

Application Number	14/0564/FUL	Agenda Item	
Date Received	15th April 2014	Officer	Mr Toby Williams
Target Date	15th July 2014		
Ward	Coleridge		
Site	Hills Road Sixth Form College Hills Road Cambridge CB2 8PE		
Proposal	Demolition of existing single storey sub-standard teaching accommodation (The Stable Block) and construction of a new three storey classroom teaching block, including minor external landscape works to the frontage with Hills Road, and immediately around the footprint of the new development.		
Applicant	Hills Road Sixth Form College Hills Road Cambridge Cambridgeshire CB2 8PE United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> -The height and footprint are acceptable -The building is of a good design and would relate successfully to Hills Road and Purbeck Road
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site fronts onto Purbeck Road to the south and Hills Road to the east. It is located within the curtilage of Hills Road Sixth Form College (HRSFC) campus, adjacent to the Robinson Theatre Building (north), the Colin Hill Recital Room (west) and the Hills Road/Purbeck Road junction (east).
- 1.2 The existing college buildings to the north and west are typically three storeys in height with some areas of single and

two storey buildings. The Edwardian school frontage facing Hills Road is three storeys in height with steep pitched roofs.

- 1.3 The scale and height of surrounding development is varied and includes: to the north, two storey semi-detached retail units of 66-68 Hills Road and the 'Levels' development which steps up in height from three to six storeys at the junction with Cherry Hinton Road; to the east, the 'Marque' which rises from five to ten storeys, and directly opposite two and three storey detached villas fronting onto Hills Road operating as guest houses; to the south, large three storey semi-detached residential properties front onto Hills Road behind which is Corfe Close, accessed from Purbeck Road, comprising a more modern two storey residential development; and to the west the substantial HRSFC car park.
- 1.4 The main Edwardian buildings are finished in red brick. Together with the caretaker's house, they are recorded as Buildings of Local Interest.
- 1.5 The site is occupied by a long, narrow, "stable block" building currently in use for storage, workshop and practice rooms. It is single storey, set slightly below the level of Purbeck Road and is utilitarian in appearance. It is constructed from common brick, render, concrete lintels, and a low-pitched slate roof. It dates from the first half of the 20th century.
- 1.6 The site is not within a Conservation Area and falls outside the controlled parking zone. There are no tree preservation orders on the site. The site falls within the Airport Safeguarding Zone of Marshalls Airport.

2.0 THE PROPOSAL

- 2.1 The proposal includes the demolition of the single storey Stable Block (280sqm). Also to be removed are a waste storage area, a greenhouse, six car parking spaces and railings adjacent to Purbeck Road (currently used by students to attach cycles to). The Stable Block is a standalone building, is not internally connected to the main network of campus buildings and is in a poor condition. Separate planning applications are to be submitted for a replacement bin storage area, new cycle storage and a replacement greenhouse.

- 2.2 The application proposes a new three storey building incorporating the Maths and Performing Arts Departments. It would provide 2050sqm of new floorspace. The existing maths and performing arts teaching accommodation will be relocated within the new building which will free up space for a student social hub and resource centre
- 2.3 The new space will include music technology rooms, dance studios, teaching spaces and theatre workshops. It will link into the existing Robinson Theatre building. External access will either be from a western entrance from Purbeck Road or from the north eastern side adjacent to the Hills Road frontage driveway.
- 2.4 The proposal is not intended to facilitate an increase in student numbers above the current 2,350 students enrolled for the Sept 2014 intake.
- 2.5 The proposal includes tree planting to the frontage onto Hills Road, additional cycle parking within this area and roof mounted photovoltaic cells on the south facing roof slope. The building would be constructed from red brick.
- 2.6 The application is accompanied by the following supporting information:
1. Design and Access Statement
 2. Planning Statement
 3. Draft Public Art Strategy
 4. Travel for Work Survey
 5. Work Place Travel Plan
 6. Transport Statement
- 2.7 Amended plans have been received which show the following revisions:
1. Revised location of bin store
 2. Additional cycle parking
 3. Additional landscaping
 4. Minor changes to the roof
 5. Confirmation of permanent etching to glass and southern balcony for maintenance access only and additional width to Purbeck Road pavement

2.8 Further consultation has been undertaken in relation to the amendments.

3.0 SITE HISTORY

3.1 The HRSFC site has a long history of applications. I cite the most relevant applications in the table below.

Reference	Description	Outcome
06/0156/FUL	Erection of a three storey extension to existing science building, relocation of existing car park and external landscaping.	A/C
09/1073/FUL	Erection of an infill atrium building between the maths and psychology block.	A/C
11/1141/FUL	A two storey extension to the existing toilet block of the Colin Greenhalgh building at Hills Road Sixth Form College, in matching materials and detailing.	A/C

4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 3/4 3/5 3/3/11 3/12 4/12 4/13 4/14 4/15

	5/12 8/2 8/4 8/6 8/16
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5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
Supplementary Planning Guidance	Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012) Public Art (January 2010)
Material Considerations	<u>City Wide Guidance</u> Buildings of Local Interest (2005)
	<u>Area Guidelines</u> Hills Road Suburbs and Approaches Study (March 2012)

5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of

instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, there are no policies in the emerging Local Plan of relevance.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No Objection. The opportunity should be taken to widen Purbeck Road

Cambridgeshire County Council (Transport)

- 6.2 No Objection: A Transport Statement has been submitted. It confirms there will be no increase in staff or students resulting from the proposal. The College commits to updating its Travel Plan. This should be conditioned as part of any approval.

Head of Refuse and Environment

- 6.3 No Objection: Recommends conditions in relation to construction and demolition noise, construction hours, collection and delivery hours, plant noise, doors and windows (keeping shut) and hours of use. The amended plans and additional information submitted by the applicants do not alter the requirement for a full noise assessment detailing mitigation and acoustic performance for the building envelope given the internal uses proposed.

Officer Comment: The conditions which seek to limit the hours of use of the building are considered unreasonable by the applicants. I have not appended these conditions to the recommendation. I will report any update on these conditions on the amendment sheet if they are considered necessary.

Head of Streets and Open Spaces (Landscape Team)

- 6.4 No Objection: The indicative landscaping scheme for the courtyards is acceptable as is the new landscaping to the front

of the building facing Hills Road. Recommends landscaping conditions.

Urban Design and Conservation team

6.5 *Application as submitted*

No Objection: The proposed scale and massing of the new teaching accommodation block responds to the scale of existing buildings on the 6th Form College site and No. 170 Hills Road to the south.

The proposed scheme takes a contemporary approach to the materials, which is supported.

A separate planning application is proposed to be submitted to address cycle parking provision on the entire college site. At present cycles are parked against the railings along the Purbeck Road frontage which are proposed to be removed to accommodate the new building. There is no cycle parking provision near to the new entrances from Purbeck Road or from the Hills Road frontage (adjacent to the Robinson Theatre Building).

6.6 *Application as amended*

No Objection: The proposed amendments are acceptable in design terms. Revised bin location is acceptable. The new cycle parking spaces should be covered. The new 18 visitor spaces to the front of the building are acceptable. The width of the pavement on the north side of Purbeck Road has been increased from approximately 2.4m to 3m and extends the back edge of the footpath to abut the new building line. This amendment is supported in design terms.

The proposed obscured glazing is supported. The 2nd floor southern balcony on the Purbeck Road frontage will be for maintenance access only and is supported. The applicant's letter does not address our previous concerns relating to the potential for overlooking to the rear garden of No. 170 Hills Road from the 2nd floor.

Recommends conditions relating to: Materials, obscured glazing, roof access

Cambridge City Council Sustainable Drainage Officer

- 6.7 No Objection: Recommends drainage condition.

Cambridge City Council Access Officer and Disability Panel

- 6.8 No Objection: The application does not mention access issues. Doors should be asymmetric, with good colour contrast. Hearing loops and tactile signage should be used.

Cambridge City Council Public Art Officer

- 6.9 No Objection: The College have set out some ideas for the inclusion of public art within the development, which involves the art being delivered by staff and with the involvement of students. The involvement of staff and students is supported. The College has been provided with a brief outline of the details required to be submitted within a Public Art Delivery Plan, which must be submitted to the Council for approval. They have been urged to seek public art expertise to help them develop and deliver a project, which involves students and staff.

A proposal needs to be developed from set aims, objectives and themes, which as part of the process may identify a location, which provides better value for the art and students.

To comply with policy, whilst the College wants the staff and students to develop a proposal, an artist should be commissioned to work with them to explore ideas and develop ways to realise them. This would not detract from the expertise within the college but adds to the project, in terms of the value of realising works through the expertise, practice and conceptual thinking of an artist. It is critical that the right artist is appointed.

Cambridge City Council Cycling and Walking Officer

- 6.10 No Objection: Welcomes the indicative new position of cycle racks to the rear of the site. A proportion of these should be covered. The additional visitor cycle parking to the front of the building is acceptable. They recommend a phasing condition for the new cycle racks to ensure the appropriate number is provided.

6.11 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 owner/occupier of the following address has made a representation:

-6 Corfe Close

7.2 The representation can be summarised as follows:

-The application does not include a construction methodology. The safety of students and users of Purbeck Road should be taken into account.

-Cycle safety at the junction with Hills Road and Purbeck Road should be improved.

7.3 A representation has been received from Corfe Close Residents' Association. The representation can be summarised as follows:

-The building is too massive in its context.

-It would dominate Purbeck Road and should be set back from it.

-Purbeck Road should be significantly widened and the concrete slab removed.

-Cycle safety at the junction with Hills Road and Purbeck Road should be improved.

-The bin store and greenhouse indicative location should be removed from the plans as they are too close to Corfe Close residencies.

-There is no information on construction process.

-No Environmental Impact Assessment has been provided.

-Purbeck Road and the adjoining wall of 6 Corfe Close could be damaged as a result of the construction process.

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 main 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. Residential amenity
7. Refuse arrangements
8. Highway safety
9. Car and cycle parking
10. Third party representations

Principle of Development

8.2 Policy 5/12 and its supporting text support the expansion of community facilities, which in this case would include HRSFC.

8.3 I have no issue with the provision of a new building for the purposes described. It would strengthen the educational provision of the College and allow evening community use of some of the rooms. In my opinion, the principle of the development is acceptable and in accordance with policy 5/12.

Context of site, design and external spaces

Scale and massing

8.4 The proposed teaching accommodation block rises to three storeys (approximately 11.5m to the top of the parapet) and stretches the full length of the Purbeck Road street frontage. The Purbeck Road elevation is broken up into a series of three elements, the two end elements form three storey flat-roofed blocks and are setback from the Purbeck Road frontage. These elements 'bookend' the lower 2.5 storey pitched roof central element which is setback from the back edge of the footpath on Purbeck Road.

8.5 The northeast elevation fronting Hills Road has been setback behind a grass embankment with tree planting and forms a

similar arrangement to the 6.25m wide tree colonnade in front of the existing Edwardian school building.

- 8.6 I note the third party objection in relation to scale, but in my opinion, the proposed scale and massing of the new building, together with its siting responds to the scale of existing buildings on the 6th Form College site and No. 170 Hills Road to the south. The central element has been configured to specifically reduce the dominance of the built form onto Purbeck Road.
- 8.7 The three storey scale of the northeast element defines the Hills Road/Purbeck Road junction and forms a 'visual stop' to the southern end of the driveway/parking area in front of the original Edwardian school frontage.
- 8.8 The setback from Hills Road together with the additional tree planting/grass embankment reduces the perceived bulk and dominance of the northeast corner of the building from Hills Road.

Materials and elevation treatment

- 8.9 The proposed scheme takes a contemporary approach to the materials and includes red facing brick, grey standing seam roofs and dark grey windows. The red brick would relate well to the Edwardian frontage buildings.
- 8.10 Recessed stair cores are proposed at either end of the central element and include decorative textured brick patterns. This would help break up the length of the Purbeck Road frontage.
- 8.11 The proposed scheme includes roof mounted plant above the flat roofed area of the corner element fronting Hills Road. This would be concealed from street level by a 1.1m high parapet wall. The central pitched roof element includes roof mounted PV panels on its southern side. Details of means of roof access are secured via condition.

Landscape

- 8.12 The proposal retains the grass embankment and proposes tree planting along the Hills Road frontage. This continues the colonnade of mature tree planting along the frontage and is

acceptable. The landscaping officer finds the indicative courtyard planting appropriate. Conditions are proposed to ensure the detail is satisfactory.

Conclusion

- 8.13 In my view, the proposal appropriately responds to its context. It would not detract from the existing Building of Local Interest. The frontage part of the building would provide a high quality 'book-end' to the edge of the site onto Hills Road. The form is sufficiently recessed and broken up along Purbeck Road. The height is entirely appropriate and would not 'break' ridge heights locally. In my opinion, the scheme would enhance the corner of the HRSFC campus and provide a high quality building befitting the location. The proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12 and 4/12.

Public Art

- 8.14 The College have set out some ideas for the inclusion of public art within the development, which involves the art being delivered by staff and with the involvement of students.
- 8.15 The Council's Public Art Officer supports this approach subject to the employment of someone with public art expertise to help develop and deliver a project.
- 8.16 In my opinion, subject to a condition to ensure a detailed public art delivery plan is agreed, the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010.

Renewable energy and sustainability

- 8.17 The proposal includes a photovoltaic array on the south facing roof slope. This would reduce the CO2 emissions from the building by 10%. The building would be thermally modelled with efficient insulation and glazing to reduce energy demand. Fixtures and fittings would be low energy and sourced from sustainable sources where possible.
- 8.18 In my opinion, the applicants have suitably addressed the issue of sustainability and renewable energy and, subject to a condition which seeks a detailed energy calculation; the

proposal is in accordance with Cambridge Local Plan (2006) policy 8/16 and the Sustainable Design and Construction SPD 2007.

Disabled access

- 8.19 All access points are from level thresholds. The internal layout would include two lifts at each end of the building. I note the comments from the Access Officer and recommend an informative which deals with hearing loops, tactile signage and door design.
- 8.20 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.21 The rear garden of 170 Hills Road is to the south of the building. As such, there are no overshadowing or loss of light issues associated with the proposal.
- 8.22 A number of windows on the south elevation, overlooking the side elevation and rear garden of No. 170 Hills Road include obscure glazing. Subject to a condition to ensure this is carried out, I have no privacy concerns.
- 8.23 A cross-section from the 2nd floor windows within the central element (which are not obscure glazed) has been submitted which demonstrates that overlooking to the adjacent rear garden of 170 is not an issue. This overcomes the residual concern raised by the Urban Design and Conservation team. The applicants have also confirmed that the 2nd floor terrace would only be used for maintenance purposes. I intend to ensure that a condition excludes any other use of this space.
- 8.24 The building would be three stories and would result in some enclosure for the occupants of 170 Hills Road to the south. However, its form is broken up and the 2nd floor is stepped back. I do not consider that the overall outlook from 170 would be unduly compromised, even given its position set down from Purbeck Road because of this form and because of the

generous landscaped garden of this property and that its main outlook is to the west.

- 8.25 Dwellings in Corfe Close are sufficiently far away from the proposed building so as not to result in any significant loss of light/overshadowing or enclosure issue. I note the removal from the plans of the proposed indicative location of the refuse store. I welcome this, albeit that such a proposal would be subject to a separate application.
- 8.26 Construction vehicles are likely to use Purbeck Road. I recognise that at times the road can become very busy with students arriving/leaving. I recommend conditions relating to construction times and delivery zones/compounds to ensure the temporary impact is mitigated as far as possible and that the construction operates in a safe and considerate manner.
- 8.27 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.

Refuse Arrangements

- 8.28 The existing external storage area for bins is removed as a result of the proposed building. Following concerns raised by residents the indicative new location for the bin storage area has been moved from a grassed area near to the rear of Corfe Close to within the HRSFC car park where it would be accessed from Purbeck Road. This is an indicative location but in my view satisfies the concerns of residents and would be practically suitable.
- 8.29 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.30 No concerns are raised by the County Council Highways Officer regarding highway safety. I note that the applicants confirm there will be no increase in staff or students resulting from the proposal. Third party representations suggest that the junction of Hills Road and Purbeck Road should be improved for cyclists. A separate application which has the benefit of

planning approval for the Homerton Business Park (former Michael Young Centre) under 13/1250/OUT which includes new premises for Abbey College has secured these works, which include a right turn facility for cyclists from Hills Road.

- 8.31 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.32 Cycling journeys presently make up approximately 30% of all journeys to the College. Presently, 265 spaces are provided. A separate planning application for 290 cycle spaces is proposed to be submitted to address cycle parking provision across the entire college site. This would more than double the existing cycle parking provision. I welcome this intention, which to my mind, should include the partial covering of some of the spaces and a phasing plan. It is essential that this strategic approach to cycle parking is secured through this permission and as such I require it by virtue of condition.
- 8.33 At present cycles are parked against the railings along the Purbeck Road frontage which are proposed to be removed to accommodate the new building. A condition to ensure this does not continue once the new building is operational is recommended. This will benefit the visual appearance of the site and free up the pavement which I note has been widened as a result of this proposal from 2.4m to 3m.
- 8.34 I note that the applicants have, through revised plans, increased visitor cycle parking by 18 new spaces to the front of the building and that the Council's Cycling and Walking officer now finds this acceptable.
- 8.35 The plans show the loss of 6 car parking spaces at the front of the site onto Hills Road. This is acceptable. I note the main car park will retain some 81 spaces and the sports centre 29.
- 8.36 In my opinion, subject to conditions, the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.37 Most representations have been covered in the sections above. Those remaining issues are:
- 8.38 *There is no information on construction process:* This would be covered by a construction environmental management plan secured by condition.
- 8.39 *No Environmental Impact Assessment (EIA) has been provided:* I have carried out a Screening as it required for all major applications and reached the view that the proposal would not give rise to significant environmental impacts that would render an EIA necessary.
- 8.40 *Purbeck Road and the adjoining wall of 6 Corfe Close could be damaged as a result of the construction process:* These are civil matters and not planning considerations.

9.0 CONCLUSION

- 9.1 This is a high quality scheme that would replace an existing dilapidated building with a new performing arts and maths block that would be fit for purpose. It would relate well to its surroundings and be a valuable community facility that will strengthen the College's educational provision.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. The obscure glazing as shown on the approved plans shall be installed to meet Pilkington level 3 prior to the occupation of the building and shall remain in situ.

Reason: In the interests of the privacy of adjacent residents (Cambridge Local Plan 3/12)

4. The second floor south facing external parapet area shall only be accessed for maintenance purposes. Prior to the occupation of the building, details of any safety maintenance system, which shall not include balustrading, shall be first submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of the privacy of adjacent residents and visual amenity (Cambridge Local Plan 3/7, 3/12)

5. Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. Development shall be carried out in accordance with the approved details. Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

In the interests of residential amenity (Cambridge Local Plan policy 4/13)

6. Except with the prior written agreement of the local planning authority in writing 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.

In the interests of residential amenity (Cambridge Local Plan policy 4/13)

7. Collection or deliveries during construction Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

In the interests of residential amenity (Cambridge Local Plan policy 4/13)

8. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

In the interests of residential amenity (Cambridge Local Plan policy 4/13)

9. Before the development/use hereby permitted is occupied, a scheme for the insulation of the building and plant in order to minimise the level of noise emanating from the said building and 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.

In the interests of residential amenity (Cambridge Local Plan policy 4/13)

10. During performances and practices, all doors and windows must be kept closed to contain noise.

In the interests of residential amenity (Cambridge Local Plan policy 4/13)

11. Before the development hereby permitted is commenced details of the following matters 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)

12. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

13. No development 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 and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, 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 planting plans; 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. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

14. No development shall commence until details of facilities for the partially covered, secured parking of bicycles for use in connection with the Hills Road Sixth Form College site have been submitted to and approved in writing by the local planning authority. The details shall include a phasing plan for the provision of the racks and the shelters. The approved facilities shall be provided in accordance with the approved details and phasing plan. Following the occupation of the building, no parking of cycles shall be allowed alongside the Purbeck Road side of the building. Any student or staff cycles that are parked on the pavement in this location shall be removed by the College as soon as practically possible.

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

15. Prior to the occupation of the building, a Travel Plan for the College shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the sustainable travel to and from the site.

16. Prior to the commencement of development, with the exception of the demolition of the existing buildings on the site, a renewable energy statement, which demonstrates that at least 10% of the development's total predicted energy requirements will be from on-site renewable energy sources, shall be submitted to and approved in writing by the local planning authority. The statement shall include the total predicted energy requirements of the development and shall set out a schedule of proposed on-site renewable energy technologies, their respective energy contributions, location, design and a maintenance programme. It shall also include an assessment of any air quality noise or odour impact and mitigation measures required to maintain amenity and prevent nuisance in accordance with the Council Sustainable Construction And Design Supplementary Planning Document to be submitted in writing and agreed with the LPA prior to installation. The approved renewable energy technologies shall be fully installed and operational prior to the occupation of any of the flats hereby approved and shall thereafter be maintained and remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that the development does not give rise to unacceptable pollution. (Cambridge Local Plan 2006 policies 4/13 and 8/16).

17. Prior to the occupation of the building, plans showing a storage area for refuse shall be submitted to and approved in writing by the Local Planning Authority. The provision shall be made in accordance with the approved details prior to the occupation of the building.

Reason: In order secure adequate refuse storage across the site (Cambridge Local Plan policies 3/7 and 3/12)

18. Prior to the commencement of development, a surface water scheme shall be submitted to approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reasons: In the interests of sustainable development (Cambridge Local Plan policy 3/1).

19. Prior to commencement of development, full details of the capital construction costs of the development shall be submitted to and approved by the local planning authority in writing. Not less than 1% of the capital construction costs shall be expended on the provision of the Public Art.

Reason: To accord with the provisions of Cambridge City Council Public Art SPD (2010).

Prior to the commencement of development, with the exception of any works of demolition or below ground works, a Public Art Delivery Plan shall be submitted to and approved in writing by the local planning authority and shall include the following:

- Details of the Public Art and artist commission;
- Details of how the Public Art will be delivered, including a timetable for delivery;
- Details of the location of the proposed Public Art on the application site;
- A breakdown of costs and how one percent of the capital construction costs will be spent on the provision of Public Art;
- The proposed consultation to be undertaken with the local community;

The approved Public Art Delivery Plan shall be fully implemented in accordance with the approved details and timetable.

Reason: To accord with the provisions of Cambridge City Council Public Art SPD (2010) and policies 3/4 and 3/7 of the Cambridge Local Plan 2006.

Prior to the occupation of the development, a Public Art Maintenance Plan shall be submitted to and approved in writing by the local planning authority and shall include the following:

- Details of how the Public Art will be maintained;
- How the Public Art would be decommissioned if not permanent;
- How repairs would be carried out;

-How the Public Art would be replaced in the event that it is destroyed;

The approved Public Art Maintenance Plan shall be fully implemented in accordance with the approved details. Once in place, the Public Art shall not be moved or removed otherwise than in accordance with the approved Public Art Maintenance Plan.

Reason: To accord with the provisions of Cambridge City Council Public Art SPD (2010) and policies 3/4 and 3/7 of the Cambridge Local Plan 2006.

INFORMATIVES

The applicants attention is drawn to the comments of the Council's Access Officer

Dust condition informative

To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to: Councils Supplementary Planning Document Sustainable Design and Construction 2007: <http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

Guidance on the assessment of dust from demolition and construction

http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf
Control of dust and emissions from construction and demolition - Best Practice Guidance produced by the London Councils: http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp

Plant noise insulation

To satisfy the plant aspect of standard condition C62 (Noise Insulation), the rating level (in accordance with BS4142:1997) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period).

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 Method for rating industrial noise affecting mixed residential and industrial areas or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.