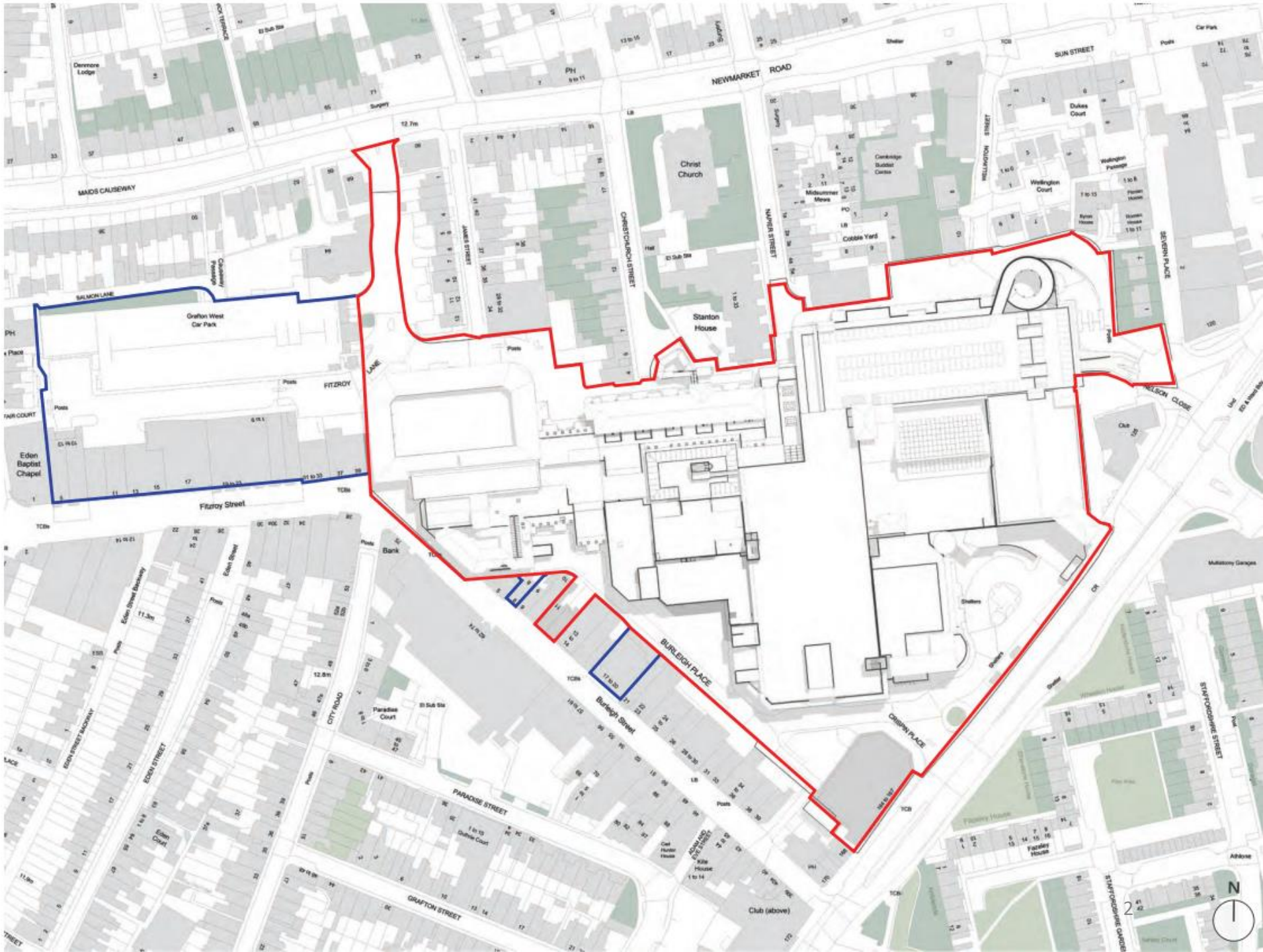
23/02685/FUL - Grafton Centre

i) Demolition of 11-12 Burleigh Street and Abbeygate House, ii) Part demolition and alterations to the Grafton Centre, removal of existing facades, erection of new floorspace for life science use, new and replacement façades and shopfronts, provision of terraces at fourth floor level, installation of plant and enclosures, iii) Redevelopment of existing bus turning head and redundant service area to provide new hotel and leisure quarter, iv) New pedestrian access route from Christchurch Street to Burleigh Street, provision of cycle parking spaces, public realm and landscape improvements, v) Highway works to East Road providing new bus stops, pedestrian and cycle routes and other associated works.

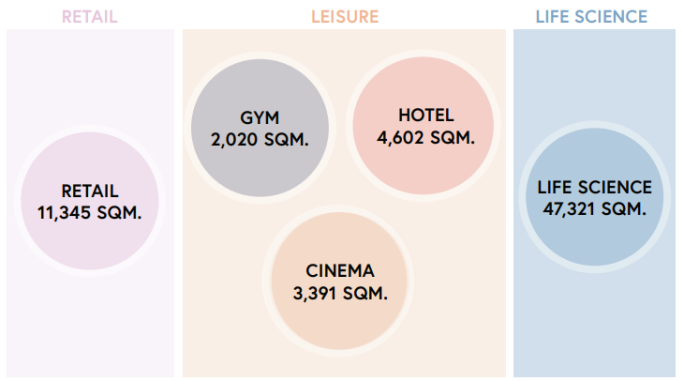
Site Location Plan

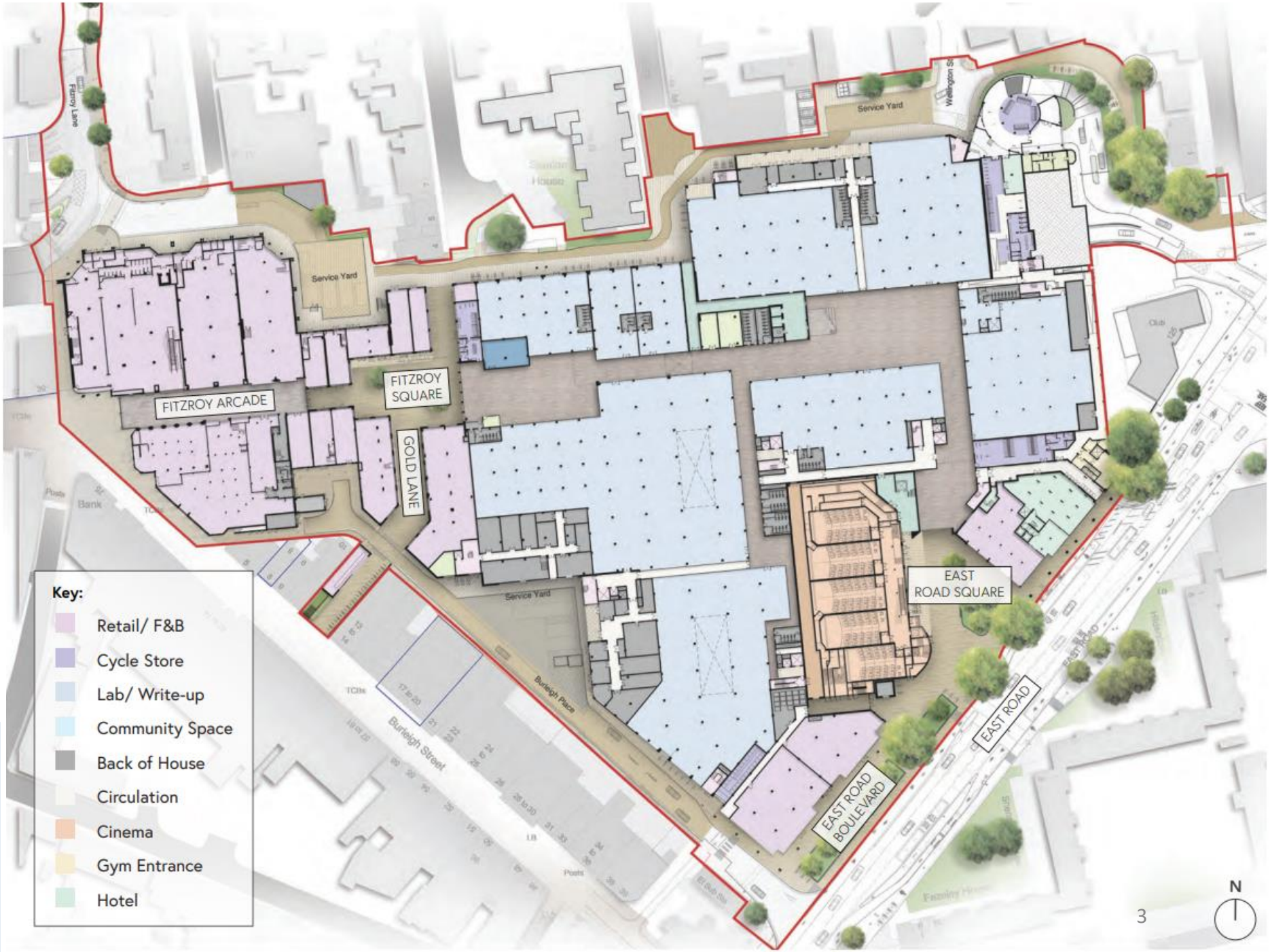


Proposed Site Wide Plan

5.2 Use and Amount

Below is a summary of the amount broken down into the different uses.





Proposed Roof Plan



Areas of Demolition



Areas of Proposed Works



Elevations

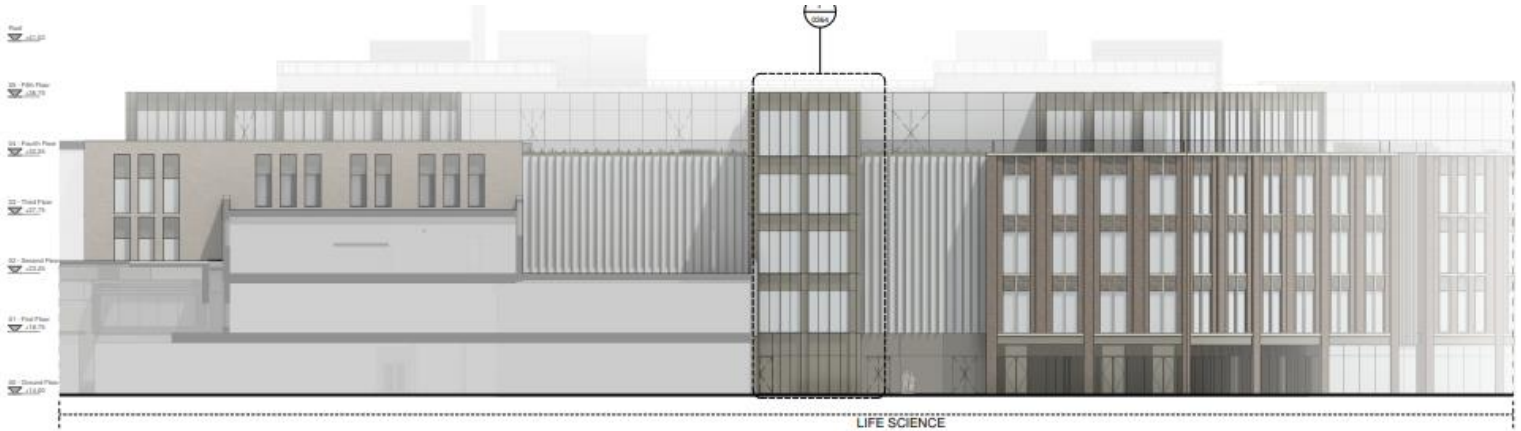


EAST ROAD STREET SITE WIDE ELEVATION SCALE 1 : 500

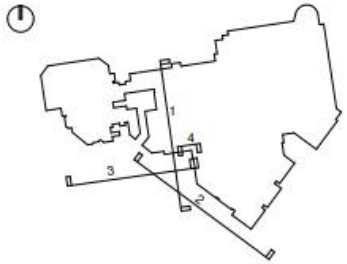


NORTH STREET / CHRISTCHURCH STREET SITE WIDE ELEVATION SCALE 1 : 500

Burleigh Place Elevations



BURLEIGH PLACE ELEVATION 01 SCALE 1 : 200

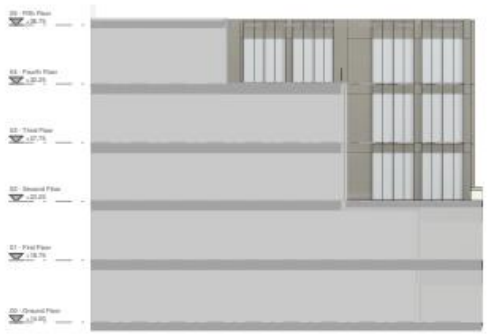




BURLEIGH PLACE ELEVATION 02 SCALE 1 : 200

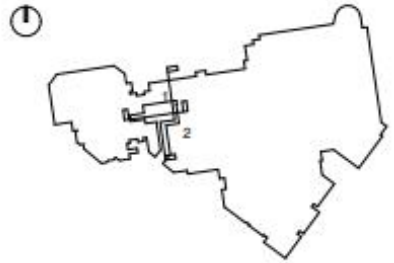


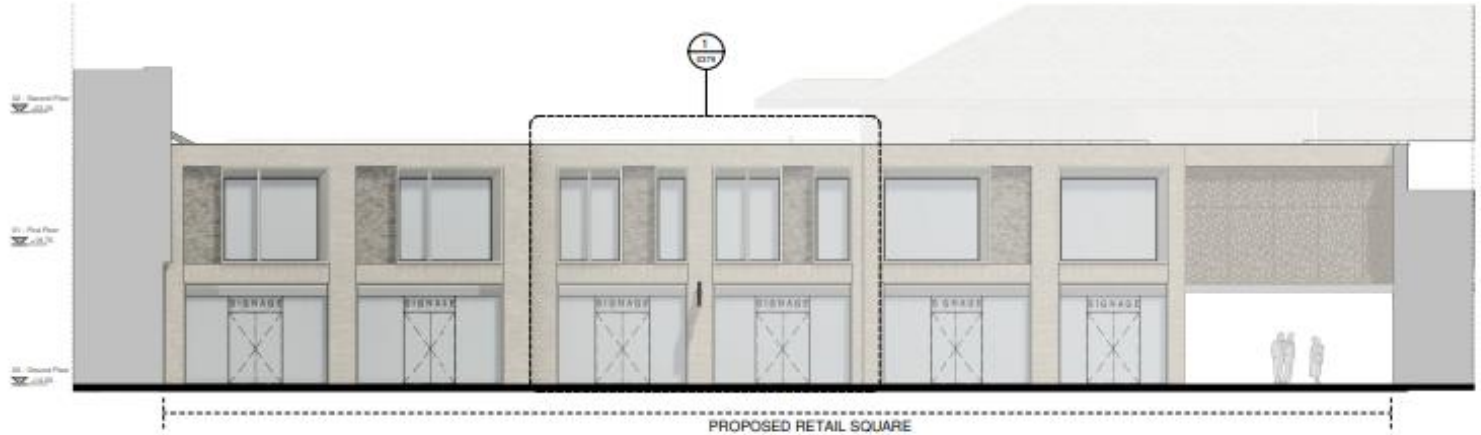
BURLEIGH PLACE ELEVATION 03 SCALE 1 : 200



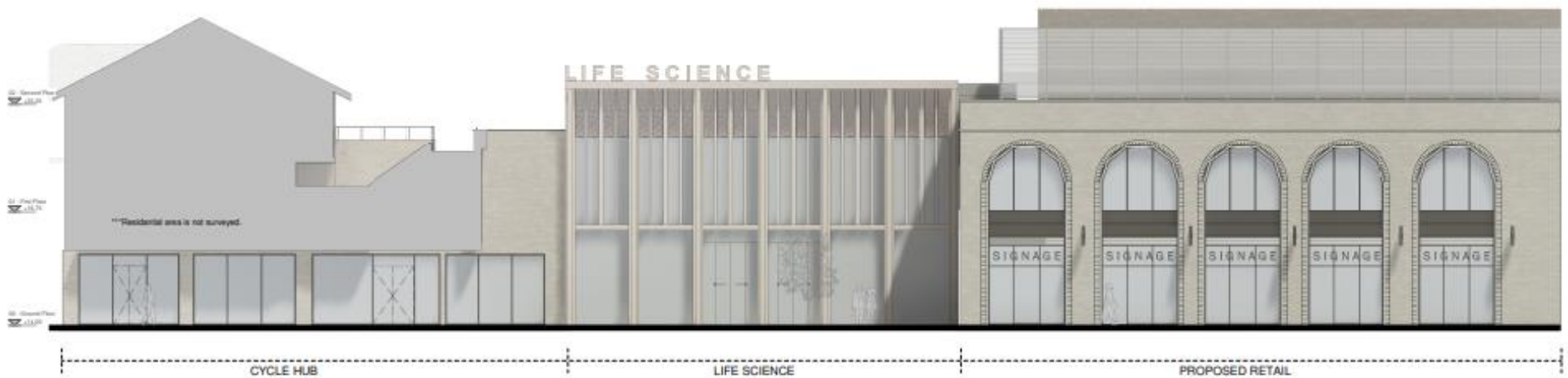
BURLEIGH PLACE ELEVATION 04 SCALE 1 : 200

Fitzroy Square Elevations



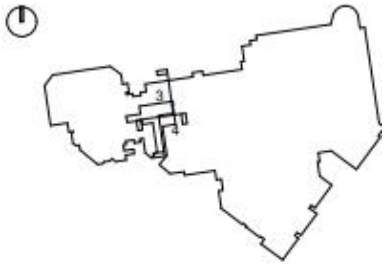


FITZROY SQUARE ELEVATION 01 SCALE 1 : 100



FITZROY SQUARE ELEVATION 02 SCALE 1 : 100

Fitzroy Square Elevations





FITZROY SQUARE ELEVATION 03 SCALE 1 : 100



FITZROY SQUARE ELEVATION 04 SCALE 1 : 100

Fitzroy Square CGI



East Road CGI



CGI Showing Building Heights

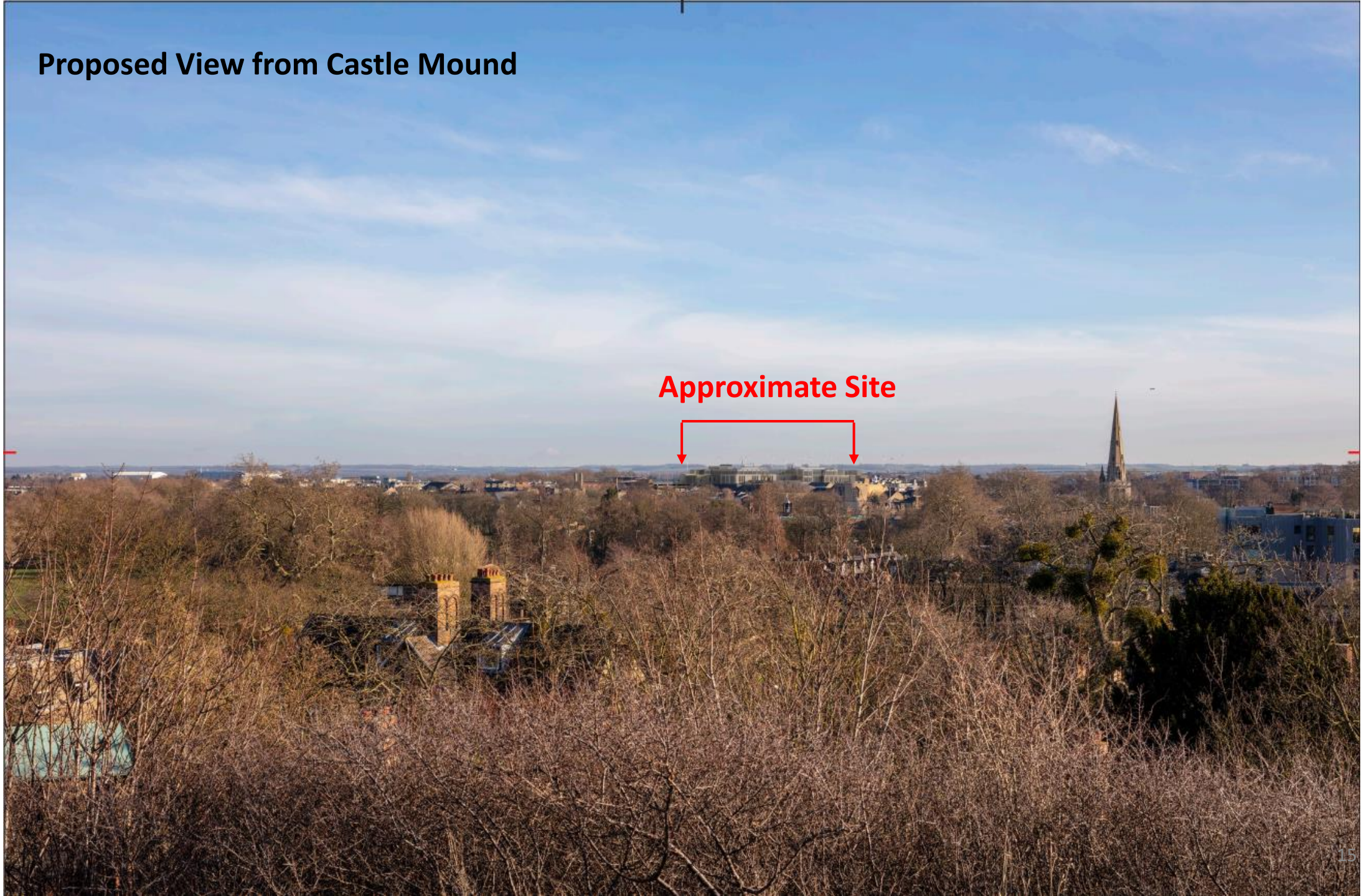


2.0 Castle Mound Views

1.1 Existing View from Castle Mound



Proposed View from Castle Mound



Planning Balance

Approval

Material considerations

- Significant economic public benefits by addressing shortage/ demand for life science development, locally and nationally. Net increase of 1,868 jobs. Improved retail environment for retained retail.
- Improvements to visitor economy through 120 bedroom hotel.
- Moderate social public benefits through community classroom, educational outreach and incubator/ grown-on floorspace.
- Significant environmental benefits through facilitation of S278 Highway improvements to East Road, Enhanced public realm on Fitzroy Lane and northern route and financial contribution of £600,000 towards Burleigh Street public realm improvements. Re-use of previously developed (brownfield) land, lower embodied carbon, significant (439%) BNG and high standard of building sustainability.
- No objections from technical consultees.



Refusal

Material considerations

- Moderate level of less than substantial harm to setting of Central Conservation Area and Grade I Listed Jesus College Chapel.
- Environmental Harm in terms of the estimated increased operational demand on water supply of 6,380 l/day. From a water resource planning perspective, this equates to 0.006 Ml/d across the Cambridge Water Resource Zone.
- Minor conflict with Policy 3 of the Local Plan through the loss of the two flats on Burleigh Street.
- Temporary harm in terms of associated construction impacts

Officer Recommendation: Approve, subject to conditions, informatives and Section 106 Agreement

23/03653/S73- Aylesborough Close

Section 73 to vary condition 2 (approved drawings) to amend the approved refuse strategy of ref: 22/01995/FUL.



Blocks A and C - Ground Floor Plan



Blocks A and C - First Floor Plan



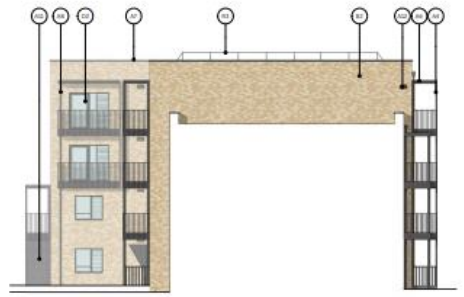
Key Plan



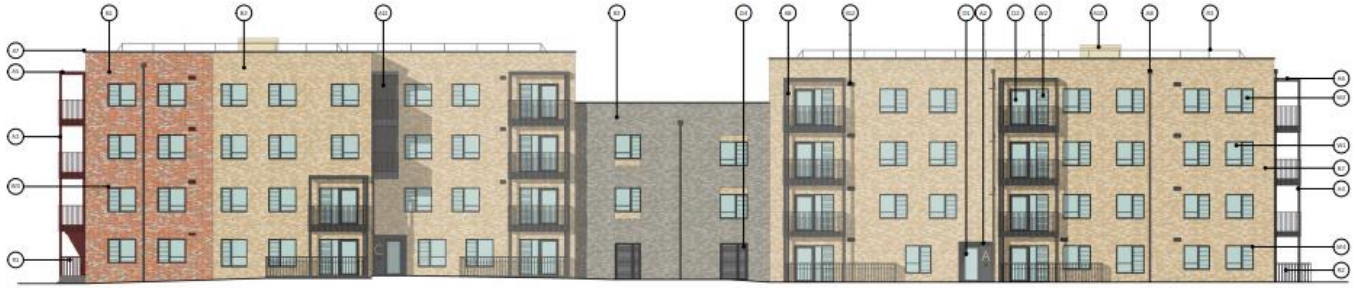
Block A - Proposed North Elevation



Block C - Proposed South Elevation

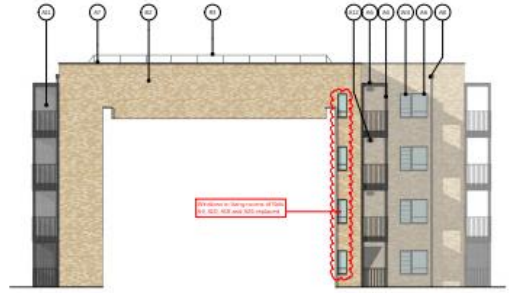


Block C - Proposed North Elevation



Block C - Proposed East Elevation

Block A - Proposed East Elevation



Block A - Proposed South Elevation



Block A - Proposed West Elevation

Block C - Proposed West Elevation





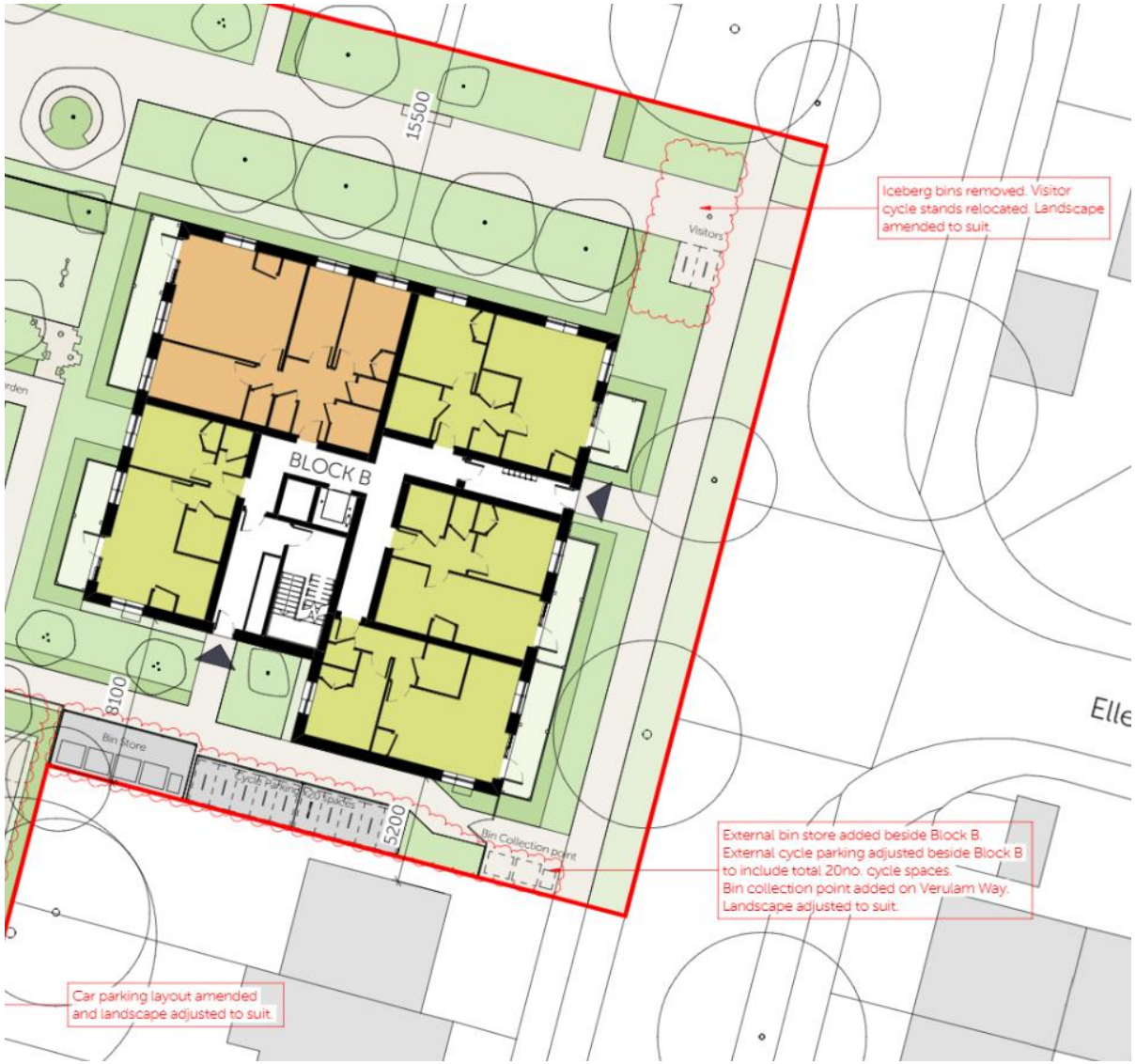


Block A & C – Bin store and cycle parking as proposed

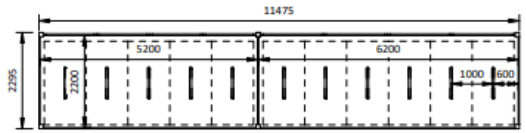




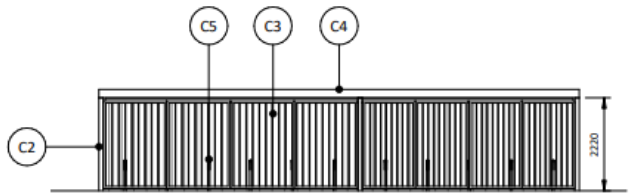
Block B – Bin store and cycle parking as proposed



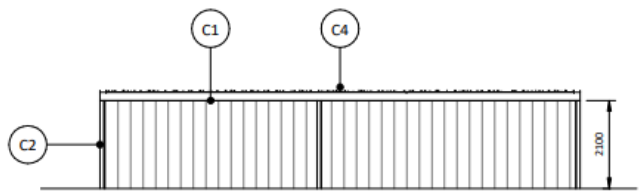
Cycle store to serve block C



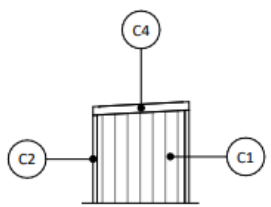
Block C Cycle Parking - Plan



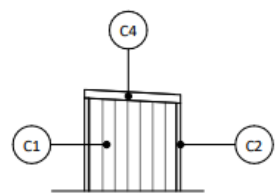
Front Elevation (North)



Rear Elevation (South)



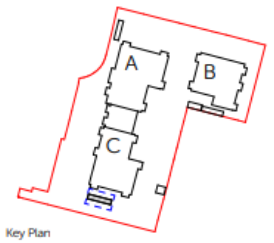
Side Elevation (East)



Side Elevation (West)

Materials Key

Cycle Storage Unit
C1 - Timber cladding
C2 - Steel frame construction
C3 - Metal gates with fob entry, soft close
C4 - Green roof with slight pitch
C5 - Sheffield stands, fixed into the ground



Key Plan

Notes:
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

Revisions:

Rev	Status	Date	Description	Drn	Chkd
C01	A3	08.12.23	New drawing to suit Section 73 Amendments. External cycle store for Block C added to provide 11no. sheffield stands with total 22no. cycle spaces.	ES	

Client Name: Cambridge Investment Partnership

Project Name: Aylesborough Close Phase 2

Drawing Name: External Cycle Parking Proposed Plans & Elevations (Block C)

Drawing Number:	Rev:	Status:
AYC-BPTW-S04-XX-DR-A-1011	C01	A3

Project No:	RIBA Stage:	Drawn By:	Scale:
20-283	3	ES	1:100 @ A3

PLANNING ISSUE

40 Norman Road,
Greenwich, London
SE10 9QX
t: 020 8293 5175
bptw.co.uk

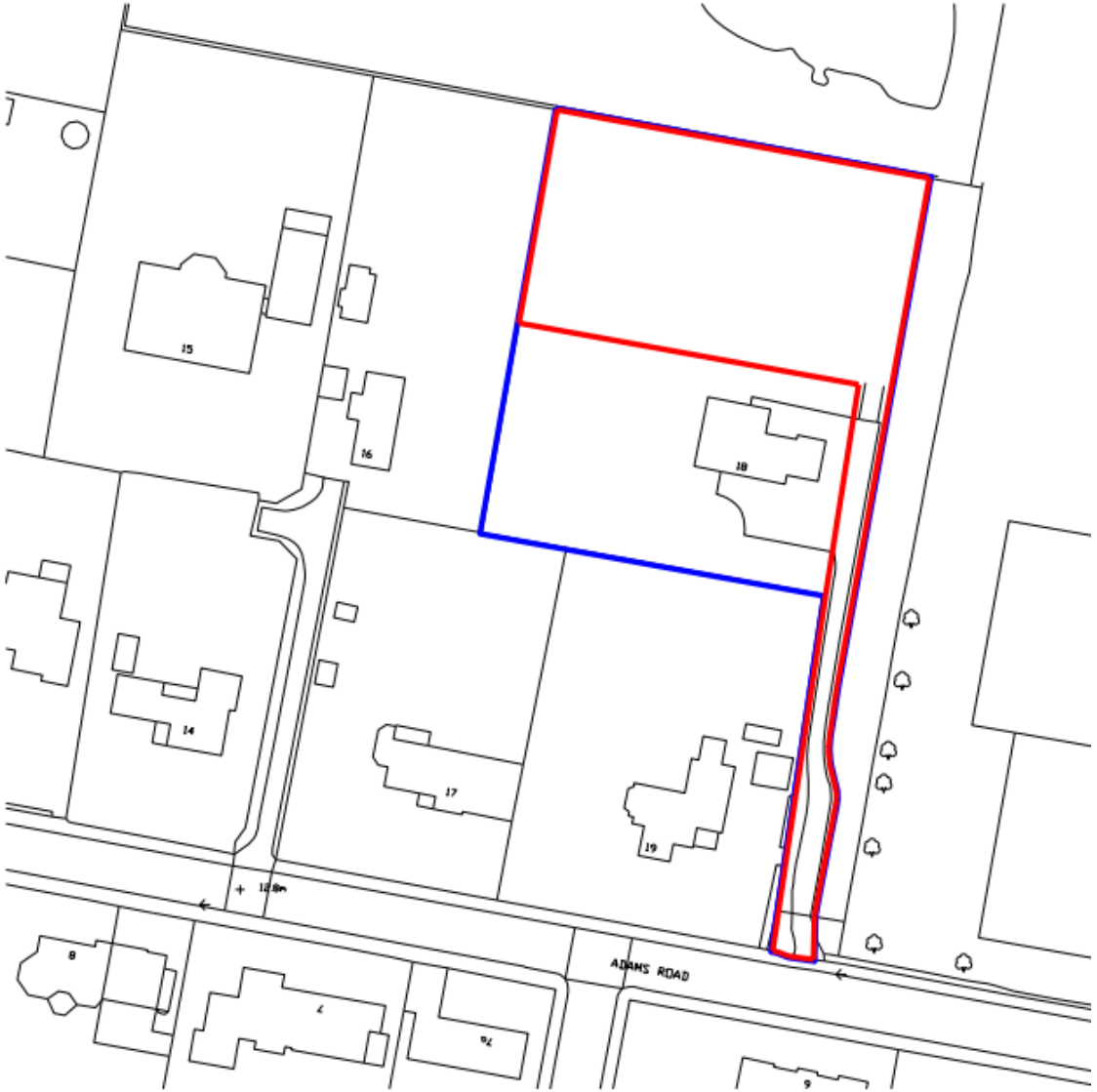
N

1:100m
0 1 5 10

22/05352/FUL- Land Rear Of
18 Adams Road, Cambridge, Cambridgeshire, CB3 9AD

Erection of a single dwelling and garage.

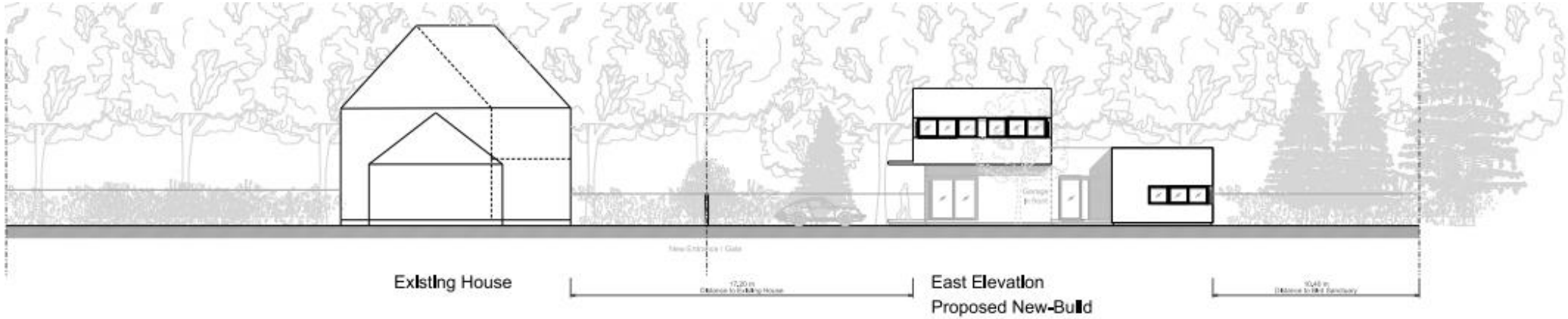
Site Location Plan

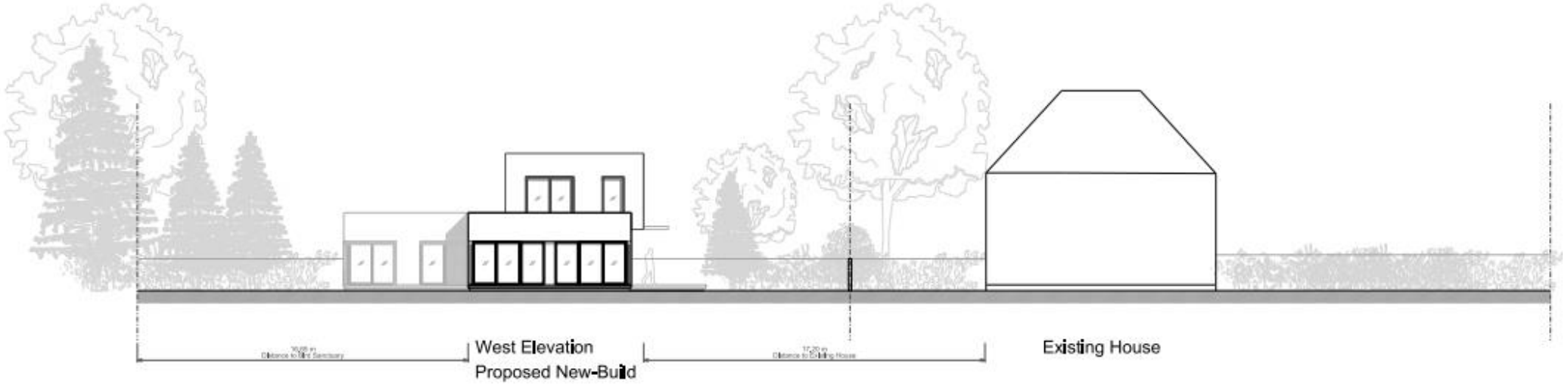


Proposed Site Plan

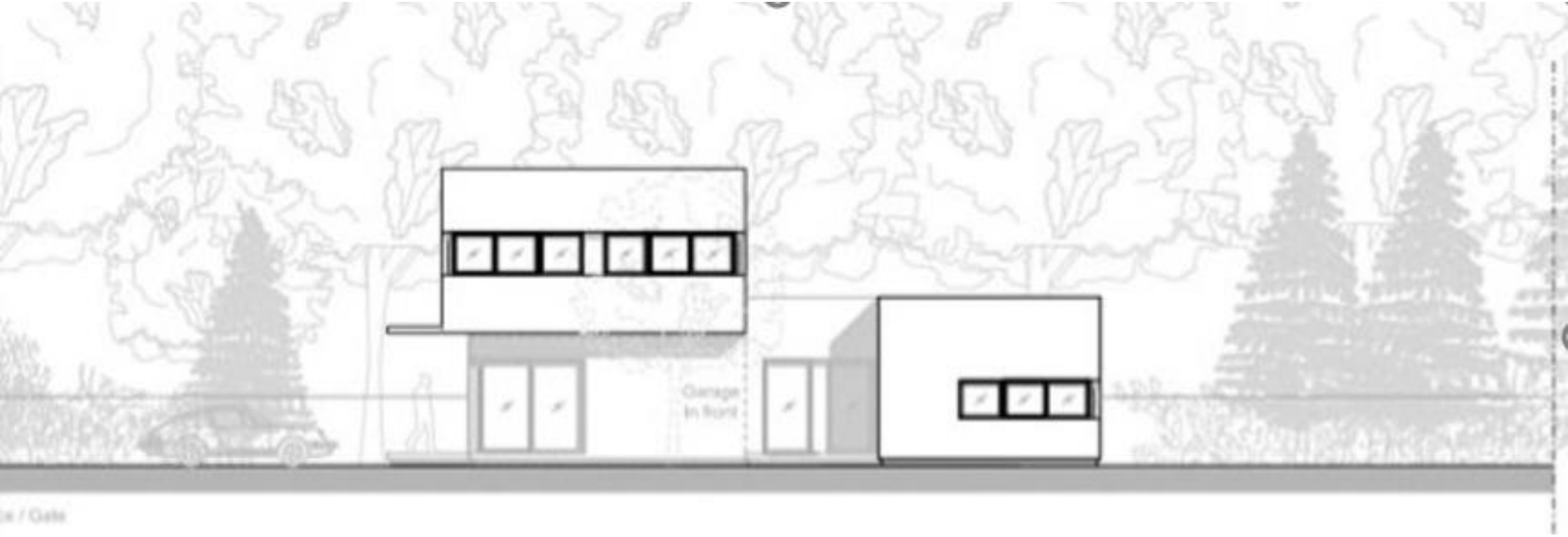


Proposed East and West elevations





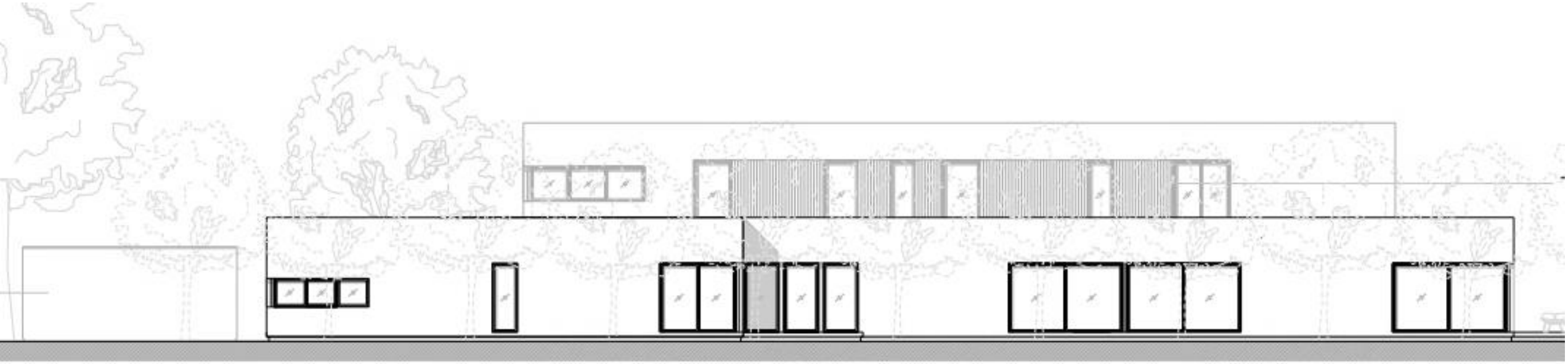
Proposed east elevation



Proposed west elevation

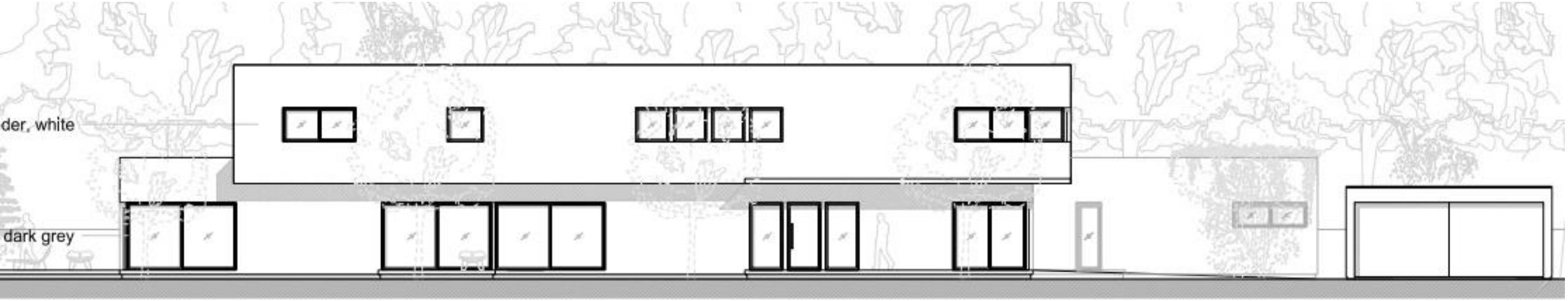


Proposed north elevation



Garage North Elevation

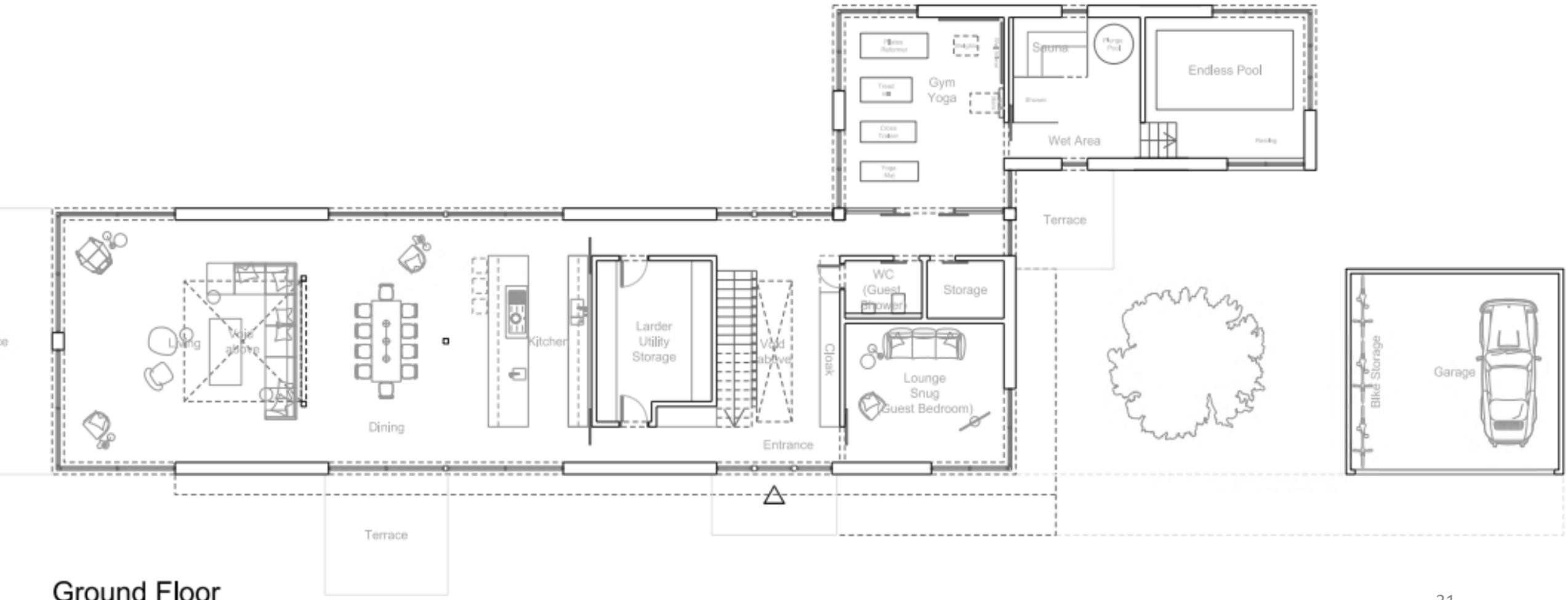
Proposed south elevation



South Elevation

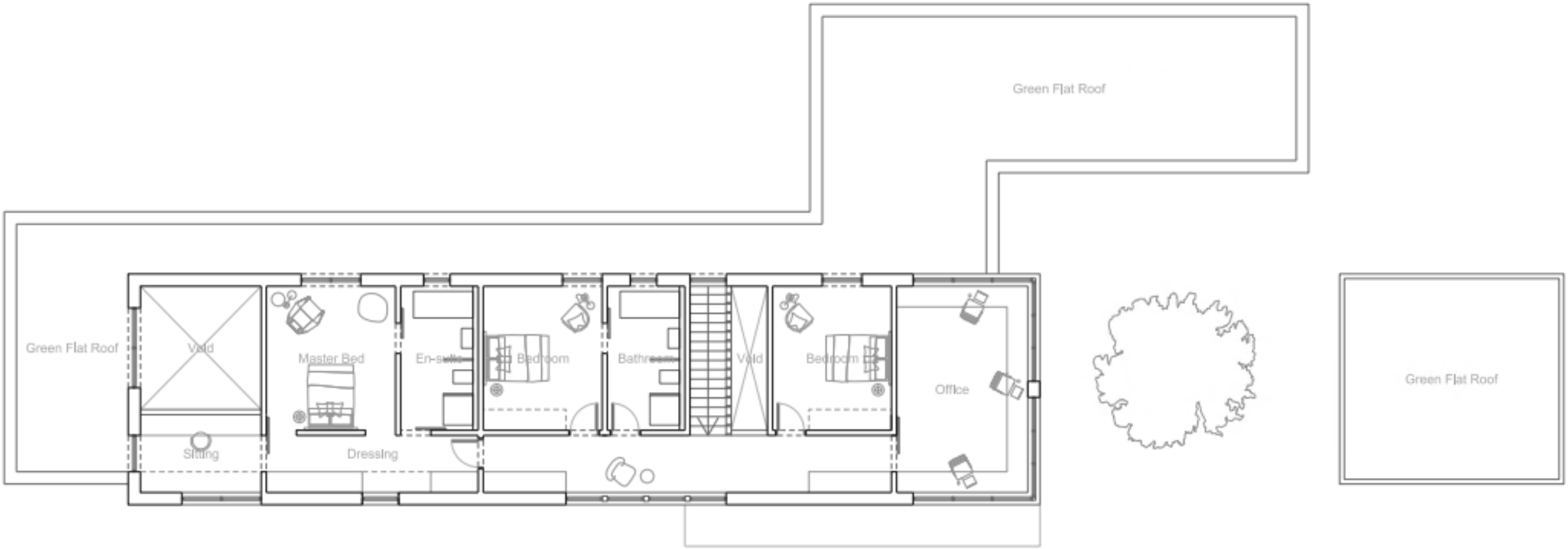
Garage

Proposed ground floor



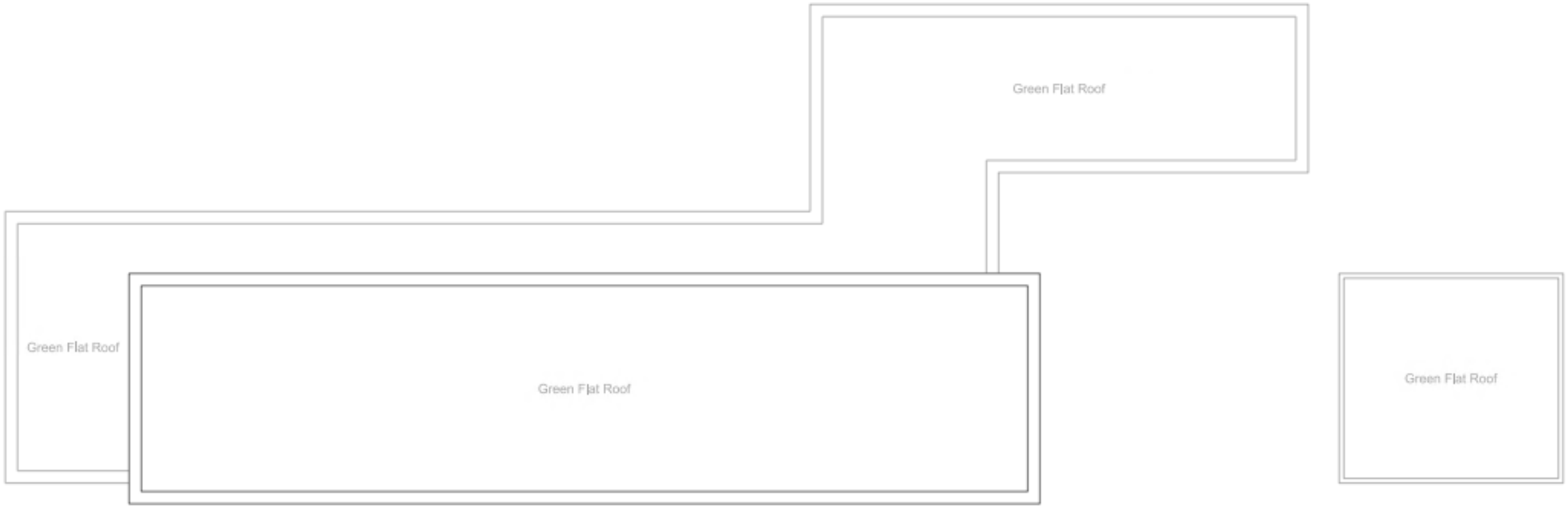
Ground Floor

Proposed first floor



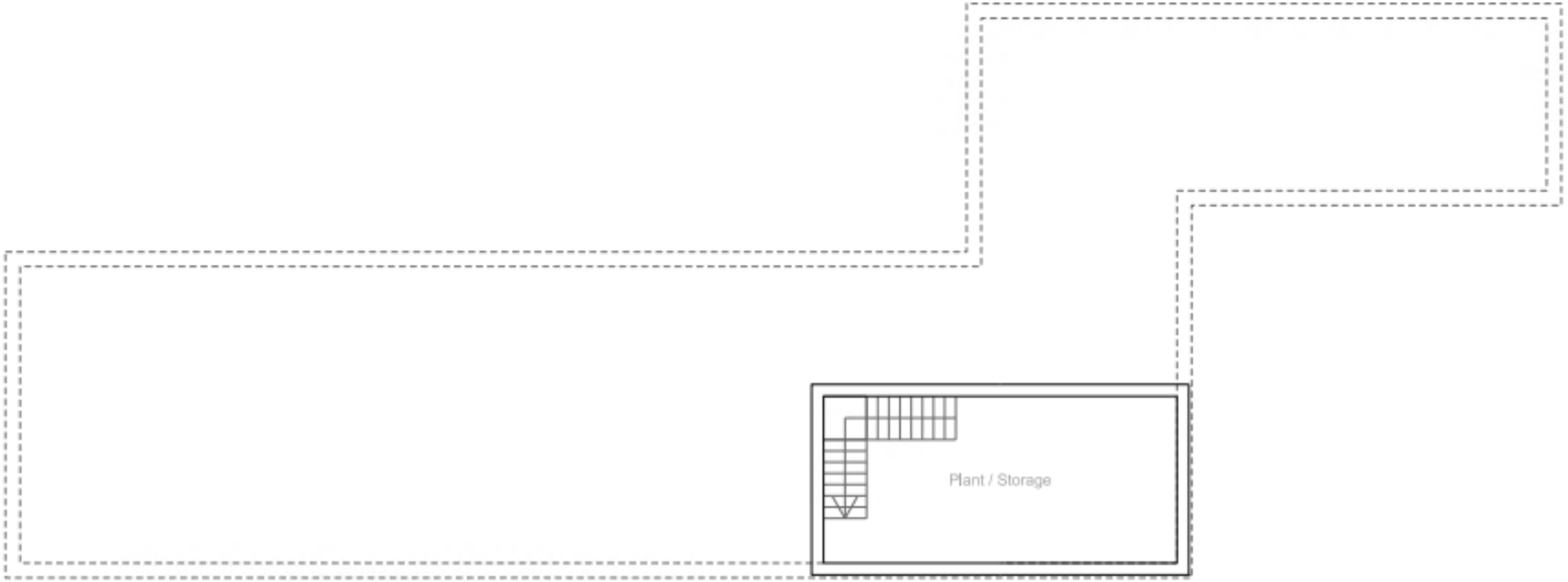
First Floor

Proposed roof plan



Roof Plan

Proposed basement plan



Basement

Proposed indicative view of proposed dwelling (north elevation) from Adams Road Bird Sanctuary

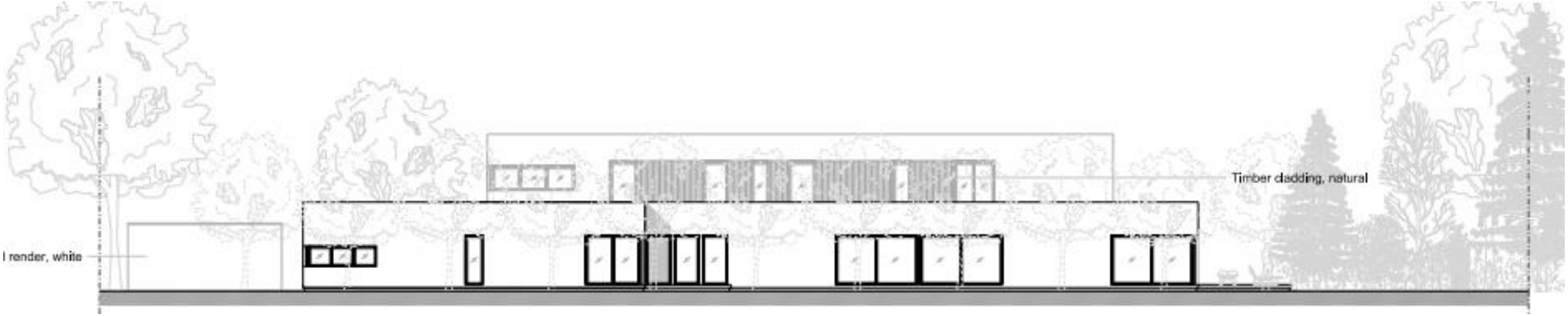


Comparison of scheme dismissed on appeal 21/01437/FUL and current proposal – East elevation

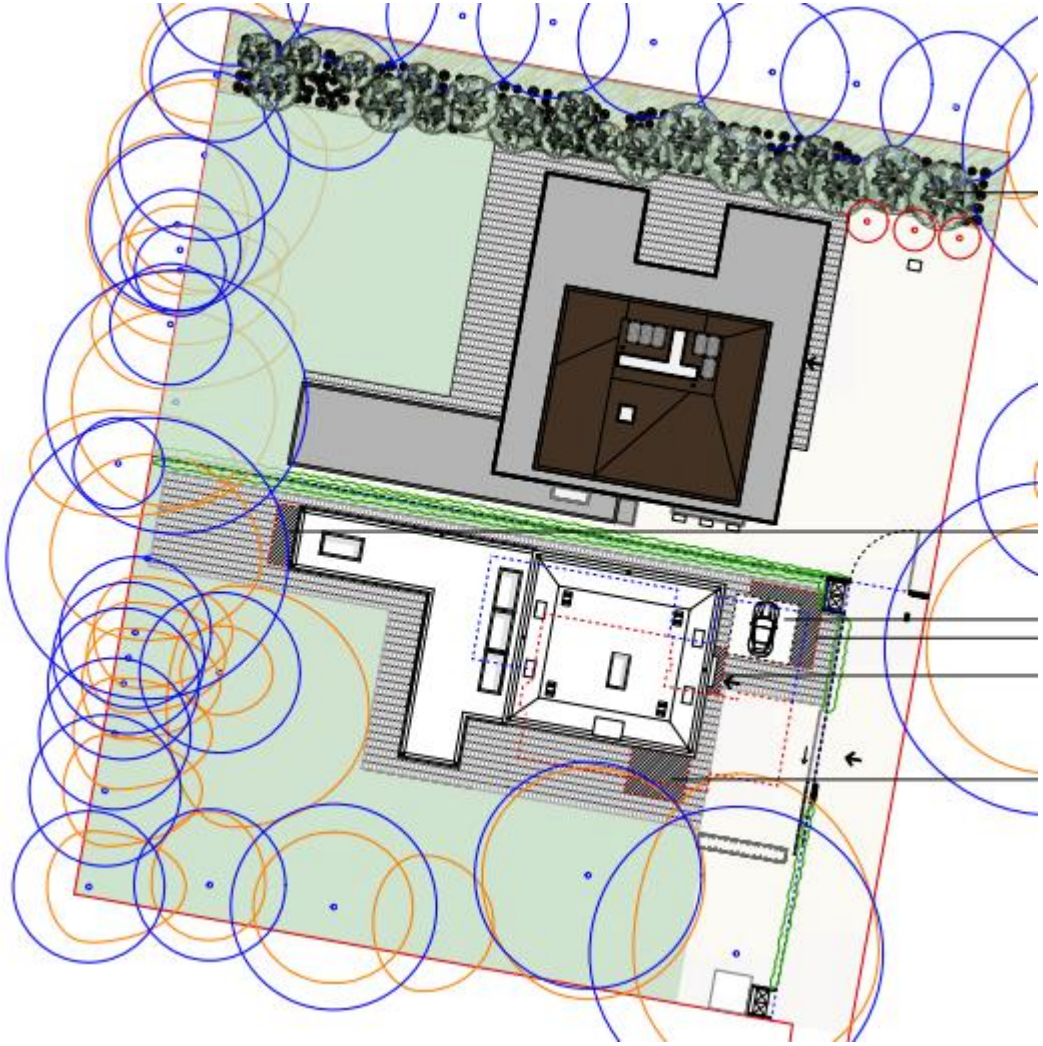


Comparison of scheme dismissed on appeal 21/01437/FUL a nd current proposal – North elevation





Comparison of scheme dismissed on appeal 21 and current proposal – Site plan





Planning Balance

Approval

Material considerations

- Principle: The erection of a dwelling and the subdivision of garden land is acceptable.
- Siting and design of dwelling acceptable and responds positively to the character and appearance of the Conservation Area including the ARBS.
- Biodiversity net gain.
- Impact on the adjacent County /City Wildlife site and Protected Open Space.



Refusal

Material considerations

- Impact on trees
- Harm to biodiversity
- Impact on the adjacent County/City Wildlife site

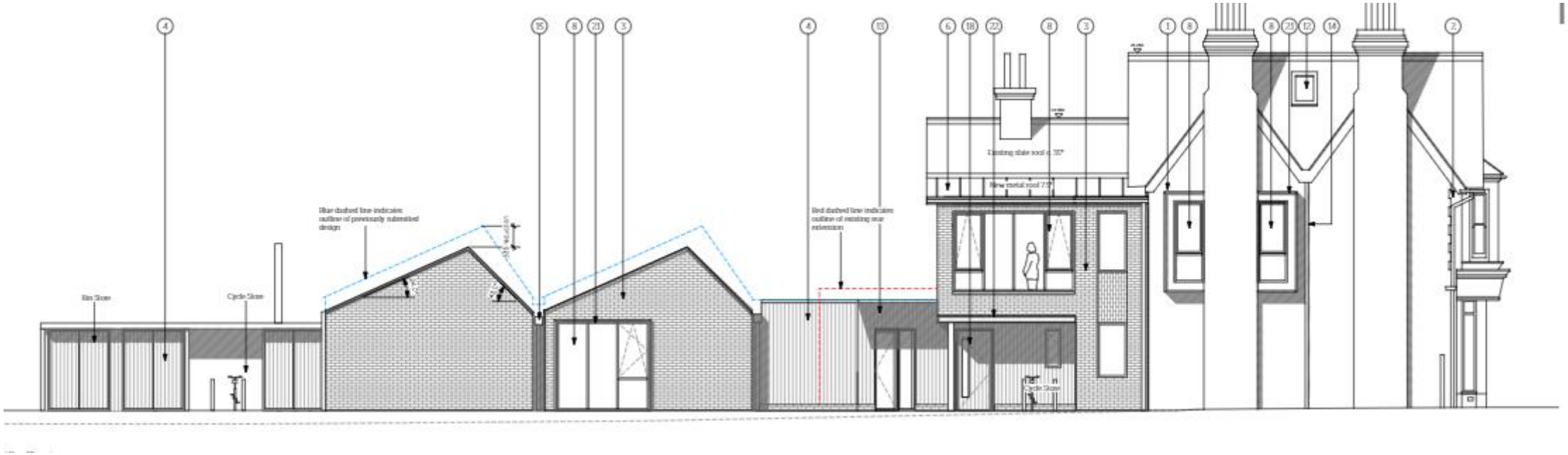
Officer Recommendation: Approval

54 and 54a Cherry Hinton Rd

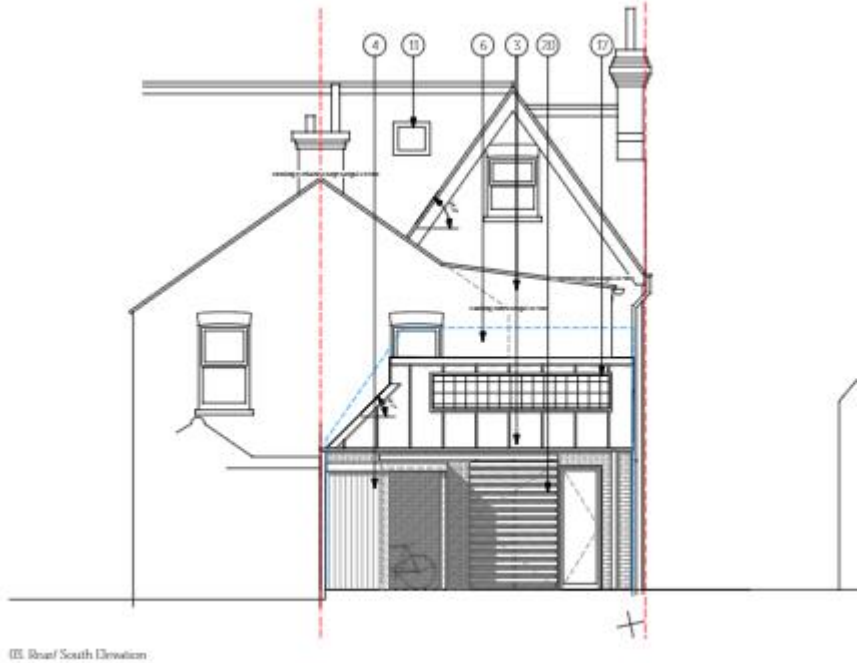
Site Location Plan



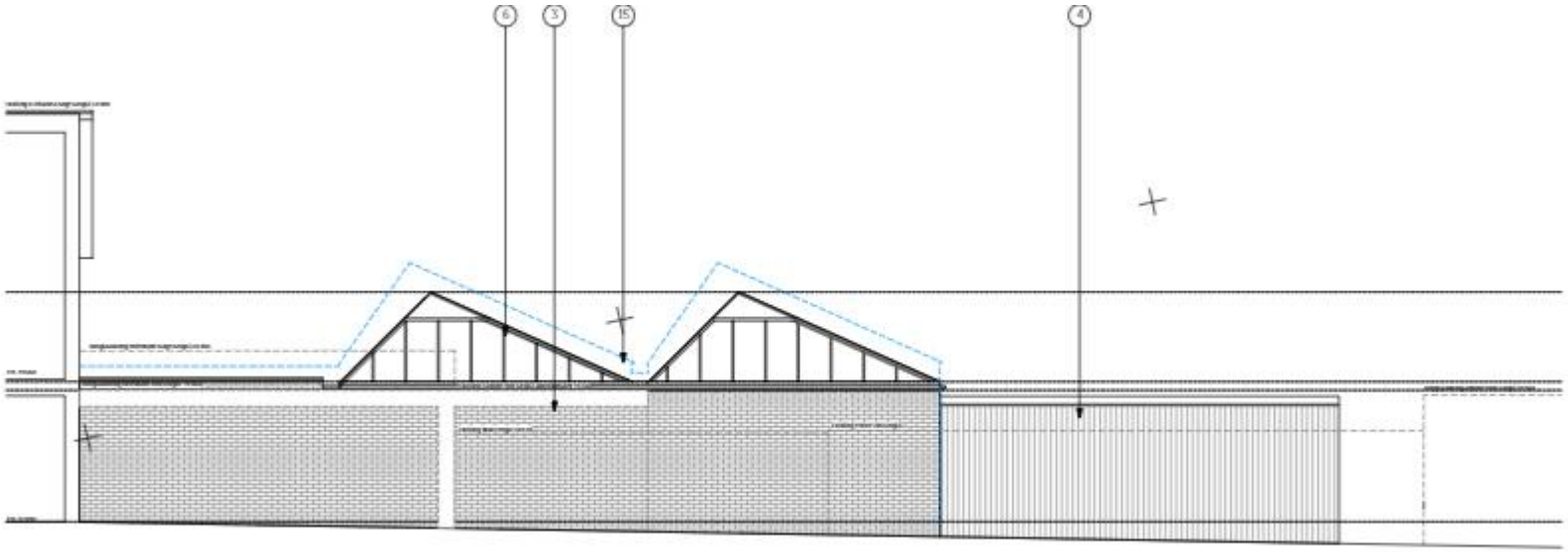
Approved Elevations



Approved Elevation

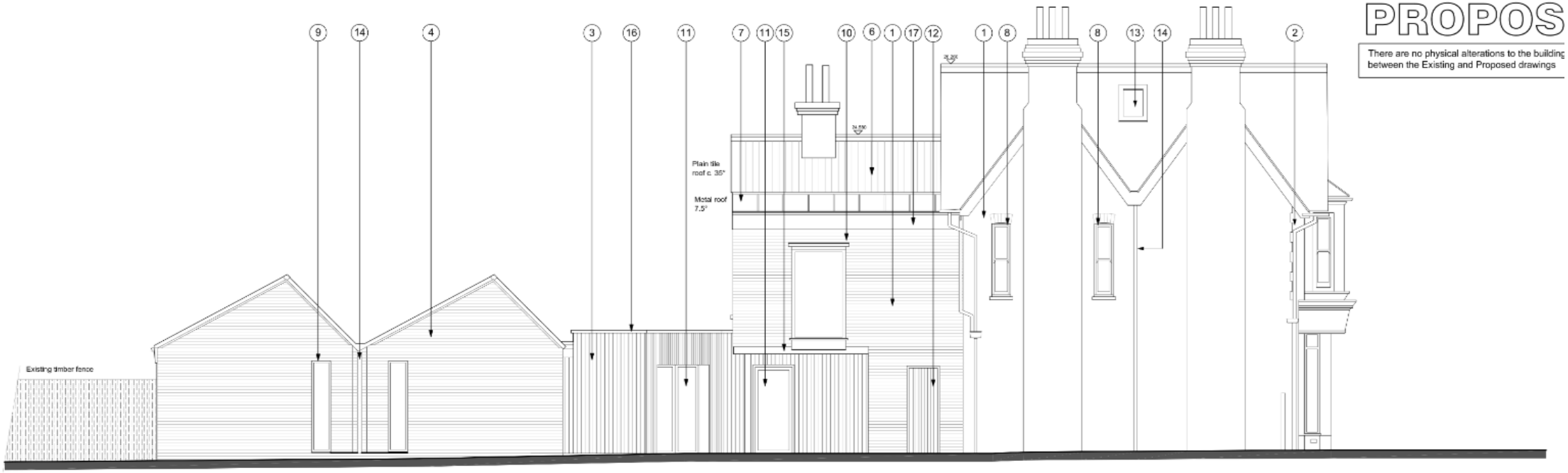


03. Rear/ South Elevation



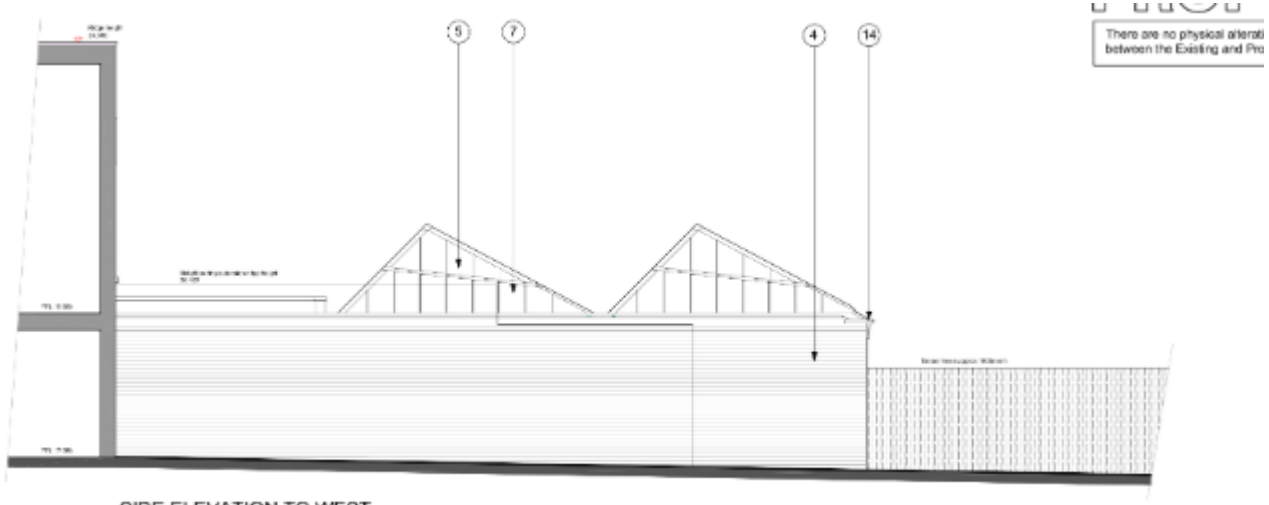
04. Side / West Elevation

Proposed Elevations

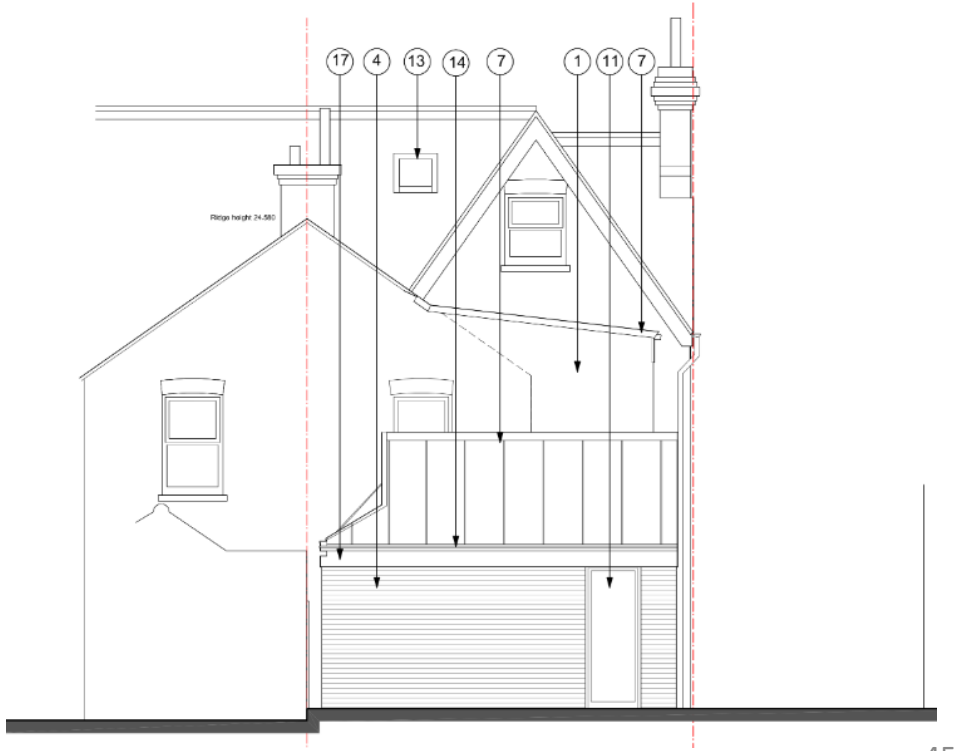




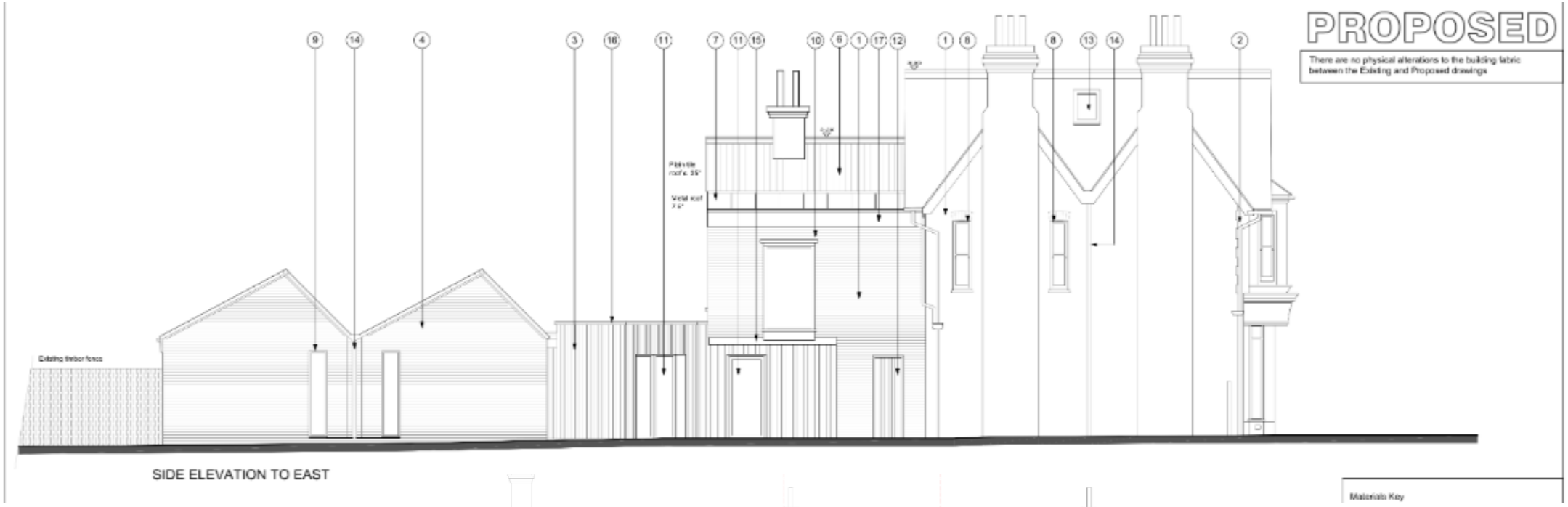
Proposed Elevations



SIDE ELEVATION TO WEST

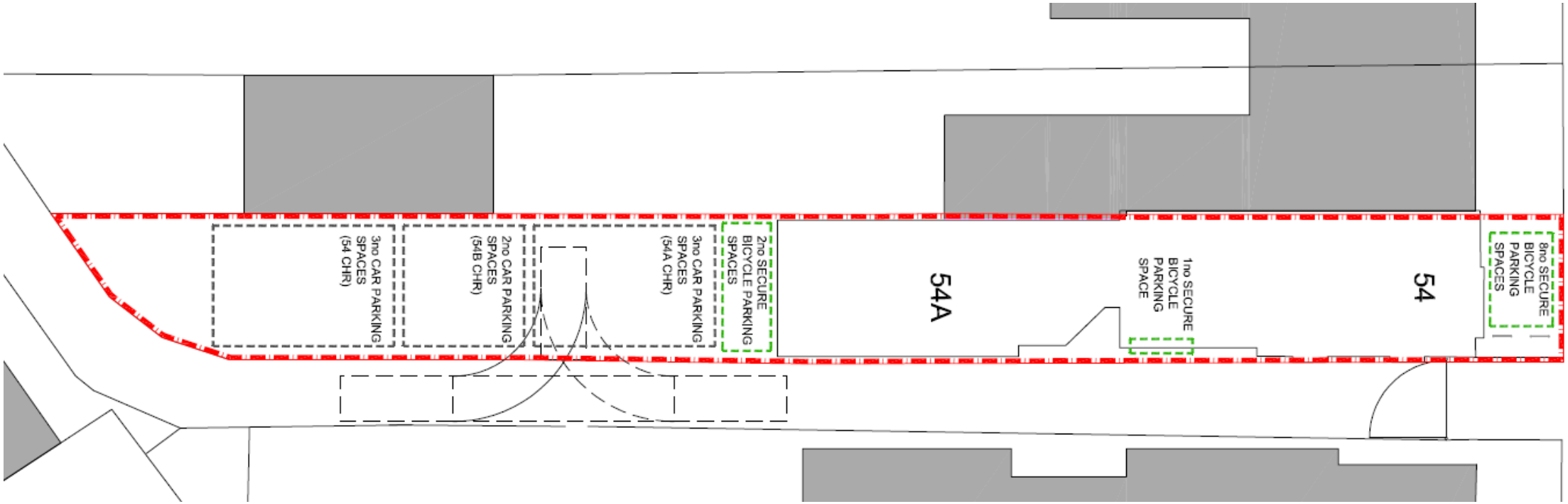


Proposed Elevations





Parking and Cycle Layout



Planning Balance

Approval

Material considerations

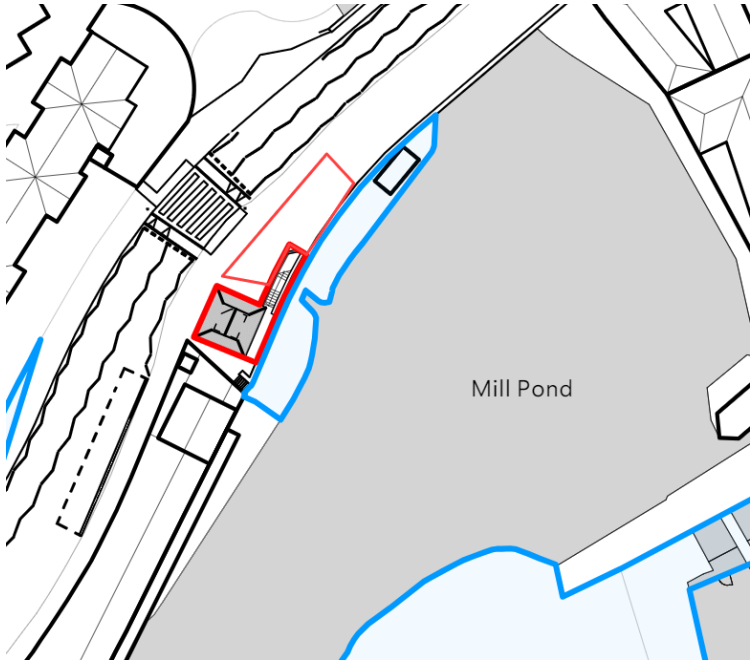
- Use of site is supported in principle
- No harm to the character and appearance of the area
- No harm to the amenity or living conditions of neighbouring occupiers
- No highways safety implications



Refusal

Material considerations

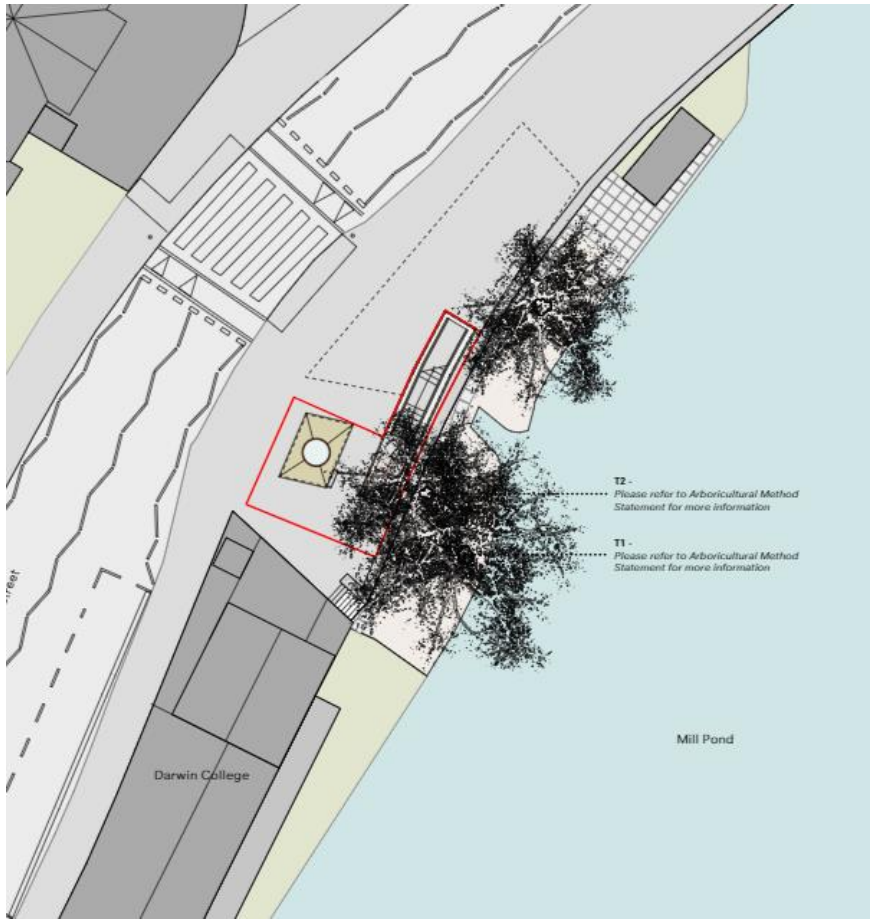
Officer Recommendation: Approval

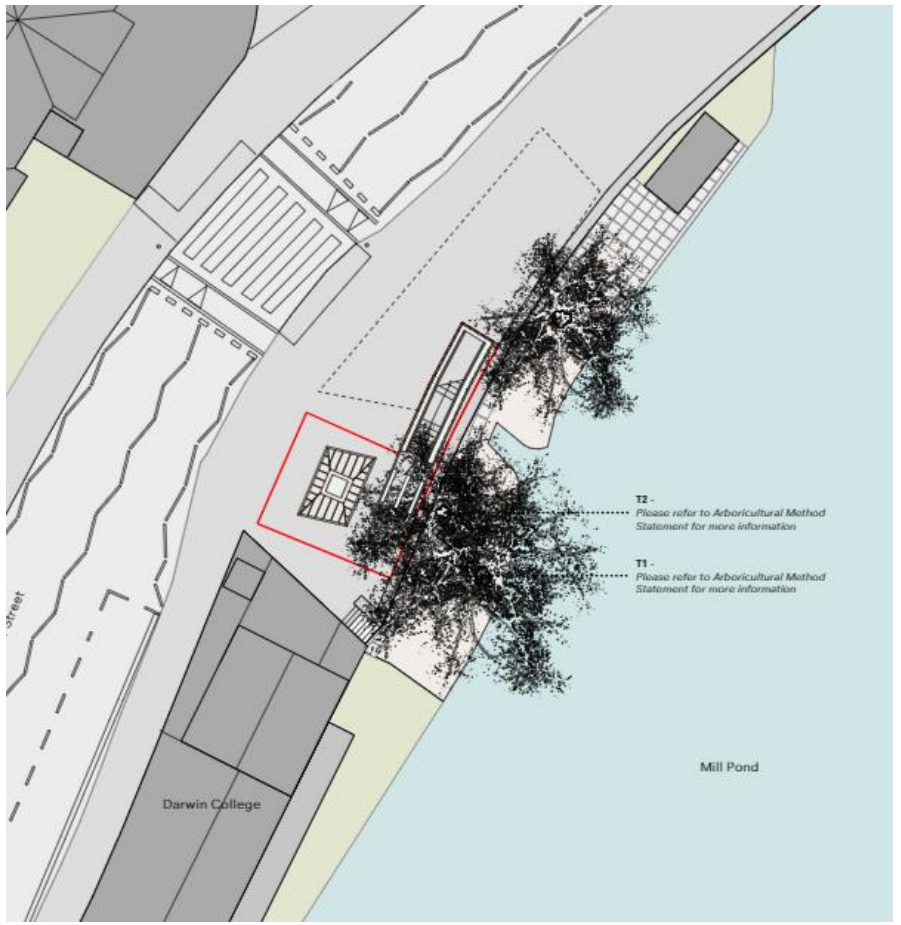


23/03980/S73
Silver Street Public Toilets

S73 to vary condition 2 (approved drawings) of ref: 19/1167/FUL (Refurbishment of existing basement toilets and associated works to include the provision of a new guard rail to the basement stairs, and the erection of a replacement wheelchair accessible WC and kiosk (following demolition of the existing wheelchair accessible WC structure) **to move the building by 0.9m to avoid clashing with an existing pipe.**

Consented Site Plan vs Proposed Site Plan





Proposed changes are **to move the building by 0.9m to avoid clashing with an existing pipe.**

Consented Elevations vs Proposed Elevations

No changes to exterior design*

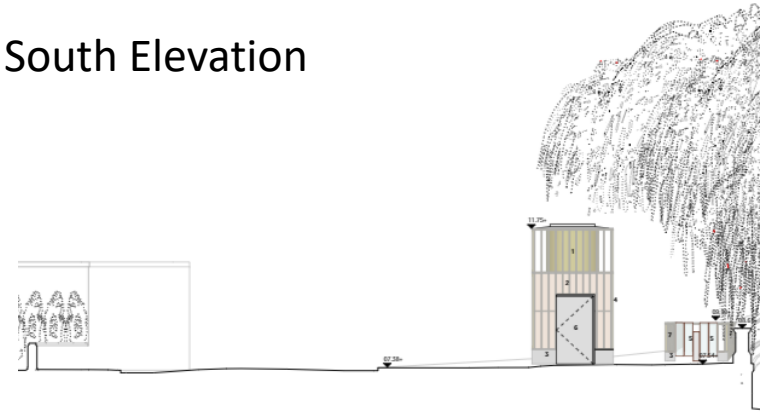
Consented– West Elevation



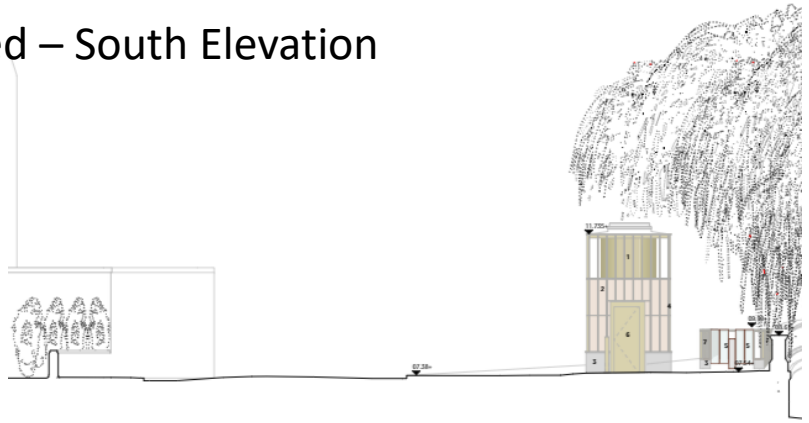
Proposed – West Elevation



Consented - South Elevation



Proposed – South Elevation



Planning Balance

Approval

Material considerations

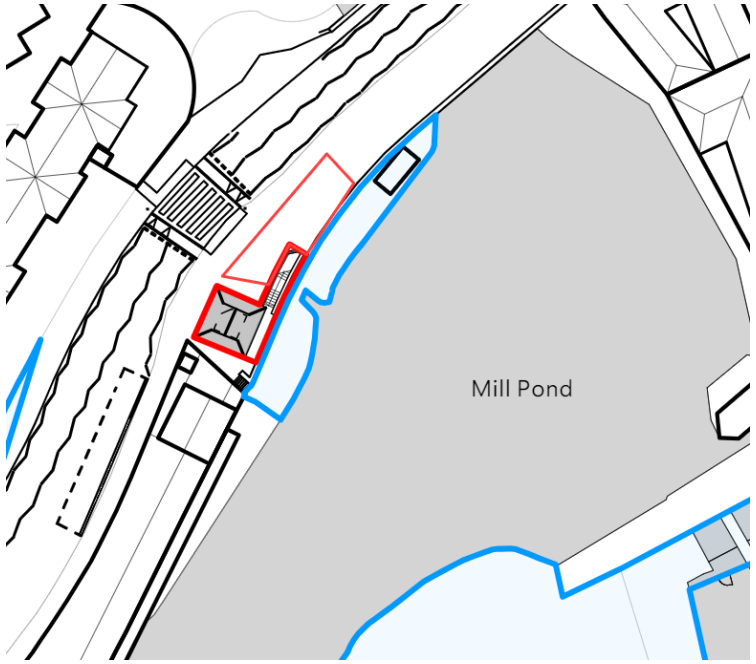
The proposed alterations to the siting of the proposals will not allow for any significant visual changes when compared with the plans approved and will not have any wider impacts outside of the site and is therefore **acceptable as a minor material amendment.**



Refusal

Material considerations

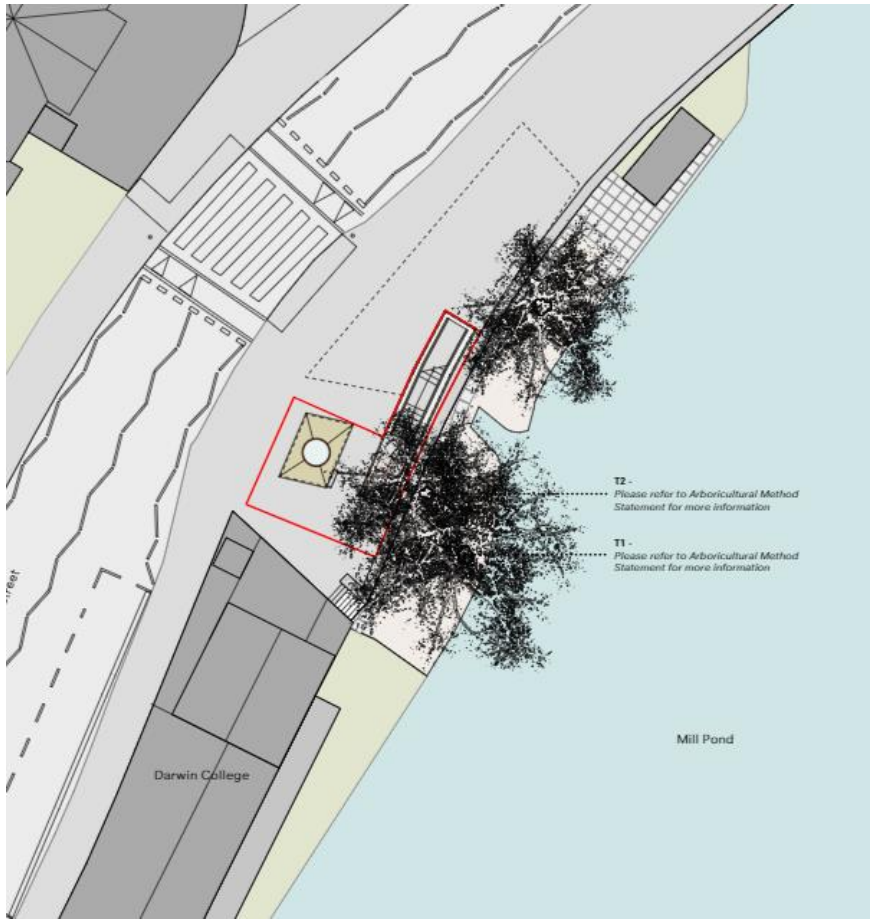
Officer Recommendation: **APPROVE** (subject to conditions).

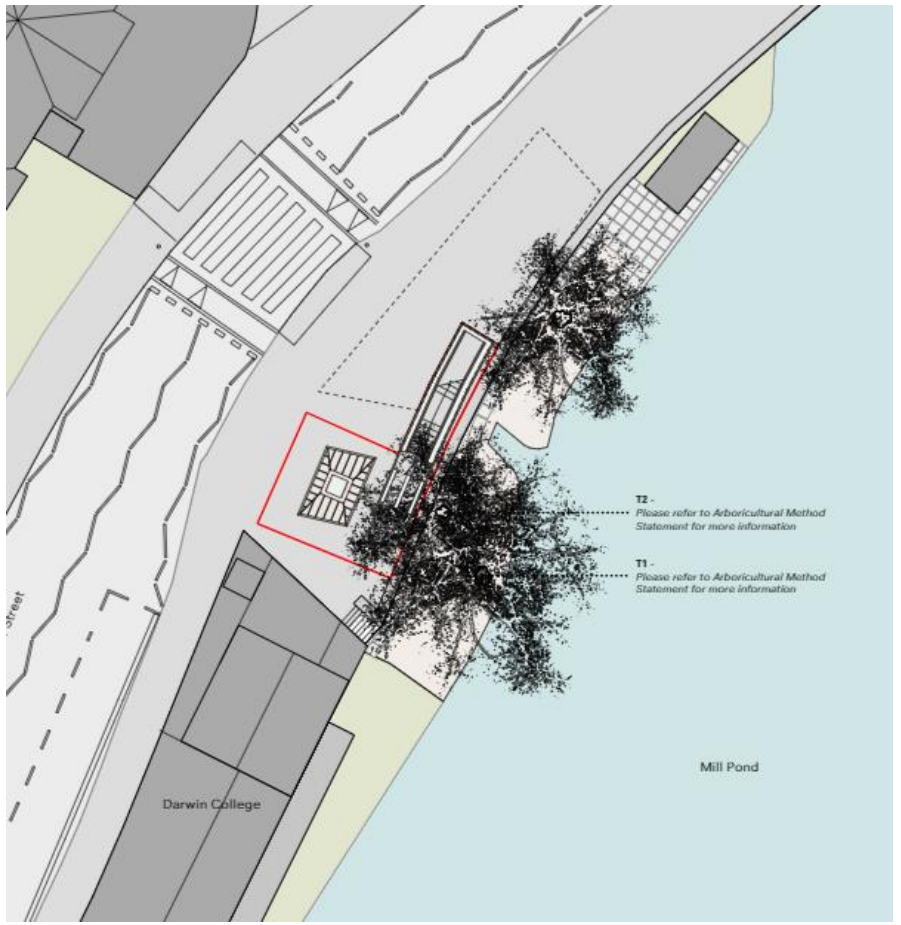


23/03902/S19LB
Silver Street Public Toilets

S19 to vary condition 2 (approved drawings) of ref: 19/1350/LBC (Refurbishment of existing basement toilets and associated works to include the provision of a new guard rail to the basement stairs, and the erection of a replacement wheelchair accessible WC and kiosk (following demolition of the existing wheelchair accessible WC structure) **to move the building by 0.9m to avoid clashing with an existing pipe.**

Consented Site Plan vs Proposed Site Plan





Proposed changes are **to move the building by 0.9m to avoid clashing with an existing pipe.**

Consented Elevations vs Proposed Elevations

No changes to exterior design*

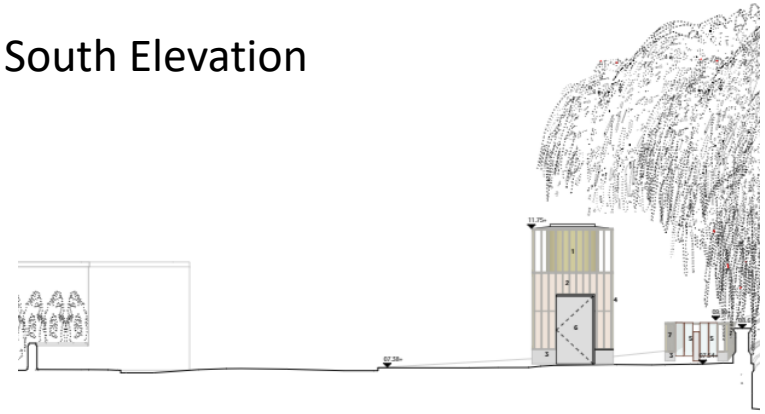
Consented– West Elevation



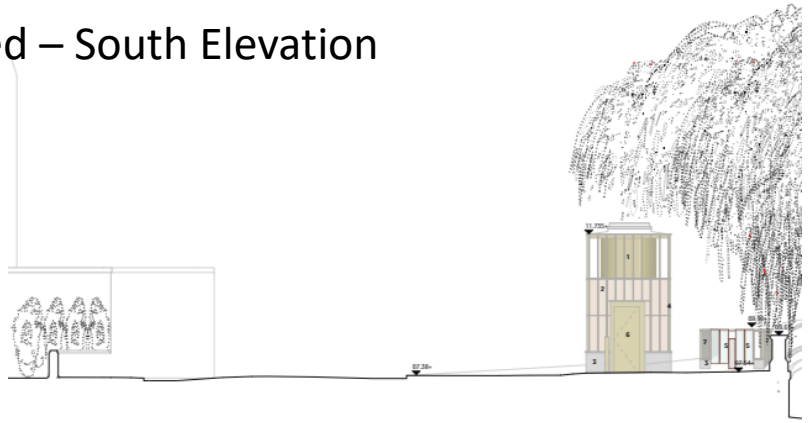
Proposed – West Elevation



Consented - South Elevation



Proposed – South Elevation



Planning Balance

Approval

Material considerations

The proposed alterations to the siting of the proposals will not allow for any significant visual changes when compared with the plans approved and will not have any wider impacts outside of the site and is therefore **acceptable as a minor material amendment.**



Refusal

Material considerations

Officer Recommendation: **APPROVE** (subject to conditions).

23/03759/FUL - Erection of a 1bed dwelling. Resubmission 22/00231/FUL

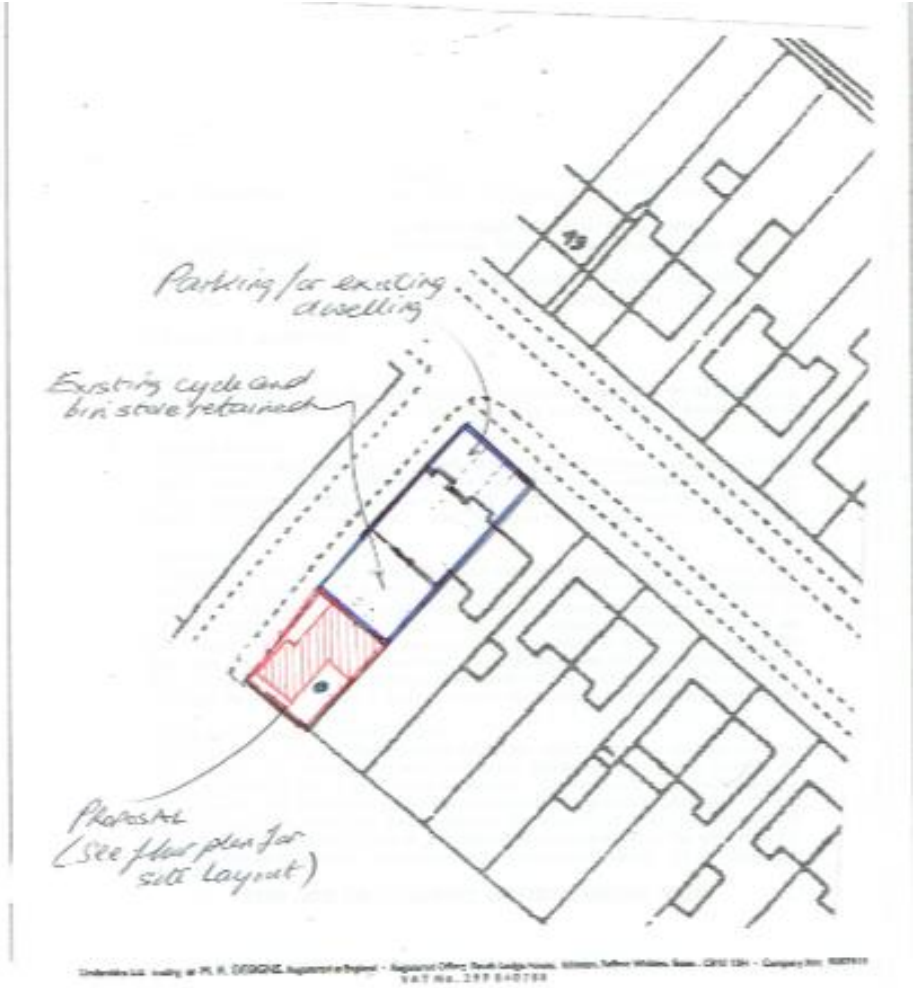
42 Birdwood Road, Cambridge, CB1 3SU

Officer Recommendation: Approval

Location Plan



Proposed Block Plan

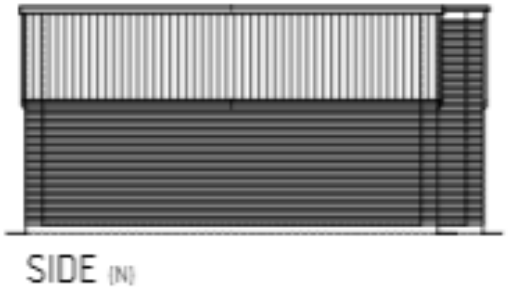


Proposed Elevations

Vertical zinc cladding light grey
Full height glazing

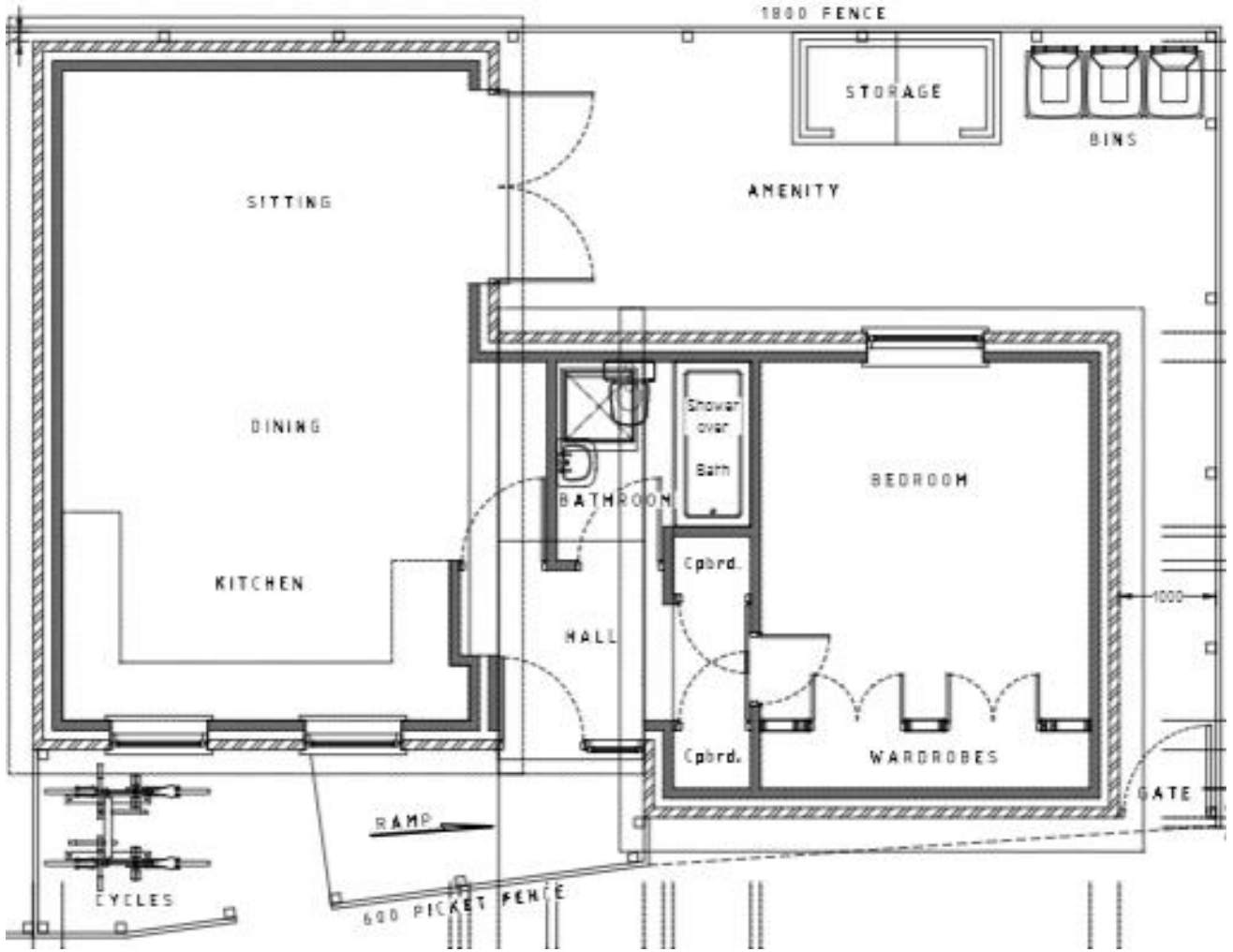








Proposed Floor Plan



Planning Balance

Approval

Material considerations

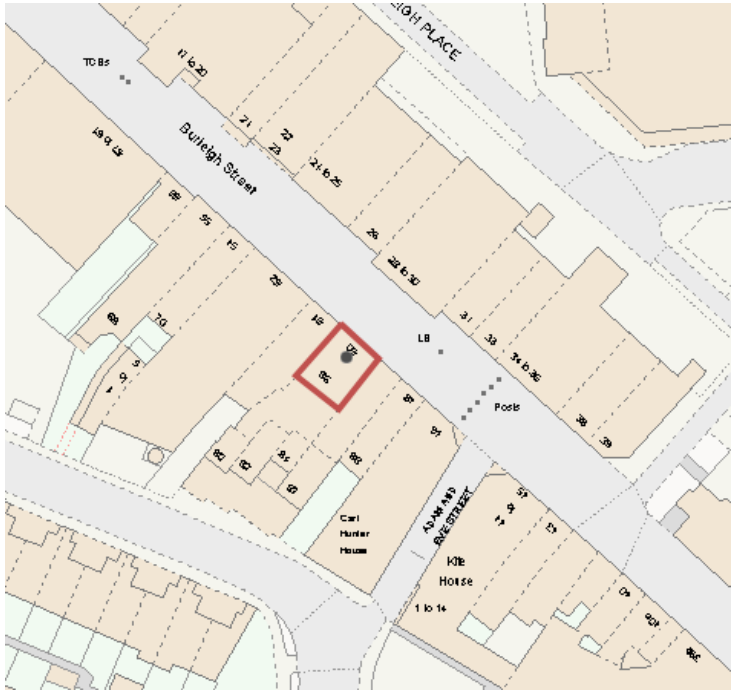
- No harmful impact upon character and appearance of the area
- No harmful impacts on neighbouring amenity
- No unacceptable highway safety Impacts



Refusal

Material considerations

Officer Recommendation: Approval



23/03317/S73
50 Burleigh Street

S73 to vary conditions 2 (External Area) and 3 (Hours of operation) of planning permission 18/1491/S73 (Section 73 application to vary condition 4 of permission APP/Q0505/A/07/2052528 (Change of use from retail to Adult Amusement Centre) **to extend the opening hours until 11pm Monday to Saturday and until 8pm on Sunday) to vary condition 3 to allow the premises to operate from 9am to 2am on Monday to Saturday and from 11am to 2am on Sunday and to vary condition 2 to restrict the use of the rear of the premises from 8pm to 2am Monday to Sunday, noting that this outdoor space is not in use past 8pm**

Proposed Alteration: Opening Hours



Condition no.	18/1491/S73 (extant)	Proposal	Additional
External rear restricted hours Condition 2	8pm – 11pm Mon - Sun (no use between these hours)	8pm – 2am Mon- Sun (no use between these extended hours)	N/A
Inside hours Condition 3	9am – 11pm Mon-Sat	9am – 2am Mon-Sat	+3hrs
	11am – 8pm Sun	11am – 2am Sun	+6hrs

Wider Context



Burleigh Street currently hosts both The Six Six Bar and WT's Sports Bar.

★ The Six Six Bar is a bar and live music venue, remaining open until 1am Sunday-Wednesday, and until 2am Thursday-Saturday.

▲ WTs Sport Bar is a sports bar catering for Pool, Snooker, Poker and Adult Amusement Games, remaining open between the hours of 12pm-2am Monday-Saturday, and closing at 12am on Sunday.

Planning Balance

Approval

Material considerations

The proposed extension to opening hours is consistent with the context of the site and surrounding area.

The proposed changes will not allow for any adverse impacts on amenity of neighbours.

The proposals will not allow for increased levels of anti-social behaviour or crime.



Refusal

Material considerations

Officer Recommendation: **APPROVE** (Subject to conditions).

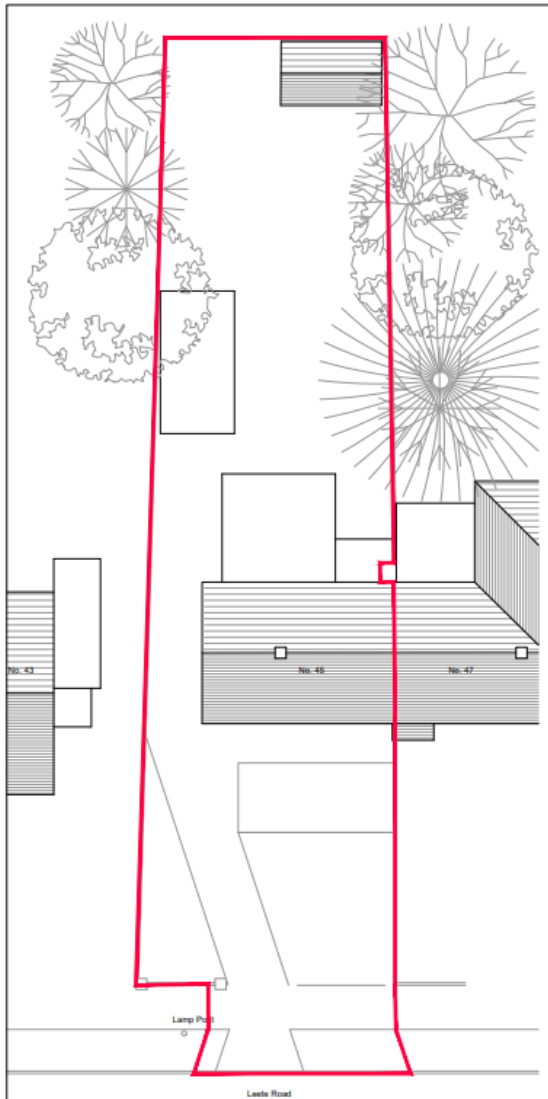
45 Leete Road – S73



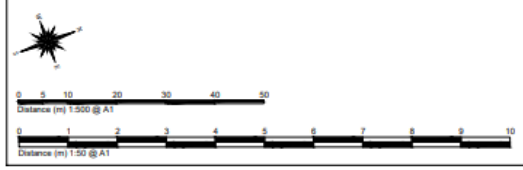
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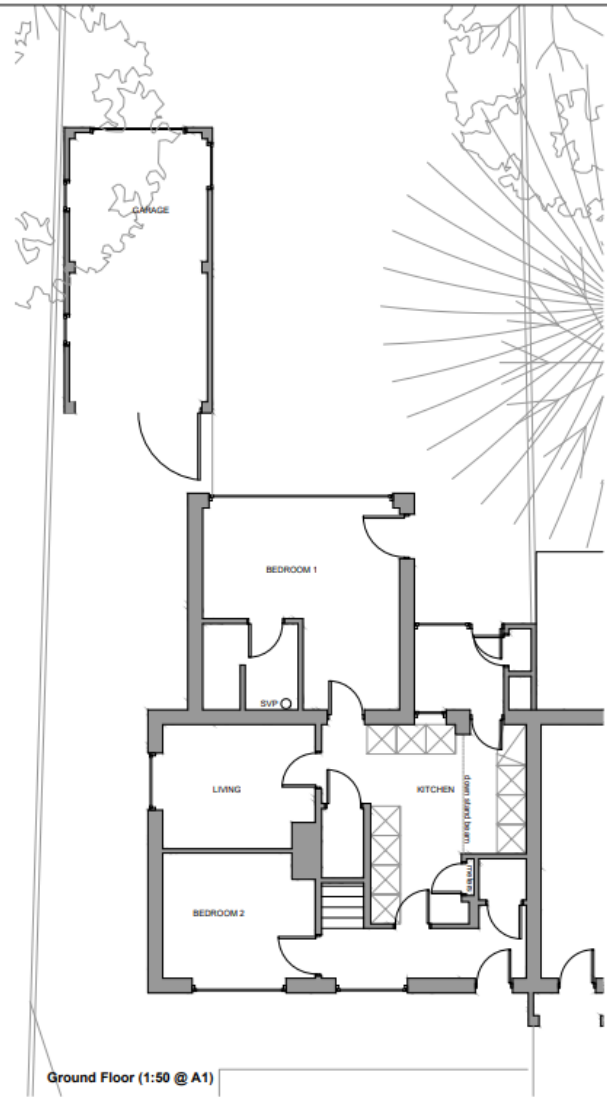
Distance (m)

Crown copyright 2013 Licence No. 100047474



Roof / site plan (1:100 @ A1)

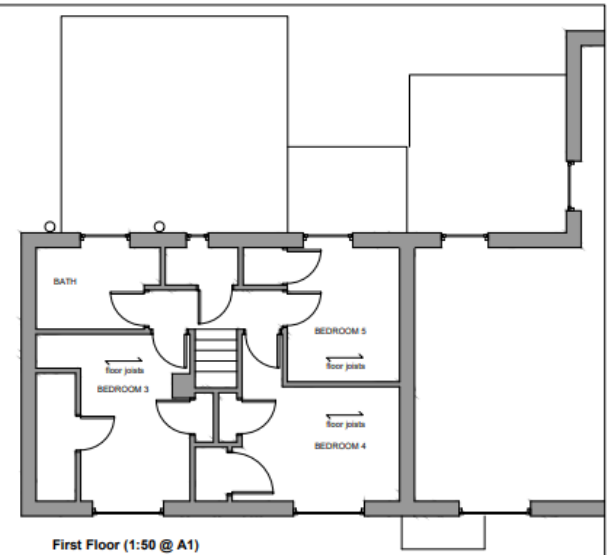




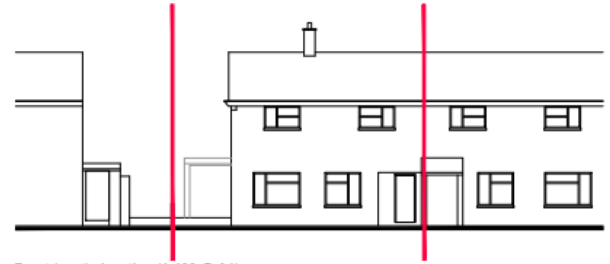
Ground Floor (1:50 @ A1)



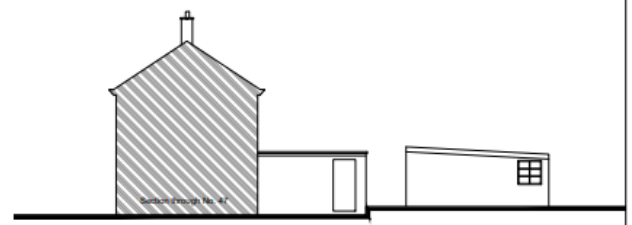
Rear (west) elevation (1:100 @ A1)



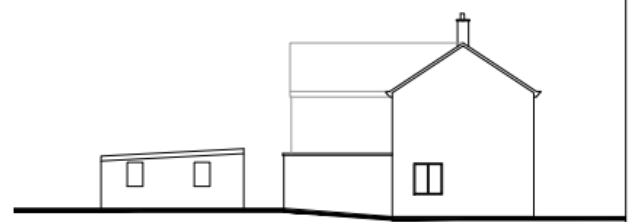
First Floor (1:50 @ A1)



Front (east) elevation (1:100 @ A1)



Side (north) elevation (1:100 @ A1)



Side (south) elevation (1:100 @ A1)

This scheme is subject to Town Planning and all other necessary consents. Dimensions, areas and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site, do not scale. This drawing is to be read in conjunction with all relevant consultants' and/or specialists' drawings / documents and any discrepancies or variations are to be notified to the architects before the affected work commences. All queries relating to design of foundations, floor slabs and any structural elements are to be referred to the structural engineering consultant for resolution. All feasibility studies are subject to full site survey.

The workmanship of all relevant trades and building operations shall comply with the recommendations of British Standard (BS) 8000:1989 parts 1-15 inclusive.

All design and construction is to be in accordance with the Construction, Design and Management Regulations 2015.

Existing buildings remain unsurveyed.

Revisions:

SURVEY

client: Lullox

project: 45 Leetes Road

address: Cambridge, CB1 9HB

drawing: Survey

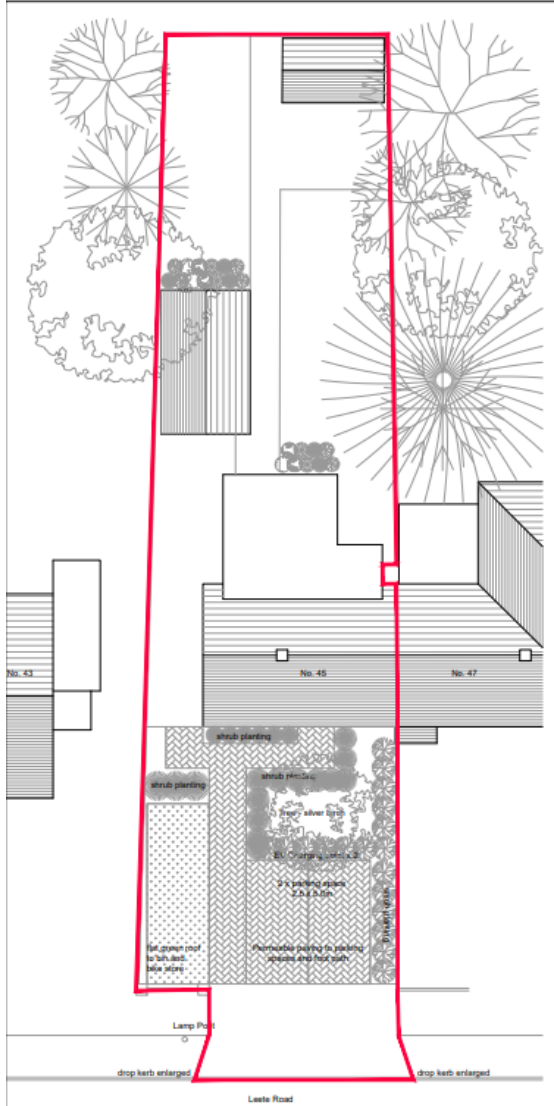
dwg no.	rev
1310.SU.01	J
scale: Varies @ A1	date: Feb '20

GooseArchitects Ltd.

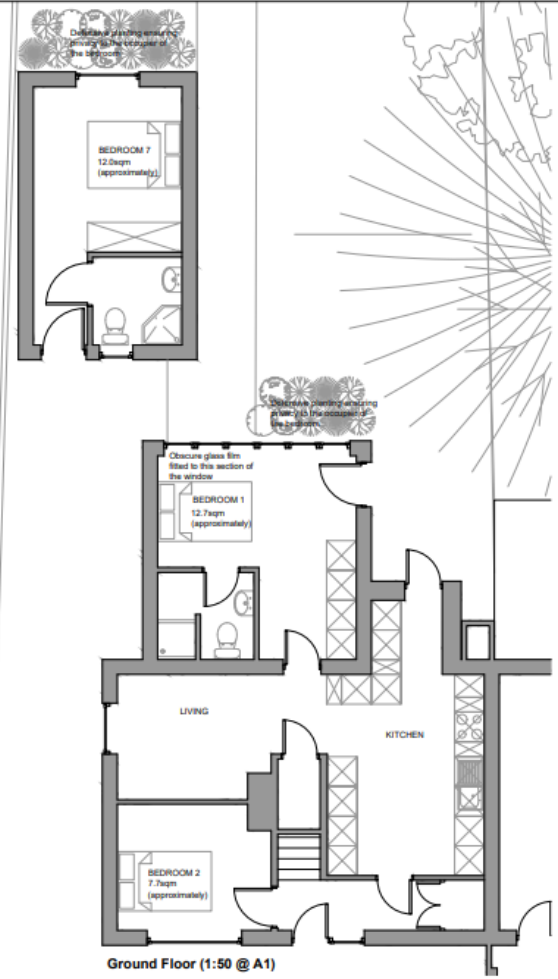
Studio 18
23 King Street
Cambridge
CB1 1AH

RIBA

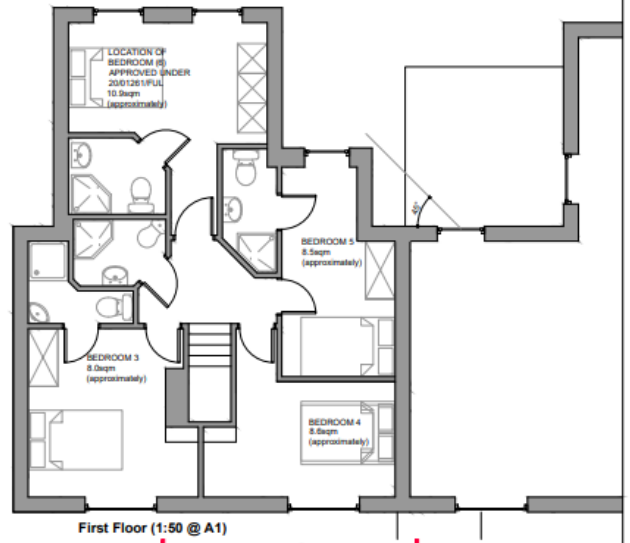
tel: 01223 967979
e-mail: info@goosearchitects.co.uk
web: www.goosearchitects.co.uk



Roof / site plan (1:100 @ A1)



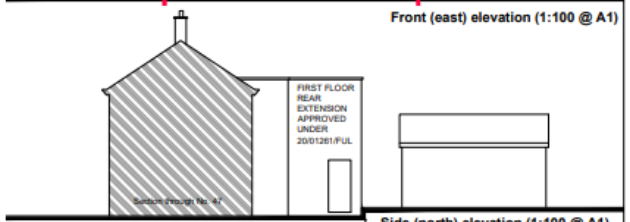
Ground Floor (1:50 @ A1)



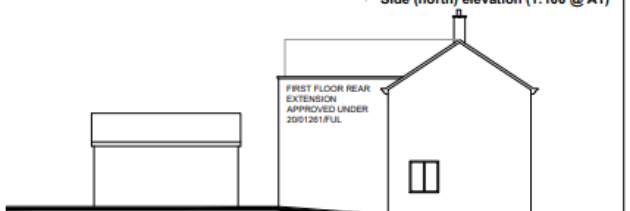
First Floor (1:50 @ A1)



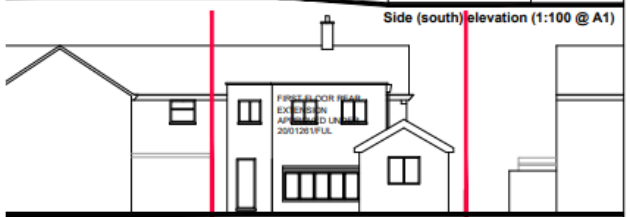
Front (east) elevation (1:100 @ A1)



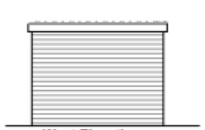
Side (north) elevation (1:100 @ A1)



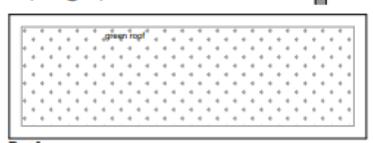
Side (south) elevation (1:100 @ A1)



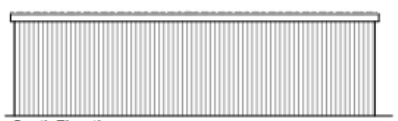
Rear (west) elevation (1:100 @ A1)



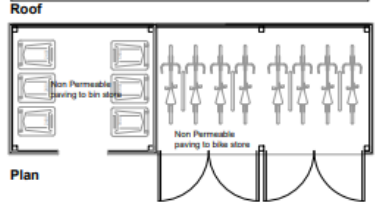
West Elevation



Roof



South Elevation



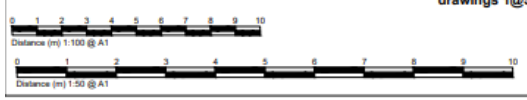
Plan

Bin & Bike store drawings 1@50 @ A1



East Elevation North Elevation





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All design and construction is to be in accordance with the Construction, Design and Management Regulations 2015.

Existing buildings remain unsurveyed.

Revisions:
Rev C - 2021.11.18 - removed house extension added garage conversion / rebuild
Rev D - 2021.11.23
Rev E - 2021.12.16
Rev F - 2022.01.18 - Added previously approved first floor rear extension
Rev G - 2022.03.24 - Amended bed 05 and kitchen / living area
Rev H - 2022.03.25 - Added ensuites
Rev I - 2022.05.31 - Submitted for planning
Rev J - 2022.01.24 - Amended for planning submission
Rev K - 2023.04.16 - Added sides and doors to bike store
Rev L - 2023.10.20 - Amended for S73 application

PLANNING

client: Lullox

project: 45 Leetes Road

address: Cambridge, CB1 9HB

drawing: Proposed

drwg no.: 1310.P.01 | rev: L

scale: Varies @ A1 | date: Feb '20

GooseArchitects Ltd.
Studio 18
23 King Street
Cambridge
CB1 1AH
RIBA
tel: 01223 967979
e-mail: info@goosearchitects.co.uk
web: www.goosearchitects.co.uk