

Wellcome Genome Campus Newsletter

Winter 2025



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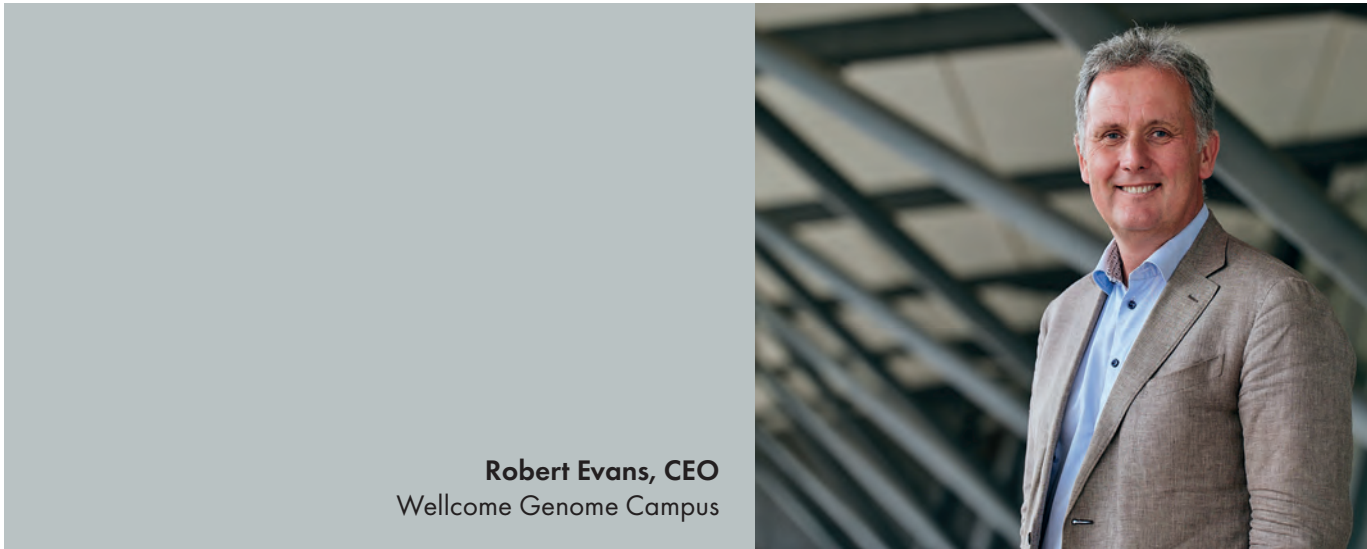
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Visualisation of the courtyard garden looking into the health & fitness club with swimming pool, climbing wall, gym and studio space.



Robert Evans, CEO
Wellcome Genome Campus

Welcome

Hello and welcome to our winter newsletter. It’s a pleasure to share with you the latest updates from the Wellcome Genome Campus - this issue brings together a range of news and milestones, as we prepare to start construction on the first phase of our expansion.

Over the past few months, we’ve seen our ambitions move closer to reality. The pace of progress is now tangible, with construction about to start on our first new buildings, bridges and other infrastructure, new routes and spaces.

We’ve completed essential site preparations and assembled a talented team of architects, landscape designers, engineers, contractors and other specialists to deliver our plans.

Our vision is to create a thriving, connected community where scientists, data innovators, entrepreneurs, and local residents all play a part. I’m especially excited to be able to share more information on the new homes and wellbeing facilities that will be delivered in the first phase of the expansion, alongside the flexible lab-enabled workspaces for new companies and organisations. Two new bridges will connect the expansion land to the existing Campus and vice versa.

If 2025 was the year we celebrated key achievements that have shaped our legacy to date, 2026 will mark the arrival of new occupiers such as the UK’s Health Data Research Service, announced by the Prime Minister in April 2025.

This is a time of significant investment and transformation, in our facilities and ecosystem and our purpose. As we grow, we’re committed to opening our Campus to the public. Just as The Wellcome Trust has long championed open access to its science, our goal is to progressively remove the gates and barriers to the Campus. We want everyone, whether you work here, live on Campus or nearby, or are visiting, to enjoy our beautiful grounds and new facilities.

There is much to look forward to, with our first major projects scheduled for opening in 2028.

We look forward to keeping you informed as construction continues and invite you to share your ideas and questions to help shape a Campus that delivers lasting benefits for all - you can find our contact details on the back cover.

Robert

The Campus Today



In September, we captured stunning aerial views of the Wellcome Genome Campus and its expansion land from an aircraft flying at 2,500ft. These images capture the context and geography of the Campus today and of the space it will grow into over the coming years.

Who is here

The Campus is already home to a growing community of leading institutes, companies and organisations in genomics, biodata, health data, translation and data science. This includes the Wellcome Sanger Institute and EMBL-EBI (the European Bioinformatics Institute of the European Molecular Biology Laboratory), as well as a range of start-ups and scale-ups. Together, they're tackling global challenges, and driving innovation.

Natural Habitat

The image above also offers a unique perspective of the 15-acre Wetlands Nature Reserve, located in the west of the Campus. Specifically created to provide diverse

habitats for local plants and wildlife, the Wetlands reflects our strong commitment to protecting and enhancing biodiversity. This peaceful spot is open to all and easily reached via footpaths connecting Hinxton and Ickleton.



Campus News



A home for the UK's Health Data Research Service (HDRS)

The UK's new HDRS will be based right here at the Campus. Announced by Prime Minister Keir Starmer and backed by major investment from the Wellcome Trust and UK government, HDRS will help speed up the search for life-saving treatments and improve patient care. From the end of 2026, it'll make it much easier for researchers to access vital health datasets, helping tackle diseases like cancer, dementia, and arthritis, and boosting UK innovation. Baroness Nicola Blackwood has been appointed as the first Chair of the service.



Hinxton Hall celebrates 10 years

It's been 10 years since the redeveloped Hinxton Hall Conference Centre opened its doors – and the team marked the occasion with a homemade mulberry cake, inspired by the black mulberry tree that was carefully moved during the redevelopment. The tree's still thriving today, just like the Centre itself, which now welcomes over 10,000 visitors each year. A decade on, Hinxton Hall remains a place where ideas, science and community come together. As we expand the Campus, we want to put Hinxton Hall at the centre of Campus social life, networking, learning and development.



Celebrating 25 years of the Human Genome Project

This year marks a special anniversary: 25 years since the first draft of the complete human genome was announced. The Wellcome Sanger Institute and EMBL-EBI played key roles, with Sanger sequencing a third of the genome – the largest single contribution worldwide. The data was made openly available through EMBL-EBI, laying the groundwork for advances in genomics and medicine.



Dr Nicole Mather appointed Chair of Science Advisory Group

We're delighted to welcome Dr Nicole Mather as Chair of our new Science Advisory Group. Nicole brings a wealth of experience across science, policy, and industry, and will help guide our scientific strategy as we begin the first phase of our expansion, which includes 1.6 million square feet of new R&D, lab, and commercial spaces, suitable for organisations of all shapes and sizes.

Building on our Foundations

The Wellcome Genome Campus has always been a place where discovery and translational science thrives. Now, the next chapter is underway.

Technology, data, and AI are revolutionising life sciences, presenting new ways to tackle some of humanity’s greatest challenges. Our expanded Campus will provide the facilities, infrastructure and environment to attract and support the brightest minds in grasping these opportunities.

Over the coming years, the Campus will grow from 125 to 440 acres, and the number of people working here is expected to increase from around 3,000 to between 7,000 and 9,000.

This is one of the largest life sciences investments in the UK. The future Campus will bring together world-class genomics, biodata, health data and data science in one connected place, community and ecosystem, creating a science and technology destination with global impact.



Visualisation of public realm space, looking across The Green’s garden rooms.

Visualisation of the first Research & Technology buildings showing public realm space and central plaza.



One Connected Campus

We want our occupiers and residents to be part of a connected community with a strong local economy and infrastructure.

The expanded Campus will include lab and commercial spaces, 1,500 homes, new retail and food and drink, health and fitness uses, nursery, sports and play areas, a school and other community facilities. All of this will be connected by new, inclusive routes and civic spaces, parks, gardens and bridges, creating a destination where people want to work, live, play and visit.



Visualisation of the first residential units showing the landscape terracing and the connection with the northern bridge.

Open Campus

As part of these changes, we plan to progressively take the existing barriers and gates away, to open up our Campus and create a destination for everyone.

25 years ago, Wellcome occupiers were at the forefront of the open access agenda around the Human Genome Project, ensuring that discoveries were shared widely for the benefit of all. We are now applying a similar philosophy to the Campus itself. We want to deliver open access to our exceptional grounds, public realm and a range of new facilities - so everyone can enjoy and benefit from them. The Campus will benefit too: more people bring greater vibrancy, stronger community connections, and more sustainable services and facilities.

Development Progress

Work is now underway to set up our construction projects, ready to break ground in early 2026. Here’s what we are building in the first phase of construction.

Research & Technology (R&T) buildings

Two state-of-the-art lab-enabled workspace buildings. The new workspace can be configured and fitted-out for wet and/or dry laboratories, other research and translation, technology or associated uses. Highly sustainable and adaptable, offering a new home for companies of all sizes.

The design includes incubator and accelerator spaces and facilities for start-up and growing companies, end-of-trip cycle facilities and a ground floor hospitality outlet overlooking a new landscaped park ('The Green').



Visualisation of the first Research & Technology buildings with the southern bridge leading to the central plaza.



Visualisation of the first residential apartments with balconies, walkways and landscaping.

New homes and health and fitness facilities

83 one- and two-bedroom apartments will be available for rent by Campus workers and their families, helping to create a unique residential community. Sustainable materials, energy, and water management are central to the design.

The scheme also includes a health and fitness club with a swimming pool, gym, climbing wall, studio space, and café – with membership open to Campus and other users.



Visualisation of the Northern landscaped bridge, lined with deck planters and showing ramp, lift and stairs for accessibility.

Landscaped bridges

Two bridges for pedestrians and cyclists will span the A1301, connecting both sides of the Campus and delivering on our ambition to create One Campus.

Each bridge deck will feature planters with native and drought-tolerant species, supporting climate resilience and our biodiversity strategy.

Supporting infrastructure:

Alongside these developments, we are installing the infrastructure needed to support the first buildings and future growth.

This includes an undercroft car park, roads and pathways, utilities, and The Green, plus landscaped terraces and a sustainable drainage system. An energy farm will generate and store renewable energy which is then distributed via the ambient loop district energy network.



Advancing towards carbon net zero

A new microgrid power network and ambient loop heating and cooling system will serve the Campus, integrating photovoltaics, heat pumps, battery storage, EV charging and other technologies providing resilient and cost-effective energy.



Timelines

Construction will start in early 2026, with the first commercial buildings ready for fitting out and occupation by Easter 2028, when the new homes will also be resident ready.

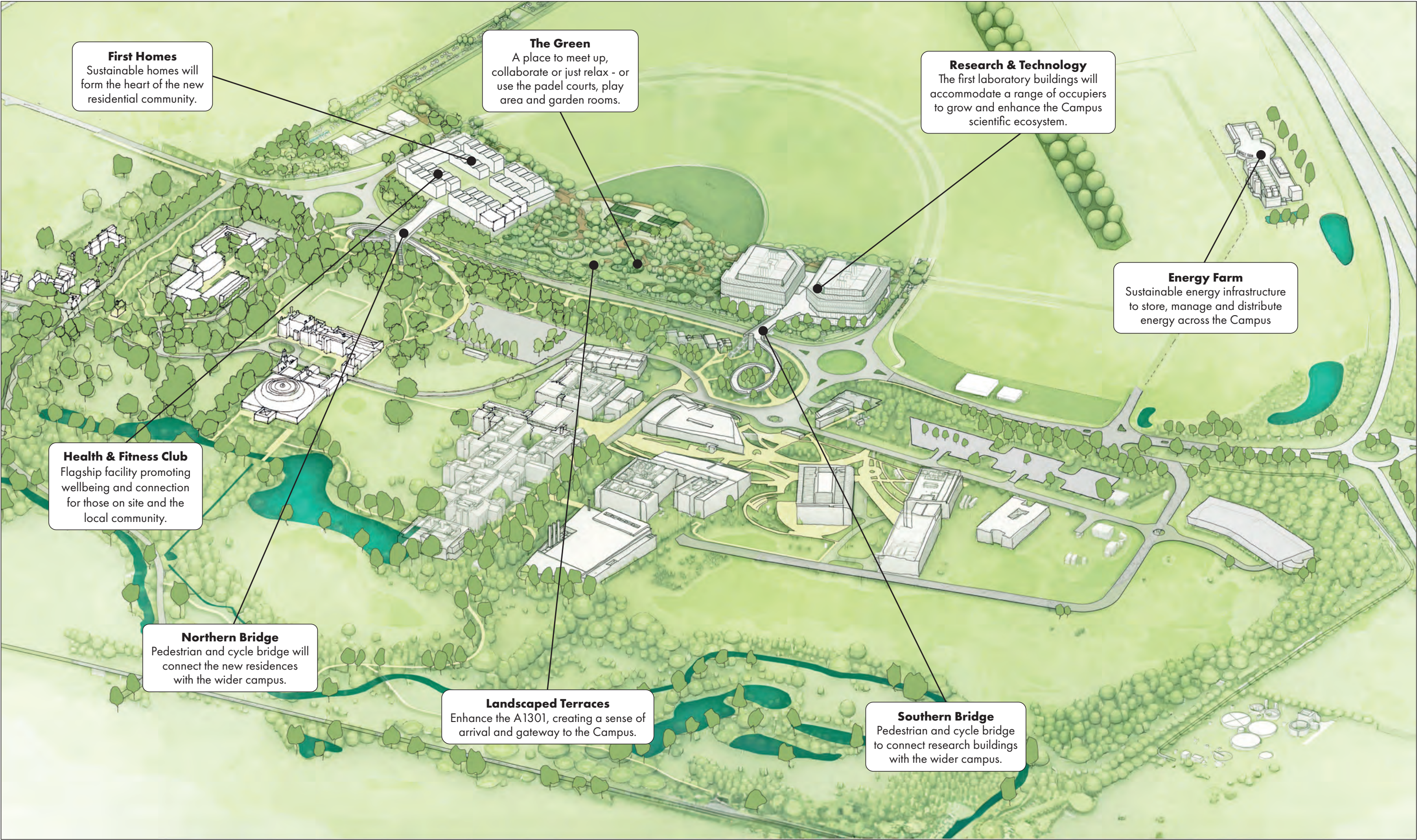


Planning Update

In early autumn, planning approval was granted by South Cambridgeshire District Council for the first two lab-enabled Research & Technology buildings. Planning applications for the energy farm and associated primary sub-station are being prepared, with submission planned for early 2026.

First Phase of Construction

An illustration of how the first phase of our construction will evolve, bringing together a vibrant, walkable, mixed-use place with high quality buildings and spaces.



Construction Update

We're committed to keeping our community informed and engaged as building work progresses.

What's happening now?

Site preparation is underway, including earthworks and the creation of internal site haul roads. From late November, the site will be fenced off with hoardings, ready for our contractors to set up compounds and begin construction in early 2026. Each construction partner will have their own compound, with offices, welfare, and parking facilities for staff and subcontractors.

Campus and highways

Some temporary changes to the A1301 and main Campus entrance are expected, as well as temporary changes and closures to paths near the bridge works. Full details will be shared nearer the time following agreement with Cambridgeshire County Council.

Traffic and deliveries

All construction site traffic will use main roads, avoiding local roads and villages. A booking system and holding area will keep site traffic off the highway, with regular road sweeping and wheel washes to keep highways clear. Deliveries will be scheduled to avoid peak hours, with abnormal loads arriving by 7am when possible.

Hours of work

Normal construction hours are 8am to 6pm Monday to Friday, and 8am to 1pm on Saturdays. No construction will take place on Sundays or Bank Holidays unless specifically required and with permission from South Cambridgeshire District Council.

Considerate construction

All our principal contractors will be registered with the national Considerate Constructors Scheme (CCS) and are committed to continuous improvement and high standards of consideration to their workforce, the environment and our local communities.



We have worked closely with arboriculturists, ecologists, and tree surgeons to minimise the impact on wildlife, reflecting our commitment to nature and sustainability.

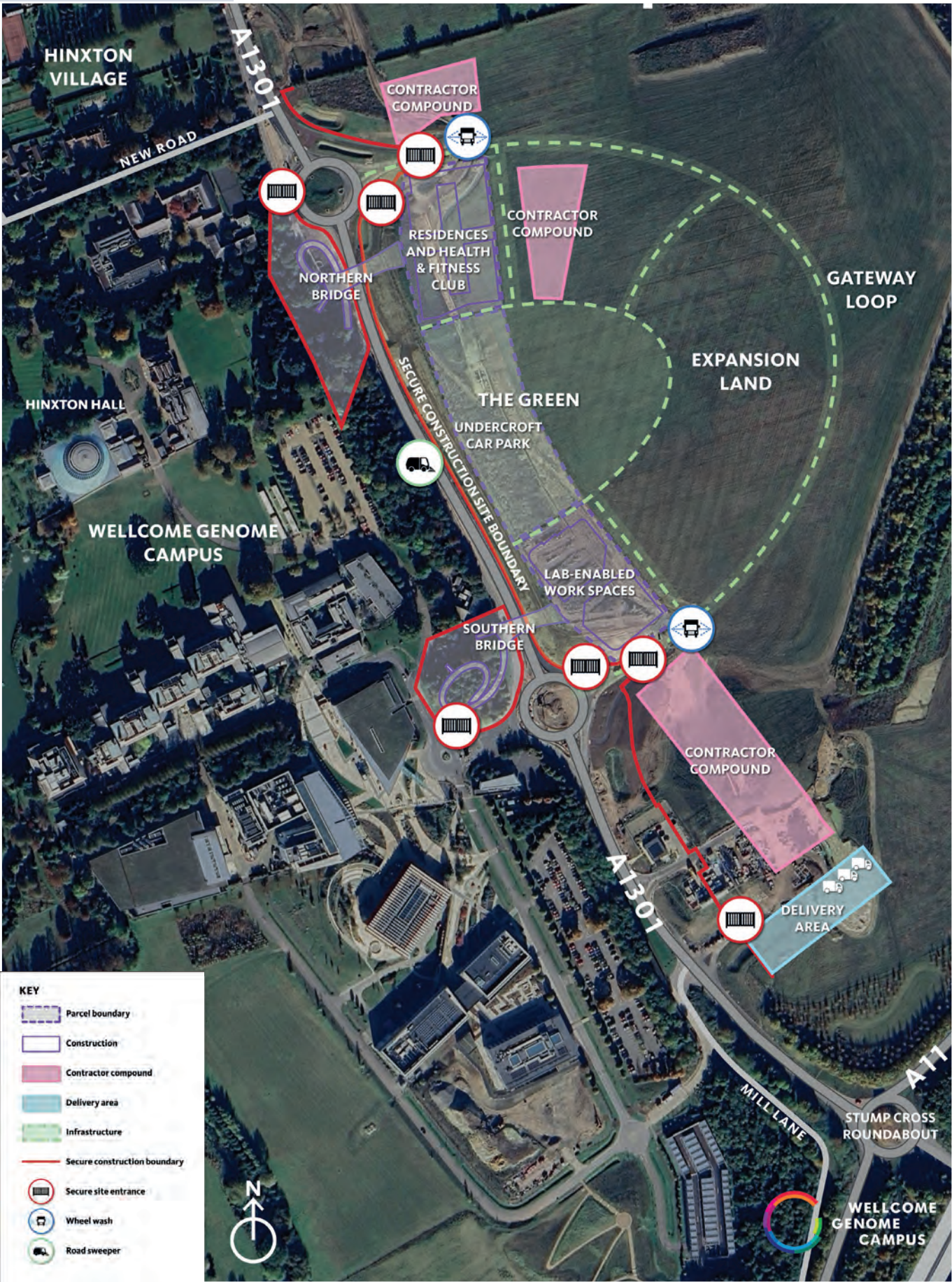
Minimising disruption

This is a significant and exciting project, and it's a privilege to be part of its progress. We understand that, at times, the works may cause disruption. We've carefully considered how these changes might affect those who work on and visit the Campus, our neighbouring communities, and those travelling in the area. We've taken steps to minimise inconvenience and will give as much notice as we can about any changes that may impact your daily routine.

Thank you in advance for your patience and understanding.

If you have any questions or concerns, please get in touch – email hello@wellcomegenomecampus.com or call 01799 934766.

Construction site set-up plan



Community and Events

At the campus, we're proud to foster a vibrant, inclusive environment where science, nature, and community come together.

Here's a look at some of the recent highlights that have enlivened our campus.

Penguins & Popcorn – Movie Night at Hinxton Hall



In September, our first movie night welcomed film-lovers from Hinxton, Ickleton and beyond to the beautiful Hinxton Hall auditorium for 'The Penguin Lessons'. We look forward to hosting more film nights.

Run Around – 5k Summer League Finale



On 14 August, the Campus hosted over 400 running club members from Cambridgeshire, Hertfordshire and Essex in the final race of the '5k Summer League 2025'. Congratulations to the overall league winners – the Cambridge & Coleridge Athletics Club.

National Open Garden Scheme



Our August Open Garden event welcomed visitors as part of the National Garden Scheme. Guided tours highlighted our thriving biodiversity programme, and guests enjoyed cream teas with orchard views.

Fireworks Night



Our annual fireworks celebration on 7 November was a sell-out success, welcoming over 2,500 local residents and Campus staff to a spectacular display. Thanks to our sponsors – Wates Construction, SDC and Mills & Reeve – for their generous support.

Coming up on Campus - Events open to all

Looking ahead, we're excited to continue building a vibrant Campus community with events and activities that invite everyone to get involved, including those from our neighbouring villages or further afield.

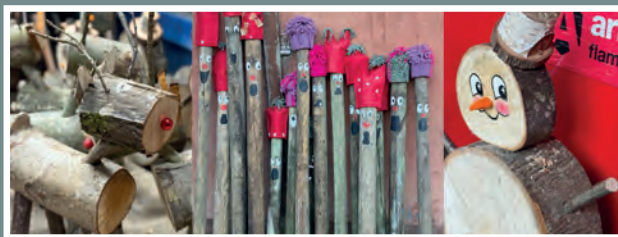
Explore Our Wetlands



Our 15-acre Wetlands nature reserve is open to the public year-round, providing diverse habitats for hundreds of species. Monthly wildlife walks, led by the Wildlife Trust, offer a chance to discover the richness of our Campus environment.

Upcoming walk: 17 December.
No booking required – meet at midday at the Wetlands Wooden Bridge.

Christmas Market & Tree Lights Switch-On



Join us on Thursday, 4 December, from 3pm to 7pm for our Christmas Market and Christmas Tree Lights Switch-On at 5pm. Residents from neighbouring villages and Campus colleagues are invited to enjoy festive stalls, unique gifts, and seasonal treats.

Our gardening team's hand-crafted Christmas sticks, reindeer and snowmen will be available at the market.

National Open Garden Scheme – Spring Edition



Due to popular demand, we'll be opening our gates again on 14 March 2026 for the National Garden Scheme. Details and tickets will be available from the National Gardens website nearer the time at ngs.org.uk.

Campus Tours & Updates – New for 2026



We'll soon be hosting regular Campus tours, offering a behind-the-scenes look at our world-class research institutions and innovative companies.

These tours are a great opportunity to hear about our expansion plans and latest construction updates.

Campus Life

Here's a sample of the events, services and opportunities available to everyone working on Campus. Whether you're here every day or just visiting, you're warmly invited to join in.



Food trucks on Campus

Try something different – a range of delicious sweet and savoury options are on offer from the local food trucks outside Murray's on alternate Thursdays. Pre-order or just walk up.



Get your refills

Every Thursday, the VanJarred sustainable mobile refill van visits campus, offering store cupboard staples, household and personal care items. Bring your own containers or use containers provided.



Books and more

The Cambridgeshire mobile library stops by on the third Wednesday of each month, 11:25am - 12:25pm, with around 3,000 books – fiction, non-fiction, children's titles, and audiobooks. You'll also find handy extras like postage stamps, reading glasses, and NHS hearing aid batteries.



Expansion Updates

We regularly hold engagement events on Campus, sharing the latest designs, plans, and progress on our development. The team is always on hand to answer questions – recent stops include Pebbles and the BIC, with our next event at the Christmas Market on 4 December.

Want to learn more?

For details of events and activities open to local residents and the wider community, visit our website at wellcomegenomecampus.com and LinkedIn at linkedin.com/company/wellcomegenomecampus.

Updates also go out via our network and local parish councils.

For those working on Campus, you can also visit Campus Life at campuslife.wellcomegenomecampus.com for details including of Campus-only events.

Meet the Neighbours

Just a ten-minute walk away, Hinxton Mill is a charming 17th-century working watermill – a peaceful spot for a stroll along the River Cam. While open days have finished for the year, the mill remains a lovely place to visit.



Any questions?

Please get in touch if you have any questions or would like chat to us about our Campus plans.

hello@wellcomegenomecampus.com



Visualisation of public realm space, including The Green and the hospitality offering withing the first Research & Technology buildings.



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