

Planning Committee



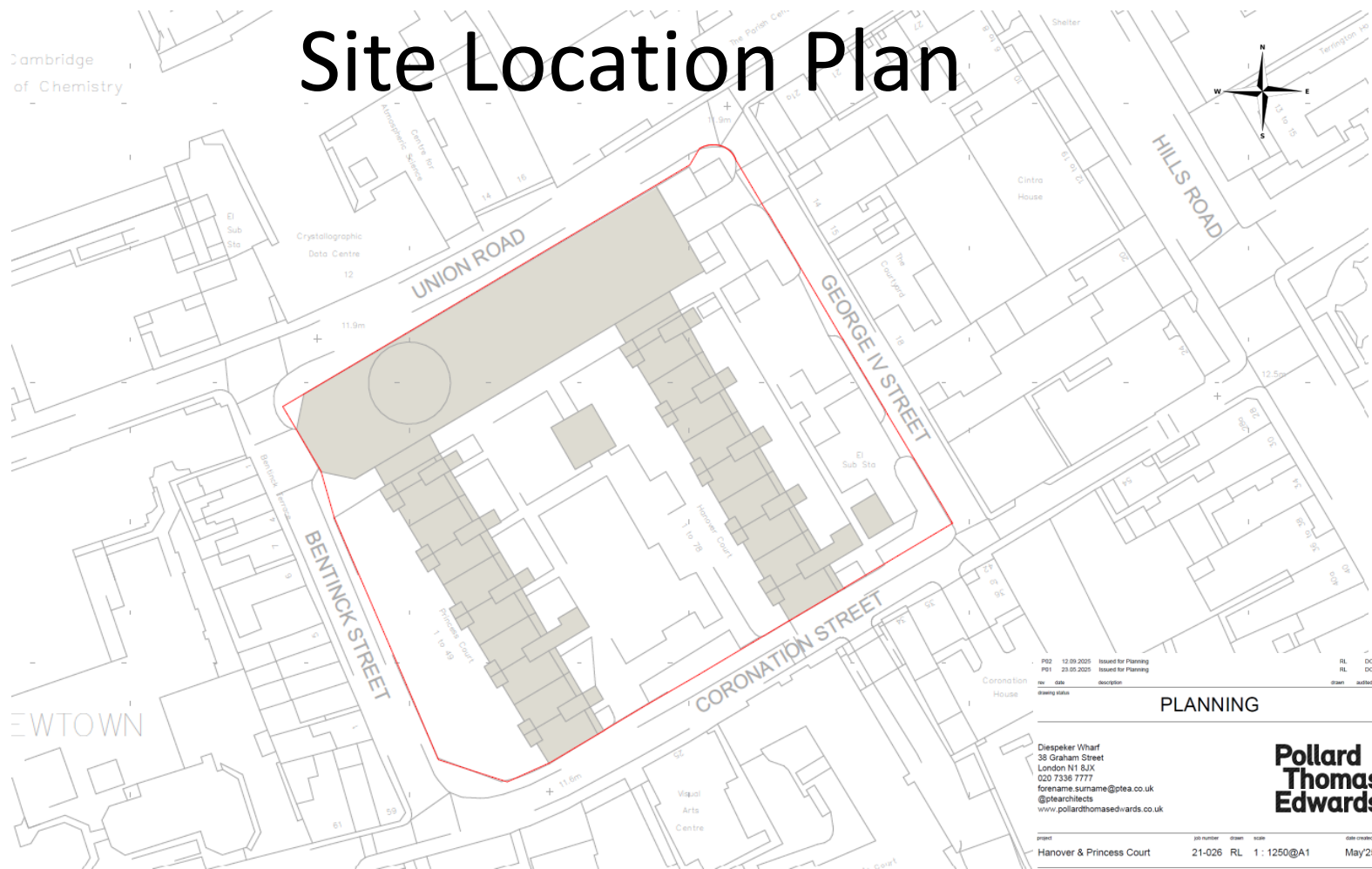
GREATER CAMBRIDGE
SHARED PLANNING

MAJOR APPLICATIONS

25/04187/FUL Hanover and Princess Court

Site Location Plan

Page 3



rev	date	description	drawn	checked
P02	12.09.2025	Issued for Planning	RL	DO
P01	23.05.2025	Issued for Planning	RL	DO

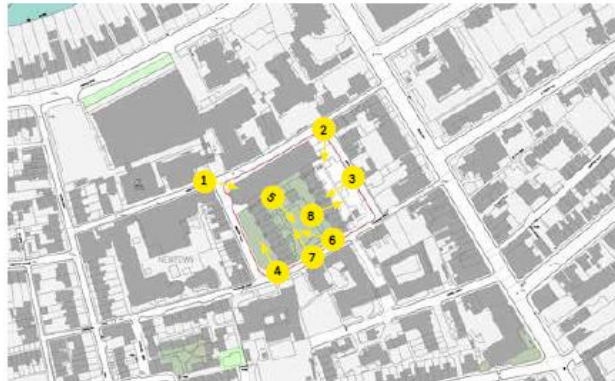
Dispeker Wharf
38 Graham Street
London N1 8JX
020 7336 7777
forename.surname@ptea.co.uk
@ptearchitects
www.pollardthomasedwards.co.uk

**Pollard
Thomas
Edwards**

project	job number	drawn	scale	date issued
Hanover & Princess Court	21-026	RL	1: 1250@A1	May'25

drawing title: **Site Location Plan**
drawing number: **HPC- PTE- XX-XX-D-A-10000**
revision: **P02**
submittal: **A3**

Existing site photos



Site context photos



Bentinck Street



Coronation Street



George IV Street



Union Road

Indicative View

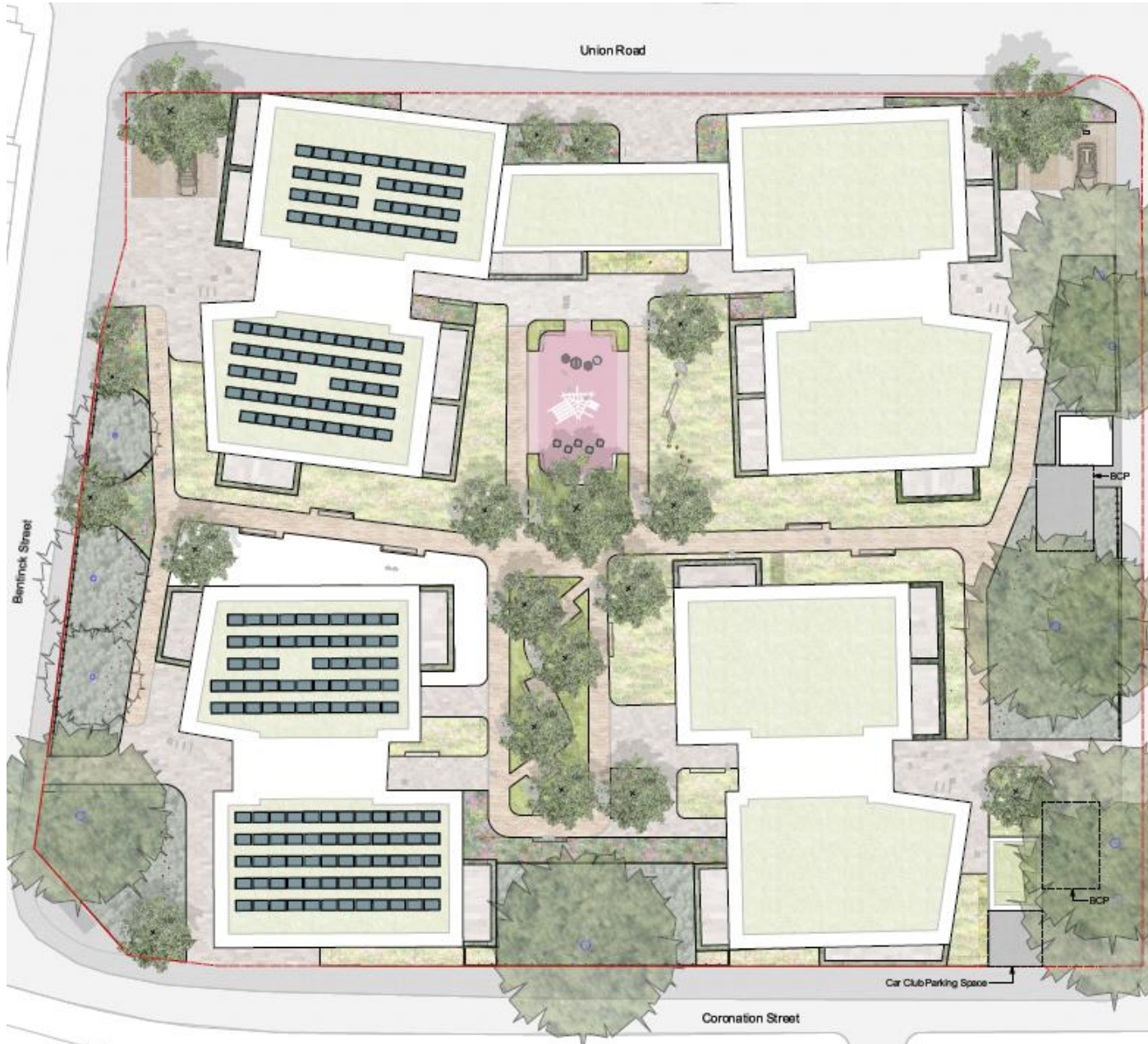
Hanover and Princess Court, Cambridge
Design & Access Statement
September 2025

**Pollard
Thomas
Edwards**

Page 6



Proposed Landscape Plan



Proposed Building Heights

Page 8



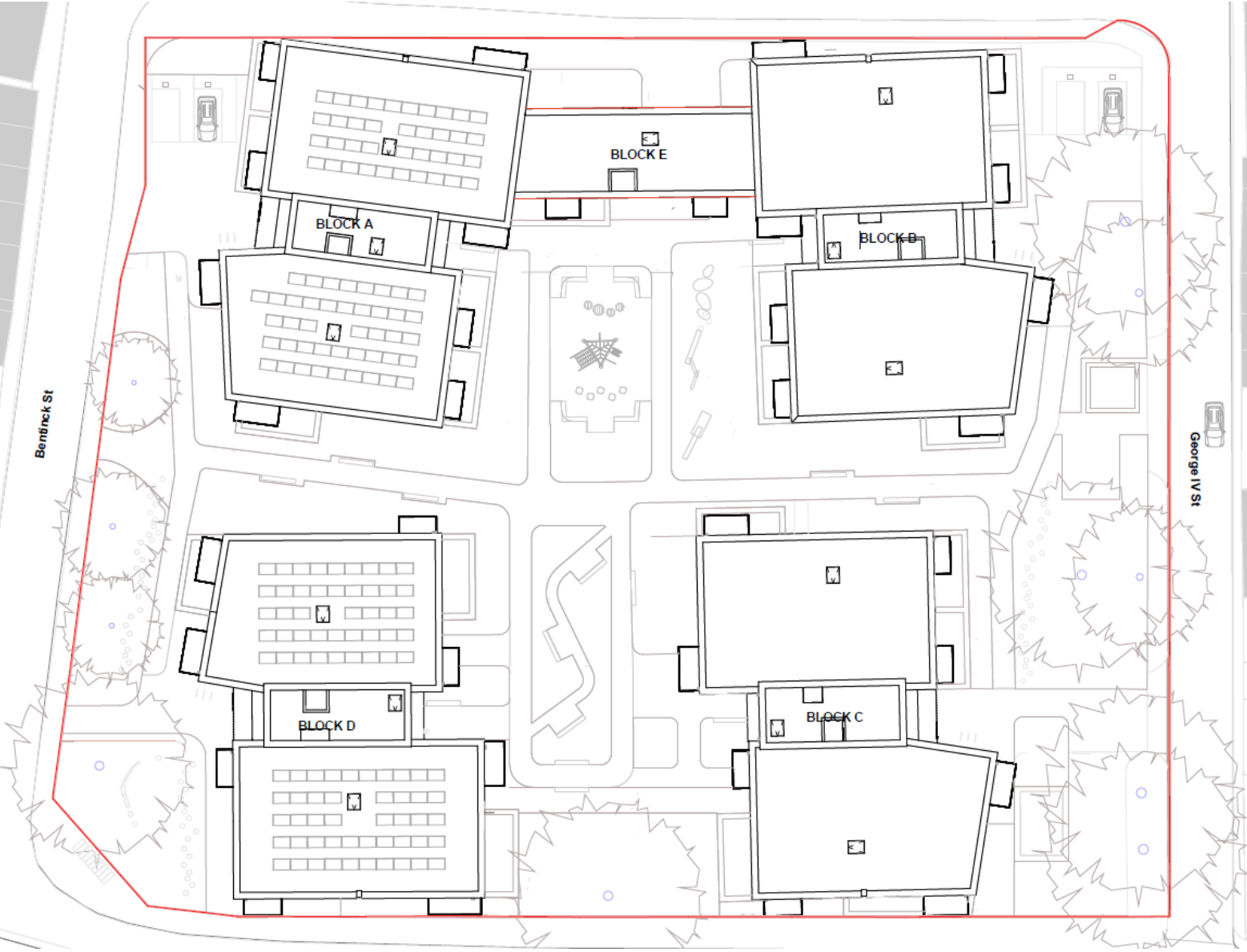
Existing heights and footprints of the buildings vs proposed



Existing building heights and footprint vs proposed



Proposed Site Plan



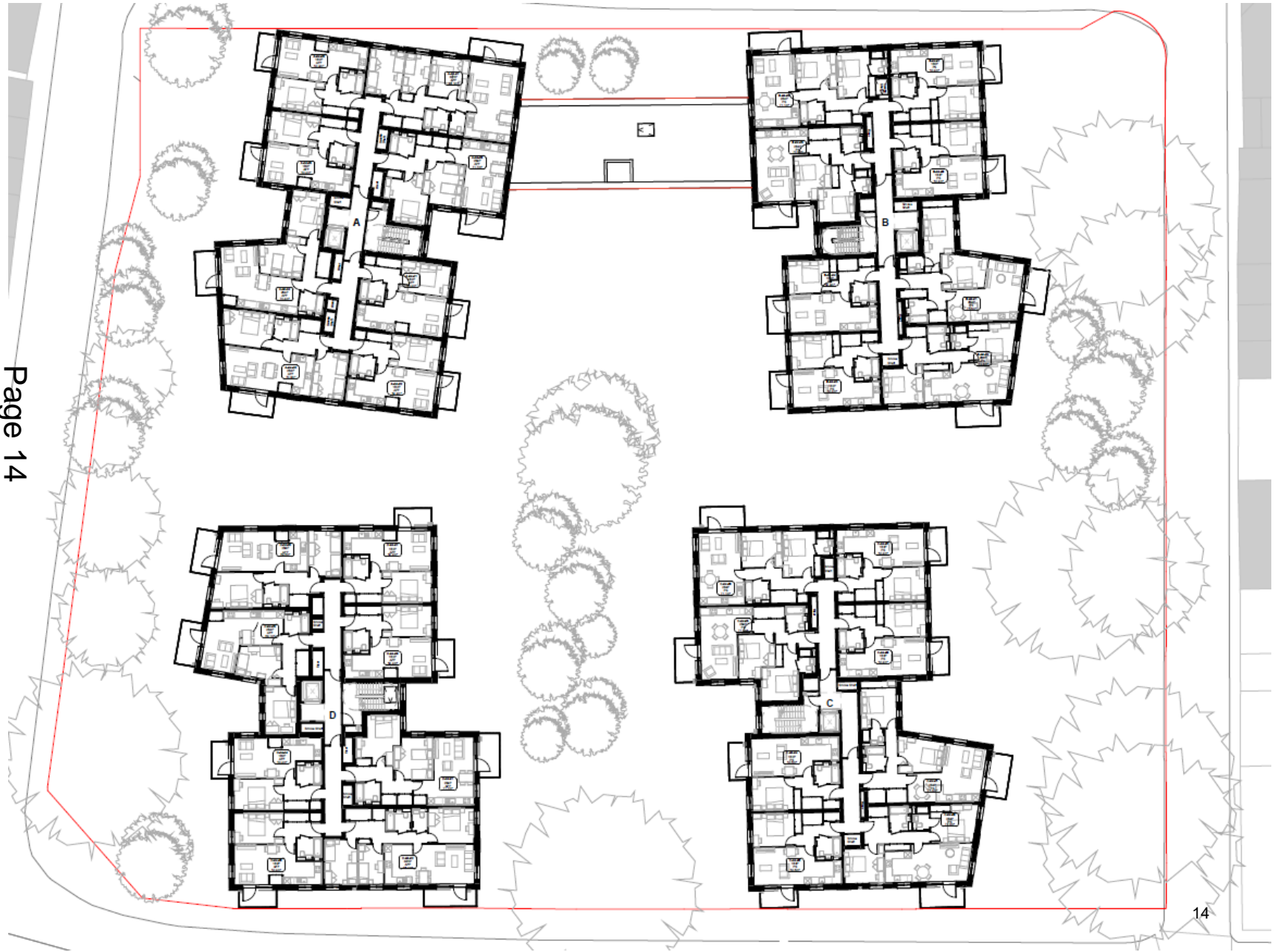
Proposed Ground Floor Plan



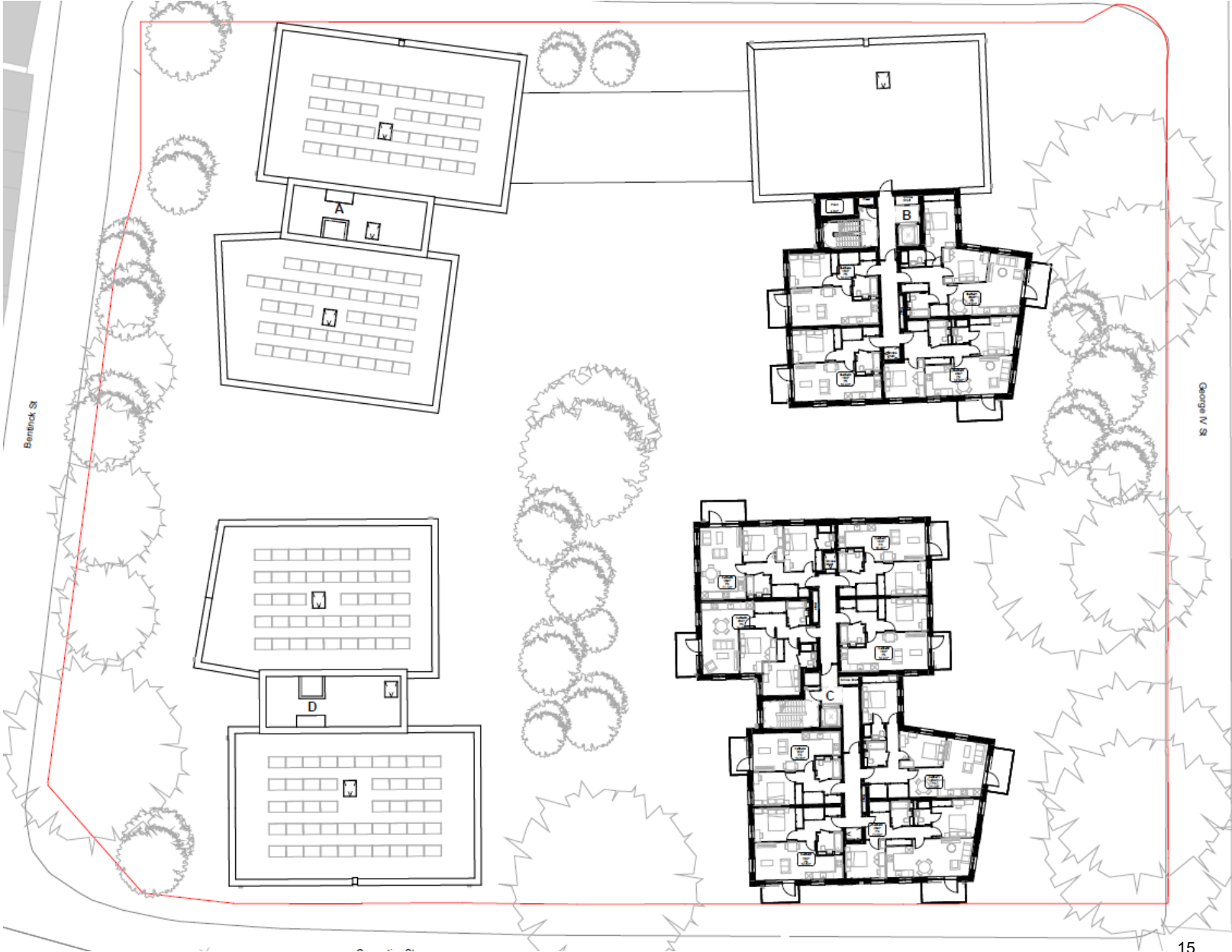
Proposed Typical Floor Plan (floor 1-3)



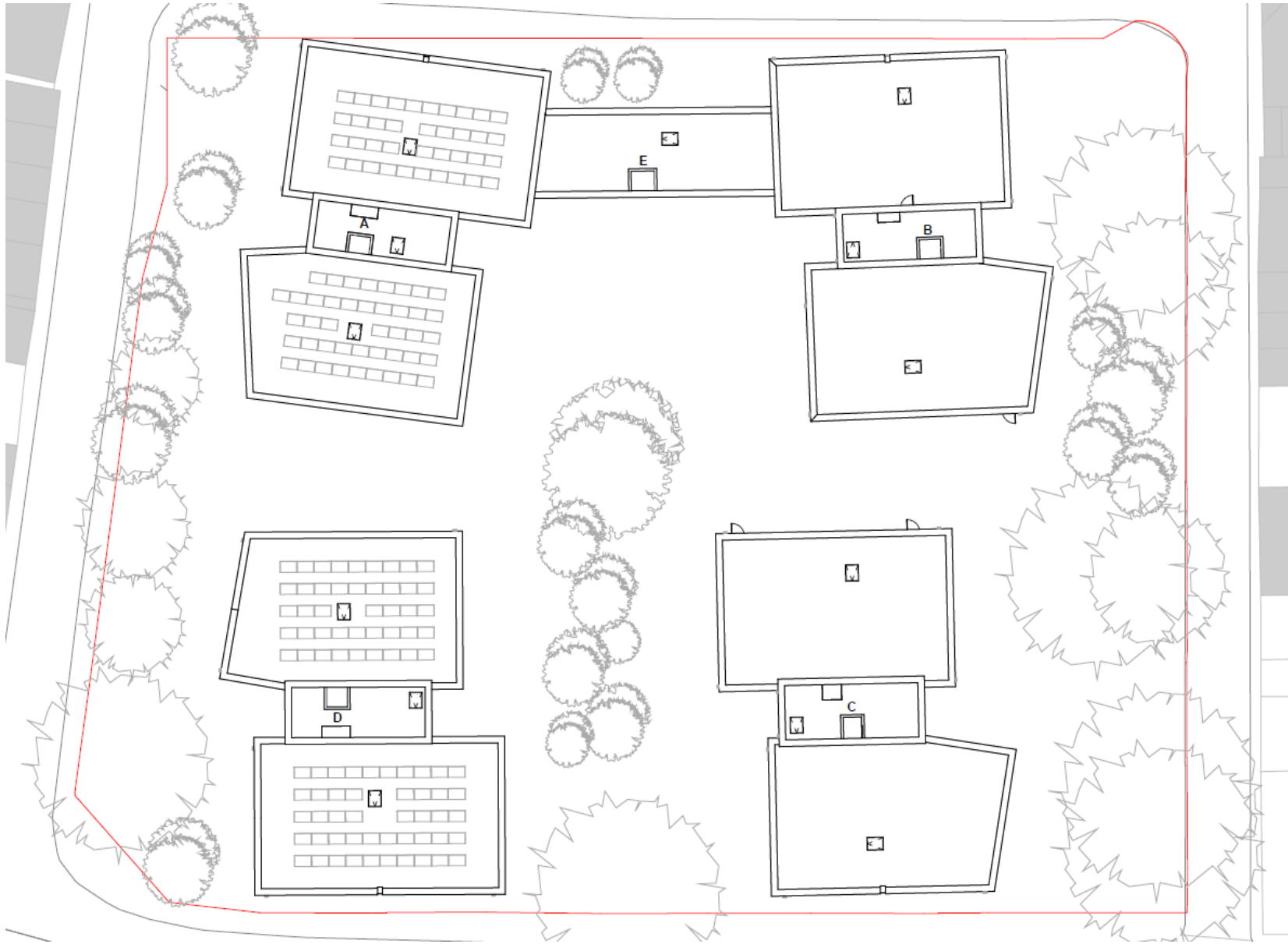
Proposed Fourth Floor Plan



Proposed Fifth Floor Plan



Proposed Roof Plan



Proposed North Elevation (along Union Road)



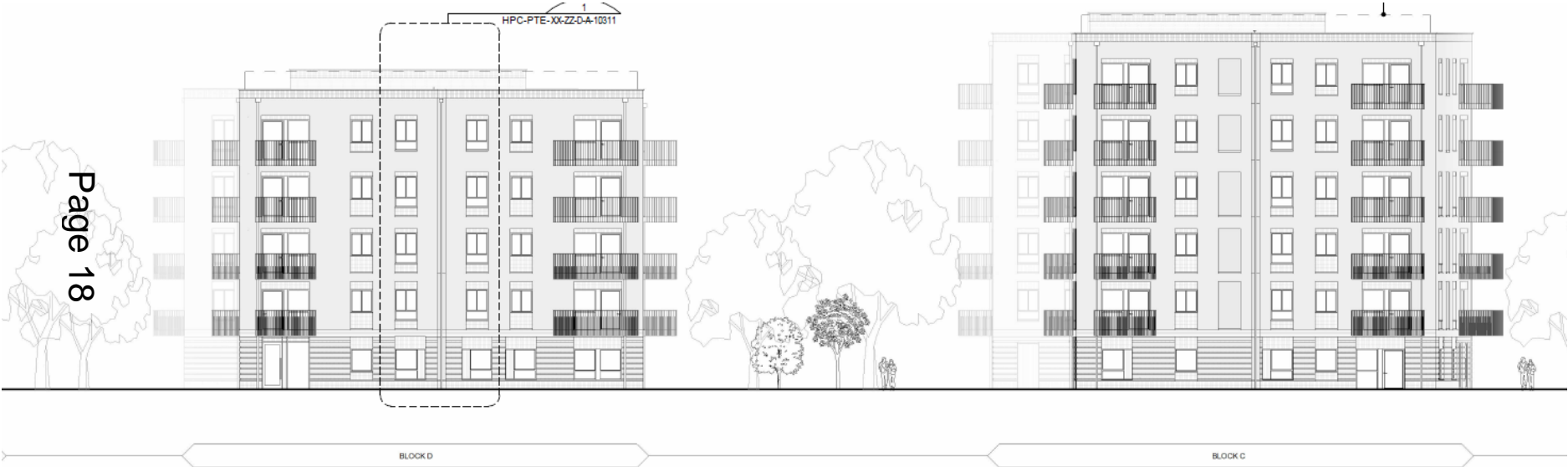
Page 17

BLOCK B

BLOCK E

BLOCK A

Proposed South Elevation (along Coronation Street)



Proposed East Elevation (along George IV Street)



Page 19

CORONATION STREET

BLOCK C

BLOCK B

UNION ROAD

Proposed West Elevation (along Bentinck Street)

Page 20



ION ROAD

BLOCK A

BLOCK D

CORONATION STREET

Tree plan

Initial Surgery
(Plan)

Part of flow chart
relating to D1- AMS

LEGEND	
	Existing Tree/Feature BS 5837:2012 Category A
	Existing Tree/Feature to be removed to allow for development BS 5837:2012 Category A
	Existing Tree/Feature BS 5837:2012 Category B
	Existing Tree/Feature to be crown lifted to allow for development
	Existing Tree/Feature to be removed to allow for development BS 5837:2012 Category B
	Existing Tree/Feature BS 5837:2012 Category C
	Existing Tree/Feature to be crown lifted to allow for development
	Existing Tree/Feature to be removed to allow for development BS 5837:2012 Category C
	Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
	Existing Tree/Feature to be Removed BS 5837:2012 Category U
	Additional feature which doesn't meet BS 5837:2012 categorisation but is included for reference
	Additional feature which doesn't meet BS 5837:2012 categorisation to be removed for development

Page 21



3 x London Plane Trees
proposed to be removed



Page 22

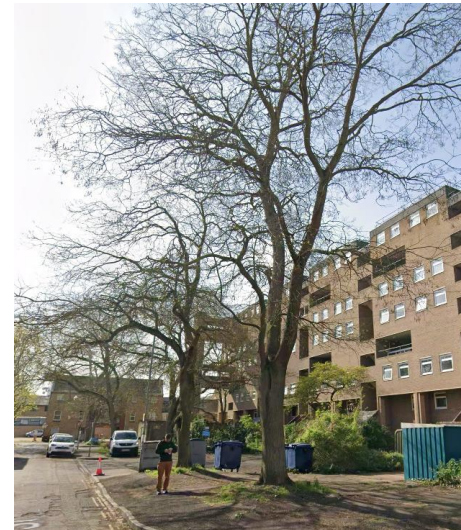
Trees along the western
boundary to be retained



Chinese Scholar tree to be retained



Trees along the eastern
boundary to be retained



View from Hills Road and impact on Wansted House

EXISTING PHOTOGRAPHY



Existing and Proposed Buildings



Page 24

Materials



Brick Detailing to central piece amended. Horizontal textured brick detailing to pick up on ornate banded of conservation context buildings

Variation in colour and depth of balconies



Entrance brought forward and height raised. Canopy added with integrated signage.

Increase to height of base datum

Page 25

White smooth brick



Grey metalwork



Warm grey/taupe balconies

Light Buff brick



Warm Grey brick



Glossy tiles

The materials used on the outside, such as the buff brick with white inset detailing, are carried through into the entrances. This pattern continues in the form of glossy ceramic tiles inside, which match the tone and profile of the external brickwork.

The use of these tiles in horizontal banding, reinforces the flow from outside to inside. The change in texture, from the matte brick to the smooth, shiny tiles, adds visual interest while keeping the design consistent. This transition helps to create a clear connection between the exterior and interior, providing a simple but pleasant texture change.

Planning Balance

Approval

Key material considerations:

- The proposed redevelopment would provide a high quality residential development on a brownfield site which is located in a sustainable location.
- High quality landscape scheme
- Commitment to delivery 20% Biodiversity Net Gain.
- Provision of sustainable new homes.
- Enhanced connectivity across the site.
- On site community room.



Refusal

Key material considerations

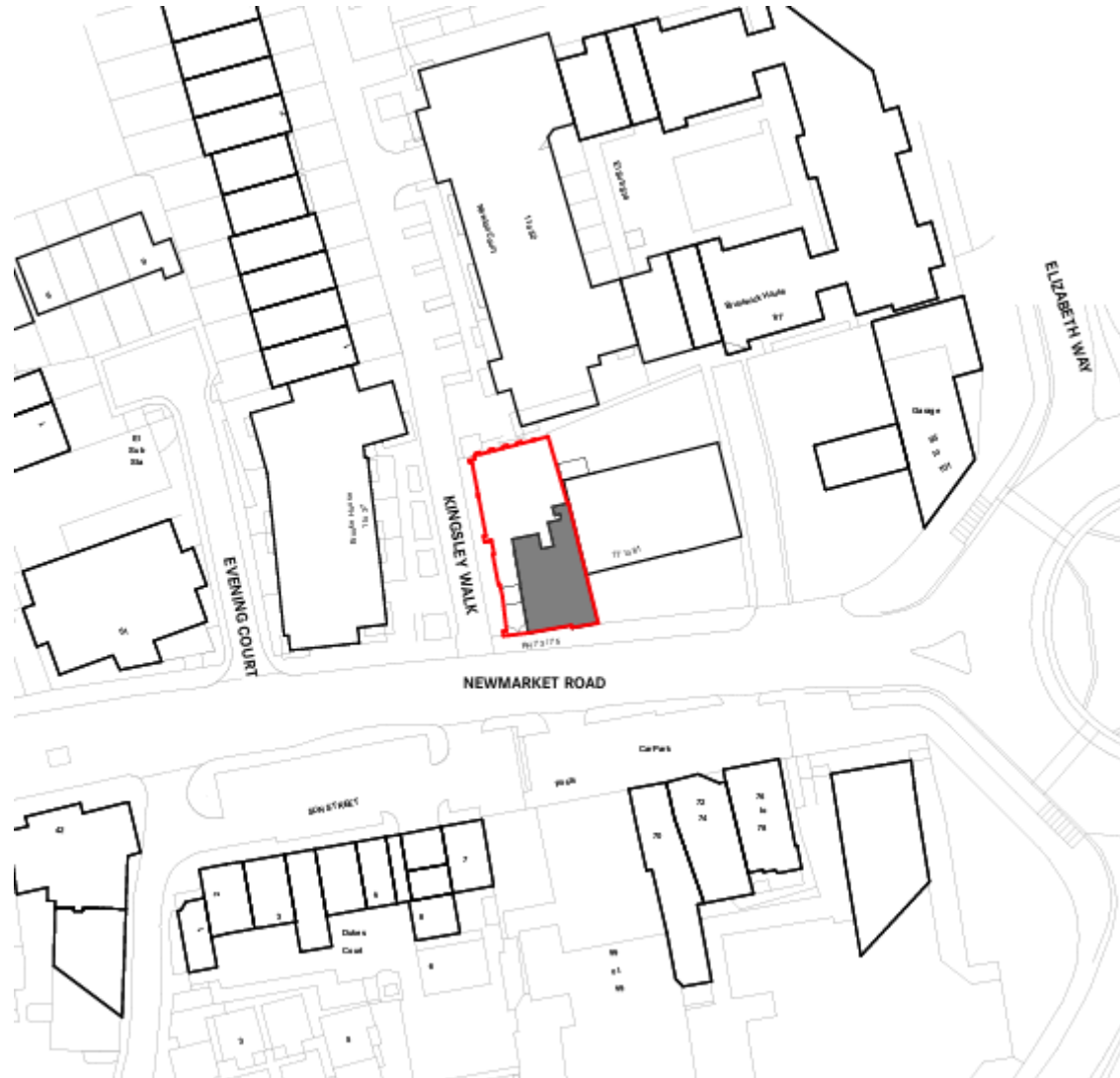
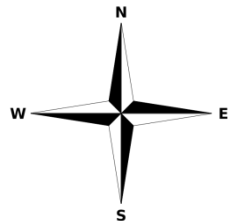
- Loss of 3 Category A London Plane Trees
- Low level of less than substantial harm to the character and appearance of the conservation area due to form and scale of buildings and loss of trees
- Impact on neighbour amenity.

Officer Recommendation: Approve

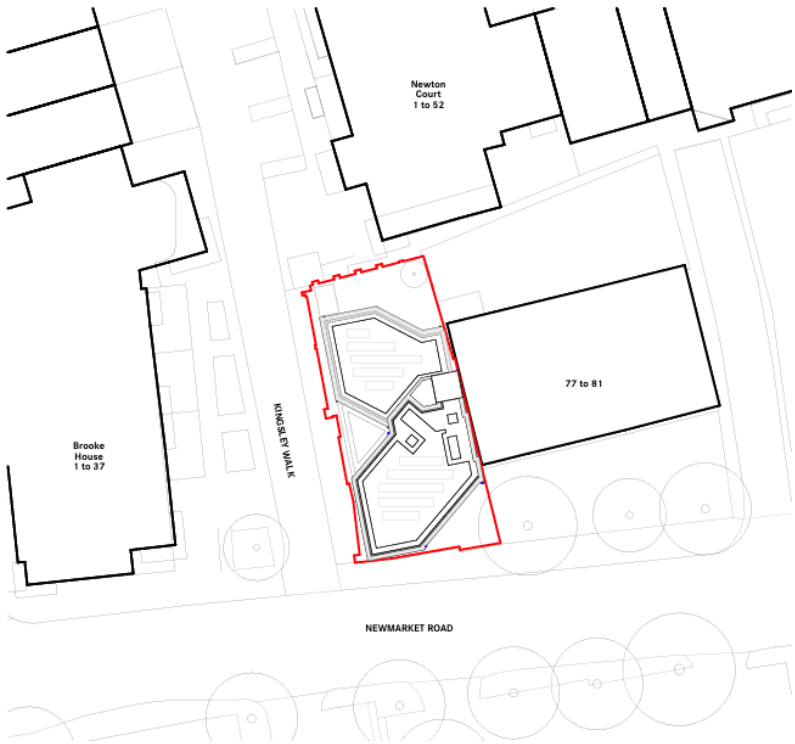
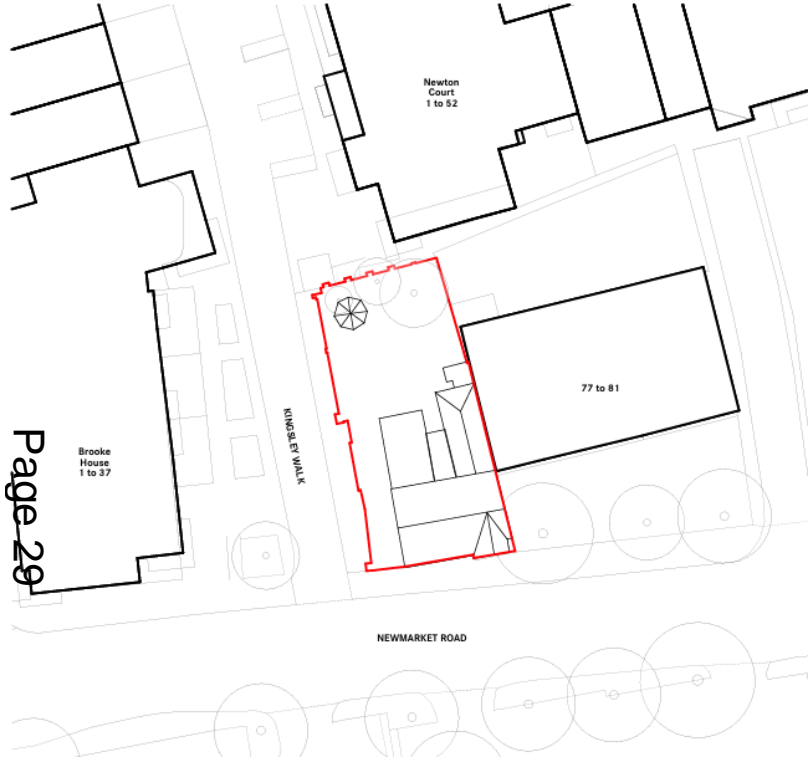
MINOR APPLICATIONS

Site Location Plan

Page 28

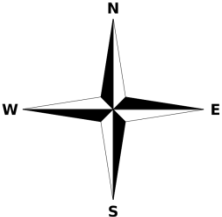


Site Plans



Existing

Proposed



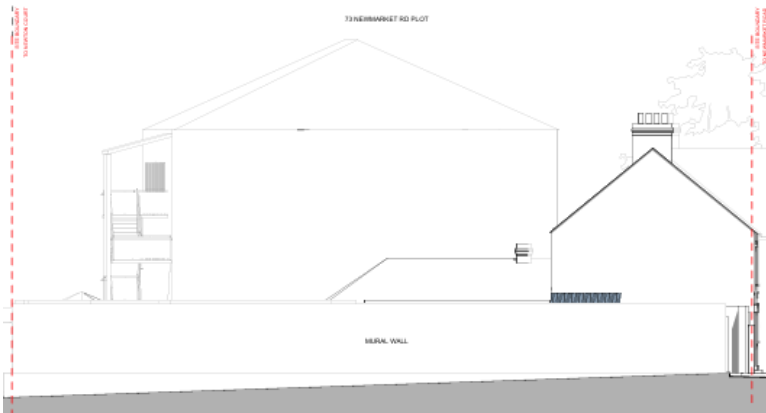
Existing Elevations



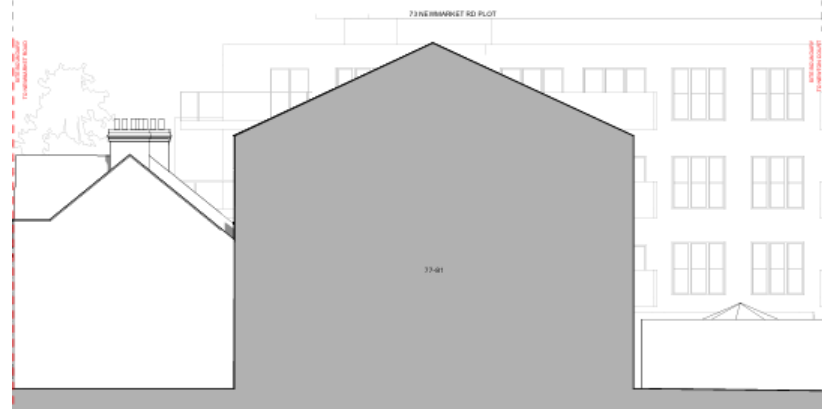
Page 30
South (A)



North (B)



West (A)



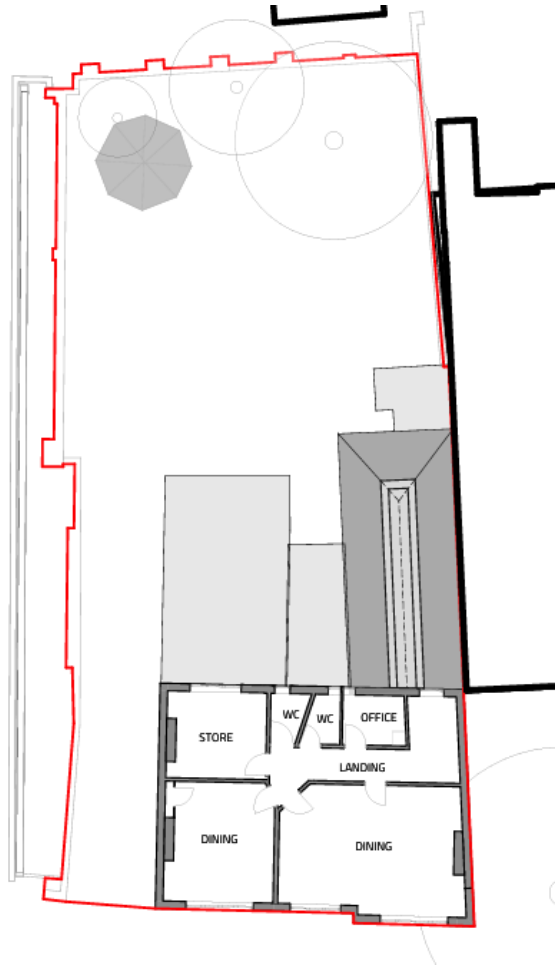
East (B)



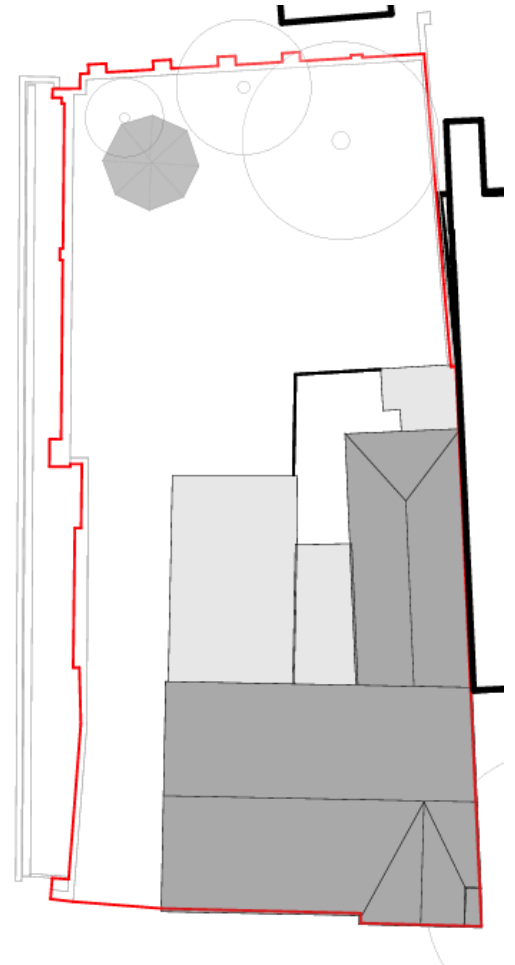
Existing Floor Plans



Ground Floor



First Floor



Roof

Page 31



Kingsley Walk

Newmarket Road

Aerial photograph of the site (in red)



The existing building

Street Scene



Page 34

1.4 Site Context

Site Analysis



Height of surrounding buildings



Existing green space



Policy and development context

- Opportunity Area
- Highway Network Improvements: Elizabeth Way Roundabout – removal of the pedestrian underpass; creating pedestrian/cycle
- Development site identified in Cambridge Local Plan 2018 (development completed)
- Buildings which detract (as identified in Cambridge Local Plan 2018)

Site History



18/0887/FUL approved design west elevation



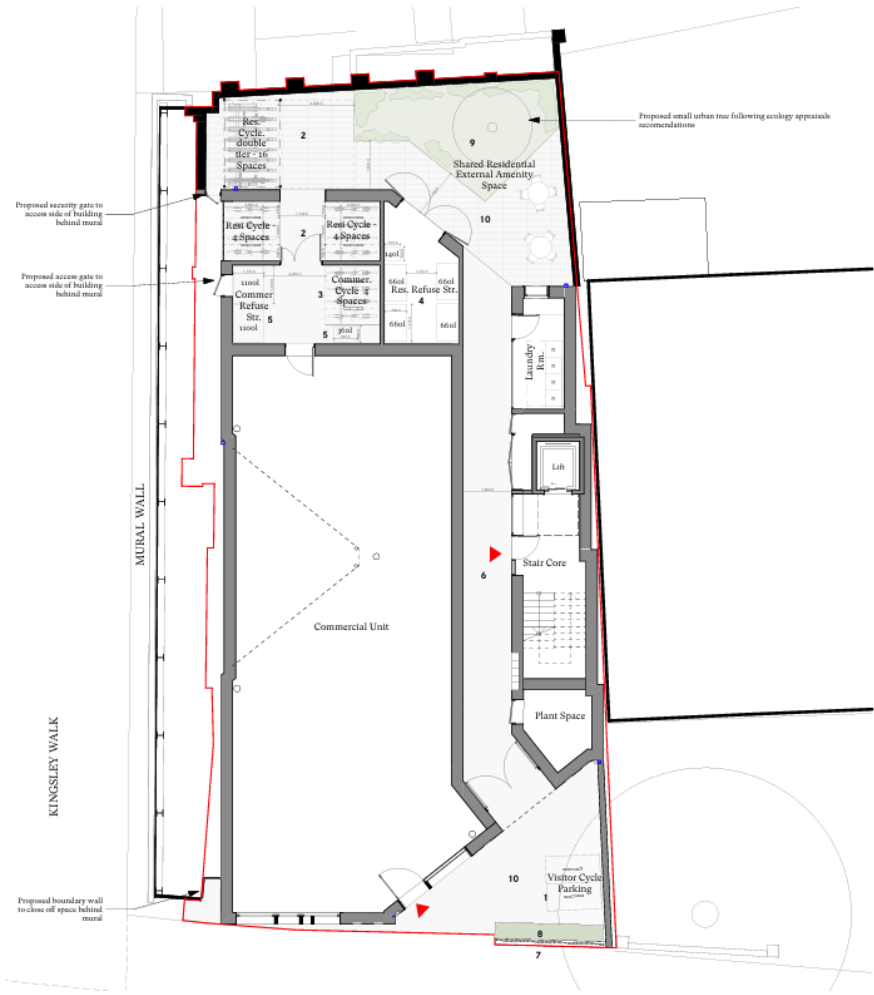
22/02969/FUL approved design elevation visualisation



22/02969/FUL approved design ground floor plan

Proposed Floor Plans

Page 37



Ground Floor



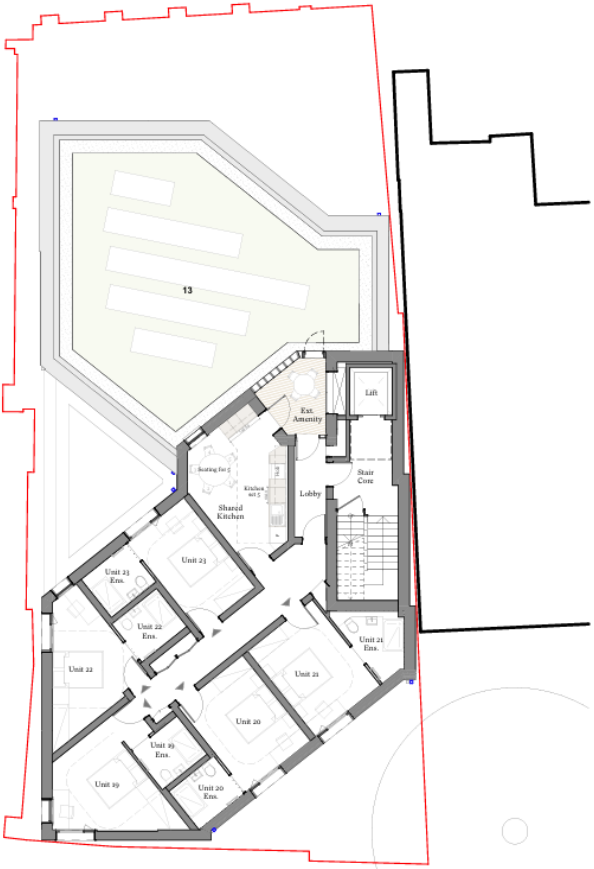
First Floor

Proposed Floor Plans

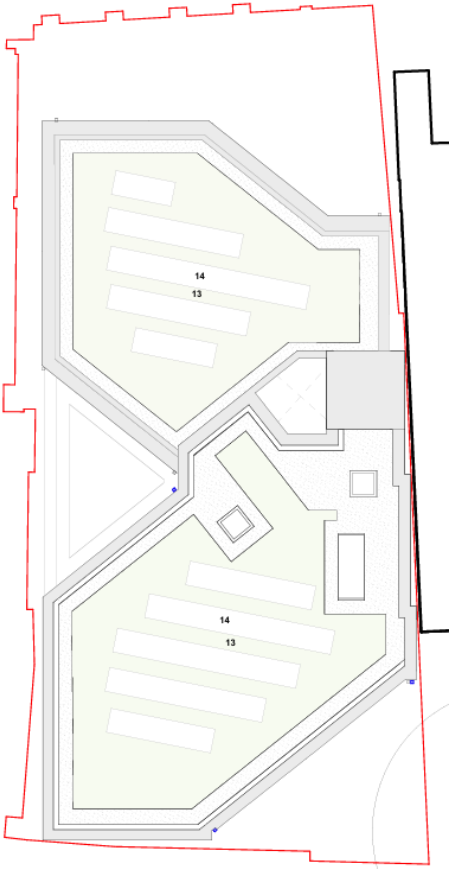


Page 38

Second Floor



Third Floor



Roof

Proposed Elevations

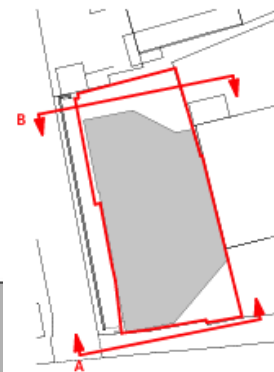


South (A)

Page 39



North (B)



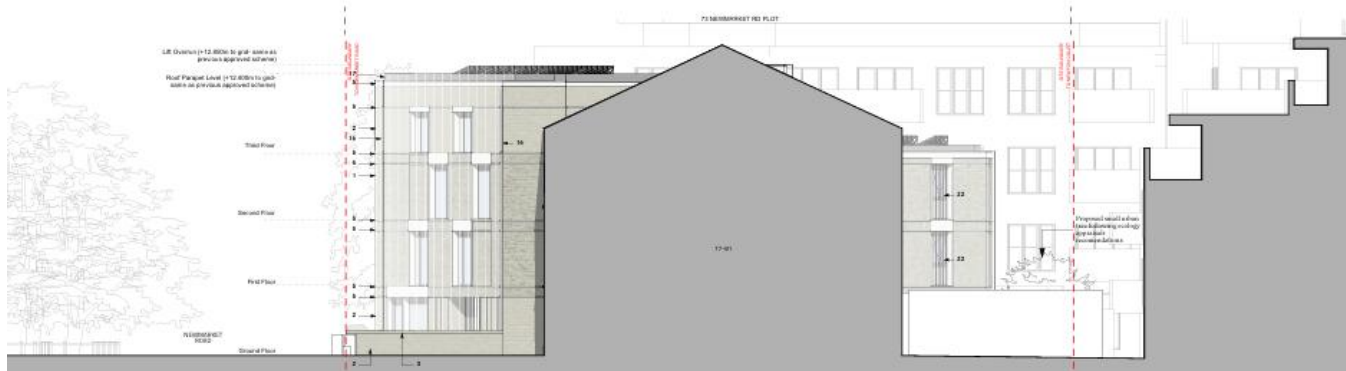
Proposed Elevations



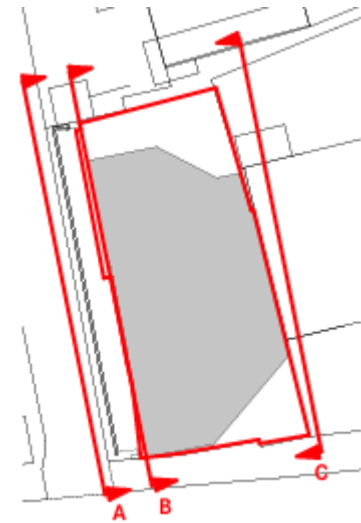
West with Mural Wall (A)



West (B)



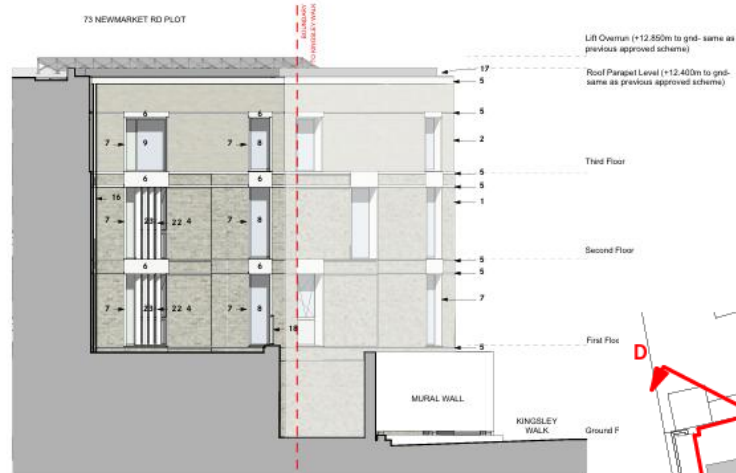
East (C)



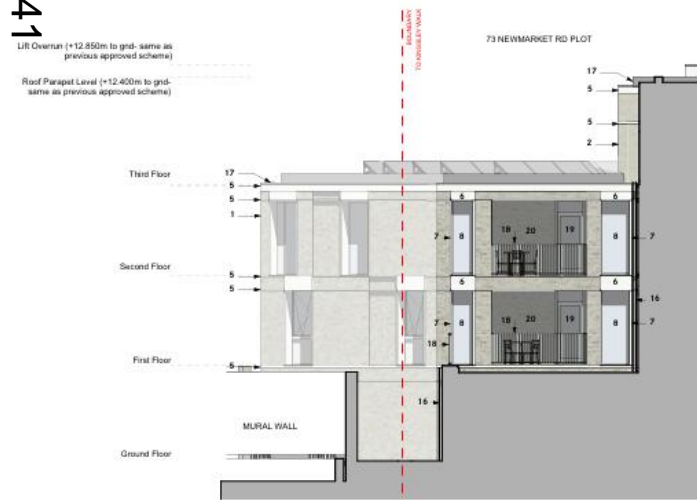
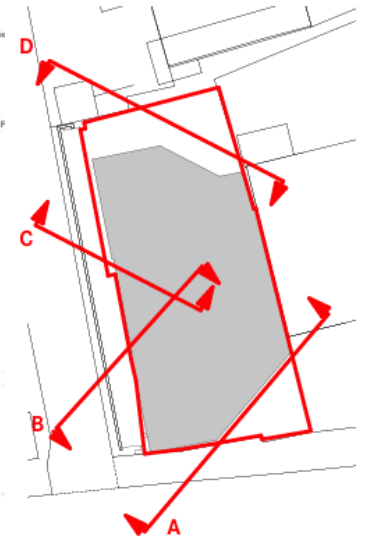
Proposed Elevations



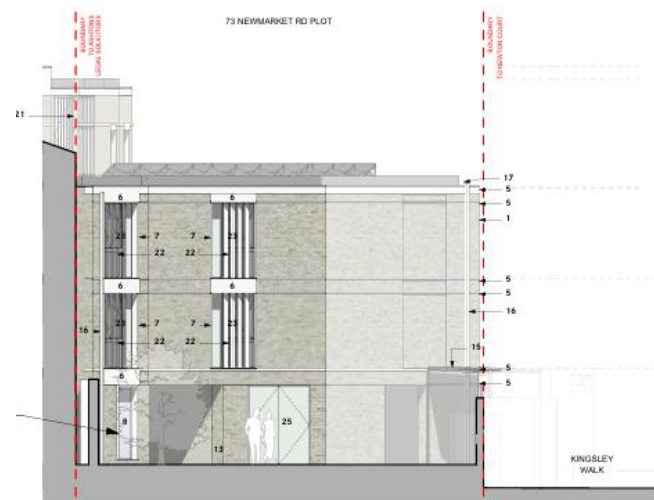
South East (A)



North West (B)

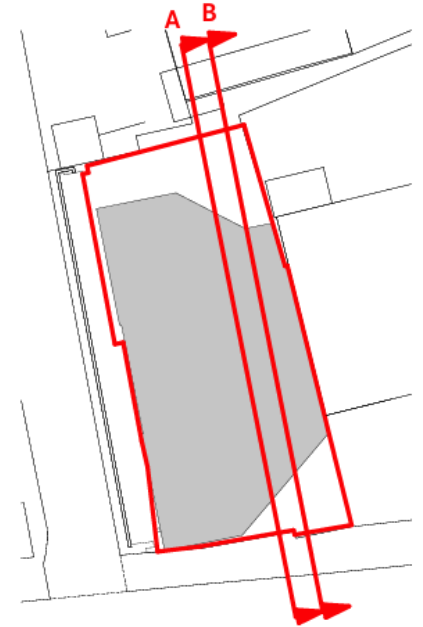
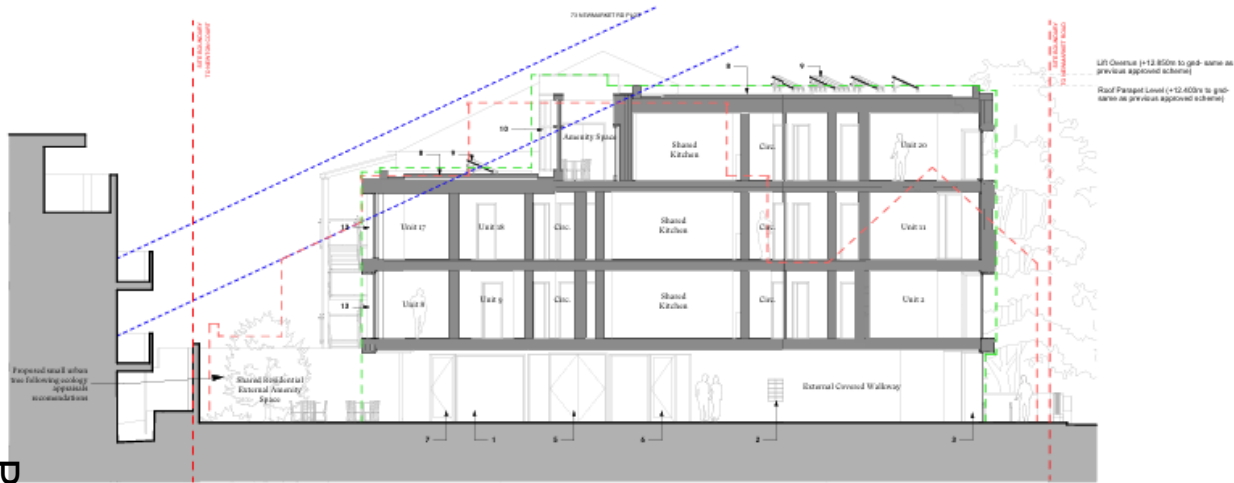


South West (C)



North West (D)

Sections



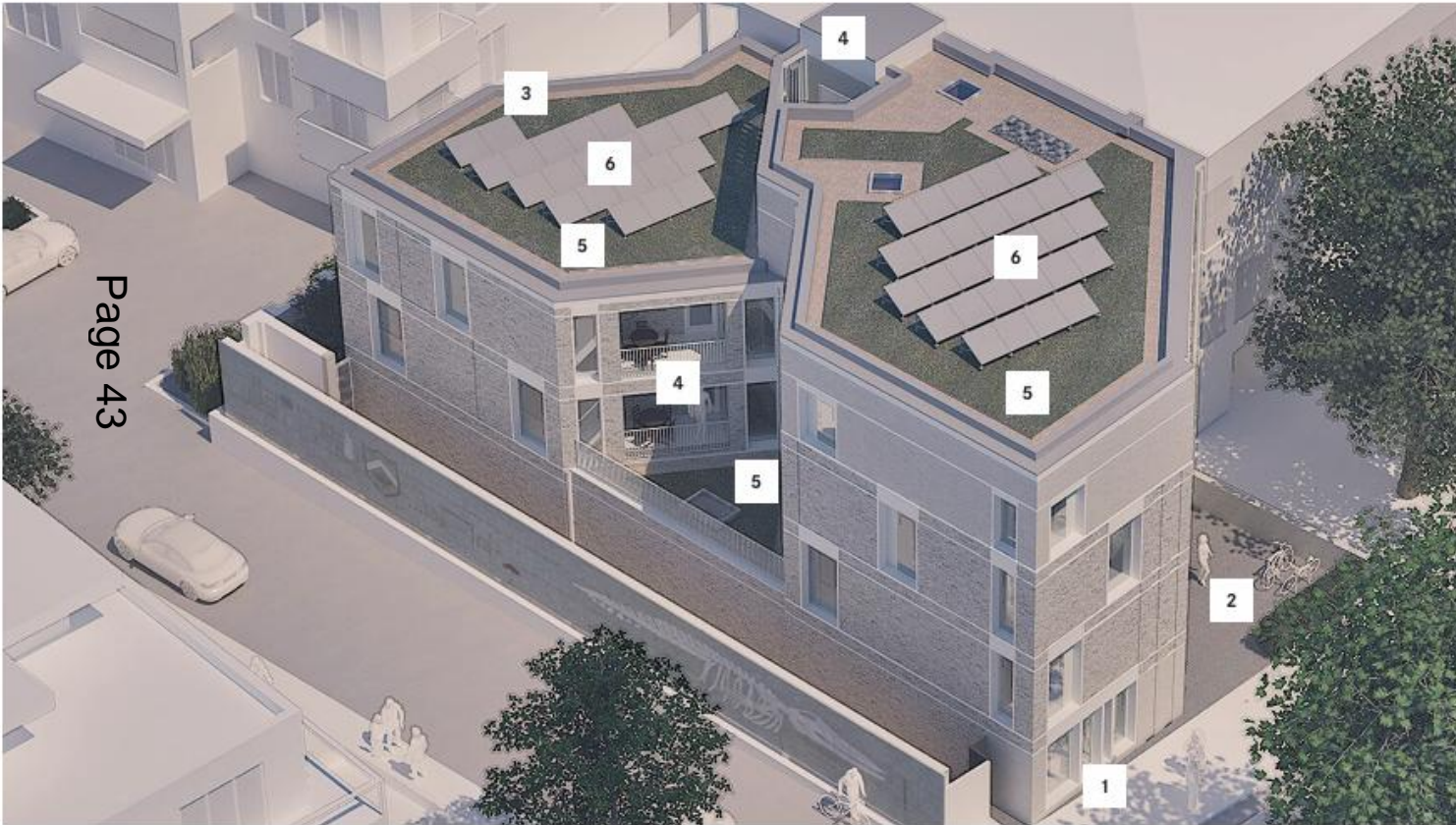
Page 42
A



B

3.2 Design Concept & Massing

Design Strategies



Page 43

Key:

- 1 Front elevation and commercial unit 'shop window'
- 2 Semi-public entrance area
- 3 Lowered rear portion of the building to reduce impact on neighbours access to daylight
- 4 External amenity space
- 5 Green roof
- 6 PV panels

3.4 Proposed Elevation Design

Elevation Hierarchy, Proportion & Verticality

A list of the key elevation design features referenced from the heritage context is included below:

1. **Faceted building form:** The building form is faceted to divide up the elevation, emphasise verticality, and create slender proportions on the elevation
2. **Pronounced Front elevation:** The front elevation is pronounced from the rest of the building mass to create a strong vertical facade on the street front
3. **Vertical recessed Brickwork:** Recessed details in the brickwork emphasise the verticality of the elevations composition.
4. **Elevation Hierarchy Banding:** Brickwork details strengthen the elevation hierarchy and create a defined strong base to the building. Vertical recessed brick details and a different brick colour define the base of the building and make it visually distinct.
5. **Top storey set back:** Drawing on the heritage precedents and to articulate the building hierarchy, the top storey is set back slightly making the building visually taper.
6. **Different brick types:** A different type/finish of brick is used at the top floor (to create the banding) and at ground floor (to highlight the builds base).
7. **Window height:** Referencing the heritage precedents, the windows at the top floor are reduced in height. This enhances the sense of hierarchy and the taper of the elevation.





Above: Visualisation of front elevation

3.4 Proposed Elevation Design

3D Views



Page 46

Planning Balance

Approval

Material considerations

- Redevelopment of vacant brownfield site
- Commercial use retained in part
- Provision of 23 bed spaces in a highly sustainable location
- High quality design



Refusal

Material considerations

- Low level of less than substantial harm to Conservation Area

Page 47.

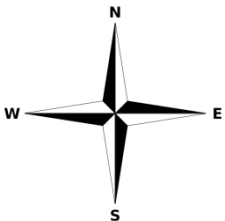
Officer Recommendation: Approval subject to conditions⁴⁷

26/01081/FUL – 9, 11, 15 and 17 Ashfield Road Site Location Plan

Page 48



Block Plan



Photographs – Existing

Page 50



Photographs – Streetscene



Photographs – Streetscene

Page 52



Elevations



Page 53

As Existing

As Proposed

External Materials



Planning Balance

Approval

Material considerations

The proposal would improve the energy efficiency of the buildings.

Page 55
The proposal would respect the character and established pattern of development along the street and in the surrounding area.

The proposal would have no detrimental impact on the amenity of neighbouring occupiers.



Refusal

Material considerations

None.

Officer Recommendation: Approval subject to conditions

26/01400/FUL

Addition of external wall insulation to solid wall constructed parts of the building, with no change of use to the property.

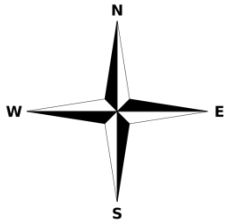
1, 2, 3, 4, 11, 12 The Green, Cambridge,
Cambridgeshire, CB4 1RP

Site Location Plan



Example Proposal of Walls to be insulated

Page 58



Proposed Visuals Example

Page 59



Dwelling as existing



Dwelling as proposed (colour Chime)

Proposed Visuals Example



Dwelling as existing



Dwelling as proposed (colour Aran)

Proposed colour palette

PPG Johnstone Render Colours for properties in The Green, Cambridge

Page 61



Planning Balance

Approval

Material considerations

- Improved insulation and thermal efficiencies of the dwellings
- The proposal would have no detrimental impact on the amenity of neighbouring occupiers.



Refusal

Material considerations

- Impact on the character and appearance of the streetscene

Page 62

Officer Recommendation: Approve

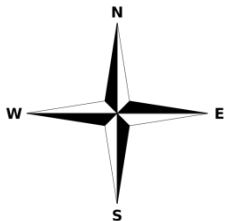
26/01401/FUL

Addition of external wall insulation to solid wall constructed parts of the buildings.

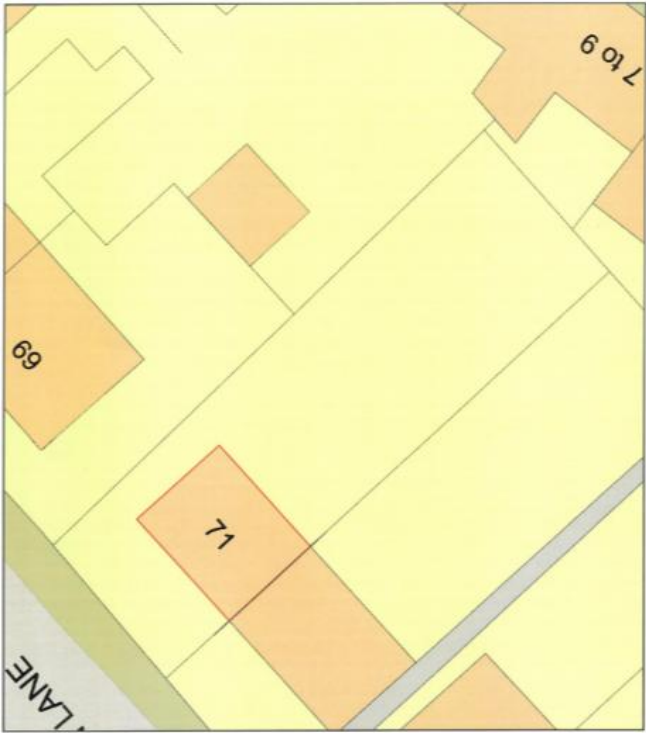
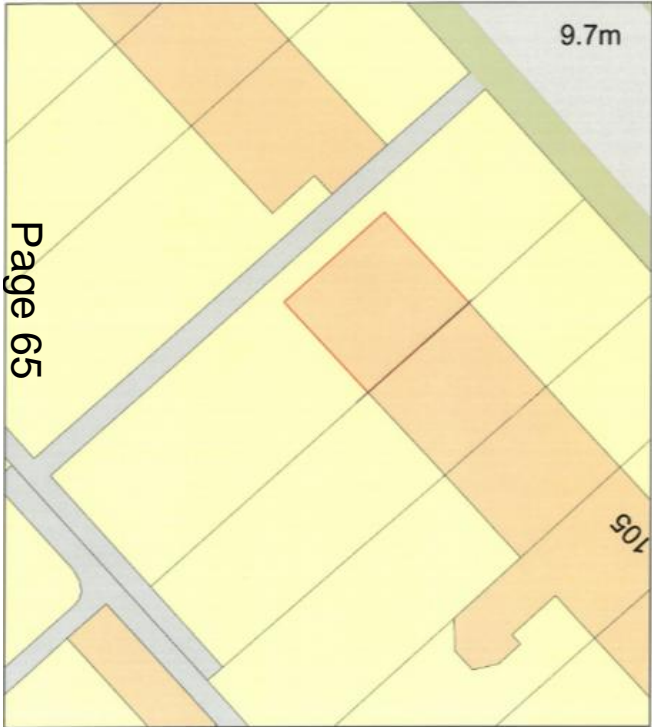
Page 63

71, 73, 75, 91, 95, 101, 107, 109, 111 Union Lane,
Cambridge, Cambridgeshire, CB4 1PX

Site Location Plan



Example Proposal of walls to be insulated



Proposed Visuals example

Page 66



Dwelling as Existing



Dwelling as Proposed (Aran)

Proposed Visuals example



Dwelling as Existing

Dwelling as Proposed (Chime)

Proposed Colour Palette

PPG Johnstone Render colours for properties in
Union Lane, Cambridge

Page 68



Planning Balance

Approval

Material considerations

- Improved insulation and thermal efficiencies of the dwellings

The proposal would have no detrimental impact on the amenity of neighbouring occupiers.



Refusal

Material considerations

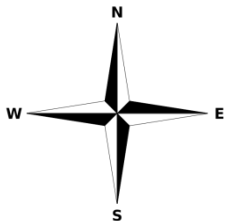
- Impact on the character and appearance of the streetscene

26/01402/FUL

Addition of external wall insulation to the solid wall constructed parts of the building.

190, 194, 206, 208, 216, 218 Milton
Road, Cambridge, Cambridgeshire, CB4 1LF

Site Location Plan



Example Proposal of walls to be insulated



Proposed Visuals example



Page 73

Dwelling as Existing



Dwelling as Proposed (colour Aran)

Proposed Visuals Example



Dwelling as Existing

Dwelling as Proposed (Colour Ellastone)

Page 74

Proposed Colour Palette

PPG Johnstone Render colours for properties in Milton Road, Cambridge

Page 75



Planning Balance

Approval

Material considerations

- Improved insulation and thermal efficiencies of the dwellings
- The proposal would have no detrimental impact on the amenity of neighbouring occupiers.



Refusal

Material considerations

- Impact on the character and appearance of the streetscene

Page 76

Officer Recommendation: Approve

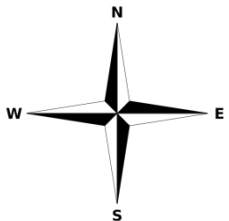
26/01899/FUL

Addition of external wall insulation to solid wall constructed parts of the building, with no change of use to the property. To include where required replacement triple glazed window installation.

Page 77

169, 179, 195, 196, 197, 200, 206, 211, 240, 241, 243, 245, Ross Street, Cambridge, Cambridgeshire, CB1 3BS

Site Location Plan



Example Proposal of walls to be insulated

Page 79



Proposed Visuals example

Page 80



Dwelling as Existing



Dwelling as Proposed (colour Ash Grey)

Proposed Visuals example

Page 81



Dwelling as Existing



Dwelling as Proposed (colour Chime)

Proposed Colour Palette

PPG Johnstone Render colours for properties in
Union Lane, Cambridge

Page 82



Planning Balance

Approval

Material considerations

- Improved insulation and thermal efficiencies of the dwellings

The proposal would have no detrimental impact on the amenity of neighbouring occupiers.



Refusal

Material considerations

- Impact on the character and appearance of the streetscene

This page is intentionally left blank