

Application Number	11/0495/FUL	Agenda Item	
Date Received	11th May 2011	Officer	Mr Toby Williams
Target Date	10th August 2011		
Ward	Market		
Site	Christs College Library Christs College St Andrews Street Cambridge Cambridgeshire		
Proposal	New library (1539 sq m), the enclosure of Library Court (201 sq m) and the provision of bridge access between the first floor of the new library and the South Range and Bodley Library. Demolition of the existing library (809 sq m).		
Applicant	St Andrews Street Cambridge Cambridgeshire CB2 3BU		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Christ's College is located in the historic core of the City centre. It stands immediately east of St. Andrew's Street/Hobson Street, and is bordered by King Street to the north, Christ's Pieces to the east, and the Bradwell's Court redevelopment to the south. The application site is the existing Christ's College library, which includes the existing 1970's library (designed by Christopher Grillet), the Bodley Library (C19) and West Range, South Range (early C16) and Bath Court. These are located in the south corner of the College grounds. The Bodley Library punctuates the corner of Christ's Lane where it meets St Andrews Street. The 1970's library abuts Christ's Lane, turning inwards and thus meets the lane in the form of a brick wall.
- 1.2 The affected Christ's College buildings are grade I listed. Christ's College has been placed by English Heritage on the Register of Parks and Gardens of Special Historic Interest in England at Grade II. The site falls within the Central

Conservation Area. There are tree preservation orders within the Christ's College grounds but none are affected by the proposal. The site falls within the controlled parking zone.

- 1.3 Many surrounding buildings, including buildings within and outside the College grounds are listed.

2.0 THE PROPOSAL

- 2.1 Full planning permission and listed building consent are sought for the demolition of the existing 1970's library, the provision of new and upgraded library facilities for the College, together with new amenity space and various alterations to rooms and spaces to facilitate the new library facility. The applications are considered together in this report for planning permission as they are intrinsically related, albeit that the proposed Listed Building conditions are attached separately under the relevant agenda item. Conservation Area Consent for the demolition of the 1907's Grillet Library is not required as this is covered under the Listed Building application.

- 2.2 The proposed new library will provide additional reader spaces with open and closed shelving, including a purpose built rare books room, meeting rooms and associated storage and staffing offices/facilities.

- 2.3 The main components of the proposals include:

- New Library (1539 sqm)
- Enclosure of Bath Court (201 sqm) with a glazed atrium
- Provision of bridge access between first floor of new library and South Range and Bodley Library.
- Internal and external alterations to South Range and Bodley Library
- Demolition of the existing 1970's Grillet library (809 sqm).

- 2.4 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Heritage Statement
3. Planning Statement
4. Environmental Noise Survey and Plant Noise Assessment
5. Archaeological Desktop Assessment

6. Sustainable Design and Construction Statement
7. Structural Report
8. Public Art Delivery Plan
9. A full drawings package

3.0 SITE HISTORY

Reference	Description	A/C, REF, W/D
07/0597/LBC	External works to Grade I Listed Building.	A/C
07/0219/FUL	Installation of new french doors and window to replace existing door and window.	A/C
07/0230/LBC	Installation of new french doors and window (external) and internal alterations to ground and first floors - Grade I listed building.	A/C
05/0302/LBC	Infilling of window and relocation of doorway and internal alterations to form new refuse area.	A/C
C/04/0504	Internal and external alterations to Grade I Listed Building.	A/C
C/04/0159	Installation of platform lift within grade I listed building.	A/C
C/04/0985	Proposed alterations to Christs College wall, facing Christs Lane" "incorporating landscaping, gates and public art.	W/D
C/04/0158	Relaying of existing paving to provide level wheelchair access.	A/C
C/04/0159	Installation of platform lift within grade I listed building.	A/C
C/02/0350	Internal alterations - erection of new partitions to form shower room and kitchen.	A/C
C/01/0520	Internal alterations and removal of metal pins from front elevation external stonework to Fellows building.	A/C
Various	Multiple applications for Tree Works not applicable to this proposal	

3.1 Opposite the site is the Bradwell's Court redevelopment, consisting of new retail space and 15 residential units, granted planning permission in September 2005. The development was completed in December 2007 and involved the re-opening of Christ's Lane.

4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes

5.0 POLICY

5.1 Central Government Advice

5.2 **Planning Policy Statement 1: Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

5.3 **Planning Policy Statement 5: Planning for the Historic Environment (2010):** sets out the government's planning policies on the conservation of the historic environment. Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. The statement covers heritage assets that are designated including Site, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas and those that are not designated but which are of heritage interest and are thus a material planning consideration. The policy guidance includes an overarching policy relating to heritage assets and climate change and also sets out plan-making policies and development management policies. The plan-making policies relate to maintaining an evidence base for plan making, setting out a positive, proactive

strategy for the conservation and enjoyment of the historic environment, Article 4 directions to restrict permitted development and monitoring. The development management policies address information requirements for applications for consent affecting heritage assets, policy principles guiding determination of applications, including that previously unidentified heritage assets should be identified at the pre-application stage, the presumption in favour of the conservation of designated heritage assets, affect on the setting of a heritage asset, enabling development and recording of information.

- 5.4 **Planning Policy Guidance 13: Transport (2001):** This guidance seeks three main objectives: to promote more sustainable transport choices, to promote accessibility to jobs, shopping, leisure facilities and services, by public transport, walking and cycling, and to reduce the need to travel, especially by car. Paragraph 28 advises that new development should help to create places that connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.
- 5.5 **Planning Policy Statement 22: Renewable Energy (2004):** Provides policy advice to promote and encourage the development of renewable energy sources. Local planning authorities should recognise the full range of renewable energy sources, their differing characteristics, location requirements and the potential for exploiting them subject to appropriate environmental safeguards.
- 5.6 **Planning Policy Statement 23: Planning and Pollution Control (2004):** States that 'any consideration of the quality of land, air or water and potential impacts arising from development, possibly leading to impacts on health, is capable of being a material planning consideration, in so far as it arises or may arise from or may affect any land use'. It highlights the fact that the planning system has a key role in determining the location of development which may give rise to pollution. Appendix A sets out those matters which may be material in taking decisions on individual planning applications including the environmental benefits of reducing the need for travel and the existence of Air Quality Management Areas.
- 5.7 **Planning Policy Guidance 24 - Planning and Noise (1994):** States at paragraph 12, that planning authorities should

consider carefully whether new noise-sensitive development would be incompatible with existing activities. At paragraph 13, a number of mitigation measures are suggested which could be introduced to control the source of, or limit exposure to, noise benefits of the development outweigh the risks from flooding.

5.8 **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

5.9 **Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

Community Infrastructure Levy Regulations 2010 – places a statutory requirement on the local authority that where planning permission is dependent upon a planning obligation the obligation must pass the following tests:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

5.10 **East of England Plan 2008**

SS2: Overall Spatial Strategy
ENV6: The Historic Environment
ENV7: Quality in the Built Environment
CSR1: Strategy for the Sub-Region

5.11 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

P6/1 Development-related Provision
P9/8 Infrastructure Provision
P9/9 Cambridge Sub-Region Transport Strategy

5.12 Cambridge Local Plan 2006

- 3/1 Sustainable development
- 3/4 Responding to context
- 3/7 Creating successful places
- 3/12 The design of new buildings
- 3/14 Extending buildings
- 4/10 Listed Buildings
- 4/11 Conservation Areas
- 4/13 Pollution and amenity
- 7/5 Faculty development in the Central Area, University of Cambridge
- 8/2 Transport impact
- 8/4 Walking and Cycling accessibility
- 8/6 Cycle parking
- 8/10 Off-street car parking
- 8/16 Renewable energy in major new developments

Planning Obligation Related Policies

- 3/7 Creating successful places
- 10/1 Infrastructure improvements

5.13 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction: Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.

Planning Obligation Strategy (2010): provides a framework for securing the provision of new and/or improvements to

existing infrastructure generated by the demands of new development. It also seeks to mitigate the adverse impacts of development and addresses the needs identified to accommodate the projected growth of Cambridge. The SPD addresses issues including transport, open space and recreation, education and life-long learning, community facilities, waste and other potential development-specific requirements.

Cambridge City Council (January 2010) - Public Art: This SPD aims to guide the City Council in creating and providing public art in Cambridge by setting out clear objectives on public art, a clarification of policies, and the means of implementation. It covers public art delivered through the planning process, principally Section 106 Agreements (S106), the commissioning of public art using the S106 Public Art Initiative, and outlines public art policy guidance.

5.14 **Material Considerations**

Central Government Guidance

Written Ministerial Statement: Planning for Growth (23 March 2011)

Includes the following statement:

When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant and consistent with their statutory obligations they should therefore:

(i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;

(ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;

(iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable

communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);

(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;

(v) ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.

Draft National Planning Policy Framework (July 2011)

The National Planning Policy Framework (Draft NPPF) sets out the Government's economic, environmental and social planning policies for England. These policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

Area Guidelines

Cambridge Historic Core – Conservation Area Appraisal (2005): Guidance on the relationship between the Historic Core and new development.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 No Objection: The area adjacent to the development is not public highway. Adequate clearance (8ft) should be provided to the underside of the projecting windows. Otherwise, no significant adverse effect on the public highway would result. Recommends a number of conditions including a construction environmental management plan.

Head of Environmental Services

- 6.2 Air Quality: The development is unlikely to introduce an additional noise sensitive use or generate additional noise pollution.
- 6.3 Noise: A noise report has been submitted. New windows should be insulated to prevent nuisance to library users from road traffic noise and buskers.
- 6.4 Plant: Recommends conditions to control specification of plant and fume extraction
- 6.5 Waste: There should sufficient storage space for waste. Standard waste and recycling conditions are proposed.
- 6.6 Construction: A construction management plan is proposed.

Urban Design and Conservation

- 6.7 Demolition: The existing Grillet (1970's) library is not of great architectural or historical merit. No objection to its demolition subject to how this is carried out where it adjoins the listed building.
- 6.8 Alterations to the Bodley Library: Ground floor, no objection to proposed works. First floor, removal of modern clutter and provision of exhibition space acceptable in principle. Raises an objection to the provision of a sliding glass door between the Bodley Library and the exhibition space. Other works and changes acceptable.
- 6.9 Alterations to South Range: Ground floor, provision of direct route and reopening of Buttery doorway acceptable. Provision of glazed door to staircase G raised as a concern. First floor, provision of new stair acceptable, provision of door to replace window to allow disabled access via bridge walkway to the Parlour/Darwin Rooms is unacceptable. The use of the room should be reconsidered.
- 6.10 Covered Court: Provision of an enclosed Bath Court for the proposed social meeting space has merit. The glazing design works well adjacent to the South Range but there is concern

regarding the junction of the glazing with the Bodley Library and the form of this rising over the castellations and its attachment to the parapet gutter.

- 6.11 New Library: The longer, narrower and larger library enables more space between the Bodley Library and the new build. The use of oriel windows will help to provide a greater degree of animation and natural surveillance to Christ's Lane than at present. More detail on the proposed new glass section between the new library and the Bodley library would be welcome.
- 6.12 The materials and finishes of the Christ's elevation will have to be high quality and well executed but should be an improvement on the existing. Concern was raised regarding the bulkiness of the scheme as viewed obliquely, particularly the third (top) floor and its impact on Christ's Lane in terms of dominance and enclosure. The plans have been amended to simplify the design of the third (top) floor element and are an improvement on those previously put forward. The scale, massing and roofscape are now appropriate to the context.
- 6.13 Overall: Recommends refusal of the application for listed building consent on the basis that the glass sliding door to the Bodley Library and the link bridge with change to door from window, are both inappropriate. These outweigh the other acceptable alterations.
- 6.14 Support the planning application. The scale and massing have now been mitigated by revised plans. The scheme would provide an enhanced streetscape to Christ's Lane. Recommends a number of conditions regarding detailed elements of the proposal.

English Heritage

- 6.15 No objection: The creation of a space for visitors to visit the Bodley Library and information in relation to it is welcome. This is part of a larger scheme to sensibly reorder the library itself. Concern is raised regarding the introduction of a glass screen into the door at the north end of the Bodley library and a new glass door for staircase G. The need for some form of barrier for security and management of visitors is accepted for the Bodley library, but whether this should be a modern insertion is

questioned, as the space is the focus of a view along the central aisle of the library. Recommends conditions to control the detailed execution of these two glazing elements.

- 6.16 The roofing over Bath Court will have a dramatic impact on the space between buildings. However, this is not a formal college court and was previously a garden prior to the construction of the Grillet library, which does not address this space positively. On balance, the enclosure of the Court is therefore acceptable, subject to conditions to secure clean and simple detailing in order that the glazed roof does not rival the views of the historic fabric. The glazing detail should be conditioned, as its final design will not be settled until a manufacturer is appointed.
- 6.17 No objection is raised to the proposed treatment of the Christ's Lane elevation. The proposed treatment of this elevation reflects the previous garden wall and the established tradition of many Colleges as inward looking, becoming more open at upper floors.
- 6.18 The Christ's Lane elevation will only be seen in oblique views and the illustrative material suggests that, subject to appropriate detailing, it will enhance the character and appearance of this part of the Conservation Area.

Cambridgeshire County Council (Archaeology)

- 6.19 The site has high archaeological potential. Recommends a condition to secure a programme of archaeological works/recording.

Design and Conservation Panel: Meeting of 8 June 2011

- 6.20 The minutes of this Panel meeting are attached to this report as Appendix B.
- 6.21 The glazed roof and its attachment to the existing fabric have been successfully addressed. The reasons for the glazed bridge are acceptable. The provision of paired oriel windows improves the Christ's Lane elevation. The Panel were ambivalent to the provision of the sliding door in the Bodley Library; the qualities of the project were not imperilled by this provision.

6.22 Overall, the applicants have addressed concerns regarding the glazed roof, its maintenance, environmental performance and the proposed elevation to Christ's Lane. The scheme would represent a very real enhancement to the College and Christ's Lane.

6.23 Verdict – GREEN (unanimous)

Public Art Panel: Meeting of 18 July 2011

6.24 The College proposes to split the contribution between several elements of public art including bursaries, temporary work and permanent work. It is proposed the lead artist will be appointed as artist in residence, to manage and work on the different elements. The earliest date for the completion of the library is September 2013, although funds need to be raised.

The Panel's comments.

6.25 The Panel were disappointed by the absence of a fully worked out proposal, and with more than half of the £75,000 budget to be spent on artist fees, the Delivery Plan was seen as ambitious, with very limited public benefit. The Panel considered that the College would be the main beneficiary of the proposal. The Christ's Lane façade (which could never be seen in its entirety) was in the Panel's view an inappropriate location for an art installation. As an alternative option to compromising this façade, the Panel would strongly urge that the College look to developing the neighbouring public space at the end of Christ's Lane, as such a project would be genuinely in the spirit of community and public art.

6.26 Conclusion

6.27 The Panel would encourage the college to work with them in examining the public space at the end of Christ's Lane.

6.28 VERDICT – RED (unanimous)

Disability Consultative Panel: Meeting of 20th July 2011

6.29 The Panel made detailed comments in relation to internal fixtures and fittings, particularly desks, glass ceilings, toilets, lifts, bridges and ramps. In conclusion, the scheme was

regarded as a very interesting proposal. Fixtures and fittings are particularly significant for the visually impaired as they need to include colour contrasts and manifestations. The Panel would look forward to seeing this proposal at a later stage, when this and other elements have been considered in greater detail.

Senior Sustainability Officer

- 6.30 The technology proposed to meet renewable policy 8/16 are ground source heat pumps. Calculations predict a 21.7% carbon saving, which exceeds the policy requirement.
- 6.31 Originally requested further information in relation to the setting of targets for the reduction of construction waste, the use of sustainably sourced materials and targets for the overall environmental performance of the building. These have all been provided and the scheme is now fully supported.
- 6.32 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 Torgrange, Holywood, County Down
 - 155 Hadlow Road, Tonbridge, Kent
 - 82 Hillfield Avenue, Crouch End, London
 - School House, Lower Road, West Farleigh, Kent
 - 1 Garden Court, Bognor Regis, West Sussex
 - 16 Bepton Close, Midhurst, West Sussex
 - New Jersey School of Architecture, Newark, New Jersey
 - 52 Crescent Rd, Oxford, OX4 2PB
 - 14 Russells Crescent, Horley, Surrey, RH6 7DN
 - Flat 19, Murray House3 Vandon Street, London, SW1H 0A
 - University of Cambridge, Department of History of Art, University of Cambridge, 1 Scroope Terrace, Cambridge CB2 1PX
 - Society for the Protection of Ancient Buildings

7.2 The representations, which mostly object to the proposal, can be summarised as follows:

Glazed Atrium

- The atrium is out of character with the historical context and will make a continuous historical and contemporary space.
- The exterior walls will become interior walls and will not age and weather in time.
- The glass atrium will create reflections and effects that are not appropriate to the setting of the historical building.
- The atrium will connect awkwardly to the listed building.
- The atrium will lose a significant amount of heat in the winter months.
- The application should include a thermal-lighting analysis of the overall energy and sustainable merits of the scheme.
- The atrium space would be visually and thermally uncomfortable for users.
- The glazing within the atrium would reflect noise to surrounding interior functions and cause disturbance.
- The design of the atrium where it rises over the castellation of the Bodley Library wall is unacceptable.

Bridges

- The means of connecting to the Bodley Library is inappropriate.
- The bridge between the South Range and the new library is not justified.

Design of the New Library

- The proposed design is not in context and would not preserve the character of the heritage asset.
- The proposed new architecture is anonymous.
- The scheme is too bulky and would dominate the listed building in terms of scale, materials and siting.

Damage to Historical Fabric

- The proposal would damage the range internally and externally.

- The internal gutter would be difficult to maintain and may cause water damage and will require support from the existing historic building.
- The existing fabric should be restored.
- The South Range would be exposed to climatic change.
- The placement of a new building so close to a 500 year old structure, which has no foundation, would be detrimental to its fabric causing in time, fissures, distorting of timbers and distress to masonry.

Other Issues

- The atrium is misplaced in location, additional informal social settings can be located elsewhere.
- The proposed stone cleaning is inappropriate and is purely cosmetic.
- The proposed café element within the atrium is not sufficiently beneficial to override the degradation to the setting of the listed buildings.
- The College should first have a masterplan approved.
- The proposal is contrary to PPS5 advice (specific reference to paragraphs therein is given).
- The South Range was always intended to be open on both of its sides, to the south to a previous herb garden, which could still be realised.
- The rear windows of the South Range will look onto a public atrium and lose privacy, access to sunlight and fresh air.
- Poor public consultation and engagement, especially with Alumni and Old Members.
- The proposal is a speculative, short term and an ill-conceived last-resort project.
- The proposed change would cumulatively damage the character of the building.
- The Ashmolean Museum project by the same architects in Oxford is not directly comparable.
- Other locations should be explored for a new library.
- The site should be investigated for its archaeological potential.
- A detailed method statement should be submitted regarding the proposed stone cleaning.

In Support (from the Society for the Protection of Ancient Buildings)

- The proposal to create a new library building in place of that existing is supported.
- The junction between the glazed atrium and the South Range is well detailed.
- The bridge between the Bodley Library and the new library is justified
- The contemporary approach is laudable.

7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of Development
2. Context of Site, Design and External Spaces
3. Residential Amenity
4. Renewable Energy and Sustainability
5. Archaeology
6. Disabled Access
7. Environmental Impact
8. Highway Safety
9. Planning Obligations

Principle of Development

8.2 The application building and the immediate surroundings are well-established and prominent parts of the street scene in the City centre. The principle of the need to upgrade existing facilities is set out clearly within the supporting documentation to the application(s). This includes: a lack of shelf, archive space and associated reading room space; inadequate study, social/meeting room areas and staff space; and poor access arrangements. The library facilities also suffer from poor temperature regulation and exposure to noise. The Design and Access Statement includes a Statement of Need which sets out the existing current issues for the College in great detail and

goes on to justify the College's needs and hence the various components that make up the brief.

- 8.3 The needs are recognised and accepted and have not been questioned by any of the consultees. The principle of the development is acceptable and in accordance with the thrust of policy local plan policy 7/5 and East of England Plan policy CSR1 in that it would support the provision of new premises which better suit contemporary teaching and research needs and thus foster Cambridge's knowledge based economy. This support, in principal, is subject to the scheme passing local plan policies 4/10, 4/11 and PPS5 guidance in respect of the impact on the heritage assets.

Context of site, design and external spaces

Historical and Architectural Significance of the Site

- 8.4 The site lies within the Central Conservation Area within Christ's College grounds adjacent to and incorporating Grade I listed buildings. The utmost care therefore needs to be taken to ensure that the impact of the scheme on the various heritage assets that are involved is appropriate. The application includes a Heritage Statement, which details the importance of these.
- 8.5 In relation to the scheme, the salient point is that by virtue of the Grade I listing, the site is regarded as having a very high significance in terms of its architectural and historical interest. In particular the following should be noted:
- 8.6 South Range: Christ's College is one of the earliest Colleges in Cambridge and this range is one of only a few which dates from the early C16 without significant alteration, particularly the south elevation of the South Range which faces Bath Court. Charles Darwin lived in the South Range. The Darwin Room retains much original fabric and there is documentary record that survives, including written documents by Darwin, in which he records his memories of his time at the College.
- 8.7 Bath Court: Enclosed by the South Range to the north, the Grillet Library to the south, the Bodley Library to the west and more modern C20 additions to the east, it's use has primarily been functional, currently adjacent to the kitchens. It was used as a garden originally, but incremental development led to

erection of the Grillet Library within it. It is not a principal court and in terms of the remaining external space, this is deemed to have a low significance, consisting of modern materials and a lonesome Chusan Palm tree. Its eastern half is dominated by a fire escape. The space is difficult to access. There is high archaeological potential within the court.

- 8.8 Grillet Library: This is not recognised in the Heritage Statement as worthy of retention. Built in the 1970's, it is contemporary in architectural style and is awkwardly juxtaposed adjacent to the South Range and the Bodley Library. It presents a poor and unrewarding southern brick façade to the re-opened Christ's Lane and an uncompromising metal and dark glass façade on its northern side facing the South Range, which is typical of its period. The Grillet Library incorporates a bridge to the adjacent West Range.
- 8.9 West Range: This is the most publicly visible and recognisable range, which includes a C19 southern Gothic style extension by Bodley, considered to be one of the most important Victorian ecclesiastical architects and a fine example of his work. The exterior is dressed in Ketton Stone, with stone mullioned windows, stone banding and a crenellated parapet. The interiors of the library are of high quality, incorporating decorative panelling, plasterwork and fireplaces. In particular, the first floor of the library retains many of its C19 features including regularly spaced bookcases and radiators, which formed part of Bodley's design.
- 8.10 The Heritage Statement concludes that Bath Court presents a clear opportunity for enhancement to improve the quality of the space and that the Grillet Library, while of good quality, is showing its age and is beginning to fail. The Grillet Library is not considered to have exceptional architectural or historical interest in its own right.
- 8.11 As such, both Bath Court and the Grillet Library present an opportunity for redevelopment, but only of the highest quality given the architectural and historical significance of the adjacent buildings. In my opinion, there are clearly opportunities to improve the setting of the South and West Ranges in terms of proximity of build, to improve the appearance of Bath Court itself as it faces internally to these ranges but also externally onto Christ's Lane. Taken together with the various internal

alterations to rooms and the assessment of their significance, which is undisputed, I am satisfied that in principle the site for the new library is justified, subject to a rigorous assessment of the merits of the scheme in relation to adopted policy and national guidance.

Overview of the Scheme

- 8.12 The new library is sited along Christ's Lane. It incorporates a basement, ground, first, second and third floors.
- 8.13 The basement contains racking space, a double height reader space and a plant room. The basement extends underneath Bath Court.
- 8.14 At ground floor reading space is provided together with staff, office space, toilet facilities, a lift and various staircases internal and external to the building. The ground floor proposal includes the provision of a library court - a glazed atrium social meeting place - with direct access reformed through a blocked-up entrance to the Buttery and improved direct access from First Court at staircase G. Works are proposed to the ground floor of the Bodley Library to provide 4 supervision/meeting rooms.
- 8.15 At first floor further library space is provided, including shelving, discussion rooms, office space and window seats to projecting bays onto Christ's Lane. From the western elevation of the new library, a new bridge is proposed to connect to the Bodley Library in the same location as that existing. The first floor central aisle of the Bodley Library is to be cleared of clutter, the lighting improved and original bookcases by Bodley retained in position. At the northern end of this, new glazed sliding doors are proposed to allow for the conversion of the old library office into a new exhibition/reception area which in turn leads onto a newly converted study room.
- 8.16 Also at first floor, the northern elevation of the new library seeks to provide a new bridge over the library court below, connecting to the South Range and adjacent Charles Darwin Room and Fellows Parlour.
- 8.17 At second floor level, the form of the building steps back to provide an outdoor terrace along the western edge of the new library. Further reader space and informal seating is provided. A

plant room is located at the eastern end of the floor separated by the stairwell.

- 8.18 At third floor level the form of the building steps back again to provide another outdoor terrace along the western edge of the new library. A large open and flexible space is provided which could be used as a lecture room.
- 8.19 The various floor levels of the new library provide all the necessary requirements of the College. The proposed links from and to the new library together with the modifications to the West and South Ranges greatly improve the circulation of the library facility as a whole and provide disabled access to the South Range via a new bridge.
- 8.20 The footprint of the new library is broadly in alignment with the existing Grillet Library on its northern side. On its western side, the existing Grillet Library is angled into the Bodley Library creating a narrow space of approximately 1.6m, which is uncomfortably close. The western side of the new library is set further back at 6.4m from the Bodley Library and its building line here runs parallel to it. This arrangement is much more comfortable and allows the eastern elevation of the Bodley Library to 'breathe' more easily.

Scale of New Buildings

- 8.21 The existing Grillet library is lower in scale than the South Range. The new library incorporates a basement and four storeys above ground and is higher than the South and West Ranges. The third (top) floor is stepped in from its northern and southern sides to mitigate its impact. The western edges of the new library are stepped in with the use of a series of external terraces facing the Bodley Library. From the covered library court, the top floor of the new library would only be noticeable from oblique views through the glazing. The new library would not be visible from the northern extreme at first floor level of First Court. The additional height of building form onto Christ's Lane, which amounts to an additional two storeys, is not objectionable. The enclosed form proposed is typical of many central Cambridge streets.
- 8.22 The applicants have provided cross-sections and CGI's from various vantage points to demonstrate the acceptability of the

scheme in terms of scale. The Urban Design and Conservation Team is content with the scale and massing following the revision to the pitch of the top floor in order to reduce impact. In my opinion, the scale and massing is acceptable, it would not be harmful to the character or setting of the listing buildings or the wider locale.

Elevations of New Buildings

- 8.23 The Christ's Lane elevation incorporates, at ground floor, English garden wall bonded brickwork – reflecting the previous wall to the Bath Court garden – within which sit a number of embrasures. The ground floor is separated from the upper floors by an expressed string course, which aligns with the stone string course of the Bodley library.
- 8.24 A stretcher bond, with inset oriel windows, is used for the two floors above. These will animate and enliven Christ's Lane. The vertical glazing retreats down the Christ's Lane side, which gives a transparency between the Bodley Library and the new library. Further east at first floor a louvered screen hides plant behind. The top floor is set back behind a parapet wall, which aligns with the existing parapet wall of the Upper Hall building to the east. This floor is to be clad in metal. The low-pitched roof has been amended to a flat pitch in order to reduce the dominance of this element. The Christ's Lane elevation will only be viewed from oblique angles.
- 8.25 The proposed treatment of this elevation reflects the established tradition of many Colleges as inward looking, becoming more open at upper floors. The Christ's Lane elevation will be a great improvement on that existing.

The Proposed Atrium

- 8.26 Central to the design is the proposed library court, which sits between the existing South and West Ranges and which will be covered with a glazed atrium roof. This results in the external south wall of the South Range and east wall of the West (Bodley) Range to be enclosed. The enclosure provides a year round social space between old and new buildings. This is a fundamental change to the setting of the listed buildings and must be carefully considered.

- 8.27 The proposed glazing is formed into a series of 'ridges and furrows' that are held together by laminated glass beams that in turn sit on steel fins which connect to vertical columns that are placed at 6-8 intervals alongside the South Range. As such, the structure does not derive support from the South Range - which does not have any foundations -it floats above its eaves. This in turn enables the removal of modern clutter from the south elevation of the South Range, including plastic down pipes, guttering, cabling and lighting, greatly improving the appearance of the façade. Adjacent to the Bodley Library, the glazing rises over the castellated parapet wall and projecting bay before resting behind it. The applicants state that the Bodley Library (a Victorian extension) was built with foundations and its wall is of significant thickness to withstand the minimal additional load proposed.
- 8.28 English Heritage considers that the roofing will have a dramatic impact on the space between buildings stating that this is not a formal college court and was previously a garden prior to the construction of the Grillet library, which does not address the space positively. English Heritage consider that on balance, the enclosure of the Court is acceptable. Likewise, the Conservation and Design Team considers that the provision of an enclosed Bath Court for the proposed social meeting space has merit, especially where it is adjacent to the South Range. However, there is concern regarding the junction of the glazing with the Bodley Library and the form of this rising over the castellations and its attachment to the parapet gutter.
- 8.29 The applicants have discussed this aspect of the design with the Conservation and Design Team. There is no alternative scheme put forward to suggest that the means of providing a roof in this location could be improved. The detailing is relatively simple and clean in terms of design. English Heritage state that subject to conditions to ensure the final glazing design does not rival the views of the historic fabric, that the atrium is acceptable. I note that the Design and Conservation Panel are content with this aspect of the design in terms of its maintenance, environmental performance and the proposed elevation to Christ's Lane. In my view, given the awkward proximity (1.6m) of the existing Grillet Library adjacent to the Bodley Library compared to the set back position (6.4m) of the new library, the setting of the West Range Bodley Library will be improved.

- 8.30 I note the substantial concern raised by third parties in relation to the glazed atrium and recognise that what is being created is a contemporary covered space which encloses two highly significant Grade I facades. It is essential that the development preserves or enhances the setting and character of these buildings. Given the poor quality of the existing Bath Court space and functional 'back-of house' relationship between the Grillet Library and the two ranges, in proposing a light and simple atrium structure which relies on minimal historical intervention and which, in the round, significantly improves the quality of the space and interrelations between the various buildings, I am of the opinion that the proposed atrium does pass the test of planning policy in terms of preservation and enhancement.
- 8.31 A number of issues have been raised by third parties in relation to the Atrium and its reflectivity, heat loss and energy, comfort of the space for users, noise, weathering and lighting. The applicants have dealt with a number of these issues within their submission.
- 8.32 Reflectivity of the glazing and lighting can be resolved through the appointment of an appropriate glazing contractor and lighting specialist and through planning conditions. I note from the Design and Access Statement that the applicants propose a low reflectivity glazing type and low energy lighting. As such, I am not convinced that the provision of the atrium would result in an issue of the reflectivity of the glazing or its illumination visually competing with the setting of the listed buildings.
- 8.33 The degree of heat loss will depend on the glazing specification, but overall the scheme is energy efficient and proposes to use ground source heat pumps to provide a 21.7% carbon saving. The applicants have undertaken a part L calculation in response to concerns raised by third parties to demonstrate that the atrium space would not overheat and I note that the library and atrium spaces will be separately regulated in terms of heating and cooling.
- 8.34 The new library and atrium will be mechanically ventilated using a displacement system with an air handling unit. In summer and winter times energy can be recovered by the ventilation system using a hygroscopic thermal wheel, to temper the incoming

supply of fresh air. The applicants state that the strategy works well with the concrete frame of the new library building and will result in a comfortable environment for users. I have no reason to question this and given that the system does not rely on openable windows, it will ensure that users will not be exposed to external noise from Christ's Lane and St Andrew's Street. The library court is acoustically and environmentally separated from the library at all levels. I note that internally, the façade of the new library onto the library court will be treated with an acoustic render to absorb noise within this space.

- 8.35 Concerns with regard to enclosure of the ranges, absence of natural weathering and exposure to different environmental conditions with the potential threat to the historical fabric have been raised with the applicants. They have responded that the air within the new library court will be of continuous flow and that at present the elevations are exposed to extremes of year round temperature and humidity that will, as a result of the atrium, be regulated. The applicants do not anticipate any issues but have indicated that they would introduce humidity control if necessary. I am satisfied with this response.

The Proposed Bridges

- 8.36 Two new bridges are proposed. The first bridge connects the western elevation of the new library to the Bodley Library. This is located in the same position as an existing bridge from the Grillet Library. The structure is lightweight and acceptable in principle.
- 8.37 The second glazed bridge, also at first floor, diagonally connects the northern elevation of the new library to the South Range. This in turn provides access to the adjacent Charles Darwin Room and Fellows Parlour. This involves the removal of an existing window in the original fabric of the South Range. The Council's Conservation and Design Team along with a number of third party representations raise concern that the provision of a door to replace a window to allow disabled access via this bridge is unacceptable and that the use of the room should be reconsidered.
- 8.38 Neither English Heritage nor the Design and Conservation Panel raise the provision of either bridge access as a concern. It is a matter of judgement as to whether the benefits of the

provision of the link and associated works outweigh the harm caused to the original fabric of the listed building. In my view, the benefits as tested against policy 4/10 and PPS5 are that:

- there is an overall improvement to the setting of the South Range within the newly formed library court, including the removal of modern clutter from its elevation which must be taken into account.
- the proposal is the least damaging of potential options, as minimal intervention is to be carried out.
- in light of the improvements for disabled access that will be made to these historically important rooms, the intervention is a clear benefit for the use of the building and special interest of these rooms resulting in a wider public benefit should they be opened for access to the public.

8.39 In my view, the provision of the bridges should be supported as they conform to planning policies and guidance.

Demolition of Grillet Library

8.40 This is not recognised in the Heritage Statement as worthy of retention. Built in the 1970's, it is awkwardly juxtaposed adjacent to the South Range and the Bodley Library. It presents a poor and unrewarding southern brick façade to the re-opened Christ's Lane and an uncompromising metal and dark glass façade on its northern side facing the South Range. No objection is raised by the Conservation and Design Team or English Heritage regarding its demolition.

Glass Doors: Bodley Library and Staircase G

8.41 The first floor central aisle of the Bodley Library is to be cleared of clutter, the lighting improved and the original bookcases by Bodley retained in position. The works are intended to improve the accessibility and use of the library. Neither English Heritage nor the Conservation and Design Team have concern with regard to these works, which will improve the focus of the library down its central aisle.

- 8.42 At the northern end of the aisle, new glazed sliding doors are proposed to allow for the conversion of the old library office into a new exhibition/reception area that can be accessed via staircase K. This will allow visibility into the Bodley Library down its central aisle, provide a security barrier and a barrier to noise. The sliding doors are to be discretely hidden behind a pair of bookcases when not in use but pulled across these spaces as appropriate to the use of the exhibition/reception area. The original doors are to be retained in situ in a fixed open position.
- 8.43 Both English Heritage and the Conservation and Design Team have raised concern regarding the introduction of the glass doors. The need for some form of barrier for security for the book collection and management of visitors is accepted, but whether this should be a modern insertion is questioned. The Design and Conservation Panel are ambivalent with regard to this element.
- 8.44 A glass door is proposed at ground floor level between First Court and the new library court (Bath Court) at staircase G. The associated works resulting in the provision of the door allow for the reconfiguration of a 1970's staircase to allow more direct access into the new library court. English Heritage has raised concern with regard to the suitability of the door given the tradition of open staircases from college courts.
- 8.45 In relation to both of these elements, I do not consider that the success of the overall proposal should rest on the determination of the merits of the provision of the glass doors. I propose two conditions, in line with those recommended by English Heritage, to control the detailed execution of these elements to seek the best available solutions.

Damage to Historical Fabric through Construction

- 8.46 A number of third party representations have raised concern that the proposal would damage both the West and South Ranges internally and externally, particularly the South Range due to its age and lack of foundations causing fissures, distorting of timbers and distress to masonry.
- 8.47 The proposal incorporates a large basement area and in order to construct this, piling in close proximity to the South Range is required. The applicants have submitted a Stage C Structural

report which assesses the potential for ground movement in relation to the proximity of the development to the listed buildings. It proposes a secant piled wall and concludes that ground movements around the basement perimeter due to basement excavation are likely to be modest (5-10mm) and that movements of this order are unlikely to affect adjacent structures. Subject to conditions to ensure that the construction is carried out in accordance with these recommendations and that the buildings are monitored before, during and after construction for any such movement, I am satisfied that the works would not result in any significant damage to the listed buildings. Both English Heritage and the Conservation and Design Team are satisfied with the findings of the report.

Stone Cleaning

- 8.48 The Boden Library is made of Ketton Stone, the east wall of which has darkened and stained due to its sheltered position adjacent to the Grillet Library. The applicants propose to clean this elevation using recognised conservation methods to improve its appearance.
- 8.49 Both English Heritage and the Conservation and Design Team originally expressed some concern with regard to this aspect of the proposal. Cleaning for cosmetic reasons is not usually favoured as it can result in damage to the fabric of the building and result in harm to the appearance of the building by removal of its aged and weathered character. English Heritage has subsequently agreed to a form of cleaning which would be sensitive to the fabric and appearance of the listed building. The Conservation and Design Team is satisfied with a condition.
- 8.50 Subject to a detailed condition ensuring agreement of the final methodology of the cleaning and inspection on site in test areas to ensure the special character and appearance of the building is safeguarded, the works are acceptable.

Other Matters

- 8.51 Other matters raised by third parties in relation to context and design include the lack of a masterplan, poor consultation by the College and that the Ashmolean Museum project, by the same architects in Oxford, is not directly comparable.

- 8.52 One representation questions whether the site is appropriate for redevelopment and that prior to the consideration of this application, the College should produce a masterplan to demonstrate that there are no other suitable alternative sites for a new library and/or social meeting space.
- 8.53 The applicants have addressed the merits of the proposed site for a new library and all that this entails in terms of reconfiguration of spaces both internally and externally. The Design and Access Statement also explains that an alternative site off the North Range was considered at an early stage, but this was discounted due to the difficult links and remoteness to the Bodley Library. In my view, the proposed site is ideally located to promote links to the Bodley Library and the scheme seeks to and will resolve existing shortcomings in terms of access and circulation throughout both the old and new library facilities. Whilst a College masterplan is desirable, I do not consider it essential for the determination of this application.
- 8.54 Some criticism has been levied at the College for its poor consultation and engagement, especially with Alumni and Old Members. All applicants are encouraged to carry out pre-application consultation, the form and extent of which is the responsibility of the applicants. I note that most of the third party representations are from individuals related to the College. These are not planning issues. The Council has carried out all of the necessary statutory consultations since the applications have been registered.
- 8.55 I have not visited the Ashmolean Museum project in Oxford and do not consider this necessary. The scheme should be considered on its own merits and not those of another. It would not be appropriate for Members to place any weight on projects carried out by the same architects.

Summary

- 8.56 The proposed new library and associated alterations to the listed buildings have been carefully considered by the applicants and assessed as part of this report. In relation to this proposal, the critical test of policy 4/10 in relation to listed buildings requires: development proposals to demonstrate a clear understanding of the building(s) importance; the proposed development to not harm any aspects of the building(s)

interests or to allow these to be reversible; where there is impact to special interest that this is the least damaging of potential options and that there are clear benefits for the structure, interest or use of the building(s) or wider public benefit; and features being altered to be reused and/or properly recorded. In my opinion, the proposal is compliant with the criteria set out in Cambridge Local Plan policy 4/10.

- 8.57 Policy 4/11 requires developments within Conservation Areas to: retain features which contribute positively to its character or appearance; ensure that the design of any new building to preserve or enhance character or appearance; and that new or intensified uses would not lead to impacts which would adversely affect the areas' character. In my opinion, the scheme would positively contribute towards the character and appearance of the Central Conservation Area.
- 8.58 Considered against these conservation led policies, guidance within PPS5, East of England policies ENV6 and ENV7 and policies pertaining to context, place-making and the design of new buildings (3/4, 3/7, 3/12 and 3/14), I am satisfied that this is a well considered and high quality scheme befitting the status of the associated College buildings and location of the site within this sensitive location in the heart of the City.

Residential Amenity

- 8.59 The Christ's Lane development opposite (formerly Bradwells Court) contains a number of maisonettes at the upper levels, which are accessed from Christ's Lane and a high level walkway along this side. The rooms to the flats sit above the roof-line of the proposed new library and their private gardens are located on the south side of the building, away from the proposed development. I do not consider the impact of the proposed scheme to be harmful to the amenity of the occupants of this scheme. There are no other residential properties in the vicinity of the site.
- 8.60 The application accords with local plan policy 3/4.

Renewable Energy and Sustainability

- 8.61 The applicants have submitted a Sustainable Design and Construction SPD checklist document. The technology

proposed to meet renewable policy 8/16 are ground source heat pumps. The Council's Sustainability Officer states that calculations predict a 21.7% carbon saving, which exceeds the policy requirement. Originally the Sustainability Officer raised concern that other technologies were not discussed as having been being considered.

- 8.62 The applicants have subsequently provided an assessment of alternative technologies and concluded that the ground source heat pumps are the most appropriate means of reaching the renewable target. It is estimated that the site area would allow for enough boreholes to meet the entire heating and cooling demand for the proposed Library Development, providing 20% of the predicted energy demand to be generated by renewable technologies. It is proposed to use a vertical borehole system. Preliminary investigations show that approximately 10 boreholes extending to 100m below ground will satisfy the whole of the Library's heating and cooling demand. These have been considered in the structural report submitted with the application.
- 8.63 Requests have been made for further information in relation to the setting of targets for the reduction of construction waste, the use of sustainably sourced materials and targets for the overall environmental performance of the building.
- 8.64 The applicants state that the library will have very little water use. The new library will have WCs, but no showers or baths. The reduction of water consumption will be considered key and low flush toilets will be specified.
- 8.65 High quality materials are to be recycled by the contractor, such as stone pavers and high quality timber. It is anticipated to challenge the contractor to recycle 75% of construction waste, although this is dependent on further investigation.
- 8.66 The Sustainability Officer is satisfied with the further information supplied by the applicants and fully supports the scheme. In my opinion the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan (2006) policy 8/16 and the Sustainable Design and Construction SPD 2007.

Archaeology

- 8.67 The applicants have submitted a desktop archaeological assessment. The County Council Archaeological Officer states that the site has a high archaeological potential and should be investigated. This is to be secured via condition. Subject to this, I consider that the scheme complies with local plan policy 4/9 and East of England policy ENV6.

Disabled access

- 8.68 The Design and Access Statement includes a detailed access statement demonstrating how the various parts of the scheme will meet Part M of the Building regulations. The Disability Panel made detailed comments in relation to internal fixtures and fittings, particularly desks, glass ceilings, noise, toilets, lifts, bridges and ramps and concluded that the scheme was a very interesting proposal. Fixtures and fittings are particularly significant for the visually impaired as they need to include colour contrasts and manifestations. The Panel stated they would look forward to seeing this proposal at a later stage, when this and other elements have been considered in greater detail. The architects have agreed to this and an informative is attached to the permission recommending this to occur.
- 8.69 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Environmental Impact

- 8.70 The Head of Environmental Services has made several comments in relation to air quality, noise, plant and waste in relation to various technical reports submitted with the application. A number of conditions are proposed to cover these various aspects.
- 8.71 In my view, the key condition will relate to securing a construction environmental management plan (CEMP). I note that a draft construction strategy is included with the application. This proposes that deliveries are from St Andrew's Street, with an unloading zone and associated hoarding on Christ's Lane. There will be no parking on site. The distribution of materials will be via a tower crane. Given the central location of the site

adjacent to a major thoroughfare, the approval and adoption of the CEMP will be critical.

- 8.72 Subject to appropriate conditions to mitigate the environmental impact of the proposed development, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 4/13.

Highway Safety

- 8.73 It is not anticipated that the scheme will give rise to any additional traffic movements as it effectively replaces one library with another. The Highways Engineer has not raised an objection to the proposal stating that the area adjacent to the development is not public highway. Adequate clearance (8ft) should be provided to the underside of the projecting windows. No significant adverse effect on the adjacent public highway would result.
- 8.74 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Planning Obligations

- 8.75 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:
- (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development.
- 8.76 In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The Public Art Supplementary Planning Document 2010 addresses

requirements in relation to public art. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

Public Art

- 8.77 The applicants have submitted a Public Art Delivery Plan with the application. This proposes to split the contribution between several elements of public art including bursaries, temporary work and permanent work. It is proposed the lead artist will be appointed as artist in residence, to manage and work on the different elements. The earliest date for the completion of the library is September 2013, although funds need to be raised.
- 8.78 The Public Art Panel were disappointed by the absence of a fully worked out proposal, and with more than half of the £75,000 budget to be spent on artist fees, the Delivery Plan was seen as ambitious, with very limited public benefit. The Panel felt that the College would be the main beneficiary of the proposal. The Christ's Lane façade (which could never be seen in its entirety) was in the Panel's view an inappropriate location for an art installation.
- 8.79 As an alternative option to compromising this facade, the Panel urged that the College look to developing the neighbouring public space at the end of Christ's Lane, as such a project would be genuinely in the spirit of community and public art.
- 8.80 At the time of writing this report I have not received any feedback from the applicants regarding the proposed alteration to the Public Art Delivery Plan to derive more community benefit as a result of the impact of the proposed development.
- 8.81 As such, the Council's Public Art Officer has recommended that in this case a commuted public art payment to the S106 Public Art Initiative is appropriate. This commuted sum needs to be secured by a S106 planning obligation. At this stage, I am content with this approach. I will update Members on any further correspondence in relation to this on the amendment sheet or verbally at the meeting.

Monitoring

- 8.82 The Planning Obligation Strategy (2010) requires that all new developments which carry planning obligations also contribute to the costs of monitoring the implementation of that obligation. This contribution is £150 for each financial head and £300 for each non-financial head. The total contribution in this case is therefore £300.

Summary

- 8.83 It is my view that the planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.
- 8.84 Subject to the completion of a S106 planning obligation to secure this infrastructure provision, I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and 9/8, Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010.

9.0 CONCLUSION

- 9.1 The key factor in considering these applications has been the impact of the proposals on the special architectural and historical interest of the grade I listed buildings within Christ's. The applications have been found to be justified and well-informed and would protect the special interests of these heritage assets. The proposals accord with both local and national PPS5 policy guidance in relation to historical conservation, context, place-making and building design. Furthermore, the proposals would enhance the character and appearance of this part of the Conservation Area. Related issues of residential amenity, renewable energy, archaeology, disabled access, environmental impact, highway safety and planning obligations have all been considered. Subject to various conditions and a S106 to secure public art provision, the applications are considered to accord with policy.
- 9.2 This is a well-considered and high quality scheme befitting the status of the associated College buildings and location of the

site within this sensitive location in the heart of the City. The applications should be approved.

10.0 RECOMMENDATION

1. APPROVE application 11/0495/FUL subject to the satisfactory completion of the S106 agreement by 31 December 2011 and 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 51 of the Planning and Compulsory Purchase Act 2004.

2. No brickwork is to be erected until the choice of brick, bond, mortar mix design and pointing technique have been submitted to and approved in writing by the local planning authority by means of sample panels prepared on site. The approved panels are to be retained on site for the duration of the works for comparative purposes, and development must take place only in accordance with the approved details.

Reason: To protect the amenity of the Conservation Area and to avoid harm to the special interest of the listed building (Cambridge Local Plan 2006, policies 4/10 and 4/11)

3. No metal-clad or other non-traditional roofs shall be erected until full details thereof, including materials, colours, surface finishes and relationships to rooflights or other rooftop features have been 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 protect the amenity of the Conservation Area and to avoid harm to the special interest of the listed building (Cambridge Local Plan 2006, policies 4/10 and 4/11)

4. Prior to the installation of any rooftop plant, full details, to a large scale, of the rooftop plant screening system shall be submitted to and approved in writing by the local planning authority. This may include the submission of samples of mesh/louvre types and the colour(s) of the components. Colour samples should be identified by the RAL or BS systems. The development shall be carried out in accordance with the approved details.

Reason: To protect the amenity of the Conservation Area and to avoid harm to the special interest of the listed building (Cambridge Local Plan 2006, policies 4/10 and 4/11)

5. Prior to the installation of the roof glazing system, full details of its design including reflectivity and samples, edge and flashing methods shall be submitted to and approved in writing by the local planning authority. Large-scale cross-section drawings may be appropriate to show details. The submission shall include both the courtyard glazed roof and the rooflight to the new library roof. The development shall be carried out in accordance with the approved details.

Reason: To protect the amenity of the Conservation Area and to avoid harm to the special interest of the listed buildings (Cambridge Local Plan 2006, policies 4/10 and 4/11)

6. Prior to the installation of any windows or doors, full details of all external joinery, including finishes and colours, shall be submitted to and approved by the local planning authority in writing. Joinery is taken to mean all windows and doors, whether made of timber or not. The development shall be carried out in accordance with the approved details.

Reason: To protect the amenity of the Conservation Area and to avoid harm to the special interest of the listed building (Cambridge Local Plan 2006, policies 4/10 and 4/11)

7. Prior to the commencement of development of works to link the new library with the listed buildings, full details of all bridge or other links between the new library and the Listed Building(s) including materials, junctions, soffits, roofs and rainwater disposal systems, 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 protect the amenity of the Conservation Area and to avoid harm to the special interest of the listed building (Cambridge Local Plan 2006, policies 4/10 and 4/11)

8. No boiler flues, soil pipes, waste pipes or air extract trunking shall be installed until the means of providing egress for all such items from the new or altered bathrooms, kitchens and plant rooms has been 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 protect the amenity of the Conservation Area and to avoid harm to the special interest of the listed building (Cambridge Local Plan 2006, policies 4/10 and 4/11)

9. Prior to the finishing of any walls, full details of all wall copings, piers and pier capstones including type, design [cross-sectional drawings may be appropriate], fixings and materials, 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 protect the amenity of the Conservation Area and to avoid harm to the special interest of the listed building (Cambridge Local Plan 2006, policies 4/10 and 4/11)

10. Prior to the commencement of development of any walls, full details of existing wall / new wall junction(s), including bonding in, fixing, and material(s), shall be submitted to and approved in writing by the local planning authority. Where new walls directly abut existing walls with decorative features [quoins, band courses, mouldings, pilasters, projecting eaves courses, window & door surrounds, etc.] new work must be scribed around the existing historic work and not cut into it. The development shall be carried out in accordance with the approved details.

Reason: To protect the amenity of the Conservation Area and to avoid harm to the special interest of the listed building (Cambridge Local Plan 2006, policies 4/10 and 4/11)

11. Prior to the commencement of development of any walls, full details of all lintels and sills to new/altered openings [for doors or windows] 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 protect the amenity of the Conservation Area and to avoid harm to the special interest of the listed building (Cambridge Local Plan 2006, policies 4/10 and 4/11)

12. Prior to the commencement of development associated with proposed renewable energy systems, full details of all additional ancillary plant and equipment associated with the renewable energy systems and the means of installing & fixing them to the building 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 protect the amenity of the Conservation Area and to avoid harm to the special interest of the listed building (Cambridge Local Plan 2006, policies 4/10 and 4/11)

13. Prior to the commencement of development of the glazed courtyard roof, full details of the structure, rainwater disposal system(s), cleaning / maintenance access system(s), and junctions with Listed Buildings of the glazed courtyard roof 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 protect the amenity of the Conservation Area and to avoid harm to the special interest of the listed building (Cambridge Local Plan 2006, policies 4/10 and 4/11)

14. Prior to the commencement of the use hereby permitted, the on-site storage facilities for trade waste, including waste for recycling and the arrangements for the disposal of waste detailed on the approved plans shall be provided. The approved arrangements shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridge Local Plan 2006 policy 4/13)

15. Before the installation of plant hereby permitted is commenced, a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

Reason: To protect the amenities of nearby residents/occupiers. (Cambridge Local Plan 2006 policy 4/13)

16. Following the submission of a noise report and prior to the commencement of development works, a noise insulation scheme having regard to acoustic ventilation, to comply with the requirements of Approved Document F, detailing the acoustic noise insulation performance specification of the external building envelope (having regard to the building fabric, glazing and ventilation) for protecting the building from noise from the surrounding uses shall be submitted to and approved in writing by the local planning authority. The scheme shall achieve the [good] internal noise levels recommended in British Standard 8233:1999 [Sound Insulation and noise reduction for buildings-Code of Practice] and these levels shall be achieved with ventilation meeting both the background and purge / summer cooling requirements of Approved Document F. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and prior to occupation of the building and shall not be altered without prior approval.

Reason: To protect the amenities of nearby residents/occupiers. (Cambridge Local Plan 2006 policy 4/13)

17. Prior to the installation of any extraction equipment full details of equipment for the purpose of extraction and/or filtration of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the development hereby permitted is occupied.

Reason: To protect the amenities of nearby residents/occupiers.
(Cambridge Local Plan 2006 policy 4/13)

18. Prior to the commencement of development, a site wide Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall include the consideration of the following aspects of construction:
- a) Site wide 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 hours.
 - d) Delivery times for construction purposes.
 - f) Soil Management Strategy
 - g) Noise method, monitoring and recording statements in accordance with the provisions of BS 5228-1 2009.
 - h) Maximum noise mitigation levels for construction equipment, plant and vehicles.
 - i) Vibration method, monitoring and recording statements in accordance with the provisions of BS 5228-2 2009.
 - j) Maximum vibration levels.
 - k) Dust management and wheel washing measures in accordance with the provisions of London Best Practice Guidance: The control of dust and emissions from construction and demolition.
 - l) Use of concrete crushers
 - m) Prohibition of the burning of waste on site during demolition/construction.
 - n) Site lighting.
 - o) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
 - p) Screening and hoarding details.
 - q) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
 - r) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
 - s) External safety and information signing and notices.
 - t) Liaison, consultation and publicity arrangements including dedicated points of contact.
 - u) Consideration of sensitive receptors.

- v) Prior notice and agreement procedures for works outside agreed limits.
- x) Complaints procedures, including complaints response procedures.
- y) Membership of the Considerate Contractors Scheme.

Reason: In the interests of highway safety and to protect the amenities of nearby residents/occupiers. (Cambridge Local Plan 2006 policies 4/13 and 8/2)

INFORMATIVE: To satisfy standard condition 17 (Fume Filtration/Extraction), details should be provided in accordance with Annex B of the, 『Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems,』 prepared by Netcen on behalf of Department for Environment, Food and Rural Affairs (DEFRA) dated January 2005 available at <http://www.defra.gov.uk/environment/quality/noise/research/kitchenexhaust/documents/kitchenreport.pdf>

INFORMATIVE: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an offence to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

INFORMATIVE: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor project Officer in the Planning Department (Tel: 01223 457121).

INFORMATIVE: The applicants are invited to present details of the internal fixtures and fittings for the new library to the Council's Disability Panel once the project is established and these elements are being considered as part of the fit out of the new building.

INFORMATIVE: This application is subject to a S106 planning obligation pursuant to the Town and Country Planning Act 1990.

Reasons for Approval

1. This development has been approved subject to conditions and the prior completion of a section 106 planning obligation, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: SS2, ENV6, ENV7 and CSR1

Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8 and P9/9

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/12, 3/14, 4/10, 4/11, 4/13, 7/5, 8/2, 8/4, 8/6, 8/10, 8/16 and 10/1

2. The decision has been made having had regard to all other material planning considerations, including representations made in relation to the impact of the scheme on the character and setting of the grade 1 listed buildings. None of these objections were considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected on the City Council website at: www.cambridge.gov.uk/planningpublicaccess or by visiting the Customer Service Centre at Mandela House.

**Cambridge City Council
Design & Conservation Panel**

Notes of the meeting Wednesday 8th June 2011

4. Presentation - Christ's College, St Andrew's Street (11/0495/FUL)

New library (1539 sq m.), the enclosure of library court (201 sq m) and the provision of bridge access between the first floor of the new library and the South Range and Bodley Library. Internal and external alterations to Bodley Library and South Range (Staircase G and Guest Suite) and the South Elevation of South Range between First Court and Library Court. The proposal involves the demolition of the existing library (809 sq m). This was seen at pre-app stage in January 2011 verdict GREEN (9), AMBER (1). Presentation by Rick Mather and Many Franz of Rick Mather Architects.

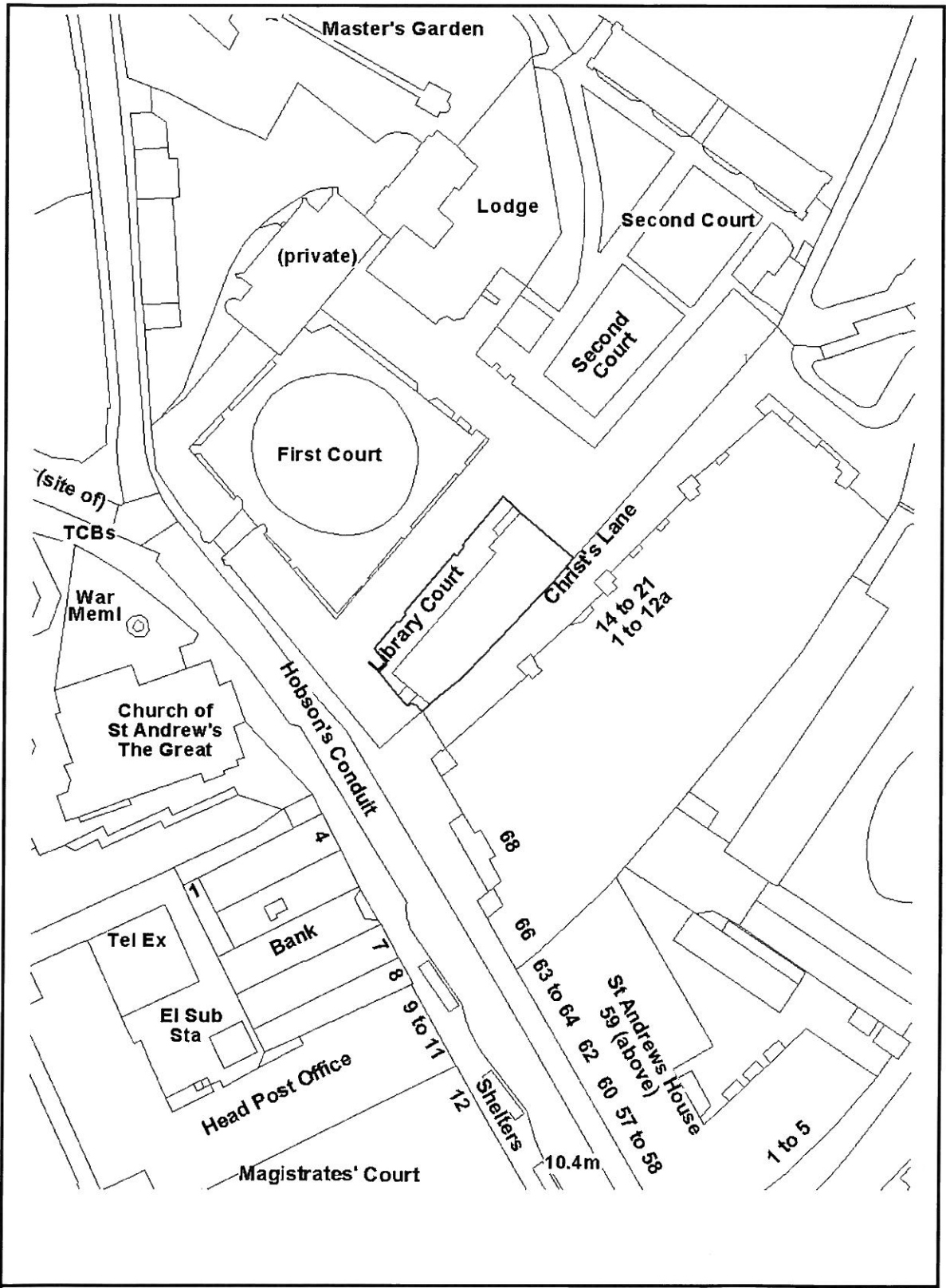
The Panel's comments are as follows:

- The Glazed Roof. The issue of how the new glazed roof touches the existing fabric has been successfully addressed, as had the associated issues of drainage, cleaning and environmental control.
- Glazed bridge. The Panel, although keen for alternatives to be explored last time, accept the college's reasons for its retention and feel that, with the sense of animation brought to the northern end of the court by the access now provided to the buttery, there is no danger of the space to the north of the bridge being a 'dead end'.
- Christ's Lane elevation. The Panel thought this, particularly the introduction of paired Oriel windows greatly improved. The Panel did, however, express some concerns about the maintenance of glazed apertures along the Lane.
- Louvre screen. The Panel wondered whether this could be used as an opportunity for art.
- Levels. The change in levels along Christ's Lane might be emphasised by the introduction of a stone 'skirting' running along the base of the library wall.
- Brick choice. The Panel strongly urges the choice of a high quality brick and wondered whether a local company might be approached to achieve a good match to the existing brick.
- The Panel welcomed the movement away from stack bonding.
- Sliding (glazed) door to G staircase. The provision of a glazed screen, an issue raised in English Heritage's discussion with the College, was discussed by the Panel who concluded that if it were to be kept open most of the time, it would be an ineffective barrier against heat loss (at a time when energy saving should be a key concern.) The Panel on the whole remained ambivalent to the inclusion of the screen and noted that, whatever the outcome of the discussion with English Heritage, the qualities of the project were not imperilled.

Conclusion

The Panel judged that the designers had successfully addressed the concerns about the glazed roof and the elevation to Christ's Lane expressed last time. The Panel welcomed the elegance of the solution to the problems of supporting, draining and cleaning the glazed roof, were persuaded that the environmental qualities of the proposed court had been appropriately explored and thought the scheme would represent a very real enhancement of the College and Christ's Lane.

VERDICT – GREEN (unanimous)



11/0495/FUL
Christs College Library Christs College St Andrews Street
Cambridge











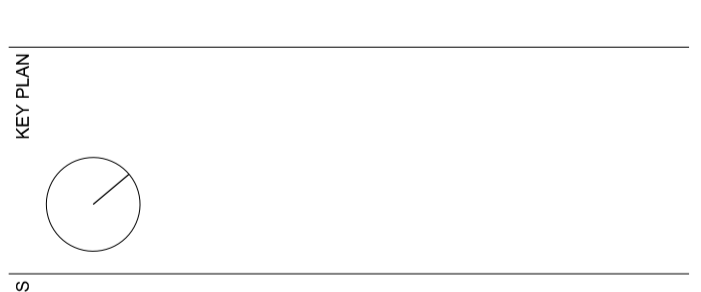


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REVISIONS

REV	DATE	DESCRIPTION
PL1	08.04.11	PLANNING



PLANNING

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JOB
Christ's College Cambridge
 New Library

TITLE
Proposed
 Ground Floor Plan

DRAWN	JOB #	DRG #	REV
JC	535	12001	PL1
CHECKED	SCALE	SIZE	DATE
MF	1:100	A1	DEC 10
REV DATE	08.04.11		