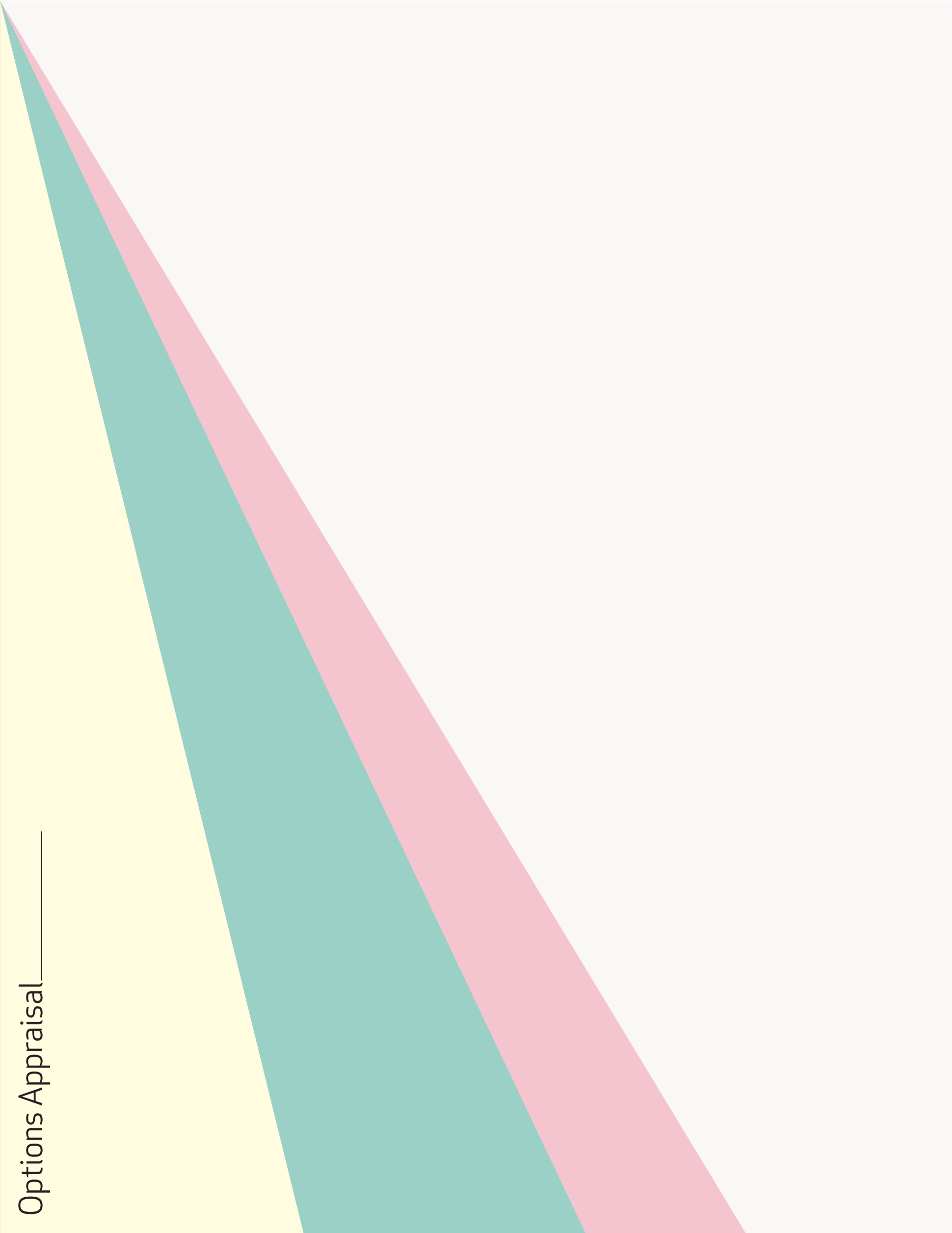


Stanton House, Christchurch Street, Cambridge

Rock Townsend



Revision	Status	Date	Issued	Checked
PR01	Preliminary	Mar 23	CH	SS
PR02	Preliminary	Apr 23	CH	SS

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1.1

Introduction

Stanton House is currently a sheltered housing scheme. However, existing units are significantly below Nationally Described Space Standards which has contributed to high void periods when used for traditional sheltered housing, and the block also has numerous maintenance issues and performs poorly from an energy perspective.

However, the units have proven to be suitable 'move-on' accommodation for older adults with a history of homelessness. A third of residents have come from Jimmy's, which is a charity that supports people out of homelessness in Cambridge.

We would therefore like the proposal to include for production of a number of high level options to explore the opportunities available to the site and to inform decision-making as to the future of the site. There are three broad architectural options.

Option 1 retains the current footprint.

Option 2 extends the existing footprint where possible – eg. filling in the recesses between existing units and/or adding additional storeys

Option 3 is a full redevelopment of the site.

1.2

Brief

Further detail and sub-options are set out below. All options should meet modern sustainability requirements, and the plans should reflect this, including commentary on the sustainability measures that could be incorporated and the standards achievable.

Option 1 – retain the footprint

The proposal should include for a number of variants within this option.

Option 1a) – ‘Move-on accommodation’ Units will be approximately 25sqm in line with the current unit sizes, and similar in floor area to the pods that have been successfully used across Cambridge. The unit layouts must be fit for purpose for needs of ‘move-on’ residents, as well as meeting current sustainability requirements. Re-designing to NDSS in this instance will not provide the most suitable accommodation for the user group, where smaller units better enable residents to live independently and manage the space. The expectation is that the units would largely remain in their current location within the overall floor plan, though internal unit layouts may be rationalised or reconfigured.

Option 1b) – Sheltered Housing to NDSS. The current footprint is retained but significant internal re-modelling will be required to produce 1b1p units that are NDSS compliant. It is recognised that this will result in an overall loss of units. Units should meet the needs for older people’s housing.

Option 2 - Extended footprint where possible

The proposal should include for exploration of a proposal that largely retains the existing footprint and extends where possible - eg filling in the recesses between existing units and/or adding additional storeys.

Units should be designed as 1b1p units that are NDSS compliant and meet the needs for older people’ housing. The intention of this option is to mitigate the loss of units seen in in option 1b) where possible.

Please advise if you do not feel option 2 is deliverable from a planning or buildability perspective.

In addition, within the floor space for options 1 and 2, could you consider

- a) Retaining appropriate communal space for a sheltered scheme for older people including internal mobility scooter parking
- b) No provision of internal communal space

Option 3 – Full redevelopment

Could you also provide a new build option which seeks to optimise the site but remains realistic given planning constraints. This includes the location within a conservation area and proximity to listed buildings.

The new build option should assume a Market-led scheme with policy level of affordable. The expectation is that market units would be predominately 2bs flats or houses.

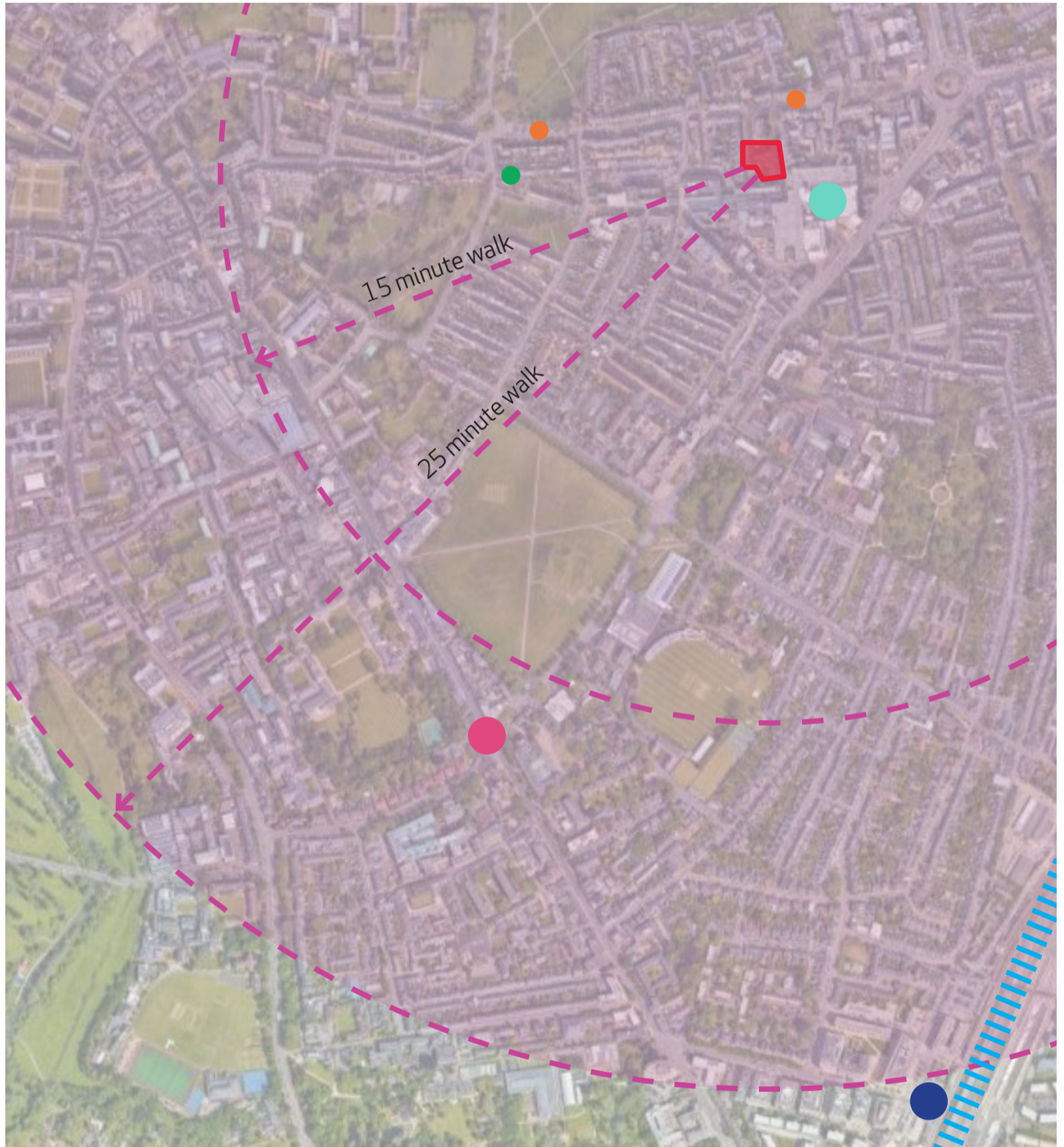
The level of design required will be to RIBA stage 1, with outputs including site analysis, massing and accommodation schedules for each option, and relevant sustainability requirements or commentary. This will enable the council to financially model the schemes and consider against practical, political and planning factors to determine the correct route forward for the site.

1.3








Site Context

The site is located within the city of Cambridge, benefitting from a central location within walking distance of the city centre, Grafton shopping centre and other local amenities including grocery shops, the post office and GP surgeries.

There are several bus stops within a ten minute walk and Cambridge train station is a 25 minute walk south of the site with regular trains to London, Brighton and Birmingham.



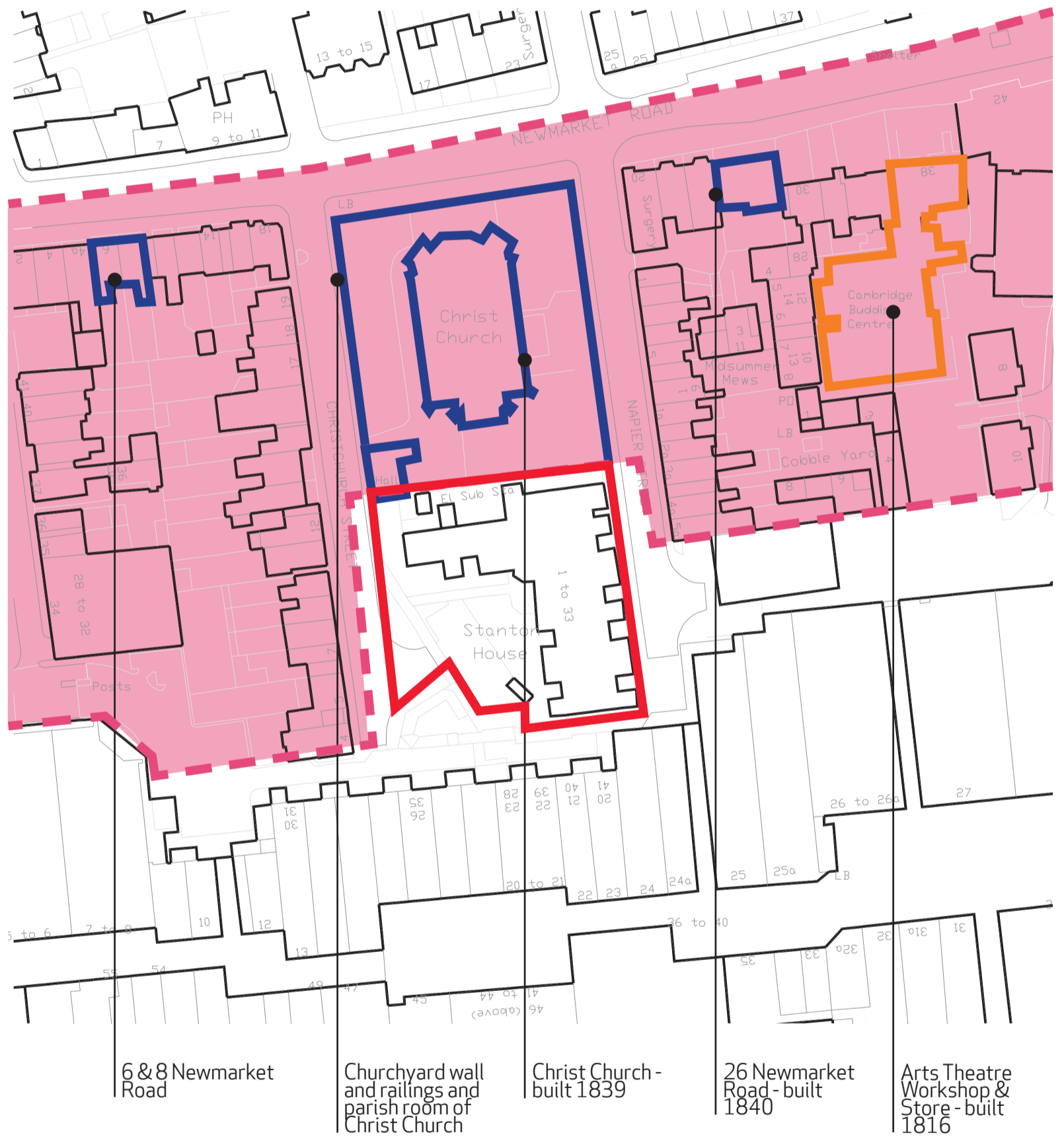
Key

-  The Site
-  Railway
-  Train station
-  City Centre
-  Shopping centre
-  Bus stop
-  Grocery shop



Conservation Area & Listed Building Plan

The site is bounded to the north, west and east by a conservation area. Most notably, to the north of the site is the Grade II listed Christ Church. The grounds of the church are bounded by an ancient listed wall which forms the north boundary of the Stanton House site. Within the grounds and also bounding the site is the church hall which is also Grade II listed. To the south boundary of the site there is another ancient wall which is the same in appearance to the church wall. Although this wall is not listed it is marked with a plaque denoting its significance.



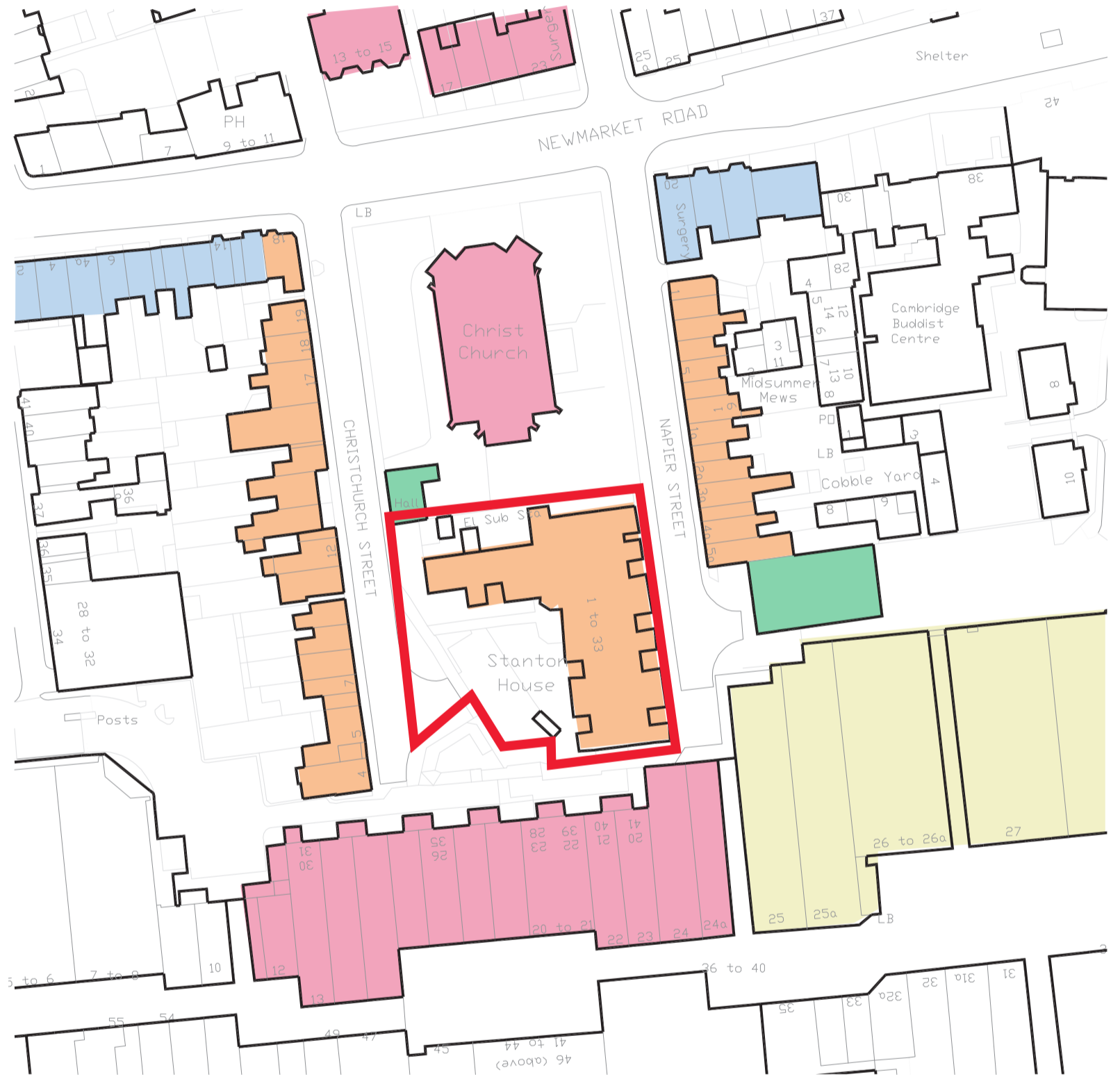
Key

- █ The Site
- Conservation area
- Grade II Listed building
- Grade II* Listed building



Surrounding Building Heights

The heights of the surrounding buildings vary. The Grafton shopping centre to the south of the site ranges from approximately 3-4 storeys in height. Similarly, the church to the north is 3-storeys. The majority of the remaining surrounding buildings are terraced houses which are either 2 or 2.5 storeys high. The church hall bounding the site to the north and the cafe building to the east are both 1.5 storeys.

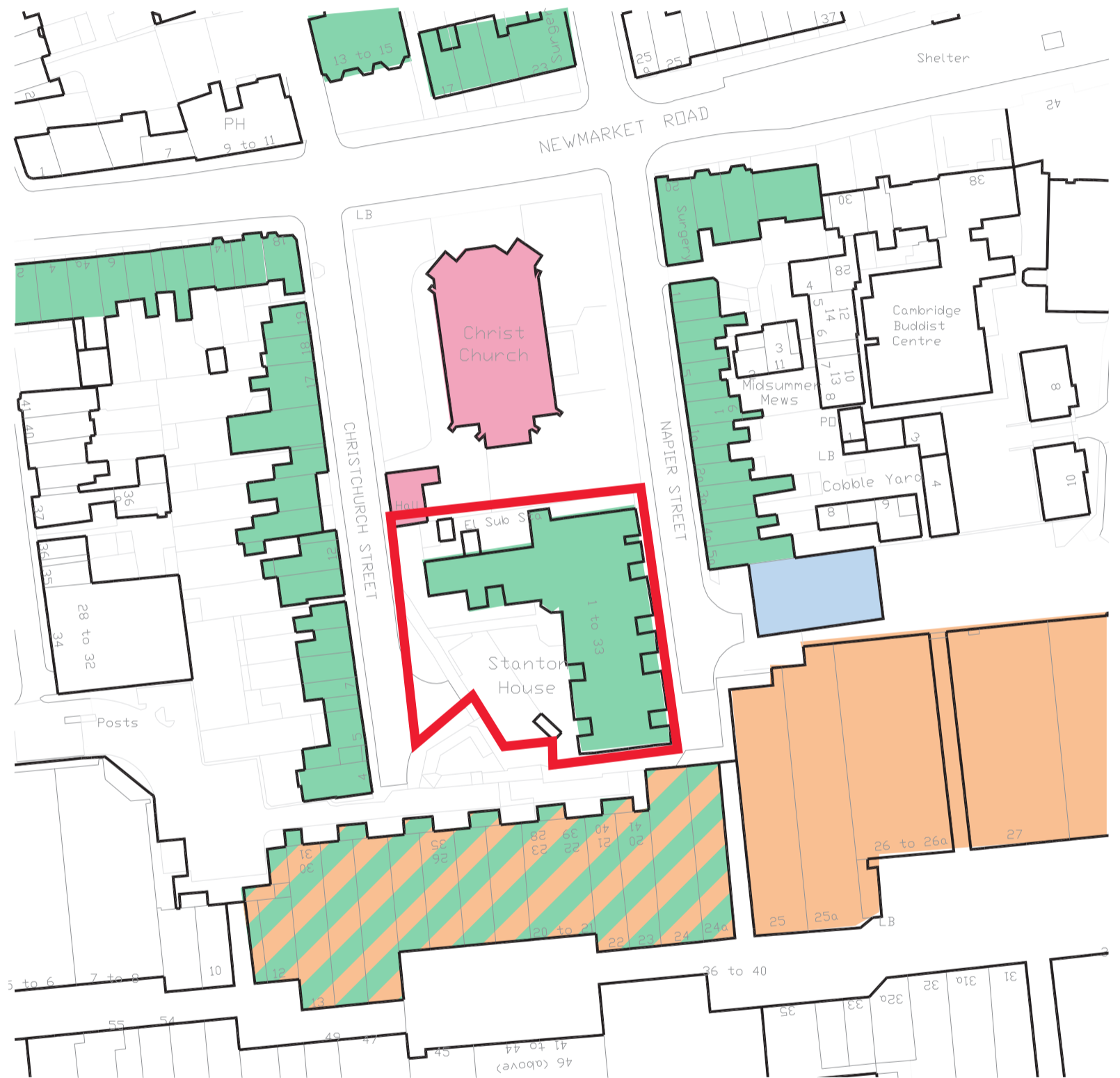


- Key**
- █ The Site
 - █ 1.5-storey
 - █ 2-storey
 - █ 2.5-storey
 - █ 3-storey
 - █ 4-storey



Surrounding Buildings Planning Use Class

The surrounding context is mixed. Both Christchurch street to the west and Napier Street to the east are residential streets comprising of terraced housing. To the south is the Grafton shopping centre building which includes both retail and residential uses. Additional building typologies include the church to the north and a cafe to the east.



Key

- █ The Site
- █ Building Use Class C3(a)
- █ Building Use Class E(a)
- █ Building Use Class E(b)
- █ Building Use Class F1(f)

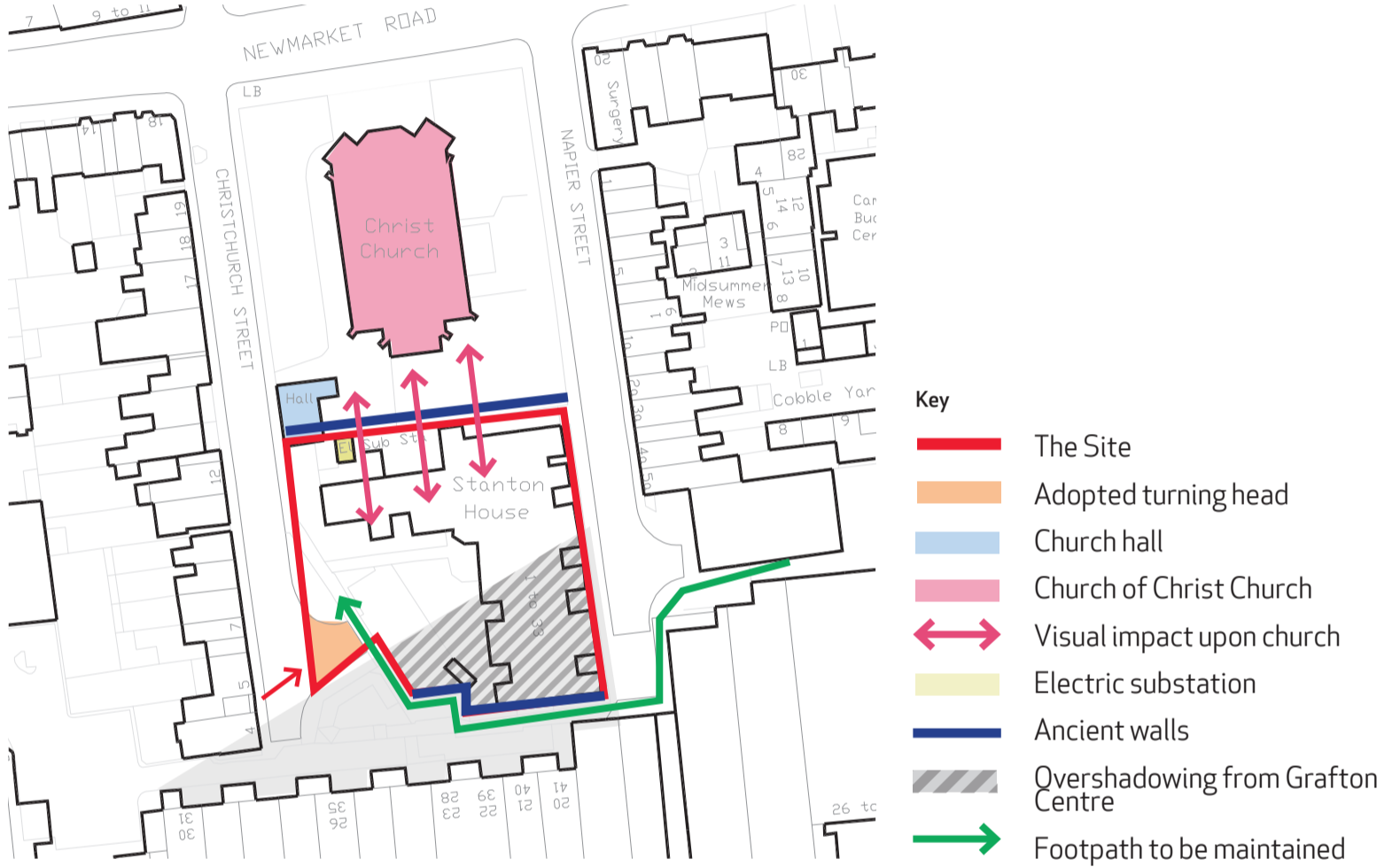


Analysis

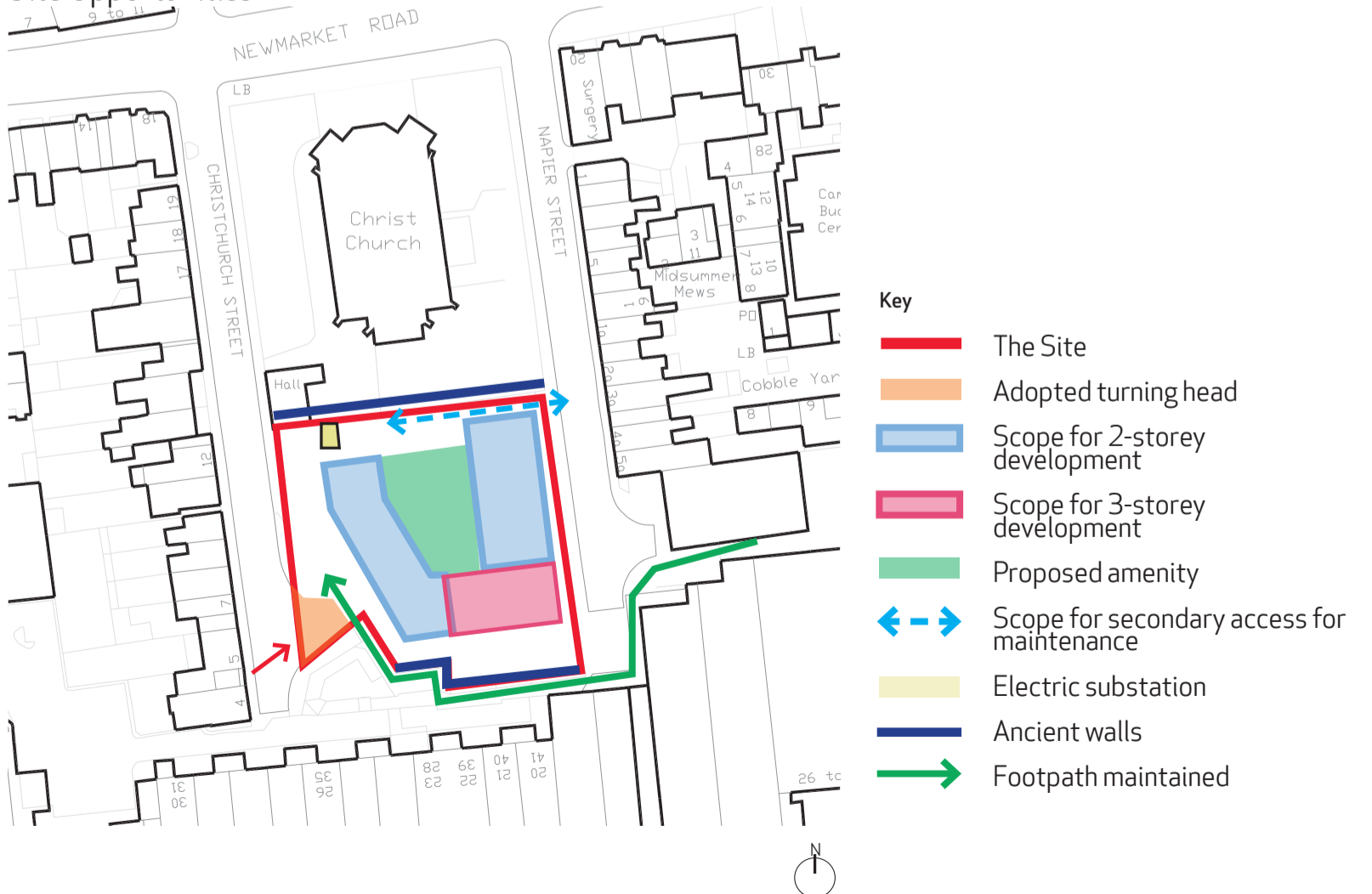
2.1 Site Constraints and Opportunities

The adopted turning head from Christchurch Street providing vehicular access to the site is to be maintained. Appropriate distance must be afforded to the ancient walls bounding the site to both the north and south. To the south there is an existing public footpath running between the ancient wall and the Grafton Centre which also needs to be maintained, there is potential to improve upon the existing footpath. Careful consideration should also be afforded to the listed Christ Church and church hall to the north. Any visual impact upon the church will be minimised and therefore any built form to the north of the site will not exceed 2-storeys. Conversely, to the south overshadowing from the neighbouring Grafton centre should be accounted for in any proposal. To the north of the site there is an electric substation which will be maintained.

Site Constraints



Site Opportunities



2.2

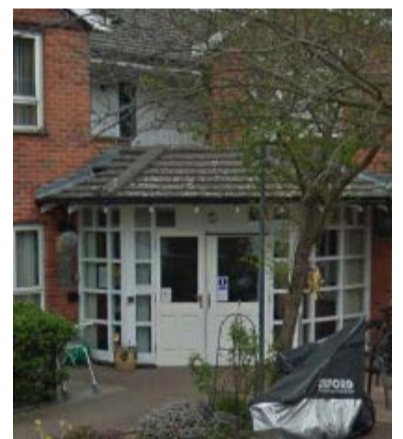
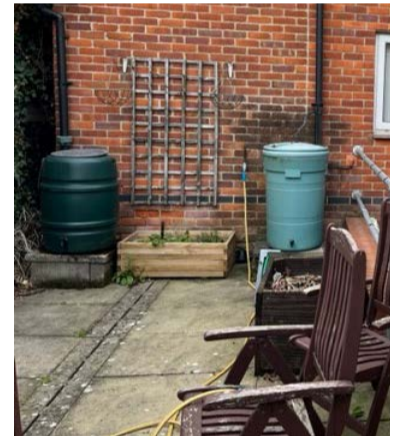
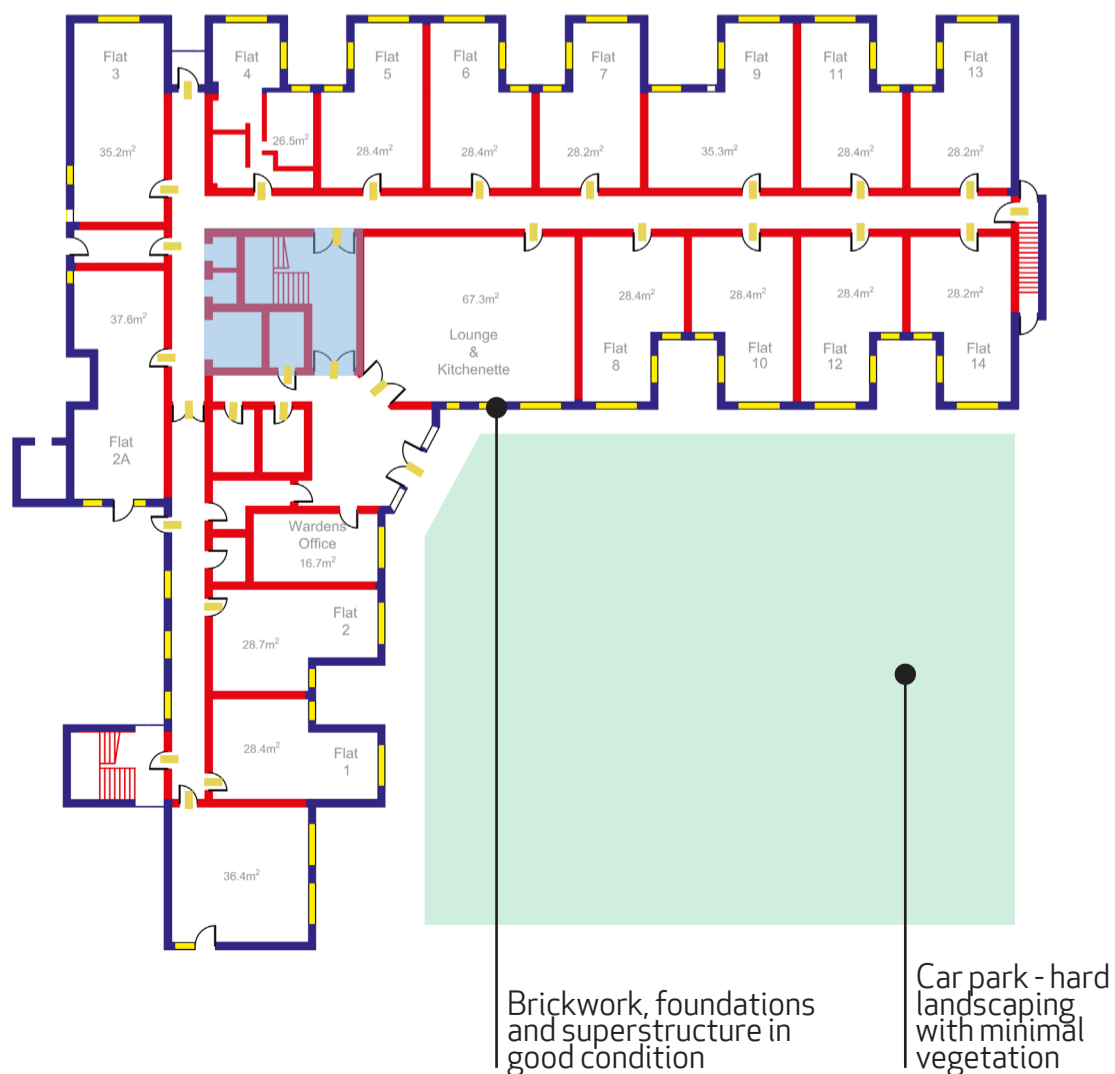
Existing Building Summary Appraisal

In terms of the existing Stanton House building the foundations and superstructure appear to be in good condition and might be retained if the building is to be refurbished. However, it is our understanding that there is significant maintenance work pending for Stanton House. Mindful of the age of the building, upgrades to the services, roof, doors and windows would be necessary to bring the building up to modern standards. Furthermore, in terms NDSS and building regulation compliance, work would be required to ensure that all spaces were fire safe, energy efficient and fit for purpose.

First Floor Plan



Ground Floor Plan



	Units
Ground Floor	15
First Floor	17
Total	32

- Key
- External Walls
 - Internal Partitions
 - - - Windows/doors
 - Circulation Core
 - Soft and Hard Landscaping

3.1 Option 1a - Temporary Accommodation Units (not NDSS compliant)

This option proposes the least invasive refurbishment of the existing building with minimum alteration to the core structure of the building and enhancements to the external landscaping. The existing division of units would remain largely the same with each refurbished to provide temporary accommodation for a maximum of 6-12 months. The mix of units would comprise of 28m² single/double units and 36m² family units.

	Single/Double Units	Family Units	
Ground Floor	12	3	
First Floor	12	5	
Total	24	8	32

Option 1a - Ground Floor

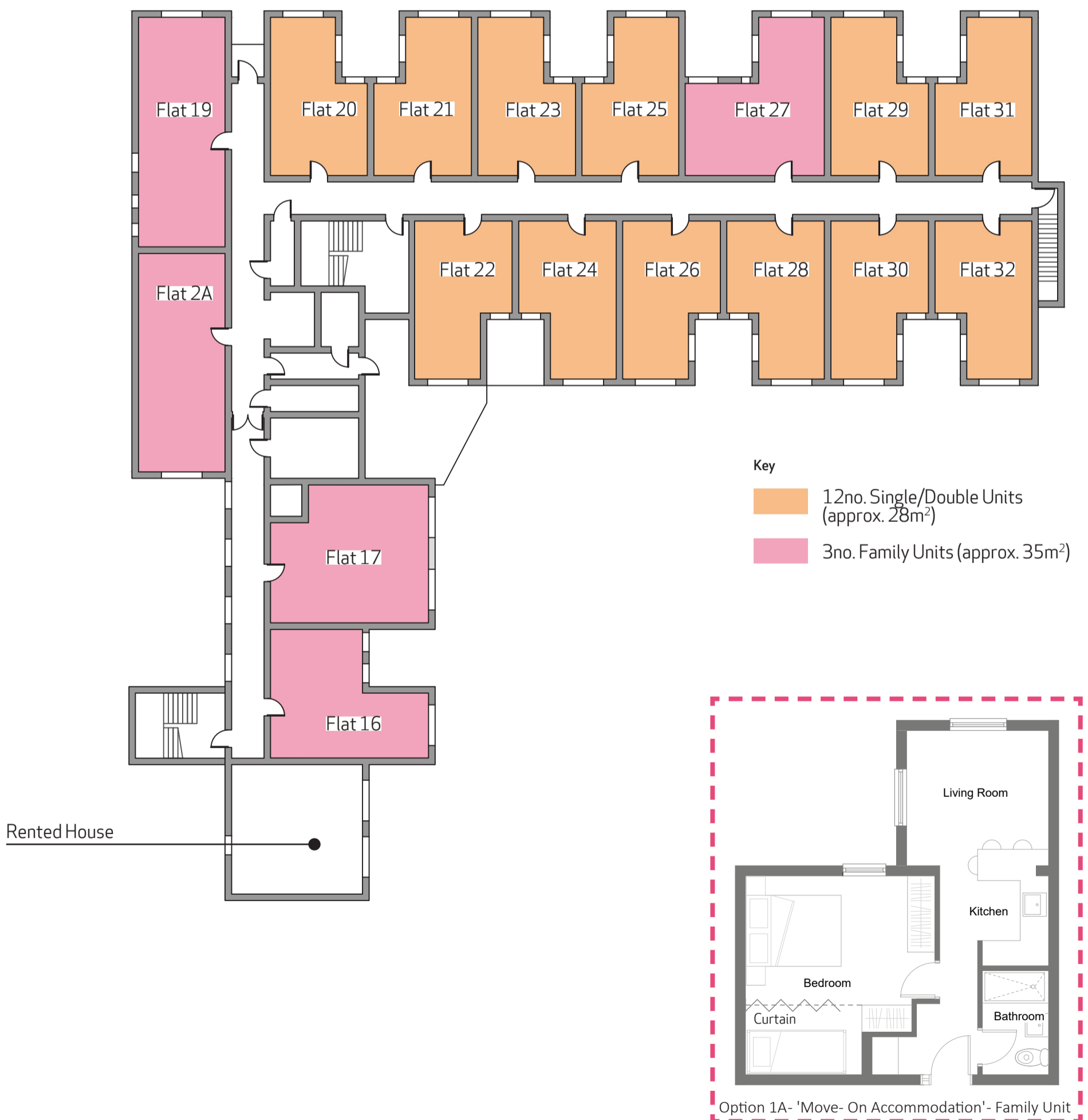


Sustainability

Regarding sustainability the aim with this option would be to achieve as close to building regulations standards as possible. Given the age of the building this would require:

- Insulating the existing external wall cavity
- External insulation and brick slips added to existing external walls
- Addition of insulation to the existing roof
- Addition of PV panels to the roof
- Upgrade of external doors and windows to a more energy efficient product
- Upgrade of services to ASHP and MVHR systems

Option 1a - First Floor

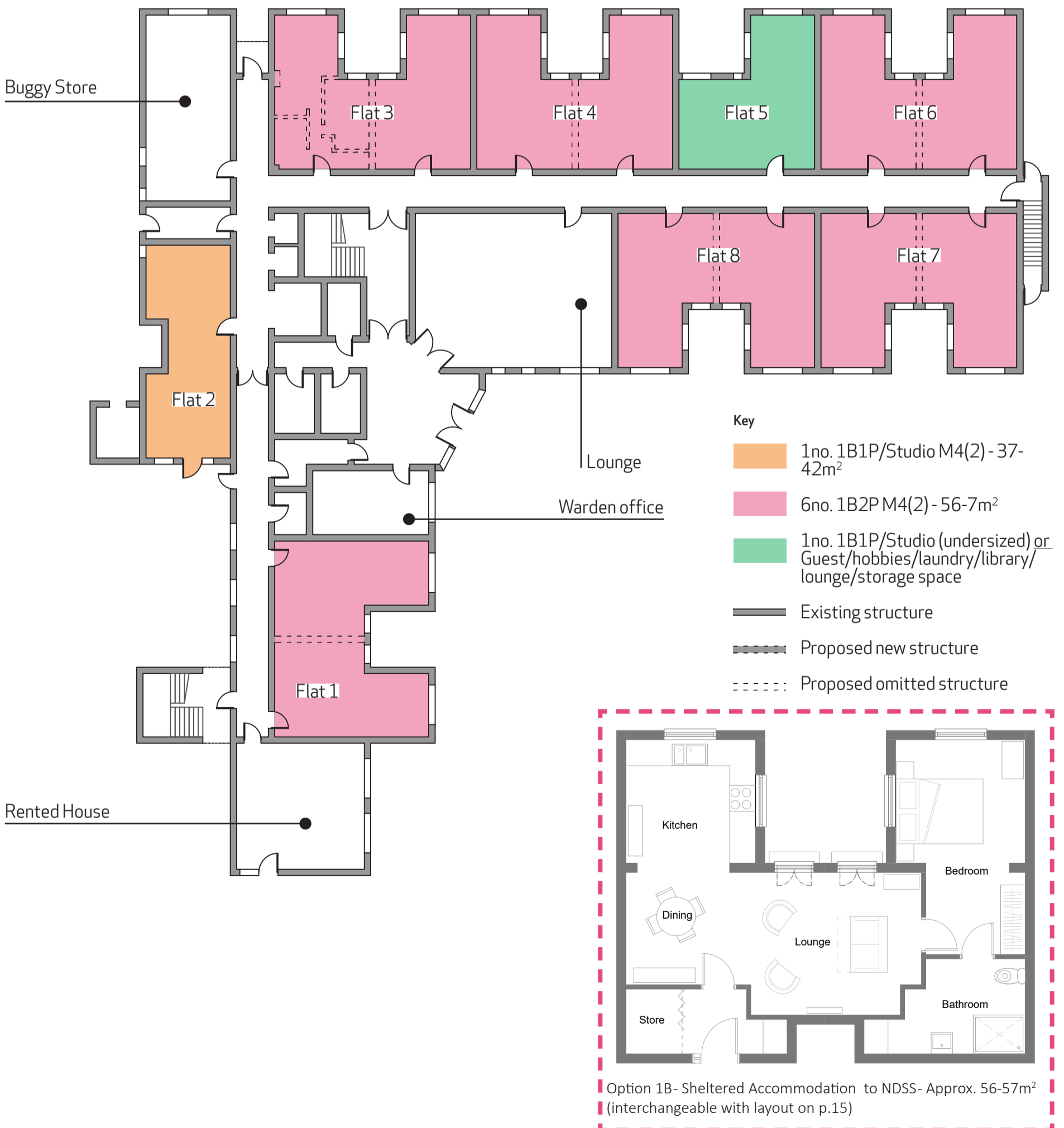


3.1 Option 1b - Sheltered Housing to Nationally Described Space Standards

Option 1b proposes a refurbishment option with the existing building footprint retained and internal spaces remodelled to provide a combination of studio and 1B2P flats that are NDSS compliant flats suitable for older peoples' housing. This option also proposes enhancements to the external landscaping.

	1B1P/Studio	1B2P	
Ground Floor	1-2	6	
First Floor	2-3	7	
Total	3-5	13	16-18

Option 1b - Ground Floor

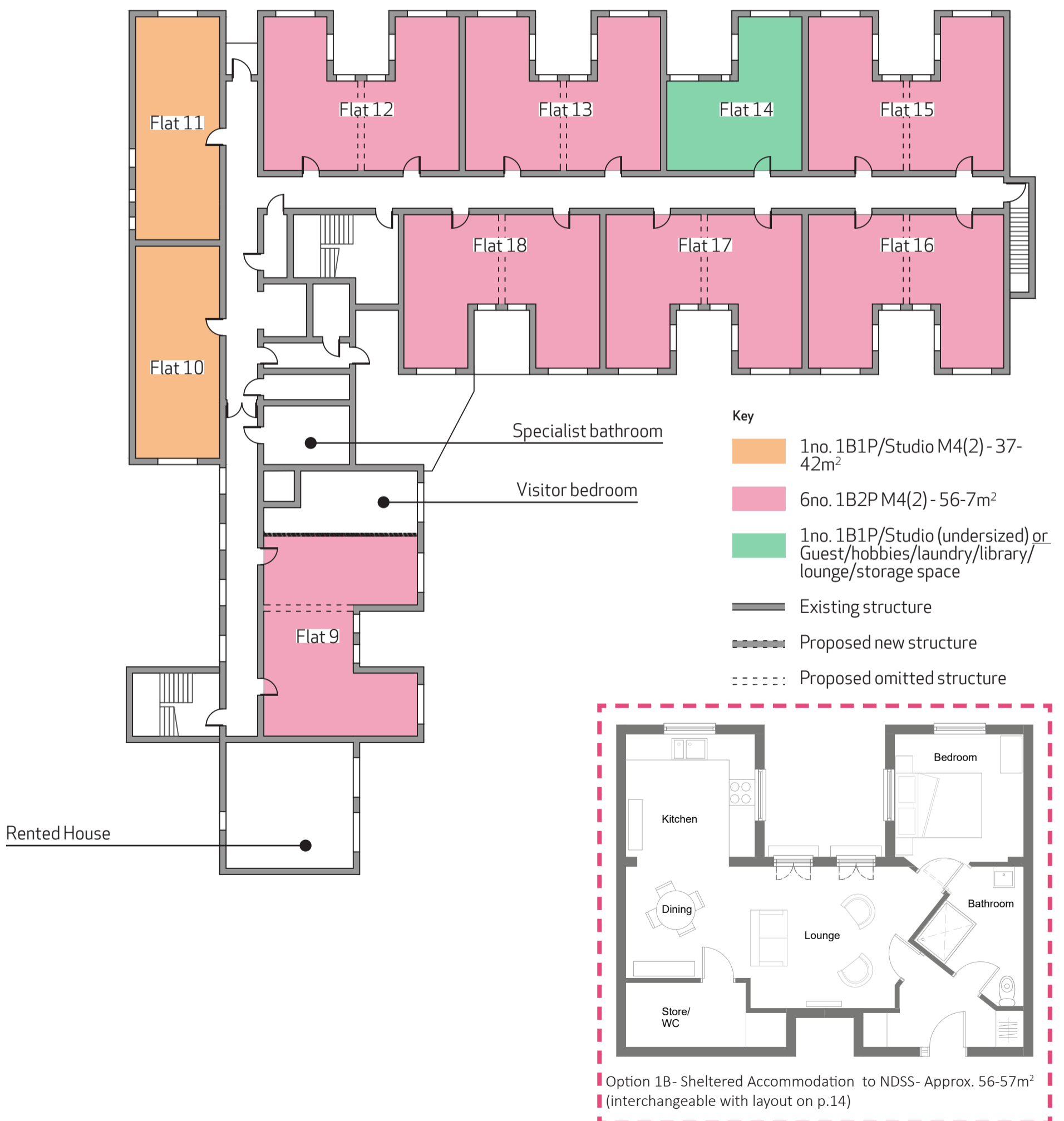


Sustainability

Regarding sustainability the aim with this option would be to achieve as close to building regulations standards as possible. Given the age of the building this would require:

- Insulating the existing external wall cavity
- External insulation and brick slips added to existing external walls
- Addition of insulation to the existing roof
- Addition of PV panels to the roof
- Upgrade of external doors and windows to a more energy efficient product
- Upgrade of services to ASHP and MVHR systems

Option 1b - First Floor



3.2 Option 2 - Extended footprint where possible

This proposal looks to retain and expand the existing building footprint by infilling recesses and adding an additional floor through the design of a new roof. This would provide NDSS compliant flats suitable for older peoples' housing. This option also proposes enhancements to the external landscaping.

	1B1P(+20m ²)	1B1P	1B2P	
Ground Floor	0-2	10	0	
First Floor	0	13	0	
Second Floor	0	7	1	
Total	0-2	30	1	31-33

Option 2 - Ground Floor



Sustainability

Regarding sustainability the aim with this option would be to achieve as close to building regulations standards as possible. Given the age of the building this would require:

- Insulating the remaining existing external wall cavity
- External insulation and brick slips added to the external walls
- Addition of PV panels to the roof
- Upgrade of external doors and windows to a more energy efficient product
- Upgrade of services to ASHP and MVHR systems

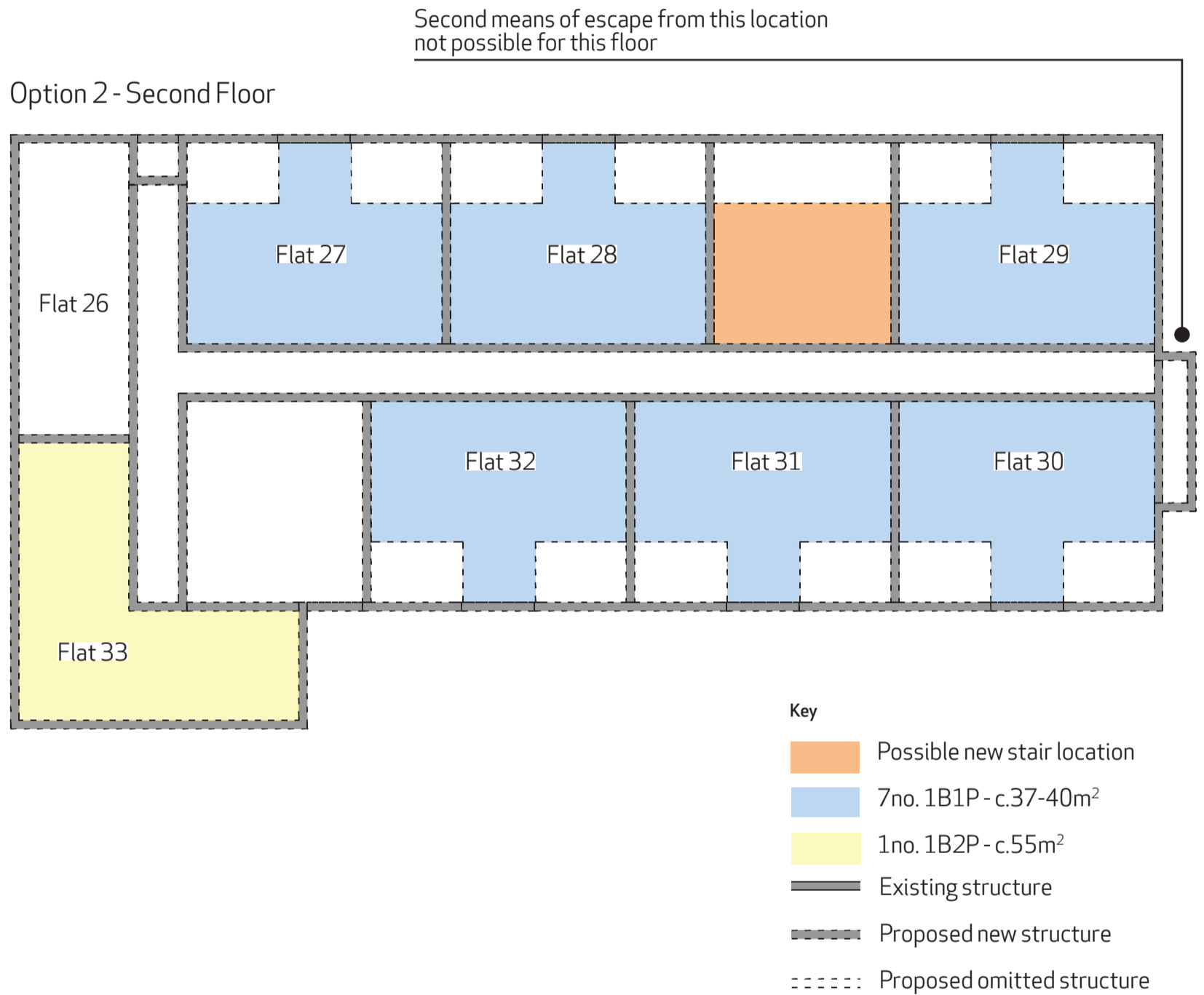
Option 2 - First Floor



3.2 Option 2 - Extended footprint where possible

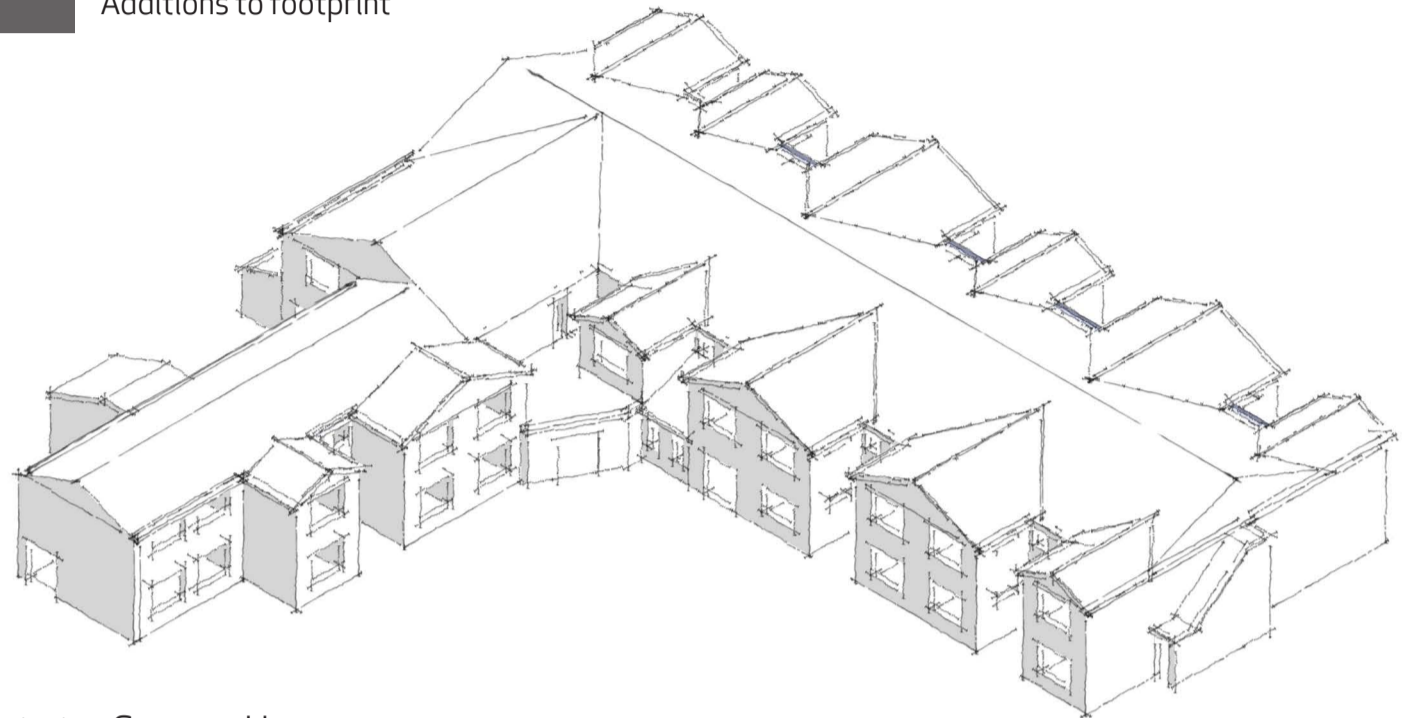
In order to add an additional story this option proposes a crown roof structure with dormers. This would maintain a 2-storey gutter line to Napier Street and minimise the visual impact upon the adjacent listed church. A secondary means of escape would be required for this floor.

The sketch 3D drawings overleaf look to show the alterations to the existing footprint, infilling the recessed elements of the building and adding additional storey.

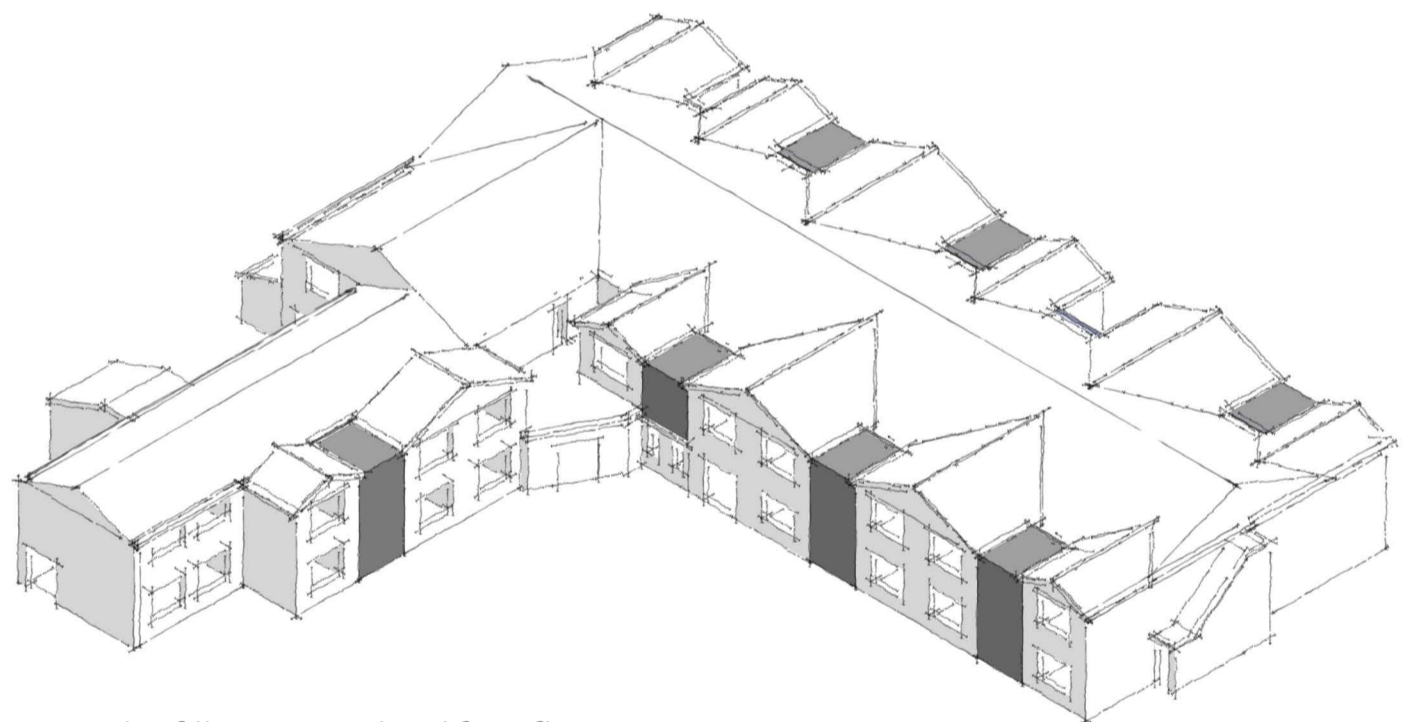


Key

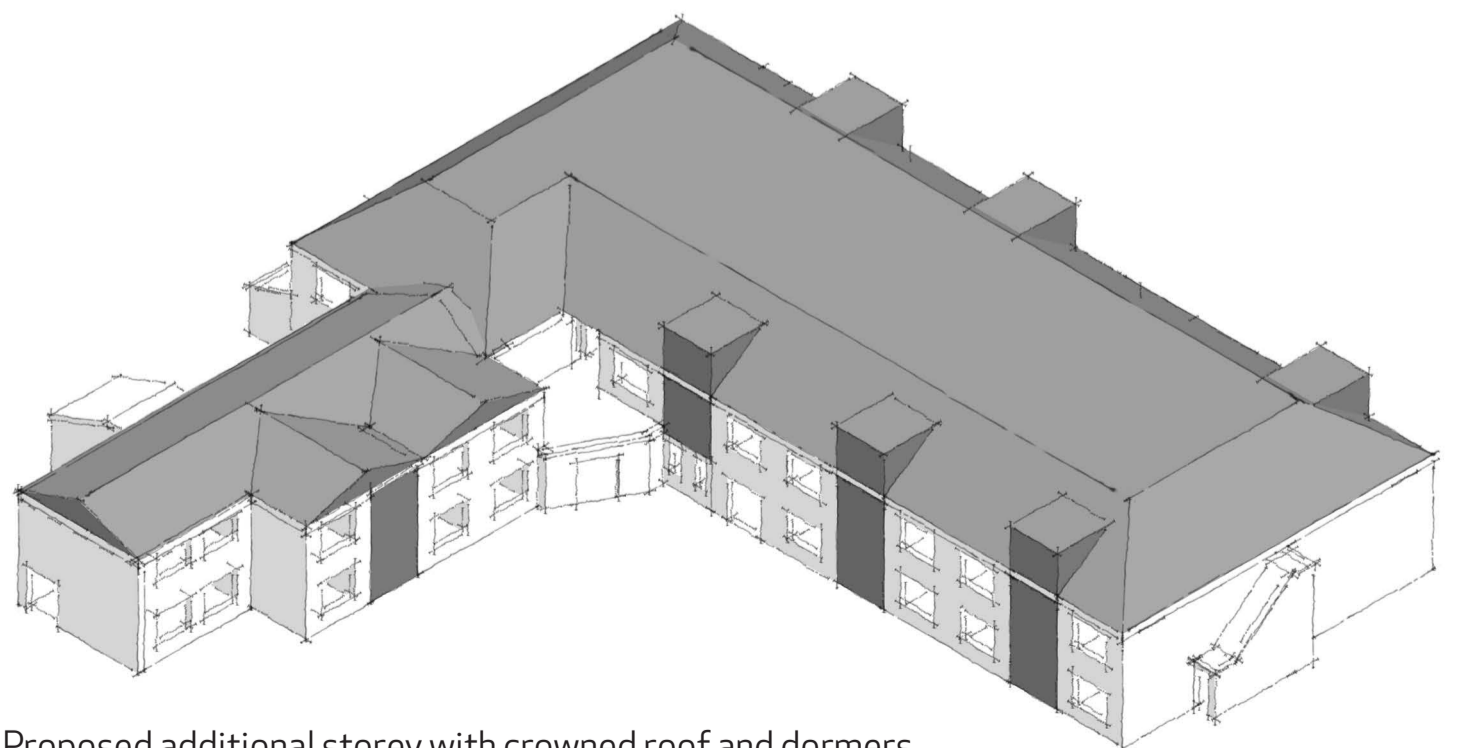
■ Additions to footprint



Existing Stanton House



Proposed in fills to ground and first floor recesses



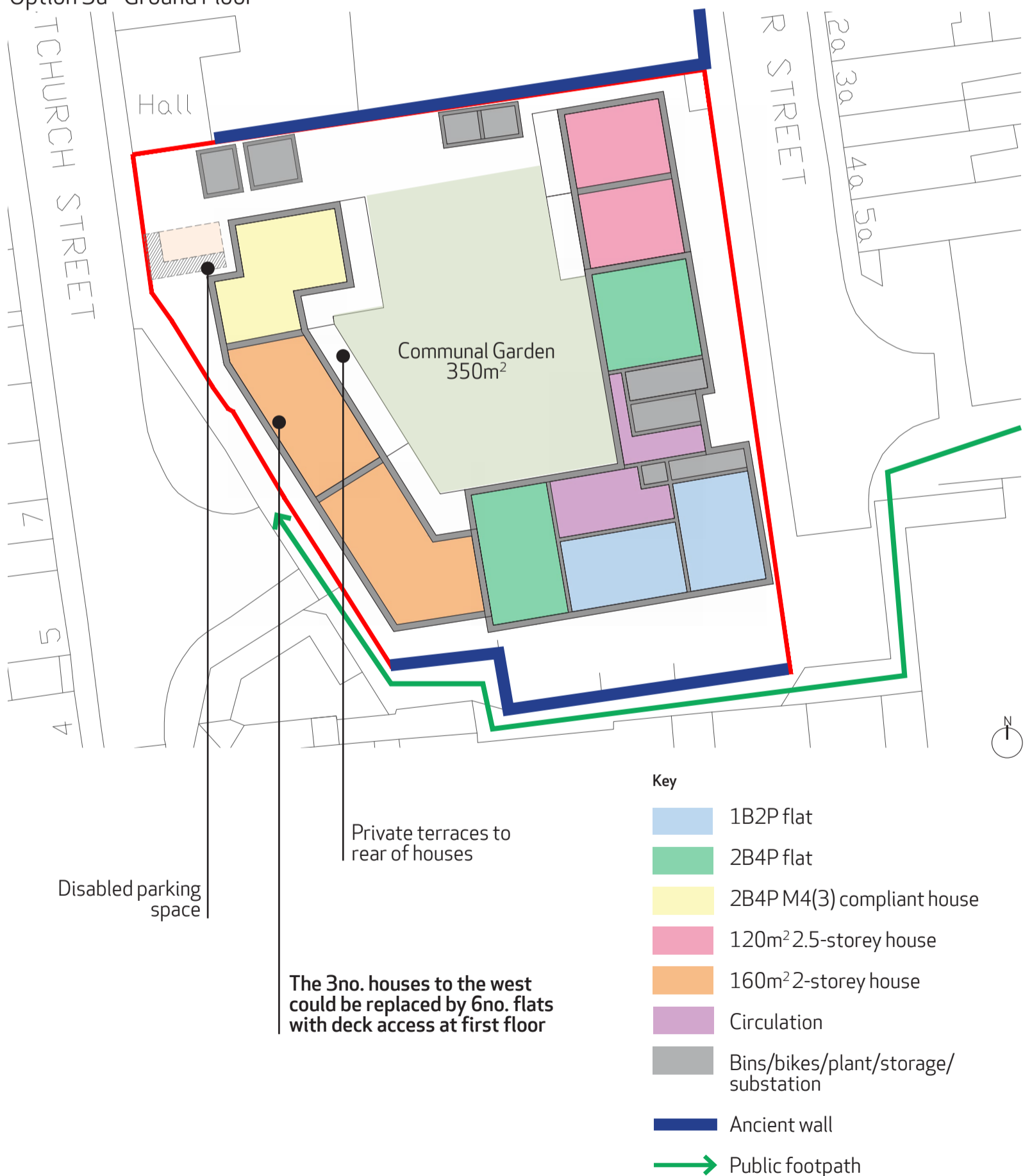
Proposed additional storey with crowned roof and dormers

3.3 Option 3a - Re-development

This option proposes a mixed development of NDSS compliant flats and houses. The varying height of the proposal responds to the surrounding context with the 3-storey element closest to the Grafton Centre, dropping to 2-storeys towards the church to minimise visual impact. A part M4(3) compliant house with an accompanying disabled parking space is proposed to north-west corner of the site. All houses have a private terrace and a communal garden is proposed at the centre of the development.

	1B2P Flat	2B4P Flat	2B4P M4(3) House	120m ² House	160m ² House	
Ground Floor	2	2	1	2	2	
First Floor	1	3	N/A	N/A	N/A	
Second Floor	1	3	0	N/A	N/A	
Total	4	8	1	2	2	17

Option 3a - Ground Floor

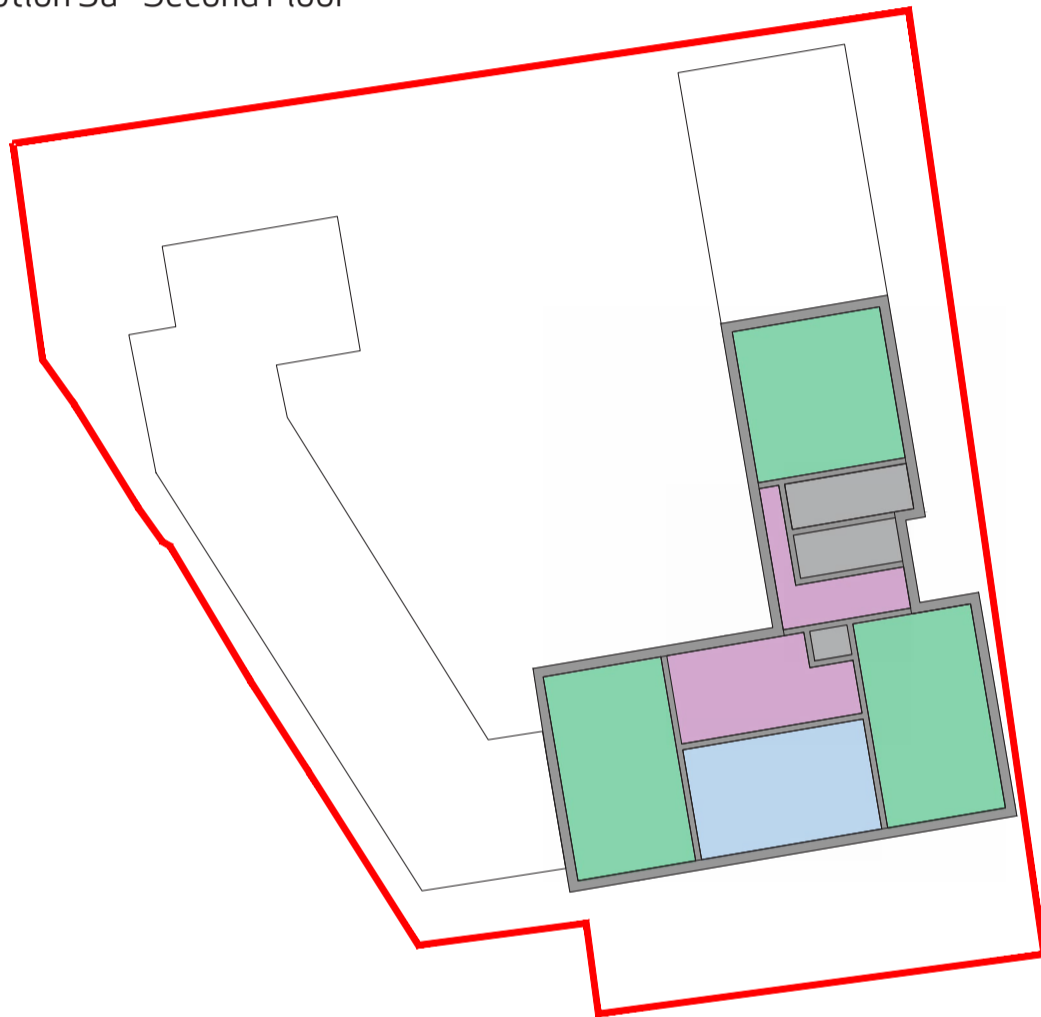


Sustainability

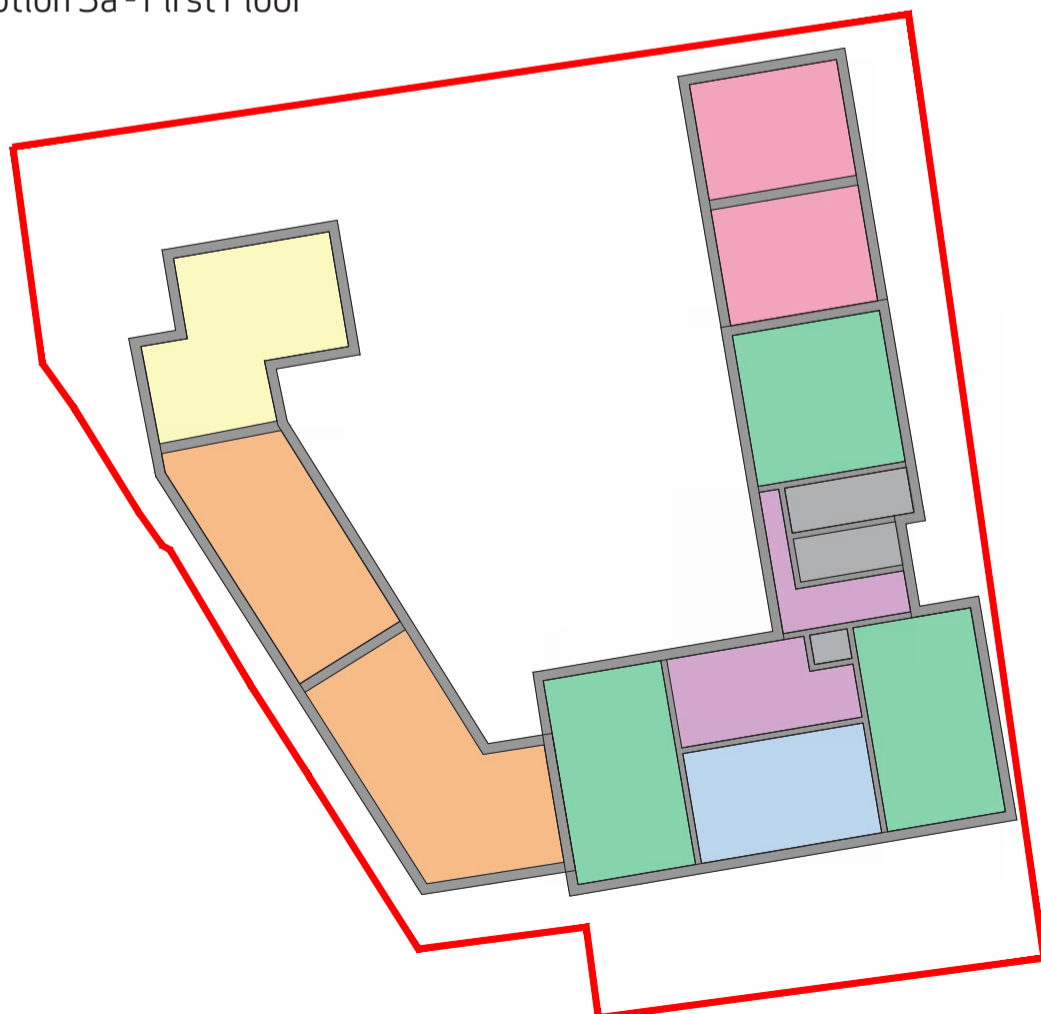
Regarding sustainability the aim with this option would be to achieve passive house standard for the flats and a 'local plan plus' standard for the houses. This would require:

- A fabric first approach
- Inclusion of PV panels
- Implementation of ASHP and MVHR systems

Option 3a - Second Floor



Option 3a - First Floor



3.3 Option 3c - Re-development

This option proposes to re-develop the site as 10 houses each with private rear gardens and ranging from 2-2.5 storeys to reflect the surrounding residential dwellings on Napier Street and Christchurch Street.

	120m ² - 2 storey	160m ² - 2 storey	130m ² - 2.5 storey	150m ² - 2.5 storey	
Total	1	2	5	2	10

Option 3a - Ground Floor



Sustainability

Regarding sustainability the aim with this option would be to achieve a 'local plan plus' standard for the houses. This would require:

- A fabric first approach
- Inclusion of PV panels
- Implementation of ASHP and MVHR systems

Key

- 120m²- 2 storey
- 160m²- 2 storey
- 130m²- 2.5 storey
- 150m²- 2.5 storey
- Existing substation
- Ancient wall
- Public footpath

4.0

Summary & Conclusions

The below table summarises the options for the site described within the report. All refurbishment options would necessitate a significant base level of work to be undertaken to bring the building to modern standards. To achieve NDSS compliant accommodation refurbishment would result either in a reduction to the number of units or require significant expansion of the existing building footprint. Dependent upon the desired mix of unit types, a similar albeit slightly lesser site density could be achieved through re-development of the site where all units would be NDSS compliant.

Option	Description	Total Units
1a	<ul style="list-style-type: none"> Least invasive refurbishment The division of units remains the same with each refurbished to provide temporary accommodation Single/double units and family units (non-compliant with NDSS) 	32
1b	<ul style="list-style-type: none"> Refurbish with existing building footprint retained and internal spaces remodelled NDSS compliant studio and 1B2P flats suitable for older peoples' housing 	16-18
2	<ul style="list-style-type: none"> Refurbish and expand the existing building footprint Infill recesses and add an additional floor NDSS compliant 1B1P and 1B2P flats suitable for older peoples' housing 	31-33
3a	<ul style="list-style-type: none"> Re-develop with NDSS compliant 1 and 2-bed flats and family houses Scope to include 1no. part M4(3) compliant house 	17
3b	<ul style="list-style-type: none"> Re-develop with NDSS compliant family houses 	10

5.0

Next Steps

The next steps would be to obtain site surveys inclusive of a topographic survey and utility searches. This would establish development constraints ahead of a pre-application submission. An edited version of this report could provide the basis for this application and moving forward could be expanded upon for a full planning submission following pre-application feedback.

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Options Appraisal

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Architecture & Design

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