

32 – 40 Panton Street (22/02776/FUL)

2 Coach House-style buildings (2-4 residents)

- Design is in keeping with existing heritage building at no 32
- Scale is more in keeping with conservation area's street character
- Rear garden access is available via back gates to all properties
- Reduces over-looking & privacy issues to St Eligius Street
- Each plot is self-contained with minimal re-work to restore walls in future
- Rear garden gate is set back from pavement via path. This provides a) improved residents' safety (given vehicles mount pavement to pass houses), b) additional natural light and c) provides planting & wall openings to improve street scene

Extension (32 Panton Street) (2+ residents)

- In keeping with no 34 style and established building line
- + 2 bedrooms (2 or more residents)
- +1 WC and +1 SH – for additional residents as well as benefitting existing
- Inner courtyard with planting, permitting light to rear elevation

Cycle Storage

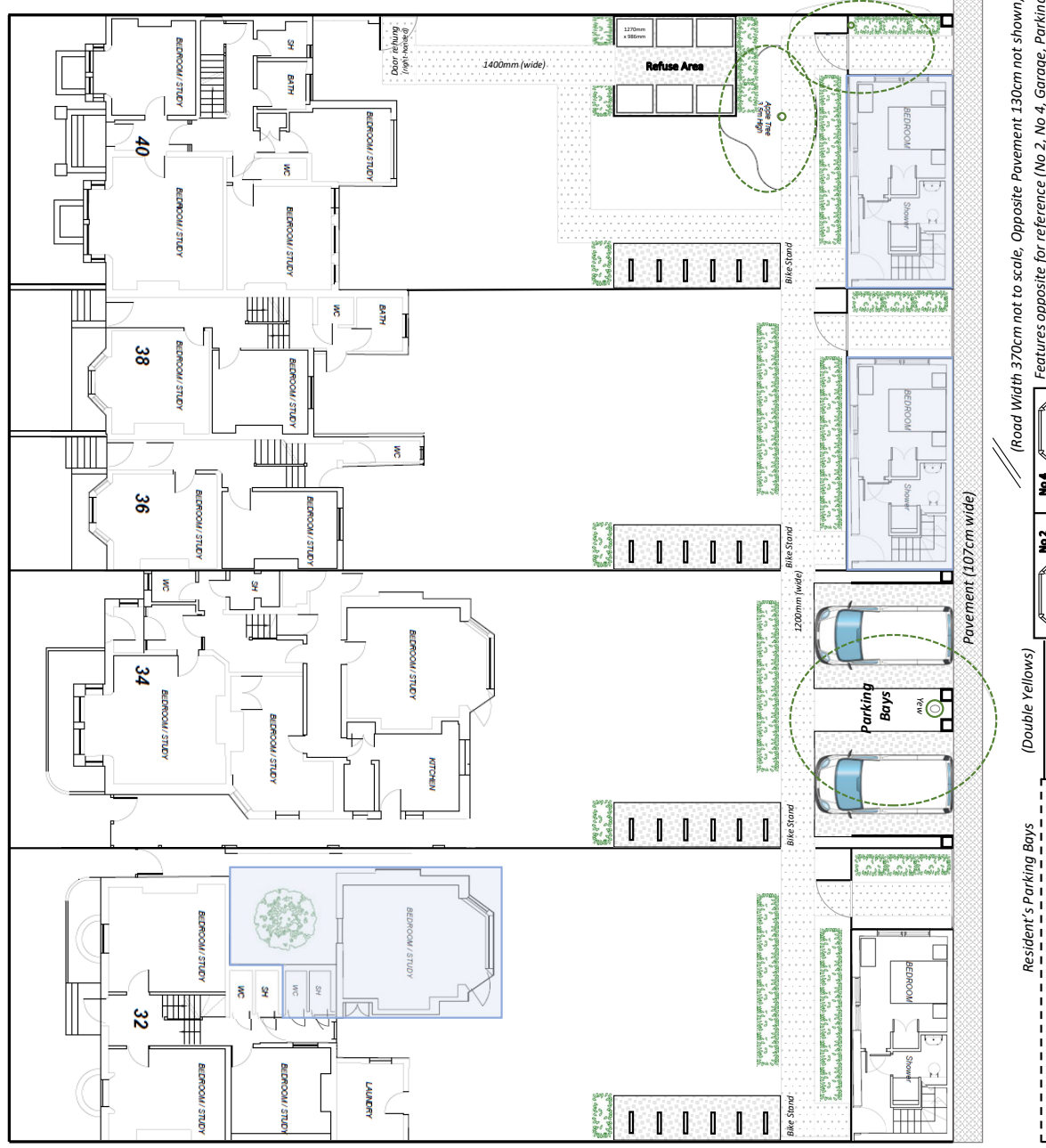
- Potentially all cycle racks to the rear of properties
- Sheffield Stands (750mm x 750mm) with 1000mm spacing

Services (Refuse Area & Parking)

- Pathways connect houses & gardens to refuse area & parking
- Refuse area (6 x 1100 litre bins, 1270mm x 986mm, 65kg) is set back from residents' rooms & neighbours. Access Coronation Street via side gate
- Parking for 1–2 vehicles (van 5m x 2.5m, bays 5m x 3.8m). Gated (1 pair of gates or 2-pair smaller gates). *Cellular confinement system* surface to be installed to prevent compaction of tree roots

Gardens

- Maximum garden space retained to feature lawns, borders & trees with paths for areas with high footfall
- Improved retention of key trees, especially a) Yew Tree (note: these are mostly dioecious so loss of tree may affect others in the area) and b) Cotoneaster, both street scene features. Both to be crown lifted & cut back
- Opportunity to replace trees removed/lost in previous years
- Full landscaping of decluttered front & back gardens
- Restore front walls & railings to all properties (not just some of them)



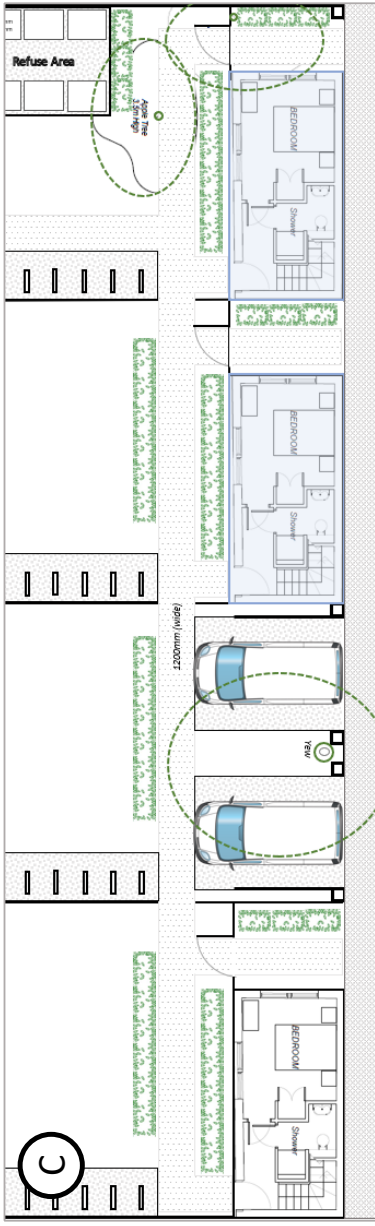
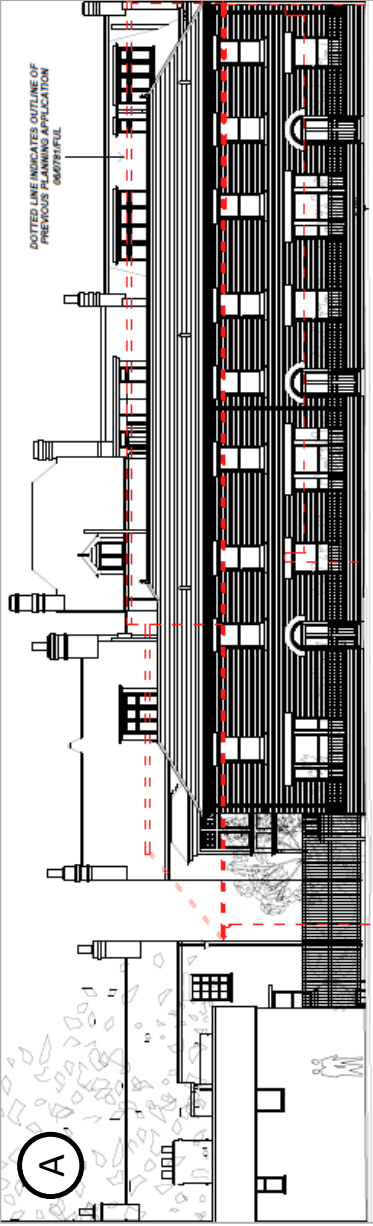
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Elevation Views

- A – Applicant's current proposals (with outline of earlier rejected housing)
- B – Petition's proposals (East West elevation)
- C – Petitions' proposals (Plan View of rear-gardens at St Eligius Street end)

East West Elevation (B)

- The 'Coach House' style housing is more in keeping with the 'back street' nature of St Eligius Street (to the rear of the Pantan Street houses)
- The openings between each house give views of the houses and their garden features. This preserves the character and feel of the area with small houses that are in keeping with the existing coach house's size & scale
- This design approach is similar to:
 - rear garden builds at the other end of St Eligius Street
 - Jesus' College application 19/0560/FUL (*Demolition of existing garages, relocation of existing sub-station within the site, and redevelopment to provide 8 no. residential dwellings*) at 5-17 New Square Cambridge that has much smaller builds in keeping with neighbouring heritage housing. This is a clear precedent for designs that are more aware & sensitive to the context of the street and wider conservation area
- An improved design allows for the retention of trees 1 – 3 that are key street scene features. The larger gardens would benefit from the restoration of trees removed from the site in the last 10 years (shown in red boxes)



- 1 = Yew Tree
- 2 = Apple
- 3 = Cotoneaster

