

68 Maids Causeway

Responses to objections

Agenda

- ▶ Background
- ▶ Objections raised
 - Scale of development
 - Visibility concerns
 - Pedestrian “right of way”
 - Height of wall
 - Flat porch roof
 - Stained weatherboarding
 - Glass bricks
 - Velux windows
- ▶ Summary

Background

- ▶ We might like to think that Maids Causeway is all Victorian Doll's houses, but the reality is that there are a wide variety of styles nearby
- ▶ The existing building at no 68 was built in c1960 and was not particularly aesthetically pleasing. This has been improved upon by the existing owner, but cannot disguise its initial heritage
- ▶ We are not here to argue whether it should have been built like that - the fact is that it already exists
- ▶ Part of the intention of the proposed works is to improve the visual aspect, but this is in the context of improving a 1960's house not creating a mock Victorian dwelling
- ▶ The proposal must be viewed in this context



"Doll's House" on Maids Causeway



68 Maids Causeway in c2001



No 68 and adjacent properties on Maids Causeway today



Zebra pub
Indicative of one of the many other architectural styles in the area Page 3

Scale of development

- ▶ The existing house occupies c 42% of the land and the proposed alterations increase this only marginally to c45%
- ▶ The height of the proposed addition is less than the existing roofline and neighboring structures
- ▶ Most neighboring houses are terraced and hence occupy a significantly greater proportion of the frontage
- ▶ The house sits well back from the road compared to other houses which further reduces its perception of scale
- ▶ As an example, No 52 is a detached house that has a much greater scale relative to the visible plot compared to the current proposal. This house is located right on the pavement and with narrow gaps on either side



68 Maids Causeway today



68 Maids Causeway as proposed



52 Maids Causeway

Visibility concerns

- ▶ Visibility at the corner is currently limited by
 - A wall 1.05m high (measured from the drive of no 68)
 - A bush, currently trimmed to a similar height as the wall
 - Two trees
 - A pole
- ▶ The proposal replaces the above with a lower wall (c0.7m)
- ▶ The proposal maintains this low height for a further 2.25m towards the house compared to the original where the wall starts to rise
- ▶ The combined effect of these two measures will be to improve visibility rather than reduce it
- ▶ The experts in this matter are the Cambridgeshire Highways dept who are content that the proposal “should have no significant impact on the public highway”



Current view from Maids Causeway



View as proposed from Maids Causeway

Pedestrian “Right of Way”

- ▶ At least since 2001 the land has been heavily planted with bushes and trees. See pictures. The land could not have been used for pedestrian access.
- ▶ The land has only recently been partially cleared. Even so, only part of the land is passable on foot the remainder comprising a holly bush and other dense vegetation
- ▶ A survey undertaken on 13th August 2011 between 4pm and 5pm showed that 30 pedestrians used Fitzroy lane in this period
 - All walked on the road apart from:
 - One person who put both feet on the land momentarily
 - Another person put one foot on the land whilst her dog urinated against the wall
- ▶ To establish rights as a public footpath requires either the consent of the owner or 20 years of continuous informal use. Clearly neither of these is the case



Image 2007 Source Cyclestreets



Image 2006 Source Google Earth



Image 2001 Source Estate Agent details

Height of Wall

- ▶ The height of the proposed wall on the new land is equal to or less than the existing wall
- ▶ The walls all along Fitzroy Lane are of similar height and the proposal is in sympathy with this existing structure
- ▶ The height of the wall for the property adjacent to no68 along Fitzroy Lane is even higher
- ▶ Even in the more traditional parts of Maids Causeway and adjacent streets there is a pattern of high walls



High Walls along all of East side of Fitzroy Street



Even higher wall adjacent buildings on West side of Fitzroy Street



Traditional high wall at 20 Maids causeway



High wall adjoining 20 Maids Causeway



High wall in adjacent street

Flat porch roof

- ▶ The concern raised is that
 - the flat roofed porch is not a traditional feature
 - In this section of the Conservation Area, porches in themselves are not part of the established character.
 - The introduction of a porch will create an incongruous feature
- ▶ Firstly we reiterate that it would be inappropriate to try and create a mock Victorian façade on a 1960's house by the incorporation of “traditional features”
- ▶ In fact there are several examples of flat roof porches, bay windows and other structures on both old and new properties in the area
- ▶ The house as it stands is part of the established character of the area - like it or not. This proposal is a genuine attempt to improve the visual aspect whilst staying true to the original style and as such is not incongruous



Flat roof projection at 54
Maids Causeway



73 Maids Causeway



Grafton car park
Fitzroy La



Cambridge Riverside
New development



CBS on Newmarket Road



Newmarket Rd near
Buddhist centre

Stained Weatherboards

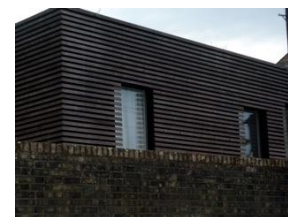
- ▶ The concern is that:
 - The stained weatherboards proposed... are also not considered appropriate in this location as this is an incongruous feature that detracts from the established character and appearance of the Conservation Area
- ▶ In fact stained weather boarding is used extensively in new buildings in the Conservation Area and therefore cannot be inconsistent with the established character of the area.
 - ▶ The new Cambridge Riverside development is a notable example
- ▶ There is already stained weather boarding used on the front of no 68. The proposal will significantly improve on the aesthetic quality of this weather boarding, but its existence demonstrates that the proposal cannot be an incongruous feature



Extensive stained weatherboards at Auckland court



Extensive stained weatherboards at Cambridge Riverside devt



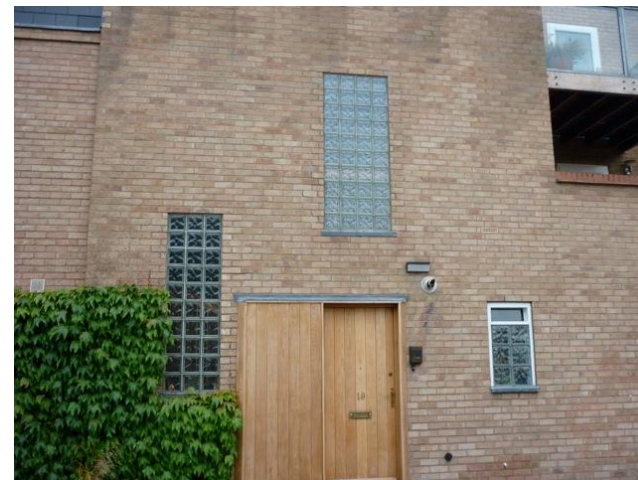
Stained Weatherboards at 16 Auckland Road



Stained weatherboards currently used at 68 Maids Causeway

Glass blocks

- ▶ The concern is that the proposed glass blocks
 - are inappropriate for this location, particularly on such a prominent wall that is visible in views down Maids Causeway.
 - will allow a negative feature to stand out further, as it is not in keeping with the character and appearance of the Conservation Area
- ▶ We have included the glass blocks partly to increase light into the proposed dining area and secondly because we believe they are a visual enhancement that improves the look of the walls.
- ▶ We note that there are several examples of the use of glass blocks in the area.
 - ▶ 19 North Terrace has extensive use of glass blocks, clearly visible from Midsummer common
 - ▶ Glass panes resembling glass blocks are used extensively in the Zebra pub adjacent
- ▶ Nevertheless, we are prepared to concede this feature if necessary



19 North Terrace from Parsonage Street



Panes resembling glass blocks at Zebra Pub adjacent to no 68



Glass blocks in nearby rd

Velux windows

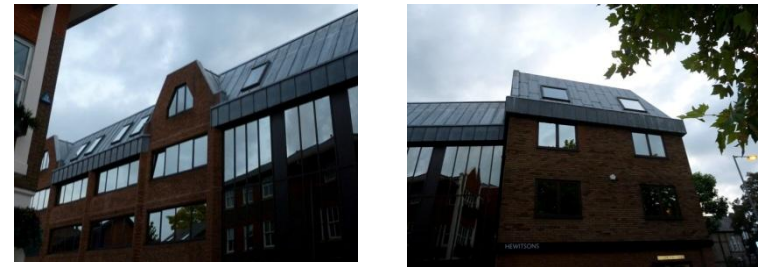
- ▶ With regard to rooflights, the statement is made in the conservation consultation that
 - types which stand proud of the plane of the roof (“velux”) are unlikely to be approved
- ▶ We note that there are numerous examples of such roof lights that stand proud of the plane of the roof on both older and newer properties on Maids Causeway, in Fitzroy lane and in other adjacent streets
- ▶ This comment appears inconsistent with the reality of existing practice in the area
- ▶ There are rooflights in the attic of the existing building and it would be incongruous to use a different style of “conservation” roof lights adjacent to these.



Velux on traditional buildings in Maids Causeway



64 Maids Causeway viewed from no 68 and Fitzroy La



Velux on Hewitsons building



Existing rooflights at 68 Maids Causeway

Summary

- ▶ The existing building stands as an isolated example of 1960's architecture and is not particularly aesthetically attractive
- ▶ It would be inappropriate to try and re-create a mock Victorian house
- ▶ Any alterations need to be sympathetic to the original style and any aesthetic judgment on the proposals should be made in the context of the original building
- ▶ We believe the proposals represent a significant improvement on the aesthetics of the building and hence represent an enhancement to the area
- ▶ We have demonstrated that there will be no reduction in sight lines for pedestrians or motorists and the experts in this area indicate that this is not an issue of concern
- ▶ We believe the choices of materials are appropriate given the above, nevertheless we are willing to concede the issue of the glass blocks if that is the considered opinion of the planning experts.
- ▶ We commend this plan to you for your approval