

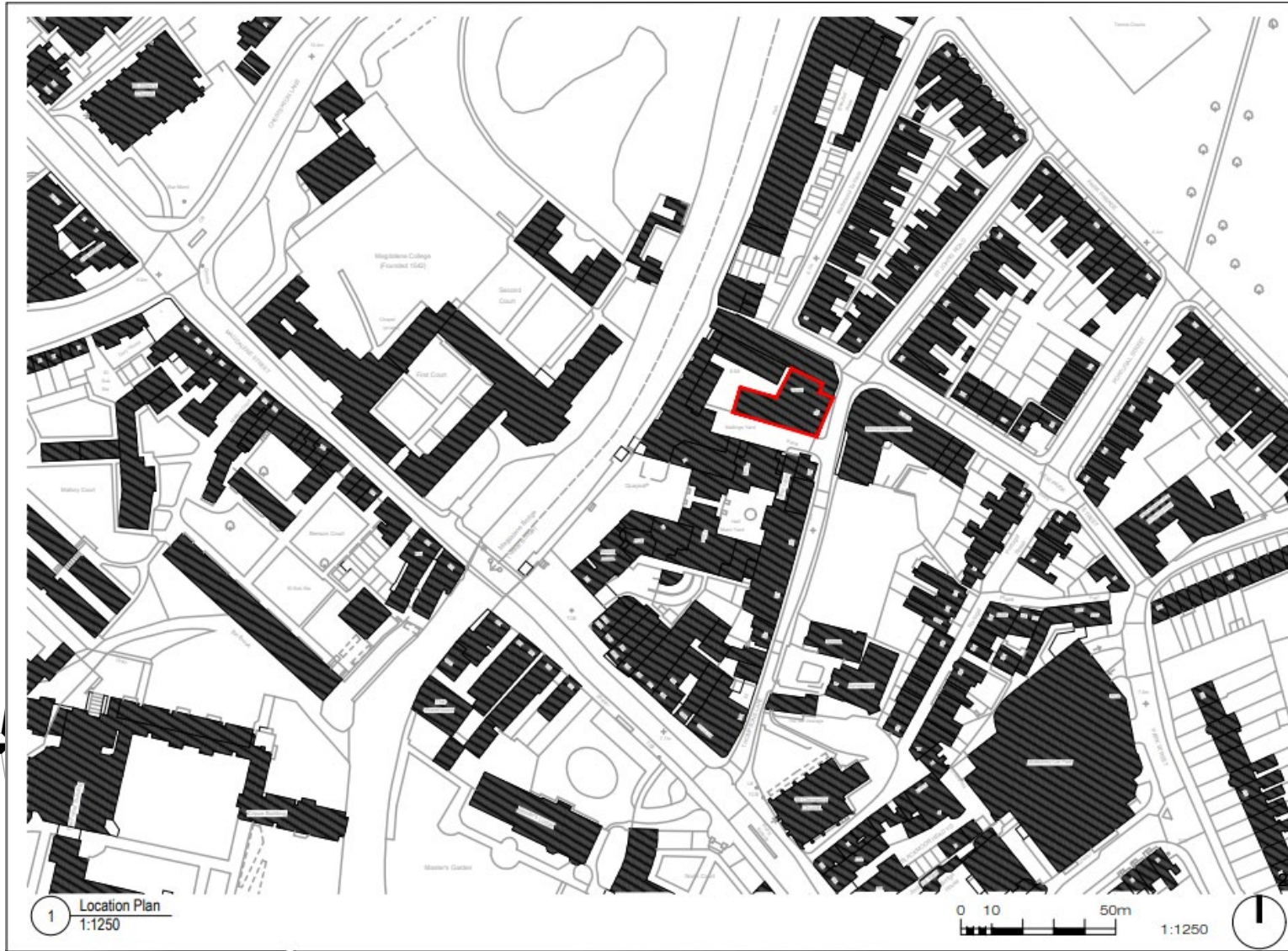
Planning Committee



GREATER CAMBRIDGE
SHARED PLANNING

23/01137/FUL , The Varsity Site Location Plan

Page 2



2.1m
Top of
Balustrade to top
of floor

Page 3



PLANNING ISSUE

0 1 5m
1:100

1 Proposed South Elevation
1:100

Rev:	Date:
Revisions:	

ama
CHARTERED ARCHITECTS

Suite 30, Sheraton House, Castle Park,
Cambridge, CB3 0AX Tel: 01223 361 761
email: ama@amarch.co.uk, web: www.amarch.co.uk

All dimensions are to be checked on
site. Do not scale from this drawing.
Copyright remains with AMA



Project Title:
Proposed All Weather Lightweight Retractable Roof
Canopy and Associated Works

Client:
The Varsity Hotel

Drawing Title:
Retractable Roof Visualization

Dwg No:
TVH-AMA-XX-SK-A-10-02

Date:
February 2023

Rev: -

Scale @ A3: 1:100

C:\Users\User\AMA Architects\Communication site - Documents\PROJECTS\The Varsity
Hotel\Roof Top Terrace Drawings\2023.02.14 Roof Top Flat Roof

Drawing Status:

A	B	C	P	T
			X	

Notes:
This drawing is to be read in conjunction with all
other drawings carrying the same drawing numbers.

Contractor to check all dimensions on site and report
any discrepancies before proceeding

All relevant British standards and Codes of Practices
to be complied with

3



PLANNING ISSUE



1 Proposed North Elevation
1:100

Rev: _____ Date: _____

Revisions: _____

Notes:
This drawing is to be read in conjunction with all other drawings carrying the same drawing numbers.
Contractor to check all dimensions on site and report any discrepancies before proceeding
All relevant British standards and Codes of Practices to be complied with

ama
CHARTERED ARCHITECTS

Suite 30, Sheraton House, Castle Park,
Cambridge, CB3 0AX Tel: 01223 361 761
email: ama@amarch.co.uk, web: www.amarch.co.uk

All dimensions are to be checked on site. Do not scale from this drawing. Copyright remains with AMA



Project Title:
Proposed All Weather Lightweight Retractable Roof
Canopy and Associated Works

Client:
The Varsity Hotel

Drawing Title:
Retractable Roof Visualization

Dwg No:
TVH-AMA-XX-SK-A-10-04

Date:
February 2023

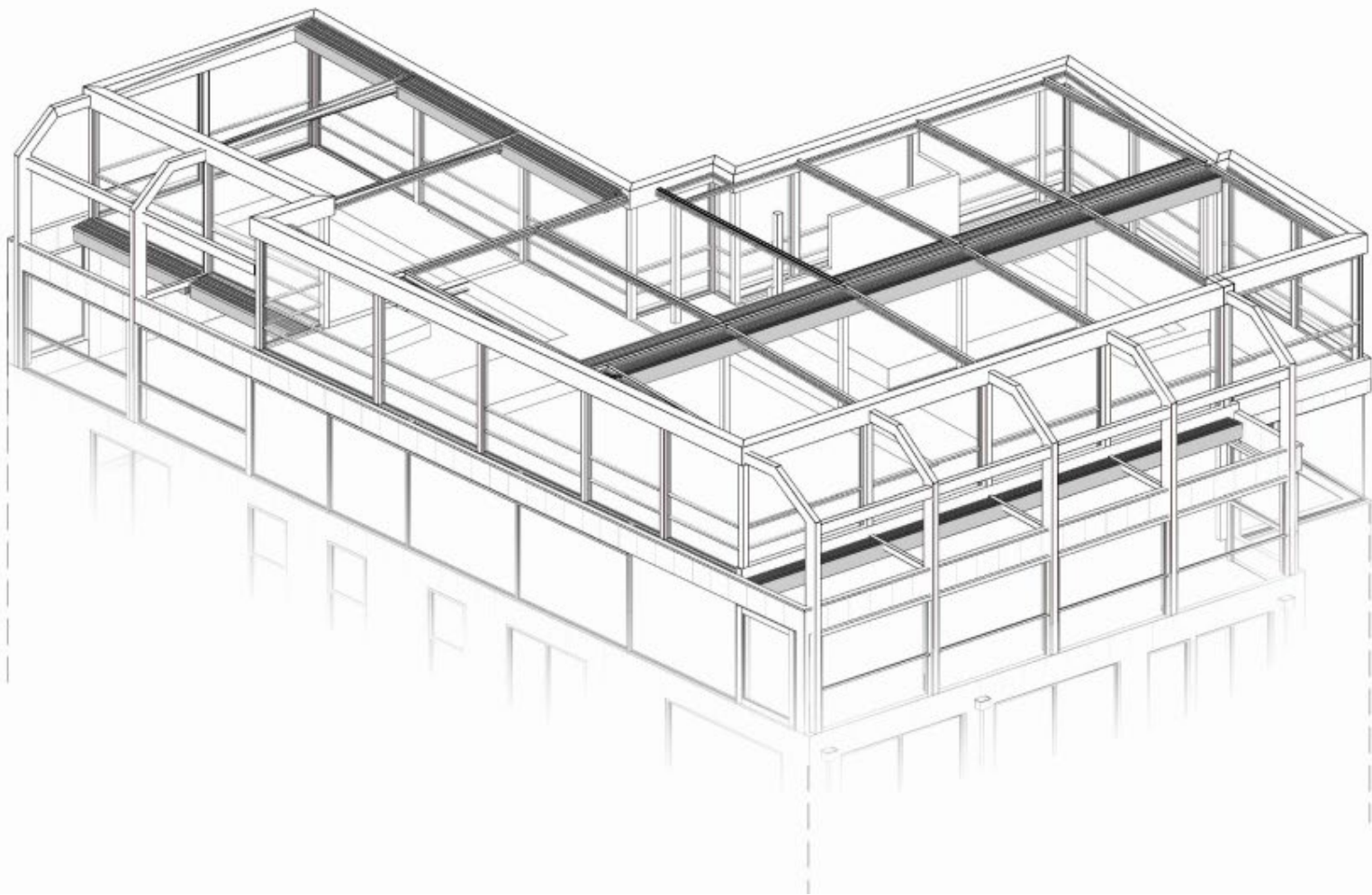
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Scale @ A3: 1:100

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Drawing Status:

A	B	C	P	T
			X	





Page 6

Unrestricted
Parking
Zone
At any
time
No loading
at any time



Full view to be assessed; cropping or zooming invalidates the objective.



Page 8



Full view to be assessed; cropping or zooming invalidates the objective.



Page 9

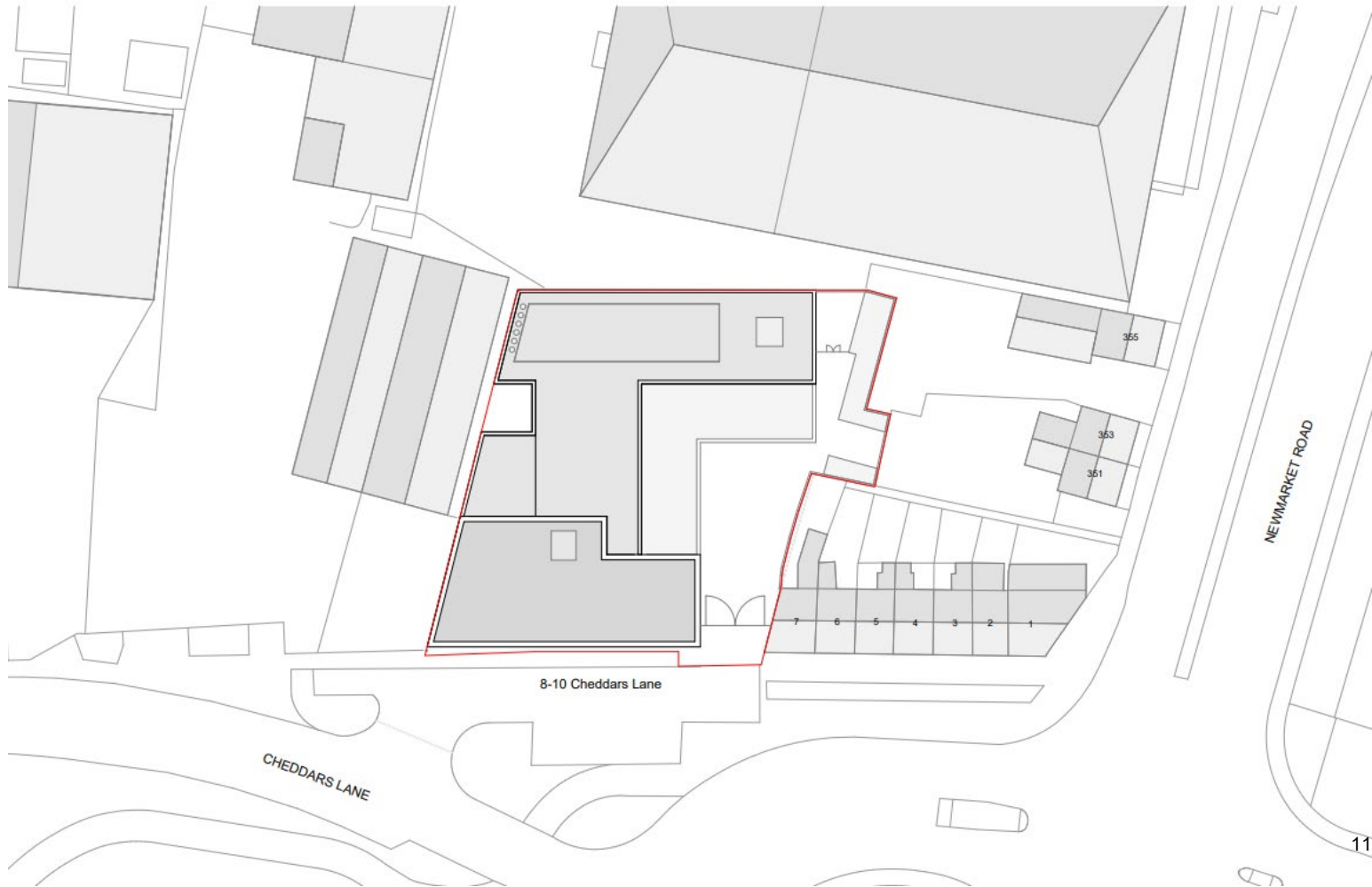


Full view to be assessed; cropping or zooming invalidates the objective.

23/01457/FUL, 10A Cheddars Lane

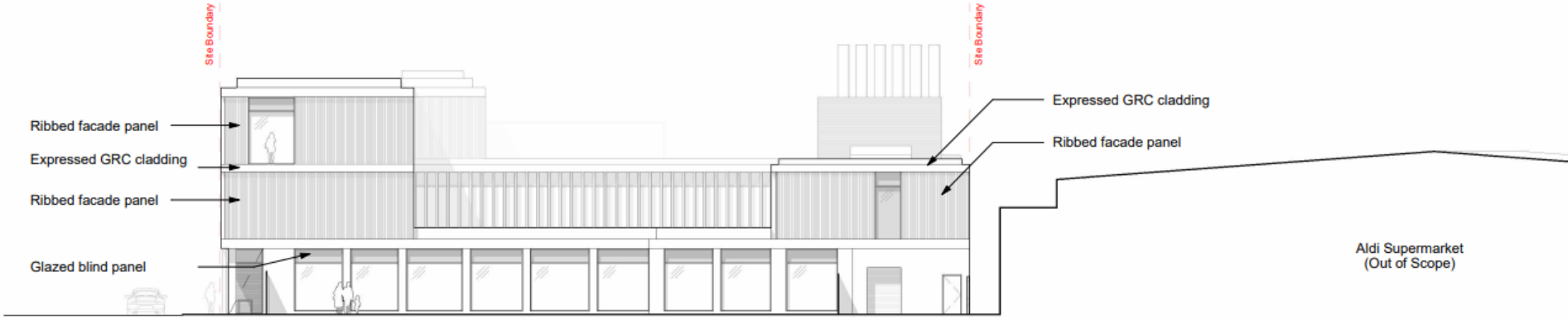
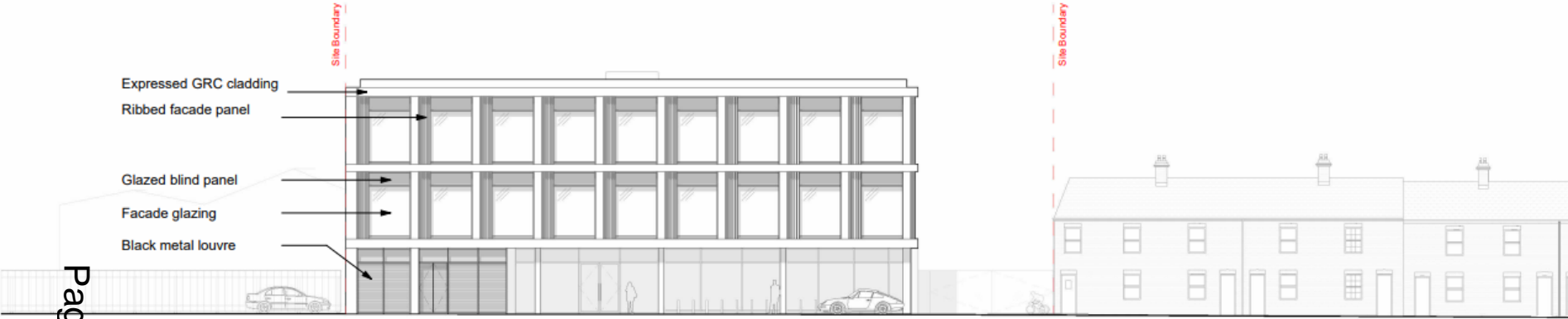
Erection of building for commercial & business uses, and associated infrastructure and works following demolition of existing buildings and structures.

Page 11

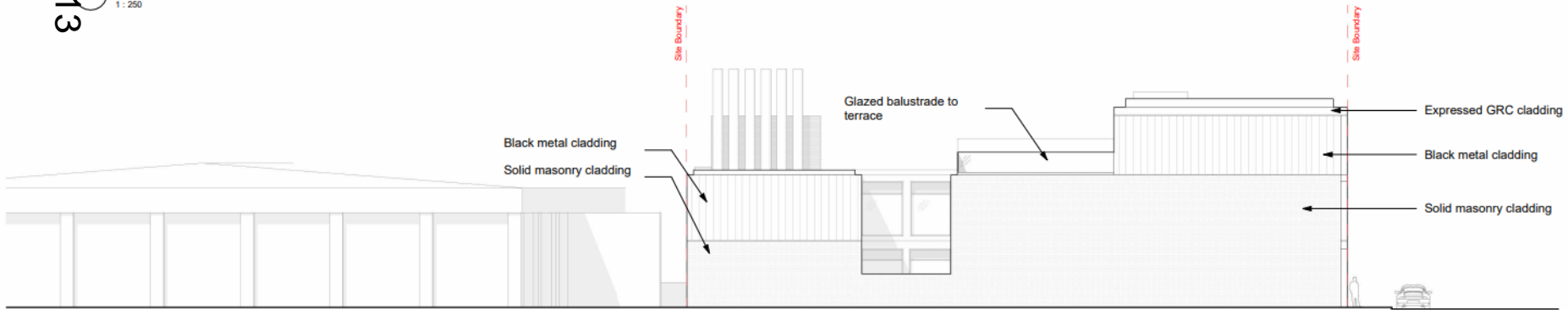
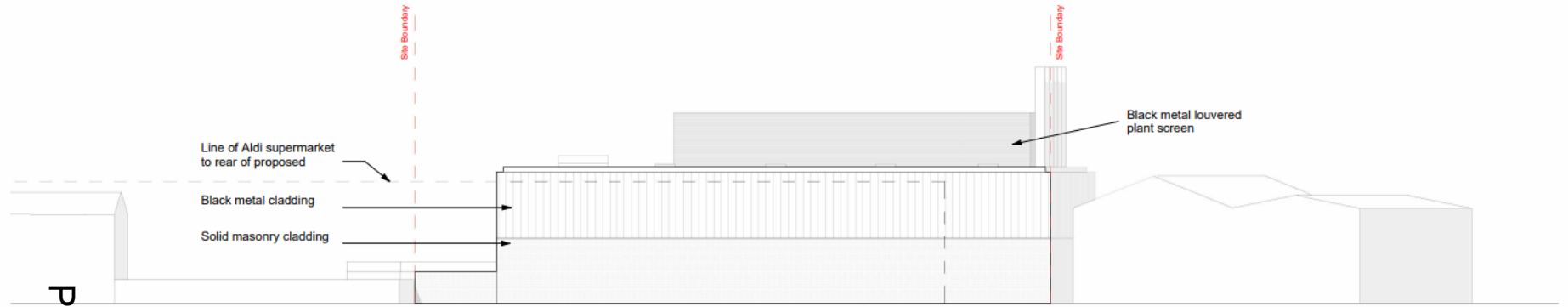


South Elevation

1:250



(c) North Elevation
1 : 250



8.2 Materiality - Façade Details

The façade forms a key design feature of the proposal.

The building consists of a three level linear range along Cheddars Lane. To the rear is an L-shaped range over two levels.

The façades to the south and west give the proposal its identity as these interface with the street and the central courtyard. In contrast the west and north façades are hard against the site boundary. They are intentionally unfenestrated to facilitate efficient development of neighbouring sites in the future.

The rhythm of the internal structure gives the façade its horizontal and vertical repetition. Within this regular masonry grid are ribbed cladding panels that help reduce solar gain and give the facade its depth.

Large format glazing is recessed behind the façade with a blind panel to conceal ceiling mounted services.

The horizontal banding wraps around the south and east façades with angled fins that have the same tone as façade panels to the south. These fins obscure first floor views away from the neighbouring terraced houses.



Page 14

7.1 Landscape Design - Landscape

The following indicative landscape plan has been prepared by Jamie Buchanan.

The site is currently devoid of landscaping. The proposal will reintroduce planting to the site including a green roof which will aid with the attenuation of water.

Cycle parking and other functional building amenities will be integrated into the landscape design.

The primary courtyard will be a place people move through rather than inhabit for long periods of time. The roof terrace will be an outdoor amenity enjoyed by tenants.

Materials Key

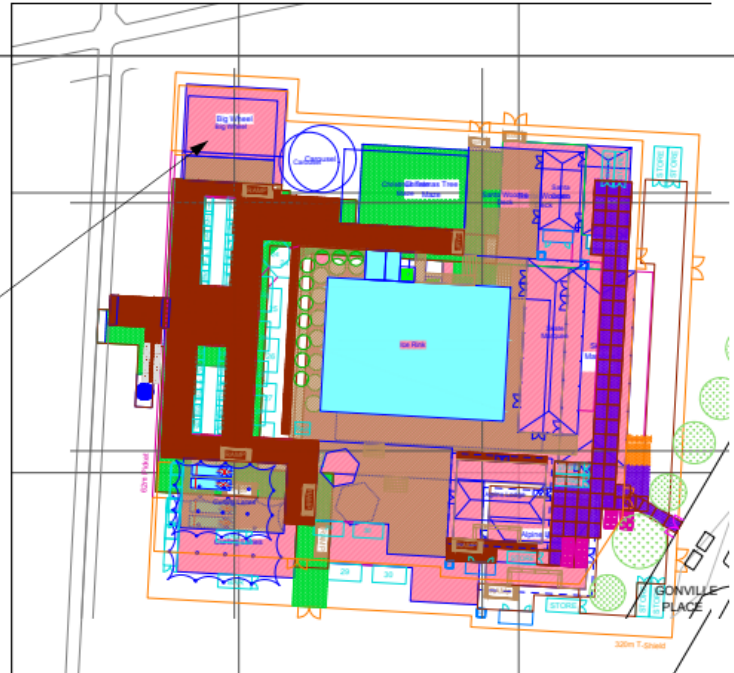
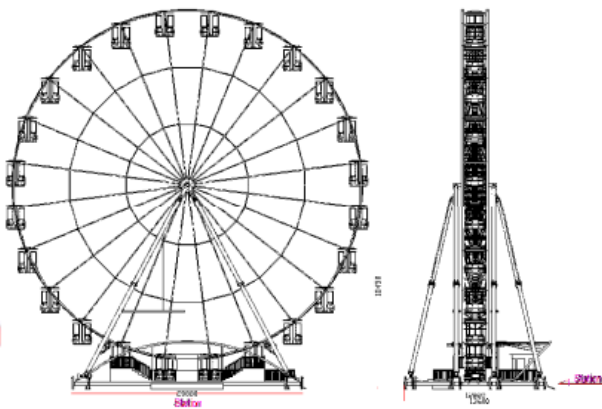
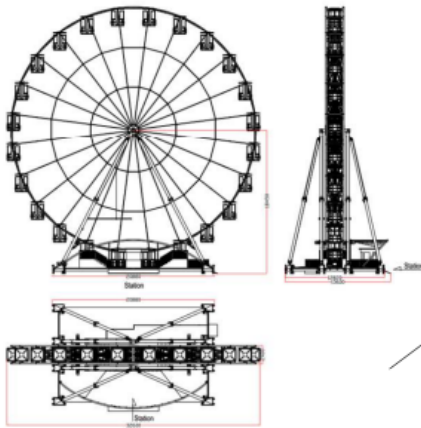
1. Amelanchier 'Robin Hill' Extra heavy standard tree, 14/16
2. Shrub and groundcover
3. Prunes serrula multi-stem
4. Climbers and wire support
5. Double stacked cycle store with sedum roof
6. Large element paving
7. Small element paving
8. Gravel margin
9. Wildflower green roof, Emorsgate Seed Mix ER1F
10. Sedum Roof
11. Blue Roof





23/03297/FUL, Ice Rink, Parker's Piece

Page 17



Notes:

For more information see Ferris Wheel document dated May 2020

ALPINE
CHRISTMAS
MARKETS

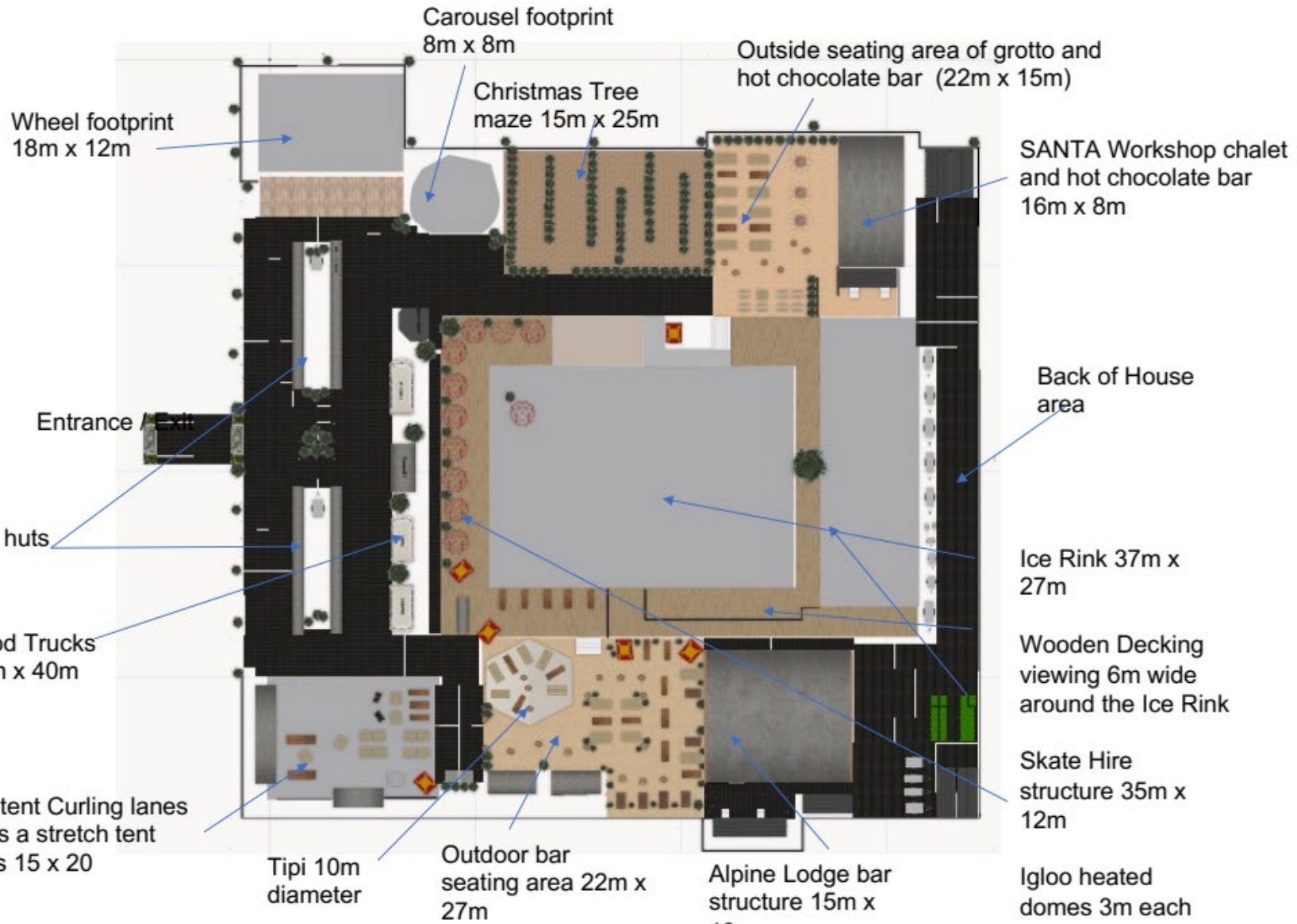
Project: Cambridge Christmas Event

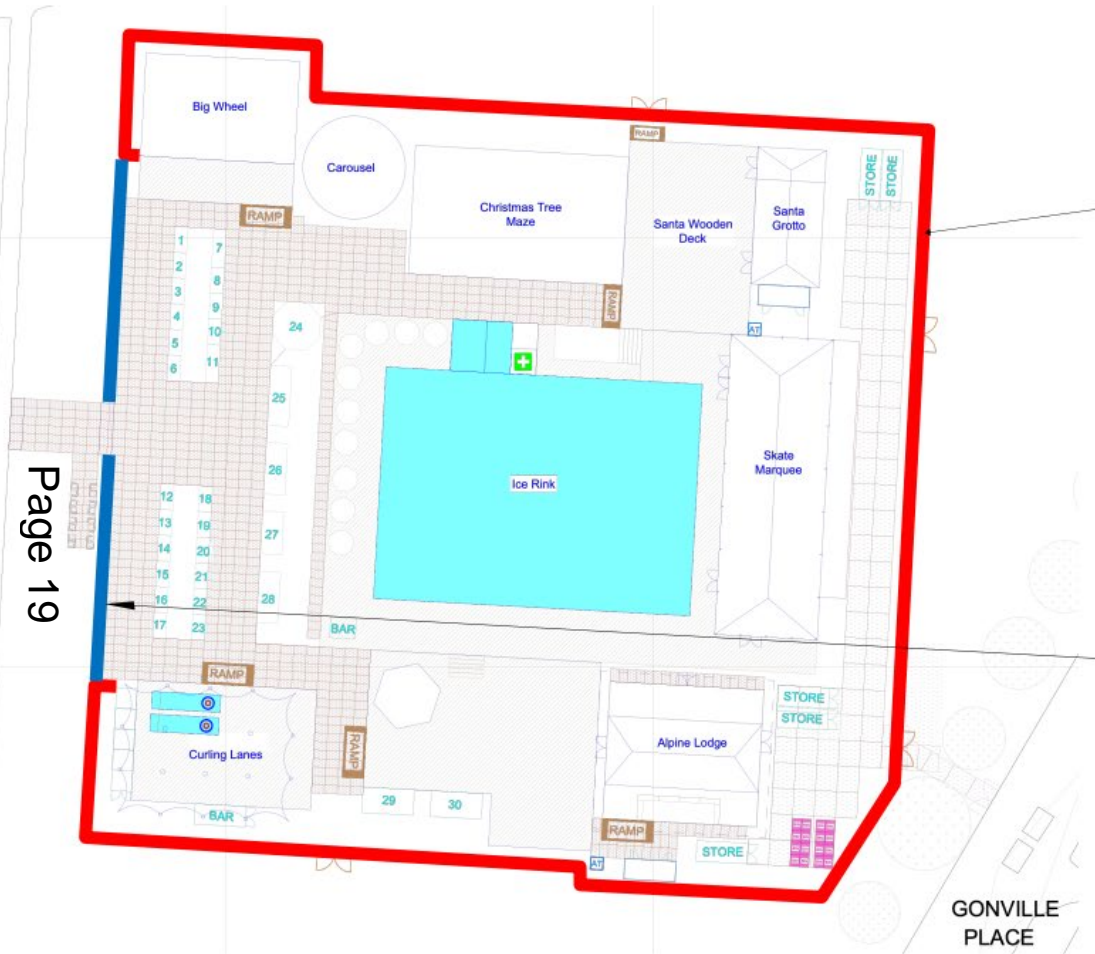
Title: Big Wheel

Scale: NTS

Drawing Number: 23-02

Date: September 2023





Red Line: Rear and side boundaries - 2.4m high wooden fencing

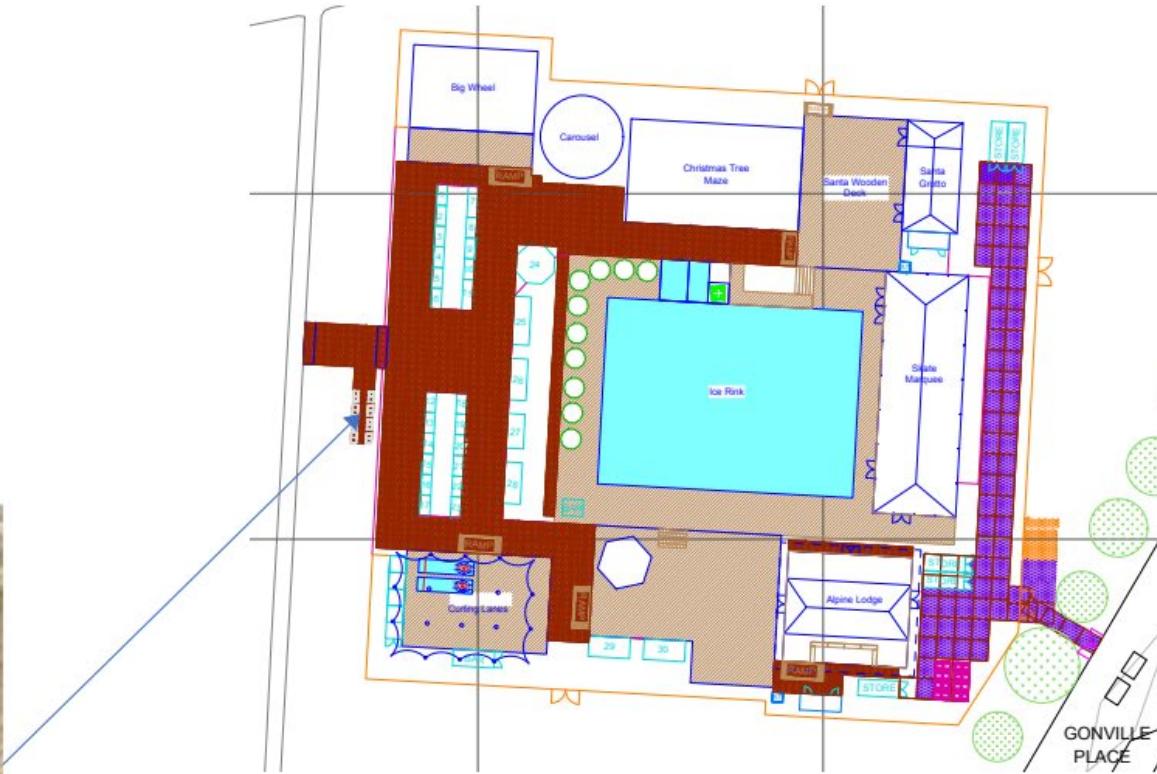


Blue Line: Front boundary - 1.0m high picket style fence



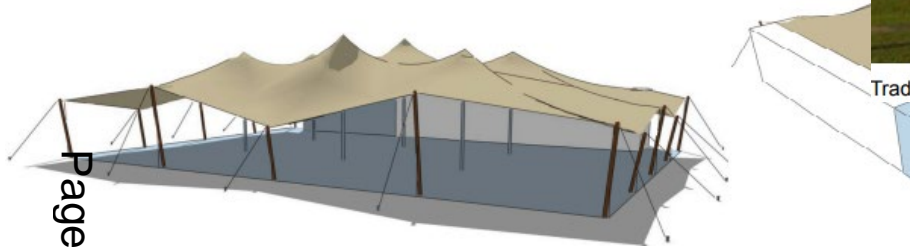
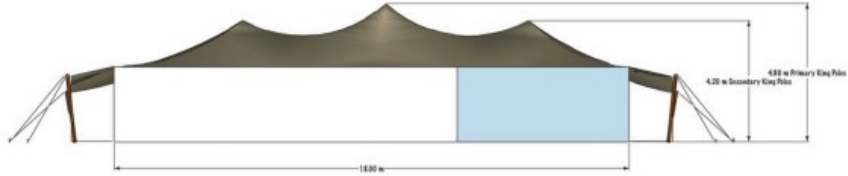
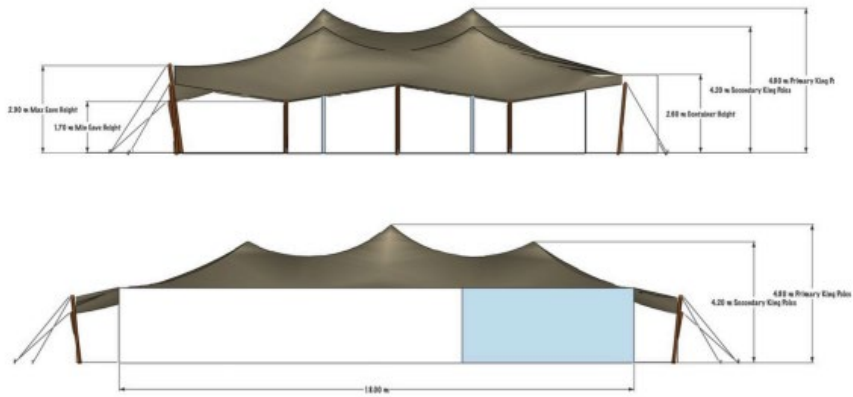
Project: Cambridge Christmas Event

Title: Fencing

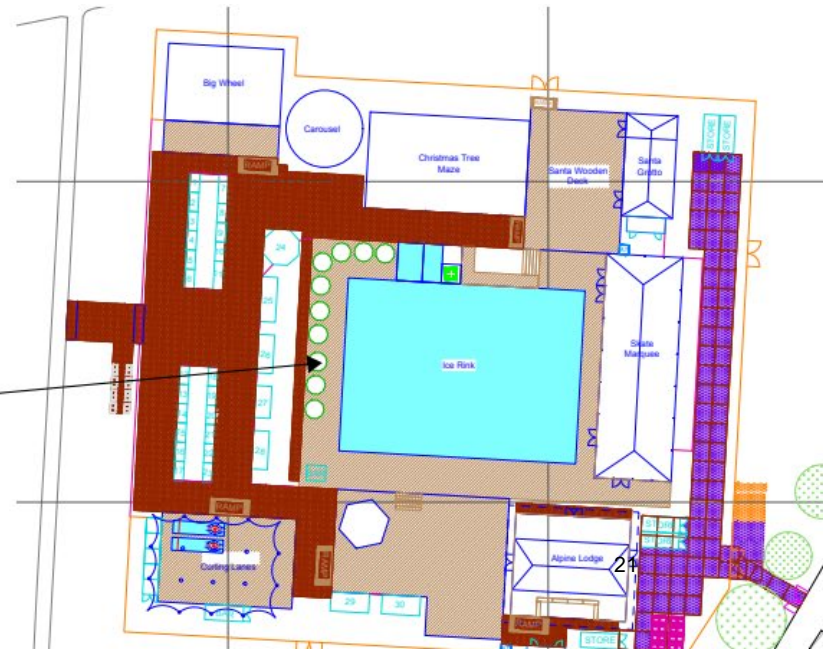


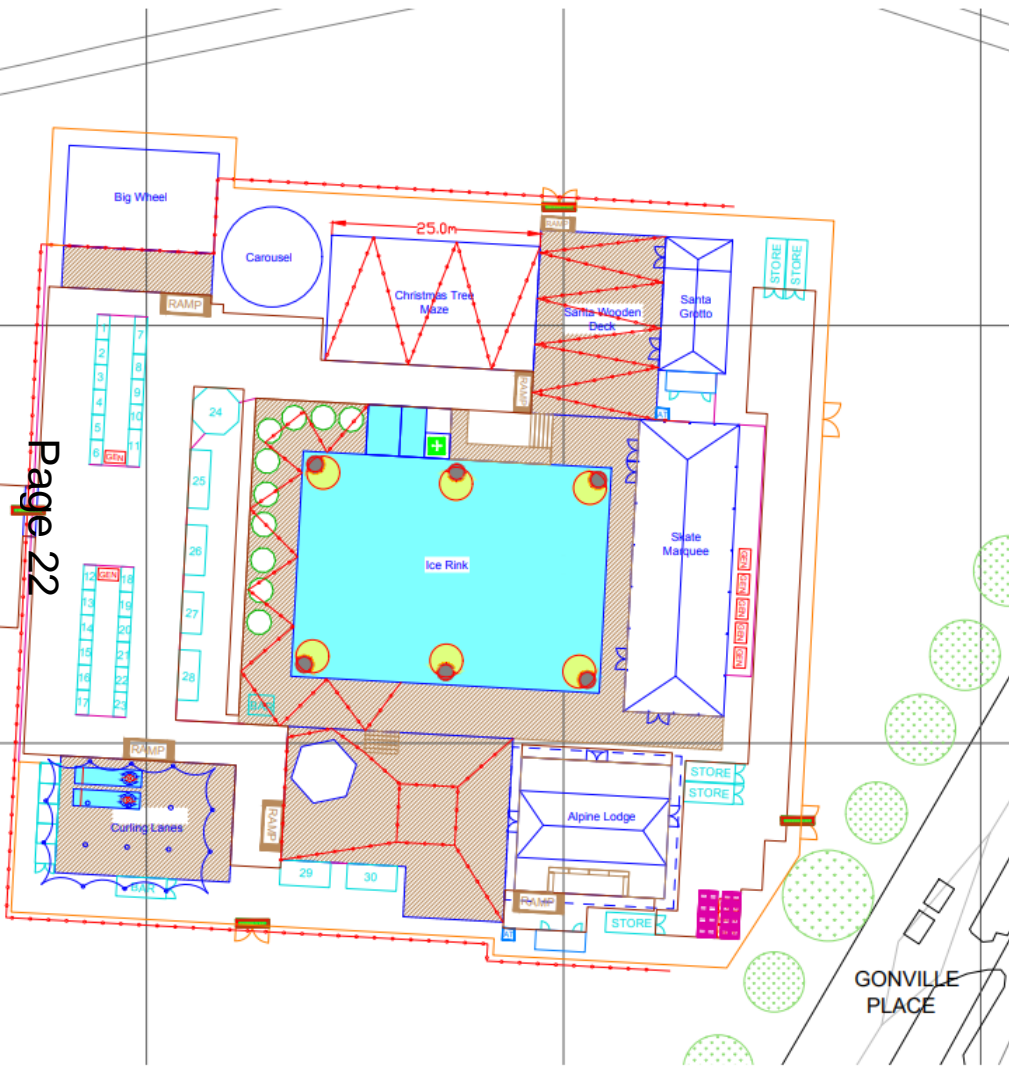
ALPINE

Cycle parking, providing 50 spaces
Sheffield stands, attached to concrete blocks for security



Traditional carousel, with a footprint of 8m x 8m





Notes:

The event will be lit with low energy LED festoon lighting with a warm light and static illumination, positioned at 2.75m above the ground. The festoon lighting has bulbs every 30cm, each bulb is 2 watt. The ice rink will have colour wash down lights to light the ice surface.

Lighting will be turned off when the event is closed to the public.

To be read in conjunction with lighting plan, V. 1.8

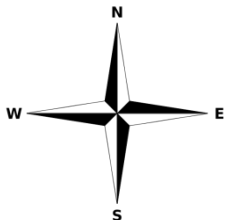


23/1821/FUL

30 Maids Causeway

Demolition of existing garage and erection of two storey double garage

Page 23



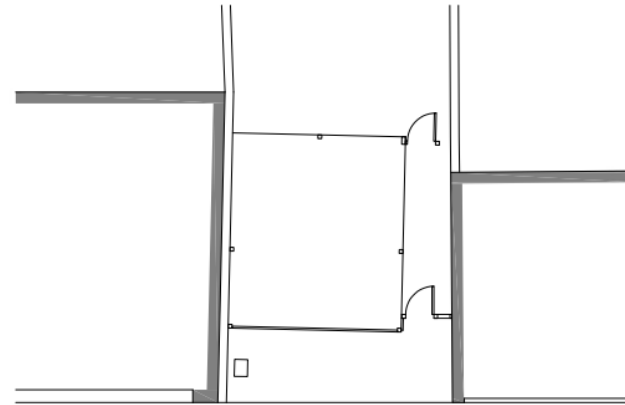
location plan 1:1250

Existing Site and Plans

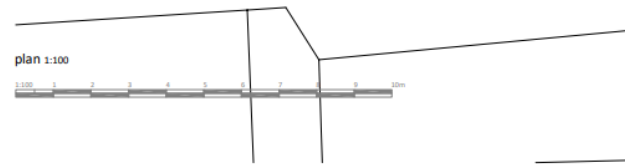
Page 24

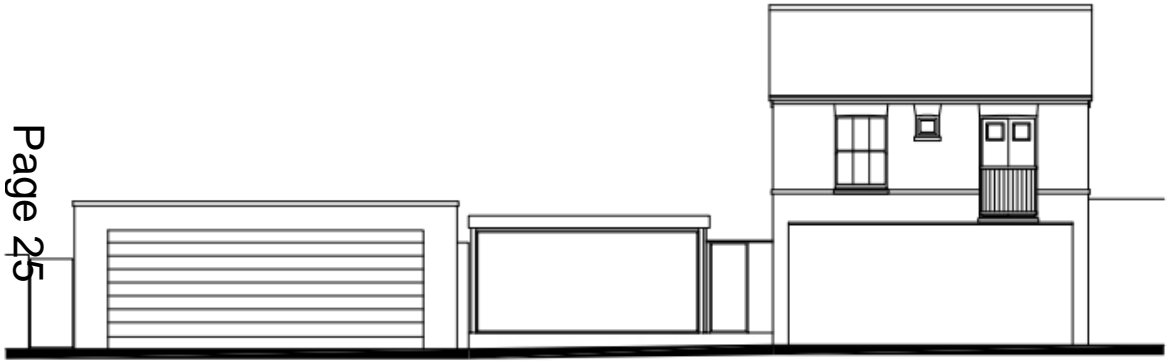


location plan 1:1250

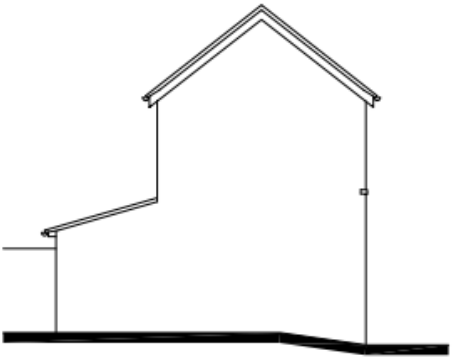


SALMON LANE





Salmon Lane/south elevation 1:100



west elevation 1:100

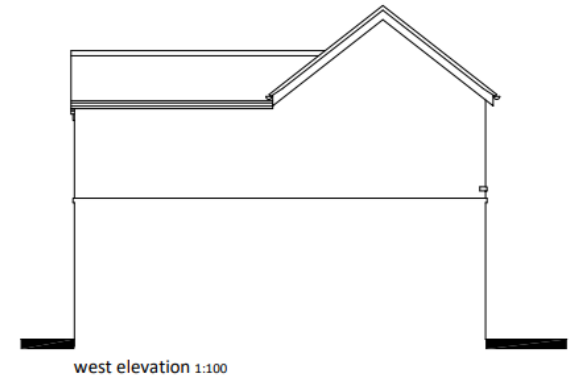
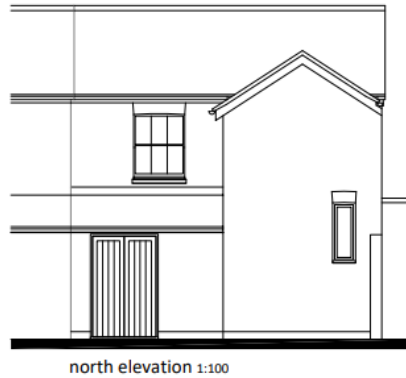
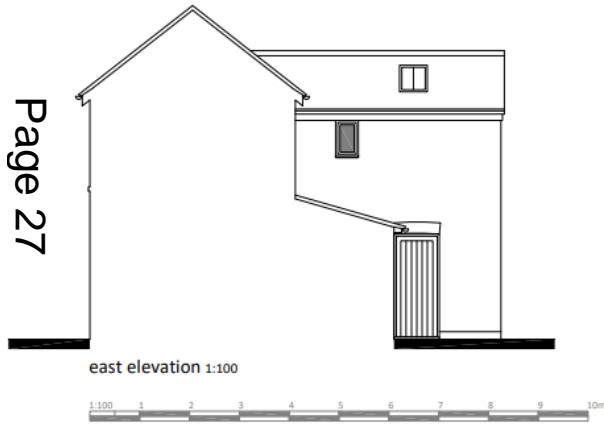


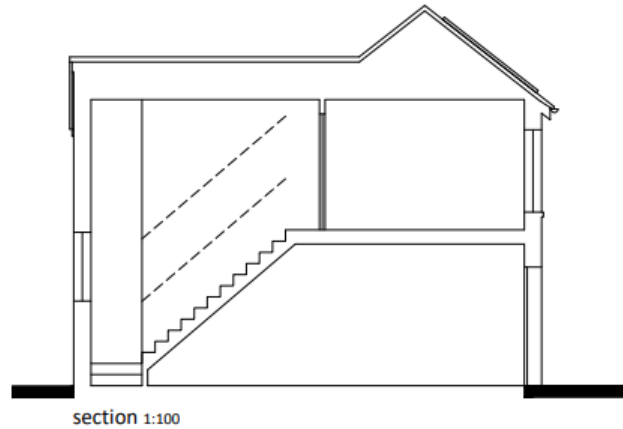
Page 26

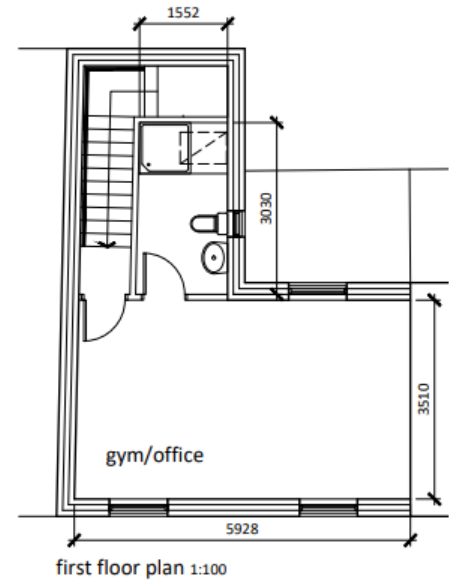
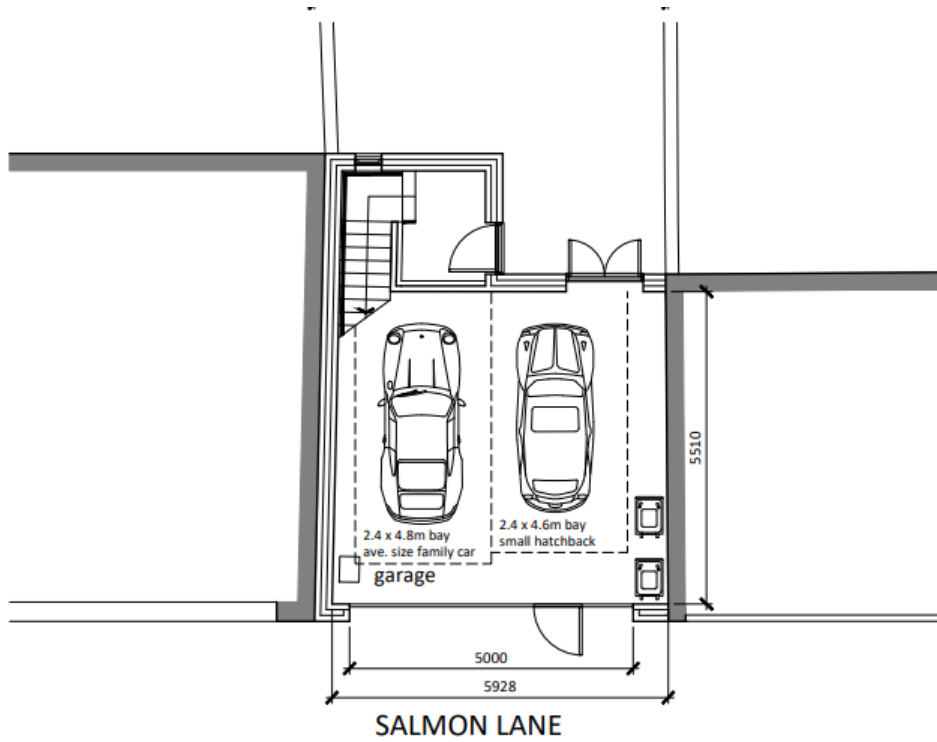


Proposed Works are for a Two Storey Garage Building:

Page 27





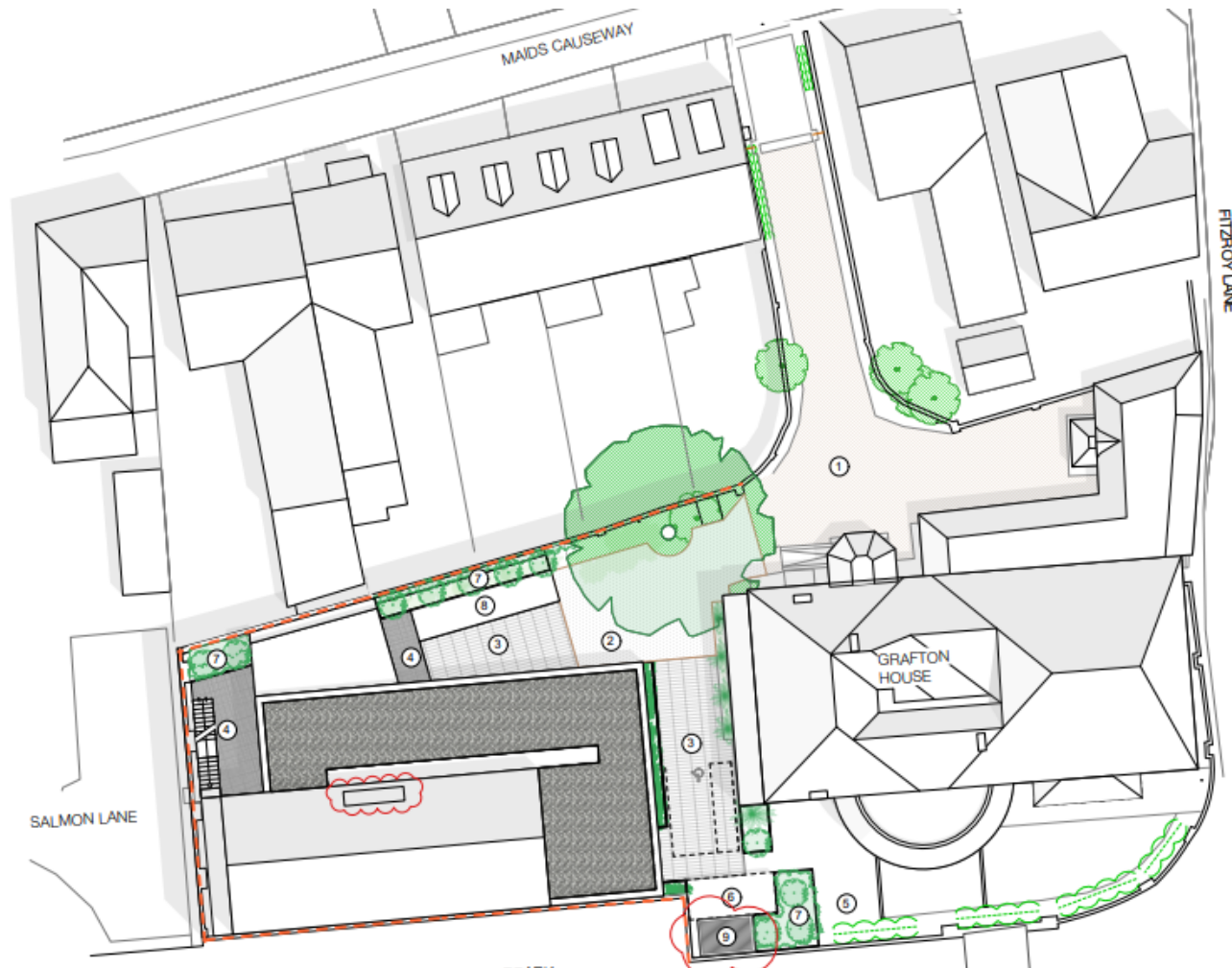


23/01554/FUL

Land Adjacent to Grafton House

Erection of new office building (use class E) and associated development, infrastructure and works

Page 30





Page 31

The Site - Wider Context

The site is accessed from Maids Causeway which is a busy city centre road. The access driveway means that the building is shielded from some of the noise. Residential properties sit along both sides of Maids Causeway.

The south side of the site is bounded by the Grafton Centre and the Grafton West car park. There is a high boundary wall that visually blocks the car park from view of the site.

Page 32



Aerial view showing surrounding context

- - - - - Site
- < > Main Road
- Residential
- Commercial
- Other Buildings
- Buildings of Local Interest
- Bus Stops
- ★ Neighbouring dwellings
- ★ Grade II Listed buildings



View looking east along Salmon Lane



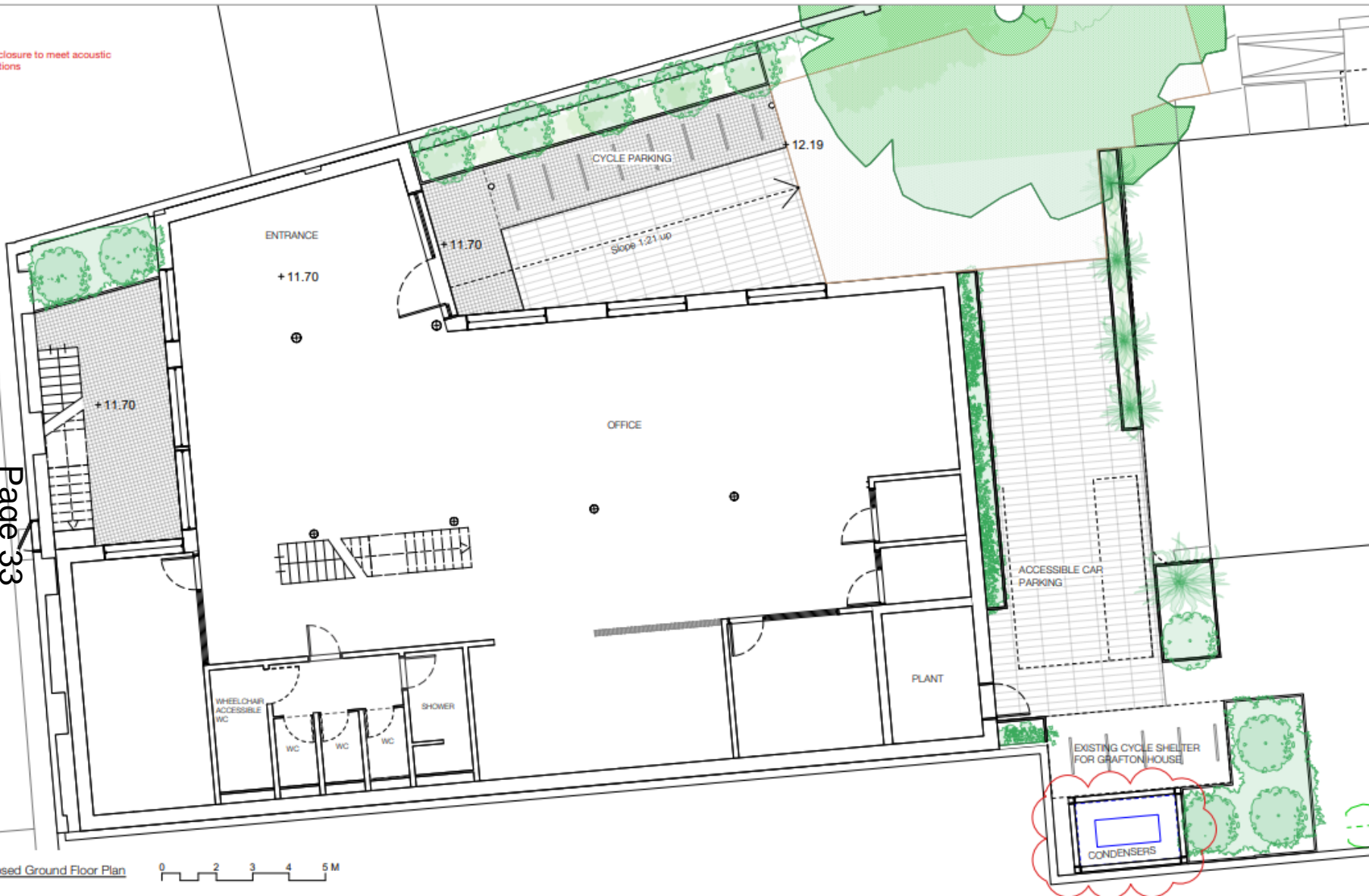
View looking west along Salmon Lane towards Fair Street



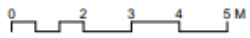
View looking north-east from Grafton Centre car park

Revisions:
 New plant enclosure to meet acoustic recommendations

Page 33



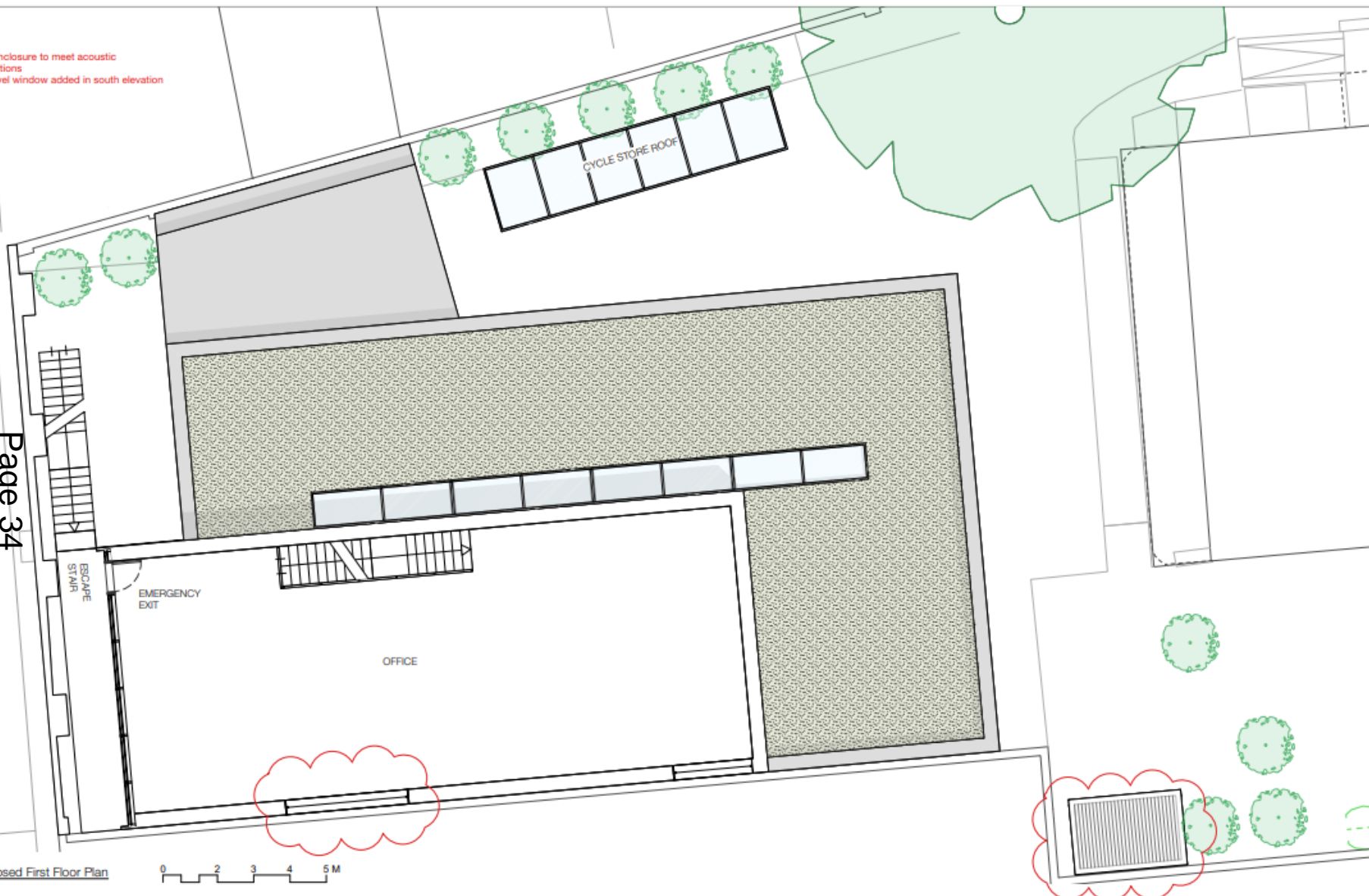
1 Proposed Ground Floor Plan
 1:100



Plan 	Rev. A Date 20/04/23 Revision Notes Planning Issue	Notes: Do not scale from drawing. Discrepancies to be brought to the attention of the author. Not for construction. Any areas given are approximate only and should be checked with the QS. Electronic drawings are uncontrolled documents and are issued for information only. Any dimensions not nominated must be referred to the author for confirmation. © Owers Warwick Architects Ltd This document should not be relied on or used in circumstances other than those for which it was originally prepared and for which Owers Warwick Architects Ltd were commissioned.	Title Ground Floor Plan PLANNING		ARCHITECTS OWERS WARWICK 13-15 Covent Garden Cambridge CB1 2HS www.owersarchitects.com design@owersarchitects.com 01223 464455
	Rev. B Date 25/07/23 Revision Notes Issued to planning - revisions as clouded		Project Grafton House Car Park Offices 64 Maids Causeway, Cambridge CB5 8DD		
			Drawing No. 2655 - P20-01	Scale 1:100	Paper A3

Revisions:
 -New plant enclosure to meet acoustic recommendations
 -New high level window added in south elevation

Page 34



1 Proposed First Floor Plan
 1:100



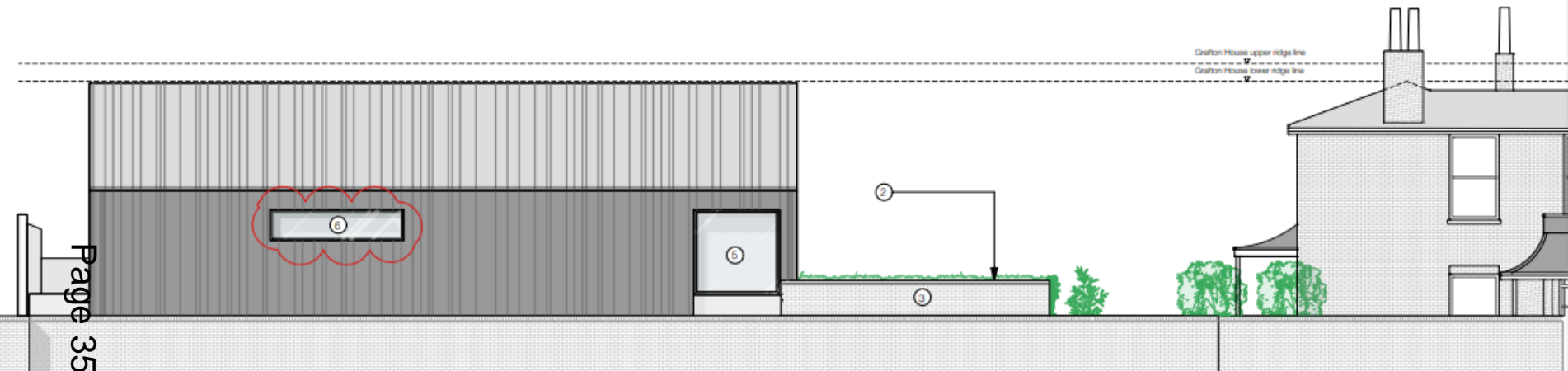
Plan 	Rev.	Date	Revision Notes	Notes: Do not scale from drawing. Discrepancies to be brought to the attention of the author. Not for construction. Any areas given are approximate only and should be checked with the QS. Electronic drawings are uncontrolled documents and are issued for information only. Any dimensions not nominated must be referred to the author for confirmation. © Owers Warwick Architects Ltd This document should not be relied on or used in circumstances other than those for which it was originally prepared and for which Owers Warwick Architects Ltd were commissioned.	Title First Floor Plan PLANNING		ARCHITECTS OWERS WARWICK 13-15 Covent Garden Cambridge CB1 2HS www.owarchitects.com design@owarchitects.com 01223 464455
	A	20/04/23	Planning Issue		Project	Grafton House Car Park Offices 64 Maids Causeway, Cambridge CB5 8DD	
	B	25/07/23	Issued to planning - revisions as clouded	Drawing No.	2655 - P20-02	Scale	1:100 Paper A3

Notes

1. Standing seam metal cladding
2. Green roof
3. Buff brickwork
4. Existing Grafton West Car Park wall
5. Metal frame window with spandrel panel
6. Metal framed linear window

Revisions:

New high level window added in south elevation



Page 35

1 Elevation A
1:100



Rev.	Date	Revision Notes
A	20/04/23	Planning issue
B	25/07/23	Issued to planning - revisions as clouded

Notes:

Do not scale from drawing. Discrepancies to be brought to the attention of the author. Not for construction.

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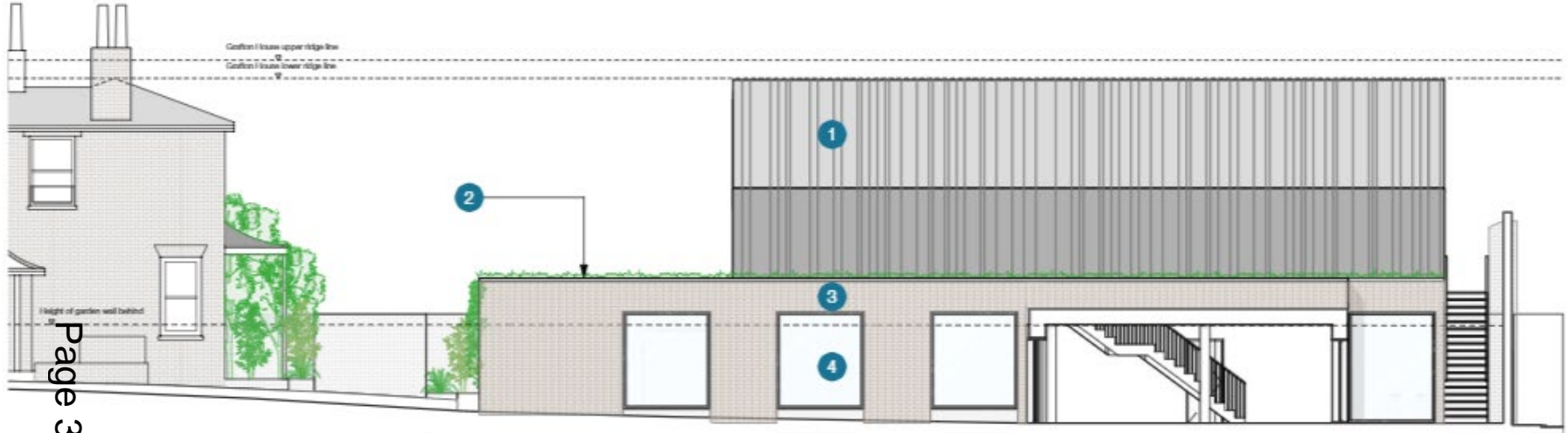
Title	Proposed Elevation A
PLANNING	
Project	Grafton House Car Park Offices 64 Maids Causeway, Cambridge CB5 8DD
Drawing No.	2655 - P30-01
Scale	1:100
Paper	A3

ARCHITECTS
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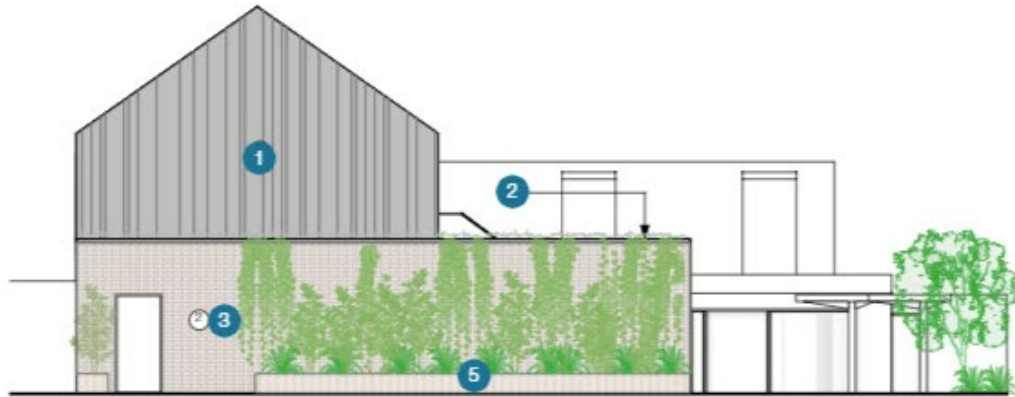
13-15 Coverly Garden | Cambridge | CB1 2HS

www.owersarchitects.com | design@owersarchitects.com | 01223 464455

Design Proposals - Elevations

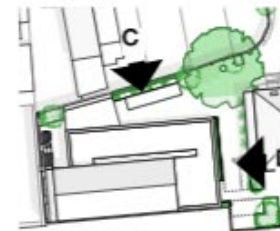


Elevation C NTS



Elevation D NTS

Key Plan



- 1 Standing seam metal cladding
- 2 Green roof
- 3 Buff brickwork
- 4 New metal framed window
- 5 Proposed landscaping - indicative only

Design Proposals - Indicative Views

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Design Proposals - Indicative Views



Design Proposals - Indicative Views

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Proposed indicative view of the building from Grafton car park

Materials:

It is proposed to clad the first floor in standing seam metal



For the single storey ground floor it is proposed to use a buff brick, similar to that of the existing house.

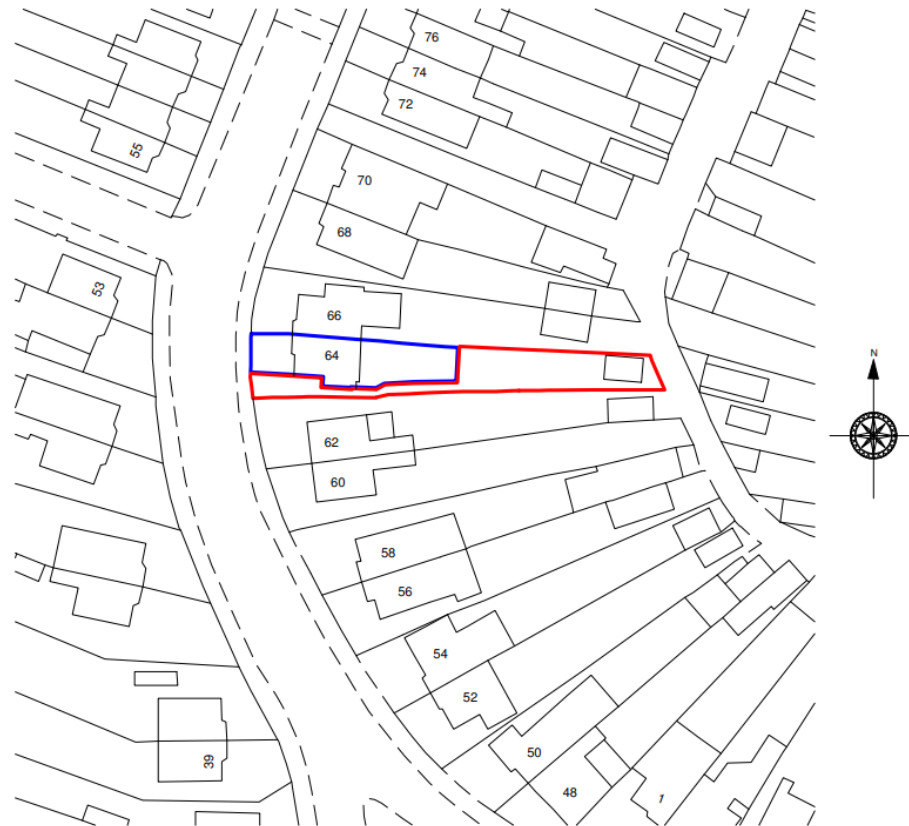
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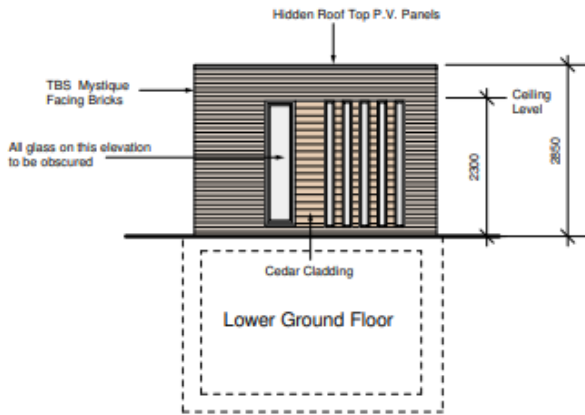
23/02487/FUL

64 Cromwell Road

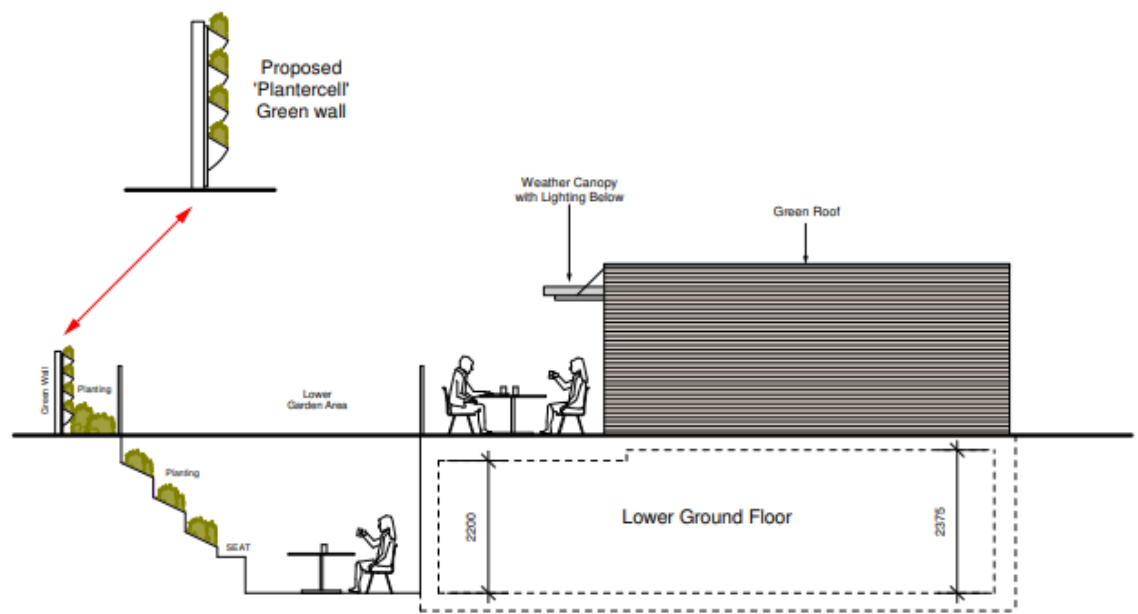
Demolition of existing garage and creation of new one bedroom dwelling including outdoor amenity space and pedestrian access from Cromwell Road

Page 40

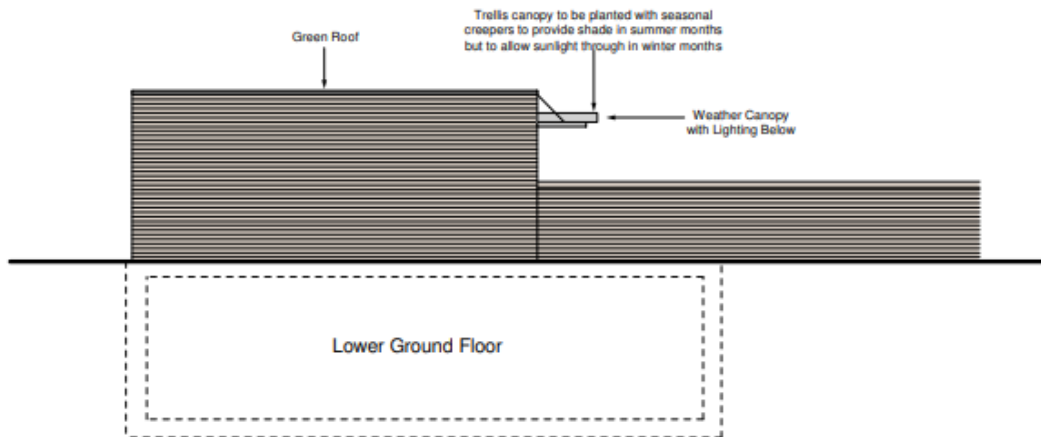




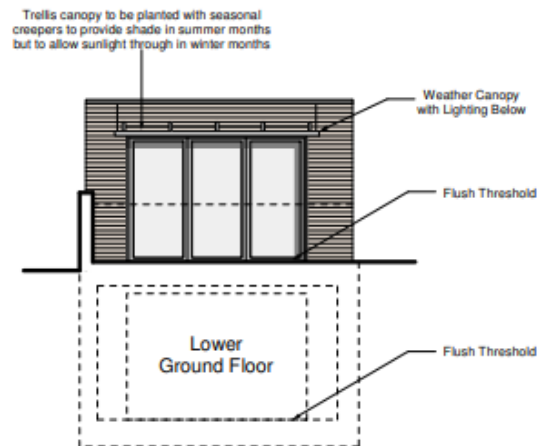
Proposed Front (East)
Elevation 1:100 @ A1



Proposed Side (South) Elevation 1:100 @ A1



Proposed Side (North) Elevation 1:100 @ A1



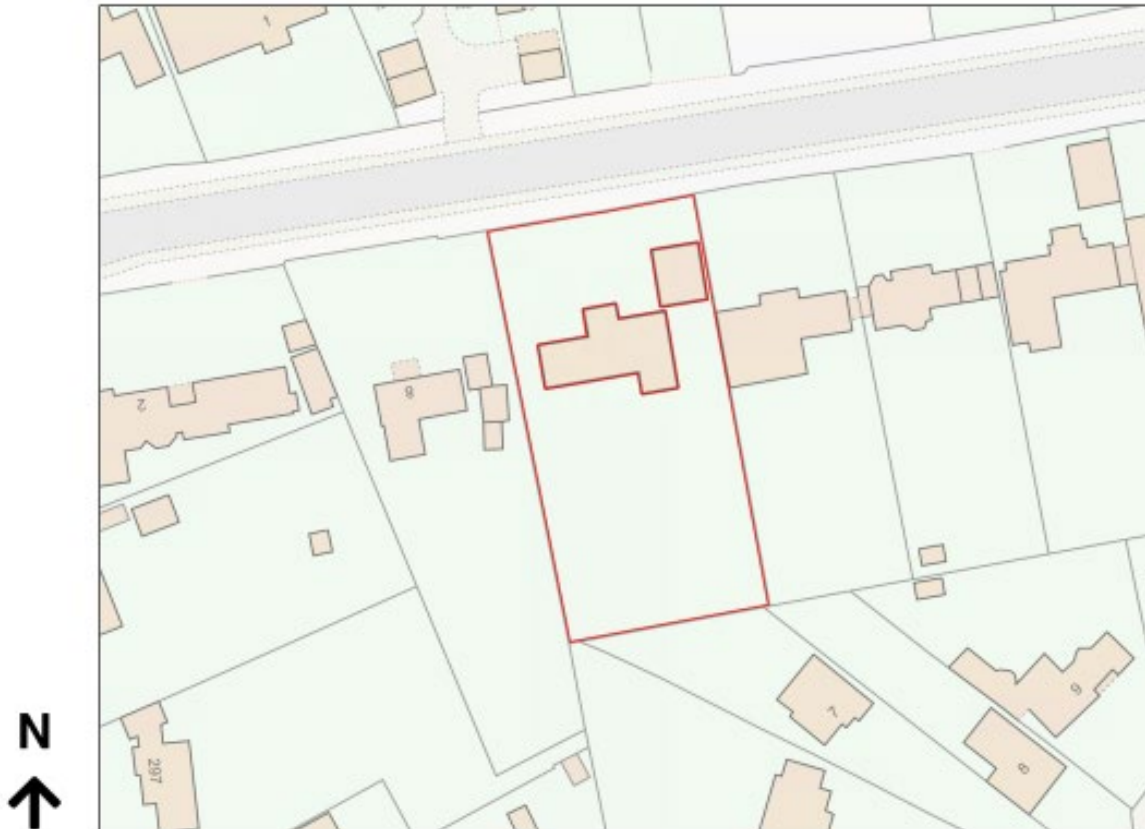
Proposed Garden (West)
Elevation 1:100 @ A1

23/01790/FUL

10 Queen Ediths Way

Change of use to allow short term letting of the
space above the garage

Page 44



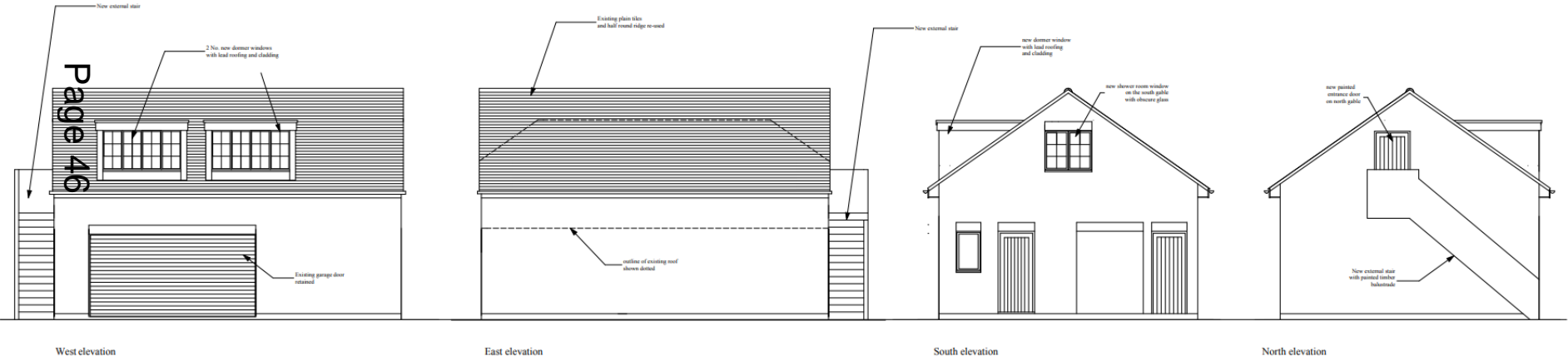
Existing Site



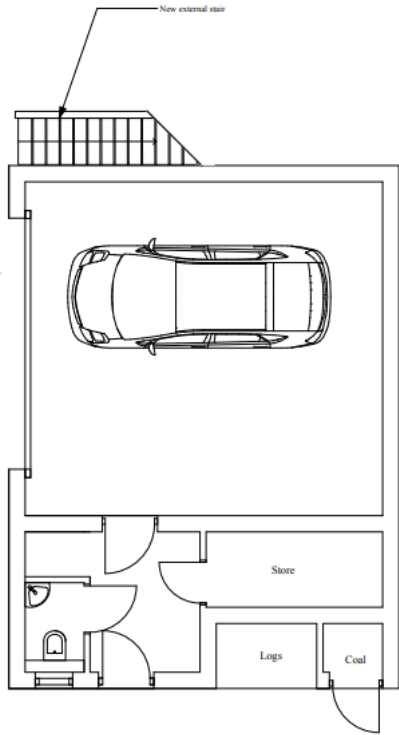
Page 45



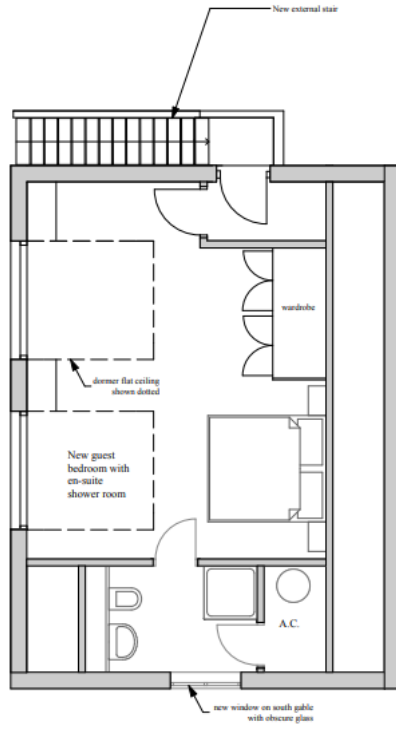
Garage Building



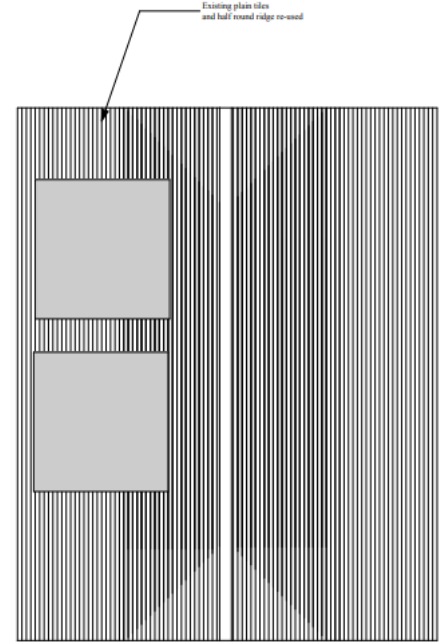
Page 46



Ground floor Plan - all retained as existing

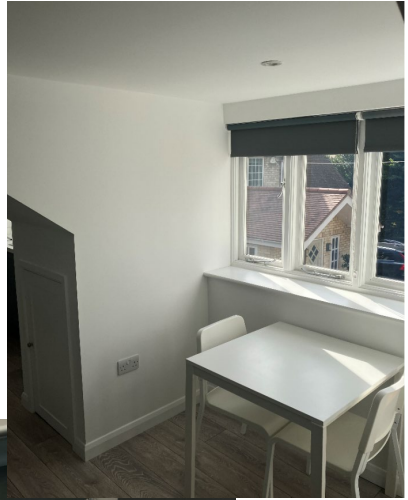


First floor Plan



Roof Plan



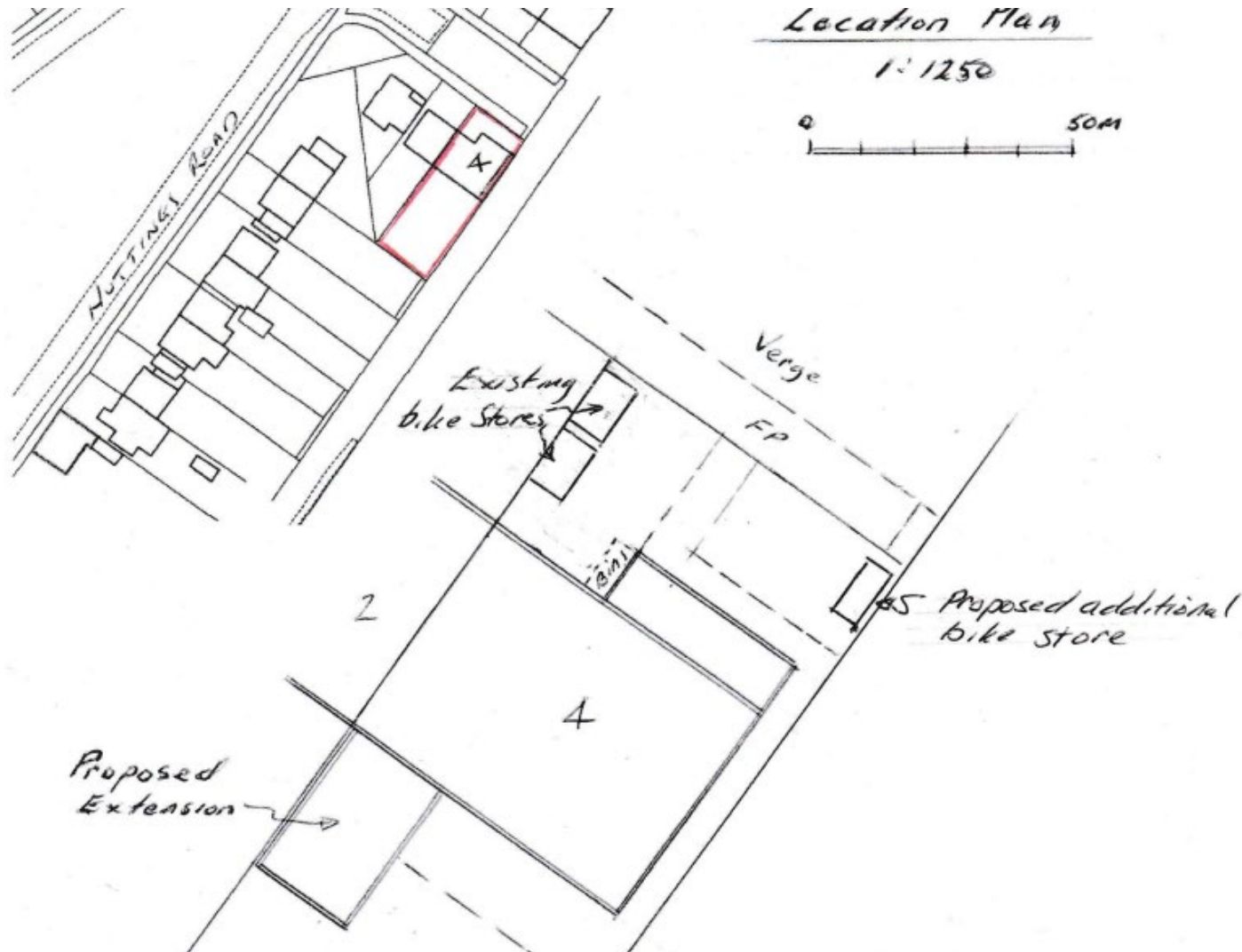


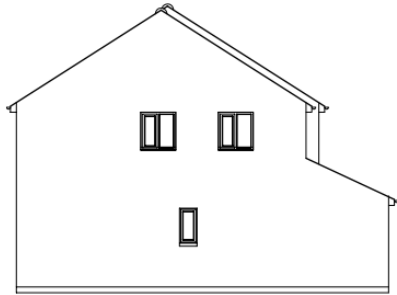
Page 48



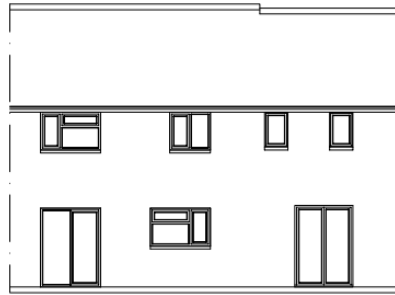
23/01570/FUL, 4 Uphall Road

Single storey rear extension and change of use (C4 to Sui Generis - large HMO)

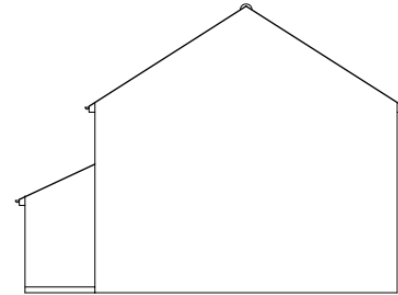




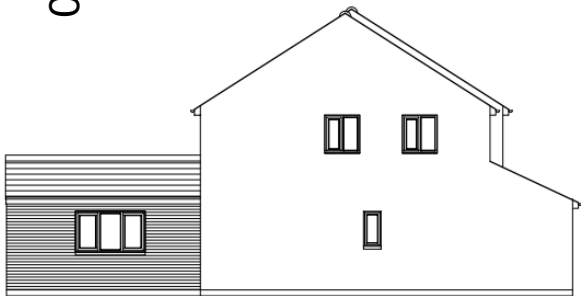
Existing Side Elevation



Existing Rear Elevation



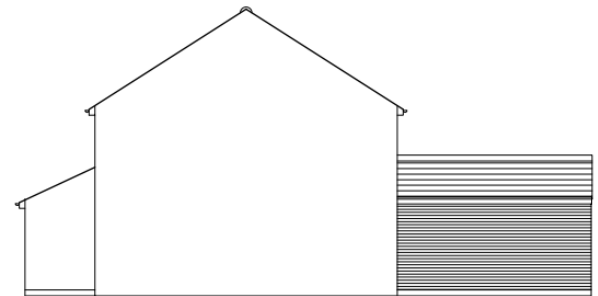
Existing Side Elevation



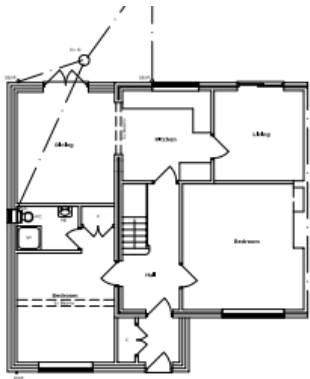
Proposed Side Elevation



Proposed Rear Elevation



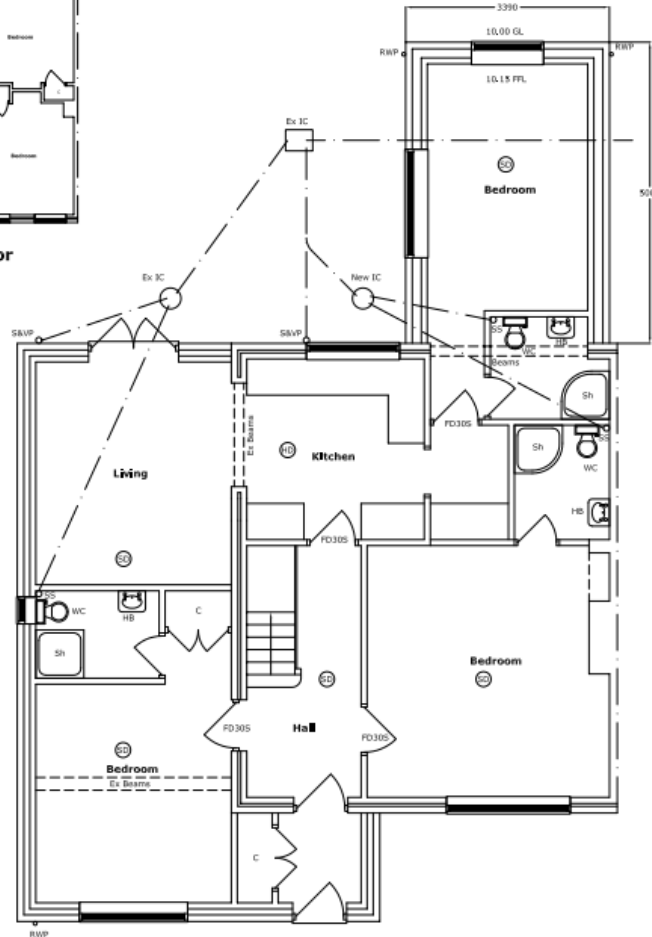
Proposed Side Elevation



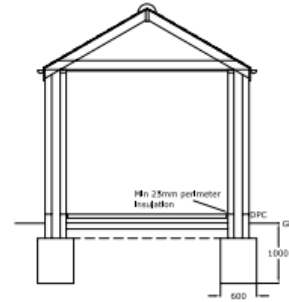
Existing Ground Floor



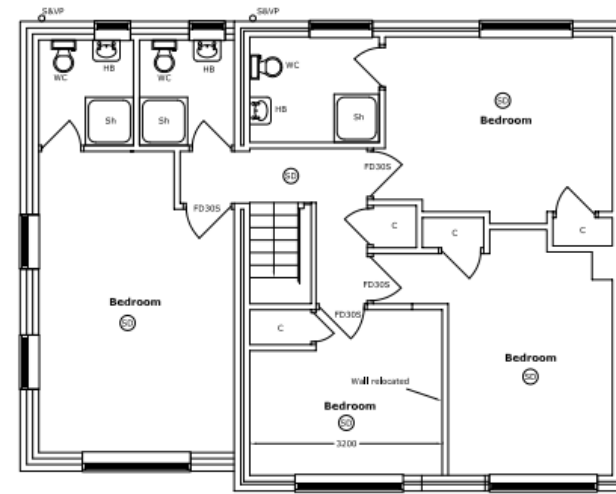
Existing First Floor



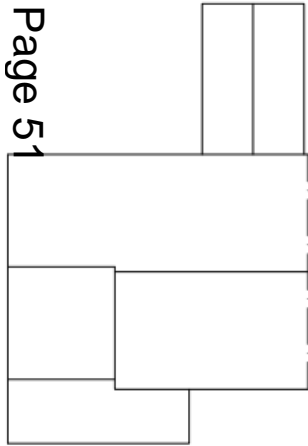
Proposed Ground Floor



Section



Proposed First Floor



Roof Plan



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