

Planning Committee





GREATER CAMBRIDGE
SHARED PLANNING

MINOR APPLICATIONS

23/02127/FUL – Mayflower House, Manhattan Drive, CB4 1JT

Erection of 8no. Flats on top of Mayflower House, following the removal of Electronic Communications Apparatus and associated development including refuse storage and cycle parking

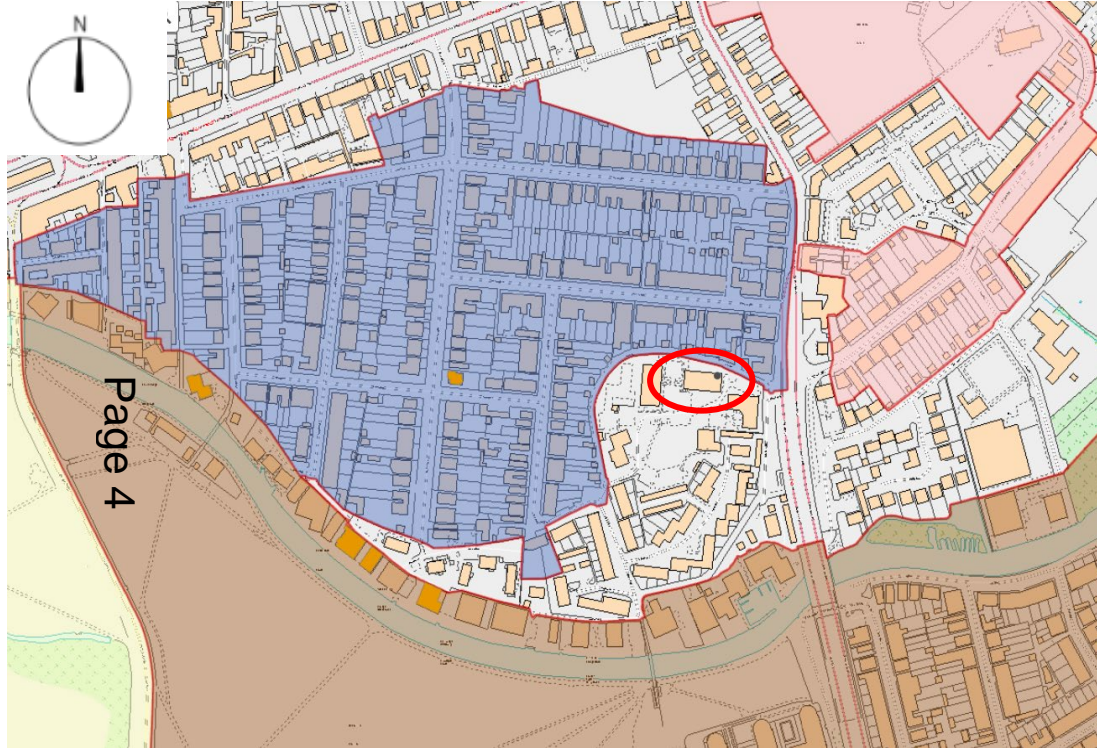


KEY	
	APPLICATION SITE
	ESTATE BOUNDARY

LOCATION PLAN



The Site

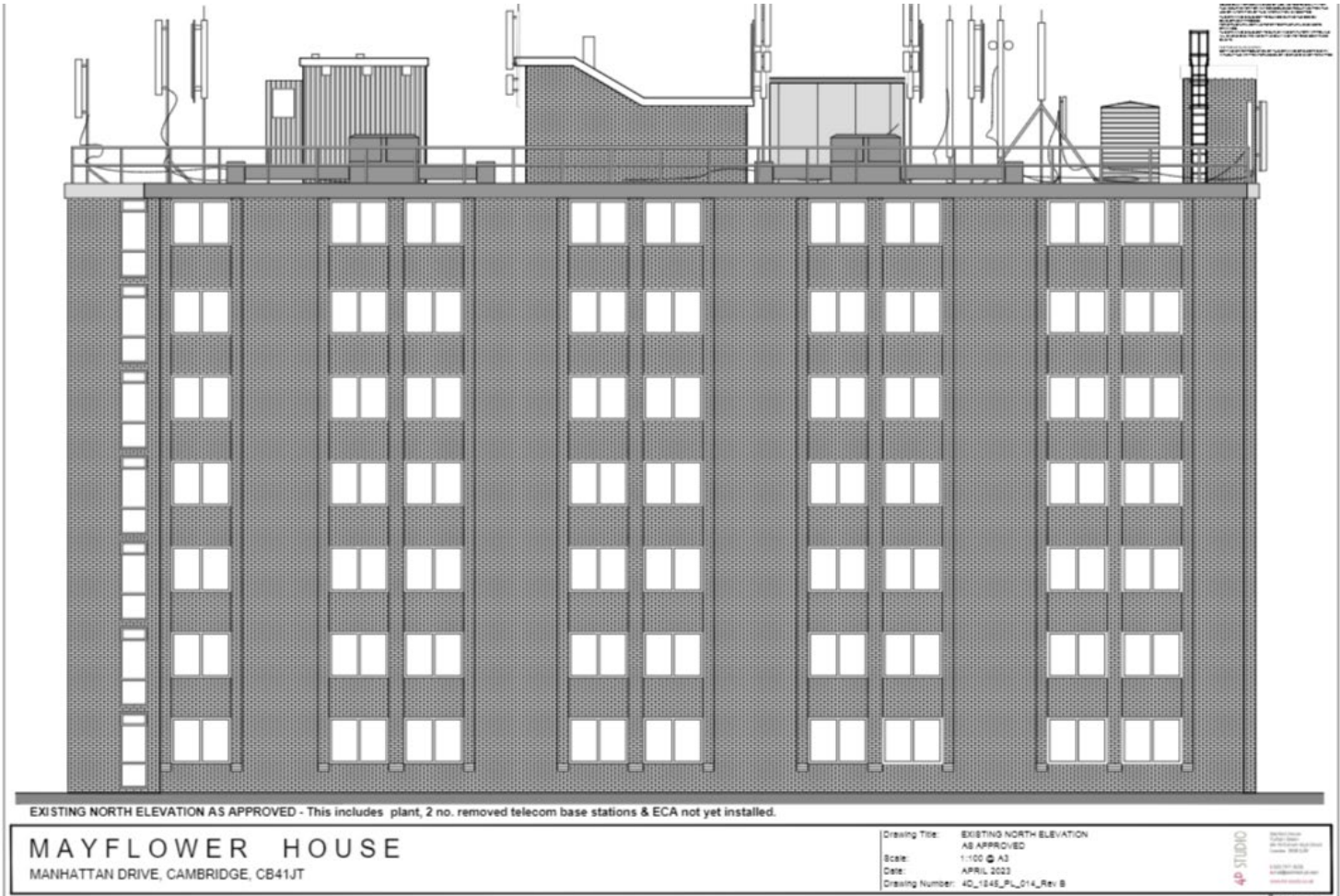


Aerial View

Mayflower House



Existing North Elevation



Existing South Elevation



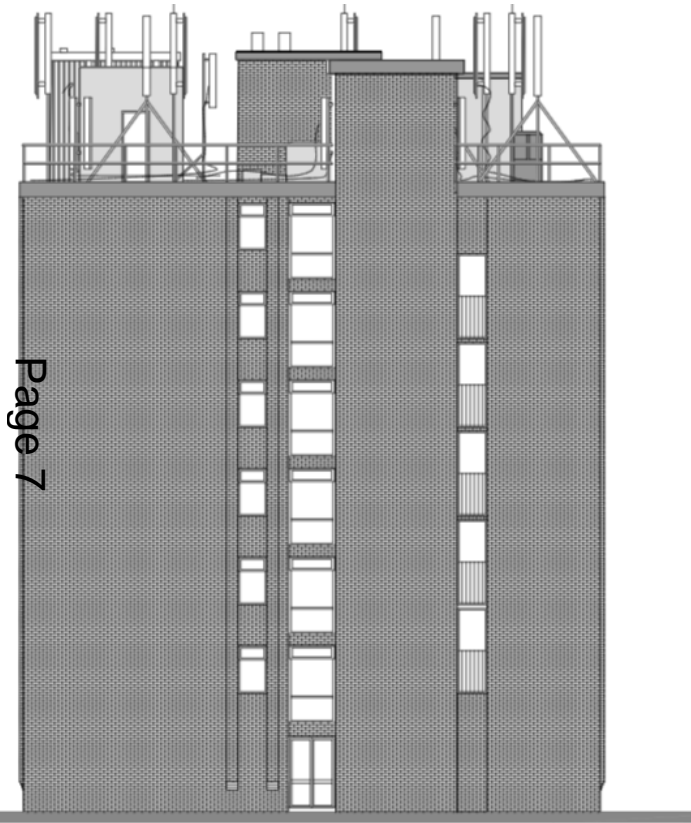
EXISTING SOUTH ELEVATION AS APPROVED - This includes plant, 2 no. removed telecom base stations & ECA not yet installed.

MAYFLOWER HOUSE
MANHATTAN DRIVE, CAMBRIDGE, CB41JY

Drawing Title: EXISTING SOUTH ELEVATION AS APPROVED
Scale: 1:100 @ A3
Date: APRIL 2023
Drawing Number: 4D_1348_P1_016_Rev B



Existing West (left) and East (right) Elevations

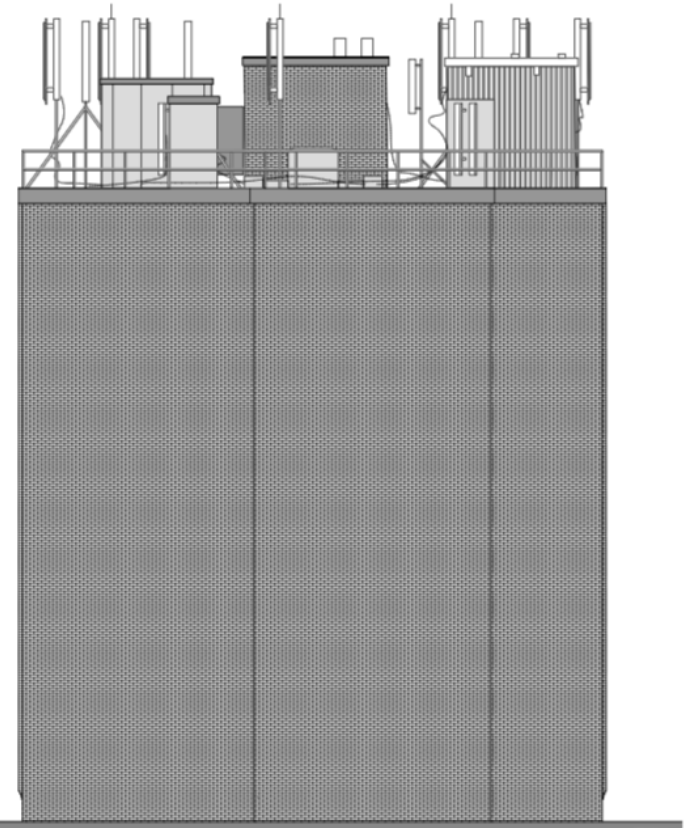


Page 7

D
m

HOUSE
H1JT

Drawing Title: EXISTING WEST ELEVATION
Scale: 1:100 @ A3
Date: APRIL 2023
Drawing Number: 4D_1948_FL_016_Rev

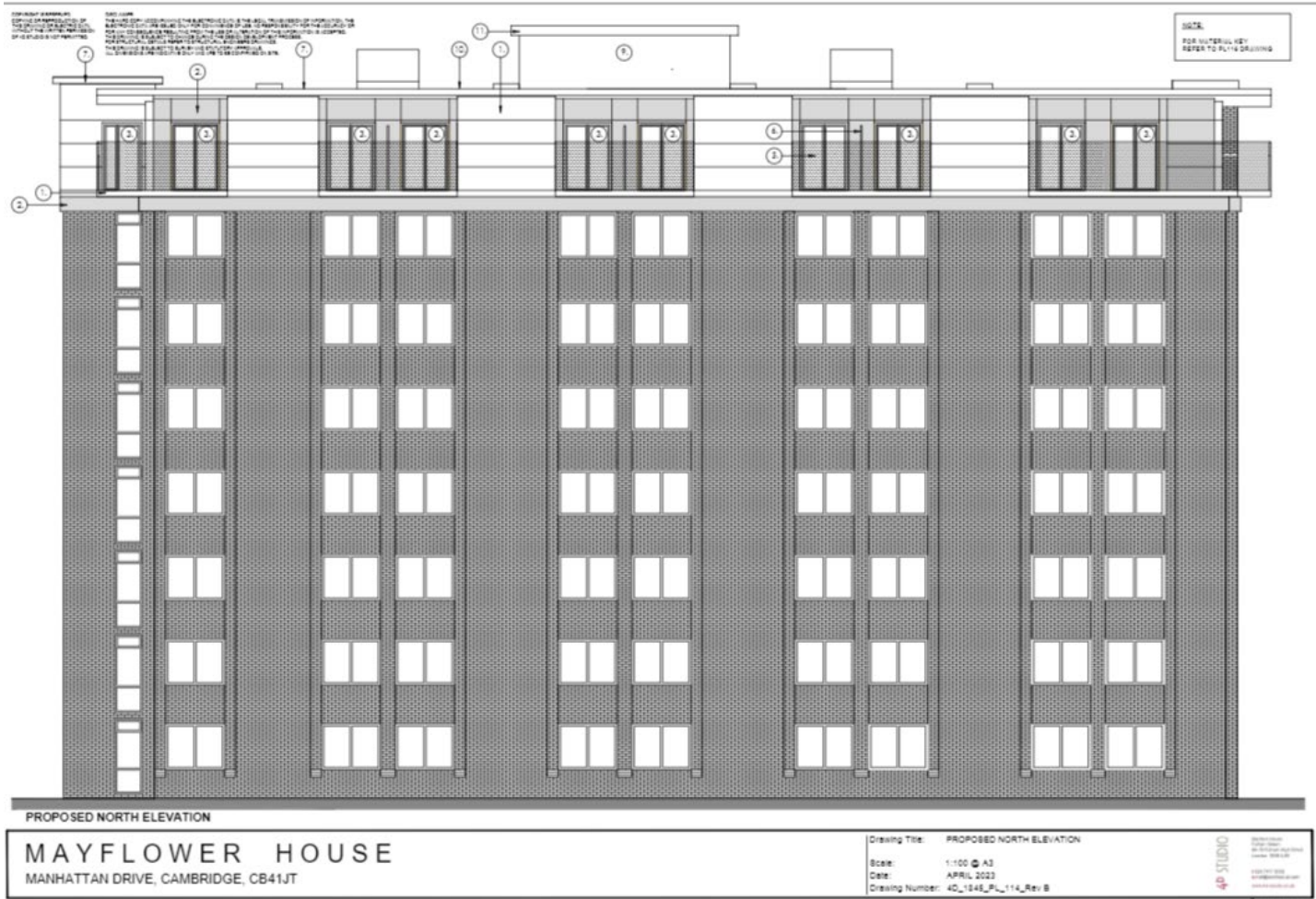


APPROVED
over telecom
talled.

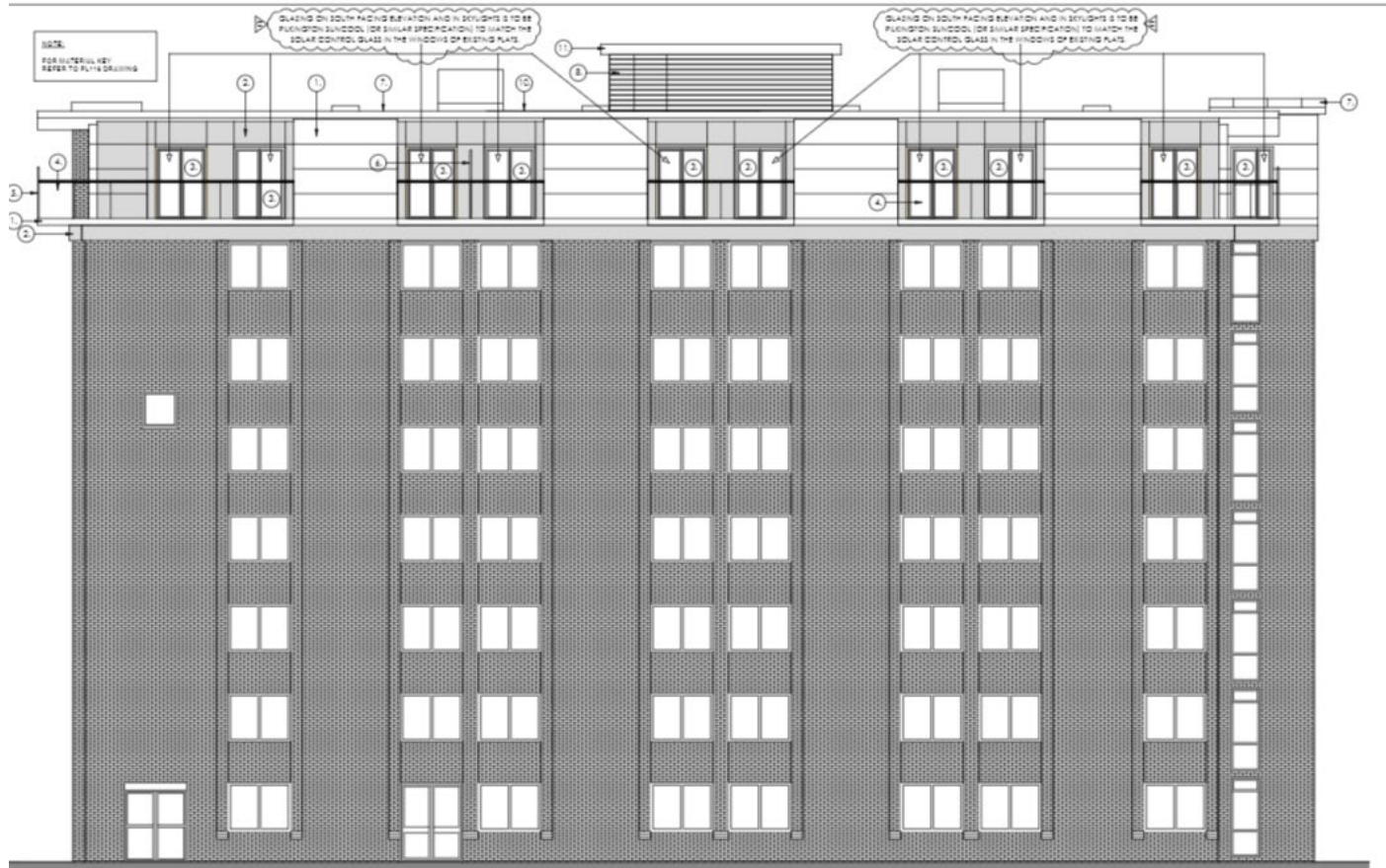
ER HOUSE
EDGE, CB41JT

Drawing Title: EXISTING EAST ELEVATION
Scale: 1:100 @ A3
Date: APRIL 2023
Drawing Number: 4D_1948_FL_017_Rev

Proposed North Elevation



Proposed South Elevation



PROPOSED SOUTH ELEVATION

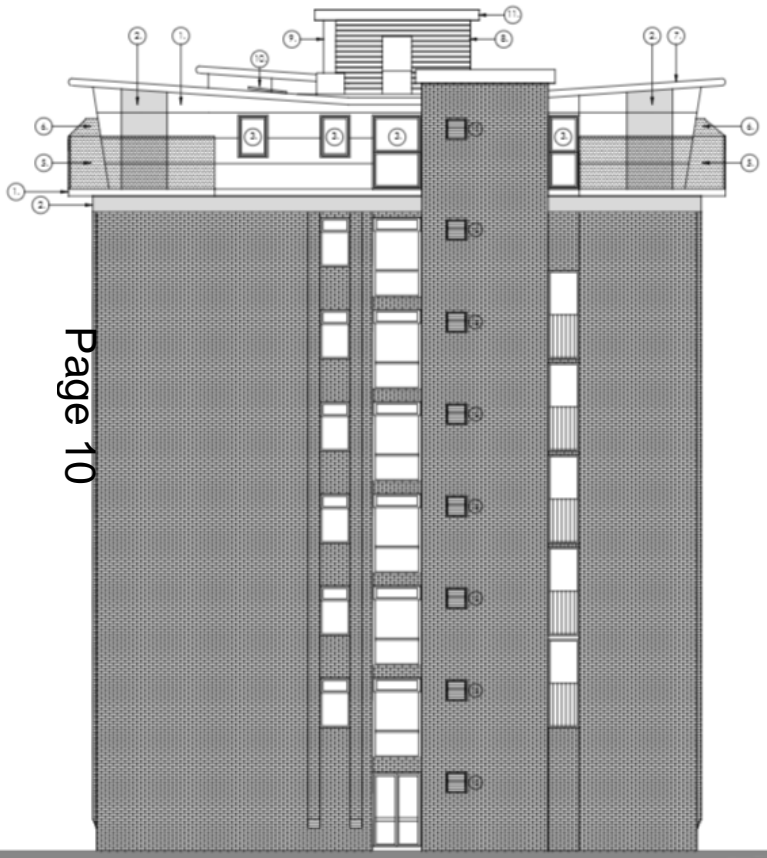
MAYFLOWER HOUSE
MANHATTAN DRIVE, CAMBRIDGE, CB41JT

THIS DRAWING IS THE PROPERTY OF 40 STUDIOS AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED USE OF THIS DRAWING IS PROHIBITED. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO 40 STUDIOS. 40 STUDIOS ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT. THE ARCHITECTURE IS SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECTURE IS SUBJECT TO CHANGE WITHOUT NOTICE.

Drawing Title: PROPOSED SOUTH ELEVATION
Scale: 1:100 @ A3
Date: JULY 2023
Drawing Number: 40_1046_PL_116_Rev C

40 STUDIOS
ARCHITECTS
100 BRIDGE STREET
CAMBRIDGE, MA 02142
TEL: 617.452.4000
WWW.40STUDIOS.COM

Proposed West (left) and East (right) Elevations

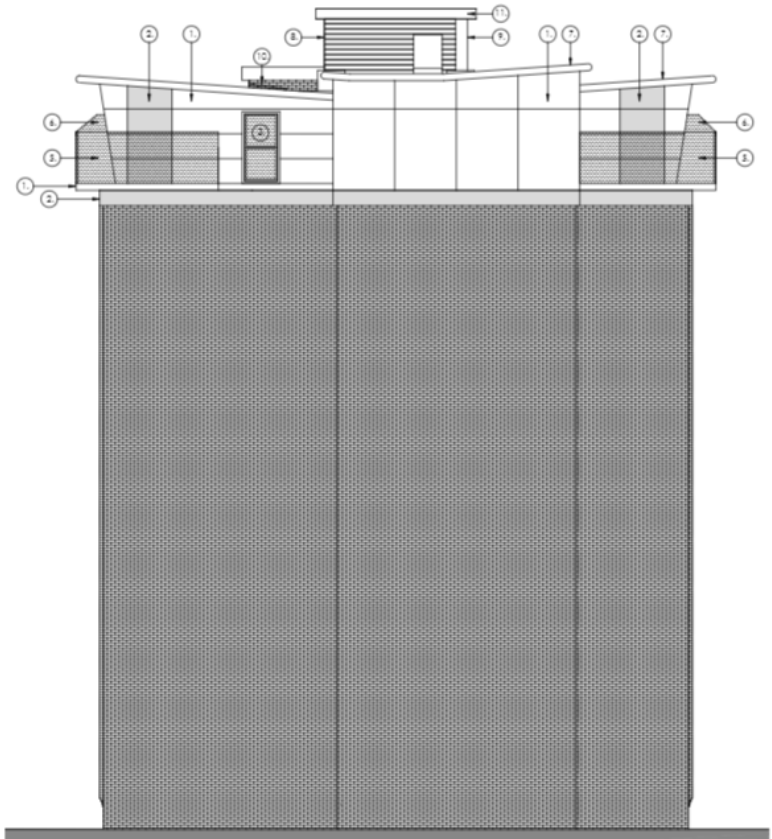


Page 10

HOUSE

CB41JT

Drawing Title: PROPOSED WEST
 Scale: 1:100
 Date: APRIL 2023
 Drawing Number: 4D_18

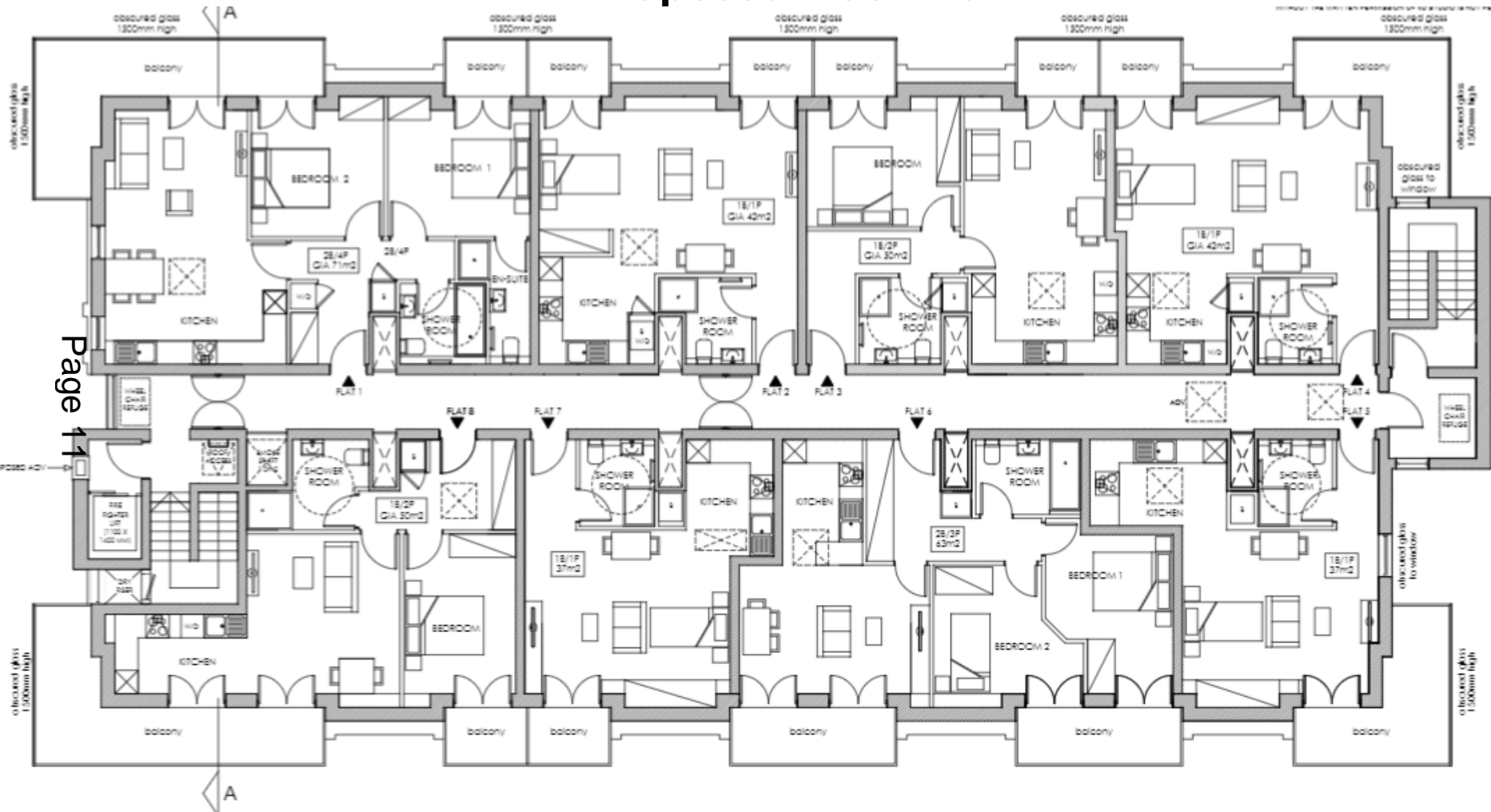


HOUSE

E, CB41JT

Drawing Title: PROPOSED EAST
 Scale: 1:100
 Date: APRIL 2023
 Drawing Number: 4D_18A8_RL_11

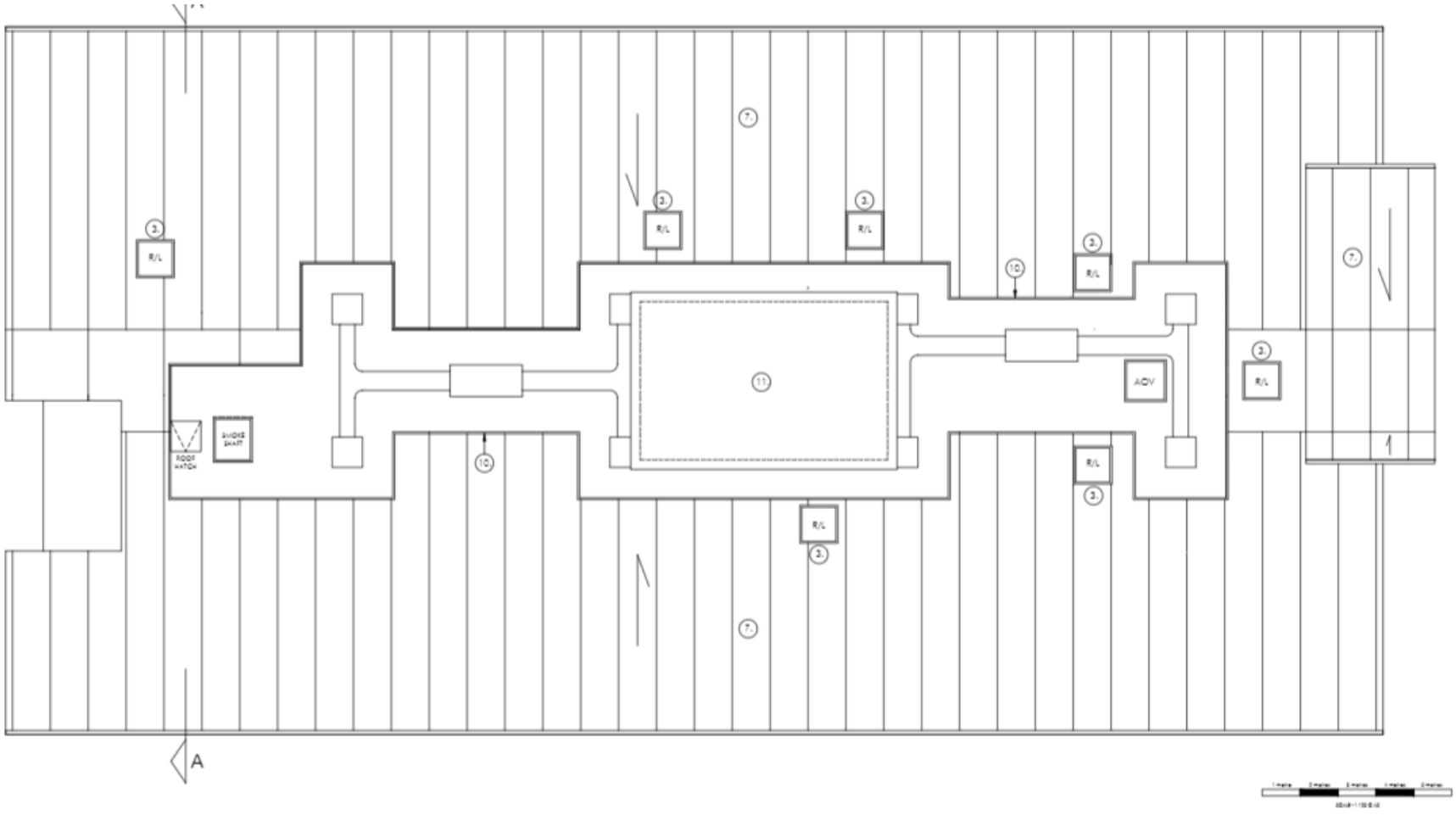
Proposed Floor Plan



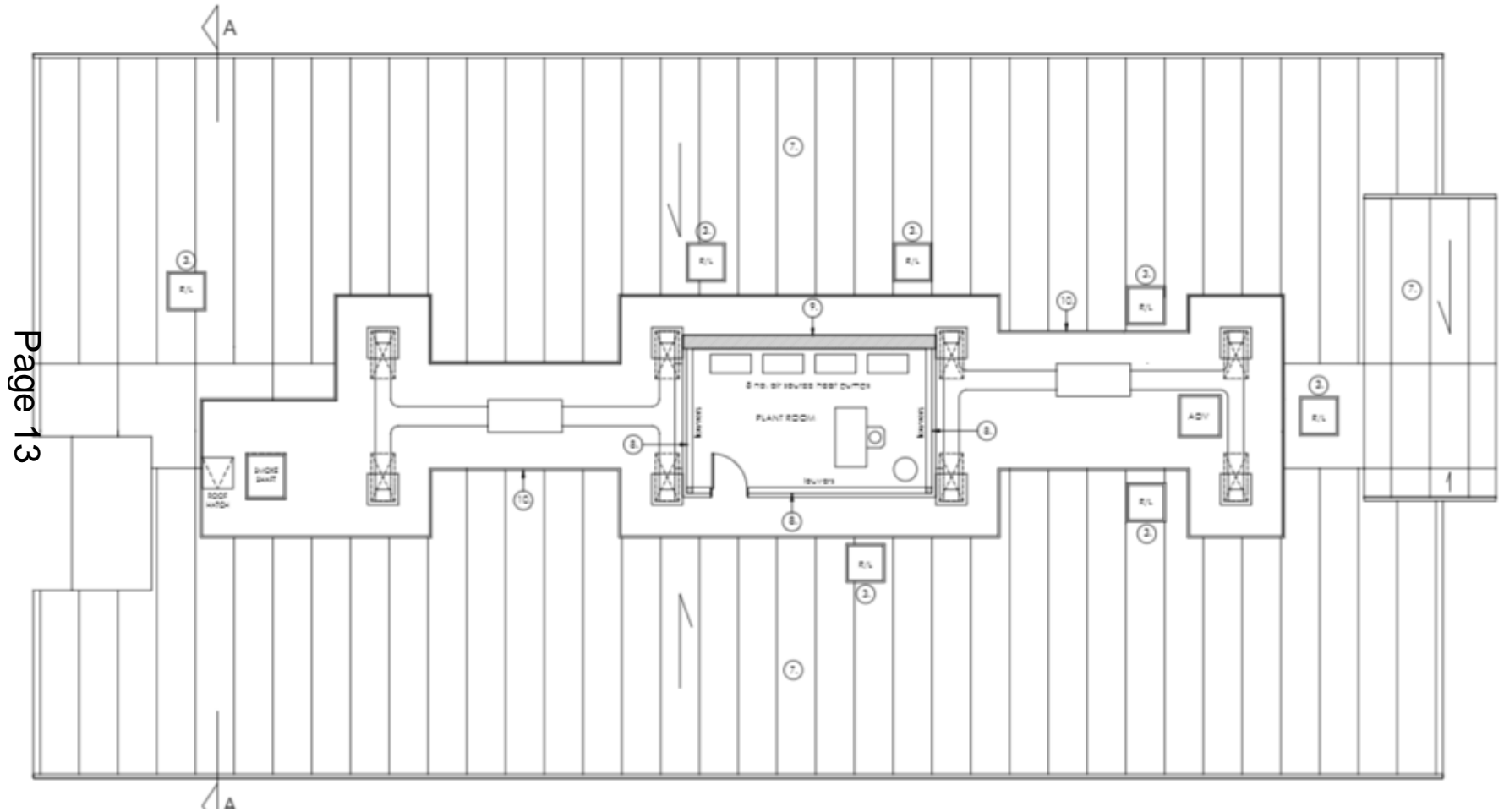
Page 11

Proposed Roof Plan

Page 12



Proposed Roof Plant Plan



Existing and Proposed Viewpoint 2 – Elizabeth Way Bridge



Existing and Proposed Viewpoint 13 – Elizabeth Way Bridge



Existing and Proposed Viewpoint 23 – Midsummer Common



Existing and Proposed Viewpoint 26 – Midsummer Common



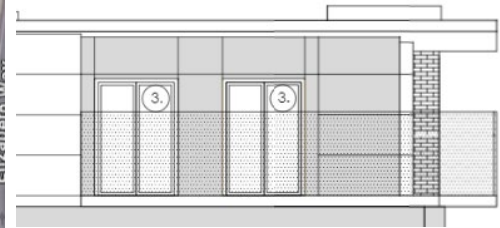
Neighbour Amenity – Overlooking/Overbearing



Page 18



NOTE:
FOR MATERIAL KEY
REFER TO FL116 DRAWING



- Blue – 31m
- Yellow – 16m
- Red - 40m
- Orange – 23m
- Green – 11m



Neighbour Amenity - Overshadowing



SEPTEMBER - Autumn Equinox



JUNE - Summer Solstice

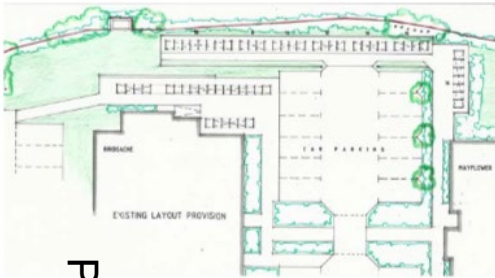


MARCH - Spring Equinox



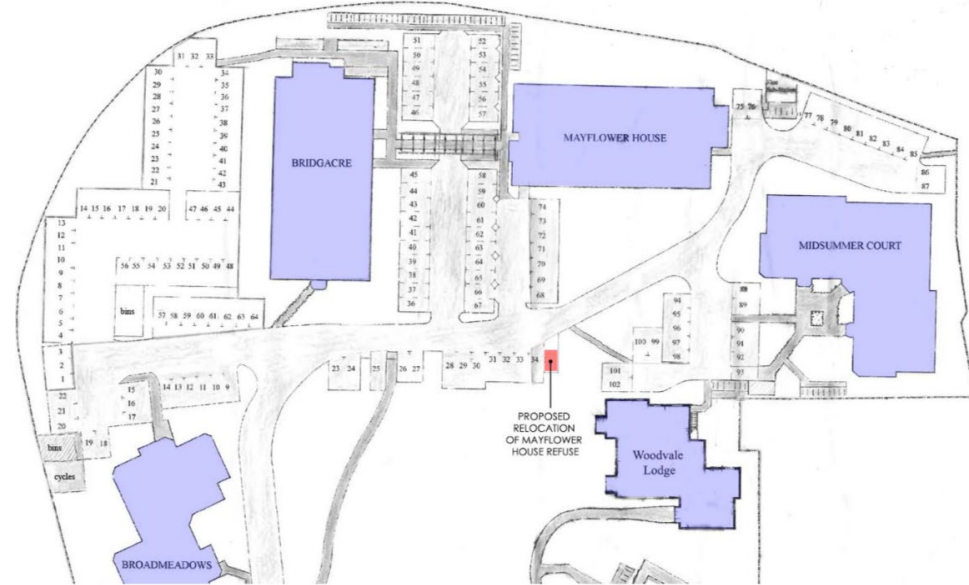
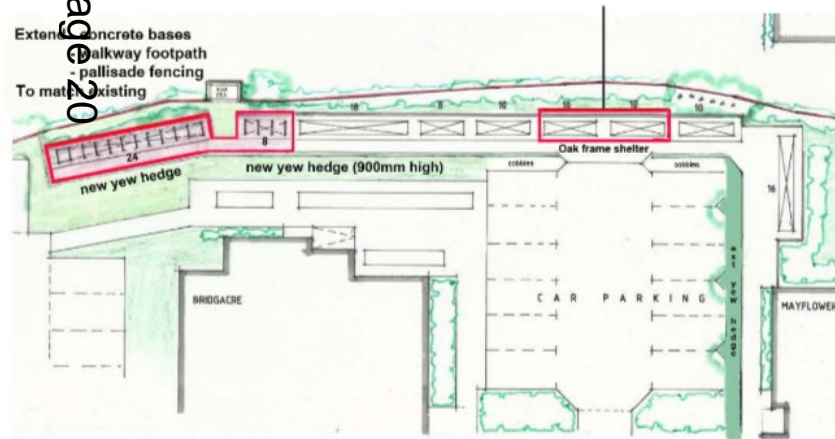
DECEMBER - Winter Solstice

Cycle Parking (left) and Refuse Storage (right)



(left) Plan showing existing bicycle stand provision adjacent to Mayflower House

Proposed feature shelter for 20 no. existing bicycle bays



Page 20

Planning Balance

Approval

Key material considerations:

- Provision of residential development within a sustainable location
- The proposal will remove the visual clutter of existing telecoms and has been carefully designed to provide a modern addition whilst preserving the character and appearance of the area and settings of nearby Conservation Areas
- Screening of balconies will mitigate the impact of significant overlooking impact upon neighbouring properties – secured by condition
- Given the modest scale of the extension, no significantly harmful overbearing or overshadowing impact is considered to arise upon neighbouring properties
- Condition recommended to secure the details of the proposed solar glazing on units facing south, to secure compliance with Part O of Building Regulations and to prevent overheating



Refusal

Key material considerations:

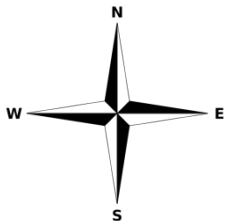
- None

Officer Recommendation: Approve, subject to conditions

MAJOR APPLICATIONS

24/01354/FUL- 137&143 Histon Road Site Location Plan

Page 23



Aerial View



Aerial View of the Proposed Development



Proposed Histon Road streetscene

Page 26



Proposed Streetscenes

South of the access road



Page 27

Plots along the western boundary



Proposed Streetscenes

North of the access road



P
e 28

3D views

Proposed access to the recreation ground



Northwest courtyard



UPDATED ELEVATIONS FOR PLOT 15-18



VIEW TOWARDS PLOT 15+18



UPDATED 3D VIEW FOR PLOT 18

Central Pocket Park

Page 30



Illustrative landscape plan

Page 31



Planning Balance

Positives

- The proposal would provide a high quality residential development on an allocated brownfield site which is located in a sustainable location.
- Provision of 28 affordable homes. (40% in line with the requirements of policy 45 of the Cambridge Local Plan 2018).
- Commitment to delivering 20% Biodiversity Net Gain and enhanced recreation ground scheme to be secured via Section 106 obligation.
- Financial contributions towards key services, community, sports facilities and transport infrastructure.



Negatives

- Loss of existing trees
- Single aspect homes
- Lack of on site open space

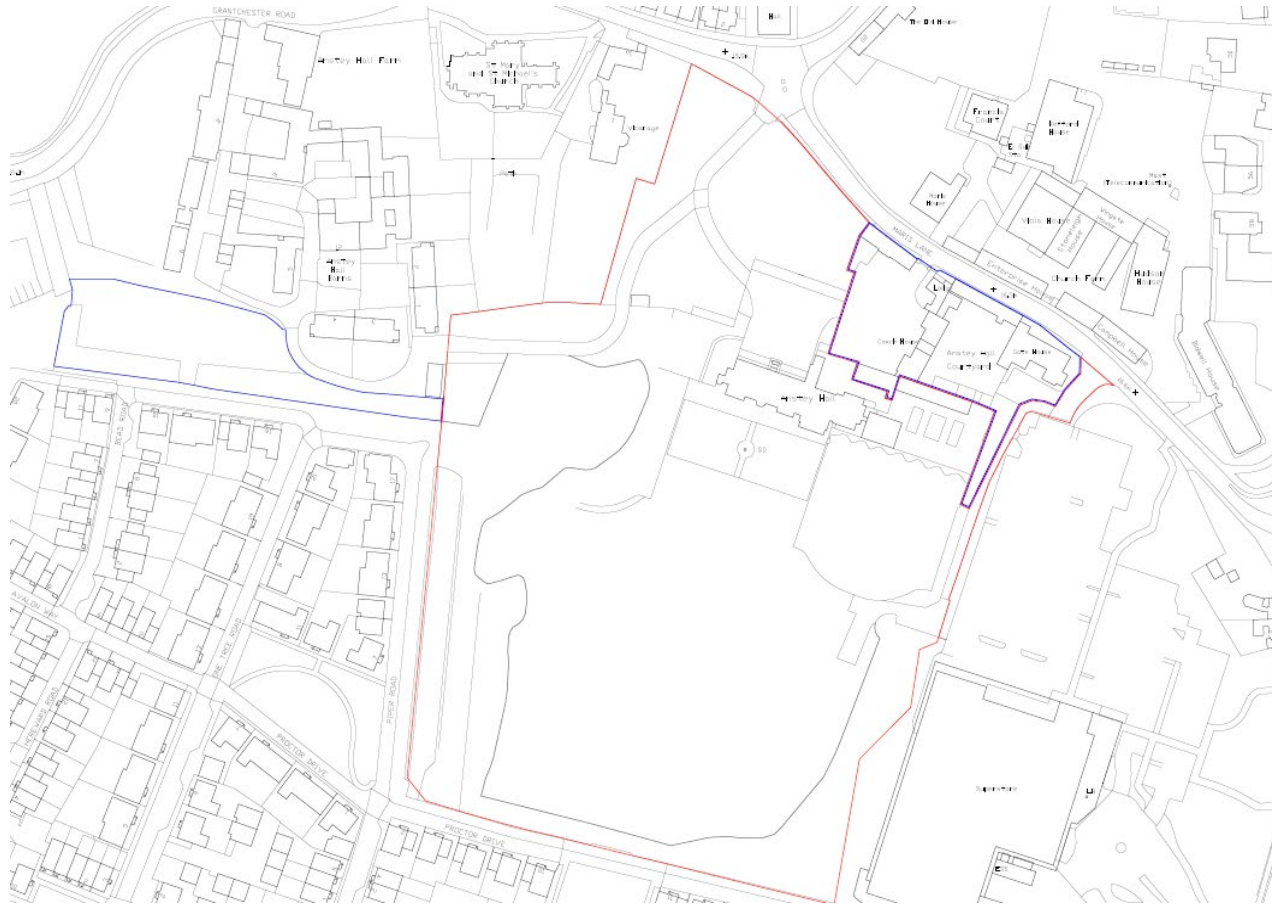
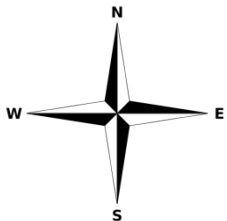
Officer Recommendation: Approve

24/01244/FUL

Anstey Hall

Site Location Plan

Page 33



Existing Site Plan



Proposed Site Plan



Blocks B Proposed Elevations



BLOCK C PROPOSED EAST ELEVATION

BLOCK B WEST = HANDED



BLOCK B PROPOSED NORTH ELEVATION



BLOCK C PROPOSED SOUTH ELEVATION

BLOCK B SOUTH = HANDED



BLOCK B PROPOSED EAST ELEVATION

Page 36

Blocks C Proposed Elevations



BLOCK C PROPOSED EAST ELEVATION
BLOCK B WEST = HANDED



BLOCK C PROPOSED NORTH ELEVATION



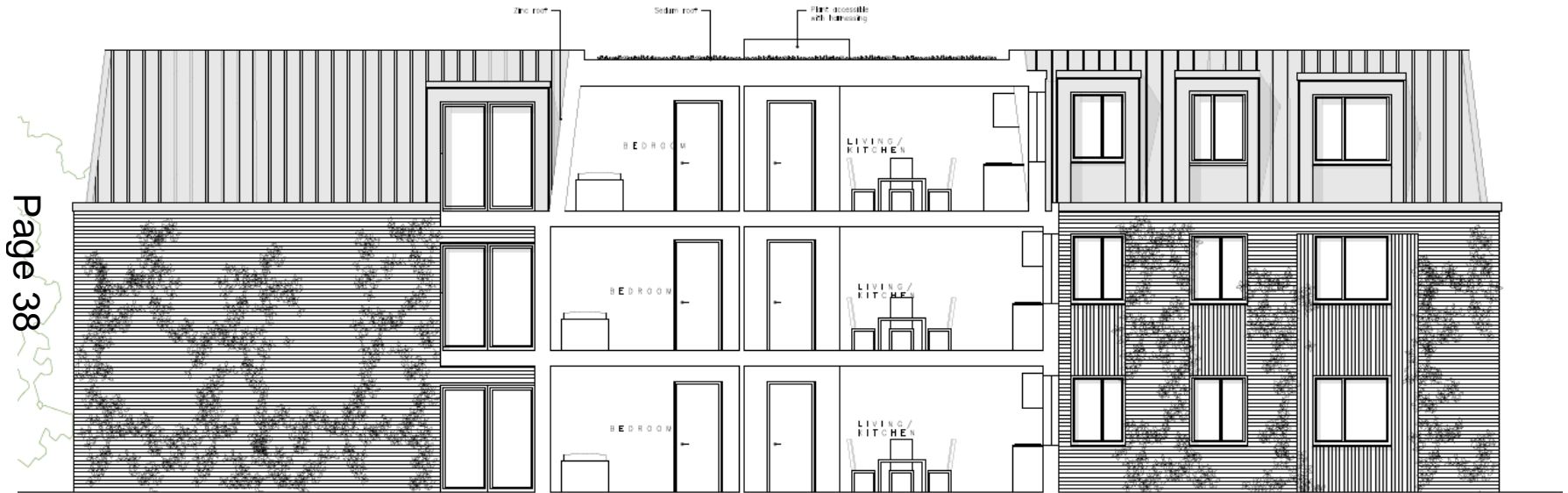
BLOCK C PROPOSED SOUTH ELEVATION
BLOCK B SOUTH = HANDED



BLOCK C PROPOSED WEST ELEVATION

Page 37

Block B/C typical section



Page 38

BLOCK B/C TYPICAL SECTION

Block B/C Proposed Ground Floor Plans

Page 39



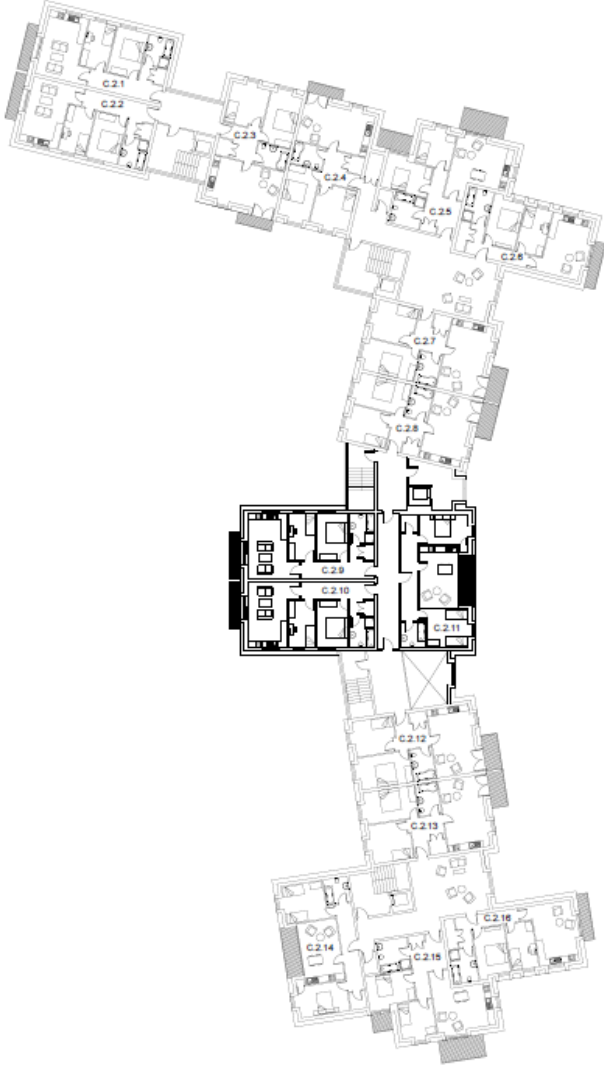
Block B/C Proposed First Floor Plans

Page 40



Block B/C Proposed Second Floor Plans

Page 41



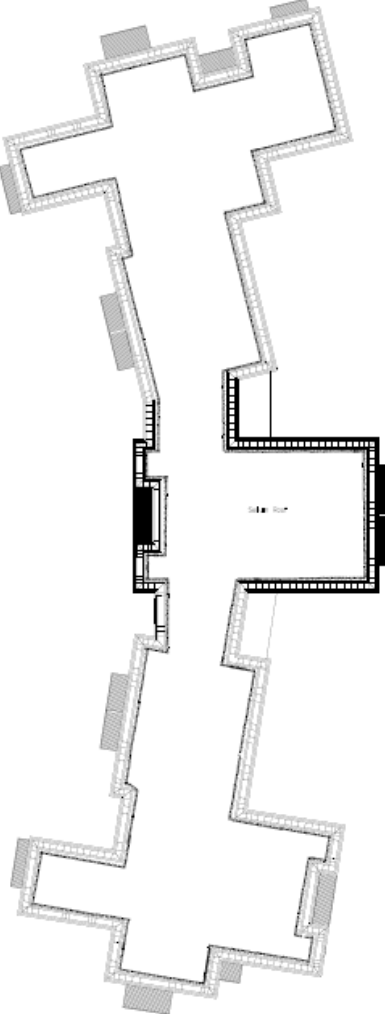
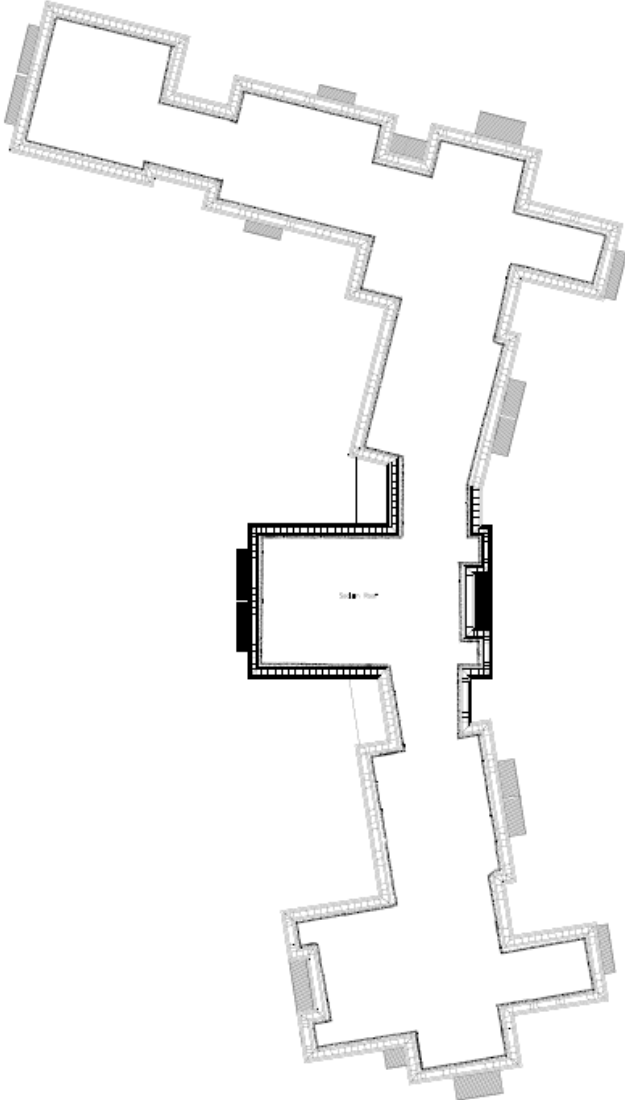
Block C Second Floor



Block B Second Floor

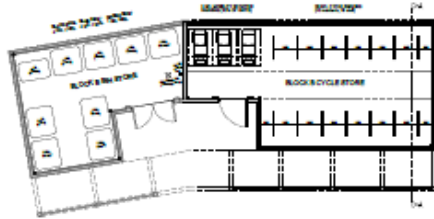
Block B/C Proposed Roof Plans

Page 42

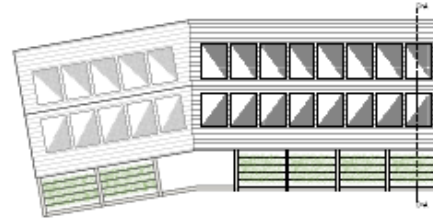


Proposed Cycle and Bin Store Plans (Block B)

BLOCK B: BIN + CYCLE STORE - NO.1



GROUND FLOOR PLAN



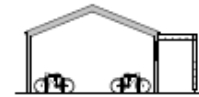
ROOF PLAN



WEST ELEVATION



SOUTH ELEVATION



SECTION A-A



EAST ELEVATION



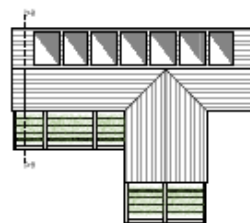
NORTH ELEVATION

Page 43

BLOCK B: BIN + CYCLE STORE - NO.2



GROUND FLOOR PLAN



ROOF PLAN



NORTH-WEST ELEVATION



NORTH-EAST ELEVATION



SECTION B-B



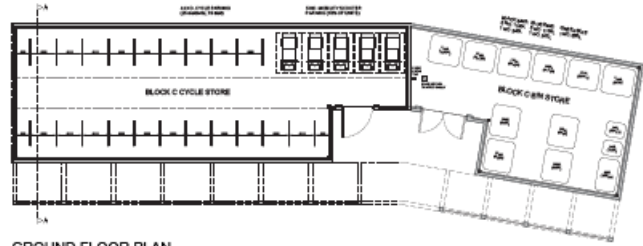
SOUTH-EAST ELEVATION



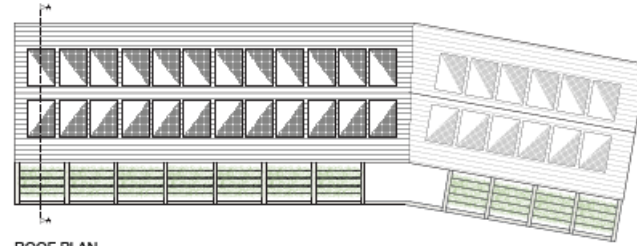
SOUTH-WEST ELEVATION

Proposed Cycle and Bin Store Plans (Block C)

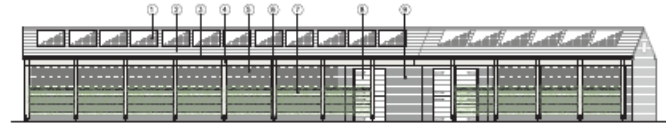
BLOCK C: BIN + CYCLE STORE - NO.1



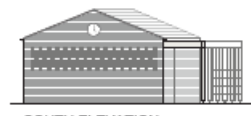
GROUND FLOOR PLAN



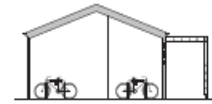
ROOF PLAN



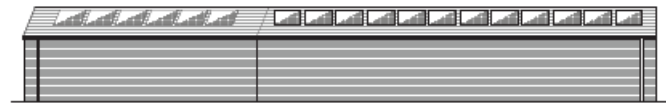
EAST ELEVATION



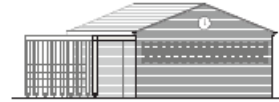
SOUTH ELEVATION



SECTION A-A

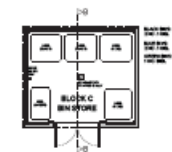


WEST ELEVATION

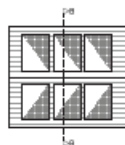


NORTH ELEVATION

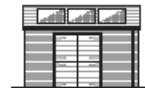
BLOCK C: BIN + CYCLE STORE - NO.2



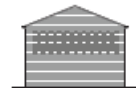
GROUND FLOOR PLAN



ROOF PLAN



EAST ELEVATION



SOUTH ELEVATION



SECTION B-B



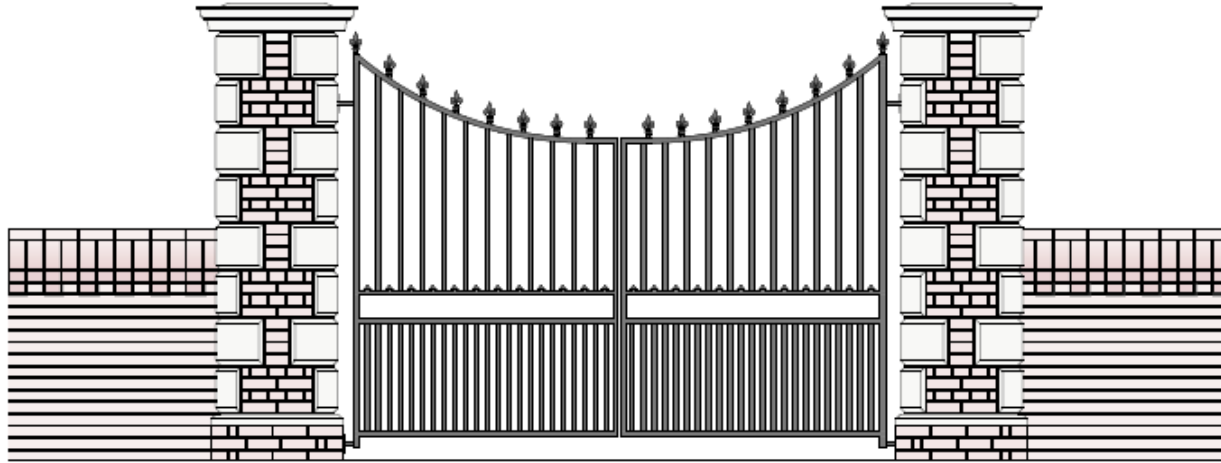
WEST ELEVATION



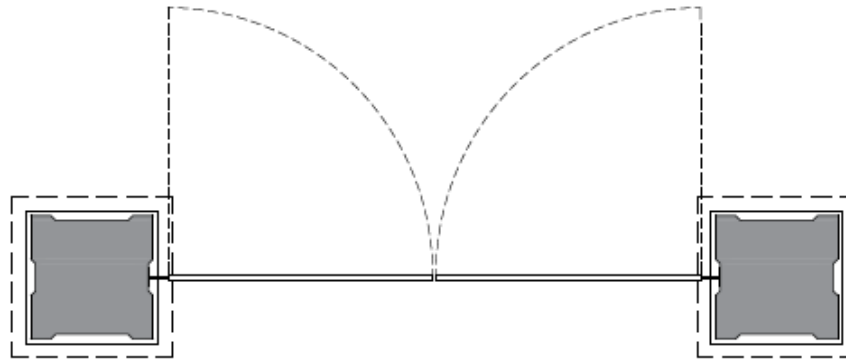
NORTH ELEVATION

Proposed gates/wall

Page 45

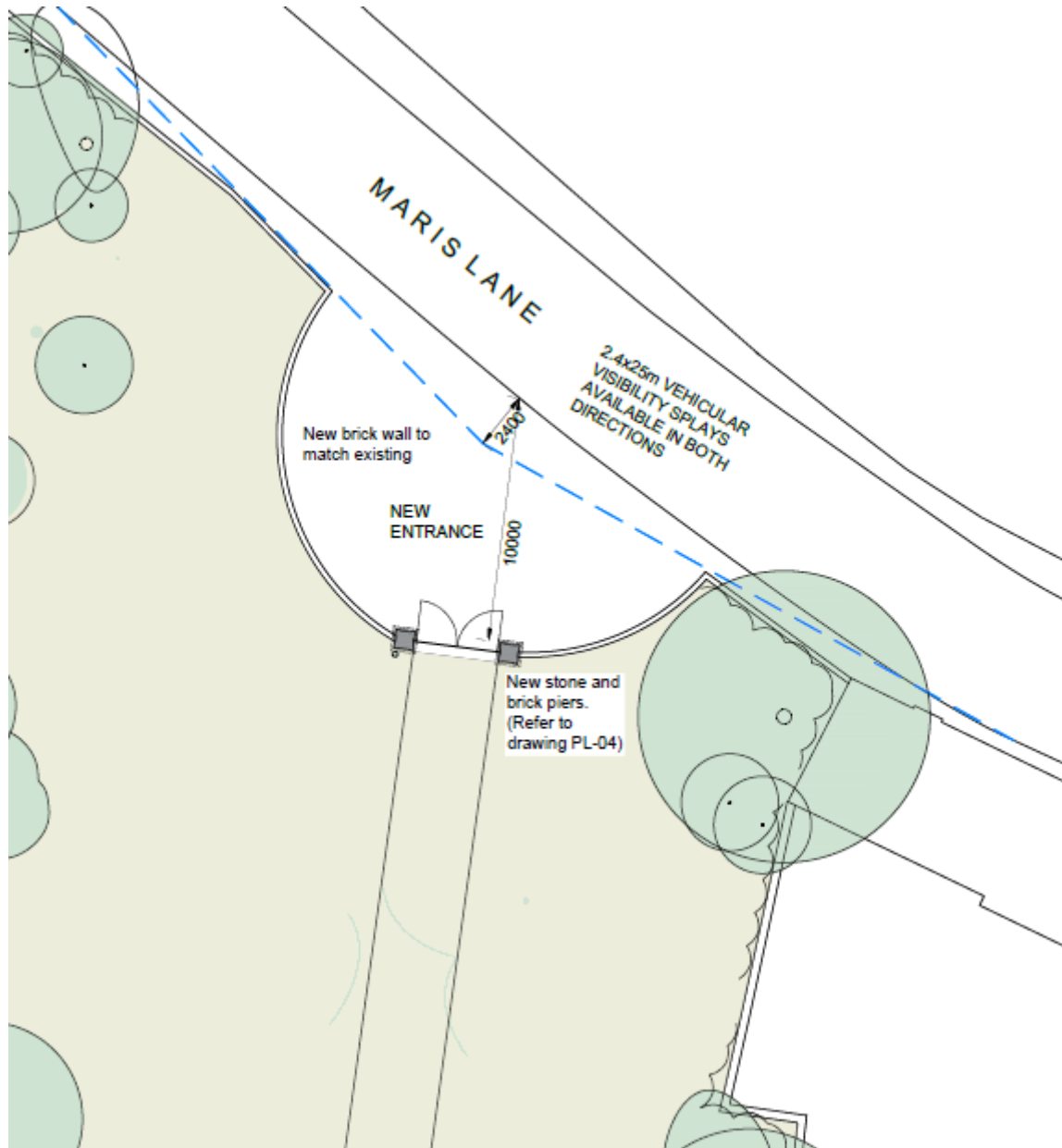


NORTH + SOUTH ELEVATIONS



PLAN

Proposed new entrance



Planning Balance

Approval

Key material considerations

- Meeting specialist retirement housing need
- Economic benefits through the construction of new buildings and through servicing the retirement complex
- Minor heritage benefits
- Conversion of private protected open space into publicly accessible land
- Biodiversity net gain
- Public art



Refusal

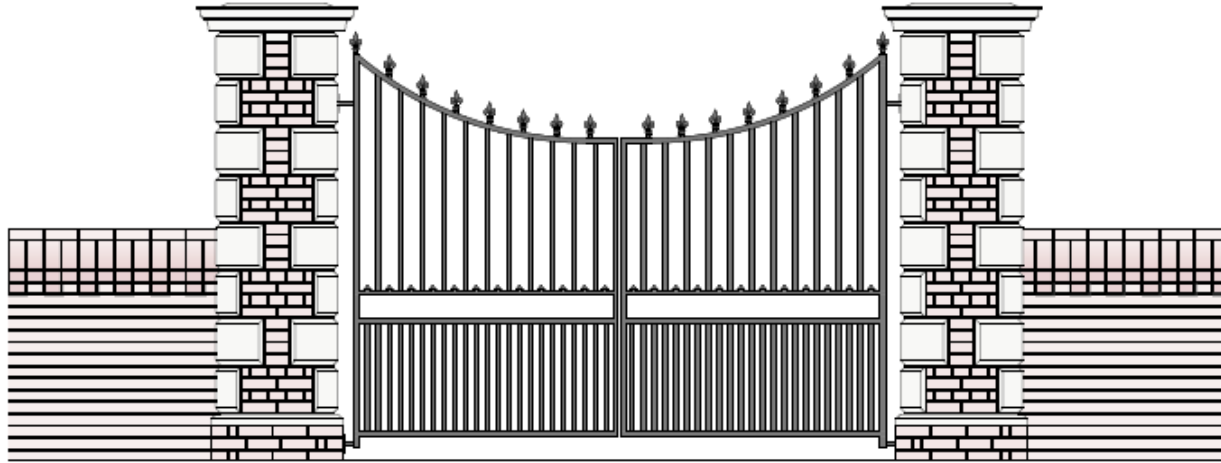
Key material considerations

- High level of 'less than substantial' harm to heritage assets which would not be outweighed by the public benefits
- Significant narrowing of existing open landscape. Protected open space would not be satisfactorily replaced

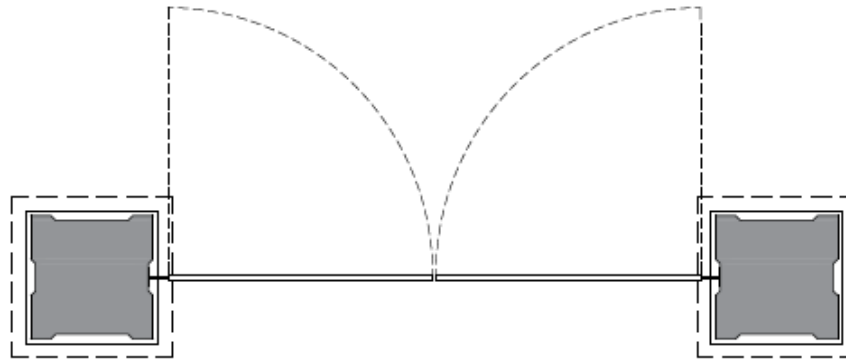
Officer Recommendation: Refuse

Proposed gates/wall

Page 49

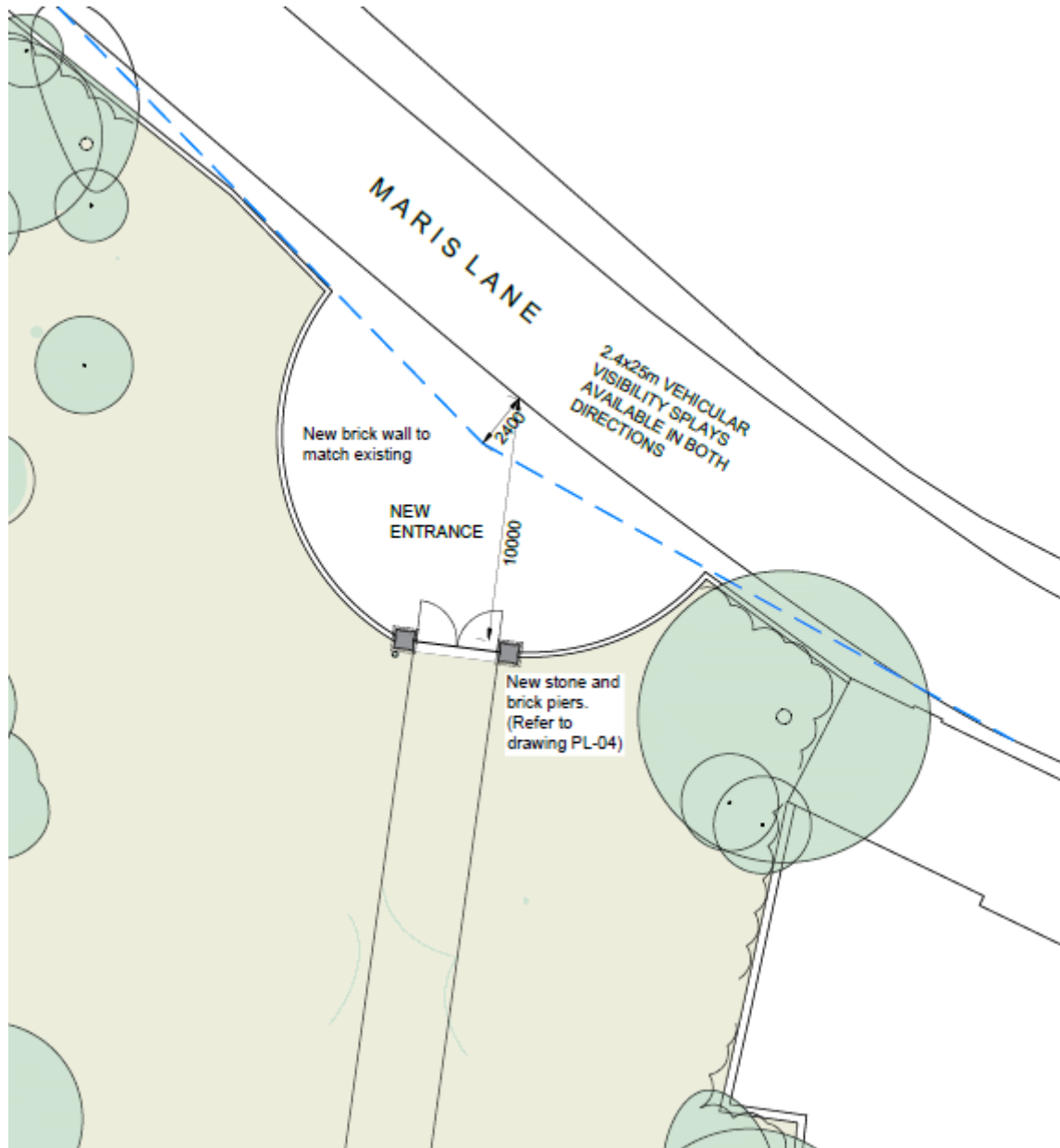


NORTH + SOUTH ELEVATIONS



PLAN

Proposed new entrance



Planning Balance

Approval

Key material considerations

- No harm to the curtilage listed wall



Refusal

Key material considerations

- None

Page 51

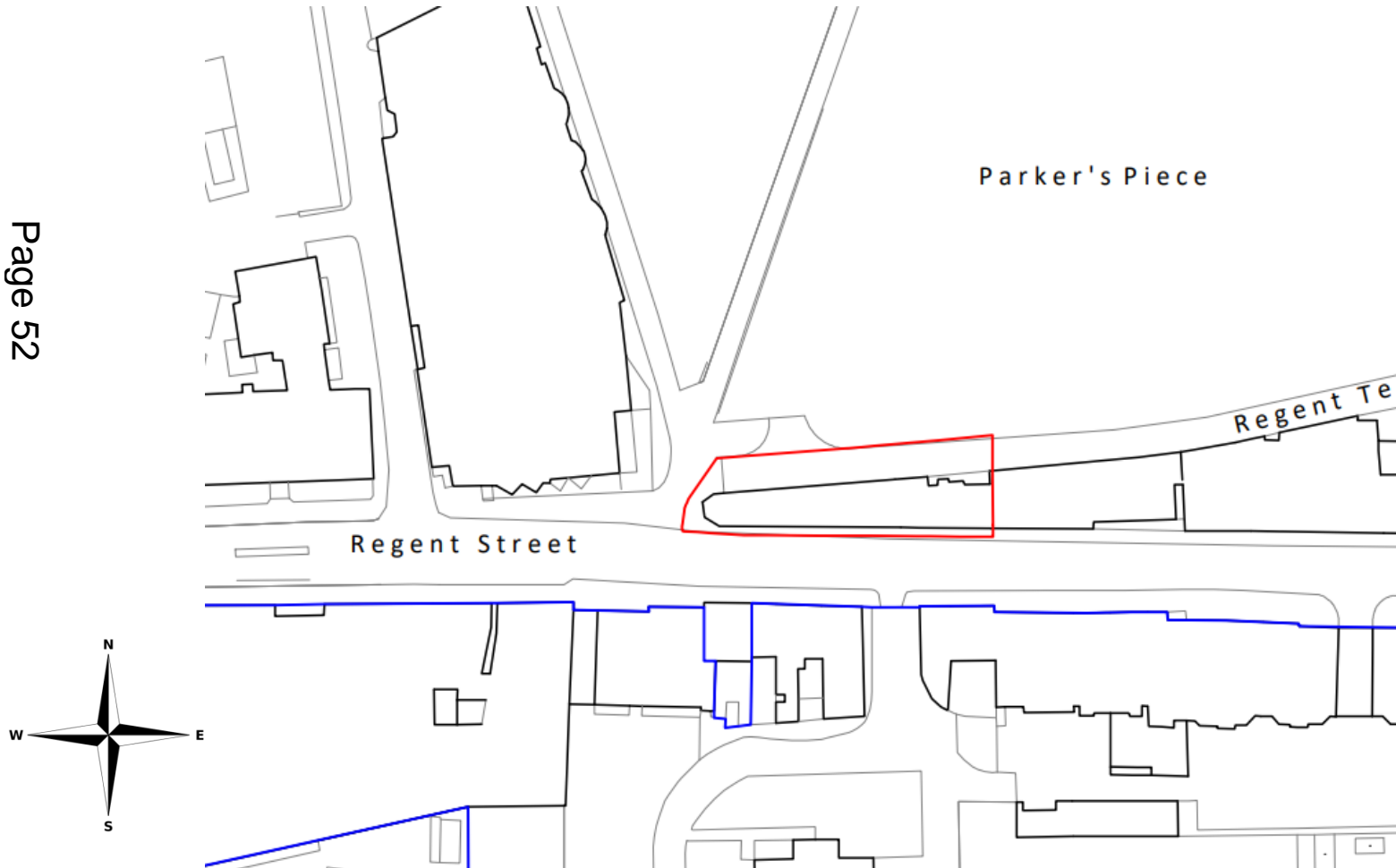
Officer Recommendation: Approve

23/04952/FUL

19-35 Regent Street

Site Location Plan

Page 52

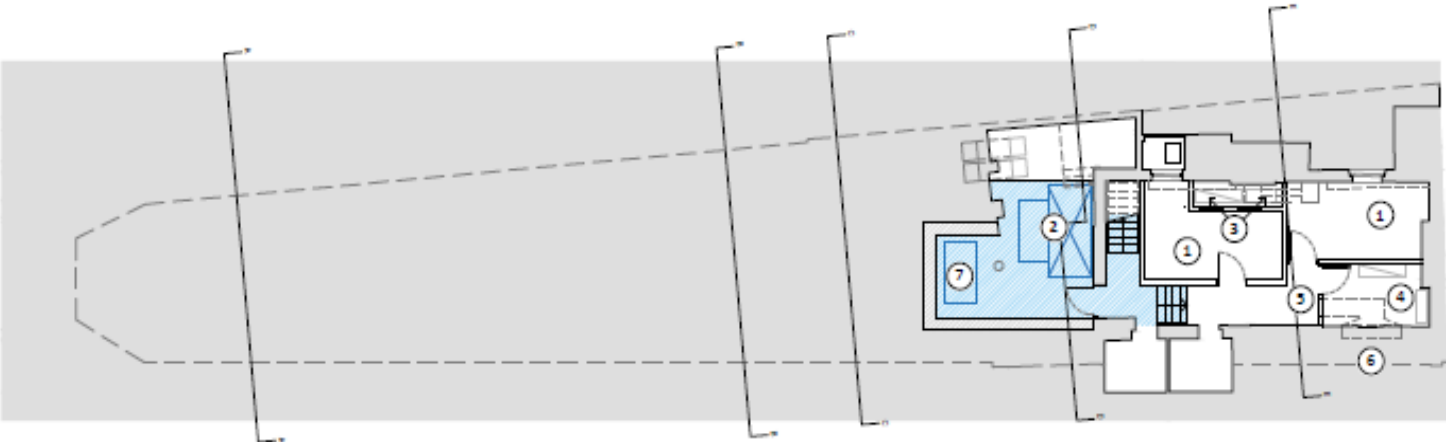


Existing/Proposed basement plan



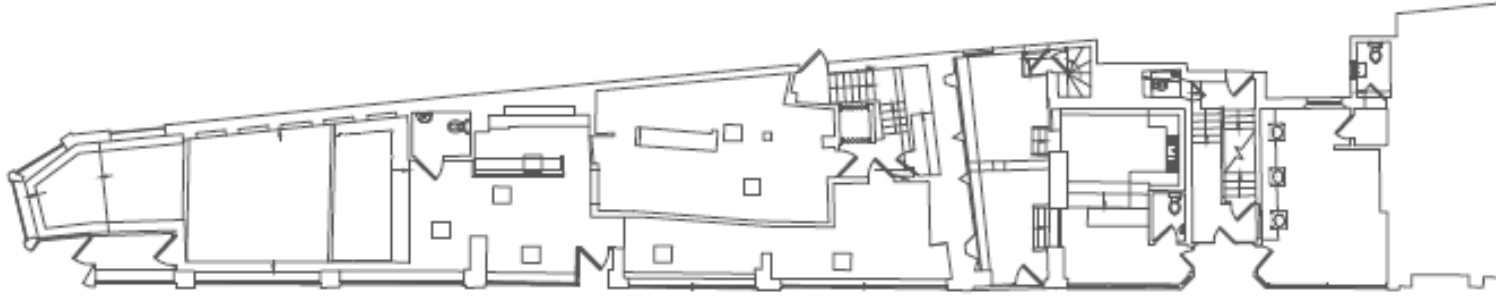
Existing plan

Page 53

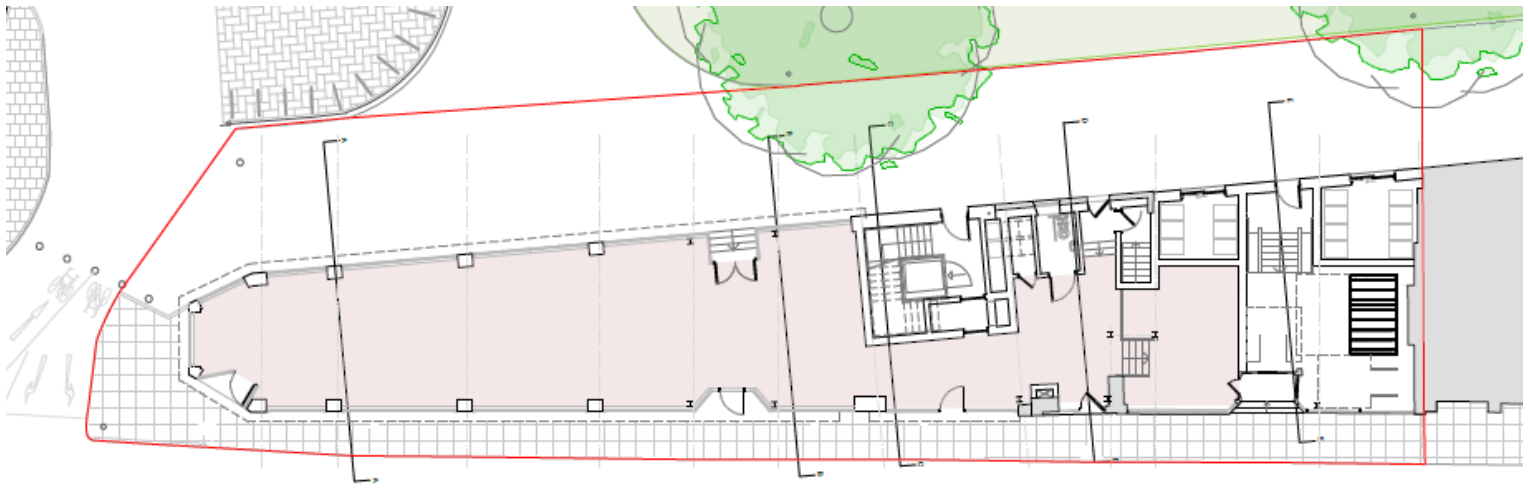


Proposed plan

Existing/Proposed ground floor plan



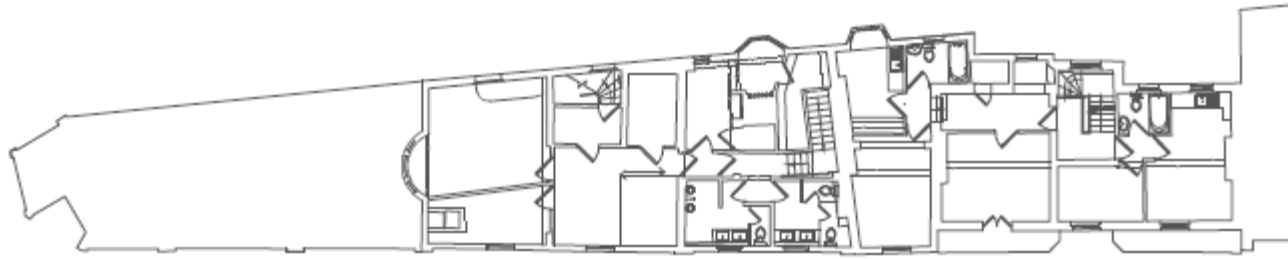
Existing plan



Proposed plan

Page 54

Existing/Proposed first floor plan



Existing plan

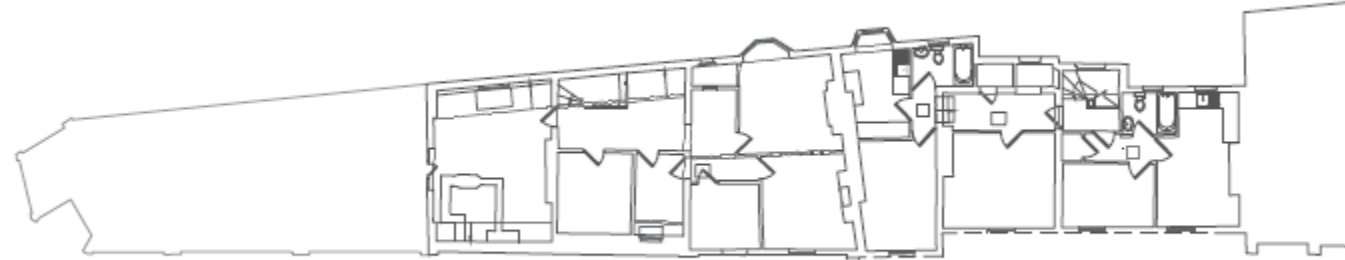
Page 55



Proposed plan

Existing/Proposed second floor plan

Page 56

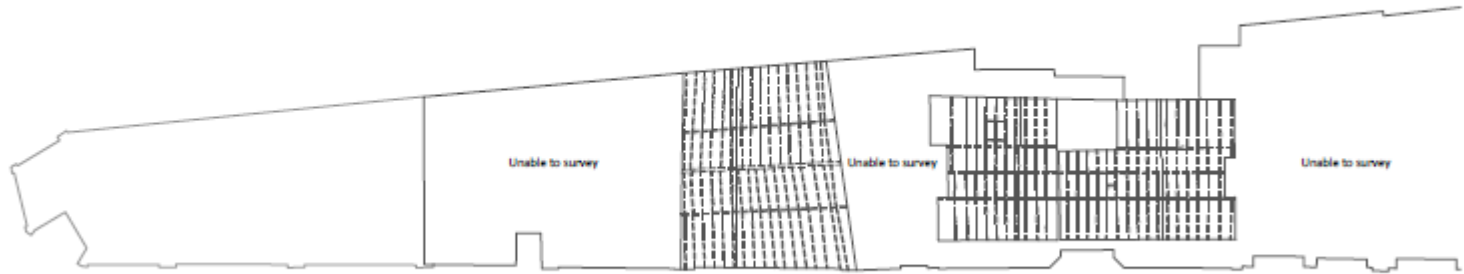


Existing plan



Proposed plan

Existing/Proposed third floor plan



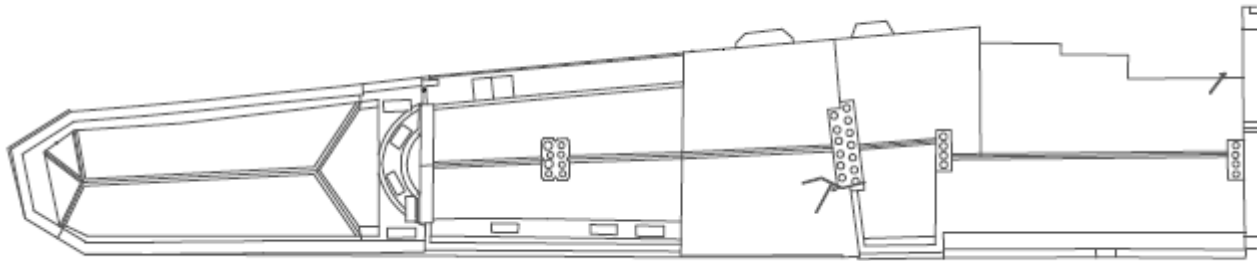
Existing plan

Page 57

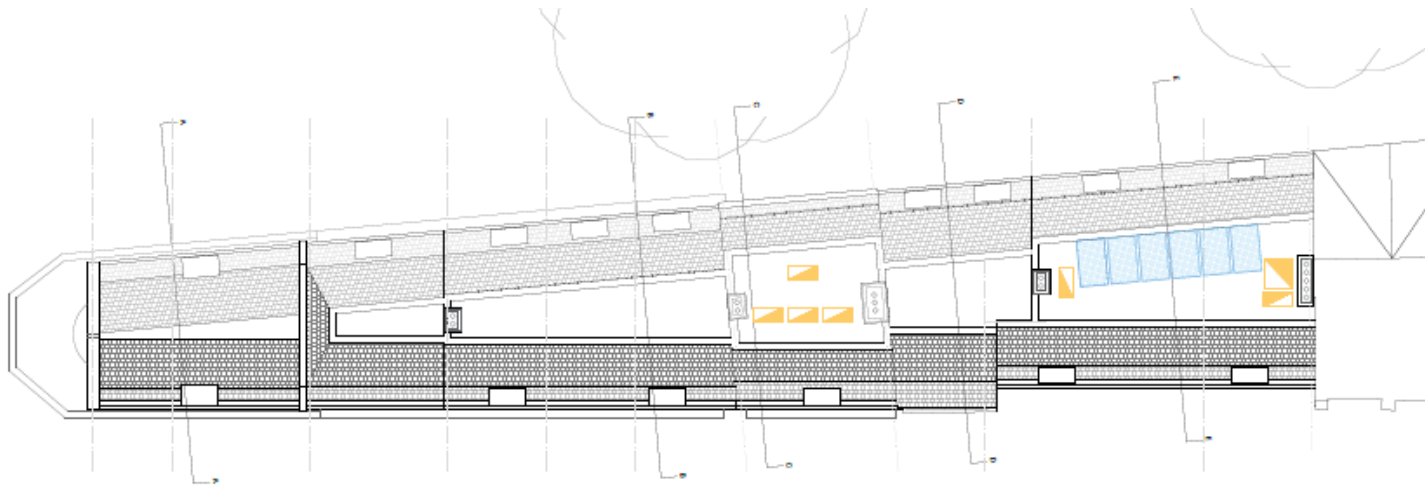


Proposed plan

Existing/Proposed roof plan



Existing plan

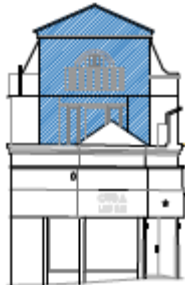


Proposed plan

Demolition Elevations



Page 59



Key

- Existing to be removed
- Existing to be retained
- Existing to be relocated

Regent Terrace Elevation



Planning Balance

Approval

Key material considerations



Refusal

Key material considerations

Page 61

Officer Recommendation: Approve / Refuse

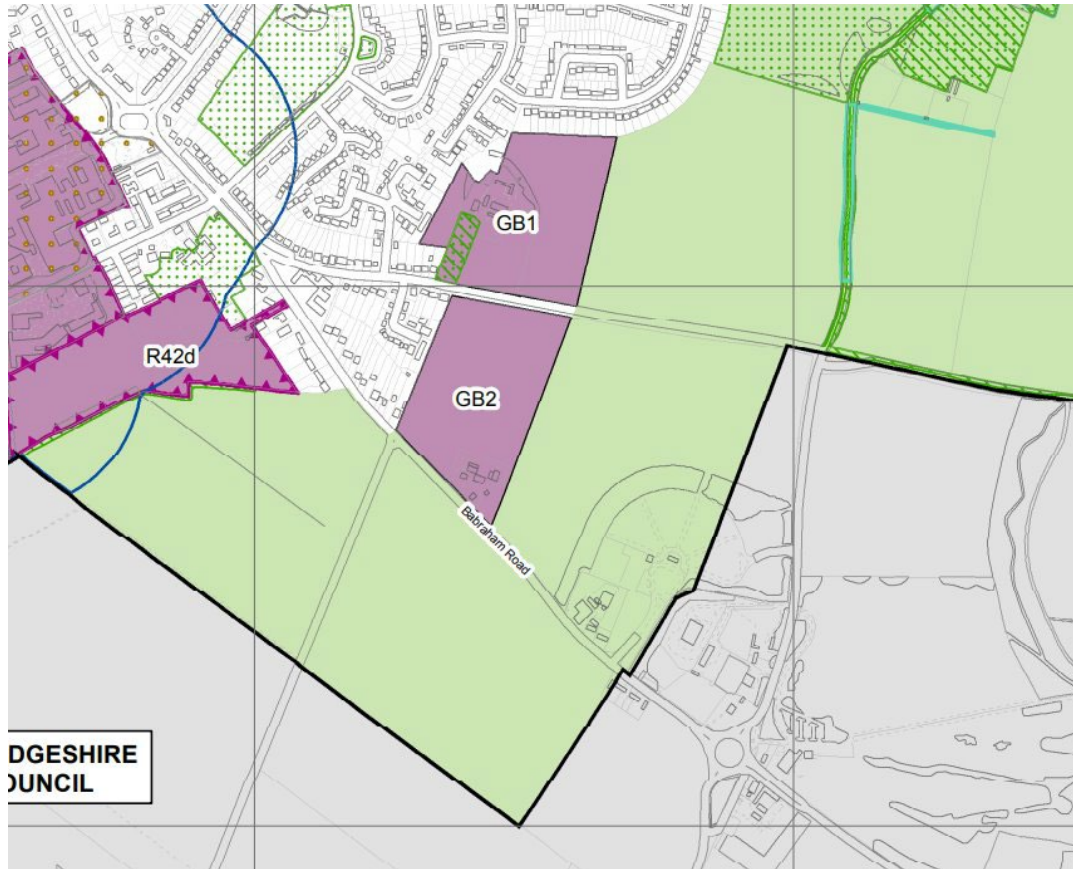
24/01704/S73- Land South Of Worts Causeway

Section 73 to vary condition 3 (approved drawings) and 23 (pre assessment BREEAM report) of application reference: 19/1168/OUT.

Site Location Plan



GB2 Allocation



Summary of the Proposed Amendments

- 1) An amendment to Condition 3 (Compliance with Parameter Plans) to update and clarify the proposed building heights parameter plan.
- 2) An amendment to Condition 23 (unchanged but renumbered to condition 16 under application reference 19/1168/NMA1). The applicants are responsible for providing the shell and core of the new facilities and the future tenants of the commercial /community facilities are unknown at this stage. Therefore, the proposal seeks to vary this condition to achieve BREEAM 'Very Good' at pre assessment design stage.

Building Heights Parameter Plan

As Approved

As Proposed

Key

Residential

- Application boundary
- Up to 3 storey (up to 13m)*
- Up to 2 storey (up to 10.2m)*

Typical residential storey height is 3.0m subject to detailed design

Non residential

- Community facilities with potential residential use above (up to 3 storey 14m)*

Typical commercial storey height is 4m subject to detailed design

Notes

AOD figures shown are existing ground levels. The indicative layout aims at providing an earthworks balance across the site to avoid the need to export or import soils. There may be some re-profiling of ground levels that would cause some localised increases of up to 1m but the resultant changes to ridge heights would be balanced by reductions to finished levels/ridge heights elsewhere on site and would not materially alter the overall sense of massing or assessment of the predicted effects of the development.

Building heights extent along streets are subject to the final alignment of the route corridors and will offer flexibility of +10m either side of alignment to be determined at Reserved Matters stage.

*Approximate building heights are inclusive of assumed roof pitch and excludes chimneys.

Key (Outline Application)

Residential

- Application boundary
- Up to 8.5m*
- Up to 10.2m*
- Up to 13m*

Typical residential storey height is 3.0m subject to detailed design

Non residential

- Community facilities with potential residential use above (up to 14m)*

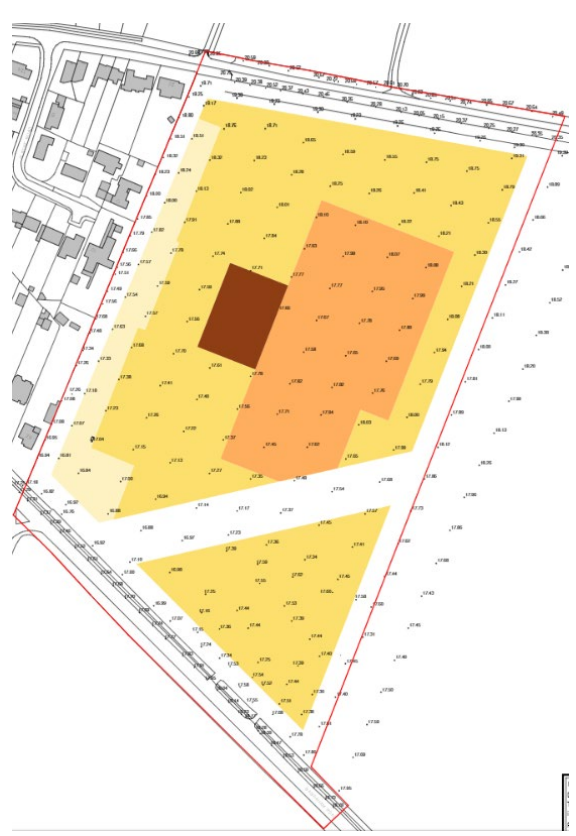
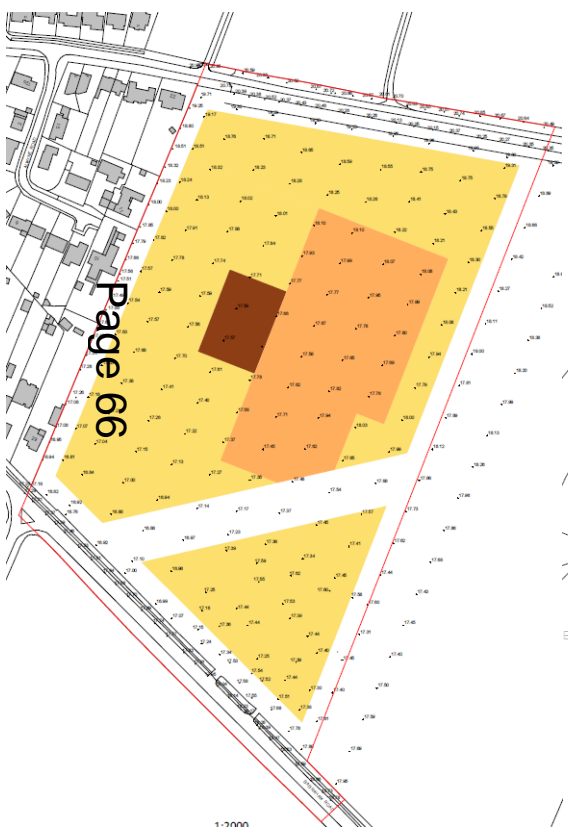
Typical commercial storey height is 4m subject to detailed design

Notes

AOD figures shown are existing ground levels. The indicative layout aims at providing an earthworks balance across the site to avoid the need to export or import soils. There may be some re-profiling of ground levels that would cause some localised increases of up to 1.5m but the resultant changes to ridge heights would be balanced by reductions to finished levels/ridge heights elsewhere on site and would not materially alter the overall sense of massing or assessment of the predicted effects of the development.

Building heights extent along streets are subject to the final alignment of the route corridors and will offer flexibility of +10m either side of alignment to be determined at Reserved Matters stage.

*Approximate building heights are inclusive of assumed roof pitch and excludes chimneys.



Page 66

Proposed Building Heights (in metres)





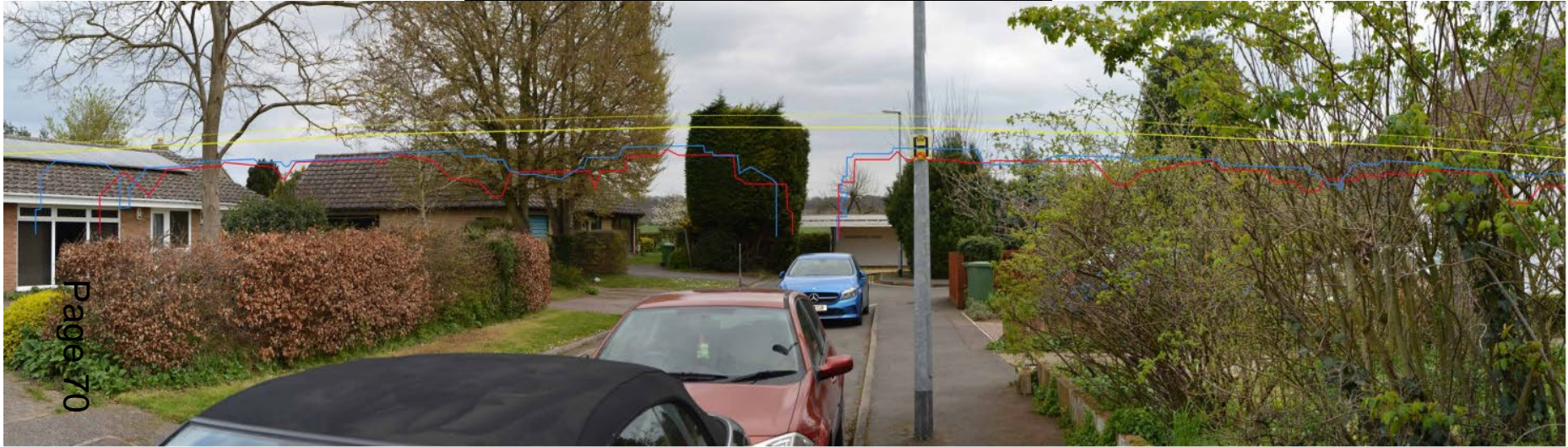
Street Elevation Location



Principle Section on Height Strategy



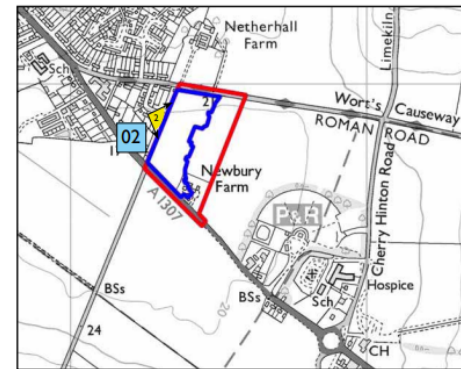
LVIA addendum











Page 70

View 2: Comparison wireline showing the consented and current scheme with parameter heights

KEY PLAN



Legend

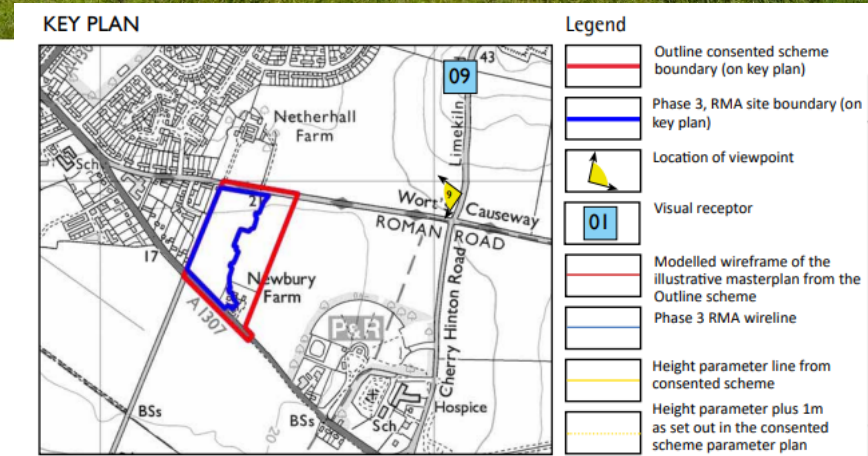
-  Outline consented scheme boundary (on key plan)
-  Phase 3, RMA site boundary (on key plan)
-  Location of viewpoint
-  Visual receptor
-  Modelled wireframe of the illustrative masterplan from the Outline scheme
-  Phase 3 RMA wireline
-  Height parameter line from consented scheme
-  Height parameter plus 1m as set out in the consented scheme parameter plan

LVIA addendum



Page 71

View 9: Comparison wireline showing the consented and current scheme with parameter heights



Condition 16- BREEAM

As Approved

Any reserved matters application including non-residential development shall be accompanied by a pre-assessment BREEAM report prepared by an accredited BREEAM Assessor, indicating that the building is capable of achieving the applicable 'excellent' rating as a minimum, with maximum credits achieved for Wat 01.

Reason: In the interests of reducing carbon dioxide emissions, ensuring efficient use of water and promoting principles of sustainable construction and efficient use of buildings, in compliance with Cambridge Local Plan (2018) Policy 28.

As Proposed

Any reserved matters application including non-residential development delivered to shell stage shall be accompanied by a pre-assessment BREEAM Report prepared by an accredited BREEAM Assessor, indicating that the building is capable of achieving Very Good rating as a minimum. The pre assessment report shall include a Wat01 Calculator to demonstrate the proposed specification required to achieve maximum 5 credits in the Wat01 issue of BREEAM.

Following completion of the first fit out of the commercial space, and prior to occupation, a report including a Wat01 Calculator shall be prepared by an accredited BREEAM Assessor and submitted to the Local Authority for approval to demonstrate the non-residential elements meet the maximum 5 credits in the Wat01 section of BREEAM based on the product installations. The report shall include relevant drawings showing the location of the necessary sanitaryware and any required water reuse infrastructure required to facilitate achieving the 5 credits Wat01 target. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions, ensuring efficient use of water and promoting principles of sustainable construction and efficient use of buildings, in compliance with Cambridge Local Plan (2018) Policy 28.

Planning Balance

Approval

Key material considerations

- Acceptable revised building heights parameter plan
- Acceptable revised wording for condition 16 (BREEAM).



Refusal

Key material considerations

- None

Officer Recommendation: Approve, subject to conditions and the S106 attached to the original permission

This page is intentionally left blank