## Planning Committee



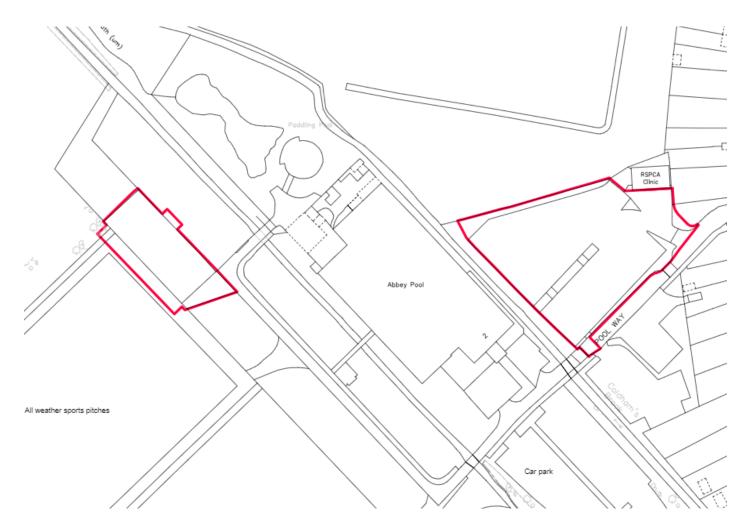
## GREATER CAMBRIDGE SHARED PLANNING

# MAJOR APPLICATIONS

Barnwell Local Centre redevelopment and the proposed relocation of the bowls club and tennis court to Abbey Leisure

> Application references: 23/04849/FUL 23/04687/FUL

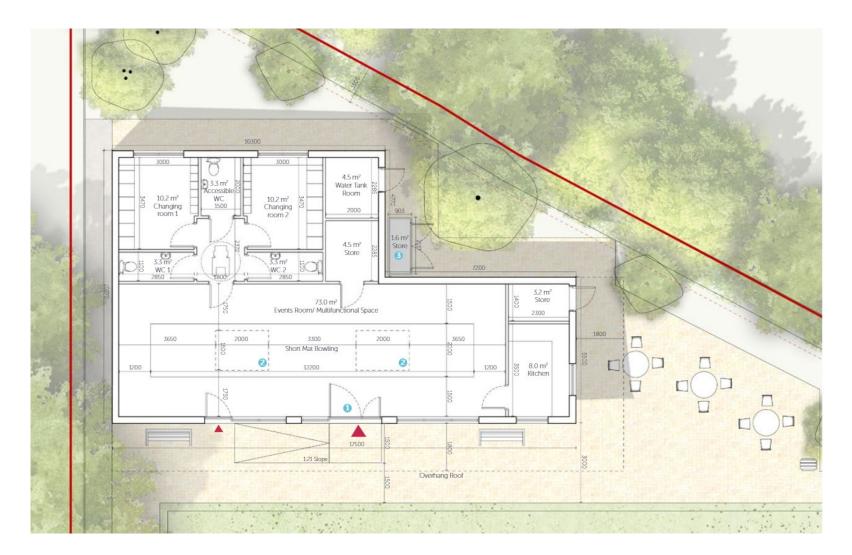
# 23/04849/FUL- Abbey Leisure Site Location Plan



## **Proposed Bowls Club** Pavilion Elevations



## Proposed Bowls Club Pavilion Floor Plan



## Landscape Plan



1

#### Site boundary

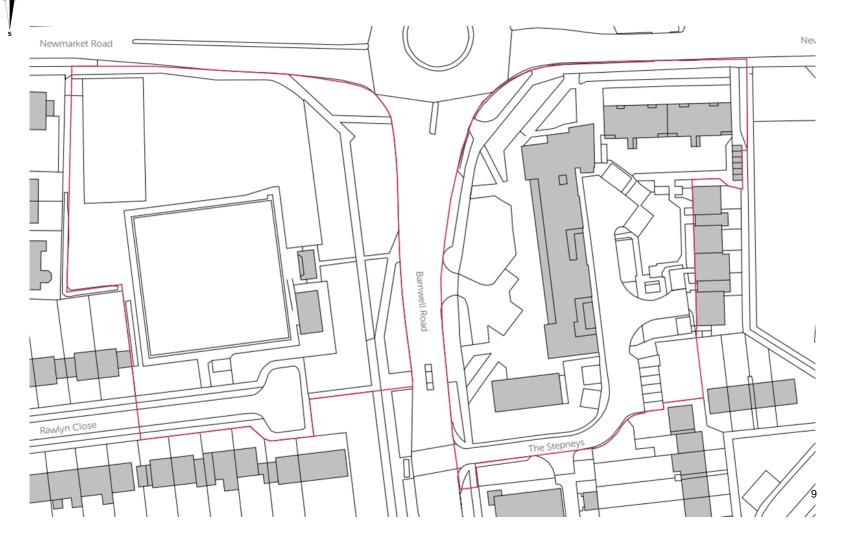
- 35 x 35m natural bowling green with ditch
- 2 Min. 1.2m wide perimeter path
- 3 New pavilion
- 4 Seating terrace
- 5 Perimeter seating
- 6 Covered seating
- 7 Covered cycle storage
- 8 External storage
- 9 New parking bays (bowling club & RSPCA use)
- 10 Re-surfaced parking bays (RSPCA use)
- Realigned and resurfaced access
- 12 New boundary vertical steel bar railings & gates
- New boundary hedge to Pool Way



## Proposed enhanced MUGA plan



# 23/04687/FUL- Barnwell Local Centre, Barnwell Road. <u>Site Location Plan</u>



# **Existing Aerial View**



### **Aerial View of the Proposed Development**



### Proposed Block Plan/ Ground Floor Plan



### Site layout typical floor plan



## **Illustrative Landscape Plan**



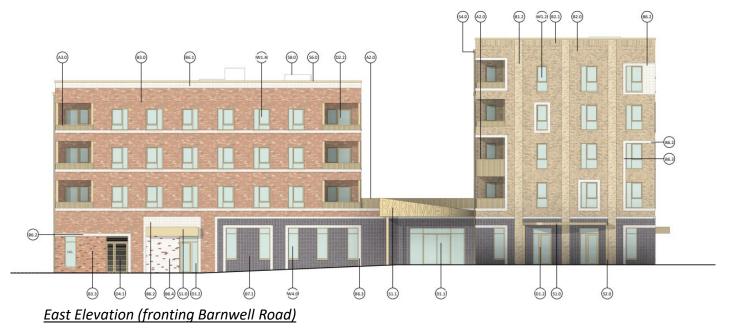
### **Elevations- Blocks A and B**



North Elevation (fronting Newmarket Road)



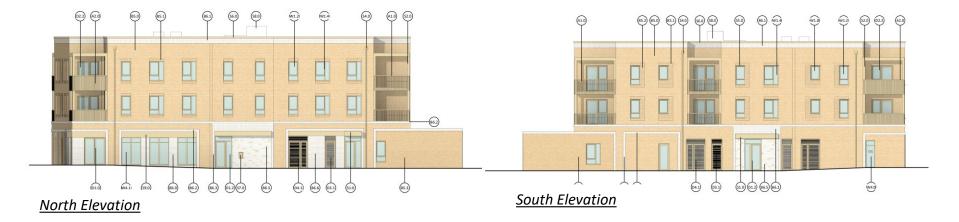
### **Elevations- Blocks A, B and C**

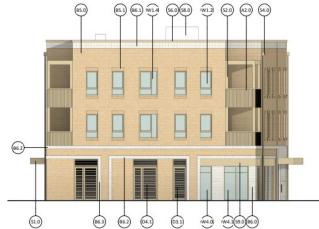


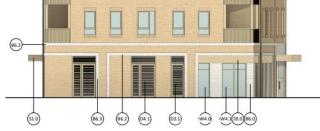


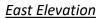
West Elevation

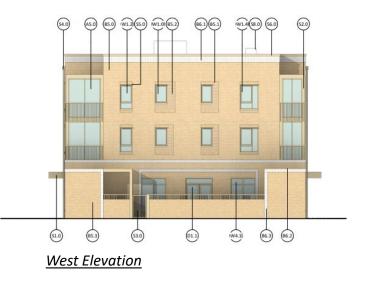
### **Elevations- Block D**



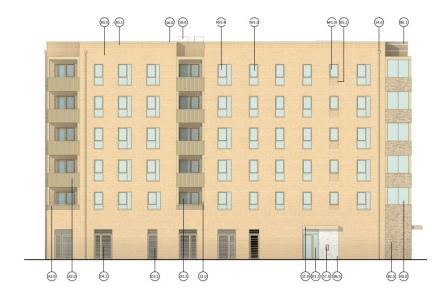








### **Elevations- Block E**





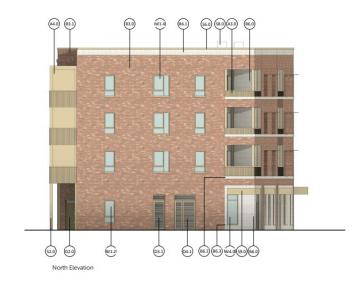


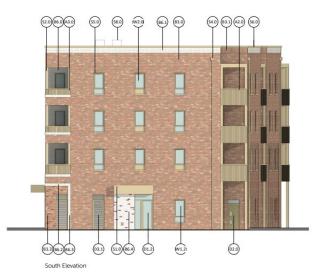


18

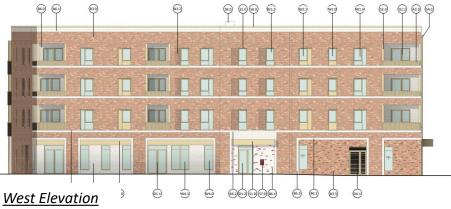
South Elevation

### **Elevations- Block F**







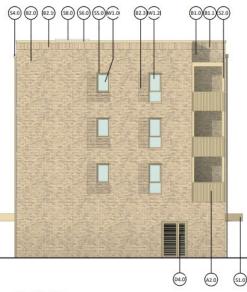


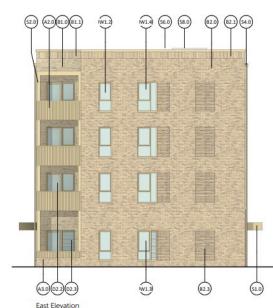
### **Elevations- Block G**





South Elevation





West Elevation

### **Accommodation Schedule**

- Exceeds the policy requirement for affordable homes (policy 45) by delivering 100% of the development as affordable. A total of 120 affordable homes are proposed.
- The application is considered to introduce an acceptable mix of dwelling sizes which responds to the local need for affordable homes.

Site 1 Homes						
Block	1bed flat	2bed flat	3bed flat	3bed mais.	Total	
A/B	8	20	4		32	
С	6	6			12	
D	2	6	2		10	
	16	32	6		54	

Site 2 Homes						
Block	1bed flat	2bed flat	3bed flat	3bed mais.	Total	
E	15	15			30	
F	11	3	3	4	21	
G	1	11	3		15	
	27	29	6	4	66	

### **Materials- Apartments**

### 12.4 Material Palette

Each individual building and the surrounding spaces have a varied role to play in its relationship to context and the spaces and moments they create. Therefore, there should be sufficient difference between the elements to generate interest but also a commonality to retain a shared identity of place.

Brick is proposed to be the predominant material across the site due its context, and durable, robust and long lasting properties. The material palette across the development have been chosen to reflect the existing material palette of the surrounding area and carefully applied to create a harmonious variation.

The predominant brick colours for the development will be buff/yellow bricks with 'transition' buildings in a light variegated red brick to add depth and warmth to the development and ensure it is not too monotonous. Block F, for example, would ensure a colour transition between the Buff/Brown bricks of Block E and the dark red brick of the adjacent Barnwell Road flat block.

#### Buff / Brown Bricks

Proposed for buildings facing Newmarket Road; Blocks A, B and G

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#### Yellow Bricks

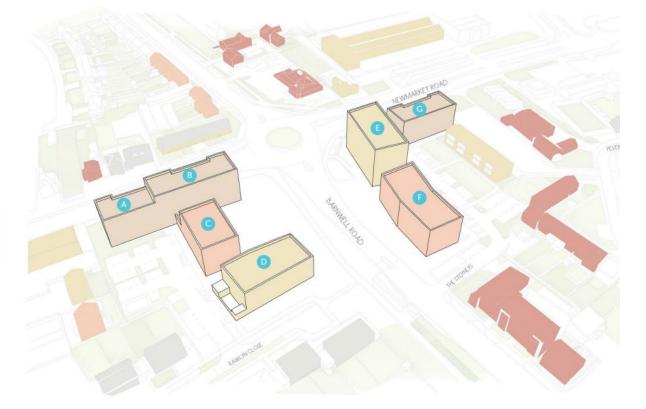
Lighter bricks proposed for Block D facing Rawlyn Close which are predominantly rendered buildings and for Block E which is the tallest building in the development.



#### Light Red Variegated Bricks

Proposed for "transition" buildings; Blocks C and F

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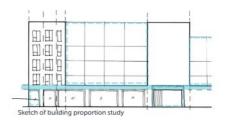
### **Materials- Apartments and Community facility**

#### Deck Access Buildings

The adjacent Bay Study is of the deck access facing elevation of Blocks A-B showing proposed details. A similar approach is also proposed for Block G.

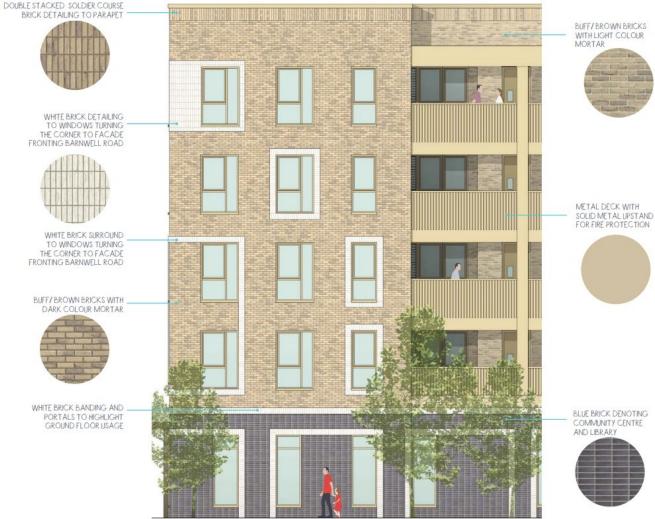
The building mass is broken up by introducing a lighter construction for the deck access which will be predominantly metal (including metal piers, metal balustrading and deck access, etc) and is set back from key sections and facades of the building which is in brickwork.

The west of the building is a key wayfinding facade, as it faces the eastern Newmarket Road and Barnwell Road roundabout junction as well as accommodating the Community Centre and Library on the ground floor.









### Looking South towards Site 2 (Newmarket Road)



### Looking South towards Site 1 and Site 2 (Newmarket Road)



### Looking East along Newmarket Road



## **Planning Balance**

### Positives

Key material considerations

- The proposal would provide a high quality development on a brownfield site which is located in a sustainable location.
- Provision of 120 affordable Council homes. (100% - which exceeds policy requirements).
- All affordable homes designed to Passivhaus principles standard.
- Delivery of enhanced community facilities (community centre, library and pre school).
- New commercial units to replace the existing.
- Enhanced open space.
- Replacement tree planting and retention of all category A trees.

### Negatives

Key material considerations

- Impact on protected open space.
- Single aspect homes.
- Loss of existing trees.

Officer Recommendation: Approve subject to conditions and S106



# 23/02294/FUL / Edward House, 8 Albion Row, Cambridge Site Location Plan



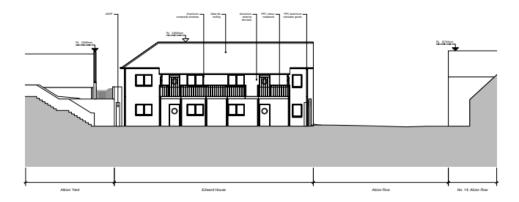
## **Proposed Block Plan**



## Proposed East and West Courtyard Elevations



East courtyard elevation

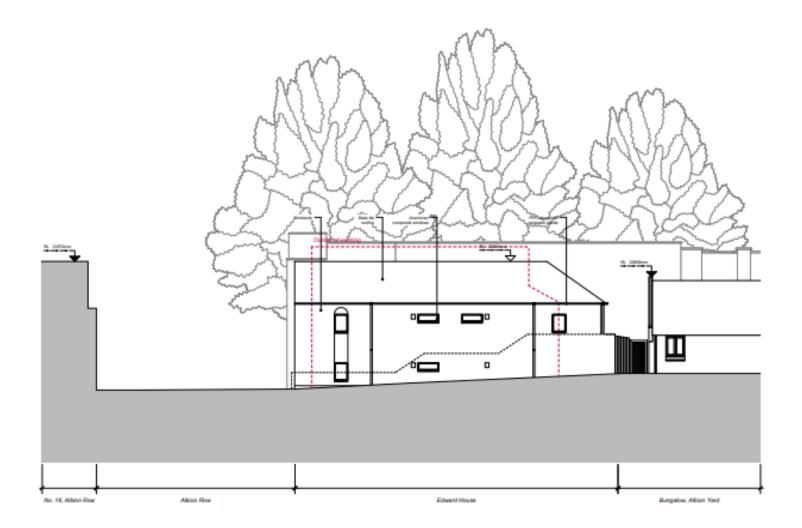


West courtyard elevation

## Proposed Mount Pleasant and Albion Row Elevations



## **Proposed Albion Yard Elevation**



Albion Yard elevation

## Proposed Ground Floor Plan



## Proposed First and Second Floor Plan



Second Floor plan

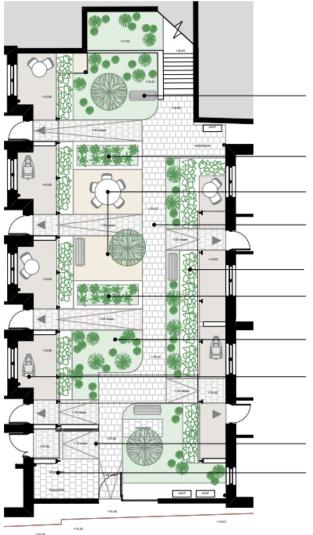
First Floor plan

## Proposed Roof Plan



Roof plan

## **Courtyard Landscape Plan**



INFORMAL SEATING

#### RAISED BEDS FOR PLANTING BY RESIDENTS. ACCESSIBLE ON 3 SIDES

INFORMAL SEATING ON BOUND GRAVEL

CONCRETE BLOCK PAVING (SUCH AS TOBERMORE BRAEMAR), WITH INTEGRATED MANHOLES

1M HIGH HORNBEAM HEDGE OR SIMILAR, TO DELINEATE PRIVATE TERRACES

RAISED BEDS FOR PLANTING BY RESIDENTS. ACCESSIBLE ON 3 SIDES

SHRUBS AND FLOWERING ANNUALS IN BOARDERS, SUCH AS RUDBECKIA. ECHINACEA, LAVENDER AND LUNARIA

AREA FOR CHARGING MOBILITY AIDS OUTSIDE OF GROUND FLOOR APARTMENTS

> TEXTURED FINISH CONCRETE BLOCK PAVING (SUCH AS TOBERMORE RAEMAR), WITH INTEGRATED MANHOLES

SHEFFIELD CYCLE STANDS



GRASS/ VEGETATION





CONCRETE BLOCK PAVING



TEXTURED CONCRETE BLOCK PAVING



suitability for restricted spaces.

It makes a smaller tree, with tighter and more compact growth, reaching 5m in ten years, and so is especially good for hedging and for small manes

The emerging spring foliage features bronze tints as it unfurts, creating a slightly smoky look. It then metures to time green with a neat double-toothed edge to each leaf.

dark purple-black berries, eaten by birds as a multi-stern can be kept at the

Spread: Can ultimately grow to 8 metres wide, but as a multi-stem can be kept at the desired height required with pruning, are superb small garden trees, with white spring blossom and vibrant autumn colour.

In autumn, however, things change dramatically as the foliage turns into a dramatic vivid flame orange.

#### CARPINUS BETULUS ORANGE RETZ

Three trees have been proposed for their year round colour, support for bio diversity, their shade tolerant, and

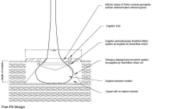
MULTUSTEM AMELANCHIER LAMARKI A large erect deciduous shrub or small tree of open habit, with

red height required with pruning.

This cultivar has the significant benefit of producing new growth which is bright crimson, before turning to a deep green as the growing season progresses.

That said there are few times a year when this tree is in leaf that it is not giving a fantastic display of contrasting foliage

It is an excellent tree for bees and urban sites





An example of tree planting within a courtyant Storey's Field Community Courts



#### Proposed CGI- From Haymarket Road



#### Proposed CGI-From Lady Margaret Road



### **Planning Balance**

#### Approval

Key material considerations

- Reuse of a vacant site.
- Provision of 16 No. 1 bedroom Almhouses apartments.
- High quality design and landscape.
- Appropriate to the character and appearance of the Conservation Area.
- No impact on neighbour amenity.



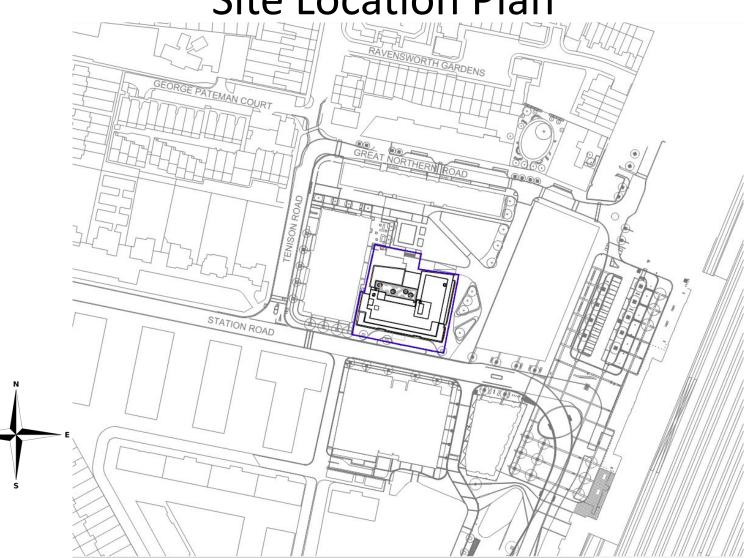
#### Refusal

Key material considerations

None

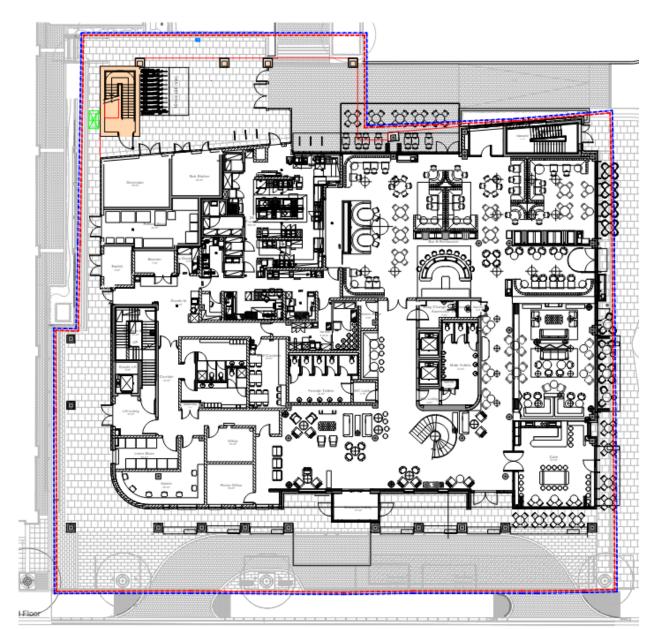
#### Officer Recommendation: Approve subject to conditions and S106

### 24/00943/FUL 27-29 Clayton Hotel Station Road Site Location Plan

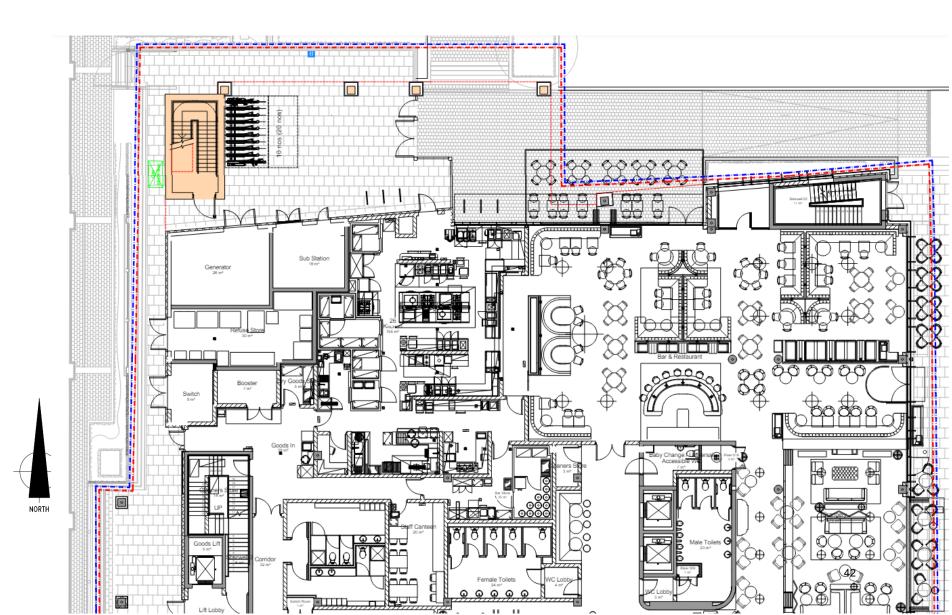


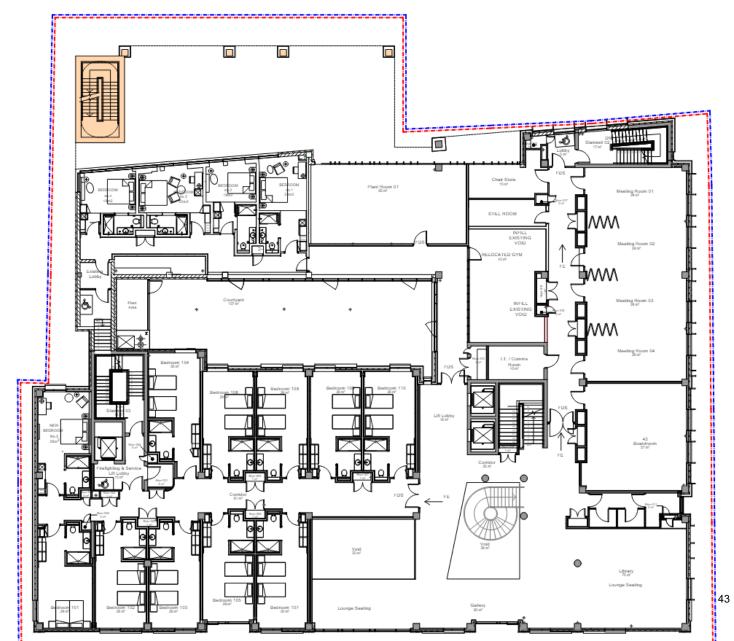
40

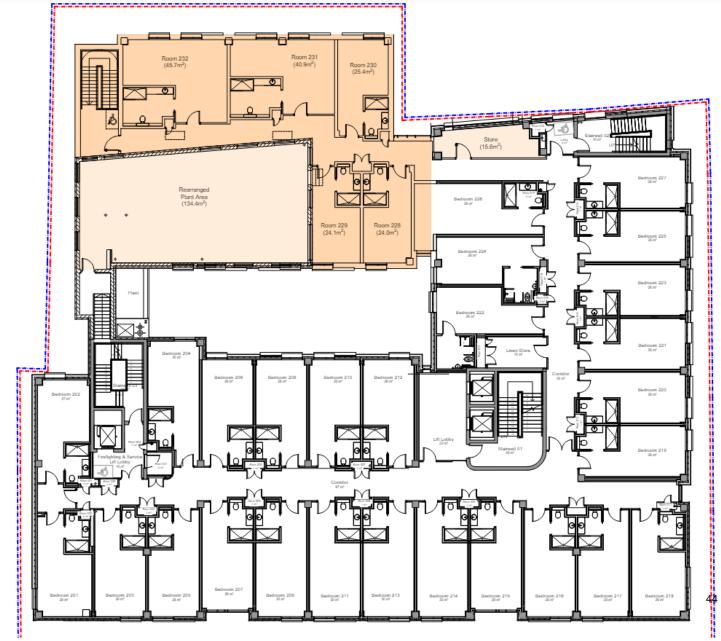
# Proposed site plan

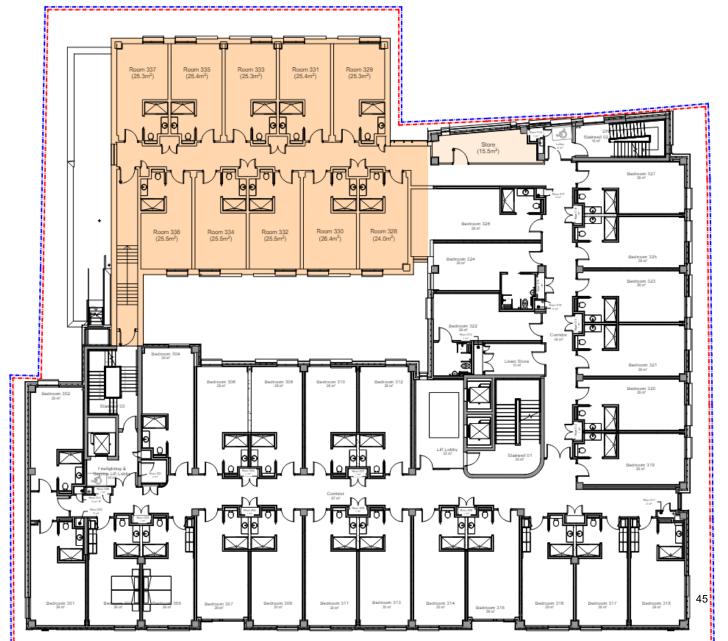


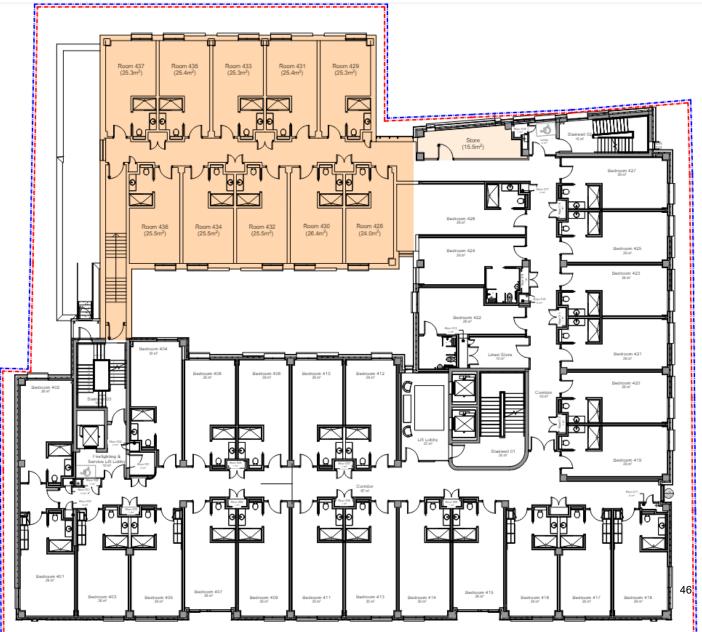
# Site Plan

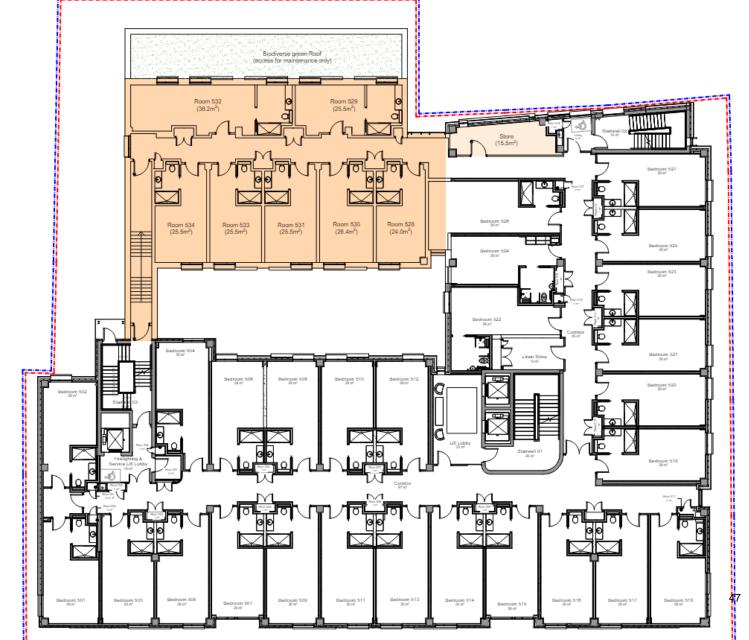


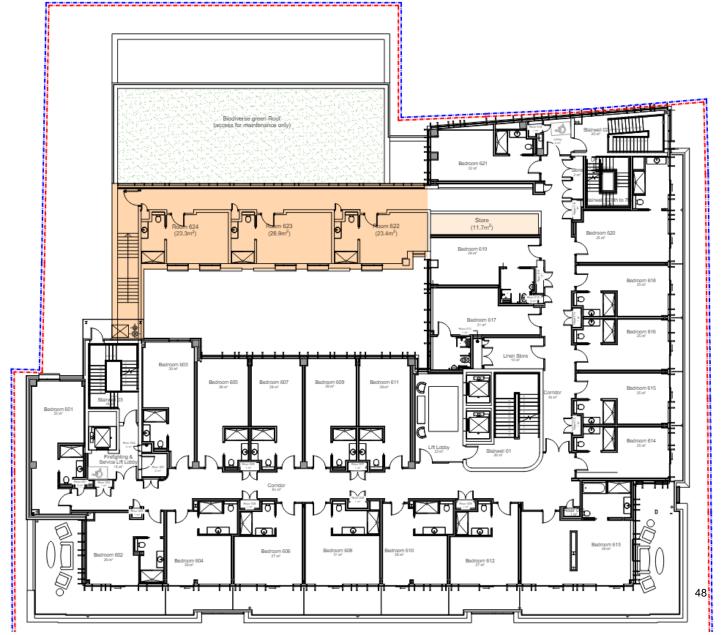


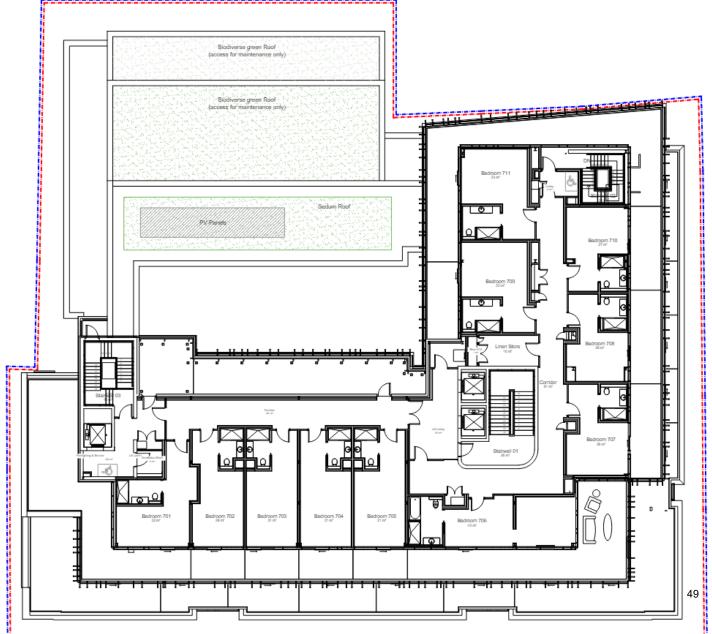




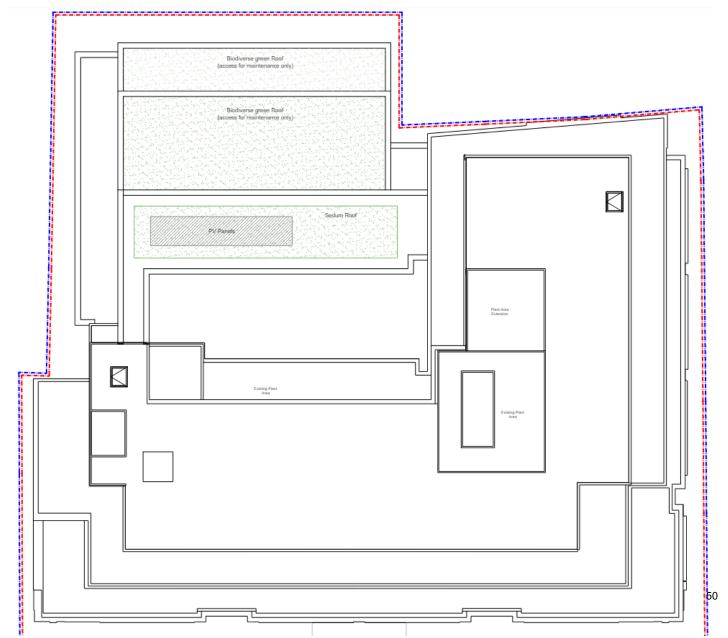








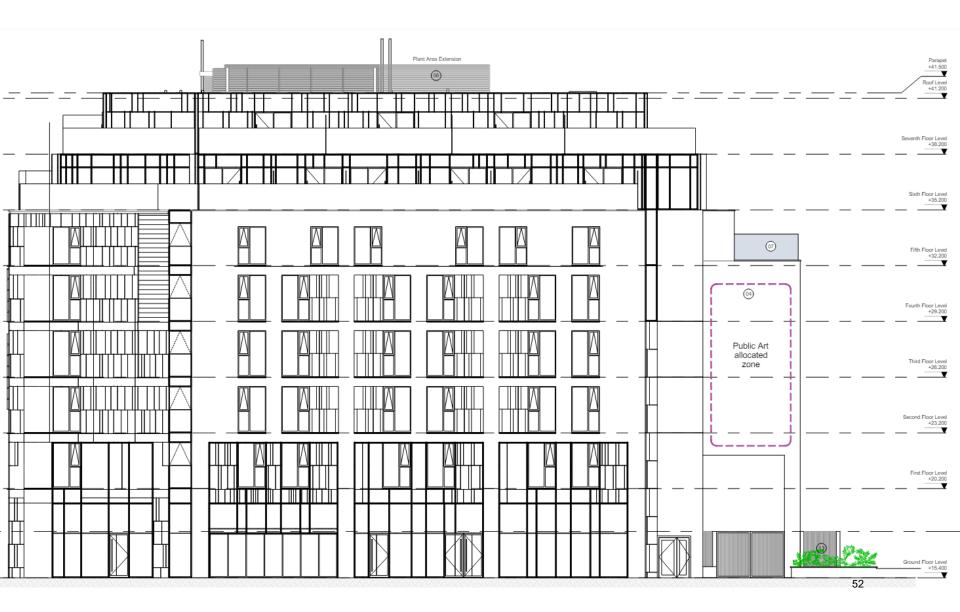
# Proposed roof plan



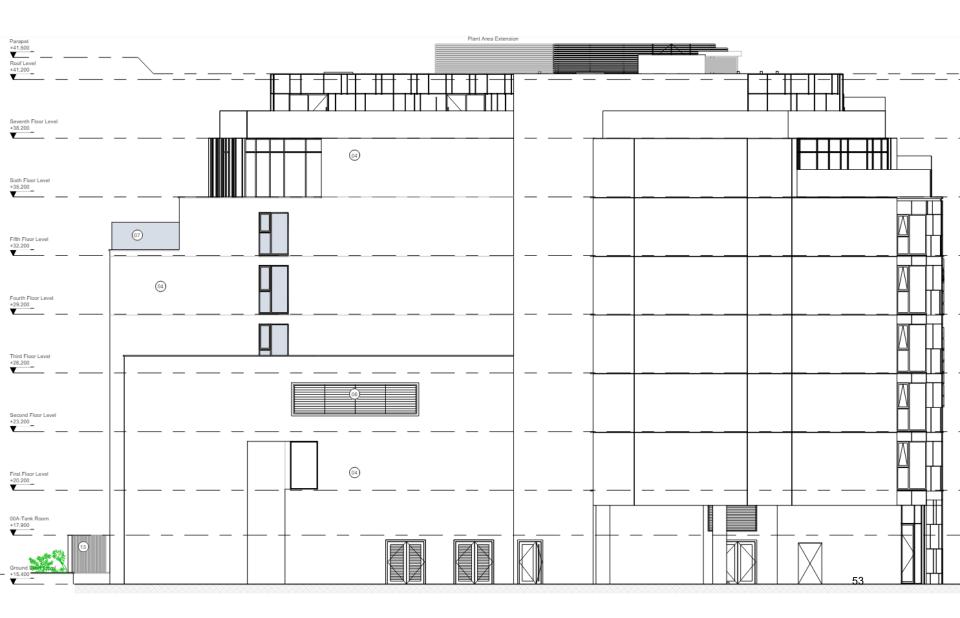
# Proposed northern elevation



# Proposed eastern elevation



# Proposed western elevation



# **Planning Balance**

### Approval

Key material considerations

- Increase visitor accommodation (30 rooms) in highly sustainable location
- Additional employment generated from additional rooms
- BREAAM excellent and enhanced water efficiency
- Biodiversity net gain
- No harm to surrounding residential occupiers
- No harm to pocket park
- No harm to amenity of offices surrounding

### **Officer Recommendation: Approve**

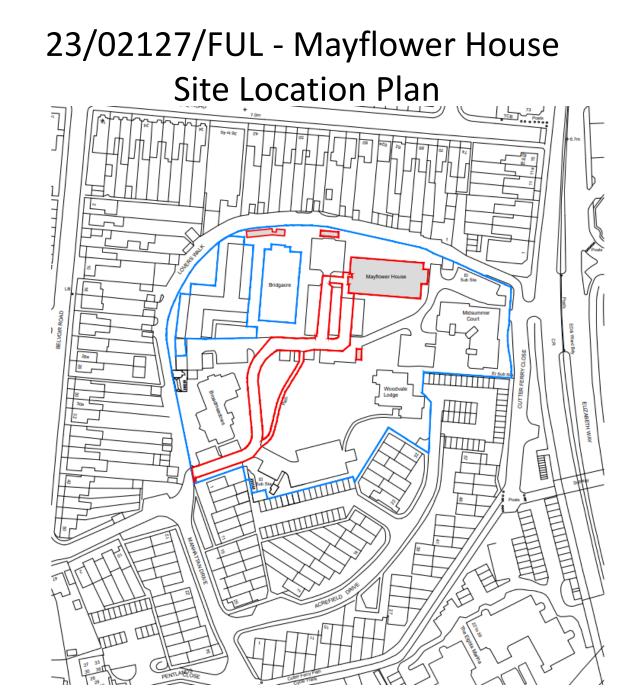


### Refusal

Key material considerations

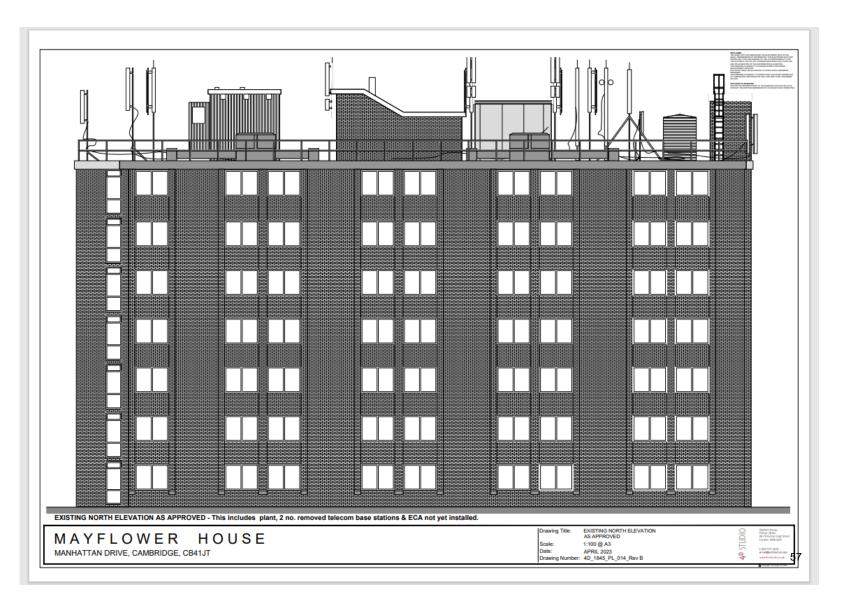
None

# MINOR APPLICATIONS

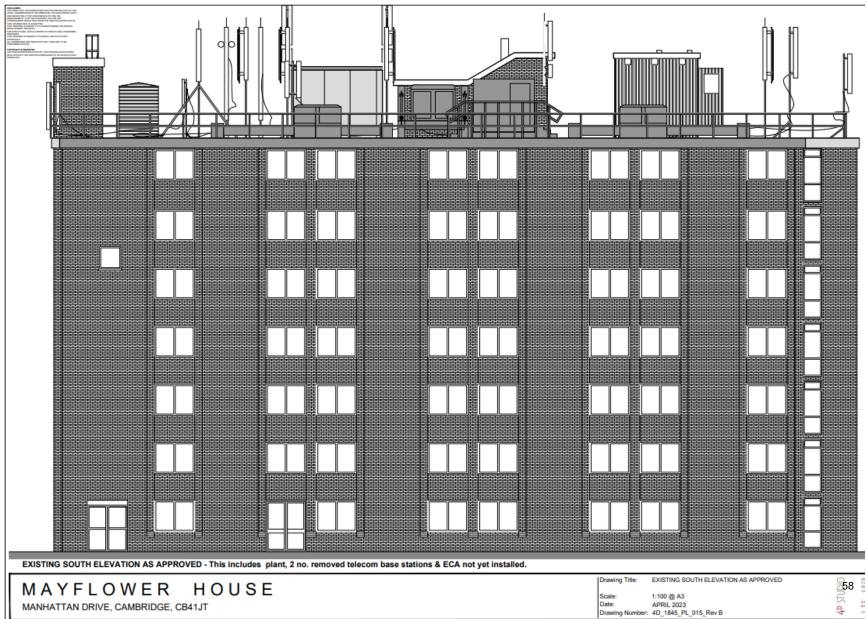




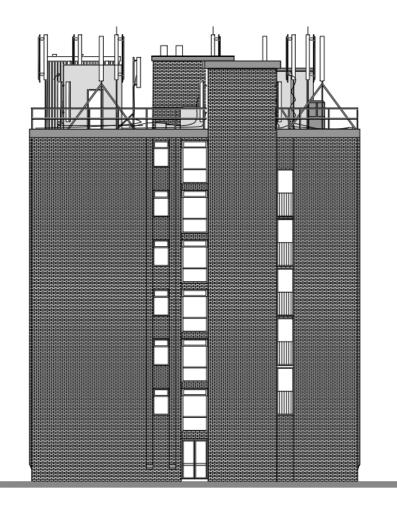
# **Existing North Elevation**



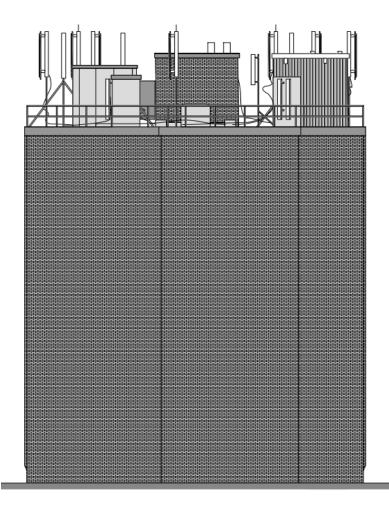
# **Existing South Elevation**



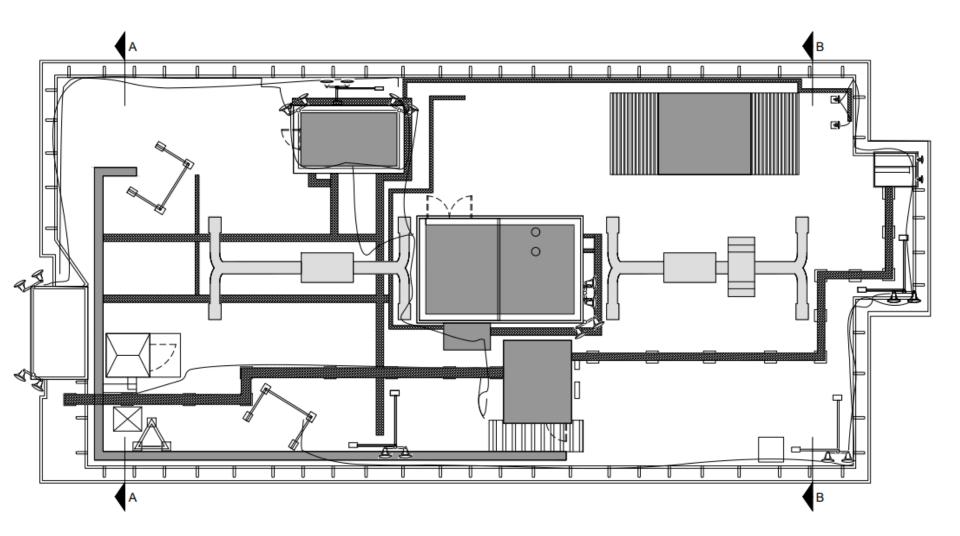
### Existing West (left) and East (right) Elevations



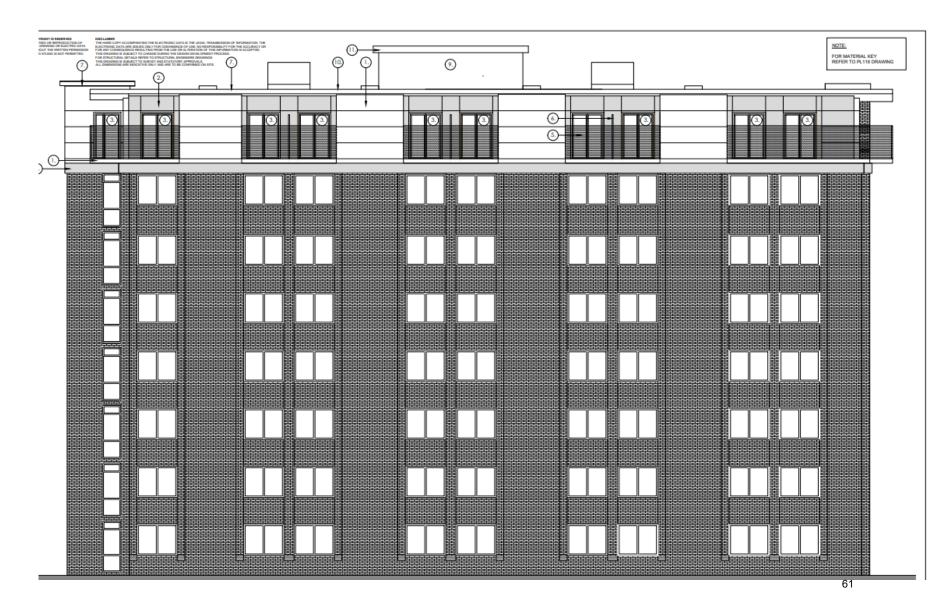
ROVED



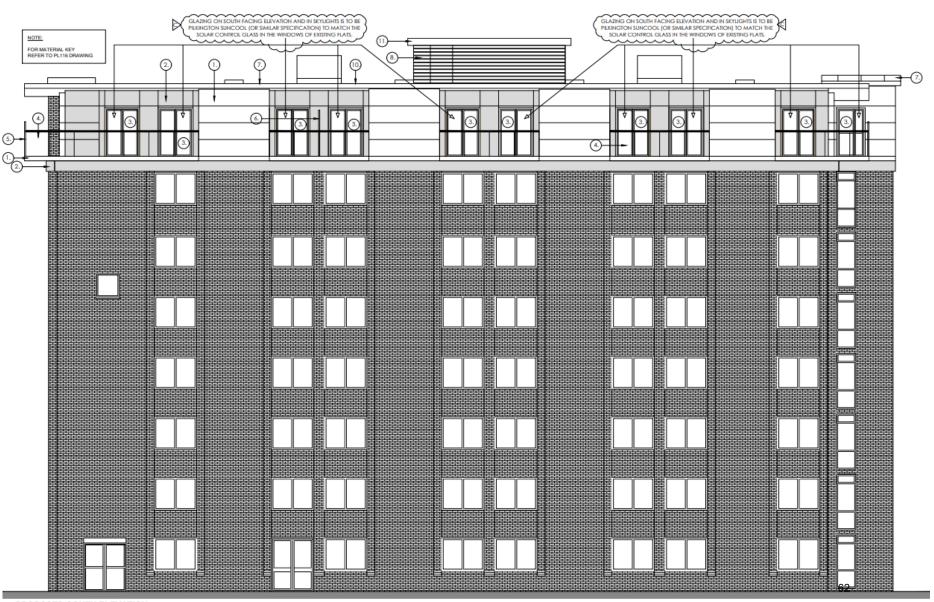
# **Existing Roof Plan**



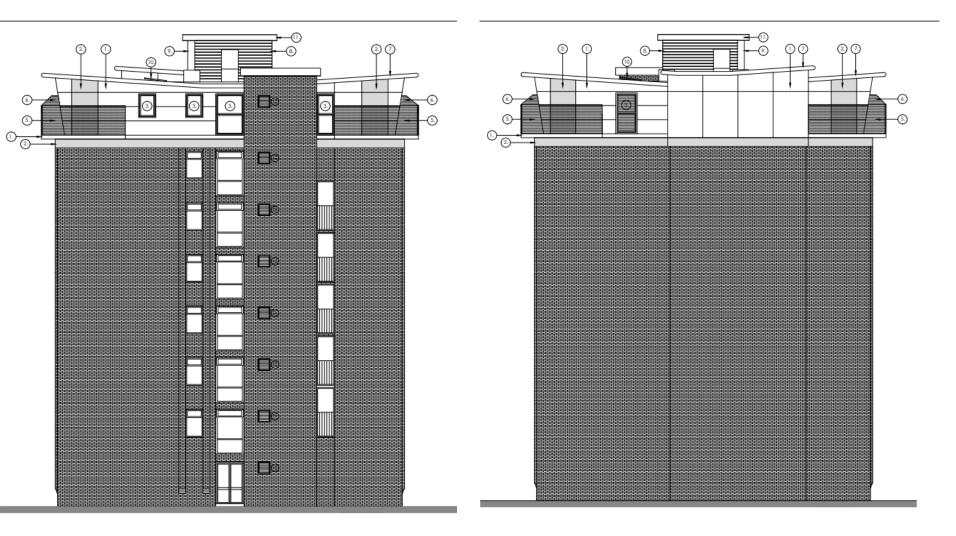
# **Proposed North Elevation**



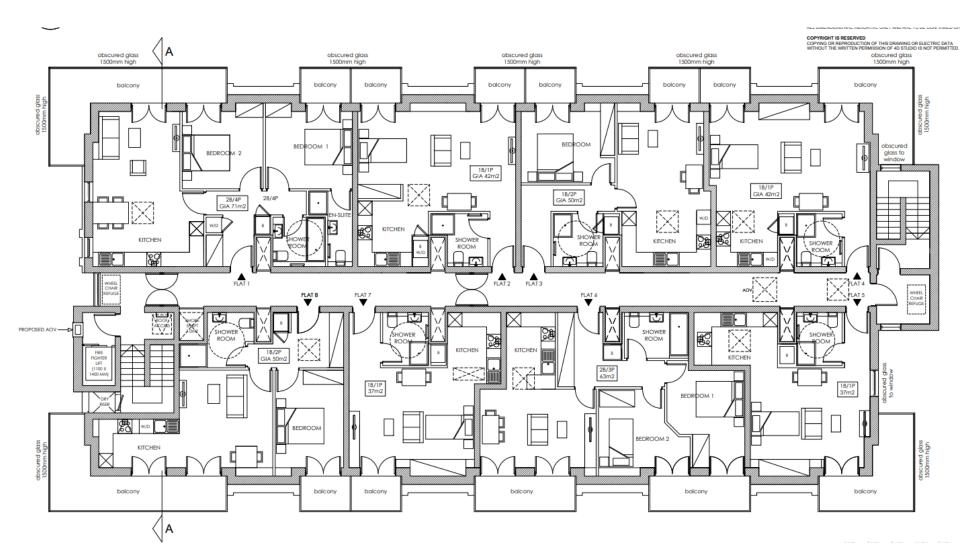
# **Proposed South Elevation**



### Proposed West (left) and East (right) Elevation

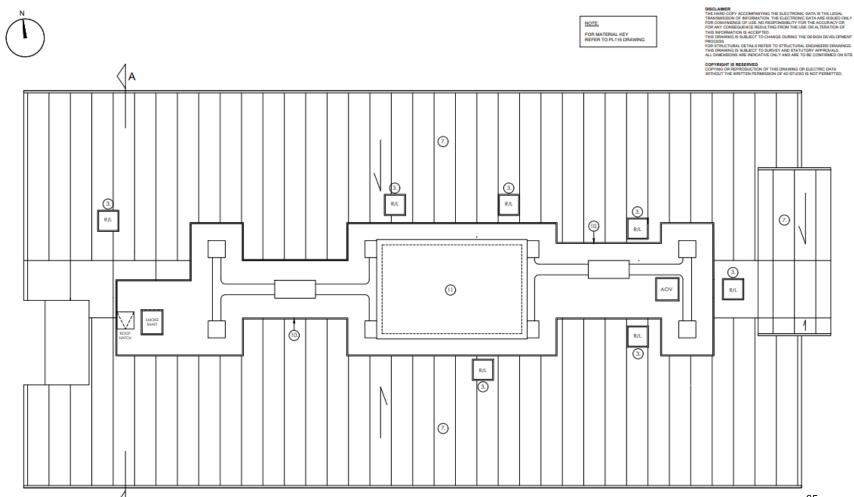


# **Proposed Floor Extension Plan**

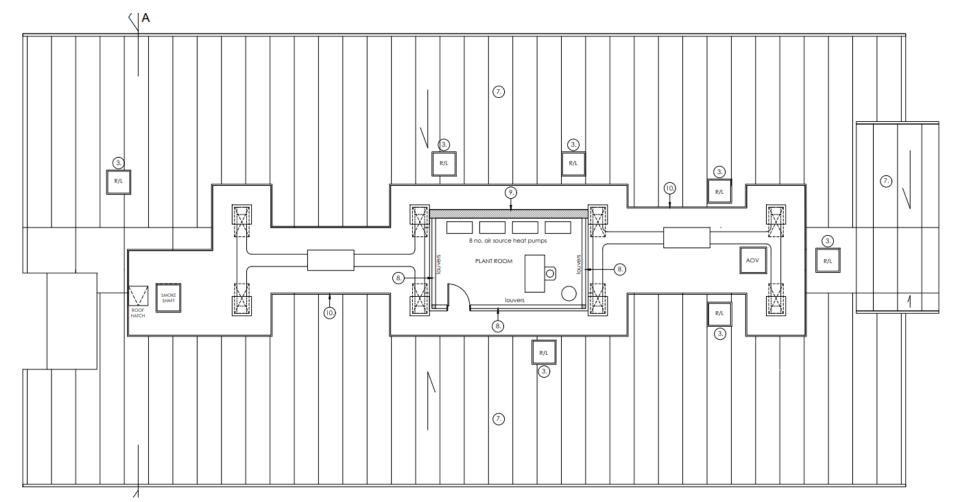


64

# **Proposed Roof Plan**



# Proposed Roof Plant Room Plan



66

# **Existing and Proposed**

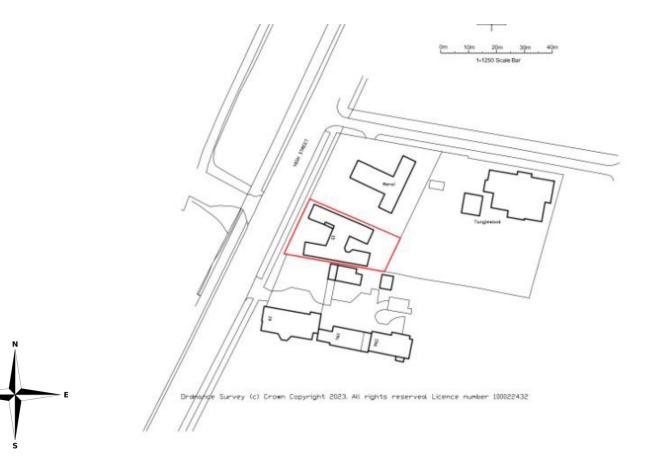


# Existing and Proposed – Elizabeth Way Bridge

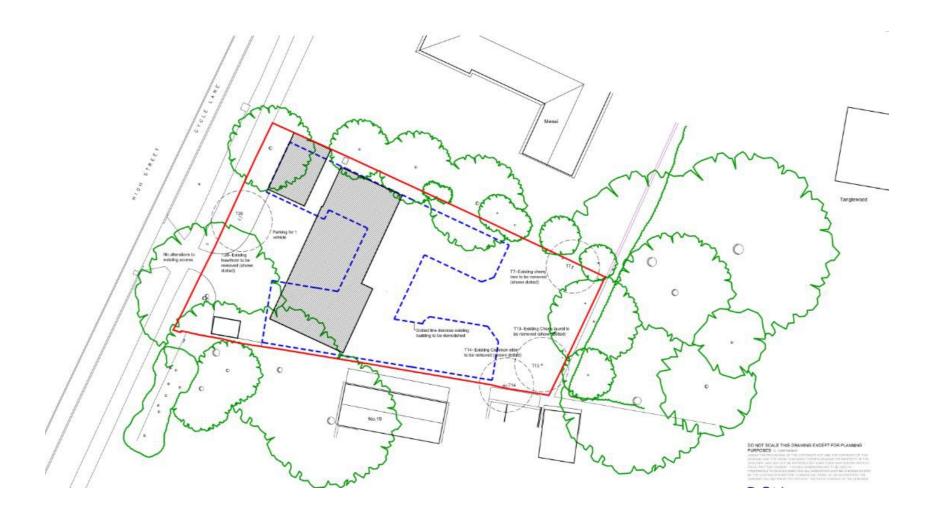




# 23/04434/FUL – 15 High Street Trumpington Site Location Plan



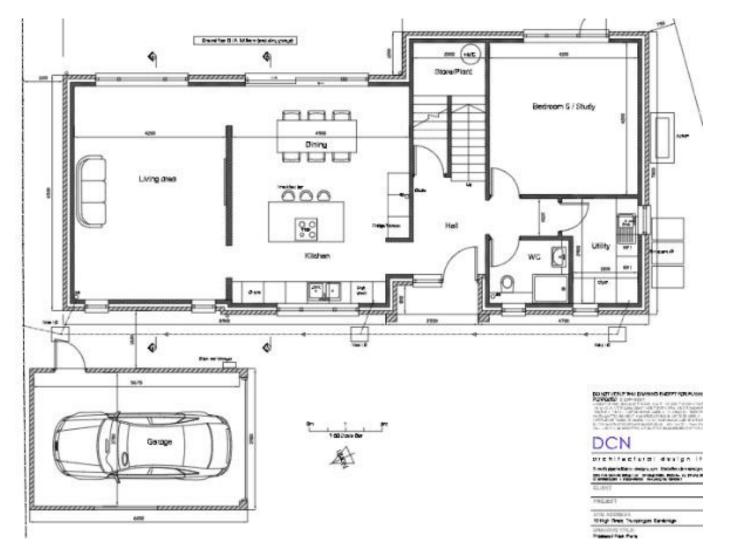
# **Proposed Block Plan**



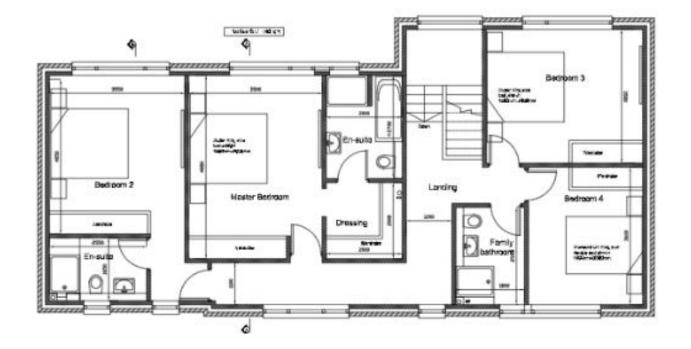
# **Proposed Site Plan**



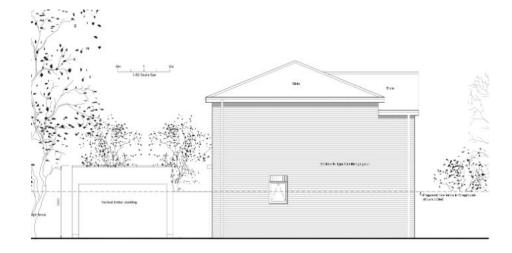
# **Proposed Ground Floor Plan**



# **Proposed First Floor Plan**

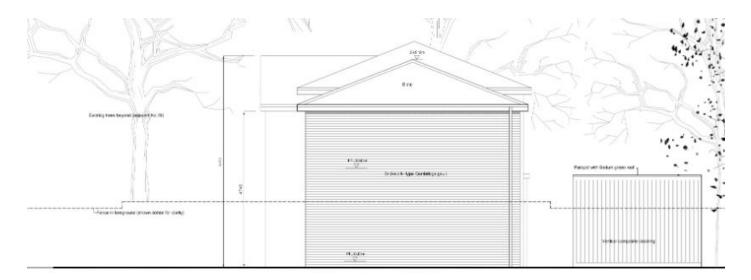


#### **Proposed South and West Elevation**





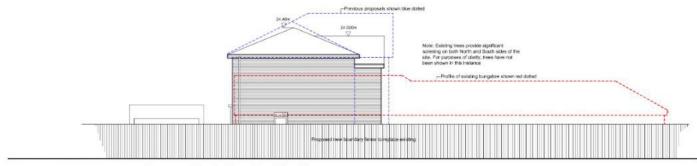
#### **Proposed North and East Elevations**



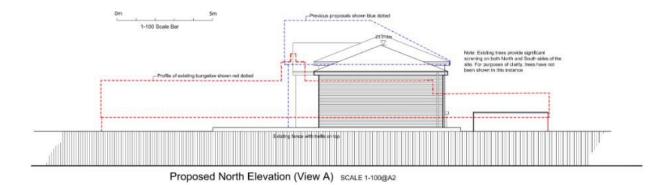


76

#### **Proposed North and South Sections**



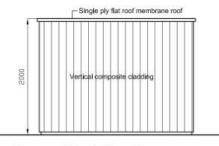
Proposed South Elevation (View B) SCALE 1-100@A2



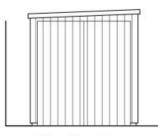
## Front and rear visuals



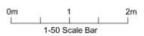
# **Cycle Store Plans**

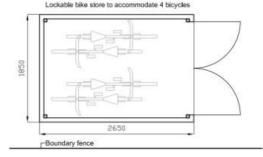


Proposed North Elevation SCALE 1-50@A4



Proposed East Elevation SCALE 1-50@A4





Proposed Plan SCALE 1-50@A4



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Proposed South Elevation SCALE 1-50@A4

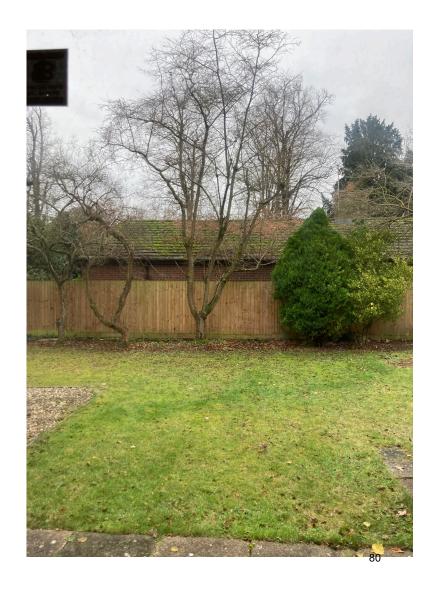
2000 Vertical composite cladding

Proposed West Elevation SCALE 1-50@A4

E ADORESS High Steel, Trumpington, Cambridge						
AWING TITLE: posed Boyck Scre						
APA-10	REVOUCH B					
5-24	9CALE 1-50854					
AVAL	CHECKED NW					

# Site photos from Menai





# Site photos from Menai



# **Planning Balance**

#### Approval

Key material considerations:

•Principle: The erection of a dwelling and the subdivision of garden land is acceptable.

•Siting and design of the proposed dwelling is acceptable in this context



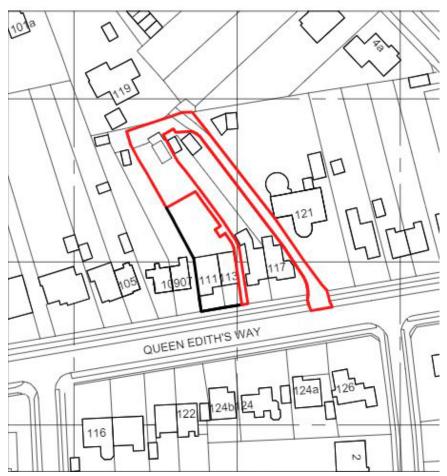
#### Refusal

Key material considerations:

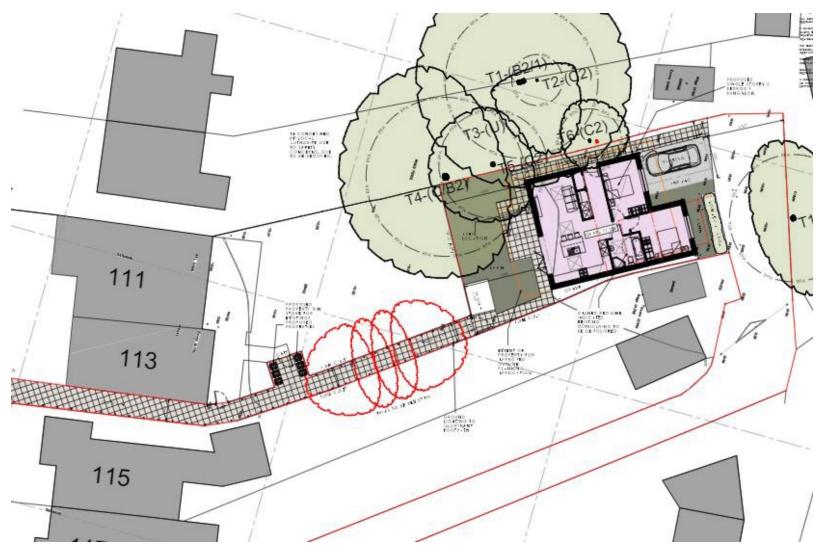
None

# Officer Recommendation: Approve subject to conditions

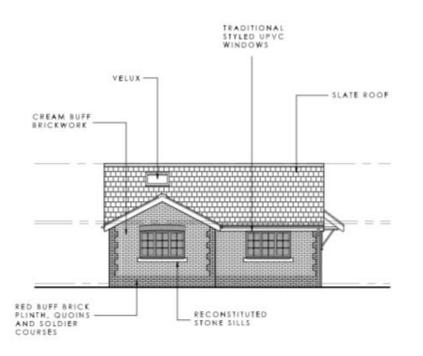
# 24/00245/REM – 111-113 Queen Ediths Way Site Location Plan



## **Proposed Site plan**

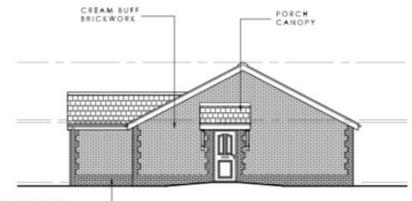


#### **Proposed North and West Elevations**



FRONT ELEVATION 01

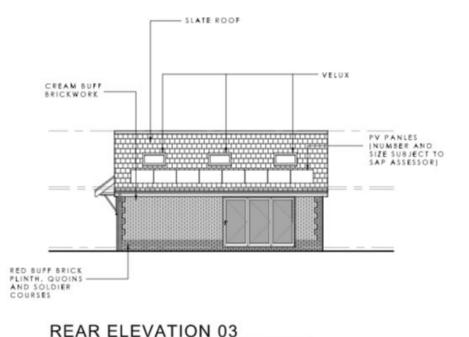
PROPOSED 1:100 @ A1



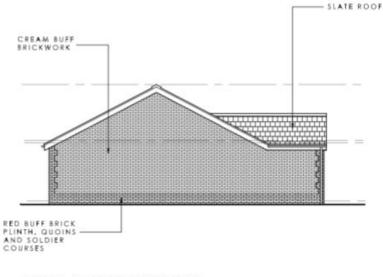
SIDE ELEVATION 02

PROPOSED 1:100 @ A1

#### **Proposed South and East Elevations**

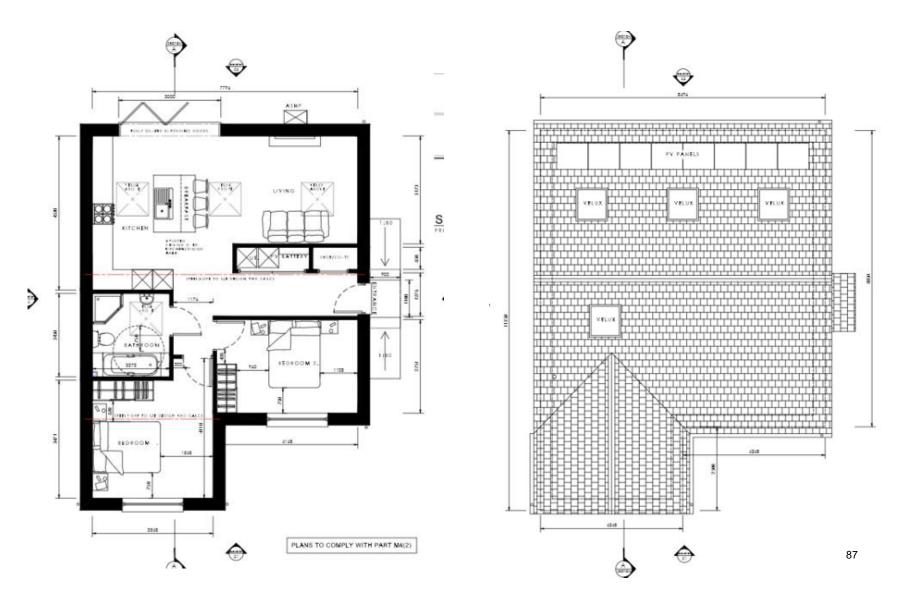


PROPOSED 1:100 # A1





## **Propose Floor Plans**



## Landscaping Plan



# **Planning Balance**

Approval Key material considerations:

•Principle: The erection of a dwelling and the subdivision of garden land is acceptable.

•Siting and design of the proposed dwelling is acceptable in this context

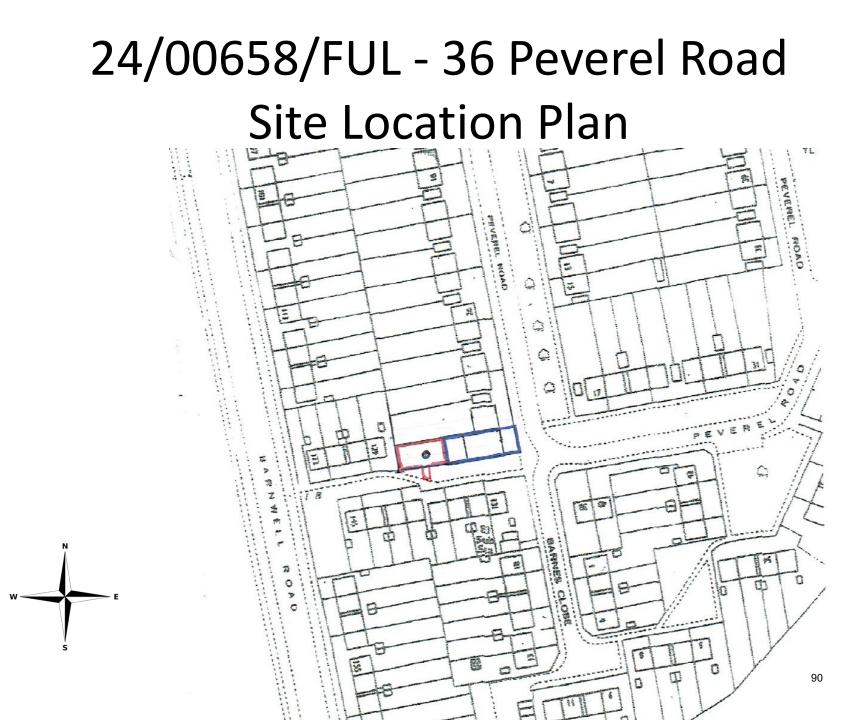


#### Refusal

Key material considerations:

None

# Officer Recommendation: Approve subject to conditions

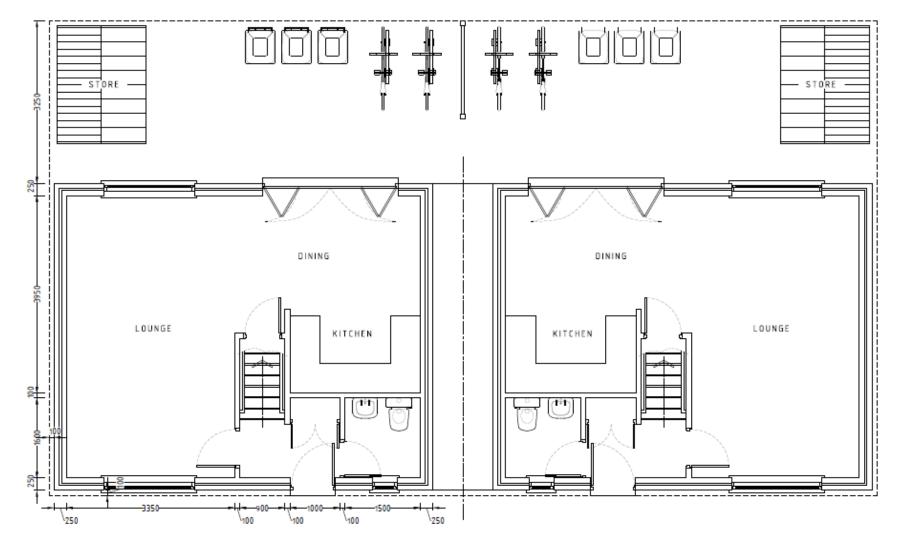


# **Proposed Block Plan**

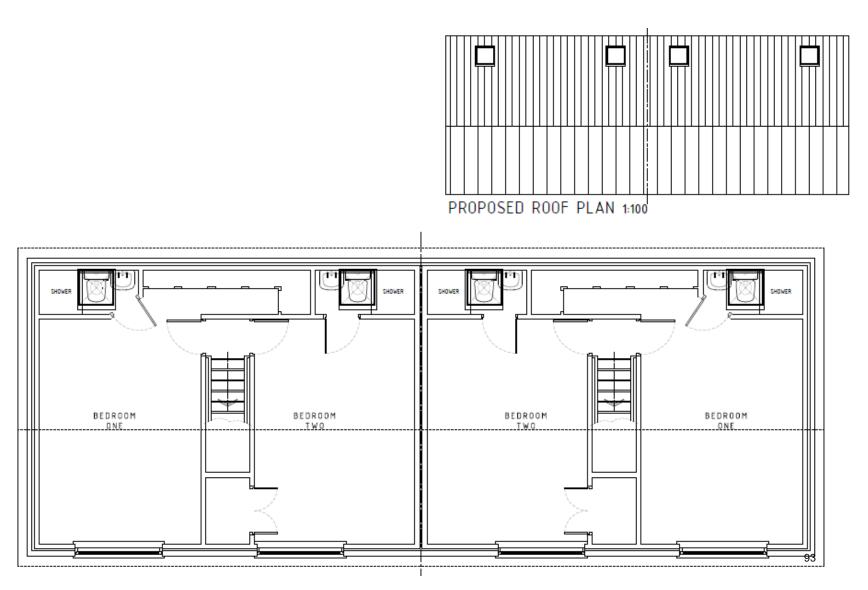


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# Proposed Ground Floor Layout Plan

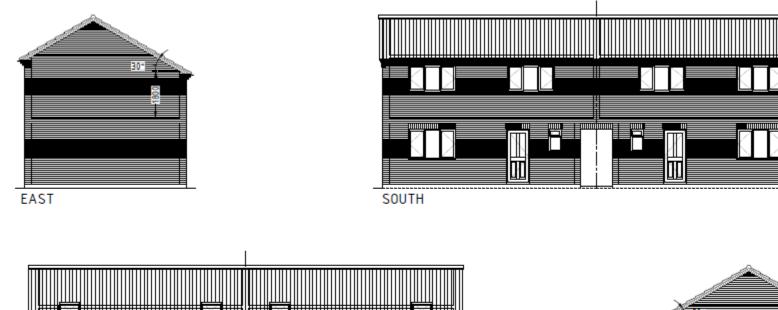


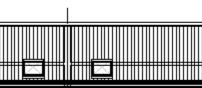
# **Proposed First Floor Plan**

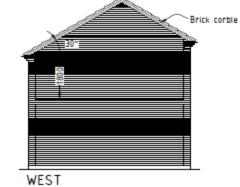


# **Proposed Elevations**

Brick corble







NORTH

# **Planning Balance**

#### Approval

Key material considerations

• Creation of two residential units



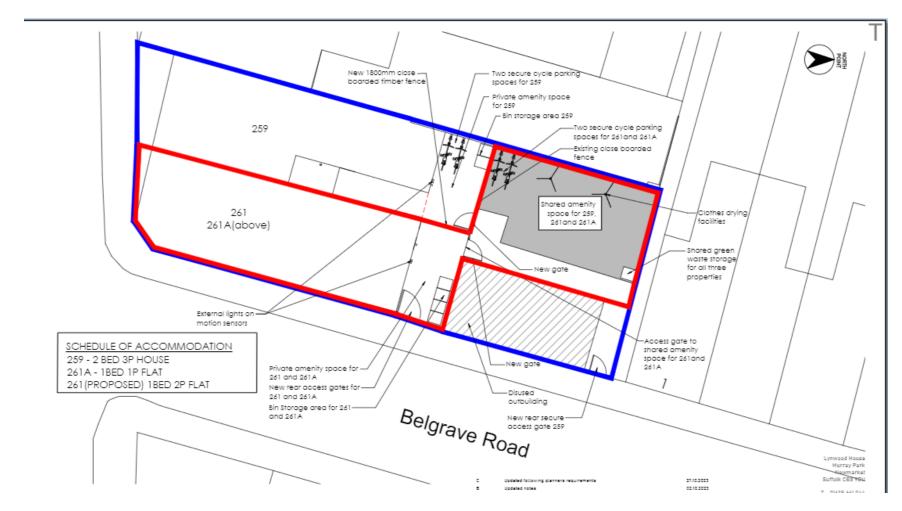
#### Refusal

Key material considerations

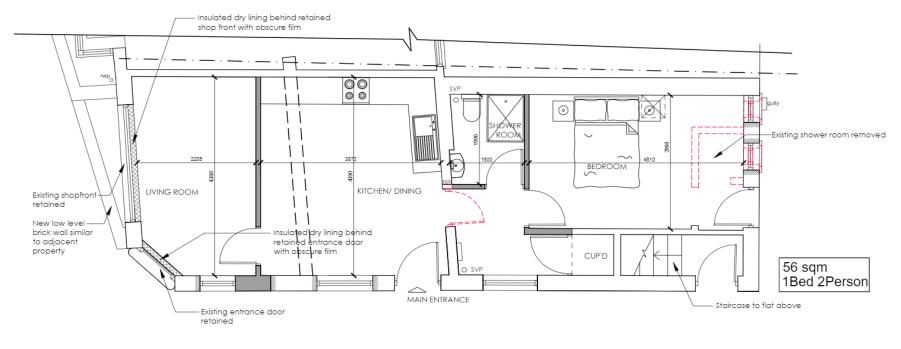
- Harm to character and appearance and amenity of the area
- Harms neighbouring amenities
- Poor external amenity space for future occupiers
- Inadequate provision for cycle parking
- Insufficient information to assess impact on trees in the area.

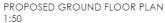
#### **Officer Recommendation: Refuse**

# 23/03741/FUL - 261 Mill Road Site Location Plan



## **Ground Floor Plan**





## **Proposed Elevations**



# **Planning Balance**

#### Approval

Key material considerations

- Creation of a residential unit
- Sufficient cycle, bin storage and amenity area provision
- Building back into use



#### Refusal

Key material considerations

 Loss of retail unit in a District Centre

#### Officer Recommendation: Approve