

<b>Application Number</b>	18/1993/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	18th December 2018	<b>Officer</b>	Mairead O'Sullivan
<b>Target Date</b>	19th March 2019		
<b>Ward</b>	Newnham		
<b>Site</b>	Land Between 21 and 29 Barton Road (including 27 Barton Road and Croft Gardens).		
<b>Proposal</b>	Redevelopment for College accommodation (Comprising 4 new buildings which would provide 60 graduate rooms and 12 x 2 bed and 12 x 1 bed family apartments) and refurbishment and extension of 27 Barton Road, together with associated cycle and car parking and external works following demolition of existing buildings (1-12 Croft Gardens, storage building and garages).		
<b>Applicant</b>	Kings College Developments Ltd C/O agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li>- The case for the demolition of Croft Gardens is considered acceptable</li> <li>- The scale, massing, design and materials proposed for the replacement buildings would preserve and enhance the character and appearance of the Conservation Area.</li> <li>- The revised proposal is not considered to give rise to any significant adverse impacts to the amenity of surrounding occupiers.</li> </ul>
RECOMMENDATION	APPROVAL

## **0.0 Addendum**

- 0.1 The application was heard at 11 June 2019 Planning Committee where members voted to defer the application. The three key concerns raised by members were in relation to parking controls, the proposed fencing off of the area to the rear of Building C, and whether the proposal would be eligible to require affordable housing as part of the scheme.

### Parking controls

- 0.2 The site lies within the Newnham Residents Parking Area which was approved in 2018 and will be implemented in the future. Residents of Croft Gardens would not be eligible for parking permits for on-street parking under the scheme. Appendix L of the Cambridge Local Plan (2018) sets out parking standards. This states that student residential schemes where there is proctorial control and where the site is within the Controlled Parking Zone should provide 1 space per every 10 beds. The application proposes a total of 96 bedrooms (60 graduate rooms, 12 x 1 bed units and 12 x 2 bed unit) so would need to provide 9.6 (10) car parking spaces to comply with the standard. The application proposes 12 car parking spaces including 4 disabled bays so would exceed the standard. At 11 June planning committee, members recommended a condition should be imposed to restrict the number of parking permits for the site. In my view, the number of spaces provided on site being in excess of the policy standard coupled with the resident parking controls means there is sufficient control to prevent on-street car parking and I do not consider the condition to restrict parking permit numbers to be required.

### Fencing off of land to the rear of Building C

- 0.3 The college have indicated they intend to fence off the wooded area to the rear of the site to the rear of Building C. They have provided revised plans showing the fence with limited gated access point for maintenance. The plans are annotated to show the area to the rear of Building C to be inaccessible to students. These plans are also to show some minor changes to landscaping to the rear of no 27 (Building E) where some additional spill out space has been provided.

- 0.4 An additional representation has been received since the last planning committee from Millington road Nursery School. The representation notes that the school were told they would have occasional access to the wooded area to the rear. Millington Road Nursery School is an eco-school and would find it unfortunate if the scheme was adopted without access to the wooded area to the rear. The representation goes on to state that its use may be a threat to wildlife and that the college should prevent its use for large and noisy gatherings.
- 0.5 I note from the discussion at committee that members have concerns about the fencing off of the area. However, in my view the impact on no 4C Millington Road would be unacceptable were this space to be freely used by students. The fencing off of the area would also have ecological benefits although the ecology impacts are considered to be acceptable without the fencing off of this space. Occupiers of the site would have access to a good level of external amenity space within the site as well as to any of the college's other leisure facilities. The college has also confirmed its willingness to provide the required contribution to play equipment at Lammas Land. I am satisfied that the revised site plans annotated to show the woodland area to the rear would only be accessible for maintenance is acceptable and overcomes my concerns about the impact on the amenity to 4c Millington Road. I have amended recommended condition 33 accordingly to require the submitted details to be implemented prior to occupation and retained thereafter.

#### Affordable housing

- 0.6 Members raised concerns about the nature of the occupiers of the 24 flats (Building A and B). There were questions about what the definition of a student is and concerns that the occupation of the units by fellows should trigger a requirement to provide affordable housing in line with policy 45 of the Local Plan.
- 0.7 The 60 student rooms proposed in Building C and D are graduate student accommodation. These units are clearly solely for use as student accommodation and would not therefore attract social housing provision. The application proposed 24 family apartments. The nature of these units' use and occupancy is not as clear cut. The proposed 24 flats are for use

by undergraduates, graduates, junior research fellows, Bye-Fellows and College Research Associates who have a need for family accommodation. The needs assessment provided with the application shows the college has a need for this type of accommodation. There are currently 15 units on site which have unrestricted occupancy; 12 units within Croft Gardens and 3 within no 27 (these have not been used in recent years due to being in poor condition but could be renovated and used). The council intends to take legal advice to better understand the definition of student accommodation and whether the accommodation of fellows and research assistant could fall within the scope of student accommodation. However, this is not relevant to the consideration of the application as policy 45 of the Cambridge Local Plan (2018) only requires affordable housing provision of schemes of 10 or more additional residential units. The application proposes a net increase of 9 units so should this type of accommodation be seen as eligible to require affordable housing provision, the number of units proposed does not meet the threshold to require affordable housing provision.

### Conclusion

- 0.8 I am satisfied that there are adequate controls to prevent an increase to on-street car parking pressure on the surrounding streets as a result of the development. The college has amended their landscape plans to show the wooded area to the rear to be fenced off. I consider the fencing off to be necessary to protect the amenity of no 4C Millington Road. It will also have a positive ecological impact. The nature of the flats proposed does not comfortably fit within the definition of student accommodation. However, the net increase of units on site is 9 so would not trigger a requirement for affordable housing and the proposal is considered compliant with policy 45 of the Cambridge Local Plan (2018).

## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The site lies on the southern side of Barton Road. It comprises a set piece of three buildings (1-12 Croft Gardens) which are set back from the street and arranged around a formal garden space with topiary hedges. There is a another building further back in the site known as 27 Barton Road (Holmcroft) and a large barn structure which was previously a riding school. The

site is owned by Kings College. 1-12 Croft Gardens is used as family accommodation. 27 Barton Road contains three apartments but is currently vacant.

- 1.2 Nos. 1-12 Croft Gardens date from the 1930s and were previously denoted as positive buildings in the West Cambridge Conservation Area Appraisal and have recently been designated as Buildings of Local Interest (BLIs); they are by the same architect as Maitland House, also a BLI. They are a set piece of three white rendered buildings with green roof pantiles and steps up to the front doors and a central garden. No. 27 Barton Road probably dates from 1840s and has also been recently designated as a BLI. It is set well back in the site but can be glimpsed from Barton Road. It is also finished in white painted ashlar and brick with slate roof. The other large building on site is a storage building and former riding school. This has no architectural merit and is not visible from the street being set towards the back of the site.
- 1.3 The site is not typical in the Conservation Area but has a landmark quality and is considered harmonious in the street. There are many large trees to the rear of the site which provide a green backdrop.
- 1.4 The West Cambridge Conservation Area states that Barton Road is pleasantly residential and urban with buildings of varied quality and age. The site is bounded by residential properties to the east and west and to the gardens of properties and the Millington Road Nursery (operated by the College) and residential properties at the south of the site.

## **2.0 THE PROPOSAL**

- 2.1 The application seeks full planning permission for the redevelopment of the site for new college accommodation. The proposal includes demolition of 1-12 Croft Gardens and the existing storage and garage buildings on site. No 27 Barton Road is the only building proposed to be retained on site. The site is proposed to be redeveloped to include 3 crescent buildings which form a set piece. The two buildings which run perpendicular to the road are proposed to be graduate family accommodation. The block to the south is proposed to be graduate rooms. A further building is proposed to the front of the site adjacent to 29 Barton Road. This would also provide graduate rooms.

- 2.2 The application follows from a previously withdrawn proposal (16/0687/FUL) to redevelop the site. The previous proposal was to demolish all of the buildings on site. This was not supported by several consultees including the Conservation Team and Historic England. There was also a large volume of objections from members of the public. Since the submission of the previous application, there have been extensive pre-application discussions between the applicant and the local authority. The current proposal takes a different design approach to the previous scheme. The Millington Road Nursery formed part of the previous scheme but is not included in the current proposal. The current proposal retains no. 27 Barton Road. The previous proposal included an element of market housing whilst the current proposal is solely for use by students.
- 2.3 Buildings A and B lie to the front of the site running perpendicular to Barton Road. They would provide a total of 24 graduate family apartments (12 x 2 bed and 12 x 1 bed units). These buildings are curvilinear two and a half storey buildings with gable ends adjacent to Barton Road with projecting hardwood bay windows at first and second floor. This pair of buildings are both 12.3m in height dropping to 7.55m at the eaves. The windows have deep hardwood reveals. These buildings would be finished in a gault brick with clay roof tiles. There is brickwork detailing and tile creasing proposed between the windows and over the doors which provides interest and texture.
- 2.4 A communal garden space is proposed in between these buildings. The landscape plan shows the space as a semi-formal lawn with paths, topiary and ornamental trees. Seating areas are proposed within this space. At the southern end of this garden a grass amphitheatre is shown. To the front of these buildings a low wall with railings and a hedge behind is proposed. Cycle parking is proposed tucked behind the hedge. Some additional cycle parking is shown at the northern end of buildings A and B.
- 2.5 Building C lies at the southern end of the site and runs perpendicular to Buildings A and B. It is also curvilinear in form. It is similar in design to buildings A and B but wider and concave. It has a double gable to the east and western side elevation. It would also be finished in gault brick with tile roof and with brick and tile detailing. This building is proposed to

accommodate 48 en-suite graduate rooms. Each floor is laid out with bedrooms at either side of the central corridor facing north and south. There is a stairwell with lift at either side of the buildings. Each floor has two large kitchen/dining areas at either side of the building.

- 2.6 Building D (often referred to as 27A) is proposed to be sited in a currently open part of the site in front of 27 Barton Road. This building would sit in line with no 29 Barton Road. Building D is proposed to be three storey with a projecting hardwood bay at ground to third floor on the Barton Road elevation. This building would have a gable end and flat roof element facing the street. It echoes no 29 in terms of height and footprint. No 29 is a very ornate building with decorative brickwork detail whereas the proposal for building D is simpler. The materials would also be red brick and clay tiles. Building D has its primary outlook to the east looking into the site. Some elements of decorative brickwork are proposed but not to the same degree as Buildings A, B and C. This building would provide 12 graduate rooms. This building is laid out with blocks of 4 bedrooms on each floor with a shared bathroom and kitchen dining area.
- 2.7 No. 27 Barton Road is proposed to be retained as part of the development. This is referenced as building E on the plans. This building would be used as communal facilities for students living on site. It is proposed to contain a common room, laundrette and small library. A lightweight extension of timber and glazing is proposed to the rear of no. 27. This allows level access to be provided while retaining the steps on the front elevation which are important to the character of the BLI. Although the large open area to the front of the site will be built on, no 27 will retain a garden setting. A lawn is proposed to the front of the building and raised beds for growing fruit and vegetables are proposed to the rear of the building.
- 2.8 A circuit road runs through the site with access points from Barton Road at either side of Building A and B. Car parking is proposed at both the east and west side of the building. Cycle storage buildings are provided at the western side of the site adjacent to no 27. A bin store is proposed at the eastern side of the site. The bin and bike store buildings are proposed to be lightweight timber structures. The green roof tiles from Croft Gardens are proposed to be reused on these buildings.

2.9 The application has been amended since submission to provide additional planting on the southern boundary with 4C Millington Road. The applicants have confirmed that the use of the space to the rear of the site can be conditioned to be only accessed for maintenance and upkeep to minimise any disturbance to 4C Millington Road. Further information has been provided to the Highway Authority and Transport Assessment Team. The applicants have clarified refuse collection arrangements. Additional ecological survey work has also been carried out and a further report has been submitted in response to comments from the Ecology officer.

### 3.0 SITE HISTORY

Reference	Description	Outcome
16/0687/FUL	Demolition of existing dwellings (1-12 Croft Gardens and 3 flats in No. 27 Barton Road), existing storage buildings and Nursery School (4A Millington Road). Redevelopment for residential and student accommodation, provision of new children's nursery and associated cycle and car parking and outdoor space.	Withdrawn

### 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 2018 policies, Supplementary Planning Documents and Material Considerations.

## 5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1 28 31 32 35 36 46 52 55 56 57 58 59 61 62 70 71 81 82

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

Central Government Guidance	National Planning Policy Framework 2019 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards Circular 11/95 (Annex A)
Previous Supplementary Planning Documents  (These documents, prepared to support policies in the 2006 local plan are no longer SPDs, but are still material considerations.)	Sustainable Design and Construction (May 2007)  Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)  Public Art (January 2010)
Material Considerations	<u>City Wide Guidance</u>  Arboricultural Strategy (2004)

	<p>Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).</p> <p>Buildings of Local Interest (2005)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Cambridge City Council <a href="#">Waste and Recycling Guide: For Developers.</a></p> <p>Cambridge City Nature Conservation Strategy (2006)</p> <p>Cambridgeshire County Council Transport Assessment Guidelines (2017)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>
	<p><u>Area Guidelines</u></p> <p>West Cambridge Conservation Area Appraisal (2011)</p>

## 6.0 CONSULTATIONS

### Cambridgeshire County Council (Highways Development Management)

#### *First comment*

- 6.1 Objection: The Highway Authority requests that the application be refused in its present format. The applicant is intending to relocate the motor vehicular access for the site and has failed to show appropriate inter vehicle visibility splays to the same. The request can be overcome if the applicant provides a plan showing appropriate inter vehicle visibility splays which should be 2.4m x 43m. The Highway Authority would be prepared to consider a reduction of these splays in line with the precepts of

Manual for Streets if empirical data in the form of a speed and volume count is provided by the applicant. Should the Planning Authority be minded to approve, conditions are recommended requiring adequate drainage to prevent water run-off to the highway and a construction traffic management plan.

*Second comment*

- 6.2 No objection: Drawing number 49217/PP/001 within the recently loaded Transport Statement show appropriate inter vehicle visibility splays and pedestrian visibility splays from the proposed access and as such the Highway Authority's request that the application be refused is withdrawn. Comments from the Major Development Team will follow.

**Transport Assessment Team (Major developments)**

*First comment*

- 6.3 Objection: Further information is required before a full assessment of the traffic impact can be made for this development.

*Second comment*

- 6.4 No objection: Further information has now been provided responding to our queries. Subject to the mitigation, requiring improvements to the nearest two bus stops on Barton Road (RTPI and raised kerbs), a maintenance contribution for the RTPI (secured by S106 agreement) and a Travel Plan being secured by condition, there is no objection to the development.

**Environmental Health**

- 6.5 No objection: Three informatives and seven conditions are recommended. The conditions cover the following points:

- Construction hours
- Collections during construction
- Construction/demolition noise/vibration & piling
- Dust
- Artificial lighting
- EV charging points
- Plant noise

## **Refuse and Recycling**

- 6.6 Further information needed: From the diagram it looks like the refuse vehicle can drive all the way round, but from the design and access statement it says it can only go half way and has to turn to come back out, because the paved terraced area to the rear near the 60 student rooms is for emergency access only. The refuse vehicle really needs to be able to drive all the way round rather than turn in turning heads and come back out, only to go up the next road and do the same.
- 6.7 No objection: As the site will be managed, and bins will be brought to a collection point near the road, there is no need for refuse vehicle to enter the site.

## **Urban Design and Conservation Team**

- 6.8 No objection: In order to assess the impact of the proposals, we need to consider the legislation that governs development within conservation areas, the National Planning Policy Framework (NPPF) and local plan policy on conservation within the city. Under section 72 of the planning (Listed Buildings and Conservation Areas) Act 1990, it states that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance' of a conservation area. Therefore any applications that come forward for development within conservation areas need to be assessed by the impact they will have on that heritage asset.
- 6.9 The National Planning Policy Framework 2019, paragraph 184 says that heritage assets (in this case the West Cambridge Conservation Area) are 'an irreplaceable resource, and should be conserved in a manner appropriate to their significance', and in 185 c) we should be ensuring that 'the desirability of new development [makes] a positive contribution to local character and distinctiveness'. Paragraph 194 states that 'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.' Paragraph 197 is also relevant in that a 'balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

6.10 Taking all of the above into consideration, any works within a conservation area need to ensure that they preserve or enhance the character or appearance of the conservation area bearing in mind the potential impact of the loss of a building or important space can have on that heritage asset. Section 7 of the Cambridge Local Plan 2018 is on Protecting and Enhancing the Character of Cambridge and has a number of policies to deal with development within the city that are relevant to these proposals:

- Policy 55: Responding to context
- Policy 56: Creating successful places
- Policy 57: Designing new buildings
- Policy 59: Designing landscape and the public realm
- Policy 61: Conservation and enhancement of Cambridge's historic environment
- Policy 62: Local heritage assets

All of these policies are to ensure that development within the city is appropriate for the location and the interest of the city as a whole and the comments below take these policies into consideration.

#### The Site

6.11 Within the West Cambridge Conservation Area Appraisal (2011), it writes of the buildings along Barton Road being of varied quality and age which add to the views along the road, and that the topiary of Croft Gardens (described as 'interesting buildings') is a good use of space. Since this document was written, both 1-12 Croft Gardens and 27 Barton Road (which probably dates back to 1840) have been designated as Buildings of Local Interest (BLIs). In the Barton Road Suburb and Approaches Study (2009), 27 Barton Road was suggested as a candidate for BLI designation and both that building and the Croft Gardens properties were depicted as positive in the Character Assessment Map. Both of these documents emphasise the good qualities of the site both in terms of the buildings and the landscaping.

#### Existing Buildings

6.12 The 1930s nos. 1-12 Croft Gardens were previously denoted as positive buildings in the West Cambridge Conservation Area Appraisal and have recently been designated as BLIs as they

are by the same architect as Maitland House, also a BLI. They have a landmark quality due to their design, materials and landscaping. They are atypical of the conservation area and therefore distinctive in the streetscape. The older no. 27 Barton Road is also a BLI, but it sits quietly, to the rear of the site with occasional glimpses of it visible from the public highway. It appears on the earliest Ordnance Survey maps and is believed to date back to the late 1830s/early 1840s. It was designated as a BLI to highlight its age and architectural quality which is a positive addition to the conservation area. The storage shed, the former riding school building, is not visible from outside of the site and is not of special interest.

- 6.13 The proposed new buildings would see the demolition of nos. 1-12 Croft Gardens and the riding school. No. 27 Barton Road would be refurbished and extended. A new three storey building on the site, adjacent to no. 29, would create a new edge to the street. The main concern is the appropriateness of the proposals and whether they meet the tests above with regard to national and local policies.

#### The Existing Qualities of the Site that Contribute to the Conservation Area

- 6.14 The buildings, landscape and trees on the site have a quality that makes a positive contribution to the streetscape and the character and appearance of the conservation area. The site is not typical of the conservation area, but it has an impact in the street due to the atypical nature of the development and landscaping.

#### *1-12 Croft Gardens*

- 6.15 The applicants have made a case for the demolition of these buildings. We have considered the structural report and take into account that the condition of the properties is such that the existing materials, although not all of the roof tiles, would have to be replaced should a full refurbishment take place. With the upgrades that would be necessary to bring the buildings up to the required standards to meet Building Regulations, the character and profile details would be changed due to the need for additional insulation having to be external to allow for appropriate internal dimensions. As such, the original style and some of the details of the buildings would be lost. The changes that would occur would have a negative impact on their

appearance and on some of the reasons for designation as BLIs.

#### The Replacement Buildings

- 6.16 To agree to the loss of these buildings, it needs to be considered whether the replacement buildings are appropriate to the location in terms of their design, scale and massing to ensure the preservation or enhancement of the conservation area. The height of the two gable ends, which will face Barton Road, is a transition between the two storeys of nos. 19 and 21, and the three storeys of nos. 29 and 31. These two curved ranges could make a positive contribution to the streetscape and the conservation area as a whole provided that the materials and detailing are carefully chosen and implemented. The curve leads the eye into the site and a well-constructed building would be a good addition to the existing building form in this part of the city.
- 6.17 The proposed landscaping between the two blocks has been designed specifically for the site and will add interest, just as the existing hedging and topiary does for the existing villas. Whereas now there is a villa that forms an end stop to views through the open space, the new proposals will see another curved building at the end with the all-important tree belt beyond being retained in part with additional planting to mitigate the impact of the removal of some of the trees.
- 6.18 Taking all of the above points into consideration, on balance, we can support the loss of the BLIs due to the structural issues that the existing buildings have, what that would mean for any refurbishment of those properties and the suitability of the replacement blocks and landscaping. The new buildings will bring a change to the conservation area from the existing built forms, but this is seen as appropriate for this location provided that the proposed conditions are to be agreed.

#### *27 Barton Road*

- 6.19 The proposals now involve retaining no. 27 Barton Road, the original building on the site, and to extend it so that access is improved and it can be used as a community building for the site. The refurbishment of the building is welcomed as an important re-use of this heritage asset. The proposed refurbishment will not have such an effect on the exterior of this building as the other BLIs as it will not be to residential

standards. The frontage will be retained and the alterations will be to the rear. This rear elevation is the least sensitive to an extension, and the proposals will mean that it has the potential to be well used by the residents on the site.

- 6.20 The application documents state that they will be retaining as many features as possible. There are some architectural features in the building which add positively to its character for example the shutter boxes to the French doors, the covings, and some of the doors and their architraves. It will be interesting to see what is to be retained internally. The plan of the site will mean that there will be directed glimpse views of no. 27. Currently views of the house are few and far between due to its siting at the back of the site and the vegetation that is in front of it. By managing the land to the front, and positioning the proposed new development to the front and side of it, there will be more opportunities for the public to get glimpse views of it as they pass by. This will add to the character of the conservation area.

#### *27A Barton Road*

- 6.21 The new three storey building will be adjacent to no. 29 Barton Road and takes its cues on the scale from that property and the adjacent no. 31. The proposed location of this building is supported as the open space to the front of no. 27 is not depicted as being an important open space in the appraisal in terms of preservation of the character or appearance of the conservation area, and an appropriate development in this location can be supported. The design of the proposed building is appropriate in its scale and massing. It will be an obvious new build, but with elements that link it to the existing building stock in the area. The materials and details for this building will need to take their cues from the existing structures so that they visually work with those colours and textures and have a positive impact on the local area.

#### *Other structures*

- 6.22 The re-use of the green pantiles on the cycle sheds will be a link to the existing buildings on the site.

#### Conclusion

- 6.23 There will be a more intensive use of the site with the larger number of residents and greater density of development. However, it is considered that well detailed buildings in

appropriate materials, which will be conditioned, could preserve the character and appearance of the conservation area. The sample panels, as proposed as a condition, should include elements of the brick pattern detailing to ensure that the craftsmanship of the exterior is to the highest standard. With the new building construction being to passivhaus standards, the sustainability credentials of the development will be an exemplar in the city and these standards should be encouraged in new developments.

6.24 The new buildings will also be distinctive, as are nos. 1-12 Croft Gardens, with a good rhythm to the window and door openings on the elevations. There is playfulness to the use of the materials and if well executed they will be a positive addition to the city's built form. The proposed Landscape Masterplan shows the careful integration of the buildings with the landscape and the low car use. It creates what could be a pleasant, green area on one of the main roads into the city which reflects the landscaped character of the approach.

6.25 These comments have taken into consideration the harm that may be incurred through the loss of the BLIs and balanced that against the benefits of the new development. The Conservation Team support the proposals subject to the appropriate discharge of the suggested conditions regarding brickwork and roofing details and archaeology.

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

6.26 No objection: The information provided is acceptable. Two conditions are recommended regarding implementation of the sustainability matrix and passivhaus.

### **Access Officer**

6.27 See comments from Disability Panel for full assessment. The stepped garden should have ramped access to all parts and pathway surfaces suitable for wheelchairs (there are several natural surfaces available). Query why only 48 of 60 rooms accessible. Would like to see a minimum 3 of the 60 graduate rooms and one of the 12 x 2 bed and one of the 12 x 1 bed family to be wheelchair accessible rooms. Likewise the drawings for the toilets and platform lift in communal areas.

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

6.28 No objection: While the extent of tree loss is not ideal, there are no formal objections sufficient to recommend refusal of the scheme subject to the protection of trees to be retained and replacement planting. It should be noted that further archaeological investigation has been recommended. As any excavation can have a serious impact on trees any archaeological investigations must be included in the tree protection assessment and no archaeological investigations should be carried out within the RPA of retained trees. Four conditions are recommended requiring further sign off of a phased TS and AMS, a tree site visit, compliance with approved tree measures and replacement tree planting should any approved trees fail.

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

6.29 No comments received.

### **Cambridgeshire County Council (Flood and Water Management)**

6.30 No objection: A condition requiring compliance with the drainage information submitted is recommended.

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

6.31 No objection: The proposals fully meet the requirements of policies 32 and 32 of the adopted Cambridge City Council local plan and are fully supported. The proposals represent SuDs good best practice and no conditions are required.

### **Head of Streets and Open Spaces (Nature Conservation Officer)**

6.32 No objection: Boundary treatments to adjoining gardens should include sufficient gaps (150mm X 150mm) to allow access for hedgehogs. Three conditions are recommended requiring a protected species licence for the demolition of the barn, bird and bat boxes and ecologically sensitive lighting.

## **Historic England**

6.33 No objection: The current revised proposal for the redevelopment of the site follow from extensive pre-application discussions between the applicant and the Local Authority. At the time of the previous 2016 application, Historic England did not support the proposal to demolish Croft Gardens as they are designated BLIs and a compelling case had not been made for their removal. At the time Historic England recommended that the application be refused.

6.34 Historic England has been involved in discussions and workshops regarding the current proposal which now proposes the retention of 27 Barton Road. Whilst the preference would be that the buildings on site are retained, Historic England has considered the detailed document provided to support the application which includes detail of structural issues and Historic England is of the view that a convincing case for demolition has been made.

8.35 The scale, massing, design and materials proposed for the replacement buildings would be complementary to the character and appearance of the Conservation Area. The retention of no 27 is welcomed and there is no objection to the extension and refurbishment work to this building.

6.36 Overall the proposed scheme would not harm the significance of the West Cambridge Conservation Area.

## **Environment Agency**

6.37 No objection: Informatives are recommended.

## **Anglian Water**

6.38 No objection: There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. The Council's drainage officer should be consulted.

## **Cambridgeshire Constabulary (Architectural Liaison Officer)**

- 6.39 No objection: The area generally has a low level of crimes but bicycle and car theft were predominant over the past 2 years. There is only one mention of security within the Design and Access Statement. Understand the colleges wish for an open site but suggest resident only controls, CCTV, a lighting plan and secure mail delivery.

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

- 6.40 No objection: A condition is recommended requiring a written scheme of investigation.

## **Cadent Gas**

- 6.41 No objection: Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

## **South Newnham Residents Association**

### *First comment*

- 6.42 Objection: The South Newnham Residents Association were not invited to participate in any pre-application discussions. At the time of public consultation ahead of the submission of the application the development proposals were complete and there was no opportunity for the community to influence the proposals. This is contrary to the principles of the NPPF. Ask the officers, including the Conservation and Urban Design Team, to confirm that, having examined all relevant matters (including the current visibly poor state of maintenance), they believe it is definitely the case that refurbishment is not a viable option, and that demolition of this BLI would not go against the Local Plan and Council policy. Request the council to require a comprehensive Environmental Impact Statement. Retention of no 27 is positive but the loss of the green area to the front is regrettable and avoidable. Unclear if the community use proposed for the building is for students or the wider community. Request a condition requiring details of how the

community facility will operate. Welcome the wholly student use of the site and the retention of the wooded area to the rear. Two frontage blocks should maintain the existing building line. Request confirmation that occupiers of the site would not be eligible for parking permits under the emerging residents parking scheme.

*Second comment*

- 6.43 The South Newnham Residents Association's comments are not referenced in the applicants response to consultee comments document. The South Newnham Residents Association were not involved in any pre-application discussions and the local community had no meaningful opportunity to shape the scheme. One of the key objections of the Forum about moving the building line forward was only addressed by stating another conclusion was reached in the pre-app discussions. The proposal for demolition of the BLIs should require consultation with the Forum. Feel that when members of the community and developers engage through the forum agreements can be reached.

*Third comment*

- 6.44 The Forum is currently drafting a Neighbourhood Plan (NP) for South Newnham, and we are statutory consultees on planning matters. As part of research for the NP the forum has consulted with the community to understand improvements which would be welcomed in the locality. A great deal of money was spent on play equipment in Lammas Land 4 years ago to mixed reaction. Student accommodation does not require further play equipment. The proposal results in a loss of green space. The forums appraisal has identified areas for public realm improvement nearby which would be eligible for S106 funding.

**Design and Conservation Panel (Meeting of 10 October 2018)**

- 6.45 The conclusions of the Panel meeting were as follows:

The Panel welcomed the detailed design developments and felt that the changes made since they had last seen the proposal constituted a great improvement. Subject to the acceptance of the case for demolition, the Panel consider that these proposals have the potential to make a positive contribution to the character and appearance of the conservation area.

## **VERDICT – GREEN (7 – unanimous)**

The relevant section of the minutes of the panel meeting are attached to this report as Appendix 1

### **Disability Consultative Panel (Meeting of)**

6.46 Communal areas. The Panel welcomed the fact that the new communal space would have level thresholds. They suggested that the inclusion of a hearing induction loop in this space would also be beneficial.

WCs. The inclusion of accessible WCs on the ground floor for use by disabled visitors was welcomed. The fact that the WCs would be unisex, according to Kings College policy, was thought appropriate from an Equalities standpoint.

Landscaping. Paths between the Fellows' accommodation buildings are broadly according to desire lines with only very gentle level changes which is welcomed. The Panel also noted that materials across the site create a ready surface for mobility access.

Room layout. Although design of kitchen spaces in the Grad Building was yet to be fully detailed, the inclusion of wheelchair accessible surfaces and sinks was strongly recommended. The space provision in the Fellows Apartments, allowing sufficient manoeuvring and turning circle for wheelchairs was praised.

Fire Safety. The Panel were informed that fire safety plans for the buildings have yet to be finalised, but that there were no plans to include sprinklers or evacuation lifts. There will be fire evacuation plans in place that will likely include the onsite warden and staff from the Porter's Lodge, which is manned 24/7. The Panel reiterated the idea of having the fire alarm only audio/visual within the necessary evacuation area, and silent elsewhere.

Wayfinding. It is noted that building entrances and exits will be well delineated by lighting, colour contrasts and other strong markers. The vibrant rain gardens will also help in this regard. Any internal areas will also have suitably high-contrast features to aid any visually impaired residents.

Transport. There are 2 accessible parking bays proposed for the site out of 11 bays total, with storage provided for non-standard bicycles. The inclusion of a space for the storing and charging of mobility scooters was recommended – the charging facility need not necessarily be free, but could be metred. Further consideration should be given to allowing delivery vehicles access to the Graduate Building.

Conclusion: The Panel considered this a good scheme, and welcome in particular the conversion of the communal building back into accessible use.

### **Developer Contributions Monitoring Unit**

6.47 This proposed development is within 600m of Lammas Land play area. Given the scale of the proposed development on this site, and in line with the funding formula set out in the Council's Planning Obligations Strategy 2010, a specific S106 contribution of £7,584.00 (including indexation) is requested toward the provision of and/or improvement of the play area equipment and facilities at Lammas Land play area.

6.48 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:

- 18 Bedford Street, Bath
- 95 Burnside
- Camcycle
- Cambridge Past, Present and Future
- 19 Champney's Walk x 2
- Church Rate Corner Malting Lane
- 19 Churchfield Court, High Street, Girton
- 19 Clarkson Road
- 10 Earl Street
- 26 Eltisley Avenue
- 2 Grange Road
- 106 Grantchester Meadows

- 16 Grantchester Road
- 45 Herbert Street
- 5A Herschel Road
- 5 Kings Road
- 5 Merton Street
- 2 Millington Road x 2
- 2A Millington Road x 3
- 4C Millington Road x 3
- 20 Millington Road x 2
- 30 Millington Road x 2
- Newnham Croft Conservation Group
- 13 St Marks Court
- 5 Selwyn Gardens
- 29 Selwyn Gardens
- 10 Summerfield
- 4 West View

7.2 The representations can be summarised as follows:

Design/conservation area/loss of BLIs

- The applicant has not made a credible case for the loss of Croft Gardens which are landmark buildings and harmonious in the street.
- The buildings are BLIs and should be preserved.
- Existing accommodation should be retained and improved
- Loss of greenery and characterful topiary hedges
- Suggest land behind Croft Gardens could be developed and existing buildings retained
- The replacement buildings are too high and out of character with the surrounding area
- Any replacement buildings should retain art deco features/should have white render
- The replacement buildings are sited too close to Barton Road
- The narrow inset windows are austere and out of keeping
- The crescent shape is out of keeping and bulky. The buildings should be rectangular.
- Replacement buildings are too institutional/urban. The surrounding character is predominantly domestic/residential
- Although the replacement buildings are better than the previous application they remain harmful to the Conservation Area

- Request a high hedge and further planting to the front of the development to screen from the street
- 29 Barton Road should not be used as precedent as this is an anomaly in the street
- Retention and reuse of no 27 is positive
- Removal of plans to demolish nursery is positive
- Wild garden surrounding no 27 and how the garden and building relate to one another is of great importance

#### Residential amenity

- Will overlook 2 Grange Road
- Noise disturbance from student use/increased density
- Increase traffic, noise and dust during construction
- Concerned about removal of hazardous materials/waste during construction
- Rear student block will overlook 4C Millington Road
- Noise and disturbance from use of rear amenity space will disturb 4C Millington Road

#### Ecology/Trees

- Loss of trees and wildlife
- 4C Millington Road is a unique and natural site which is a habitat for many plants and animals. This habitat flows into the application site and there are concerns about the ecology studies provided with the application
- Wooded boundary with 4C Millington Road should be retained for ecology and privacy purposes.
- Light from the new buildings will impact bats and amenity of 4C Millington Road which uses only minimal external lighting.
- The garden absorbs CO2

#### Traffic/parking/highway safety

- Increased density of the site would increase traffic and pollution
- Insufficient car parking spaces
- Insufficient cycle parking space for the flats
- Double stacker cycle spaces are not permitted for residential development
- Inadequate circulation space for deliveries

#### Other

- Contrary to the South Newnham Residents Plan

- Feel the buildings have been wilfully neglected
- Request evidence that Kings College has invested in the upkeep of Croft gardens over the years
- Lack of community consultation about the project
- Survey regarding condition of Croft gardens were commissioned by the college so are not independent
- Buildings will not meet BREEAM Excellent in line with policy 28
- The amendments make no improvement
- Site should be used to house key workers rather than transient students who do not contribute to the community
- There are significant numbers of post grad rooms available at Eddington which the college should be able to utilise.
- Would set a precedent for further development in the area
- A village concept is suggested whereby Croft Gardens set piece is repeated 3 to 5 times within the grounds.
- Having lived in Croft Gardens in the past feel that they could easily be made into adequate accommodation

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. Affordable Housing
3. Context of site, design and external spaces and impact on heritage assets
4. Trees and ecology
5. Public Art
6. Carbon reduction and sustainable design
7. Water management and flood risk
8. Light pollution, noise, vibration, air quality, odour and dust
9. Inclusive access
10. Residential amenity
11. Refuse arrangements
12. Highway safety
13. Car and cycle parking

14. Third party representations
15. Planning Obligations (s106 Agreement)

### **Principle of Development**

- 8.2 The site is currently used as graduate family accommodation with storage to the south of the site. The proposal continues the student accommodation use of the site with ancillary social facilities in the retained and extended 27 Barton Road.
- 8.3 Policy 46 Of the Cambridge Local Plan 2018 relates to the development of new student accommodation. This states that student accommodation developments will be permitted if they meet identified needs of an existing educational institution to provide housing for students attending full-time courses of one academic year or more. The application will need to:
  - a. Demonstrate there is a proven need for student accommodation to serve the institution
  - b. Demonstrate no loss of market or affordable housing as part of the proposal
  - c. Be in a location which is appropriate to the institution it serves
  - d. Being close to sustainable transport links
  - e. Having appropriate management arrangements to prevent student bringing cars into Cambridge
  - f. The rooms and facilities being adequate
  - g. Where appropriate, being warden controlled to minimize anti-social behavior
- 8.4 The college has submitted a Housing Need Assessment as part of the application which clearly demonstrates the need for additional student accommodation. The site currently houses Kings College students and is easily accessible to the college. The site lies within close proximity to public transport links and is well connected by pedestrian and cycle infrastructure. Students are subject to proctorial controls to prevent students bringing cars into Cambridge. The room sizes and facilities proposed are considered acceptable (further assessment below). The site would house a mixture of graduate students and graduate students with families. As a result there would be no requirement for a warden and there is unlikely to be any significant anti-social behavior associated with the additional student rooms on site.

## **Affordable Housing**

- 8.5 The application proposed student accommodation and as such does not require any affordable housing provision.

## **Context of site, design and external spaces and impact on heritage assets**

### Principle of demolition

- 8.6 The first element to address is the principle of demolition of 1-12 Croft Gardens as well as the other garage and storage buildings on site. 1-12 Croft Gardens and 27 Barton Road are BLIs. These buildings are also identified as having a positive contribution to the Conservation Area within the West Cambridge Conservation Area Appraisal. No 27 Barton Road is proposed to be retained, renovated and extended. This is supported in principle and I will address the details of the works below. The storage building and garages are of no architectural or historical interest and their loss is supported.
- 8.7 The primary concern is the demolition of 1-12 Croft Gardens. Many of the representations object to their loss and request that the buildings are retained and refurbished. As part of the previous application the applicant provided a structural report from Andrew Firebrace and Partners which looked at the structural condition of the buildings but was relatively limited in scope. As part of the current application the applicant has provided a further appraisal from Smith and Wallwork which is more detailed. A report from Faithful and Gould assess the level of repairs and refurbishment required to bring the buildings up to standard.
- 8.8 All three blocks suffered from subsidence of foundations. Further evidence of cracking since the original 2015 report shows subsidence is ongoing. The subsidence has caused doors to drop, cracking and uneven floors. All of the three buildings would need to be underpinned which would require extensive and disruptive works which would result in significant loss of internal fabric. Internally there is mold and dampness in many areas which suggests a thermal insulation upgrade is required as well as heating and ventilation systems throughout. Cracks would need to be repaired and external wall insulation would be required to improve thermal performance. The report states that internal wall insulation could in theory be

provided but this would have thermal bridging issues and would reduce the size of rooms. Doors and windows are in a poor state of repair and would need to be replaced. Additional ventilation systems would need to be provided to meet with Building Regulations Standards. The original stairs would need to be removed and rebuilt. The existing head heights are below the standard minimum requirement and this would reduce even further if the flats were fitted with adequate acoustic separation. The internal layout of the flats could not be adapted to be suitable for wheelchair users and none of the units are wheelchair accessible. The only way to make the units accessible would be to totally remodel the interiors resulting in major loss of fabric and a reduction to floor area.

8.9 The heritage statement submitted with the application makes the case that the works required to bring Croft Gardens up to current Building Regulation Standards would result in significant loss of fabric and extensive alterations. The resulting buildings would not retain their original plan form. The work to repair and insulate the walls would result in the loss of detailing and change the appearance of the building. There would need to be external ramps to provide level access. The loss of historic fabric and replacement with modern replicas would reduce the significance of the buildings. The works would also result in very small amount of floor space; much of which would not be wheelchair accessible. The Heritage Statement goes on to argue that a quality building could provide a modern landmark development in the Conservation Area which would make an equal or greater contribution to the character of Barton Road.

8.10 The Conservation Officer has reviewed the case made in the heritage statement which, as outlined above, argues that with the upgrades that would be necessary to bring the buildings up to the required standards to meet Building Regulations, the character and profile details would be changed and the original style and some of the details of the buildings would be lost. The Conservation Team considers that the changes would have a negative impact on their appearance and on some of the reasons for designation as BLIs.

#### Replacement buildings

8.11 In considering whether the loss of Croft Gardens would be acceptable, the Conservation Team has assessed the

appropriateness of the replacement buildings and whether they would preserve or enhance the Conservation Area. This is in line with the NPPF (2019) which states (paragraph 197) that a 'balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

*Building A, B and C*

- 8.12 The proposed replacement buildings (Buildings A, B and C) would also be a set piece around a central garden space. The height of the frontage buildings would be a transition between the two storeys of 19 and 21 and the three storeys of nos. 29 and 31. The set piece formation and curved nature of the proposal would create a replacement landmark on the street. The central garden space would be communal open space with a grass amphitheatre to the southern end. It would retain the greenery to the front of the property and the semi-formal garden feel that currently existing. Topiaries are shown around seating areas in this garden which picks up on the existing topiaries which are referenced numerous times in the representations. The curved nature of the buildings will draw the eye into the site. In my view the proposed curved nature will reduce the massing when viewed from the street. The buildings do sit further forward than the existing Croft Gardens but have a building line which would transition; being further forward than 21 but not as far forward as no 29. The buffer of trees to the rear would be retained albeit with some trees being removed and replaced and as a result the verdant backdrop to the site would remain. The Conservation Officer is satisfied that subject to careful detailing and use of quality materials, that the pair of frontage buildings would have a positive impact on the streetscene. I share this view.

*Building E*

- 8.13 No 27 Barton Road (Building E) is proposed to be retained as part of the proposal. The proposal is to refurbish and extend the property providing level access to the rear. This building is proposed to be used as a communal space for occupiers of the site and as a result the works required are not as significant as those needed to bring the buildings into an acceptable standard for residential use. Many of the architectural features which contribute to the significance of the building will be retained including the shutter boxes to the French doors, the covings, and some of the doors and their architraves. The extension to

the property would be to the rear which is the least sensitive elevation as it already has a large incongruous extension. The proposed extension will provide level access and ensure the building is retained and reused. The extension is a lightweight timber and glazed structure which would clearly read as a subservient later addition to the property. The positioning of the frontage buildings will guide glimpsed views towards no 27 from Barton Road.

#### *Building D*

- 8.14 No 27A (Building D) is proposed to sit adjacent to no 29 Barton Road. It would be a three storey building which would take its cues in terms of scale and massing from the adjacent 29. The Conservation Team is satisfied that its siting on the currently open part of the site would not be harmful to the conservation area. The building would have a more simple architectural form than the ornate no 29. It would have a gable end with a hardwood flat roof projecting bay facing Barton Road. The primary windows face east into the application site. The Conservation Team note that the materials and detailing will need to take their cues from the other buildings on site to ensure they work together and have a positive impact on the Conservation Area. Further brick and roof details are recommended to be required by condition.
- 8.15 The Conservation Team have assessed the replacement scheme and considered the harm from the loss of the BLIs. They consider that the replacement buildings, although larger in scale, would preserve the character and appearance of the conservation area subject to details of brickwork and roofs. The new buildings will also be distinctive and have a landmark quality similar to Croft Gardens. Historic England has also reviewed the application and, having recommended refusal on the previous application, are satisfied that the current application is acceptable. They note that the applicant has made a compelling case for the demolition of Croft Gardens and that the proposed replacement buildings in terms of design, massing and materials would be complementary to the character and appearance of the Conservation Area. The scheme was presented at Design and Conservation Panel and received unanimous green lights. The Landscape proposals work well with the buildings and retain much greenery on the site. The retention and reuse of no 27 is positive and the new buildings will help reveal glimpsed views of it from Barton Road

due to their shape and siting which draws the eye into the site. The new building adjacent to no 29 is considered to be acceptable in terms of design in principle subject to details of materials to ensure it ties in with the other new buildings on site. In my view the development would preserve and enhance the character and appearance of the Conservation Area and I am satisfied that the replacement buildings would justify the loss of the BLIs given the level of work required to bring these up to standard.

- 8.16 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58, 61 and 62.

### **Trees and Ecology**

- 8.17 The Tree Officer reviewed the application as submitted. She noted that the amount of trees proposed to be removed was not ideal but that she had no objection subject to the retained trees being suitably protected and replacement planting being provided. Initially the area to the south of the site was proposed to be a wooded external amenity space for students. Due to concerns about the amenity of 4C Millington Road, which are discussed in more detail below, this area is no longer proposed to be used as external amenity space and a condition is proposed to prevent this area being used other than for maintenance and upkeep. Further trees have also been proposed in this area due to concerns about overlooking; this is also discussed in greater detail below. As a result the area to the back of building C will now have an even greater amount of trees which will provide a green backdrop for the buildings and retain the green buffer at the back of the site.
- 8.18 The Ecology Officer initially had no objection to the proposal subject to condition. Following an objection from 4C Millington Road, he undertook a site visit to the neighbouring property and noted its ecological value. He requested further survey work to be undertaken by the applicant's ecology consultant. This survey work has been undertaken and an updated report has been provided. The Ecology Officer has no objection to the proposal in light of the additional information subject to conditions.
- 8.19 In my opinion the proposal, subject to conditions is compliant with Cambridge Local Plan (2018) policies 70 and 71.

## **Public Art**

- 8.20 No information has been provided up front regarding public art. I am satisfied that it will be possible to include an element of public art within the site. A condition requiring a public art delivery plan is recommended to ensure the delivery of public art to comply with policy.
- 8.21 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 56 and the Public Art SPD 2010

## **Carbon reduction and sustainable design**

- 8.22 I note one of the representations raises concerns that the building would not meet BREEAM excellent in line with policy 28. In paragraph 4.8 of the supporting text to policy 28, it states that the Council will be supportive of innovative approaches to meeting and exceeding the standards. It goes on to confirm that the Passivhaus Standard is supported. The Senior Sustainability Officer has confirmed that the proposal meets with policy 28 and recommended two conditions regarding Passivhaus and implementation of the sustainability matrix.
- 8.23 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 (2018) policy 28 and the Sustainable Design and Construction SPD 2007.

## **Integrated water management and flood risk**

- 8.24 Both the City Council's Sustainable Drainage Officer and the Lead Local Flood Authority Officer have reviewed the submission and are satisfied that the drainage detail is acceptable. A condition requiring compliance with the information submitted is recommended.
- 8.25 In my opinion the applicants have suitably addressed the issues of water management and flood risk, and the proposal is in accordance with Cambridge Local Plan (2018) policies 31 and 32.

## **Light pollution, air quality, noise, vibration and dust**

- 8.26 The Environmental Health Officer has reviewed the submission and has no objection to the proposal subject to conditions. Conditions to manage noise, vibration and dust during construction are recommended. Conditions are also recommended to restrict the hours of construction and hours for deliveries and collections from the site during construction. An EV Charging point is requested to be provided through condition. Details of artificial lighting are also recommended to be dealt with by condition. Artificial lighting is also relevant to the Ecology Officer and the Architectural Liaison Officer.
- 8.27 In my opinion, subject to the conditions I have recommended, the applicants have suitably addressed the issues of noise, vibration dust, light pollution and air quality, and the proposal is in accordance with Cambridge Local Plan (2018) policies 34, 35 and 36.

## **Inclusive access**

- 8.28 The application is for student accommodation and as a result policy 51 is not relevant. The application proposes to provide 6 accessible bedrooms within the Graduate block. 48 of the 60 rooms would be wheelchair accessible. The proposed flats are designed to exceed London Housing Design Guide standards and factor in manoeuvring and turning circles. Building 3 has lifts to provide access to all floors. The ground floor flats have level access.
- 8.29 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 56 and 57.

## **Residential Amenity**

### **Impact on amenity of neighbouring occupiers**

- 8.30 27A Barton Road (Building D) would sit broadly in line with no 29. There is an element of the building which would protrude beyond the rear building line with no 29 but this is set well away from the boundary. As a result I do not consider that 27A would cause any significant enclosure or overshadowing to no 29 Barton Road. There are no windows proposed in the side elevation looking towards no 29. There are windows in the end

wall but these serve the corridor and as a result would not have any significant impact on the privacy of the garden space to the rear of 29.

8.31 Building B runs in close proximity to 21 Barton Road. The building would be set off the boundary with 21 Barton Road by between 6.5 and 7m .The building will result in some enclosure to the garden space but given the distance from the boundary and the lower height at the eaves nearest the boundary I do not consider this to be significantly harmful to warrant refusal. No shadow studies have been provided but the building is likely to result in some minor overshadowing of the garden of no 21 when compared with the existing situation. This would be minor given the distance from the boundary and due to the orientation would only be for a limited time. There are a number of windows which would look towards the garden of no 21. This garden space is already overlooked by no 19 and although the proposal will result in additional windows looking towards the garden given the separation distance and as the property is within the ownership of Kings College I do not consider this to be a significantly harmful impact on the privacy of the garden to warrant refusal.

8.32 The primary concern is the impact of Building C on the amenity of 4C Millington Road. 4C Millington Road is a unique site within Cambridge. It comprises a number of pavilion buildings in a natural setting with a large amount of trees, shrubs and a body of water. The buildings are all pavilion type structures with accommodation at first and second floor and external walkways. Due to the orientation of the plot with 4C being south of the site, there would be no overshadowing from the development. The existing riding school building is proposed to be removed. Building C would be sited further east on the site than the riding school building which is being demolished but would sit broadly in the same building line. At the closest point (at the south east of the site) the building is 10m to the boundary and there is 15m between the nearest point of Building C and the annex building at 4C Millington Road. At the furthest points the building would be 17.5m from the boundary.

8.33 Having visited 4C Millington Road I was concerned about the impact of the proposal on the amenity of the occupiers of the site as it is currently very tranquil and secluded. The primary concern was noise and disturbance from the use of the wooded

area to the rear and overlooking from Building C. The applicant has provided a revised plan which removes all seating from the woodland area and confirmed they are willing to accept a condition to prevent this space being used other than for maintenance and upkeep. The revised plan also provides a significant amount more trees to the rear. This is acceptable in principle but further details of proposed tree planting are recommended to be dealt with by condition. A condition is also recommended regarding boundary treatment and this should provide detail of how the woodland area would be fenced off to prevent student access.

- 8.34 I am satisfied that fencing off the area to the rear and including a condition to prevent it being used as amenity space and only accessed for upkeep would overcome concerns about noise disturbance from the use of this space. I will recommend a condition whereby the applicant will need to provide a plan showing the extent of the area to the rear to be fenced off and prohibit its use except for upkeep. The condition will also need details of the means of controlling access. The additional tree planting will provide further screening to obscure views into 4C Millington Road from Building C. The additional trees combined with the distance of the building from the boundary are considered to adequately protect the privacy of 4C. The additional trees will also help retain the wooded buffer which currently exists and is important for wildlife which moves between the sites.
- 8.35 In terms of enclosure impact, building C will result in some enclosure to the annex building at 4C Millington Road as it is a tall structure which runs near to a significant portion of the boundary between the two sites (approx. 50m). However, the provision of further tree planting will help screen the building from the site. The majority of 4C Millington Road will not be enclosed by the building and as a result I do not consider the proposal would have a significant impact in terms of enclosure to no 4C.
- 8.36 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 (2018) policies 35, 55 and 56.

## Amenity for future occupiers of the site

- 8.37 The flats and rooms are proposed to be used as student accommodation and as a result policy 50 which sets minimum space standards is not relevant as this relates to C3 residential units whereas the proposed use would fall within the C2 Student Accommodation use. The proposed rooms and flats are considered to provide adequate amenity for the future student users of the site. Building C provides en suite graduate rooms whereas Building D will provide cheaper rooms with shared bathrooms. Both are considered to be adequate for future occupiers. The reuse of no. 27 (Building E) to provide communal facilities is positive and will help create a sense of community amongst students who live on site. The woodland amenity area originally proposed is now conditioned to be fenced off and not be accessible by students. However, in my view, the remaining outdoor space on site between Building A and B and around no 27 would be sufficient to provide a good level of amenity to future students living on site.
- 8.38 In my opinion the proposal provides a high-quality living environment and an appropriate standard of amenity for future student occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2018) policy 46.

## **Refuse Arrangements**

- 8.39 The Waste Officer initially queried the refuse collection arrangement. The college has confirmed that refuse lorries would not need to enter the site and that bins would be moved adjacent to the highway on collection day by management. The Waste Officer has confirmed this is acceptable.
- 8.40 In my opinion the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

## **Highway Safety**

- 8.41 The Highway Engineer initially raised concerns about inadequate visibility splays but the applicant has provided revised plans and further information and visibility splays are now considered adequate and he has no objection to the proposal subject to conditions including a construction traffic management plan. The major development team has reviewed

the transport impact of the proposal. Students would be subject to proctorial controls and as the students are graduates, move ins and leaving will be spread over a period of time rather than all at once. The Transport Assessment Team is satisfied that they have no objection to the development subject to a travel plan condition and mitigation package requiring improvements to the two nearest bus stops on Barton Road.

8.42 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 81.

### **Car and Cycle Parking**

8.43 The application proposes 12 car parking space including 4 disabled bays. The occupiers of the site will be subject to proctorial control and the car free nature of the occupiers can as a result be realistically enforced. The Transport Assessment Team has reviewed the proposal and have no objection subject to mitigation as noted above. The Transport Officer does note that the car ownership exercise shows that 15 car parking spaces would be required for a development of this size in this location for the apartment's element of the site. This assumes a C3 use rather than a C2 use so is not relevant. In my view, the level of car parking is acceptable and it should be noted that although the car parking numbers were noted to be below C3 standards the Transport Assessment Team has no objection to the proposal.

8.44 The application proposes to provide a total of 164 cycle spaces. These are a mixture of short stay uncovered space and secure covered spaces. The cycle parking spaces are a mixture of Sheffield stands and double stackers. 4 Cargo bike spaces have been provided. The provision would exceed the Local Plan's minimum standards which requires a total of 2 spaces per 3 bed spaces and 1 visitor space per 5 bed spaces which would require a total of 84 spaces. Camcycle state that double stackers are inappropriate but as the use is for student accommodation it is acceptable to have a mixture of both double stackers and Sheffield Stands. The provision of spaces for cargo bikes is welcomed for the family units.

8.45 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 82.

## Third Party Representations

8.46 I have addressed the majority of the issues raised by the third party representations within the body of my report but will cover any outstanding matters in the below table:

<b>Representation</b>	<b>Response</b>
The applicant has not made a credible case for the loss of Croft Gardens which are landmark buildings and harmonious in the street.	See paragraphs 8.6-8.10
The buildings are BLIs and should be preserved.	See paragraphs 8.6-8.10
Existing accommodation should be retained and improved	There are many issues with the retention and refurbishment of the scheme. The works required to bring the buildings up to modern building regulation standards would result in a significant loss of historic fabric which would impact on the significance of the building. See paragraphs 8.6-8.10
Loss of greenery and characterful topiary hedges	Much greenery is retained on site. Topiary is proposed within the new semi-formal garden to the front of the site.
Suggest land behind Croft Gardens could be developed and existing buildings retained	I can only assess the application in hand.
The replacement buildings are too high and out of character with the surrounding area	Although of a greater scale than the existing Croft Gardens, the replacement buildings are considered to preserve and enhance the character and appearance of the conservation area subject to conditions. See paragraphs 8.11-8.15
Any replacement buildings should retain art deco features/should have white render	The new buildings would be of a high design quality and details of brickwork and roofing are recommended to be required by

	condition. I do not consider it necessary to retain art deco features as part of the new development. Where feasible to green roof tiles will be reused on the proposed garages.
The replacement buildings are sited too close to Barton Road	Although the new buildings sit further forward than the existing buildings, I consider they would read well in the streetscene. See paragraphs 8.11-8.15
The narrow inset windows are austere and out of keeping	The replacement buildings are considered to be acceptable in terms of design. See paragraph 8.11-8.15
The crescent shape is out of keeping and bulky. The buildings should be rectangular.	The crescent shape is not typical in the street but in my view would have a positive impact on the streetscene and would direct views into the site.
Replacement buildings are too institutional/urban. The surrounding character is predominantly domestic/residential	The proposed replacement buildings are considered to preserve and enhance the character and appearance of the conservation area. See paragraphs 8.11 – 8.15
Although the replacement buildings are better than the previous application they remain harmful to the Conservation Area	The proposed replacement buildings are considered to preserve the character and appearance of the Conservation Area.
Request a high hedge and further planting to the front of the development to screen from the street	A hedge is proposed to the front of the site.
29 Barton Road should not be used as precedent as this is an anomaly in the street	No 29 is harmonious in the street. Building D is considered to have a positive impact on the street. See paragraph 8.14
Retention and reuse of no 27 is positive	Noted.
Removal of plans to demolish nursery is positive	Noted.

Wild garden surrounding no 27 and how the garden and building relate to one another is of great importance	The proposal does retain a garden for no 27. A lawn is proposed to the front of the building with raised beds, which would be used by students for growing fruit and vegetable, to the rear.
Will overlook 2 Grange Road	2 Grange Road is at the other side of the road and set a significant distance away from the nearest building proposed on site (building D).
Noise disturbance from student use/increased density	In my view the use of the site would not give rise to any significant noise disturbance to nearby occupiers
Increase traffic, noise and dust during construction	Conditions are proposed to manage construction hours, noise, dust and construction traffic management
Concerned about removal of hazardous materials/waste during construction	Removal of asbestos is a building regulations matter. The Environmental Health Officer has no concerns regarding contaminated land.
Noise and disturbance from use of rear amenity space will disturb 4C Millington Road	See paragraph 8.32 – 8.34
Rear student block will overlook 4C Millington Road	See paragraph 8.34
Loss of trees and wildlife	The Ecology Officer and Tree Officer have no objection to the development subject to conditions.
4C Millington Road is a unique and natural site which is a habitat for many plants and animals. This habitat flows into the application site and there are concerns about the ecology studies provided with the application	Further ecology studies have been provided. The Ecology Officer is satisfied with the information provided subject to conditions.

Wooded boundary with 4C Millington Road should be retained for ecology and privacy purposes.	Further planting has been proposed to the rear of the site.
Light from the new buildings will impact bats and amenity of 4C Millington Road which uses only minimal external lighting.	A condition is proposed requiring ecologically sensitive lighting details to be approved
The garden absorbs co2	Noted. A large amount of greenery and trees are proposed to be retained as part of the development.
Increased density of the site would increase traffic and pollution	Students would not be permitted to bring cars into the city and as a result there would be no significant increase in traffic to the site
Insufficient car parking spaces	I consider the proposed car parking numbers to be adequate given the nature of the use and proctorial controls in place.
Insufficient cycle parking space for the flats	The cycle parking levels proposed on site exceed policy standards. See paragraph 8.44
Double stacker cycle spaces are not permitted for residential development	The proposal is for student accommodation and as a result a mixture of cycle stands types are permitted.
Inadequate circulation space for deliveries	I am satisfied that there is adequate space for deliveries to access and manoeuvre around the site
Contrary to the South Newnham Residents Plan	This is not yet adopted.
Feel the buildings have been wilfully neglected	There is no evidence to suggest the wilful neglect of the buildings.
Request evidence that Kings College has invested in the upkeep of Croft gardens over the years	This is not considered reasonable as there is no evidence of wilful neglect.
Lack of community consultation about the project	The applicant has provided a statement of community involvement which details a

	public exhibition held prior to submission of the application.
Survey regarding condition of Croft gardens were commissioned by the college so are not independent	I am satisfied with the surveys provided.
Buildings will not meet BREEAM Excellent in line with policy 28	The buildings are designed to be Passivhaus rather than meet BREEAM excellent. Passivhaus buildings are constructed in a way to be low-energy buildings. This approach is supported by policy 28 and has been confirmed as acceptable by the Senior Sustainability Officer. See paragraph #
The amendments make no improvement	Noted. I consider the amendments to provide further planting to the rear and agreement to prohibit student access to this area would overcome my concerns regarding the impact to 4C Millington Road.
Site should be used to house key workers rather than transient students who do not contribute to the community	This does not form part of the application. The proposal includes an assessment of need in line with the requirements of policy 45. See paragraph 8.2-8.4
There are significant numbers of post grad rooms available at Eddington which the college should be able to utilise.	The college has demonstrated a need for further accommodation. See paragraph 8.4
Would set a precedent for further development in the area	Every application is assessed on its own merits
A village concept is suggested whereby Croft Gardens set piece is repeated 3 to 5 times within the grounds.	This does not form part of the application
Having lived in Croft Gardens in the past feel that they could easily be made into adequate accommodation	The studies put forward by the applicant detail the level of work required to bring the buildings up to standard. This would be costly

	and result in a loss of fabric and many features which are important to the significance of the buildings.
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### **Planning Obligations (s106 Agreement)**

8.47 The Community Infrastructure Levy (CIL) Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. Each planning obligation needs to pass three statutory tests to make sure that it is

(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.

8.48 In line with the CIL Regulations, councils can pool no more than five S106 contributions towards the same project. The new 'pooling' restrictions were introduced from 6 April 2015 and relate to new S106 agreements. This means that all contributions now agreed by the city council must be for specific projects at particular locations, as opposed to generic infrastructure types within the city of Cambridge.

### City Council Infrastructure (Open spaces and Community facilities)

8.49 The Developer Contribution Monitoring team has recommended that a contribution of £7,584.00 (including indexation) be made toward the provision of and/or improvement of the play area equipment and facilities at Lammas Land play area.

8.50 I note the South Newnham Residents Association have objected to the contributions going towards play equipment at Lammas Lane. The contributions are based on the city council's SPD and reflect a need for additional money for play equipment at Lammas Land. The South Newnham Residents Association also suggests that the money would be better spent on public

realm improvements on Barton Road. The proposal attracts a contribution for children play equipment as some family student flats are proposed. A contribution towards public realm improvements is not required to make the development acceptable and would not be CIL compliant.

8.51 The County Councils Transport Assessment Team has requested that the maintenance of the RTPI for the two bus stops, as recommended by condition, be included as a S106 obligation. I consider this to be reasonable and justified.

8.52 I agree with the reasoning set out in paragraph 6.47 above that the contribution towards Lammas Land meets the requirements of the CIL regulations. The maintenance of the bus stops, as outlined in paragraph 8.51 is also considered to meet with CIL regulations. 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 (2018) policies 68 and 85 and the Planning Obligation Strategy 2010.

#### Planning Obligations Conclusion

8.53 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. Delegated powers are requested to deal with the S106 agreement.

## **9.0 CONCLUSION**

9.1 The applicant is considered to have made a compelling case for the demolition of Croft gardens. The replacement buildings on site are considered to be appropriate in terms of scale and design and subject to conditions are considered to preserve and enhance the character and appearance of the Conservation Area. The proposal is not considered to have any significant adverse impact on surrounding neighbouring properties subject to conditions, in particular about planting to the rear and prohibiting the use of the rear of the site as amenity space. The ecological and tree impacts of the proposal are considered acceptable subject to conditions. Delegated powers are requested to deal with the S106 agreement.

## 10.0 RECOMMENDATION

**APPROVE** subject to the prior completion of the s106 Agreement and 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 91 of the Town and Country Planning Act 1990 (as amended by 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 2018 policy 35)

4. There shall 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 2018 policy 35)

5. No development shall commence (including any pre-construction, demolition, enabling works or piling), until a written report, regarding the demolition / construction noise and vibration impact associated with this development, has been submitted to and approved in writing by the Local Planning 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. The development shall be carried out in accordance with the approved details only.

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 nearby properties (Cambridge Local Plan 2018 policy 35)

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 2018 policy 36.

7. Prior to occupation of the proposed development, information demonstrating that an electric vehicle charge point has been installed in 50% of the proposed development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of encouraging more sustainable forms of travel/transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF), Policy 36 of the Cambridge Local Plan (2018) and in accordance with Cambridge City Councils adopted Air Quality Action Plan (2018).

8. Prior to the installation of plant, a scheme for the insulation of the plant in order to minimise the level of noise emanating from the said 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: in the interest of amenity (Cambridge Local Plan 2018 policy 35)

9. Prior to the installation of any artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded). The lighting scheme shall also be ecologically sensitive and shall:

- a) identify those areas/features on site that are particularly sensitive for bat species and that are likely to cause disturbance along important routes used to access key areas of their territory, for example, for foraging; and

- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

Reason: in the interest of amenity and to protect the foraging and commuting route for bat species. (Cambridge Local Plan 2018 policies 34 and 70)

10. The surface water drainage scheme shall be constructed and maintained in full accordance with the Flood Risk Assessment and Foul and Surface Water Drainage Strategy Report as submitted (ref: KCG-SW-SI-XX-RP-C-0007) dated 13th December 2018.

Reason: To prevent an increased risk of flooding and protect water quality (Cambridge Local Plan 2018 policies 31 and 32)

11. The development shall be designed and constructed in accordance with the Passivhaus Standard. Prior to occupation, or as soon as practicable after occupation, evidence of Passivhaus certification shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28).

12. All buildings on site, with the exception of ancillary buildings, shall be constructed to meet the criteria set out in the approved Sustainability Statement and Sustainability Matrix (Max Fordham, 6th December 2018). Any subsequent amendment to the credits contained within the Sustainability Matrix shall be in accordance with a revised Matrix submitted to and approved in writing by, the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28).

13. Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before 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 tree works, 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 supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

14. Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager, the arboricultural consultant and Local Planning Authority Tree Officer to discuss details of the approved AMS.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

15. The approved tree protection methodology 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 approved tree protection plans, 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. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

16. If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

17. No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The 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); 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.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the Local Planning Authority. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

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 2018 policies 55, 57 and 59)

18. Prior to occupation of the development, a plan indicating the positions, design, materials and type of boundary treatments to be erected shall be submitted to and approved in writing by the Local Planning Authority. Boundary treatments to adjoining gardens should include sufficient gaps (150mm X 150mm) to allow access for hedgehogs. The boundary treatment shall be completed in accordance with the approved details prior to the first occupation or the bringing into use of the development (or other timetable agreed in writing by the Local Planning Authority) and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy and to ensure it allows movement of hedgehogs (Cambridge Local Plan 2018 policies 55, 57, 59 and 70).

19. Prior to first occupation or the bringing into use of the development, hereby permitted, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority. The landscaped areas shall thereafter be managed in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is maintained as part of the development. (Cambridge Local Plan 2018 policies 55, 57 and 59)

20. The driveway hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway. Once constructed the driveway shall thereafter be retained as such.

Reason: To prevent surface water discharging to the highway, in the interests of highway safety (Cambridge Local Plan 2018 policy 81).

21. The driveway hereby approved shall be constructed using a bound material for the first 6m from the back of the adopted public highway, to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall thereafter be retained as such.

Reason: In the interests of highway safety. (Cambridge Local Plan 2018 policy 81)

22. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: in the interests of highway safety (Cambridge Local Plan 2018 Policy 81)

23. Prior to the occupation of the development, works shall be carried out to the two nearest bus stops to the development on Barton Road to provide Real Time Passenger Information (RTPI) and raised kerbs.

Reason: To mitigate the transport impact of the development (Cambridge Local Plan 2018 policy 81)

24. No occupation of the building shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking. The Travel Plan shall be implemented as approved upon the occupation of the development and monitored in accordance with details to be agreed in writing by the Local Planning Authority.

Reason: In the interests of encouraging sustainable travel to and from the site (Cambridge Local Plan 2018, policies 80 and 81).

25. No development above ground level, other than demolition, shall commence (or in accordance with a timetable agreed in writing by the Local Planning Authority), until a Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local Planning Authority. The PADP shall include the following:

- a) Details of the public art and artist commission;
- b) Details of how the public art will be delivered, including a timetable for delivery;

- c) Details of the location of the proposed public art on the application site;
- d) The proposed consultation to be undertaken;
- e) Details of how the public art will be maintained;
- f) How the public art would be decommissioned if not permanent;
- g) How repairs would be carried out;
- h) How the public art would be replaced in the event that it is destroyed;

The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To accord with the provisions of Cambridge City Council Public Art SPD (2010) and policies 55 and 56 of the Cambridge Local Plan 2018.

26. 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 to 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 2018 policy 61)

27. 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, type of jointing 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 the visual amenity of the Conservation Area 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 2018 policies 57 and 61)

28. No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the Local Planning Authority as samples and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

29. Demolition of the rear Barn shall not commence until the following detail has been submitted to and agreed in writing by the Local Planning Authority:
- a) a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity/development to go ahead; or
  - b) a statement in writing from Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Demolition shall thereafter be in accordance with the approved details.

Reason: To ensure the protection and appropriate mitigation for the proposed loss of the identified Brown Long Eared Bat and Pipistrelle day roost within the barn (Cambridge Local Plan 2018 policy 70)

30. No above ground works shall commence until a plan has been submitted to and approved in writing by the Local Planning Authority detailing the proposed specification, number and locations of internal and / or external bird and bat boxes on the new buildings. The bird and bat boxes shall be installed prior to the commencement of the proposed uses and subsequently maintained in accordance with the approved plans.

Reason: to provide ecological enhancements for protected species on the site (Cambridge Local Plan (2018) policy 70).

31. Prior to commencement of the development, a site wide Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall identify the presence of protected species on the site and/or adjacent sites and explicitly detail how their presence will be mitigated.

Reason: To ensure the protection species present will be protected during construction (Cambridge Local Plan 2018 policy 70)

32. Prior to the commencement of above ground works, full details of the proposed tree planting to the rear woodland area to the south of the site shall be submitted to and approved in writing by the local planning authority. Development shall thereafter be in accordance with the approved details.

Reason: To ensure adequate planting is provided to act as a green buffer between the application site and 4C Millington Road (Cambridge Local Plan 2018 policies 56, 57, 59 and 71)

33. Prior to the first occupation of Block C, the woodland area to the rear shall be fenced off in accordance with drawing ref KCCG-FCBS-SK-190719-NH01. This area of the site shall not be available as amenity space and shall only be accessed for upkeep and maintenance purposes. The use and enclosure of the land shall be retained thereafter in accordance with the approved details.

Reason: to prevent noise, disturbance and loss of privacy to 4C Millington Road (Cambridge Local Plan 2018 policies 56 and 57).

## Appendix 1

### Cambridge City Council Design & Conservation Panel

#### Notes of the meeting Wednesday 10<sup>th</sup> October 2018

##### Attendees:

David Grech formerly Historic England, co-opted member (Vice Chair)

Russell Davies RTPI

Jon Harris Architectural historian, draughtsman, co-opted member

Ian Steen Retired architect, co-opted member

Zoe Skelding RIBA

Robert Myers Landscape Institute (Item 1 only)

Stacey Weiser Cambridge PPF (Item 2 only)

Jo Morrison Landscape Institute (Item 2 only)

##### Officers:

Christian Brady City Council

Mairead O'Sullivan City Council (item 2)

##### Observers:

Cllr Martin Smart City Council

##### Presenters – item 2:

Hugo Marrack Feilden Clegg Bradley Studios

Robert Myers Robert Myers Associates

Jon Burgess Beacon Planning

Shane Alexander Kings College

##### Apologies – Di Haigh (Chair) and Tony Nix

### 2. Presentation – Croft Gardens, Barton Road, Cambridge.

This was first seen by the Panel in July 2016. Following the withdrawal of a planning application incorporating those proposals a revised design was presented to the Panel in July 2018 (minutes re-circulated). This second pre-application presentation focussed on the design issues raised in the previous meeting.

The Panel welcomed the serious consideration and response that had been given to the issues raised at their last review, and there was general agreement that the scheme has benefited from these design developments. In more detail the Panel's comments were as follows:

## **Buildings A, B and C**

While the original 'horseshoe' arrangement has been retained, the detailed design of these three buildings has been developed, including greater consideration of the entrances, detailing of the brickwork, and the introduction of a pitched roof to Building C. The treatment of the gables to Buildings A and B facing on to Barton Road has also been revised to incorporate bays to the first and second floors, and a more animated treatment facing on to the road. The Panel were supportive of all these changes.

## **27A Barton Road**

The new building adjacent to the Edwardian house at No 29 Barton Road has been re-designed so that the communal kitchens now overlook the street and incorporate bay windows to provide a more active frontage. The Panel welcomed this development, while at the same time noting that the detailed design of this building could provide a transition between the Edwardian house and the rest of the development. The suggestion that the roof form might be revised to remove the gable onto Barton Road was thought to be worth further consideration, since the current gable 'dilutes' the impact of the twin gables on Blocks A and B. Consideration might also be given to a slate roof for this building (No 29 has a slate roof) to further differentiate it from Buildings A, B and C, whilst still retaining the feeling of a 'family' of buildings.

## **Landscaping**

The overall concept of three gardens for all residents was welcomed, along with the detailed development of the landscaping, including the revised location for the allotments. However, the scheme might benefit from further refinement of the landscaping, including provision of a creeper or pleached tree to the blank east elevation of the retained No 27, and also to soften some of the brickwork on the new buildings.

## **Materials**

While a number of buildings in the area are of red brickwork, the Panel supported the decision to use gault brick on this development, subject to the detailed choice of brick. The proposed 'corduroy' detailing of the brickwork to differentiate between the convex and concave elevation was again welcomed. The re-use of the best of the salvaged green glazed pantiles for the bike stores was also seen as an enhancement of the proposals. The final material selection and detailing of the scheme will be key to the overall success of the development.

## **Justification for demolition**

At the last meeting the Chair sought clarification on the case for demolition. Dr Jon Burgess (Beacon Planning) advised the Panel that a detailed justification in support of the demolition has now been prepared, and he outlined a brief summary of the case. While the Panel welcomed this additional information, they felt that they would need a more detailed consideration in order to comment on the merits of the case. The Panel were advised that the City Council have only just received a copy of this report, and have not had the opportunity to consider it in detail. The Panel's support of the current proposals is therefore on the assumption that the case for demolition has been adequately made, and should not be seen as prejudging that aspect of the proposal.

## **Conclusion:**

**The Panel welcomed the detailed design developments and felt that the changes made since they had last seen the proposal constituted a great improvement. Subject to the acceptance of the case for demolition, the Panel consider that these proposals have the potential to make a positive contribution to the character and appearance of the conservation area.**

**VERDICT – GREEN (7 – unanimous)**

## **3. Notes of the last meeting – Wednesday 12<sup>th</sup> September 2018**

Notes agreed.

## **4. Any Other Business**

Officers, presenters and Panel members said farewell and thanks to Jon Harris for his many years of service and wished him well ahead of his move to King's Lynn.

## **5. Date of next meeting – Wednesday 14<sup>th</sup> November 2018**

### **Reminder**

#### **CABE 'traffic light' definitions:**

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

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

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

