



GREATER CAMBRIDGE
SHARED PLANNING

MAJOR APPLICATIONS

26/00039/FUL- Land at Ekin Road

Site Location Plan



Key:

— Site Boundary

Notes:
Do not scale. All dimensions are in millimetres unless otherwise stated.
This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

Revisions:	Rev.	Status	Date	Description	Drn	Chd
	CD1	A3	15.12.25	Planning issue	BM	AR

Client Name:	Cambridge Investment Partnership
Project Name:	Ekin Road
Drawing Name:	Location Plan
Drawing Number:	ERD1-8FTW-201-22-DR-A-0101
Rev:	CD1
Status:	A3
Project No:	24-025
RIBA Stage:	3
Drawn By:	KV
Scale:	1:1250 @ A3

PLANNING ISSUE

40 Norman Road,
Greenwich, London
SE10 9GX
T. 020 8293 5075
bptw.co.uk



Existing site



Site Plan and Building heights

Key

- Site boundary
- 1 Storey
- 2 Storey
- 2.5 Storey
- 3 Storey
- 4 Storey

Page 5



Proposed Landscape Plan



Proposed Streetscenes- along Wadloes Road



Elevation K

Page 7

Proposed Streetscenes- west of street 1 (rear of Wadloes Road frontage)



Elevation J

Proposed Streetscenes- east of street 1



T05

North Ekin Road

Street 1-East Side

South Ekin Road

Existing House

Page 6

Proposed Streetscenes- view north along South Ekin Road



South Ekin Road

Street 1

South Ekin Road

Greenpark 2

South Ekin Road

Street 2

Proposed Streetscenes- North Ekin Road (view to the north)



Page 9
Elevation A1



Proposed Streetscenes- North Ekin Road (view to the south- flat block 1, maisonettes blocks 1 and 2

Page 10



Proposed Streetscenes-East and West View along Green Link 2



Elevation F

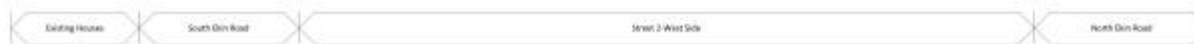


Elevation G

Proposed Streetscenes- East and West view along Street 2



Elevation D



Elevation E

Proposed Streetscenes- Flat block 2



Elevation B2

Proposed Streetscenes-Plots 25-30



Elevation A3

Proposed Streetscenes-Plots 31-33



Elevation C

Views along Wadloes Road- Existing and Proposed



View looking East along North Ekin Road- Existing and Proposed



Central landscaped space



Proposed view looking South from North Ekin Road

Page 17



Key Considerations

- **Estate regeneration proposal** replacing 108 ageing homes affected by damp, mould and structural issues with **134 new dwellings** in a sustainable location.
- **Significant housing benefit**, delivering a net gain of 26 homes at a time when Cambridge cannot demonstrate a five-year housing land supply.
- **34 affordable homes (25%) secured by S106**, below standard policy requirements but independently verified as the maximum reasonable provision given viability and estate regeneration costs.
- **High-quality design and placemaking**, including new public open spaces, enhanced play areas, improved pedestrian and cycle connections, and a stronger neighbourhood layout.
- **Strong sustainability credentials**, including a 76% reduction in regulated carbon emissions, air source heat pumps, solar panels, green roofs and high water-efficiency standards.
- **Biodiversity and landscaping enhancements**, including 20% Biodiversity Net Gain, retention of all Category A trees and planting of 97 new trees across the site.
- **No unacceptable impacts identified** in relation to highways, drainage, neighbour amenity, daylight/sunlight, ecology or environmental health, subject to conditions and mitigation measures

- Page 19
- **Officer conclusion:** in the planning balance, the benefits of housing delivery, estate renewal, affordable housing, sustainability improvements and enhanced public realm are considered to outweigh the identified harms, leading to a recommendation to **approve subject to S106 and conditions**

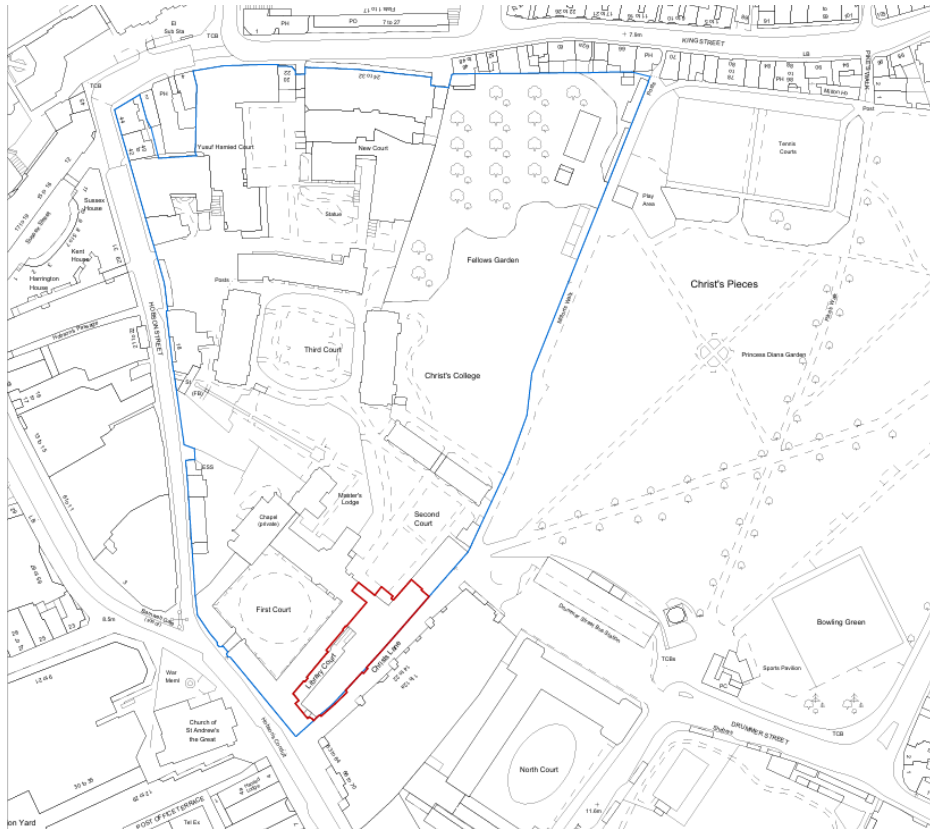
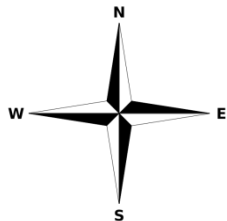
26/02109/FUL - Christs College Library

St Andrews Street

Cambridge

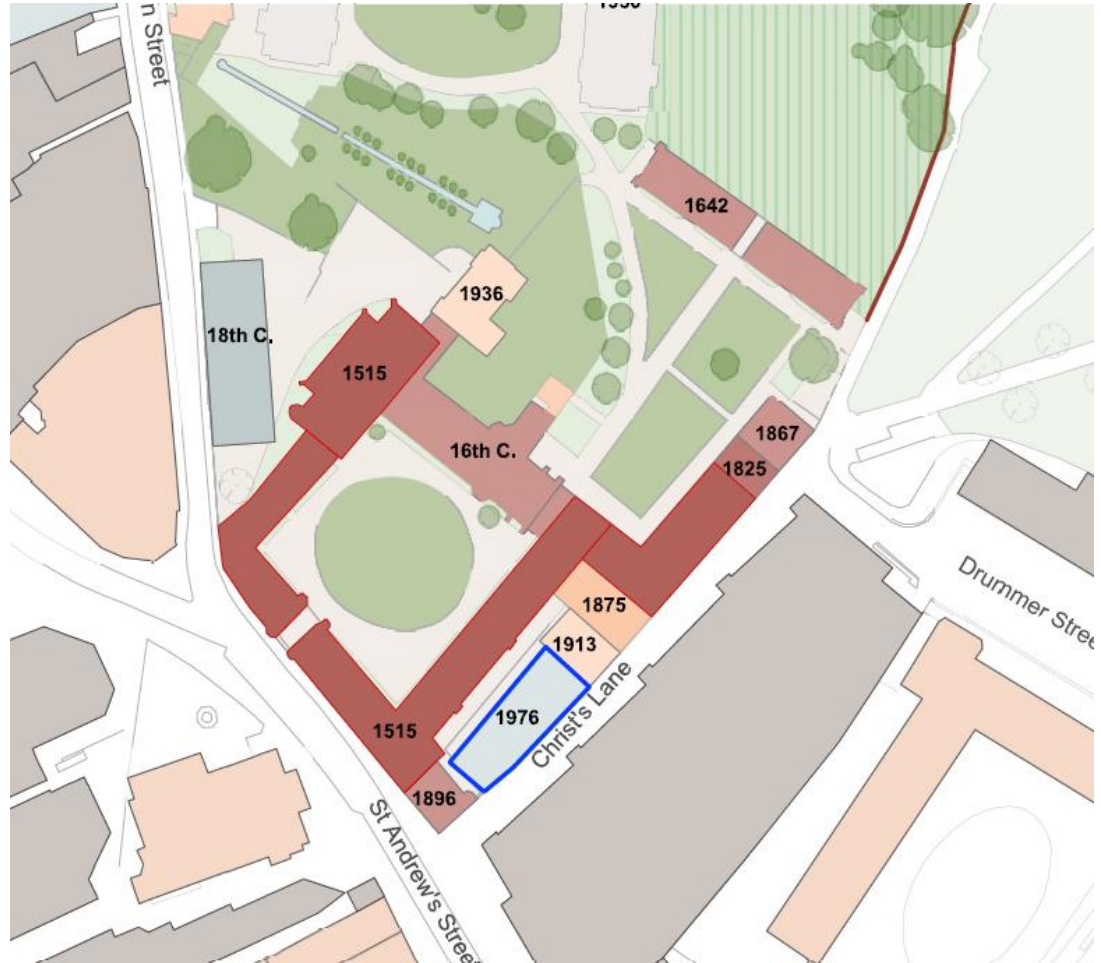
Site Location Plan

Page 20



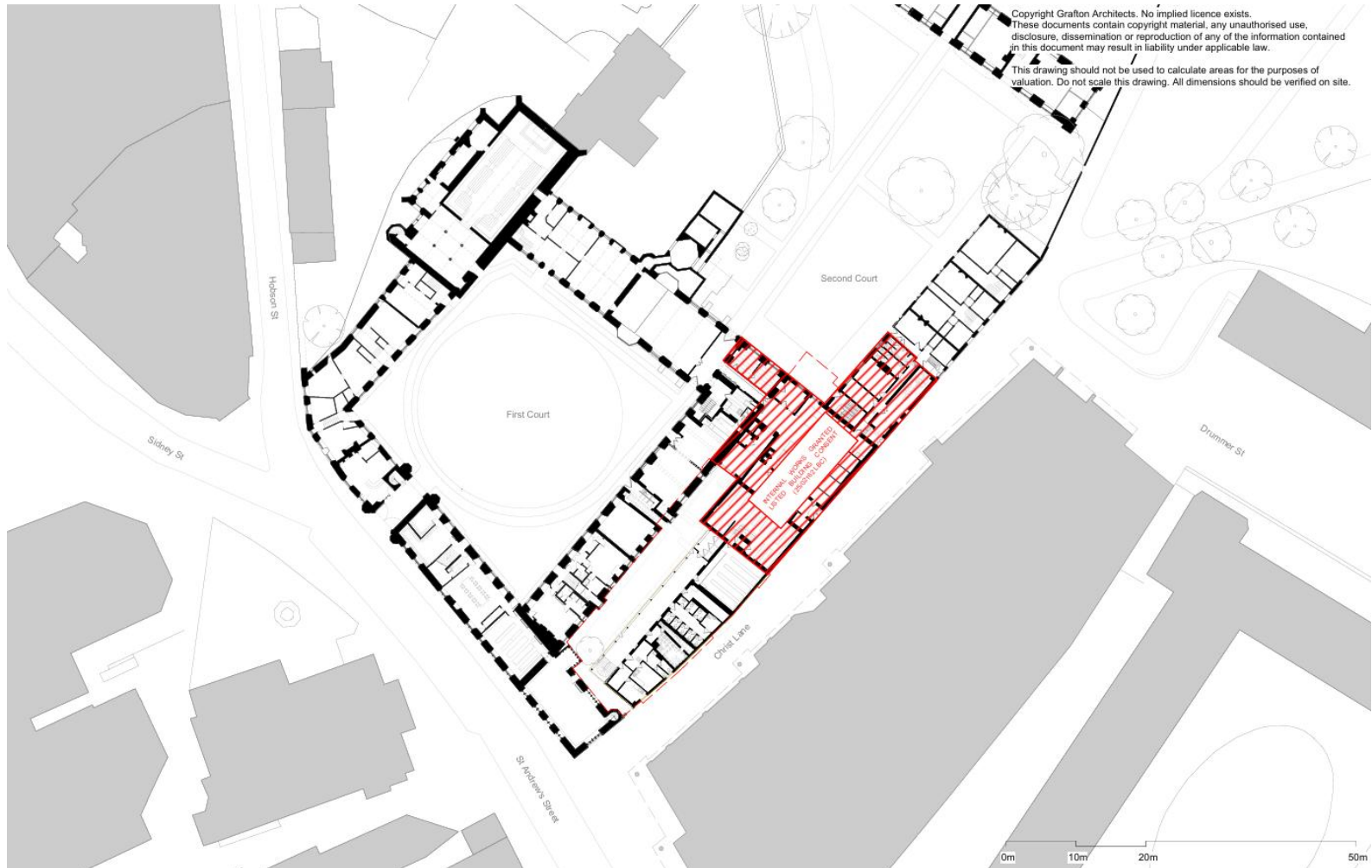
Site Evolution

Page 21

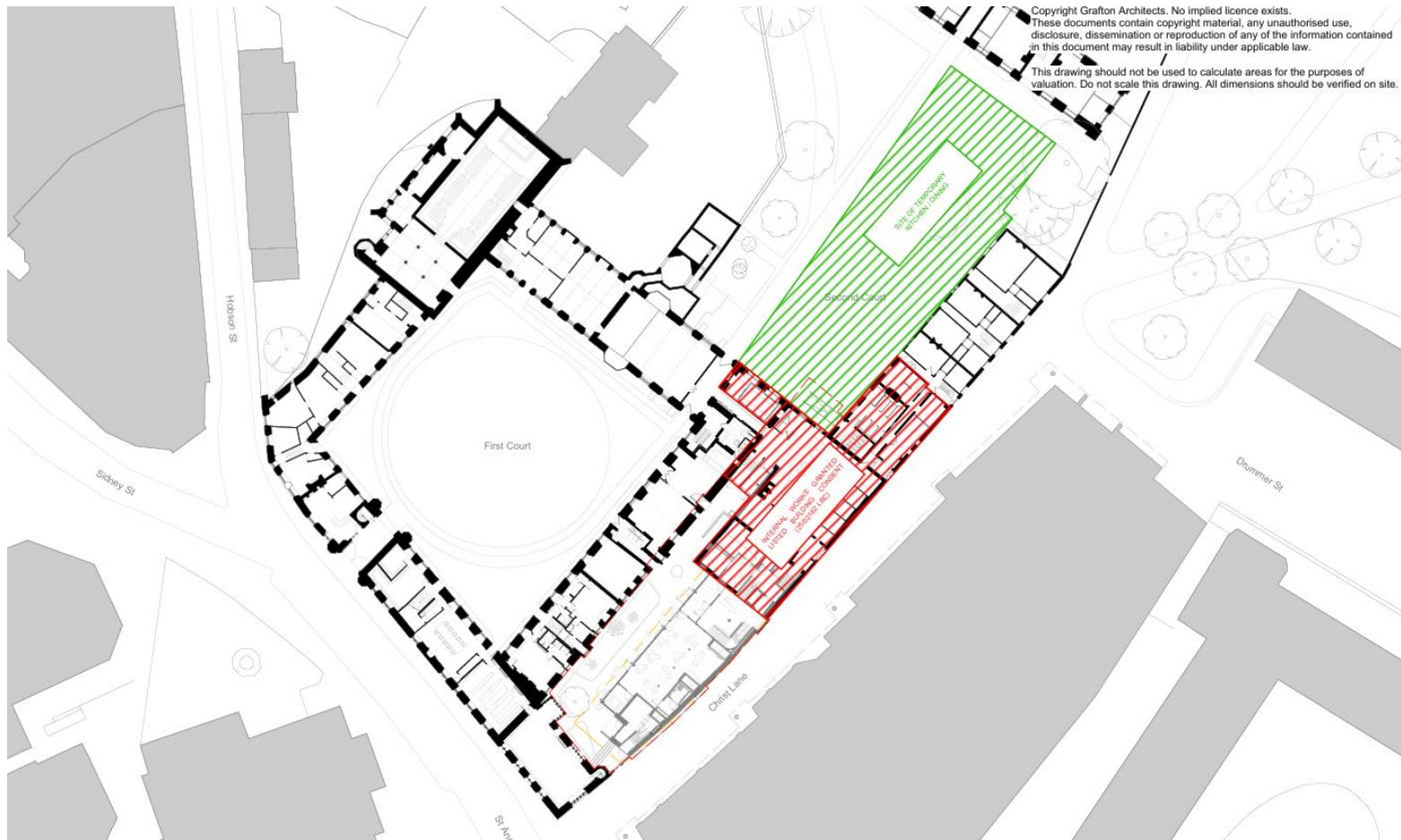




Existing Site Plan



Proposed Site Plan



Page 25



Proposed Ground Floor Plan

Page 26



Page 27



Page 28



Page 29



Page 30

Proposed Christ's Lane Elevation

Page 31

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Material Key

Black brick - New half brick	Stone	Material system
Black brick - New half & clean half brick	Clay tile (existing system)	Material substructure
Triple glazed Victorian style windows	External plaster	Copper gutters & downpipes

0m 1m 2m 3m 4m

Proposed Bath Court Elevation

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Page 32



Material Key

- | | | |
|--|-----------------------------|----------------------------|
| Brickwork - red half brick | Stone | Metal roof system |
| Brickwork - red half & main half brick | Clay tile (standing system) | Metal cladding system |
| Triple glazed multi-reflective windows | External timber | Copper gutters & downpipes |

This drawing should not be used to construct areas for the purpose of
 vendition. Do not scale this drawing. All dimensions should be verified on site.

Architectural elevation drawing of the rear of a building. The drawing shows a red hatched area for internal works and a white area for external works. The building has a gabled roof and a chimney. The drawing includes a material key, a scale bar, and a north arrow.

Material Key

- Blackwork - New half brick
- Blackwork - New full & new half brick
- Clay tile cladding system
- Clay tile
- Clay tile cladding system
- External plaster
- Internal roof system
- Internal plaster
- Copper pipes & downpipes

Scale: 0m 1m 2m 3m

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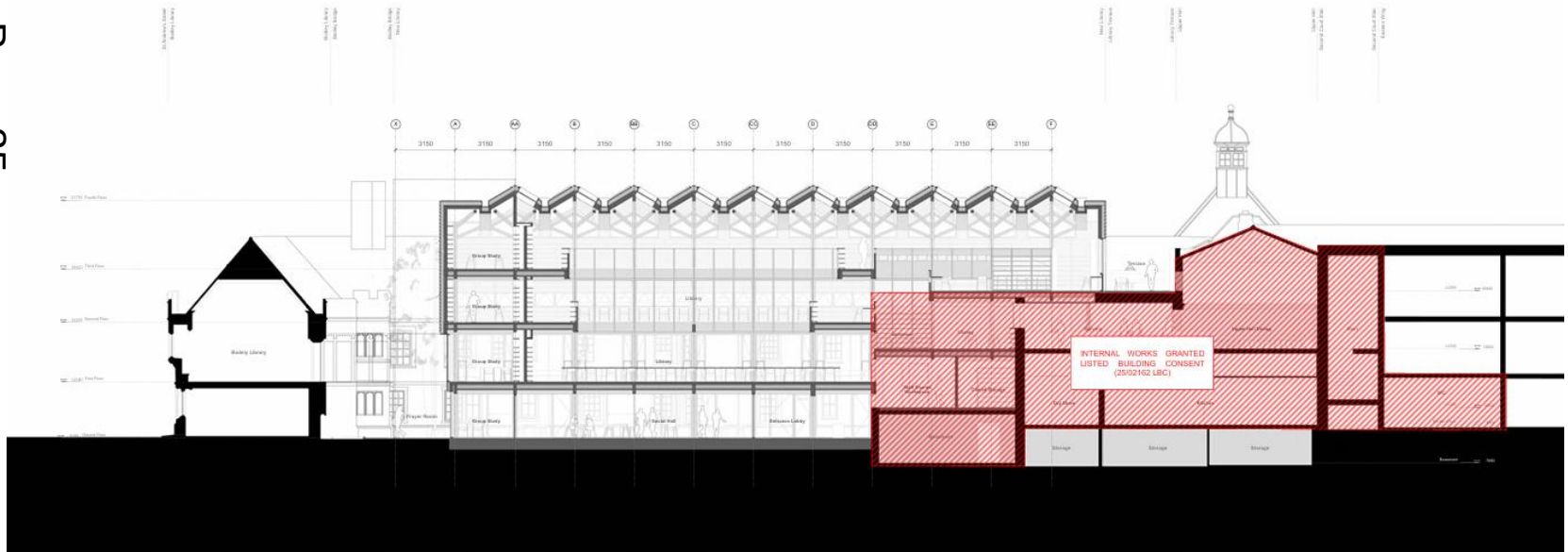
☐ Backwork - New buffer tank ☐ Stone ☐ Metal roof system
☐ Backwork - New fill & main buffer tank ☐ Clay tile cladding system ☐ Metal balustrade
☐ Triple glazed Alucalor window ☐ External timber ☐ Copper patina & downpipes

34

Long Section A-A

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Page 35



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Architectural section drawing of the interior of the National Library of Wales. The drawing shows a long, multi-story building with a central staircase and various rooms. A red hatched area on the left is labeled "INTERNAL WORKS GRANTED LISTED BUILDING CONSENT (25/02/16) LBC". The drawing includes structural details like beams and columns, and labels for various rooms and areas.



This drawing should not be used to calculate areas for the purposes of estimation. Do not scale this drawing. All dimensions should be verified on site.



Short Section D-D

Page 38



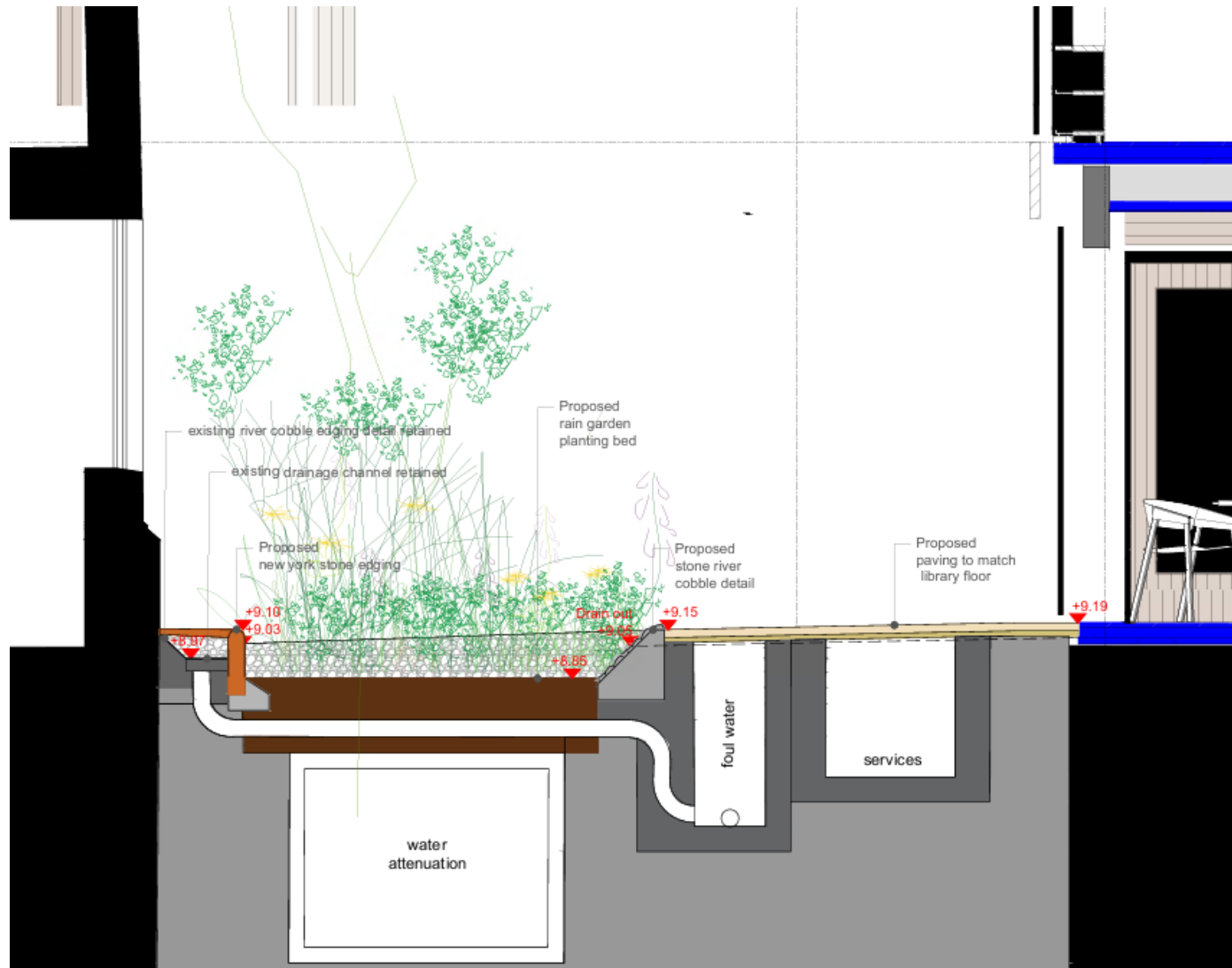
Proposed Landscape Plan

Page 39

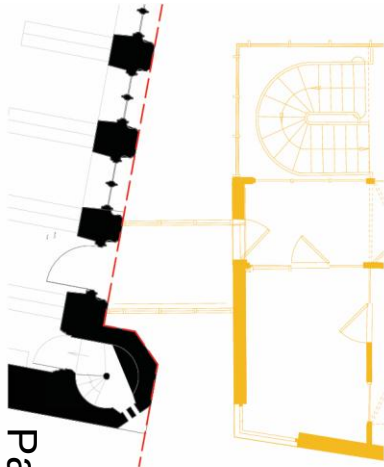


Bath Court Section D

Page 40



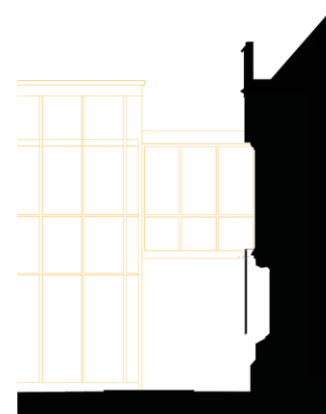
Bodley Bridge Plans



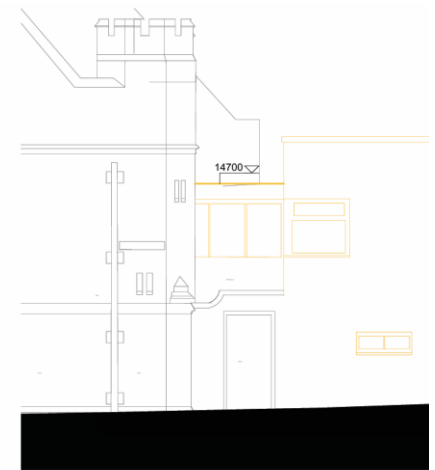
Bodley Bridge - Level 01 Existing Plan
1:100 A3



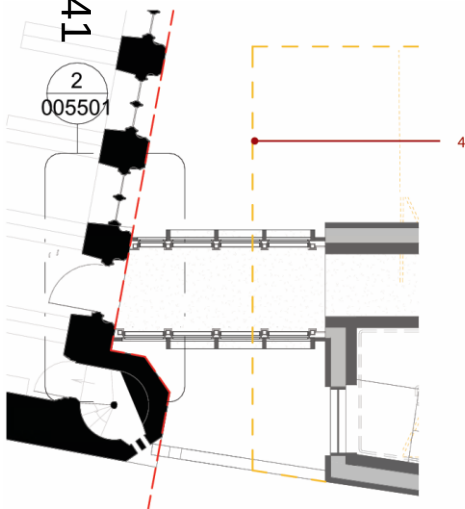
Bodley Bridge - Cross Section Existing
1:100 A3



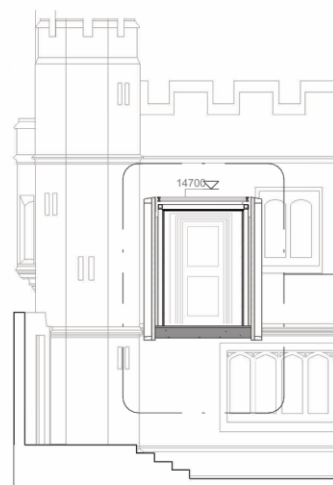
Bodley Bridge - Bath Court Existing Elevation
1:100 A3



Bodley Bridge - Christs Lane Existing Elevation
1:100 A3



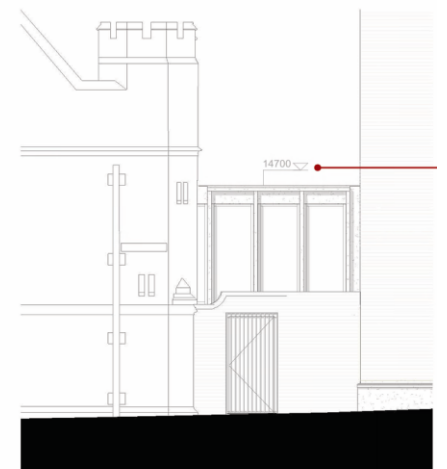
Bodley Bridge - Level 01 Proposed Plan
1:100 A3



Bodley Bridge - Cross Section Proposed
1:100 A3

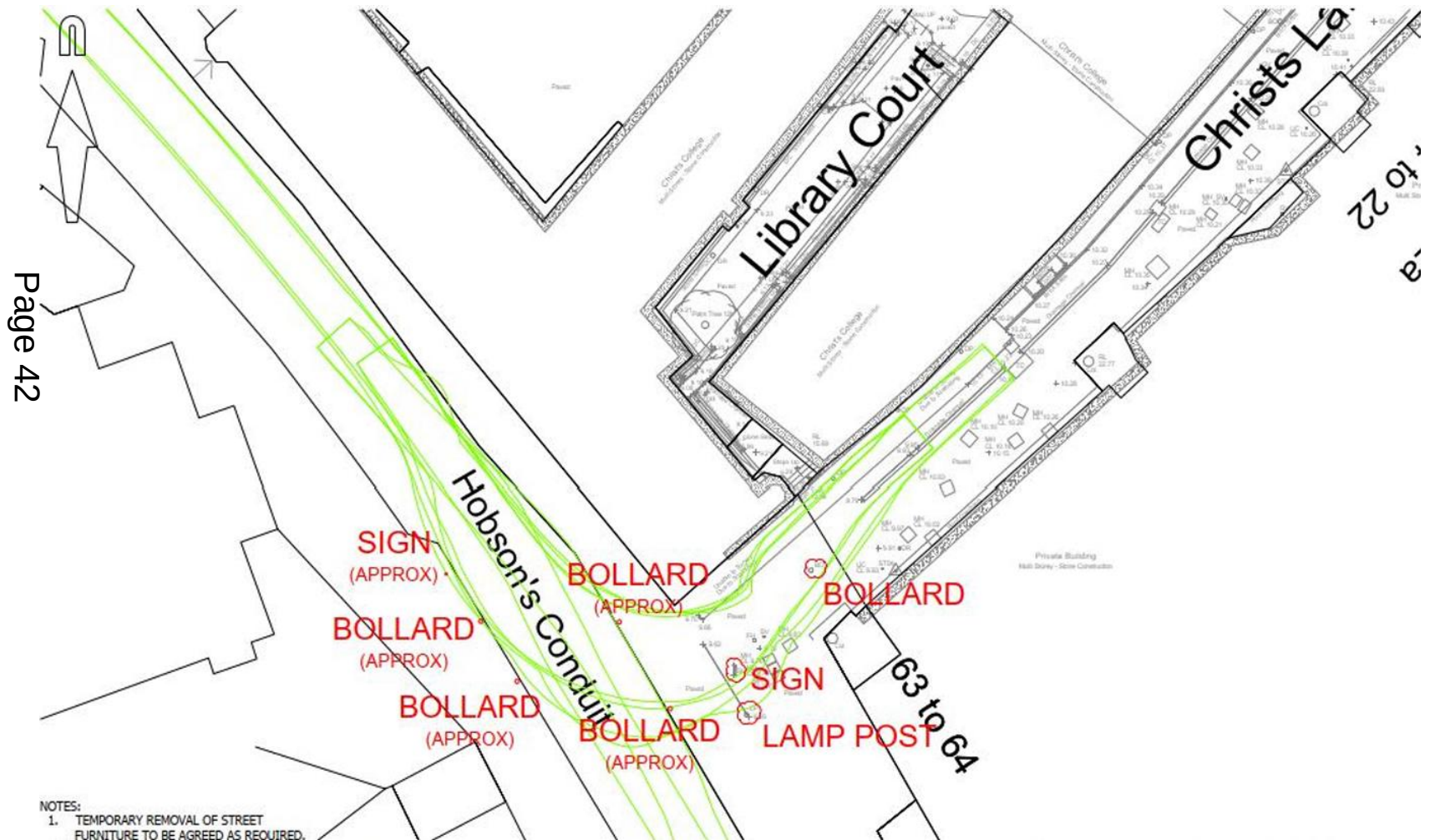


Bodley Bridge - Bath Court Proposed Elevation
1:100 A3



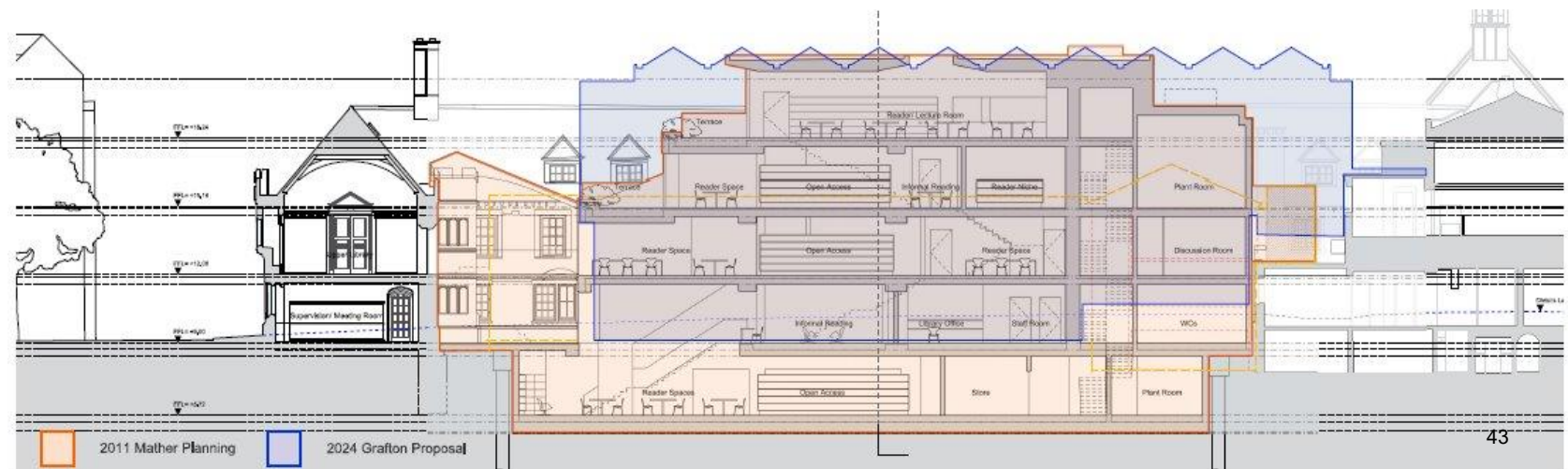
Bodley Bridge - Christs Lane Proposed Elevation
1:100 A3

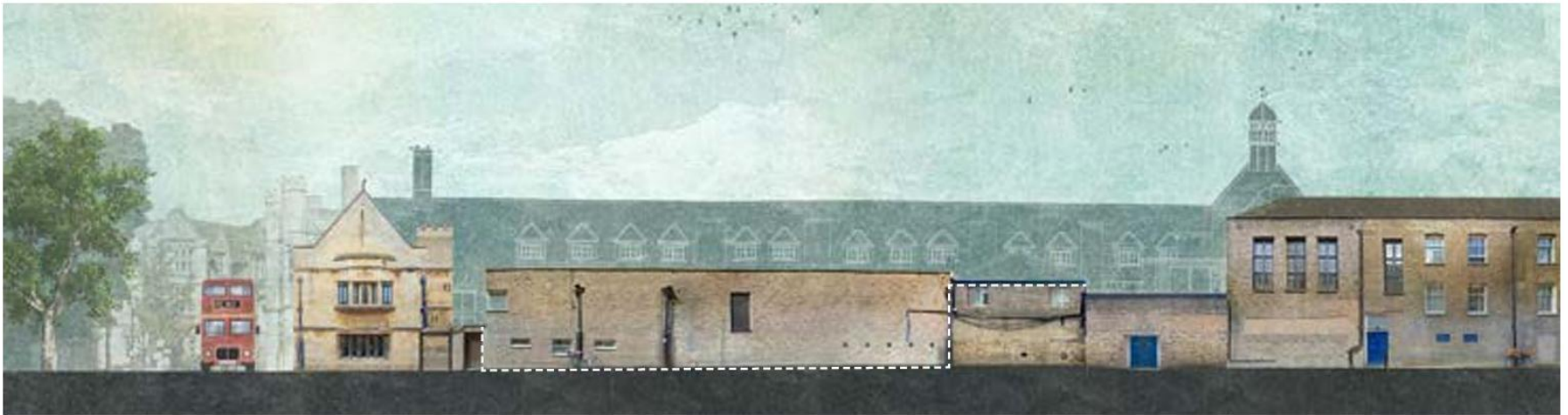
Swept Path Analysis



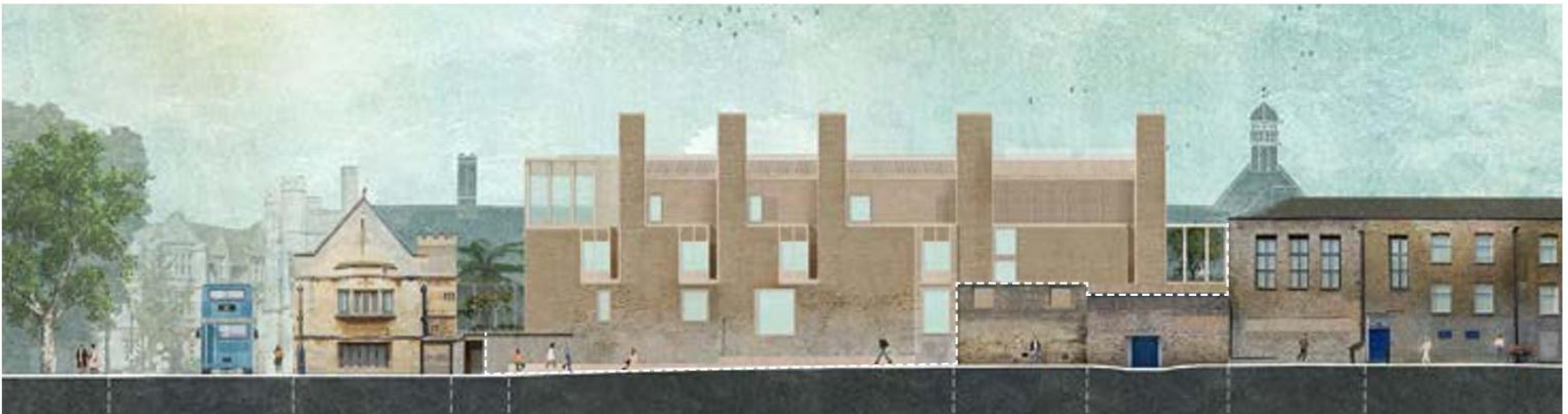
Comparison to 2011/16 scheme

Page 43





Existing - Christ's Lane Elevation



Proposed - Christ's Lane Elevation



Artistic Impression of Christ's Lane Elevation at Dusk





Artistic Impression of Bath Court Elevation





Key Considerations

- **Replacement of an outdated 1970s library** with a modern, accessible and sustainable facility
- **Extensive heritage sensitivity:** proposal sits within the Historic Core Conservation Area, affects the setting of Grade I listed Christ's College buildings, and lies within a Grade II Registered Park and Garden.
- **Heritage harm identified:** officers conclude the scheme causes a **low level of harm** to the setting of the Grade I listed Bodley Library
- **Historic England and the Council's Conservation Officer raise no objection**, but both identify heritage harm and require this to be weighed in the planning balance.
- **Public realm and conservation area benefits:** replacement of a building that currently makes a negative contribution, enhancement of Christ's Lane frontage, improved Bath Court landscaping and increased public engagement with the College.
- **Accessibility improvements** throughout the library and associated College facilities, including step-free access and inclusive design measures.
- **Significant sustainability benefits** including Passivhaus principles, air source heat pumps, photovoltaic panels, reduced carbon emissions and improved water management.
- **Public access benefits secured:** proposed opening of Bath Court and managed public access to the new library outside term times.

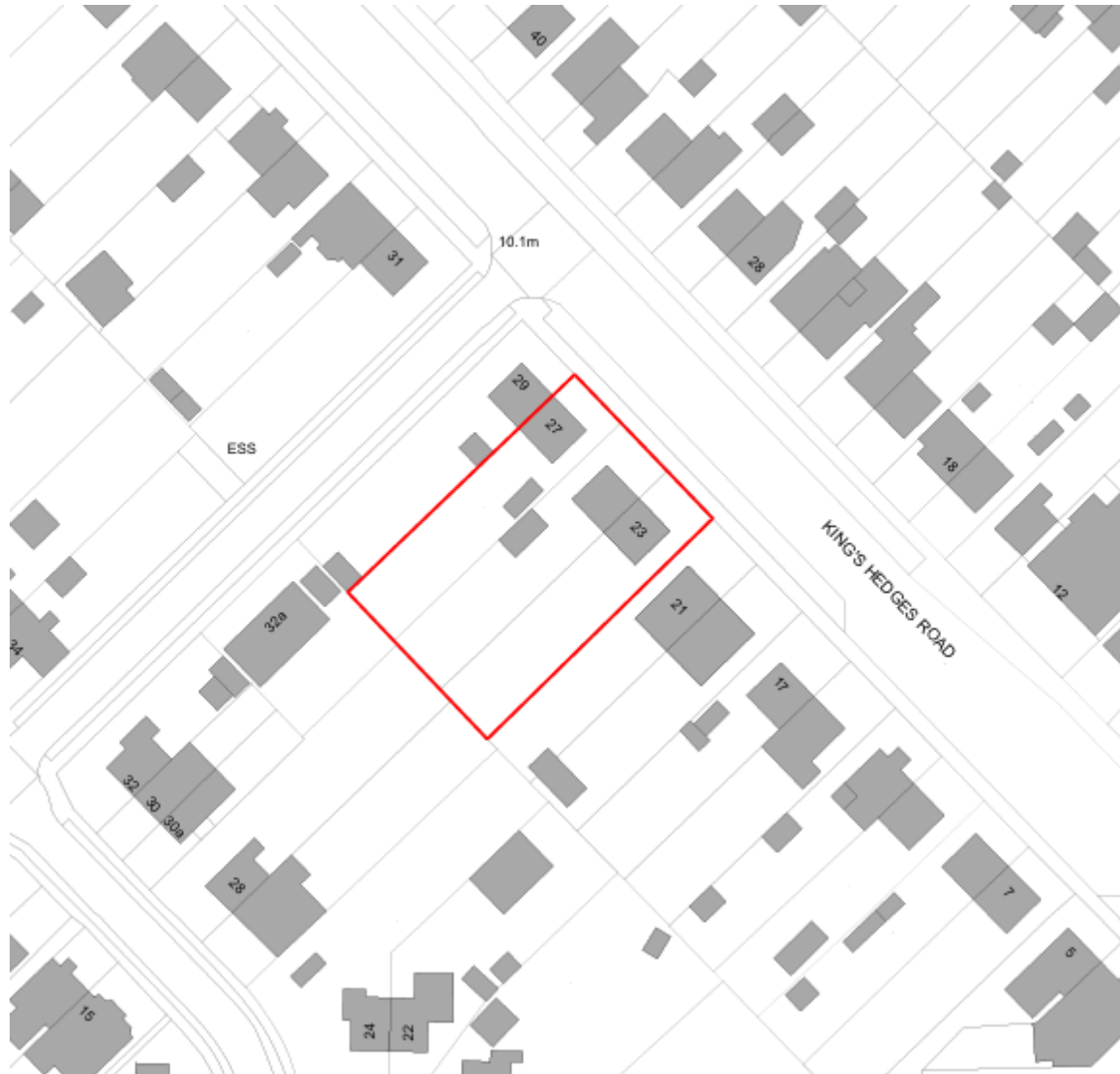
Officer conclusion: In the planning balance, the public benefits are considered to clearly outweigh the identified heritage harm, resulting in a recommendation to approve subject to conditions

26/00672/FUL

23-27 Kings Hedges Road

Change of use of land to allow siting of
five modular homes to provide
accommodation for homeless people
and an office for support staff, along
with access and services.

Location Plan



Aerial

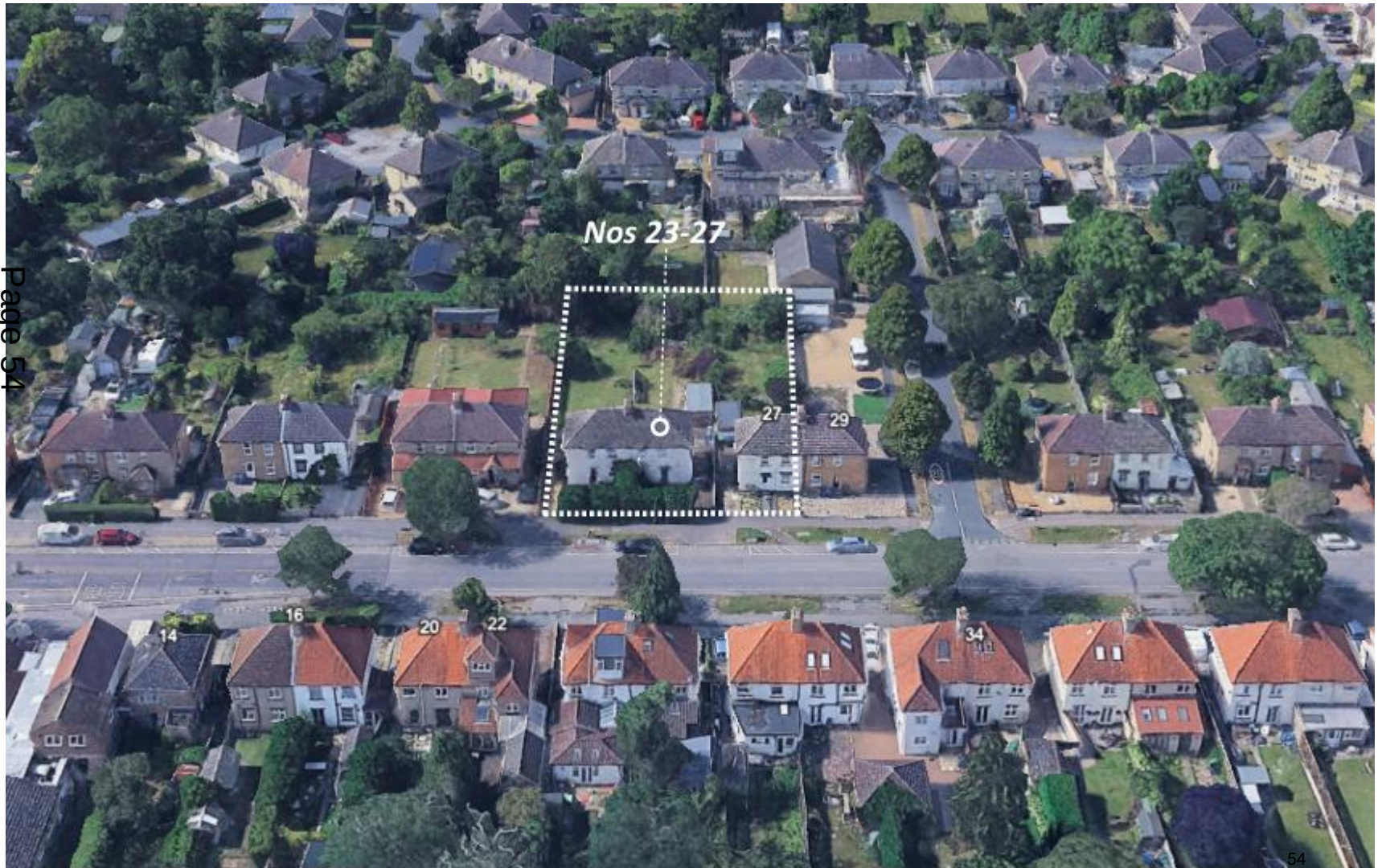


Fig 2. Aerial view of the site



Fig 4. Nos. 23-27 King's Hedges Road, front gardens



Fig 5. Nos. 23-27 King's Hedges Road, access between Nos. 25 i 27.



Fig 6. The Site Area - rear garden of Nos 23-27 King's Hedges Road, view of the rear elevations of the existing buildings.



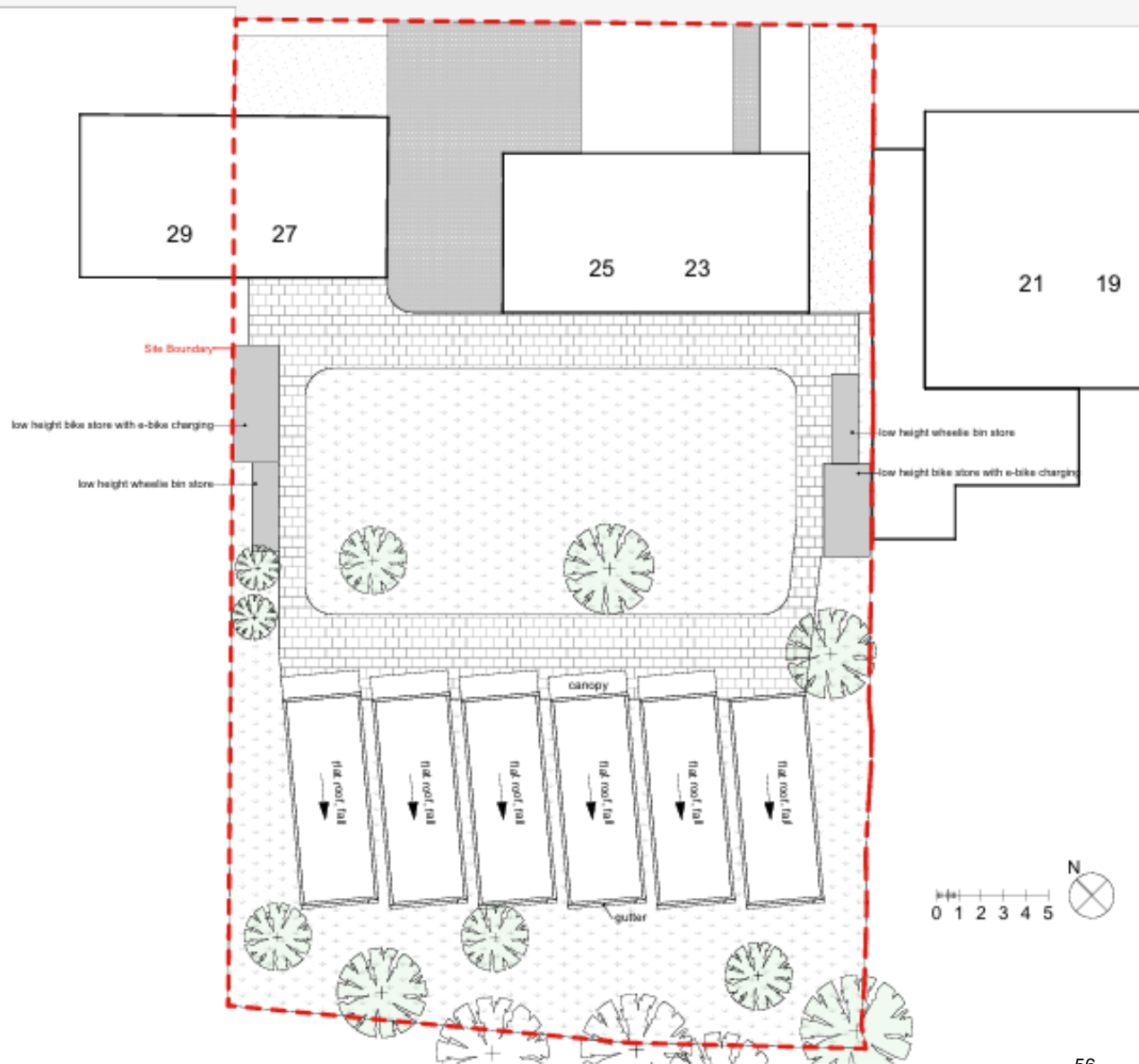
Fig 7. The Site Area - rear garden of Nos 23-27 King's Hedges Road.

Site Plan

Page 56

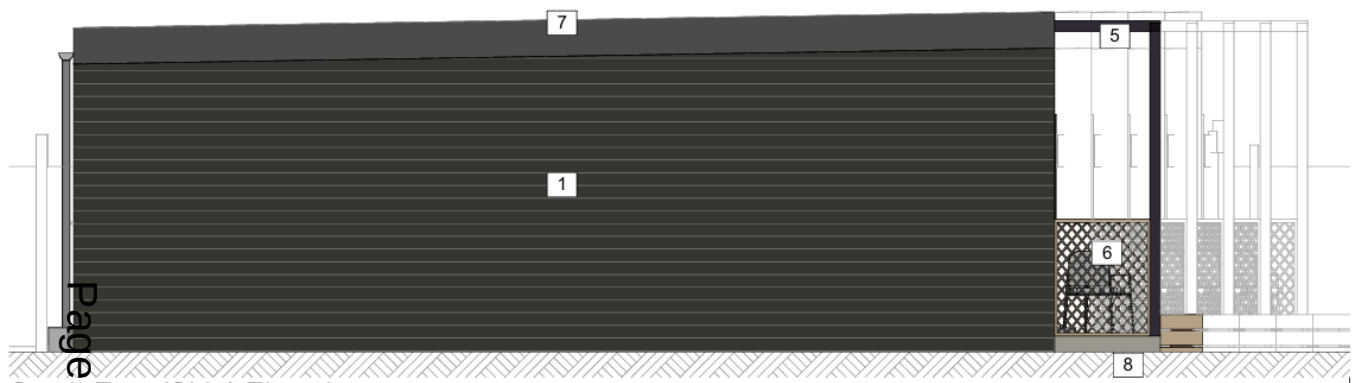
Ramsden Square

Kings Hedges Road





Elevations



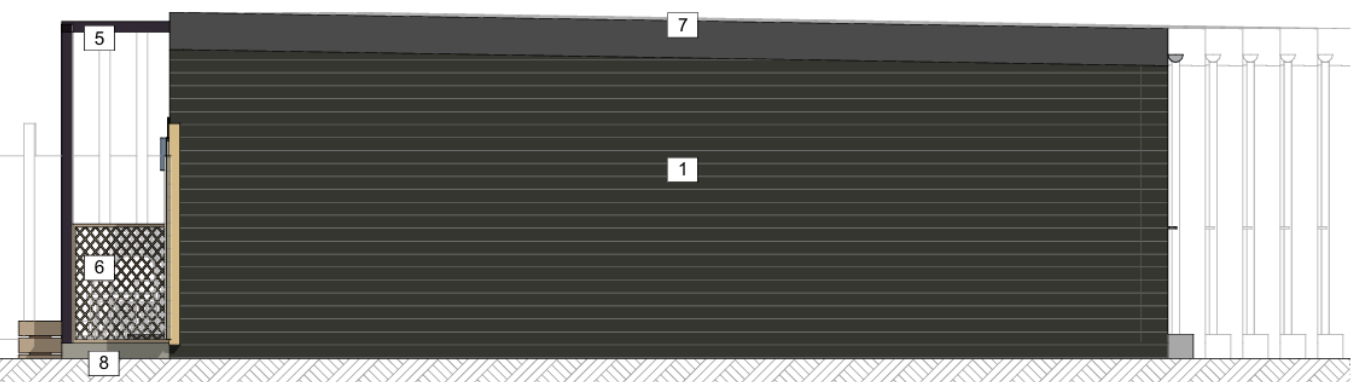
South East (Side) Elevation

1:50



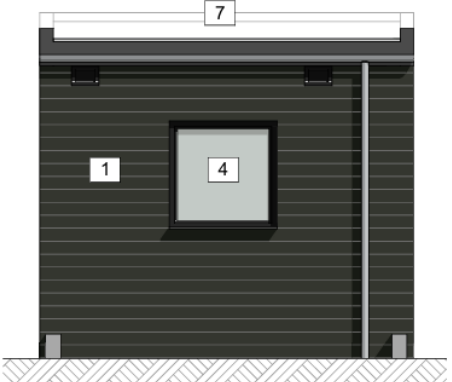
North East (Front) Elevation

1:50



North West (Side) Elevation

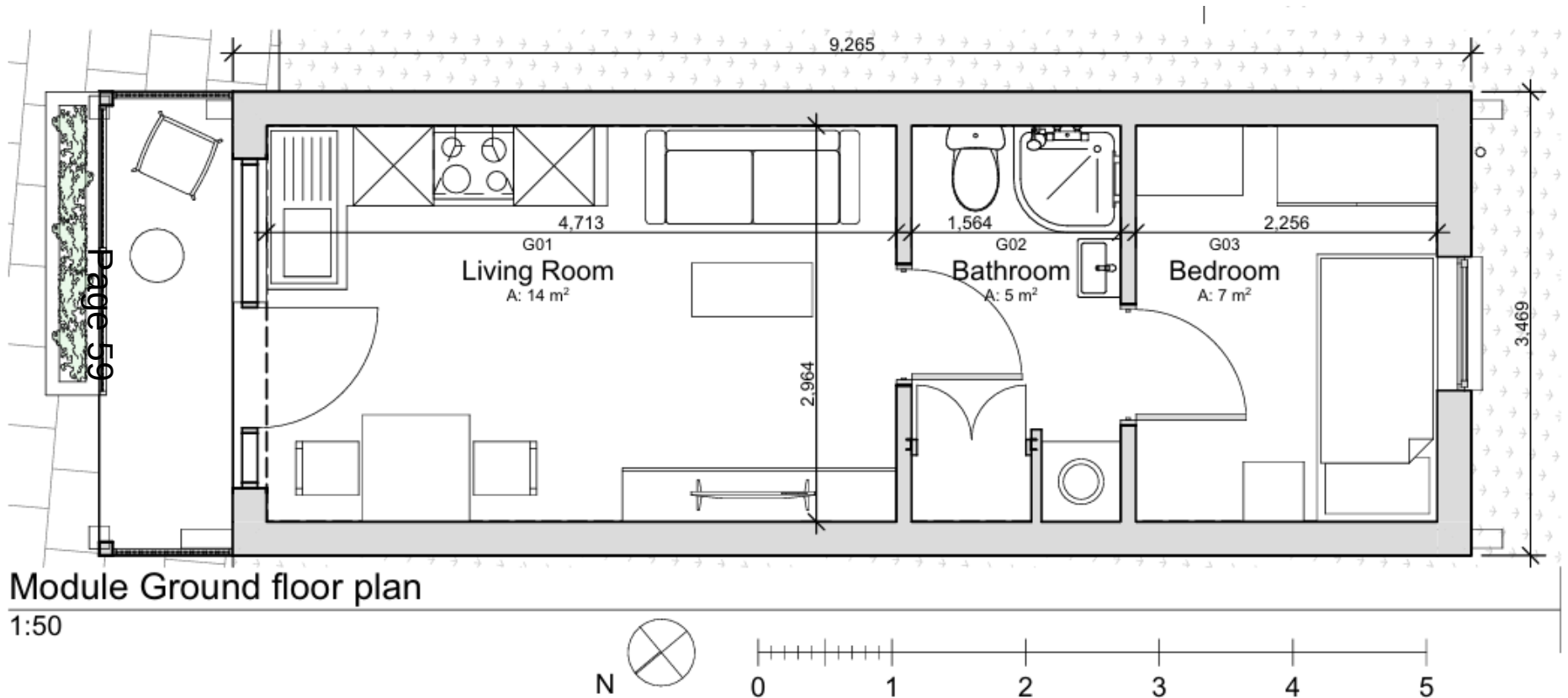
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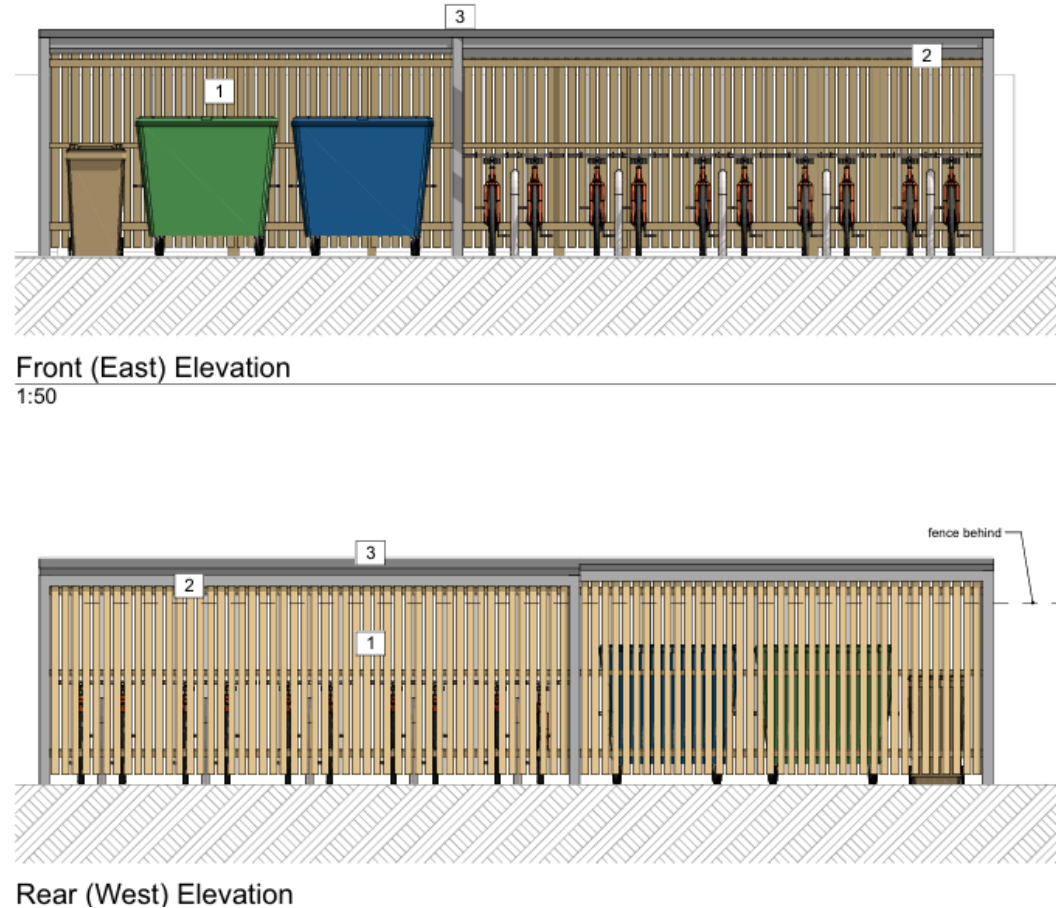
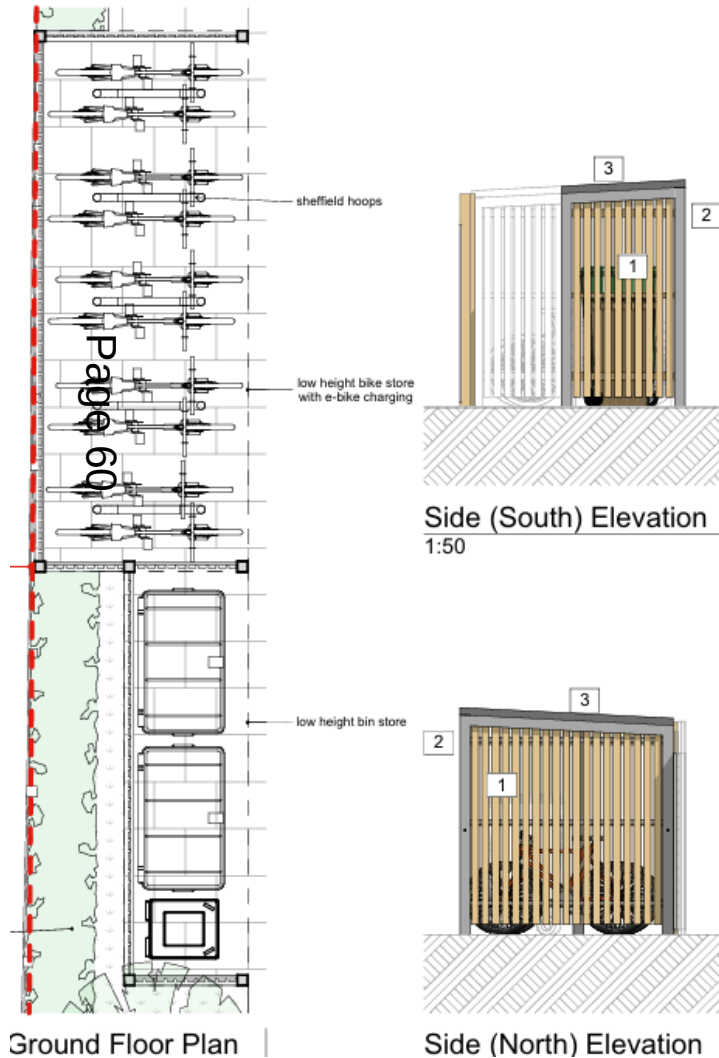
South West (Rear) Elevation

1:50

Modular Plan



Cycles and Bins



Visualisation



Fig 1. Modular Community, 23-27 King's Hedges Road - artist's impression

Key Considerations

- **Temporary proposal for 5 modular homes and a support office** to provide accommodation for homeless people, secured for a 5-year period.
- **Meets identified local housing need**, with evidence demonstrating ongoing and increasing demand for specialist accommodation for people experiencing homelessness.
- **Policy-compliant specialist housing**, the proposal satisfies the requirements of Local Plan Policy 47 in terms of need, suitability, support provision, accessibility and location
- **Limited visual impact on the area**, with the modular homes set well behind existing dwellings, single-storey in scale & enhanced landscaping proposed
- **No significant amenity impacts identified**
- **Comprehensive site management arrangements** proposed, including on-site support, licence agreements, CCTV and management controls to minimise antisocial behaviour
- **No technical objections** from highways, drainage, ecology or environmental health

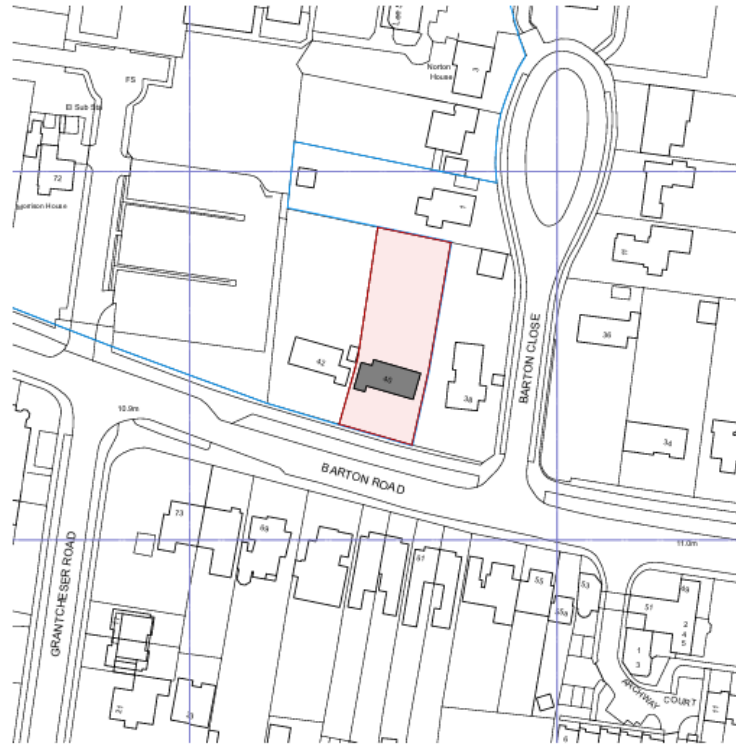
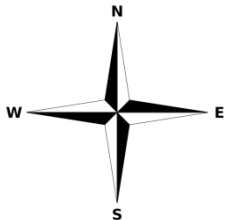
- **Officer conclusion:** In the planning balance, the significant benefit of providing supported accommodation for homeless people outweighs the limited harms arising from the modest intensification of the site, leading to a recommendation to **approve subject to conditions**

26/00641/FUL

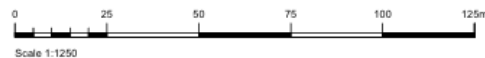
40 Barton Rd

Site Location Plan

Page 64



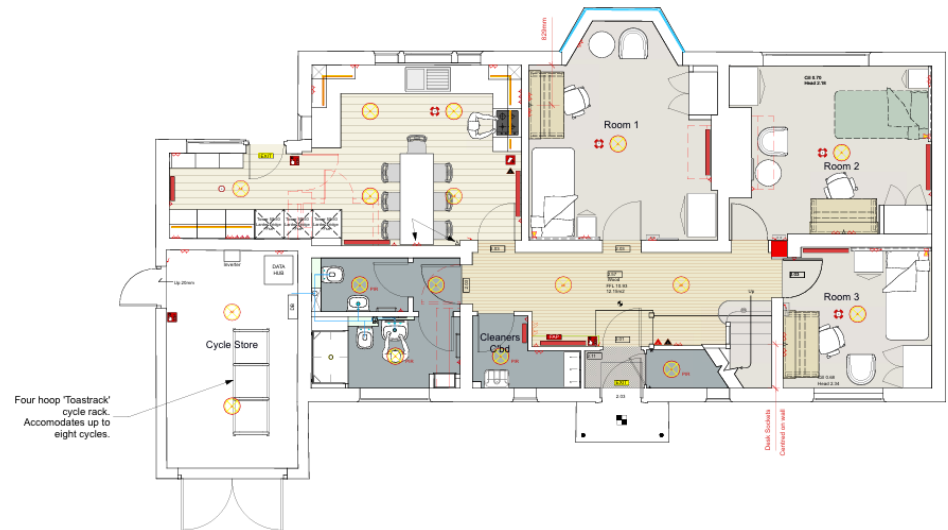
Site Centred Location Plan - Scale 1:1250



Existing and Proposed Ground Floor Plans (No External Changes)

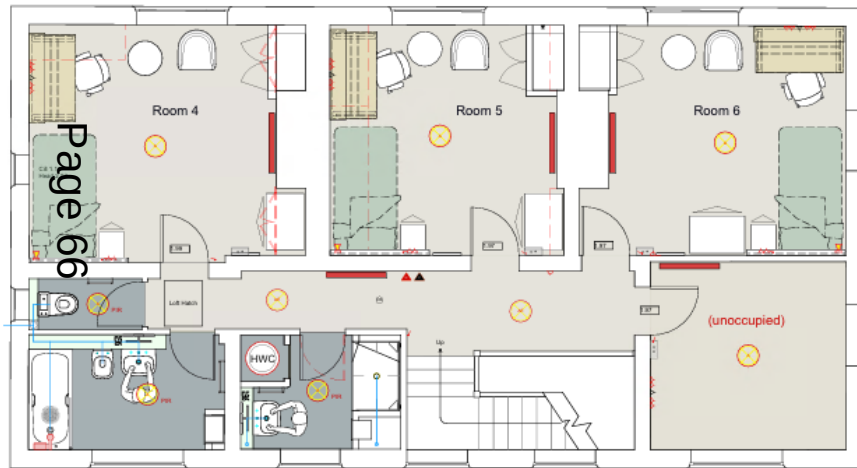


Existing Ground Floor Plan
Scale 1:50



Proposed Ground Floor Plan
Scale 1:50

Existing and Proposed First Floor Plans (No External Changes)



Key Considerations

- **Existing lawful HMO**; proposal increases occupancy by **1 resident only**.
- **Student accommodation need identified**; around **200 Wolfson students annually** unable to access college-owned housing.
- **Sustainable location** approximately **130m from Wolfson College**.
- **Main objections**: HMO concentration, community balance, loss of family housing and amenity impacts.
- **No additional HMO created**; proposal changes occupancy level of an existing HMO only.
- **Suitable accommodation** with compliant bedroom sizes and adequate communal amenity space.
- **No external alterations**; no harm to the West Cambridge Conservation Area.
- **No consultee objections** and **no significant harm** identified to residential amenity, highway safety or heritage assets.

- **Officer conclusion:** In the planning balance, the identified need for additional Wolfson College student accommodation, together with the site's existing HMO use and strong fallback position, outweighs objections, and officers recommend **approval subject to conditions.**