

Planning Committee



GREATER CAMBRIDGE
SHARED PLANNING

MAJOR APPLICATIONS

24/03964/FUL - Land at Mercers Row

Site Location Plan

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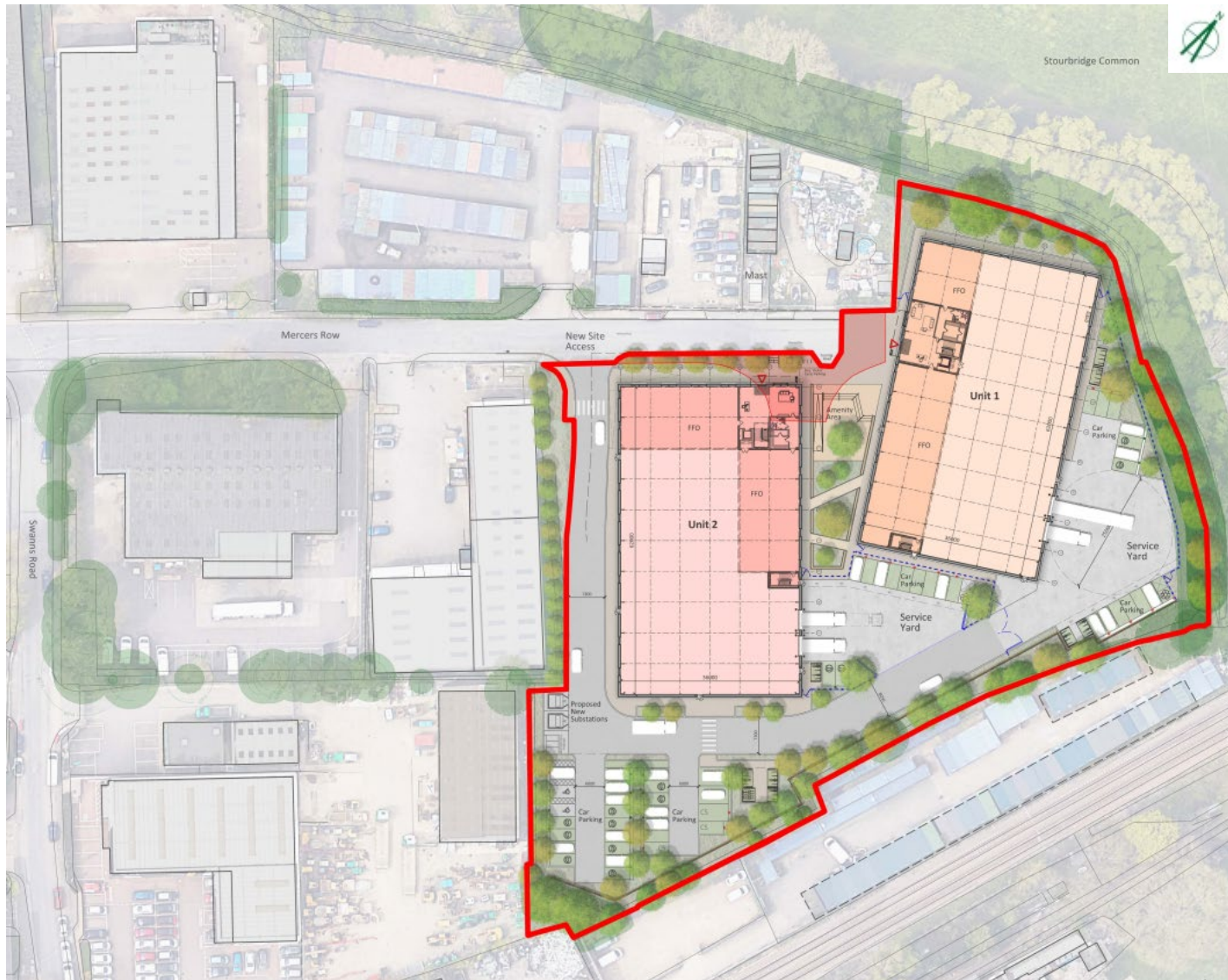


Indicative Site Plan – Phase 1 and 2

Page 5



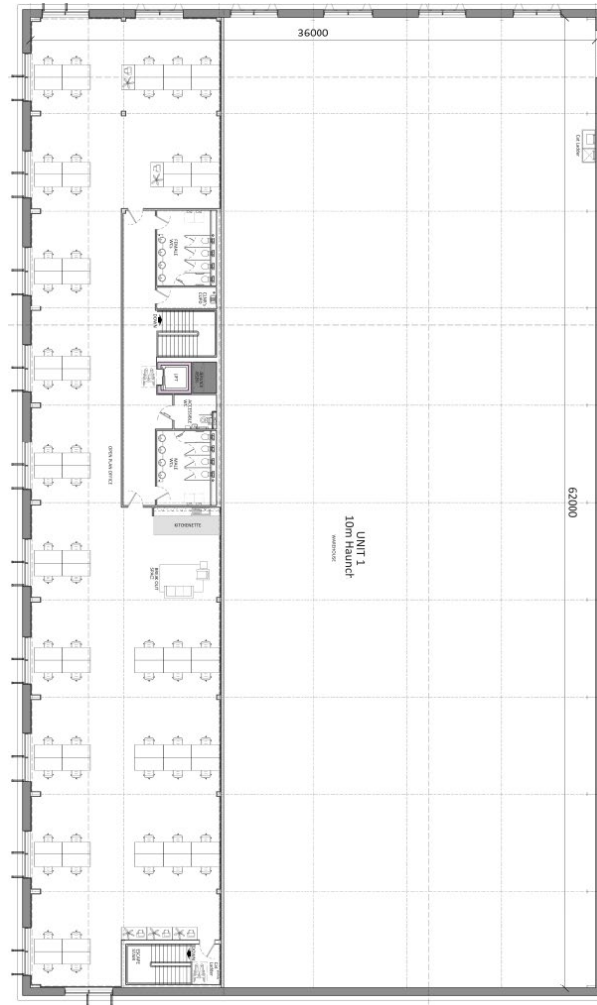
Proposed Site Plan – Phase 1



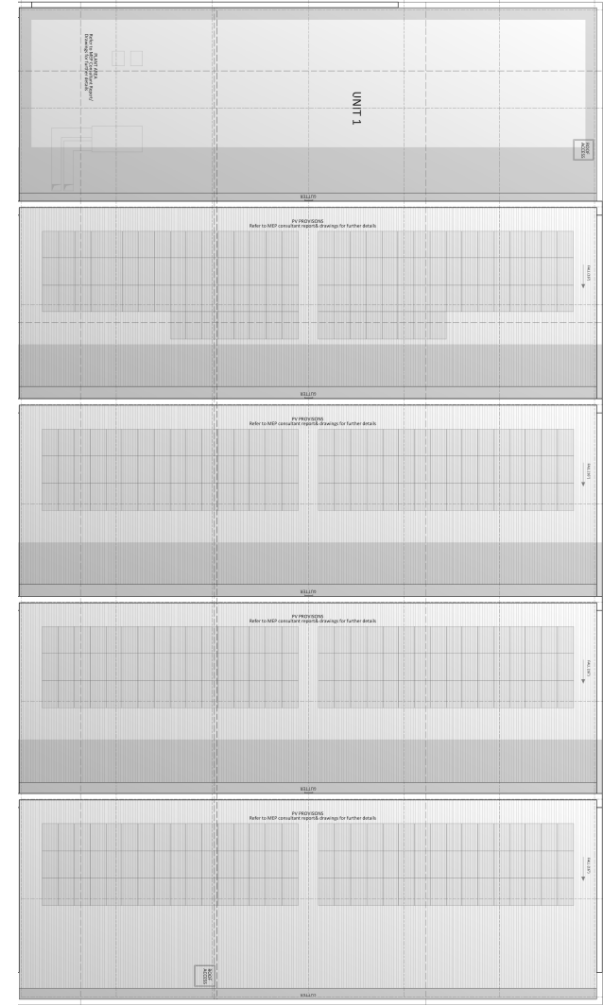
Phase 1: Unit 1 Floor Plans



Ground Floor



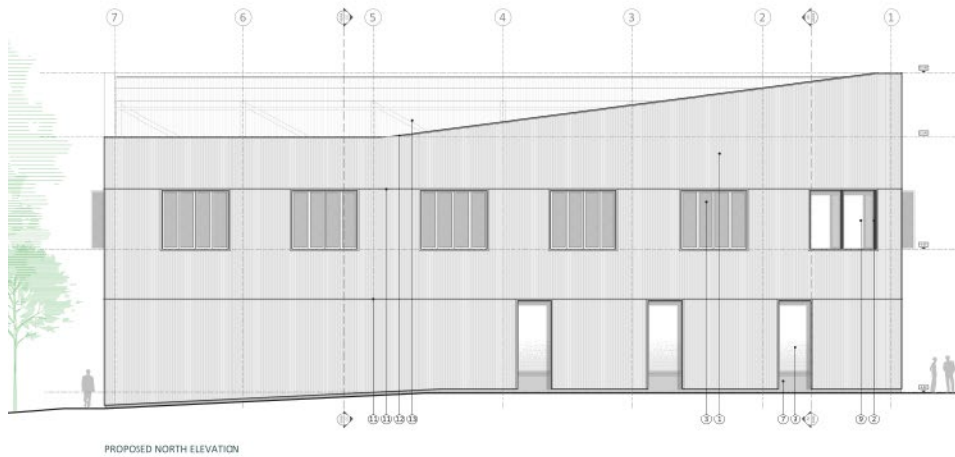
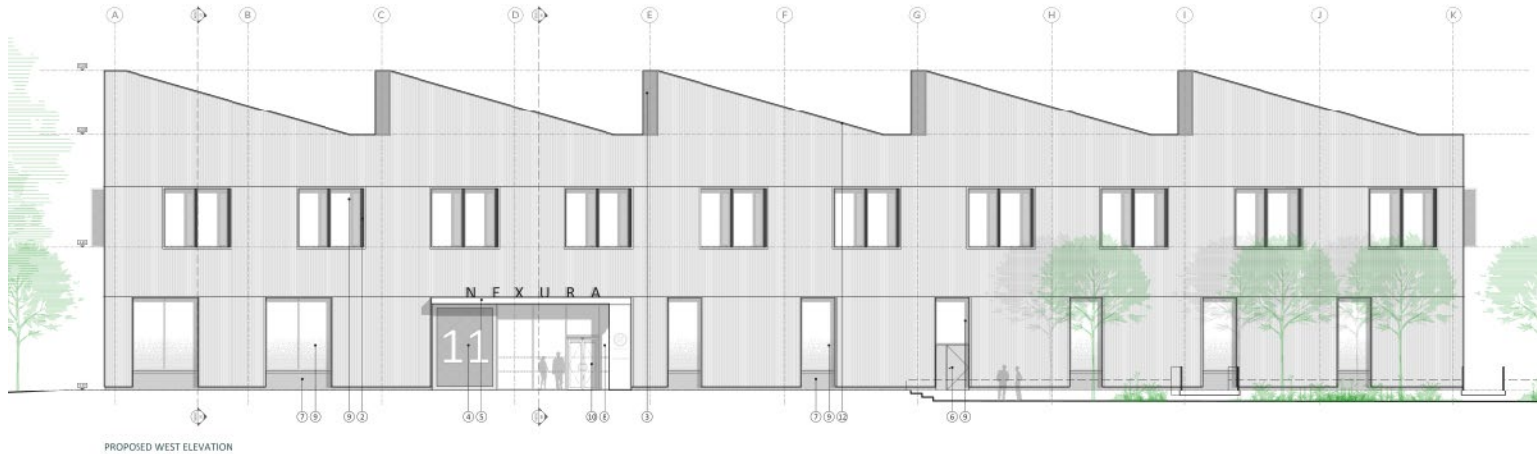
First Floor



Roof

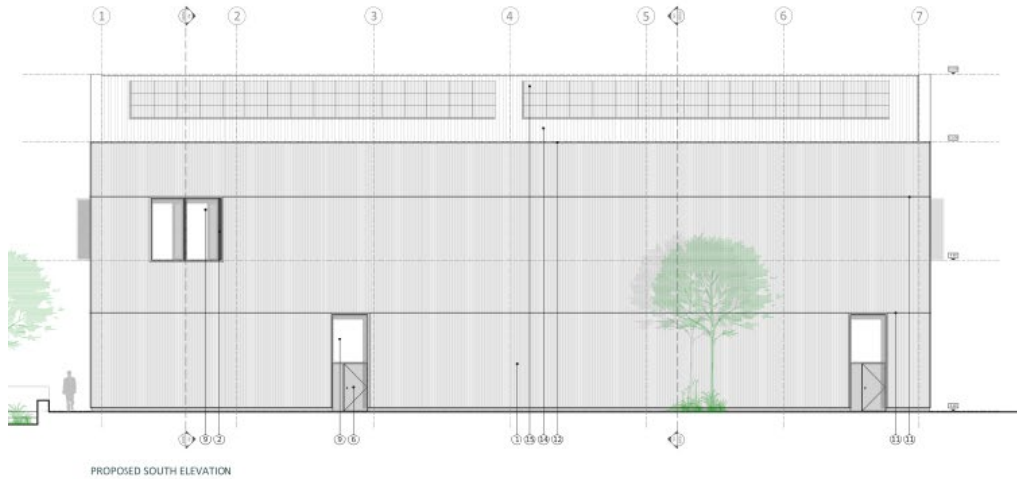
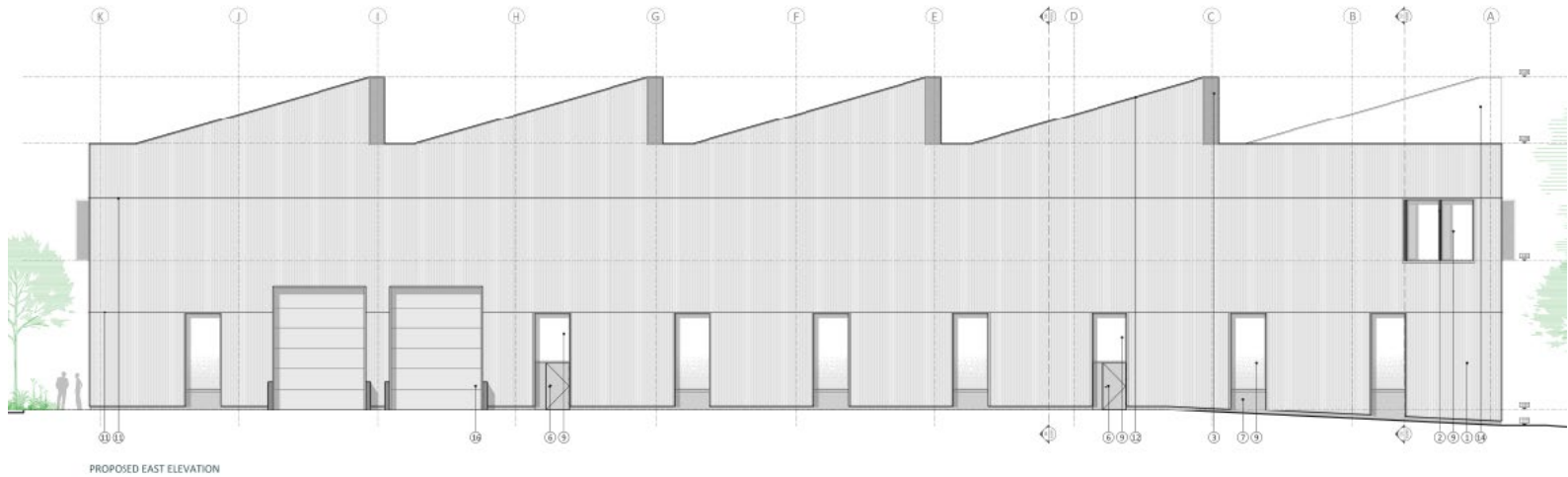
Phase 1: Unit 1 Elevations

Page 8



Phase 1: Unit 1 Elevations

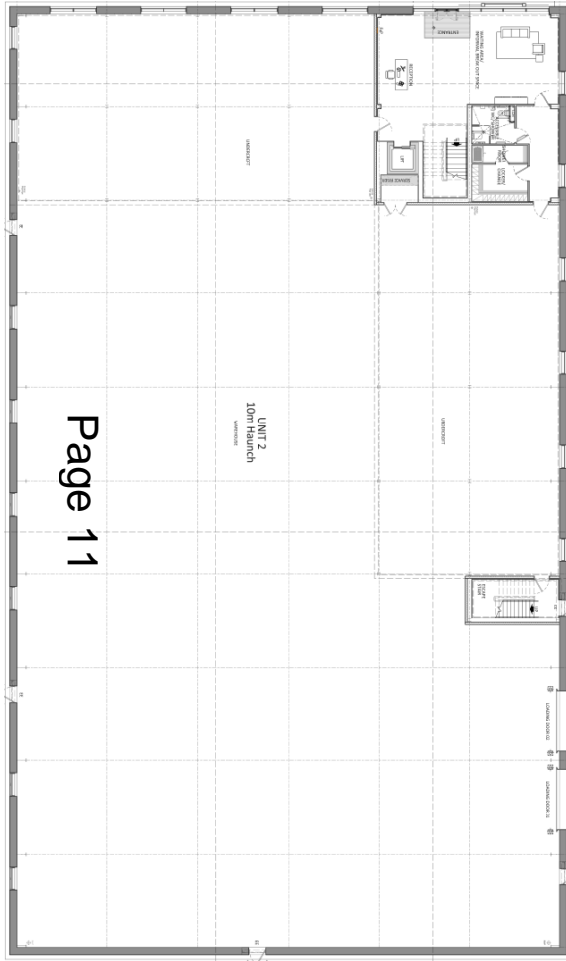
Page 9



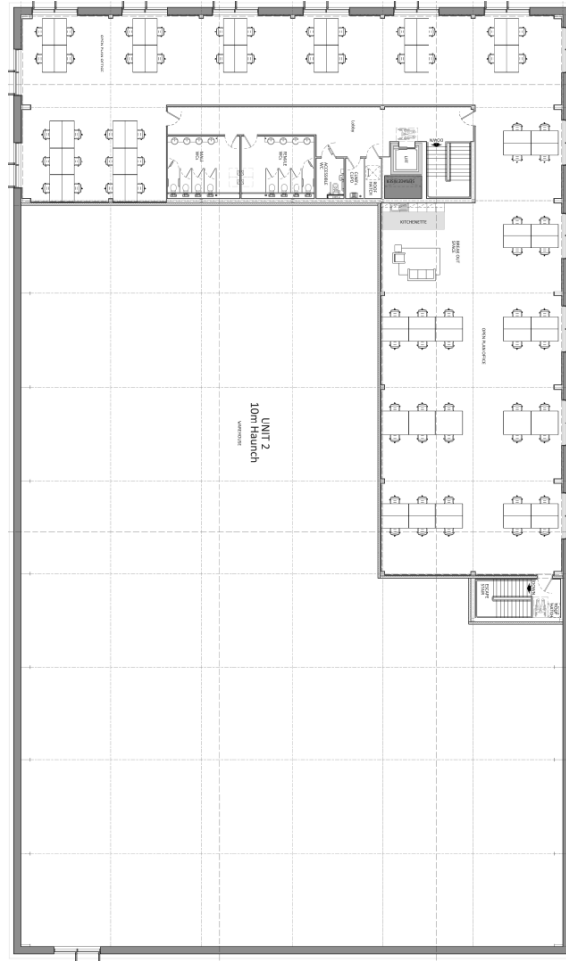
Page 10



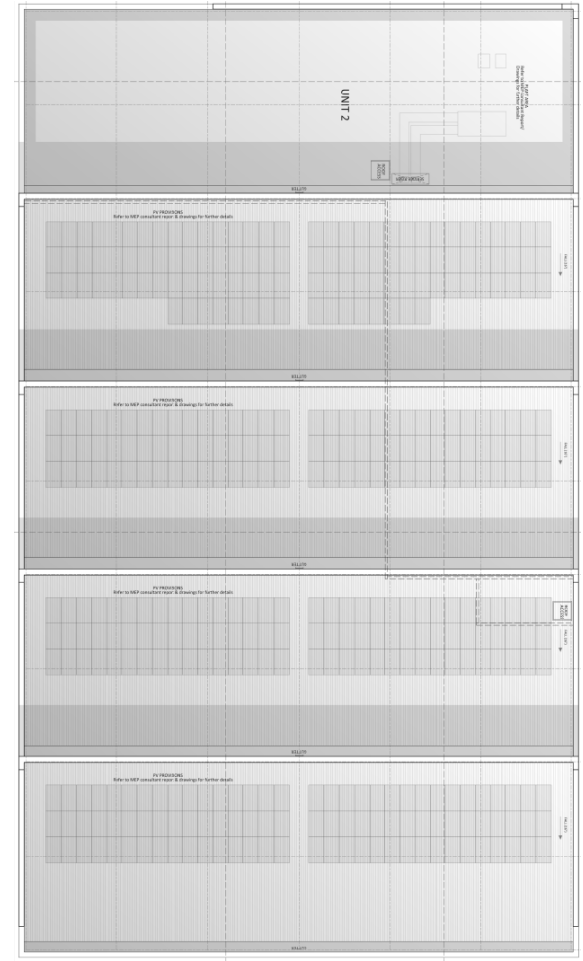
Phase 1: Unit 2 Floor Plans



Ground Floor



First Floor



Roof

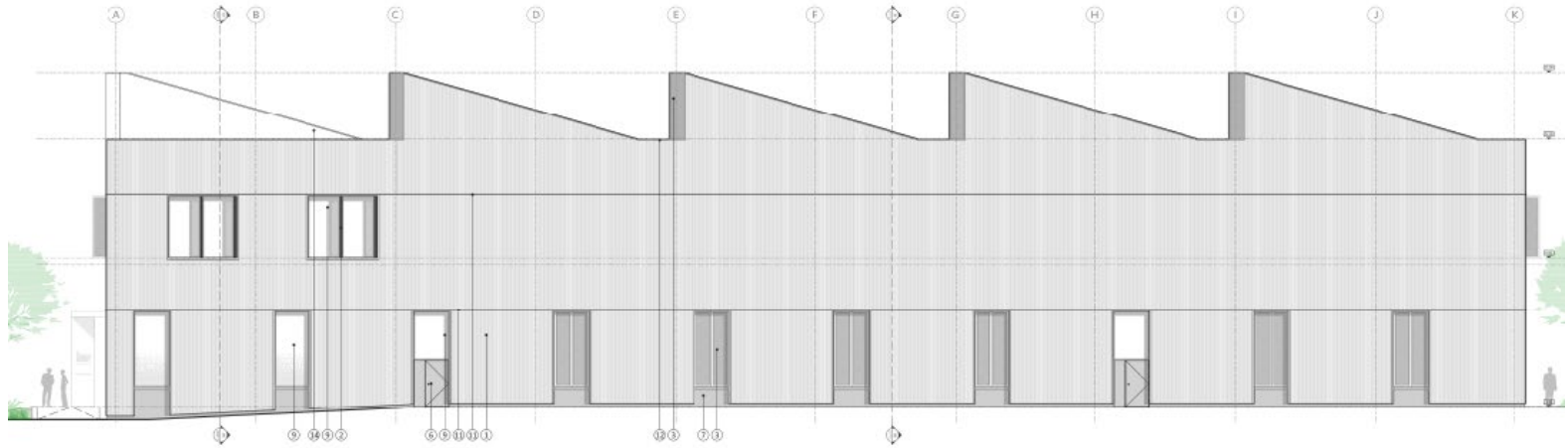
Phase 1: Unit 2 Elevations

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Phase 1: Unit 2 Elevations

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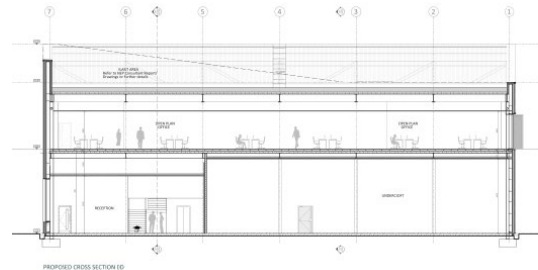
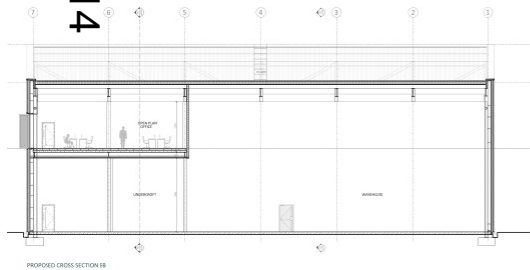
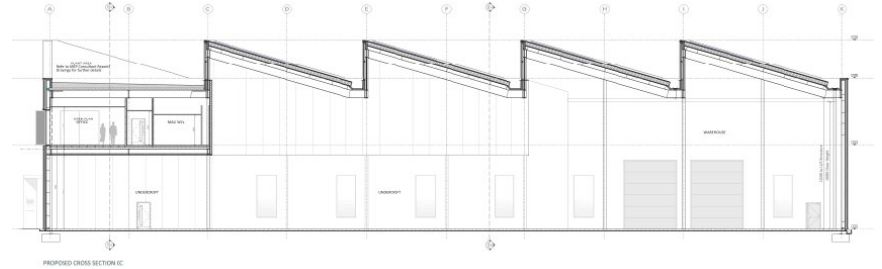
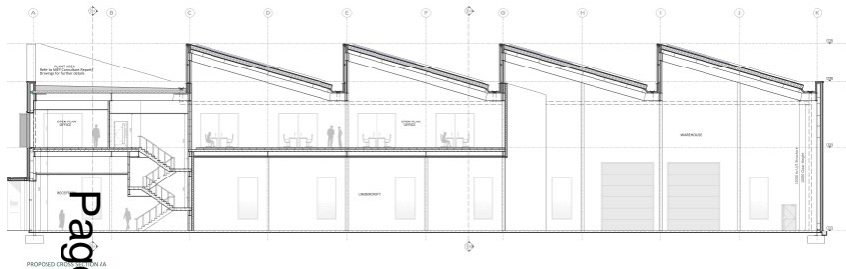


PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

Phase 1: Unit 2 Sections



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Master Plan Principles

4.2 MASTERPLAN PRINCIPLES

OUTLINE DESIGN PRINCIPLES 

4.2.1 PLAN DIAGRAM

The masterplan proposal is supported by simple principles, which comprise a series of clauses and examples. Two levels of control are indicated by the following terms:

- 'Must' indicates mandatory compliance.
- 'Should' indicates strong encouragement.

Please refer to the design of Phase 1 as an exemplar for the overall quality, materials, and colours.

The masterplan proposal -
An outline permission with all matters reserved for the demolition of existing units and erection of up to 5,700 sq. m (GIA) of commercial floorspace within a range of buildings for Mid-Tech (Use Classes E(g)(ii); E(g)(iii), B2, B8), and Community facilities (Use Classes E).



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MERCERS ROW Design and Access Statement | October 2024

Visualisations



Visualisations



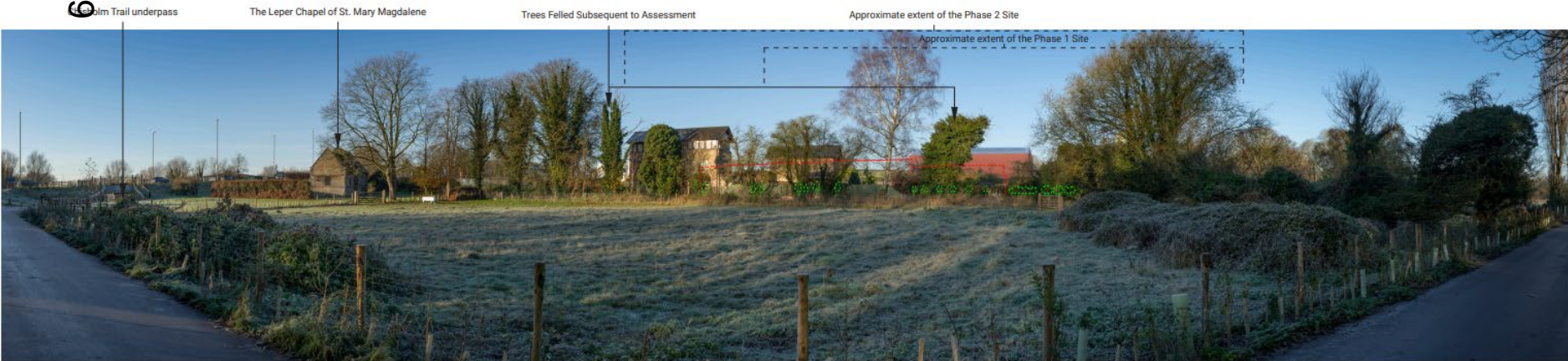
The buildings are designed to be glimpsed through the trees from Stourbridge Common



Visualisations



Photograph 4: View north from Newmarket Road (Taken 01/12/2023)



Photograph 6: View west from Chisholm Trail, Ditton Meadows (Taken 01/12/2023)

Visualisations



Photograph 21: View south from PRow 39/17, Harcamlow Way, Stourbridge Common (Taken 01/12/2023)

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Planning Balance

Approval

Key material considerations

- Provision of Mid-Tech employment floor space;
- Provision of long term jobs;
- Provision of short term jobs in construction phase
- Redevelopment of a run-down area;
- Biodiversity Net Gain



Refusal

Key material considerations

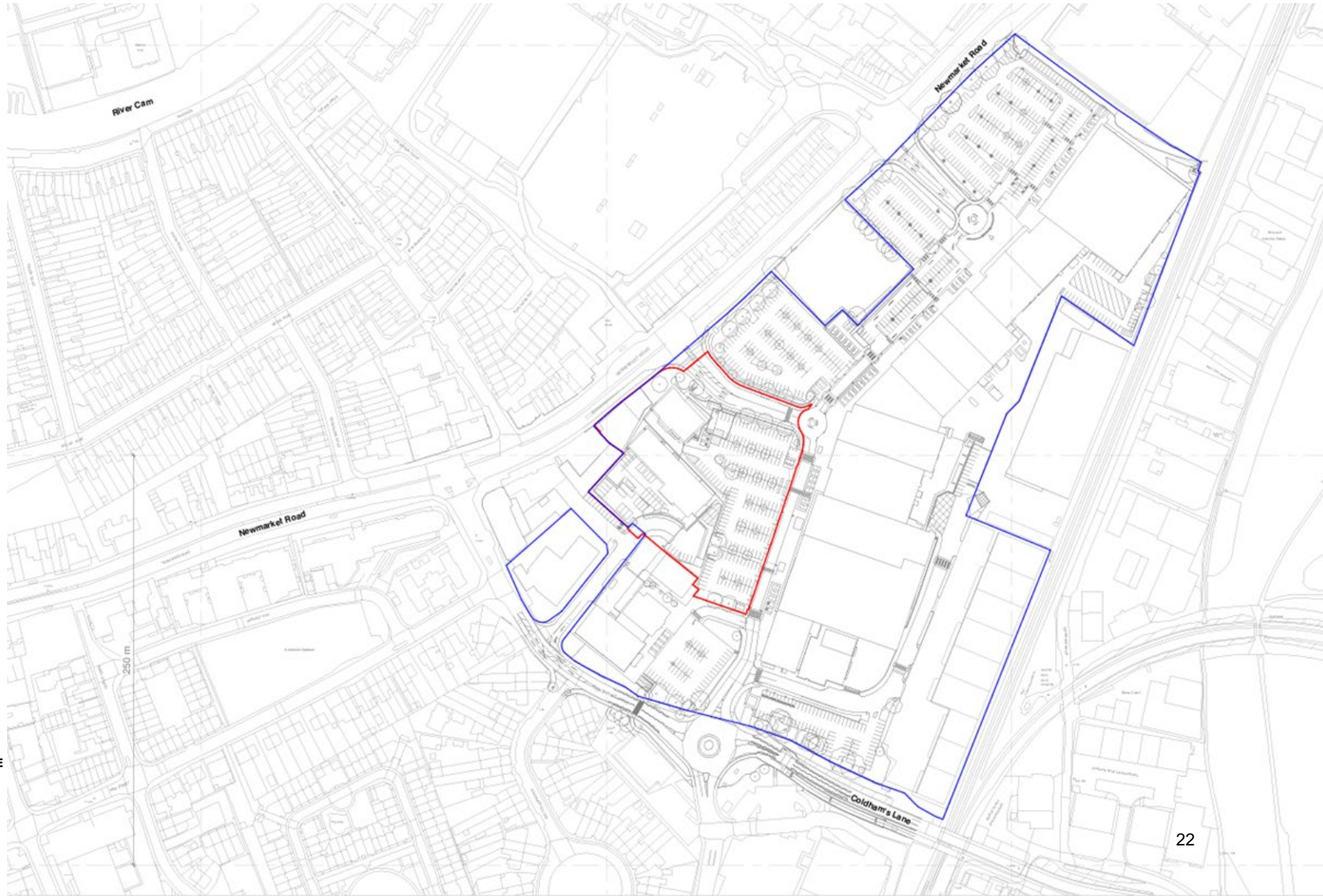
- None

Officer Recommendation: Approve subject to Conditions and S106 Agreement

24/03088/FUL - 230 Newmarket Road

Site Location Plan

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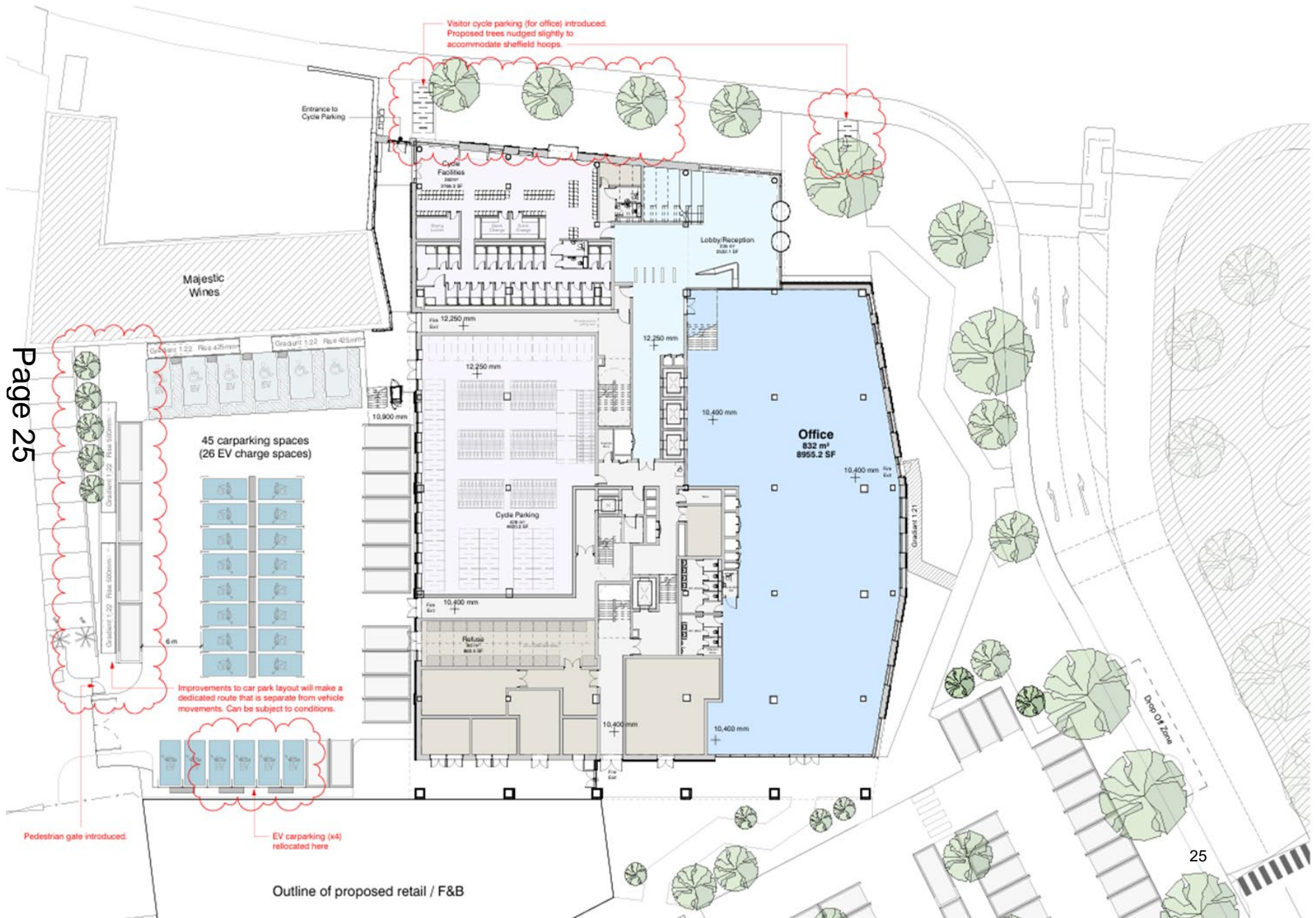
Existing Site Plan



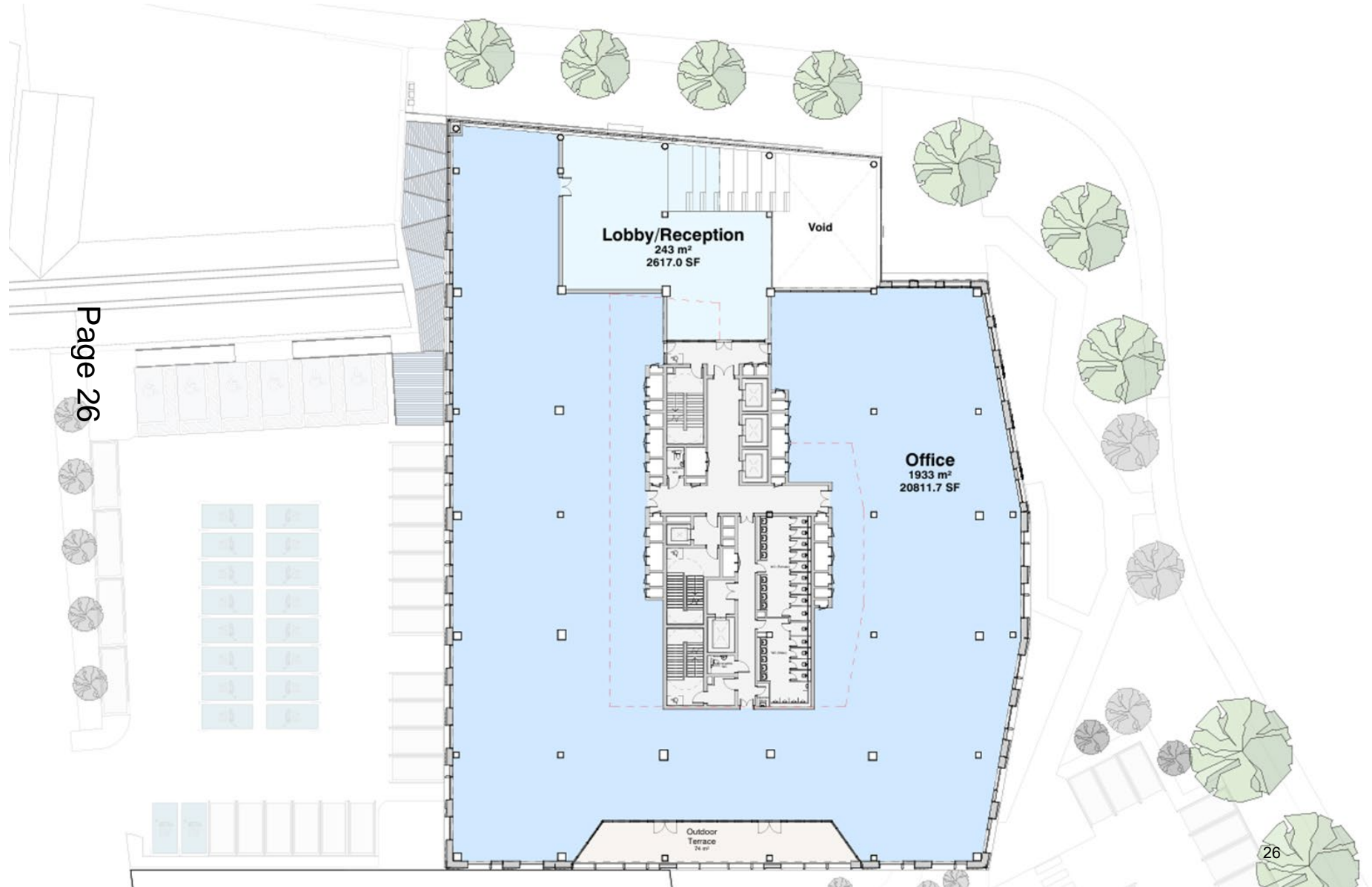
Proposed Site Plan



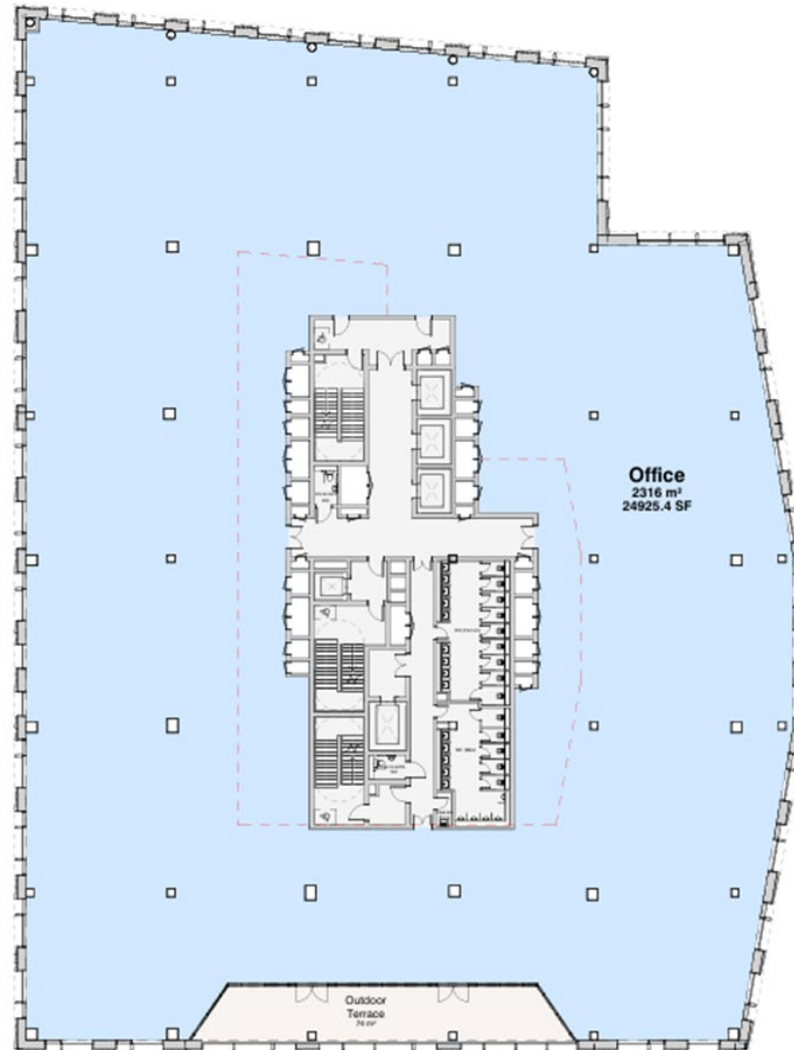
Proposed Ground Floor Plan



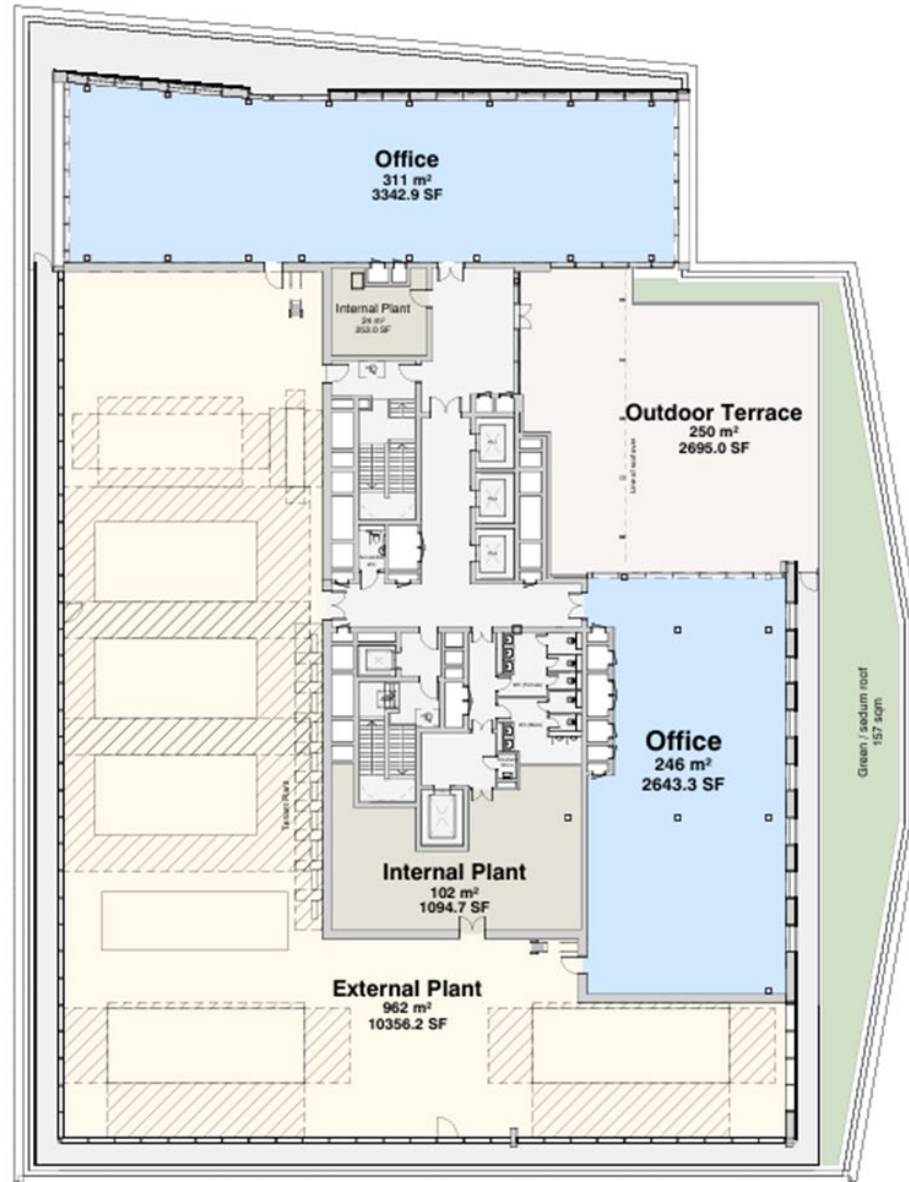
Proposed First Floor Plan



Proposed Second/Third/Fourth Floor Plans



Proposed Fifth Floor Plan



Proposed Roof Plan



Proposed Street Scene Contextual Elevations



1 Proposed Contextual North - West Elevation



2 Proposed Contextual South - East Elevation

Proposed Street Scene Contextual Elevations



3 Proposed Contextual North - East Elevation



4 Proposed Contextual South - West Elevation

1:500 0m 5m 10m 20m

Proposed Elevations - NW and SE



1 Proposed North-West Elevation
1 : 200



2 Proposed South-East Elevation
1 : 200

Proposed Elevations - NE and SW Elevations



1 Proposed North-East Elevation
1 : 200



2 Proposed South-West Elevation
1 : 200

Proposed Sections



Proposed Section AA

1:200



Proposed Section BB

1:200



Legend

- Core
- External Plant
- Internal Plant
- Lobby
- OFFICE
- OUTDOOR TERRACE
- Service Risers

PL 1401024	Planning Submission
PL 1401024	Planning Draft Issue
PL 1401024	Design Review - Client
PL 1401024	Design Review
PL 1401024	Planning Consultation
PL 1401024	Draft Issue

Rev. Date Revision

leonard design
23 Newmarket Road
Newmarket, Essex, UK
0203 254 1111
info@leonarddesign.co.uk

RAILPEN

Project
230 Newmarket I

Drawing Title
Proposed Section

Project Number
1256

34

Scale (1:200)
As Indicated

File Name
NBR-LDA-XX-XX-CR-A-

Proposed Visualisations

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7.0 The Proposals

7.9 Views

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Planning Balance

Approval

Key material considerations

- Provision of office space within a sustainable location
- Design and scale of the development will enhance the existing site and create a stronger frontage along Newmarket Road, whilst respecting the skyline of Cambridge
- The scale and design would not result in any additional harm upon the amenities of neighbouring properties opposite the site
- The car parking provision and the overprovision of cycle parking is acceptable in this sustainable location
- Additional tree planting and provision of green roof will provide on site BNG



Refusal

Key material considerations

- None

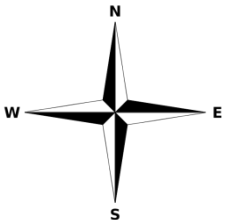
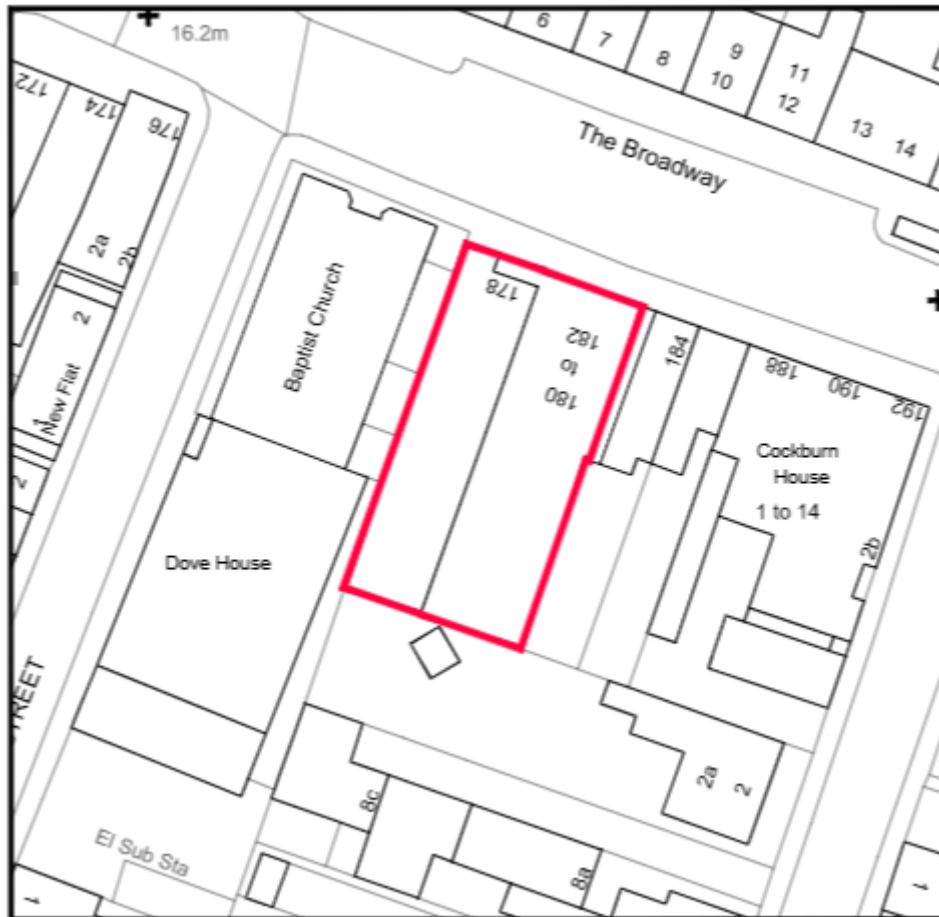
Officer Recommendation: Approve subject to conditions and S106 Agreement

MINOR APPLICATIONS

24/02013/FUL

178 – 182 Mill Road

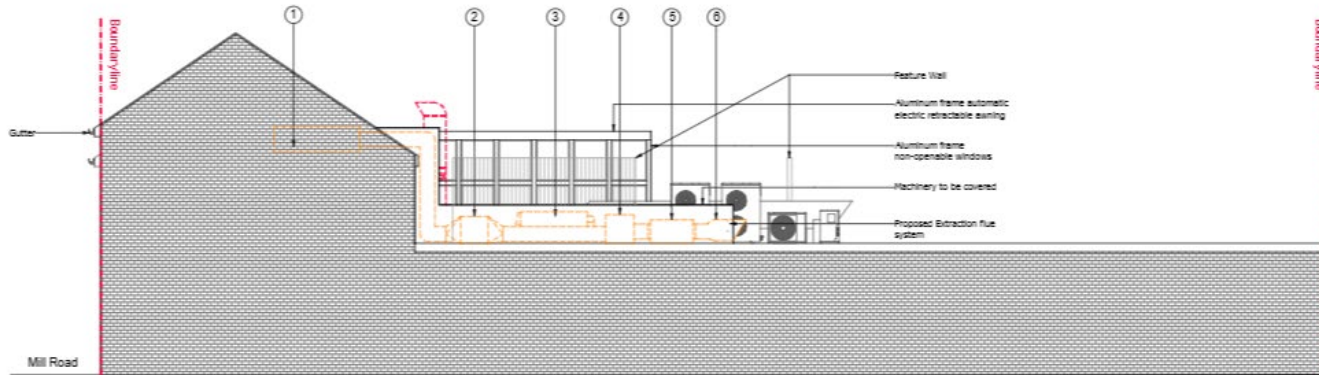
Site Location Plan



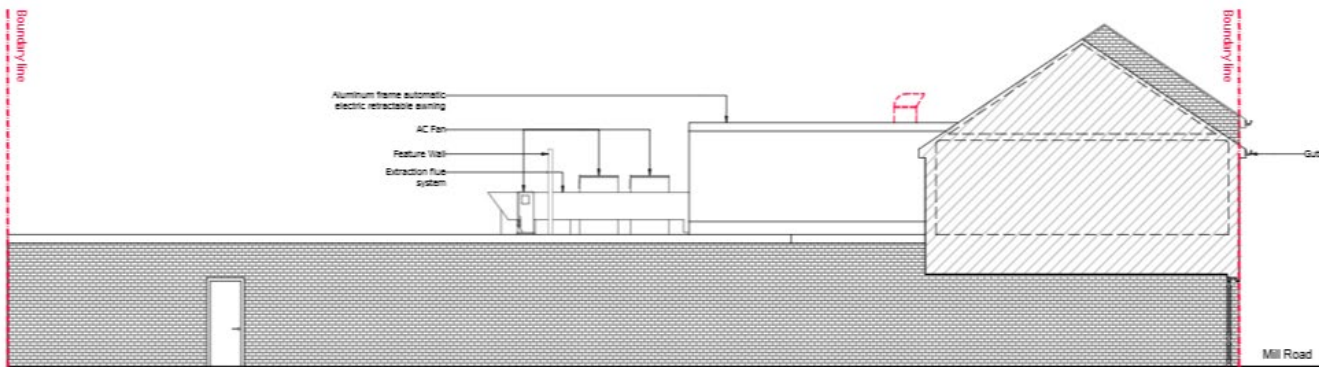
Proposed Front and Rear Elevations



Proposed Side Elevations



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

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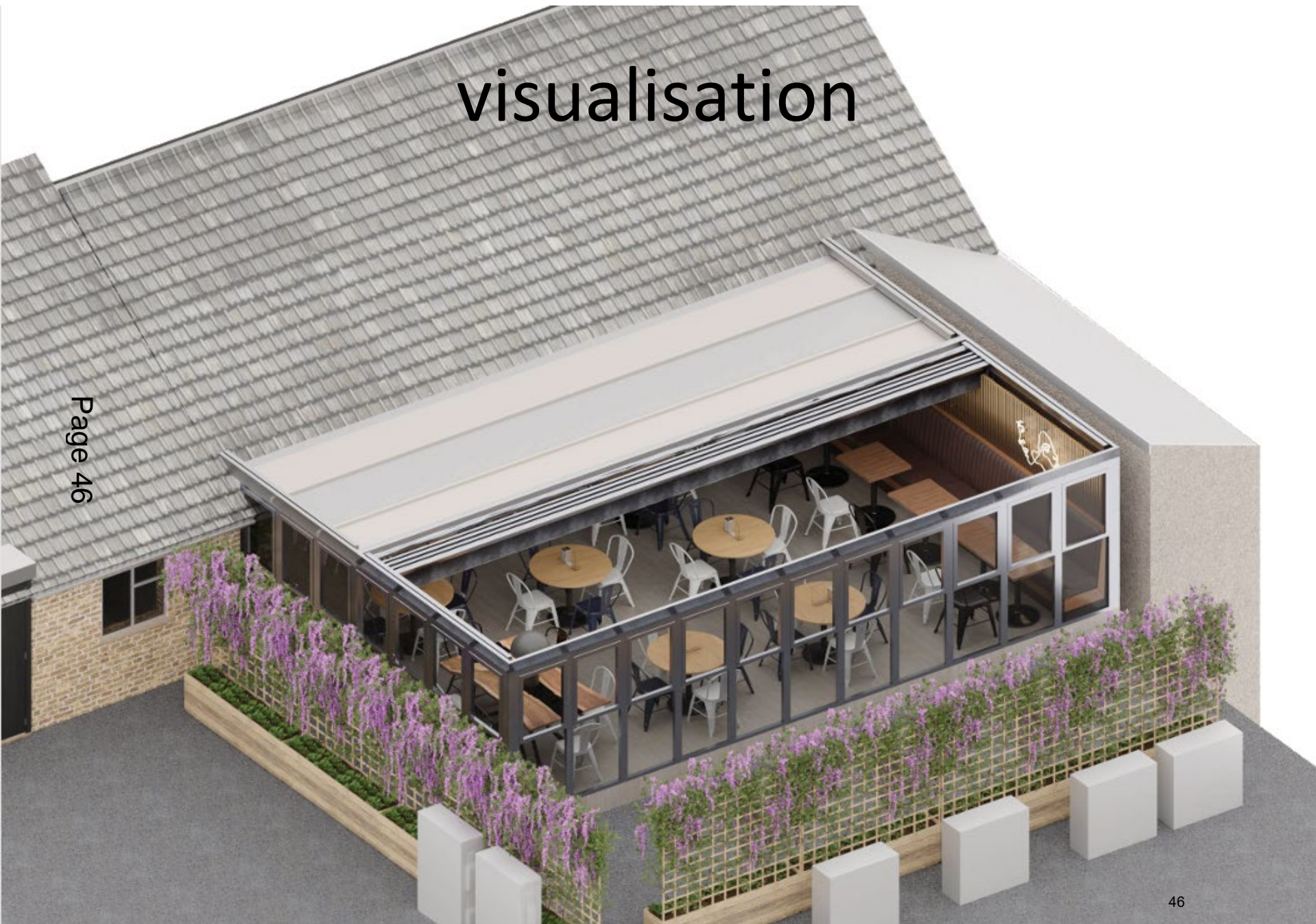


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visualisation

Page 46



visualisation

Page 47



visualisation

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HARVEST
Cambridge

3

2

1

Planning Balance

Approval

Key material considerations

- Proposal would not cause harm to the character and appearance of the Conservation Area

Page 49.

Proposal would not cause any undue harm to neighbouring properties



Refusal

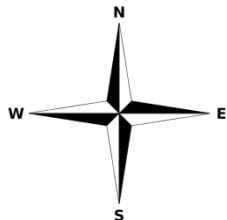
Key material considerations

Officer Recommendation: Approve

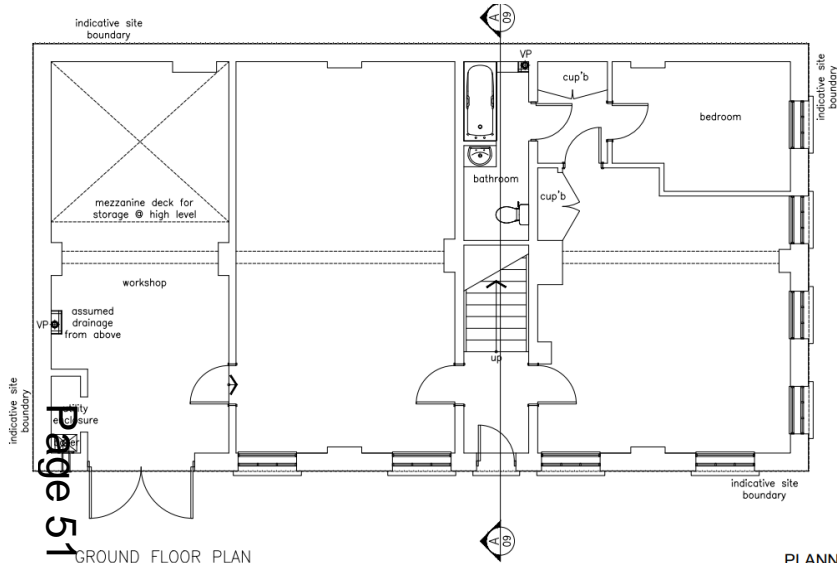
24/04252/FUL - 18 Upper Gwydir Street

Site Location Plan

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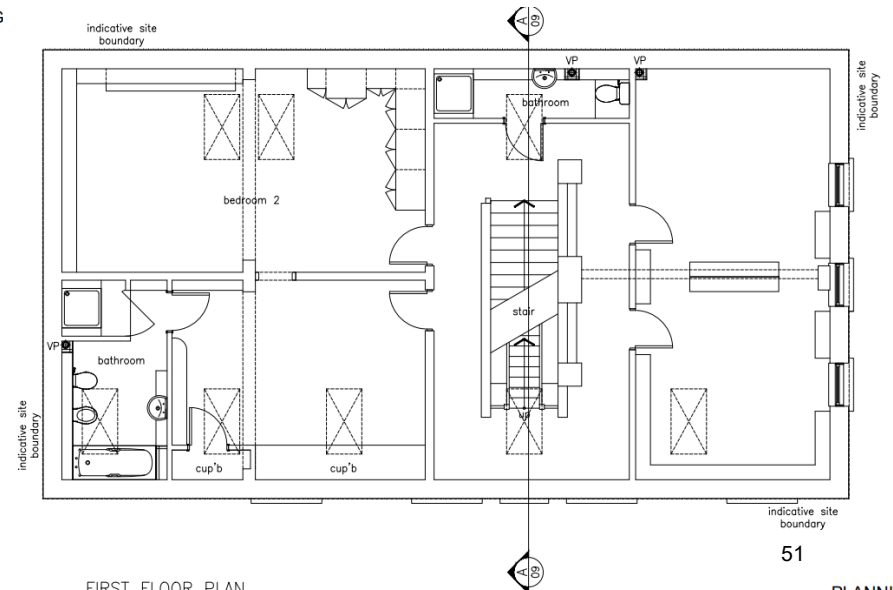


Existing Ground & First Floor Plan



GROUND FLOOR PLAN

PLANNING



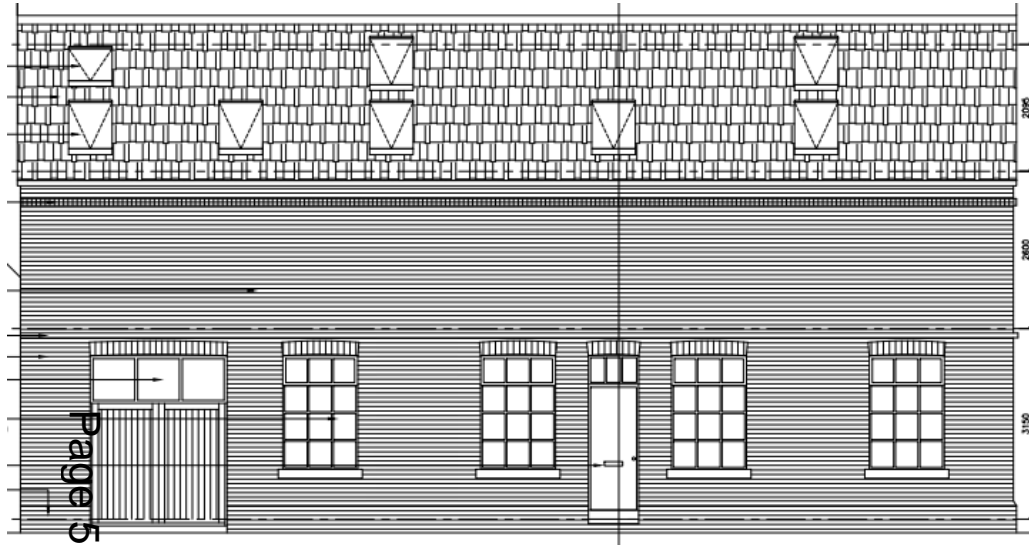
FIRST FLOOR PLAN

PLANNING

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Existing East & North Elevations

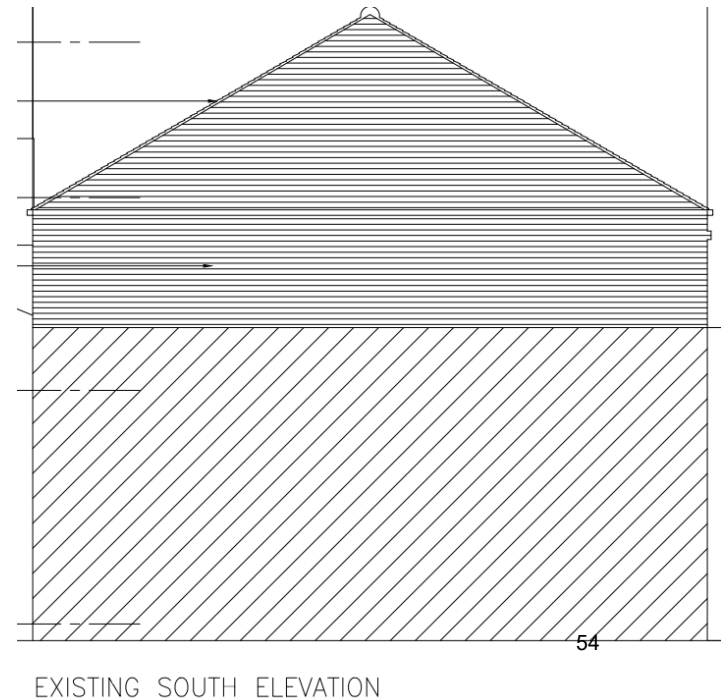
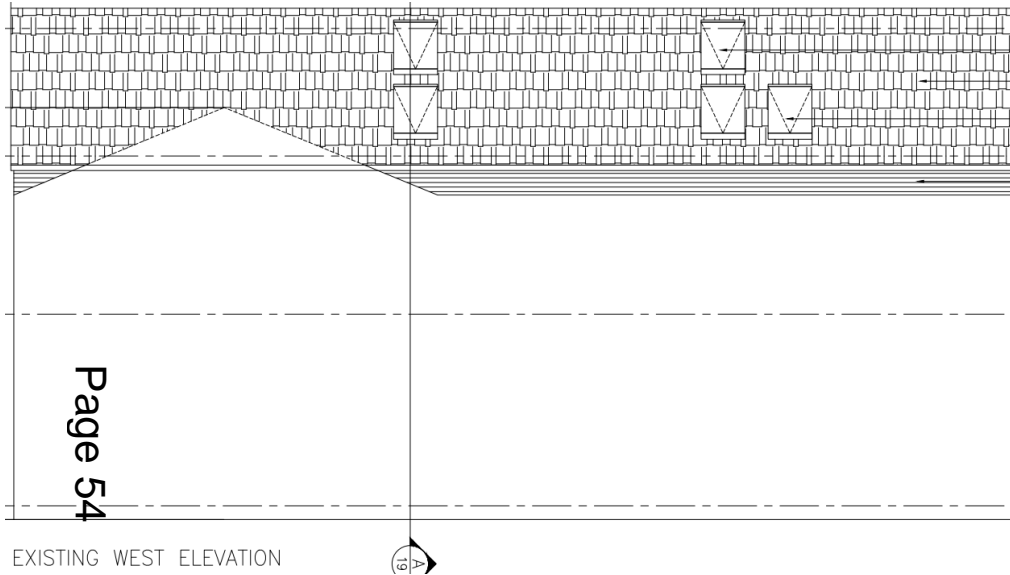


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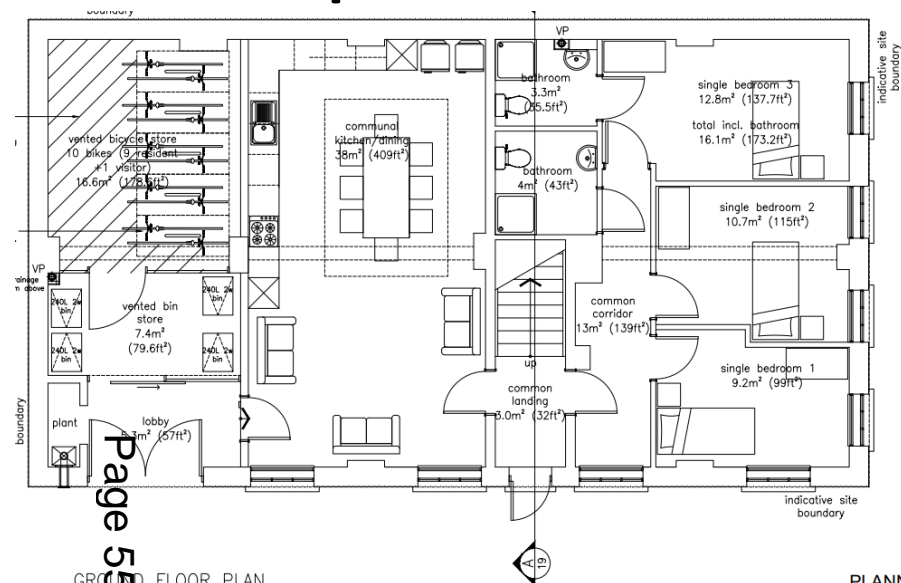


EXISTING NORTH ELEVATION

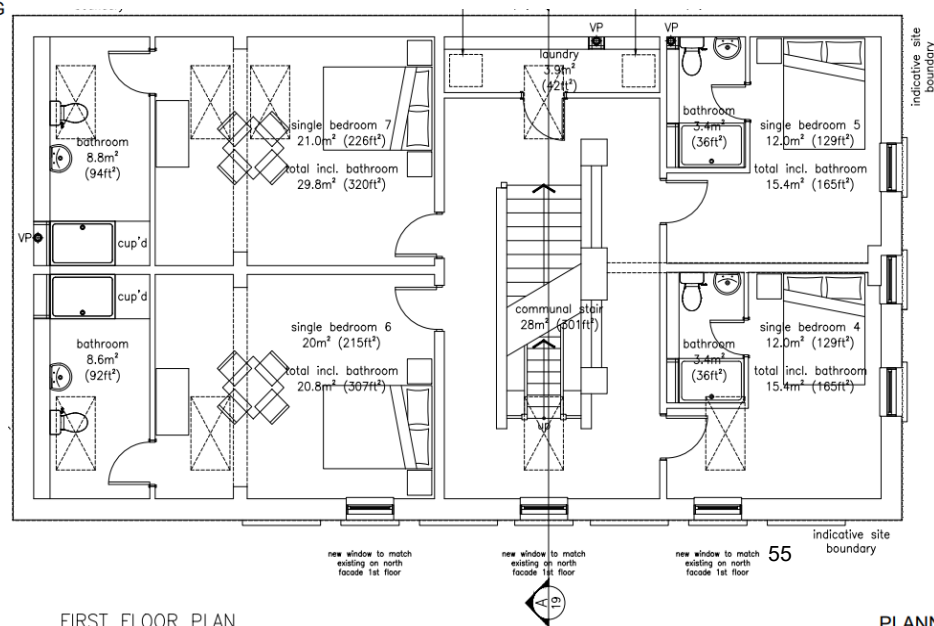
Existing West & South Elevations



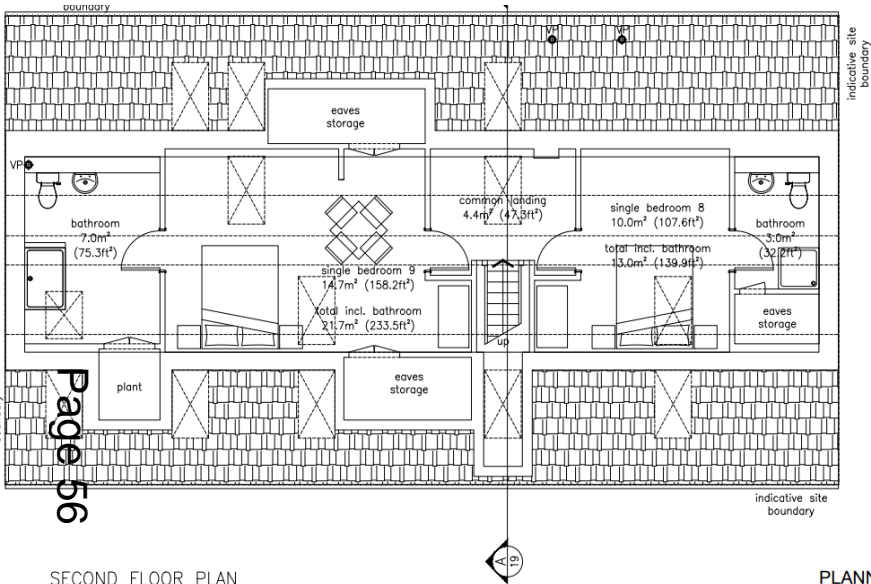
Proposed Ground & First Floor Plans



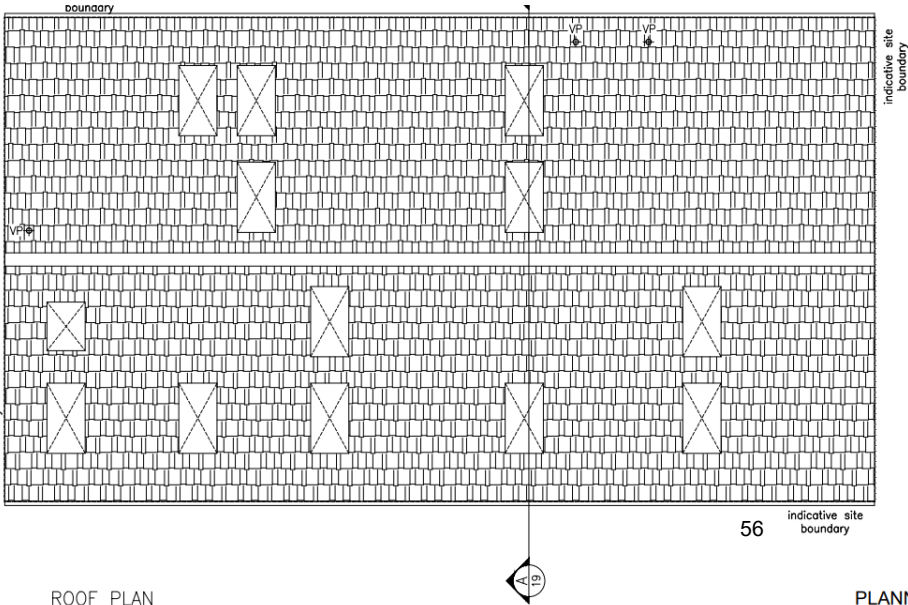
PLANNING



Proposed Second Floor & Roof Plan

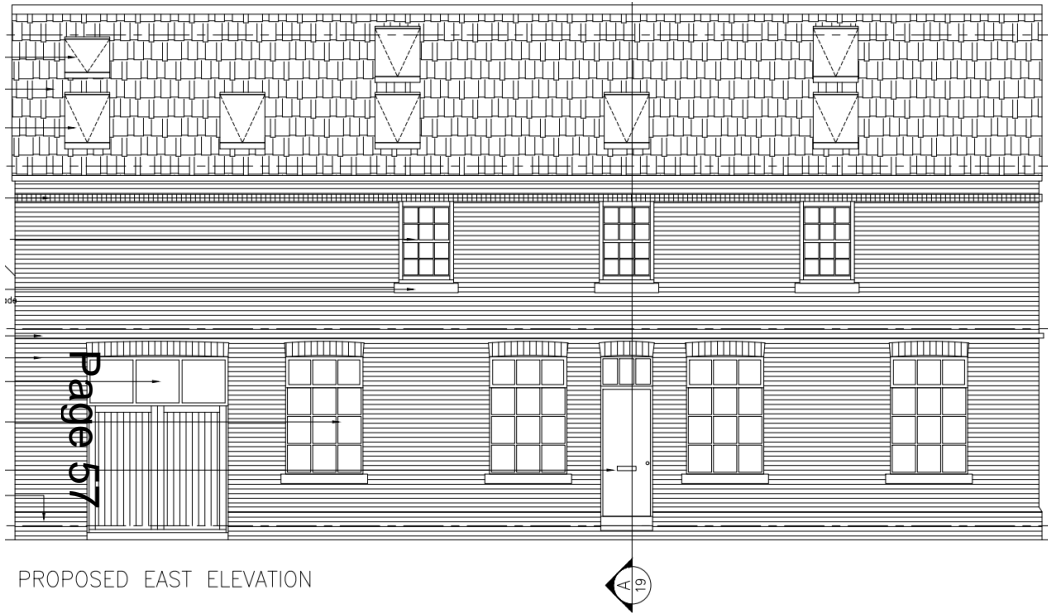


PLANNING



PLANNING

Proposed East & North Elevations

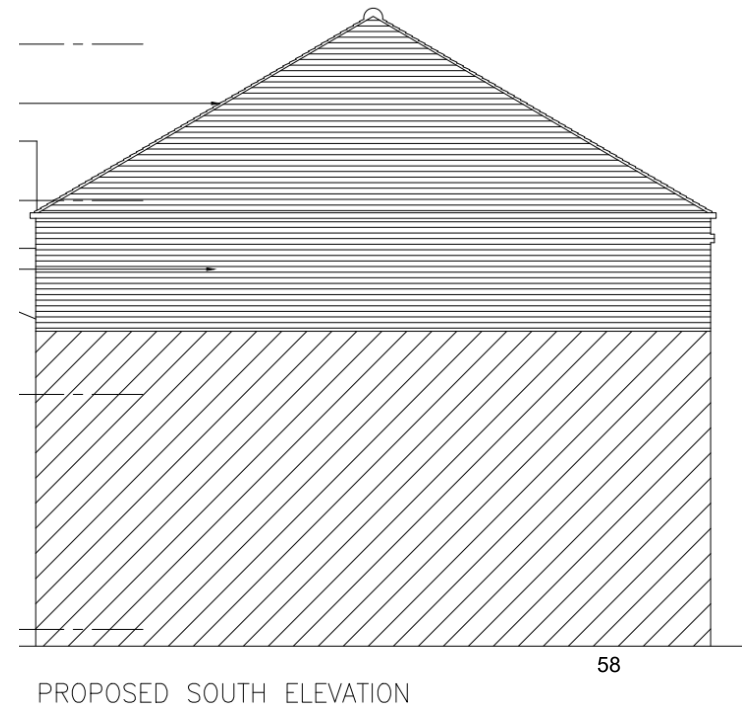
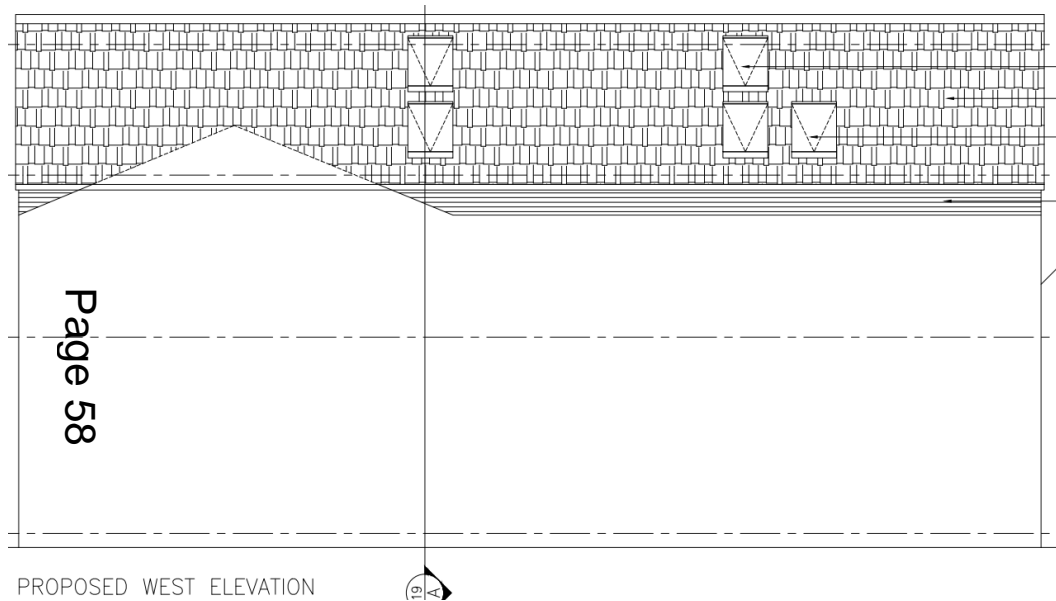


PLANNING

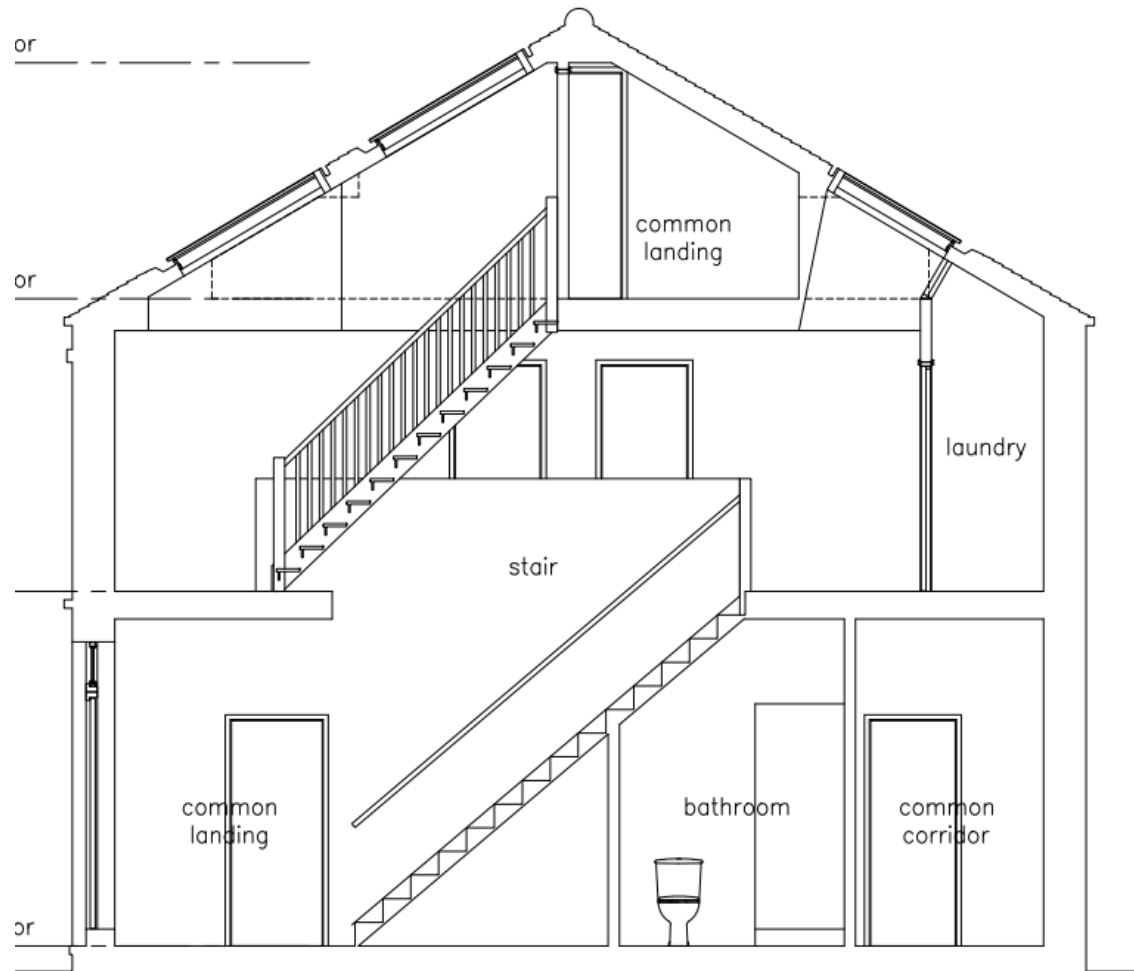


PROPOSED NORTH ELEVATION

Proposed West & South Elevations



Proposed Section



PROPOSED SECTION AA

Planning Balance

Approval

Key material considerations

- The proposal contributes to the supply of residential accommodation within the City.
- The proposal improves the existing cycle parking arrangement at the property.



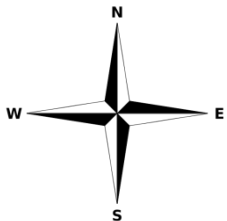
Refusal

Key material considerations

Officer Recommendation: Approve subject to conditions

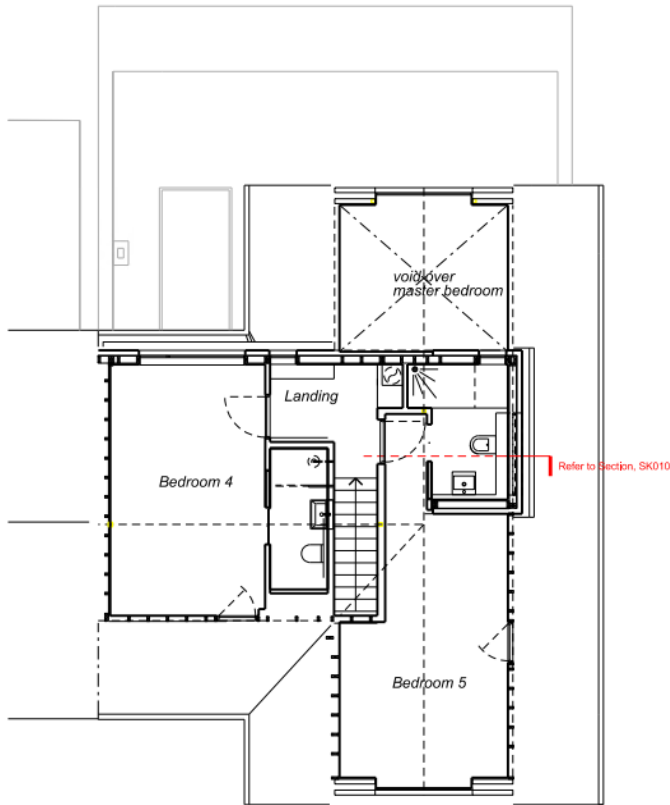
24/04439/S73 - 48 Cavendish Avenue

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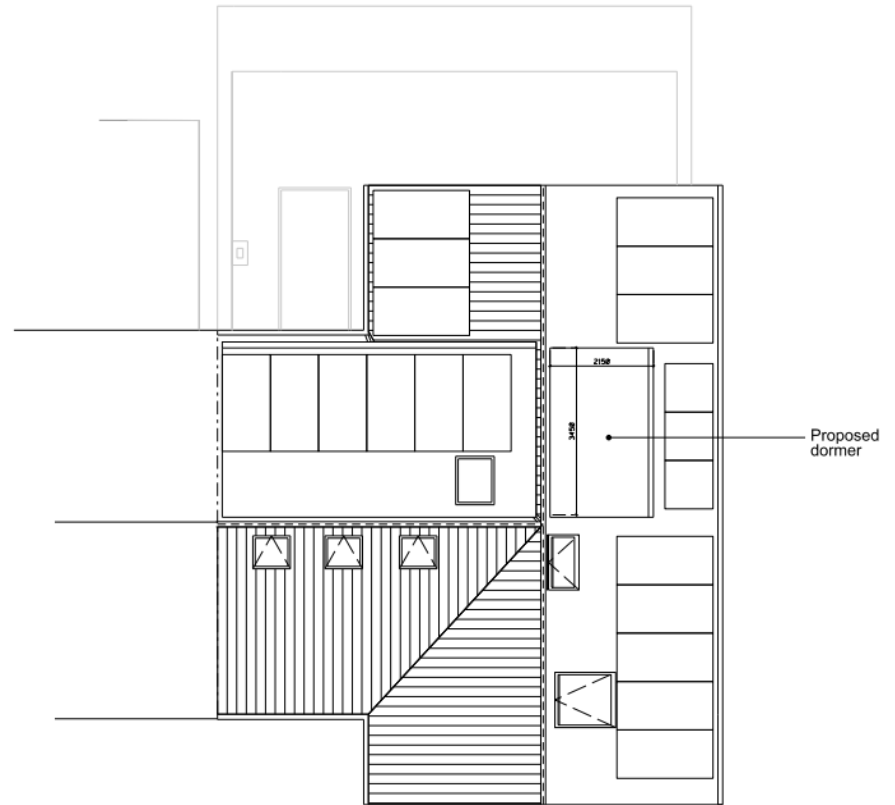


Proposed Loft & Roof Plan

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Loft Floor Plan



Roof Plan

Proposed Front Elevation

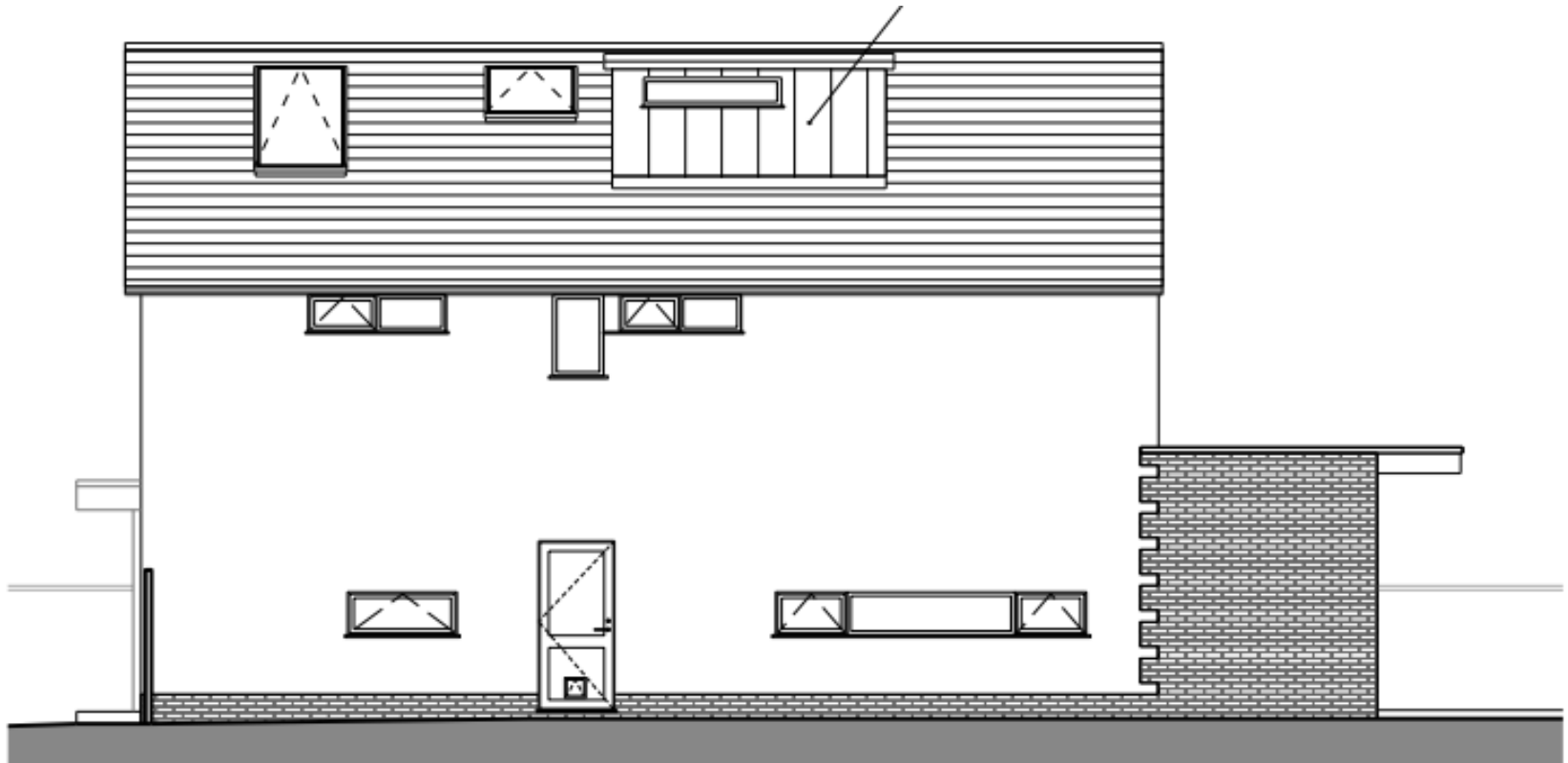


Proposed Rear Elevation



Proposed Side (west) Elevation

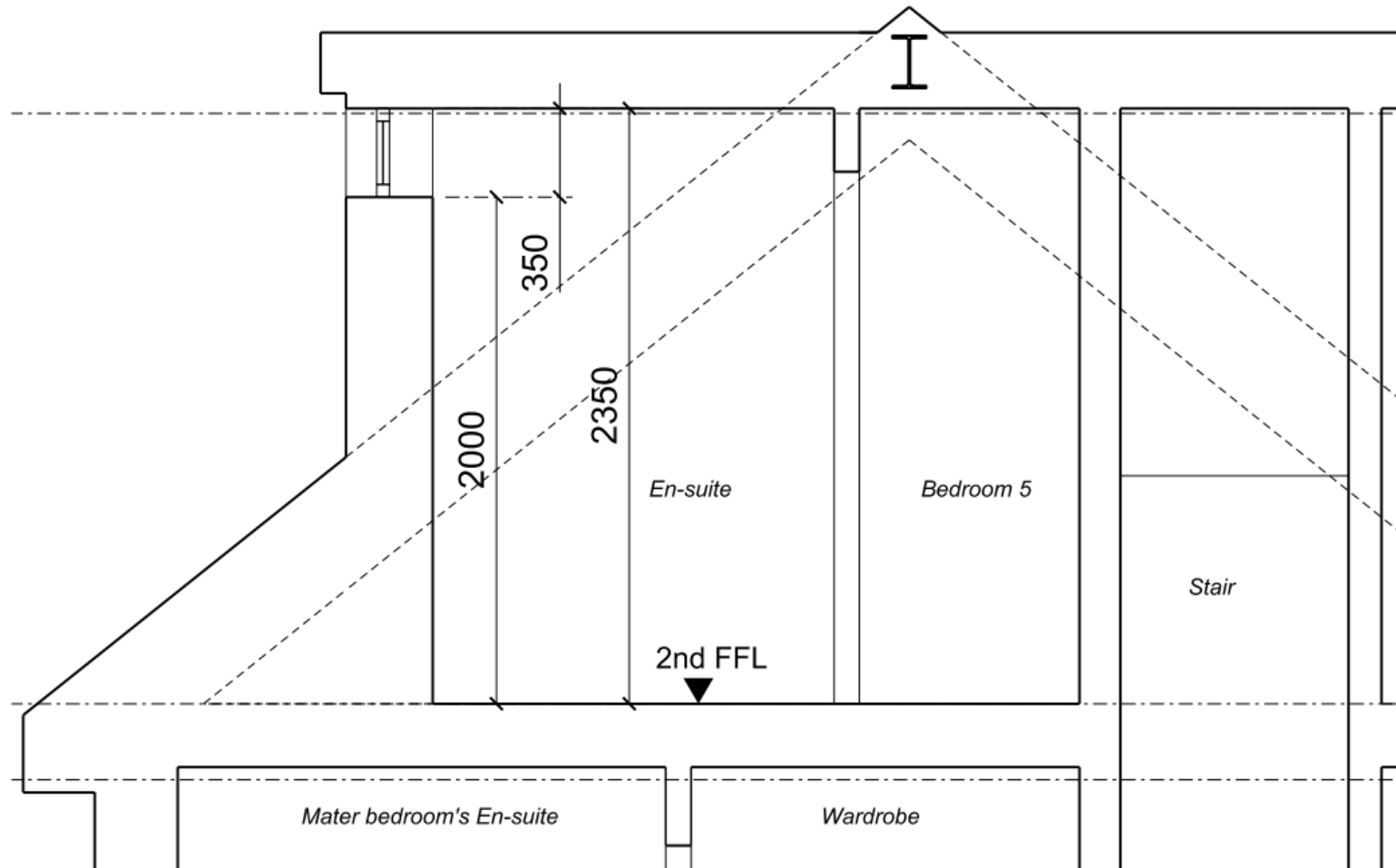
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Side Elevation

Proposed Dormer Section Plan

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Planning Balance

Approval

Key material considerations

- The proposed development would preserve the character and appearance of the surrounding area, through the high-quality replacement of the existing dwelling.



Refusal

Key material considerations

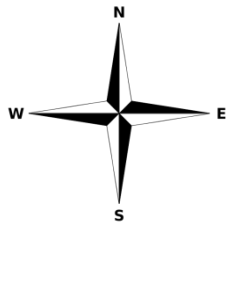
Officer Recommendation: Approve subject to conditions

24/03465/FUL

- 235 Hills Road Cambridge

Site Location Plan

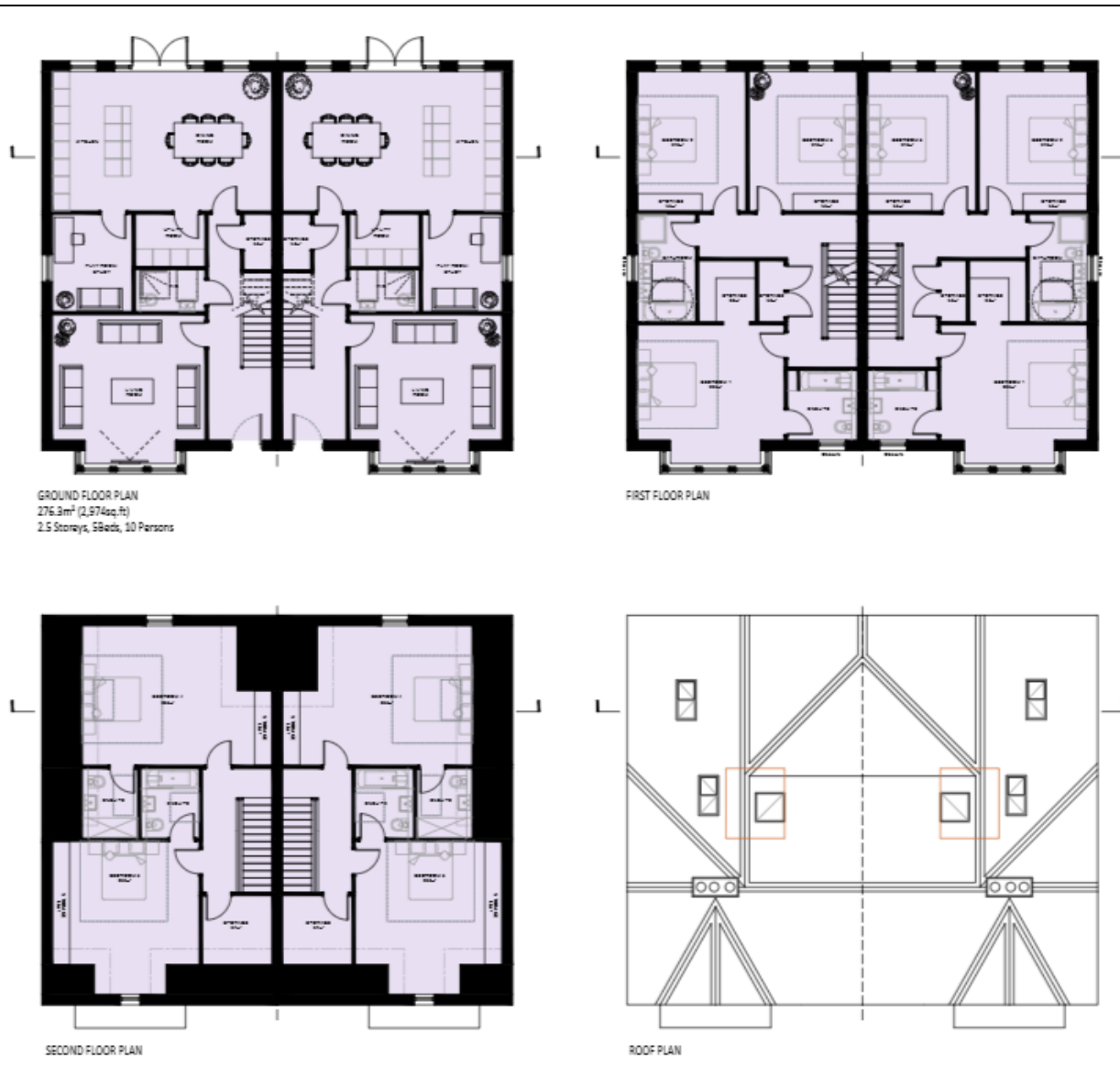
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Proposed Site Plan



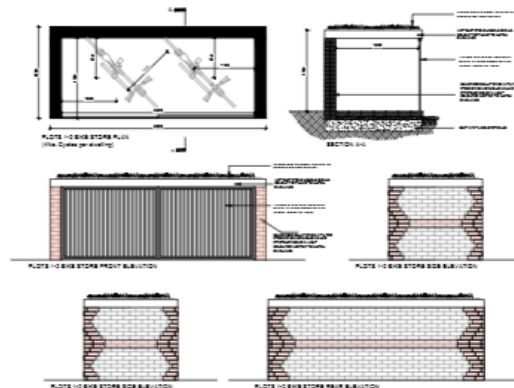
Proposed Floor & Roof Plan



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Planning Balance

Approval

Key material considerations

- Contribution to housing supply.
- No harm to the character and appearance of the area.
- Protects residential amenity.
- Biodiversity provision
- No highway safety issues



Refusal

Key material considerations

Officer Recommendation: Approve

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