

Application Number	16/1464/FUL	Agenda Item	
Date Received	23rd August 2016	Officer	Sav Patel
Target Date	18th October 2016		
Ward	Cherry Hinton		
Site	Cherry Hinton Hall Cherry Hinton Road Cambridge CB1 8DW		
Proposal	Proposed demolition of existing extensions and their replacement with a new glazed link extension, multi-purpose building, internal reorganisation and refurbishment.		
Applicant	International Schools Partnership C/O Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed external and internal alterations to the hall and cottage would not have any adverse impact on the special historic interest of the listed building and would not have a detrimental impact on views into the site from the surrounding parkland. - The design, scale and form of the new buildings within the school site are of high quality and would appear subservient to the main buildings. - The proposals would not have any adverse impact on the residential amenity of surrounding neighbours or on the public that use the park.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is located within Cherry Hinton Park which is north of Cherry Hinton Road. The site is occupied by Cherry

Hinton Hall which was built in 1839 as a country house for John Okes, and is a Grade II Listed Building (on 19 September 2002). Cherry Hinton Hall is currently owned by Cambridge City Council who also own and manage the parkland. The hall is set within informally landscaped parkland with winding footpaths, a managed brook and areas of open space. Cherry Hinton Park is an area of protected open space.

- 1.2 The hall is a large detached Victorian building with prominent chimneys, expressive window detailing, high eaves line with parapets and some tudor detailing. The Hall has been sectioned off from the parkland and internally adapted and externally extended over the years. There is a 2 metre high rail fence that encloses the curtilage of the hall. The main entrance, which is on the south elevation, is accessible from the public footpath which runs past the front elevation. There are several trees within and adjacent to the site boundary.
- 1.3 There is also a two storey pitched roof building to the west of the Hall which is known as the cottage which is connected to the Hall by a wall. The main entrance into the Hall is located in the south elevation. To the north of the Hall and cottage is the main outdoor play space which is mainly hardstanding. There is also a play space to the west of the cottage.
- 1.4 To the north of the site is an area of land that is a storage area which is used for events in the park such as the Folk Festival. The storage space also includes a single storey 'at-cost' building. To the east of the site is park land and Cherry Hinton Brook. To the south of the site is park land. To the west of the site are the main footpaths that run through the park, park land and equipped play area and tennis courts adjacent to the rear of the properties in Walpole Road. There is also a public car parking adjacent to the main entrance into the park and a single storey cottage which is used as a private dwelling.
- 1.5 The school is run by Cambridge International School which opened in 2006 and now is part of International Schools Partnership. The school has a focus on international families locating to Cambridge and also local families who want an internationally focussed education. The school has a current capacity of up to 180 pupils and have 160 pupils on the register at any one time. The hall provides junior school education for nursery ages to Key Stage 2 (11 years). The school operates

over two sites; Cherry Hinton Hall and The Temple site in Little Abington. The Temple is a secondary school with a capacity of 190 pupils.

2.0 THE PROPOSAL

- 2.1 The proposal is for internal reconfiguration and refurbishment and external alterations including removal of existing extensions to the existing hall and cottage buildings. The proposal also includes a new glazed link extension between the hall and cottage, detached single storey multi-purpose building and a covered free-standing classroom/play space.
- 2.2 The proposal also includes alterations to the grounds, landscaping and boundaries and additional cycle and scooter parking.
- 2.3 The existing extensions to be removed are mainly flat roof additions located on the rear (north) and side (west) elevations.
- 2.4 The internal alterations to the hall do not require planning permission and so will not form part of the assessment. However, they do require Listed Building Consent (ref: 16/1465/LBC) and so an assessment of the alterations will be carried out in the committee report for this.
- 2.5 The proposed multi-purpose building would be located adjacent to the northern boundary with the main opening facing into the school grounds. The building has been designed with brick construction and includes timber detailing to define the main openings.
- 2.6 The covered classroom would be located between the cottage and hall. It would be a timber structure giving it a light weight feel and open from all sides. A steel slide is proposed on the east elevation with provides access to a mezzanine platform.
- 2.7 The two storey glazed link would connect the cottage and hall building but would mainly serve the cottage as it would provide the main entrance to the ground floor nursery in the cottage and access to the main office and staff room accommodation within the first floor of the cottage. Access to the link would be provided to the hall via a door. The link would be extensively

glazed and use reclaimed bricks in the side wall. Only the first floor element of the link would be visible from the public realm.

Pre-app and public consultation

- 2.8 The principle of proposed development has been considered and assessed at the pre-application stage which included several meetings and a written response. The proposal has also been considered by the design and Conservation Panel on 8 July 2016.
- 2.9 The applicant also engaged local residents prior to submission of this application through a public exhibition. Notification of this event involved a flyer/leaflet drop to 450 properties which included Friends of Cherry Hinton Hall and local ward councillors. A separate consultation event for school parents was also held.
- 2.10 The Statement of Community Involvement documents contain details of the public exhibition and responses received.
- 2.11 The applicant has also carried out a public exhibition which was attended by around 20 local residents and councillors on 7 December 2016. The exhibition was set to try and address concerns from local residents about potential impact on the parkland, traffic and increase in number of pupils. If any further information is submitted by the applicant of this consultation event I will either report this orally at the Committee meeting or summarise it on the amendment sheet.
- 2.12 The application is accompanied by the following supporting information:
 1. Planning Statement
 2. Design and Access Statement
 3. Statement of Community Involvement
 4. Preliminary Ecological Appraisal
 5. Preliminary Bat Roost Assessment
 6. Heritage Statement
 7. Tree Survey and AIA
 8. Tree Survey plan
 9. Transport Statement
 10. Draft Travel Plan
 11. Landscape Strategy

12.Plans

3.0 SITE HISTORY

Reference	Description	Outcome
16/1465/LBC	Proposed demolition of existing extensions and their replacement with a new glazed link extension, multi-purpose building, internal reorganisation and refurbishment.	PENDING
11/0785/LBC	Internal alterations including new door in existing 20th century wall, removal of 20th century cupboard and formation of opening in existing masonry wall to create large classroom.	APPROVED
08/0856/FUL	Installation of temporary log cabin in playground for use as art room.	APPROVED
07/0151/FUL	Change of use from general store to dog warden / pet control services facilities and installation of new windows and doors.	APPROVED
06/0621/FUL	Change of use from educational training centre to school.	APPROVED

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 3/7 3/11 3/12 3/14 4/2 4/3 4/4 4/6 4/10 4/13 5/11 5/12 8/2 8/3 8/6 8/10

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	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 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 that should be taken into account.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

First comments:

- 6.1 The application as submitted does not include sufficient information to properly determine the highway impact of the proposed development.
- 6.2 It should be made clear on table 3.1 Pupil Travel to School, where the split between nursery, infant and junior is.
- 6.3 3.39 Staff Travel to School - This is agreed as suitable for use in the assessment of the proposed development
- 6.4 3.44 Cherry Hinton Car Park in the Morning - It is noted that on the day the car park was surveyed there was a coach trip to Thorpe Park, which was not a normal activity for the car park. It is unclear how this affected the operation of the car park, did it generate more activity in the car park than normal?
- 6.5 Additional information is required regarding the use of the Cherry Hinton car park for pupils of the Temple school. Will the junior pupils from Cherry Hinton be relocated to the Temple School? If so then it would appear parents could still park in this car park to use the mini bus service to get pupils to the actual school. It is therefore questionable if there will be a reduction in numbers using the car park.
- 6.6 3.54 Cherry Hinton Car Park School in the Afternoon - This is agreed as suitable for use in the assessment of the proposed development
- 6.7 5.9 Expected Changes in Peak hour and Daily Trips - An assessment should be made of the proposed impact the

additional vehicular trips will have on cars turning from Cherry Hinton Road into the site and whether there will be an issue with queuing.

- 6.8 Full details of a travel plan will need to be agreed with CCC, should planning permission be granted then this will be conditioned.

Second comments

- 6.9 3.37 Pupil Travel to School - This is agreed as suitable for use in the assessment of the proposed development
- 6.10 3.44 Cherry Hinton Car Park in the Morning - This is agreed as suitable for use in the assessment of the proposed development
- 6.11 5.9 Expected Changes in Peak hour and Daily Trips - This is agreed as suitable for use in the assessment of the proposed development
- 6.12 Full details of a travel plan will need to be agreed with CCC, should planning permission be granted then this will be conditioned.

Urban Design and Conservation team

- 6.13 The proposal is acceptable subject to conditions relating to:
- Sample panel;
 - Details of the railings and gates;
 - Joinery details;
 - Glazing and joinery details;
 - New partitions;
 - New plasterwork;
 - All/repairs to plasterwork;
 - Section for new screen details;
 - Details of the masonry wall cleaning system

Response to context

- 6.14 The applications propose to demolish the majority of the additions to the building. The only ones to remain will be the 20th century lift shaft and the billiard room, which dates from the late 19th century. By doing this the original layout of the building

and the adjacent coach house, which is curtilage listed, will be seen.

- 6.15 The proposed new buildings are an open air classroom, which will be in the outdoor space between the hall and the coach house, and a multi-purpose room which will be along the boundary to the rear of the site and turning towards the coach house. The principle of development in this area is supported provided that the new building is of appropriate design, scale and massing.
- 6.16 The proposed multi-purpose space is single storey, with a broken roof line to break up the massing. There will be windows at varying levels on the hall side and none over-looking the park. It will also have a green roof which would give some additional interest. By turning the end of the building to line up with the coach house, this helps to create a recognisable entrance to the school and forms a courtyard within the site which is reminiscent of the former service/stable area of the hall.

Movement and Access

- 6.17 The accesses to the school will be via the playground and through a re-worked main entrance to the hall. By erecting the new multi-purpose space, this will help to sign-post the entrance, and will create an enclosed space for the smaller children at the school.

Layout

- 6.18 The proposals for the re-modelling of the interior of the hall are acceptable.

Scale and massing

- 6.19 The scale and massing for each of the two new structures within the boundary of the hall is acceptable. They do not dominate views and they are of a scale that works with the character of the main listed building.

Open Space and Landscape

- 6.20 The spaces and landscaping within the site will be altered by the new buildings. However, they will not have a negative impact on the setting of the listed building which is generally seen as a large building within parkland.
- 6.21 There are to be new gates to enter the nursery/reception class area. This needs to ensure that it remains open and is only closed when the children are outside. This will retain views through the site as there are currently.
- 6.22 The details of these gates and how they will be fixed to the buildings will need to be submitted for written approval prior to the commencement of the works.

Elevations and Materials

- 6.23 Where the modern extensions are removed, there will need to be some patching in of the brickwork and in some cases the removal of paint where an internal wall becomes an external one. This will need to be done with care to ensure that there is no unnecessary loss of the brick faces and the method proposed submitted for approval. Patching in of brickwork should re-use existing bricks where they are a good match, or use others to match where there are not enough.
- 6.24 The new buildings are of appropriate materials for this location and will not dominate the listed building or jar with its setting and the parkland location. Samples of the materials for the new structures need to be submitted for written approval prior to the commencement of works.

Environmental Services

- 6.25 Clarification on hours of use and proposed activities within the multi-use building for community use is required in order to comment on the proposed development. Subject to clarification on these issues, the following conditions and informatives are recommended:
- Construction hours;
 - Collection/deliveries;
 - Piling;

- Dust and informative; and
- Plant noise insulation and informative

Landscape Officer

6.26 The proposal is supported in principle. The scheme is compelling and its success will be dependent on detail of construction. The play areas utilise existing areas of hard paving to reduce impact on trees and landscape. It appears planting areas under trees are expanding. This approach is supported. However, notwithstanding this, the following issues require attention:

- There is a vulnerability to trampling for the landscape strip between the scooter parking point and the hard play area. Recommend that a timber fence (potentially temporary) is used to restrict access while any hedging or planting matures.
- The hedge to the rear of the new multi-use building is shown in most drawings but not on the TS/AIA drawing. It is unclear what is happening to this hedge. It must either be protected during construction or reinstated with an 'instant hedge' to retain the coverage and screening that the current hedge provides. Without the hedge, the visual impact of the multi-use building from the view shown on page 54 of the DAS would be significant and we feel the screening of the hedge to be of importance to the scheme. Clarification required and an update to the AIA as required to ensure all the surrounding hedges are considered and protected as needed.
- The following conditions are recommended:
 - Hard and soft landscaping;
 - Landscape maintenance and management plan;
 - Boundary treatment

Streets and Open Space (Trees)

6.27 No objections subject to the following conditions:

- Arboricultural Impact Assessment and Tree Protection Plan;

- Implementation of Arboricultural Impact Assessment and Tree Protection Plan

Nature Conservation Officer

6.28 The bat surveys have identified four day roosts for small numbers of Common Pipistrelle bats, these roosts would be disturbed or lost if the proposed application is approved without mitigation. EPS Licence will be required after planning approval and prior to any works being undertaken. The following conditions are recommended:

- Bat Mitigation Method Statement;
- Internal or external bat boxes

Access Officer

6.29 The site needs 5% Blue Badge marked parking. Some accessible toilets do not meet Part M Building Regulations, ie toilet doors opening inwards. The building needs good colour contrast to aid visually impaired people. A scheme of hearing loops needs to be installed at receptions, assembly rooms, etc and decisions made how to support hearing impaired students in every classroom.

Cambridge Past, Present and Future

6.30 Support the proposed development subject to conditions relating to the retention of the original flooring, joinery and brick.

Policy

6.31 The existing area of open space that will be used to provide a new multi-purpose building is currently a hard surfaced area for play and therefore only protected for recreational purposes. The revised plans illustrate how the area of lost protected open space will be replaced on-site with a series of smaller areas (with the removal of different external fixtures and external buildings) achieving an aggregated size larger than the total area to be lost. These recovered areas connect with the existing open spaces on-site and should therefore create better quality play areas. Furthermore, a marked out area of outdoor play is also proposed adjacent to the new building.

6.32 The new building and replacement areas of open space should improve the overall quality of the site's layout with improved areas for play while providing

6.33 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 Councillors Ashton, Dryden and Macpherson have commented on this application and requested that it be called into planning committee due to the amount of local interest in the proposals. Cllr Ashton has raised concerns with the proposed intensification of use and activities in terms of parking intensity, changes of the listed building, possible encroachment onto the public space and compatibility with the aspirations and objectives of the masterplan for Cherry Hinton Hall.

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

- 29 Greystoke Road;
- 42a Greystoke Road
- 20 Doggett Road
- 1 local resident representation but address not supplied

A petition from 21 Greystoke Road has also been submitted with signatures from the following addresses:

- 92 Birdwood Road;
- 9 Conway Close;
- 20 Doggett Road;
- 51 St Bedes Gardens;
- 106 Malvern Road;
- 21 Kelvin Close;
- 3 Greystoke Road
- 15 Greystoke Road;
- 19 Greystoke Road;
- 23 Greystoke Road;
- 5 Mill Croft;
- 61 Greystoke Road;
- 57 Glenmere Close;
- 43 Malvern Road;
- 58 St Bedes Gardens;

- 2 Chartfield Road.

7.3 The representations can be summarised as follows:

- Concerns with more alterations to the grounds because of the school's requirements;
- The artist impression drawing is not in keeping;
- The plans seem to extend into the hall grounds with much of the area fenced off;
- Concerns with privileged few having access to grounds which should be enjoyed by all the general public ;
- Is there a limit set by the Council on the number of children in the school and are there plans for more children in the future?
- Concerns with the impact of the alterations and loss of the Victoria tiles in the hall;
- The proposed replacement windows and doors are too modern and not in keeping with the original building;
- The building work would require construction equipment and materials to be transported across the grounds. Therefore precaution should be taken to transport equipment and materials by having a member of the contractor's staff assigned to supervise transport to avoid impacting users of the park;
- No provision for extra vehicles that will come with the proposal to increase pupils;
- Car parking is already well used by the school during term time and overly used at picking up and dropping off times;
- Concerns the proposal will lead to no parking for the public;
- Concerns with new entrances being created in the rear of the building and school extending into the park.

7.4 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

Principle of development

8.1 Policy 5/12 (New Community Facilities) of the Local Plan 2006 refers to allowing extending existing community facilities, for which there is a local need. The development of City-wide or Sub-regional community facilities will be permitted if they are

provided in sustainable locations. This policy relates to schools, particularly if privately run.

- 8.2 The school is privately run and the proposals are to enhance and upgrade the school buildings. The school is located close to a bus stop which is located a few metres from the entrance into the park and there is public car parking within the park grounds. Part of the proposed enhancements is to provide more cycle parking and introduce scooter parking to encourage parents, staff and visitors to use more sustainable modes of transport.
- 8.3 The principle of the development is acceptable and a satisfactory justification is given for the site being in a sustainable location in accordance with policy 5/12.
- 8.4 Policy 4/2 (Protection of open space) of the Local Plan 2006 is of particular relevance to this proposal. This policy reads *'development will not be permitted which will be harmful to character the of, or lead to loss of, open space of environmental and/or recreational importance unless the open space uses can be satisfactorily replaced elsewhere and the site is not important for environmental reasons'*.
- 8.5 The parkland is an area of protected open space and this includes the school site. Concerns were raised by Officers at the pre-application stage about the potential loss of open space through the introduction of the MPB and outdoor classroom and additional increase in pupil numbers. Policy 4/2 of the Local Plan (2006) states that development will not be permitted which would be harmful to the character of, or lead to the loss of, open space of environmental and/or recreational important unless open space uses can be satisfactorily replaced elsewhere and the site is not important for environmental reasons.
- 8.6 The applicant was specifically asked to respond to the following matters:
 - a) The current amount of usable play space;
 - b) The amount of play space that would be recovered from the proposed removal of existing extensions/alterations;
 - c) The amount of existing play space the proposed multi-purpose space and outdoor class room would take up and where replacement space (if any) would be provided;

- d) A plan showing a comparison of the existing play space and proposed play space would be useful;
 - e) The amount of play space per pupil before and after proposed extensions;
 - f) Explanation on why there would be no material harm to the character, use and visual amenity of the area;
 - g) What future proofing provisions are proposed to ensure any future increase in pupil capacity can be accommodated on site without affecting the play space/protected open space?
- 8.7 The applicant has submitted an addendum to the Design and Access Statement (Addendum B) which responded to the above issues.
- 8.8 The applicant has confirmed that there is currently 1191m² of existing outdoor play space within the school site and excludes areas such as ramps, raised area, cycle parking and bin store.
- 8.9 In terms of the amount of space recovered through the removal of existing alterations and relocation of the bin and cycle stores, this would total 143m². This would offset the floor space taken up by the MPB which is 127m². In terms of the amount of play space proposed this would total 1,112.5m² (including the outdoor classroom) which means there would be a loss of 78.5m². This would be less than 10% of the existing play space. However, this does not account for the cycle/scooter and bin stores which equate to 72m² and 33m² which would be given over to new planted beds.
- 8.10 In terms of play space per pupil, it is important to note that the school currently has capacity to accommodate 180 pupils and there are 160 pupils on the school register. The proposal is to increase the capacity to 200 over a five year period. Therefore the current play space per pupil at full capacity would be 6.6m². This would reduce slightly to 6.18² (a reduction of 0.44m²).
- 8.11 In terms of future proofing, the applicant has confirmed that the school plans to relocate years 3, 4, 5 and 6 to new Key Stage 2 setting in the next 2 to 5 years. However, this is subject to overall pupil growth. The applicant has also confirmed that the school will not exceed the capacity of 200 pupils and the play space will be protected.

- 8.12 The Council's Policy Team was consulted on this additional information and asked to provide a policy response. The Policy Team advised that based upon the information provided the recovered areas connect with existing open spaces on site and should therefore create a better quality of play areas. The new building and replacement areas of open space should improve the overall quality of the site's layout with improved areas of play.
- 8.13 In light of the additional information provided and following consultation with the Policy Team, I am satisfied that the proposed alterations to the layout and enhancements of the existing play spaces would improve the quality of the outdoor play provision without having a detrimental impact on the character of area or setting of the listed building.

Context of site, design and external spaces

- 8.14 Cherry Hinton Hall is located within a public park which also contains a car park close to the main entrance and other associated amenities such as car park, tennis court and play area. There is also a single storey cottage close to the entrance which is used as a private dwelling and is fenced off from the parkland. Due to the boundary treatment and number of mature trees the hall is not particularly visible from Cherry Hinton Road or from the wider surrounding housing development. Nevertheless, the hall building is visible from within the parkland and contributes to the character and setting of the park and vice-versa. The 'at-cost' building to the north of the site detracts from the setting of the listed building and is located in a highly visible part of the park, particularly when viewed from north. The views of the hall from the north are important as it is from this location that the hall is at its most open in terms of views. The northern boundary of the school is defined by a combined hedge and rail fence line which is no more than 2 metres in height. Therefore, the ad-hoc extensions which detract from the character of the original building are visible. The proposal is to remove the ad-hoc extensions and improve the appearance of the hall and cottage. I set out below my assessment of the main alterations.

Removal of existing extensions

- 8.15 The proposal is to remove five existing extensions including a spiral fire escape. The extensions include a single storey flat roof structure, a first floor structure, a two storey and single storey lean-to structure and a single storey lean-to structure. None of these additions are considered to be worthy of retention as they are of out keeping with the character of the hall. Therefore, the removal of the extensions is acceptable and would improve the appearance of the hall.
- 8.16 As a result of the removal of the extensions, work will be required to patch up the brick work to return the building to its original composition. In order to ensure this is achieved to a high standard I have agreed to the conditions recommended by the Urban Design and Conservation Team, particularly regarding brick work detailing. I am therefore satisfied that the removal of the extension will make a positive contribution to the appearance and setting of the hall from within the parkland. This would also help to achieve the objectives of the Cherry Hinton Park Masterplan.

Multi-purpose building

- 8.17 The multi-purpose building has been designed to appear as a contemporary single storey structure which matches the width of the existing cottage building. The roof is proposed to be clad in a lightweight sedum. The building would be built from brick with over emphasised openings and bay-window. The building is essentially a linear structure that would be 17.35 metres in length, between 9 metres and 6.7 metres wide and between 3.65 metres and 4 metres in height. The building would occupy space that is currently used as an outdoor play area adjacent to the northern boundary of the site.
- 8.18 The building has been designed to reflect the proportion of the existing hall building and particularly the cottage. The widest end of the building would be the same width as the cottage and extend up to the western elevation of the hall. This would create an outdoor space courtyard area which is accessible from the hall, cottage and proposed building. This would also provide definition to the play areas rather than the informal arrangement that currently exists. The scale of the proposed building is appropriate in terms of its relationship with the hall and cottage.

It would appear as a subservient structure and would not impede views of the hall or cottage from the north. The proposed building would contrast successfully with the more period structures with the use of alternative/playful materials and uneven/broken profile. I am therefore satisfied that the multi-purpose building (MPB) is of good design, of an appropriate scale and of a form that would allow it to assimilate into the curtilage of the school site without compromising views of the hall and cottage and play space. The building would represent a modern intervention into the site which would contrast successfully with the setting of the listed building.

Outdoor classroom

8.19 The outdoor classroom would be a semi-open covered structure. The southern and eastern elevations would contain the main elevation treatment which would be in the form of timber slats. The structure would also contain a small mezzanine level/platform which would be accessible via the steel slide. The structure would have a timber decking base with a single ply membrane roof. The structure would be used as a covered play space with two rooflights to provide shelter from the sun and rain. The external appearance of the structure would use floor to ceiling timber slats which would contrast with the brick built hall and cottage buildings. The structure would be located in the centre of the courtyard play space and provide an alternative outdoor play space for younger children. The structure would not be visible from the public realm due to its location in the middle of the site and hidden from the parkland by the MPB.

8.20 The proposed outdoor classroom structure is acceptable due to its lightweight design and use of soft material and would not have a detrimental impact on the setting of the listed building or parkland. There is an existing holly tree in front of the southern boundary where the glazed link is proposed. The proposal is to remove the tree which is classed as a category C (low quality).

Glazed link

8.21 The proposed two storey flat roof glazed link would be located between the cottage and hall and would partly replace an existing lean-to structure which is connected to the hall. The link would serve as the main entrance to the nursery which is

proposed to be provided on the ground floor of the cottage. There would also be a link into the hall from the ground floor into a multi-function space and access beyond into other rooms in the hall. There would be no link between the hall and cottage from the first floor.

8.22 The link would be located behind the existing boundary wall so only the first floor element, which would be extensively glazed would be visible. The first floor would be used as a work area for admin staff. The link would also serve as the main access to the first floor of the cottage which is proposed to be used as the main administrative (head's and admin staff office) space for the school and staff room. The link would be set well below the ridge lines of the cottage and hall and has been designed so the southern elevation is recessed to give the link a subservient character.

8.23 The construction of the link would use recycled brickwork to create the side wall. The northern and southern elevations of the link have been designed to appear slightly different. The northern elevation facing into the curtilage would contain a zinc trim roof, louvred ventilation grilles, dark grey aluminum curtain wall glazing and hardwood timber slats. The southern elevation would be less detailed in terms of materials. It would contain the zinc trim roof which would overhang the double glazed concealed framed window. The link would result in a modern intervention, which contrasts successfully with the existing buildings. It would not appear unduly out of character or detract from the setting or special interest of the listed building.

Other external alterations

8.24 The proposal also includes a new bin storage and new cycle and scooter parking provision, and landscaping of the external areas to provide kick about area, nursery play space, learning courtyard, teaching space, a small area called the nook and a giant's playground. I set out my assessment of each element below:

Bin store

8.25 The bin store would be located adjacent to the western boundary of the site. No specific details of the bin store have been provided other than what material would be used. The

applicant is proposing to use timber slatted screens. Whilst the location of the store and use of timber screens are acceptable I have recommended a waste condition so that specific details of the store can be provided and details of how waste is managed.

Cycle and scooter parking

- 8.26 The proposal would relocate the existing cycle parking provision which is currently located along the north elevation of a class room block adjacent to the eastern elevation of the cottage. There are 8 cycle hoops. The proposal is to provide a dedicated cycle parking area along the western boundary which consists of 52 cycle parking spaces and 35 scooter parking spaces adjacent to the northern elevation of the nursery store/kitchen room. The increase and better provision of cycle parking and scooter provision is to reduce staff and parent/pupil car travel. However, whilst the location of cycle and scooter parking and the increased provision is welcomed no specific details have been provided as to whether the spaces would be enclosed. I have therefore recommended the standard cycle parking condition which require the cycle and scooter stands to be covered unless an alternative approach is considered acceptable.

Landscaped areas:

- 8.27 The proposal to improve the existing outdoor space is supported. The proposal is to create areas of defined play spaces which serve the different needs of the children. The Landscape Strategy contains information related to each area of play space and gives an explanation as to how these areas are envisaged to be used. Whilst the strategy provides a conceptual basis for how these spaces would be modelled and there is an outline materials schedule of how the ground in each area will be treated, I have recommended a hard and soft landscape condition so that all aspects of landscaping are submitted for consideration. The principle of these play spaces would significantly improve the appearance of the site and quality of the play space provision and how they relate to the existing and proposed buildings. This would be to the benefit of the children.
- 8.28 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/14.

Impact on the Listed Building

- 8.29 The proposed external alterations to the hall and cottage, through the restoration of the buildings and removal of the modern extensions/alterations, would not harm the special historic interest of the listed building. The northern elevation of the hall and cottage which faces the parkland would be significantly improved and benefit the objectives of the draft Cherry Hinton Park Masterplan. Furthermore, the Design and Conservation Panel concluded; in respect of the pre-application submission, that the proposal is an excellent opportunity to reveal the qualities of the original building. The panel also welcomed the intention to retain the various original Victorian and Edwardian internal features such as the fireplaces and staircase.
- 8.30 The proposed buildings and landscaped play areas would not detract from the setting of the listed building due to their scale and low level treatment. The Conservation Team have not raised any concerns with the proposed external alterations subject to conditions. I agree with the recommendation by the Conservation Team and have applied their recommended conditions.
- 8.31 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 4/10.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.32 It is important to note here that the proposed alterations and proposed new structures would not encroach into the existing parkland. The proposed works would be confined within the red line boundary (curtilage) of the school site. The school has access to the parkland from gates in the northern boundary which are to be retained to allow pupils organised recreational activities.
- 8.33 The proposal is also seeking to increase their pupil capacity from 180 to 200 over the next five years (net increase of 20 pupils). This is not considered to be a significant increase over a five year period. I do not consider the proposed increase in

pupils numbers will have a significant material impact on how the school currently functions or in terms of intensification of traffic or movement in terms of comings and goings. The impact of this and any increase in noise levels is unlikely to have a significantly detrimental impact on the residential amenity of the surrounding residents. This is mainly because of the level of separation from the school. The Environmental Services Team has raised concerns with the use of the MPB out of school time and possible new plant. The applicant has offered the building to be used for community uses during the evening and weekends. The school currently offers use of the hall to a language club every Sunday and during the holiday there is an arts and craft club. The applicant has commented that it is keen to ensure any use of the MPB outside school time is for similar activities and low key meetings by local groups. Other than some new external extractor vents, the proposal does not include any new external plant to the building. If any plant were to be installed then this may require separate application to be made. I have sought further clarification on the likely nature of proposed uses and hours of operation and will provide an update either in the Amendment sheet or orally at Committee.

- 8.34 In my opinion, subject to resolving the Environmental Health Officer's comments regarding the use and hours of operation, 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 (3/14) and 4/13.

Highway Safety

- 8.35 The County Highway Authority originally requested clarification on the information contained in the Transport Assessment. The applicant was requested to clarify how pupils travel to school, to provide a survey of the car park and an assessment of the proposed impact additional vehicular trips will have on cars turning from Cherry Hinton Road into the site. The County Highway Authority also requested a Travel Plan condition. Following the submission of the requested information the County Highway Authority is satisfied the original issues had been overcome but maintained their request for a Travel Plan to encourage sustainable modes of transport.

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

Car and Cycle Parking

8.37 The school does not have any dedicated on site car parking provision. There is an existing public car park (total capacity 50 spaces) close to the entrance of the Cherry Hinton Park which is used by staff and visitors to the school. There is also a bus stop adjacent to the main entrance into the park. However, the school is keen to encourage sustainable modes of transport to staff and parents/pupils. They believe by proposing to increase and improve the cycle parking provision this will help them to achieve this. This is supported by Officers and subject to a Travel Plan condition to ensure the school provides a strategy for encouraging sustainable modes of transport is proposed development would not need to provide any car parking.

8.38 The proposal is to increase cycle parking provision from 16 spaces to 52 spaces and provide new provision for 35 scooter parking spaces. This is compliant with the Cycle Parking Standards.

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

Third Party Representations

8.40 I set out below my response to the comments raised from third party representations:

Representation	Response
Concerns with more alterations to the grounds because of the schools requirements;	See para 8.1 to 8.14
The artist impression drawing is awful and not in keeping;	The artist impressions are for visual purposes only. The proposed internal and external alterations would restore and improve the appearance of the hall and cottage and play space provision.
The plans seem to extend into the hall grounds with area	The proposal does not include any encroachment into the

fenced off;	parkland.
Concerns with privileged few having access to grounds which should be enjoyed by all the general public ;	None of the publically accessible parkland will be impact or diminished by the proposals.
Is there a limit set by the Council on the number of children in the school?	The school want to increase their capacity to 200 (from 180) over the next five years. There are no plans to expand beyond this.
Concerns with the impact of the alterations and loss of the Victorian tiles;	The proposed alterations would significant improve the appearance of the site from the parkland and the proposal does not include any loss of the Victorian tiles.
The proposed replacement windows and doors are too modern and not in keeping with the original building;	The majority of the windows in the hall (east and south elevations) are to be retained and repaired where possible. The windows in the cottage are single glazed metal Crittal windows and are not in good condition and are not original to the building. The proposal is to retain these windows and fit secondary glazing.
The building work would require construction equipment and materials to be transported across the grounds. Therefore precaution should be taken to transport equipment and materials by having a member of the contractor's staff assigned to supervise transport to avoid impacting users of the park;	I have recommended a contractor management plan to show where materials and contractor vehicles will be stored during construction. The proposed works are not of a large enough scale to warrant a banksman (or similar).
No provision for extra vehicles that will come with the proposal to increase pupils;	The proposal to increase capacity of the school from 180 to 200 is over a five year period. Therefore the additional increase in pupils numbers over this period will

	not have a material impact on the car park or highway safety.
Car parking is already well used by the school during term time and overly used at picking up and dropping off times;	The applicant has demonstrated through the submission of a transport assessment that the proposal would not materially increase picks and drop offs. The County Highway Authority agrees with the assessment subject to a travel plan condition to encourage sustainable modes of transport.
Concerns the proposal will lead to no parking for the public;	As above.
Concerns with new entrances being created in the rear of the building and school extending into the park.	The proposal includes one new door in the north elevation of the hall which is considered to be acceptable. The proposed development will not extend into the park.

9.0 Conclusion

- 9.1 The proposed alterations to the hall and cottage buildings consist of external alterations to the hall which include removal of existing modern additions which are not original. The removal of the existing modern additions is acceptable as it would almost restore the hall and cottage to its original appearance. The internal alterations and replacement windows do not require planning permission and so have not been considered as part of this application.
- 9.2 The proposal also includes three new additions; a single storey multi-purpose building (MPB) adjacent to the northern boundary, a covered outdoor classroom which would be located between the cottage and hall and a new glazed link. The proposed MPB is of contemporary design and ancillary scale. The broken roof form, use of brick and timber materials and exaggerated openings, particularly on the east, west and south elevations gives the building a playful appearance, which is appropriate for its setting and would not detract from the setting of the listed building. The building would not have an adverse

impact on views into the site from the parkland. Whilst the building would introduce a new form adjacent to the northern boundary, due to its relatively low height and existing boundary hedge, it would not appear dominant or affect views of the listed building. The outdoor classroom is essentially a covered play area to provide an alternative play space for the pupils. The structure is accessible from all four sides and includes a small mezzanine platform which is accessible from the steel slide. The structure uses floor to ceiling timber slats which gives it a lightweight appearance with a timber deck. The structure is considered to be acceptable and would not affect the setting of the listed building. The glazed link would partly replace an existing single storey office block between the cottage and hall. This element of the proposal is considered to be acceptable in terms of its design and scale. It would also relate sympathetically to the existing buildings due to its simple appearance and extensive glazing. Only the first floor would be visible from public view points.

- 9.3 The proposal includes completely re-landscaping the entire play space provision which would not be significantly impacted or reduced by the introduction of the two proposed structures. The retained play space provision would be comparable with the existing provision. However, the proposal is to create distinctive areas of play to serve the different age groups and needs of the pupils. The proposal for the play space would be a significant improvement on the existing area of hard standing that is currently provided.
- 9.4 Overall therefore the proposals would improve the appearance of the site both in terms of the external expression of the existing buildings and amenity of the school. The proposal includes increased cycle and scooter parking provision which would encourage more parents/visitors to cycle to the school.
- 9.5 None of the external alterations or proposed structure or landscape features would have a detrimental impact on views into the site from the parkland or detract from the setting of the listed building.

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. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 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)

4. There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on 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)

5. 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 from 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.

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.
(Cambridge Local Plan 2006 policy 4/13)

6. 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.

Reason: To protect the amenity of nearby properties Cambridge Local Plan 2006 policy4/13

7. 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)

8. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the local planning authority in writing prior to occupation of the development or any phase of the development whichever is the sooner, for its permitted use. The landscape plan shall be carried out as approved.

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)

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

10. Prior to commencement and in accordance with BS5837 2012, a phased Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

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)

11. The approved AMS and TPP will be implemented throughout the development and 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)

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 commence until a plan has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of internal and / or external bird boxes on the new buildings. The installation shall be carried out and subsequently maintained in accordance with the approved plans.

Reason: To ensure that the development of the site conserves and enhances ecology (Cambridge Local Plan 2006 policies 4/3, 4/6, 4/7 and 4/8).

14. No development shall take place (including any demolition, ground works or site clearance) until a bat mitigation method statement has been submitted to and approved in writing by the Local Planning Authority. The content of the method statement shall include the:

- a) Purpose and objectives for the proposed works;
- b) Detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) Extent and location of proposed works shown on appropriate scale maps and plans;
- d) Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) Persons responsible for implementing the works;
- f) Initial aftercare and long-term maintenance (where relevant);

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To ensure that the development of the site conserves and enhances ecology (Cambridge Local Plan 2006 policies 4/3, 4/6, 4/7 and 4/8).

15. No development shall commence until the site wide Framework Travel Plan submitted in support of the planning application dated August 2016 has been reviewed and updated as necessary, and submitted to and approved in writing by the Local Planning Authority. A scheme for the monitoring of the effects of the measures identified in the implementation plan as set out in the Framework Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The transport measures shall be carried out in accordance with the approved Framework Travel Plan.

Reason: In order to deliver sustainable transport objectives (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/12, 8/2, 8/3 and 8/4)

16. 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 (wherever possible all such parking should be within the curtilage of the site and not on street),
 - 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 (wherever possible all loading and unloading should be undertaken off the adopted public highway).
 - v) movements and control of muck away lorries (wherever possible all loading and unloading should be undertaken off the adopted public highway)

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)

17. Prior to commencement of development of the proposed bin and cycle and scooter provision, full details of the design, to include elevations of enclosure and external materials, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the development is appropriate and avoids harm to the setting of the Listed Building. (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/14 and 4/10)

INFORMATIVE: 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:

-Council's 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

- Air Quality Monitoring in the Vicinity of Demolition and Construction Sites 2012

http://www.iaqm.co.uk/wp-content/uploads/guidance/monitoring_construction_sites_2012.pdf

-Control of dust and emissions during construction and demolition - supplementary planning guidance

https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf