be repaired/replaced by the Mission Street Asset Management Team.

If possible, Mission Street would like for at least one of the benches to be manufactured from recycled plastics, ensuring a long lifespan and embracing the childrens comments around the importance of sustainability and carbon reduction.

Proposed location for benches shown below.



Additional Bench to Foxton Primary School

Providing budgets allow, Mission Street are also keen to procure an additional bench (beyond the commitments of the planning agreements) for the grounds of Foxton Primary school, to celebrate the involvement and inclusion of the children in the design and development process.

Appendix 1: Programme

Burlington Press - Public Art Delivery Plan

	2023			2024											
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Engage Artistic Partners		■	■	■											
Selection, Briefing and Instruction				■	■	■									
Design Development							■	■	■	■					
Fabrication										■	■	■			
Installation													■	■	
Contractor Appointed															
Construction Period			■	■	■	■	■	■	■	■	■	■	■	■	■
Practical Completion														■	■

Appendix 2: Engagement Report

Planning application ref:	21/50294/PREAPP
Site address:	Burlington Press, Foxton
Proposals:	Refurbishment of former Burlington Press buildings and erection of new building (Class E(g)(ii)), a café for the public, car parking, landscaping and associated works.
Case Officer:	Karen Pell-Coggins
Date of Youth Engagement Workshop:	Workshop 1 - Thursday 16 June 2022 Workshop 2 - Thursday 23 June 2022
School:	Foxton Primary School

1.0 Purpose of the Youth Engagement Workshop

The main purpose of the Youth Engagement Workshop is to provide local youths with the opportunity to have an input in the design of the proposed development, in accordance with the requirements of Paragraphs 132 and 133 of the NPPF.

Paragraph 132 of the *'National Planning Policy Framework'* (2021) (NPPF) states that early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

Paragraph 133 states that local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks... These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.

Specifically, officers are interested in obtaining local youths' views on the design and layout of the proposed external amenity areas and on the design of the street furniture as part of the development proposals, to ensure that they are fit-for-purpose and are child-friendly. It is important that the results of this report are incorporated in the final layout to ensure genuine youth engagement.

2.0 Youth Engagement Framework

The Youth Engagement Workshop was designed based upon a framework developed by the Council's Youth Engagement Lead - "*Framework for Evaluating the Effectiveness of Youth Engagement*". It considers the following four key areas which aim to benefit all those who takes part in the workshop:

- 1) Impact on the plan-and decision-making process
- 2) Process
- 3) Educational value
- 4) Practical factors

The applicant is asked to complete this "*Framework for Evaluating the Effectiveness of Youth Engagement*" and attach it to the Design and Access Statement or the Statement of Community Involvement as part of the submission document to demonstrate that the proposals have taken into account the views of local youths.

3.0 Youth engagement process

The youth engagement process was conducted in two parts:

Workshop 1:

On 16 June 2022, 30 Year 5 and Year 6 students, the Headteacher, one class teacher and one teaching assistant from Foxton Primary School took part in the Youth Engagement Workshop 1. The Workshop was led by the Council's Principal Urban Designer Bonnie Kwok and supported by Urban Design Officer Tom Davies, Administrative Officer Maxine Ross, Cllr. Dr. Tumi Hawkins (Lead Cabinet Member for Planning Policy and Delivery for South Cambridge District Council), Cllr. Katie Thornburrow (Executive Councillor for Planning & Infrastructure for Cambridge City Council), Colin Brown (Mission Property - developer) and Joe Bass (Architect Assistant at Owers Warwick Architects).

Introduction: A presentation setting out the purpose of the workshop was given to the participants, it introduced the details of the proposals, the importance of youth engagement and basic principles of good urban design and how it contributes to the concept of sustainability.

Careers Talk: Officers and guests then provided a talk on career options in the built and natural environment field, life science sector, property development sector and a career in politics. The purpose of this talk is to inspire the students to pursue a career in these areas. It is hoped that the students would be able to seek local employment at the proposed development when they have finished education.

Walkabout: Students then took part in a walkabout: they were shown around the inside of Burlington Press Unit 3, the existing businesses, the perimeter of the site and the external area to better understand the site context. The students also had the opportunity to view the site's wider context, which included the nearby war memorial, the dovecote, the nearby residential dwellings, etc.

Place Feelings: The students then returned to the classroom and they were asked to write down three memorable things from the walkabout and draw them. The students were then invited to take part in a discussion to talk about the rationale for their chosen memorable things from the walkabout. This exercise aims to understand their Place Feelings. The results of the research indicate that the students found Trees (20 occurrences) being the most memorable element from the walkabout tour, followed by the war memorial (10 occurrences) and the natural surroundings of the site (7 occurrences). The overall results are summarised in Table 1.

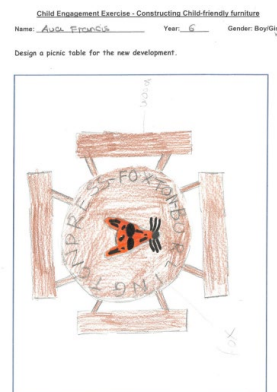
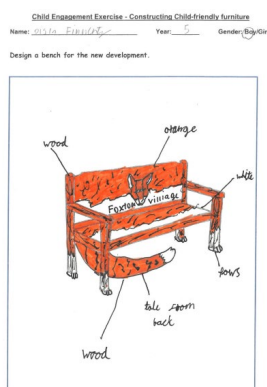
Quiz: The students were then divided into six groups and took part in an interactive quiz, with prepared questions that are tailored to this particular development proposal, they cover the local history, details of the development proposals and some urban design principles.

Furniture Design Competition: The students were then asked to draw a picnic table and a bench based on their understanding of the site and the memorable things that are considered important to them. This is followed by a judging process where six of the best designs from each competition (bench and picnic table) were selected and these designs will be reflected in the actual design of the street furniture of the development proposals. The applicant had agreed to provide a duplicate of the constructed bench for the school subject to planning permission and this is welcome.

Officers consider that the Fox Bench designed by Oisin and the Burlington Press Fox Picnic Table designed by Ava have the most design merits and would encourage the developer to construct them and install them in the two areas identified suitable for street furniture subject to planning permission. The reason for the Officers’ recommendation are as follows:

Fox Bench: This simple but effective bench represents Foxtan Village well, with the body of a fox merged into the bench. The fox legs and the tail are fun features that have been well integrated into the bench and creates an element of surprise.

Burlington Press Fox Picnic Table: This picnic table continues with the same Fox theme as the other Bench winner, i.e. using a Fox to represent Foxtan village. The fox is well designed – it is wearing some cool sunglasses. The picnic table also has the text ‘Burlington Press’ engraved onto the table which is place specific. It can provide seating for 8 people which would encourage social gatherings.



The six winners of the best designed bench are as follows:

1. Oisin (Officers' preferred design to be turned into an actual bench)
2. Reuben
3. Jessica
4. Callum
5. Arthur
6. Charlie

The six winners of the best designed picnic table are as follows:

1. Ava (Officers' preferred design to be turned into an actual picnic table)
2. Poppy
3. Youssef
4. Hannah
5. Polly
6. Maria

See Appendices A and B for the winning entries.

Plenary Session: The workshop was concluded by students explaining to the facilitators what they had learnt from the design workshop. The participants were asked to tell the facilitator what key elements should be taken into account by adults/decision-makers as the scheme is further developed. The key points are summarised in Table 2.

Workshop 2:

On 23 June 2022, 30 Year 5 and Year 6 students, one senior teacher, one class teacher, two teaching assistants and five students from Foxton Primary School who took part in the first youth engagement workshop attended. This workshop was led by the Council's Principal Urban Designer Bonnie Kwok and supported by Urban Design Officer Tom Davies, Administrative Officer Maxine Ross, Cllr. Dr. Tumi Hawkins (Lead Cabinet Member for Planning Policy and Delivery for South Cambridge District Council), Colin Brown (Mission Property - developer), Richard Warwick and Joe Bass (from Owers Warwick Architects).

Art Exhibition: The workshop comprised an art exhibition showcasing the design work that had been produced by the students in Workshop 1. This exhibition was open to all parents and guardians. Both the students and their parents were very pleased to see their framed designs.

Feedback: A survey was then carried out with the teachers, parents, guardians and grandparents to understand their views on the effectiveness and usefulness of the youth engagement workshops. The response was 100% positive – See Appendix C for further information. Comments from these adults include:

"I am really pleased that you are carrying out this engagement. I hope that the children's views and opinions were helpful and will be taken into account in the proposals."

"The children had a great time designing the benches and the picnic tables."

“We are especially happy with the sustainability angle and encouraging design careers!”

“I think that children being involved within their own village will engender feelings of connection.”

The parents and guardians also said that they attended the public exhibition at the Burlington Press building after their children had informed them about their positive experience at the Youth Engagement Workshops. This demonstrates the added benefit of the Youth Engagement Workshop in that produced a multiplier effect in terms of information dissemination.

In terms of comments from students - All students said that they had enjoyed both workshops, and had learnt something useful, including things that are not normally taught in school. Most of them had said that despite being a local resident, they had not seen the inside of the Burlington Press building before. Therefore, the walkabout provided an enriching experience for them.

Overall, the design workshop was a success and all the participants said that they had enjoyed taking part in the decision-making process. Certificates and prizes were awarded to the best six designed play areas and street furniture. Thank you speeches were given by Colin Brown, Richard Warwick, Joe Bass, Cllr. Dr. Tumi Hawkins and Bonnie Kwok. All students received an award for taking part in the workshops.

4.0 Results

See the following pages.

Table 1 – Place feelings

Most memorable elements	Total number of occurrences in the students' drawings
Windows	2
Overall proposed design	5
Dovecot	5
Going inside the building	5
Trees	20
Nearby houses	2
Going on the site	1
Learning about the consultation	1
Burlington Press	4
Natural surroundings	7
Colours of Burlington Press	2
The war memorial	10
Picnic table	1
Proposed café	4
Joe (the facilitator)	1
Proposed PV Panels	1
Parked car on site	1
Warehouses	3
Break/food	1
The overall design of the new building	1
Plants/flowers/grass	3
History: first houses to have running water	1
We need a bench	2
Roof feature	1
Sustainable measures	1
Squirrel	1

Table 2 – What have you learnt from the Workshop:

1. The 4Cs set out in the Cambridgeshire Quality Charter for Growth: Connectivity, Community, Character and Climate
2. What other Cs have you learnt: Colin!, Creativity, Communications, Councillors, Co-operation, Construction, Care, Career, Charisma
3. Other new things learnt: Designing, Innovation, Sustainability, Architecture

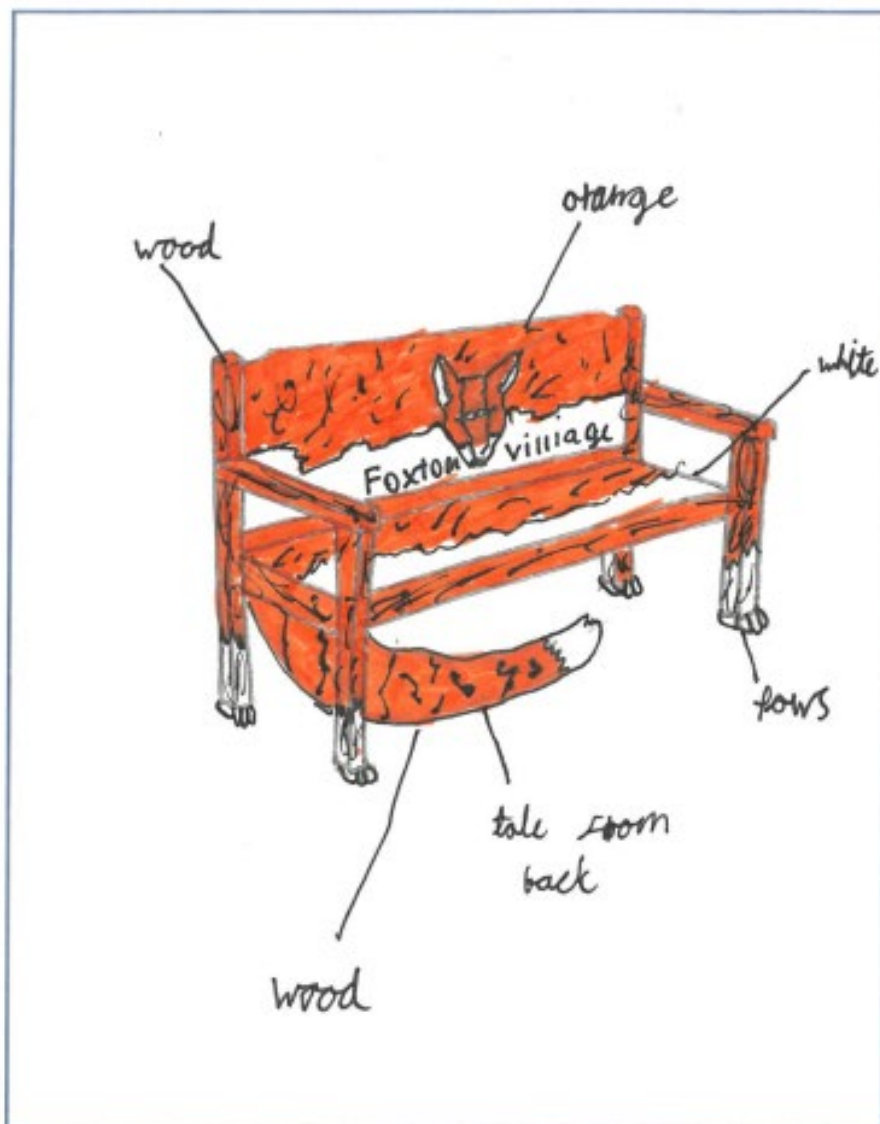
Appendix A – Six best designed benches



Child Engagement Exercise - Constructing Child-friendly furniture

Name: Oisín Finnerty Year: 5 Gender: Boy / Girl

Design a bench for the new development.



Child Engagement Exercise - Constructing Child-friendly furniture

Name: Callum Spalderson Year: 6 Gender: Boy/Girl

Design a bench for the new development.



Child Engagement Exercise - Constructing Child-friendly furniture

Name: ARTHUR Year: 5 Gender: Boy Girl

Design a picnic table for the new development.



Child Engagement Exercise - Constructing Child-friendly furniture

Name: Charlie Year: 6 Gender: Boy/Girl

Design a bench for the new development.



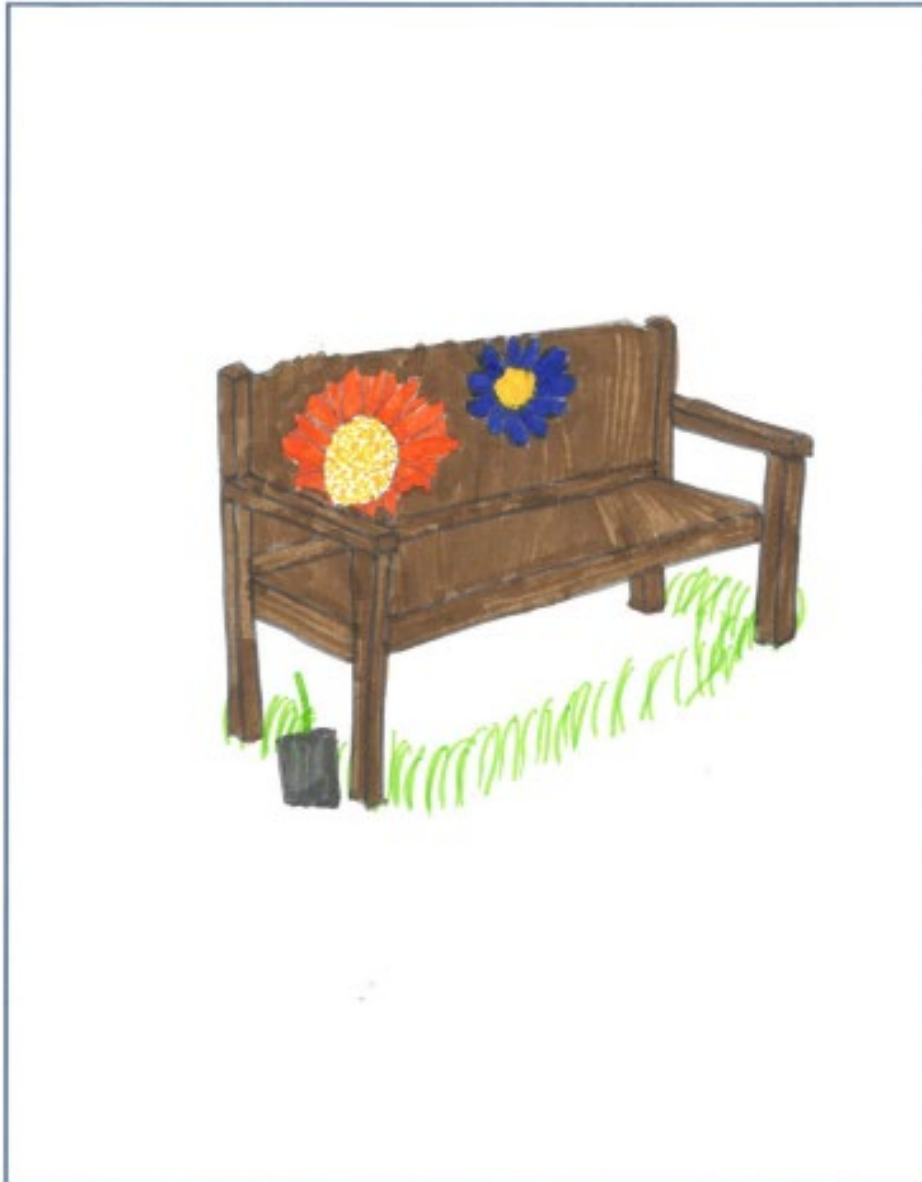
Child Engagement Exercise - Constructing Child-friendly furniture

Name: Jessica

Year: 6

Gender: Boy Girl

Design a bench for the new development.



Child Engagement Exercise - Constructing Child-friendly furniture

Name: Rember Year: 5 Gender: Boy/Girl

Design a bench for the new development.



Appendix B – Six best designed picnic tables



Child Engagement Exercise - Constructing Child-friendly furniture

Name: Ava Francis Year: 6 Gender: Boy/Girl

Design a picnic table for the new development.



Child Engagement Exercise - Constructing Child-friendly furniture

Name: Poppy Year: 6 Gender: Boy Girl

Design a picnic table for the new development.



Child Engagement Exercise - Constructing Child-friendly furniture

Name: Youssef Year: 2012 Gender: Boy/Girl

Design a picnic table for the new development.



Child Engagement Exercise - Constructing Child-friendly furniture

Name: Hannah Year: 6 Gender: Boy/Girl

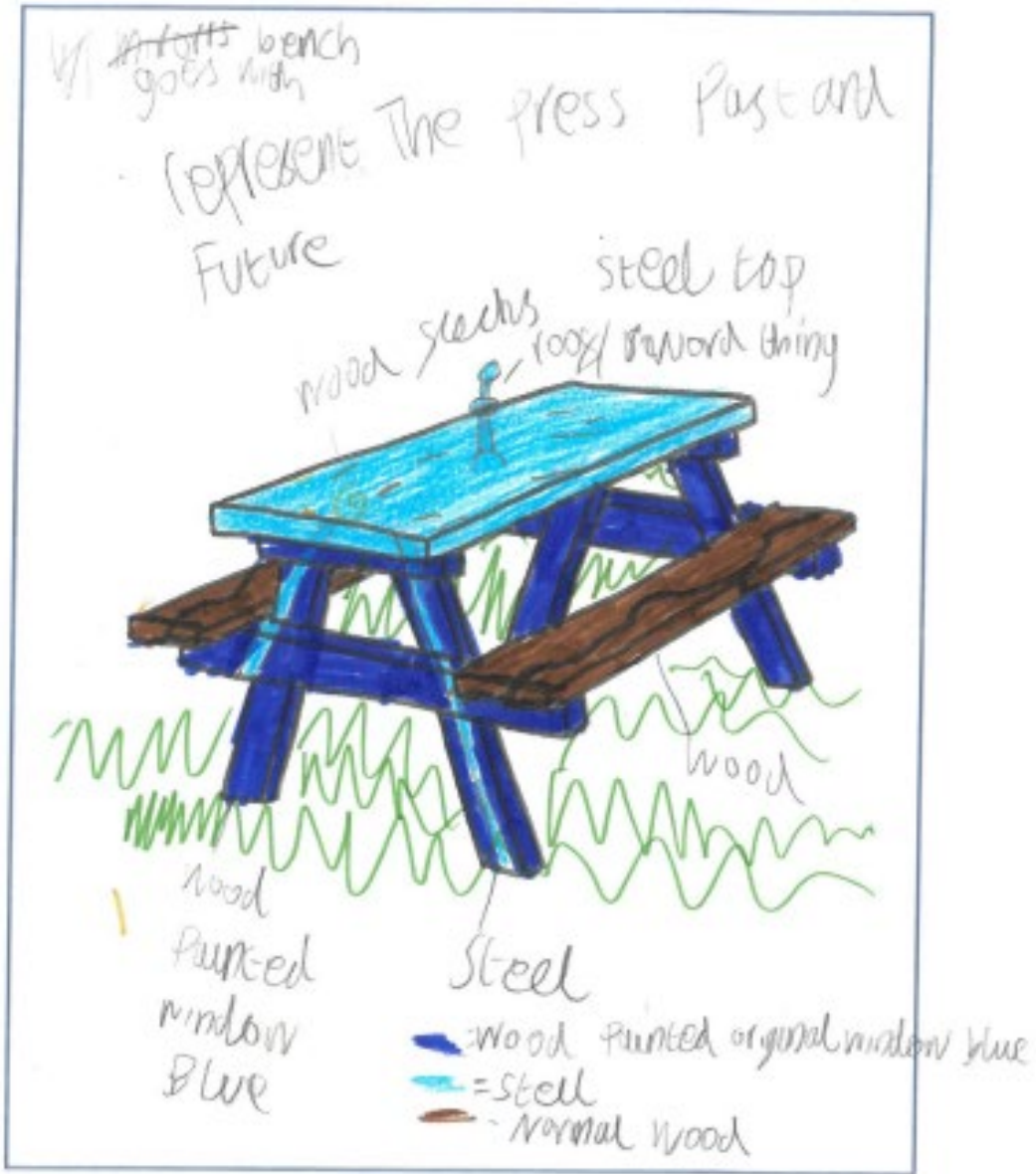
Design a picnic table for the new development.



Child Engagement Exercise - Constructing Child-friendly furniture

Name: Polly Year: 6 Gender: Boy/Girl

Design a picnic table for the new development.



Child Engagement Exercise - Constructing Child-friendly furniture

Name: Nona Year: 6 Gender: Boy Girl

Design a picnic table for the new development.



