

Agenda Item 6

JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGES)

21ST JANUARY 2015

PRE-COMMITTEE AMENDMENT SHEET

PLANNING APPLICATIONS

Circulation:	
Item:	4
Application Reference:	14/1722/REM
Subject/Title:	Lot 2, North West Cambridge
Target Date:	30 January 2015
To Note:	<p>Conditions 1 and 2 – Minor alteration to the trigger for submission of materials details, to enable their phased approval. See pre Committee amendments to recommendation below.</p> <p>Condition 11 – Revised plan number to show arrangement of units. See pre Committee amendments to recommendation below.</p> <p>Access Officer Comments</p> <p><i>Apartments</i></p> <p>The proposals are supported.</p> <p>5% of rooms are designed for wheelchair users. These should ideally be located as close to the shops and facilities as possible. It is recognised that they are sited above the underground car parking on the western side, and so are in close proximity to disabled car parking.</p> <p>All apartments comply with Life time standards, but consideration should be given to making more units wheelchair accessible upon construction.</p> <p>Across site where there are double doors they should be powered or have a minimum of 800mm, which may result in asymmetric doors.</p> <p>Ensure lifts have 1500mm turning space outside</p> <p>Flat floor showers rather than baths installed.</p>

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	<p>The entrance to building J should have a level threshold.</p> <p><i>Public realm</i></p> <p>The proposals are supported.</p> <p>There needs to be colour contrast of materials in the public spaces so that silver bike racks are not placed in very grey featured paving, seating etc.</p> <p>Insure any steps have ramped alternatives.</p> <p><u>Officer Comment</u></p> <p>All the residential apartments are compliant with Lifetime Homes, which means they are adaptable if occupants needs change over time. This includes suitable circulation widths and space within units to accommodate a wheelchair.</p> <p>Lifetime Homes compliance means that the detailed design of the proposed units are as accessible as possible from construction, which includes level thresholds, generous clearance around beds and reinforced walls to enable grab handles or a hoist to be fitted if required.</p> <p>Two larger units are included within Lot 2 intended specifically for wheelchair users is considered an appropriate provision.</p> <p>Cycling and Walking Officer</p> <p>Improvements to strategic cycling supported.</p> <p>Minor reconfiguration of doors to residential cycle pavilions may improve their accessibility.</p> <p>There are some concerns with the location of visitor cycle parking to the north west, convenience of access to Market Square and the associated potential for fly</p>
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	<p>cycle parking in the public realm. However, the benefit of animating the northern public realm is fully in accordance with shared space principles. Mindful of the balance of arguments presented at pre application stage, the application proposal is now supported.</p> <p><u>Officer Comments</u></p> <p>The applicant is satisfied the doors are appropriately designed for ease of access and security. Their design is considered acceptable.</p>
Amendments To Text:	No amendments.
Pre-Committee Amendments To Recommendation:	<p>Condition 1 – Minor alteration to trigger:</p> <p>Prior to the commencement of development, except for any underground enabling works, of each individual building hereby approved and identified below samples of the materials to be used in the construction...</p> <p>Condition 2 – Minor alteration to trigger:</p> <p>Prior to the commencement of development, except for any underground enabling works, of each individual area of public and private realm approved and identified below samples of the materials...</p> <p>Condition 11 - Revised plan number: NWC1- TLA- LB- ZZZ- XX- DRG- LD- 0305</p>
Decision:	

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