

<b>Application Number</b>	12/0489/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	17th April 2012	<b>Officer</b>	Mr Toby Williams
<b>Target Date</b>	17th July 2012		
<b>Ward</b>	Petersfield		
<b>Site</b>	Former Cambridge College For Further Education 23 Young Street Cambridge Cambridgeshire CB1 2NA		
<b>Proposal</b>	Construction of three new buildings within Use Class D1 for non-residential educational and training use, following demolition of all buildings on the site except the Ragged School.		
<b>Applicant</b>	Bishop Hall Properties Bishop Hall Lane Chelmsford Essex CB2 8PA		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The previous reason for refusal relating to the impact on Brunswick Nursery has been overcome through the revised design of the building</li> <li><input type="checkbox"/> The revised design does not raise any new issues in terms of design or amenity</li> </ul>
RECOMMENDATION	APPROVAL

**1.0 SITE DESCRIPTION/AREA CONTEXT**

1.1 The subject site comprises a 0.35ha parcel of land that is bounded by Young Street and St Matthew’s Street to the south, New Street to the north, the Brunswick Nursery School and Sturton Street to the east and Cambridge Crown Court to the

west (on the opposite side of New Street). The site consists of a number of disused buildings, including the Old Ragged School, which fronts Young Street and is a Building of Local Interest.

- 1.2 The area is mixed in character with residential development to the south, primarily in the form of two-storey Victorian terraced houses on Young Street; to the west the new Crown Court building, a large modern rotunda; to the east the Brunswick Nursery School; and to the north a mixture of a retail/metalwork premises which is an allocated redevelopment site for employment, housing and student accommodation.
- 1.3 The site incorporates a 1m level change within its centre dropping down to Young Street, which is defined by a retaining brick wall which runs parallel to the rear of the Ragged School and adjacent nursery.
- 1.4 The site falls just within City of Cambridge Conservation Area 1 (Central) - (the northern and western boundaries in the immediate area are New Street and St Matthew's Street, respectively), is just outside the Controlled Parking Zone and is within the zone of study identified by the Eastern Gate Development Framework SPD (2011).

## **2.0 THE PROPOSAL**

- 2.1 The application seeks planning permission for the:

-demolition of all existing buildings except for the Ragged School.

-construction of three new buildings for educational and training use (D1).

- 2.2 The application is a revised scheme following an earlier refusal of its predecessor ref. 11/1169/FUL. It is substantially the same except in its relationship to Brunswick Nursery School. It is accompanied by the original supporting documents and a series of supplemental statements and addendum documents which explain the revised proposal. These are as follows

1. Planning Statement (+Supplemental Statement)
2. Design and Access Statement (+Addendum)
3. Significance Assessment

4. Heritage Impact Assessment (+Supplemental Statement)
5. Transport Statement (+ Addendum)
6. Energy Strategy Report
7. Ecological Assessment
8. Public Consultation Summary
9. Sustainability Checklist
10. Public Art Programme
11. Archaeological Desk-based Assessment
12. Surface Water and Flood Risk Assessment

- 2.3 The application is made in order to seek to provide new education and administration space for Anglia Ruskin University, involving the relocation of the Faculty of Health and Social Care (School of Nursing) to the site from its current base at Fulbourn. The proposed development is a fully detailed proposal and is designed in order that it can be delivered in three phases. It seeks 4,995sqm of new D1 floorspace in total.
- 2.4 Phase 1 is located alongside New Street and seeks to provide the Nursing Faculty. This includes classrooms, administration space and mock-wards. The refurbishment of the Ragged School for educational use, which is subject to a separate planning permission for external alterations, is expected to take place alongside the construction of phase 1.
- 2.5 Phase 2 is located on the western corner of the site abutting New Street, St Matthews Street and Young Street. This includes administration space, seminar rooms, a roof terrace and a 200 seat raked lecture theatre. Phases 1 and 2 are linked by a glazed bridge.
- 2.6 Phase 3 adjoins phase 1, extending the built form eastwards along New Road, terminating at Sturton Street. This includes administration space. This phase backs onto the Brunswick Nursery School and has been the subject of revisions following the refusal of planning permission.
- 2.7 Due to the proposed phasing of the development, the application includes landscaping plans for the temporary treatment of land - following the demolition of the CRC buildings - awaiting phases 2 and 3. This includes fencing, the provision of grassed areas and temporary cycle parking provision.

### 3.0 SITE HISTORY

3.1 The decision notice for the previously refused application 11/1169/FUL is attached to this report as Appendix 1.

### 4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes
Member Briefing (14 March 2012)	Yes

### 5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
East of England Plan 2008	ENV6, ENV7, CSR1, CSR2
Cambridgeshire and Peterborough Structure Plan 2003	P6/1, P9/8, P9/9
Cambridge Local Plan 2006	3/1, 3/4, 3/7, 3/11, 3/12, 3/13, 4/11, 4/12, 4/13, 4/14, 4/16, 5/11, 5/12, 5/15, 7/1, 7/2, 7/4, 7/8, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/16, 8/18, 10/1

### 5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

<p>Central Government Guidance</p>	<p>National Planning Policy Framework March 2012</p> <p>Circular 11/95</p> <p>Community Infrastructure Levy Regulations 2010</p>
<p>Supplementary Planning Documents</p>	<p>Sustainable Design and Construction</p> <p>Waste Management Design Guide</p> <p>Planning Obligation Strategy</p> <p>Public Art</p> <p>Eastern Gate</p>
<p>Material Considerations</p>	<p><u>Central Government:</u></p> <p>Letter from Secretary of State for Communities and Local Government (27 May 2010)</p> <p>Written Ministerial Statement: Planning for Growth (23 March 2011)</p>
	<p><u>Citywide:</u></p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment</p> <p>Strategic Flood Risk Assessment (2005)</p> <p>Cambridge City Council - Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006) (2012)</p> <p>Cambridgeshire Design Guide For Streets and Public Realm</p>

	<p><u>Area Guidelines:</u></p> <p>Eastern Corridor Area Transport Plan</p> <p>Buildings of Local Interest</p> <p>Conservation Area Appraisal:</p> <p>Cambridge Historic Core</p> <p>Mill Road Area</p>
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## 6.0 CONSULTATIONS

### Cambridgeshire County Council (Engineering)

- 6.1 No objection: As the floorspace of the development has reduced there are no significant additional issues other than those raised previously. The proposed alterations to the New Street/St Matthew's Street junction and the reconfiguration of New Street parking bays and provision of landscaping should be subject to a safety audit and publicity. The cost of the detailed design of these schemes and their implementation should be borne by the developer. The design of the service bay access and disabled bay are appropriate. Various conditions are proposed.

### Cambridgeshire County Council (Sustainable Communities)

- 6.2 None received: Previously the County were in agreement with the detail of the submitted Transport Statement and concluded that ECATP payments were not required.

### Head of Environmental Services

- 6.3 No objection:

Environmental Impact: Recommends a condition relating to the submission of a Demolition and Construction Environmental Management Plan and noise from plant.

Contaminated Land: A previous intrusive site investigation was undertaken in 2008. The report did not record any significant

contamination issues on the site. No further information or investigation is required.

Air Quality: The development will not have any adverse impact on air quality nor does it propose to introduce new receptors into an area of poor air quality.

Waste and Recycling: Seeks justification for the size and layout of the bin storage area. These have been subsequently provided by the applicants. No further comments have been received.

### **Urban Design and Conservation Team**

- 6.4 No objection: The revised application is supported. The amended eastern stair core addresses the reason for refusal for the previous application. The team remain disappointed that the link bridge between phases 1 and 2 has not been removed. The team are supportive of the amendments to the cycle parking and additional pedestrian and cycle access point from Sturton Street. A number of conditions are recommended.

### **Senior Sustainability Officer (Design and Construction)**

- 6.5 None received: Previously the officer advised that the Energy Strategy Report was supported, which indicates a 24.6% reduction in emissions associated with regulated energy and when unregulated energy demands are taken into account, a 14% reduction in carbon emissions. Consideration has been given to integrating the panels into the overall design and maximising solar gain. The target of achieving BREEAM 'very good' with an aspiration of 'excellent' is supported.

### **Cambridge City Council Policy**

- 6.6 None received: Previously advised the principle of the use for higher education purposes is compliant with Local Plan, regional and national planning policy guidance.

### **Access Officer**

- 6.7 A number of concerns have been listed. These include the width of the pavement to the Ragged School entrance, the placement of the main entrance, internal arrangements such as

desk heights, door openings, hearings loops and wheelchair access. The applicants have responded to these concerns, which have been forwarded to the Access Officer for further comment. The issues have been partly addressed through the resubmission and, internally, are to be addressed as part of the detailed design. Further comments from the Access Officer are awaited and will be reported on the amendment sheet or orally at the Committee meeting.

### **Head of Streets and Open Spaces (Landscape Team)**

- 6.8 The amendments to the scheme are generally supported. The landscaping team are disappointed that cycle parking has been re-introduced into the courtyard area. Various suggestions for revised tree species are proposed. The indicative proposal to include street trees along New Street is supported. Various conditions are proposed regarding hard and soft landscaping and landscape maintenance.

### **Head of Streets and Open Spaces (Walking and Cycling Officer)**

- 6.9 None received: Any comments will be reported on the amendment sheet or orally at the Committee Meeting

### **Head of Streets and Open Spaces (Sustainable Drainage Officer)**

- 6.10 No objection: The provision of a surface water runoff and flood risk assessment together with the use of permeable paving are welcomed. A condition is recommended to ensure that a surface water strategy is submitted and approved in writing by the LPA to achieve a minimum 20% reduction in surface water discharge leaving the site, in accordance with the Council's Strategic Flood Risk Assessment.

### **Environment Agency**

- 6.11 No objection: Recommends land contamination and surface water drainage conditions.



## **Cambridgeshire County Council (Archaeology)**

- 6.12 None received: Previous advice was that due to previous ground works relating to the existing buildings on the site and damage during WW2, there is little archaeological potential. There were no archaeological recommendations.

### **Design and Conservation Panel (Meeting of 14 December)**

- 6.13 The Panel were not re-consulted on the current application, as there are no significant design issues arising. The conclusions of the previous Panel meeting(s) were as follows:

The Panel gave the Overall strategy for the application - GREEN (9), AMBER (1) with 1 abstention and the construction and delivery of strategy – GREEN (7), AMBER (3) with 1 abstention. The remaining concerns relate to the following.

*Phasing:* Phase 1 might remain flanked by the open space towards Young Street for some time. Appearance of the first phase of the project should be explored in more detail, particularly along the boundaries of the site. Officers have responded to this concern through the imposition of condition 11 which covers temporary boundary treatments

*Temporary cycle parking provision:* The Panel were troubled at the prospect of a view of a sea of bicycles on the corner of Sturton Street and New Street at this point until the completion of Phase 3. Officers have responded to this concern through the imposition of condition 15, which covers temporary cycle parking provision.

*Landscaping (corner of Young Street and St Mathews Street):* The Panel suggested the incorporation of the existing neglected planting on this corner in order to provide trees and a more joyful form of landscape. The applicants have expressed an interest in improving this corner. This could form part of the New Street/St Matthew's Street public realm improvements sought through the S106.

*Raised lecture theatre (Phase 2):* The Panel expressed some concern at the scale and volume of the block and in particular the dominant character of the louvers at roof level. It was not clear from the presentation whether the design team had

considered the appearance of the building at night. Officers consider the scale and massing appropriate. Detailed elements of design are covered by conditions 2-10 (lighting of the scheme condition 5).

The relevant section of the minutes of the Panel meeting are attached to this report as Appendix 2

### **Disability Consultative Panel (Meeting of 9 November 2011)**

- 6.14 Previous advice raised concerns regarding access to the lecture theatre via the proposed footbridge, the width of Young Street footpath and suggestions for the provision of internal fittings and fixtures to improve the accessibility of the buildings. The Panel would welcome seeing the application again at the detailed design stage. Subsequent revisions to the scheme introduced a lift in phase 2, and made various parking and highways improvements including the widening of the pavement on Young Street to address the concerns raised.
- 6.15 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

## **7.0 REPRESENTATIONS**

- 7.1 The owners/occupiers of the following addresses have made representations:

### *In support*

- 10B Abbey Street
- 22 Hanover Square, London (on behalf of the Crown Court, East Road)
- Brunswick Nursery School, Young Street

### *In objection*

- 121 York Street
- 11 Petworth Street

## 7.2 The representations can be summarised as follows:

### Design

#### *In support*

- The design is brave
- The design and scale are appropriate
- The New Road chimneys (stack ventilation), which echo Trinity Lane, are supported
- The copper clad lecture theatre fits alongside the court building

#### *In objection*

- The design would harm the character and appearance of the Conservation Area.
- The proposal is an over-development
- Height and bulk of tower overpowering, out of proportion, too high in relation to the surroundings. It relates poorly to the scale of Young Street houses. The CGI of this element gives a false impression.
- The permission should be conditioned to ensure copper is used.
- The design is 'industrial' in appearance
- The tower should be clad in a softer material such as timber rather than copper.
- The entrance needs breaking up with more fenestration
- The roofscape is bulky, complicated and will overpower Young Street residents
- The overall design lacks proportion and finesse.

### Privacy

- The meeting room on the third floor of the north elevation should be obscure glazed to prevent overlooking into the court rooms. This should be conditioned

### Impact on Brunswick Nursery School

- After due consideration of the new plans submitted by Anglia Ruskin University, the Brunswick Nursery School have agreed that there is no objection to the plans.

## Other

- The lack of car parking will return the vibrancy to New Street and surrounding roads.
- The proposed road improvements are welcomed
- The return of the site to educational use is supported
- The surrounding roads would become more congested
- The design should include more car parking as students will try and park in the surrounding streets outside the CPZ and the Beehive Centre.
- The proposed D1 use should anticipate some flexibility for additional car parking provision in the future.
- The proposal incorporates only external space, which is internal to the layout of the building and gives nothing back to the community.
- The scheme is poorly landscaped and will result in an intensification of use of nearby open spaces.
- The energy strategy is weak
- The proposed highways works require further consideration, especially the proposed t-junction
- Any permission should be subject to a CEMP controlling noise and construction impact.

7.6 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

## **8.0 ASSESSMENT**

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the planning issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Public Art
4. Renewable energy and sustainability
5. Disabled access
6. Impact on the amenity of neighbouring occupiers
7. Environmental issues
8. Highway safety
9. Car and cycle parking
10. Third party representations
11. Planning Obligation Strategy

8.2 Most of the issues as set out in the report remain unaltered in terms of their planning merits. The main consideration for Members will be whether the revised plans have adequately addressed the previous reason for refusal relating to the impact of the scheme on the Brunswick Nursery. Paragraphs 8.55 – 8.66 deal with the substance of the revisions and how these impact on the Nursery. When considering the merits of this application, Members should be conscious that it could be considered unreasonable to introduce new reasons for refusal relating to elements of the scheme which remain unaltered from the previous proposal.

### **Principle of Development**

- 8.4 This application is linked to Anglia Ruskin University's (ARU) plans to upgrade its existing facilities and as such links to its 2009 approved masterplan for the East Road campus redevelopment as a whole. The masterplan for East Road has identified a deficit of 13,000sqm against space norms. Phase 1 of the East Road Campus redevelopment has provided 6,000sqm of space. This application proposes the relocation of the ARU Faculty of Health and Social Care to relocate to Young Street from Fulbourn. The development will also provide additional administrative space for departments on the East Road campus.
- 8.5 The School of Nursing comprises around 500 students. Around 200 of them will be on site at any one time with the rest working on placement.
- 8.6 The Young Street site has a history of educational use being the former location of part of Cambridge Regional College, which has relocated to Kings Hedges Road several years ago. The Brunswick Nursery School exists at the southern edge of the site and a Building of Local Interest, the Ragged School, still exists on Young Street.
- 8.7 Phase 1 will accommodate the School of Nursing. Phase 2 will provide a lecture theatre and linking bridge structure. Phase 3 will provide the additional administrative accommodation for the University (which provides marginally less floorspace than previously proposed under 11/1169/FUL). All the accommodation is for existing students already living and

studying in the area and will not lead to any increase in student numbers at the ARU.

- 8.8 The NPPF provides a broad policy basis for supporting the proposed usage. Paragraph 20 encourages the positive planning of clusters of knowledge-based industries, such as that proposed.
- 8.9 East of England Plan (2008) policy CSR2 seeks to facilitate the growth of high tech and knowledge-based economy including D1 educational uses through selective management. Policy SS2 requires LDD's to ensure new development contributes towards the creation of more sustainable communities including provision for the needs of the further and higher education particularly in areas of new development.
- 8.10 The promotion of higher education and healthcare clusters in the City are encouraged by local plan policy 7/4. Policy 7/2 manages the scarce land supply for new employment uses through selective management. D1 educational uses are encouraged under 7/2(d) where they accord with Policy 7/4 where it is in the national interest or there is clear supporting evidence for a Cambridge location. The need for supporting evidence would not apply to ARU as they are an established organisation.
- 8.11 Policy 7/8 is dedicated to ARU's main Campus at East Road. This makes provision for limited further development at the East Road site provided development accords with the agreed Master Plan and there is a reduction of parking on site. In the longer term whilst East Road will continue to be the primary campus its needs for longer-term growth was to be supported elsewhere in the City, in particular East Cambridge. East Cambridge is now not likely to come forward in the short to medium term owing to Marshalls decision to remain on the site for the foreseeable future.
- 8.12 In conclusion the principle of development accords with the higher education policies in the Local Plan and are supported by relevant regional and national policies towards higher and further education generally.

## **Context of site, design and external spaces**

8.13 The scheme is designed as a three-phase development. Phases 1 and 3 face New Street. Phase 2 (the auditorium) is on the corner of New Street and St Matthew's Street, is partly clad in copper and steps down in height as it addresses Young Street. Phases 1 and 3 create a linear footprint that abut the pavement on New Street and are designed as one continuous block upon completion, incorporating a series of bold and regularly spaced 'chimney' stacks along the frontage. A two-storey height footbridge links phases 1 and 2. The buildings are arranged around an internal courtyard space, which surrounds the retained Ragged School. The key issues arising from how the scheme relates to its context, its design and external spaces are considered below.

### Access, layout and movement

8.14 The layout allows for four access points (one more than previously proposed) into the central courtyard, which provides an appropriate level of permeability across the development. Most students would access the buildings via the internal courtyard entrance into phase 1.

8.15 The two components forming the main way onto the site (Phases 1 & 2) are at 'the sharp end' of the wedge-shaped site on its western side. Phases 1 and 2 create something of a small forecourt that channels visitors between the buildings (3m width) before opening out into the court. Some concern has been raised by the Urban Design and Conservation Team that this width can only work if it doesn't physically restrict access or restrict views into the central space of the Ragged School.

8.16 In my opinion, the appropriateness of the width for access requirements is more for ARU's consideration in terms of function rather than planning. I consider the 3m width coupled with the alternative access points around the site to be satisfactory. The narrow width would allow for an element of surprise revealing the Ragged School as one enters the central court. This would not be dissimilar to the experience of many College courts. An opening up of the space between phases 1 and 2 would weaken the external built form in my view.

- 8.17 I note the concerns raised by Urban Design and Conservation in relation to the double-decker bridge link between phases 1 and 2 and the partial loss of a view of the Ragged School as a result. The two-storey link is necessary for the proper circulation and integration of phases 1 and 2. It is set far enough back from the St Matthew's Street façades to visibly distinguish the two buildings. The view is not a current view afforded of the Ragged School. I do not consider that the marginal benefit of removing one or both of these links to improve views of the Ragged School outweigh the benefits of decent internal circulation between phases. Removal of any link would require a fundamental re-think of the design of the scheme. Any views through this space to the Ragged School would be oblique and from a very limited number of standpoints. Whilst the revisions sought are aesthetically desirable, they are not necessary in order to grant planning permission.
- 8.18 In terms of cycle access, provision has been made for 276 cycle parking spaces. These are mostly located within the ground floor of phase 3 but partially extend into a small courtyard area to the west. Phase 3 has been redesigned so that the eastern stair core footprint has been reduced in length and moved off the boundary with the Nursery School. This has created an additional access for cyclists to store their bikes and for pedestrians to enter the internal courts from Sturton Street. This overcomes previous concerns regarding impracticalities of all cycle access through the central courtyard space. I recommend condition 15 to ensure the entrance to phase 3 by bicycle incorporates a ramp.

### Scale and Massing

- 8.19 The majority of the building along New Street comprises 3 storeys, with a mono-pitch roof and glazed frontage, set well back from the main building parapet facing onto New Street. The development has been broken up into two blocks with an internal courtyard. The entrance 'lane' and inner courtyard are of relatively small size and the former is intended to invoke something of a collegiate feel akin to entering into a court through a gatehouse or past a Porter's Lodge. The area of lawn and trees between the Phase 2 building and the Ragged School help to break up the mass of the development and provide a good transition from the larger modern building on Young Street and the smaller Ragged School.



- 8.20 The main buildings are arranged along New Street with the main auditorium block along Young Street and adjacent to the retained Ragged School. This keeps the more modest scale of the development opposite the terraced housing and the taller parts towards the Mackay's site and the Court Building.
- 8.21 The scale and massing of the development is appropriate and broadly conforms to the Council's 2011 adopted Eastern Gate Development Framework Supplementary Planning Document (SPD). For the westernmost two-thirds of New Street, the SPD defines a maximum height of 4 storeys with the upper floor required to be set back from the 'shoulder' of the building. The SPD also requires a localised height increase at the corner of New Street and Young Street.
- 8.22 The height of the proposed building along this stretch of New Street is 3 storeys (9.5m at the 'shoulder' from pavement level), with an increase to four storeys (13.5m from pavement) at the corner of St Matthews and New Street providing a prominent focal feature but without exceeding the height of the nearby Crown Court. The third storey incorporates a mono-pitch roof that is set back 3.5m from the shoulder and which rises to 12m as measured from pavement level. The SPD assumes floor-floor heights of 4m. The proposed floor-floor heights are between 3.5-3.7m. The ground floor of the scheme is set below the external pavement level by 1m, reducing the overall impact.
- 8.23 The height of the building is therefore below the maximum guidance under the SPD for the westernmost two-thirds of New Street. The drum-like forms of phase 2 (the auditorium), which in turn rises to 15m from the pavement, should work well with the nearby courthouse (which is 19m high) and the gradually stepping out form and use of copper cladding of phase 2 gives some sense of the internal use (auditorium) of the upper portions.
- 8.24 At the eastern end of New Street, towards Sturton Street, the SPD recommends a maximum height of 3 storeys, with the upper floor again required to be set back from the 'shoulder' of the building. I note that a third party considers the scale of the proposal at this point is too high. The proposal shows a 3-storey building along this section, which partially abuts the boundary with Sturton Street with no set-back, measuring 9.5m from the

pavement to the 'shoulder' on Sturton Street. The apparent scale of the building is reduced by the fact that the ground floor is set 1m below street level, the entrance point onto Sturton Street is recessed, and the top floor is glazed. Whilst I recognise the concerns, the SPD maximum height is 8m (2 storeys) to the shoulder on this stretch of the building and the proposal seeks 9.5m from the pavement level. The degree of additional height is therefore only 1.5m and only for a short stretch of the eastern elevation(s). I note that phase 3 has now been pulled away from the boundary with the Nursery by 1.4m thus further reducing the impact of this part of the scheme on Sturton Street. I consider the relationship of scale to be acceptable.

- 8.25 The proposal broadly accords with the recommendations within the Eastern Gate SPD in respect to scale and massing and is therefore acceptable.

#### Elevations, materials and detailing

- 8.26 The New Street elevation creates a striking edge that comprises a well modulated, curved facade punctuated by ventilation stacks and high levels of glazing. A number of representations have referred to this elevation as 'industrial' in appearance, in particular the chimneys on New Street appearing crude, bulky and overpowering and that they should be set back, together with a landscaped softening of New Street.
- 8.27 In my opinion, the ventilation stacks provide a strong vertical rhythm to the street and variety to the skyline and streetscape. The narrowness of New Street and its curved form will help to reduce the scale and visible extent of the north façade of the building. The proposals have effectively restored the continuous frontage to New Street and the perimeter block pattern associated with the Victorian and early 20<sup>th</sup> century periods. This is a key design element of the scheme and has the support of both the Urban Design and Conservation Team and the Design and Conservation Panel.
- 8.28 The curved copper corner of the proposed lecture theatre presents a dramatic, bold feature to the corner of Young Street, New Street and St Matthews Street. I note third party responses are divided as to whether this is the most appropriate material. In my opinion, it gives a strong visual identity to the phase 2

building and is appropriate. It will sit neatly alongside the other blocks being in the same family of forms and materials but with an identity of its own. The proposed brick is the TBS Mystique stock brick, the same used on the Accordia site. This is a high quality light buff brick with whiter hues and is appropriate for the development. It is proposed to use this brick throughout.

8.29 The secondary entrance and termination of the building at the New Street / Sturton Street junction works well in terms of relating both to the main entrance end and turning the corner in a satisfactory manner. It also allows a view of the roof formation to be appreciated. The success of these features along the whole New Street frontage will depend on well-detailed transitions between masonry, glazing and roofing – the eaves details, rainwater disposal goods etc. These are secured through conditions 2-10.

8.30 I note that there are a number of residual concerns in relation to the elevations from the Urban Design and Conservation team. These relate to phasing, the treatment of the semi-basement level of the 'ground floor', the glazing treatment at footway level and a number of other detailed design matters. In my view, these can all be covered through the imposition of conditions to ensure the detailed elements of the scheme are well designed and robust.

#### Landscape and Public Realm

8.31 The proposed scheme includes the provision of an internal landscaped courtyard. The courtyard has the potential to be both an interesting visual and physical amenity space given the south facing aspect and the activation of the space by surrounding ground floor uses, including the Ragged School. It also allows glimpses into the site from Young Street. The hard and soft landscaping will be important to give the new buildings a good setting and this is especially so during the interim periods between phases. The proposed amenity space is considered a positive contribution to the scheme and its detailed finish is covered by condition 11.

8.32 Previous amendments to the earlier application 11/1169/FUL removed cycle parking from the central courtyard space and placed most of it within the ground floor of phase 3, which was previously set-aside as office space. An attractive seating area

within the central lawn was provided in place of the cycle racks. This greatly improved the setting of the new buildings and the Ragged School.

- 8.33 The current plans retain most of the cycle parking within the ground floor area of Phase 3 and the central courtyard space. However, as a result of revisions to this phase - which have narrowed the footprint, pulling the building away from the Nursery School and provided a new access point from Sturton Street - some cycle parking storage has crept into a small ancillary courtyard area. The Council's Landscaping team have raised a minor concern with regard to this change. In my opinion, the revised ground floor plan represents a positive response to a previous refused scheme and improves access to the cycle storage more generally. In the round, this represents an improvement and whilst I recognise that a small area of courtyard space has been turned over to cycle parking, the benefits of the changes far outweigh the marginal loss of external amenity space.
- 8.34 I note that a number of third party responses and consultees have sought public realm improvements to New Street in accordance with the Eastern Gate SPD. The proposal abuts New Street and is a long and uninterrupted façade that will be visually prominent. In this part of the City, development plots adjacent to the streets will be subject to significant urban renewal. It is therefore justifiable to seek an improvement to the public realm to mitigate the visual impact of the scheme and to improve the public realm more generally as a result of increased usage and the changing environment. I agree with the concerns raised.
- 8.35 The applicants have taken on board the third party concerns and the requirements of the Eastern Gate SPD and included within the plans an indicative proposal to include street trees along New Street, together with revisions to pathway and carriageway widths and the retention of most of the car parking spaces. The scheme is not detailed but does demonstrate the possibility for improvement and has been generally welcomed.
- 8.36 The County Council Highways Officer has advised that the proposed alterations to the New Street/St Matthew's Street junction and the reconfiguration of New Street parking bays and provision of landscaping should be subject to a safety audit and

publicity. The cost of the detailed design of these schemes and their implementation should be borne by the developer

- 8.37 I agree with this advice and intend to seek a more detailed scheme, in accordance with the guidance in the Eastern Gate SPD, as a S106 obligation. This could either be a standalone public realm improvement for the New Street/St Matthews Street area or form part of a jointly funded scheme through monies collected through S106 agreements in the area.
- 8.38 Subject to this provision, I am satisfied that the proposed development accords with polices 3/4, 3/7, 3/11 and 3/12 of the Cambridge Local Plan (2006) and guidance contained within the Eastern Gate SPD (2011).

#### Natural surveillance

- 8.39 Active uses have been provided at ground level with highly glazed frontages onto both New Street and Young Street. Additional glazing has been proposed at the gable end of phase 1 to provide additional overlooking onto Sturton Street, prior to the completion of Phase 3 of the scheme.

#### Phasing

- 8.40 The applicants intend to build the scheme in three phases, as occupying departments/faculties are moved from other sites and additional funding becomes available. It is imperative that in any intervening period between construction of phases - which might be several years - the buildings present acceptable facades to the public on the exposed areas awaiting later phases. Interim plans showing these stages form part of the submission. It is a risk to the continuity of appearance, workmanship and detailing that the Phase 1 and Phase 3 parts may be constructed years apart. I note also the Design and Conservation Panel's suggestion that any interim boundary treatment and cycle parking area must be designed to a high standard. I agree and consider that the existing plans fall short of providing an acceptable temporary appearance to the site. I propose condition 15 to deal with an amended temporary cycle park, condition 11 to deal with boundary treatments and condition 10 which requires the development to consider in detail how the finishing is handled moving from phases 1 to 3 if not completed concurrently.

## Conclusion

8.41 The proposed development relates well to the context of site. It is a high quality design and subject to public realm improvements, will sit comfortably in this transitional area of town. The scale and massing are appropriate and the elevations will provide a rich and new architectural language. The scheme responds well to external constraints and subject to a number of detailed conditions, particularly those relating to phasing, I am satisfied that the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12, 4/11 and 4/12 and will enhance the Conservation Area.

## **Public Art**

8.42 A public art proposal has been submitted to support the Planning Application. The proposal has been developed with a vision that public art be developed as an integral part of the new development, assisting in the improvement and quality of the area. The proposal is for the development and delivery of public art through the proposed three phases of development.

8.43 The applicants have clarified in their latest submission that the appointed artist will be requested to consider the brick elevation on the eastern core facing the Nursery as a potential location for public art. I agree that this could represent an exciting opportunity for the artist to work with the school. The application is fully supported by officers and complies with the Public Art SPD.

8.44 In my opinion the proposal is compliant with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and 9/8 and Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010

## **Renewable energy and sustainability**

8.45 The Cambridge Local Plan (2006) sets out policies that require new development to take account of climate change, with further detail provided in the Council's adopted Sustainable Design and Construction SPD. Policy 3/1 (Sustainable Development) requires all development to meet the principles of sustainable development, with major applications being

required to submit the Council's Sustainable Development Checklist as part of their application. Policy 8/16 (Renewable Energy in Major New Developments) requires all development above a threshold of 1,000 square metres to provide at least 10% of the developments total predicted energy requirements on-site from renewable sources.

- 8.46 The applicant has prepared an Energy Strategy Report setting out the approach being taken to reduce the carbon emissions of the new development. A hierarchical approach to carbon reduction is being followed, which is fully supported. In terms of renewable energy, the report provides an overview of a range of renewable and low carbon technologies, with the final choice of technology being the use of an extensive solar photovoltaic array for each phase of the development. When the three phases of the development are taken together as a whole, the use of this technology is predicted to lead to a 24.6% reduction in emissions associated with regulated energy alone, and when unregulated energy requirements are taken into account, should lead to a 14% reduction in carbon emissions.
- 8.47 The approach is fully supported by the Council's Senior Sustainability officer. Drawings showing the location of the panels are provided as part of the Design and Access Statement, along with sunlight/shadow analysis, which shows that the location of the panels has been devised so as to minimise any overshadowing. This information is welcomed, as it clearly shows that consideration has been given into integrating the panels into the overall design of the scheme.
- 8.48 The application also proposes the provision of an 'energy wall' as part of the new development, which will help to educate occupants of the building as to the benefits of the sustainability measures, which include natural ventilation and night-time cooling, being implemented. The Design and Access Statement makes reference to ARU's target for the building to achieve at least BREEAM 'very good' with an aspiration to achieve BREEAM 'excellent'. Such an approach is fully supported.
- 8.49 In my opinion the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan (2006) policy 8/16 and the Sustainable Design and Construction SPD 2007.

## **Disabled access**

- 8.50 Both the Disability Panel (under application 11/1169/FUL) and the Council's Access Officer have raised a number of detailed issues regarding disabled access.
- 8.51 These include: access to the lecture theatre via the proposed footbridge and lack of a lift within phase 2, the width of Young Street in front of the Ragged School and suggestions for the provision of internal fittings and fixtures to improve the accessibility of the buildings, in particular the lecture theatre.
- 8.52 The applicants have revised the proposed plans to improve the width of the pavement on Young Street by relocating the railings in front of the Ragged School. A fully accessible lift has been provided within phase 2 to allay concerns regarding access within this building, particularly to the lecture theatre. The applicants have confirmed that the internal detailed design will provide a desk at reception of 750mm high with a separate, higher writing shelf, as well as recessed new space for wheelchair access. Measures such as open out toilet doors, hand rails and hearing loops will be dealt with as part of a detailed internal fit out. The internal elements of the design to secure fully accessible buildings are outside of planning and will be subject to part M of the building regulations.
- 8.53 I will report any further comments from the Access Officer on the amendment sheet or orally at the meeting but in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

## **Impact on Amenity of Neighbouring Occupiers**

### *Young Street*

- 8.54 The scheme is sensitive in terms of how phase 2 steps down in height as it turns St Matthew's Street and continues along Young Street. The building form stops opposite the end terrace property 40 Young Street. A landscaped courtyard is proposed between phase 2 and the Ragged School.
- 8.55 The only concern that I have with regard to the impact of phase 2 on residential amenity is the potential for noise and disturbance arising out of a proposed 2<sup>nd</sup> floor roof terrace,



located at the eastern end of the phase 2 auditorium building, which overlooks the proposed courtyard. Whilst no objections have been raised to the roof terrace, without control to limit its potential use in the evenings, it could prove a source of noise and disturbance if it was used, for example, as a reception area. I intend to limit its use by proposing condition 20, which prohibits use of the terrace after 21.30 hrs.

### *Brunswick Nursery*

8.56 The previous application was refused for the following reason:

‘The proposed development, by virtue of the visually overbearing and enclosing impact that would result to the Brunswick Nursery School, would have an adverse impact on the level of amenity that the staff and pupils of that facility could reasonably expect to enjoy. In so doing the development fails to respond successfully to its context and would not have a positive effect on its setting. The development is therefore contrary to policies 3/4, 3/7 and 3/12 of the Cambridge Local Plan 2006.’

8.57 The refusal of planning permission related to an objection from the nursery relating to the height and bulk of the phase 3 building, its overall massing and dominance.

8.58 In relation to the revised scheme, the applicants have sought to address the reason for refusal by reducing the length of the eastern stair core on its southern flank from 14.5m to 10.5m. The eastern stair core has also been moved off the boundary with the nursery by 1.4m to the north, which has marginally narrowed the overall width of phase 3 at ground and first floor levels by 1m. A small area of landscaping is also now proposed adjacent to part of the Nursery boundary. As such, the mass of brickwork adjacent to the Nursery has been reduced, the proximity of the phase 3 improved and its impact mitigated by limited planting. A number of supporting plans illustrate the differences between the old and new schemes.

8.59 The applicants considered alternative options for revision of phase 3, such as reducing the height of the proposal, but this was rejected as unviable and of limited value in terms of improved amenity.

- 8.60 The nursery and its garden are due south of phase 3. The applicants have submitted a sunlight shadow analysis, which demonstrates minimal sunlight impact from the development site on the nursery and Young Street properties. The proposed scheme has sought to minimise its impact on the garden of the nursery by setting back the 2<sup>nd</sup> floor façade from the boundary with the nursery (this does not represent a change from the previous scheme). This, together with the shallow mono-pitch roof and proposed fixed wooden louvres to the facade, will provide relief to the massing of the building as perceived from the nursery garden. The application includes a cross-section through the nursery garden and the proposed development. This demonstrates that for the majority of the garden, a clear 45-degree line of view over the top of the development is achievable.
- 8.61 The revisions to the scheme improve the relationship between the Nursery and the building. After due consideration of the new plans submitted by Anglia Ruskin University, the Brunswick Nursery School have agreed that there is no objection to the revised plans.
- 8.62 Notwithstanding the revisions and the lack of an objection from the Nursery, I still consider the impact on the garden of the nursery to be a balanced judgement, especially given the consistent height (13.5m) and length (51m) of the phase 3 building, neither of which have changed with the revised scheme.
- 8.63 Weighing up these issues and in light of the lack of an objection from Brunswick Nursery, as before I am minded not to recommend refusal on the basis of the impact of Phase 3. Condition 12 is proposed to ensure the detailed design of the louvres is such that it mitigates direct overlooking into the garden from the first and second floor office space. Condition 11 is proposed to ensure the details of a planting scheme on the boundary of the nursery garden to soften the visual impact of the development and to ensure the form of boundary treatment is acceptable.
- 8.64 As part of its previous response to application 11/1169/FUL the nursery also raised a number of issues with the proposed scheme. They sought for the following issues to be dealt with via planning conditions: employment of a party wall surveyor,

adaptations and modifications to existing sash windows on the boundary of the two sites and replacement of a back fence to the playground to prevent visibility from the grass area.

- 8.65 In my opinion, given the increased intensity of use of the site, the request with regard to the windows is reasonable. The applicants have agreed to carry out the works, which will provide privacy to the nursery and I can secure this by condition 13. I also consider it reasonable to impose a condition regarding boundary treatment. I do not consider it reasonable to require the employment of a party wall surveyor through condition. Any damage to the Brunswick Nursery would be a civil matter between the parties and is outside of planning control.
- 8.66 The nursery also raised potential overlooking issues from phase 3. This has been partly addressed by the applicants by proposing louvres on the southern elevations of the phase 3 building. I propose condition 12 to ensure that the detailed design of the louvres does not allow for direct overlooking into the nursery garden from phase 3.
- 8.67 In my opinion, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

### **Environmental Issues**

- 8.68 A bin storage area is proposed to be accessed from New Street. Sufficient space is laid out for the provision of bins and level access onto the carriageway is provided. Condition 18 is recommended to control the impact of the demolition and construction phase of the development. A previous intrusive site investigation was undertaken in 2008 regarding any potential contamination of the site. The report did not record any significant contamination issues on the site. No further information is required in this regard. The Chief Scientific Officer does not deem the proposal to have any adverse impact on air quality.
- 8.69 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7, 3/12, 4/13 and 4/14.

## **Highway Safety**

- 8.70 An indicative scheme has been put forward as part of the application for proposed works to the junction of St Matthew's Street and New Street. Currently this junction is a mini-roundabout. The applicants have clarified that a t-junction on a raised table with a tightened radii is shown. The purpose of the indicative scheme is to slow vehicular speeds down and to improve the safety of cyclists crossing the road to access the development. The applicants have indicated that they are willing to contribute towards such a scheme, monies for which should also be secured from other developments within the Eastern Gate SPD area. This would be through a S106 agreement.
- 8.71 The County Council Highways Officer has advised that the proposed alterations to the New Street/St Matthew's Street junction and the reconfiguration of New Street parking bays and provision of landscaping should be subject to a safety audit and publicity. The cost of the detailed design of these schemes and the responsibility for their implementation should be borne and undertaken by the developer.
- 8.72 I agree with this advice and intend to seek a more detailed scheme, in accordance with the guidance in the Eastern Gate SPD, as a S106 obligation. This could, if other sites come forward, form part of a jointly funded and more comprehensive scheme by monies collected through S106 agreements within the influence of the SPD, but in the first place would be sought as standalone improvements delivered in their totality under the S106 from this site.
- 8.73 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

## **Car and Cycle Parking**

- 8.74 Full provision of cycle parking has been made through amendments to the scheme in accordance with adopted standards. This amounts to 276 cycle parking spaces. The bulk of the provision is within the ground floor of phase 3 at the eastern end of the site.
- 8.75 Condition 15 seeks the approval of cycle plans for the completed development and each of the three phases to ensure

that sufficient provision is made whilst the development, particularly phase 3, is being constructed. This condition also covers temporary boundary treatment and cycle shelter details to ensure they are high quality.

- 8.76 No car parking, other than two disabled car parking spaces adjacent to the Ragged School, are proposed. Under the adopted standards up to 113 spaces could be provided on site, 6 of which should be specifically for disabled use. The level of disabled car parking provision is therefore below the recommended standard.
- 8.77 The site is located in a highly sustainable location, which is accessible by a variety of different modes of transport. The Eastern Gate SPD requires a consistent street frontage. The provision of additional car parking would erode the internal courtyard space, limiting its use by all students and employees and detract generally from the setting of the Ragged School. There is a limited amount of on-street car parking available nearby, which would be available for disabled parking. Given these reasons and the constraints of the site, I consider that the level of provision for disabled use to be acceptable.
- 8.78 A number of representations have been made with regard to the lack of proposed car parking for students and employees and the subsequent impact this would have on parking within the area.
- 8.79 The adopted standards do not require a minimum number of car parking spaces to be provided. The number of uncontrolled car parking spaces outside the CPZ on the highway is limited (Harvest Way, Abbey Street, New Street, Occupation Road). The development may give rise to additional pressure to use these spaces from employees or students who are used to travelling to the existing faculty in Fulbourn by car. This would in part displace existing daytime commuter use of such spaces. However, the uncontrolled spaces are in high demand and there is limited opportunity to park in them during the day. The central location of the site is likely to attract sustainable travel to and from it and there would be a substantial cost for students and employees to regularly use time-limited pay & display car parking facilities or the Grafton Centre, which would discourage travel by car, if uncontrolled spaces were unavailable. The applicants intend to extend their existing Travel Plan to cover

the application site, which can be secured via a S106, to manage the modal shift of staff travel.

- 8.80 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

### **Third Party Representations**

- 8.81 The Crown Court has asked that the meeting room on the third floor of the north elevation should be obscure glazed to prevent overlooking into the court building. They have requested for this element to be conditioned. The applicants have agreed to this request and I have recommended condition 22 accordingly.
- 8.82 All other third party representations have been covered in the relevant sections of the report relating to context and design, renewable energy, highway safety and car and cycle parking.

### **Planning Obligations**

- 8.83 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The Public Art Supplementary Planning Document 2010 addresses requirements in relation to public art. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The

proposed development triggers the requirement for the following community infrastructure:

### Public Art

8.84 The development is required to make provision for public art and officers have recommended in this case provision for public art should be made on site. This needs to be secured by the S106 planning obligation.

8.85 Subject to the completion of a S106 planning obligation to secure this infrastructure provision, I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and 9/8, Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010.

### Monitoring

8.86 The Planning Obligation Strategy (2010) requires that all developments that require a S106 contribute to the costs of monitoring the implementation of planning obligations. The costs are calculated according to the heads of terms in the agreement. The contribution sought will be calculated as £150 per financial head of term or £300 per non-financial head of term. Contributions are therefore required on that basis.

### Other S106 Matters

8.87 The following S106 Heads of Terms are required to mitigate the impact of the proposed development. They have been discussed in the relevant sections of the report:

-New Street Public Realm improvement (see paragraphs 8.66-8.68)

-New Street/St Matthew's Street junction improvement (see paragraphs 8.66-8.68)

-Extension of the existing ARU Travel Plan to cover the site (see paragraph 8.75)

## Planning Obligations Conclusion

8.88 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

### **9.0 CONCLUSION**

9.91 The proposed development is a high quality design that is appropriate to its context and will enhance the Conservation Area. The scale and massing are appropriate and the elevations will provide a rich and new architectural language. The scheme will provide adequate facilities for students and employees. Public realm enhancements will be secured through a S106 planning obligation. The revised scheme improves the relationship between phase 3 and the Brunswick Nursery and overcomes the previous reason for refusal.

### **10.0 RECOMMENDATION**

**1. APPROVE subject to the satisfactory completion of the s106 agreement by 26 September 2012 and subject to the following conditions and reasons for approval:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. No brickwork is to be erected for a phase until the choice of brick, bond, mortar mix design and pointing technique for that phase has been submitted to and approved in writing by the local planning authority by means of sample panels prepared on site. The approved panels are to be retained on site for the duration of the works for comparative purposes, and development must take place only in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12)



3. Full details of the type of coping to the walls for each phase shall be submitted to and approved in writing by the Local Planning Authority prior to the erection of any coping for that phase. Large-scale cross-sectional drawings may be appropriate for depicting some details. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12)

4. Where brickwork turns a corner not at right angles [other than 90 degrees], all bricks used shall be either cut solid bricks or brick specials formed to create a continuous junction [no "crossed knuckles" are permitted]. A mock-up sample panel together with large scale drawings showing the construction of the chimney stacks to accord with this condition shall be prepared on site prior to the erection of any chimney stack for phases 1 and 3. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12)

5. Full details of a strategy for external lighting and signage for the development on a phased basis shall be submitted to and approved in writing by the Local Planning Authority prior to the permanent use of any building. The development shall be carried out in accordance with the approved details and thereafter maintained as such.

Reason: To ensure that the appearance of the external surfaces is appropriate. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

6. Full details for each phase of all non-masonry walling systems, cladding panels or other external screens including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing shall be submitted to and approved in writing by the Local Planning Authority prior to their erection for that phase. The submission shall include large-scale drawings and samples. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12)

7. Full details for each phase of all non-standard brickwork [for ventilation purposes, etc.] layouts, bonds and the like shall be submitted to and approved in writing by the Local Planning Authority prior to that brickwork being carried out for that phase. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12)

8. Full details for each phase of all proposed lintels and sills to new openings [for doors or windows] shall be submitted to and approved in writing by the Local Planning Authority prior to their installation for that phase. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12)

9. Full details (including samples) for each phase of all external joinery, including finishes and colours, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation for that phase. Joinery is taken to mean all windows and doors, whether made of timber or not. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12).

10. Full details of the construction of interim elements where later phases of building are to abut directly, indicating how the linkage between materials is to be achieved shall be submitted to and approved in writing by the local planning authority prior to the commencement of phase 3. The details shall include how continuity of supply of, in particular, facing materials is to be assured after any delay between phases of construction. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12)

11. No development for each phase shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority for that phase and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure both for temporary and permanent phases of the development, including fencing along the boundary with the nursery school; pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include both temporary and permanent planting plans; a scheme for the introduction of tree specimens immediately to the north and on the boundary of the Brunswick Nursery garden; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

12. Full details for each phase, including large scale drawings and a sample, of all brise-soleil or other sun shading devices fixed to walls shall to be submitted to and approved in writing by the Local Planning Authority prior to their installation for that phase. The details shall include the louvres proposed on the south facing facade towards the Brunswick nursery garden on phase 3 which shall be designed in order to negate direct overlooking into the nursery garden from the office space in this phase. The submission shall demonstrate compliance with this requirement. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate and to safeguard the privacy of Brunswick Nursery School (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12)

13. Prior to the commencement of development, a scheme for the installation of privacy screening for west facing Brunswick Nursery windows shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the timing of the works and the works shall be implemented in accordance with the approved details. In the event that the consent of Brunswick Nursery is not forthcoming for the installation of the screening, a revised landscaping plan to protect the privacy of the nursery from the external courtyard area shall be submitted to and approved in writing by the Local Planning Authority and be implemented prior to the use of the courtyard space.

Reason: In the interests of safeguarding the privacy of the Nursery given the intensification of use of the proposed courtyard space (Cambridge Local Plan policies 3/4, 3/7 and 3/12)

14. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree or shrub planted as a replacement for it, is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives written consent to any variation.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/11)

15. No development shall commence until revised plans showing permanent and temporary details (including the phased provision of the cycle spaces and any relocation to enable phase 3 to commence) of the facilities for the covered, secure parking of bicycles, including details of a ramped gulley from Sturton Street for use in connection with the development, hereby permitted have been submitted to and approved by the Local Planning Authority in writing. The agreed facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

16. Except with the prior written agreement of the local planning authority no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

17. Before the development for each phase hereby permitted is commenced details of the following matters for that phase shall be submitted to and approved by the local planning authority in writing.

- i) contractors access arrangements for vehicles, plant and personnel,
- ii) contractors site storage area/compound,
- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
- iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

Reason: To protect the amenity of the adjoining properties during the construction period. (Cambridge Local Plan 2006 policy 4/13)

18. No development shall take place for each phase, including any works of demolition, until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- wheel washing facilities
- measures to control the emission of dust and dirt during construction
- a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: In the interests of the amenity of adjacent residents (Cambridge Local Plan policy 4/13)

19. No development of a phase shall commence until details of the surface water drainage system for that phase has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure the satisfactory drainage of the site (Cambridge Local Plan policy 4/13 and PPS25)

20. The proposed 2nd floor external terrace to phase 2 (the auditorium) shall not be used between 21.30 hours and 08.00 hours.

Reason: In order to safeguard the amenity of nearby residential properties from noise, disturbance and privacy (Cambridge Local Plan policies 3/4, 3/7 and 3/12).

21. Before the use of a phase hereby permitted is commenced, a scheme for that phase for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13)

22. Prior to the use of the third floor meeting room on the north elevation of the phase 1 building, a scheme to obscure glaze the windows to prevent overlooking into the court building from the meeting room shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details

Reason: In the interests of the privacy of the Court (Cambridge Local Plan policies 3/4 and 3/7)

**INFORMATIVE:** This planning permission should be read in conjunction with the associated deed of planning obligation prepared under s.106 of the Town and Country Planning Act 1990 (as amended). The applicant is reminded that under the terms of the s106 Agreement you are required to notify the City Council of the date of commencement of development.

**INFORMATIVE:** New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor project Officer in the Planning Department (Tel: 01223 457121).

### **Reasons for Approval**

1. This development has been approved subject to conditions and the prior completion of a section 106 planning obligation, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: ENV6, ENV7, CSR1, CSR2

Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8, P9/9

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/11, 3/12, 3/13, 4/11, 4/12, 4/13, 4/14, 4/16, 5/10, 5/12, 5/15, 7/1, 7/2, 7/4, 7/8, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/16, 8/18, 10/1

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.



**2. Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 26 September 2012, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):**

-The proposed development does not make appropriate provision for, transport mitigation measures, public realm improvements, public art and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/12, 8/3 and 10/1, Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, the Public Art Supplementary Planning Document 2010.

**3. In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development**

## **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected on the City Council website at:  
[www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess)  
or by visiting the Customer Service Centre at Mandela House.

## Appendix 1 (12/0489/FUL)



**CAMBRIDGE CITY COUNCIL**

**The Guildhall, Cambridge, CB2 3QJ**

TOWN AND COUNTRY PLANNING ACT 1990

### **REFUSAL OF PLANNING PERMISSION**

Ref:11/1169/FUL

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Mr. Colin Campbell  
Savells (L&P) Ltd  
Unex House  
132-134 Hills Road  
Cambridge  
CB2 8PA

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The Council hereby refuse permission for

**Construction of three new buildings within Use Class D1 (5044 sqm) for non-residential educational and training use, following demolition of all buildings on site except the Ragged School.**

at

**Former Cambridge College For Further Education 23 Young Street  
Cambridge Cambridgeshire CB1 2NA**

in accordance with your application received 6th October 2011 and the plans, drawings and documents which form part of the application, for the following reasons:

1. The proposed development, by virtue of the visually overbearing and enclosing impact that would result to the Brunswick Nursery School, would have an adverse impact on the level of amenity that the staff and pupils of that facility could reasonably expect to enjoy. In so doing the development fails to respond successfully to its context and would not have a positive effect on its setting. The development is therefore contrary to policies 3/4, 3/7 and 3/12 of the Cambridge Local Plan 2006.

Simon Payne, Director of Environment  
Cambridge City Council, PO Box 700, Cambridge, CB1 0JH  
Telephone 01223 457200



INVESTOR IN PEOPLE

2. The proposed development does not make appropriate provision for transport mitigation measures, public realm improvements, public art and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/5, 5/14, 8/3 and 10/1 Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, the Public Art Supplementary Planning Document 2010.

This decision notice relates to the following drawings: **AL01 00, AL01 01B, AL01 02 K, AL 01 03 K, AL 01 04 K, AL 01 05 J, AL 01 06 C, AL 01 07 C, AL 01 08 C, AL 01 09 C, AL 01 10 C, AL 01 11 C, AL 01 12, AL 03 01 A, AL 03 02 A, AL 03 03 A, AL 03 04 A, AL 03 05 A, AL 03 07 A, AL 03 08 A, AL 03 09 A, AL 04 01 B, AL 04 02 B and 04 03 B.**

A copy of the refused plans are kept in the planning application file.

For further information please go to [www.cambridge.gov.uk/planning](http://www.cambridge.gov.uk/planning).

Dated: 17 February 2012



Guildhall, Cambridge, CB2 3QJ

Head of Planning 

SEE NOTES ATTACHED

## APPENDIX 2 (12/0489/FUL)

### Cambridge City Council Design & Conservation Panel

#### Notes of the meeting Wednesday 14<sup>TH</sup> December 2011

##### Present:

Nick Bullock	Chair (item 1 & 3)
Terry Gilbert	RTPI (Chair for item 2)
Russell Davies	RTPI
Martin Lindus	RIBA
Slavica Mirovic	RIBA (item 1&2)
Carolin Gohler	Cambridge PPF
Chris Davis	IHBC
Tony Nix	RICS
David Grech	English Heritage
Jo Morrison	Landscape Institute
Jon Harris	Co-opted member
Ian Steen	Co-opted member

##### Officers:

John Evans	City Council (item 1)
Charlotte Witheford	City Council (item 1)
Catherine Linford	City Council (item 2)
Toby Williams	City Council (item 3)

##### Observers:

Cllr Damien Tunnacliffe	City Council (item 1)
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### 3. Presentation - Cambridge College for Further Education, 23 Young Street (11/1169/FUL)

Construction of three new buildings within Use Class D1 (5044 sq.m) for non-residential educational and training use, following demolition of all buildings, but with only external alterations to the Ragged School. Presentation by James Mason of Richard Murphy Architects with Colin Campbell of Savills and representatives of ARU.

This was last seen by the Panel in May (verdict GREEN – 5, AMBER- 4)

Terry Gilbert declared an interest and did not participate in the Panel's deliberations or vote.

The Panel's comments are as follows:

- Phasing. The Panel remains supportive of the general strategy but expressed some concern over the likely difficulties in delivering the development as a whole and the possibility that Phase 1 might remain flanked by the open space towards Young Street for some time.
- Phase 1 and the corner of Sturton Street and New Street. The Panel were troubled at the prospect of view of a sea of bicycles at this point until the completion of Phase 3. They hope that a high quality, short-term solution can be found to provide a more positive treatment of this boundary. The Panel note that Phase 3 will bring little increase in the pressure for cycle parking but will enclose the corner space. This will, however, limit the access to the cycle parking.
- The New Street Elevation and the Chimneys. The Panel welcome the design of the New Street elevation which they feel will provide definition to a streetscape which is

fragmented and judged the increased articulation of the chimneys a success, particularly at ground level. One member felt that they would bring a sense of 'industrial joyfulness' to New Street

- Street activity along New Street. The Panel wish to encourage animation along this rather blank façade, but are aware of the County Council's concerns about the street trees. Some parking if controlled, could contribute to the animation.
- Materials. The Panel broadly welcome the choice of materials, which they feel are appropriate.
- Landscaping (corner of Young Street and St Mathews Street). The Panel would welcome the incorporation of the existing neglected planting in order to provide trees and a more joyful form of landscape.
- Raised lecture theatre (Phase 2). The Panel expressed some concern at the scale and volume of the block and in particular the dominant character of the louvers at roof level. It was not clear from the presentation whether the design team had considered the appearance of the building at night.
- Ragged School (separate application). The Panel endorses the refurbishment of this Building of Local Interest, but thinks that the success of the project will depend on maintaining the quality of the original detailing throughout.
- Railings. These are part of the character of the school and should therefore be retained. The Panel suggests that they be retained as existing at the western end of the southern elevation but moved on the eastern side to ease access to the disabled parking bays.

### Conclusion

Although the amendments made since last time are a welcome improvement, the Panel's remains concerned about the phasing of the project. Because of doubts about the timing of Phases 2 and 3, the Panel suggests that the appearance of the first phase of the project be explored in more detail, particularly along the boundaries of the site.

The arrangements for the cycle parking before the completion of Phase 3 remain a concern and the Panel thinks that there needs to be some form of enclosure that continues the street form around the Sturton Street/New Street corner. Finally, the Panel think that the design of the lecture theatre roof would probably benefit from simplification and a reduction in the overall scale and volume of the building.

### VERDICT:

**Overall strategy - GREEN (9), AMBER (1) with 1 abstention**

**Construction and delivery of strategy – GREEN (7), AMBER (3) with 1 abstention.**

**Refurbishment of Ragged School – GREEN (9), AMBER (1) with 1 abstention.**

### 4. Minutes of the last meeting Wednesday 23<sup>rd</sup> November 2011

Agreed.

### 5. Any Other Business

- Application outcomes Sept-Dec 2011 were circulated prior to the meeting. Seymour Court (11/0970/FUL) and St Stephen's Church (11/1200/FUL) were both approved at Committee this morning in accordance with Officer recommendation.

### 6. Date of next meeting – Wednesday 18<sup>th</sup> January 2012.

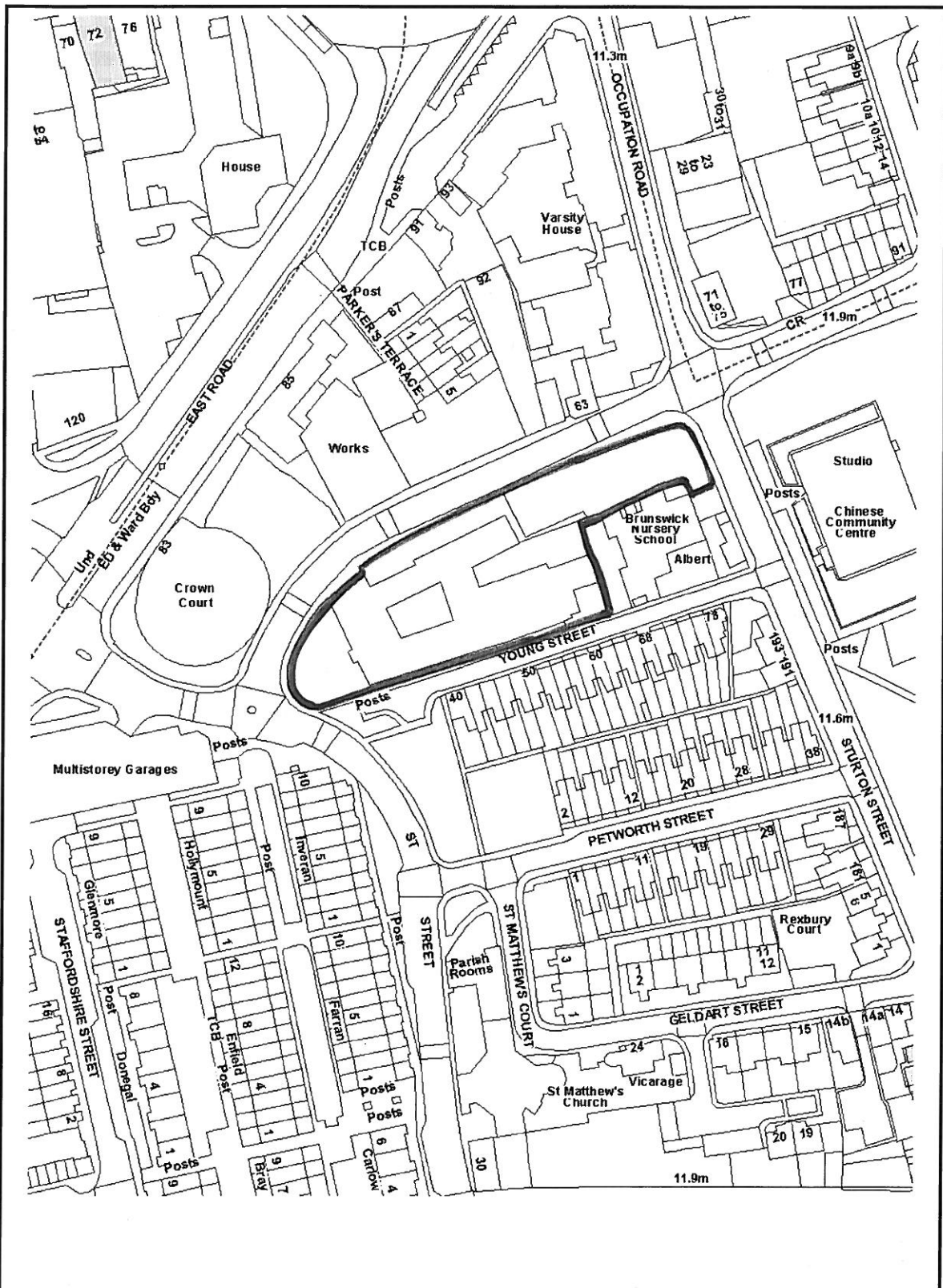
#### Reminder

CABE 'traffic light' definitions:

**GREEN:** a good scheme, or one that is acceptable subject to minor improvements

**AMBER:** in need of *significant* improvements to make it acceptable, but not a matter of starting from scratch

**RED:** the scheme is fundamentally flawed and a fresh start is needed



**12/0489/FUL**  
**Former Cambridge College For Further Education 23 Young**  
**Street Cambridge Cambridgeshire**



**NOTES**

Richard Murphy Architects Ltd  
 Registered in Scotland No 231272  
 The Architect's Office  
 Do not scale from this drawing. Only the original shall be regarded as authoritative.

Site Boundary



M	Meeting for Planning	11.10.14
N	7. Feb. Meeting for Planning	10.20.14
L	Approval Plans 1 - Class 1	11.20.14
K	Revised Landscaping and Cycle Provision	01.12.2011
J	Revised for Planning	01.12.2011
H	STAGE 1	01.12.2011
G	Work to start of preparation completed	01.12.2011
F	AM & S Long consultation	02.06.13
E	Stage C-1	01.12.13
D	07/07	04.02.13
C	PHC Local consultation	04.02.13
B	Stage C	07/04/11
A	Stage C-0	05/04/11

The building is located at 11 Old Brunswick Street, Glasgow G11 6NF  
 Tel: 011 226 3291  
 www.richardmurphyarchitects.com

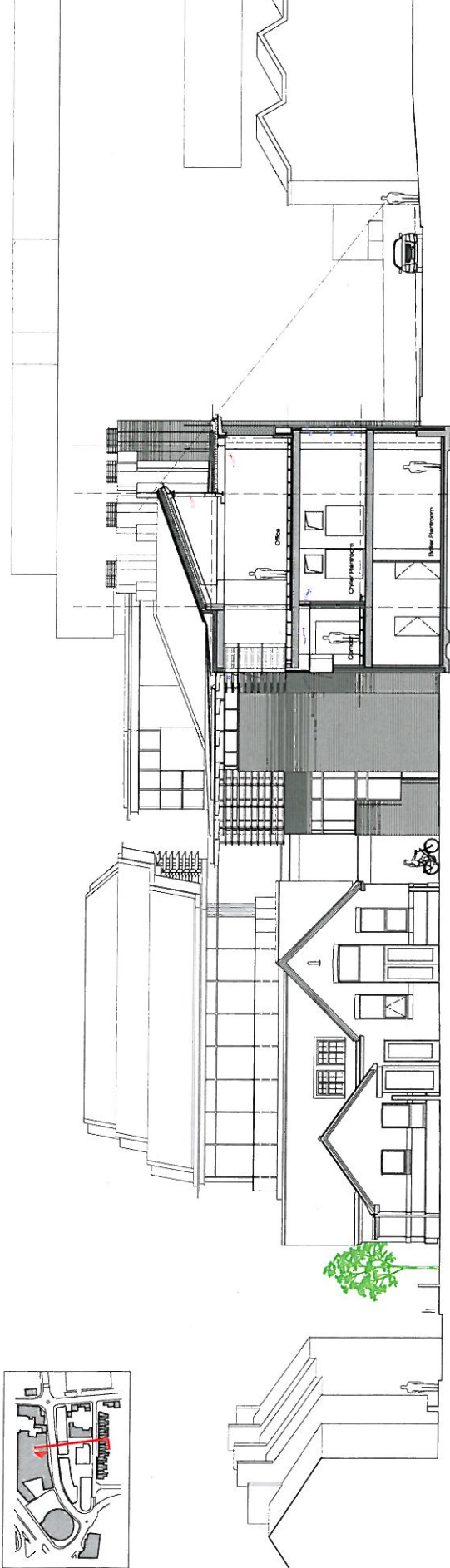
**Richard Murphy Architects**  
 Architects / Angela Ruskis University  
 Young Street Development  
 Young Street, Glasgow G11 6NF

Young Street Ground Floor Plan  
 PROJECT PLANNING  
 DRAWING NO: YSD/02/01  
 DATE: 11/02/2011  
 SCALE: 1:200 @ A1  
 DRAWN BY: AL01 02  
 CHECKED BY: N



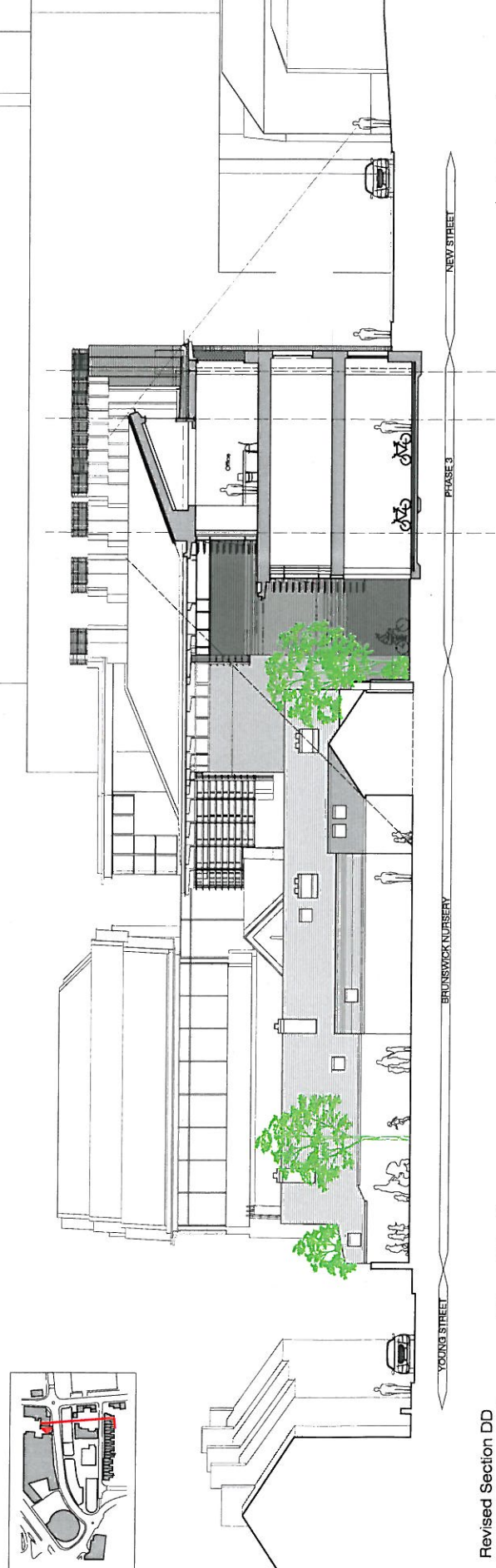
**NOTES**

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 2. Do not scale from this drawing, work from original dimensions.



Section CC  
 Through Plant Rooms looking West. Scale 1:100 @A1

YOUNG STREET  
 PHASE 1  
 BRAGGED SCHOOL  
 BRACKNAYS YARD  
 NEW STREET



Revised Section DD  
 Through Brunswick Nursery and Phase 3 Looking West. Scale 1:100 @A1

YOUNG STREET  
 BRUNSWICK NURSERY  
 PHASE 3  
 NEW STREET



C. Revised Section DD  
 for Planning  
 B. Revised for Planning  
 A. STAGED

S1: 11/04/2012  
 S2: 01/10/2011  
 R04: 26/07/2011

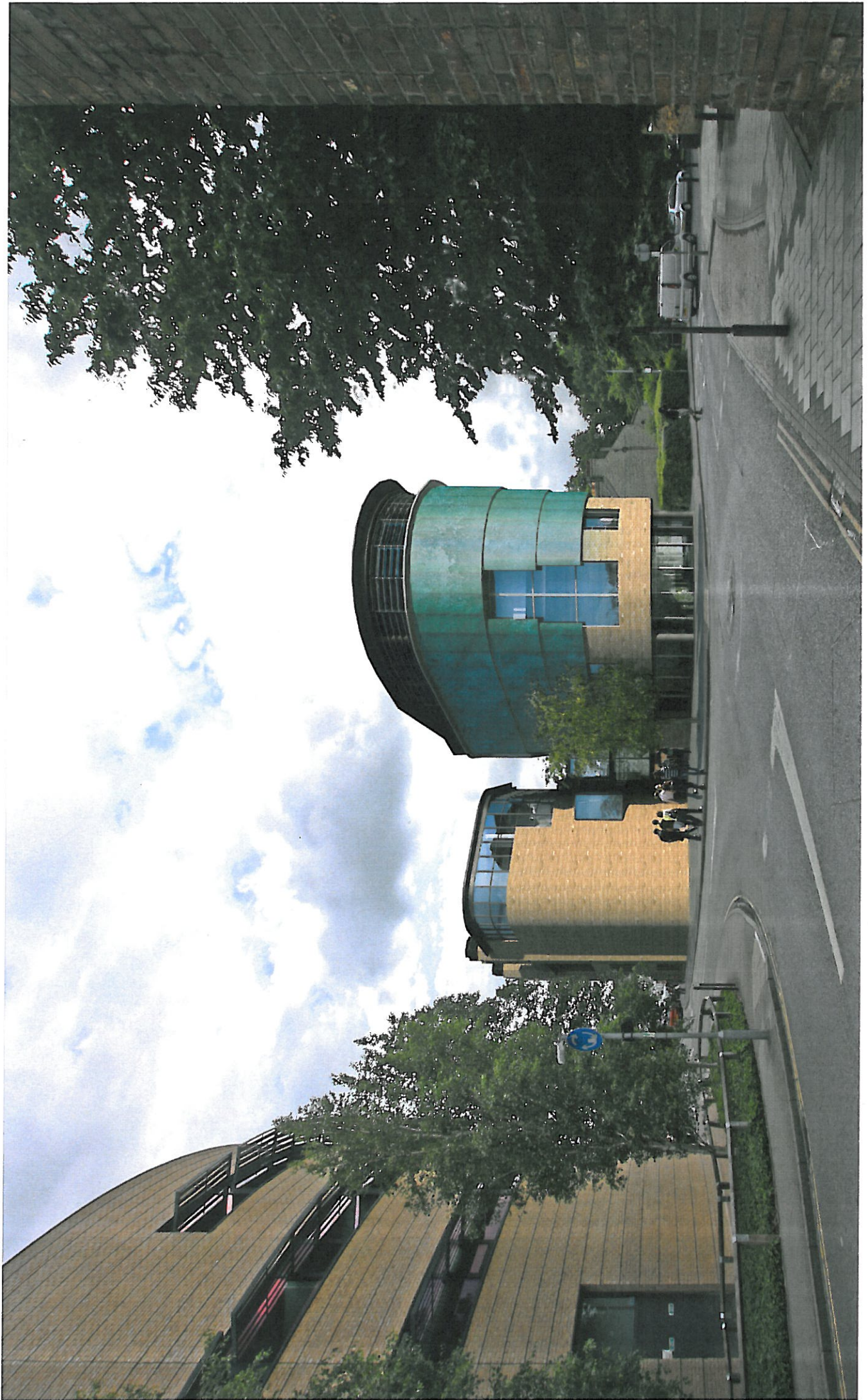
The Richard Murphy Architects Group  
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 6-111 2-3 4-5

**Richard Murphy Architects**  
 Anglia Ruskin University  
 Young Street Development

Site Sections  
 CC & DD

DATE: 11/04/2012  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: AL 0402

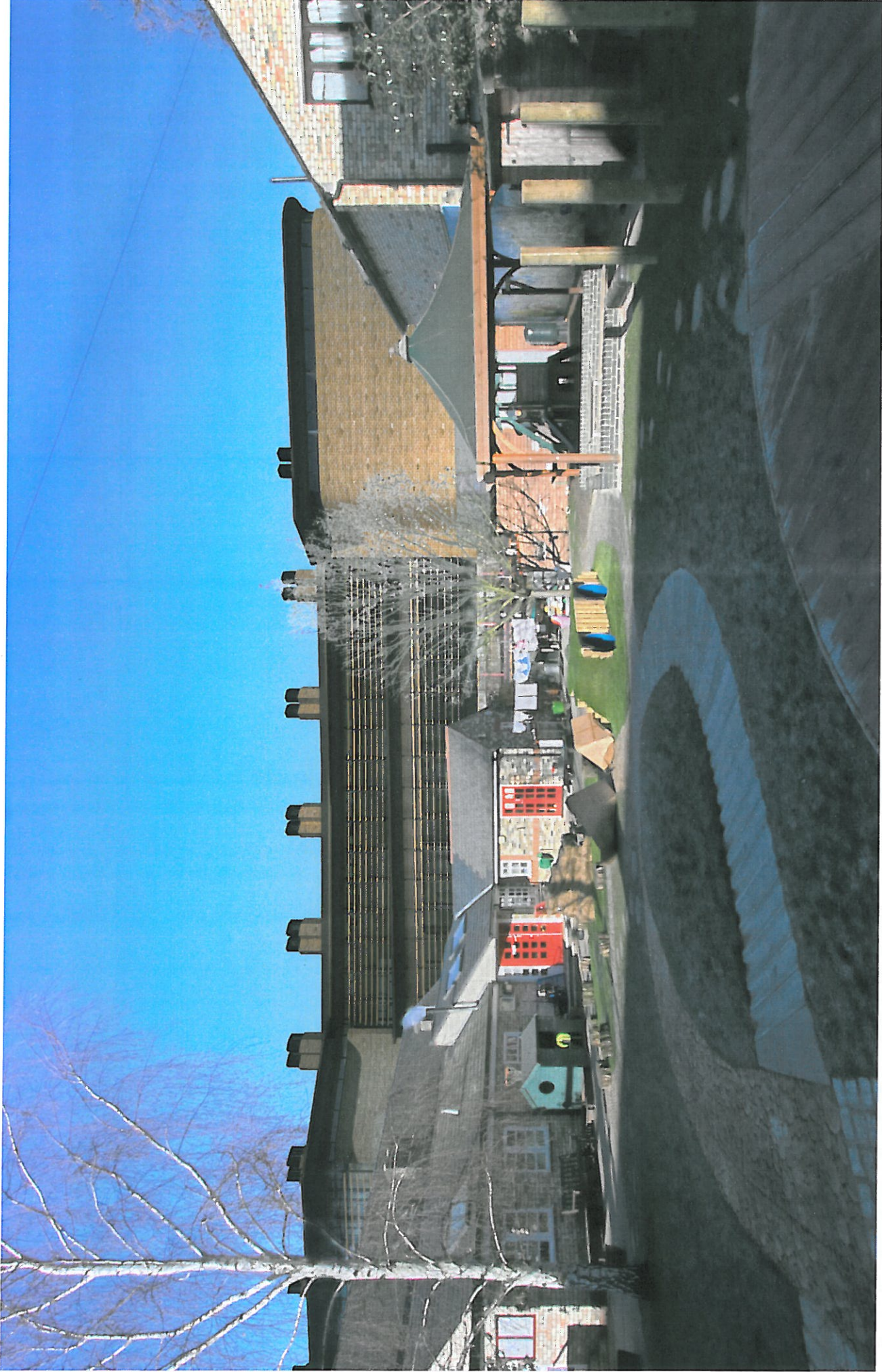






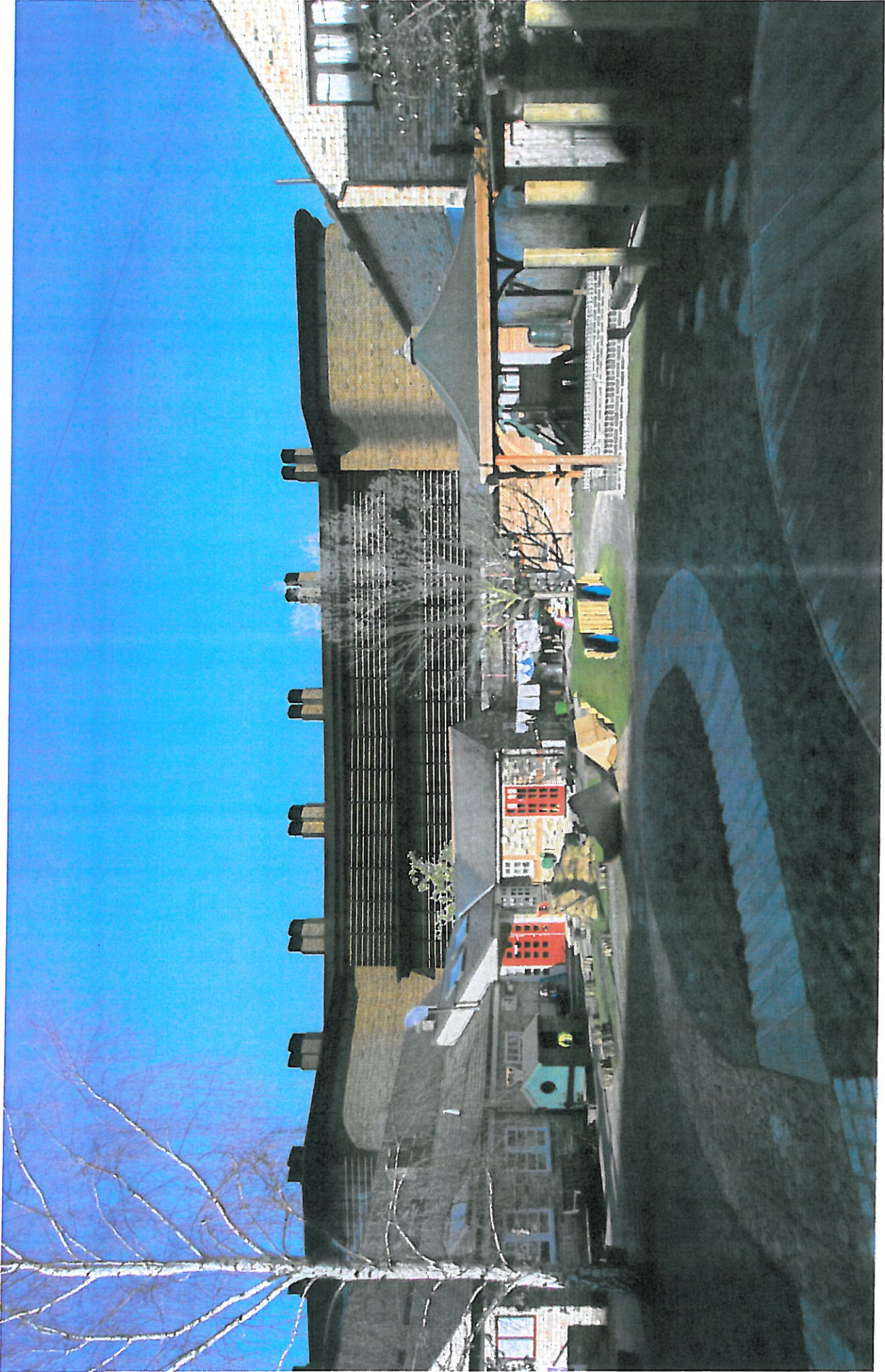






View of Phase 3 from existing Brunswick Nursery School  
Previous Planning Application





View of Phase 3 from existing Brunswick Nursery School  
Revised Proposal