

# Planning Committee

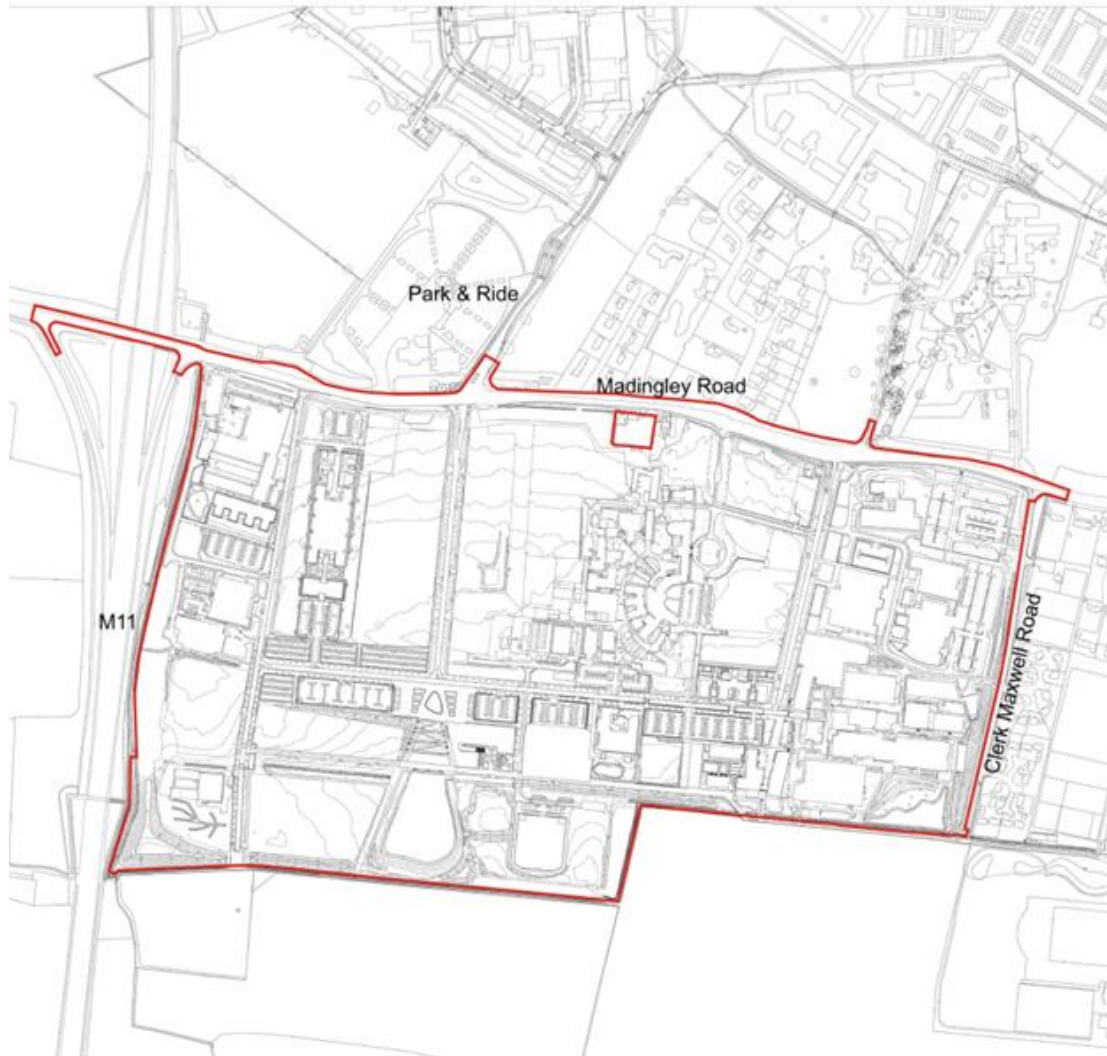


**GREATER CAMBRIDGE**  
SHARED PLANNING

# MAJOR APPLICATIONS

# 16/1134/OUT Cambridge University, West Cambridge – Site Location Plan

Page 3



## KEY

For Approval:

— Application site boundary

All information other than that identified as being for approval is shown for contextual purposes only.

## West Cambridge

WC/OPA/APP/01 - Plan for Approval:  
Application Site Boundary

June 2016

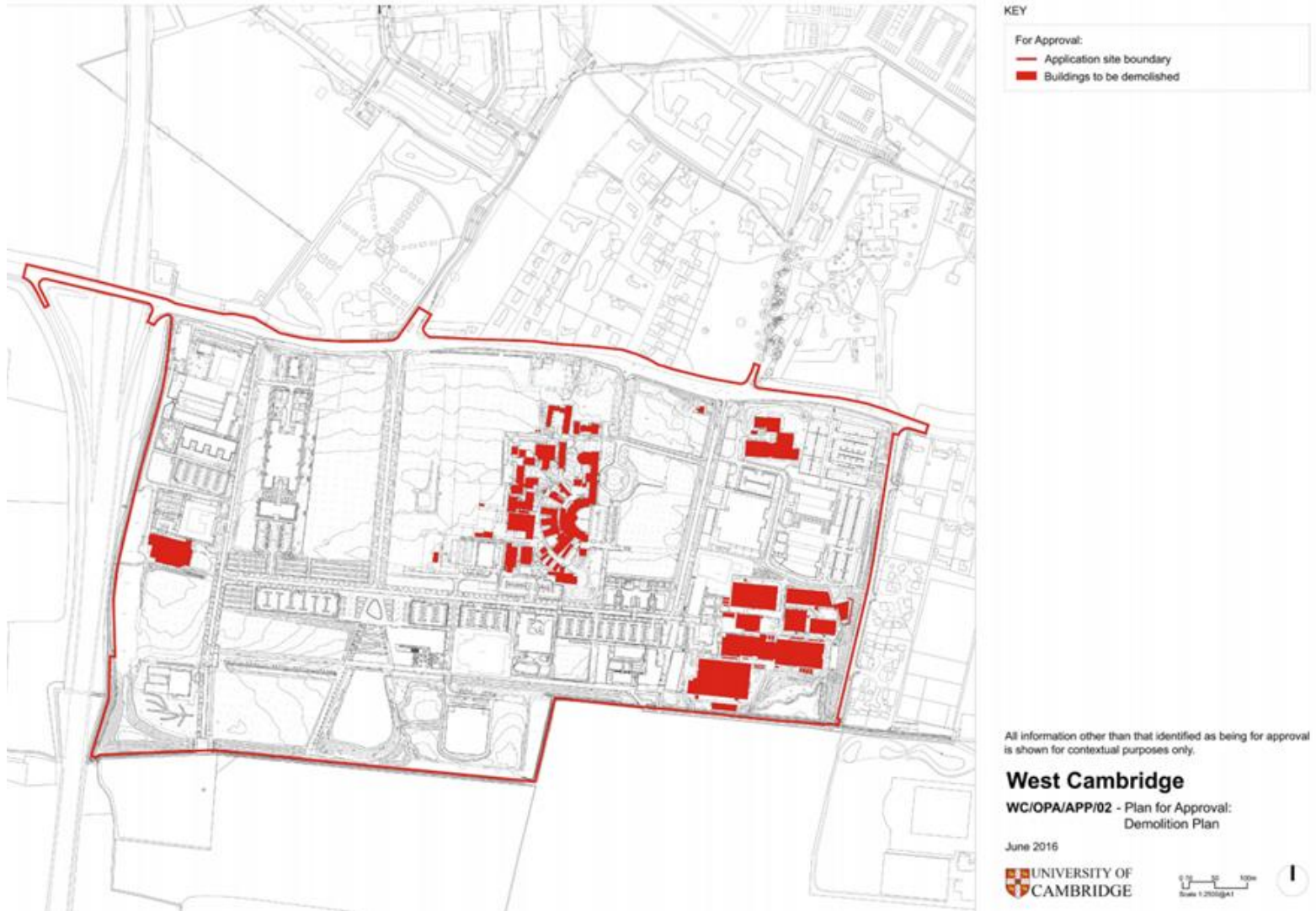
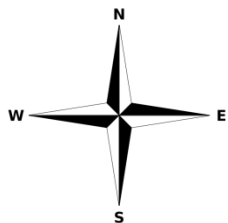


0 10 20 100m  
Scale 1:250000



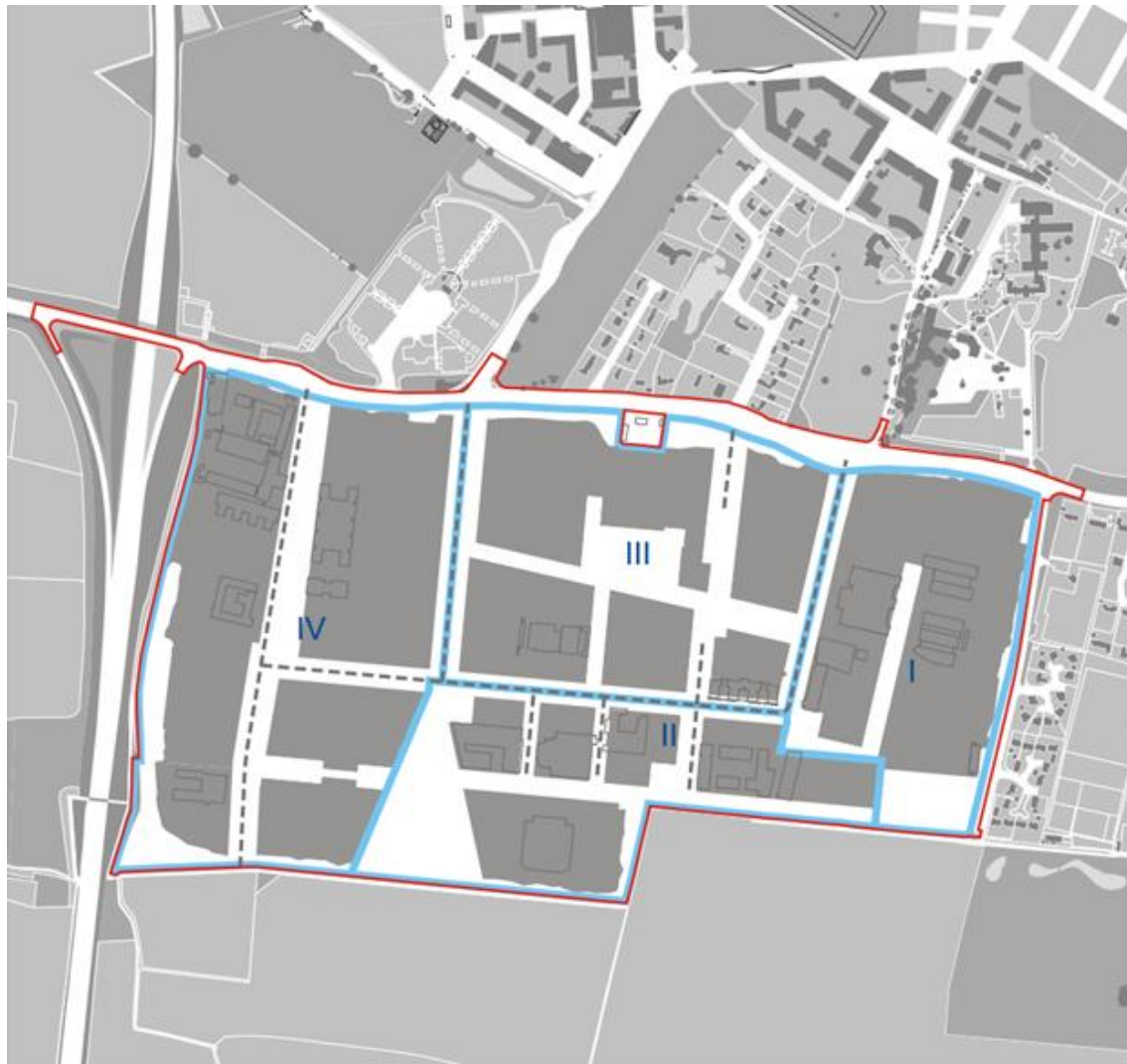
# Buildings to be demolished

Page 4



# Parameter Plan 1: Development Zones and Building Zones

Page 5



## KEY

### Contextual Information:

- Existing street
- Existing building to be retained

### For Approval:

- Application site boundary
- Development zones
- Building zones

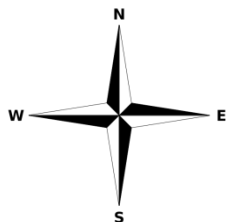
All information other than that identified as being for approval is shown for contextual purposes only.

## West Cambridge

WC/OPA/PAR/01/REV01

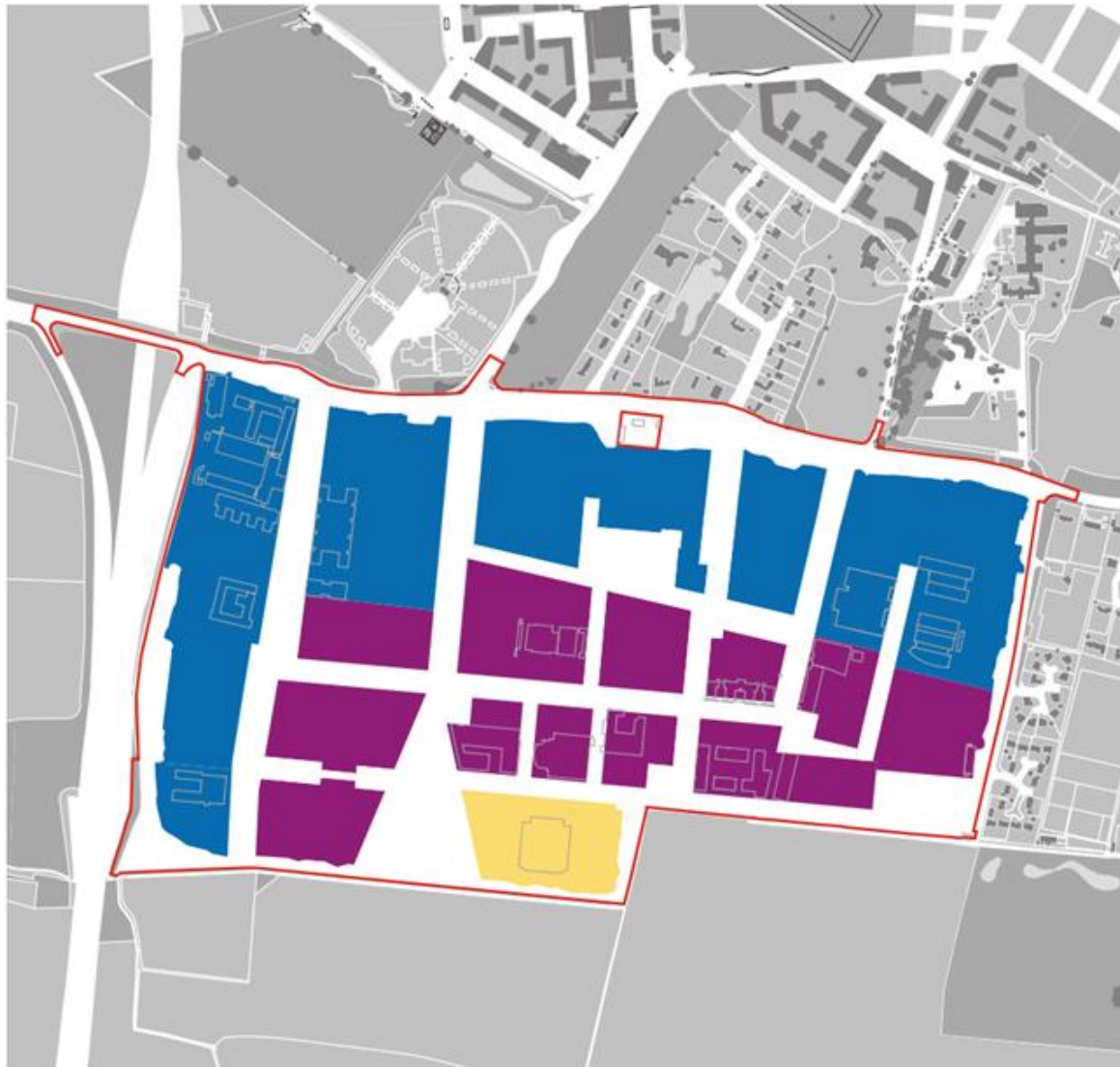
- Development Building Zones Parameter Plan

August 2017





# Parameter Plan 2: Land Use



## KEY

### For Approval:

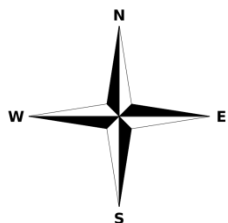
- Application site boundary
- Academic & Commercial Mix: D1, B1b, sui generis
- Mixed Use Zone: A1-A5, B1b, D1
- Community Uses: D1, D2

All information other than that identified as being for approval is shown for contextual purposes only.

## West Cambridge

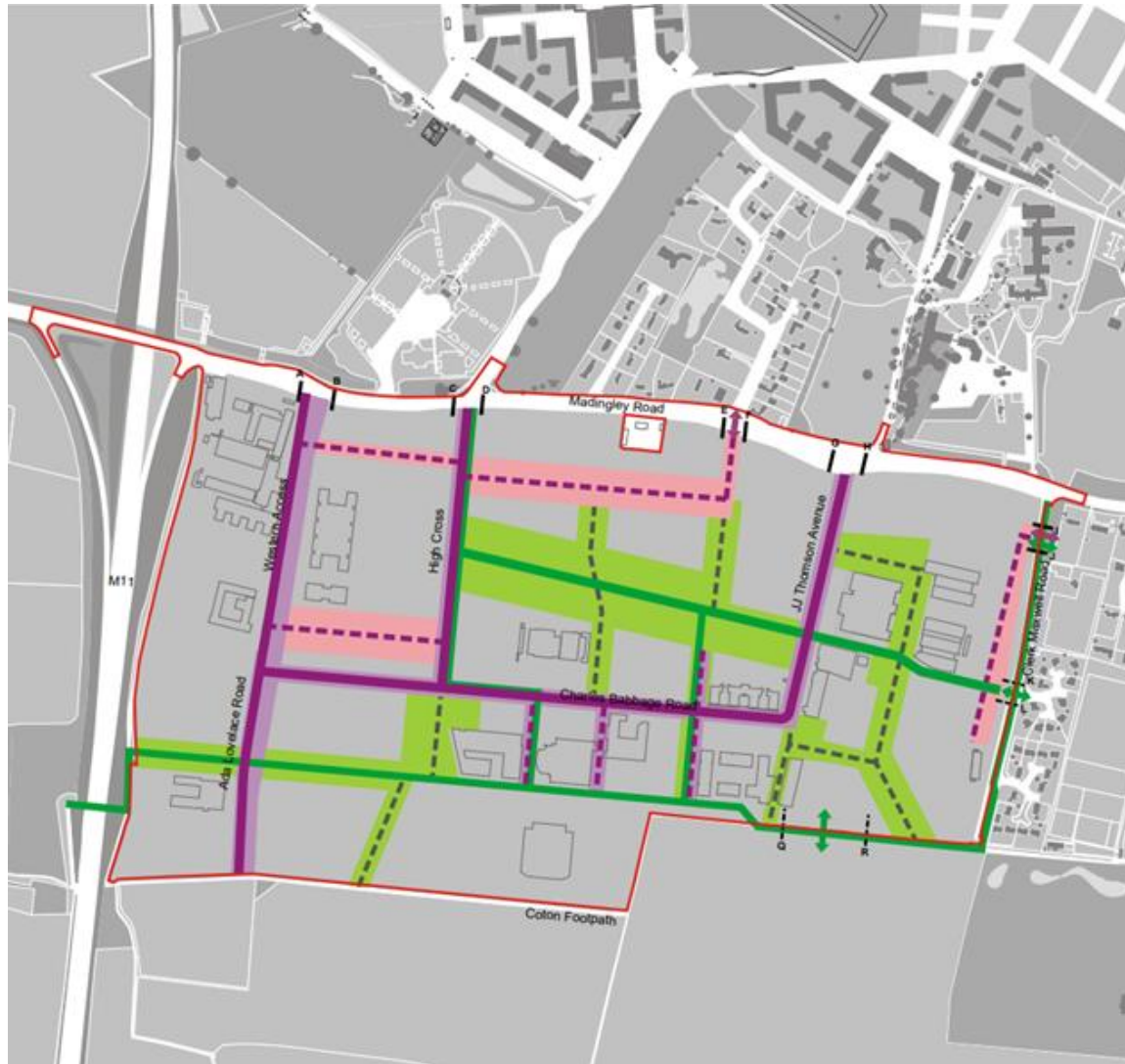
WC/OPA/PAR/02/REV01  
- Land Use Parameter Plan

August 2017



# Parameter Plan 3: Access and Movement

Page 7



## KEY

### Contextual Information:

- Primary street
- Secondary street
- Primary pedestrian/cycle route
- Secondary pedestrian/cycle route

### For Approval:

- Application site boundary
- Intervention zone for street
- Flexible zone for street
- Secondary Vehicular access/egress points
- Secondary Vehicular egress only
- Secondary pedestrian and cycle only access/egress points
- Flexible zone for pedestrian and cycle routes
- Zones of access points
- General access points for pedestrians and cyclists

All information other than that identified as being for approval is shown for contextual purposes only.

## West Cambridge

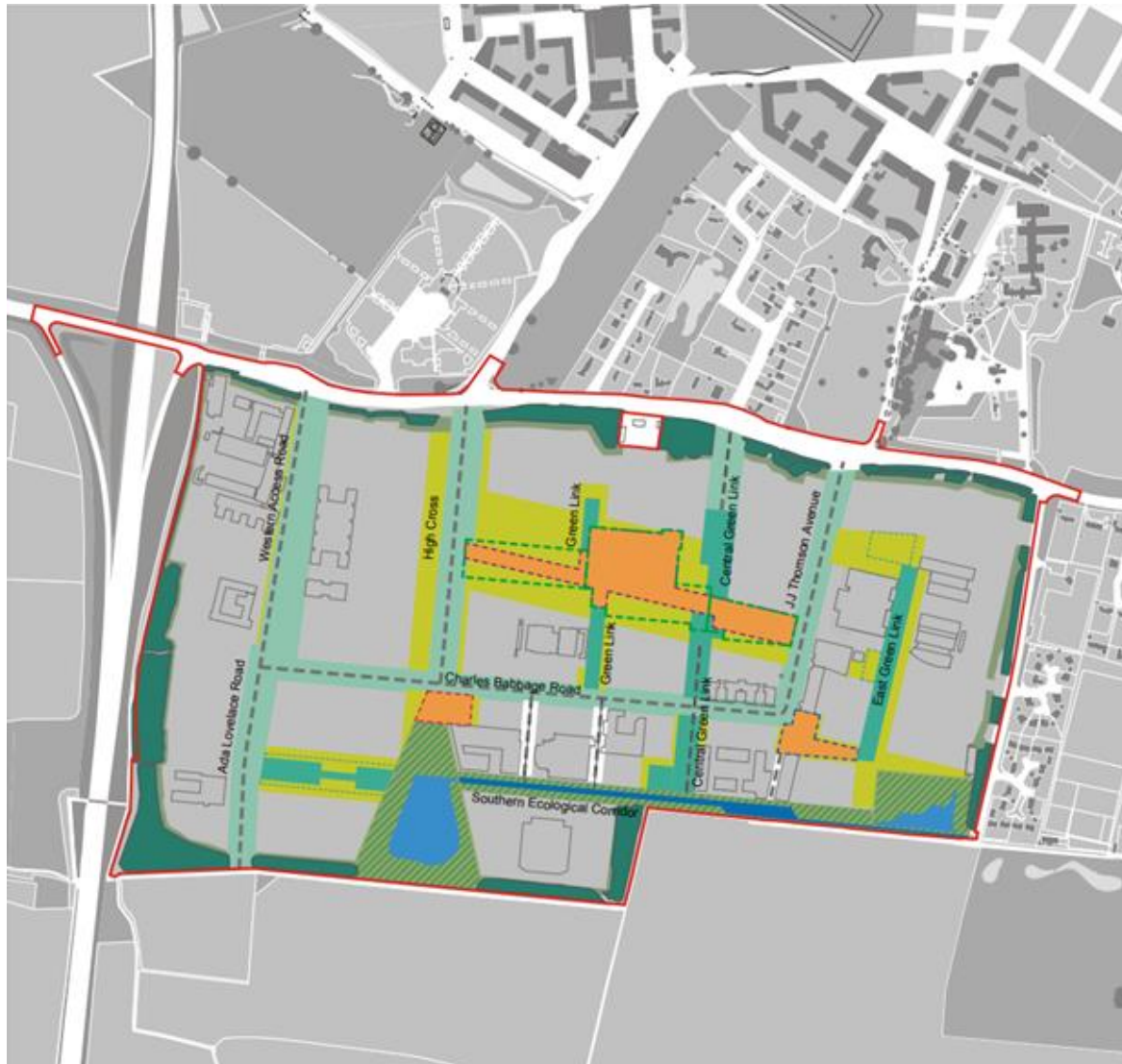
WC/OPA/PAR/03/REV02

- Access and Movement Parameter Plan

December 2019



# Parameter Plan 4: Landscape and Public Realm



## KEY

### Contextual Information:

- Existing street/ Pedestrian link
- Existing retained open land
- Retention & Reinforcement of existing woodland edge
- Water Bodies
- Canal / swale

### For Approval:

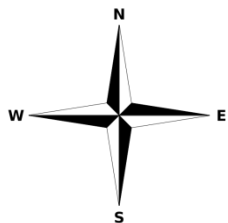
- Application site boundary
- Primary landscape and public realm:
  - East Forum (Mandatory location)
  - West Forum (Mandatory location)
  - The Green (Mandatory location)
- The Green minimum area - indicative location
- Secondary landscape and public realm (Mandatory location)
- Additional Secondary landscape and public realm (indicative boundary)
- Street landscape areas (Mandatory location)
- Flexible zone for landscape and public realm
- Woodland buffer zones

All information other than that identified as being for approval is shown for contextual purposes only.

## West Cambridge

WC/OPA/PAR/04/REV01  
- Landscape and Public Realm Parameter Plan

August 2017









# Illustrative Masterplan



# Key for Illustrative Masterplan

## KEY



NEW DEVELOPMENT



EXISTING BUILDINGS RETAINED

A

EAST FORUM SPACES

B

EAST POND

C

WEST FORUM SPACES

D

WEST LAKE

E

THE GREEN

F

SOUTHERN ECOLOGICAL CORRIDOR

G

SHARED FACILITIES BUILDINGS

H

ENGINEERING DEPARTMENT

I

CAVENDISH III LABORATORY

J

ACADEMIC DEPARTMENT

K

COMMERCIAL LED DEVELOPMENT

L

SCHLUMBERGER BUILDING

M

BRITISH ANTARCTIC SURVEY

N

SPORTS CENTRE

O

DATA CENTRE

P

PARKING STRUCTURES

Q

ENERGY CENTRE

R

CIVIL ENGINEERING BUILDING



Page 12

Map of the University of Cambridge campus showing existing buildings (grey) and new buildings (blue). The map includes labels for various departments and facilities, such as the Department of Engineering, Materials Science, and Physics, and the Whittle Laboratory. It also shows the location of the new buildings relative to the existing campus infrastructure, including roads like Madingley Road and Coton Footpath, and the central lake area.

Legend:

- Existing Buildings (Grey)
- New Buildings (Blue)

Scale: 0 to 200m



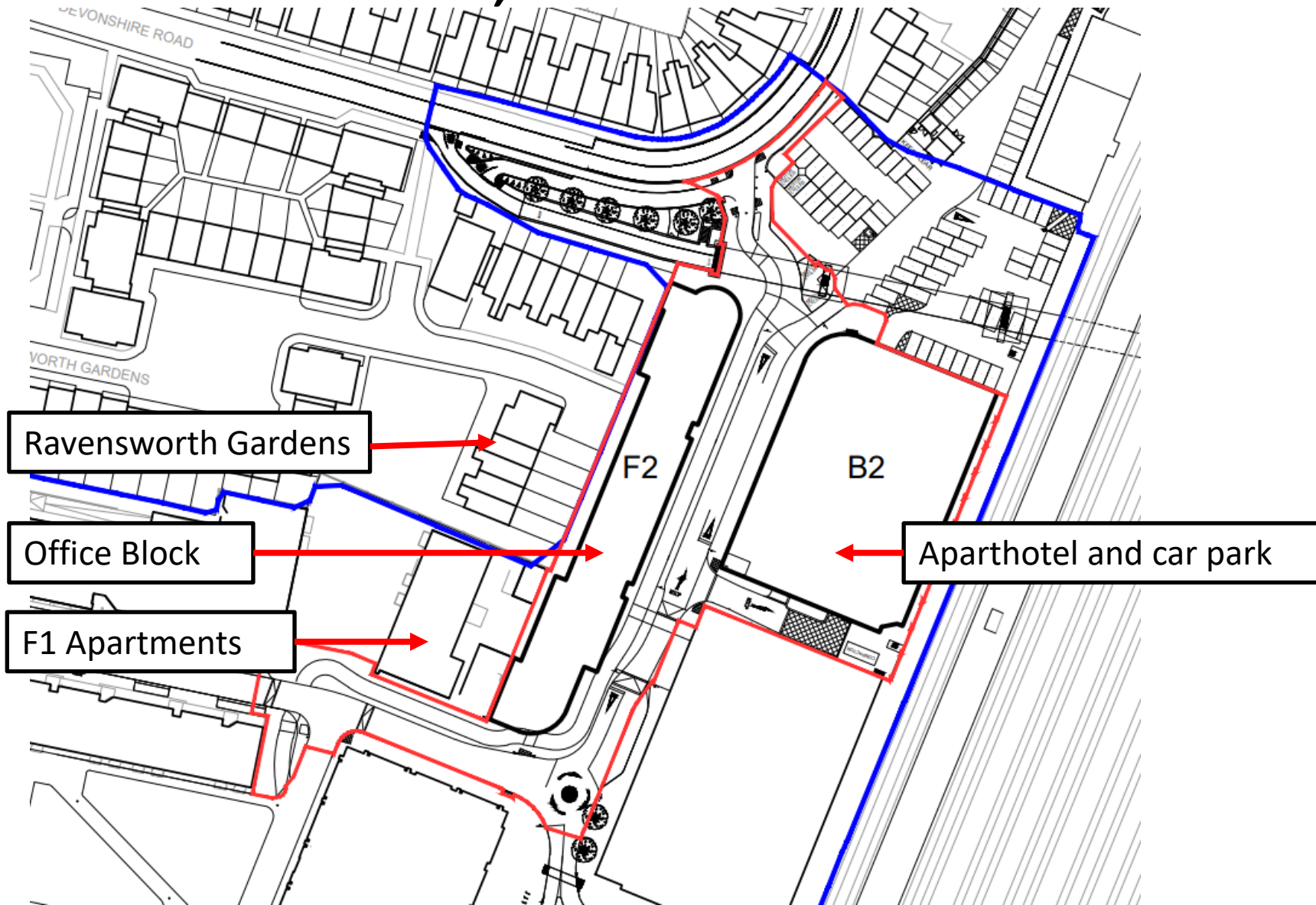
# **CB1, B2 and F2**

## **21/00264/FUL**

- B2, aparthotel, 141 suites and 201 space multi-storey car park
- F2, office accommodation, 3,227 sqm (Net Internal Area), 124 cycle parking spaces
- Previous Reasons for Refusal:
  - 1) Lack of designated cycle-path, LT1/20;
  - 2) Design, scale, massing of B2, impact on Carter Bridge and Conservation Area .

# Site Location, Blocks B2 and F2

Page 14

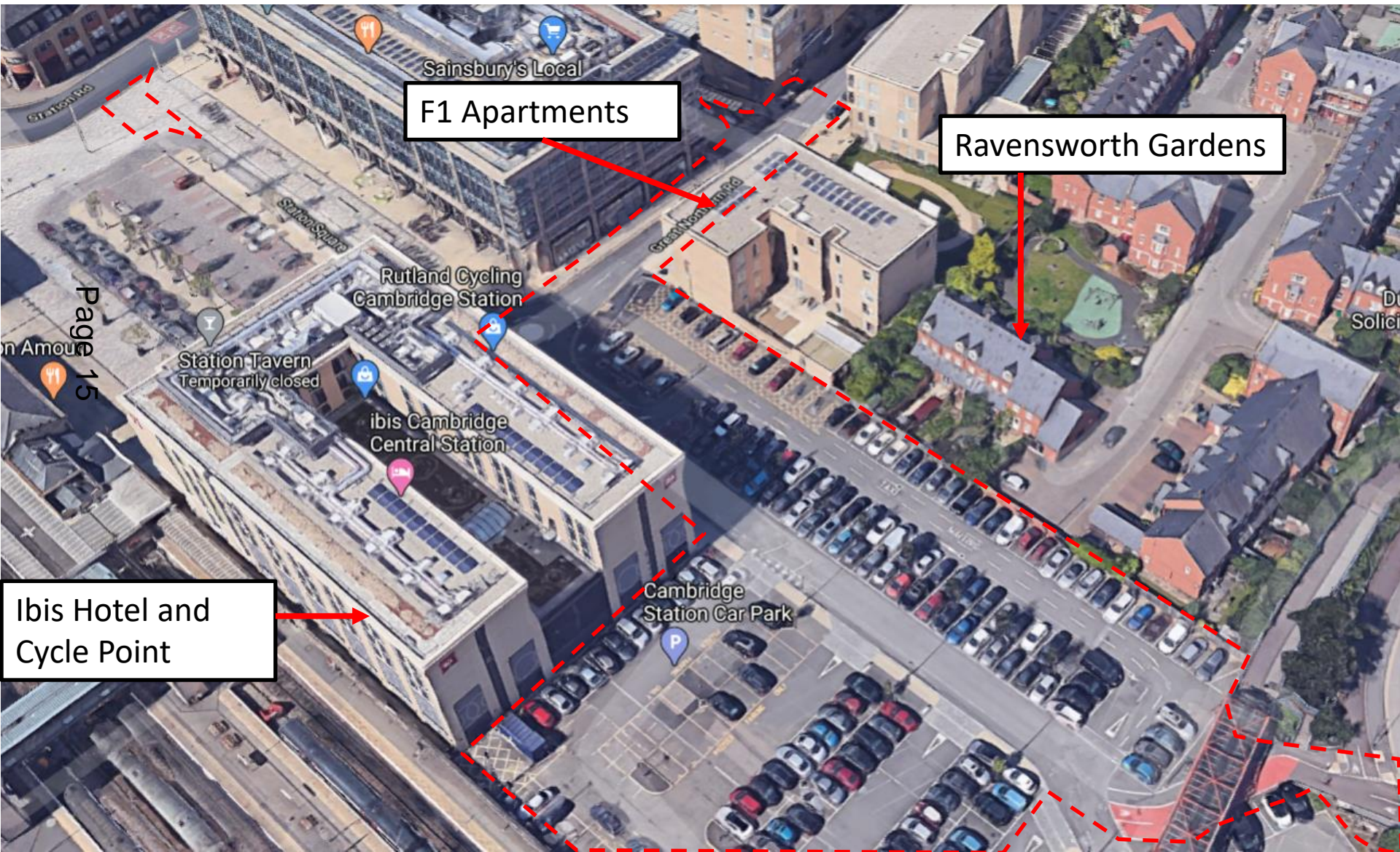




# Aerial View Site Location

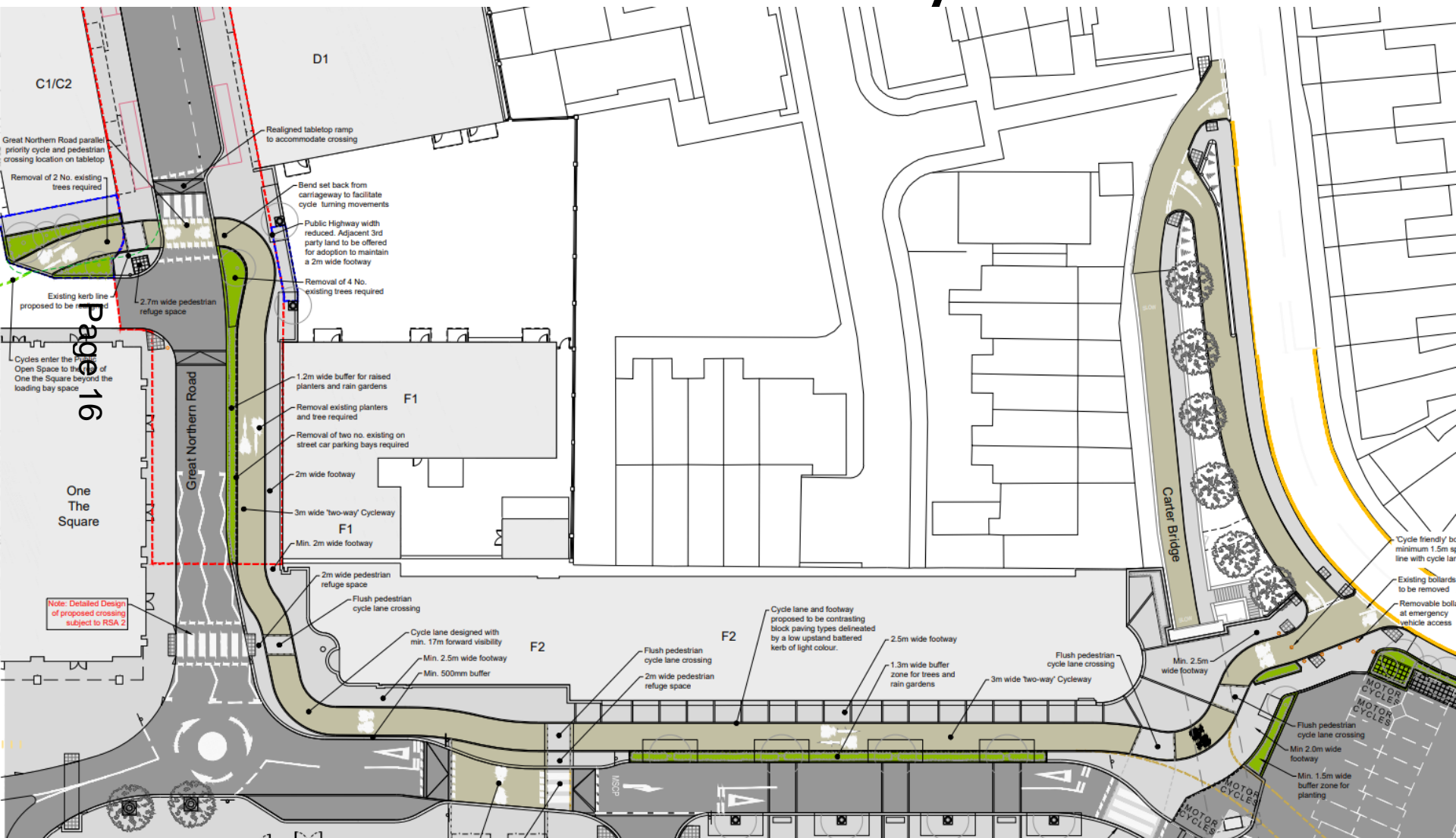
This aerial photograph shows the central area of Cambridge, UK, centered around the railway station. A red dashed line outlines a specific urban area. Within this area, several key locations are labeled: 'F1 Apartments' is a large, modern building complex; 'Ravensworth Gardens' is a green space with a red arrow pointing to it; and 'Ibis Hotel and Cycle Point' is a large building complex with a red arrow pointing to it. Other labels include 'Sainsbury's Local', 'Rutland Cycling Cambridge Station', 'Station Tavern Temporarily closed', 'ibis Cambridge Central Station', and 'Cambridge Station Car Park'. The image also shows a large parking lot filled with cars and surrounding residential buildings.

Page 15



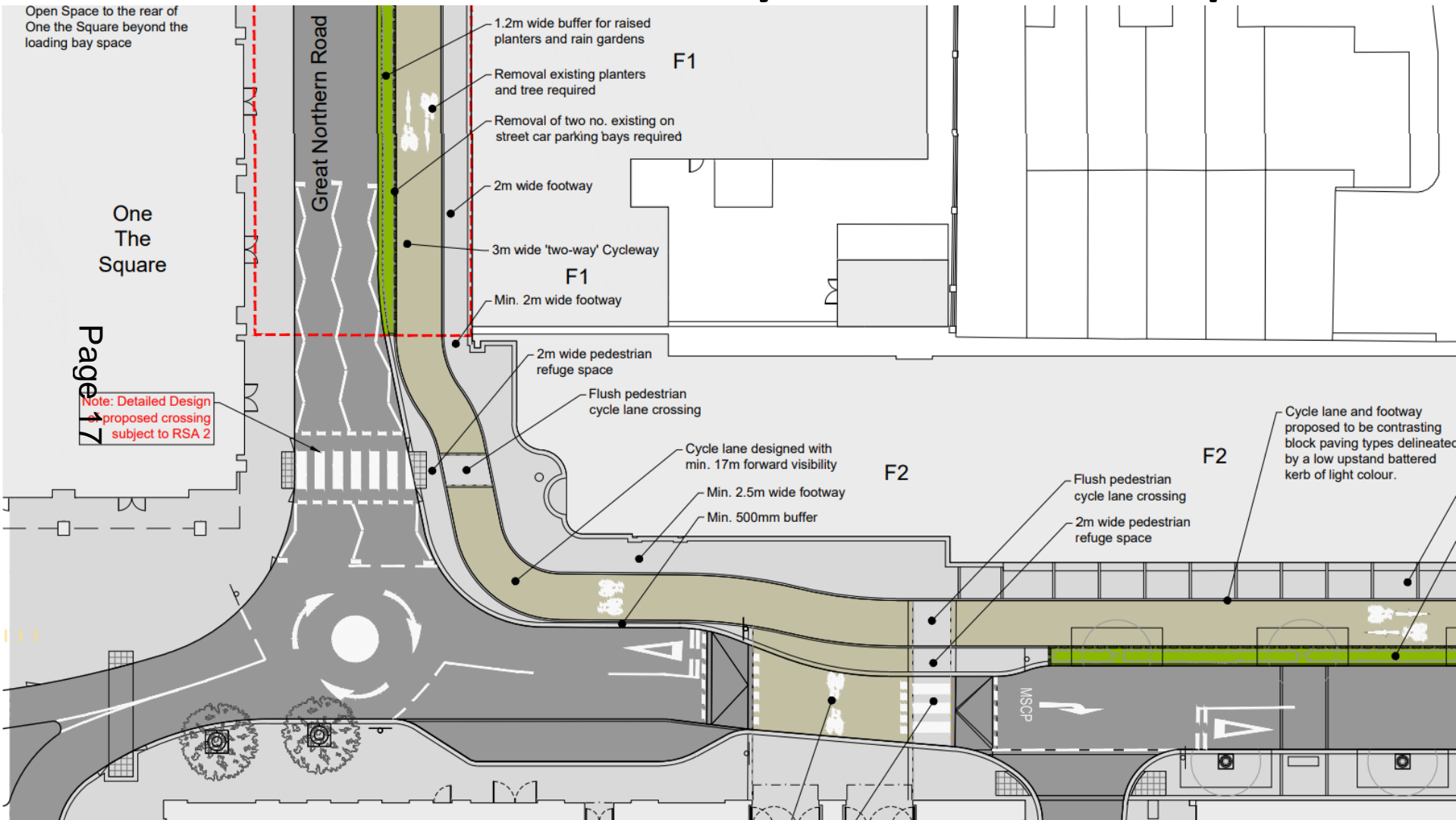


# Access Road Layout

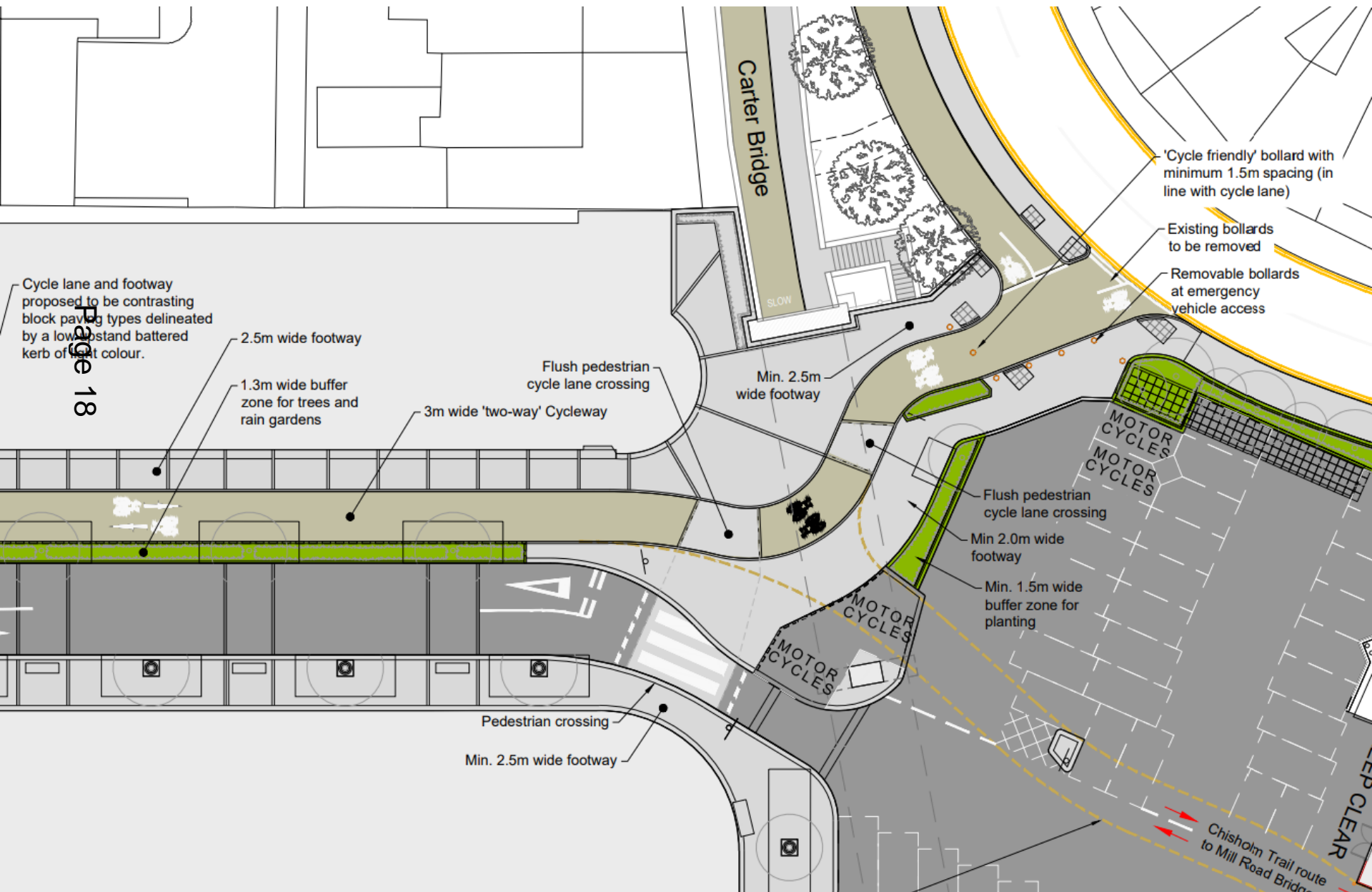




# Access Road Layout Close Up



# Access Road Layout Close Up

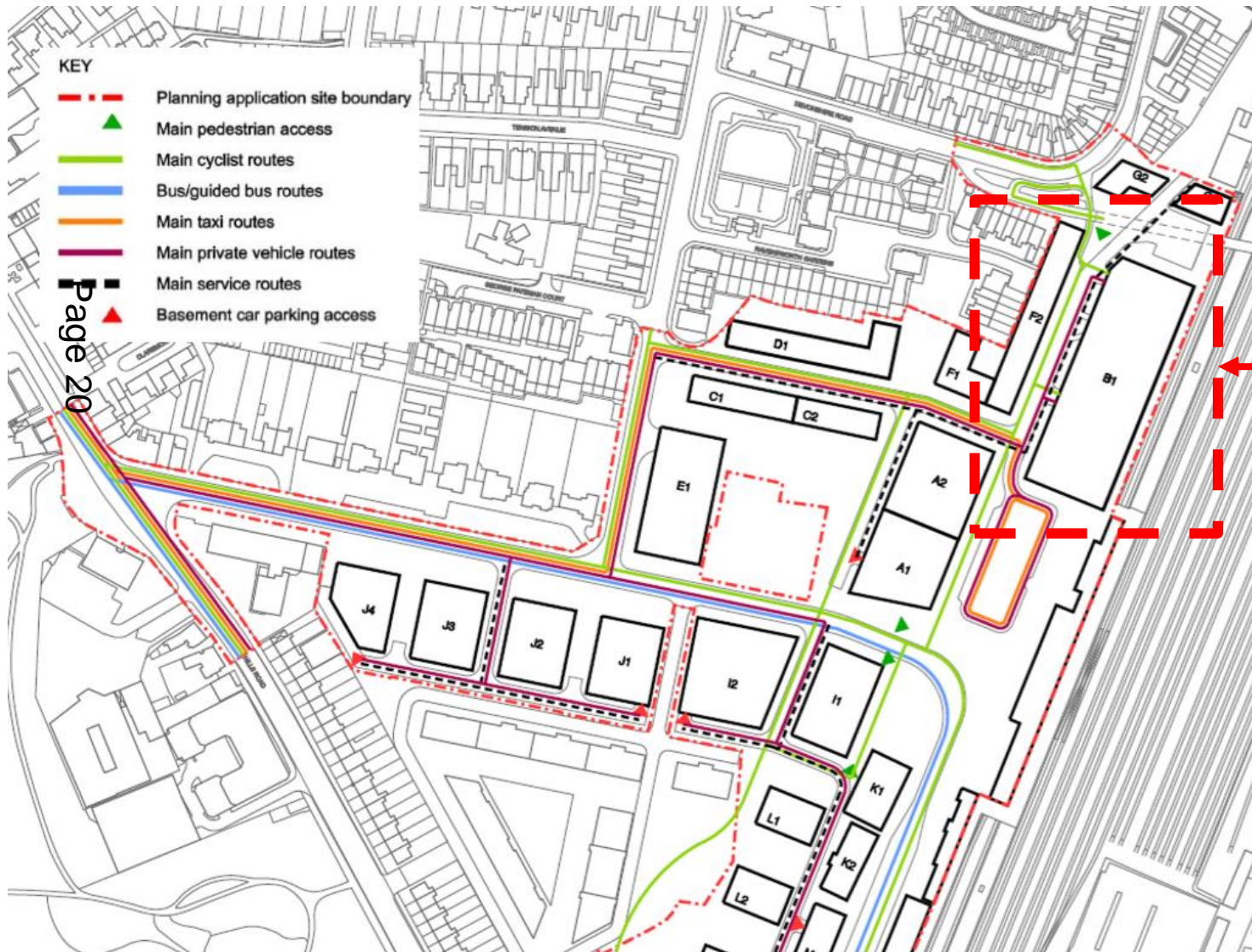


View south along NAR





# Outline Parcels

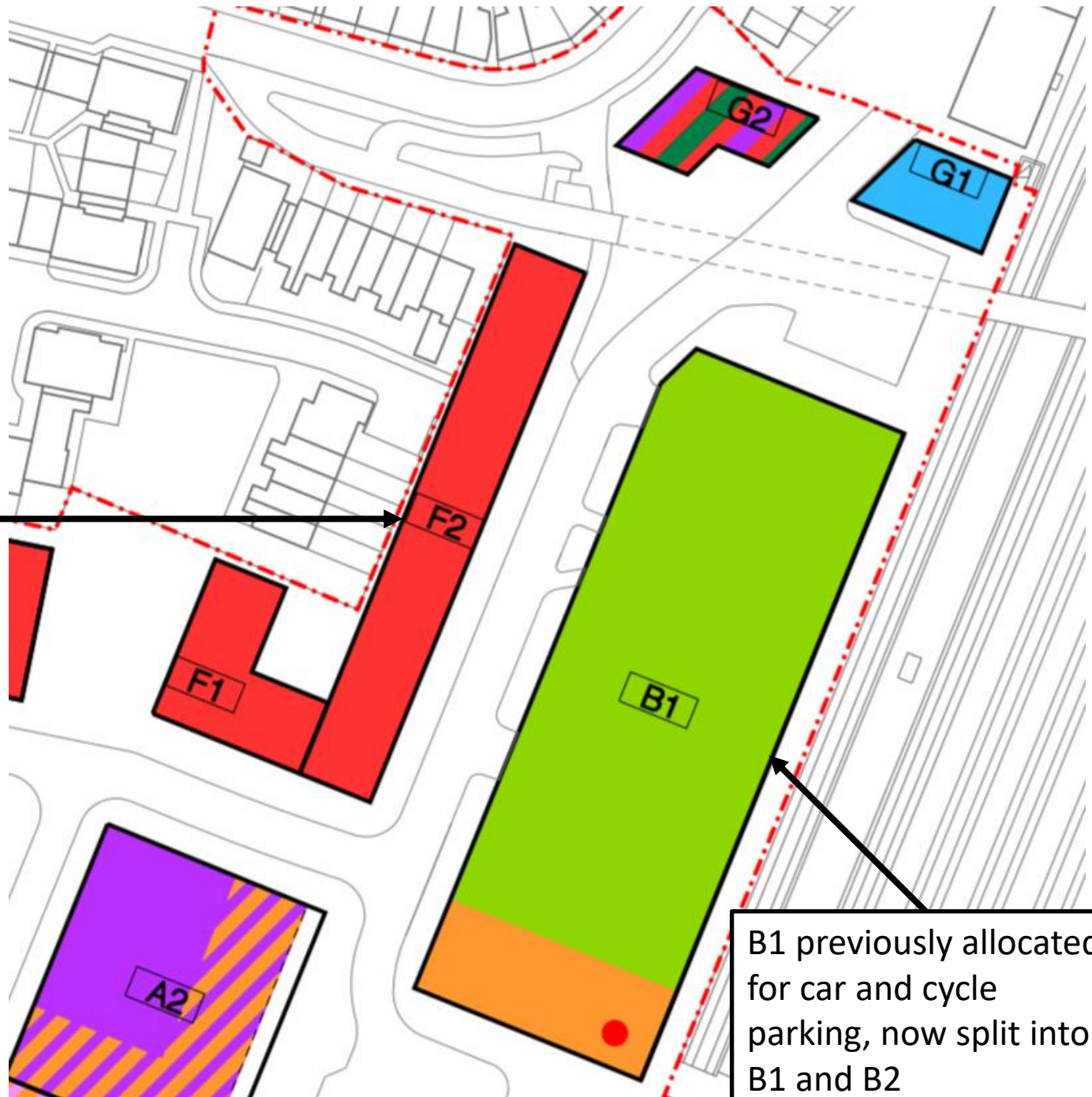


Location of  
development  
parcels in CB1



# Outline Parcels

F2 previously  
allocated for  
residential use

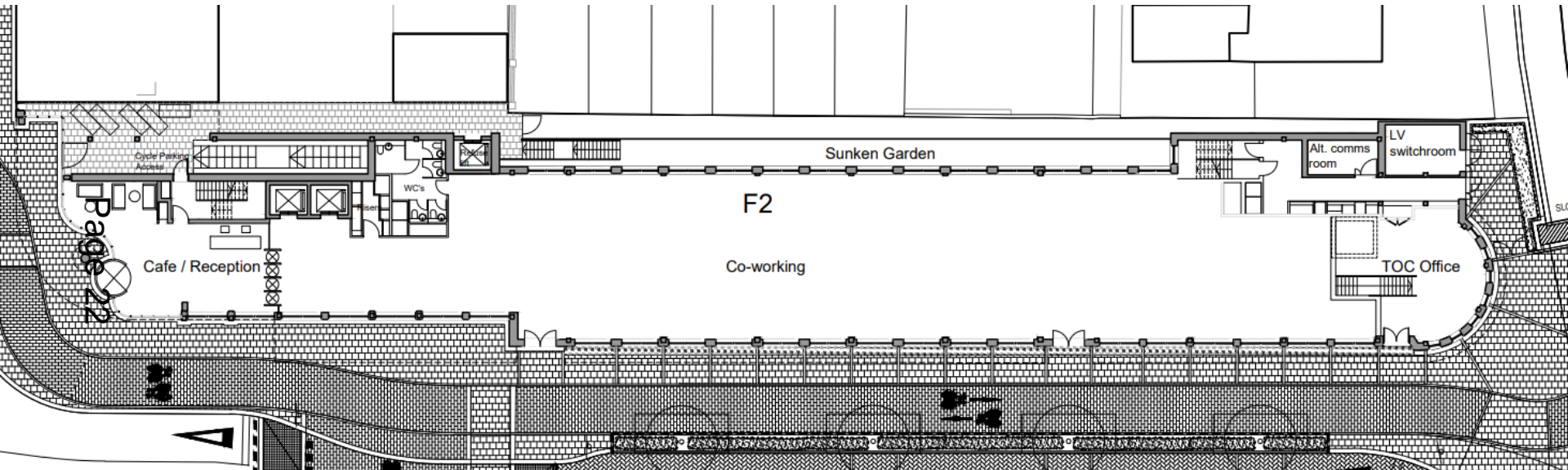


B1 previously allocated  
for car and cycle  
parking, now split into  
B1 and B2

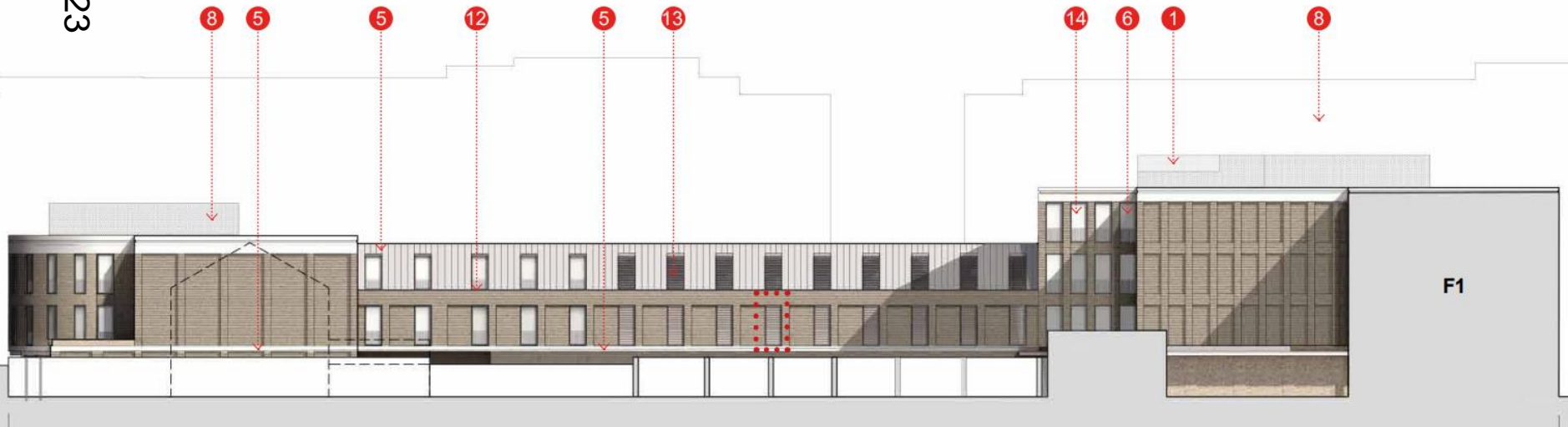
KEY

---	Planning application site boundary
---	A1: RETAIL SHOPS
---	A3: RESTAURANTS AND CAFES
---	A4: DRINKING ESTABLISHMENTS
---	A5: HOT FOOD TAKEAWAY
---	B1: OFFICES (use B1-a)
---	C1: HOTEL
---	C3: RESIDENTIAL
---	D1: NON RESIDENTIAL INSTITUTIONS
---	D2: ASSEMBLY AND LEISURE
---	CP: CAR AND CYCLE PARKING
---	STUDENT ACCOMMODATION (sui generis)
---	Possible retention of 125 Hills Road, subject to further resolution of the detailed design
●	Potential locations for public toilets

# F2 Ground Floor

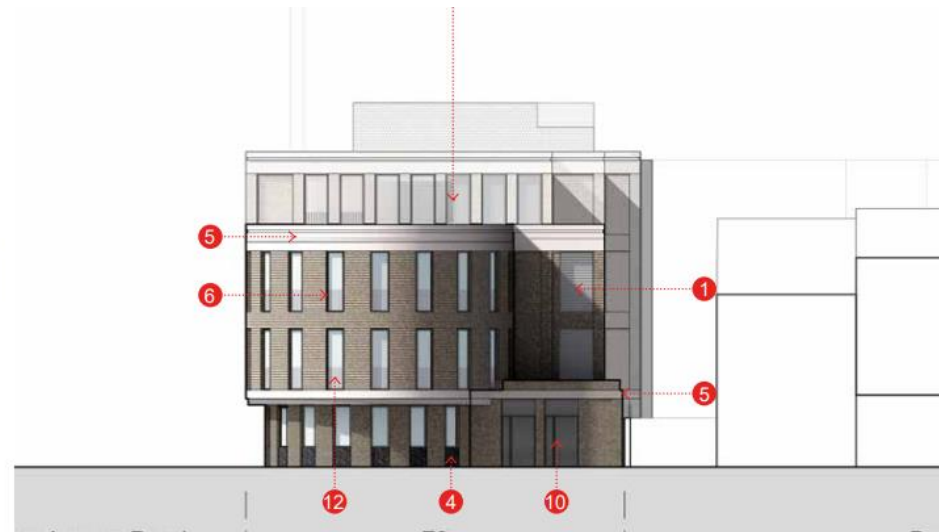


# F2 East and West Elevations



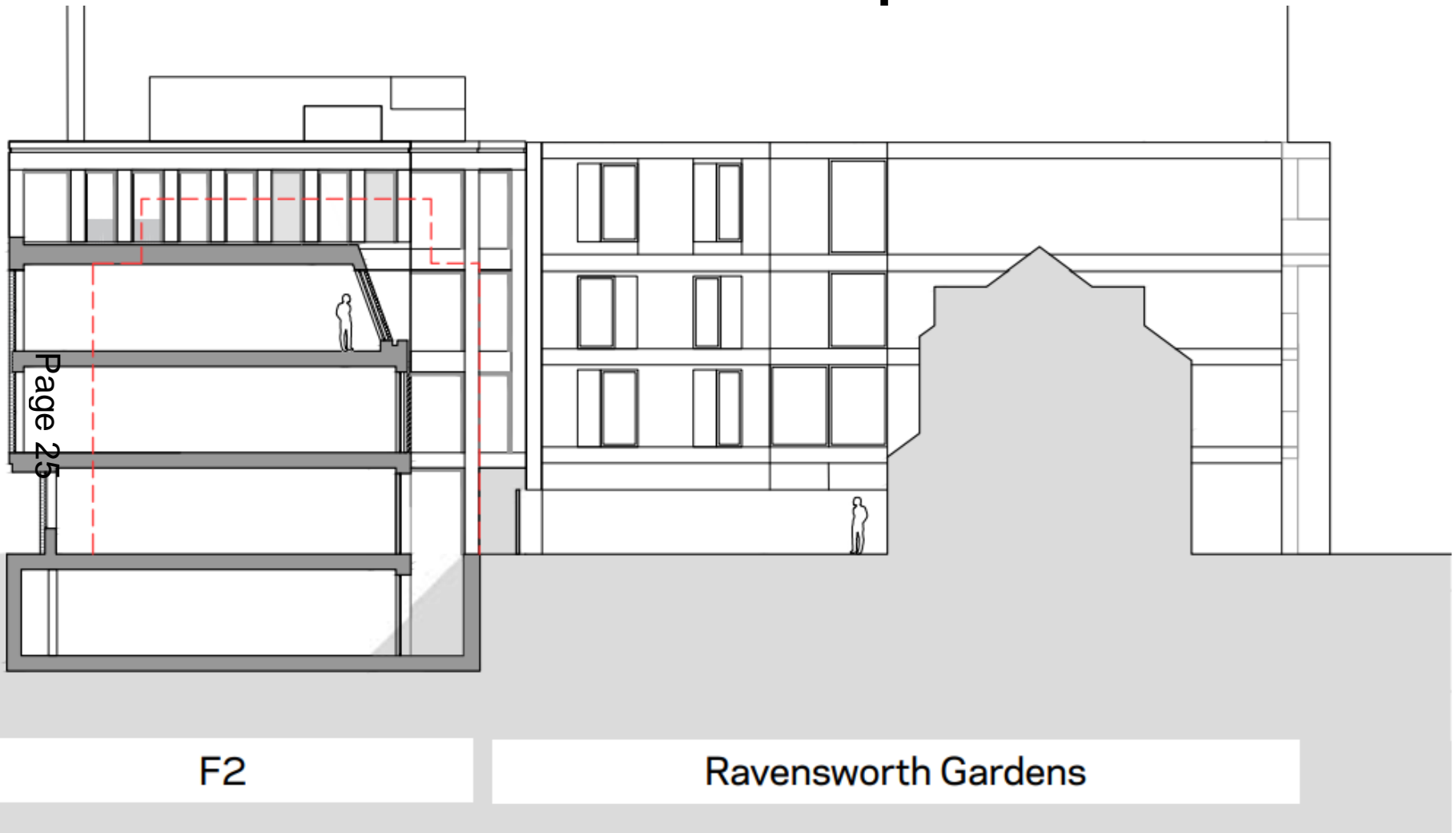


# F2 South and North Elevations





# F2 Section Comparison



View north-west along NAR



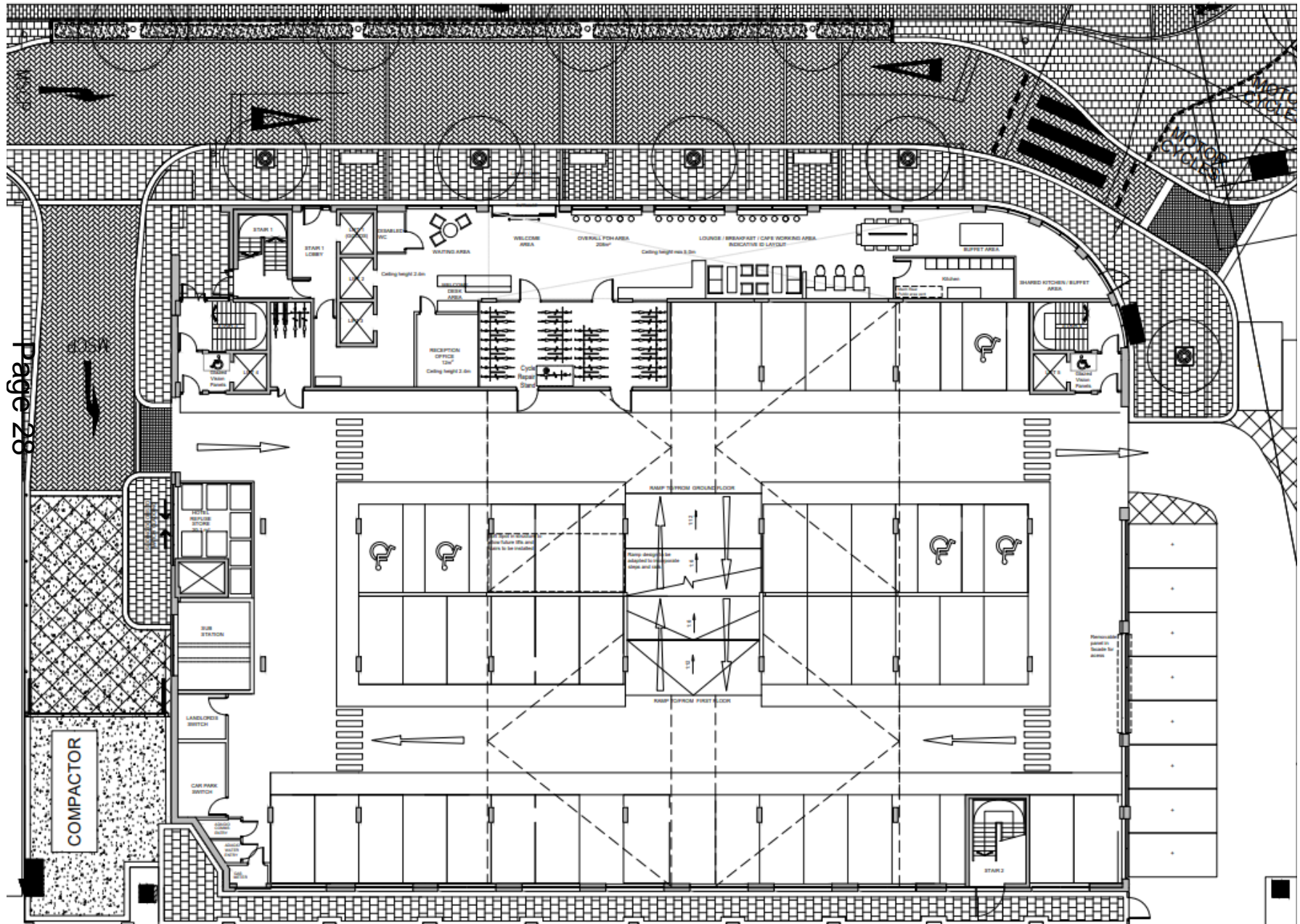


View south-west along NAR



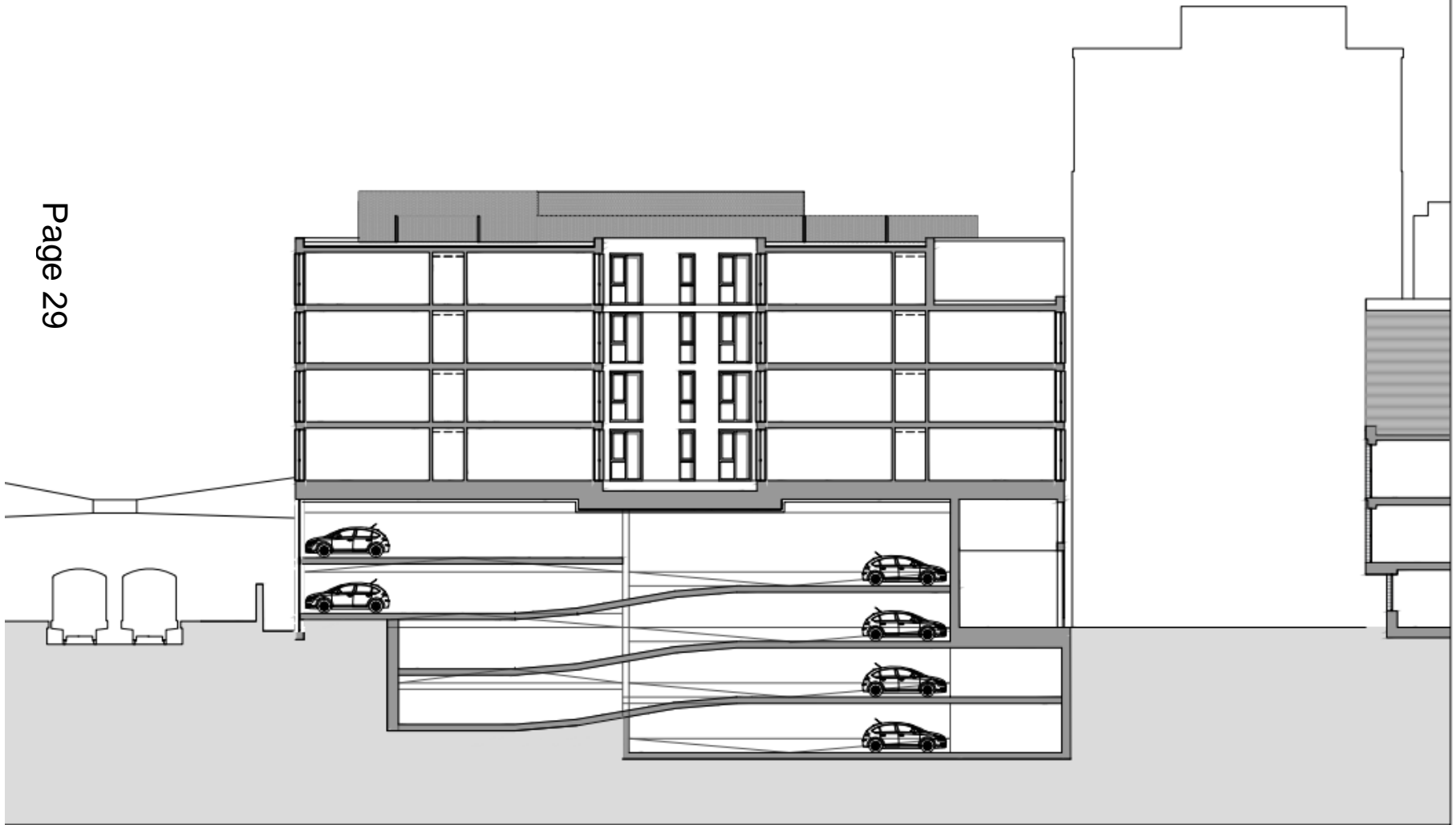


# B2 Ground floor



# B2 Section A-A

Page 29



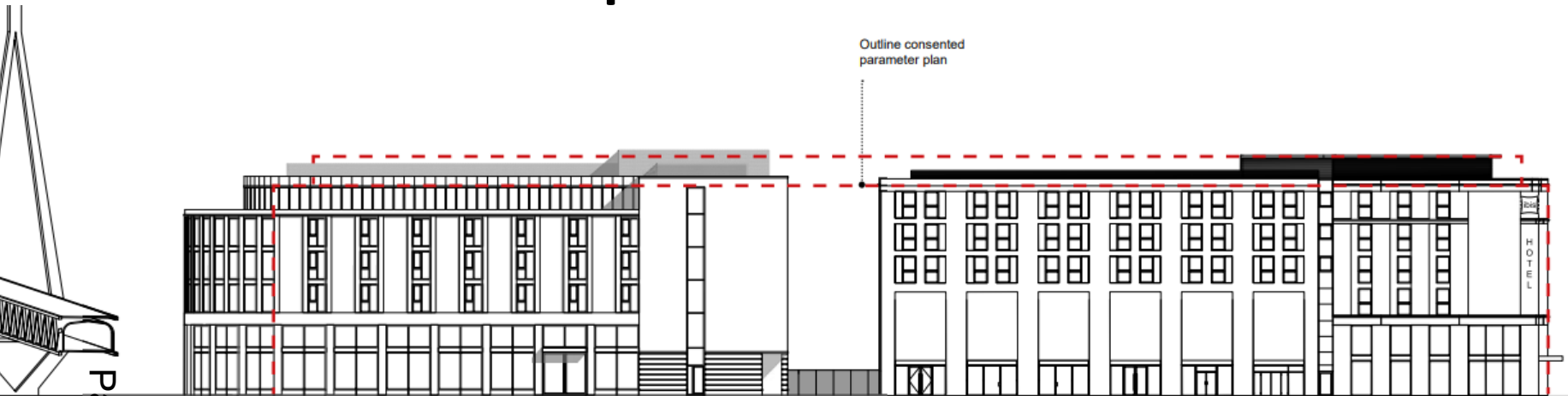
# B2 West Elevation

Page 30





# Comparison Plan B2



west elevation with Outline Consented B1 and Ibis Hotel



west elevation with B2 refused application outline

View south-east along NAR





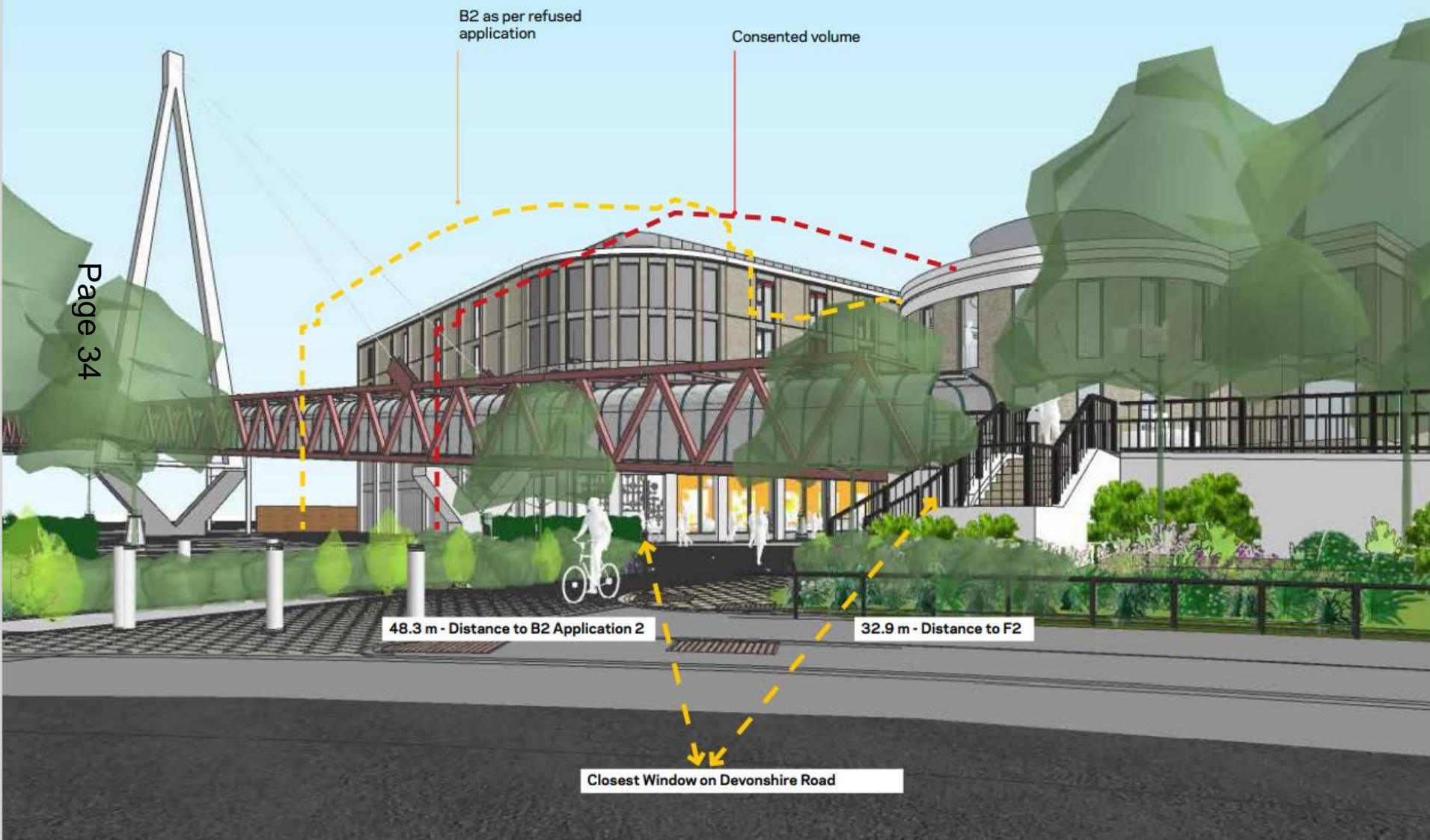
View north along NAR





## 7.8 Revised Proposal of B2 with Consented & Refused Application

- B2 Refused Application 1 was **48.0m** from the closest property on Devonshire Road
- B2 Proposed Application 2 reduces the footprint. It is **48.3m** from the closest property on Devonshire Road.





View from Devonshire Road

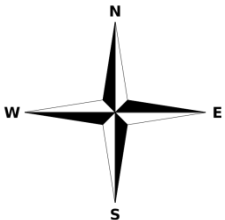
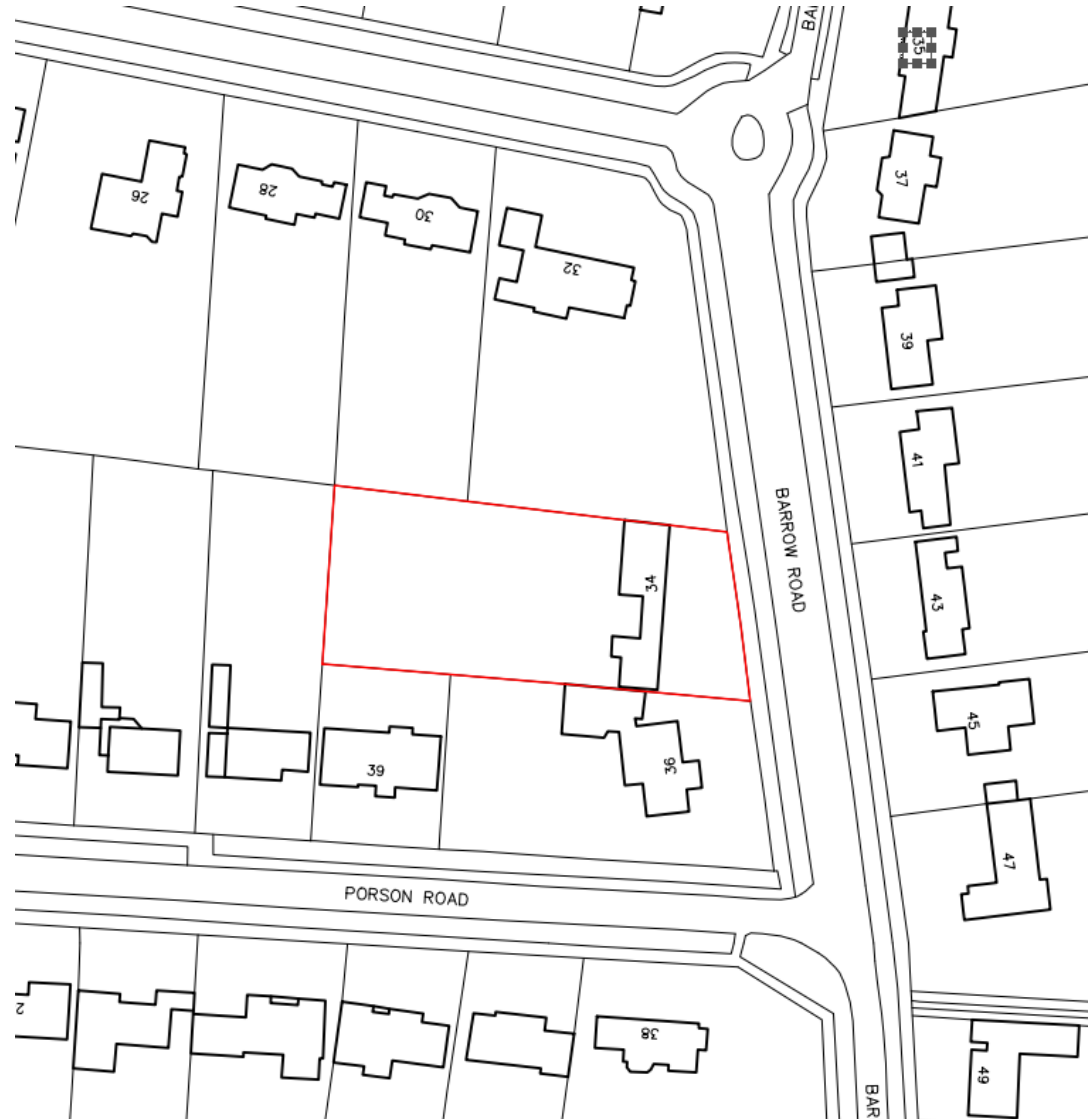


# MINOR APPLICATIONS



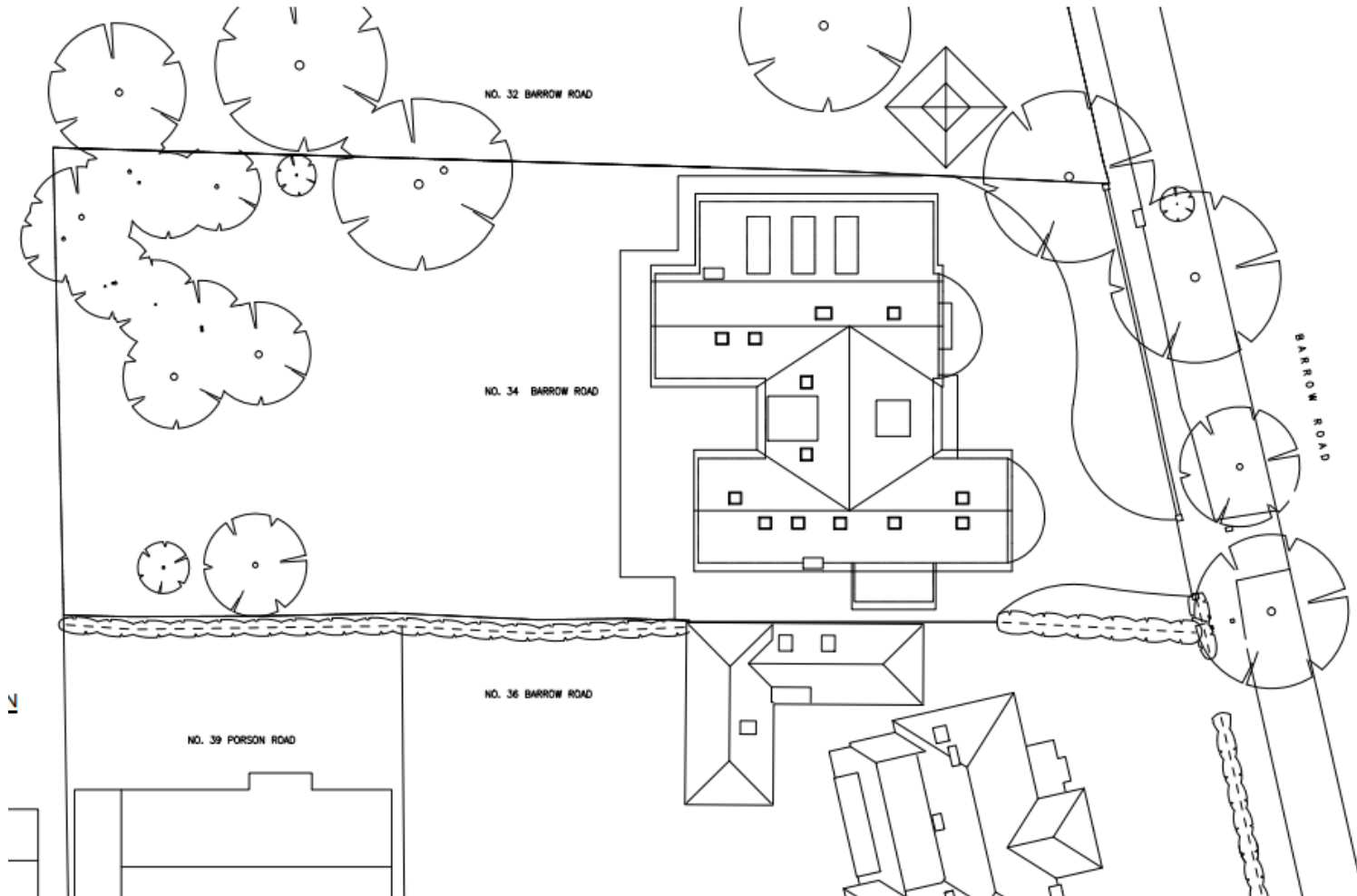
# 20/01229/FUL/34 Barrow Road

## Site Location Plan



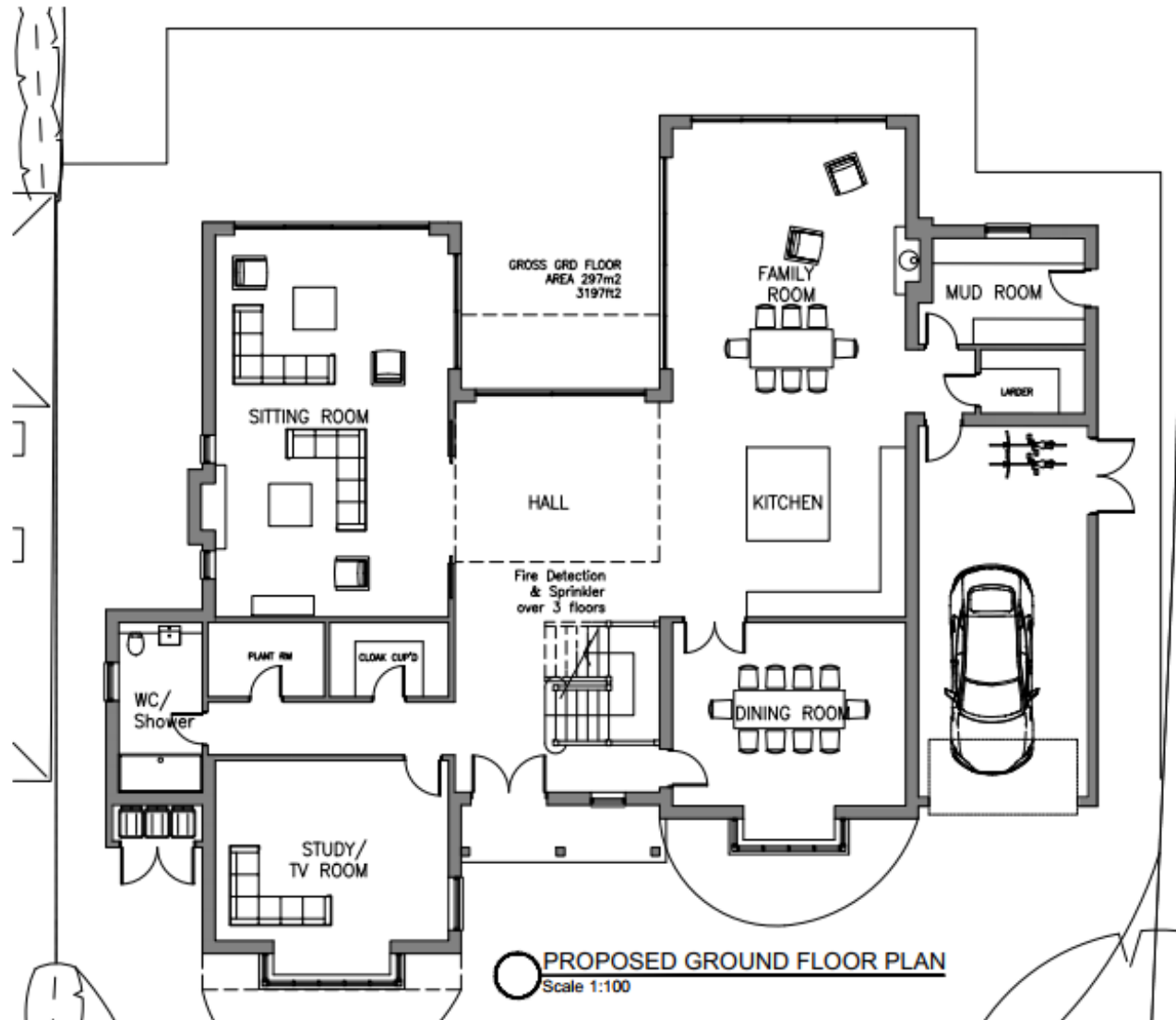
# Proposed site plan

Page 38



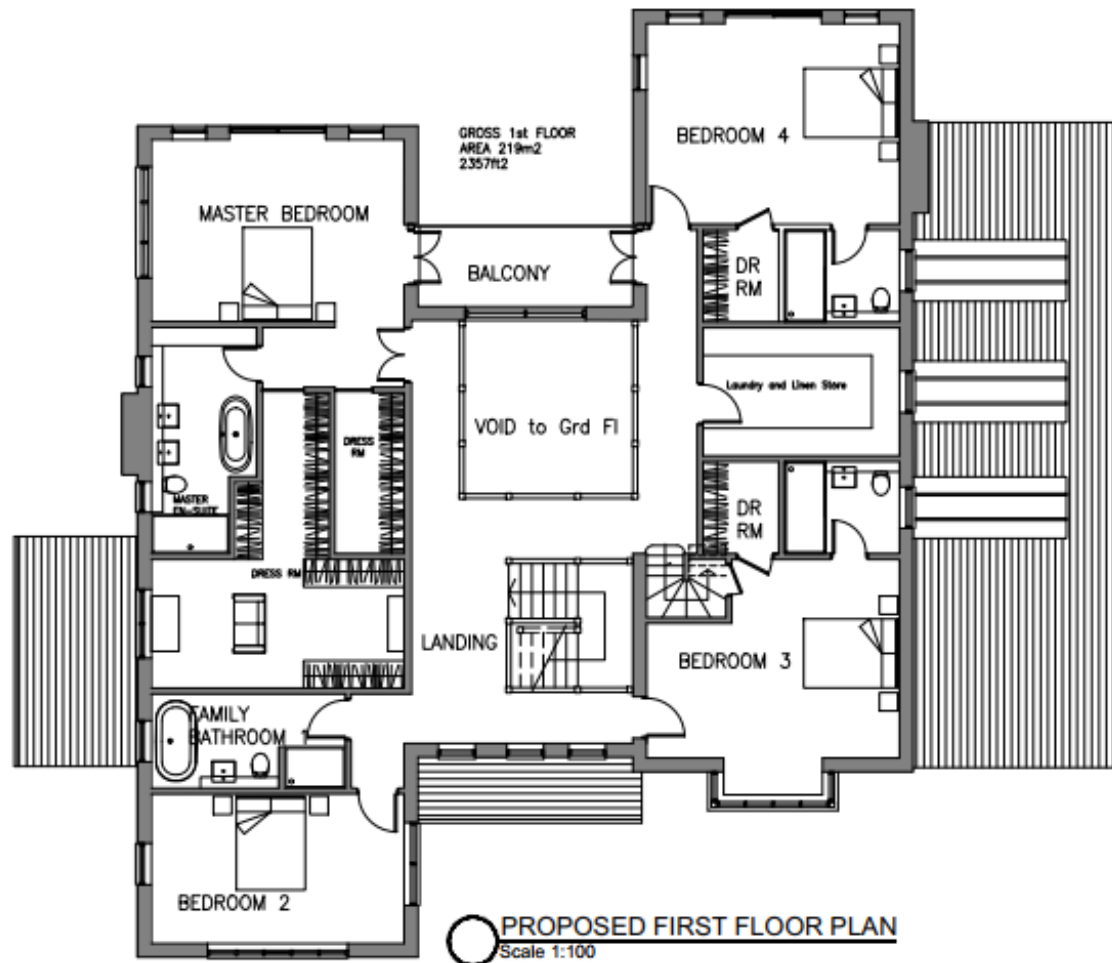
# Proposed ground floor plan

Page 39

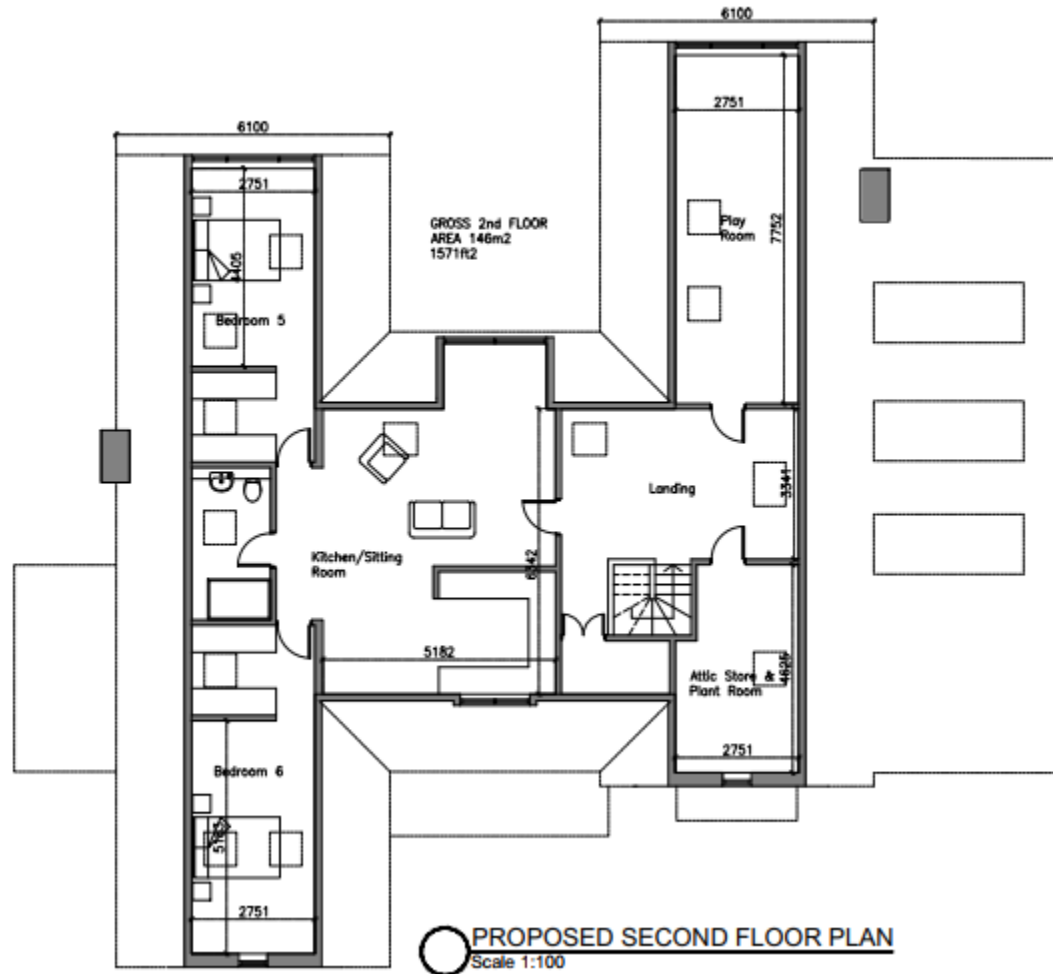




# Proposed first floor plan



# Proposed second floor plan



# Proposed front (east) elevation





# Proposed rear (west) elevation

Page 43



# Proposed side (south) elevation



# Proposed side (north) elevation



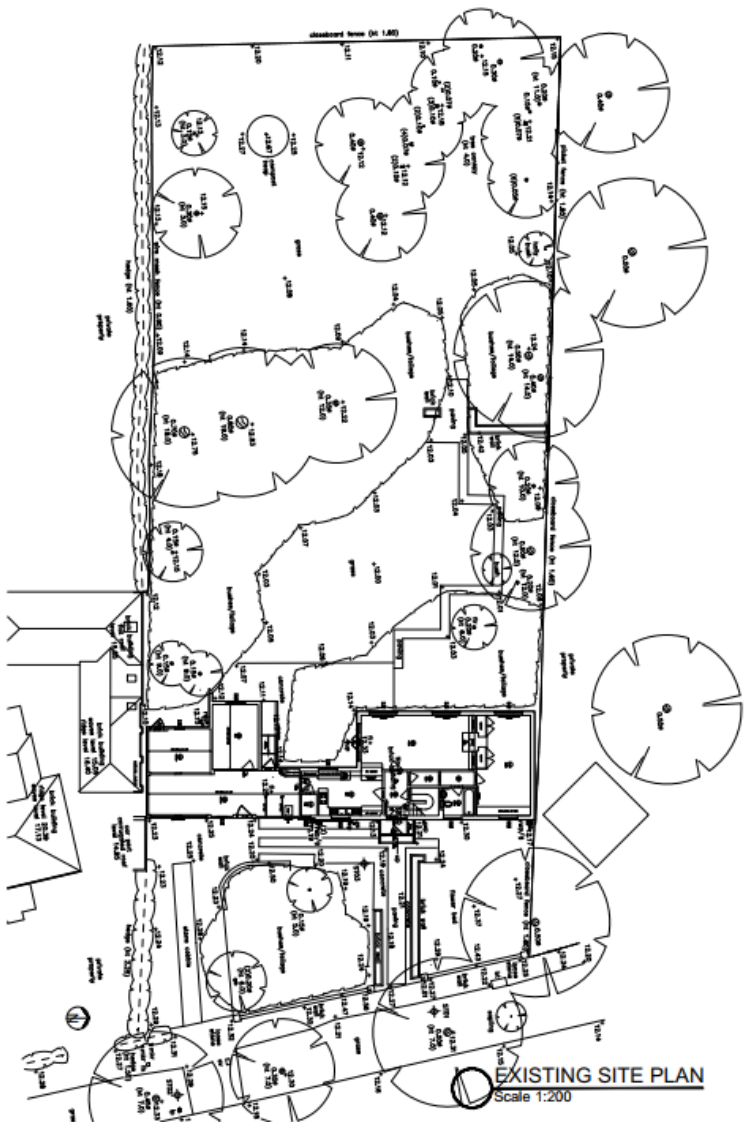


# Proposed east elevation within street context

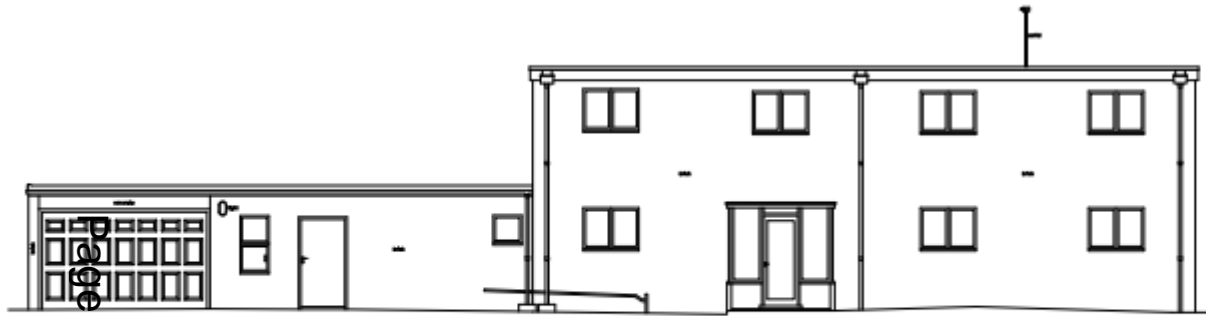
Page 46



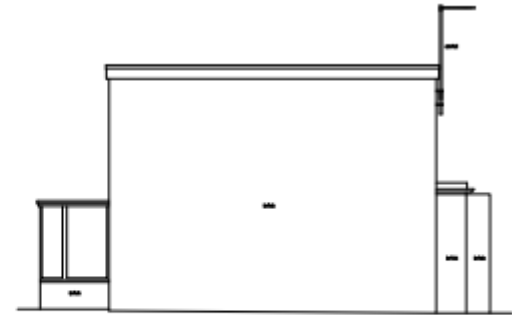
# Existing site plan



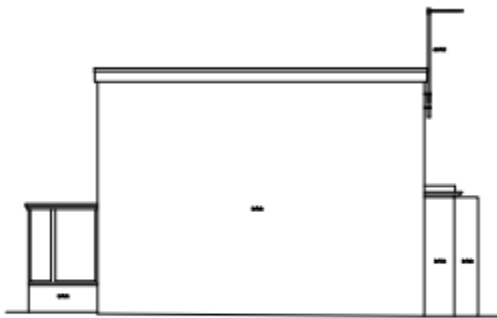
# Elevations of existing dwelling to be demolished



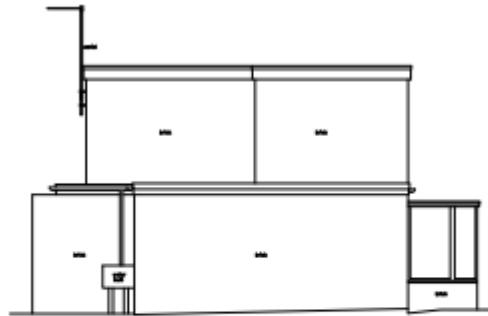
EXISTING EAST ELEVATION  
Scale 1:100



EXISTING NORTH ELEVATION  
Scale 1:100



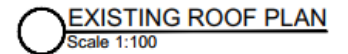
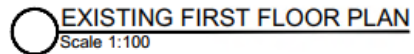
EXISTING NORTH ELEVATION  
Scale 1:100



EXISTING SOUTH ELEVATION  
Scale 1:100

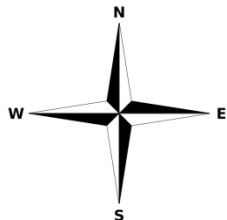


## Page 49

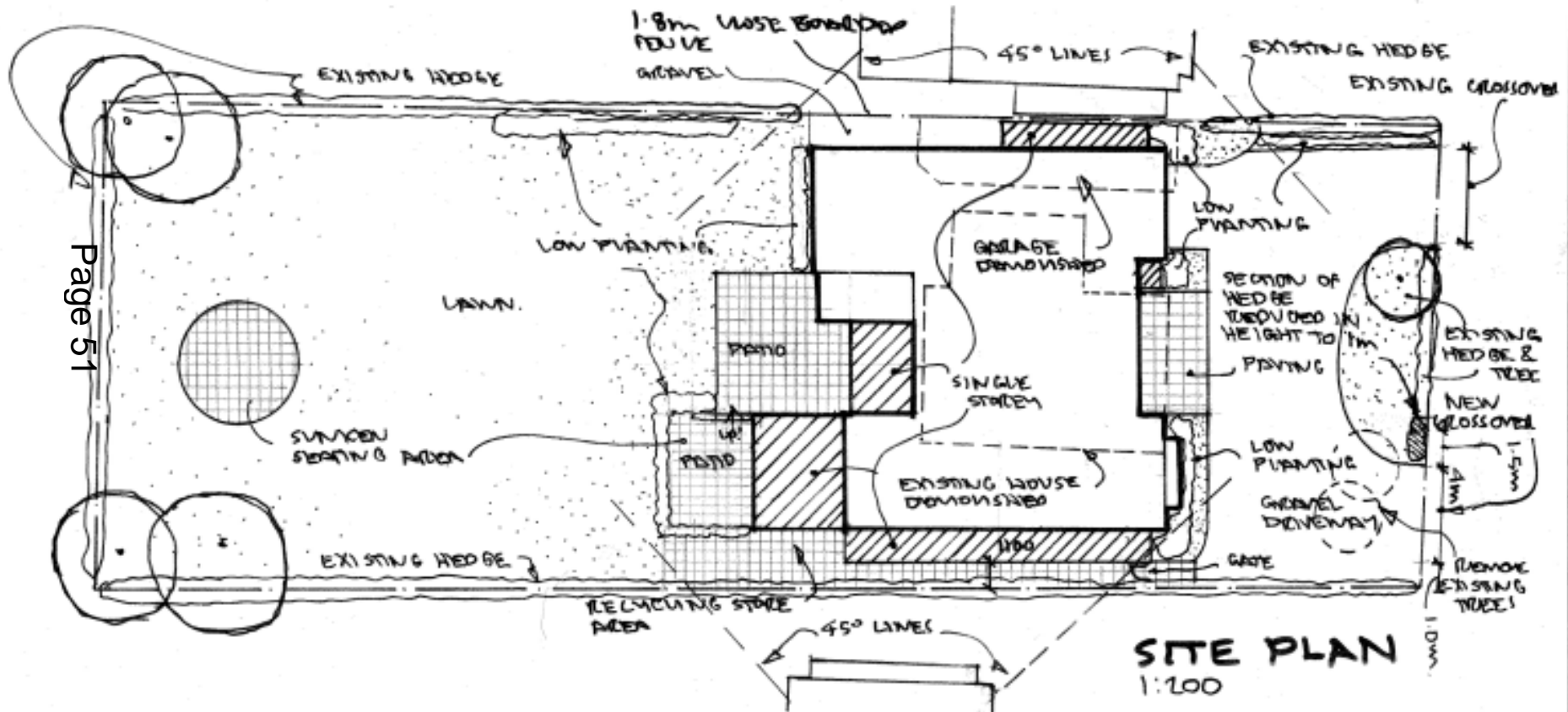


# *21/00383/FUL/5 Luard Close*

## Site Location Plan



# Proposed site plan





# Proposed front elevation

Page 52

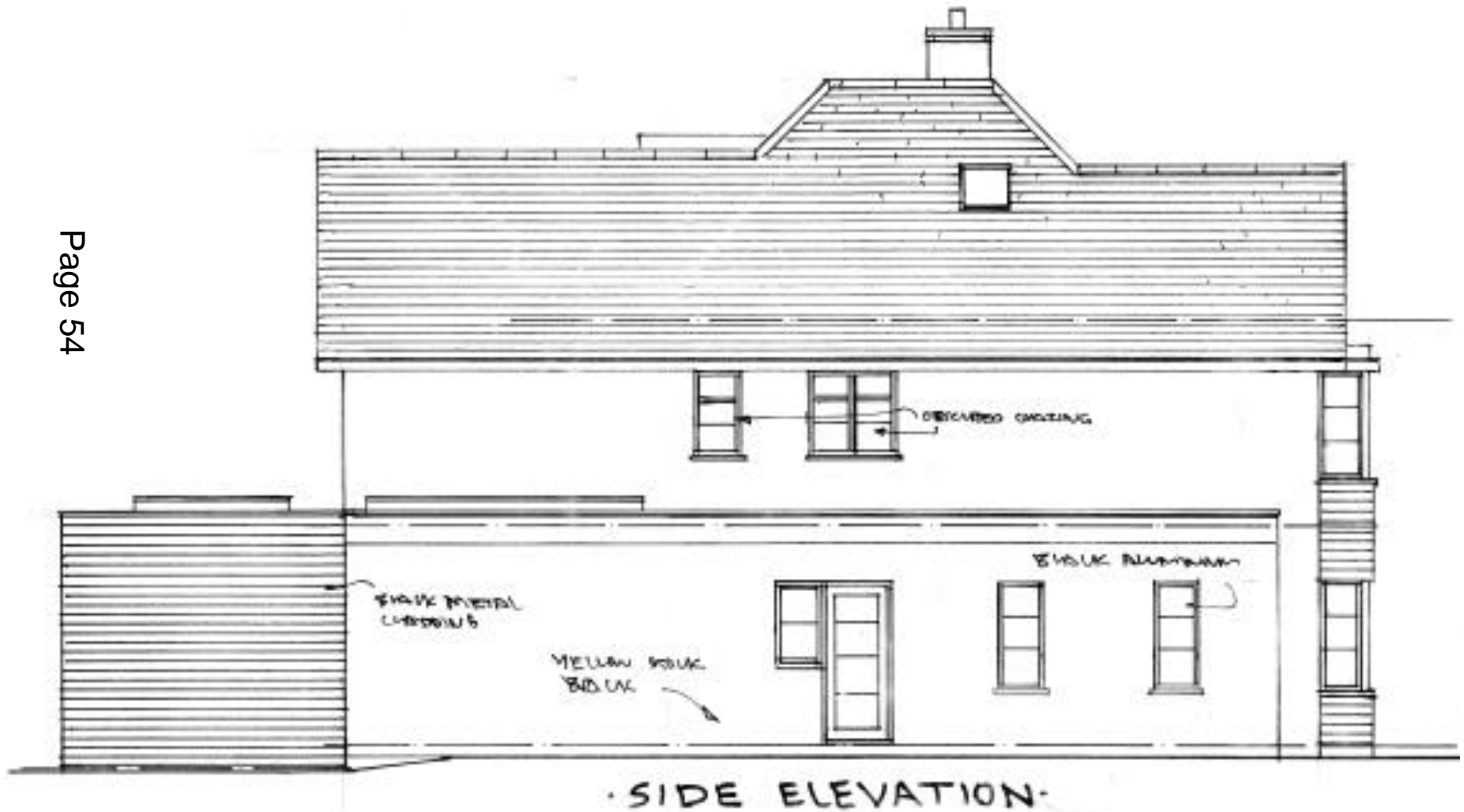


# Proposed rear elevation



# Proposed side elevation alongside 6 Luard Close

Page 54



# Proposed side elevation alongside 4 Luard Close

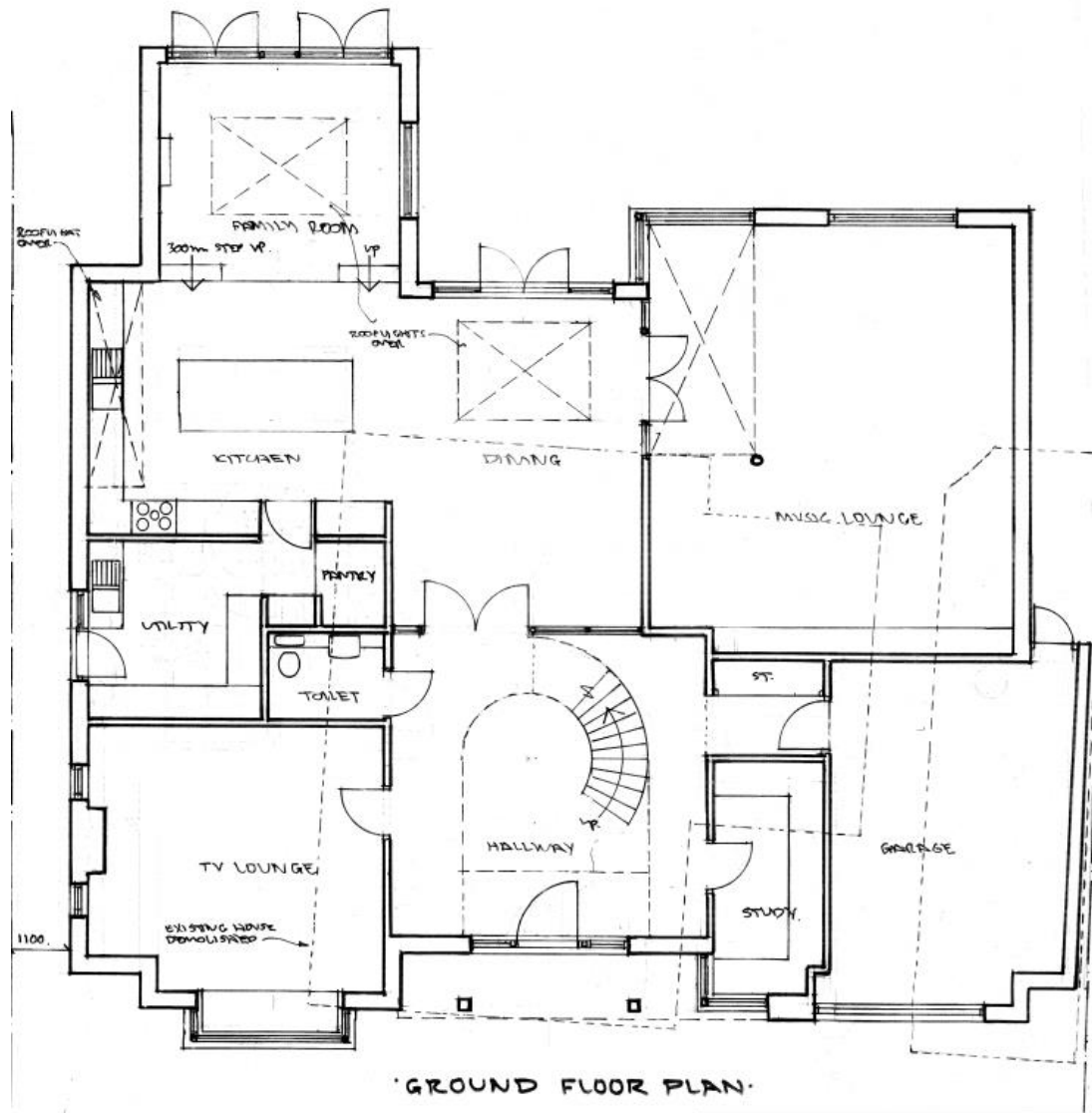
Page 55



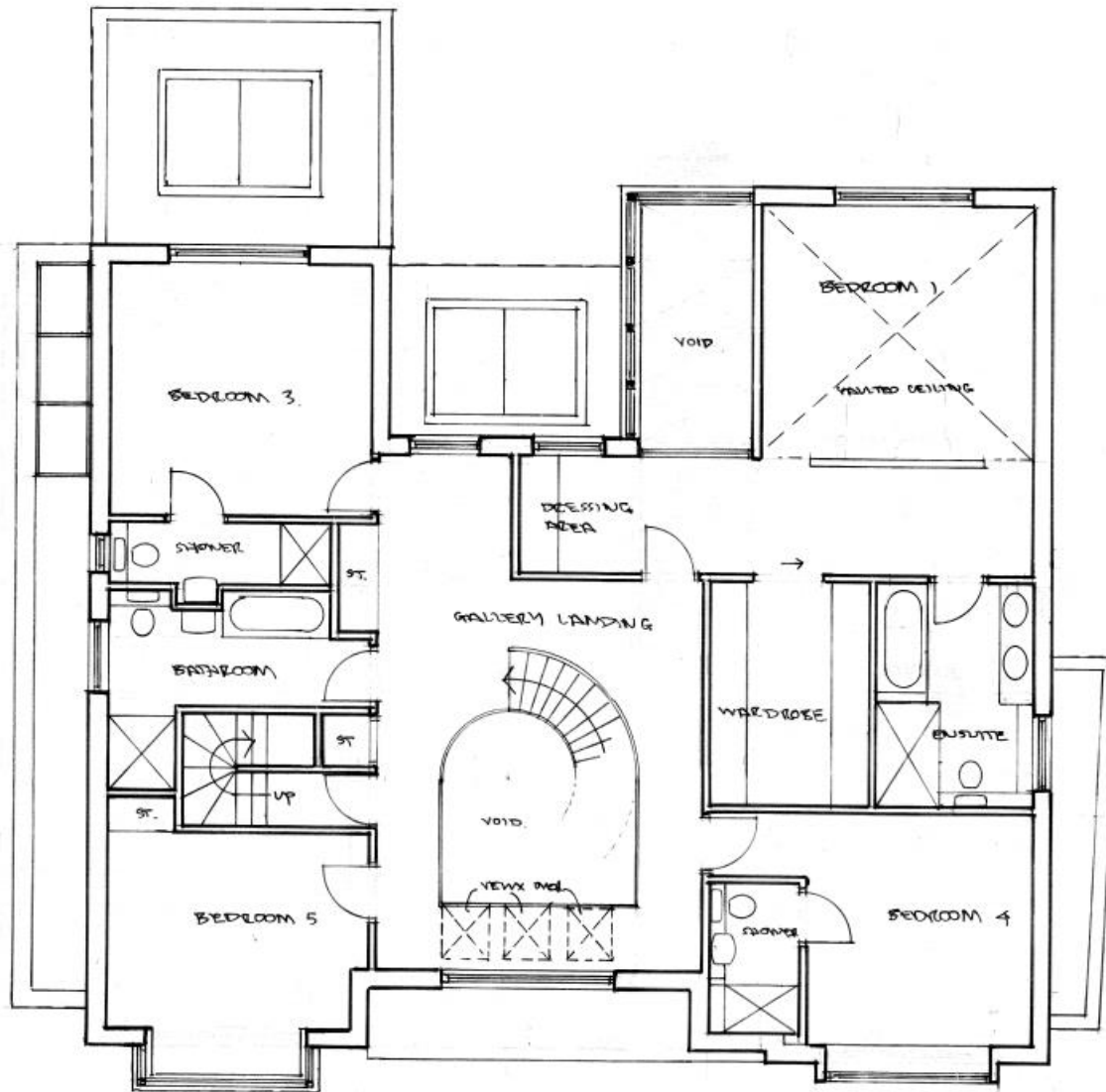


# Proposed ground floor plan

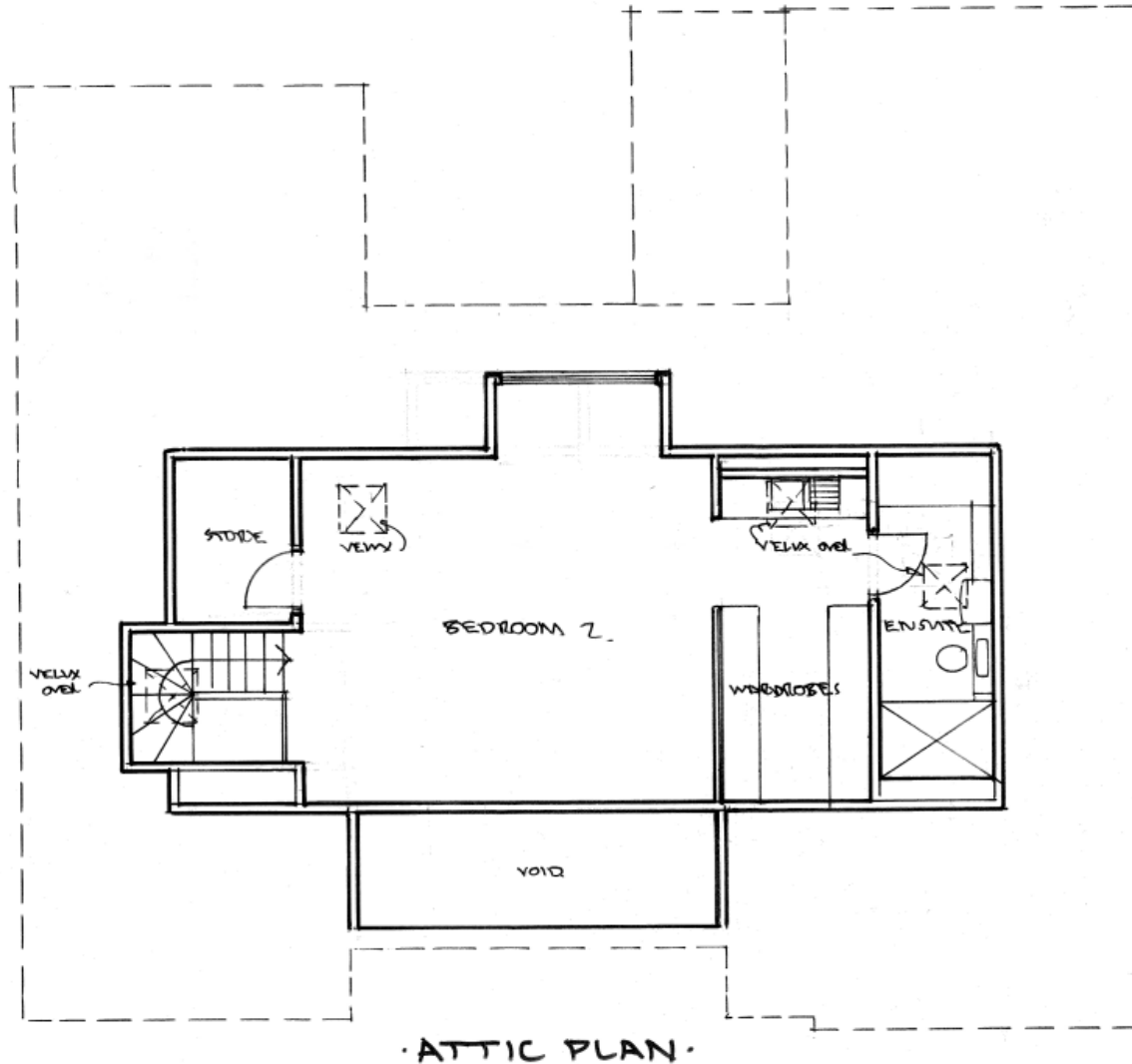
Page 56



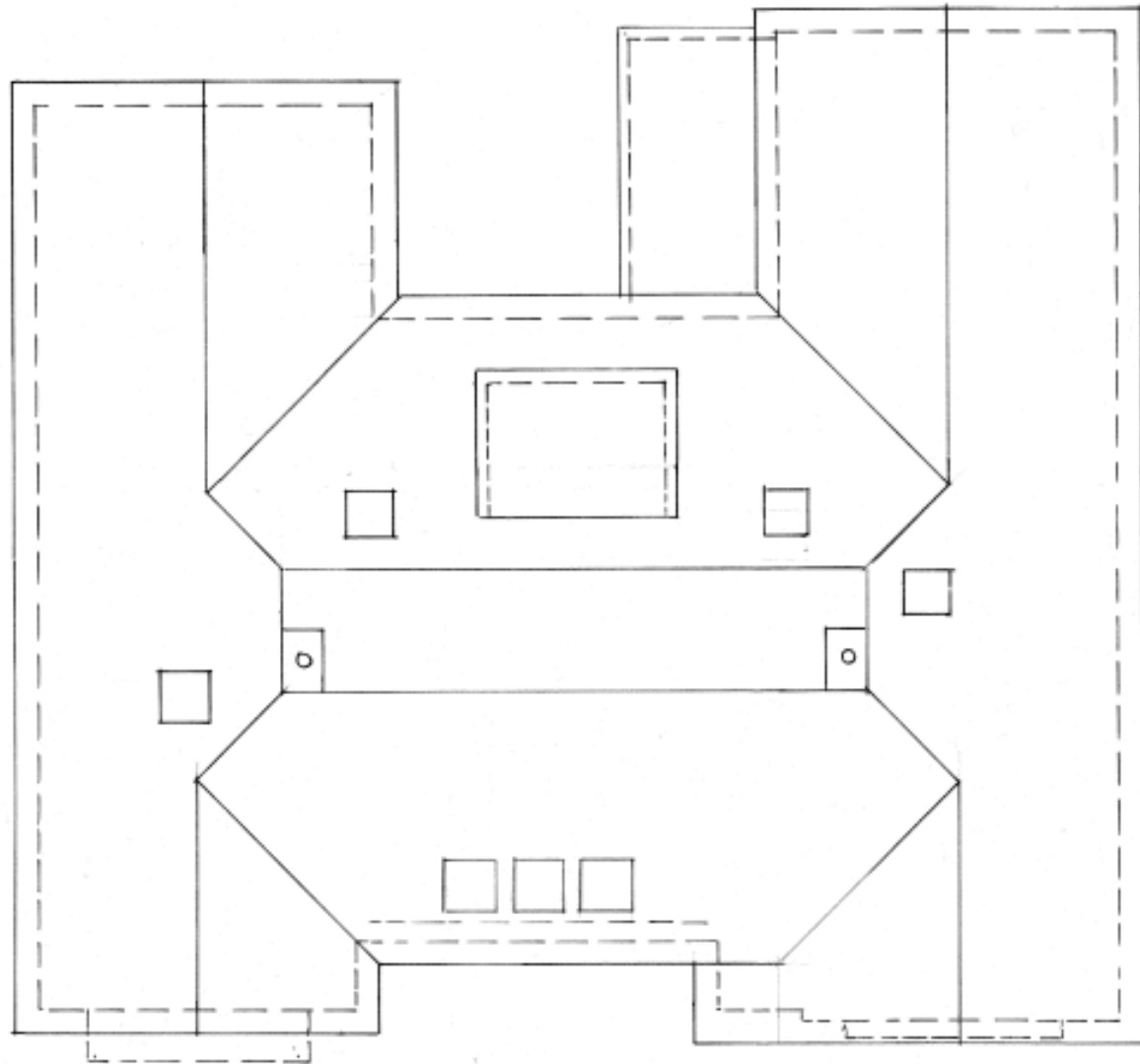
# Proposed first floor plan



# Proposed attic plan



# Proposed roof plan

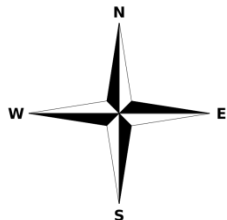




# 21/00437/FUL - 31 Newnham Road

## Site Location Plan

Page 60



7 bed studios x 1 space/bed studio = 7 spaces  
Provision of 8 spaces including 1 for cargo bike.

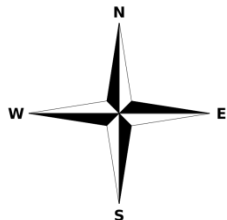
Commercial  
1 x 25m2 GFA = 4 spaces including 1 for cargo bike.

[illegible]

# 21/00434/HFUL - 167 Chesterton Road

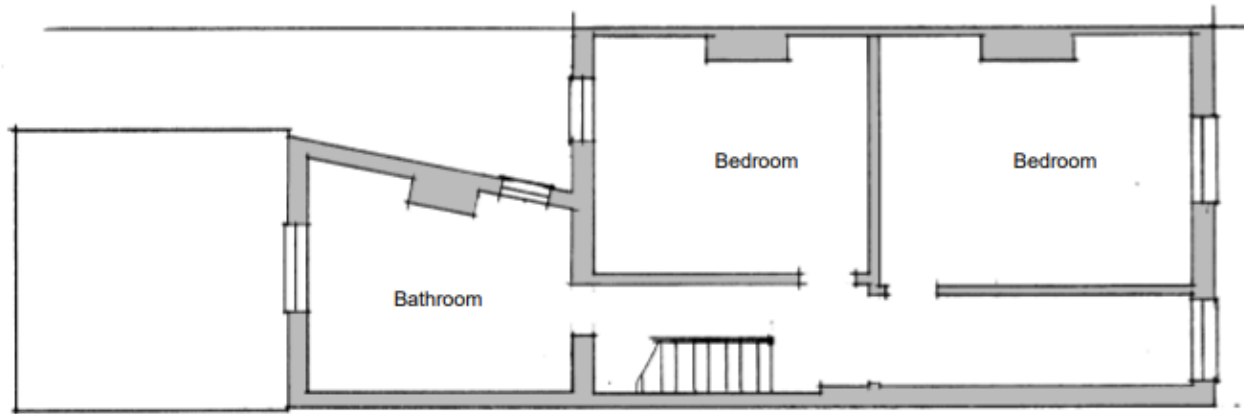
## Site Location Plan

Page 62

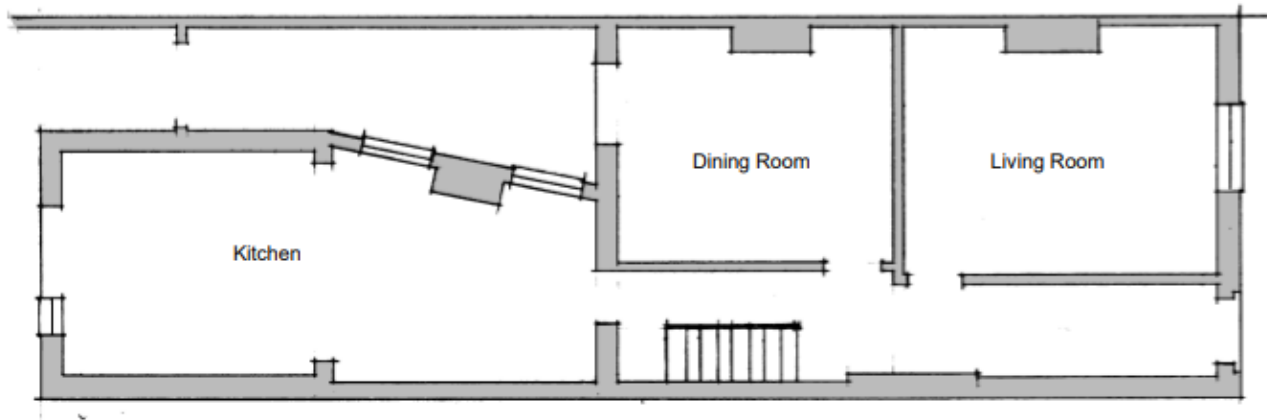


# Existing Floorplans

Page 63



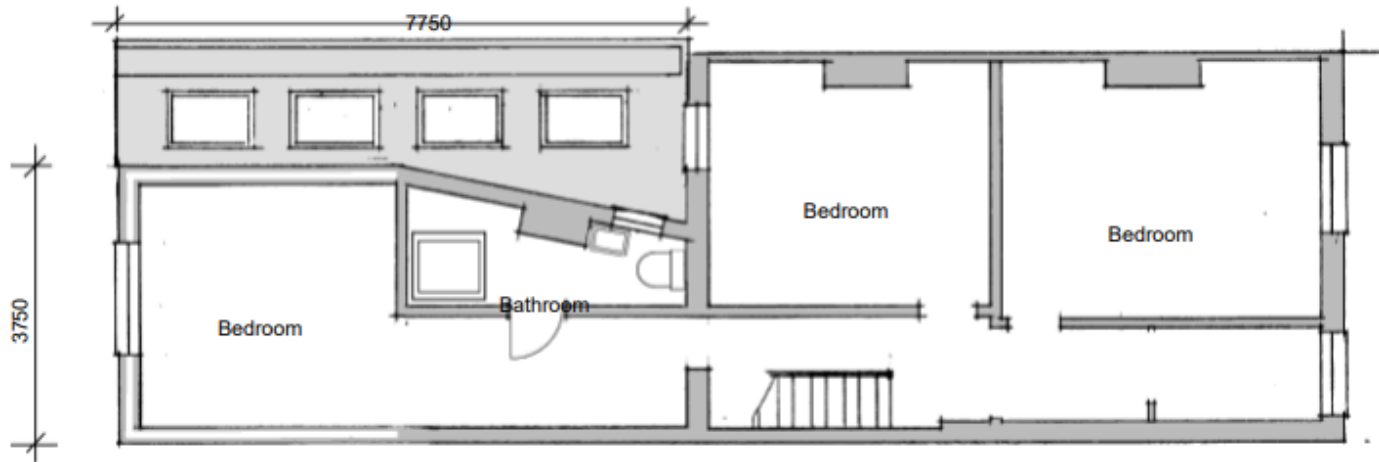
FIRST FLOOR PLAN



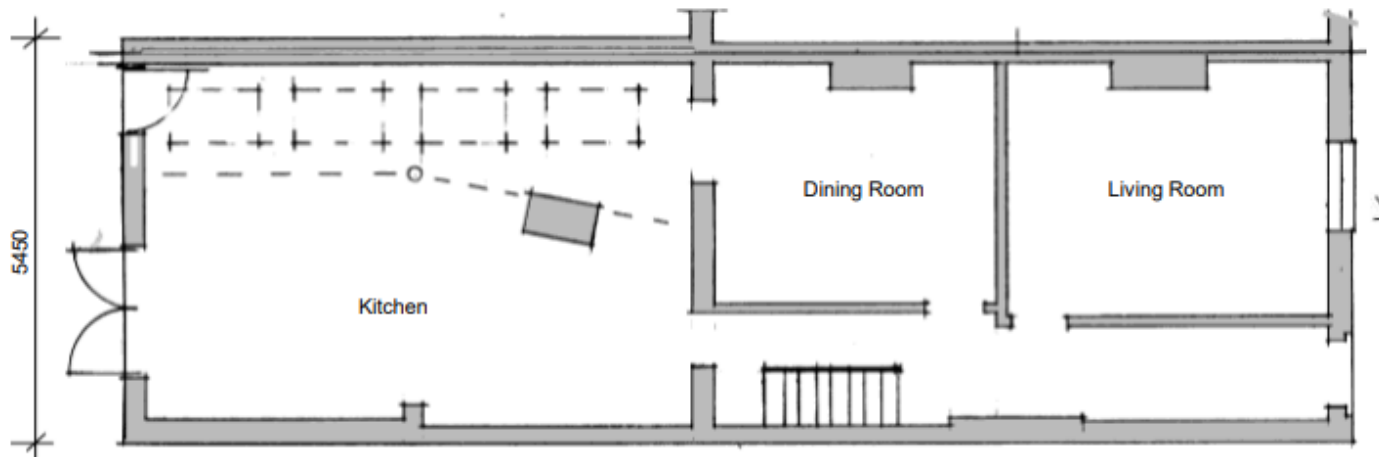
GROUND FLOOR PLAN



# Proposed Floorplans

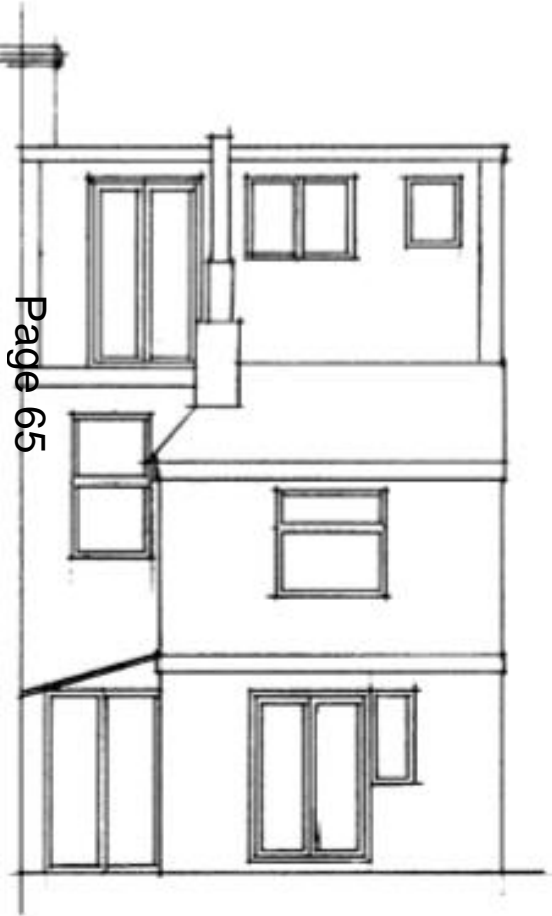


FIRST FLOOR PLAN



GROUND FLOOR PLAN

# Rear elevation



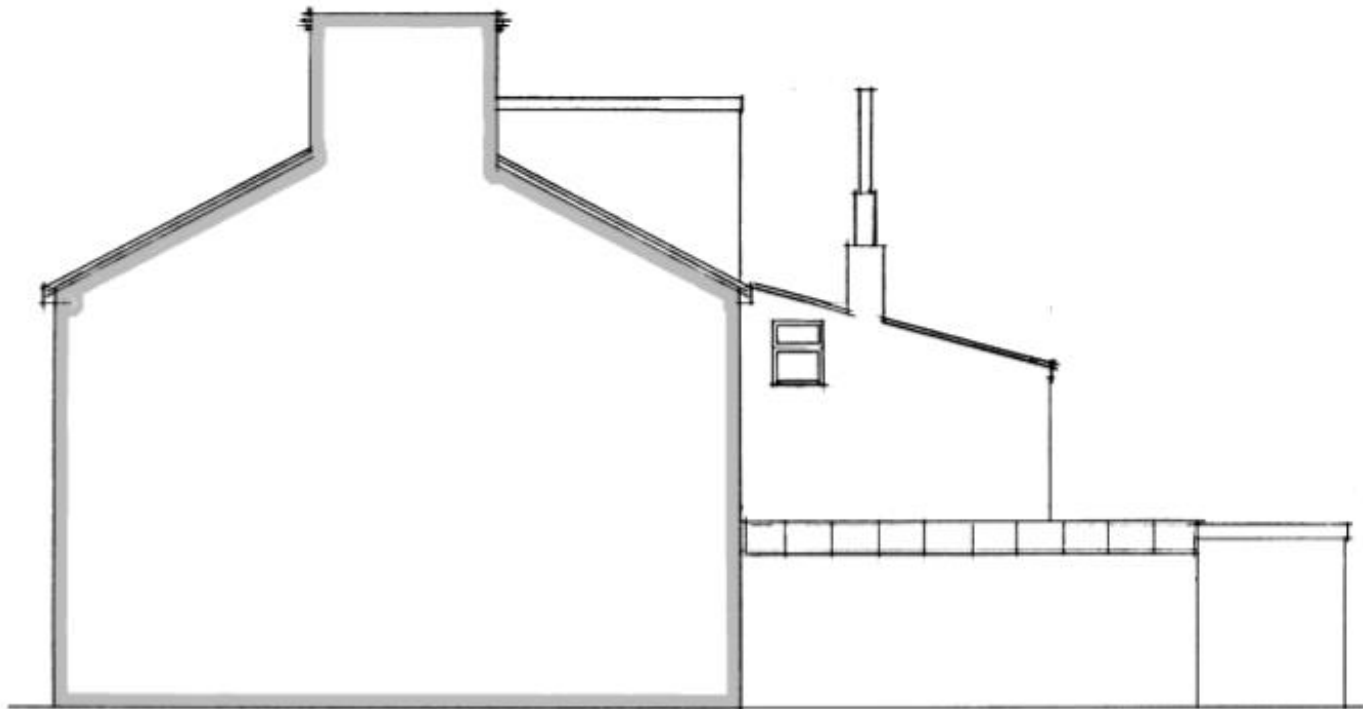
Existing Rear Elevation



Proposed Rear Elevation

# Existing Side Elevation

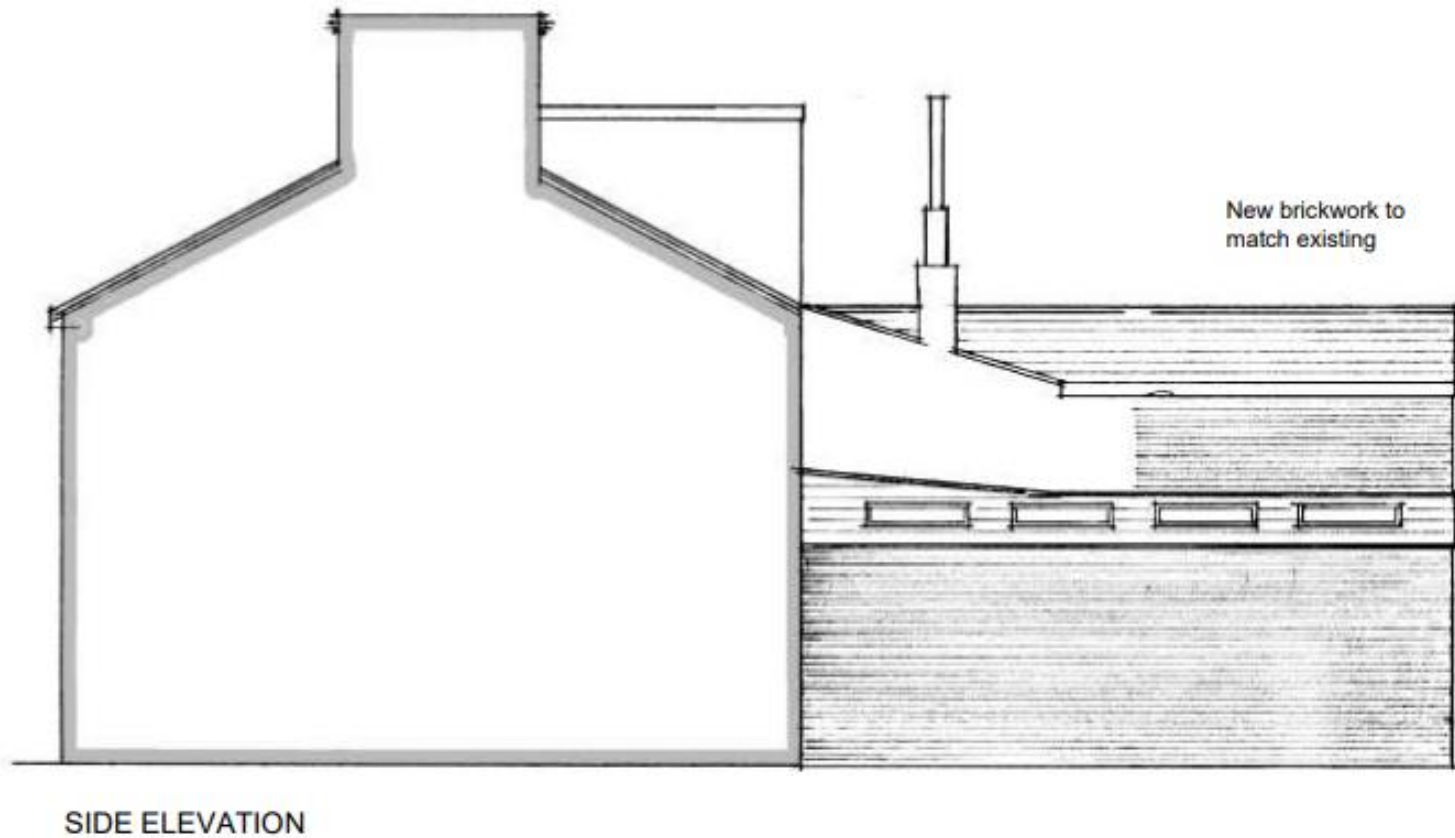
Page 66



SIDE ELEVATION

# Proposed side elevation

Page 67





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