

# Planning Committee



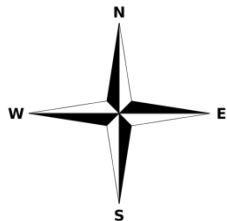
**GREATER CAMBRIDGE**  
SHARED PLANNING

# MAJOR APPLICATIONS

# 22/02066/FUL/Owlstone Croft, Newnham

## Site Location Plan

Page 3



# Existing Site Plan





# Demolition plan

Page 5

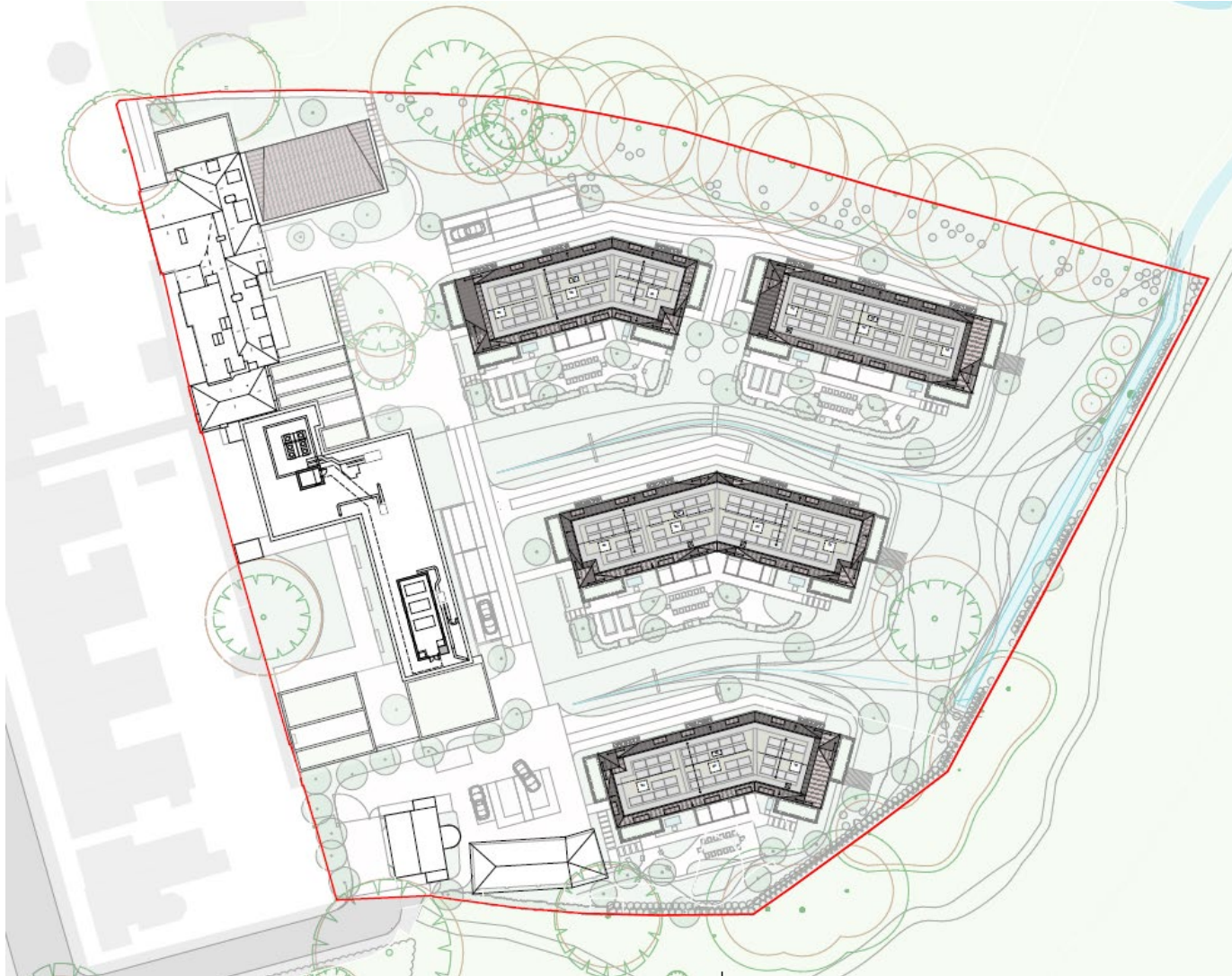


# Proposed Site Plan

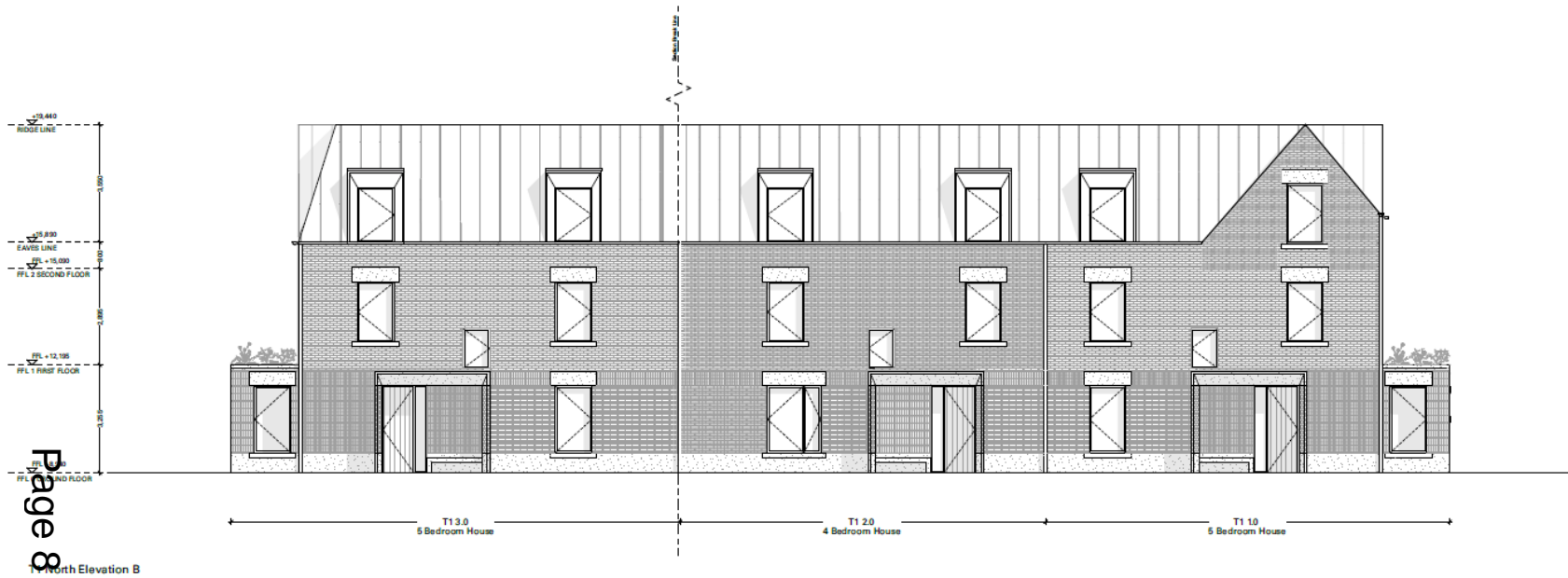




# Proposed Roof Plan

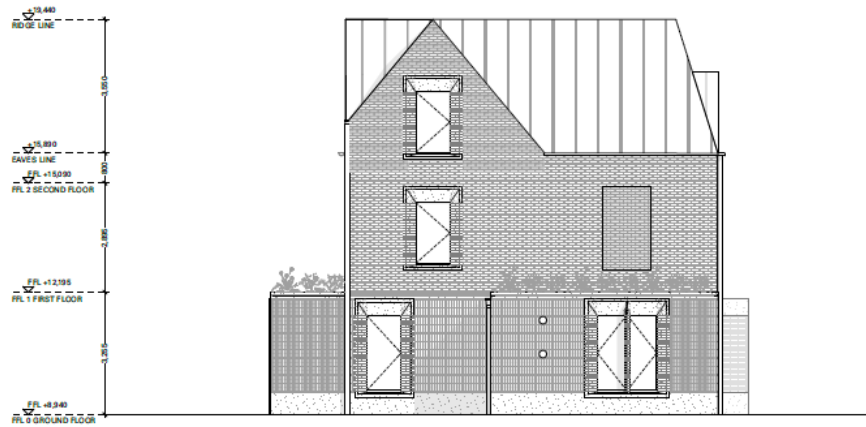


# Block 1 North/South Elevations



# Block 1 West/East Elevations and Section

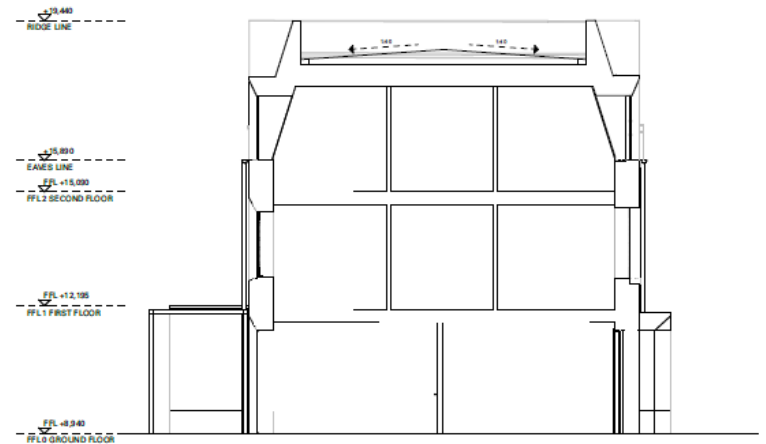
Page 9



T1 East Elevation



T1 West Elevation



Section

# Block 2 North/South Elevations

Page 10



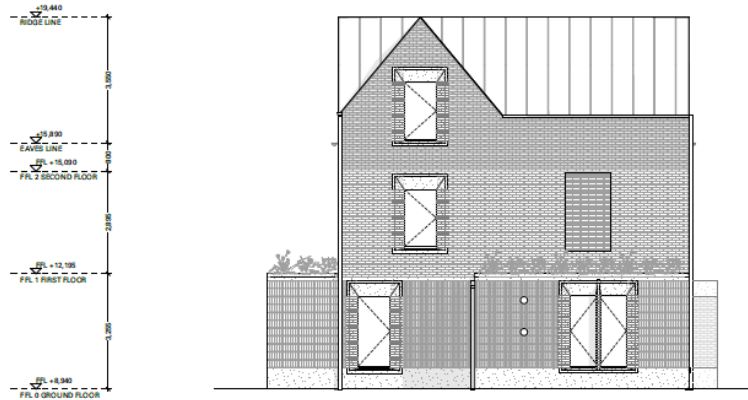
T2 North Elevation



T2 South Elevation

# Block 2 West/East Elevations and Section

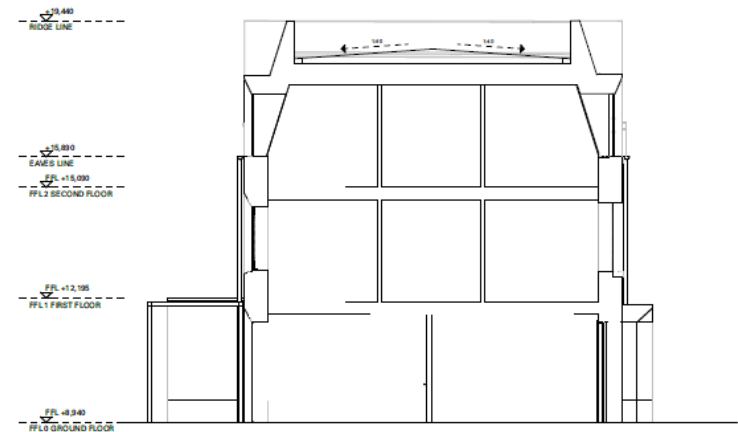
Page 11



T2 East Elevation



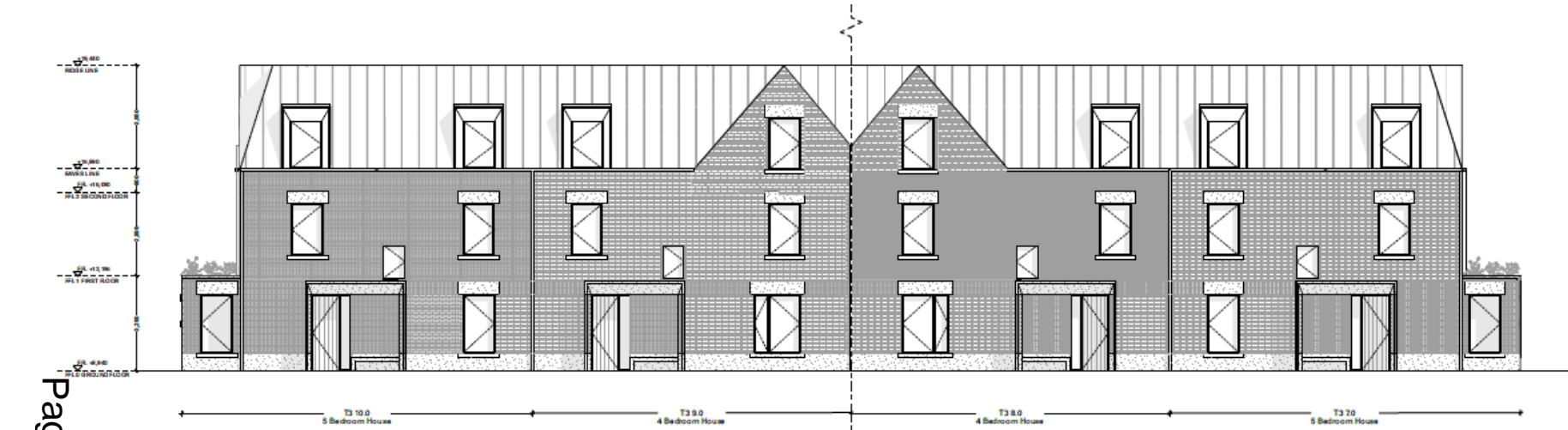
T2 West Elevation



Section



# Block 3 North/South Elevations



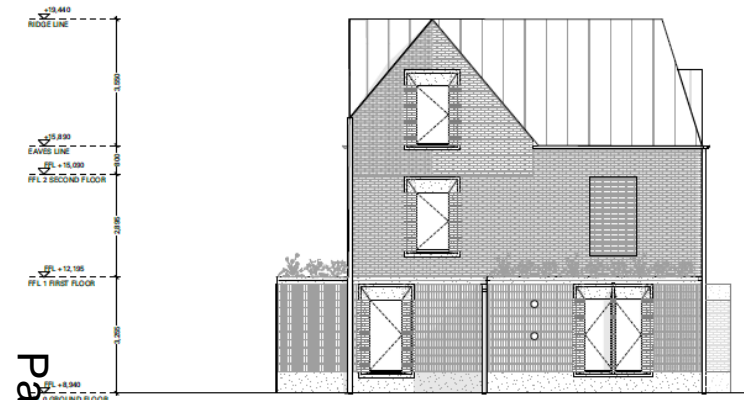
T3 North Elevation



T3 South Elevation



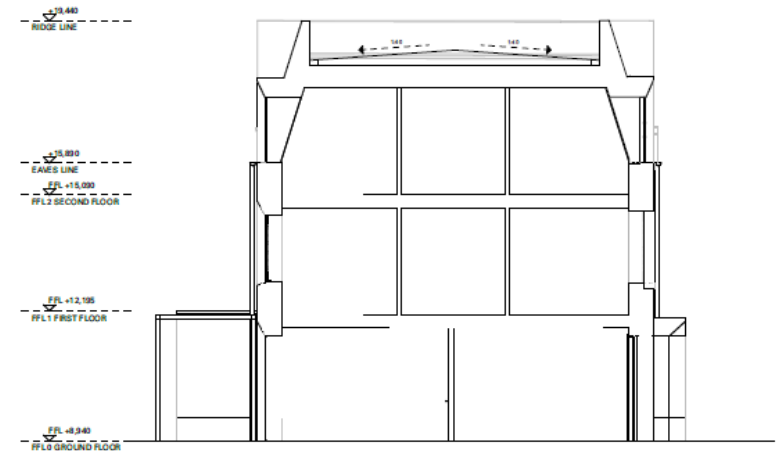
# Block 3 West/East Elevations and Section



Page 13  
T3 East Elevation



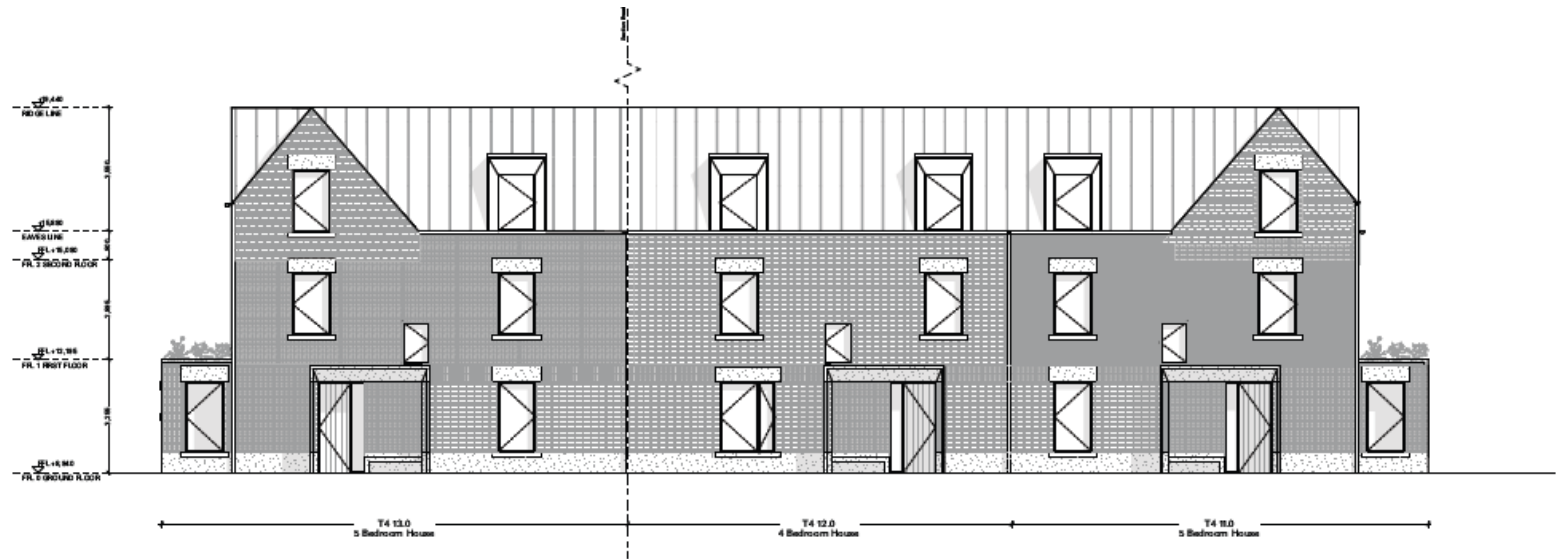
T3 West Elevation



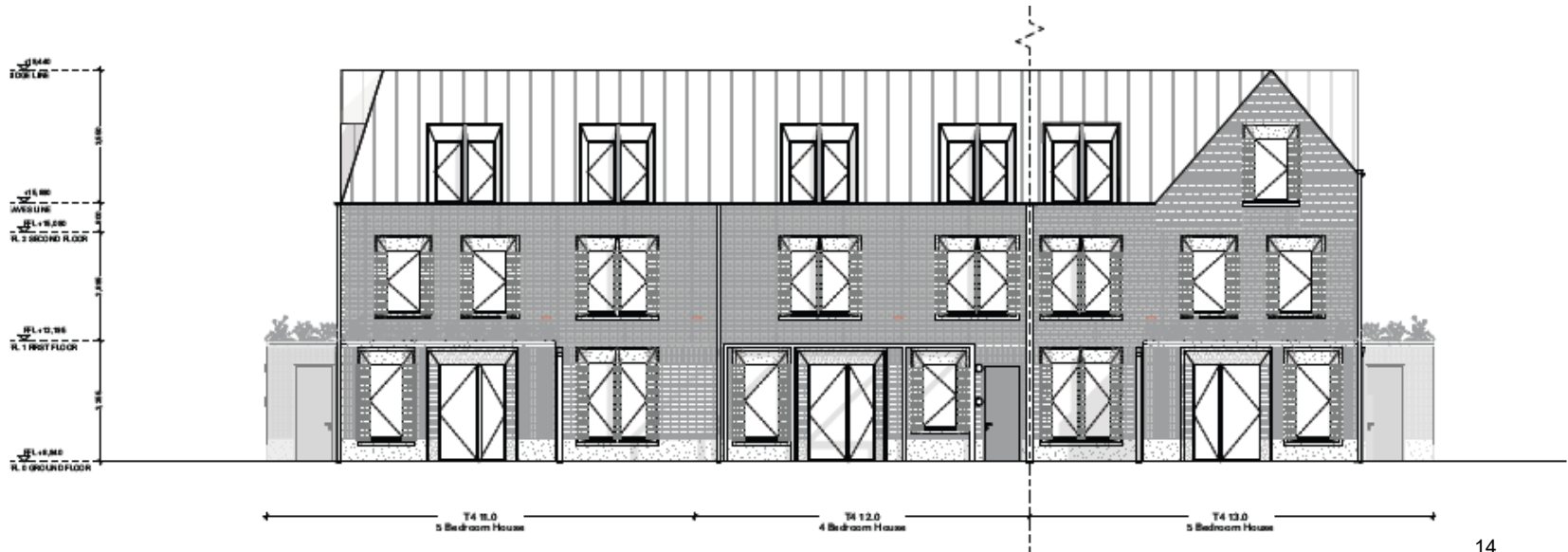
Section

# Block 4 North/South Elevations

Page 14

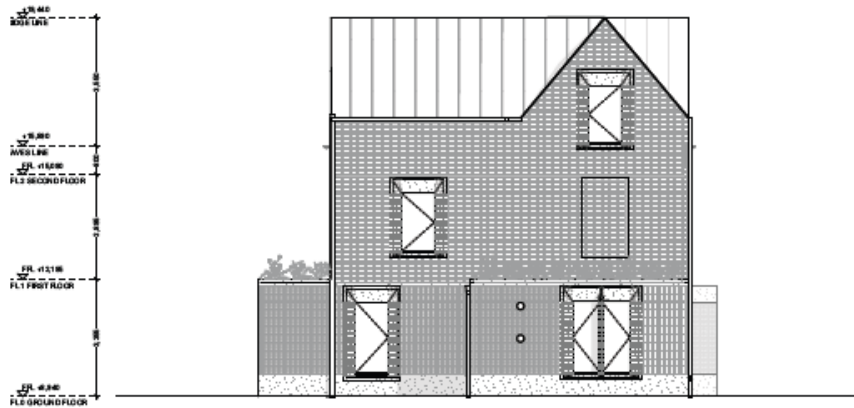


T4 North Elevation

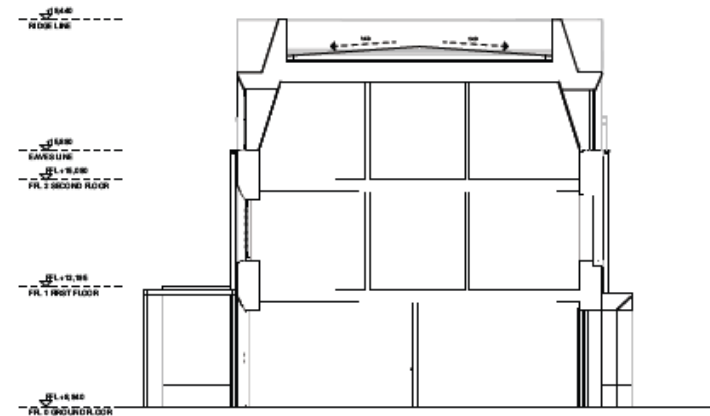


T4 South Elevation

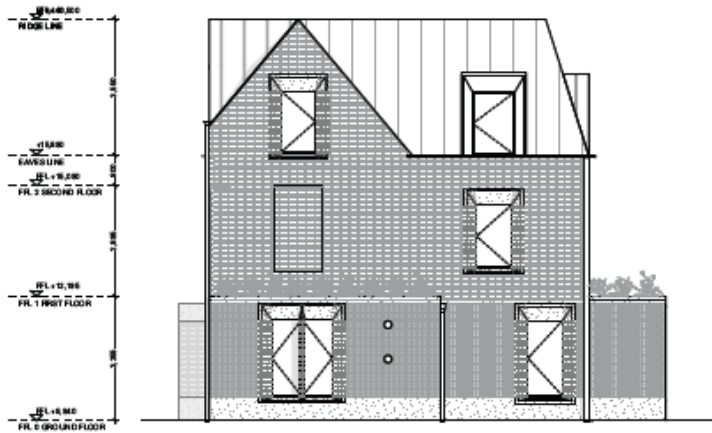
# Block 4 West/East Elevations and Section



East Elevation  
Page 15



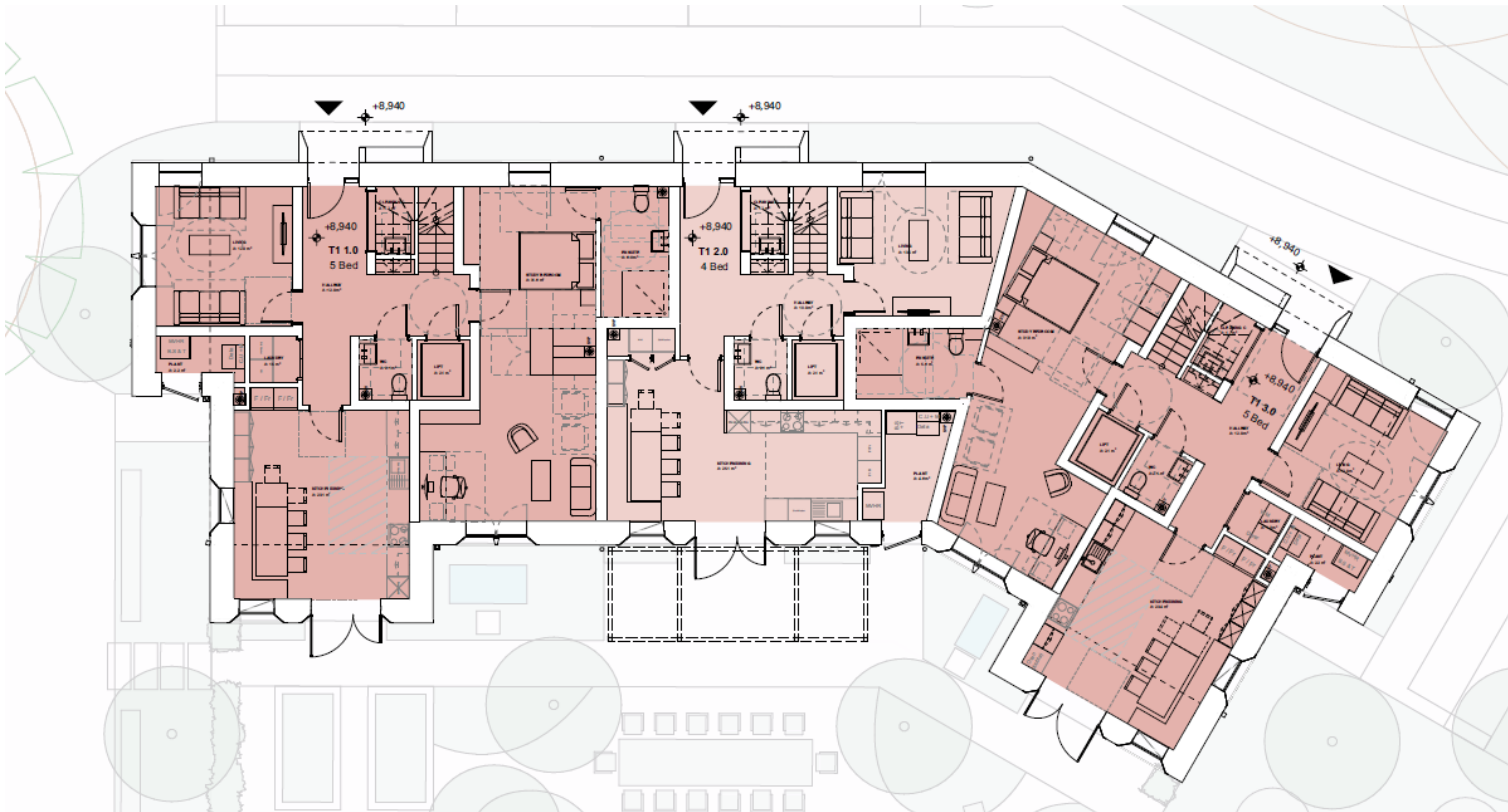
Section



T4West Elevation

# Block 1 Ground Floor

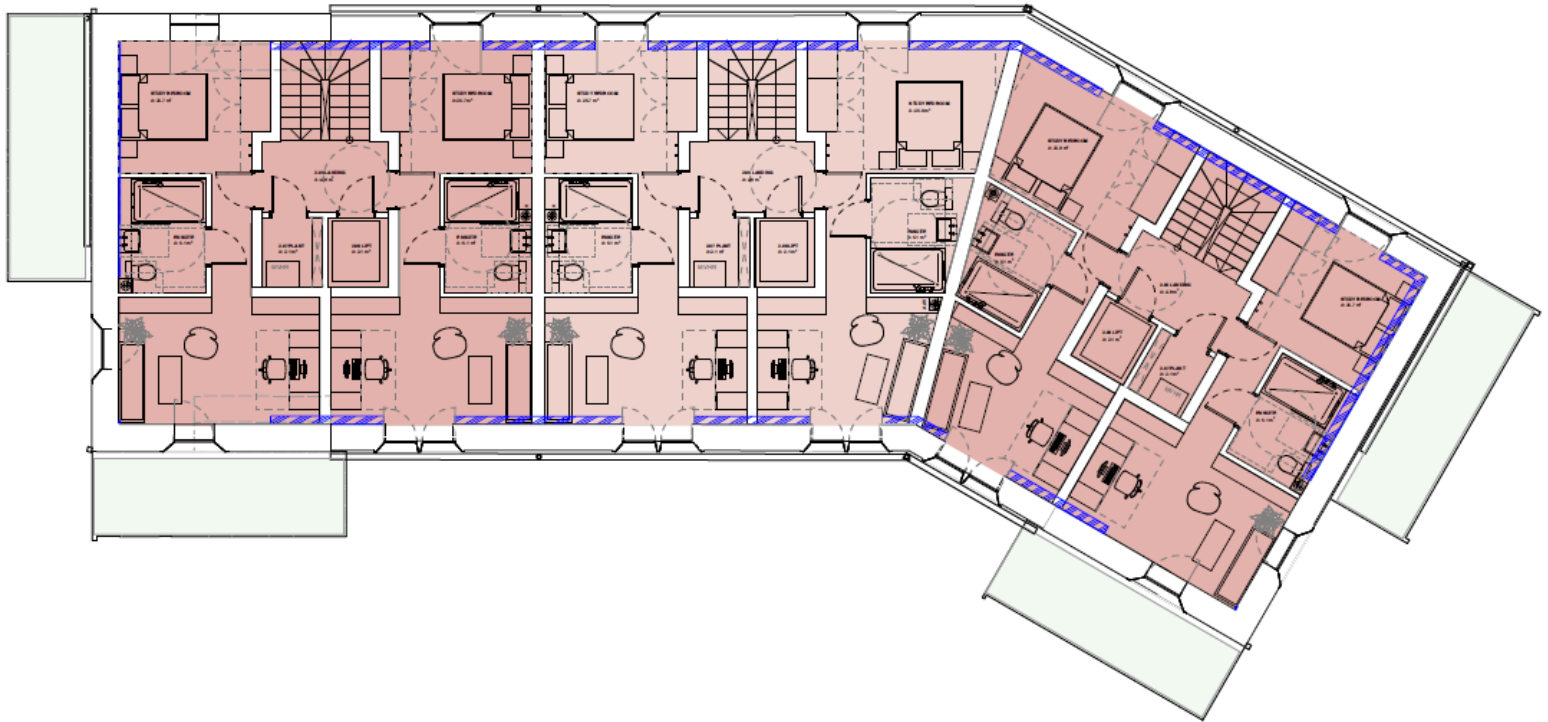
Page 16



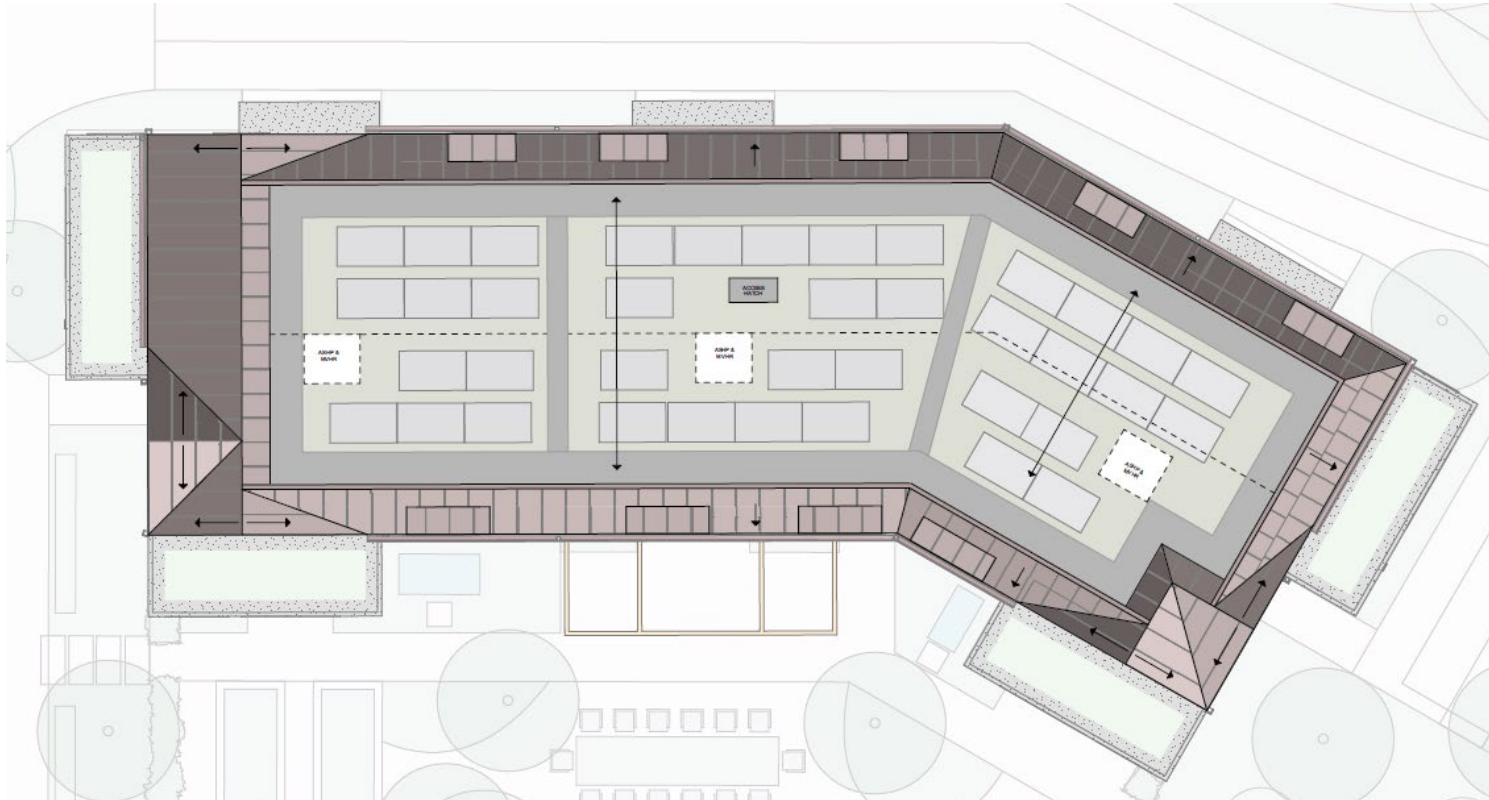
# Block 1 First Floor



# Block 1 Second Floor



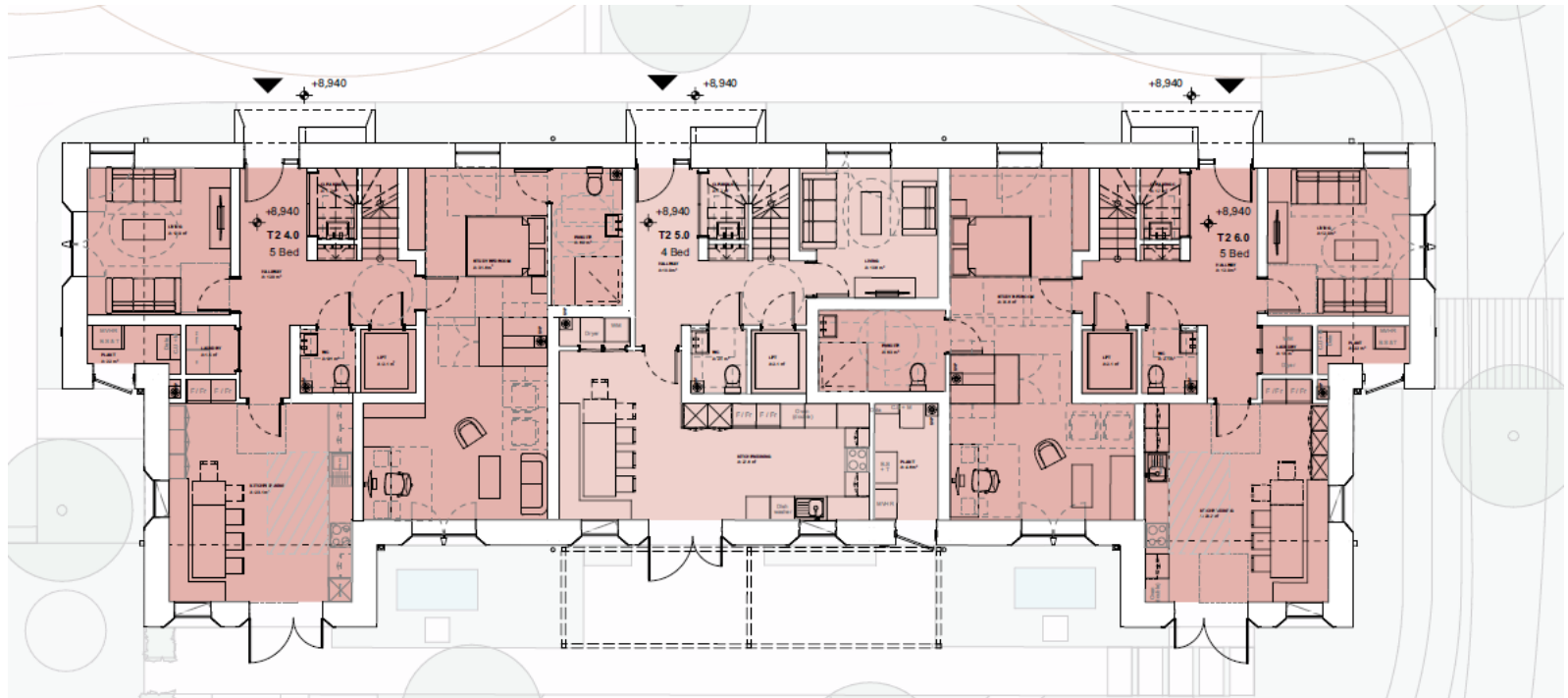
# Block 1 Roof Plan





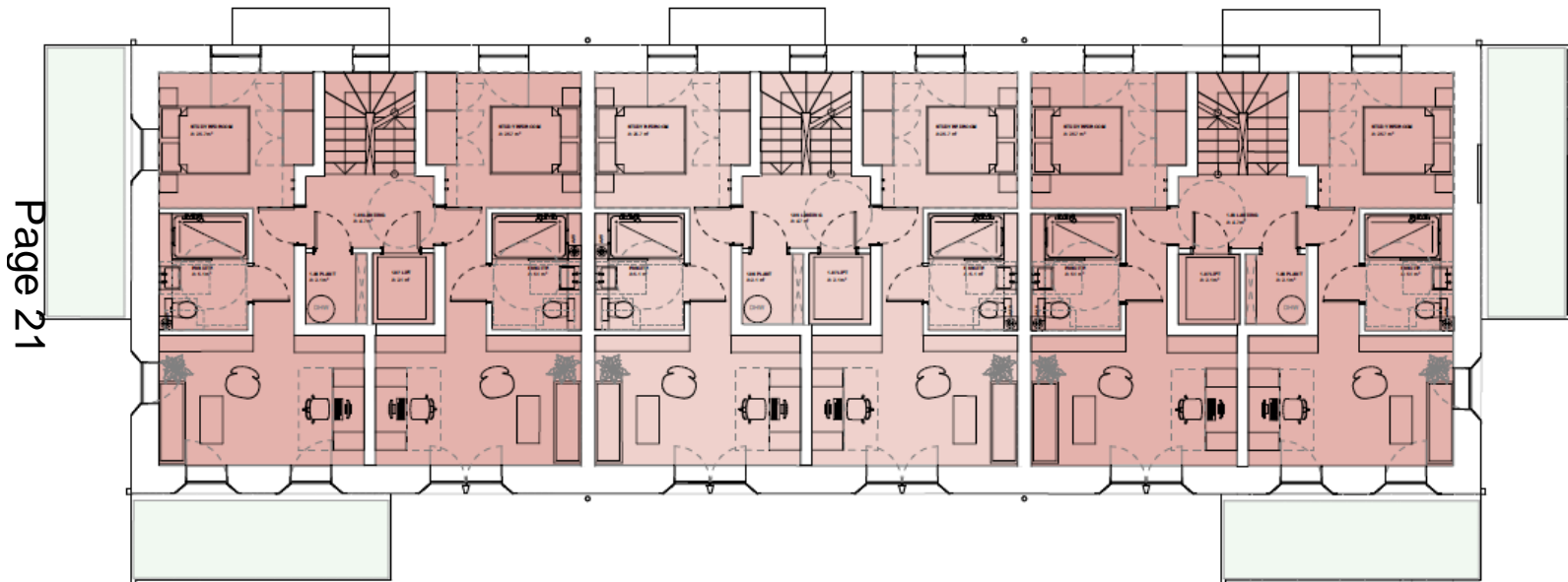
# Block 2 Ground Floor Plan

Page 20



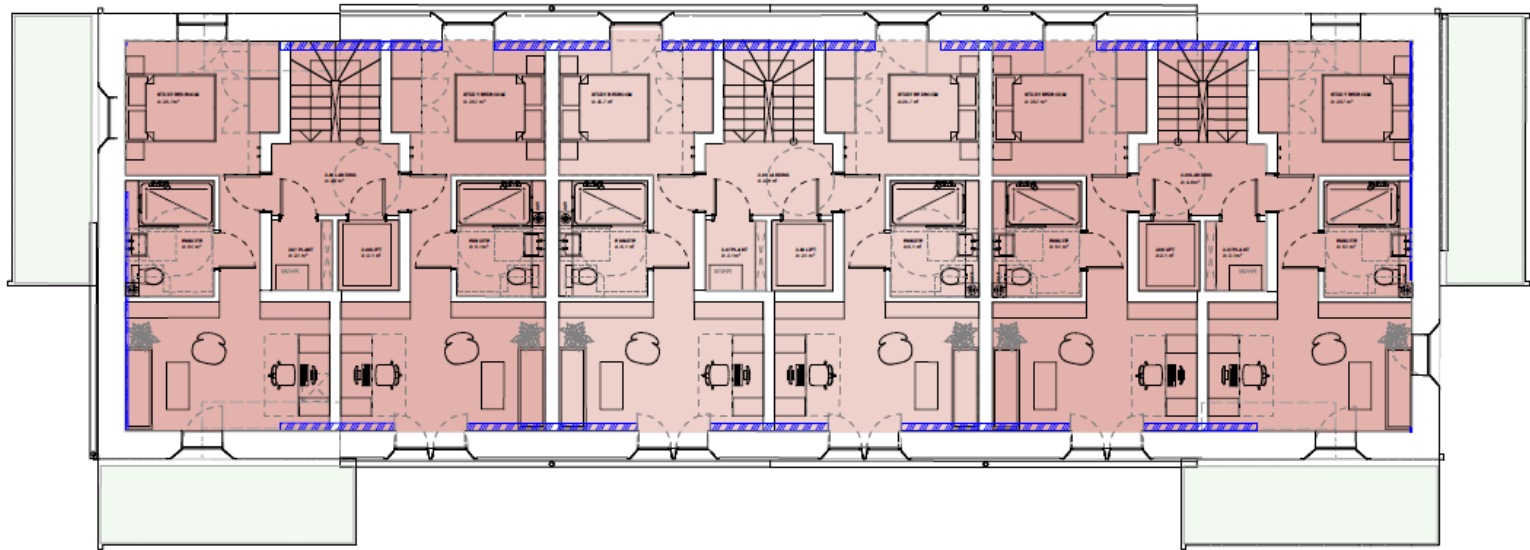


# Block 2 First Floor Plan

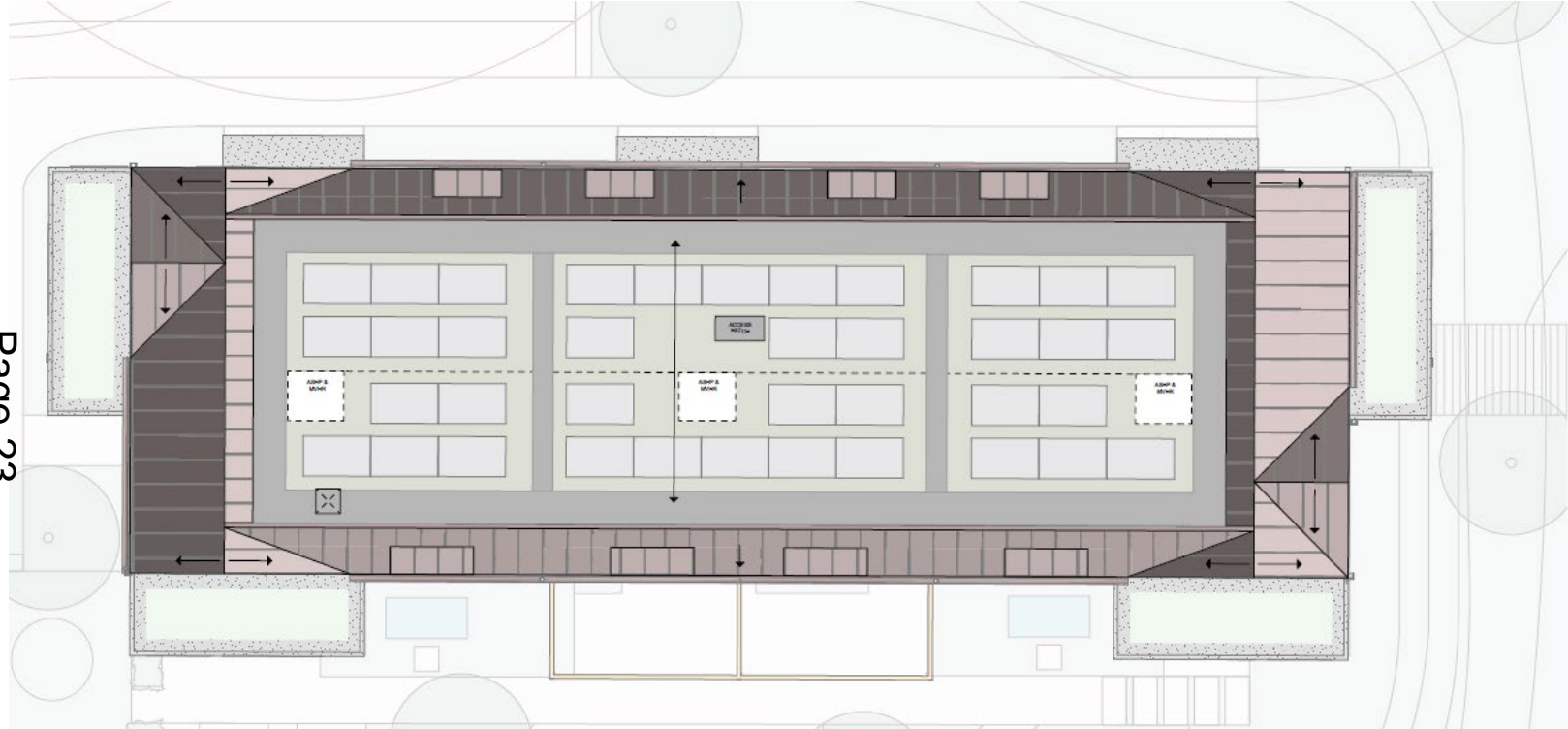


# Block 2 Second Floor Plan

Page 22



# Block 2 Roof Plan



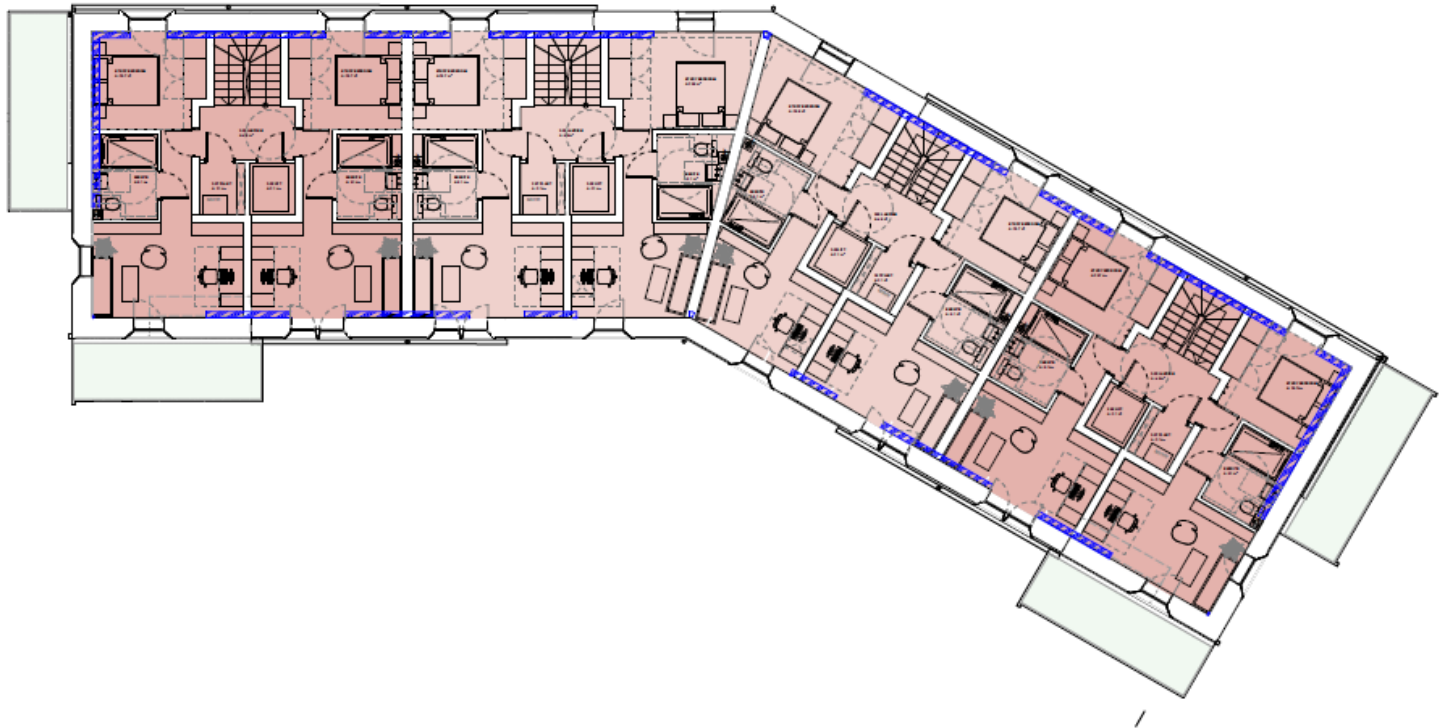
# Block 3 Ground Floor Plan



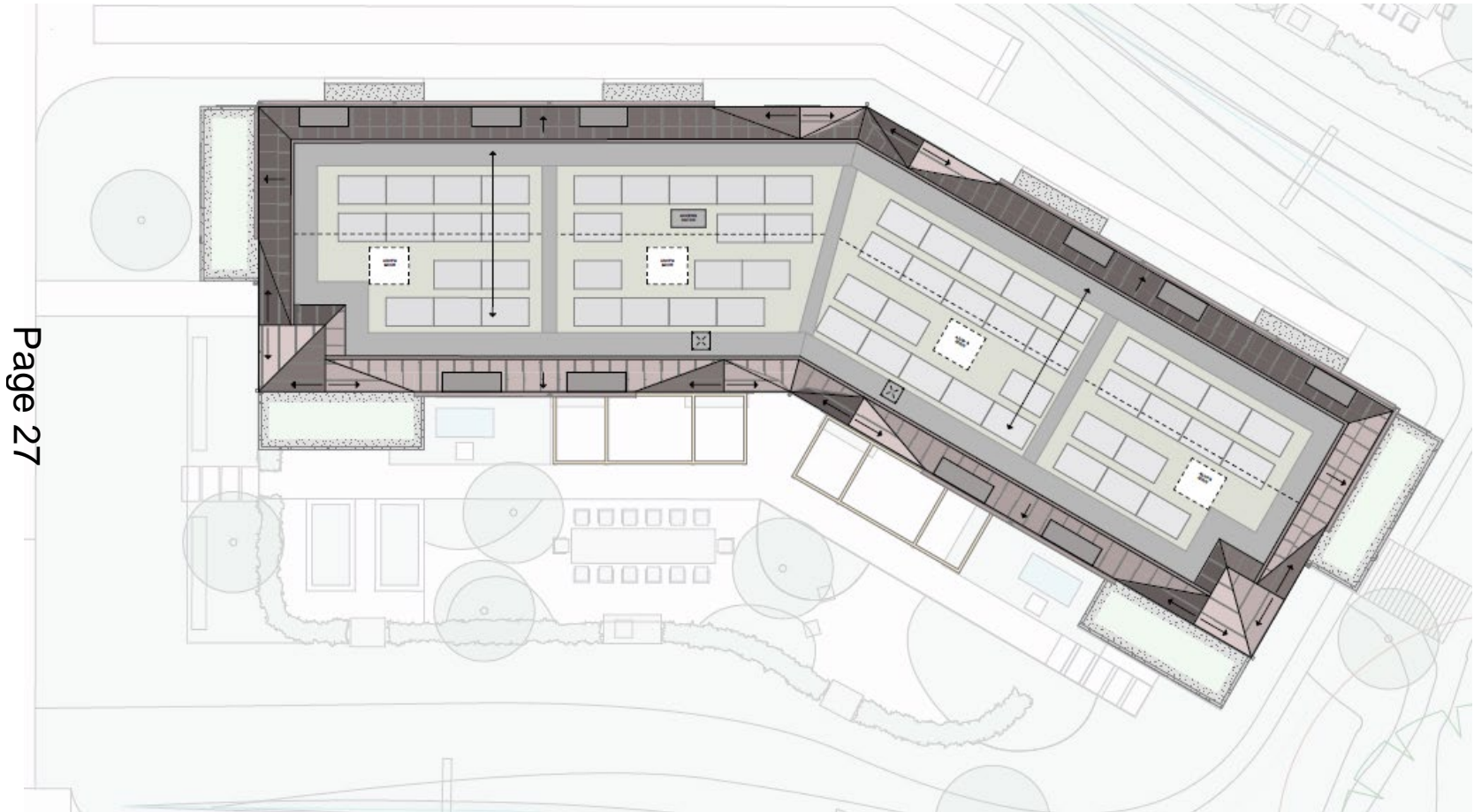
# Block 3 First Floor Plan



# Block 3 Second Floor Plan



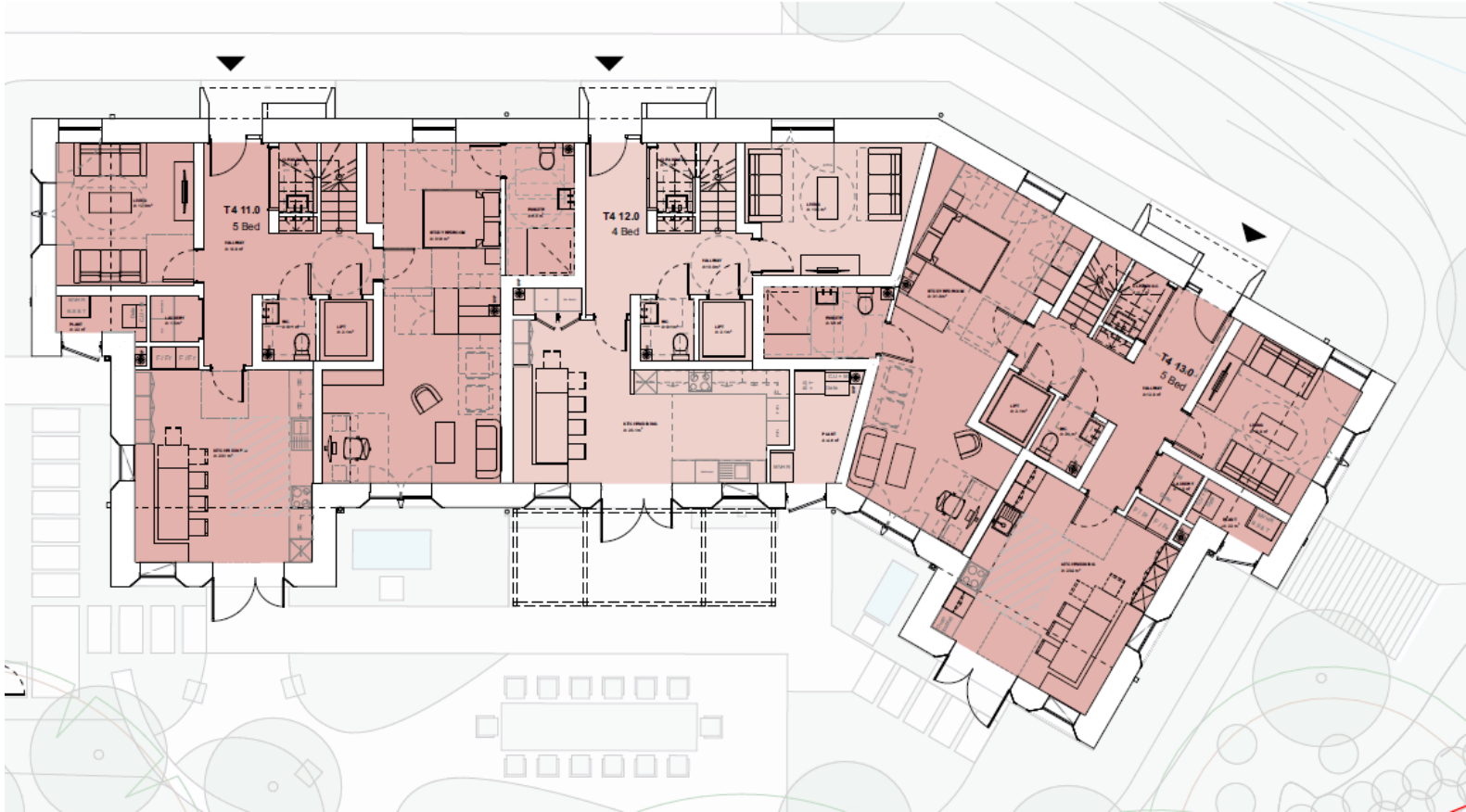
# Block 3 Roof Plan





# Block 4 Ground Floor Plan

Page 28



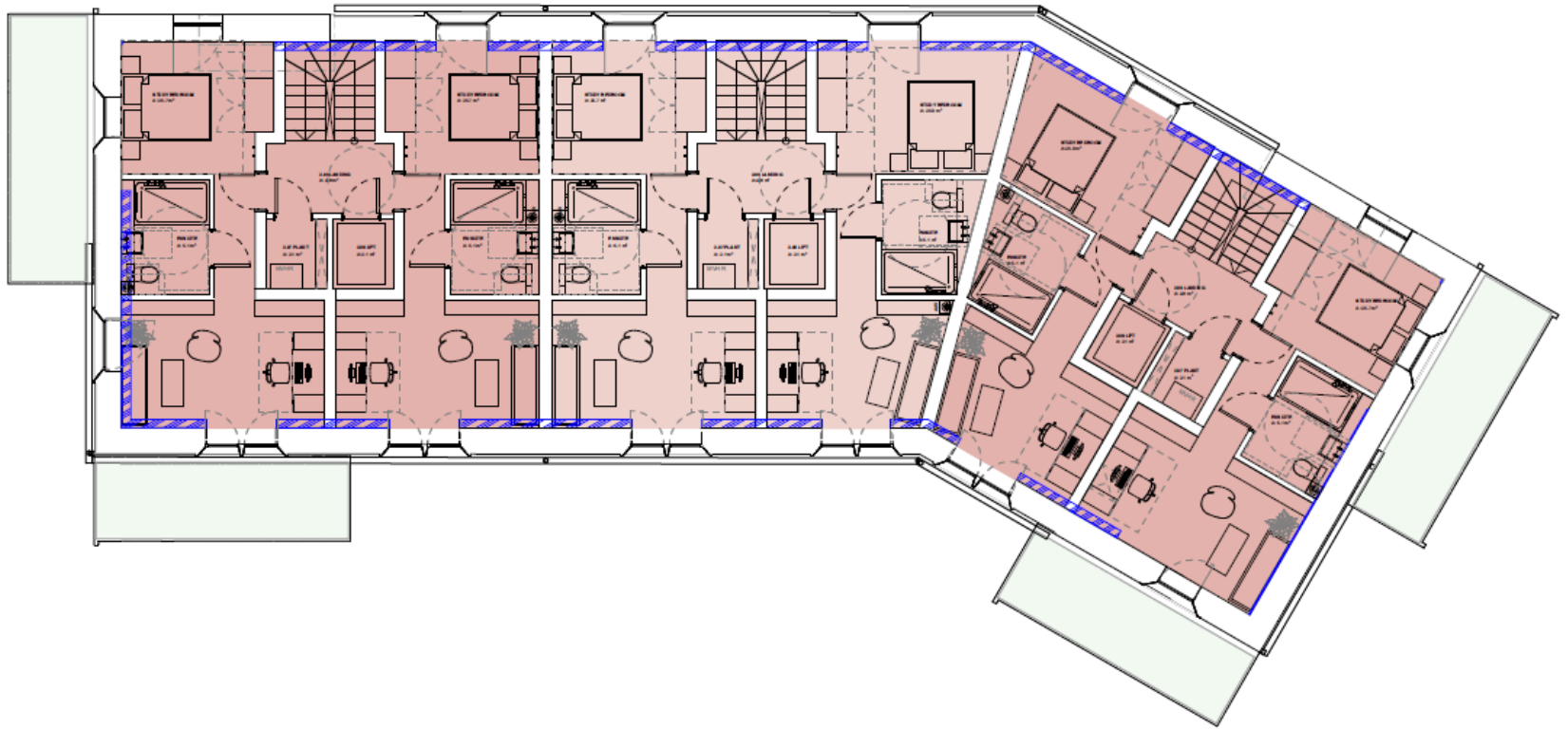


# Block 4 First Floor Plan

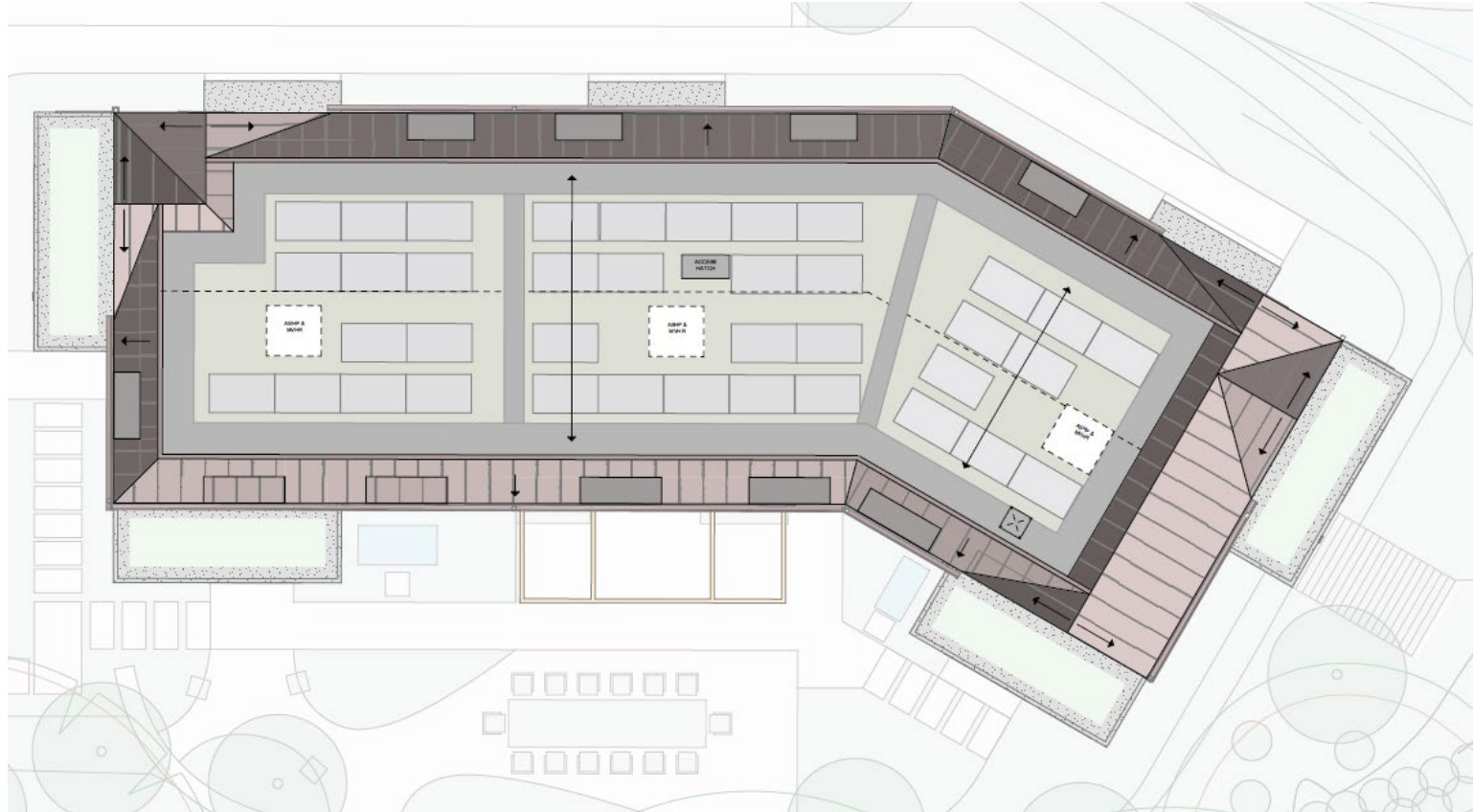


# Block 4 Second Floor Plan

Page 30



# Block 4 Roof Plan



# Site Sections



# Site Sections



Section CC  
Scale: 1:200

Page 33

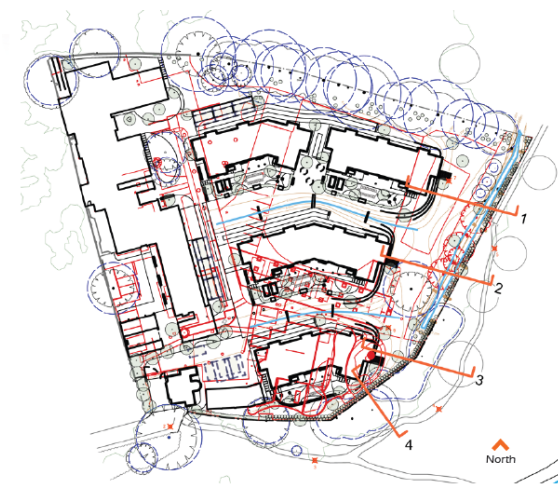




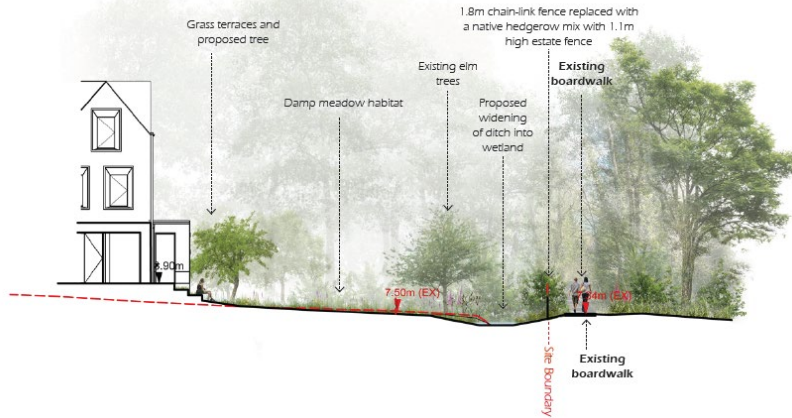
# Site Sections



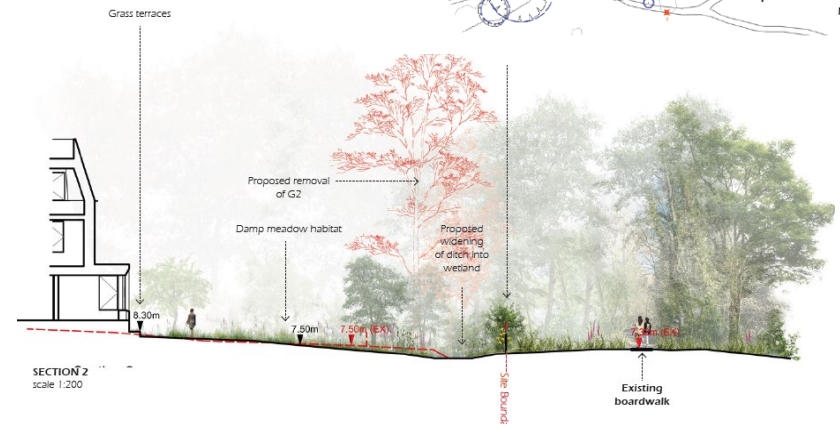
# Wetland Sections



SECTION 1  
scale 1:200

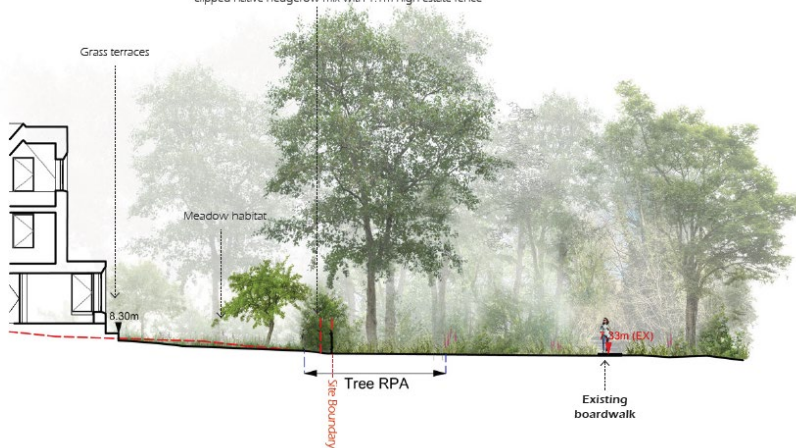


Page 35

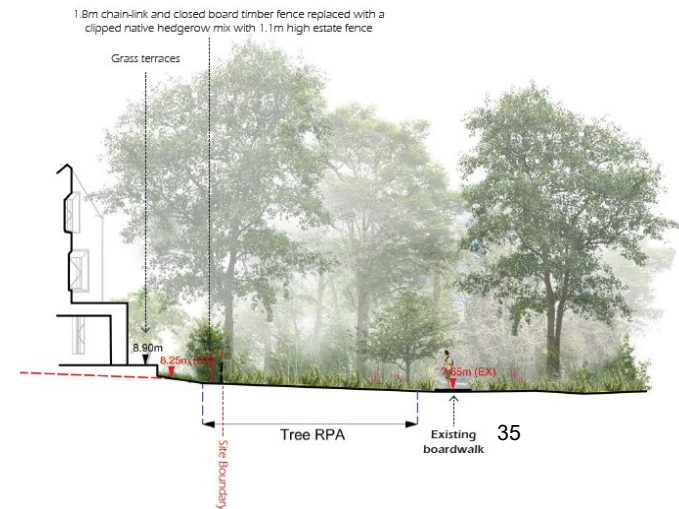


SECTION 2  
scale 1:200

1.8m chain-link and closed board timber fence replaced with a clipped native hedgerow mix with 1.1m high estate fence



SECTION 3  
scale 1:200

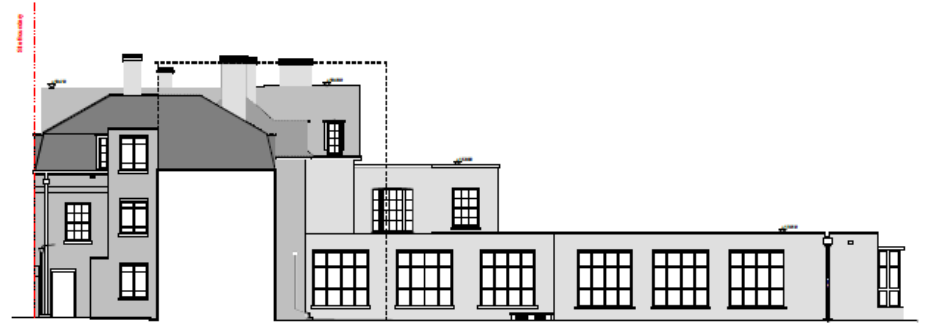


SECTION 4  
scale 1:200

# Block A Existing Elevations



AA Block A Existing North Elevation



DD Block A Existing South Elevation



BB Block A Existing East Elevation



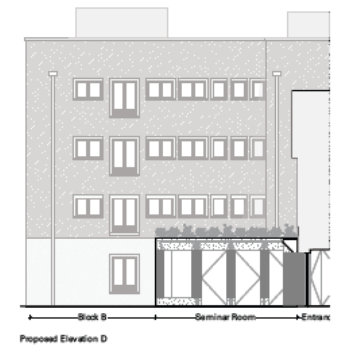
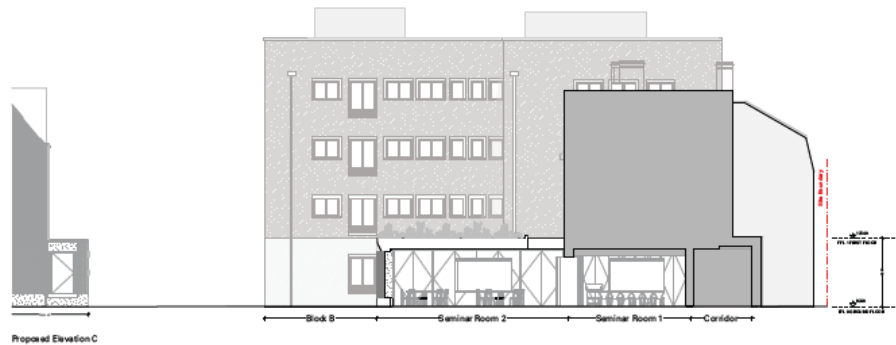
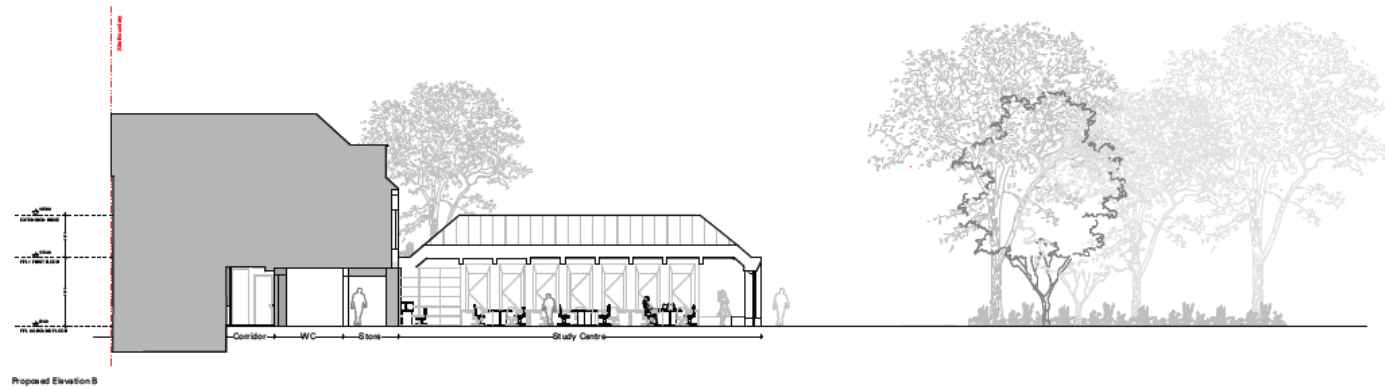
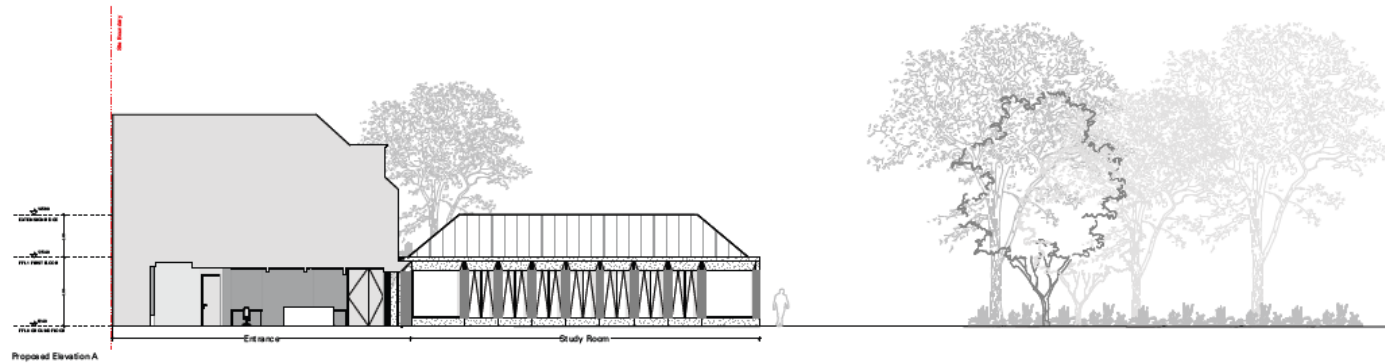
CC Block A Existing West Elevation



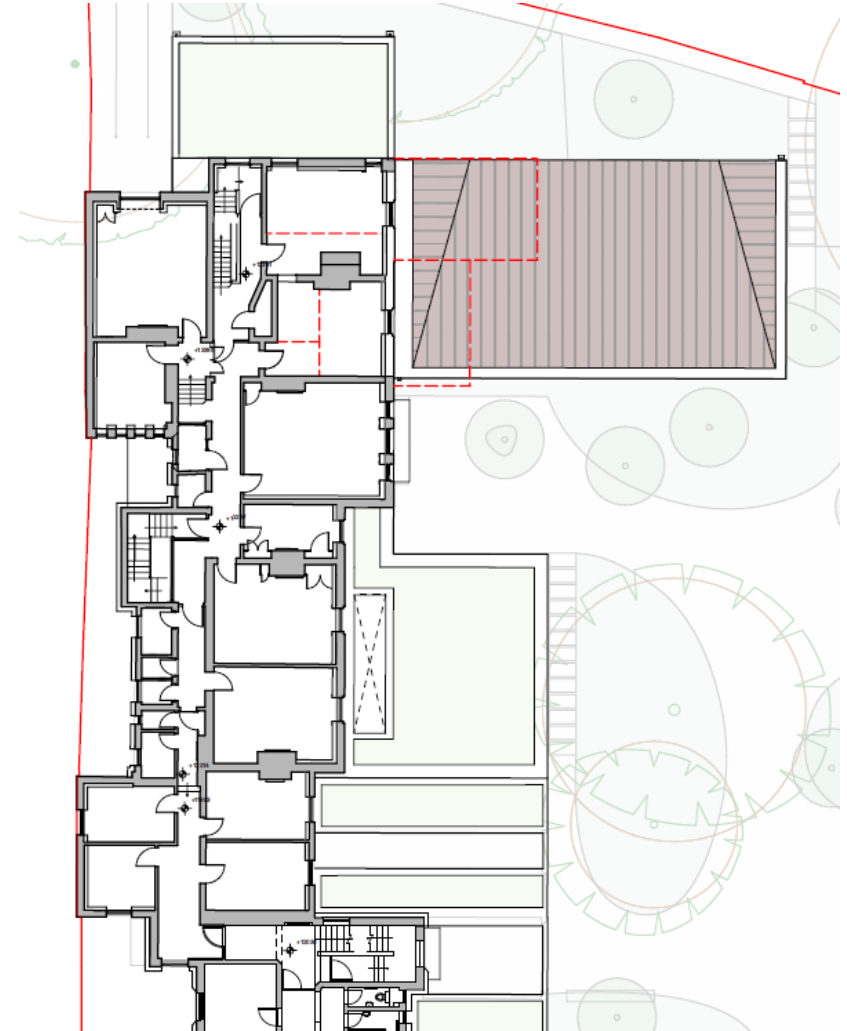
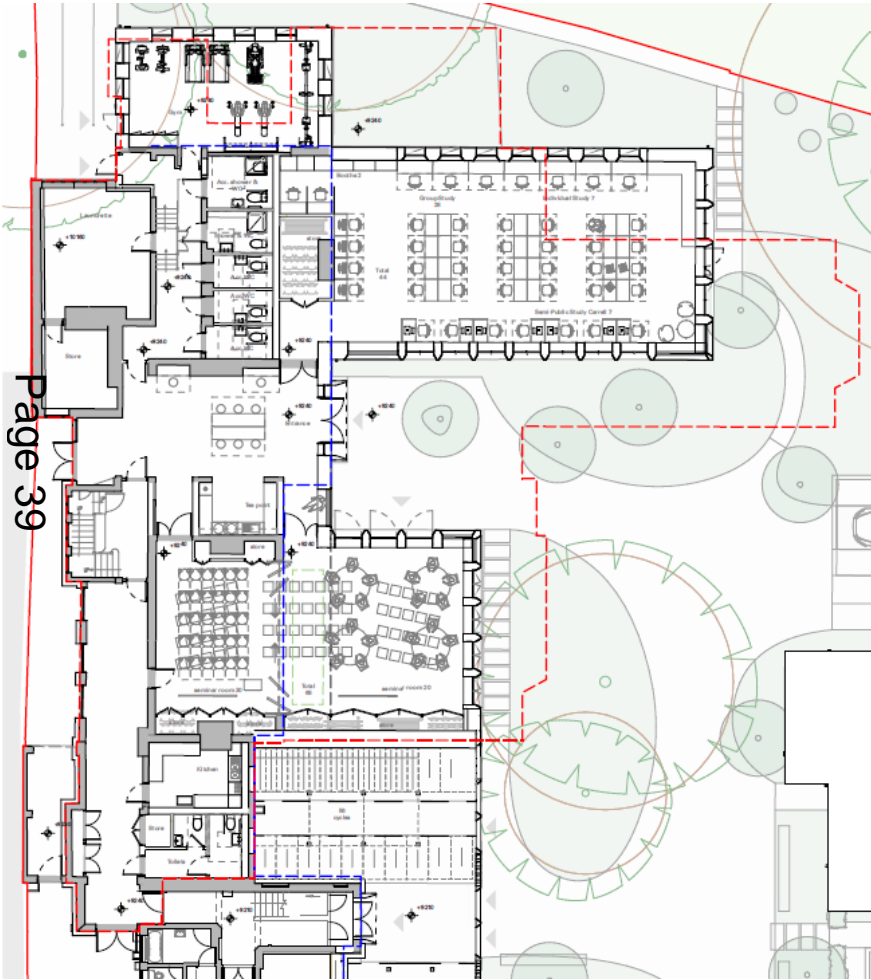
# Block A Proposed Elevations



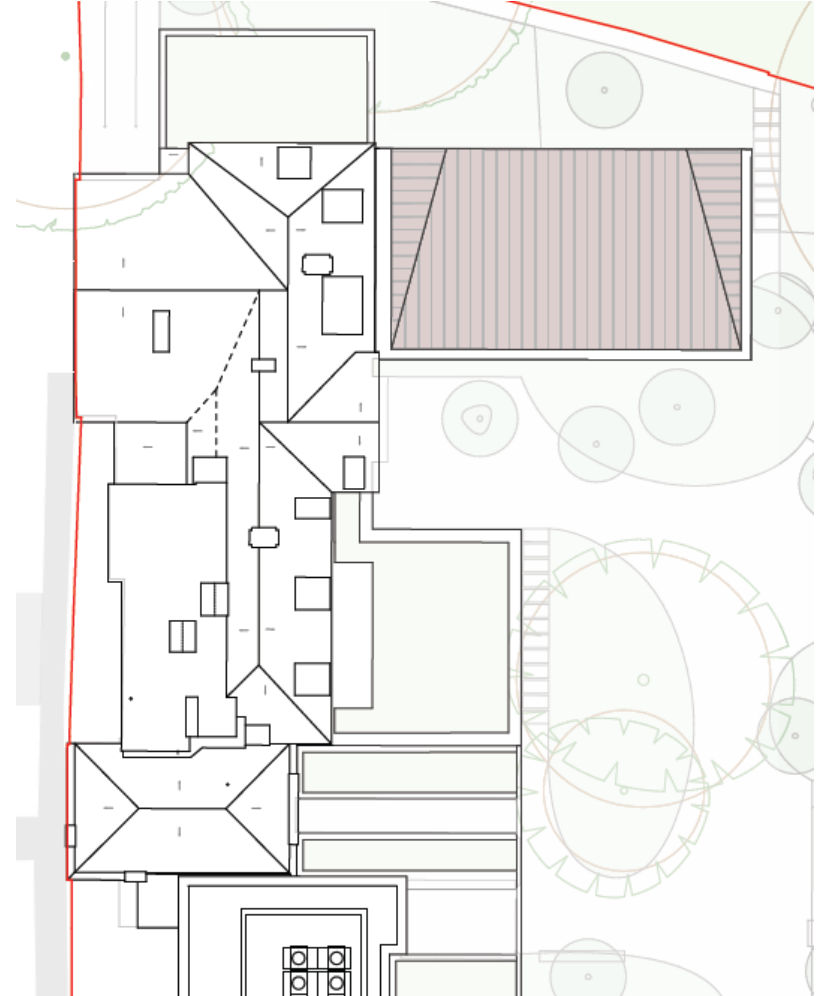
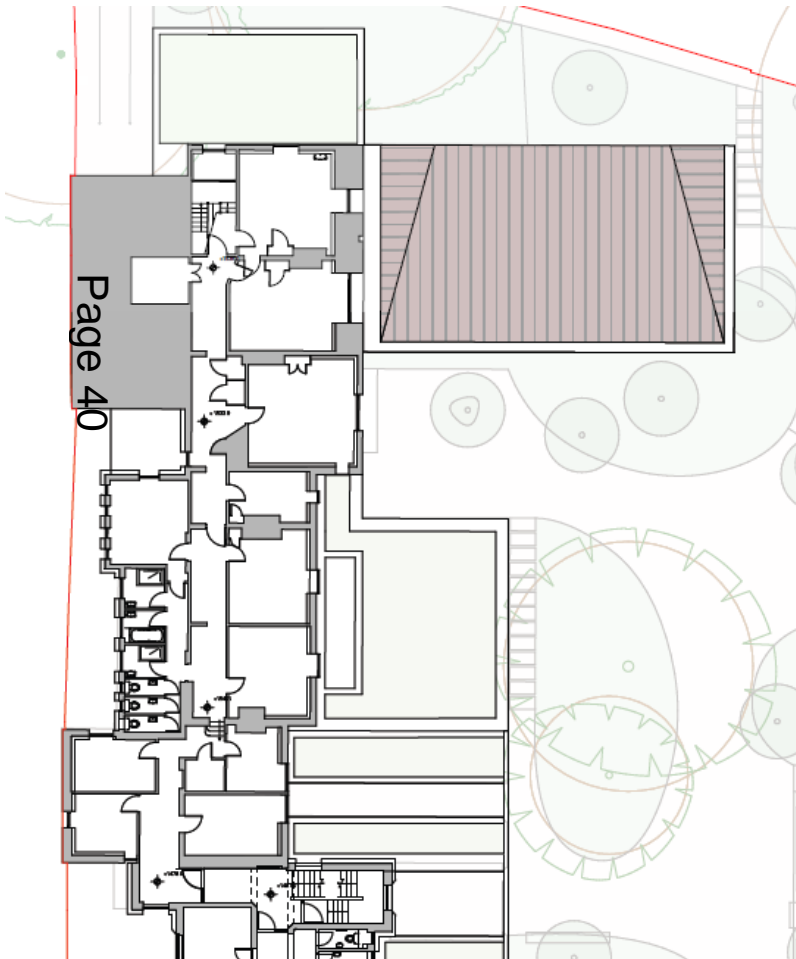
# Proposed Block A Sections



# Proposed Block A Ground and First Floor



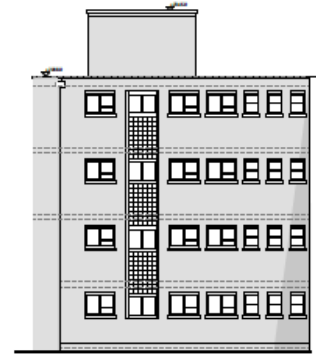
# Proposed Block A Second Floor and Roof Plan



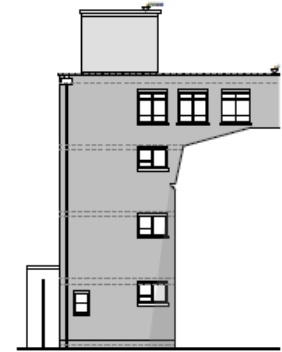
# Block B Existing Elevations



AA Block B South Elevation



DD Block B North Elevation 1 & 2

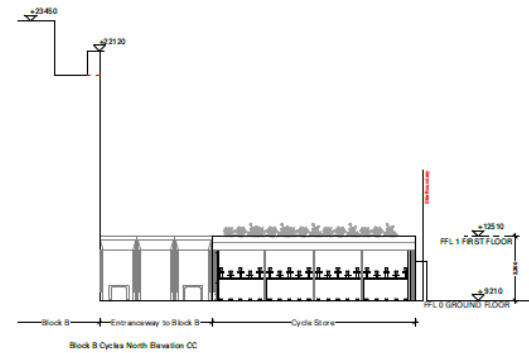


BB Block B East Elevation

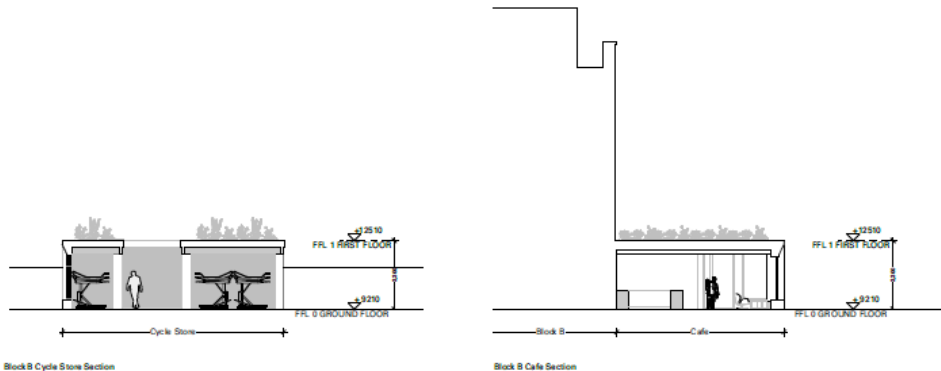
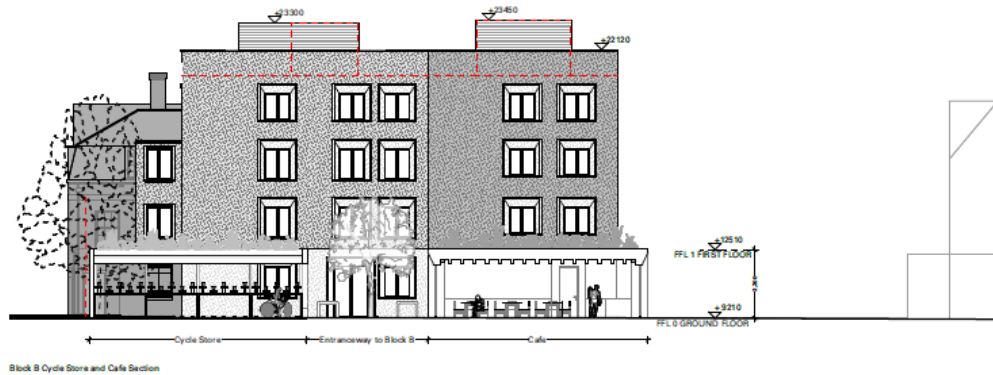
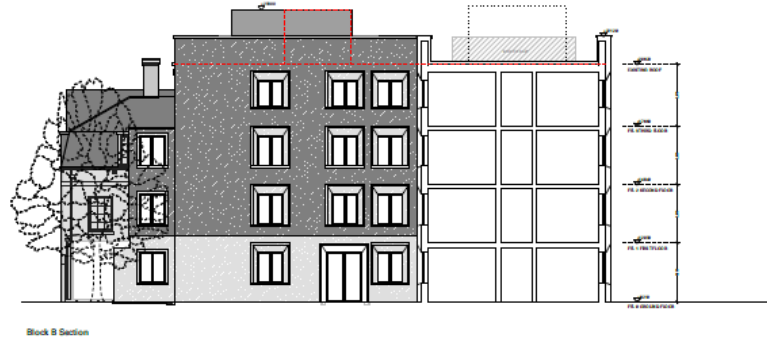


BB Block B West Elevation

# Block B Proposed Elevations

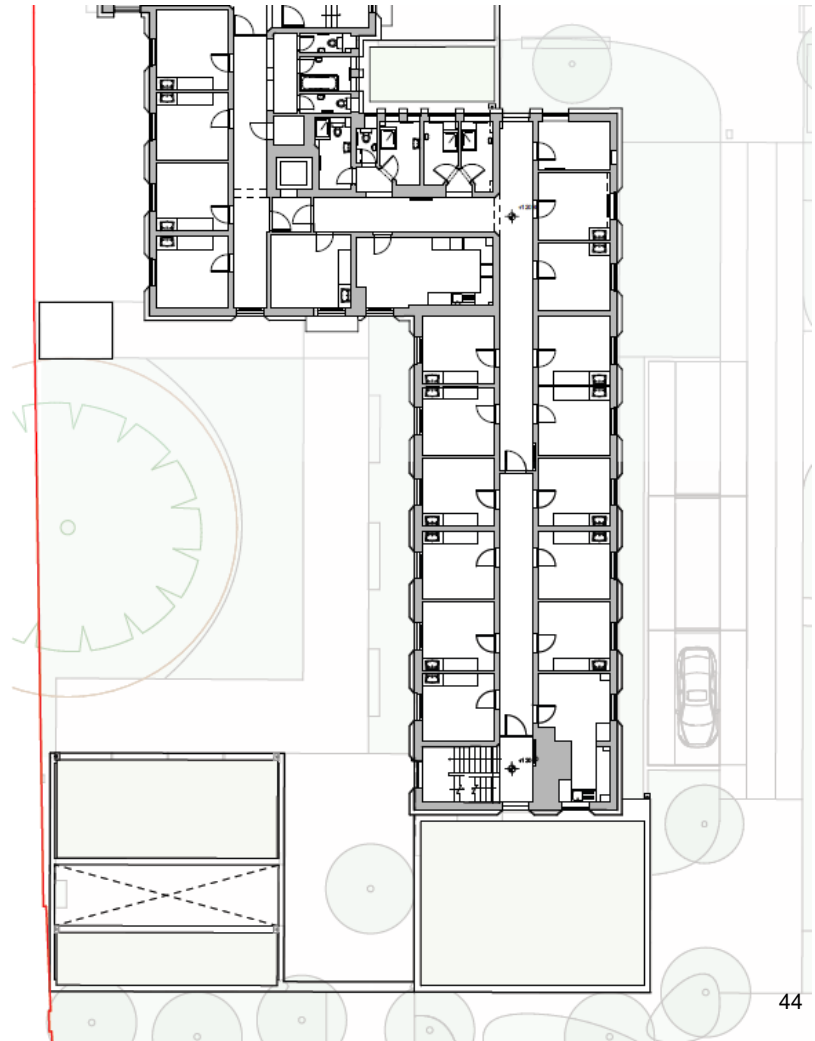
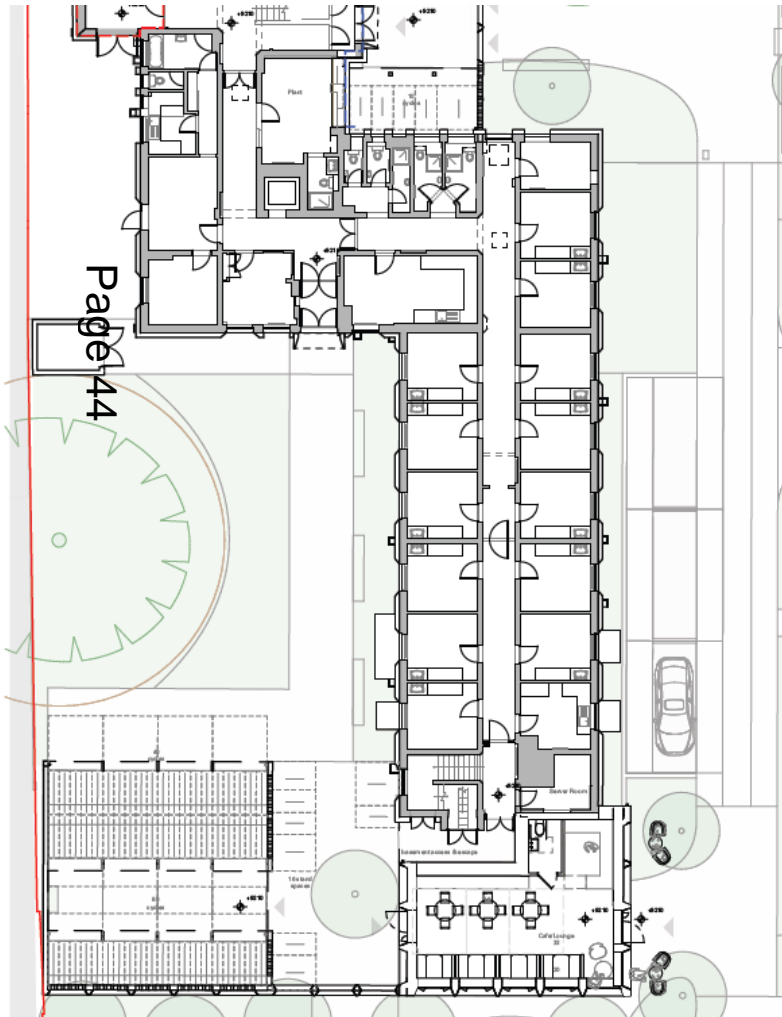


# Proposed Block B Sections

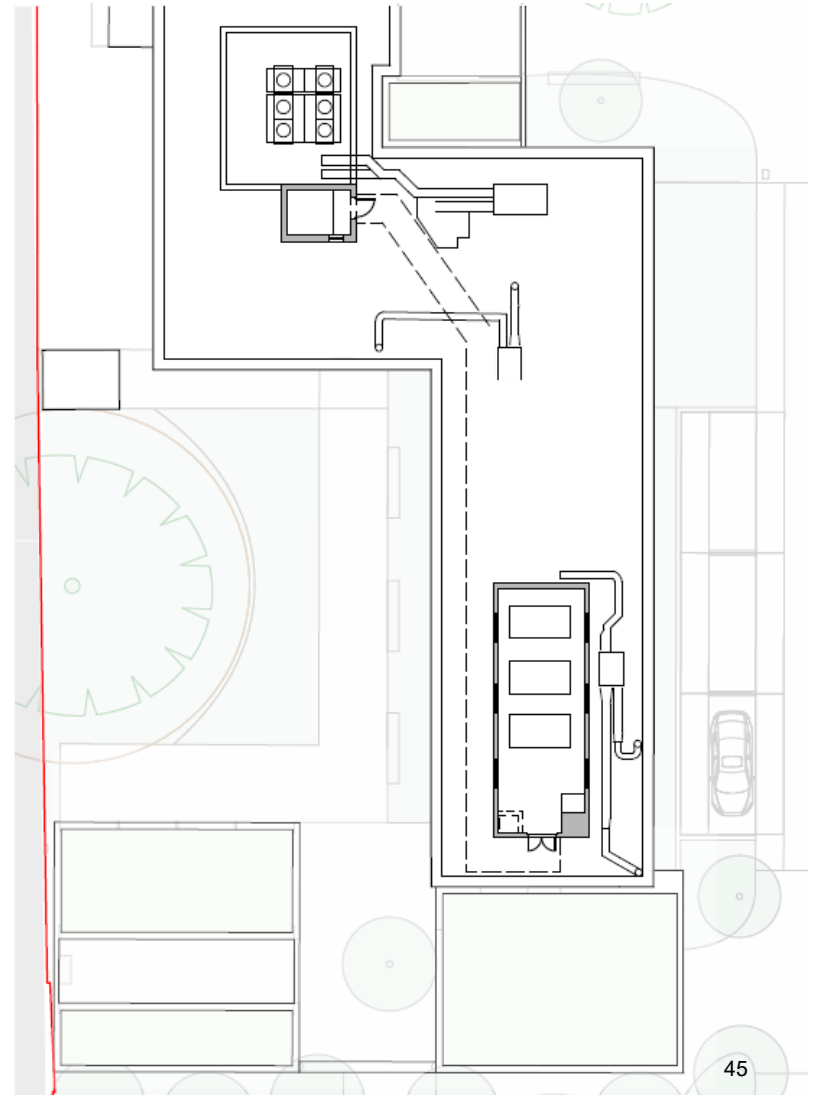
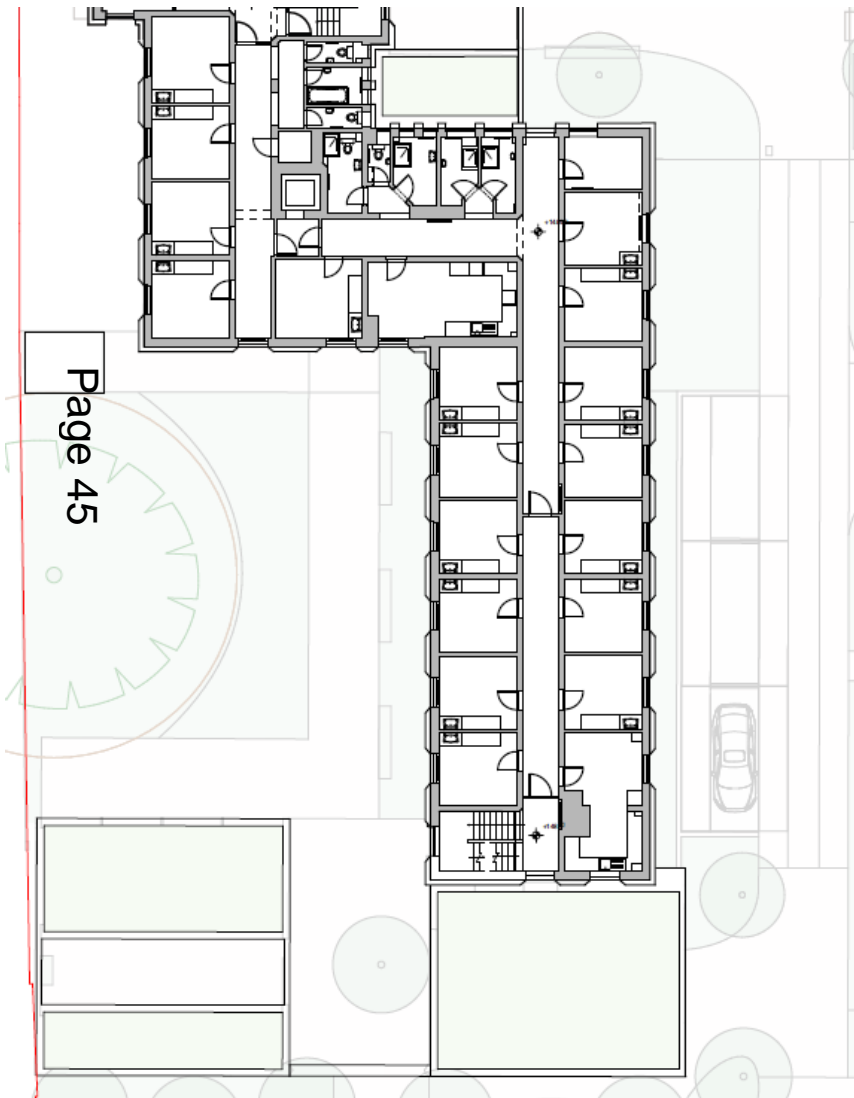




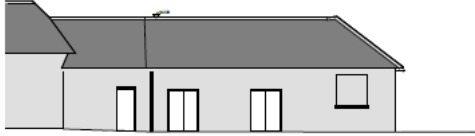
# Proposed Block B Ground and First Floor Plan



# Proposed Block B Second Floor and Roof Plan



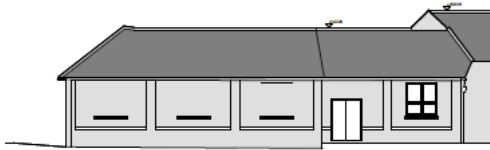
# Existing outbuilding/nursery



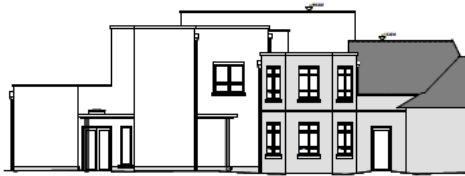
Existing Elevation AA - Outbuilding North



Existing Elevation CC - Outbuilding West



Existing Elevation BB - Outbuilding South



Existing Elevation DD - Nursery West



Existing Elevation FF - Nursery East

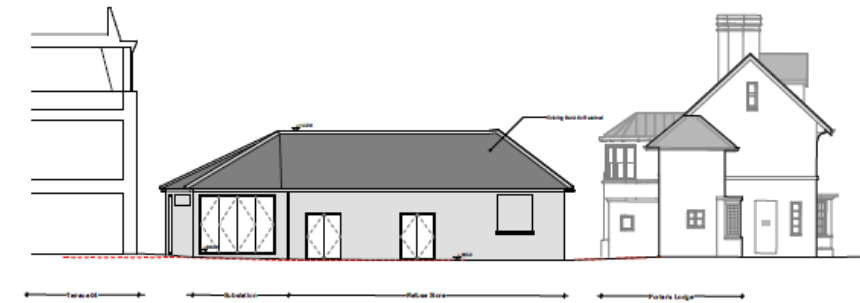


Existing Elevation EE - Nursery North

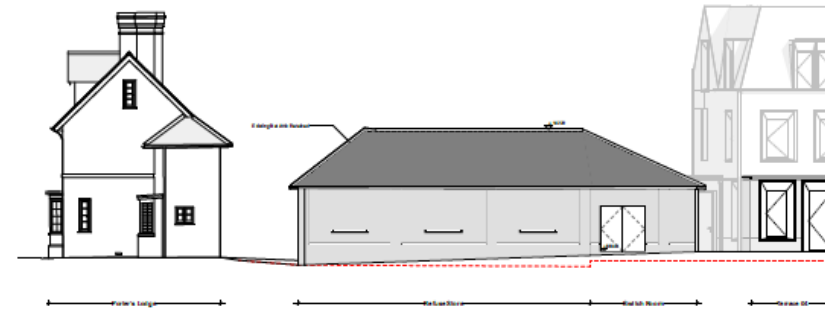


Existing Elevation GG - Nursery South

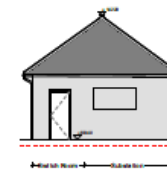
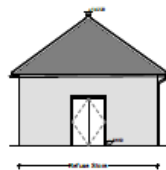
# Proposed Outbuilding Elevations



Outbuildings North Elevation



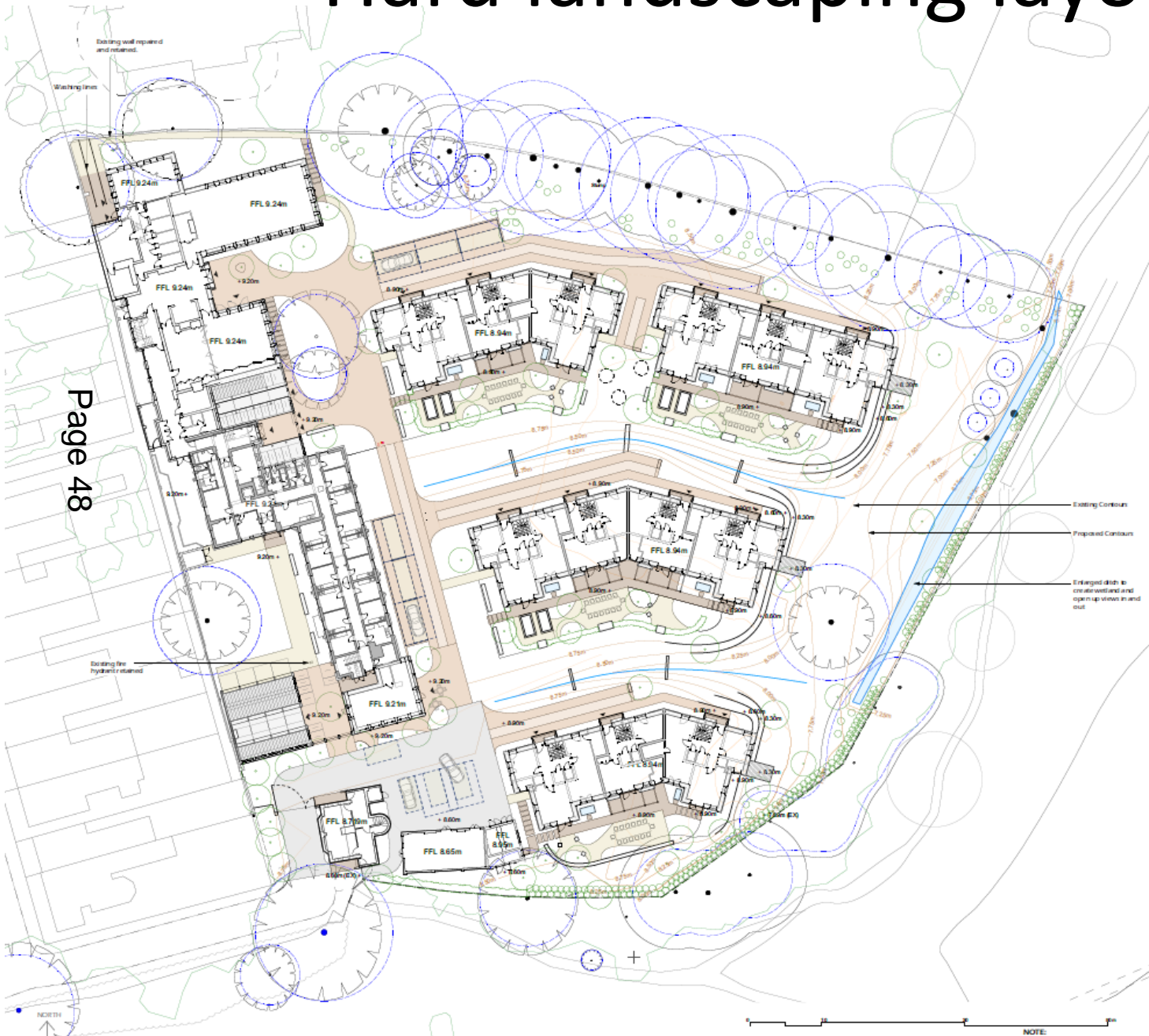
Outbuildings South Elevation



# Hard landscaping layout

OW/LSTONE CROFT, CAMBRIDGE  
OCC\_003 rev A HARD LANDSCAPE PLAN (Stage 3)  
Date: 25/03/2022 Scale: 1:250 @ A1

Page 48



## SURFACES



VEHICULAR SURFACE  
e.g. Porous Tarmac



BRICKWORK  
e.g. Indian finished concrete



FIRE ACCESS AND OCCASIONAL DELIVERIES  
e.g. MOT Type 3 with angular gravel dressing (between paving blocks)



SHARED PEDESTRIAN & VEHICULAR SURFACE  
e.g. Porous asphalt or clay pavers



PEDESTRIAN PAVING  
e.g. Porous flag paving



PEDESTRIAN GRAVEL  
e.g. Porous, well bound gravel

## EDGES & FEATURES



GARDEN SITTING WALL  
e.g. 0.5m high brick wall and coping



INFORMAL SEATING  
e.g. Timber benches



WATER FEATURE  
e.g. Metal basins to catch roof runoff



TIMBER DECK



SITTING WALLS  
e.g. 0.3m high brick retaining walls with coping



STOP DAMS / CROSSING POINTS  
e.g. 0.3m high brick walls with coping



BOUNDARY FENCE  
e.g. 1.2m high metal estate fencing  
1.2m timber post and rail



TIMBER EXERCISE EQUIPMENT



ENTRANCE GATES  
e.g. 1.8m high black powder coated vehicular and pedestrian gates

48





# Planning Balance

## Approval

Key material considerations

- Improvements to the student welfare and study spaces
- Biodiversity and landscape enhancements
- Preserves the character and appearance of the Conservation Area and adjacent protected open space
- Excellent sustainable design standards
- Drainage strategy is considered acceptable



## Refusal

Key material considerations

- Enclosure and loss of openness from the LNR
- Impacts on residential amenity
- Impacts on the adjacent school grounds
- Construction impacts

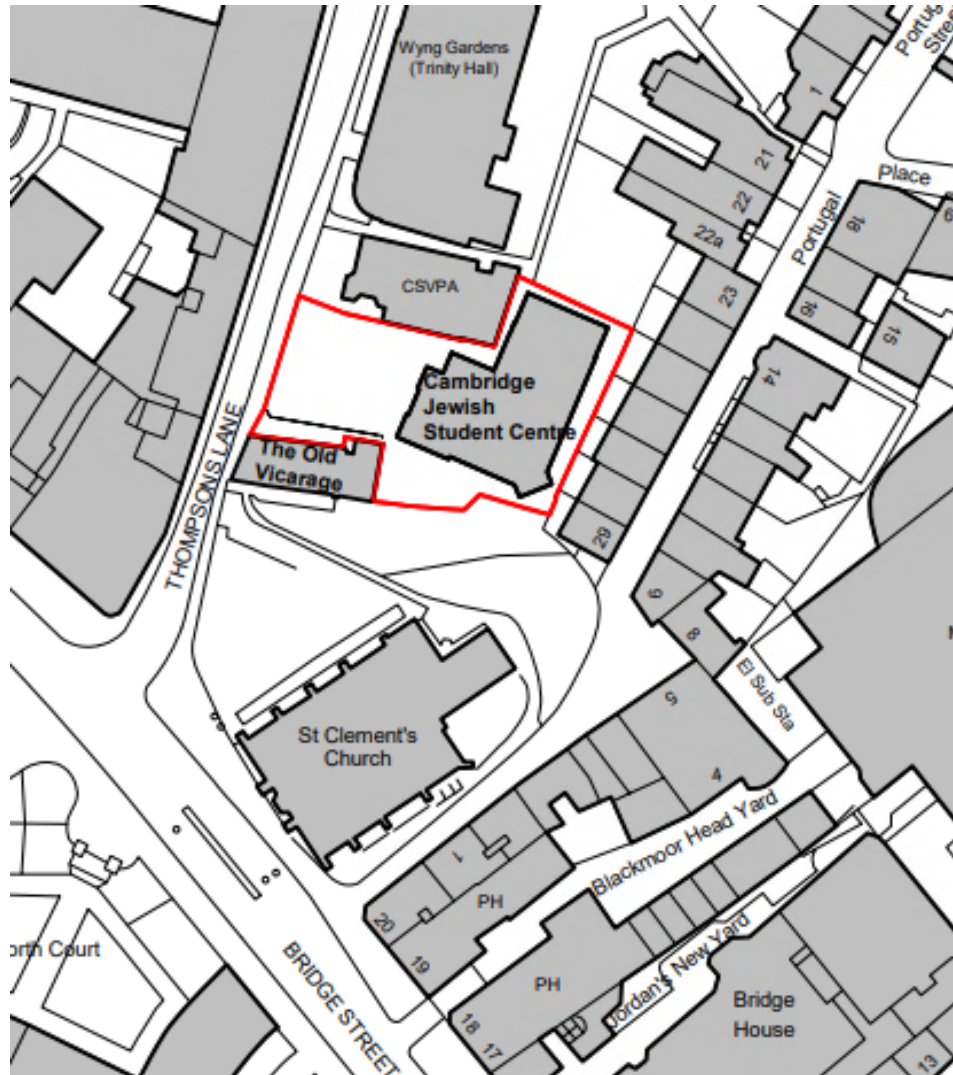
**Officer Recommendation: Approve**

# MINOR APPLICATIONS

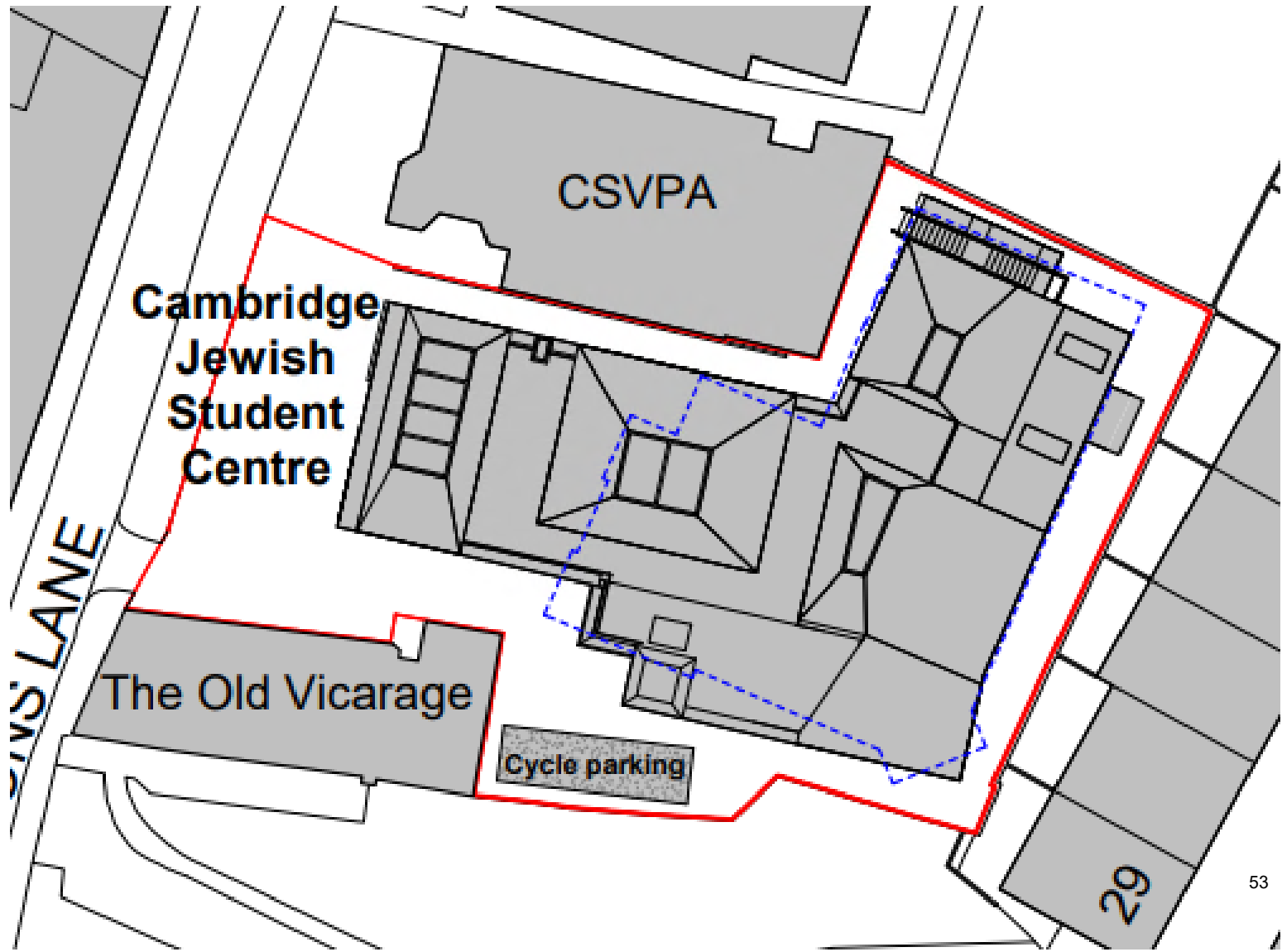
# 20/04261/FUL/Jewish Synagogue

## 3 Thompsons Lane, Cambridge

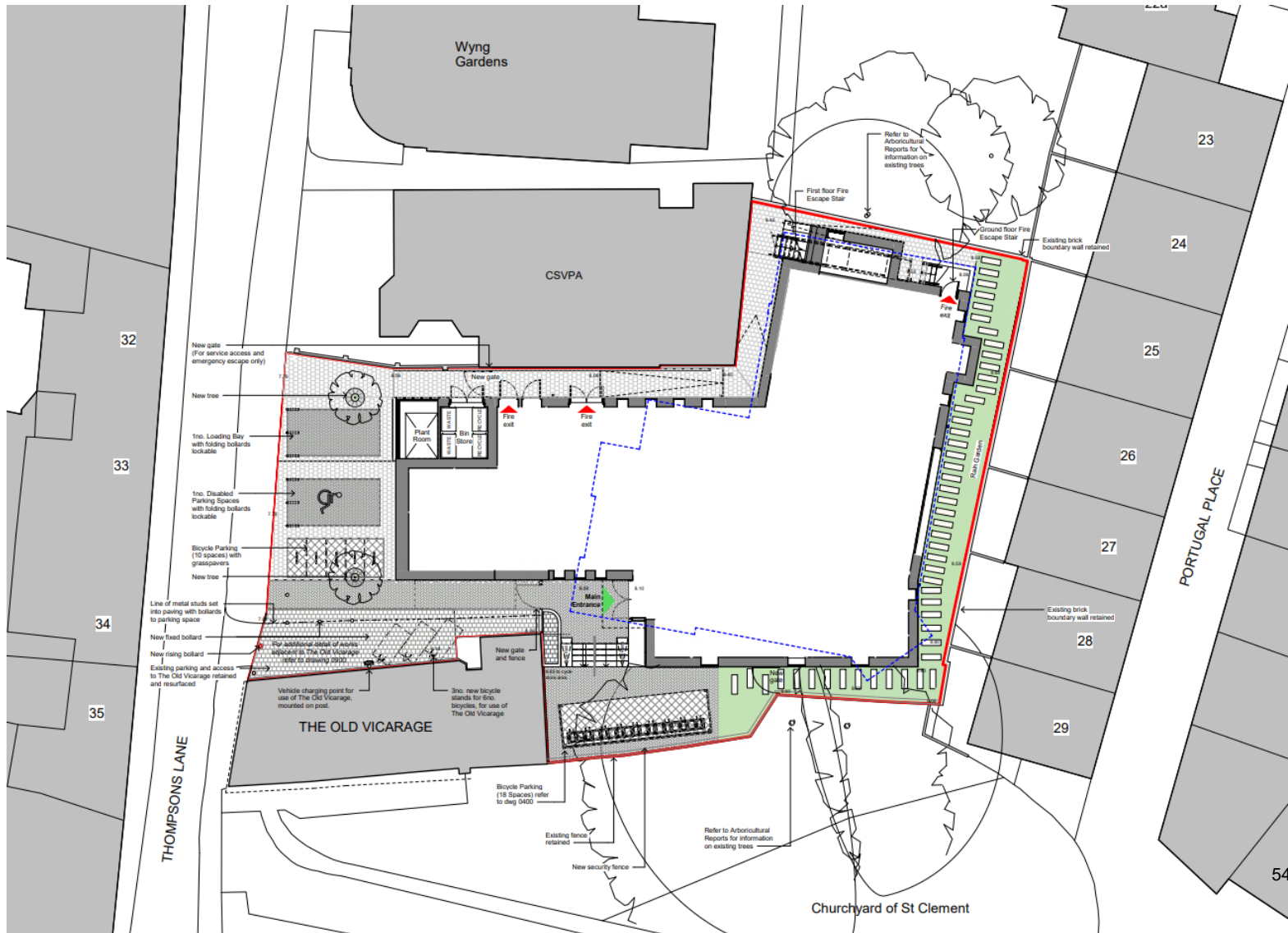
### Site Location Plan



# Proposed block plan



# Proposed site plan

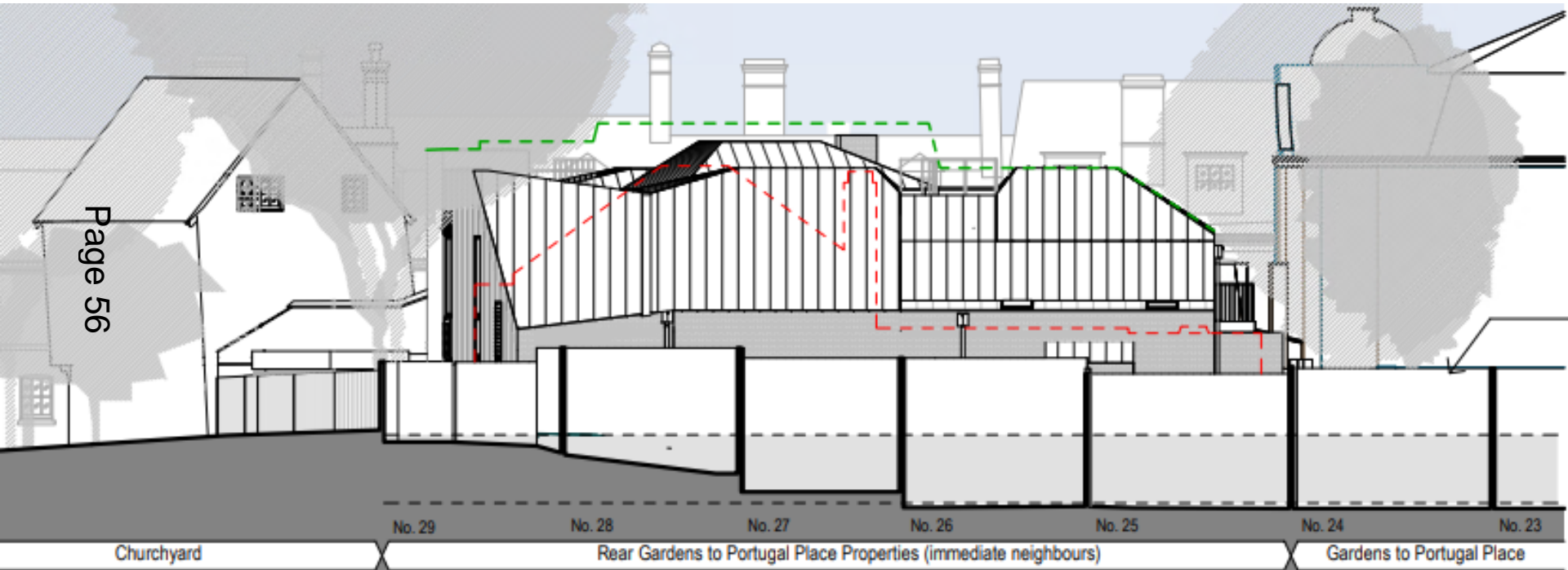




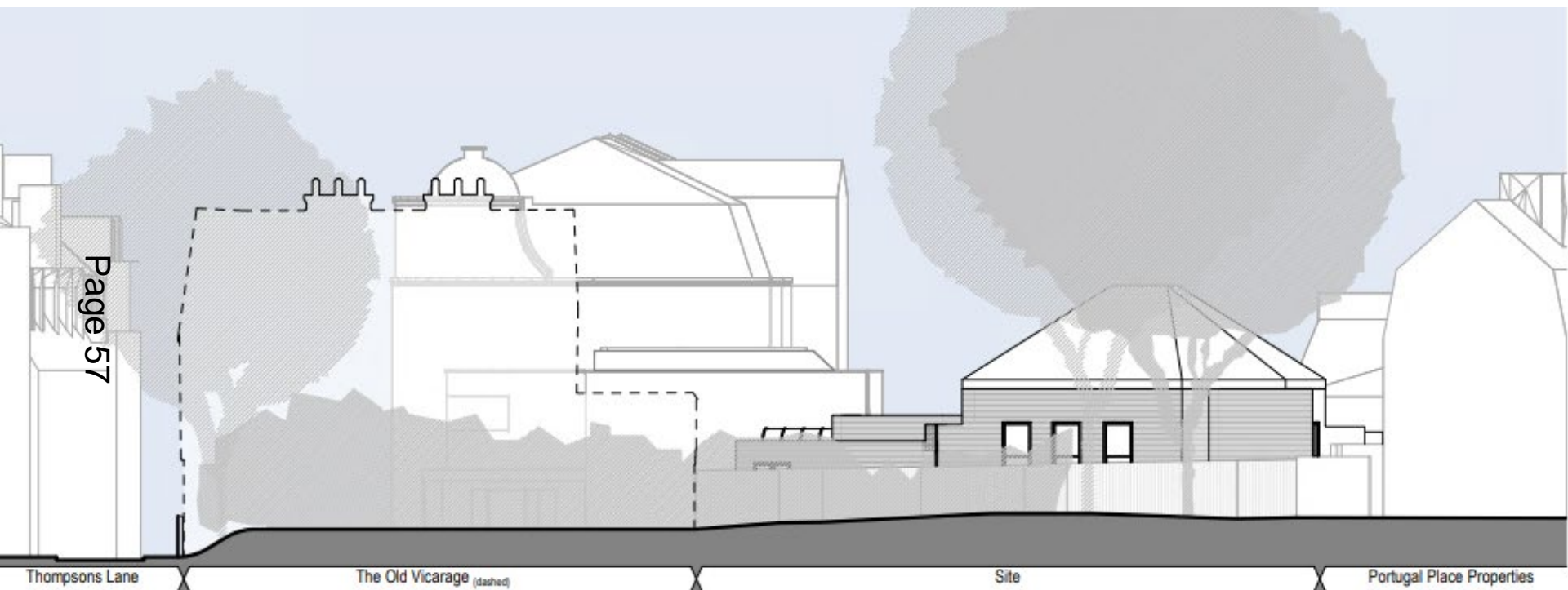
# East Elevation from Portugal Place - existing



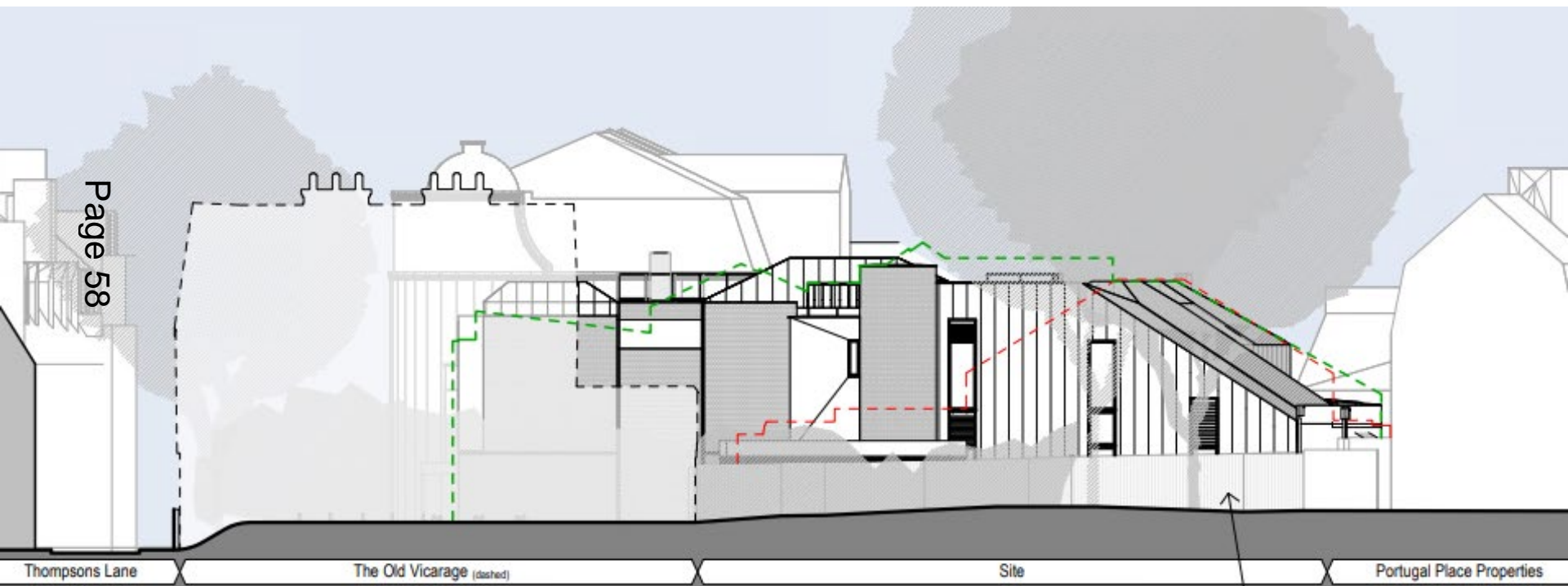
# East Elevation from Portugal Place - proposed



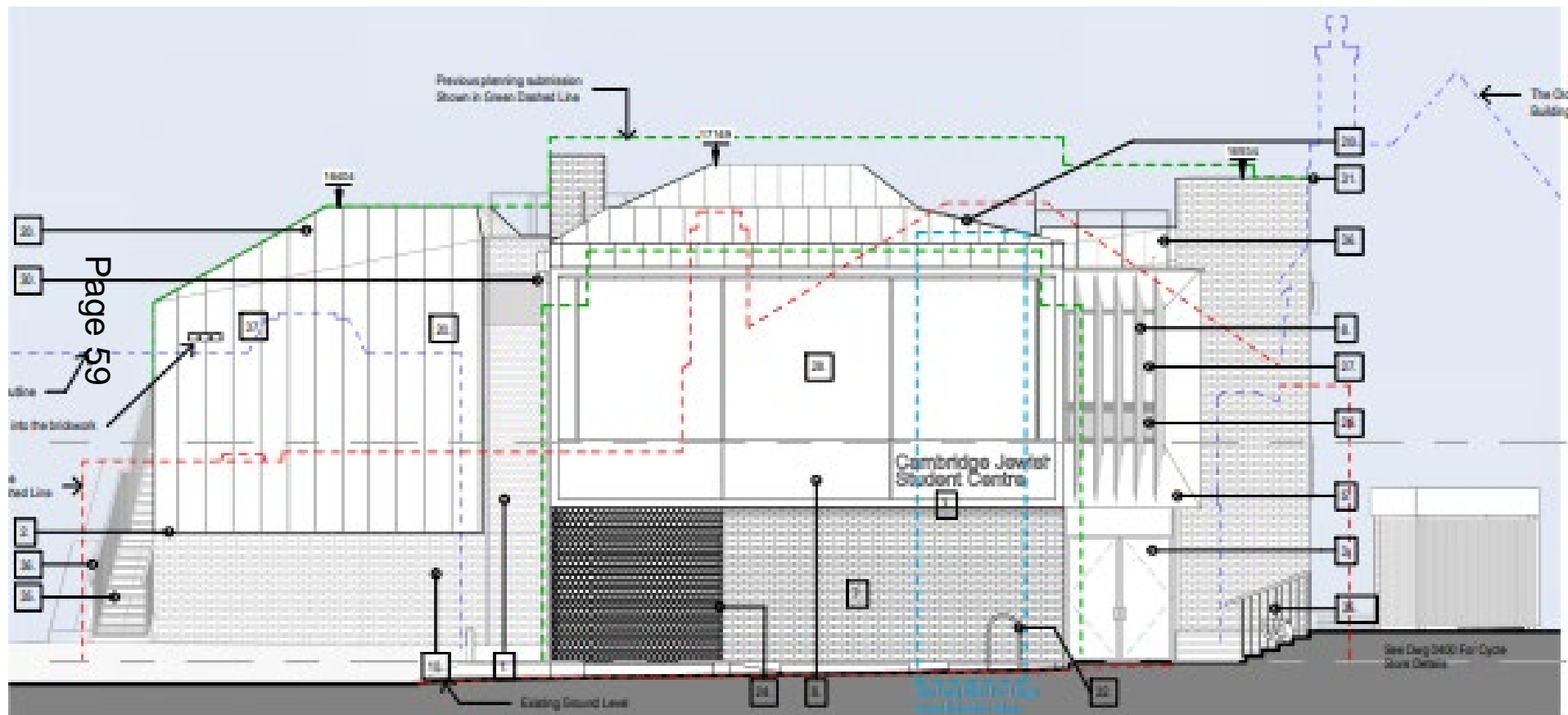
# South elevation - existing



# South elevation - proposed



# Proposed west elevation facing Thompson Lane





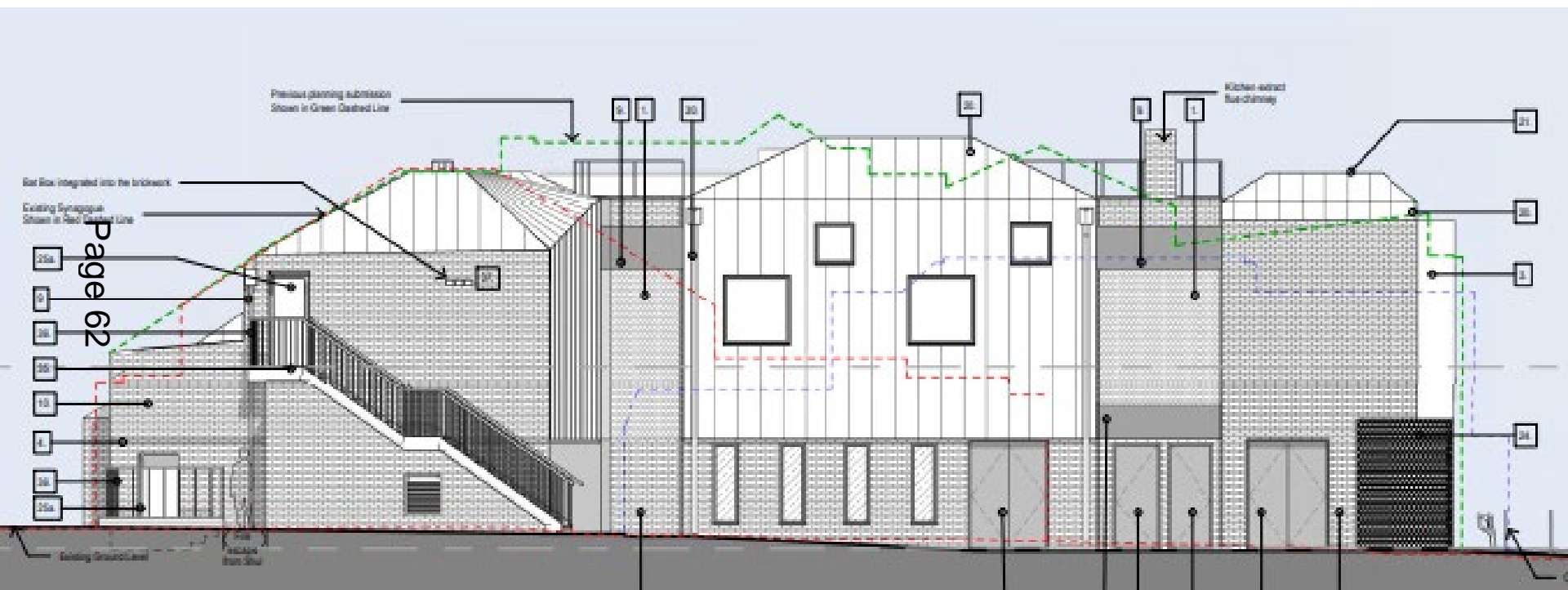
# Proposed east elevation facing rear of Portugal Place



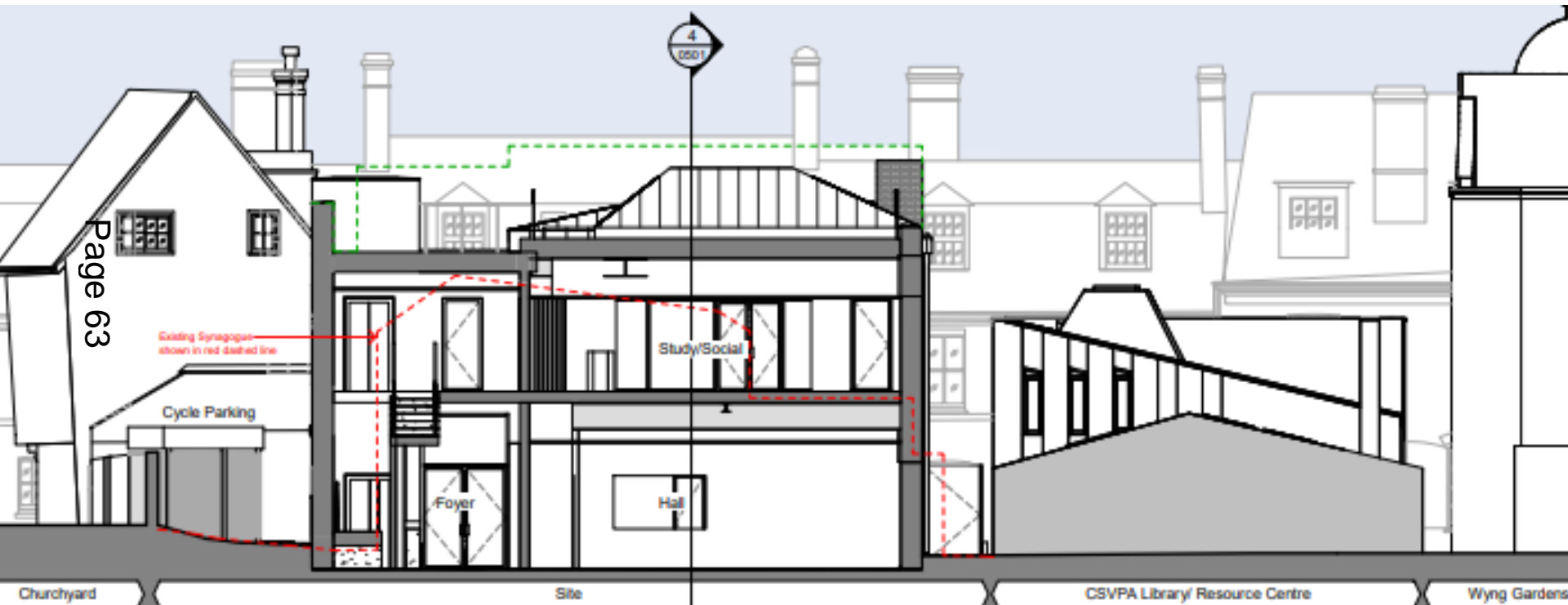
# Proposed south elevation facing The Old Vicarage



# Proposed north elevation facing CP

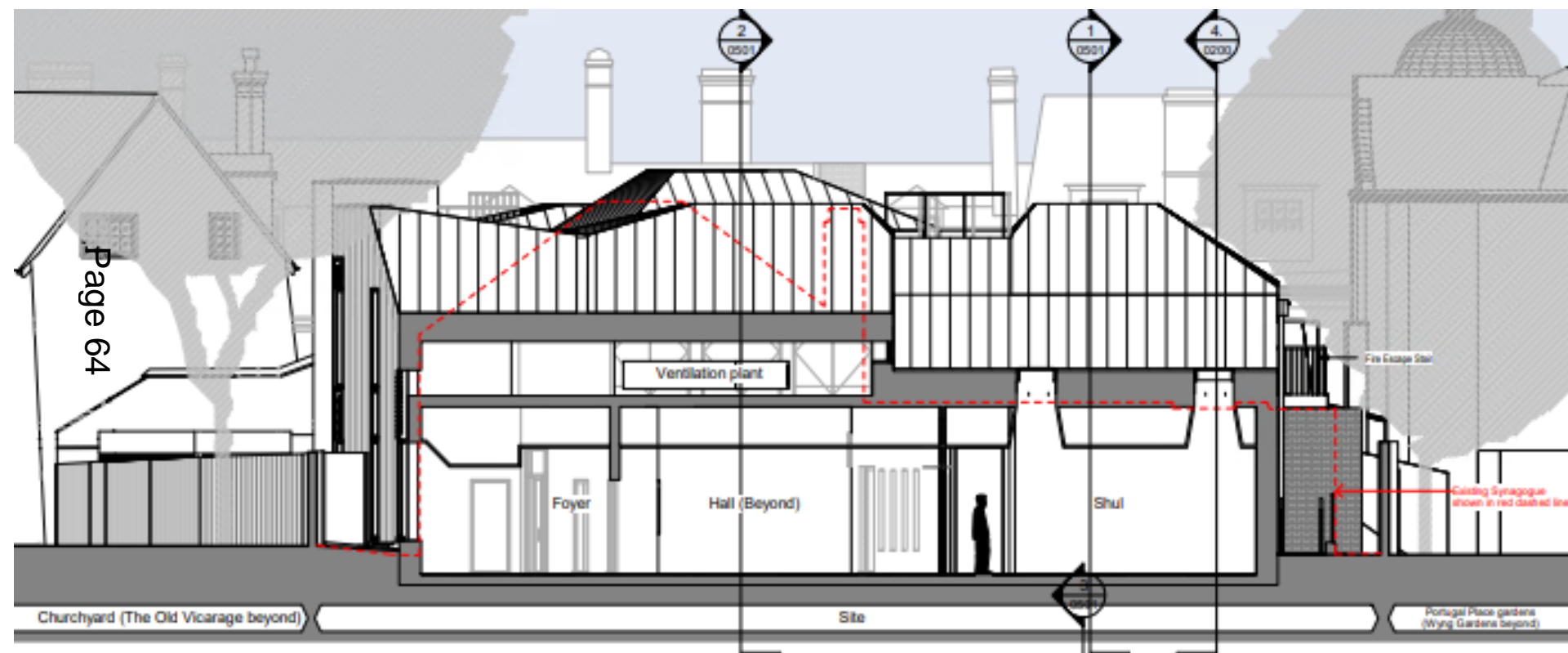


# Section looking west

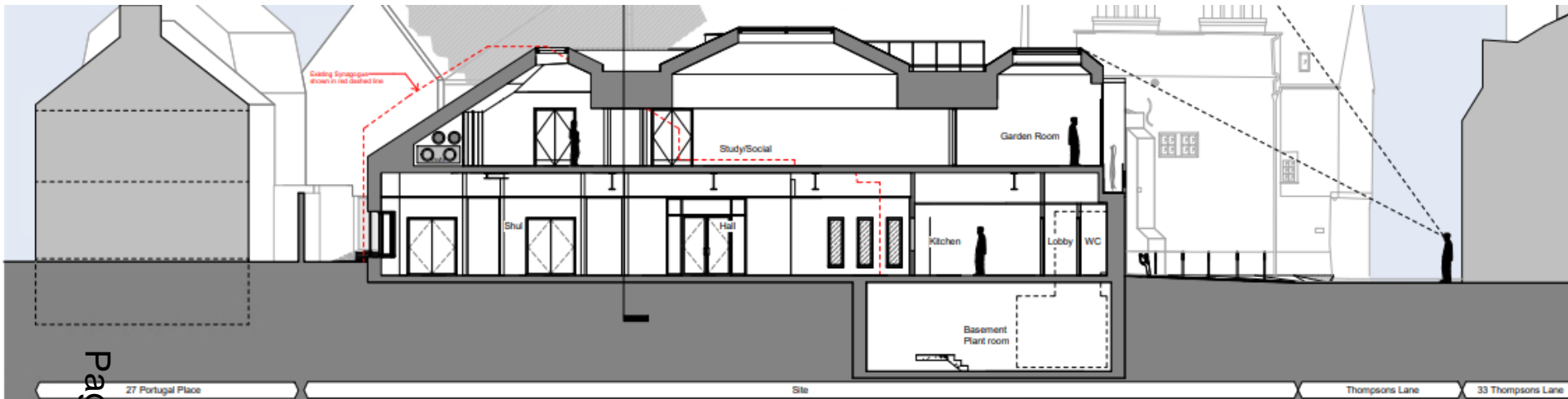


# Section looking west

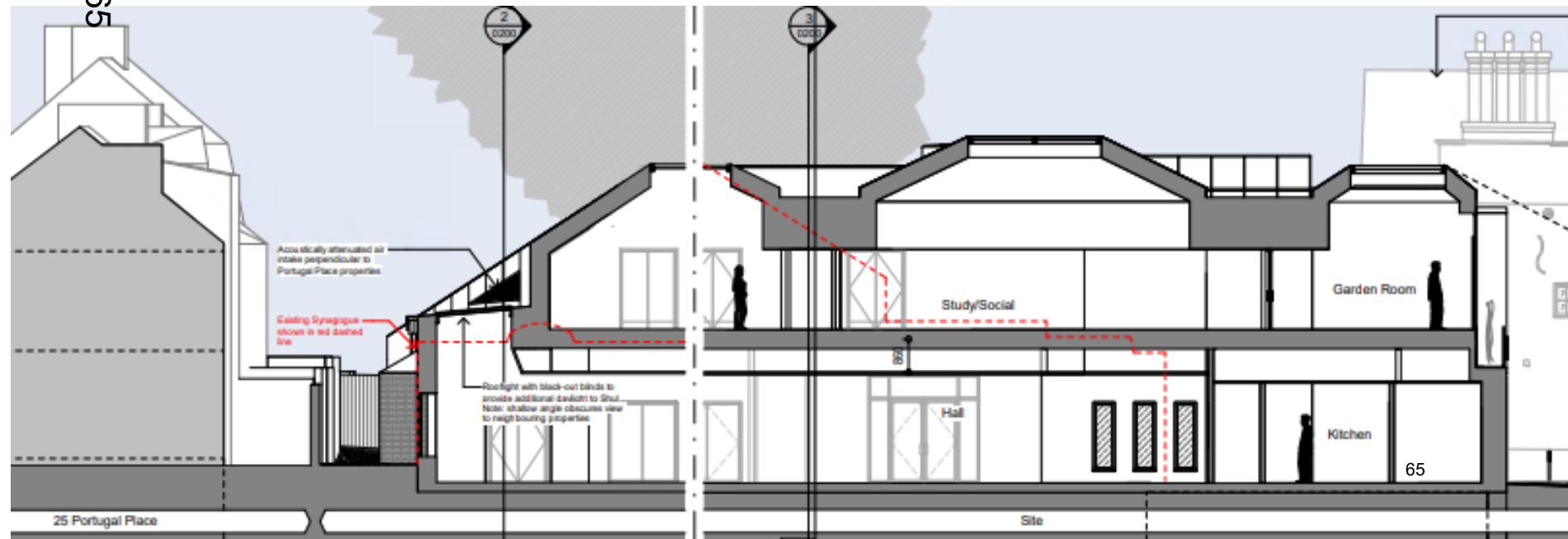
Page 64



# Sections looking south

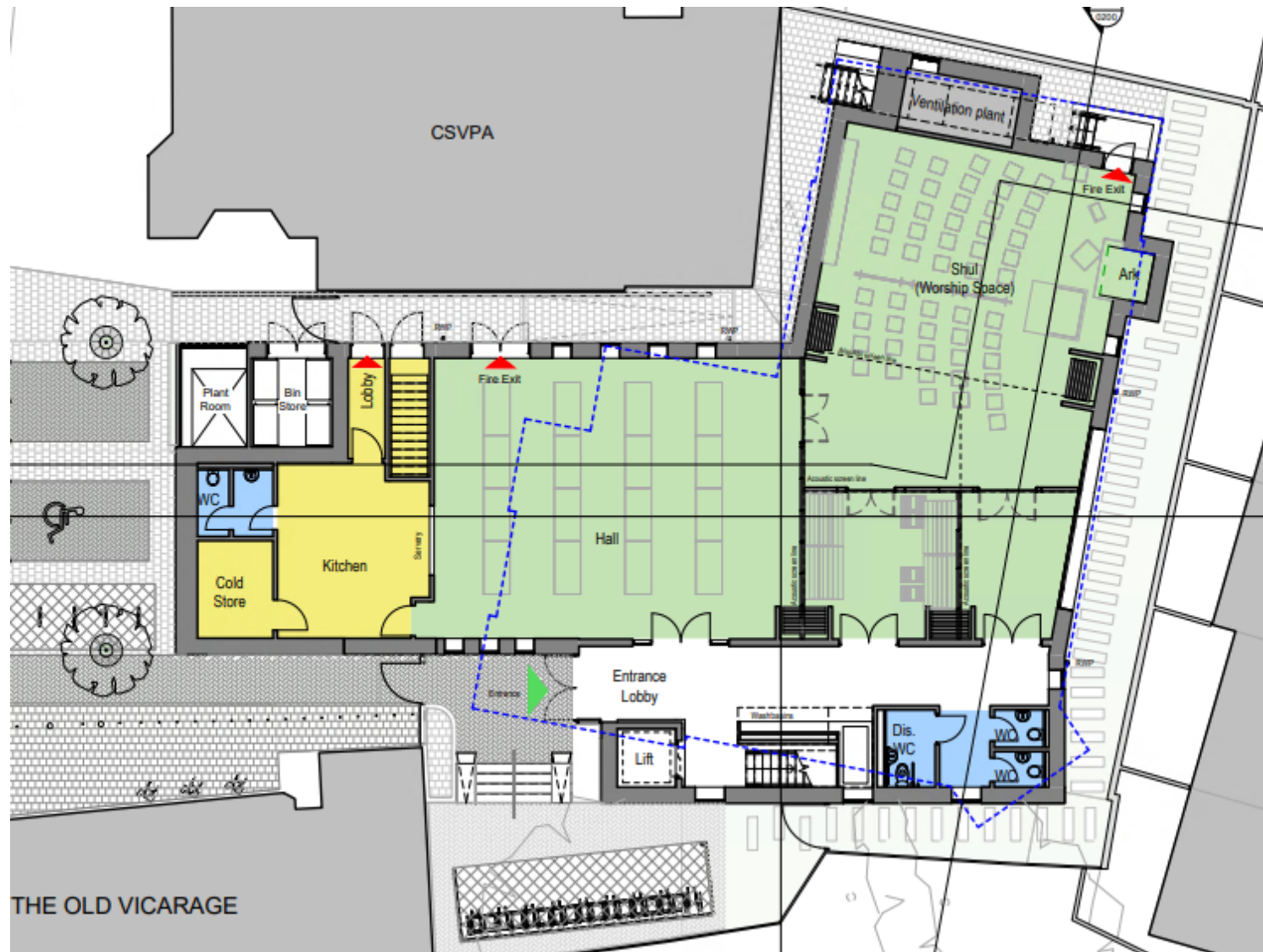


Page 65

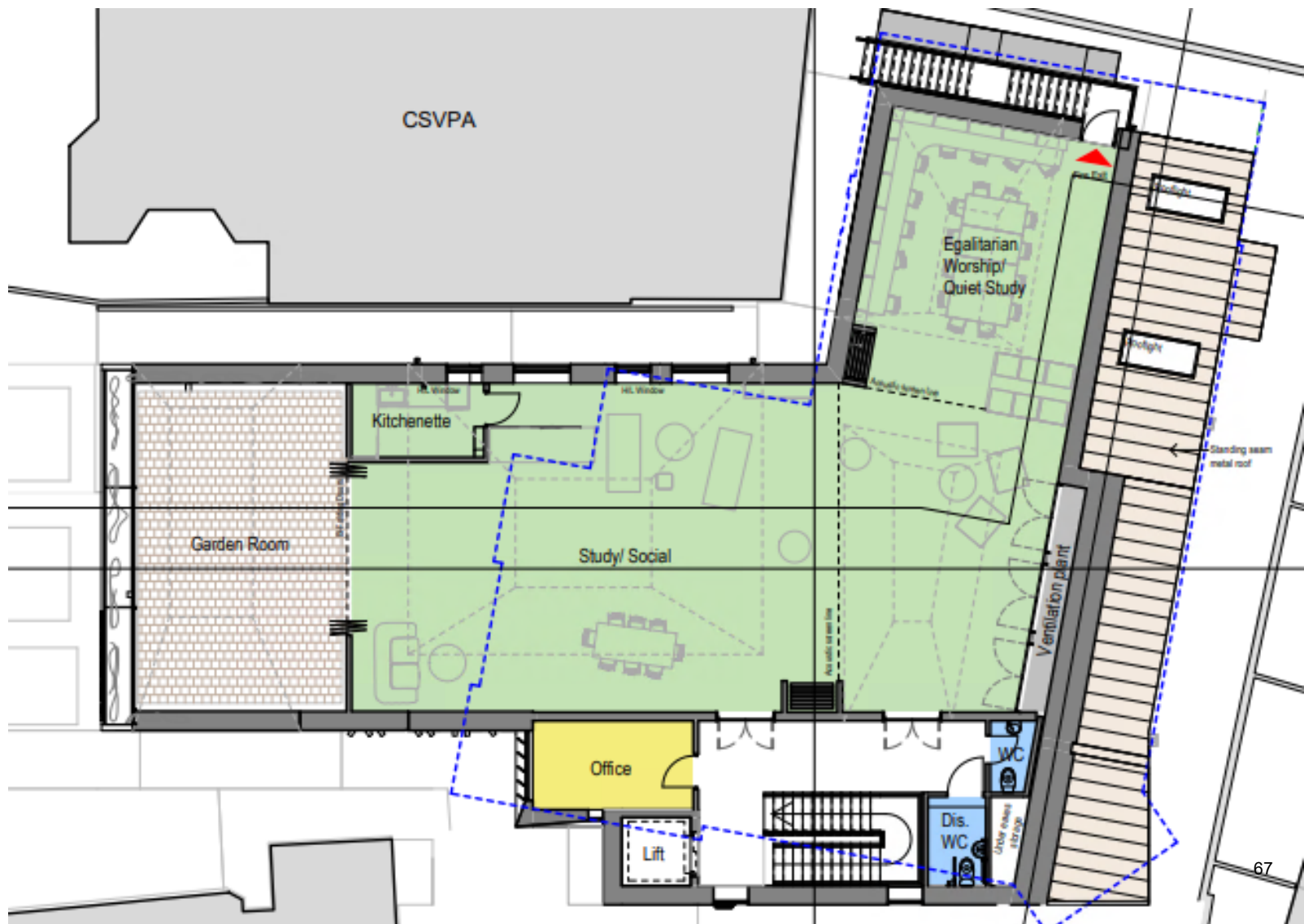




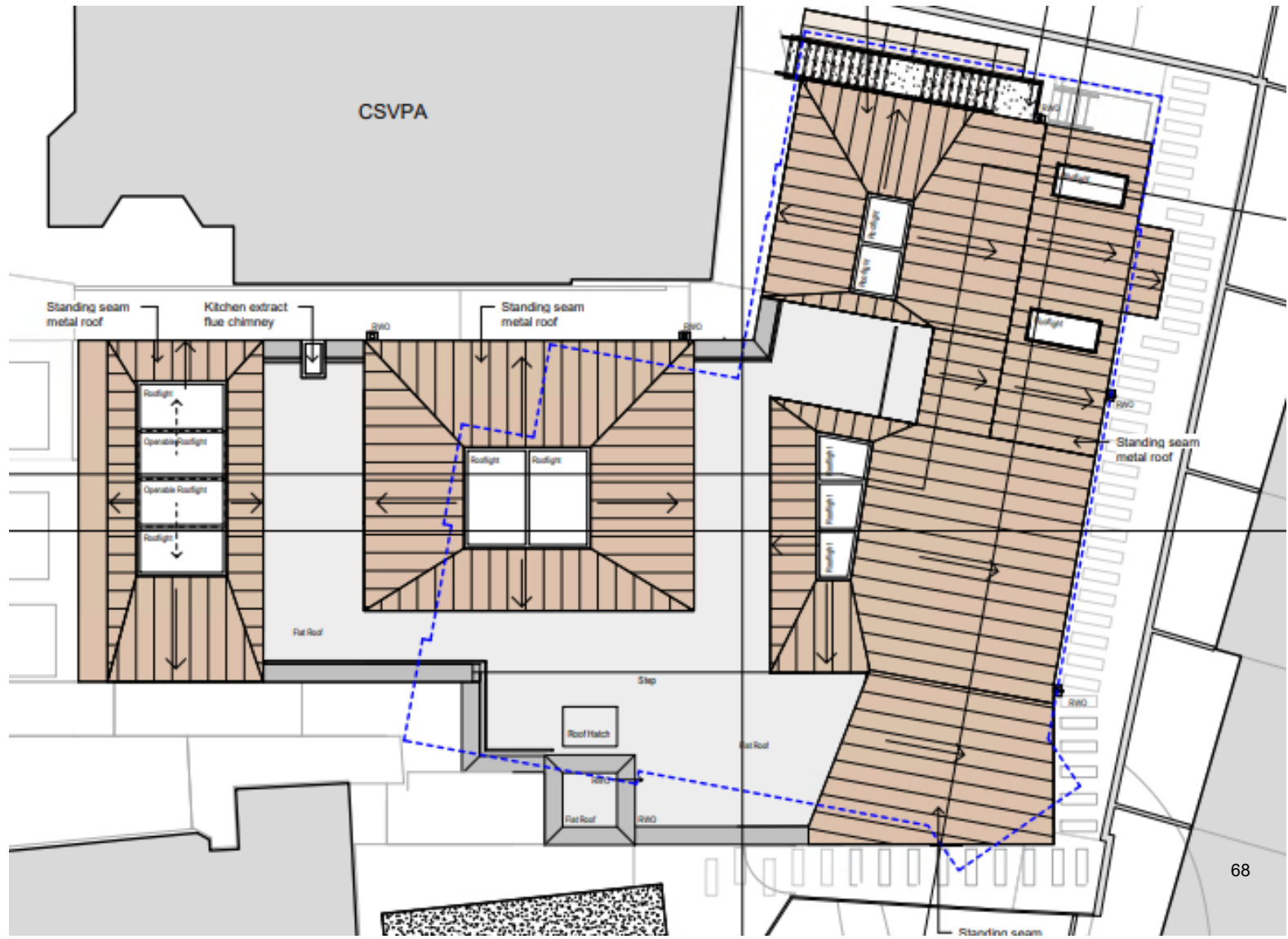
# Proposed ground floor



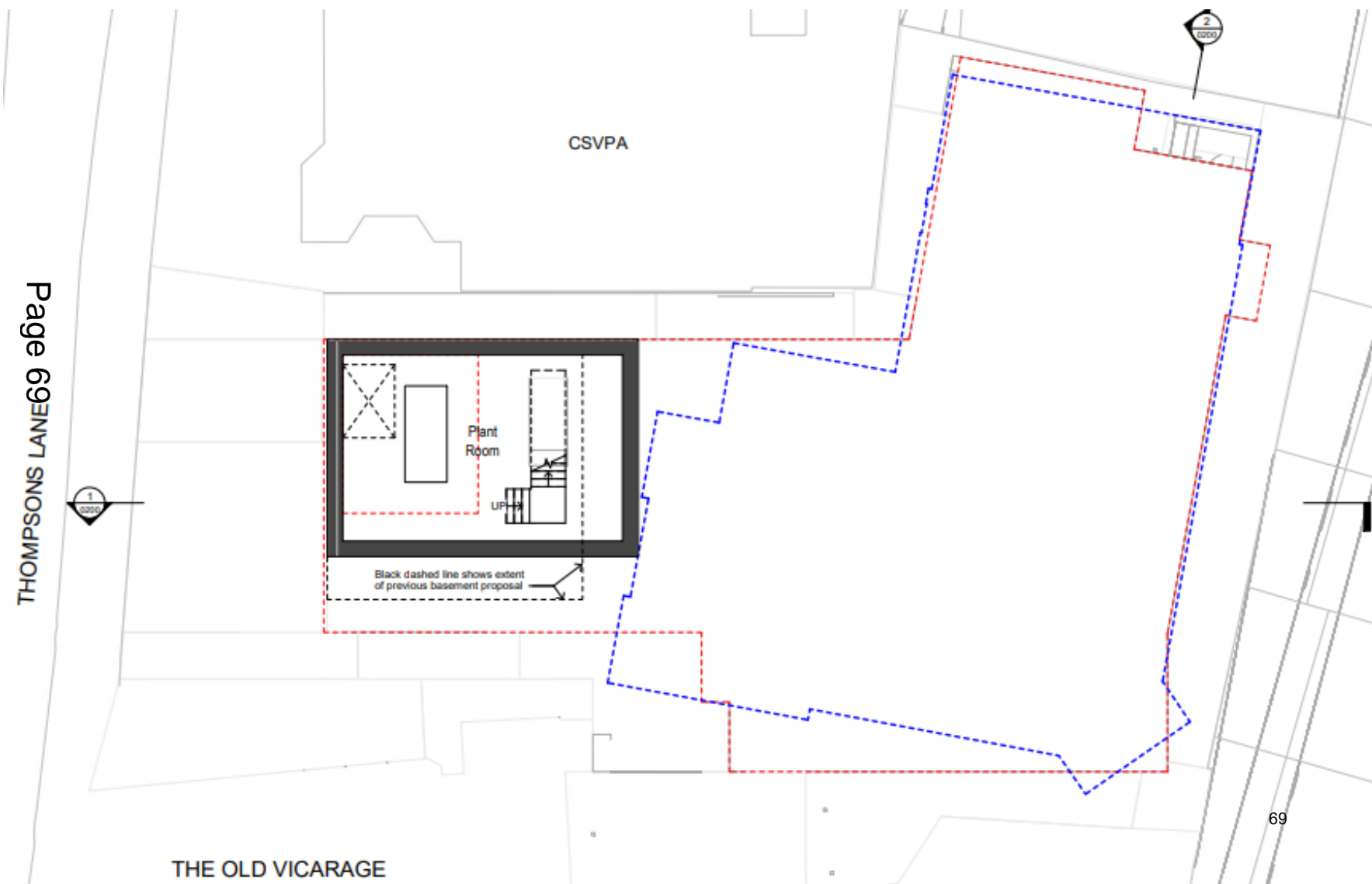
# Proposed first floor



# Proposed roof plan



# Proposed basement plan



# Planning Balance

## Approval

### Key material considerations

- Would provide a much-needed new Synagogue and community facility for the Jewish community in a highly sustainable and accessible part of the City.
- Significant community benefit would arise from
- Replacement building of high architectural quality, highly sustainable and targeting BREEAM Excellent standards.
- Preserves conservation area and setting of listed buildings



## Refusal

### Key material considerations

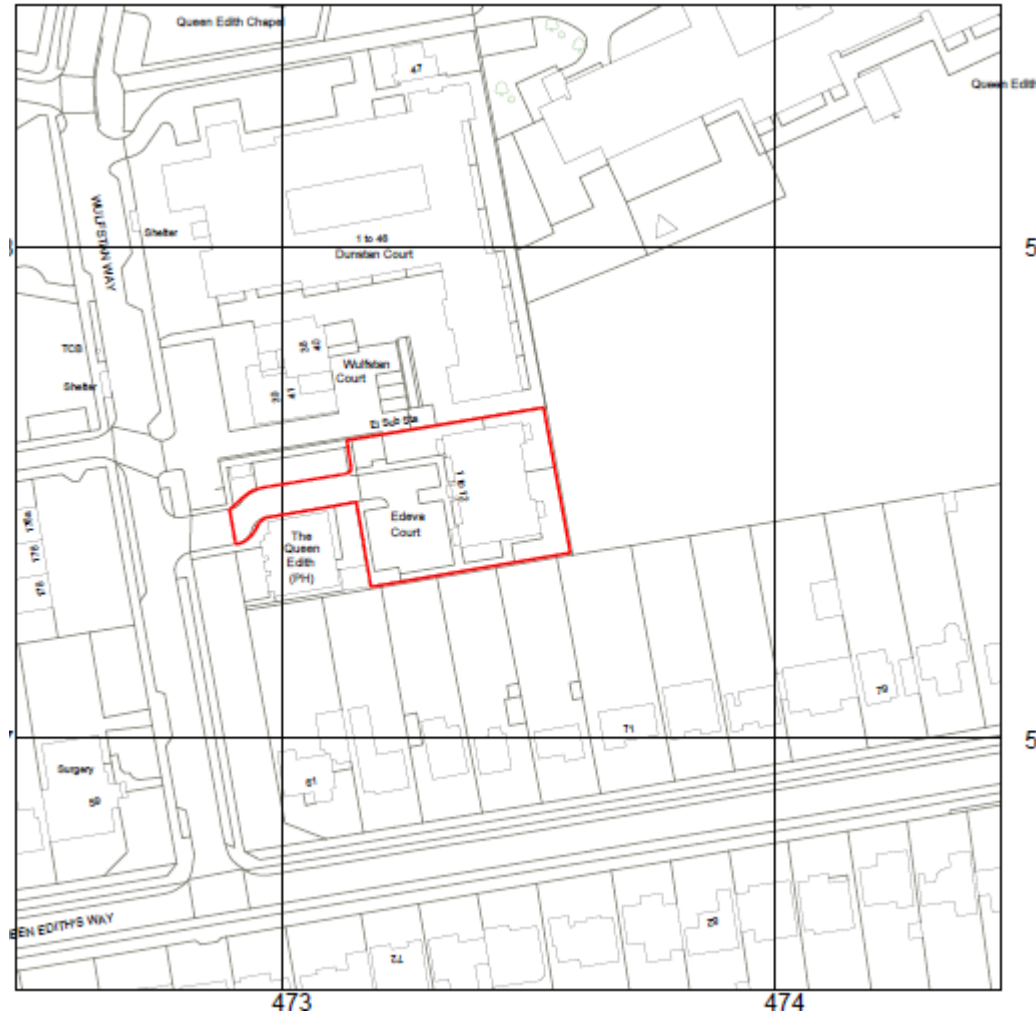
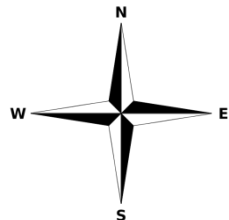
- Harm which would arise to the amenity of the occupants of Portugal Place properties

**Officer Recommendation: Approve**

# 22/03076/FUL Edeva Court, Cambridge CB1 8AF

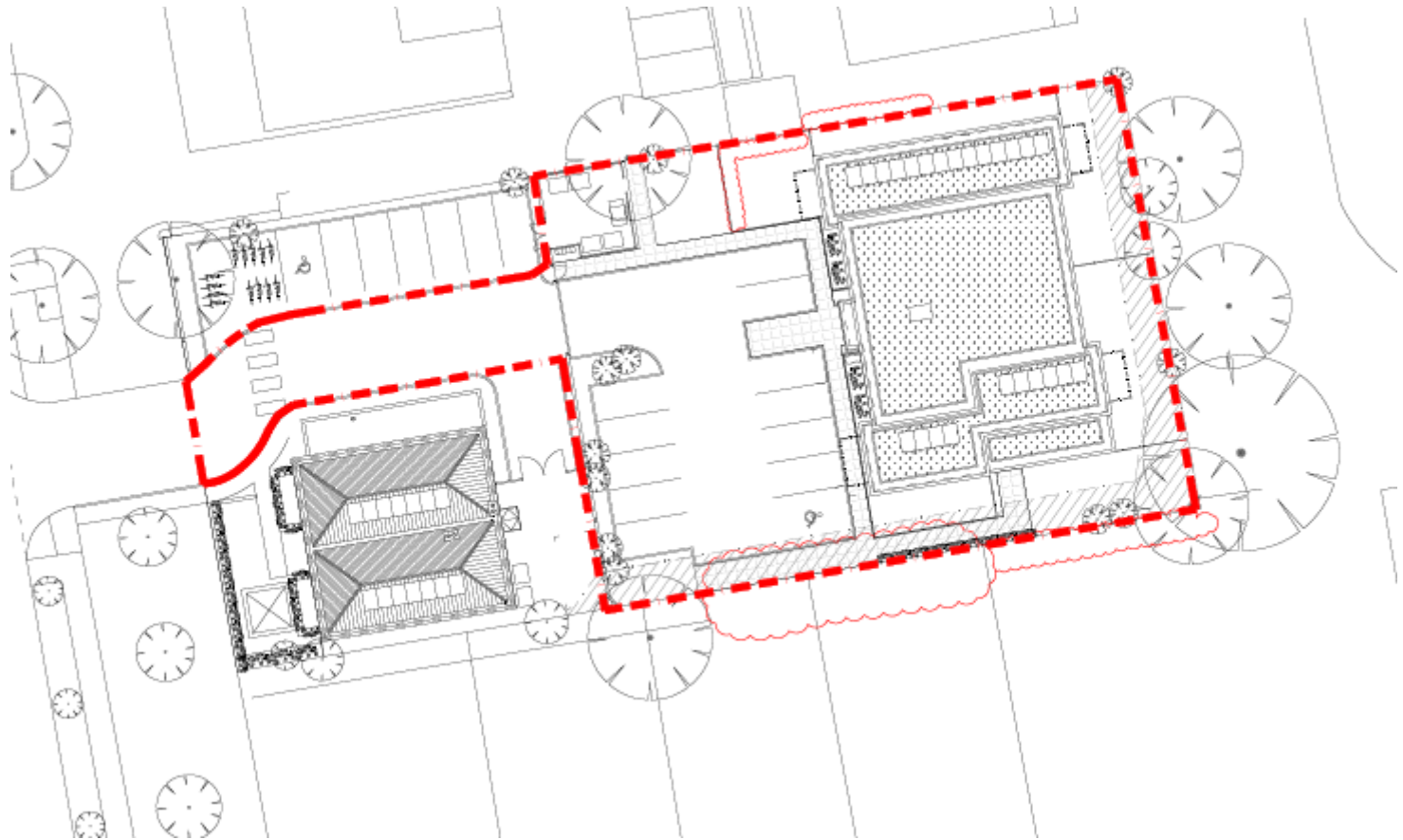
## Site Location Plan

Page 71



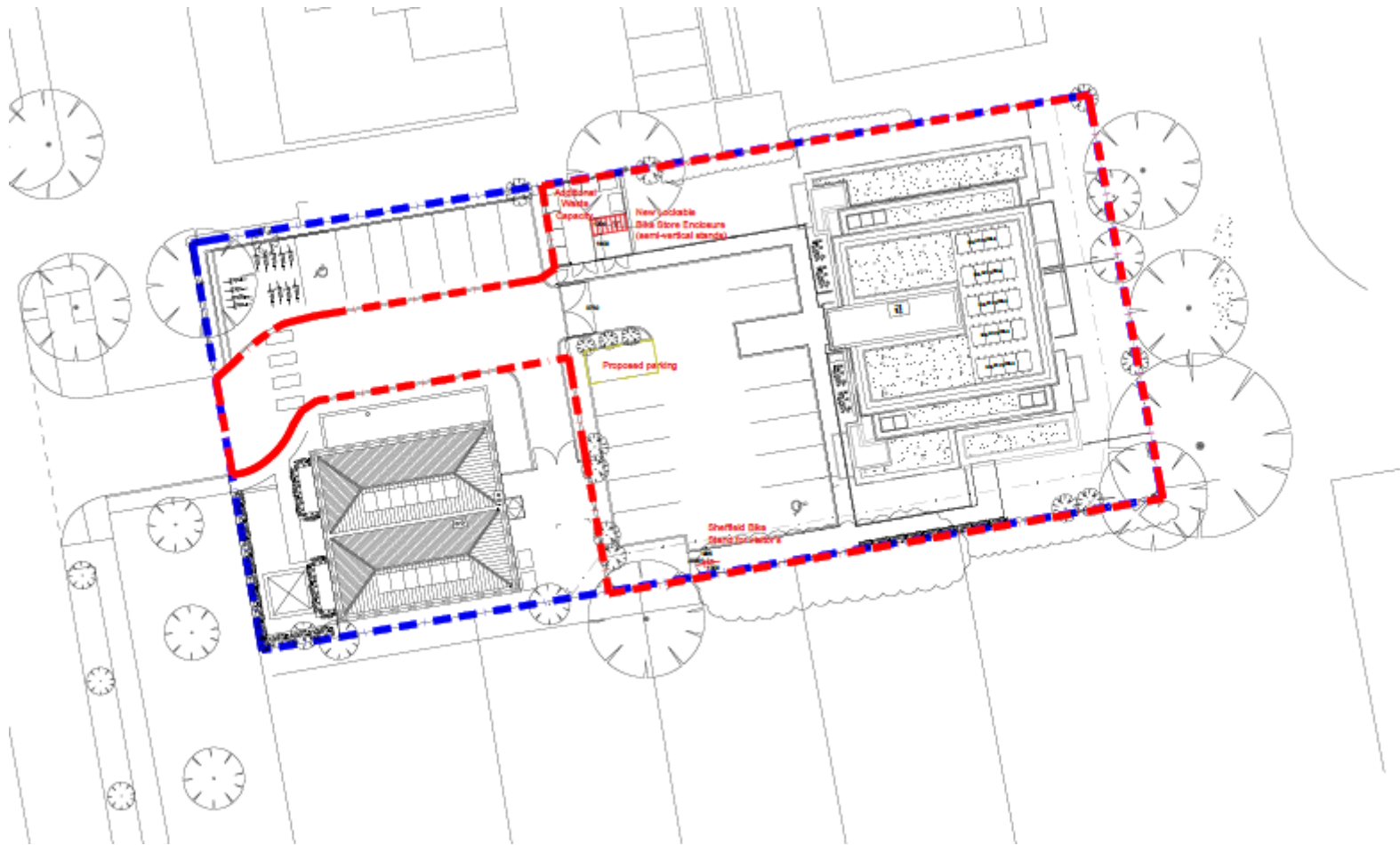


# Existing Site Plan

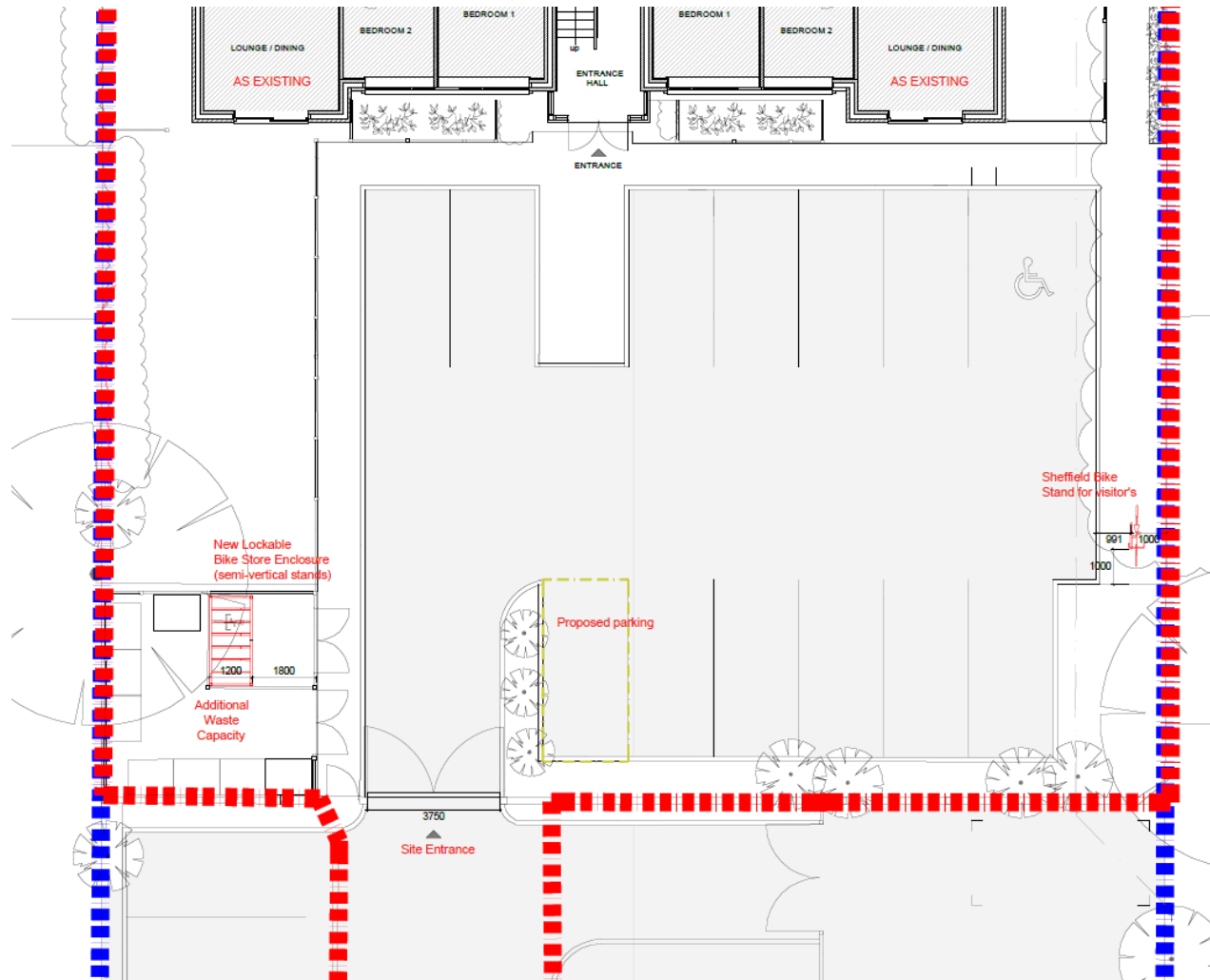


# Proposed Site Plan

Page 73



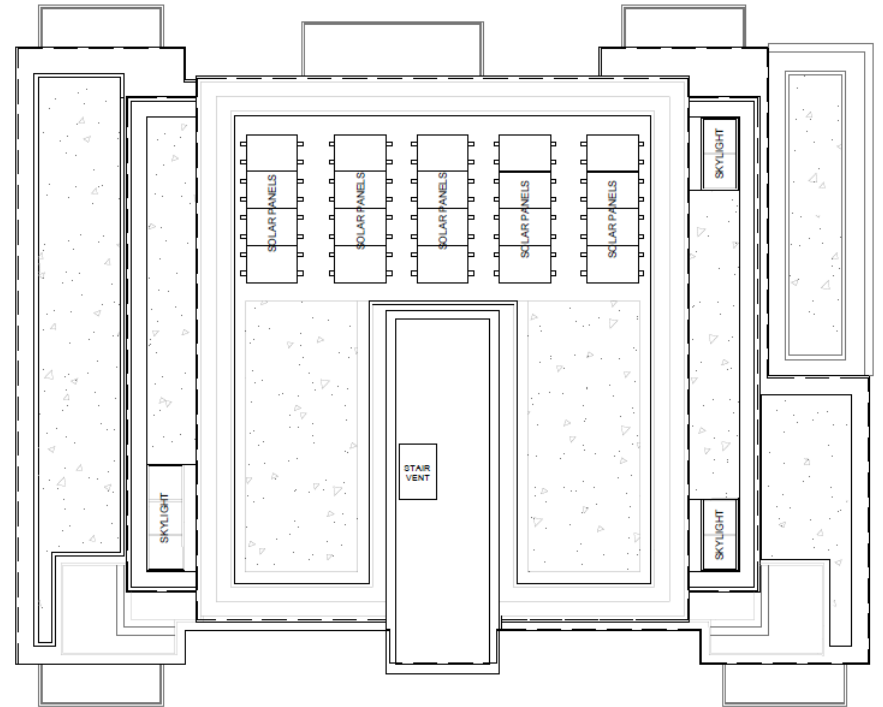
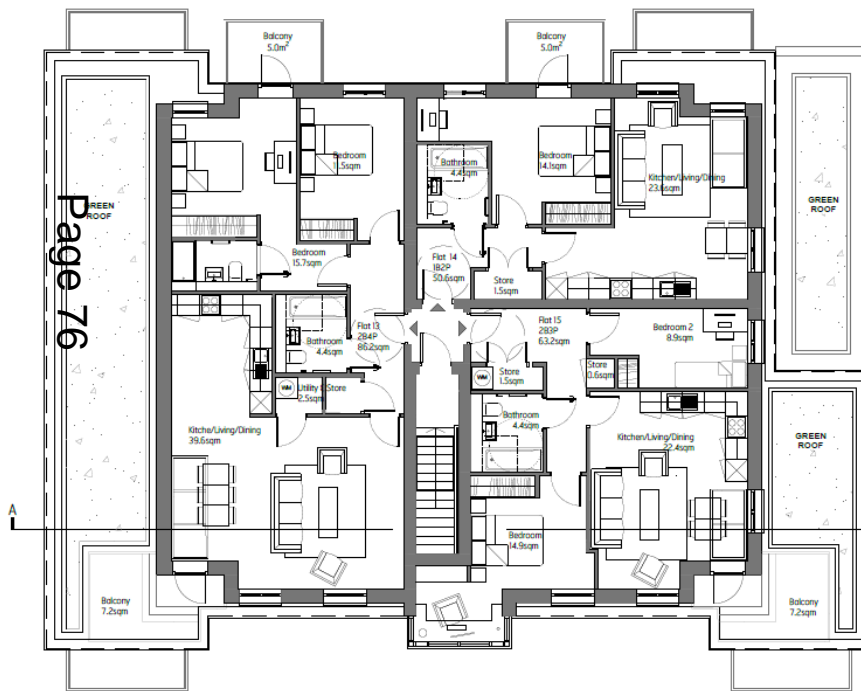
# Car/Cycle Parking Layout



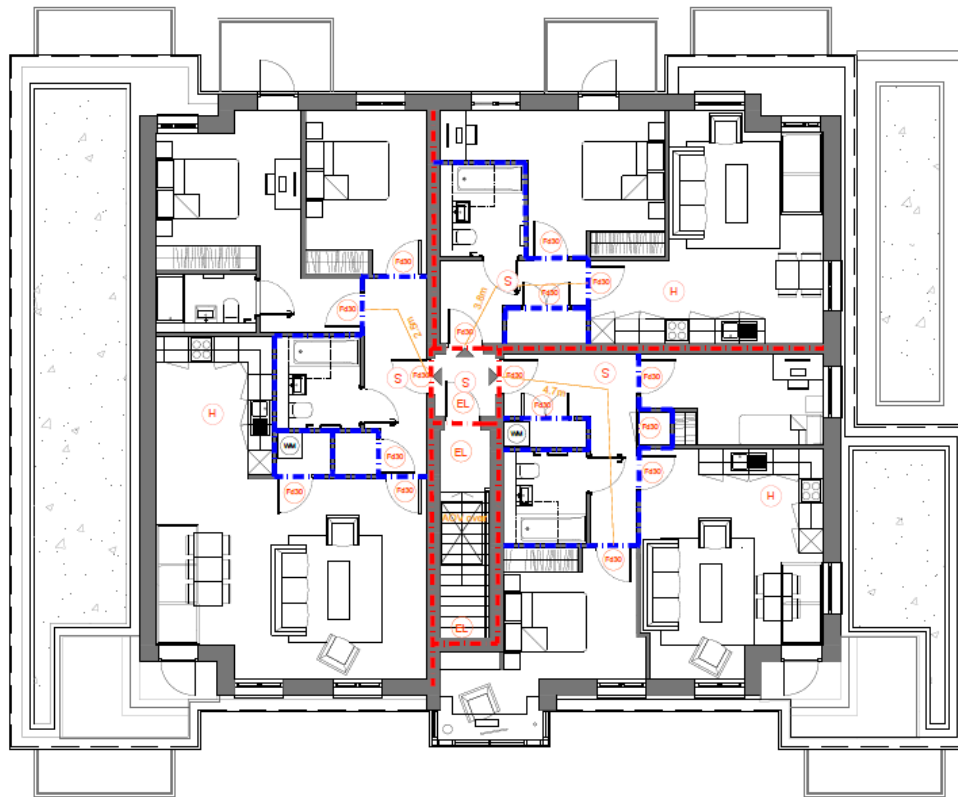
# Floor Plans – Existing Floors



# Proposed Floor/Roof Plans



# Third Floor Fire Plan



Third Floor Plan  
Proposed

KEY	
	60 min fire rated construction
	30 min fire rated construction
	Fire door 30 min
	Fire door 30min with cold and ambient smoke seals and self closing
	Fire door 30min with cold and ambient smoke seals, self closing and vision panel
	Fire rated window 30 min
	Travel distance
	1.5 sqm Automatic opening vent (10% of the atrium area) to BS EN 12101-2
	1 sqm automatic opening vent to head of stairs
	Dry riser outlet/inlet
	Smoke detector
	Heat detector
	Emergency lighting
	Fireman switch
	Fire alarm panel
Each new flat requires a standalone BS 5839-6:2019 LD2 Grade D2 2 (owner-occupied flat) or Grade D1 Category LD2 (rented flat).	
Communal areas have installed a BS 5839-1:2017 L5 system.	
Smoke and heat alarm to conform to BS EN14604 and BS 5446-2 respectively.	
The communal part of the building are covered by emergency lighting to BS 5266-1: 2016	
	"No smoking" signage on entrance
	"Fire Action" signage adjacent entrance
	Signage adjacent to fireman switch
	Signage adjacent dry riser
	Fire door keep shut" signage to stair lobby and common areas doors
	"Fire door keep locked shut" signage to all service riser cupboards, storage and plant rooms rooms
	Signage to electrical switchgear cupboards
	Fire exit signage above all exit routes, at stair landings and at final exit doors
Communal area signage to be in accordance with BS ISO 3864 - 1 : 2011 and Health and Safety (Safety and Signs) Regulation 1996	



# Existing Front and Rear

Page 78



Existing Front Elevation



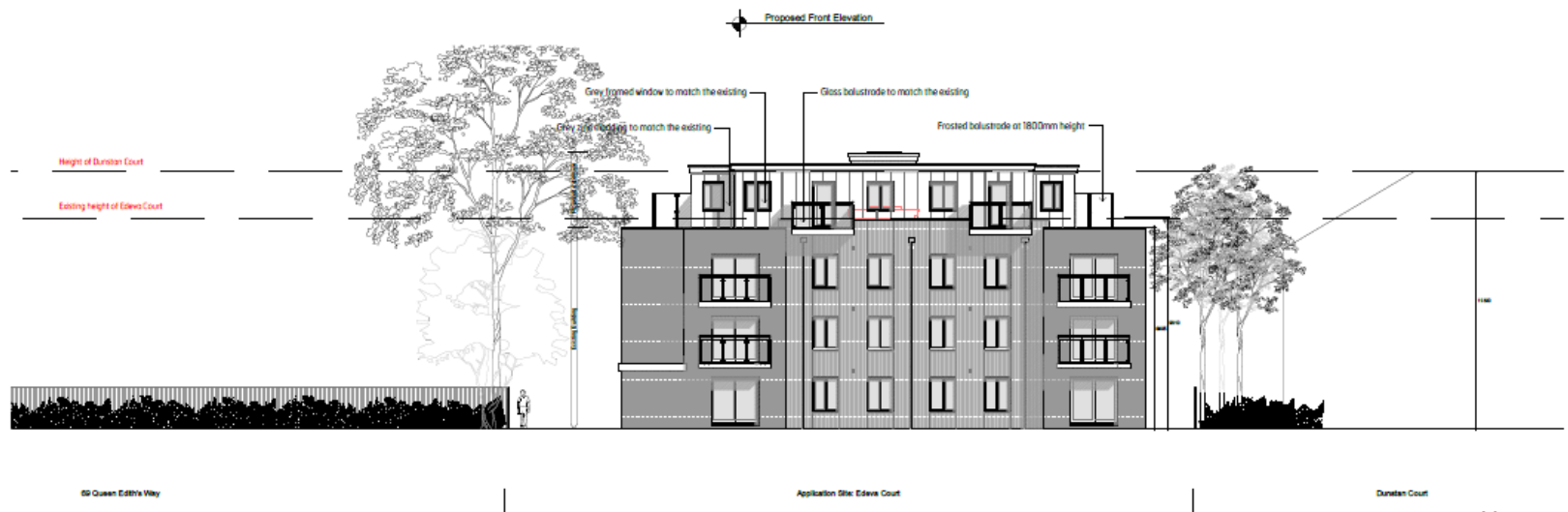
Existing Rear Elevation

# Existing Sides

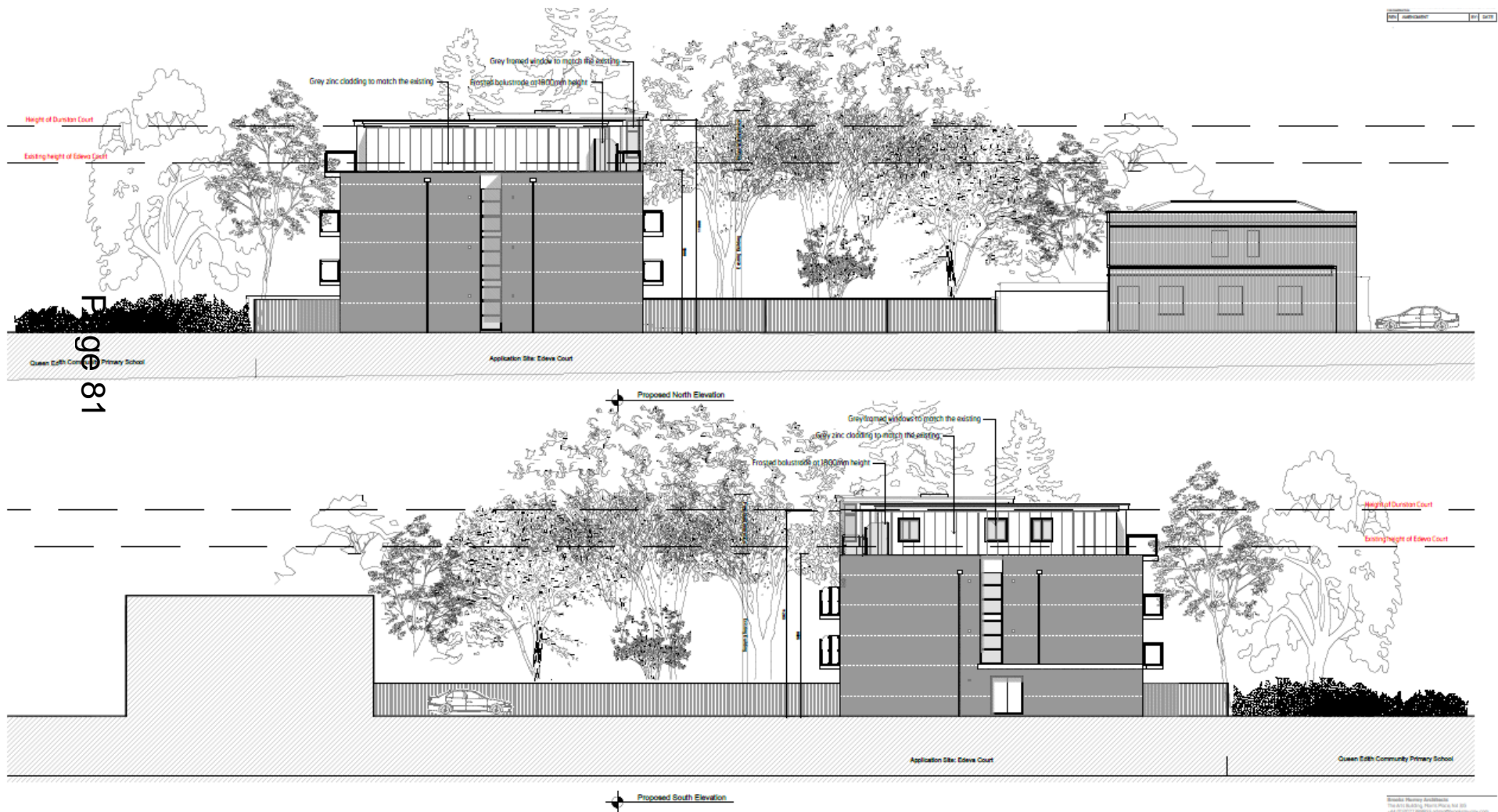


# Proposed Front and Rear

Page 80



# Proposed Sides





Existing View



Page 82



## Proposed View





# Planning Balance

## Approval

Key material considerations

- Acceptable visual impact
- Acceptable impact on residential amenity
- New gain of three dwellings



## Refusal

Key material considerations

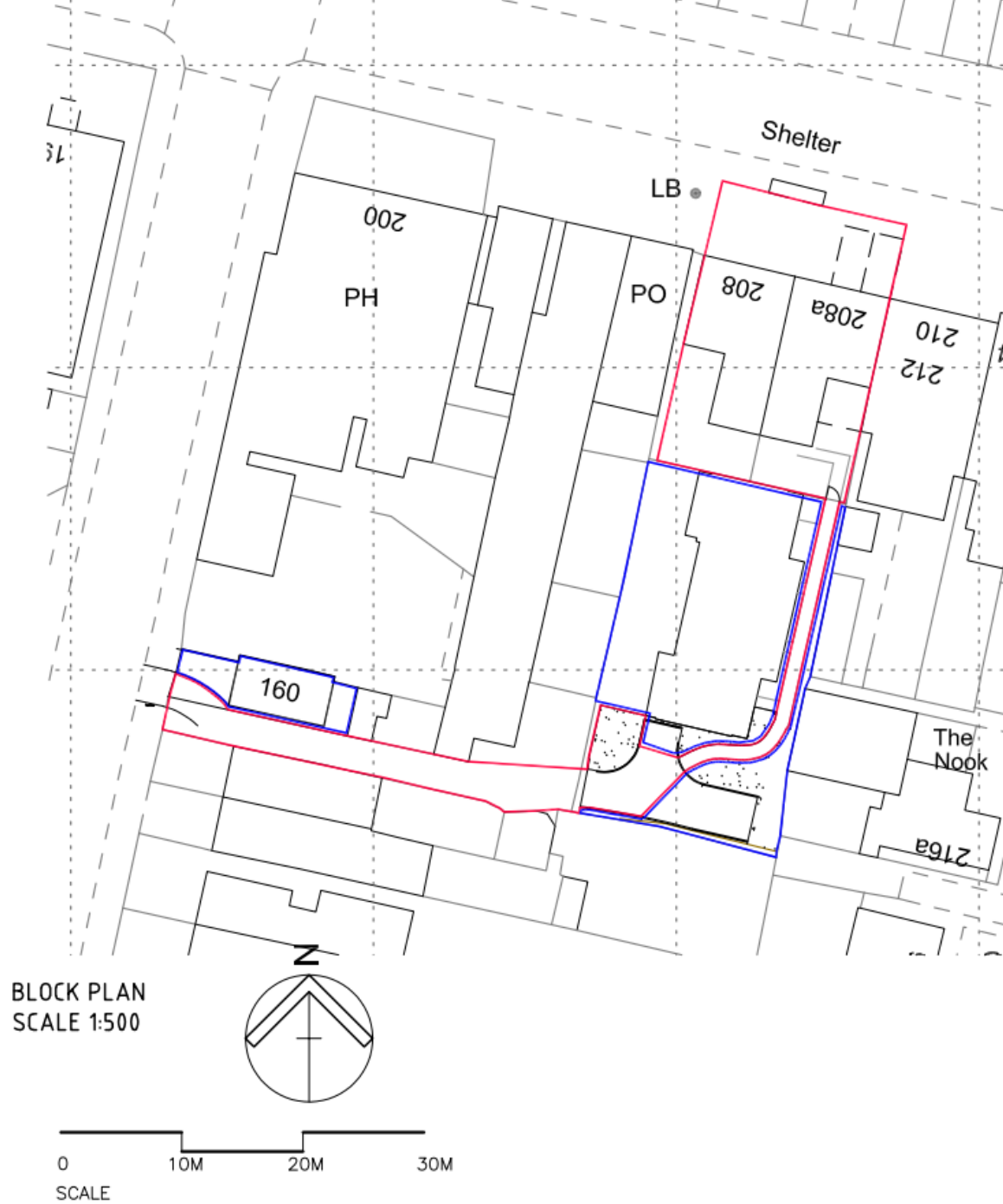
- Construction and amenity impacts
- Visual impacts

Officer Recommendation: Approve

22/02936/FUL

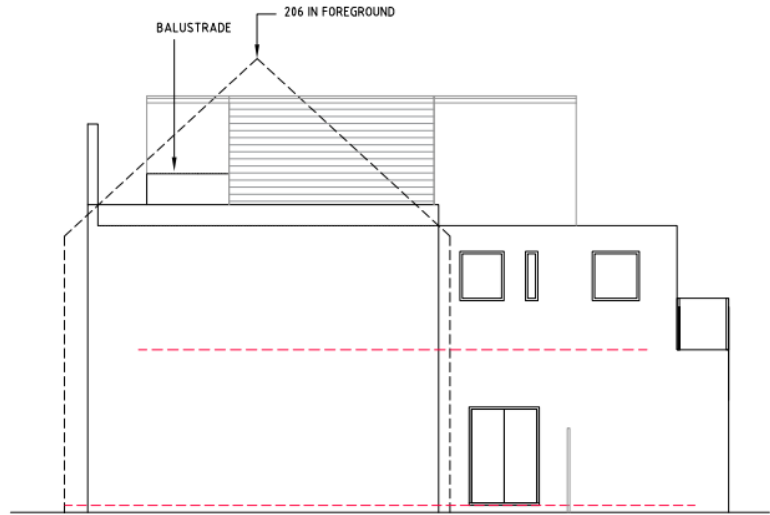
Erection of new 2nd floor to  
provide two new dwelling units  
with balconies.

208 – 208A Cherry Hinton Road



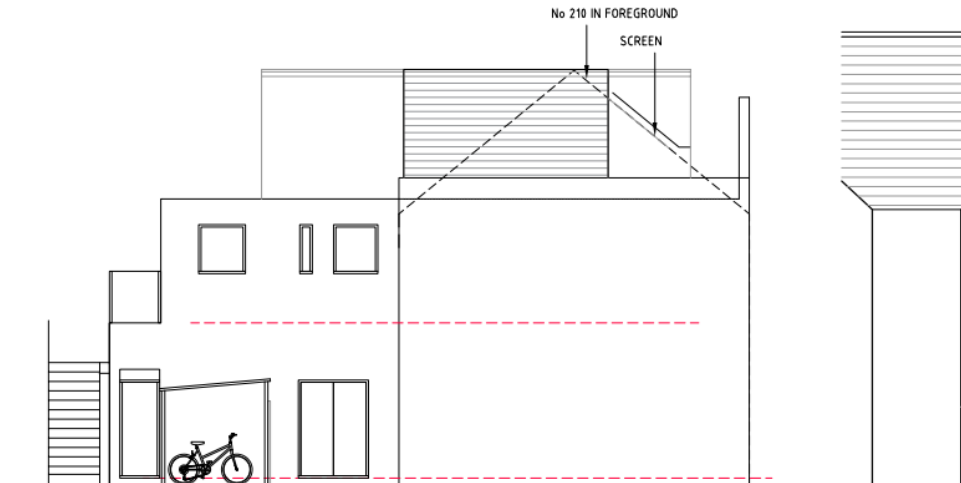


FRONT (NORTH) ELEVATION

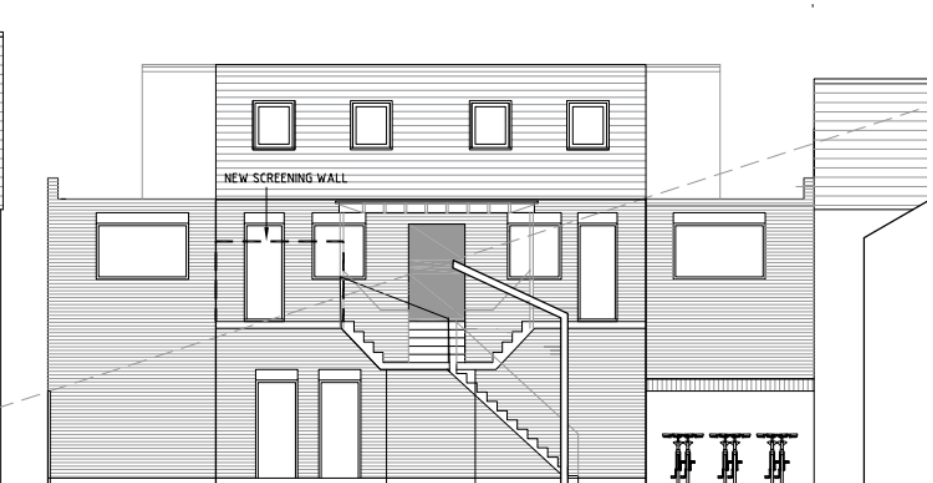


SIDE (WEST) ELEVATION

Page 87

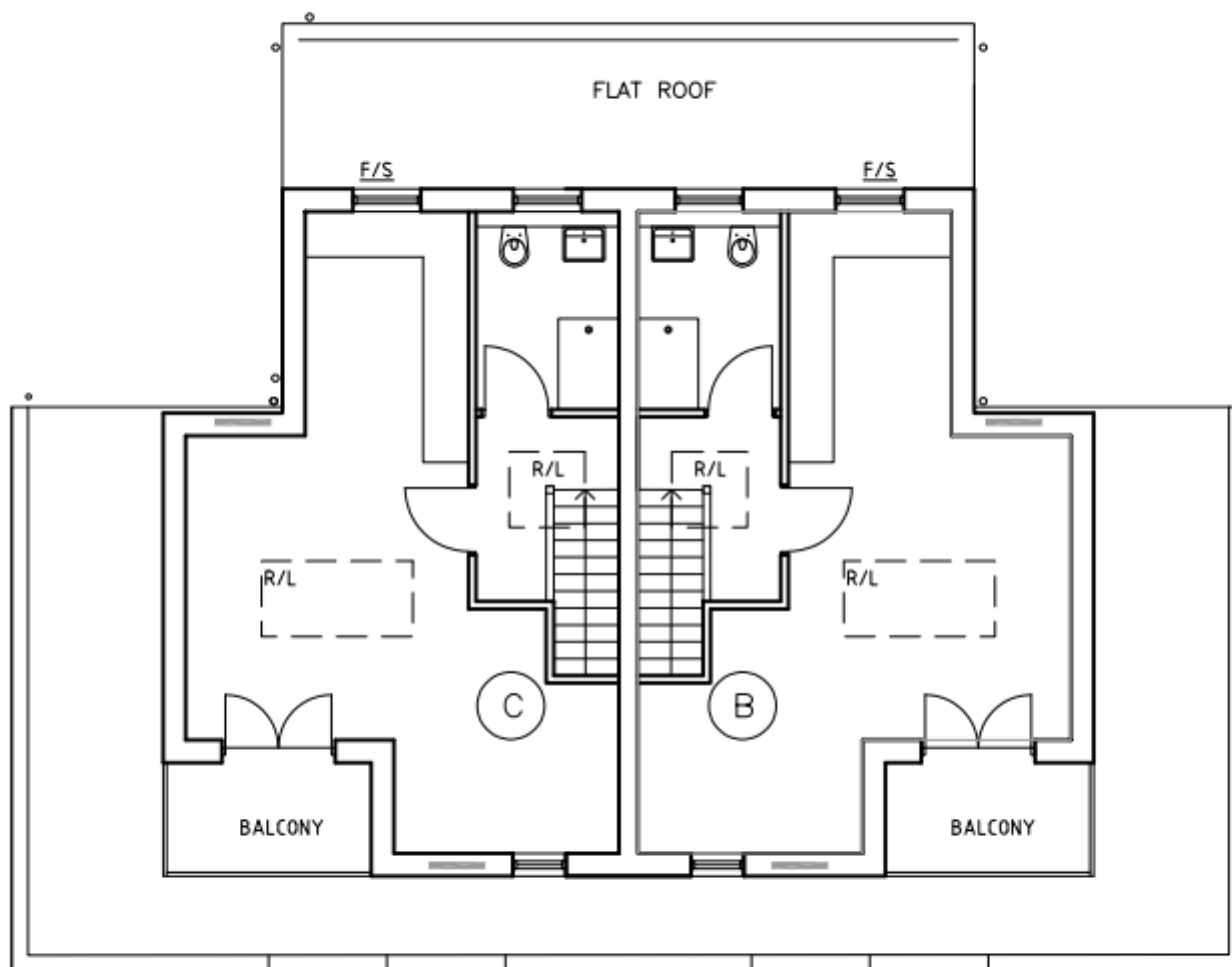


SIDE (EAST) ELEVATION



REAR (SOUTH) ELEVATION





SECOND FLOOR

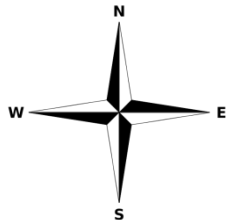


## Page 90



22/01971/FUL

Demolition of existing double  
garage and shed, and erection of  
a detached single storey dwelling  
to the rear  
346 Milton Road





Exist  
1 : 100



STATUS	PENDING FOR REVIEW
	PLANNING

 ELY PLANNING CO.

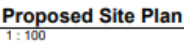
Existing and Proposed Site Plans and Location Plan

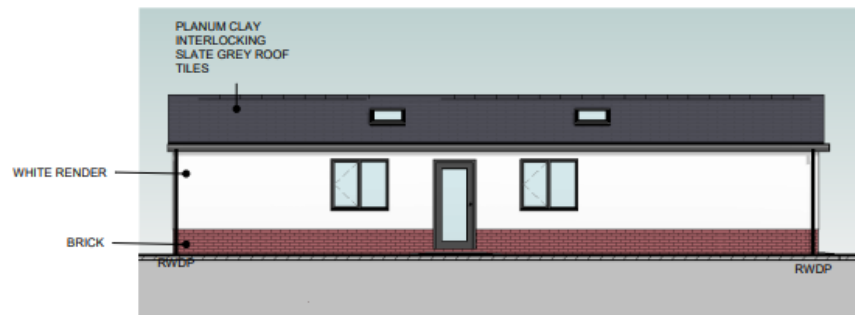
Mr Giannoudis

M.A.	W.SKI	08/12/21
As indicated		EP870-21

92	A
----	---

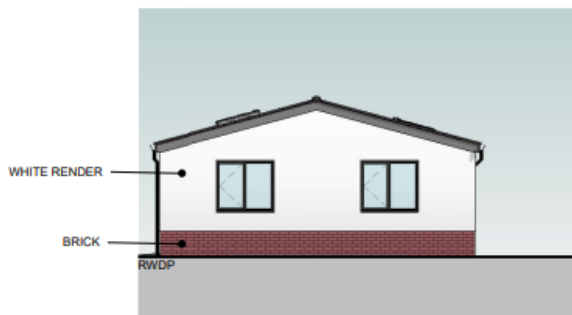
---





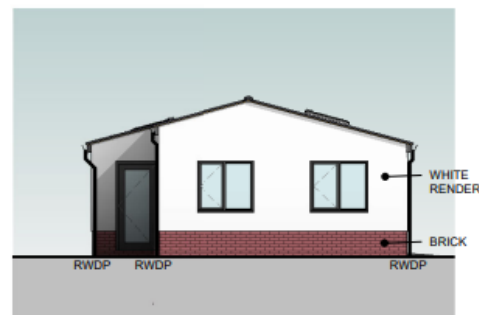
**Front Elevation - East**

1 : 100



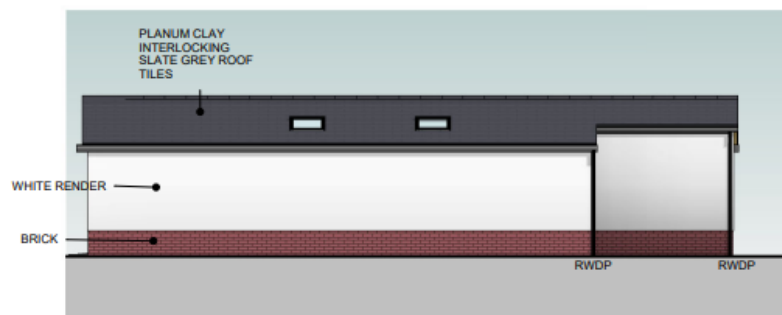
**Side Elevation - North**

1 : 100



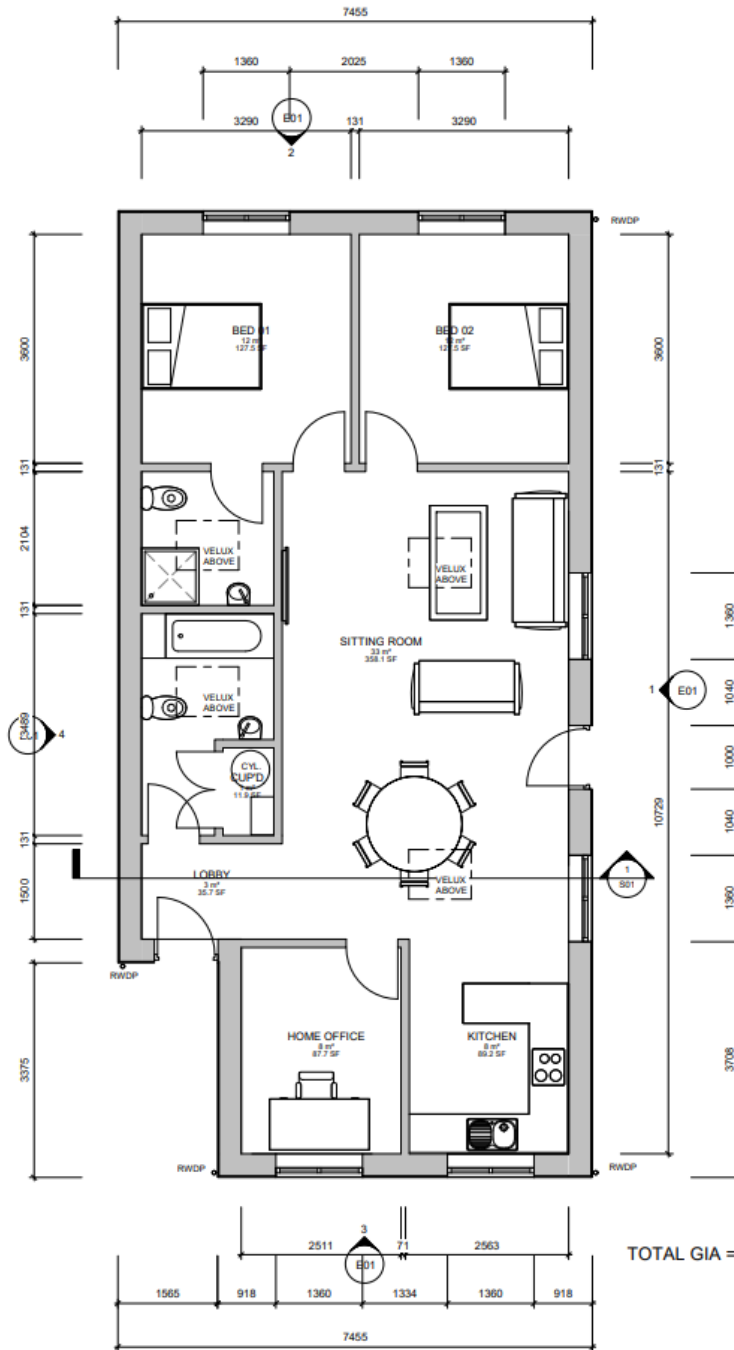
**Side Elevation - South**

1 : 100

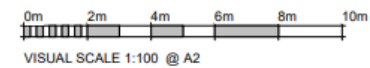
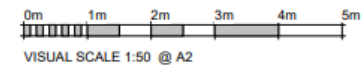
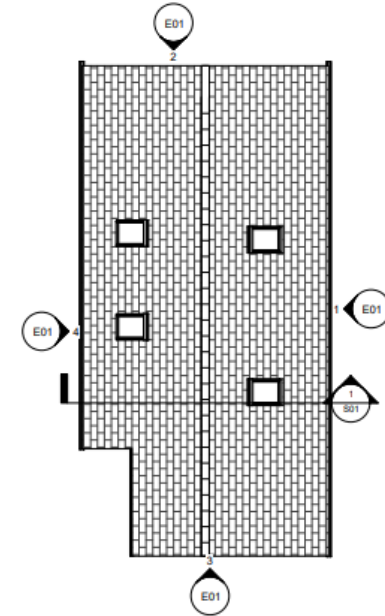


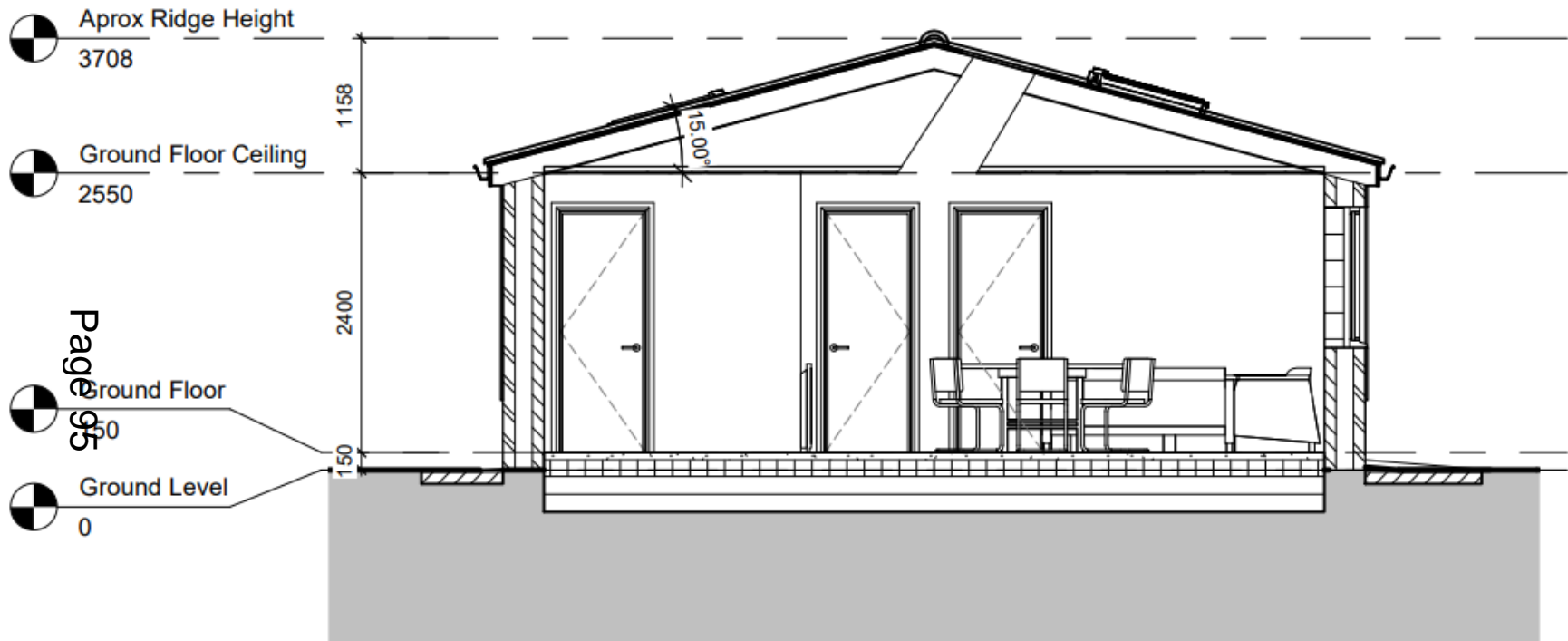
**Rear Elevation - West**

1 : 100



TOTAL GIA = 110M<sup>2</sup>





# Section 1

1 : 50



This page is intentionally left blank