

Application Number	19/1651/FUL	Agenda Item	
Date Received	2nd December 2019	Officer	Andy White
Target Date	2nd March 2020		
Ward	Market		
Site	New South Court Emmanuel College St Andrews Street		
Proposal	Planning application for the redevelopment of land at rear of 1 Regent Street, and works to Furness Lodge, Janus House and Camden Court for the provision of student accommodation, a student bar, lecture and education facilities and associated landscaping and enabling works.		
Applicant	c/o Agent		

<p>SUMMARY</p>	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposal supports Cambridge University educational and housing provision within a central sustainable location within Cambridge</p> <p>The application has the potential to create a scheme of exemplary quality, that responds well to both the constraints of the site and enhances the historic setting of heritage assets on an underused frontage in the Historic Core Conservation Area.</p> <p>The proposal supports the Council’s aim to reduce carbon emissions in new development.</p>
<p>RECOMMENDATION</p>	<p>APPROVAL</p>

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Emmanuel College functions largely as a university campus consisting of student accommodation, a chapel, libraries, and a dining hall. The majority of the College's buildings are located within the square that is formed by St Andrews Street, Emmanuel Street, Parker Street and Park Terrace.
- 1.2 The application site is in the centre of Cambridge. It includes part of the grounds of Emmanuel College together with Furness Lodge, a Grade II (GII) listed building located on Park Terrace and the street level car park which is located between 1 Regents Street and Furness Lodge and is the street frontage of the application site.
- 1.3 Parkers Piece is located to the south east of the site, with the GII listed Park Terrace situated to the east and the recently renovated University Arms hotel to the south west. Camden House also GII listed is located between Furness Lodge and Park Terrace.
- 1.4 The site is also within the Historic Core of the Central Conservation Area and Furness Lodge and Camden Court are within the Cambridge Railway Station, Hills Road Corridor to the City Centre Opportunity Area.
- 1.5 The site is within Cambridge City Centre policy designation the Air Quality Management Area and the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The application proposes a mixed-use (Use Class C2 and D1) redevelopment of the land to the rear of No. 1 Regent Street, together with works to Furness Lodge, Janus House and Camden Court providing student accommodation, a student bar, lecture and education facilities and associated landscaping and enabling works.
- 2.2 The proposals seek to create a new court of fifty units of student accommodation for Emmanuel College (Use Class C2) which will be accessed from Park Terrace. There will be links through to the main college site, with some alteration to existing buildings and open spaces.

- 2.3 Along Park Terrace, the proposals are for four blocks of student accommodation around a raised court, with the south elevation of New College Court South creating an edge to the site. The north, south and west blocks are three storeys in height, three of them with a flat sedum roof and the east block would be two storeys with a metal articulated roof.
- 2.4 The north accommodation block would be a three-storey building measuring 17.7 metres width, 7.6 metres depth and 10.8 metres height located to the south of Old South Court and to the east of Janus House
- 2.5 The east accommodation block would be a two-storey building measuring 17.4 metres width, 6 metres depth and 8.8 metres height located next to Furness Lodge
- 2.6 The west accommodation block would be a three-storey building measuring 23 metres width, 7.2 metres depth and 11.2 metres height located to the east of No.1 Regent Street.
- 2.7 The south accommodation block is a three-storey building measuring 17.5 metres width, 12.7 metres depth and 11.2 metres height fronting onto Park Terrace.
- 2.8 There will also be an extension to the service wing at the rear of Furness Lodge which would include the removal of the modern toilet block to create a courtyard between the existing building and extension, changes to the window details and roof of the existing service wing and the extension of the building by a maximum of 15 metres depth, 14.2 metres with matching roof height to the retained service wing. The extension will accommodate the lift access to the parking area and a common room, whilst Furness Lodge itself will accommodate seminar rooms, music practice spaces, lecture theatre and a student bar within the retained service wing (Use Class D1).
- 2.9 Within the existing university site, a social hub will be created between Old South Court and New South Court, through the demolition of the existing roof terrace structure and creating a café under a sedum roof. Cycle parking for 104 cycles will be provided in the basement of Janus House doubling provision on-site. Car parking for 50 cars is proposed in a basement under the proposed student accommodation, a reduction of 10 spaces.

2.10 The application is supported by the following information:

- Planning Statement;
- Design and Access Statement (including public art strategy);
- Plans
- Biodiversity Survey and Report;
- Daylight / Sunlight Assessment (sun tracking and shadow analysis);
- Flood Risk and Drainage Assessment;
- Foul Sewage and Utilities Assessment;
- Heritage Statement;
- Landscaping Details;
- Noise Impact Assessment;
- Public Art Strategy
- Transport Assessment;
- Structural Survey (in relation to Furness Lodge);
- Sustainability Statement; and
- Tree Survey.

3.0 SITE HISTORY

Reference	Description	Outcome
19/1652/FUL	Alterations to Furness Lodge relating to the proposed Redevelopment of land at rear of 1 Regent Street and works to Furness Lodge, Janus House and Camden Court for the provision of student accommodation, a student bar, lecture and education facilities and associated landscaping and enabling works.	Pending Consideration
12/0029/FUL	The creation of a new student accommodation block providing 28 en-suite student rooms, three en-suite accessible student rooms and associated ancillary spaces, including external landscaping works to the South Court courtyard and the removal of an existing bay laurel tree and	Permitted

11/0836/FUL	leylandii. Refurbishment of existing office spaces, alterations to external envelope, plant replacement and new external plant enclosure to roof	Permitted
08/0883/FUL & 08/0884/LBC	Proposal includes refurbishment, alteration and extension of existing 1970s library extension building, refurbishment and interior alterations in listed building and landscaping of surrounding area	
C/03/0225	Internal alterations and erection of an external staircase to grade II listed building	Permitted
C/00/0087 (LB) & C/00/0089. C/98/0706	Installation of new railings and gates on top of existing front boundary wall	Permitted
	Internal alterations and erection of first floor rear extension to form toilet block	Permitted
C/79/0172	Erection of extension to existing office building	Refused

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	1

Plan 2018	<p>10 25</p> <p>28 29 30 31 32 33 34 35 36</p> <p>41 43</p> <p>46</p> <p>55 56 57 58 59 61 62 69 70 71</p> <p>74</p> <p>80 81 82</p>
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5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	<p>National Planning Policy Framework 2019</p> <p>National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards</p> <p>Circular 11/95 (Annex A)</p>
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Air Quality in Cambridge – Developers Guide (2008)</p> <p>Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).</p> <p>Buildings of Local Interest (2005)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Cambridge City Council Draft Air Quality</p>

	<p>Action Plan 2018-2023</p> <p>Cambridge Walking and Cycling Strategy (2002) Contaminated Land in Cambridge - Developers Guide (2009)</p> <p>Protection and Funding of Routes for the Future Expansion of the City Cycle Network (2004)</p>
	<p><u>Area Guidelines</u></p> <p>Cambridge Historic Core Conservation Area Appraisal (2015)</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No Objection: The Highway Authority raised no objection to the development but suggested conditions to address the need for a traffic management plan, deliveries and waste removal timings and survey of the surrounding highway.

Environmental Health (Contaminated Land, Lighting and Noise)

- 6.2 No Objection: The response identified that there would be disturbance of ground in an historic location requiring a phased risk assessment with the suite of contaminated land conditions to be attached to any permission.
- 6.3 The response noted that a large part of the site is to be excavated in order to accommodate a basement car park which will require a significant removal of soil from the site. The Material Management Plan planning condition was therefore suggested.

- 6.4 There is a need to establish the impact of artificial lighting on the surrounding environment through an impact assessment and a need to consider noise impacts from plant, basement event space, college bar and music practice rooms through appropriate assessments. The response identified that lighting and noise assessments could be required via conditions and construction hours and removal of waste should be subject to appropriate conditions.

Environmental Health (Air Quality)

- 6.5 No Objection: The response noted that the proposed development represents an intensification of use within the air quality management area (AQMA) and that the Transport Statement states that there will be no new vehicle movements associated with the proposed developed. Any vehicular increases arising from the development will be minimal.
- 6.6 The response advised that the Air Quality Statement submitted is acceptable. Any combustion emissions associated with proposed plant will vent at roof height and that student accommodation along Park Terrace will have mechanical ventilation with the intake located at roof height. The EH response agrees that the site is suitable for the uses proposed. The response advised that in accordance with Policy 36 of the Cambridge Local Plan and the adopted Air Quality Action Plan (AQAP) (2018) the development requires Electric Vehicle (EV) charging provision, Low NOx boilers and emission limits where CHP is proposed. It is important that emissions limits are secured for any combustion emissions to air generated by the proposed development.
- 6.7 The provision of five active slow (7kW) Electric Vehicle charge points is acceptable and can be secured by condition. Additional passive electric vehicle charge provision should be installed at the time of construction.
- 6.8 Subject to the proposed conditions relating to EV charging and Combustions Appliances and dust and that the application is delivered in accordance with the submitted documents referred to, there is no objection on air quality grounds

Anglian Water

- 6.9 No objection. The surface water strategy/flood risk assessment is acceptable and request that a condition imposed to ensure strategy is implemented. There is capacity in sewerage system for used water and requested that Informatives are included in any permission.

Cadent Gas

- 6.10 No objection. Advised of the likely presence of Low or Medium pressure (below 2 bar) gas pipes and associated equipment in the vicinity. Advised that the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

Refuse and Recycling

- 6.11 No comments received. Officers will report any comments from Refuse and Recycling on the amendment sheet.

Urban Design and Conservation Team

- 6.12 No Objection: The Urban Design Team has been involved in constructive pre-application meetings to discuss the redevelopment of the site. The applicant and design team have sought to address issues raised and incorporate feedback to help the final proposal evolve. The design concept of completing the South Court and creating a new court by extending the established sequence and network of spaces is supported. The arrival court provides a legible entrance from Park Terrace which will be a positive space in the streetscape. The overall approach to scale and massing and the design of the elevations is supported. Overall, there is an exceptional consideration to all scales of elevational details. The proposed materials are supported and are clearly identified on the submitted planning elevations and detailed in the DAS.
- 6.13 The Urban Design Team concluded that the application has the potential to create a scheme of exemplary quality, that responds well to both the constraints of the site and its historic setting. Accordingly, subject to the conditions relating to materials and roof details the application is supported in Urban Design terms.

- 6.14 Conservation Officers advised that the site was originally the garden to Furness Lodge (Grade II), the site is currently a tarmacked car park which has a negative impact on the character and appearance of the Conservation Area, with the Historic Core Appraisal identifying it as a poor quality feature. It does not contribute positively to the setting of the listed building. The changes to Furness Lodge are acceptable.
- 6.15 The proposal will not adversely affect the setting of the Listed Building and will enhance the character and appearance of the Conservation Area and comply with Local Plan policies 55, 57 and 61.

Landscape Architect

- 6.16 No objection: The application arrived at the current proposals after a number of useful and productive pre-application meetings and discussions. The line of pleached hedging to the front of Furness Lodge would be better placed to the rear of the frontage wall and railing rather than placed centrally in the space. It is considered that the direction of the Landscape proposals are all acceptable and subject only to detail which can be considered under the suggested landscape condition.

Cambridge Past Present Future (CPPF)

- 6.17 Objection: The architecture of the new building on Park Terrace is nothing exciting or daring. It is the same vernacular as seen time and again over the last few years which does little to reflect or enhance the existing buildings. The scale and massing is dominant relative to Furness Lodge and others on Park Terrace, building is not set back from the pavement. Views of Furness Lodge and the other houses of Park Terrace beyond will be completely obscured when approaching from the Regent Street intersection. From Parker's Piece the proposed building is highly visible and its bland modern vernacular style offers little architectural interest to the street scene. The landscape contribution of the proposal to the street scene is minimal with the addition of only a few trees. If the proposed building were set back further from the pavement there would have been greater opportunity to soften the street scene with planting and hedging and possibly railings akin to those of Furness Lodge and the terraced properties further along. The opportunity to enhance the landscape setting of Furness Lodge has been

missed with only a small arrival court with a single tree separating it from the proposed New Court building and at the rear the courtyard area the proposed Furness Lodge extension is proposed to be hard landscaped. should increase the quantum of landscaping and improve the sites biodiversity and ecology. The proposal does little to preserve or enhance and hope that improvements are sought as a consequence.

- 6.18 The proposed extension to Furness Lodge seems appropriate in scale and massing to the existing building and service wing. The removal of the unsightly modern toilet block at the rear of Furness Lodge will be an enhancement and the provision of a lift will improve accessibility although it is of concern that this requires loss of original fabric within Furness Lodge.
- 6.19 Concerns about the need for a basement car park for 50 cars. given the desire to remove cars from the city centre in a sustainable location.

Police Designing Out Crime Officer

- 6.20 No objection. The area is considered to be low to medium crime risk. Informative proposed relating to security lighting, CCTV, door entry systems and mail delivery with an offer to meet with the applicant to discuss Secured by Design measures to assist with any Security Needs Assessment required to achieve Breeam Safety and Security credits.

Principal Sustainability Officer (Policy)

- 6.21 No Objection: A bespoke Sustainability Assessment process has been developed which references the BREEAM requirements. This approach is promoted by policy 28 and the overall approach to sustainable design and construction is supported. Conditions are suggested relating to the implementation of the renewable energy and sustainability strategy and to ensure water efficiency.

Accessibility Officer

- 6.22 No Objection: The Accessibility Officer commented that the Access Statement is very good. Suggestions were made within the comments about Blue Badge Parking; intercom connection in refuges for disabled people; powered doors; signage; seat

heights in a reception or outside areas; hoists to serve bedrooms and bathrooms in the accessible rooms; and a hearing loop for the student bar. [These have been included as an informative].

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.23 No Objection: The Sustainable Drainage Engineer considered that the details contained in the surface water drainage proposals are acceptable and suggested a condition to ensure the scheme is delivered and maintained as proposed.

Cambridgeshire County Council (Lead Local Flood Authority)

- 6.24 Holding objection. It has been proposed to restrict runoff rates to 3.6 l/s for a 1 in 1 year event, 6.8 l/s for a 1 in 30 year event and 9 l/s for a 1 in 100 year event plus a 40% allowance for climate change. This will provide a betterment from the brownfield situation of up to 98.2%. However, the greenfield runoff rate for the developable area of the site has not been provided. Require confirmation that greenfield run-off rates are not exceeded by the discharge from proposed development. To be updated at Committee.

Cambridgeshire County Council (Archaeology)

- 6.25 No Objection: Noted the Archaeological Assessment and advised that no further archaeological work would be necessary in relation to the development proposal.

Design and Conservation Panel (Meeting of 9th October 2019)

- 6.26 The applicant as part of the pre-application strategy presented pre-submission proposals that had been the subject of pre-application discussions with a number of officers to the D&CP. The conclusions of the Panel meeting were as follows:

“The Panel recognises that this design includes many excellent aspects. There was positive appreciation for individual elements, most notably the new South Court social hub and associated court. However, the analysis of the site context lacks

engagement with Parker's Piece, whereas the new buildings have real potential to present a new and interesting face of the college to the public realm. Instead they seem to be architecturally rather understated. The Panel recommends setting a higher target for the scheme's carbon reduction in line with the standards set by the University".

The full comments of the D&C Panel are attached at Appendix 1 to this report.

Disability Consultative Panel (Meeting of 25.2.2020)

6.27 No objection: The Panel welcomed a sensitive and thoughtful proposal. Made suggestions that in the detail of the landscaping handrails should be fitted within the ramped areas wherever practicable and for surface edges if cobbles are to be used, to use stones with a smooth surface and at the same grade as the surfacing. This would allow a wheelchair user to make an easy transition between differing surfaces. Noted that generous corridor widths and various routes of escape would be incorporated into a detailed Fire Evacuation Strategy and the need for any wheelchair users to be issued with a Personal Evacuation Plan. The Panel recommended the installation of pocket doors to bathrooms, to contribute to greater independence and welcomed the consideration being given to the acoustics of hard surfacing, as such environments can be challenging, particularly for the hearing impaired. The Panel welcomed the blue-badge parking provision. The Panel stressed the need for induction hearing loops in the communal areas as well as colour contrasts throughout the site. Seminar rooms should accommodate disabled lecturers as well as students.

Public Art Officer

6.28 No objection: Welcomes the submission of the Strategy and advised that most of the principles are supported. As the Strategy is further developed, the principles of singular commissions will need to be agreed with the Council. Concerned that all elements of the Strategy must demonstrate that there is public benefit and access. There is a strong commitment in the Strategy for public engagement with a budget for a public engagement programme which should be

increased. These comments have been forwarded to the applicant and any update will be reported to Committee

6.29 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: 15 Shelly Garden, 80B York Street, 7A Parker Street, Novi 12 Regent Street and The Gardens Trust.

7.2 The representations can be summarised as follows:

Cycling and Pedestrian

7.3 The intensification of student activity will place increased pressure for cycling and walking to and from the site.

7.4 Park Terrace is one-way at this point, with an awkward and indirect connection around Parker's Piece in front of the pavilion. Inevitably students will cycle against the flow towards Regent Street. This manoeuvre has long needed to be legalised - this is one of the few streets left in Cambridge that is one-way for cars and cycles. As such it is a clear anomaly that can easily be addressed. There is clearly space to add a contraflow.

7.5 Suggest making Park Terrace two way for cycling with the changes to road layout suggested too. A zebra crossing at or near the Regent Street end would be most helpful for everyone.

7.6 At the Regent Street end, cycles should wait safely when buses are turning in. The applicant should be required to fund highway works which advertise and implement a TRO to provide contraflow cycling from the Park Terrace to Regent Street, with a join from Parker's Piece to the new contraflow.

7.7 The applicant should fund a continuous pedestrian pavement over the crossing point at the Regent Street end, because the pedestrian traffic is already very high here, and the

development will increase this. The lack of pedestrian priority here is very poor for such a high-footfall area.

(Officer Note: Officers have discussed the suggestions with the Highways Officer and they did not agree to the suggestions, the objector has re-affirmed the suggestion for a contraflow in any event. The issues are discussed in detail in the assessment).

Construction and Environmental Impact

- 7.8 Concerns about noise and dust from the site during the redevelopment adversely affecting business in Regents Street. Measures/conditions should be put in place to avoid this.
- 7.9 Concern that developing the site will lead to heavier traffic using the Parker Street entrance to Emmanuel College during construction and also possibly after the construction is completed. Vehicles entering Emmanuel College from Parker Street regularly block the traffic in both directions causing delays, pollution and noise for people living on the street. We would not want any increase in traffic entering the college from Parker Street during or after the period of construction.
- 7.10 During construction the pathways along Park Terrace should be kept clear of construction vehicles to enable local residents to use the street in comfort and safety.
- 7.11 Dust pollution from the site is another concern as it is within a residential area.

Parking

- 7.12 Parking in the area is at full capacity and very difficult for residents to get parking especially during term time. Is there going to be sufficient additional parking provided within Emmanuel college to accommodate the increased numbers of cars driven by additional staff and students?
- 7.13 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 the main issues are as follows:

1. Principle of development
2. Context of site, layout, design and external spaces (and impact on heritage assets)
3. Public Art
4. Carbon reduction and sustainable design
5. Water management and flood risk
6. Light pollution, noise, vibration, air quality, odour and dust
7. Inclusive access
8. Residential amenity
9. Refuse arrangements
10. Highway safety
11. Car and cycle parking
12. Third party representations

Principle of Development

8.2 Policy 1 encourages development that will support and enhance an efficient, compact city form that is attractive, highly accessible and meets its needs now and in future: a city where the quality of life and place underpins economic success. The proposal is based on a masterplan-led approach that seeks a development to assist the College to accommodate a greater number of its students within the campus whilst meeting sustainability goals. The proposal does not seek to facilitate an increase in student numbers but aims to enable the College to enhance the experience for its students through greater control over the quality and long-term accommodation needs of its existing student cohort.

8.3 Policy 43 supports University development that:

- a. makes effective use of land, including a mix of uses on larger sites to meet the needs of the relevant institution, and
- b. takes reasonable opportunities to improve circulation for pedestrians and cyclists, together with public realm improvements, reductions in car parking provision and the introduction of active frontages at ground floor level.

- 8.4 The proximity of Furness Lodge and Park Street surface car park to Emmanuel College presents an opportunity to enhance the campus on adjacent land within the city centre.
- 8.5 Policy 43 supports mixed-use development to assist Cambridge's universities. The proposal seeks to replace the existing South Court building to provide a new social hub and informal workspace. Furness Lodge, which is currently vacant B1 floorspace, will be refurbished to provide a teaching hub and social/event space as part of the College campus.
- 8.6 The proposal is considered to meet the requirements of Policy 46 as the proposed 50 student bedrooms will contribute to the existing accommodation needs of the College, with no loss of market housing and with the potential for the privately rented accommodation currently occupied by students being released to serve the needs of the wider population.
- 8.7 Whilst the principle of the proposal accords with Policies 43 and 46, policy 41 contains a presumption against the loss of office floorspace throughout the City. The change of use of Furness Lodge from B1 to a mixture of supporting educational and social spaces for students would be contrary to this general policy direction. However, the loss of B1 floorspace is minimal (560 sqm) and it is being replaced with supporting ancillary educational and social student space that positively integrates with the other college uses being applied for. This represents a minor conflict of policy and in reading the Local Plan as a whole, it is clear that the application conforms entirely with other adopted policies, including providing significant heritage benefit in for long-term use for Furness Lodge and bringing about an enhancement to the character and appearance of the Conservation Area (which will be considered in the relevant section below). These are material considerations that weigh in favour of the principle of the proposal.
- 8.8 Overall, the principle of the mixed-use development in support of the University and need to improve the Emmanuel College educational offer accords with Cambridge Local Plan policies 1 and 43.

Context of site, design and external spaces (and impact on heritage assets)

Context and layout

8.9 The application is supported by a detailed Design and Access Statement (DAS) and Planning Statement. The DAS identifies the detailed site analysis that was undertaken to formulate the proposals. The analysis examined the uses surrounding the site and the means by which the new proposals build on the structure and form of Old South Court and New South Court and how the proposed extension of Furness Lodge has been integrated both with the street scene and built form in Park Terrace and the student accommodation in particular the east court.

8.10 The Planning Statement identifies that the aim is to enable the College to provide for a better experience for its students and to have greater control on the quality and long-term accommodation needs of the existing student numbers.

8.11 The design concept of completing South Court and creating a new court by extending the established sequence and network of spaces to integrate the existing with the new is supported. The Urban Design team advised that:

“the proposal successfully mediates between the two different contexts of the public realm, Park Terrace context and the more private collegiate context within. The South Court Social Hub will connect both old and new spaces of Chapman’s Garden with the completed South Court. The arrangement of new buildings creates a variety of interconnected, intimately scaled courtyards of different character relating to activities within and sensitively repairs the street frontage of Park Terrace”.

8.12 The form of the development is broken up into four separate buildings which the Urban Design Team advises:

“creates a close grain fabric that allows the proposal to successfully manage the transition between the more domestic character of Park Terrace and the more urban, larger scale character towards the University Arms hotel” with the location and design of the new arrival court providing *“breathing space*

around Furness Lodge allowing it to continue to be read as a separate entity, and offering glimpsed views into the College.”

Movement and Access

- 8.13 The DAS looked at the accessibility of the current buildings the way these are experienced by students and other people using the site and how new development could build upon and improve legibility and movement. The proposed new arrival court is considered to provide a legible entrance for pedestrians and cyclists from Park Terrace connecting into the established network of the College’s routes and spaces via South Court and Library Court. This is considered to form a new positive space within the streetscape. The windows into the teaching rooms of Furness Lodge will animate the new arrival space and the tree planting and seating are considered to make a valuable contribution to the sense of place.
- 8.14 The existing basement and associated ramp of Janus House is proposed to be retained and utilised for secure cycle parking. Access for vehicles including deliveries is provided via a separate entrance to Camden Court and two vehicle lifts are integrated into the new Furness Lodge extension building to provide access to the new basement car park. The approach taken is considered to be integrated and innovative which places the importance of the built environment before that of the accommodation of motor vehicles.
- 8.15 Access has also been considered in the internal design of student accommodation to ensure that disabled students can fully integrate with the new facilities. Details of measures to ensure inclusivity of the proposal have been suggested in the comments of the Accessibility Officer including consideration of the parking facilities, entrance doors, the student bar and ensuring that there is a mixture of seating heights within communal areas.

Scale and massing

- 8.16 The DAS looked at the scale and massing of buildings on and in the vicinity of the site to inform the proposals. The new development ranges between 2-3 storeys to transition between the domestic character of Park Terrace and the more urban, larger forms to the south.

8.17 The tallest element of the scheme, at 3 storeys, is located adjacent to 1 Regent Street and opposite the University Arms Hotel. The height is appropriate to these existing buildings. Although it is taller than the adjacent Furness Lodge, an appreciable gap formed by the new landscape arrival court mitigates the impact such that it is not considered to be harmful. The viewpoints contained within the DAS illustrate that the proposal does not dominate existing buildings and will sit comfortably within its context. When viewed from the front of the site the scale of the eastern court of student accommodation is identified with Furness Lodge through the detail of the roofs of the student accommodation and the extension to Furness Lodge. The comments of CPPF in relation to the scale of the proposals are noted. However, it is considered that the design process has promoted a proposal that reflects the scale of buildings at the Regent Street end of Park Terrace and transitions towards Furness Lodge.

8.18 The Urban Design Team considers that the *“shape of gable ends is well considered within the overall composition, with pleasing proportions and sloping parapets providing a nod to Victorian pitched roofs”*. The 2 storey elements that form the Furness Lodge extension building have a stepped volume, with an attractive roofline, which *“cleverly reinterprets the scale and form of the existing mews buildings located behind Park Terrace”*.

8.19 The overall approach to scale and massing is supported.

Open Space and Landscape

8.20 The application was supported by a daylight and sunlight analysis which indicated that the external areas of the site would receive sufficient sunlight to enable planting to survive year round. The hard and soft landscaping details submitted are informed by this analysis. It is clear from the DAS and from the comments of the Urban Design Team that buildings have been specifically sited to form key spaces as an integral part of new development.

8.21 The green spaces within the landscaping strategy are intended to enhance the formal courtyard and less formal space such as the area outside the social hub /café in South Court. Trees are identified as an important feature within Emmanuel College

which link the green spaces over and through the built forms. Specimen trees are proposed to visually link courtyards and spaces. The landscape Masterplan identifies this linkage through tree planting in South Court around a water feature and seating, leading to more focused planting in New College Court. An integral part of the masterplan is utilising the existing material palette of Yorkstone and cobbles for primary routes and courts, with gravel and asphalt more prevalent in secondary routes. Yorkstone is therefore proposed for the access routes around South Court and Furness Lodge. The central area of South Court is proposed to have compacted gravel below the new tree canopy. The residential courtyard created between the four blocks of student accommodation is raised up on a plinth and is proposed to be paved in brick to coordinate with the building facades, with a tree in the centre. The full details of the hard and soft landscaping can be seen at section 6 in the DAS.

Elevations and Materials

- 8.22 The proposed elevations and choice of materials is referred to as part of the design process and is an element that is identified in detail within the comments of the Urban Design Team. The comments of the D&C Panel required greater emphasis to be given to the relationship of the buildings to the public realm. Fenestration was extended onto previously understated facades providing a relationship with the street, roof profiles were also revised and the main façade on Park Terrace, which previously had a vertical emphasis, now have a horizontal emphasis and is considered to provide a stronger reflection to the proportions and character of the terraced housing facing Parkers Piece. The CPPF is critical of the appearance of the proposals on the Park Terrace frontage. However, the appearance of the development is considered to relate well to the character of No.1 Regent Street and the University Arms Hotel and then transitions to the lower level Furness Lodge through the roofing detail of eastern building. Although the scheme submitted has not been considered again by the D&C Panel, the supporting comments from the Urban Design Team and Landscape Architect reflect that the changes have improved the scheme as required by the Panel. The overall approach to the design of the elevations is supported. In summary the elevations are considered to be *elegant, well-mannered and ordered with each façade adapted to respond to its context. Deep window reveals, chamfered brickwork and horizontal precast elements combine to create a*

highly modelled Park Terrace elevation, that references characteristics of nearby buildings. Layered facades are continued within the South Court elevations with sloping brickwork buttresses continuing the colonnaded character of the Old and New South Court. Inner facades express a more domestic scale and quality with a vertically ribbed brickwork pattern to reinforce the 3 storey setback. Entrances are clearly identifiable with textured brickwork to add visual richness and texture at key interaction points. The raised plinth of the proposed Park Terrace building helps to balance the need for natural surveillance of the street with privacy for students living within. Overall, there is an exceptional consideration to all scales of elevational details.

- 8.23 In the four blocks close to Park Terrace there is detailing in the brickwork that adds interest and the windows are recessed to give movement across the elevations. There are various existing boundaries to the site where it meets the street or other building curtilages, and the new proposals reflect this character. The accommodation block itself, along with a garden wall and metal gate and railings enclose the new court.
- 8.24 The proposed materials are supported and are clearly identified on the submitted planning elevations and detailed in the DAS. Typical façade planning drawings illustrate the highly modelled façades.
- 8.25 The application was supported by a Daylight and Sunlight Assessment which assessed the design and siting of the student accommodation to minimize the need for artificial lighting. The study concluded that the performance of the student accommodation is good overall and the support for the proposal within the comments of the Sustainability Officer is noted.
- 8.26 The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58, 59 and 60.

Heritage Considerations

- 8.27 The proposal is within the Central Conservation Area and includes extensions and an alteration to a Grade II listed building (Furness Lodge). The applicants Conservation Statement considers the following elements in and around the

site and identifies their relative significance in the context of the history and appearance of the conservation area and settings to Listed Buildings:

- *Furness Lodge has some significance with toilet block
Detracting*
- *Emmanuel College New Library has Some significance*
- *Camden House and Park Terrace Houses are of High
significance*
- *Emmanuel College South Court has Some significance
with Neutral elements*
- *Emmanuel College New South Court as a Neutral*
- *Emmanuel College Janus House as a Detracting element*
- *Car Park adjacent to Furness Lodge as Detracting
element in context of the Listed Building and
conservation area*
- *Car Park adjacent to South Court and New South Court –
Detracting*

8.28 The Council's Conservation Team agrees with the conclusions.

8.29 The scale design and massing of the proposed blocks of student accommodation are considered acceptable creating activity and natural surveillance along Park Terrace. The three storeys reflect the higher buildings in the street without dominating Furness Lodge. Views across Parker's Piece are not compromised by the development.

8.30 Views from Regent Street will alter with the construction. Current views along Park Terrace are of the side of 1 Regent Street, which is back of pavement edge, the wall and railings to the car park, and the side of Furness Lodge. It is considered that the removal of the tarmac surface and car parking area will be an enhancement to the conservation area with the new buildings creating activity and vitality in the local area. In the scheme part of the side view of Furness Lodge (Grade II) will be lost in views from the west but is not considered to be an important view of the building in the context of the conservation area. The appearance of the front elevation of the building will remain unchanged. The extension to the rear of Furness Lodge will be seen in partial views from the east and its form will match the existing rear wing of the building. The new development will be more associated with the Regent Street end of the street, alongside the scale of 1 Regent Street and the University Arms

Hotel, rather than the domestic scale properties of Camden House and Park Terrace itself.

- 8.31 The extension to the service wing of Furness Lodge will wrap around the new social court and will provide access to the underground car park and additional practice and social spaces for the college. Provided that the materials are appropriate to this location, it is considered that these new extensions will not cause harm to the setting of the listed building. Following the refurbishment works, Furness Lodge will provide good quality education and recreation facilities for the College, that will give a purpose to the building which will be suited to the context. It is considered that the benefits derived in terms of the refurbishment and long-term use and maintenance of the listed building outweigh the loss of the B1 floorspace, in this instance. (The detailed works proposed to Furness Lodge are part of a separate Listed Building Consent proposal 19/1652/LBC)
- 8.32 The proposed works to South Court are considered to improve the setting of the surrounding modern buildings. The removal of the car parking in South Court will soften the character and appearance of this part of the College and will enable the users of the Social Hub to spill into the courtyard. The alterations to the South Court Social Hub itself will improve accessibility and will create a link between the historic centre of the College and the more modern buildings and courts.
- 8.33 It is considered that the new vehicular access to the site will be an improvement to the conservation area with the relocation of the current car parking enabling the site to be make a greater contribution to the conservation area with parking to be relocated underground. The new car lift will be accessed via an in and out system through Camden Court and out via the roadway between Camden House and no. 1 Park Terrace.

The consideration of Harm to Heritage Assets

- 8.34 The proposal is within the Cambridge historic core Conservation Area. The redevelopment of the car park and the general improvement to the street scene through the new development is considered not to cause harm to the conservation area, rather, as suggested above, it is considered to produce an enhancement to the appearance of this part of the conservation area. Having regard to the applicant's heritage assessment the

proposal would replace the car park adjacent to Furness Lodge and remove views of Janus House, New South Court and the car parking area which are considered to be detracting or neutral elements. The Constraints Plan and Tree Survey provided by the applicant identify that no trees in the vicinity of Furness Lodge would be removed as part of the proposals. The landscaping proposals referred to elsewhere propose additional tree planting within the site which is considered to offer a potential enhancement to the conservation area.

Consideration of Harm to the setting of Furness Lodge.

- 8.35 The proposal is considered to result in less than substantial harm to the setting and significance of Furness Lodge. This conclusion is based on the loss of views of the listed building when viewed from the south-west (Regent Street). In views from Parker Street direction to the east the extension to Furness Lodge would appear to be in keeping with the existing service wing and as such no harm is considered to arise to Furness Lodge or Camden House. There would be no public views of the rear extension from the south-west. Once within the site the appreciation of the original part of the listed building and the extension on the west side would be apparent from the use of materials that would differentiate the proposed from the retained part of the building. In terms of the applicant's Conservation assessment the elements that make a positive contribution to the appearance and history of Furness Lodge and its setting such as Camden House and Park Terrace and the views of Furness Lodge itself will be retained.
- 8.36 Having regard to Paragraph 196 of the NPPF, it is considered that the enhanced appearance of this part of the conservation area, together with Furness Lodge having a long-term beneficial use as part of Emmanuel College would amount to public benefits that would outweigh the less than substantial harm to the Listed Building and its setting. The Conservation Team considered that the proposal is acceptable to the historic built environment. As such the proposal is considered to accord with Local Plan policies 55, 57 and 61 and the NPPF.

Renewable Energy - Carbon reduction and sustainable design

8.37 A bespoke Sustainability Assessment process has been developed by the applicant, referencing the BREEAM requirements where appropriate which is in accordance with policy 28 of the Cambridge Local Plan. This approach is supported as the proposed development includes a mix of new build elements and the reuse of existing heritage assets. The proposals, in relation to energy and carbon dioxide emissions, exceed the requirements of BREEAM excellent.

8.38 Two options for energy are proposed:

- Option 1: Subject to further ground investigations, the use of a closed loop ground source heat pump for heating and cooling with Combined Heat and Power for domestic hot water and electricity and provision of photovoltaic panels on the existing South Court Roof. This approach would lead to a 50% reduction in emissions compared to a Part L notional building and would achieve 8 BREEAM credits for energy;
- Option 2: this has been developed if the use of the ground source heat pump is not be feasible. It focusses on the use of Combined Heat and Power for domestic hot water and electricity and provision of photovoltaic panels on the existing South Court Roof. This would deliver a 20% reduction in emissions compared to a Part L notional building and would achieve 6 BREEAM credits for energy.

Both of these approaches are supported by the Council's Sustainability Officer, as both exceed the carbon reduction requirements of policy 28.

8.39 Other measures integrated into the design of the proposals include:

- The use of rainwater harvesting for irrigation and toilet flushing within the events space. Water efficiency measures are predicted to achieve a 40% reduction in water use (equivalent to 3 BREEAM credits).
- Natural ventilation and exposed concrete soffits to provide passive cooling. In relation to the assessment of overheating, the scheme has been modelled using TM52 utilising the median

likelihood future climate scenarios to 2080, an approach that is welcomed.

- A commitment to aftercare and post occupancy evaluation for 36 months post construction.

8.40 The Council's Sustainability Officer considers that the strategy will achieve acceptable levels of renewable energy use. The proposal is considered to have addressed the issue of sustainability and renewable energy and consequently the proposal is in accordance with Cambridge Local Plan (2018) policies 28 and 29 and the Sustainable Design and Construction SPD 2020.

Integrated water management and flood risk

8.41 The site is located in Flood Zone 1 and is at low risk of fluvial and tidal flooding. The Flood Risk Assessment that accompanied the application concluded that flood risk from overland flow is considered to be medium risk due to the underlying soil properties and adjacent land use. However, *"the local topology of the site, and the incorporation of a strict maintenance regime for drainage systems, enables this risk to be reduced to low"*.

8.42 The proposals enable foul water generated from the scheme to connect into a private gravity-based drainage system before discharging into the Anglian Water foul water sewer on Park Street.

8.43 The surface water drainage from the building will discharge into the Anglian Water sewer on St Andrew's Street. The scheme is able to achieve lower rates of surface water peak flow discharge through green roofs, rainwater harvesting, vegetated planters, permeable paving and below ground storage assist in reducing downstream flood risk.

8.44 The proposed surface water drainage system, which has been agreed by the Sustainable Drainage Engineer (SDE), will be capable of managing runoff from all rainfall events including the 1 in 100-year storm event with a 40% allowance for climate change. The maintenance regime for the scheme is subject to a condition requested by the SDE to ensure the control structures and attenuation storage systems operate as modelled. The existing site is predominantly hard surfacing and the comments

from the LLFA acknowledge that the scheme provides overall significant betterment of surface water run off rates.

- 8.45 The proposals have indicated a suitable surface water drainage strategy that address the issues of water management and flood risk in accordance with Cambridge Local Plan (2018) policies 31 and 32.

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

- 8.46 The issues of air quality, light pollution, noise vibration and dust have been raised in the responses from Environmental Health officers. The responses did not object to the proposal under any of these criteria. The responses concluded that the issues could be satisfactorily addressed through conditions which amongst other matters will require for electric vehicle charging points, the use of low NOx boilers, an assessment of artificial light pollution, an assessment of plan noise and control of dust during construction. In addition controls over construction hours, deliveries and movement of material from the site are intended to ensure that the amenity of residents and business occupiers in the vicinity of the site are not harmed. As such, subject to the recommended conditions, the applicants have suitably addressed the issues of light pollution, air quality, noise, vibration, and dust, and the proposal is in accordance with Cambridge Local Plan (2018) policies 34, 35, 36.

Inclusive Access

- 8.47 The application has considered the access needs of all users of the expanded facilities. The student accommodation, teaching areas, social hub, external areas, parking have incorporated features which seek to ensure inclusivity. The comments from the Accessibility Officer are supportive of this aspect of the proposal.
- 8.48 The proposal is compliant with Cambridge Local Plan (2018) policies 56 and 57.

Public Art

- 8.49 The applicant submitted a Public Art Strategy which proposes a public art programme supported by a public engagement programme and emphasising public accessibility and the

commissioning of artwork. The strategy was welcomed by the Public Art Officer, albeit with concerns that the public art must be accessible and that the funding of the public engagement programme is adequate. A condition to ensure that the Public Art Strategy is delivered is proposed.

- 8.50 The proposal is compliant with Cambridge Local Plan (2018) policy 56 and the Public Art SPD 2010.

Amenity Issues

Impact on amenity of neighbouring occupiers

- 8.51 The site has office space to the west at 1 Regent Street, the University Arms Hotel to the south and will join the existing campus to the north and east. The proposed uses of student accommodation, entertainment and teaching space are compatible with the existing activity within the campus. Given that there are no uses nearby that would not be compatible with the general commercial and mixed-use nature of uses surrounding the site, there is no principal amenity objection to the proposal in terms of impact on surrounding uses.
- 8.52 The student bar and event space which is within and outside the Furness Lodge extension, is enclosed within the site and the active area and entrance doors face towards the student accommodation in the New College Court East building. The level of noise from the bar and event space, will require control of opening hours to ensure that activity does not impact outside the site. The student accommodation with the east court building would be on the western side with a corridor between stairs, kitchenette and rooms in the elevation facing the event space. This is considered to offer practical separation potential noise source with the external wall corridor and internal doors in the space between the student room and the event space. The comments and advice from the Environmental Health Team require a Noise Management Plan and details of a noise insulation scheme for the student accommodation to be submitted and agreed prior to the development of the blocks of student accommodation.
- 8.53 The application has been supported by a daylight assessment of the student bedrooms proposed. The assessment was based on a sample of the proposed accommodation in all four

proposed buildings. The assessment took account of shadowing from the surrounding buildings. The conclusion of that work is that all student bedrooms will achieve an average level of daylight above minimum requirements. The comments of the Environmental Health Team support the proposal but require that the details of the artificial lighting scheme for the development to be submitted, assessed and agreed prior to the lighting being installed.

Construction activities

- 8.54 Concerns have been raised in representations about noise and air pollution during the construction phase. This issue has also been addressed in the comments from the Environmental Health Team where the comments required conditions that address air born dust pollution, time limiting working hours, the timing of site deliveries and removal of materials from the site. These conditions together with the contaminated land conditions are considered to be sufficient to control construction noise, construction related traffic noise and air pollution arising from the proposed works.
- 8.55 It is considered that with the suite of conditions identified above, the proposal both during the construction phase and once in use will adequately respect the amenity of its neighbours and the constraints of the site. As such it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

Refuse Arrangements

- 8.56 Refuse collection along Park Terrace is currently kerb side. The proposed refuse storage point will be located within the site, in the immediate vicinity of Park Terrace enabling drag distances to be minimal. Refuse collection will take place outside the morning and evening peak hours (08:00 to 09:00 and 17:00 to 18:00) and will be on-street with waste containers being within the acceptable collection distance of 10m (RECAP Waste Management Design Guide Supplementary Planning Document).
- 8.57 The proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.58 The Highways Authority raised no concerns over Highway Safety other than during the construction phase where control over vehicles coming to the area are required to be subject to a Traffic Management Plan with control on the timing of construction vehicles delivering to or removing materials from the site.
- 8.59 As such subject to the inclusion of the Traffic Management Plan condition and time limits on the activities of construction traffic, the proposal is considered to be compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

- 8.60 The site currently provides for 60 car parking spaces across the Campus and the Park Terrace car park. The service level car parking will be removed, with 50 car parking spaces provided in the basement of the accommodation block. As such there will be a loss of 10 car parking spaces. The new parking area will be accessed and egressed directly from Park Terrace via a one-way system through Camden Court. The applicant advises that the amended layout and access system will remove a large number of vehicle-pedestrian/cycle interactions providing a safer space for users. The parking area is accessed via two car lifts. To avoid queueing onto Park Terrace, a waiting area has been provided to accommodate up to three cars.
- 8.61 The site currently provides for 51 cycle parking spaces. It is proposed to remove all surface level cycle parking and locate cycle parking within the basement of Janus House. 104 spaces will be provided in the basement which will be accessed via the existing vehicle ramp. The applicant advises that the benefits of the provision: secure and covered cycle parking; room to cater for cycles with trailers; and the access ramp is wide enough to accommodate multiple cycles passing at any time.
- 8.62 Concerns have been raised in representations about parking on Park Street, however the area is in a controlled parking zone which restricts unauthorized parking in the area and as such any transgression will be subject to appropriate action. The construction phase will be subject to separate control which will aim to minimise disruption to local residents parking, through

agreeing locations and timings of deliveries and collections to and from the site.

- 8.63 Having regard to the provision of on-site parking and cycle parking and the comments of the Highway Authority, the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Biodiversity and Ecology

- 8.64 This application is accompanied by a biodiversity strategy which provides details of the recommended enhancements to deliver a biodiversity net gain at the site. The strategy seeks to contribute towards a 143% net gain in biodiversity. To achieve the net gain proposals suggested include: Green roofs on the accommodation block and South Court redevelopment; Bird/bat boxes throughout the site; native hedgerows in the new courtyard; and ecologically beneficial lighting. A Planning condition is proposed to ensure that biodiversity net gain is delivered through the development.

Third Party Representations

- 8.65 The issue raised with regard to contributions towards highway works involving contra-flow and a zebra crossing is not supported by the County Council which has not identified any issues arising from the proposal that would require addressing by way of a developer contribution. The development itself does not generate the need for such a scheme. The third party representation identified that the existing situation does not meet the standards of cycling elsewhere in the City Centre and that there is currently a high level of pedestrian movement over the crossing point at Regent's Street.
- 8.66 The Highway Authority commented on this suggestion as follows:

"TRICS has been used to understand the distribution of the student trips across the day. The results show that the proposal may generate a total of 12 and 17 total person two-way trips during the AM and PM peaks respectively. These trips will be made by cycle or on foot. Given the low levels of trips generated by the site the suggested mitigation measure would

within the context of planning guidance be difficult to justify, the following gives the basic rationale of why:

There is already a segregated cycle route on the footway to the eastern side of Park Terrace, which allows cyclists to use the street in a contra flow manner with no conflict with motor vehicles (and given its segregated nature, there should be limited conflict with pedestrians as well).

In terms of installing a zebra crossing over Park Terrace I would question where the students would be going and how many of them will want to cross to the pavilion. From my experience Park Terrace is not that heavily used, so the level of conflict between pedestrians and vehicles is correspondingly quite low.

The installation of a level pedestrian access across Park Street at the junction with Regent Street, would potentially make it difficult for buses to turn and while there are four to five buses an hour, the level of car movements are quite low, and again how many students will want to cross over this road? I would suggest that the main draw will be into the City Centre, though a few may wish to access Darwin College.

Taking all the above into consideration the Highway Authority would not be in a position to support the proposed changes to Park Terrace as suggested by the objectors to the scheme”.

- 8.67 As such, as there has been no request from the Highways Authority for off-site contributions and both the Highway Authority and the representations identify an existing situation which the Highways Authority considers works acceptably given the levels of pedestrian and cycle traffic in the area. Having regard to the guidance on planning conditions and developer contributions it would not be appropriate to require the applicant to address this issue through funding of off-site highway works.

9.0 CONCLUSION

- 9.1 The proposal seeks to provide an enhancement to the College's facilities, the character and appearance of the conservation area and provide a long-term use to secure the continued contribution of Furness Lodge to the heritage of the city. The proposal will achieve a good level of sustainability through carbon reduction and green infrastructure as well as biodiversity

enhancements. The applicant undertook pre-application discussions with Officers and the Design and Conservation Panel prior to submitting a scheme that was shaped through that process. It is considered that the scheme is of sufficient quality to achieve an enhancement to the conservation area with no harm to setting or historic importance of any Listed Building through the design of the scheme submitted and through use of appropriate conditions

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

Reason: In accordance with the requirements of Section 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. Prior to the commencement of the development hereby approved, with the exception of below ground works, full details including samples of all the materials to be used in the construction of the external surfaces of buildings, which includes external features such as windows, cills, mullions and surrounds, doors and entrances; porches and projecting canopies; roof cladding; external metal work, balustrades, rain water goods, edge junction and coping details shall be submitted to and approved in writing by the local planning authority. This may consist of a materials schedule, large-scale drawings and/or samples. Development shall be carried out in accordance with the approved details.

Large scale 'mock up' sample panels (minimum of 1.5m x1.5m) of the facing materials to be used shall be erected to establish the detailing of bonding, coursing, colour and type of jointing and any special brick patterning/articulation detailing shall be agreed in writing with the local planning authority.

The quality of finish and materials incorporated in any approved sample panels, 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, to ensure that the appearance of the external surfaces is appropriate and that the quality and colour of the detailing of the facing materials maintained throughout the development. (Cambridge Local Plan 2018 policies 55 57 and 61).

4. Prior to the commencement of the development (or phase of) the following shall be submitted to and approved in writing by the Local Planning Authority:
 - (a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors
 - (b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

5. Implementation of remediation.

Prior to the first occupation of the development (or each phase of the development where phased) the remediation strategy approved under clause (b) to condition 4 shall be fully implemented on site following the agreed schedule of works.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

6. Completion report:

Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the Local Planning Authority.

(a) A completion report demonstrating that the approved remediation scheme as required by condition 4 and implemented under condition 5 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

(b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

7. Material Management Plan:

Prior to importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:

a) Include details of the volumes and types of material proposed to be imported or reused on site

b) Include details of the proposed source(s) of the imported or reused material

c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.

d) Include the results of the chemical testing which must show the material is suitable for use on the development

e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved document.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

8. Unexpected Contamination:

If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the Local Planning Authority has been notified and the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of condition 4 above. The approved remediation shall then be fully implemented under condition 5.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

9. No demolition or construction works shall commence on site until a traffic management plan (TMP) has been agreed in writing with the Planning Authority. The principal areas of concern that should be addressed are:

- i. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway)
- ii. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on-street car parking.
- iii. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway)
- iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.

Reason: in the interests of highway safety

10. All deliveries of materials or any removal of waste shall be constrained to the hours of 09.30hrs-15.30hrs seven days a week

Reason: In the interests of highway safety and to protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)

11. No building hereby permitted shall be occupied until the surface water drainage scheme for the site has been completed in accordance with the submitted details. The surface water drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for the lifetime of the development.

Reason: To prevent the risk of environmental and amenity issues arising from flooding and to ensure the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

12. Prior to commencement of the development, a site wide Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the Local Planning Authority. The DCEMP shall include the consideration of the following aspects of demolition and construction:

- a) Demolition, construction and phasing programme.
- b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
- c) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation. Prior notice and agreement procedures for works outside agreed limits and hours.

- d) Delivery times for construction/demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the Local Planning Authority in advance.
- e) Soil Management Strategy.
- f) Noise method, monitoring and recording statements in accordance with the provisions of BS 5228-1: 2009.
- g) Maximum noise mitigation levels for construction equipment, plant and vehicles.
- h) Vibration method, monitoring and recording statements in accordance with the provisions of BS 5228-2: 2009.
- i) Maximum vibration levels.
- j) Dust management and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition - supplementary planning guidance 2014
- k) Prohibition of the burning of waste on site during demolition/construction.
- l) Site lighting.
- m) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- n) Screening and hoarding details.
- o) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- p) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- q) External safety and information signing and notices.
- r) Consideration of sensitive receptors.
- s) Prior notice and agreement procedures for works outside agreed limits.
- t) Complaints procedures, including complaints response procedures.
- u) Membership of the Considerate Contractors Scheme.

Reason: To protect the amenity of the adjoining properties.
Cambridge Local Plan 2018 policies 34, 35 and 36

13. Prior to the installation of any exterior lighting to the development hereby approved an Artificial Light Impact Assessment (ALIA) shall be submitted to the Local Planning Authority and approved in writing. The ALIA shall include details of any artificial lighting of the site. 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 - GN01/20 (or as superseded).

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

Reason: To ensure that light spill from the site is not harmful to the amenity of any residential occupant on and in the vicinity of the development. (Cambridge Local Plan Policy 34)

14. Prior to the installation of any gas fired combustion appliances, technical details and information demonstrating the use of low Nitrogen Oxide (NO_x) combustion boilers, i.e., individual gas fired boilers that meet a dry NO_x emission rating of ≤ 540 mg/kWh, to minimise emissions from the development that may impact on air quality, shall be submitted to and approved in writing by the Local Planning Authority.

If the proposals include any gas fired Combined Heat and Power (CHP) System, technical details and information demonstrating that the system meets the following emissions standards for various engines types shall be submitted for approval in writing by the Local Planning Authority:

- o Spark ignition engine: less than or equal to 150 mg NO_x/Nm³
- o Compression ignition engine: less than 400 mg NO_x/Nm³
- o Gas turbine: less than 50 mg NO_x/Nm³

The details shall include a manufacturers Nitrogen Oxides (NO_x) emission test certificate or other evidence to demonstrate that every boiler installed meets the emissions standards above.

The scheme details as approved shall be fully installed and operational before first occupation and shall be maintained and retained thereafter.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air Quality Objectives in accordance with the requirements of the National Planning Policy Framework (NPPF, 2019) paragraphs 170 and 181, policy 36 of the Cambridge Local Plan 2018 and Cambridge City Councils adopted Air Quality Action Plan (2018).

15. Prior to the installation of any electrical services, an electric vehicle charge point scheme demonstrating the provision of allocated car parking spaces for exclusive use by electric vehicles with dedicated electric vehicle charging, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 1. Five slow electric vehicle charge points with a minimum power rating output of 7kW
 2. The electric vehicle charge point parking spaces to be exclusively reserved for electric vehicle charging.
 3. The electric vehicle charge points shall be designed and installed in accordance with BS EN 61851 or as superseded

The electric vehicle charge point scheme as approved shall be fully installed prior to the first occupation and maintained and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF) paragraph 105, 110, 170 and 181, Policy 36 - Air Quality, Odour and Dust of the Cambridge Local Plan (2018) and with Cambridge City Council's adopted Air Quality Action Plan (2018).

16. Within a period of 9 months from the commencement of development a Public Art Delivery Plan (PADP) shall be submitted to and approved in writing by the Local Planning Authority. The PADP shall include a timetable for the delivery of the public art together with 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.

17. Prior to the occupation of the development, hereby permitted, or the commencement of the use, the arrangements for the disposal of waste detailed on the approved plans shall be provided and information shall be provided on the management arrangements for the receptacles to facilitate their collection from a kerbside collection point. The approved arrangements shall be implemented prior to the occupation of the development or the commencement of the use and retained thereafter.

Reason - To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridge Local Plan 2018 policies 35, 36 and 57)

18. Prior to the commencement of installation of any roof mounted equipment, full details of all roof top plant and solar panels and/or photovoltaic cells, including type, dimensions, materials, location, fixing, etc. shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the conservation area and to ensure that the external appearance of the buildings is maintained throughout the development (Cambridge Local Plan 2018 policies 55, 57 and 61).

19. 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)

20. No rainwater goods shall be installed until full details of the means of rainwater collection and disposal have been submitted to and approved in writing by the Local Planning Authority. Rainwater goods shall thereafter be installed only in accordance with the approved details. Discharge of this condition may require the submission of materials samples as well as large-scale drawings.

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

21. 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 and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme. Landscape works shall thereafter be constructed only in accordance with the approved details.

Reason: In the interests of visual amenity, to ensure that suitable hard and soft landscape is provided as part of the development and to avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018; Policies 55, 57, 59 and 61)

22. Prior to first occupation or the bringing into use of the development, hereby permitted, a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the local planning authority in writing. The landscape plan shall be carried out as approved. 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.

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)

23. Prior to commencement of any of the following items large scale drawings of iron/steel railings, railing finials, backstays, dog bars, horizontal cross-members, gates, gateposts, gate piers, means of fixing into wall copings/ground/paving, attachments to buildings, junctions between panels of railings, shall be submitted to and approved in writing by the Local Planning Authority and the details approved shall thereafter be implemented.

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

24. Basement event space, college bar and music practice rooms - noise assessment and insulation.

Prior to the first use of the basement event space, college bar and music practice rooms, a noise impact assessment of the basement event space, college bar and music practice rooms use on neighbouring premises (to include existing residential premises in the area and the proposed habitable rooms of the development itself) and a noise insulation scheme and other noise control measures as appropriate, shall be submitted to the Local Planning Authority and approved in writing. The details submitted shall demonstrate that the level of noise emanating from the basement event space, college bar and music practice rooms and associated internal and external spaces is minimised having regard to but not exhaustively the following:

- o Nature / type of uses and events to be held;
- o Hours of operation;
- o Sound system setup with in-house fixed sound system incorporating noise limiting control / device set to the satisfaction of the Local Planning Authority;
- o Acoustic performance of the building fabric, glazing, openings and ventilation systems;
- o Details of an adequate alternative ventilation system shall be provided to ensure external doors and windows remain closed during the playing of music.
- o Premises entrances / exits and any associated external spaces and patron noise;

o Details of a cut-out device fitted to external entrance / exit doors shall be provided, so that if they are opened, the electrical supply to amplified music and the in-house fixed sound system is terminated / ceased;

The noise insulation / mitigation scheme as approved shall be fully constructed and implemented before the said uses hereby permitted are commenced and shall be retained thereafter.

Reason: In the interests of the protecting the amenity of residents on and in the vicinity of the site from harm caused by the level of noise emanating from the basement event space, college bar and music practice rooms and associated internal and external spaces (Cambridge Local Plan 2018 Policy 35)

25. Prior to the installation of plant, a scheme for the insulation of the plant that minimises the level of noise emanating from the said plant to 48.1dBA as detailed in the submitted and approved Noise Report, or less, shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced.

Reason: To ensure that the amenity of residents on and in the vicinity of the site is protected from potential harmful noise emanating from plant within the development. (Cambridge Local Plan Policy 35)

26. 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.

27. 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)

28. 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)

29. Prior to the commencement of the hard and soft landscaping works a scheme of biodiversity and ecological enhancement in accordance with the information within the MKA Biodiversity strategy submitted in support of the application shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

Reason - To enhance ecological interests in accordance with Policies 57 and 59 of the Cambridge Local Plan 2018.

Greater Cambridge Sustainable Design and Construction SPD
INFORMATIVE

To satisfy and discharge Environmental Health conditions relating to artificial lighting, contaminated land, noise / sound, air quality and odours / fumes, any assessment and mitigation shall be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction SPD, (Adopted January 2020) <https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd> and in particular section 3.6 - Pollution and the following associated appendices:

- 6: Requirements for Specific Lighting Schemes
- 7: The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide
- 8: Further technical guidance related to noise pollution

INFORMATIVE: Please note that the granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.

INFORMATIVE: Artificial Light Impact Assessment

A common software assessment technique for an ALIA is "The outdoor site lighting performance method (OSP)". This software provides a transparent "shoebox" surrounding the development. It has vertical sides at the boundary and a flat 'ceiling' 10 m above the highest mounted luminaire in the installation or the highest point of the property illuminated. By identifying the location and magnitude of the maximum illuminances on the vertical surfaces of the shoebox, the potential for light trespass can be established.

INFORMATIVE: The Council has produced a guidance document to provide information to developers on how to deal with air quality and air pollution issues. The document, 'Developers Guide to Air Quality in Cambridge' can be downloaded from the City Council website on <https://www.cambridge.gov.uk/air-quality-guide-for-developers>. Hard copies can also be provided upon request.

INFORMATIVE: If there are 50 car parking spaces there should be 3 marked for Blue Badge Parking.

The refuges for disabled people must have an intercom connection with an audio coupler to aid those using hearing aids and tactile buttons.

Double doors will need to be powered or be asymmetrical with one leaf being at least 850mm and having an opening force of less than 20N.

Good signage and colour contrast of décor is needed for visually impaired people

Where more than one seat is to be installed in a reception or outside area, a variety of seat heights should be provided, with at least one each with a seat height of 380 mm, 480 mm and 580 mm from ground level. Where only one seat is installed, the seat height should be between 450 mm and 480 mm, and the seat should have both back support and arm rests. Some seating without arms and space within the seating so that a wheelchair user can sit alongside and facing the same direction as others who are waiting.

Thought should be given to how hoists can be fitted to serve bedrooms and bathrooms in the accessible rooms.

Student bar should have a dropped section of counter and hearing loop.

INFORMATIVES

(1) **INFORMATIVE** - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

(2) **INFORMATIVE** - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

(3) **INFORMATIVE** - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed

development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

(4) **INFORMATIVE** - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5)

INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

INFORMATIVE:

BEFORE carrying out any work you must:

Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.

Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.

Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 - 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>

In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

GUIDANCE

Excavating Safely - Avoiding injury when working near gas pipes:

http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf

Standard Guidance

Essential Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>

General Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103>

Excavating Safely in the vicinity of gas pipes guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDAE89949052829/44257/ExcavatingSafelyCreditCard.pdf>

Excavating Safely in the vicinity of electricity cables guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3CD607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the National Grid and Cadent websites.

INFORMATIVE: Designing out crime.

In the operation of the scheme the following issues should be considered

- o External Lighting Plan - to include pedestrian, cycle and vehicle access and routes through the site.

- o CCTV proposals
- o What access control and door entry system will be adopted for the students, fellows, staff and visitors, including the basement car/cycle parks
- o Proposed method of mail delivery.

INFORMATIVE: Lead Local Flood Authority advised:

Green Roofs

All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).

Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

INFORMATIVE

No demolition or construction works shall commence on site until a condition survey of the existing adopted public highway along Park Terrace has been undertaken by the developer (preferably in connexion with the Local Highway Officer), to ascertain the condition of the existing highway and to enable a fair proportion of any repairs that may be required due to the construction traffic that will be required as part of the development.

**Cambridge City Council
Design & Conservation Panel**

Notes of the meeting Wednesday 9th October 2019

Attendees:

Di Haigh	RIBA (Chair)
David Grech	formerly Historic England, co-opted member
Russell Davies	RTPI
Ian Steen	Retired architect, co-opted member
Zoe Skelding	RIBA
Robert Myers	Landscape Institute

Apologies:

Stacey Weiser	Cambridge PPF
Tony Nix	RICS

Officers:

Mairead O'Sullivan	Shared Planning Service
Jonathan Brookes	Shared Planning Service
Lewis Tomlinson	Shared Planning Service

Presenters:

Gavin Henderson	Stanton Williams Architects
Kaori Ohsugi	Stanton Williams Architects
Tom Matheou	Bidwells
Sophie Tomblason	BHSLA
Mike Gross	Emmanuel College
David Hawkins	Skelly and Couch

Observers:

Martin Smart	Cambridge City Councillor
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1. Presentation – New South Court, Emmanuel College, 1 Park Terrace, Cambridge

The pre-application proposal for redevelopment to provide student accommodation and teaching hub, with associated landscaping, basement car parking and other works.

The Panel's comments were as follows:

Environmental sustainability

The scheme's sustainability strategy includes many admirable elements, including the commitment to create flexible designs that enable future flexibility in patterns of use. However, the Panel suggested that aspirations for increased carbon reduction should be a major driver for the scheme. Cambridge University has recently committed to a 75% decrease on its 2015 carbon emissions by 2030 and to 100% reduction by 2048. This project has the opportunity to support that by exploring key design moves to manage the building's carbon impact. For a scheme emerging at this moment, the strategic focus should be on low carbon building management, as well as the detailed assessment of energy requirements and environmental impacts.

Character of spaces

The analysis of the site suggests that it is located at a meeting point of the more formal collegiate spaces and the domestic, informal character of the adjacent mews and back gardens. The treatment of the new social centre and courtyard to allow flexible settings for socialising and study, both internal and external, was felt to be very appropriate. The attention to quality of light and views into and through the building from Chapman's Garden will create an ambience appropriate to its use.

The domestic character of the back gardens of both Furness Lodge and the Park Terrace mews do not seem to have been carried through into the design, other than in the massing of the Furness Lodge extension. The Panel was disappointed that their distinct character was not reflected in the scheme.

Landscape

While supportive of the proposals for South Court, the Panel were less convinced by the landscaping of New Court. Envisaged as a raised reflective space to be viewed from the surrounding rooms, the preponderance of hard surfacing and single focus of the central tree could create an austere space. This might feel more corporate than the proposed aspiration for a meeting point of the formal and domestic worlds would suggest. The Panel wondered whether this space might become greener, maximising planting. An increase in planting moving south through South Court would also be welcomed and would fit well with the landscape strategy of creating continuity in the planting to run through the different characters of the college courts. Consideration of rain gardens and surface SUDs, in combination with the planned water attenuation tanks, could help with

this, while continuing the themes of water and planting present in other spaces within the college.

Utility and accessibility

The Panel expressed some concern regarding the peripheral location of the social hub and the new College bar, both located some distance from the Porter's Lodge and other college facilities. They were reassured that feedback that had been obtained from current students and studies made of existing college social spaces. Potential access difficulties for wheelchair users were highlighted. Whilst the changes in level enabling increased level access is a positive benefit, the route into the hub from Chapman's Garden is quite indirect and involves going through a back door. The Panel suggested that more direct ramped access routes for all should be an aspiration for the design.

Response to context of Parker's Piece

The site occupies a critical location which negotiates not only between college buildings of different character, but also sits alongside the prime view of Park Terrace from Parker's Piece. The corner of the proposed New Court is highly visible at the east end of the buildings that frame Parker's Piece. Its significance for views from this major public space, as part of the rhythm along Park Terrace, cannot be underestimated. The Panel was disappointed by the apparent lack of architectural cues taken from this outstanding sequence of terraced houses and villas, given their significance in the City. None of the key features, such as their repetitive rhythm, the setback from the street, the vertical stratification of the elevations, seems to have been taken into consideration as a creative starting point for the elevations of this new element.

Contribution to streetscape

This scheme brings the rare opportunity for the college to place a brand-new building facing onto a street frontage. The Panel felt that the proposed Park Terrace elevation gives little to the street, with a blank wall right up to the pavement. The primary vehicle entrance and a significant pedestrian entrance to Emmanuel College are also located here, but hardly celebrated. The Panel would hope to see this street view enlivened by additional street trees, as further along Park Terrace - or perhaps by a special detail akin to the sundial at Pembroke College on Tennis Court Road.

New Court massing

The Panel were unconvinced by the Park Terrace face of New Court. It felt that the proposed architectural expression of textured brickwork, though well mannered, is becoming rather conventional. The massing of the building feels unconvincing with the bin store on the west corner and a weak, but prominent, gable end to the east. The decision to double-stack the rooms in the block on the street side, results in the majority of windows facing the tall, overshadowing elevation of the hotel. Though the Panel recognised the mitigation in place for this in the window design, they questioned whether a more successful site plan could not be found. Allowing more student rooms to face into the courtyard, for example, could make better use of the views and light.

Furness Lodge

The decision to build right up to the pavement edge also blocks the view of Furness Lodge when approached from the west, along Park Terrace. The small walled ventilation area does little to reflect this Grade II Listed building's garden set back from the pavement. Though the scheme improves the villa by removing the toilet block extension and installing a lift for accessibility, the scheme could do more to highlight the positive aspects of what has been a somewhat mistreated building.

Conclusion:

The Panel recognises that this design includes many excellent aspects. There was positive appreciation for individual elements, most notably the new South Court social hub and associated court. However, the analysis of the site context lacks engagement with Parker's Piece, whereas the new buildings have real potential to present a new and interesting face of the college to the public realm. Instead they seem to be architecturally rather understated. The Panel recommends setting a higher target for the scheme's carbon reduction in line with the standards set by the University.

VERDICT – GREEN (1), AMBER (4), RED (1)

2. Notes of the last meeting – Wednesday 11th September 2019

Notes agreed.

3. Any Other Business

4. Date of next meeting – Wednesday 13th November 2019

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.