

Planning Committee

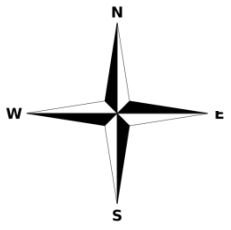


GREATER CAMBRIDGE
SHARED PLANNING

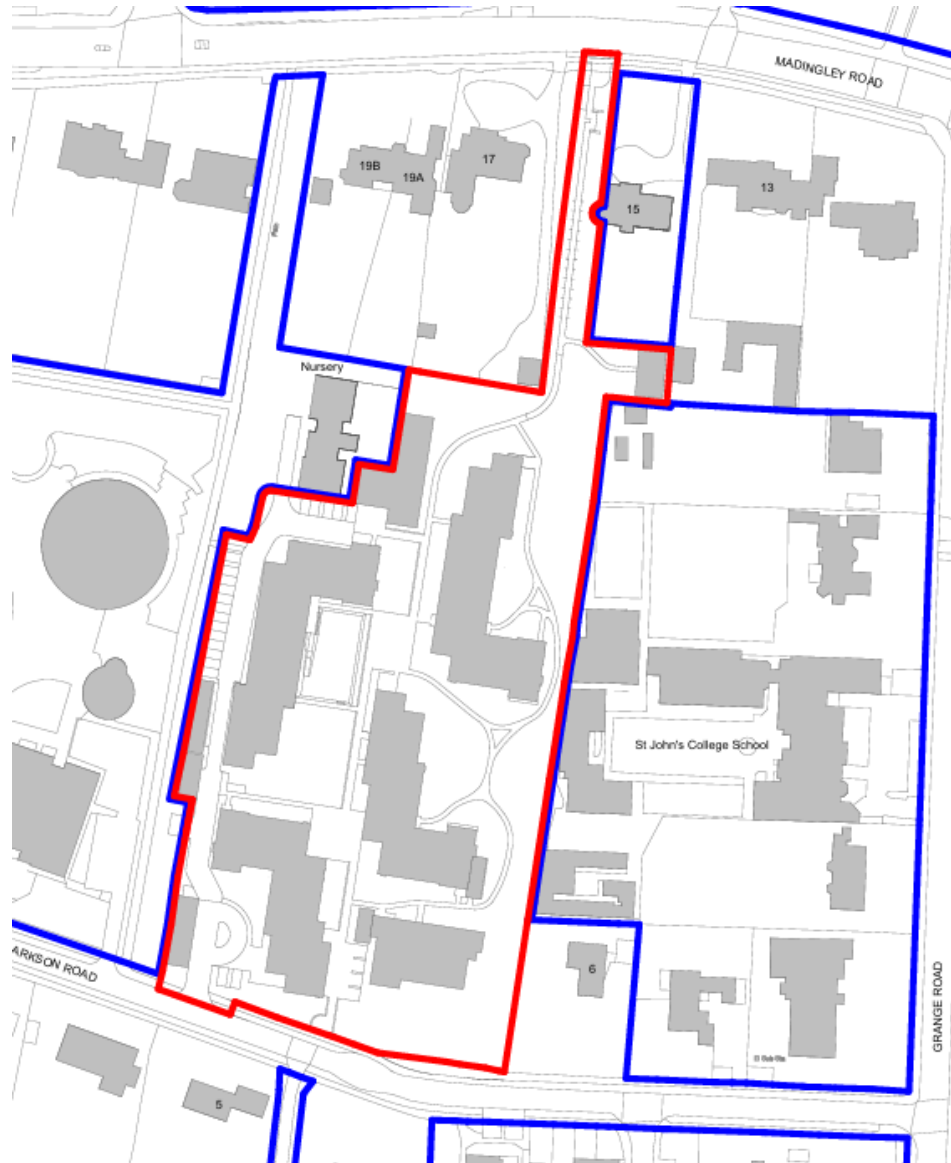
MAJOR APPLICATIONS

25/04832/FUL – Wolfson Court, Clarkson Road and 15 and 15A Madingley Road, Cambridge Site Location Plan

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Proposed Site Plan



Proposed CGI from Clarkson Road



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View of arrival from Clarkson Road



Proposed CGI - Centre of Site

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View into the central lawned court

Proposed CGI – Building E, Clarkson Road

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View of Building B across central lawn

Proposed CGI – Clarkson Road Frontage



Clarkson Road street frontage centred on Building E, behind the retained existing Norway Maple tree

Proposed CGI – Madingley Road

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Proposed arrival view from Madingley Road

Planning Balance

Approval

Material considerations

- The proposal is providing an identified need for student accommodation
- The proposal would not result in harm to the immediate setting of the site or wider Conservation Area
- The proposal would not harm the amenity or living conditions of neighbouring or future occupiers
- No highways safety concerns



Refusal

Material considerations

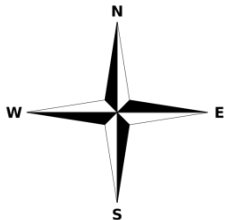
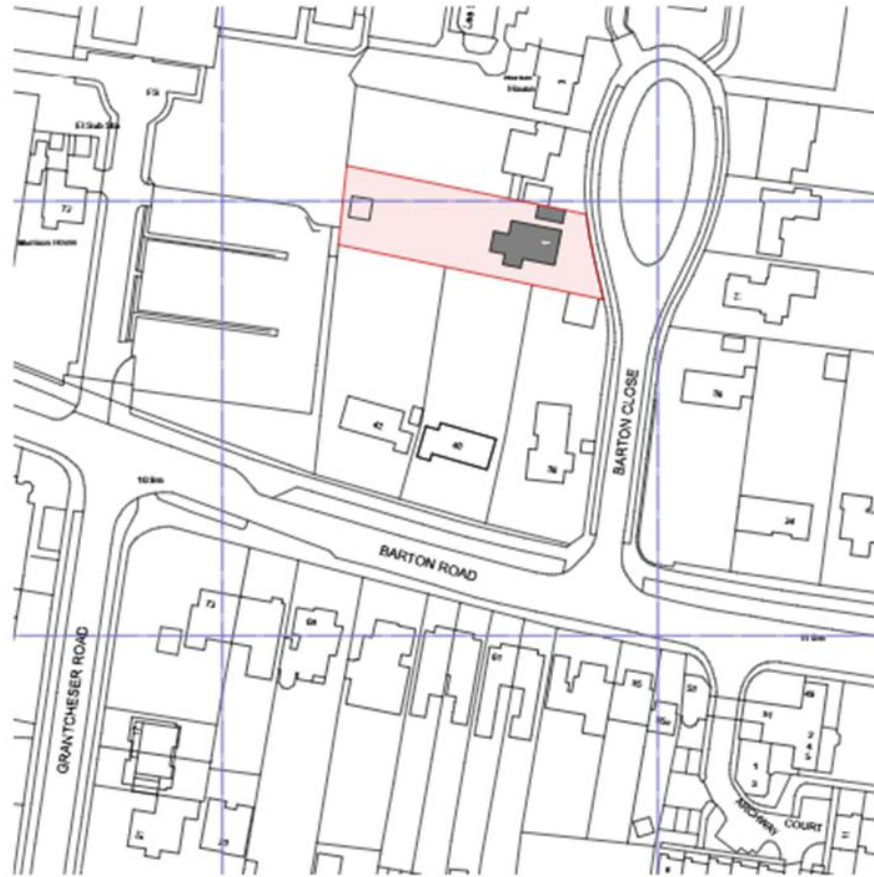
- Intensification of the use of the site
- Construction impacts

Officer Recommendation: Approve

MINOR APPLICATIONS

26/00797/FUL - 1 Barton Close Site Location Plan

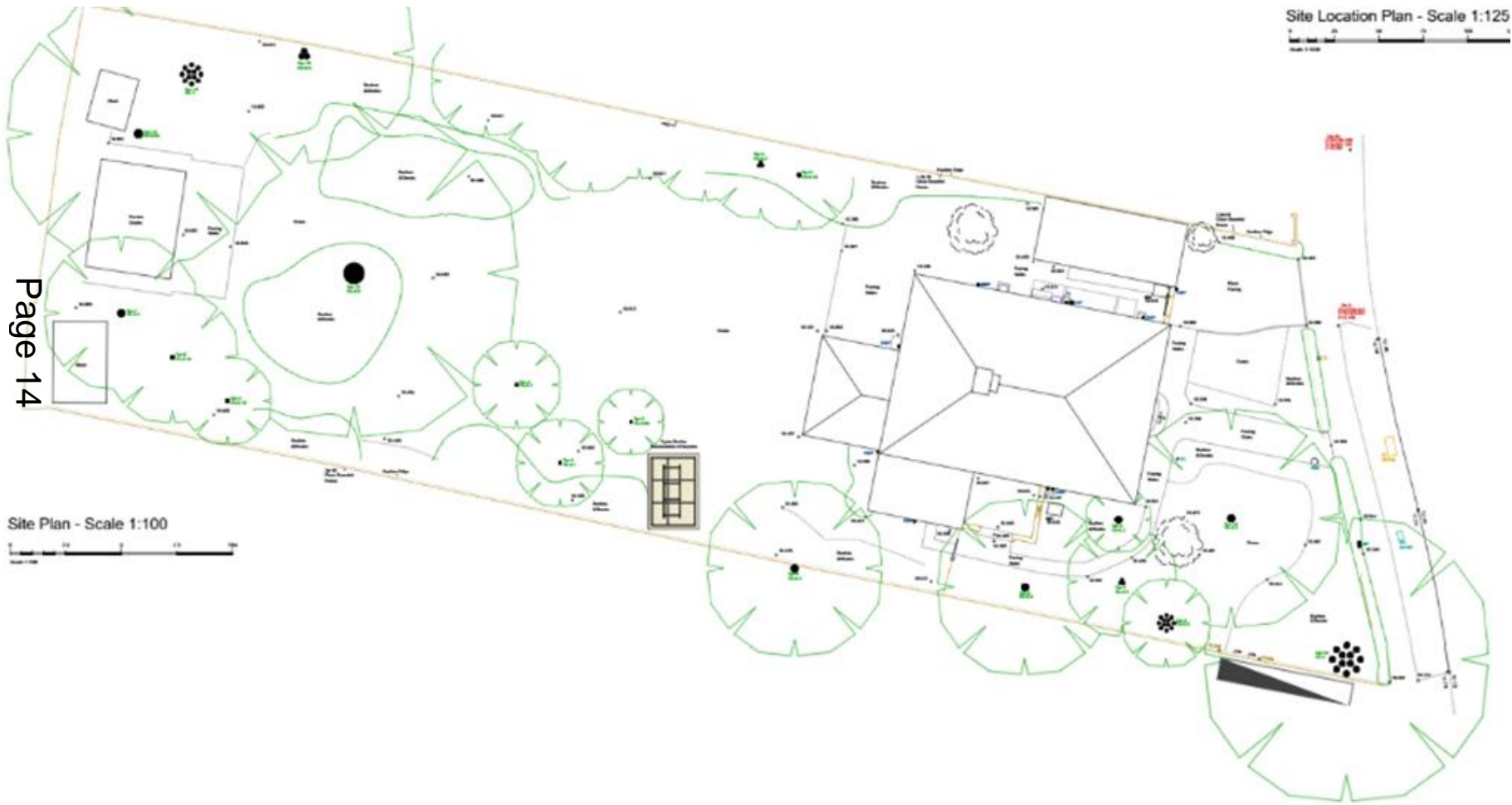
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Site Location Plan - Scale 1:1250

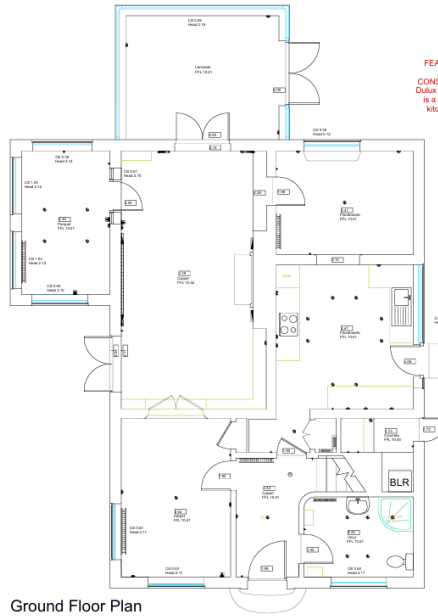


Existing Site Plan

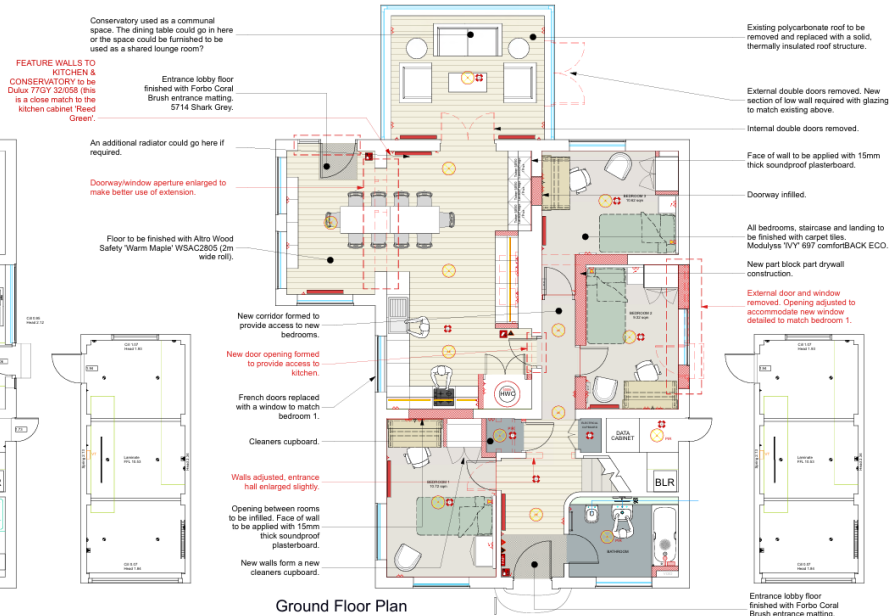


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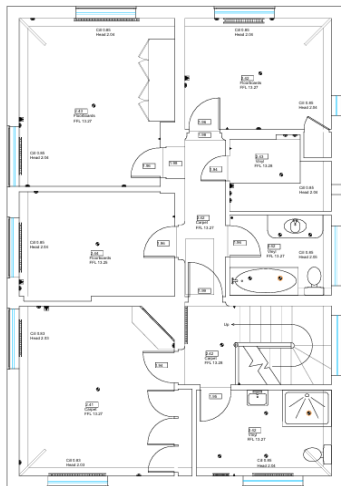
Floor Plans



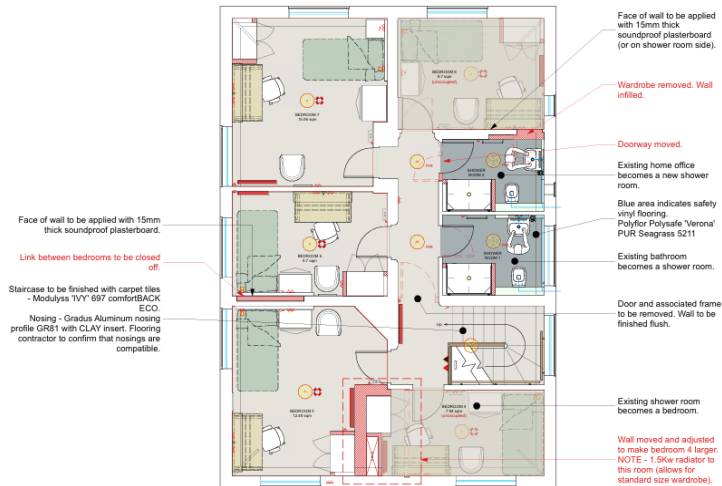
Ground Floor Plan
Existing Layout - Scale 1:50



Ground Floor Plan
Proposed Layout - Scale 1:50



First Floor Plan
Existing Layout - Scale 1:50



First Floor Plan
Proposed Layout - Scale 1:50

Conservatory used as a communal space. The dining table could go in here or the space could be furnished to be used as a shared lounge room?

FEATURE WALLS TO KITCHEN & CONSERVATORY to be Dulux 77GY 32/058 (this is a close match to the kitchen cabinet 'Fused Green').

Entrance lobby floor finished with Forbo Coral Brush entrance matting, 5714 Shark Grey.

An additional radiator could go here if required.

Doorway/window aperture enlarged to make better use of extension.

Floor to be finished with Altro Wood Safety 'Warm Maple' WSAC2805 (2m wide roll).

New corridor formed to provide access to new bedrooms.

New door opening formed to provide access to kitchen.

French doors replaced with a window to match bedroom 1.

Cleaners cupboard.

Walls adjusted, entrance hall enlarged slightly.

Opening between rooms to be infilled. Face of wall to be applied with 15mm thick soundproof plasterboard.

New walls form a new cleaners cupboard.

Existing polycarbonate roof to be removed and replaced with a solid, thermally insulated roof structure.

External double doors removed. New section of low wall required with glazing to match existing above.

Internal double doors removed.

Face of wall to be applied with 15mm thick soundproof plasterboard.

Doorway infilled.

All bedrooms, staircase and landing to be finished with carpet tiles, Modulyss 'VY' 697 comfortBACK ECO.

New part block part drywall construction.

External door and window removed. Opening adjusted to accommodate new window detailed to match bedroom 1.

Entrance lobby floor finished with Forbo Coral Brush entrance matting, 5714 Shark Grey.

Face of wall to be applied with 15mm thick soundproof plasterboard.

Link between bedrooms to be closed off.

Staircase to be finished with carpet tiles - Modulyss 'VY' 697 comfortBACK ECO.

Nosing - Gradus Aluminum nosing profile GR81 with CLAY insert. Flooring contractor to confirm that nosings are compatible.

Face of wall to be applied with 15mm thick soundproof plasterboard (or on shower room side).

Wardrobe removed. Wall infilled.

Doorway moved.

Existing home office becomes a new shower room.

Blue area indicates safety vinyl flooring, Polyfor Polysafe 'Verona' PUR Seagrass 5211

Existing bathroom becomes a shower room.

Door and associated frame to be removed. Wall to be finished flush.

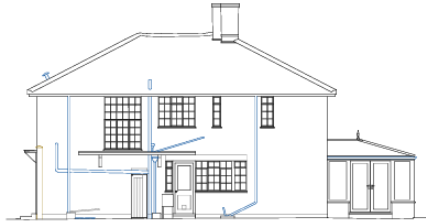
Existing shower room becomes a bedroom.

Wall moved and adjusted to make bedroom 4 larger. NOTE: 1.2Kw radiator to this room (allows for standard size wardrobe).

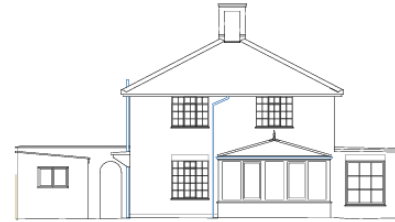
Elevations



Existing East Facing Elevation - Scale 1:100



Existing North Facing Elevation - Scale 1:100



Existing West Facing Elevation - Scale 1:100

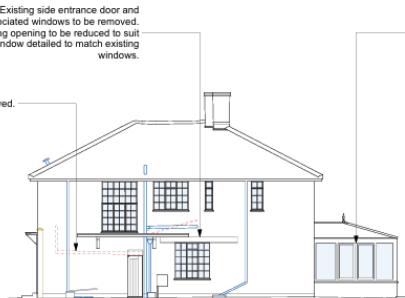


Existing South Facing Elevation - Scale 1:100

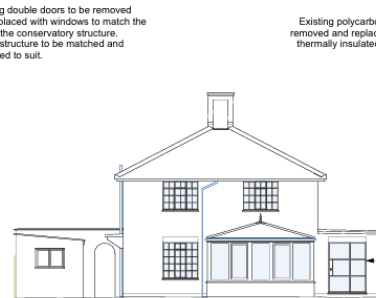
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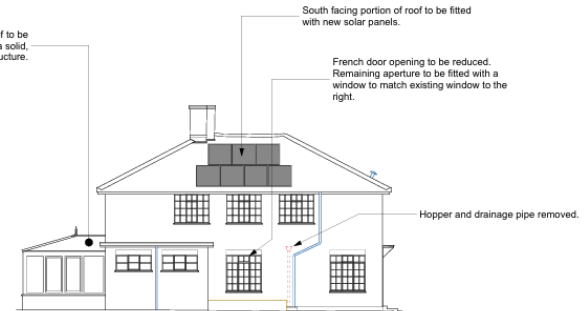
Proposed East Facing Elevation - Scale 1:100



Proposed North Facing Elevation - Scale 1:100



Proposed West Facing Elevation - Scale 1:100



Proposed South Facing Elevation - Scale 1:100

Existing side entrance door and associated windows to be removed. Resulting opening to be reduced to suit new window detailed to match existing windows.

Soilpipe removed.

Existing double doors to be removed and replaced with windows to match the rest of the conservatory structure. Lower structure to be matched and extended to suit.

Existing polycarbonate roof to be removed and replaced with a solid, thermally insulated roof structure.

South facing portion of roof to be fitted with new solar panels.

French door opening to be reduced. Remaining aperture to be fitted with a window to match existing window to the right.

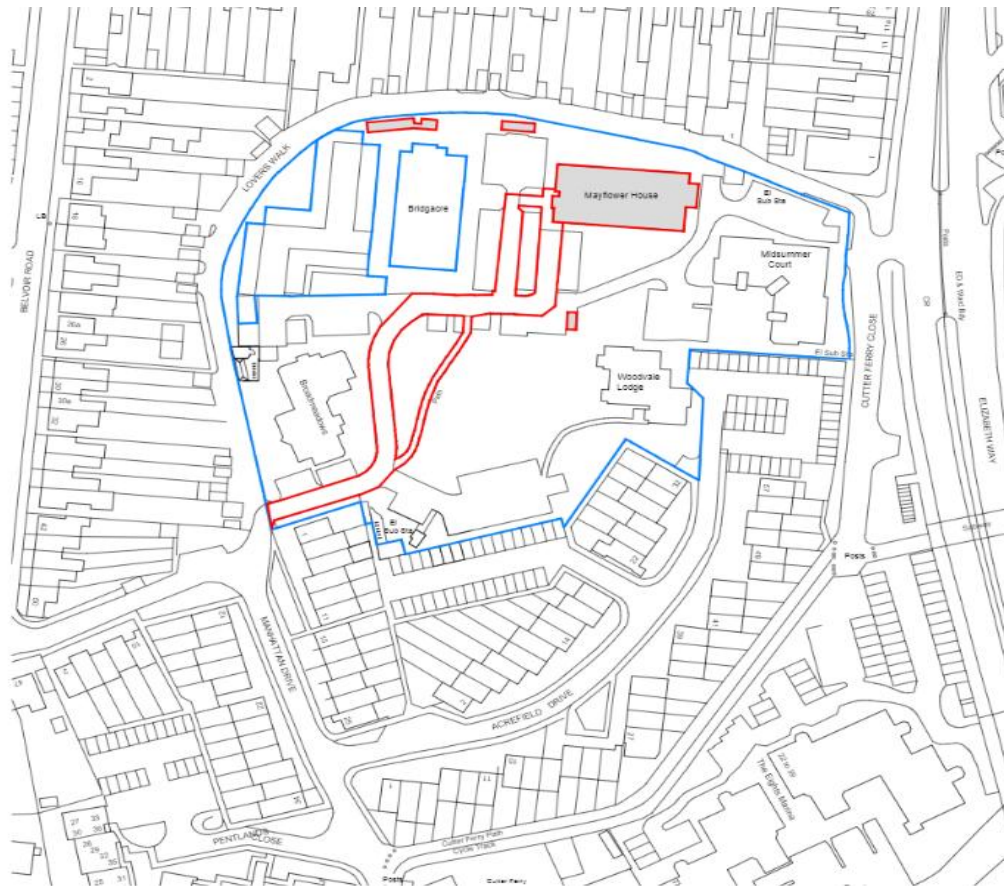
Hopper and drainage pipe removed.


Existing window to be removed and opening adjusted to accommodate a new rear door with window to the side.

25/05027/S73 Mayflower House

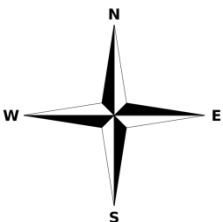
S73 to vary condition 2 (Approved plans) of planning permission 23/02127/FUL (Erection of (i) 8 no. flats (4 no. studios, 2 no. one bed & 2 no. two bed flats) on the eighth floor on Mayflower House with removal of Electronic Communications Apparatus on the roof to allow an increase in the overall height of the approved eighth-floor extension by 599mm for construction and maintenance purposes

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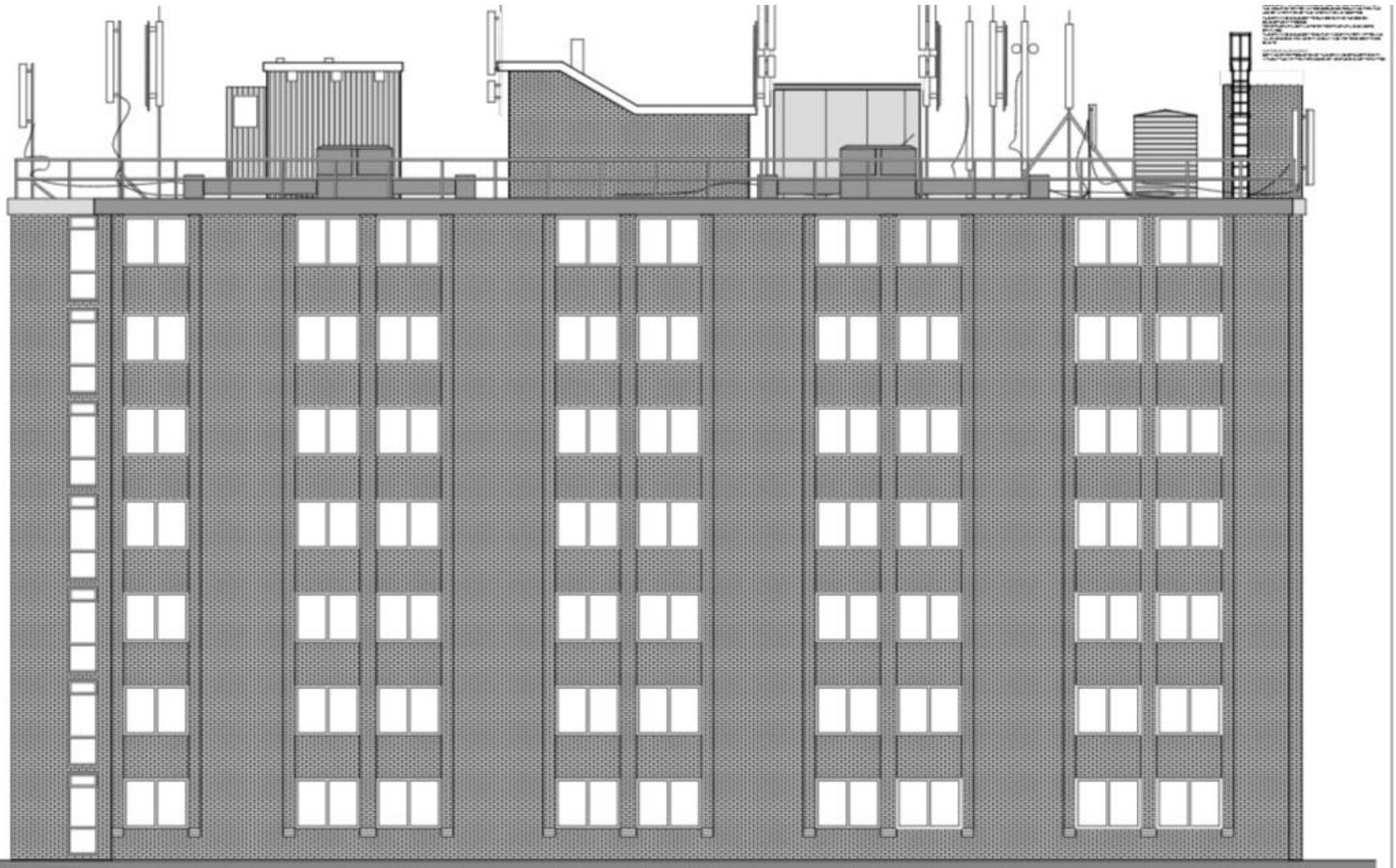
KEY	
	APPLICATION SITE
	ESTATE BOUNDARY

LOCATION PLAN



Existing Elevation – Mayflower House

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

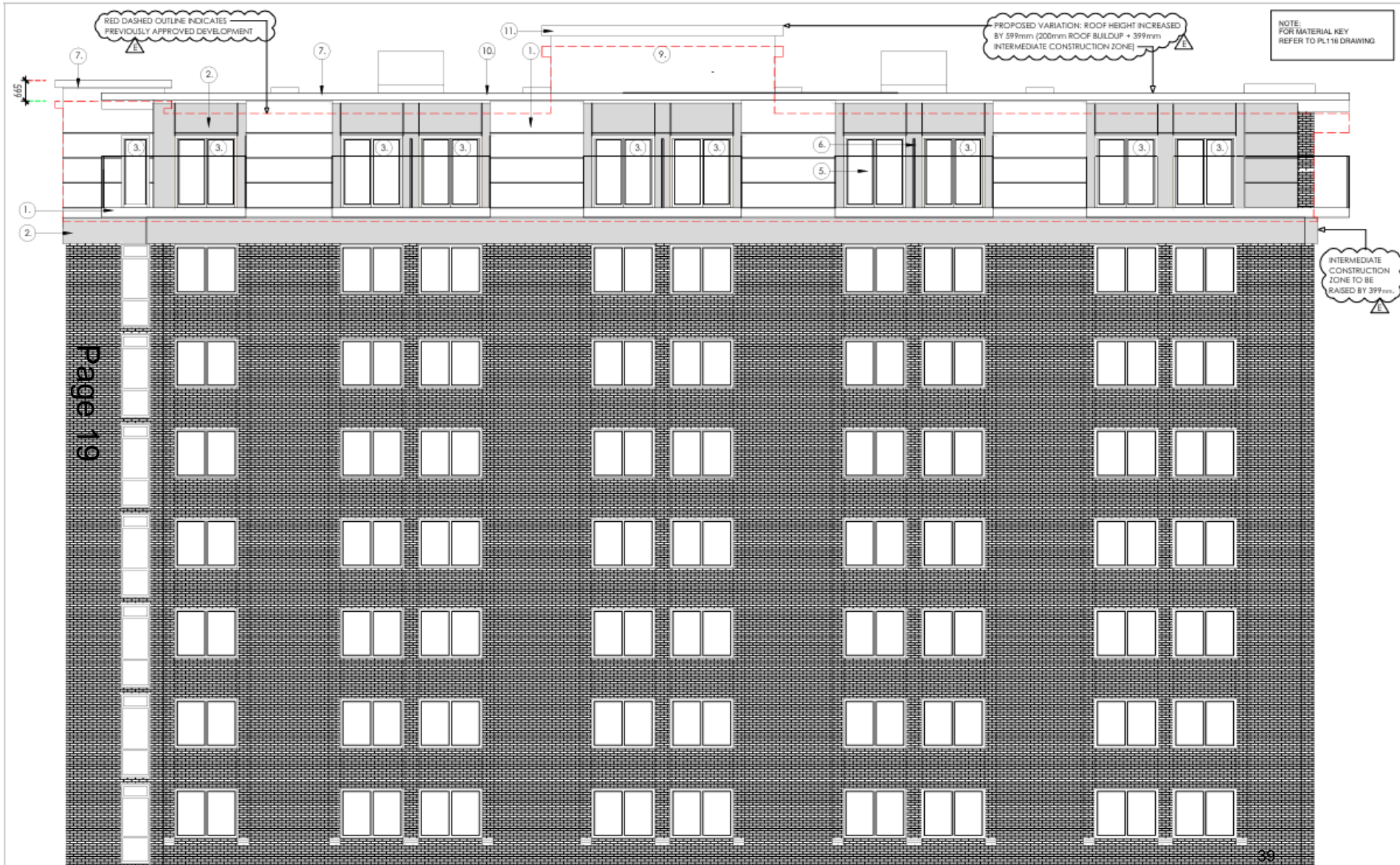
MAYFLOWER HOUSE
MANHATTAN DRIVE, CAMBRIDGE, CB41JT

Drawing Title: EXISTING NORTH ELEVATION
AS APPROVED
Scale: 1:100 @ A3
Date: APRIL 2023
Drawing Number: 40_1245_PL_014_Rev B

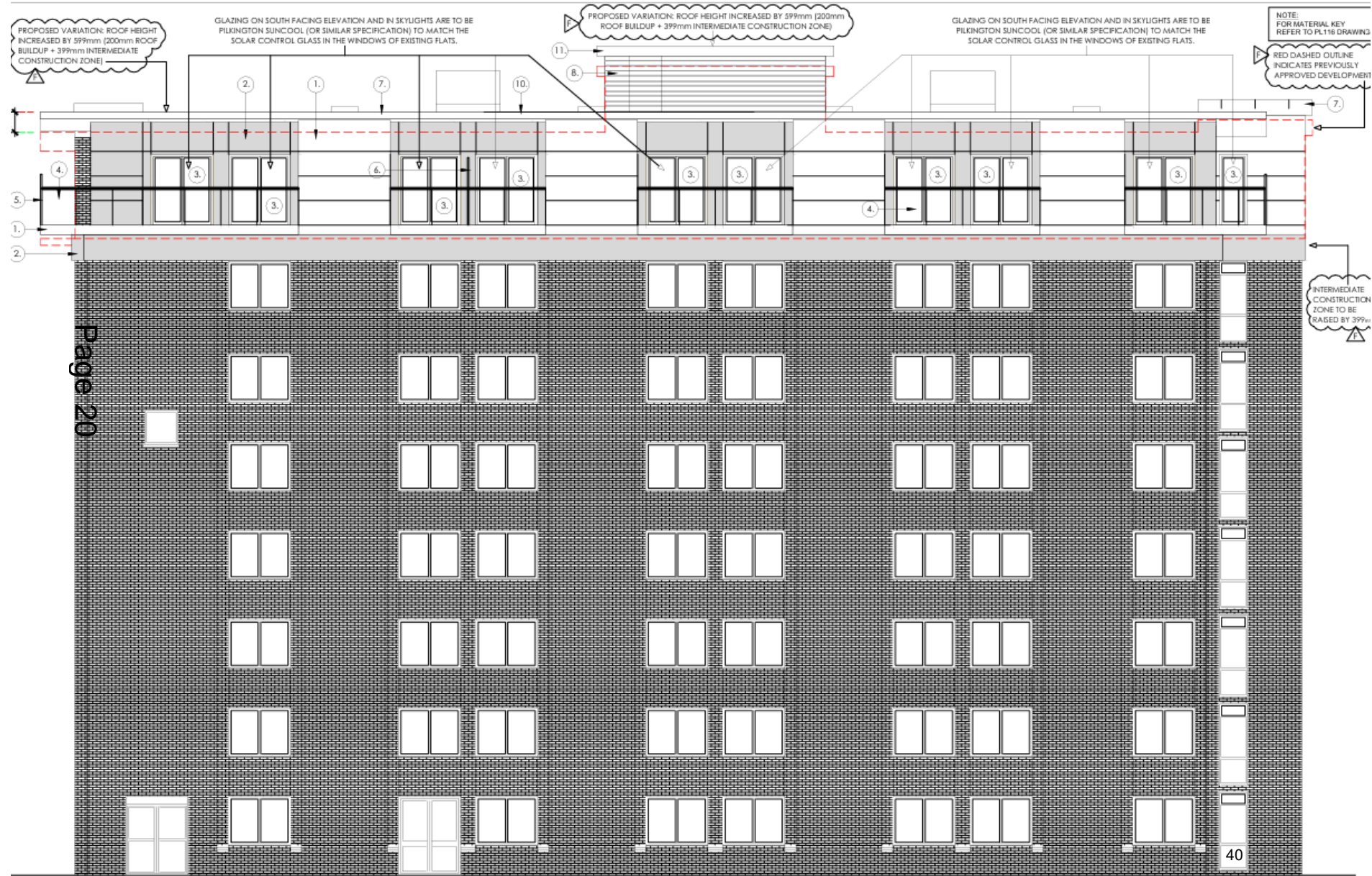
38



25/05027/S73 – Proposed North Elevation

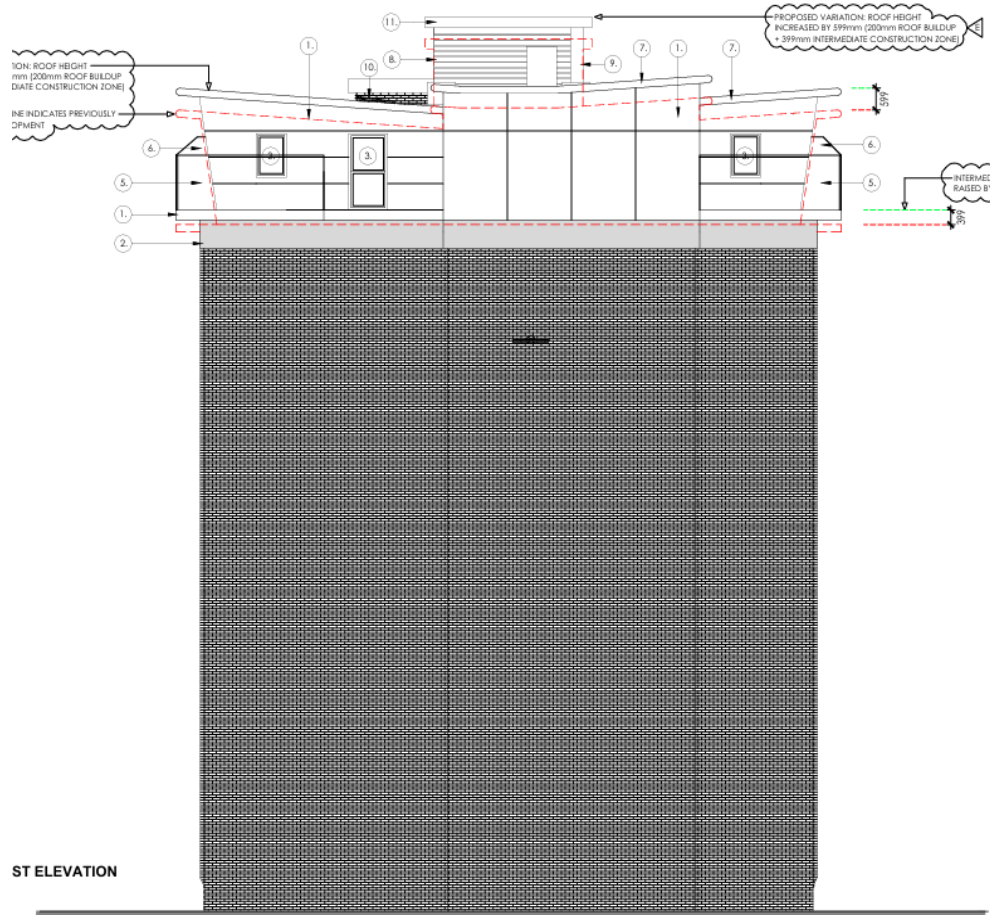
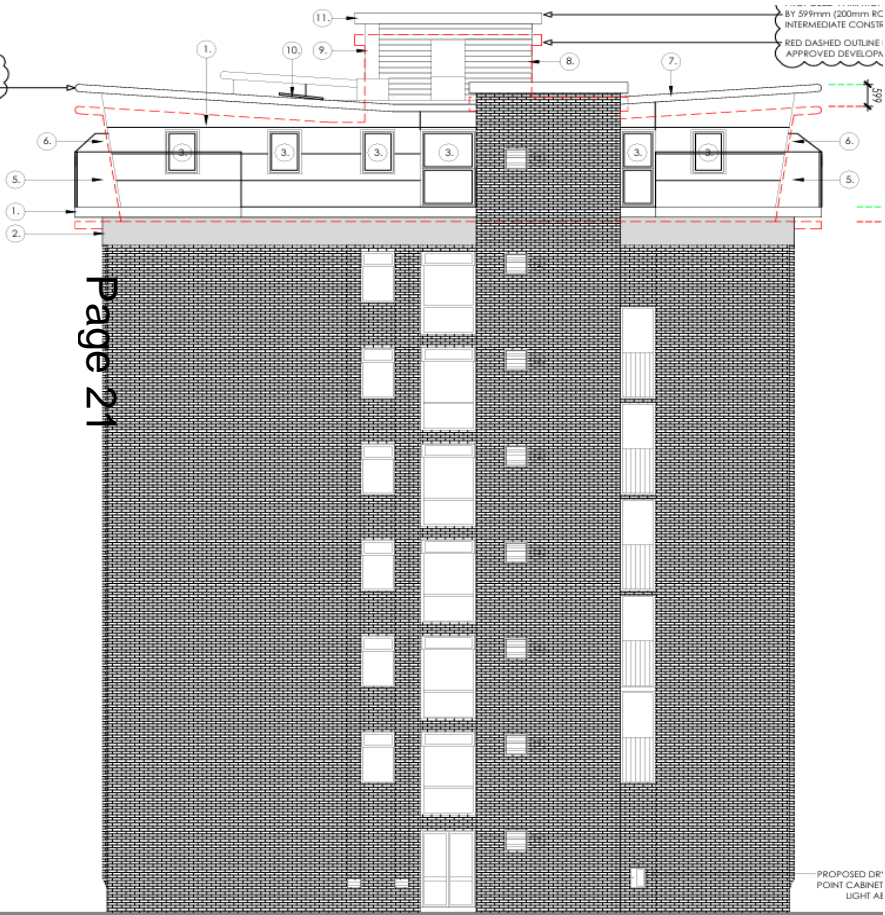


25/05027/S73 – Proposed South Elevation



25/05027/S73 – Proposed West (left) Elevation & East (right) Elevation

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ST ELEVATION

PROPOSED DR POINT CABINET LIGHT AE

25/05027/S73 – Section Drawings

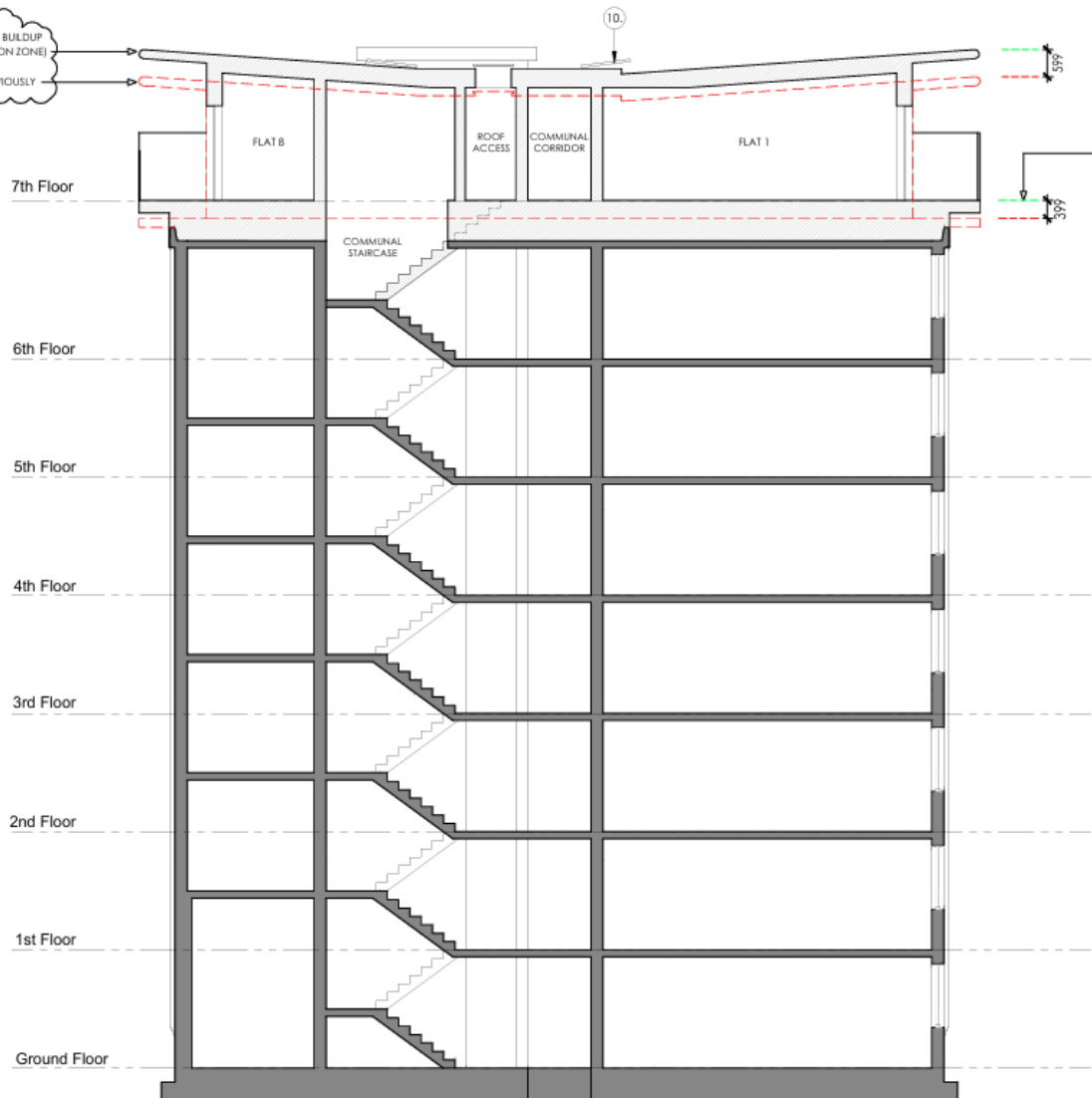
PROPOSED VARIATION: ROOF HEIGHT INCREASED BY 599mm (200mm ROOF BUILDUP + 399mm INTERMEDIATE CONSTRUCTION ZONE)

RED DASHED OUTLINE INDICATES PREVIOUSLY APPROVED DEVELOPMENT

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INTERMEDIATE CONSTRUCTION ZONE TO BE RAISED BY 399mm



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NOTE: THE INT IS LOCATED BE AND THE NE

25/05027/S73 – Section Drawing

PROPOSED VARIATION: ROOF HEIGHT INCREASED BY 599mm (200mm ROOF BUILDUP + 399mm INTERMEDIATE CONSTRUCTION ZONE)

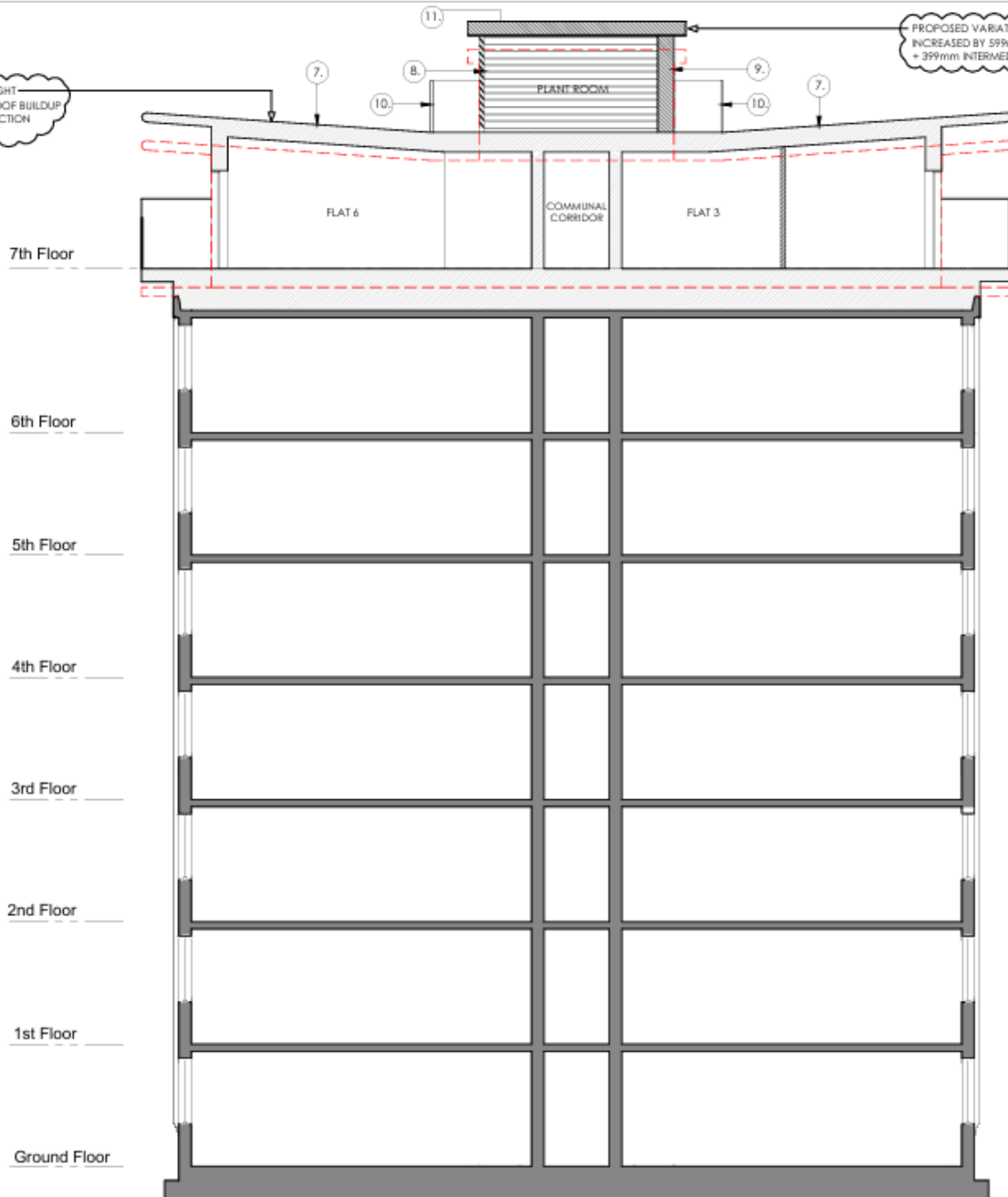
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RED DASHED OUTLINE INDICATES PREVIOUSLY APPROVED DEVELOPMENT

INTERMEDIATE CONSTRUCTION ZONE TO BE RAISED BY 399mm

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MATEF

- 1. A1 RAT ALUMIN LIGHT C
- 2. A1 RAT ALUMIN DARK C
- 3. NEW DI ROOF LI POWDER FRAME
- 4. TRANSI 1100MM
- 5. OBSCU 1500MM
- 6. OBSCU SCREE
- 7. LOW-SL METAL
- 8. METAL ROOM
- 9. WHITE ROOM
- 10. GREY P COLLAP BALLIST
- 11. FLAT M

NO. 73 THE INTERME IS LOCATED BETWE AND THE NEW EI ALL LOWER FLOOR I

Planning Balance

Approval

Material considerations

- The increase in height is not considered to result in a significant difference to overall height of the extant permission (23/02127/FUL)
- The proposed development is therefore not considered to result in visual impact upon the settings of nearby Conservation Areas, or the immediate locality
- The submitted Daylight/Sunlight Impact Assessment demonstrates the additional overshadowing would be minimal when compared to the extant permission and would not result in harm upon the surrounding neighbouring properties
- Conditions previously imposed upon the extant permission are recommended to be reimposed. Compliance conditions are also recommended where applicable



Refusal

Material considerations

- None

Officer Recommendation: Approval subject to conditions