

**Greater Cambridge Shared Planning Service
Disability Consultative Panel**

**Notes of the meeting Tuesday 27th October 2020
(via MS Teams)**

Participants:

Mark Taylor	Greater Cambridge Planning (Chair)
Sue Simms	Resident/City Council Housing (retired)
Rosalind Bird	MS Society/Architect (retired)
Jane Renfrew	Resident
John Taylor	Resident

Apologies: Jean White, Elizabeth French, Gary Reed and Jeremy Miller.

Presenters:

Tom Gardner	AHMM Architects
Johnny Vincent	Pace Investments (site owners)
Jonathan Bainbridge	Bidwells
Simon Stone	Pace Investments (site owners)

Officers:

Phil Mcintosh	Greater Cambridge Planning
----------------------	-----------------------------------

Presentation - 104-112 Hills Road (20/03429/FUL)

The demolition of Betjeman House, Broadcasting House, Ortona House, Francis House, and the rear multi-storey carpark to Francis House, together with existing refuse and cycle stores; to allow for construction of two new commercial buildings of five and seven storeys respectively, providing flexible B1(a), B1(b), A1, A2, A3 uses on the ground floor and Class B1(a) and B1(b) on the upper floors.

The construction of basement with mezzanine level to provide for building services, cycle parking and car parking for the proposed commercial buildings, cycle and car parking spaces for Botanic House and services for Flying Pig Public House.

The scheme also includes the refurbishment of the Flying Pig PH as well as new public realm and landscaping.

Mark Taylor has already been in discussions with the design team and highlighted requirements in relation to accessible parking bays, manifestations on glazing for the benefit of the partially sighted and solar shading.

The Panel understand there is also the possibility of a Changing Places WC on site.

The Panel's comments were as follows:

The inclusion of accessible WCs throughout the development is applauded, as are the fire fighting lifts and high quality external spaces with views into the Botanic Gardens.

The Hills Road/Station Road junction is very busy and although there is the intention to widen the pavement, this is still a hostile environment for the ambulant disabled fearful of conflict with cyclists.

During the presentation, the Panel were informed there is a proposal by the Highways Authority to relocate the bus stop to help address this, in the context of increased traffic movements and sustainable travel. This is welcomed.

Routes from the accessible parking bays to the office spaces. The Panel expressed concern as to the distances involved.

Outdoor working spaces. The Panel agree that the pandemic has redefined working styles and that access to outdoor spaces will become more important. The multiple (level) accesses onto the roof terraces are therefore welcomed. The need for a surface treatment suitable for wheelchair users at the terrace level is emphasised.

Seating (pocket gardens). The Panel would always recommend a variety of seating styles for the benefit of the ambulant disabled.

Café and reception spaces. The designers are reminded of the need to consider acoustics for any environment with high ceilings and a high volume of activity and noise, as such spaces are challenging for the hearing impaired.

Interior detailing. Colour contrasts and manifestations will be needed for both the public and office spaces.

The detailing of the office spaces will be based on tenant need, and with this in mind, the Panel would stress the importance for the designers not to lose sight of their aspiration for this development to be in many ways an exemplar.

Conclusion.

This is among the most impressive proposals brought before the Panel in recent years. The opportunity for such an accessible landmark development is to be applauded, as are the much needed improvements proposed for the Flying Pig PH and to its surrounding public realm.

Date of next meeting - Tuesday November 24th. **It is likely another meeting will need to be scheduled in early December (date TBC)**