

Application Number	14/1211/FUL	Agenda Item	
Date Received	6th August 2014	Officer	Mr Sav Patel
Target Date	5th November 2014		
Ward	Trumpington		
Site	University Health Centre Gresham Road Cambridge Cambridgeshire CB1 2ES		
Proposal	Demolition of the vacant Physical Education building and replacement with new 85 room graduate accommodation and associated landscaping. Proposed extension to the Indoor Cricket School, new footpath and gate entrance.		
Applicant	Wollaston Road Cambridge Cambridgeshire CB1 2EW United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposed building is located on brownfield land within a highly sustainable location.</p> <p>The scale, form and design of the proposed building would make a positive contribution to this part of the Conservation Area.</p> <p>The proposed development would integrate into the site without having any significant adverse impact on the residential amenity of the surrounding residents.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is currently occupied by a vacant building which was last used by University of Cambridge as a Physical Education Centre. The existing building comprises two flat roof sections; a two storey wing which is adjacent to and forward of Fenner's Lawn (private flats) to the north-west; and a three storey element, which is adjacent to the tennis courts to the south-east. There are single storey elements at the rear of the building that cannot be seen from Gresham Road. The site also contains a basement level under the three storey wing facing Gresham Road.
- 1.2 To the rear of the site is Fenner's sports field. The field is obscured by a group of mature horse-chestnut trees, which can be seen from Gresham Road and are located within close proximity to the rear boundary of the site. To the south-east and within the sports field is the existing curved roof cricket school building.
- 1.3 On the south-eastern side of the site is a footpath between the building and hedgerow adjacent to the tennis courts, which is used to access the cricket school. The footpath is accessed via Gresham Road, which is in a predominately residential area consisting of two and four semi-detached and detached houses. The tennis courts are screened from Gresham Road by a 2.5 metre high brick wall, which terminates at the application site. The site is also located close to the junction of Harvey Road, which is on the opposite side of Gresham Road.
- 1.4 To the north-west is Fenner's Lawn, which is a three storey flat roof block of flats, which extends along the line of the sport fields.
- 1.5 The sports field is bound by development of significant scale which accommodates student housing, college buildings of Hughes Hall and private housing. The sports field also contains several groups of trees lining the boundary.
- 1.6 The site is within the Central Conservation Area, Controlled Parking Zone and adjacent to a sports field which is a Protected Open Space.

2.0 THE PROPOSAL

- 2.1 The proposal consists of three elements; the main student building containing 85 rooms (including warden's room) with shared kitchen facilities and communal study room arranged over three and four storeys. The bin and cycle storage provision is proposed to be internalised on the ground floor and accessed via the side passages. The existing building is to be demolished.
- 2.2 The second element is a single storey extension to the existing cricket school to create changing rooms with toilets including disabled toilets a small office room and lobby area. The extension would be flat roofed and extend off the side of the cricket building which fronts the sports field by 11 metres at a height of 3.1 metres. The external materials would match those in the existing cricket school building.
- 2.3 The third element of the proposal is for footpath to link the site to Hughes Hall. The footpath would be 1.5 metres wide and gated at both ends. A new brick pier to match the existing is proposed to create a pedestrian gate within the Hughes Hall site boundary. The path would snake behind the cricket school building and along the boundary of the tennis court and past the rear boundaries of the dwellings in Covent Garden. The footpath would be made from resin bound gravel with permeable no-dig construction graded back to existing levels at 1 in 5. A 1.2 metre high timber fence with lighting is proposed to be erected along the path to mitigate impact on the existing trees adjacent to the site. The existing trees are to be pruned back to a height of 2.5 metres to create a clear access. The fence would only be located between the side elevation of the cricket school building and adjacent tree belt bordering the tennis court site. Low level lights are proposed to be attached to the fence to provide illumination during hours of darkness and 1 metre tall light columns are proposed on the rest of the path.
- 2.4 The application is accompanied by the following supporting information:
 1. Design Statement
 2. Planning Statement
 3. Noise Impact Assessment
 4. Sustainability Statement

5. Public Art Contribution Delivery Plan
6. Ecological Survey and Report
7. Daylight/Sunlight Assessment
8. Drainage and Utilities Report
9. Site Waste Management Plan
10. Transport Statement
11. Tree/Arboricultural Implication Assessment
12. Landscape Proposals
13. Proposed plans,

2.5 Amended plans have been received which show the following revisions:

- The southern elevation of the proposed building has been amended to address the concerns raised with the connection between the mansard roof and vertical section of the building facing the sports field.

2.6 The application is brought before Committee because objections have been received from the neighbour notification process.

2.7 The planning application has been subject to extensive pre-application discussions, which as involved the Urban Design and Conservation Team and Trees Officer. The design of the proposed building has evolved from a basic concept looking at initial massing and scale principles to a fully development and cohesive design solution.

2.8 The college (Hughes Hall) has carried out public consultation with the surrounding residents including Fenner's Committee and University Sports Department. The college has also held a public exhibition at Hughes Hall on 7 April 2014. Approximately 30 people attended the event and 12 of the 15 questionnaires completed were supportive of the proposals.

3.0 SITE HISTORY

No relevant planning history for this site.

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 Local Plan 2006	3/1 3/4 3/6 3/7 3/8 3/11 3/12 4/4 4/10 4/11 4/13 4/15 7/7 8/6 8/16

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) Planning Obligation Strategy (March 2010) Public Art (January 2010)
Material	<u>City Wide Guidance</u>

Considerations	Cycle Parking Guide for New Residential Developments (2010)
	<u>Area Guidelines</u> Cambridge City Council (2002)–Southern Corridor Area Transport Plan: Cambridge Historic Core Conservation Area Appraisal (2006) Trumpington Conservation Area Appraisal (2010)

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 that are of relevance.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 The applicant’s Transport Statement Addendum has addressed all the issues raised by the County Council. No Corridor Area Transport Plan contributions are required. No objections to the proposal subject to a condition on the requirement for a Travel

Plan to encourage sustainable modes of transport and a Construction Management Plan.

Head of Refuse and Environment

6.2 No objection in principle subject to the following conditions:

- Construction/demolition Noise;
- Construction Hours;
- Construction/Demolition Dust;
- Piled Foundations methodology if piling proposed;
- Plant Noise;
- Waste Provision;
- Contaminated Land Informative;
- Asbestos Informative;
- Dust Informative;
- Plant Noise Informative;

Head of Streets and Open Spaces (Landscape Team)

6.3 Support the scheme subject to the following conditions:

- Hard and Soft Landscaping;
- Boundary Treatment;
- Landscape Works Maintenance.

Tree Officer

6.4 The trees to the rear of the building offer significant contribution to the character of the conservation area. The loss of the trees will have an impact on the amenity contribution of the site in the short term. However, this amenity contribution could be mitigated in the long term with appropriate replacement planting. If minded to approve then a condition requiring details of replacement planting should be recommended.

Urban Design and Conservation team

6.5 Support the proposal subject to condition on materials:

New building:

The existing building is seen as neutral within the New Town and Glisson Road Townspace Analysis. Therefore its loss can

be supported provided the new building preserves or enhances the character or appearance of the Conservation Area.

The design of the proposed building had two functions; to complete the side of the cricket ground and fit with the existing flat roofed architecture, and to work with the local vernacular on Gresham Road side of the site. This has been achieved by employing different styles to the two elements of the building. The two pitched roofed three storey wings of the building will be of similar scale to the existing properties in Gresham Road and so will fit with the character of the Conservation Area. The Fenner's side of the building will be flat roof and four storeys will provide an end stop to the run of buildings. This is in keeping with the style or architecture on this side of the ground and has recessed areas so that it has some animation rather than a flat facade.

Cricket School Extension:

The extension is supported. The proposed extension works with the existing in terms of design and materials.

Footpath and gates to Hughes Hall:

Hughes Hall is a grade II listed building and the brick wall and piers appear to be later additions or rebuilt. The new gates will match the existing in materials and style and therefore supported.

There are some concerns over whether the footpath behind the cricket school will be used when desire lines will take pedestrians in front of that building. However the proposals for improving the path to make it more welcoming to pedestrians going to the main college building is acceptable.

Sustainability Officer

- 6.6 The Sustainability Statement outlines a number of approaches to integrate the principles of sustainable design and construction such as creation of biodiversity habitat, good levels of glazing to maximise daylight, solar control glazing to reduce overheating. These measures are supported.

In terms of renewable energy provision photovoltaic panels and gas fired Combined Heat and Power are proposed. These renewable energy provisions would lead to carbon reduction that exceeds the 10% requirement. This is supported.

The overall approach to renewable energy and general approach to sustainable design and construction is supported. However, the applicant is encouraged to give consideration to Sustainable Drainage features as the scheme progresses.

Ecology Officer

6.7 The Ecological Assessment and Daytime Bat Inspection Survey Report is satisfactory and appropriate survey efforts have been demonstrated. The proposal is supported subject to securing the recommendations in the assessment and subject to conditions regarding:

- Bird and bat boxes;
- Demolition method statement

Drainage Officer

6.8 No comments to make on the proposal and the surface water and foul strategy are supported.

Cambridgeshire County Council (Archaeology)

6.9 The site lies within an area of high archaeological potential. Therefore the site should be subject to a programme of archaeological investigation and recommend this is secured through a standard condition.

Design and Conservation Panel (Meeting of)

6.10 The Design and Conservation Panel's comments are set out below in full:

Trees

The existing horse chestnuts are key elements in the 'amphitheatre' of Fenner's cricket ground (the southern-most tree from Gresham Road has particular presence). The Panel were informed that although options for their retention had been

explored, many of the trees are in poor condition and were very tightly planted. It was argued their retention would result in an 'inferior' scheme in terms of both massing and density and the Panel accepted this. However, they questioned the choice of replacement trees as it was felt that fewer more substantial trees would be more successful in this parkland setting, Species choice and placing will be key to ensuring that important views, particularly through to Hughes Hall itself are maintained. It was suggested that these issues should be resolved in the context of a study of tree planting for the whole of Fenner's grounds.

Scale and height of the new building

The Panel would have welcomed images revealing the new building's impact at street level. Although the eaves are lower in height than the villas along Harvey Road, adjustments made to the height of the ridge will nevertheless result in a taller building than the existing block.

Views though to Fenner's from Gresham Road

The Panel felt that greater advantage should be taken of the views over to Hughes Hall through the central archway, which mirror those in the historic photograph taken from the Old Cricket Pavilion. The proposed central study room seems to be in danger of blocking this view, particularly where it is attached to the NW block by a toilet and kitchen. Greater height to the open section would provide a more visibility from the street, although the impact of raising this section on delivering student room numbers is understood.

Form of building

The Panel queried the strategy behind the volumetric shift from the four storey flat-roofed block facing Fenner's to the two three-storey pitched roof blocks of the two wings, mediated by the mansard roof on the west facing elevation to the street. The juxtaposition of the forms of these blocks was felt to be not at all well resolved as yet and the Panel would like to see further work to progress this fundamental design issue.

Views looking along Gresham Road

These are the least well resolved elevations in the Panel's view. As the whole building is so visible, particularly seen from the south, the jarring juxtaposition of roofs is laid bare. The mansard roof in particular would benefit from further work. When the building is surrounded by villas of remarkably consistent pitched roof forms, the mixture of roof volumes shown in these proposals seem particularly prominent.

Fenner's elevation (east elevation)

The original idea for this flat-roofed elevation was to express it as three separate blocks. In attempting to retain this articulation, despite there being no actual separation between the elements, sections of the window design are slightly modified to read as glazed panels. Although the issues relating to the boundary and land ownership that have prevented further definition of the blocks are understood, the Panel were unconvinced as to the effectiveness of the proposed articulation of the recesses and whether they could in fact be 'read' as recesses at all.

Landscaping in entrance courtyard on Gresham Road

The proposed garden court will be a welcome addition to Gresham Road. Greater consideration should be given to line of the railings and how they can effectively define the street frontage. The territory in front should be regarded as equally important as the landscaping behind the railings. Consideration should also be given to methods of planting to inhibit unwanted cycle clutter.

PV panels

It was not clear from the presentation how visible these panels would be, or how they would affect the overall aesthetic.

Conclusion

In the Panel's view, resolving the form of the building is a fundamental issue here. The clash between the two pitched roof wings, the mansard elements with dormers and the flat-roofed blocks to Fenner's is an awkward, unresolved marriage. The

views along Gresham Road and the building's engagement with the street demand further consideration.

In terms of the tree planting, the Panel would support a strategic approach to the trees around the entire Fenner's area, which would examine the building in its context within this important and attractive green space.

Prior to the demolition of the existing building, the Panel would stress the importance of thoroughly recording the 1949 health centre as one of the renowned local architect, David Roberts', first buildings.

VERDICT – RED (1), GREEN (1) and AMBER (8)

Cambridge City Council Access Officer

6.11 The Access Officer has made specific comments about the internal arrangement of the building, namely:

- All bathroom/toilet doors should open outwards.
- The changing room should be drawn to Sport England Guidance to have a changing bench.
- There should be 5 rooms designed for disabled students, but these do not have to be just wheelchair users. As each new wave of housing is added facilities should be included to upgrade show changes in provision. Before approval I'd like to see drawing of the 5 rooms.
- The wheelchair accessible toilet needs to be totally changed.
- There needs to be a strategy for hearing loops.
- There needs to be a strategy for colour contrast and signage.
- All double doors must either be powered or have one leaf a minimum of 900mm clear opening.

Sport England

6.12 The proposed extension to the cricket school will not impact the cricket pitch and the proposed redevelopment of the redundant PE building is acceptable. The proposals comply with Sport England's Exception E5 policy, which is for development of an indoor/outdoor sports facility where the benefits to sports outweigh the detriment cause by the loss of playing field. On this basis, Sport England has no objections to this application.

Architectural Liaison Officer

- 6.13 The two gates either side of the proposal will provide good levels of security to the cycle stores. With lighting to both pathways, this should create a safe environment. There are potential security risks with the doors from the kitchen which open out onto the garden court. Security gate to access the site would reduce any risk. Other than this, no objections to the proposal, which would provide an attractive addition to the street scene.
- 6.14 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:

Object:

- 15 Fenner's Lawn
- 21-23 Covent Garden
- 32 Covent Garden
- 48 Covent Garden
- 54 Covent Garden
- 56 Covent Garden
- 58 Covent Garden

Support:

- 18 Fenner's Lawn

Neutral:

- 69 Glisson Road

- 7.2 The representations can be summarised as follows:

Objections:

- The height of the building is disproportionate and will have an adverse impact on light on the Fenner's Lawn;
- Impact on bats – day survey insufficient to determine potential impact;
- The location and route of the footpath adjacent to the rear boundary of Covent Garden would have an adverse impact

- the residential amenity in terms of privacy, security, noise and light pollution;
- The path should be relocated;
 - The sports field would be used as a college garden;
 - The design is well considered and will be an assets and improvement to the area;

Comments in support:

- The design is well considered and will be an asset and improvement to the area.

Comments from neutral:

- On site plan (P0046) a grey detached building is shown along the back of Glisson Road which currently does not exist and does not appear to form part of the proposal.

7.3 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
11. Planning Obligation Strategy

Principle of Development

8.2 The proposed redevelopment of the existing University sports building for student accommodation is considered to be acceptable in this location. The site is not allocated for any specific use and is located within a residential area close to the

city centre. The proposed development is compatible with the existing residential context. The proposal is considered to be windfall student housing development.

8.3 The site is not within Hughes Hall campus. Therefore policy 7/7 (College and University Staff and Student Housing) is considered to be relevant here. Policy 7/7 states that planning permission will be granted for windfall and student hostel sites subject to the following:

- Amenity considerations;
- The proximity to the institution they serve;
- Supervision, if necessary, is provided as appropriate to their size, location and the nature of the occupants;
- They do not result in a loss of family residential accommodation.

8.4 I set out below my assessment of the proposal in relation to the above criteria.

Amenity consideration

8.5 The proposed development has been carefully designed and laid out to ensure the amenity of surrounding residents is not adversely affected. Whilst there will be some degree of impact from the proposed building, the degree of harm is not considered to be significant enough to warrant refusal.

8.6 The proposed accommodation would provide students with high quality living environment within a sustainable location. Each room would have an en-suite and have access to a generous shared kitchen, laundry room and study area.

8.7 I am therefore satisfied that the design of the proposed student accommodation building has given appropriate consideration to the amenity of surrounding residents and future occupiers.

Proximity to institution

8.8 The proposed student accommodation building would be located within close proximity to Hughes Hall college, which is located on the opposite side of the sports field.

Supervision

- 8.9 The proposed building will include a student warden room, which will be made available to a student to provide on site supervision and assistance to other students, when necessary. The students will be postgraduates and it is therefore expected that the accommodation will provide academic year round occupancy. The student warden room is located on the ground floor and close to the main entrance point into the site. The student warden approach is considered to be proportionate due to the proximity to the main college building.

Loss of family residential accommodation

- 8.10 The redevelopment of the redundant sports building site would not result in the loss of family housing.
- 8.11 In my opinion, the principle of the development is acceptable and in accordance with policy 7/7.
- 8.12 The proposal would also result in the loss of a leisure use (D2 Use). Policy 6/1 (Protection of Leisure Facilities) would therefore be relevant to this proposal.
- 8.13 Policy 6/1 states that development leading to the loss of leisure facilities will be permitted if:
- The facility can be replaced to at least its existing scale and quality within the development; or
 - The facility is to be relocated to another appropriate premises or site of similar or improved accessibility for its users.
- 8.14 The sports building will be relocated to the recently completed University Sports Centre on the west of Cambridge. This new site benefits from purpose built and modern design sports building with improved accessibility. The changing facilities which were used by the cricket school will be relocated in the proposed single storey extension, as part of this application.
- 8.15 In my opinion, the principle of the development is acceptable and in accordance with policy 6/1/.

Context of site, design and external spaces

- 8.16 The site is located within a predominately residential area and adjacent to the University sports field which is enclosed on most of its sides by buildings ranging from 3 to 6 storeys and mature trees. The buildings are in residential and student housing use. Gresham Road contains comparatively few buildings due to the location of the tennis courts and sports building. Adjacent to the site is the three storey, flat roof Fenner's Lawn development and a semi-detached pair of well-presented Victorian dwellings at the north-western end. Harvey Road, by comparison, is lined by an avenue of mature trees and consists of three storey, pitched roof Victorian terraces and villas (with attic and basement levels) with prominent bay-windows.
- 8.17 In this context, the redevelopment of the site was constrained by the site setting with open areas to the north and south-east and development to the north-west and south. Any new building design would need to respond sympathetically to each aspect of the site whilst maintaining a cohesive design form.
- 8.18 An assessment of the existing scale and massing of building in the locality was carried out to determine the appropriate amount of development on this site. The sport building has a mixture of 1 and 3 storey elements. Various options were proposed at the pre-application stage which included a mixture of mainly 3 and 5 storey elements.
- 8.19 The height of the building varies between the four storey block facing the sports field and two three storey wings which project off the four storey element. The main block would be 12.7 metres (9.6 metres existing) to the eaves (flat roof) and the wings would be slightly lower at 12.5 metres (8.7 metres existing) excluding the chimney.

Gresham Road side

- 8.20 The proposed building has been designed to respond to the scale of development on Gresham Road and Harvey Road. The elevations facing Gresham Road have been designed to appear as ancillary three storey (second floor in the roof space) mansard roof wings, which are orientated perpendicular to the street. These wings would project off the 4 storey central block which is set back from Gresham Road and designed with zinc

clad dormers to reduce the mass of the upper levels of the building when seen from Gresham Road. The gable ends of the two wings would have projecting sections which incorporate vertical slit windows, the college crest, a two storey corner bay-window (on wing adjacent to tennis courts) and chimneys to provide animation and articulation into these prominent elevations. The wing adjacent to Fenner's Lawn is set back from the other due to the shape of the site. The Design and Conservation Panel (DCP) queried the strategy of a "volumetric shift" from a four storey block adjacent to the sport field to a three storey pitched roof block and felt the form of these blocks was not well resolved and wanted to see further work to progress this fundamental design issue. The design and form of the proposed building has been extensively discussed with the architect and various options have been considered to address this design issue. It was concluded that the relationship between the two forms is acceptable when viewed from the internal garden court and Gresham Road and does not require fundamental alterations to the design. The Urban Design Team agreed with this conclusion.

8.21 A garden court is proposed between the wings and four storey block, which will be a landscaped area and provide the main access route into the site and 3 entrance points into the building including the study area. The garden court will help to soften the scale of the building and create a pleasant outdoor space. In view of this, I am of the view that the design and scale of the building responds well with the surrounding built form on Gresham Road and Harvey Road whilst also maintaining a sense of individuality. The articulation of the wings and creation of a garden court would assist in softening the mass of the building from street level.

8.22 The scheme has been designed to provide a glimpse view from Gresham Road through the site to Hughes Hall. A section of the ground floor of the four storey block would be undeveloped to create a corridor for students to travel through which would create a pleasant vista over the sports field toward Hughes Hall. DCP suggested that greater advantage should be taken over the views through to Hughes Hall from Gresham Road by creating a central archway which mirrors the historic photograph. This was considered by the college, but it was felt that having a wider or taller archway could not be incorporated into the site without having a knock on effect on other elements

of the building. The college prefers the asymmetry of the entrance into the site. Officers consider the proposed arrangement acceptable and have not required amendments to be made.

8.23 The side elevations of the wings have been designed to give them an ancillary and domesticated scale to respond to the residential context of Gresham Road, particularly in relation to Fenner's Lawn. The proposed wings would have the same eaves height as the Fenner's Lawn building. However, the wing would project 14.1 metres beyond the frontage of the Fenner's Lawn building nearest the boundary and be separated by two metres wide gated path. The wings would contain a full two storey elements with an additional level within the roof announced by the inclusion of dormer windows.

8.24 DCP raised concerns with the south-eastern elevation facing the tennis courts as it would be the most visible. They felt that the jarring juxtaposition of the mansard roofs and vertical elevation of the four storey block needed further work. As a result of this concern, the architect submitted various options showing how the connection between the two blocks could be resolved. Following careful consideration of these options and discussions with architect, I believe the D&CP concerns have been satisfactorily overcome by the submission of amendment plans. The connection between the two forms has been reduced and the articulation in the fenestration at the connection point has been revised. These amendments have, in my view, resulted in a better balanced and symmetrical elevation. As for the mansard roof connection, Officers have agreed that whilst this is an unorthodox connection, it is an integral part of the building's overall designed concept and any alteration to it would require the entire building to be redesigned as it would also affect the opposite side. Whilst it will be one of the most visible elevations, the revisions that have been made to try and resolve the concerns raised. The Urban Design Team agrees that the revisions create a well-articulated and interesting elevation design.

Four storey block

8.25 The four storey block which faces onto the sport field has been designed to read as three blocks. Two recessed sections, which are set back from the front of the blocks by 800mm, have been

incorporated to emphasize the separation between the blocks. This also helps to reduce the mass of the block. The fenestration in the elevation of the blocks facing the sport field has been proportionally and symmetrically articulated. In my view, the rear elevation of the building is well designed and of a scale that would give the building prominence in this setting and successfully complete this end of the amphitheatre.

- 8.26 Overall, each elevation of the proposed building has been arranged to respond sympathetically to each aspect of the site. This has not affected the overall design and scale of the proposed building, as it would still read a cohesive building form rather than a fragmented building. The design is considered to be of high quality and the scale is respectful of its setting. Therefore, in my view, the proposed building would make a positive contribution to this part of the Conservation Area. The building would also successfully complete the end of the row of building which encircle the sport field.

Trees

- 8.27 The seven existing mature horse chestnuts trees which border the rear of the site are proposed to be removed and replaced with six trees that are set 5.98 metres from the proposed four storey block. Currently, the tree trunks of the existing trees are located between 1.35 metres and 2.7 metres from the rear boundary of the site. As a result, they are in the shade a lot of the time. The trees are also grouped very close together, which is not suitable, and the branches interfering with the existing sports building. The replacement trees would be aligned with the existing tree belt, which encircles this side of the sports field. The Tree Officer has advised that, whilst the existing trees do make a significant contribution to the character of the Conservation Area, their removal is justified and could be mitigated by with appropriate replacement planting. Therefore, I have recommended a condition for replacement tree planting to be agreed before the existing trees are removed. I am of the view that whilst the trees are important, they are poorly spaced and located too close to the existing sports building. Therefore, they should not frustrate the development from coming forward as long as appropriate replacement planting can be agreed, which would enable the new trees to make a long term contribution to the site and area.

Extension to cricket school building

- 8.28 The proposed extension would be single storey with a flat roof and project off the side elevation of school building nearest to Gresham Road. The school building is of modern design with a curved roof and grey timber paneling. The scale of the extension would appear as an ancillary element and perform an important ancillary function to the cricket school. The extension would accommodate the main changing facilities which are currently located in the sports building to be demolished. The extension would not be visible from street level on Gresham Road but the roof top may be visible from longer distances. The proposed extension is acceptable in terms of its design and scale and would not have any adverse impact on the character or appearance of the Conservation Area.

Footpath

- 8.29 The proposed 1.5 metre wide footpath would link the student building with the Hughes Hall site via a gate at both ends. The route of the footpath has been planned to minimise the loss of any functional part of the sports field and to provide a secure and safe passage. Concerns were raised regarding the section of the path that snakes around the back of the cricket school building and adjacent to a row of trees, which is considered to it makes an undesirable route. This area is not currently lit and does not benefit from good natural surveillance. However, the proposal seeks to introduce low level lighting and a 1.2 metre high fence along this section of the path. The fence would terminate at the end of the tree line. Students will be advised to use the route instead of the natural desire line which would be to walk in front of the cricket school building. The college is also willing to provide an undertaking to ensure this is carried through. Whilst this section of the path is not ideal, I am satisfied that with the proposed lighting and boundary treatment, that it will be acceptable in terms of safety. The rest of the path is open and benefits from enhanced natural surveillance.
- 8.30 A new brick pier to match the existing piers is also proposed. The pier would be set adjacent to an existing pier to provide a secured gated access into the grounds of Hughes Hall from the footpath. The gate would also match the existing adjacent

railings. The new pier and gate would be in keeping and be a sympathetic addition to the Hughes Hall boundary.

- 8.31 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Public Art

- 8.32 The applicant is proposing to make an on-site contribution to Public Art in accordance with the Council's Public Art Strategy. A public art delivery plan (PADP) has been submitted which provides details of how the public art will be managed and includes six sites options where the public art could be provided. No artist has been selected to date, but this process will involve the Public Art Officer. Discussions are ongoing with the Public Art Officer over the delivery of the public art.

- 8.33 In my opinion 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

Renewable energy

- 8.34 Photovoltaic Panels are proposed to be incorporated onto the rooftop of the four storey building and hidden from view by a small parapet section. Alongside this, the college are proposing to use a gas fired Combined Heat and Power (CHP) system. The combination of these two renewable energy and low carbon technology, would result the level of carbon reduction that slightly exceed 10%. The proposal also includes various approaches to integrate the principles of sustainable design and construction into the scheme which is overall welcomed and supported.

Sustainability

- 8.35 The site is located within a highly sustainable location, within the City centre, and is highly accessible by foot, cycle and public transport.
- 8.36 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

- 8.37 The architect has taken on board the comments made by the Access Officer and as they mainly relate to internal works many of the comments will be addressed under Part M of the building control stage.
- 8.38 In response to the Access Officer's comments about having five rooms designed for disabled students, the college has advised that their preference would be to locate their disabled students room closer to the central college building and therefore do not propose to provide disabled rooms in the proposed building. However, if required for wheelchair users, the layouts are flexible for these to be incorporated at a later date. Five rooms have been outlined; two on the ground floor and one on each upper floor to be adapted to provide larger wheelchair suitable bathrooms should the need arise.
- 8.39 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

- 8.40 The proposed student building would be located on the north-west boundary, of the site, similar to the existing two storey flat roof element of the sports building, and adjacent to the existing three storey, flat roof Fenners Lawn block of flats. The existing building currently projects 14.35 metres beyond the frontage of the adjacent flats at a height of 7.1 metres. The proposed wing section of the building, which has a mansard type roof, would project beyond the frontage by 14.1 metres at an eaves height of 7.3 metres (excluding the three dormers which project above it). The roof section of the wing would then slope away from the eaves, at an angle of 43 degree, to a height of 12.7 metres. The adjacent flat roof building is 8.5 metres in height. Therefore, in terms of impact, the scale of the proposed wing has been carefully designed to minimise any adverse overbearing enclosure issue on the residential amenity of the occupiers of the flats nearest the site. The scale of the main two storey section of the wing would be similar to the existing sports building. A daylight assessment, which has been modelled at

9am, 12:15pm and 4pm during March, June, Sept and December, suggests that the proposed building would not cause any significant levels of additional shadowing over that currently created by the existing sports building. I am therefore satisfied the proposed building would not have significant adverse overbearing enclosure issue to the detriment of the residential amenity of the adjoining occupiers.

- 8.41 In terms of overlooking, there are six windows in the side elevation of the wing facing Fenner's Lawn; three at first floor and three at second floor. The rooms within this elevation are the same on upper levels. The first floor windows; starting from the nearest to the flat, serve a stairwell, then two windows serve a kitchen and finally the window on the end serves a bedroom. Therefore, there are no habitable windows (other than the bedroom, which would not have any direct views towards Fenner's Lawn) in the side elevation that would cause a directly overlooking issue of the adjoining flats. The internal configuration of rooms has been carefully laid out to avoid causing a detrimental overlooking issue of the front windows in the adjoining flats.
- 8.42 To the south-west of the site are a collection of garages so there would not be any overlooking issue. No windows in the proposed building would cause direct overlooking of the garden area of no.8 Harvey Way, which is on the corner of Gresham Road and Harvey Road. There is also a mature tree within the garden which would restrict any views.
- 8.43 Concerns have been raised from local residents regarding the proposed footpath, which would be located along the rear boundary of the properties in Covent Garden. The concerns relate to noise, security, nuisance and light pollution.
- 8.44 The rear boundaries of the dwellings in Covent Garden that back onto the sports field are defined by a brick wall and strip of mature overhanging shrub planting. The proposed path would be located between 2 metres and 3.4 metres away from the rear boundaries. Whilst the footpath would be located close to the boundaries, this would ensure the visibility of the path and students from the rear garden and upper levels of the dwellings adjoining the sports field is minimal.

- 8.45 Also the path would be 13 metres from the rear of the nearest dwelling. Therefore, whilst the proposed footpath would introduce a formal route for students to access Hughes Hall, the combination of the depth of the rear gardens, and existing boundary treatment of the dwellings in Covent Garden are likely to also attenuate any adverse noise issues, in my view.
- 8.46 In terms of light pollution, the footpath is to be lit with strategically positioned low level lighting. The lighting along the path adjacent to the boundary with the dwellings in Covent Garden would come from one metre tall lighting columns. An illumination survey has been undertaken for the proposed lighting strategy. This demonstrates that there would be no significant light overspill into the gardens of the adjacent dwellings. I am therefore satisfied that there would be no adverse impact from light pollution on the residential amenity of the adjoining neighbours.
- 8.47 Also, the college is willing to provide an undertaking to ensure all students respect the amenity of all local residents that adjoin the site including Fenners Lawn. The college would also be willing to provide contact details for a liaison officer to ensure regular reviews can take place. In these terms, therefore, I am satisfied that the proposed footpath would not have any significant adverse impact on the residential amenity of the adjoining neighbours. I have therefore recommended a management plan condition which requires (amongst other things) details of precisely how the path will be managed and who residents can call if they are disturbed by any nuisance.
- 8.48 The proposed extension to the cricket school would not affect any of the surrounding residents or future occupiers of the student building.
- 8.49 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.

Amenity for future occupiers of the site

- 8.50 Each student bedroom would be 16.5m² and include an en-suite and study area. The accommodation would be arranged in an apartment format with 6-10 bedrooms arranged around a

shared kitchen/dining room. In my view, given also the location of the site in terms of its city centre location and access to outdoor amenity space, the proposed standard of accommodation proposed would be of high quality.

- 8.51 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Refuse Arrangements

- 8.52 The main refuse storage would be located on the ground floor and accessible via the footpaths adjacent to each of the side elevations of the building. Also, waste receptacles are to be provided in the kitchens for recyclable waste, cardboard, bottles and metal etc...in order to promote recycling. A housekeeping team would manage the general waste from rooms and kitchen. All waste would then be collected from the refuse storage areas by the City Council on a daily basis (Monday to Saturday). No specific details have been provided for the waste storage provision other than the location of the bin stores. Therefore, I have recommended a waste storage and management condition.

- 8.53 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.54 The proposal would not result in any adverse highway safety issue.
- 8.55 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

Car parking

- 8.56 The proposal does not include any car parking provision. Students are not permitted to bring cars to the site. The central location of the site means that students would have access to a

wide range of shops and services including public transport links. I therefore do not consider car parking to be a necessary requirement for this proposal. However, I have recommended a management plan condition which requires details of how drop-offs and pick-ups will be managed so as to avoid any traffic overspill issues.

Cycle Parking

- 8.57 According to the Cycle Parking Standards, 56 spaces are required to be provided for the 85 rooms proposed. The proposal includes a total of 86 cycle spaces provided in two enclosed and secure storage rooms within the ground floor of the building. Both rooms would be accessible from footpaths on either side of the building. The cycle stores can only be accessed via gates at either end of the paths. I am therefore satisfied that there is sufficient cycle parking provision within the college to accommodate the proposed number of student and any additional demands.
- 8.58 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.59 I have addressed most of the concerns raised by the objectors in the above section of the report.

Impact on bats

- 8.60 Concerns have been raised regarding the impact on bats within the existing sports building and surrounding area. The applicant has carried out a bat inspection survey. The survey concludes that there were no bats or evidence of their presence on site and the existing building and trees were considered to have low potential to support roosting bats. The findings and recommendation of the survey are supported by the Council's Ecology Officer. Therefore, the proposal would not have any adverse impact on bats species in the area but I have recommended a condition for bat and bird boxes to secure compliance with the recommendation in the Ecology Survey and Bat Study.

Planning Obligation Strategy

Planning Obligations

8.61 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:

Open Space

8.62 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.

8.63 The application proposes the erection of an 85 bed student housing building. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are

assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238	85	20,230
1 bed	1.5	238	357		
2-bed	2	238	476		
3-bed	3	238	714		
4-bed	4	238	952		
Total					20,230

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269	85	22,865
1 bed	1.5	269	403.50		
2-bed	2	269	538		
3-bed	3	269	807		
4-bed	4	269	1076		
Total					22,865

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242	85	20,570
1 bed	1.5	242	363		
2-bed	2	242	484		
3-bed	3	242	726		
4-bed	4	242	968		

Total	20,570
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Provision for children and teenagers					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	0	0		0
1 bed	1.5	0	0		0
2-bed	2	316	632		
3-bed	3	316	948		
4-bed	4	316	1264		
Total					0

Public Art

8.64 The development is required to make provision for public art and officers have recommended as set out in paragraphs 8.32 to 8.33 above that in this case provision for public art should be made on site. This needs to be secured by the S106 planning obligation.

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

Travel Plan

8.66 The County Highway Authority have requested a Travel Plan document to encourage users of the proposed development to travel using sustainable transport modes. The terms of the agreement will be agreed with the County Council.

Monitoring

8.67 The Planning Obligation Strategy (2010) requires that all new developments contribute to the costs of monitoring the implementation of planning obligations. It was agreed at Development Plans Scrutiny Sub- Committee on 25 March 2014 that from 1 April 2014 monitoring fees for all financial and non-financial planning obligations will be 5% of the total value of

those financial contributions (up to a maximum of £50,000) with the exception of large scale developments when monitoring costs will be agreed by negotiation. The County Council also requires a monitoring charge to be paid for County obligations in accordance with current County policy

- 8.68 For this application a monitoring fee of £2,500 is required to cover monitoring of City Council obligations plus the County Council monitoring fee.

Planning Obligations Conclusion

- 8.69 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

- 9.1 The proposed development consists of three elements; 85 room student accommodation building; extension to the existing cricket school building and a new footpath.
- 9.2 The proposed student accommodation building is of high quality design, which responds positively to the site context and surrounding built form. The proposed building will enhance the character and appearance of the Conservation Area.
- 9.3 The proposed single storey flat roof extension to the cricket school has been designed to appear in keeping with the existing building in terms of its material use. The scale of the extension would also appear ancillary to the main building and would not be visible from Gresham Road.
- 9.4 The proposed footpath would create a secure, well lit link from the site to Hughes Hall. The footpath has been laid out to mitigate any adverse impact on the residential amenity of the adjoining occupiers.
- 9.5 The proposed development is of high quality design and there are no issues that would warrant this scheme to be refused.

10.0 RECOMMENDATION

APPROVE subject to completion of the s106 Agreement and by 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. 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)

4. 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)

5. No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

6. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

7. 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. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/11)

8. No development shall take place until full details of the replacement tree planting including species, size, location and proposed time of planting has been submitted to and approved in writing by the Local Planning Authority. The replacement planting shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the appropriate planting and establishment of new trees at the site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

9. Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). The agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

10. 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)

11. 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.

Reason: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006).

12. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

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

13. Prior to commencement 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.

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

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

15. 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.

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

16. No demolition works shall commence on site until a statement for the method of demolition has been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of neighbouring properties (Cambridge Local Plan 2006 policies 3/4 and 3/7).

17. 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 (including route construction vehicles will take to the site), 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.

- v) the number of vehicles that will access the site during construction and at what times.

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. Prior to the commencement of the development, full details and plans for the on-site storage facilities for waste and recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheeled bins, or any other means of storage will be stationed to enable collection from within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point. Details should include the on-site storage facilities for waste, including waste for recycling and the arrangements for the disposal of waste detailed; these arrangements shall subsequently be provided and shall include provision for a minimum of 50% recycling/organic capacity. The approved arrangements shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason:

- 19. The development hereby permitted shall not be occupied until a Management Plan for the student accommodation has been submitted to and approved in writing by the Local Planning Authority. The management plan shall include (but not be restricted to) details of how drop-offs and pick-ups from the site will be managed; how the use of the footpath will be controlled; measure to mitigate disturbance on surrounding residents from the use of the footpath and contact details for local residents in case of disturbance from the use of the footpath;

Reason: To protect the amenity of neighbouring residents. (Cambridge Local Plan 2006, policy 3/7)

20. Prior to the occupation of the building hereby approved details of the security access measures for each entrance and egress gate shall be submitted to and approved in writing by the Local Planning Authority. The details shall include type, location and specification of the security mechanism and access key. The security measures shall be installed in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/7, 3/11, 3/12).

21. Prior to the occupation of the building, a scheme for the type and location of bird and bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the following provision:

1. At least two sparrow terraces should be incorporated into the design scheme together with a cluster of three boxes suitable for Swift. A number of generalist bird boxes should also be included around the site;

2. Six bat boxes are incorporated into the new buildings design;

The scheme shall thereafter be implemented in accordance with the approved details.

Reason: To improve the bio-diversity contribution of the site (Cambridge Local Plan 2006 policy 3/1).

22. No development shall take place within the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9)

23. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/4 and 3/12)

INFORMATIVE: If during the works contamination is encountered, the LPA should be informed, additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA. The applicant/agent to need to satisfy themselves as to the condition of the land / area and its proposed use, to ensure a premises prejudicial to health situation does not arise in the future

The Council's document 'Developers Guide to Contaminated Land in Cambridge' provides further details on the responsibilities of the developers and the information required to assess potentially contaminated sites. It can be found at the City Council's website on

<http://www.cambridge.gov.uk/ccm/content/environment-and-recycling/pollution-noise-and-nuisance/land-pollution.en>.

Hard copies can also be provided upon request.

INFORMATIVE: Asbestos containing materials (cement sheeting) may be present at the site. The agent/applicant should ensure that these materials are dismantled and disposed of in the appropriate manner to a licensed disposal site. Further information regarding safety issues can be obtained from the Health and Safety Executive (HSE).

Additionally, Guidance from the HSE on the identification and management of asbestos in buildings can be found by following the link below:

<http://www.hse.gov.uk/pubns/indg223.pdf>

It is advised that an asbestos survey is carried out by a licensed and qualified asbestos surveyor prior to any demolition works being carried out.

INFORMATIVE: The construction activities may give rise to dust and therefore the applicant is advised to ensure that appropriate measures are employed to minimise the spread of airborne dust from the site. Further guidance can be obtained from:

Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":

https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/documents/SustainComSPD_WEB.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

INFORMATIVE:

a. Prior to the commencement of refurbishment/development works a noise report prepared in accordance with the provisions of British Standard (BS) 4142:1997, "Method for rating industrial noise affecting mixed residential and industrial areas," that considers the impact of industrial noise upon the proposed development shall be submitted in writing for consideration by the local planning authority.

b. Following the submission of a BS 4142:1997 noise report and prior to the commencement of refurbishment/ development works, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) for protecting the residential units from noise from the neighbouring industrial use shall be submitted to and approved in writing by the local planning authority. The scheme shall achieve the internal noise levels recommended in British Standard 8233:1999 "Sound Insulation and noise reduction for buildings-Code of Practice". These levels shall be achieved with ventilation meeting both the background and summer cooling requirements.

The scheme as approved shall be fully implemented before the use hereby permitted is commenced and prior to occupation of the residential units and shall not be altered without prior approval.

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 25 March 2015, 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 public open space, community development facilities, education and life-long learning facilities, transport mitigation measures, affordable housing, public realm improvements, public art, waste facilities, waste management and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 8/3 and 10/1, the Public Art Supplementary Planning Document 2010, the Open Space Standards Guidance for Interpretation and Implementation 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