

# Cambridge Ice Arena Open papers



September 2016



COOL VENUES

# Backdrop

In 1993, the late David Gattiker – Canadian alumnus of Cambridge University, captain of the University ice hockey team, and successful chemical engineer – bequeathed £1m to the University of Cambridge with the aim of bringing a permanent ice hockey facility to the city.

Cambridge Leisure and Ice Centre (CLIC) was established as a charitable company to expend this and other donations for the creation of what is now known as the Cambridge Ice Arena

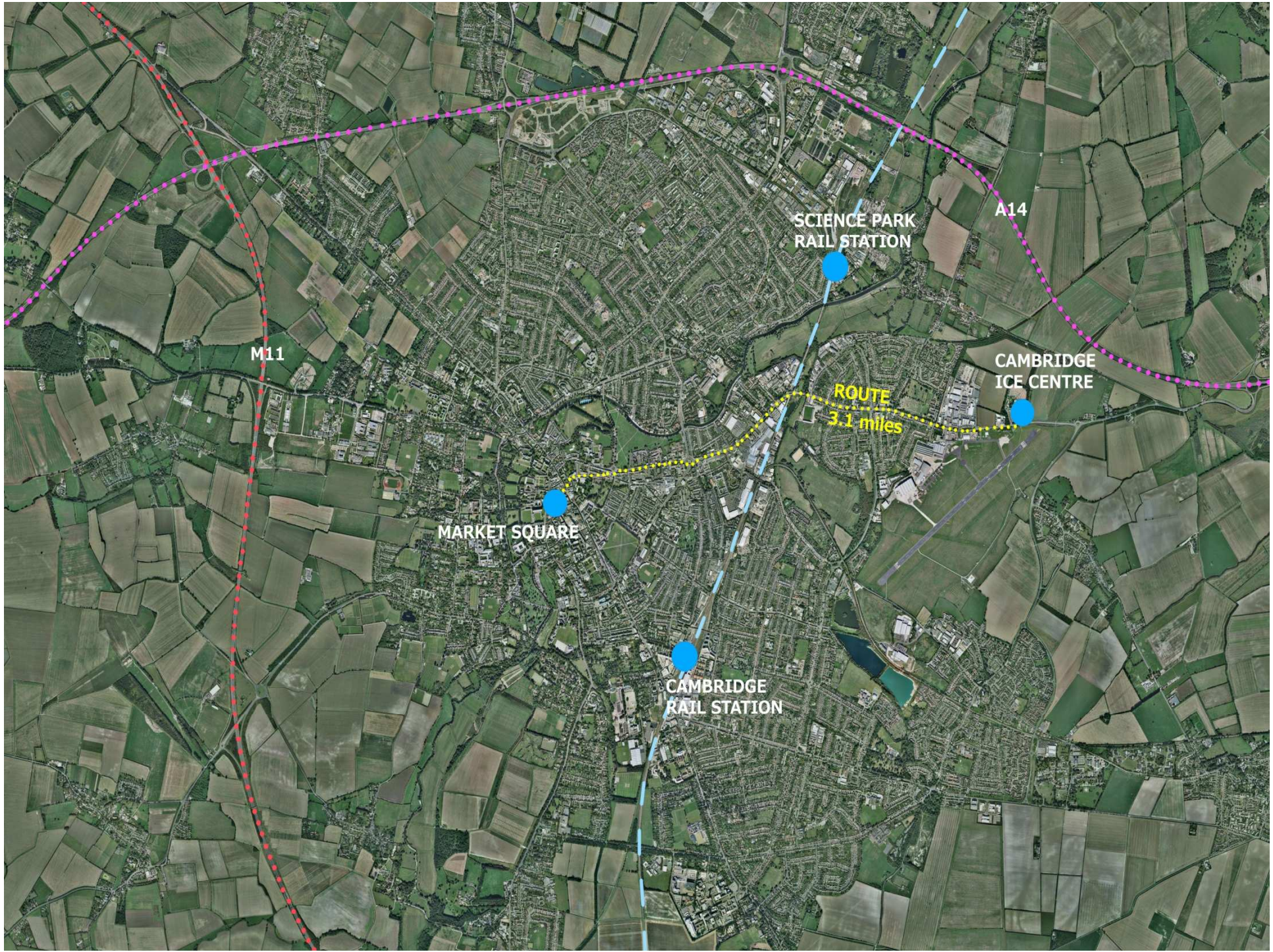
There is substantial support for a permanent ice rink in the Cambridge area. Ice hockey has been popular at the University for decades, and ice skating has been popular in East Anglia for centuries.

CLIC and its partner Cool Venues (appointed to develop the rink) secured planning permission in Summer 2015 for a facility that will become home to the city's first permanent ice venue.

Situated just a mile from the site of the new Cambridge railway station, on several cycle routes and 3.1miles from Market Square, the Cambridge Ice Arena will create a world-class ice rink and gateway in Eastern Cambridge.

The rink is scheduled to open in Autumn 2017.





M11

A14

SCIENCE PARK  
RAIL STATION

CAMBRIDGE  
ICE CENTRE

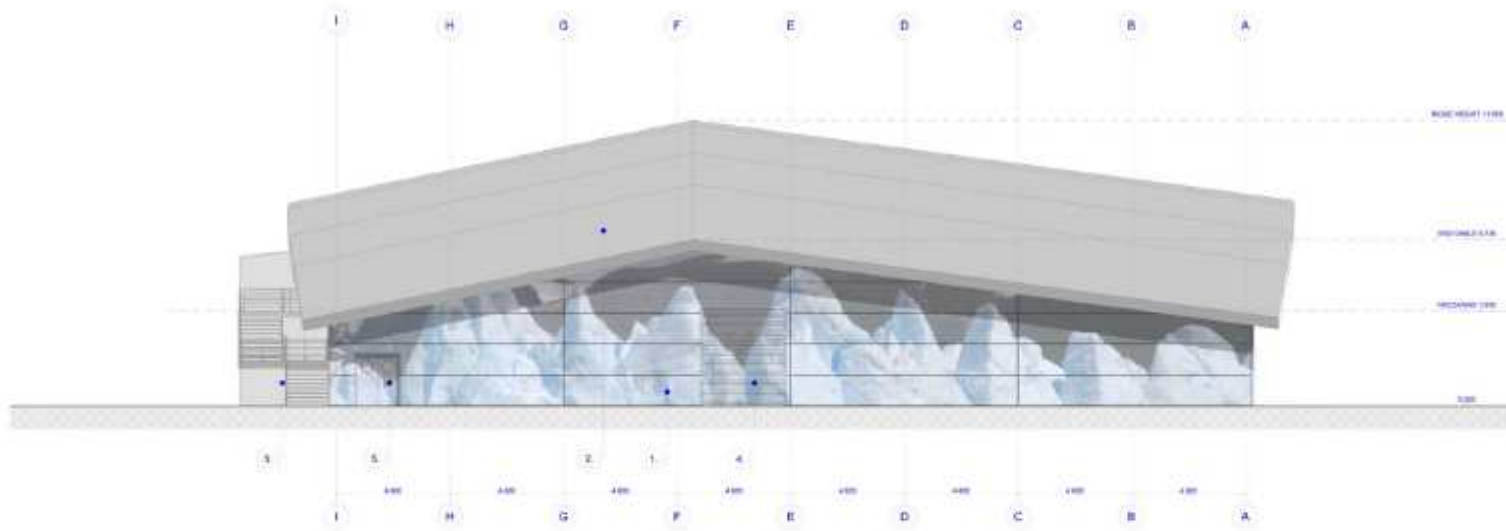
ROUTE  
3.1 miles

MARKET SQUARE

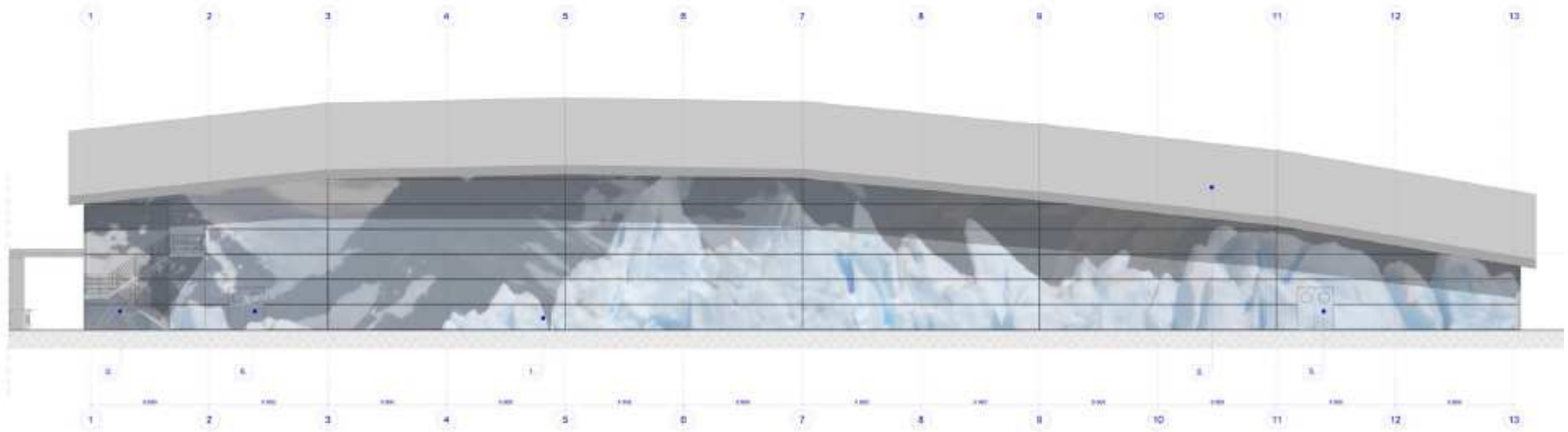
CAMBRIDGE  
RAIL STATION



ELEVATION SOUTH



ELEVATION WEST



# The situation today

CLIC has worked with its partners to complete a detailed business modelling exercise, and this has confirmed the long-term financial viability of Cambridge Ice Arena.

CLIC is confident that the catchment market is of sufficient size and demographic profile to drive significant annual usage across public skating, ice hockey, figure skating and other disciplines.

CLIC has spent over 18 months developing its bespoke requirements, and has contracted with Cool Venues on a fixed price, turnkey delivery solution for the high quality ice rink, focused around a 56m x 26m (international size) ice pad.

Planning permission for a site adjacent to the city's Newmarket Road Park & Ride has been granted, on land leased by CLIC from Marshall Group (minimum term 27 years). The site is very accessible by both public and private transport.

Following a procurement process, an experienced operator has been appointed preferred operator of the venue on a full repairing and insuring 25 year lease with final contracts due to be signed this autumn. The lease provides a guaranteed rental payment that will be used to secure borrowing to fund the rink.





# The rink solution

CLIC has worked with Cool Venues to develop the specification for Cambridge Ice Arena – resulting in a rink solution that will meet the needs of CLIC/ the University and also the wider community and catchment.

Fitted with a full-size, international-standard ice pad, the Cambridge Ice Arena will be able to accommodate leisure and figure skating, ice hockey, speed skating (short track) and curling, as well as ice discos, training and professional development. It will house four changing rooms, a shop, a café and an entertainment area.

The 56m x 26m pad will incorporate the latest technologies to ensure maximum operational efficiency. Tight control over the internal environment and column-free sight lines will deliver an optimised experience for athletes and spectators alike. The venue has been designed to be an adaptable space so that it can continue to meet the needs of its users long into the future.

The venue's excellent 'green' credentials will be delivered by its super-insulated building envelope and almost air tight construction. Heat recovery, LED lighting, PIR switches and sophisticated control systems are among the features that will contribute to its sustainability.

The long design-life of the building will be underpinned by the use of the highest quality materials.





# The site

Cambridge Ice Arena will be developed on a plot of land immediately adjacent to the city's Newmarket Road Park & Ride bus terminal, three miles from Cambridge City Centre. CLIC has agreed a long-term lease on the land with Marshall Group – the owners of Cambridge City Airport. The lease will run for an initial period of 27 years. CLIC will pay an annual ground rent year to Marshall.

The site is highly accessible via both public and private transport, and is on main cycle routes serving the city. Its accessibility to the wider region is highlighted by its 440,000 catchment population within a 30-minute drivetime (source: Active Places Power). Circa one-third of the catchment is aged 24 or younger, creating a significant core potential market for the rink.

The Cambridge catchment is also distinct from those of Peterborough and Chelmsford. The new rink would help to address the current shortfall of ice rink provision in the East of England.

The rink site is circa 1.5 acres/0.6ha in size. CLIC is in the process of finalising the deed of variation with the County Council for use of the adjacent Park & Ride.









# The development team

As previously noted, CLIC has appointed Cool Venues ([www.coolvenues.co](http://www.coolvenues.co)) to design and deliver Cambridge Ice Arena on its behalf.

The Cool Venues team includes:

- Business modelling/financial engineering: IPW... [www.ipw3.com](http://www.ipw3.com)
- Construction/ice pad: IceTech UK [www.icetechuk.com](http://www.icetechuk.com)
- Design/cost management: Monro White Hilton [www.mwhl.com](http://www.mwhl.com)

The delivery supply chain is comprised of a series of leading international specialist companies. The team is among the most experienced in ice rink delivery in the country. Dealing with every stage of the project, from viability and operator appointment to design and construction, the team is unique in its breadth of ability and capability. The result is a fully co-ordinated turnkey project that will deliver a quality solution for Cambridge.

The facility has been designed to be erected quickly, with minimal intrusion and with sustainability in mind. It features a pre-engineered design using best-in-class, tried and tested, ethically sourced components, all of which comply with all relevant regulations.

The project is being developed at a significantly reduced cost compared to other rinks that have been delivered elsewhere in the UK, due to the unique, pre-fabricated and packaged approach being implemented.

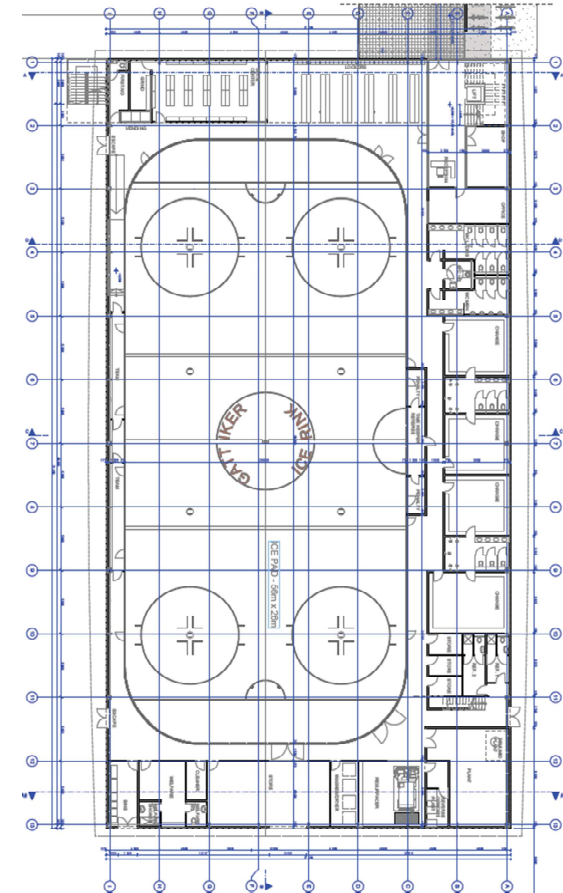


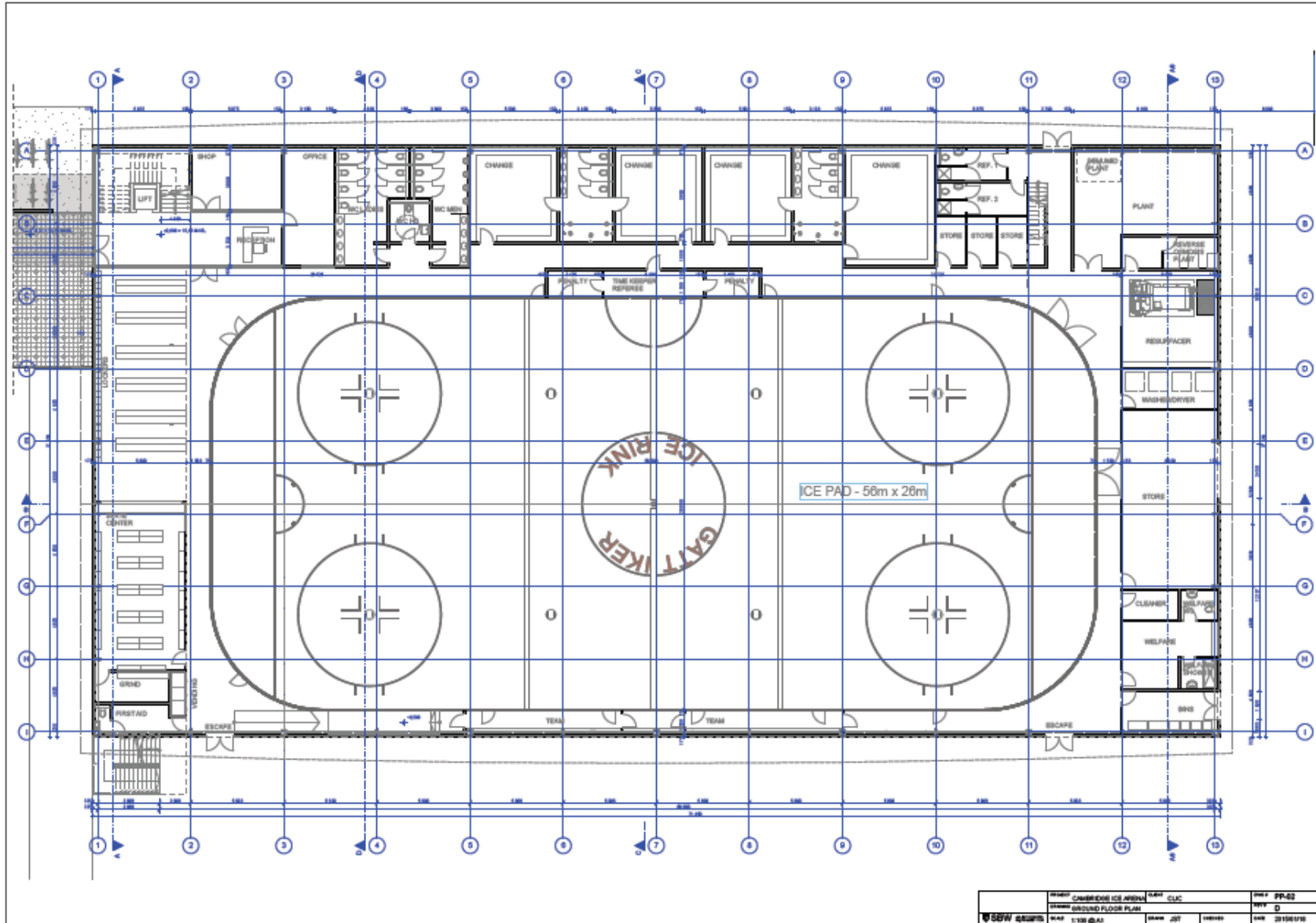
# Venue quality

Cool Venues has developed a high-quality building specification for Cambridge Ice Arena. The building will have a design life of 60 years, and is designed to maximise operating efficiency so as to drive the overall financial sustainability of the rink.

Its key quality/ technical specification factors include:

- Façade/roof
- U value 0.15 w/sm/°C
- Airtightness <1cm/hr
- Relative humidity 50% +/-5% (2m above pad)
- Internal temperature 15°C +/-1°C (2m above pad)
- Pad utilising IceGrid with high-efficiency plant
- Low overall energy consumption
- Maximum operational efficiency









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