



GREATER CAMBRIDGE
SHARED PLANNING

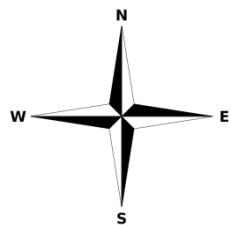
MAJOR APPLICATIONS

24/00622/FUL

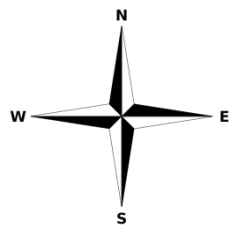
Demolition of existing buildings, retention and re-use of part of the undercroft parking structure, erection of employment floorspace (Class E(g)) and cafe (Class E(b)) and alterations to the site layout including revised car and cycle parking, new drainage, associated hard and soft landscaping with a play area, and associated accesses and infrastructure works.

Westbrook Centre, Milton Road, Cambridge

Site Location Plan



Site Location Plan



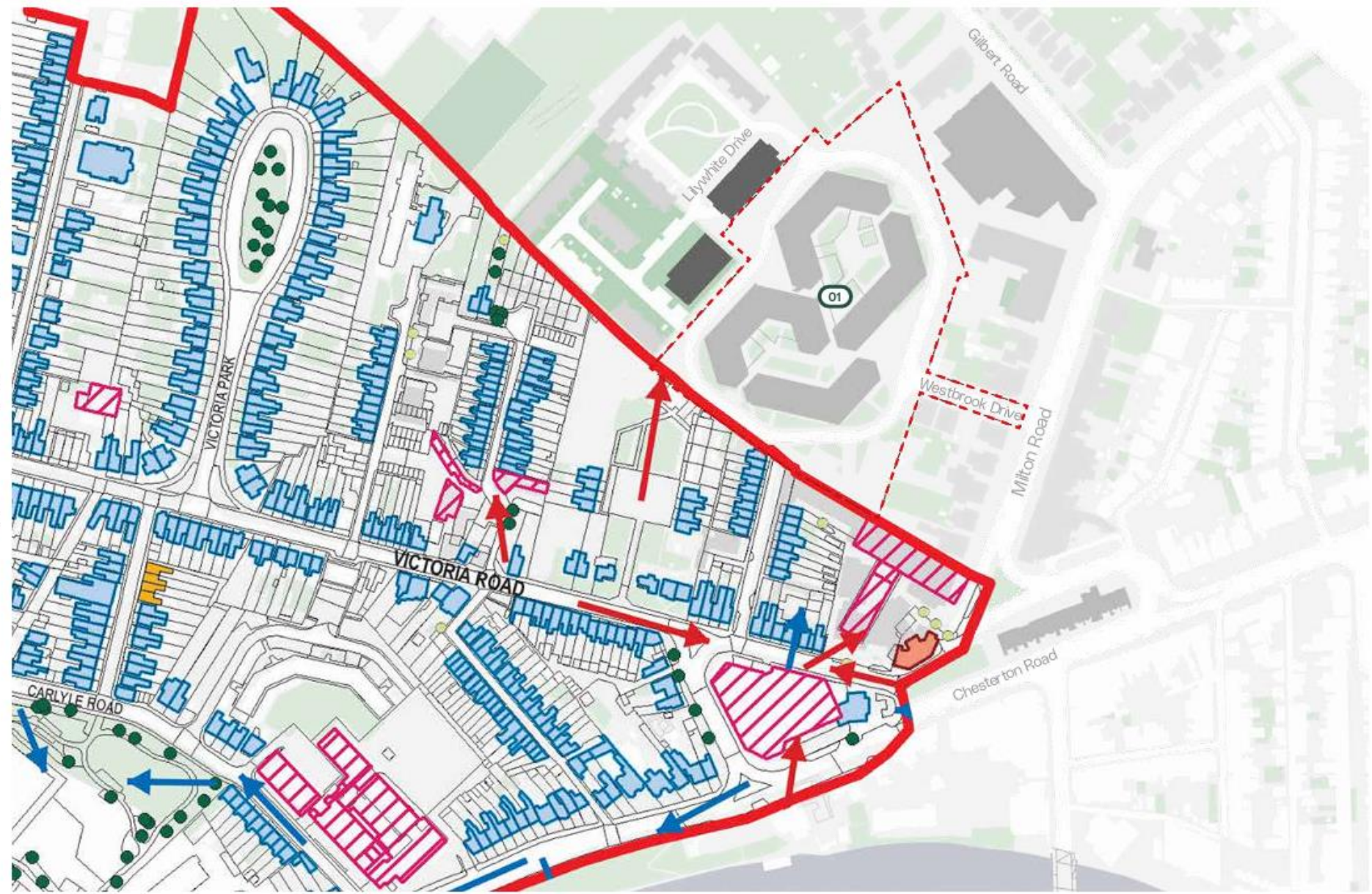
Castle and Victoria Rd Conservation Area

The Site is located close to the north-east boundary of the Castle and Victoria Road Conservation Area. The area appraisal describes it as:

"...an intensely urban area, heavily built-up with housing and offices, with good provision of pubs and churches..."

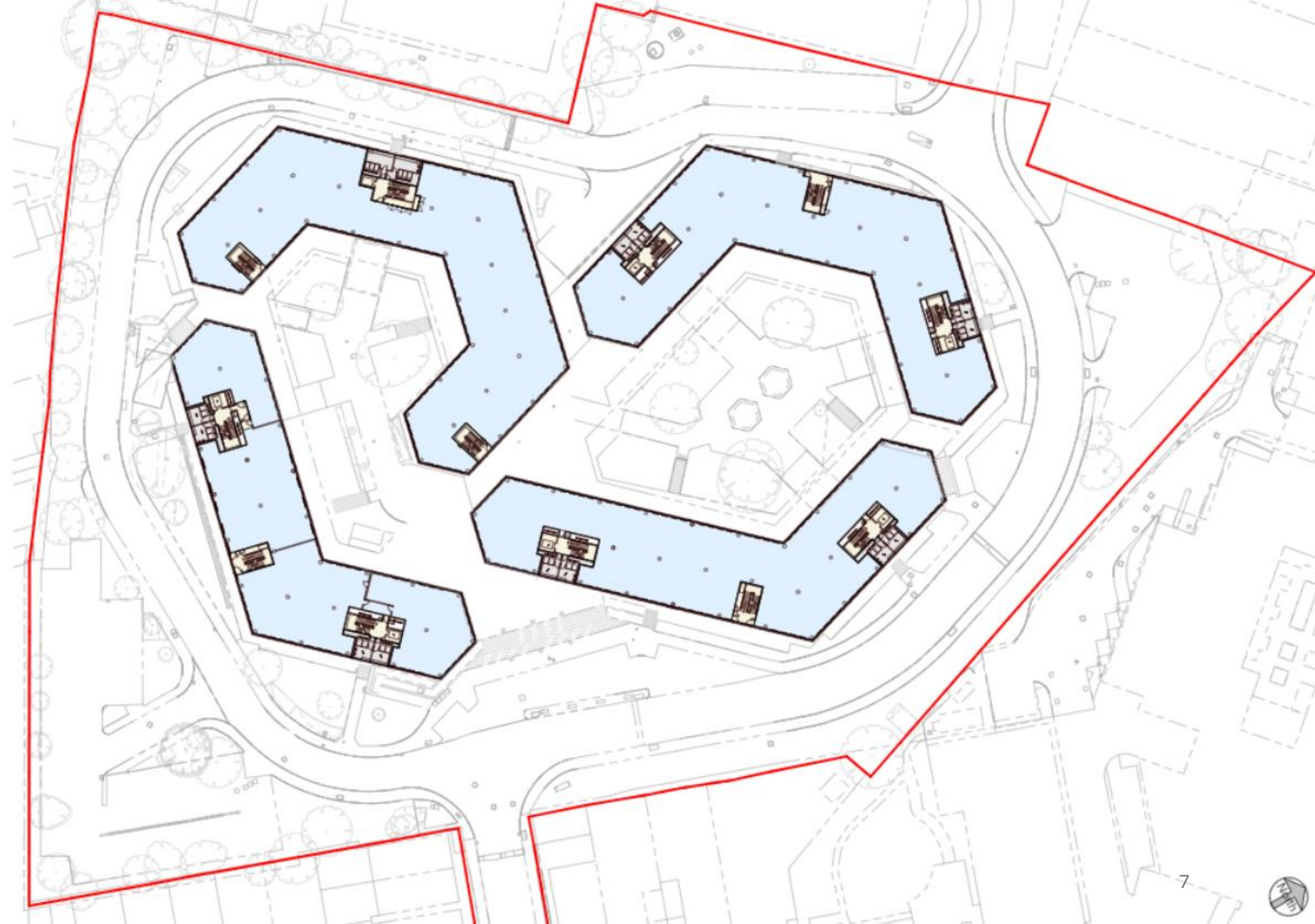
The close proximity of the Conservation Area has meant that consideration has been given from the outset to any potential impact to the character or setting of the Conservation Area. There are no links of architectural or historic significance between the Site and the Conservation Area, having historically comprised a football ground until the construction of the present Westbrook Centre in the 1980s. There is however some direct visibility of the Site/ buildings from Victoria Road and Corona Road within this northern/ north-eastern part of the Conservation Area. However, the average quality of the existing building is such that it does not provide a positive contribution within the setting of the Conservation Area to the north/north-east.

A more detailed analysis of the heritage value in the local area is provided in Chapter 2 of the Heritage, Townscape and Visual Appraisal report.



- Legend**
- Application Site
 - Conservation Area
 - Buildings of Local Interest
 - Proposed Buildings of Local Interest
 - Buildings Important to the Character
 - Buildings which Detract
 - Individual TPOs
 - Other Trees
 - Important Positive View
 - View which Detracts
 - 01 Westbrook - The Site

Existing Site plan





1. Approach view off Milton Road towards Westbrook Drive



2. Existing ramp access and signage



3. View into the undercroft parking and adjacent ramp access to ground floor



4. Northern Surface Carparking



5. Southern Service Road



6. Central Courtyard

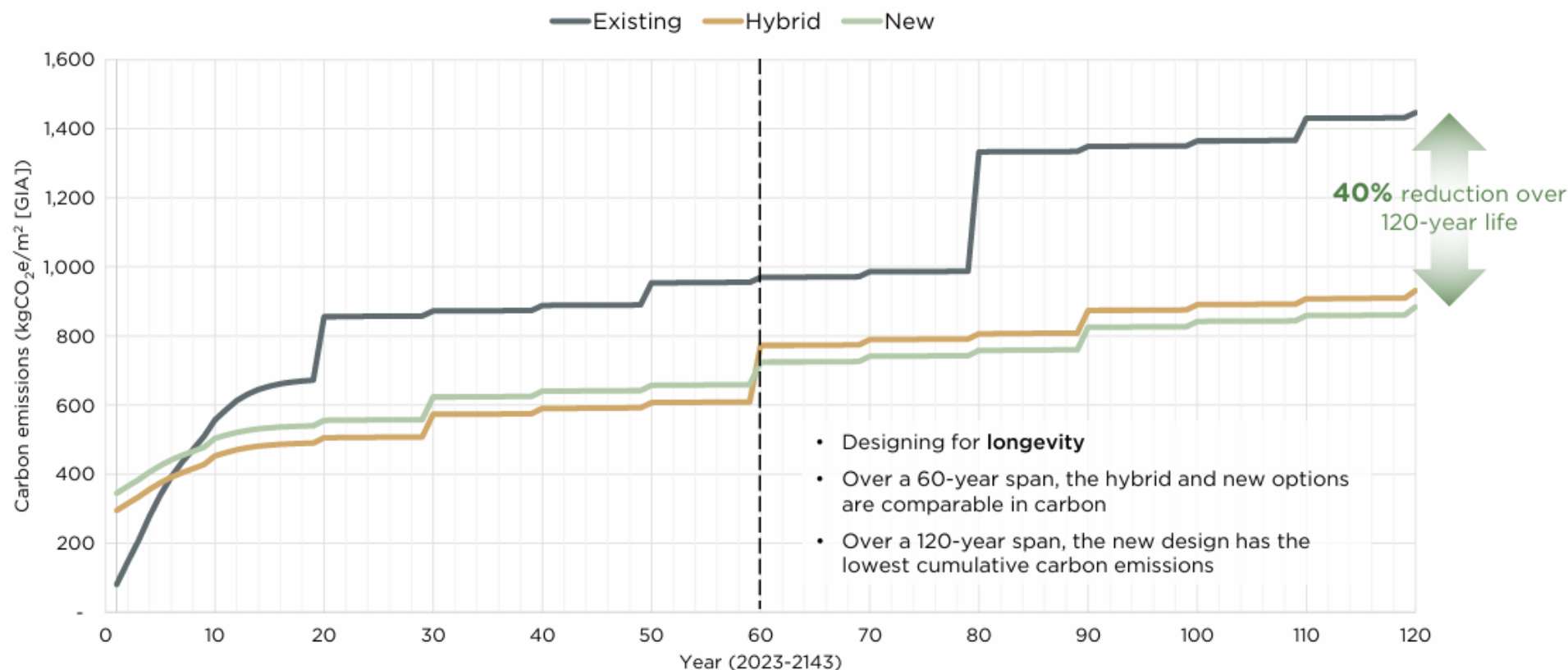
Whole Lifecycle Carbon Assessment

As part of the early scheme development the team completed a Whole Lifecycle Carbon Assessment comparing the outcomes for refurbishing and retaining the existing, a hybrid refurbishment / new build and a new build proposal on the site.

The adjacent graph illustrates the high level findings of the analysis. In the first 10 years of the development the existing and hybrid scenarios out-perform the new build scenario. However after this point the hybrid and new build scenarios significantly outperform the existing scenario even accounting for the replenishment of systems and fabric over the 120 year life of the building.

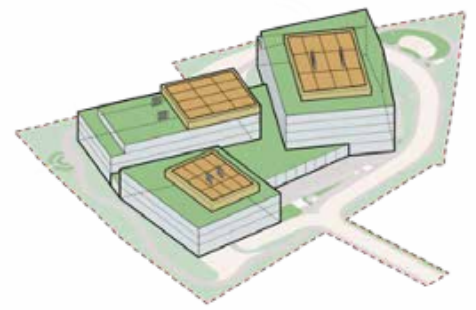
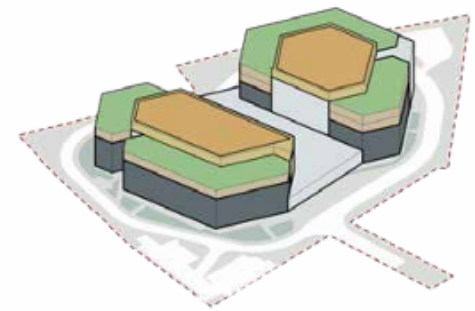
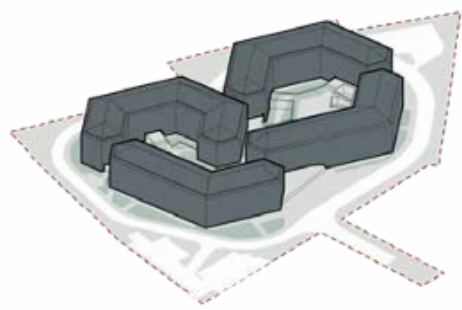
Further detail regarding this analysis can be found in the Sustainability Statement.

Cumulative whole life-cycle carbon emissions (Operational + Embodied) $\text{kgCO}_2\text{e}/\text{m}^2$ GIA



Reuse vs Redevelopment Summary

Having completed the studies the team concluded that a hybrid solution, retaining the existing substructure and undercroft ground slab with new buildings above represented the optimum sustainable wholelife cycle approach to the development. The adjacent illustration demonstrates the core criteria used to assess the outcomes of the study by the team that lead to the selection of the Hybrid of new build and partial re-use.



Reuse

Reuse, Infill and Extend

New Build & Partial Re-use

Floor Height and Footprint

● Limited by current design

● Limited by current design

● Can be integrated from start

Designing out waste

● Minimal new materials/waste

● Significant material retention

● Potential to reuse piling

Longevity

● 20 years remaining on whole building design life. Windows past service life.

● Service life of existing asset extended by 60 years

● 60-year service life minimum. Designing for 120-year life.

Adaptability/ Flexibility

● No soft spots. Compromised lab space. Unappealing to lab tenants.

● Limited by current design. Opportunity for soft spots.

● Can accommodate multiple future building use types

Disassembly

● No DfD principles

● Limited only to new building elements

● Exploring fully demountable façade design

Material reuse / recycle

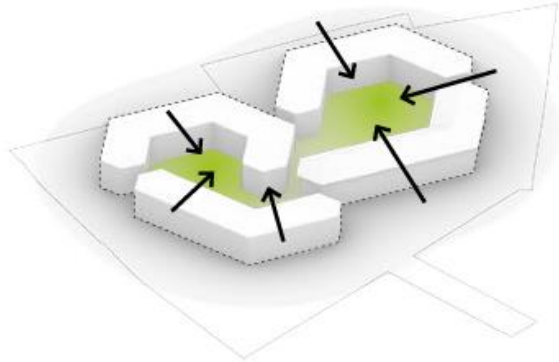
● Majority existing materials

● Substructure/roof/frame reused

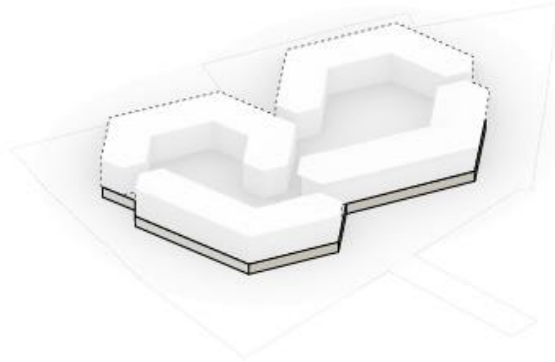
● To be informed from pre-demo audit

Design Principles

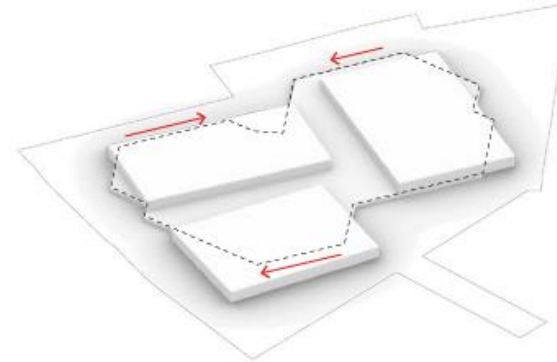
Having established the optimum sustainable approach the team investigated the defining design principles that any design should meet. The diagrams below summarise these principles and their sequential application to arrive at the optimum solution balancing the multiple competing opportunities and constraints presented by the site and the design brief.



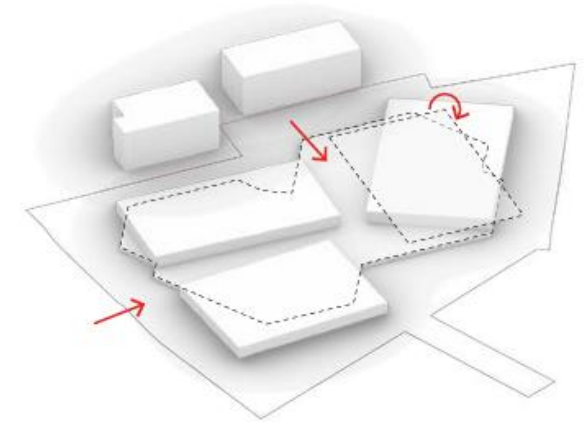
Existing building has its back to the townscape and internalised landscaping



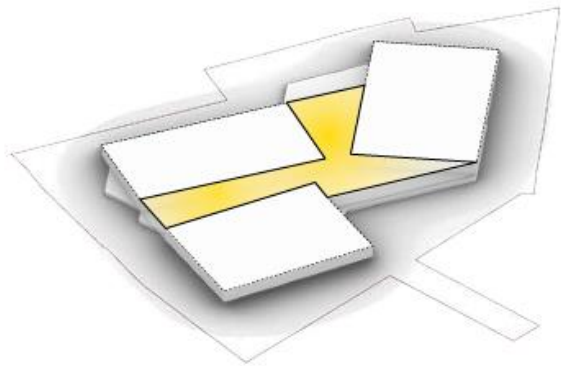
Keep existing basement level and slab



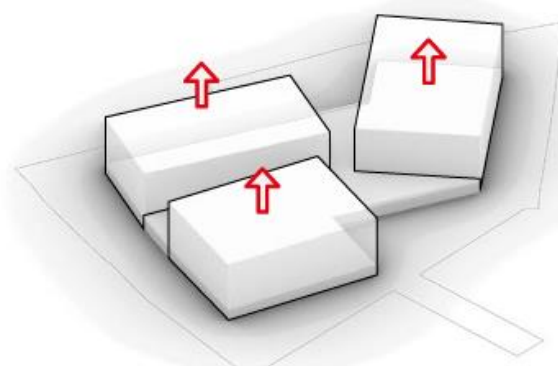
New buildings driven by existing outlines



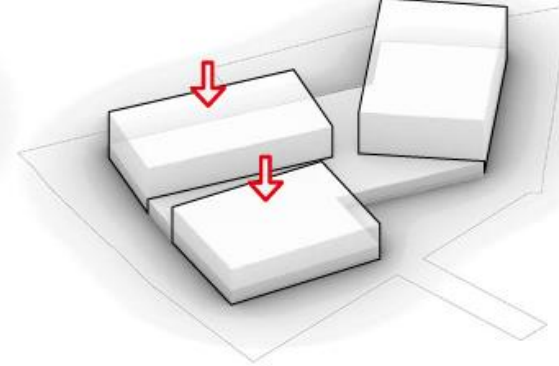
Rotate based on surrounding context



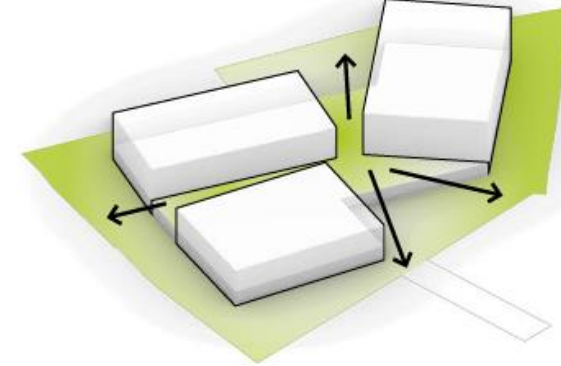
Connection between 3 buildings on ground floor to provide amenities



Extrude to create three separate buildings



Lower building mass based on surrounding context



Reversing the buildings to be external facing and open to the townscape

Design Evolution - Stakeholder Engagement

Overall Timeline

Pre App 0
24 Jan 2023



Pre Consultation (Pre App 0) - January 2023

Early Massing

Five months before the consultation process began, the massing for the site had a much larger footprint with a change to the existing road configuration of Westbrook Drive.

Community Listening Event
17 May 2023



Public Realm
Additional green spaces and public spaces would be very welcome at the location. A cafe and play areas would also be welcome.



Connections
General support for a new link through Lilywhite Drive, although some Lilywhite Drive residents opposed this.
Response to the idea of a new pedestrian link through Corona Road more mixed, with many strongly opposing and a minority strongly supporting.



Transport
Support for the idea of reclaiming the ring road to provide additional green space.
A single dedicated servicing route is welcome.
Increased cycle parking and reduced carparking is welcome.

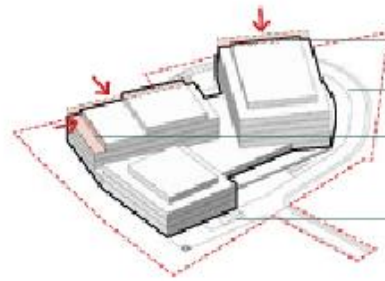
Changes Adopted

Public Realm
Increase of the amount of green space around the scheme - introduced a cafe into the central podium space and a games area to the northern corner of the site.

Connections
Initial proposal included all the links shown in the Mitcham's Corner Development Framework. However with the mixed responses from Corona Road residents and Lilywhite Resident's some of these connections will need to be rethought about.

Transport
Change to provide additional green space on the southern side of the site.
Change to dedicated service route.
Change to allow more a significant uplift in cycle parking.

Pre App 1
31 May 2023



- Building 3 - Upper floor terraced back
- Existing Road Retained
- Building 2 - Upper floor terraced back
- Access to Under unit parking moved



Pre App 1 - May 2023

Early consultation and feedback from initial pre app with planners influenced a number of changes including the access route, circulation of the site and landscape/public realm.



Chesterton Community College
15 June 2023



Plans are positive and exciting, regenerating the unused building is welcomed.

The provision of new exhibition space for the school to use would be welcome.

The school may also use new meeting space provided at the Centre.

It would be great if new occupiers could participate in the school's lecture programme. School has existing gym and sports facilities so would not use one if provided.

Support the idea of reducing surface level parking - location suits those who walk, cycle and use public transport.

Changes Adopted

Scheme supports creating areas - meeting rooms/ rentable spaces for Chesterton to use.

Potential for Westbrook scheme to use Chesterton's sports facility/ gym provisions as a well-being offering.

Cambridge Manor Care Home
16 June 2023



Site is under utilised and opening it up is positive.

Green space taking the place of the ring road is positive and residents would make use of this. Seating and simple exercise equipment in the landscaped areas.

Residents really like the idea of new amenity space, particularly a cafe.

New pedestrian and cycle links are very welcome - at the moment people have to go through the care home's carpark to access the site.

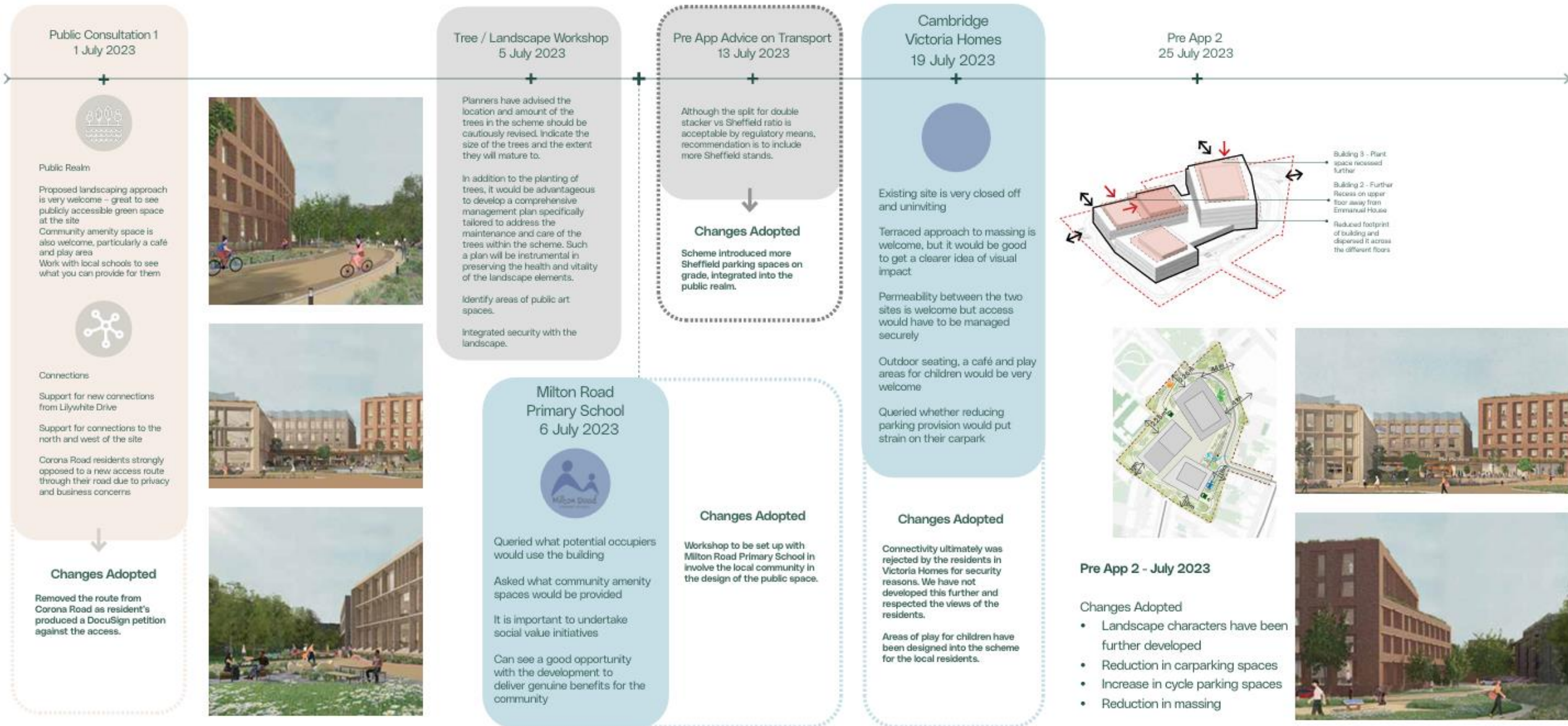
Engagement very welcome - look forward to continuing to meet.

Changes Adopted

Scheme to add more seating spaces along the public realm to encourage areas of rest for the surrounding residents.

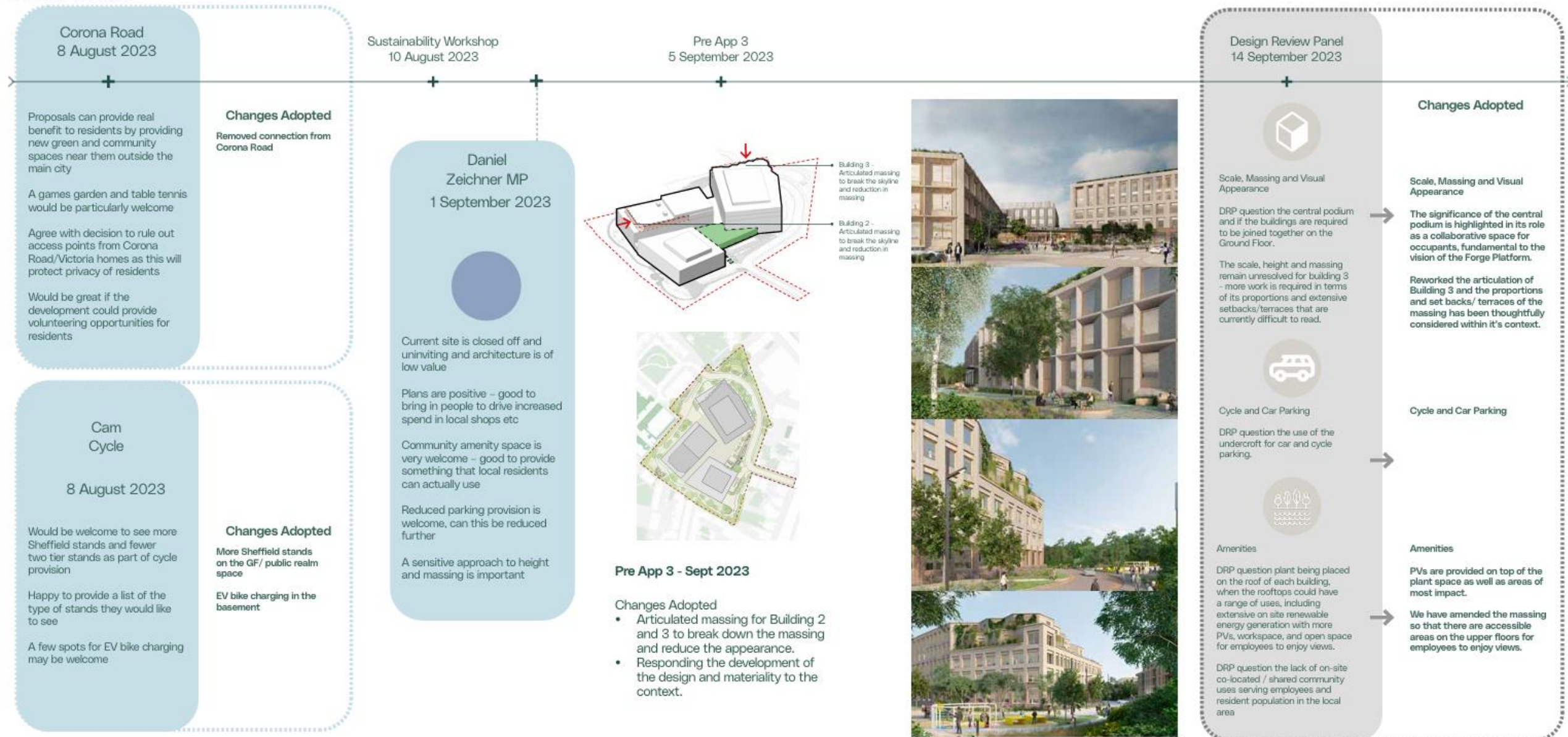
Design Evolution - Stakeholder Engagement

Overall Timeline



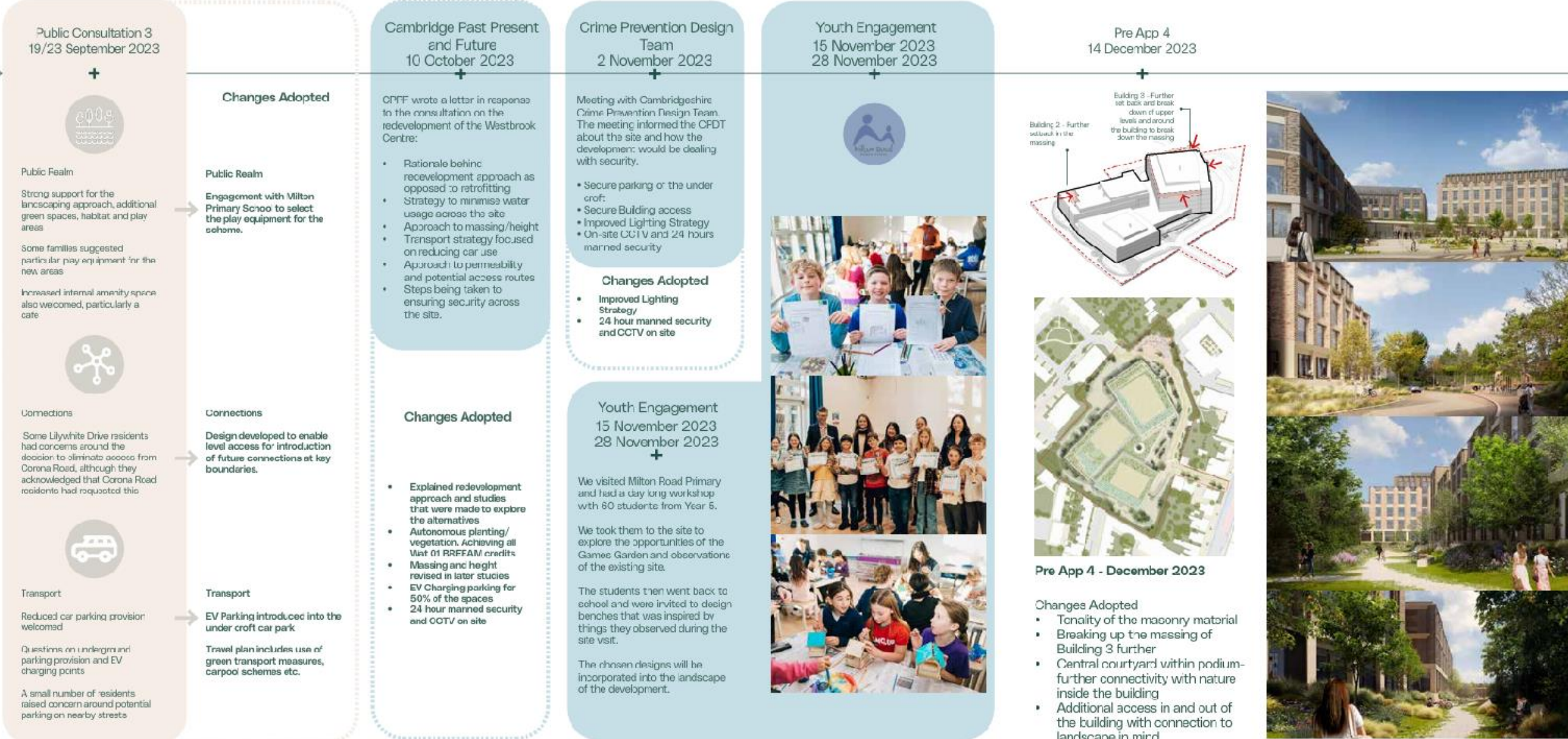
Design Evolution - Stakeholder Engagement

Overall Timeline

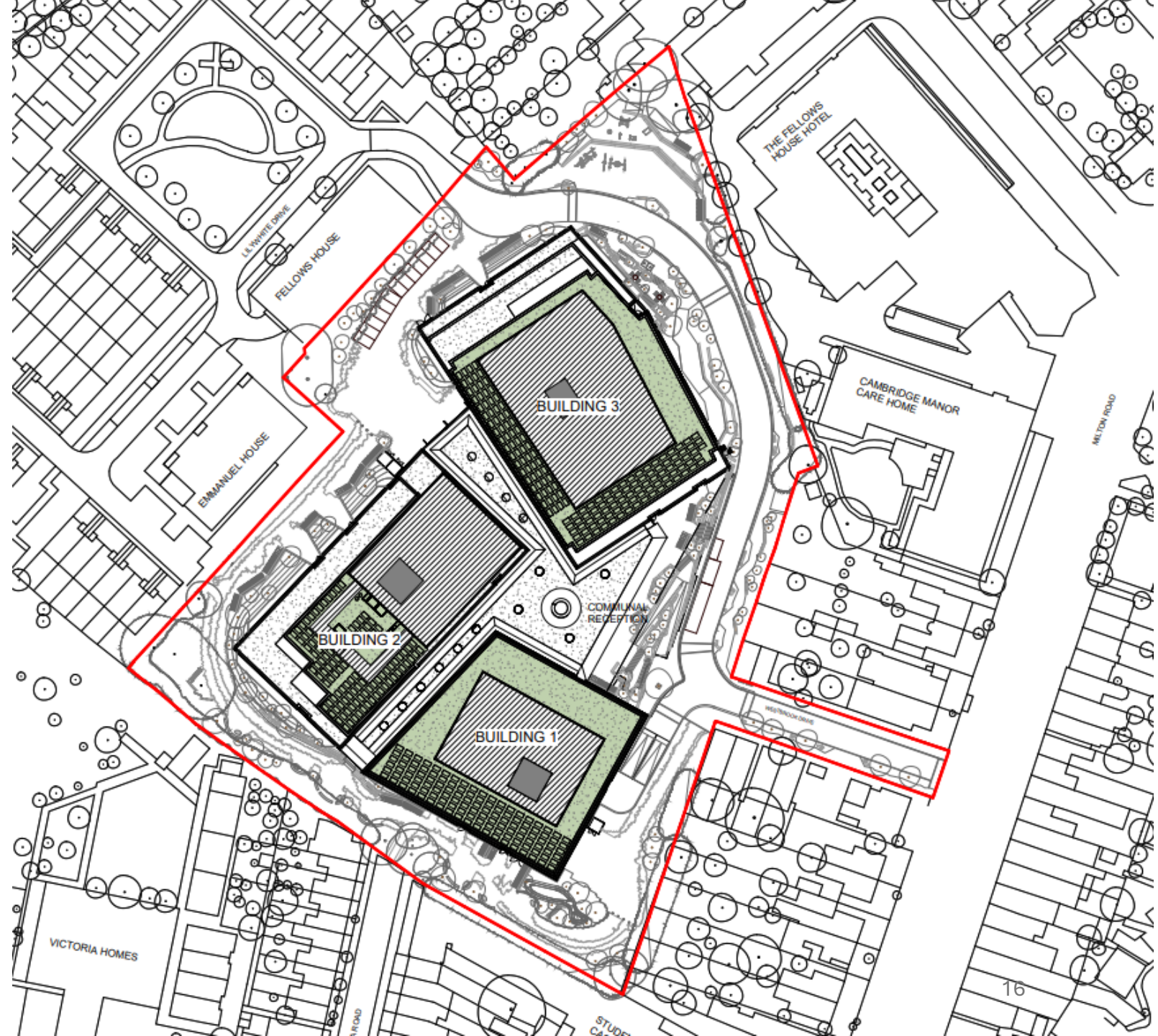


Design Evolution - Stakeholder Engagement

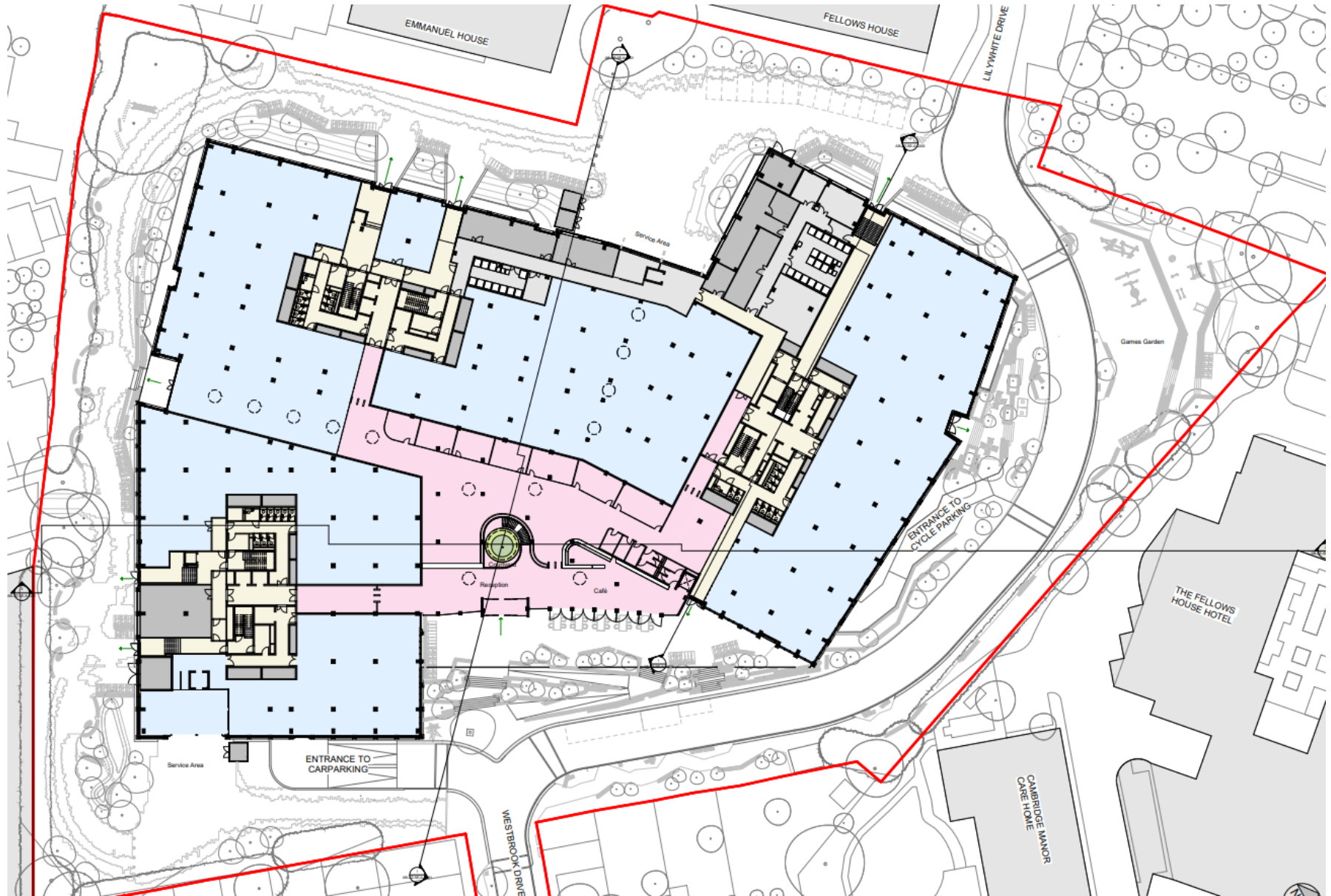
Overall Timeline



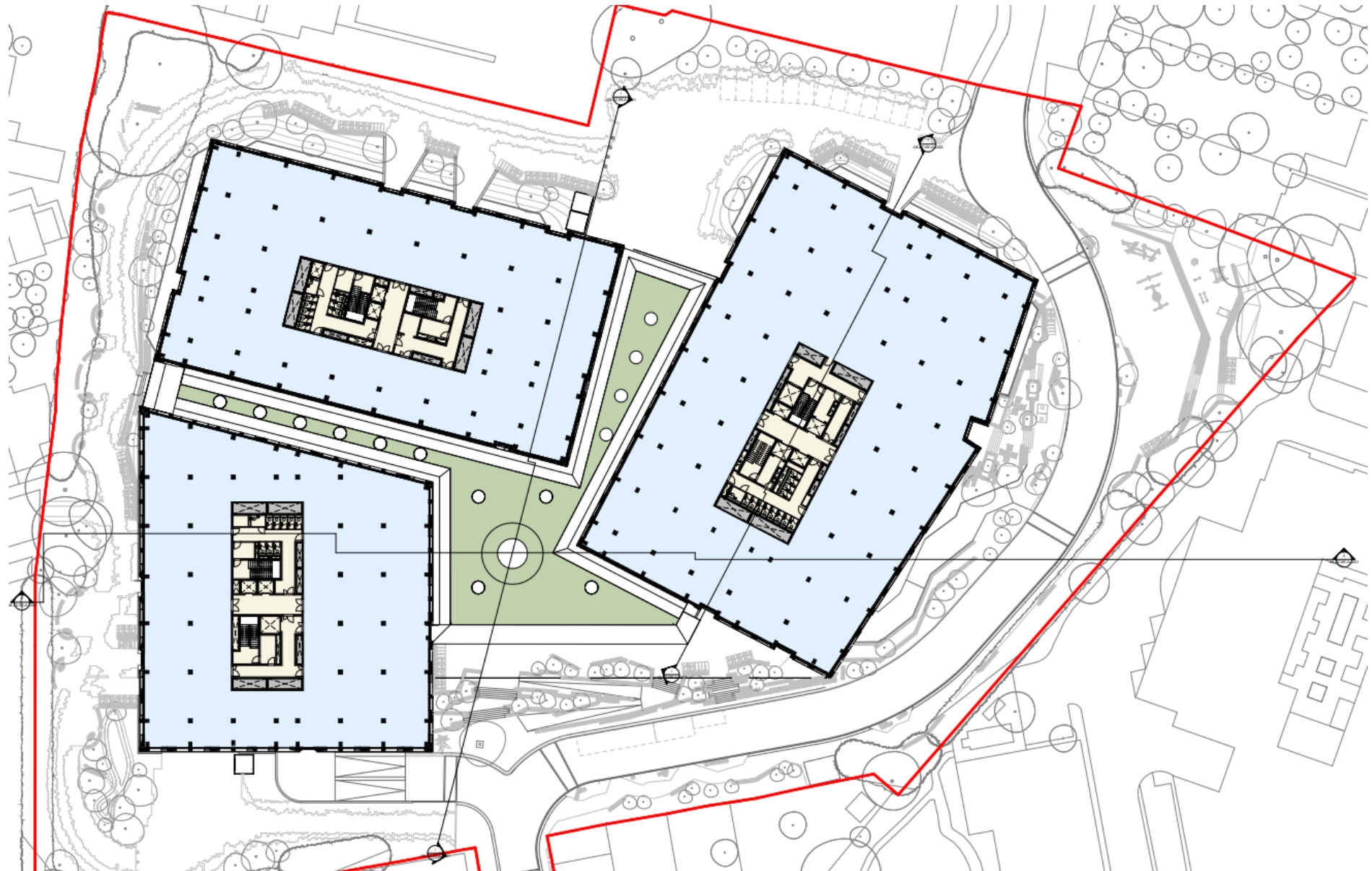
Proposed site plan



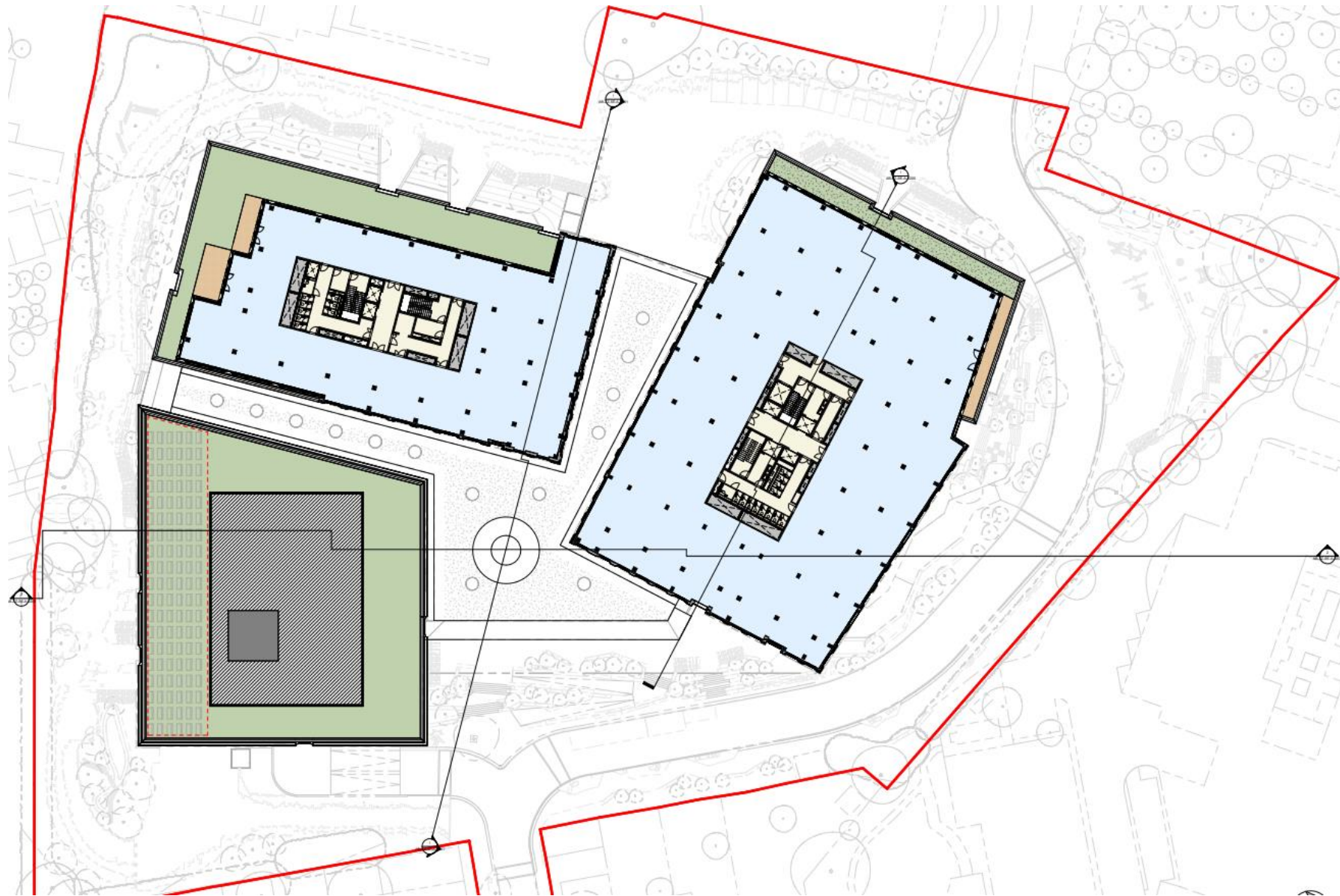
Proposed ground floor



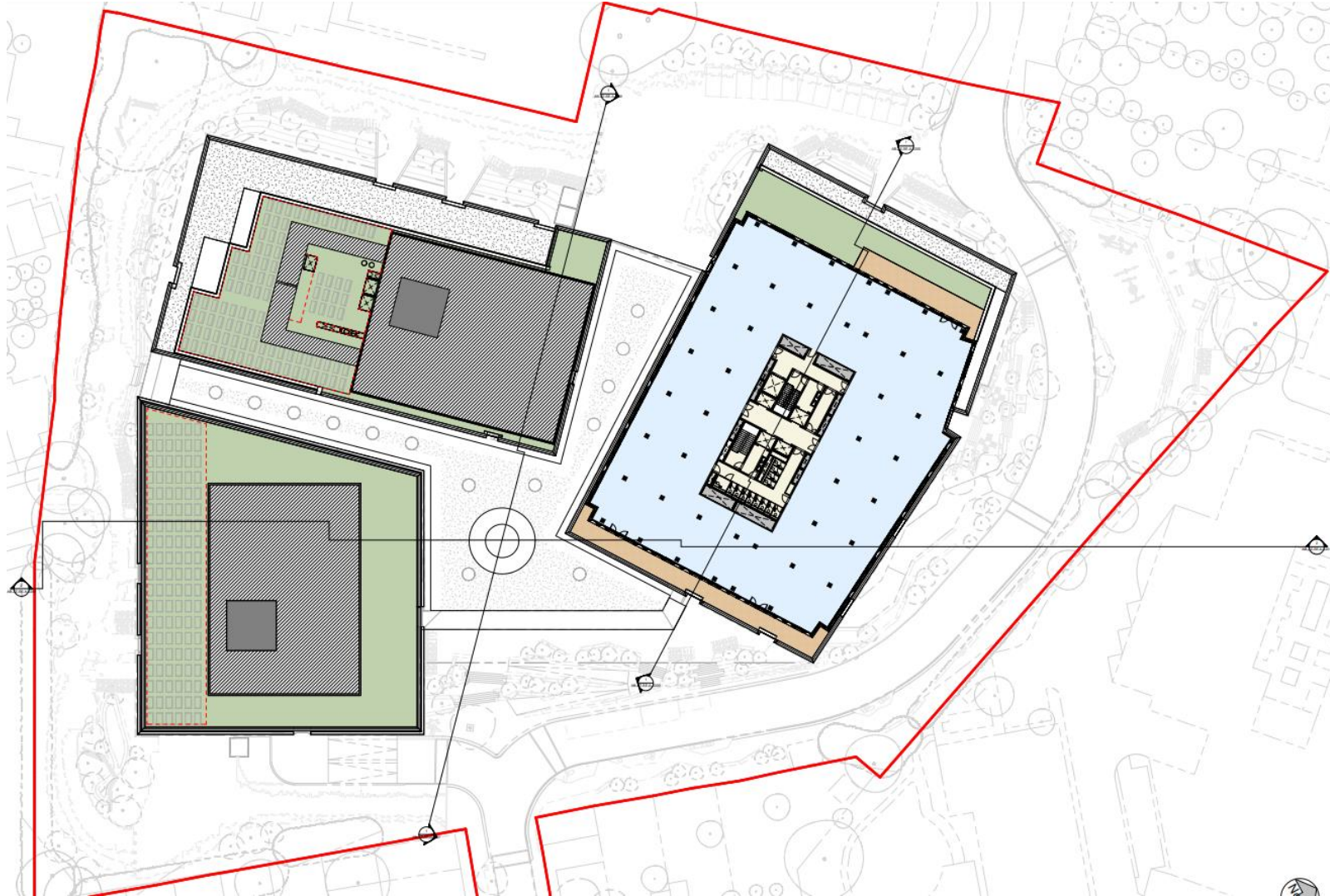
Proposed 1st- 2nd floor



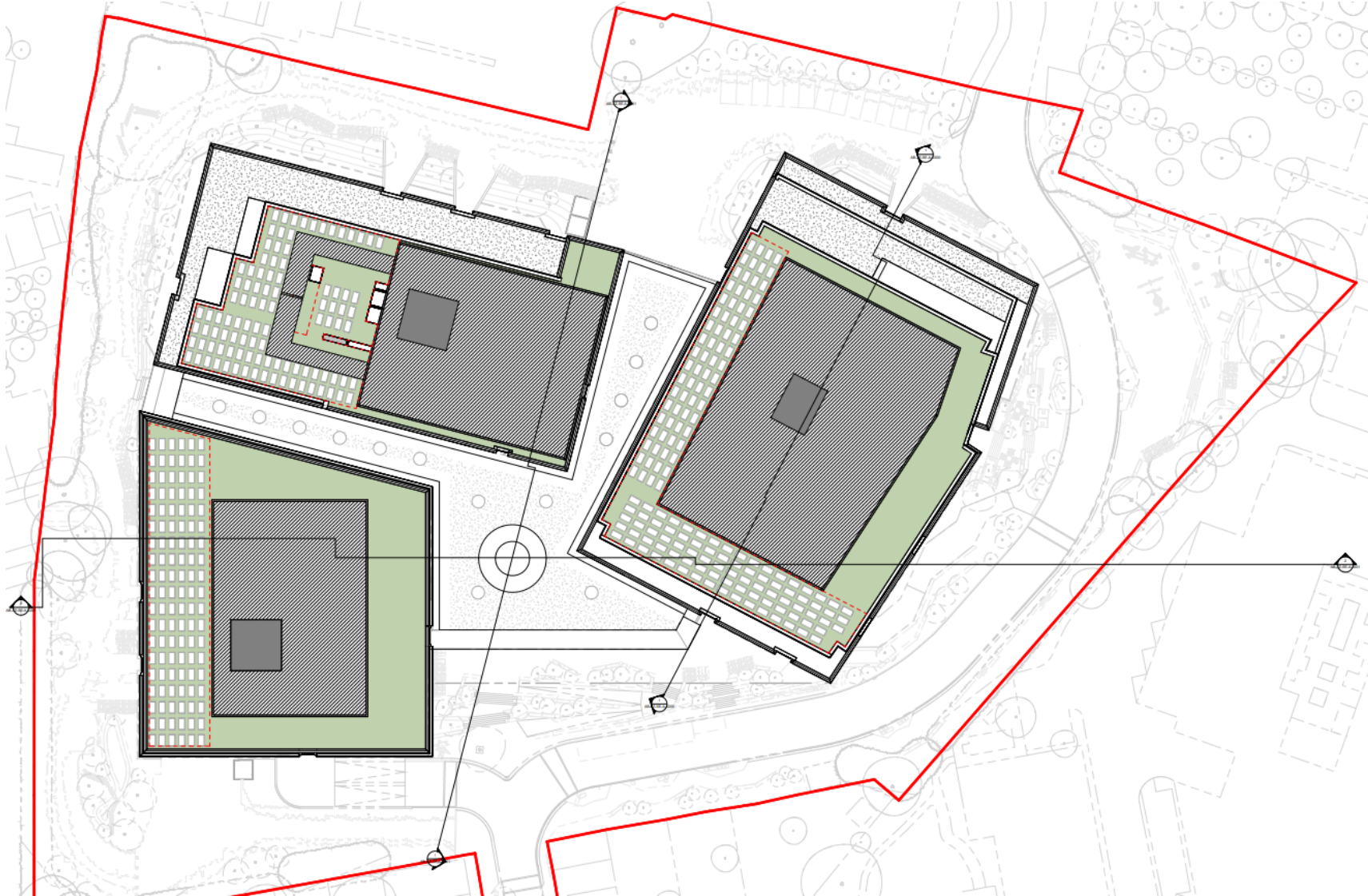
Proposed 3rd floor



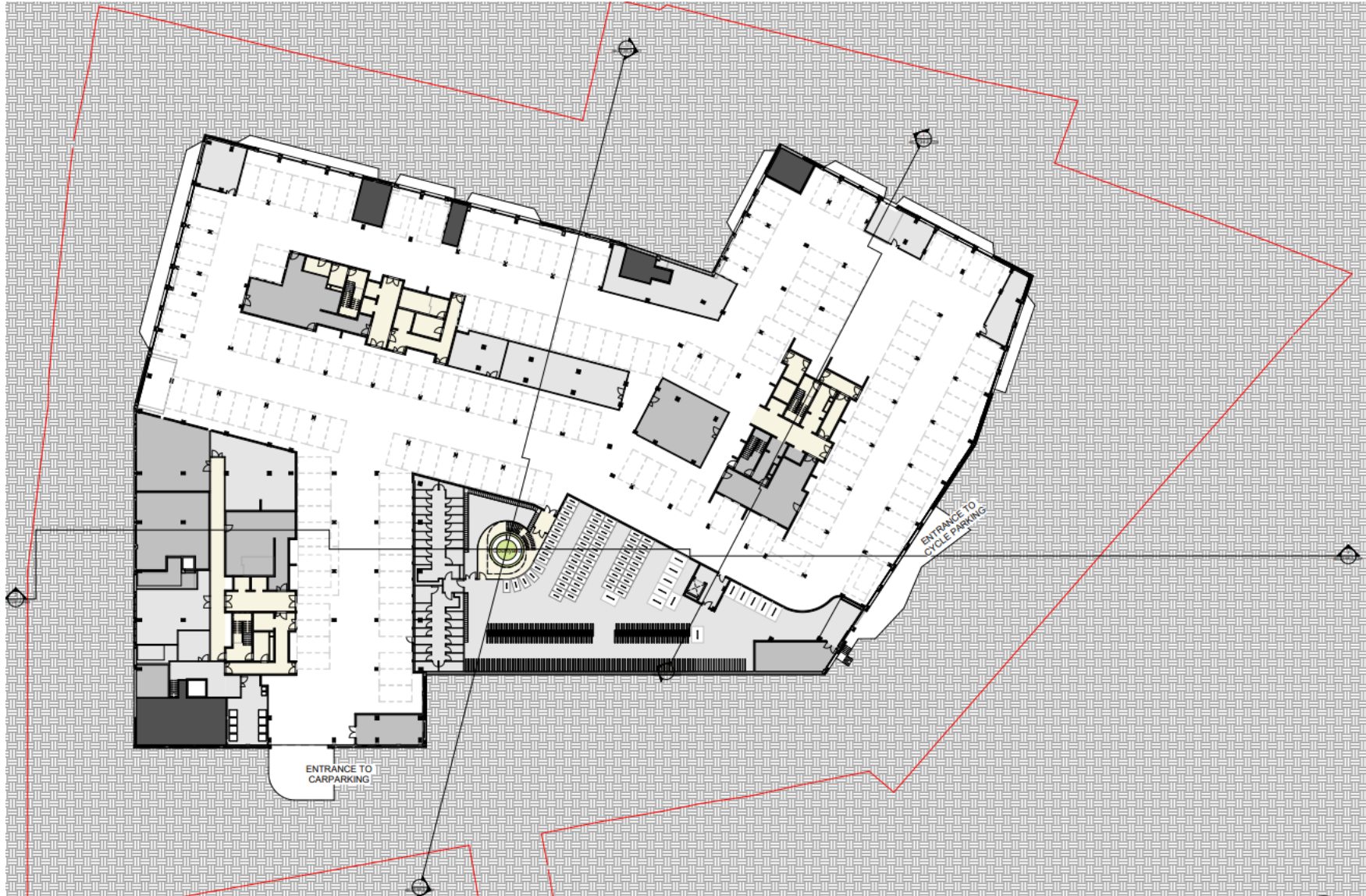
Proposed 4th floor



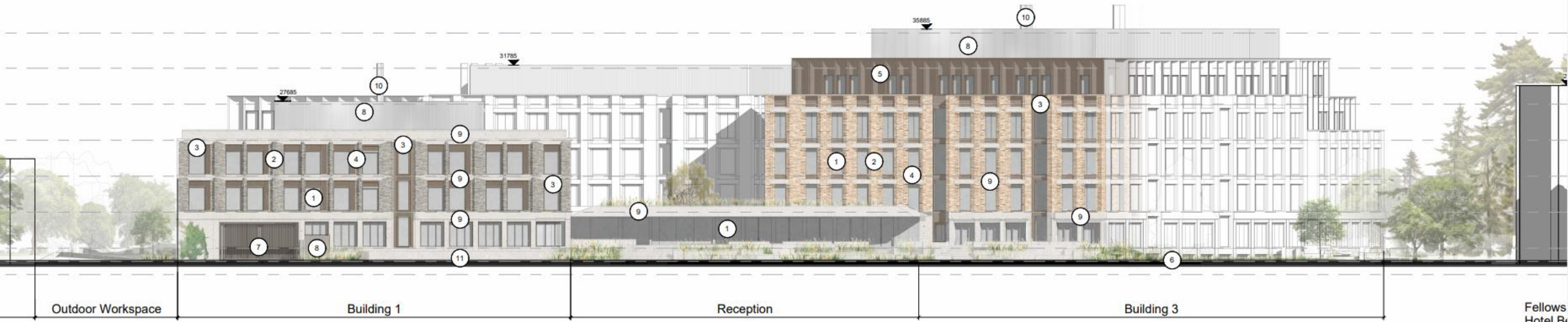
Proposed roof plan



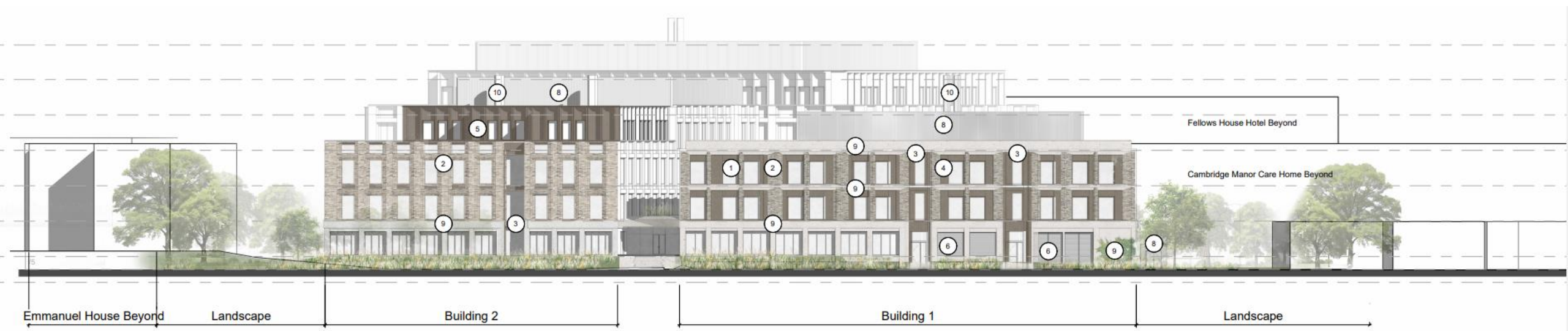
Proposed undercroft plan



Proposed east elevation (towards Milton Road)



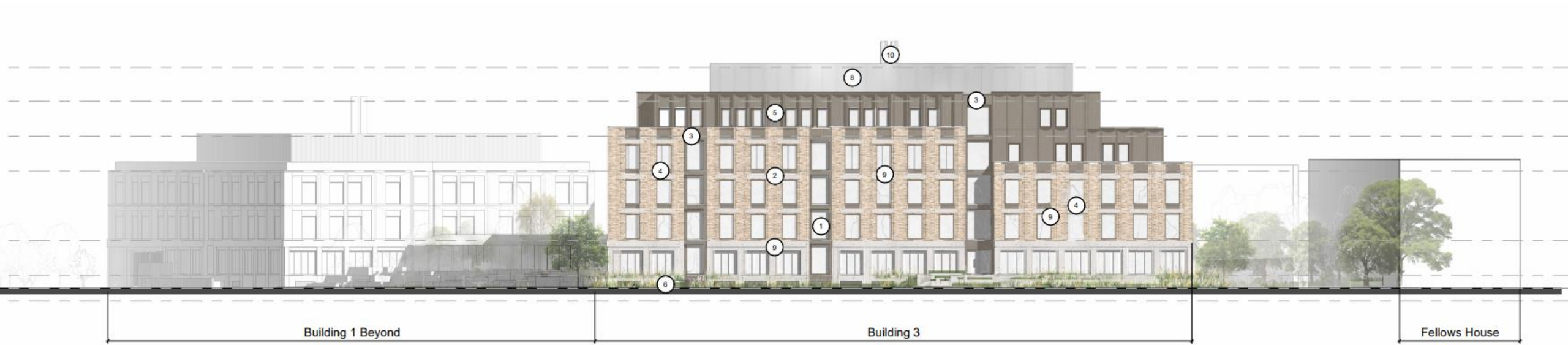
Proposed south elevation (towards Victoria Road)



Proposed west elevation (towards Lilywhite Drive)



Proposed north elevation (towards Gilbert Road)



Use & Layout

Although focused on the Life Science community the proposals deliver a wide variety of uses for the benefit of the occupants and the community. These include 4 character publicly accessible garden spaces, a public cafe, electric scooter station, EV charging spaces, hireable meeting rooms, secure cycle parking and a concealed undercroft car park. The following pages describe how these spaces are arranged.



1 Arrival



2 Collaboration



3 Outdoor Working



4 Spaces to Dwell



5 Cafe



6 Play and Recreation



Summary

The final proposals, a result of iterative stakeholder engagement, collaborative working with GCSP officers and a rigorous design process, aim to deliver the optimum solution to meet the design brief.

The proposals deliver:

- A Best-in class life science development, a key Life Science node within a wider high impact platform of Forge_KN sites within the Golden Triangle.
- Over 1000 full-time jobs and an inspirational place to work that promotes health, happiness, and well-being for occupants, visitors and local residents
- Sensitively designed architecture building on the local vernacular and enhance the townscape
- 34,284 sqm new employment floorspace
- A c.12,000 sqft communal reception including public cafe
- 2.3 acres public realm including 4 character gardens for games, outdoor working, quiet resting and active leisure
- A BREEAM 'Excellent' development with an optimised Whole Lifecycle Carbon strategy designed for operational and climate adaptability with a +120 year life
- A water management strategy ensuring a 39% reduction in water usage on the site including rainwater harvesting to create an autonomously irrigated landscape
- A 33% reduction in car parking on site and an 86% reduction in parking at street level releasing land for use as public realm
- Omission of over half the vehicular carriageway within the site, and the pedestrian / cycle prioritisation of Westbrook Drive
- 864 cycle parking spaces with shower and changing facilities enabling a 75% mode share
- Accessible gardens, terraces and a games garden with step free access throughout including the undercroft secure cycle park
- An approximate total investment of £360 million



Illustration of the proposal including Building 1 & 2, the public gardens and outdoor working spaces

Landscape Masterplan

The landscape strategy is described in detail in the separate Landscape Management Strategy. The illustration on this page provides a general overview of how the public realm is arranged but also the private outdoor terraces on the upper levels of the buildings and the inaccessible brown roofs providing a variety of habitats for naturally colonising flora and fauna as well as space for three photovoltaic arrays.

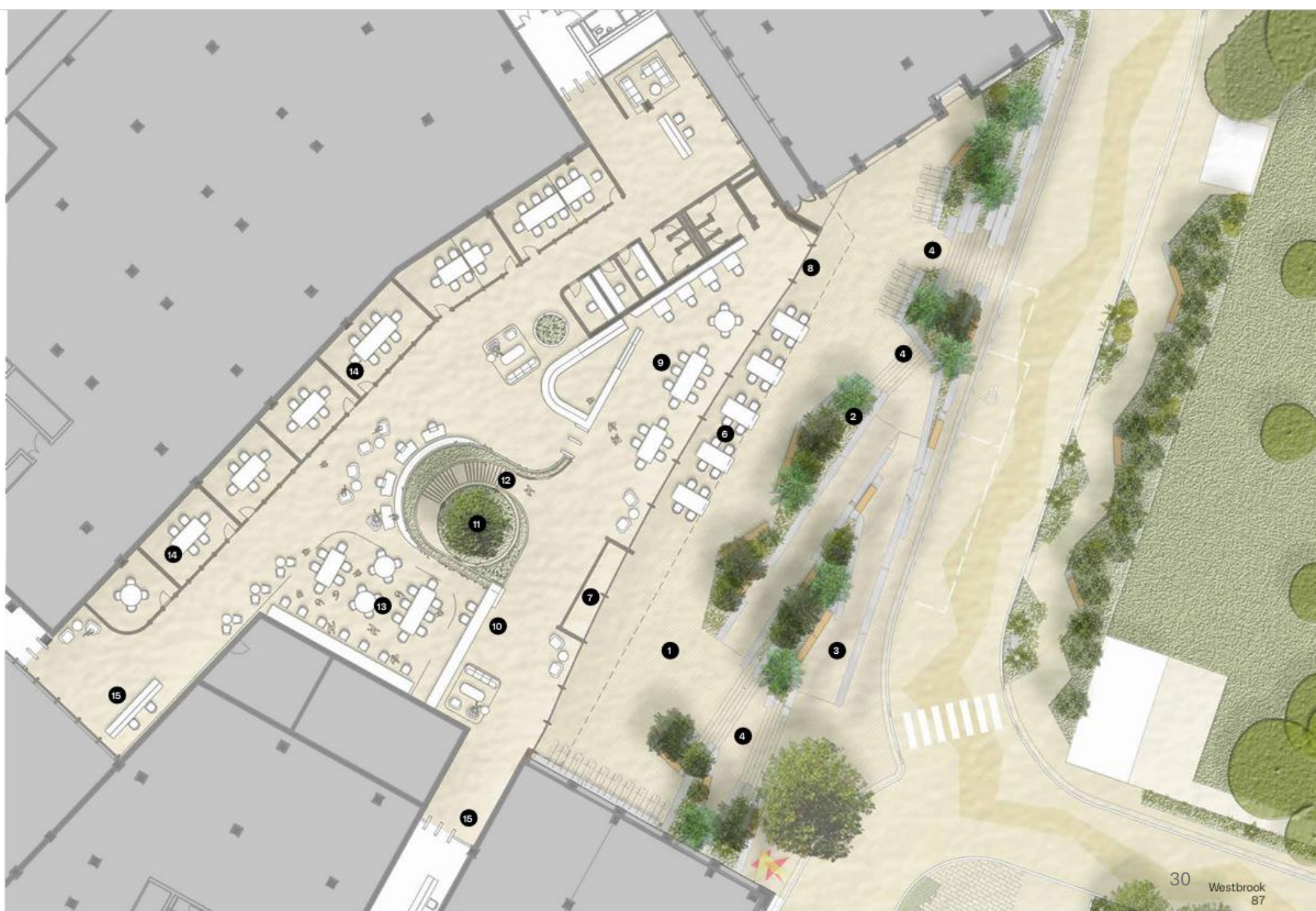
- 1 Arrival terrace
- 2 Steepe garden
- 3 Central courtyard
- 4 Meadow rain garden
- 5 Linear garden
- 6 Games garden
- 7 Green link
- 8 Outdoor workspace
- 9 Fitness features
- 10 Building entrances
- 11 Drop-off
- 12 Servicing zone
- 13 EV parking spaces
- 14 Cycle lane
- 15 Cycle entrance
- 16 Car park entrance
- 17 Public Cafe & entrance



Arrival Terrace & Reception

The adjacent plan describes the layout and uses contained within the communal reception

- 1 Arrival terrace
- 2 Steepe garden
- 3 Sloped path access
- 4 Stairs to entrance
- 5 Stairs to cafe
- 6 Outdoor cafe terrace
- 7 Main reception entrance
- 8 Public cafe entrance
- 9 Public cafe
- 10 Reception desk
- 11 Outdoor courtyard
- 12 Link to cycle store
- 13 Co-working / dual use space
- 14 Bookable meeting rooms
- 15 Individual building reception



Views - Communal Reception & Terrace



Bay Studies

The images on this page describe the final set of materials for each of the buildings and how they are expressed in a typical bay. The section on the right illustrates how the buildings' step back and that when they do they deliberately change material and articulation to moderate their changing scales. Further detail is available on the drawings submitted with the application.

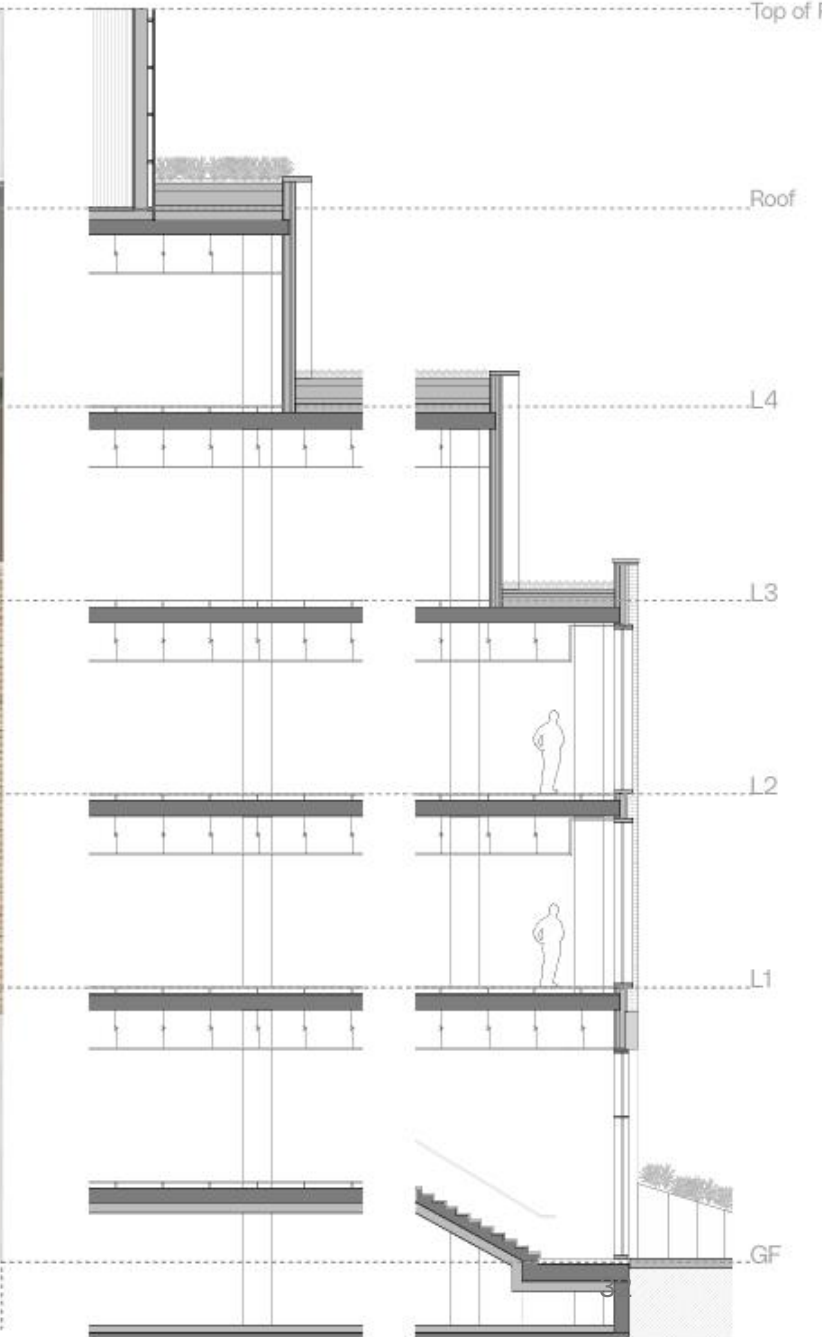
The following pages describe the external expression of the scheme in a series of illustrations.



02 01 03 04 05



02 01 03 05 04



Materials

- 01 Glass
- 02 Masonry
- 03 Coloured Metal Work
- 04 Stone
- 05 Plant Screen

Views - Arrival View From Milton Road

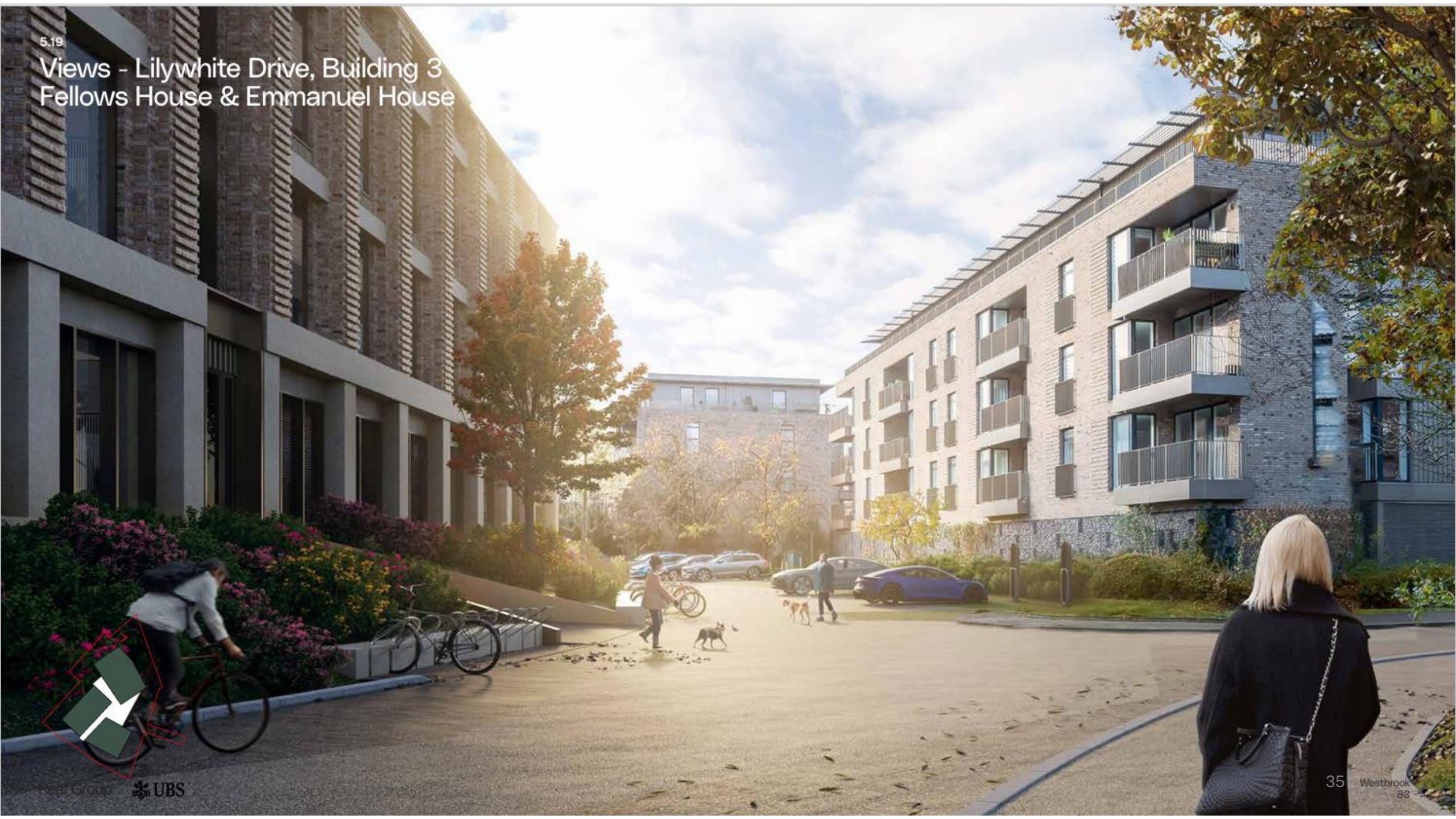


Views – Westbrook Drive Building 3 & Games Garden



5.19

Views - Lilywhite Drive, Building 3 Fellows House & Emmanuel House



Views - Linear Garden, Building 1 & 2



Views - Building 1, 2 & Outdoor Working



Planning Balance

Approval

Key material considerations

- boosting the supply of much needed office / R&D / lab space in a highly sustainable location
- creating of circa 1,050 Gross FTE jobs during operation, plus additional construction jobs
- an output in GVA terms of an estimated £113m per annum
- being of high-quality architectural design
- Public realm improvements including a new public play and games area
- Improving the outlook and daylight levels for some habitable rooms within Emmanuel House
- EV charging that can be used by the community
- Social outreach programme
- No harm to the character and appearance of the conservation area or other heritage assets
- delivering a modal shift to more sustainable and active transport modes
- providing high quality cycle parking designed
- BREEAM rating of 'Excellent'
- reducing in water use compared to the existing buildings
- Exceeding mandatory biodiversity net gain



Refusal

Key material considerations

- Loss of daylight to 2 habitable rooms within Emmanuel House

Officer
Recommendation:
Approve

23/04191/REM Netherhall Farm, Wort' Causeway, Cambridge

Approval of matters reserved for layout, scale, appearance and landscaping following outline planning permission 20/01972/OUT for the erection of 200 new residential dwellings with associated infrastructure works, including access (vehicular, pedestrian and cycle), drainage, public open space, and landscape and details required by conditions 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 20, 24, 28, 32 and 37 of the outline permission 20/01972/OUT. Environmental Impact Assessment was submitted with outline application 20/01972/OUT.

23/04191/REM *Netherhall Farm, Worts' Causeway* Site Location Plan



23/04191/REM Site Layout/Ground Floor Plan



23/04191/REM Street Elevations



Section B - part 1



Section B - part 2



Section A - part 1



Section A - part 2



23/04191/REM Planning Application
No: 23/04191/REM
Planning Officer: [Name]
For Planning
CALA



23/04191/REM Netherhall Farm, Worts' Causeway Site Layout



23/04191/REM Netherhall Farm, Worts' Causeway Elevations facing principal street and Worts' Causeway



23/04191/REM Netherhall Farm, Worts' Causeway Illustrations – facing Worts' Causeway and eastern edge

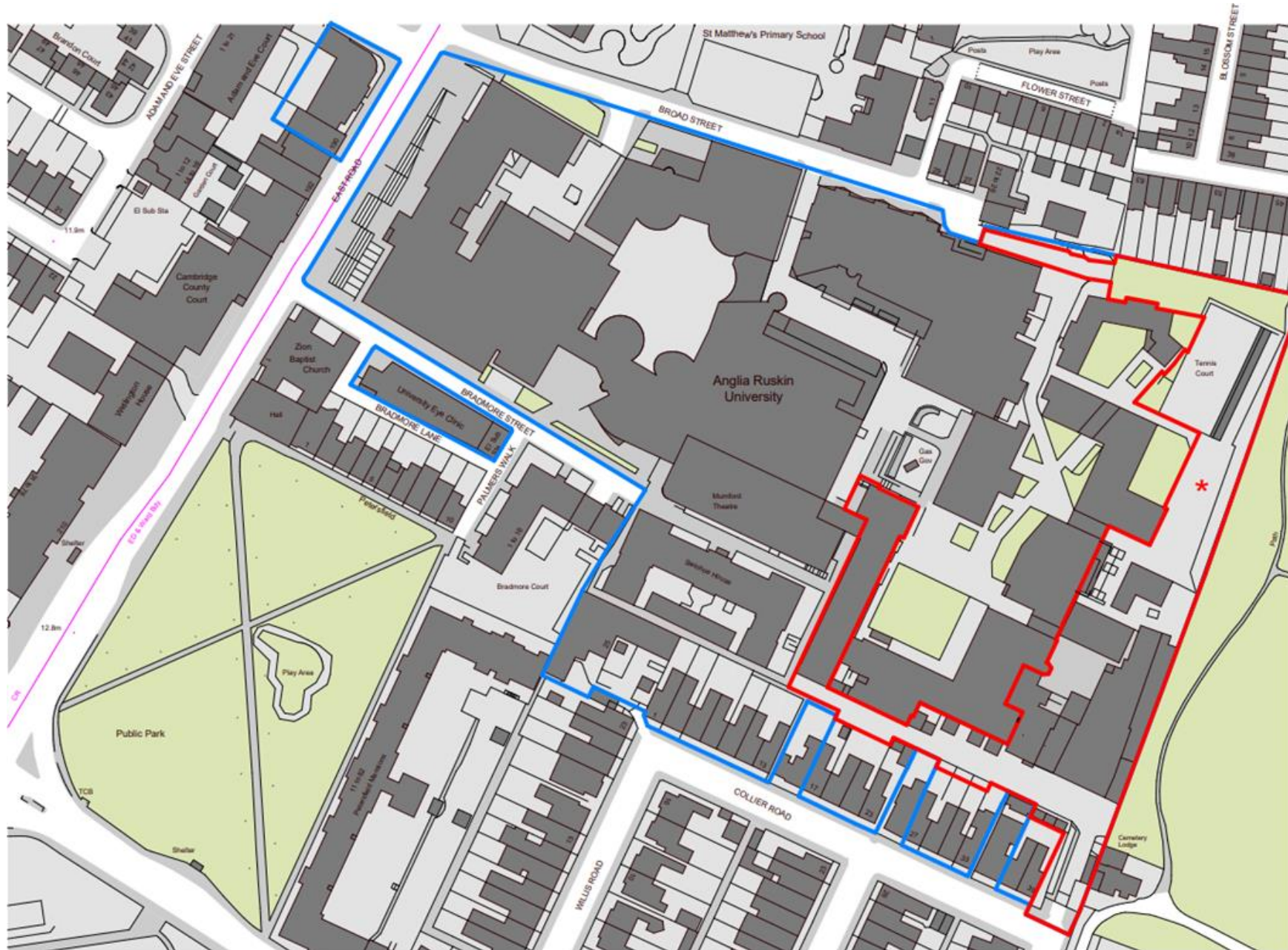


23/03907/FUL

Demolition of Webb building, erection of new film and tv building, relocation of annexe building, alterations to Coslett and Ruskin buildings (to include new facades to coslett, pv panels, air source heat pumps and plant) and external works.

Anglia Ruskin University, East Road, Cambridge

Site Location Plan



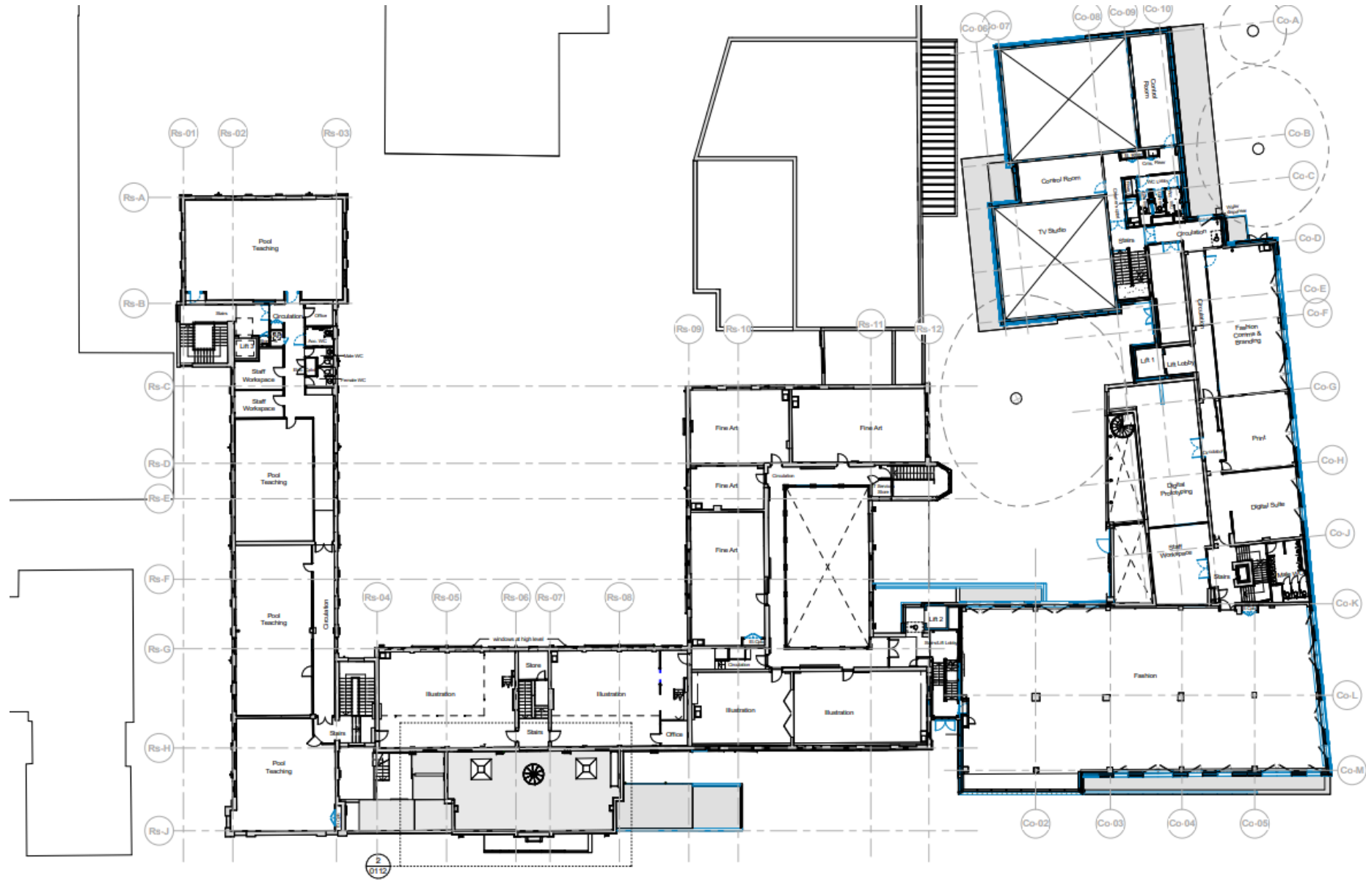
Proposed site plan



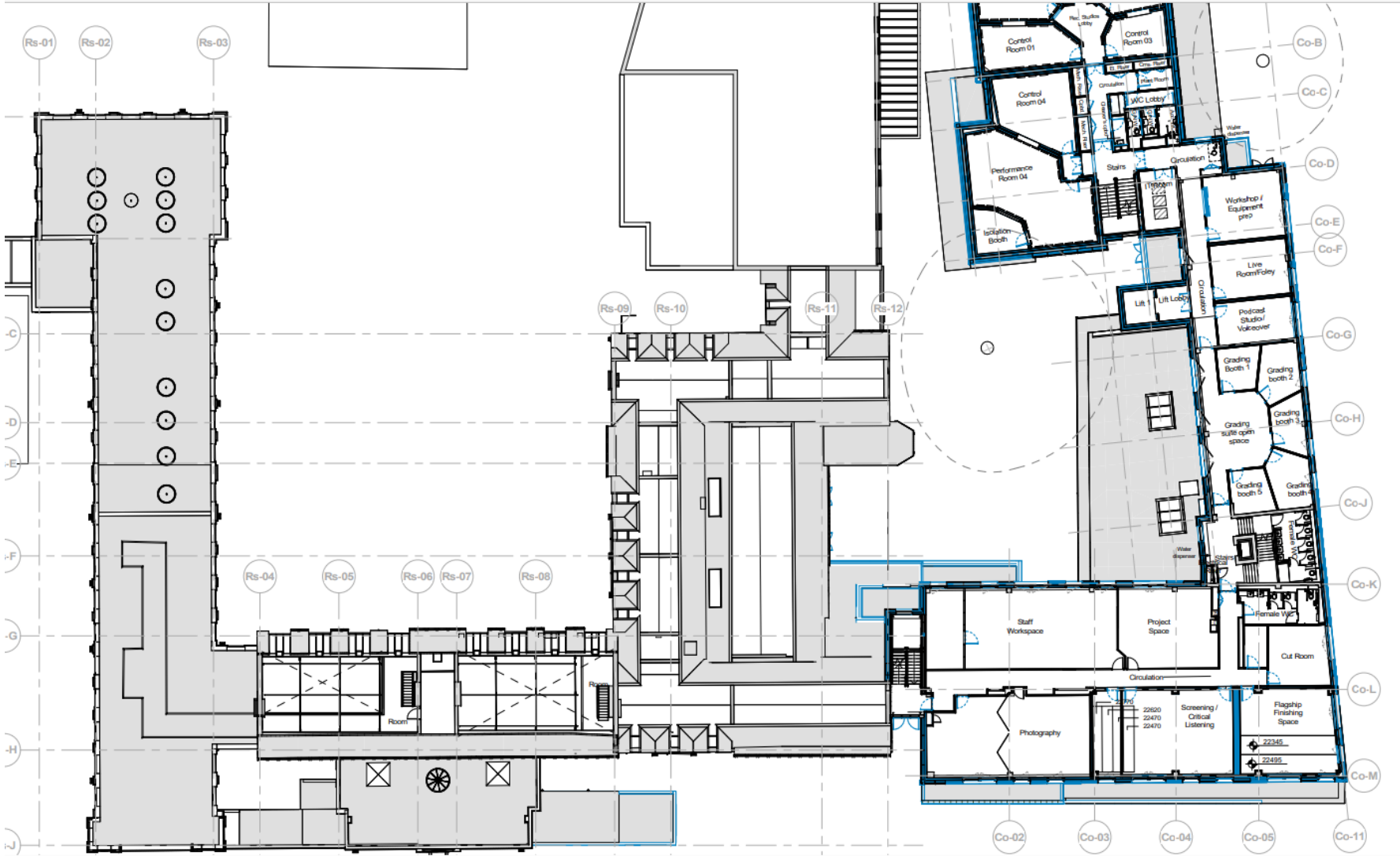
Proposed Ground Floor Plan



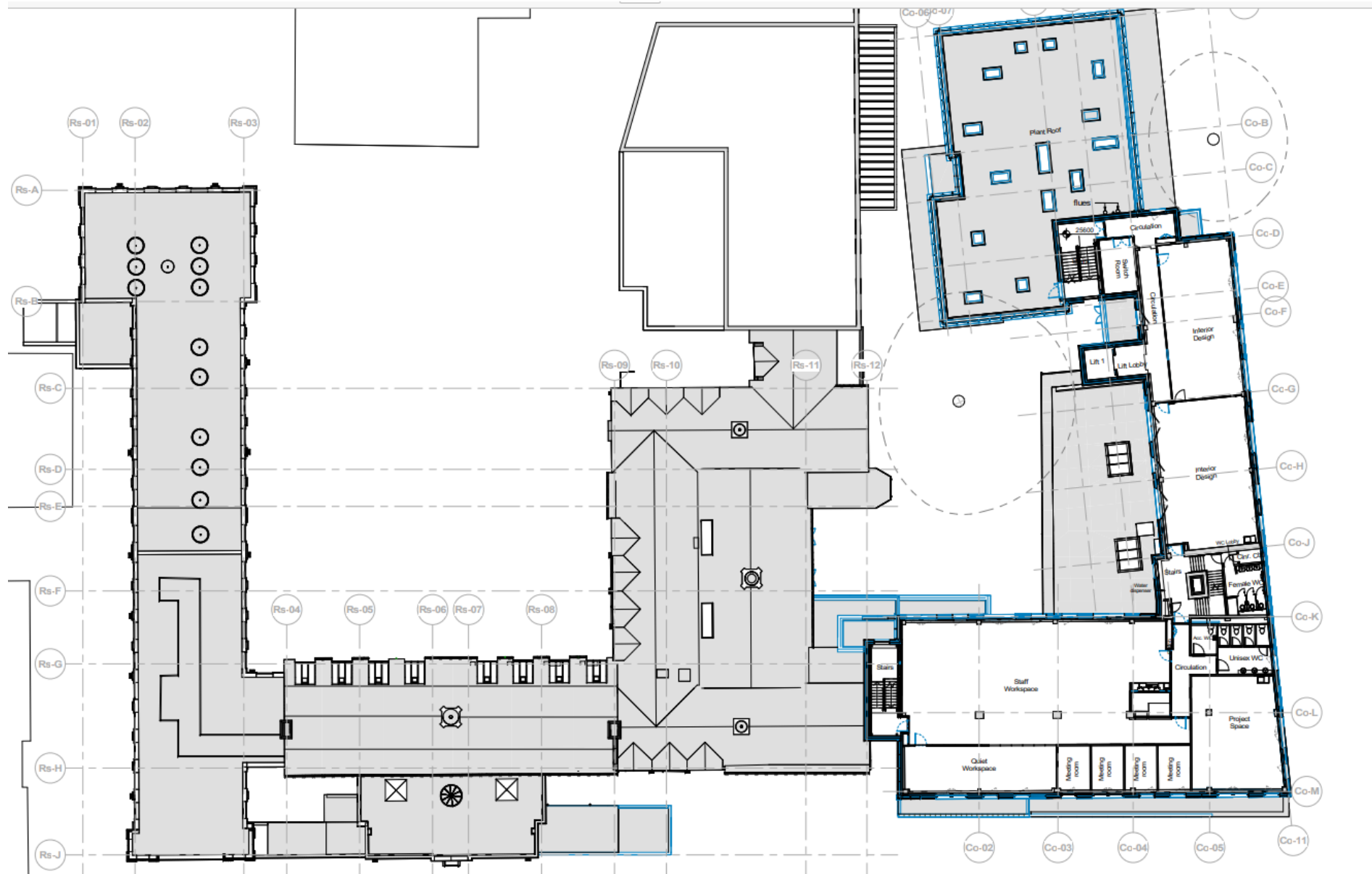
Proposed First Floor Plan



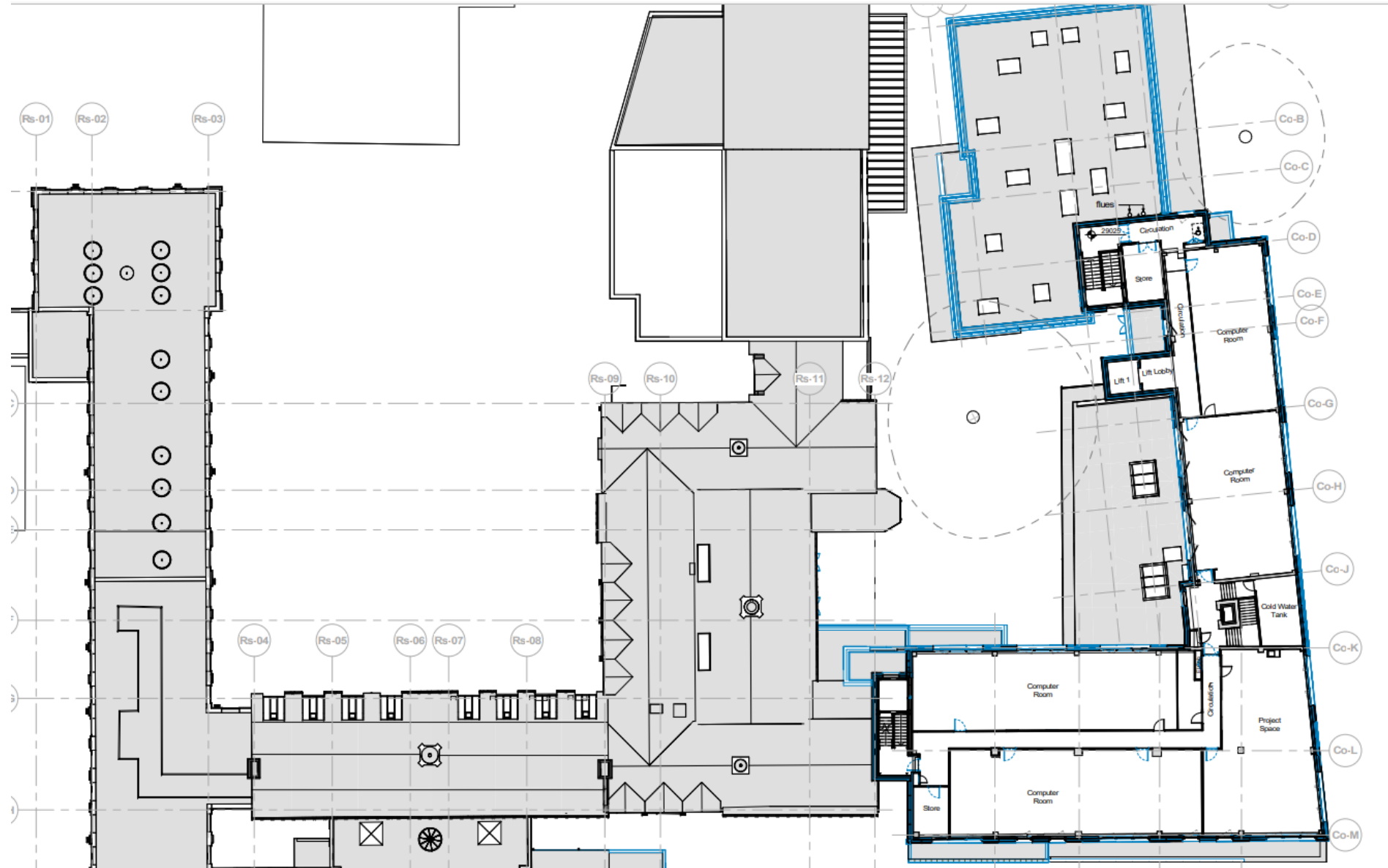
Proposed Second Floor Plan



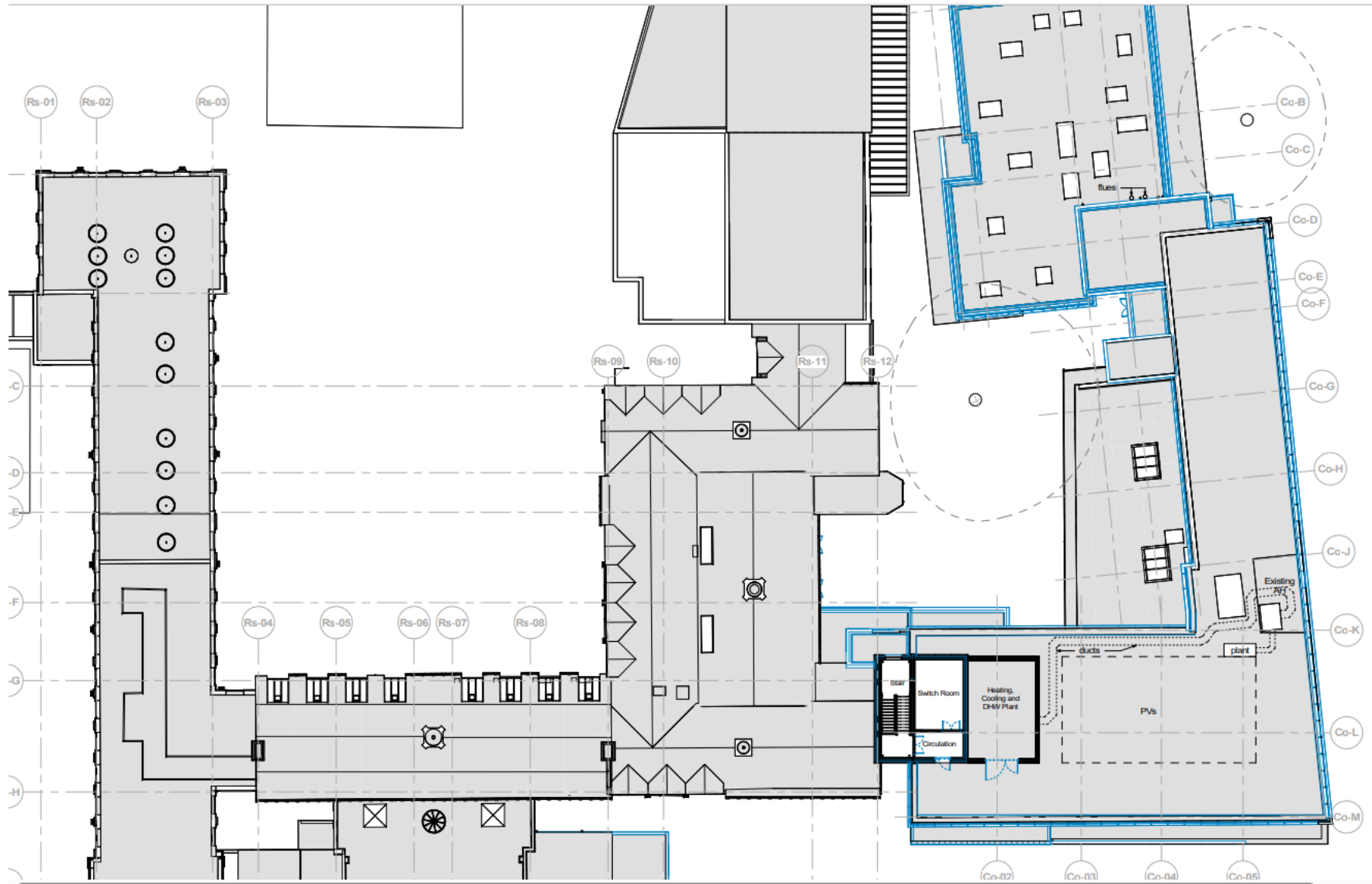
Proposed Third Floor Plan



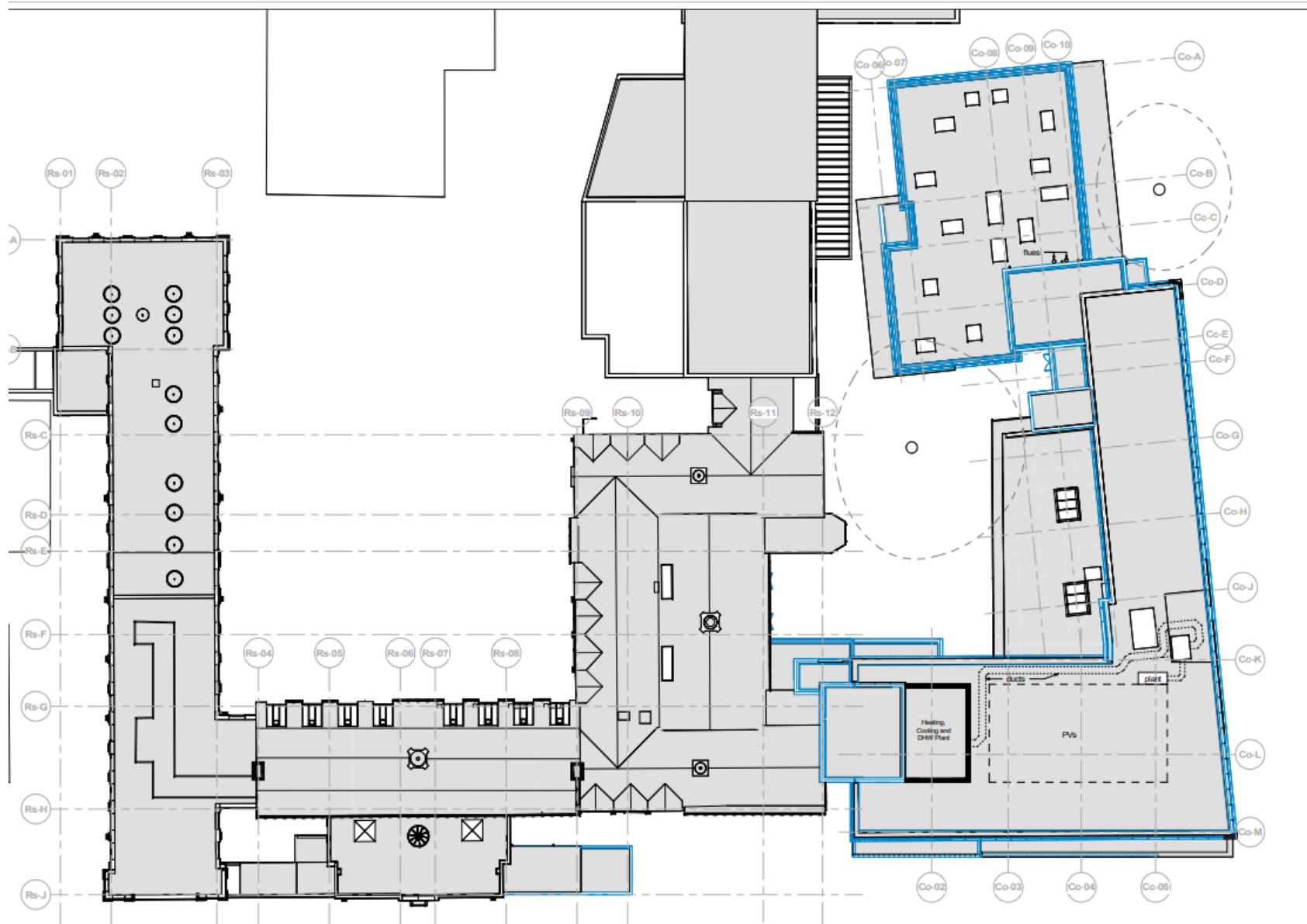
Proposed Fourth Floor Plan



Proposed Fifth Floor Plan



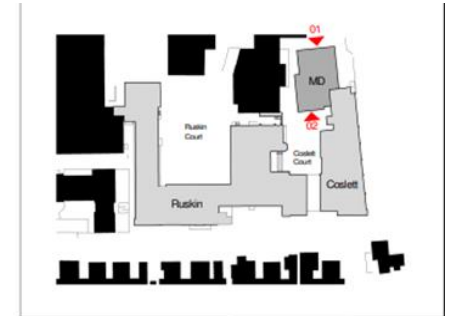
Proposed Roof Plan



Proposed North and South Media/Coslett Buildings

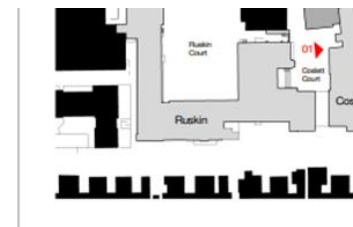
Legend

- 1 Flat aluminium cladding panel (RAL 7048 Pearl Mouse Grey) with fin detail (RAL 7044 Silk Grey)
- 2 Castellated aluminium cladding panel (RAL 7044 Silk Grey)
- 3 Profiled aluminium cladding panel (RAL 7048 Pearl Mouse Grey)
- 4 Flat aluminium cladding panel (RAL 7022 Umbra Grey Matt)
- 5 Proprietary framed composite panel external walling system
- 6 Glass reinforced concrete cladding panel (Ebony)
- 7 Glass reinforced concrete cladding panel (Off-White)
- 8 Flat aluminium cladding panel (RAL 7044 Silk Grey)
- 9 Seamed aluminium feature cladding to 'shop window' and canopies (bronze anodised)
- 10 PPC acoustic louvres to plant enclosure (RAL 7022 Umbra Grey Matt)
- 11 Brickwork to match adjacent walls
- 12 PPC louvred steel double door
- 13 Curtain walling with timber mullions and silicone joints
- 14 Curtain walling with aluminium mullions and caps
- 15 Glazed double door with glazed overpanel
- 16 Automatic glazed sliding doors
- 17 PPC steel double door
- 18 Mesh fence enclosure
- 19 PPC steel single door
- 20 Double glazed aluminium doors with side glazed panels
- 21 PPC pentapost framed acoustic enclosure
- 23 Glazed double swing doors



Proposed West Elevation Media/Coslett Building

m cladding panel (RAL 7022 Umbra Grey Matt)
 ramed composite panel external walling system
 oed concrete cladding panel (Ebony)
 oed concrete cladding panel (Off-White)
 m cladding panel (RAL 7044 Silk Grey)
 rinium feature cladding to 'shop window' and canopies (bronze anodised)
 2 louvers to plant enclosure (RAL 7022 Umbra Grey Matt)
 match adjacent walls
 steel double door
 ig with timber mullions and silicone joints
 ig with aluminium mullions and caps
 le door with glazed overpanel
 sized sliding doors
 ible door
 nclosure
 ight door
 d aluminium doors with side glazed panels
 at framed acoustic enclosure
 le swing doors



Proposed East Elevation Coslett/Media Buildings

- 4 Flat aluminium cladding panel (RAL 7022 Umбра Grey Matt)
- 5 Proprietary framed composite panel external walling system
- 6 Glass reinforced concrete cladding panel (Ebony)
- 7 Glass reinforced concrete cladding panel (Off White)
- 8 Flat aluminium cladding panel (RAL 7044 Silk Grey)
- 9 Seamed aluminium feature cladding to 'shop window' and canopies (bronze anodised)
- 10 PPC acoustic louvers to plant enclosure (RAL 7022 Umбра Grey Matt)
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- 13 Curtain walling with timber mullions and silicone joints
- 14 Curtain walling with aluminium mullions and caps
- 15 Glazed double door with glazed overpanel
- 16 Automatic glazed sliding doors
- 17 PPC steel double door
- 18 Mesh fence enclosure
- 19 PPC steel single door
- 20 Double glazed aluminium doors with side glazed panels
- 21 PPC pentapost framed acoustic enclosure
- 23 Glazed double swing doors



1 East Elevation_Proposed
1 : 100

Proposed South Elevation Coslett Building

(RAL 7044 Silk Grey)

(anodised)



Proposed South Elevation Ruskin Building



Proposed West Elevation Ruskin Building

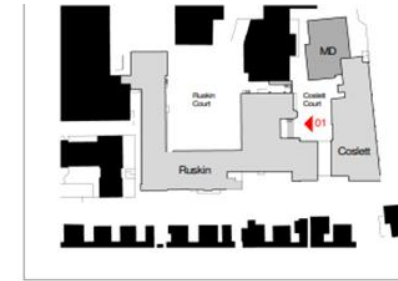


Proposed East Elevation Ruskin Building

18 Pearl Mouse Grey) with fin detail (RAL 7044 Silk Grey)
 7048 Pearl Mouse Grey)
 22 Umбра Grey Matt)
 emtal walling system
 el (Ebony)
 sl (Off-White)
 14 Silk Grey)
 'shop window' and canopies (bronze anodised)
 1 (RAL 7022 Umбра Grey Matt)

silicone joints
 and caps
 nel

to glazed panels
 are



Visualisations

Existing view from Coslett Court



58

Proposed view from Coslett Court



Proposed view from Coslett Court
59

Visualisations

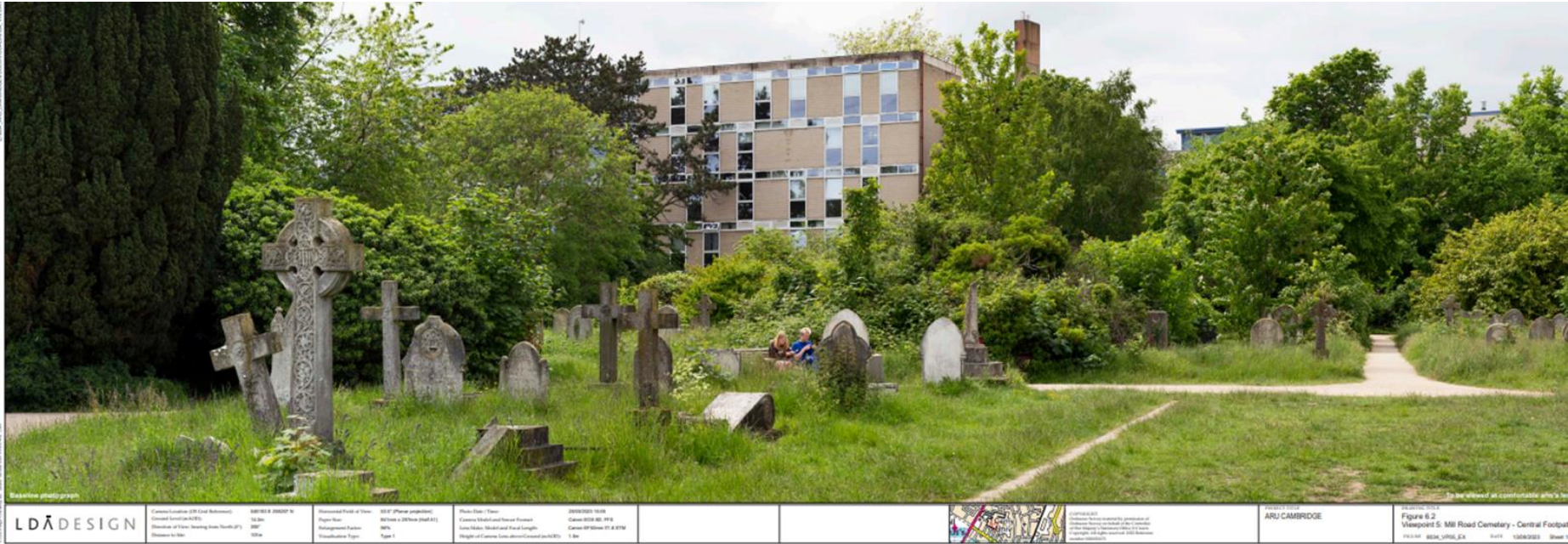
Existing view from Coslett Court



Proposed view from Coslett Court



Visualisations



Planning Balance

Approval

Key material considerations

- Enhancement of user accessibility within the site
- Redevelopment of existing buildings is considered to enhance the visual appearance of the site whilst preserving the character and appearance of heritage assets
- Sufficient mitigation measures are in place to minimise noise impact and are conditioned



Refusal

None

Officer

Recommendation:

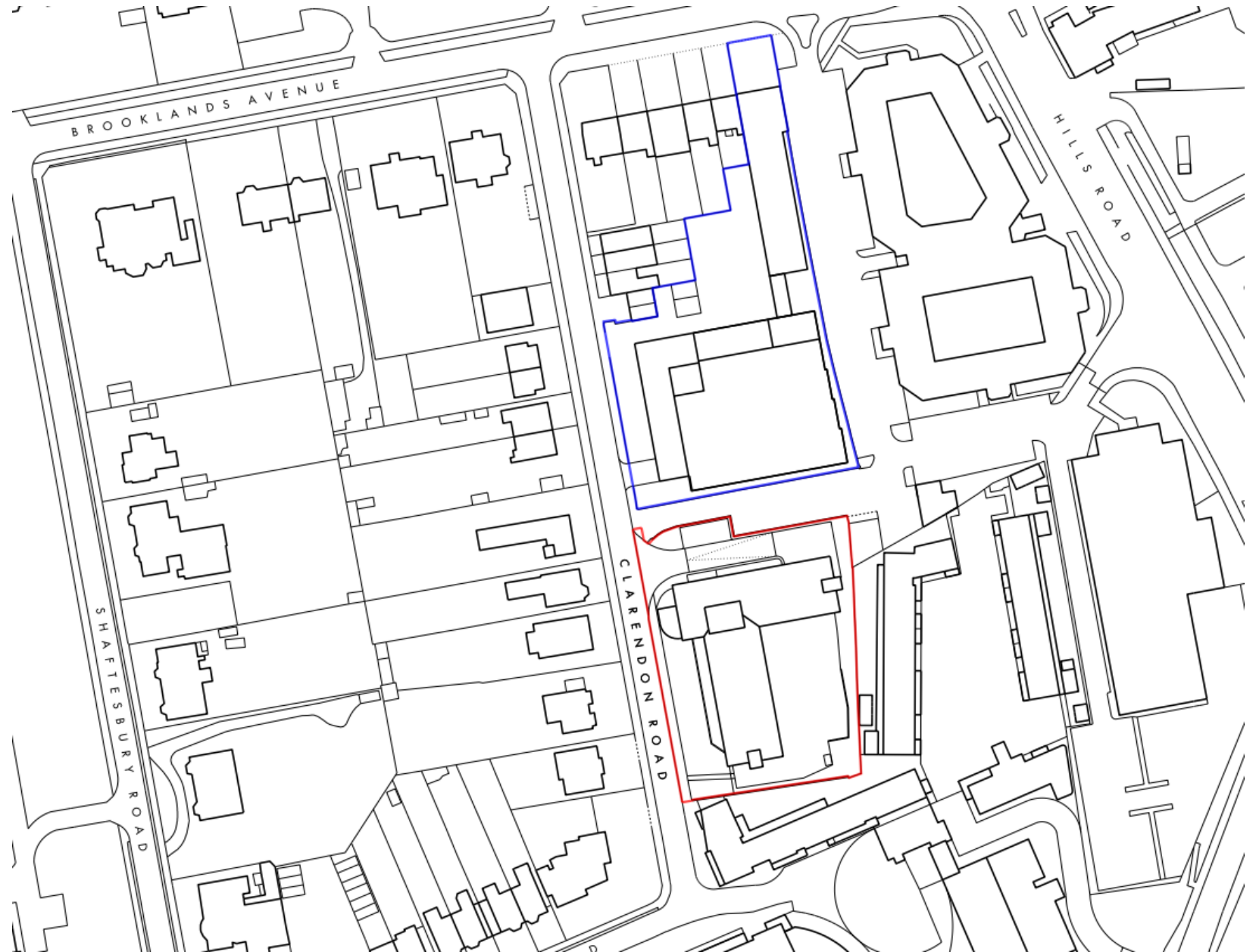
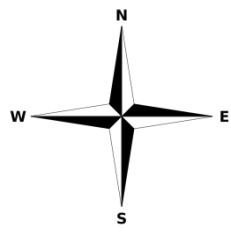
Approve

24/00889/FUL

Partial demolition, alterations and extensions to Clarendon House, new ramped vehicular access, delivery bay, cycle access and parking, landscaped rear deck, hard and soft landscaping, solar PVs, air source heat pumps, substation, utilities and other associated works

Clarendon House, Clarendon Road, Cambridge

Site Location Plan





1. Approach view off Milton Road towards Westbrook Drive



2. Existing ramp access and signage



3. View into the undercroft parking and adjacent ramp access to ground floor



4. Northern Surface Carparking

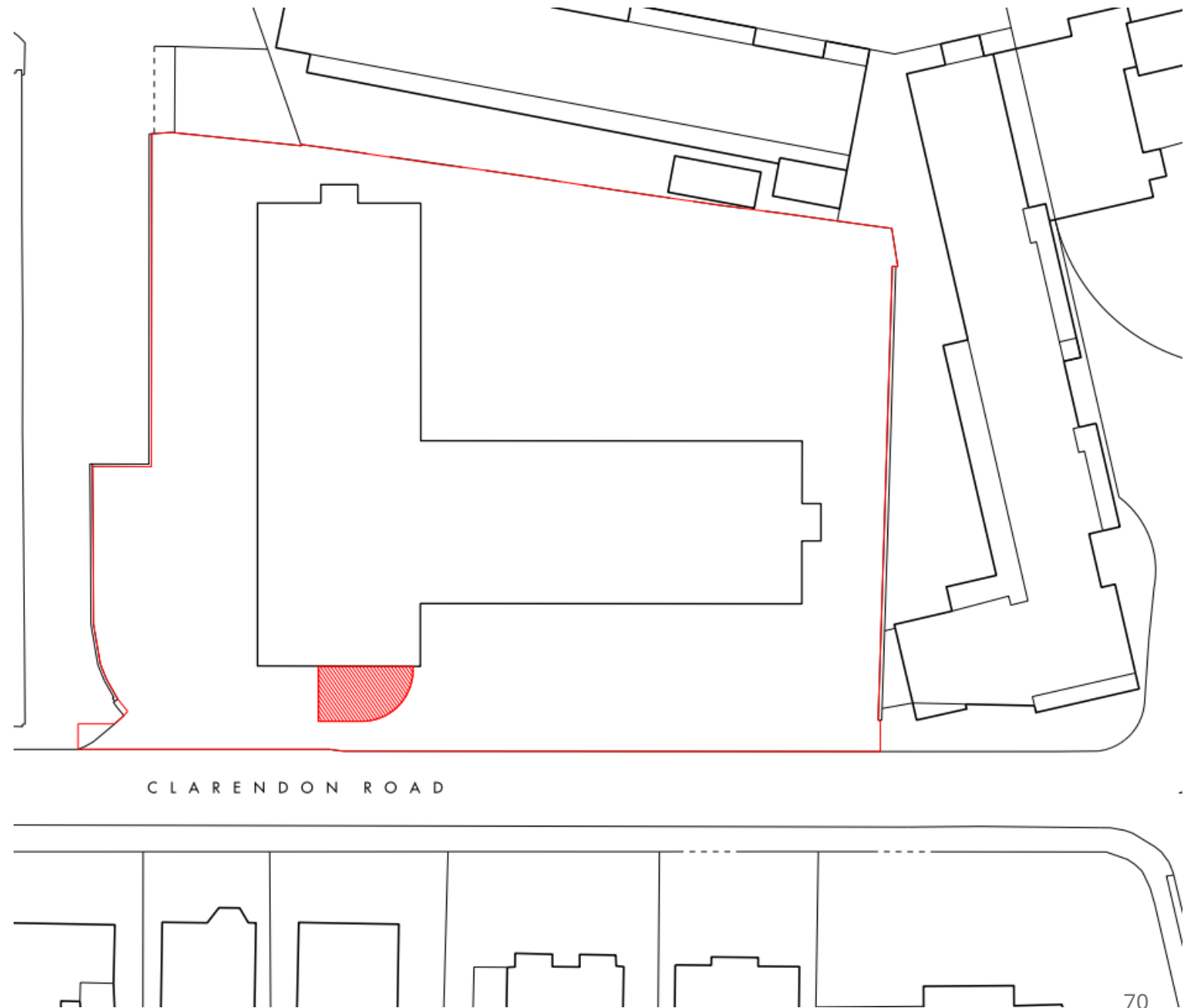


5. Southern Service Road



6. Central Courtyard

Demolition plan



Proposed site plan



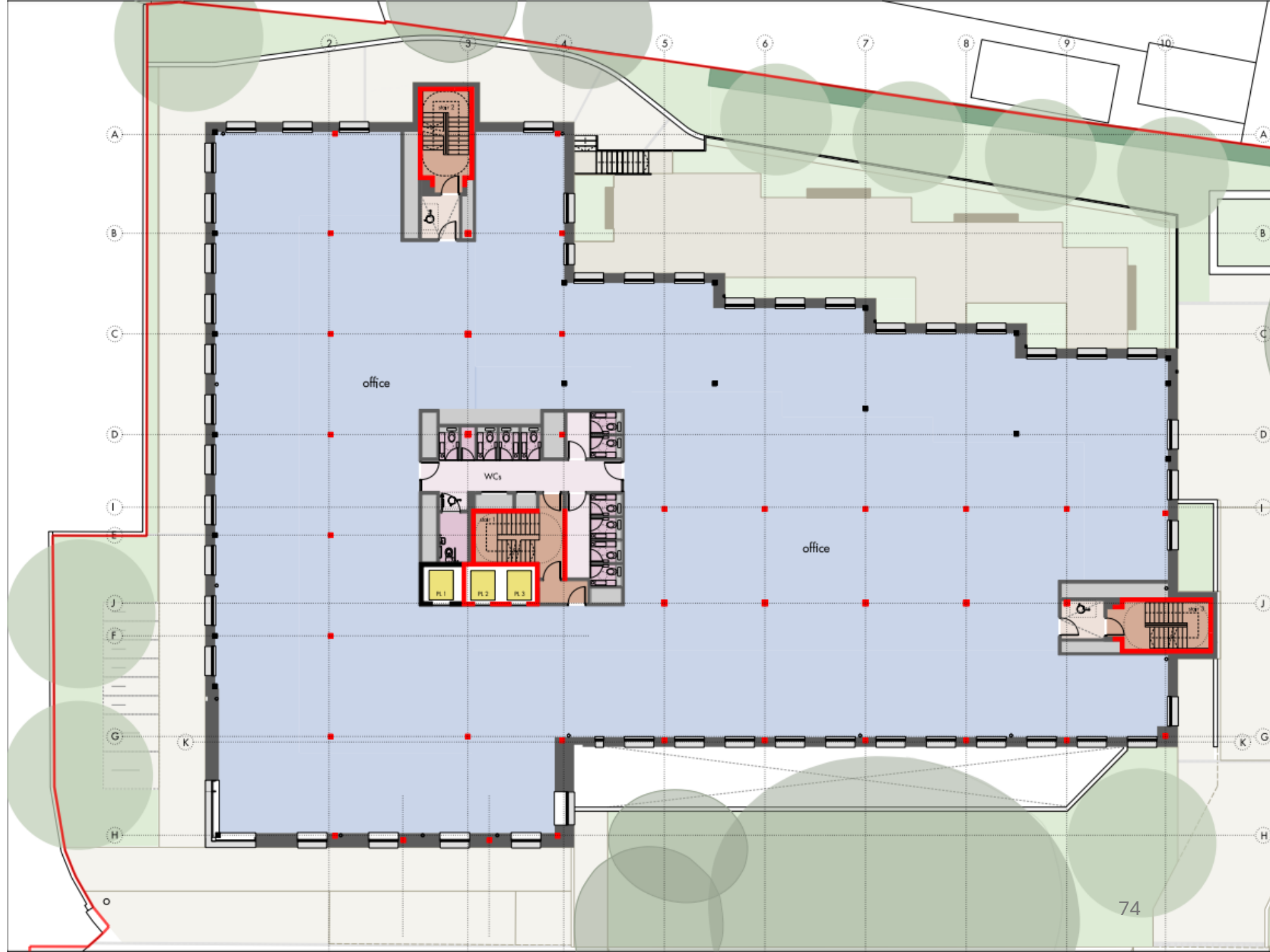
Proposed ground floor



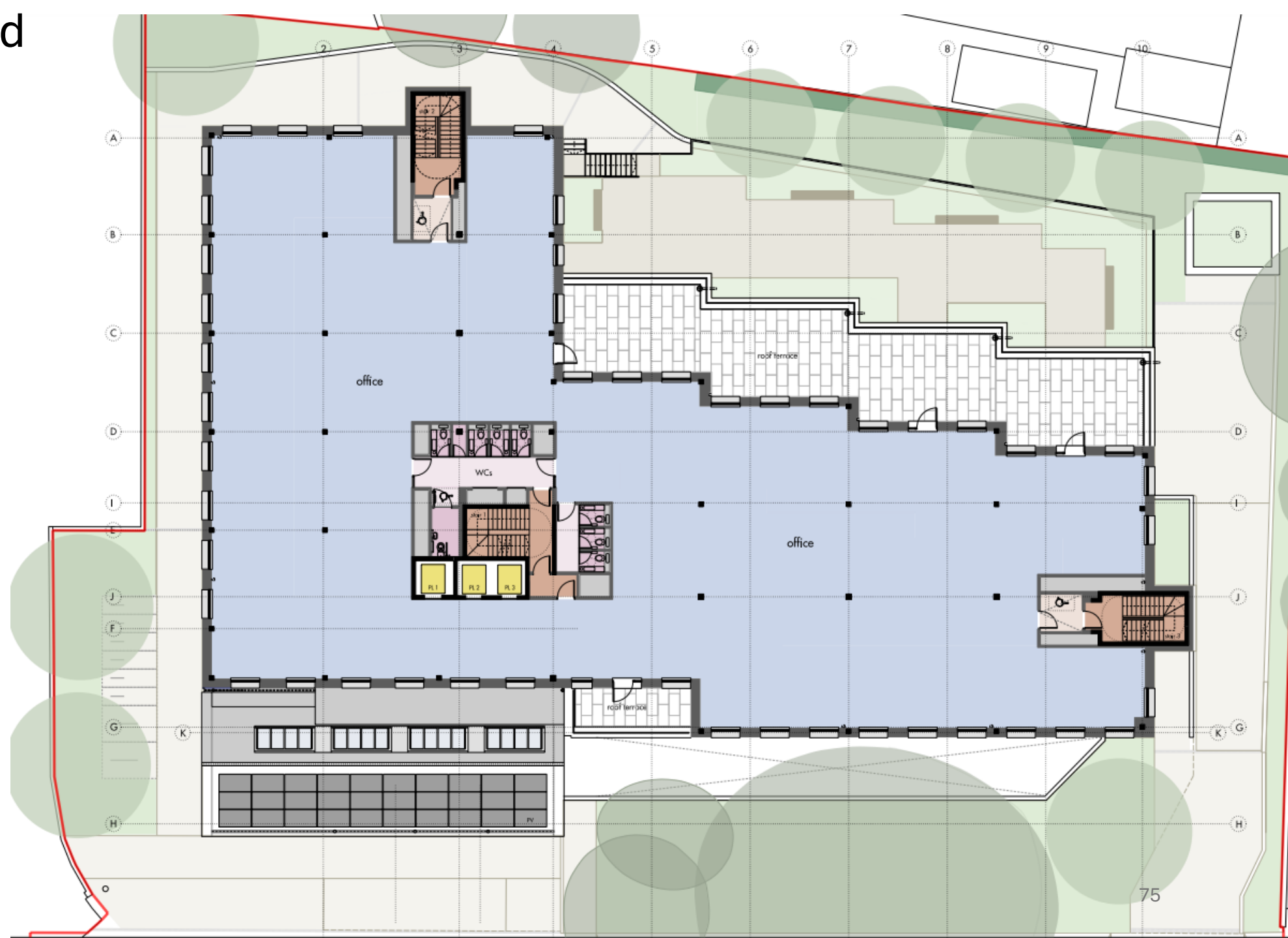
Proposed 1st floor



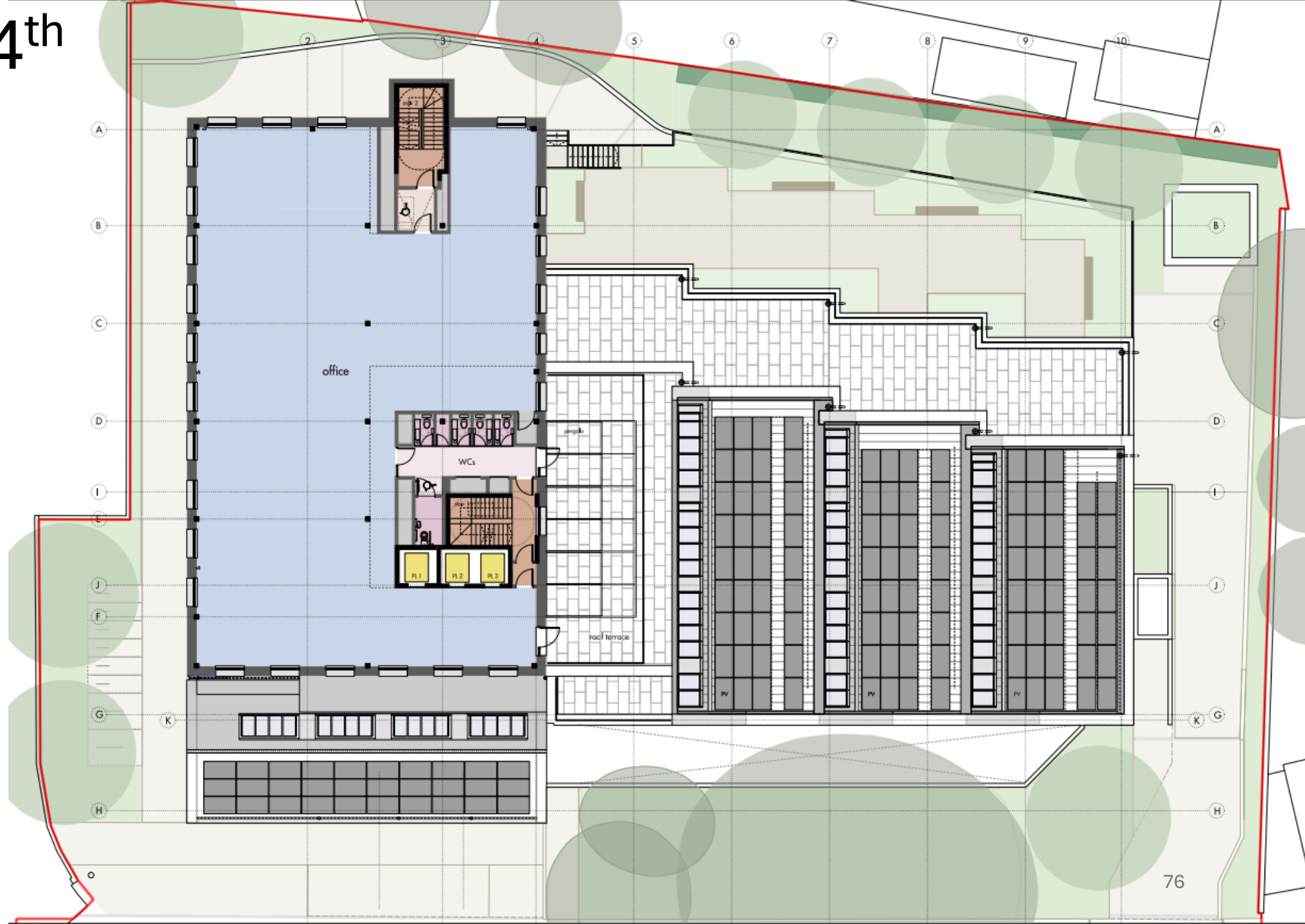
Proposed 2nd floor



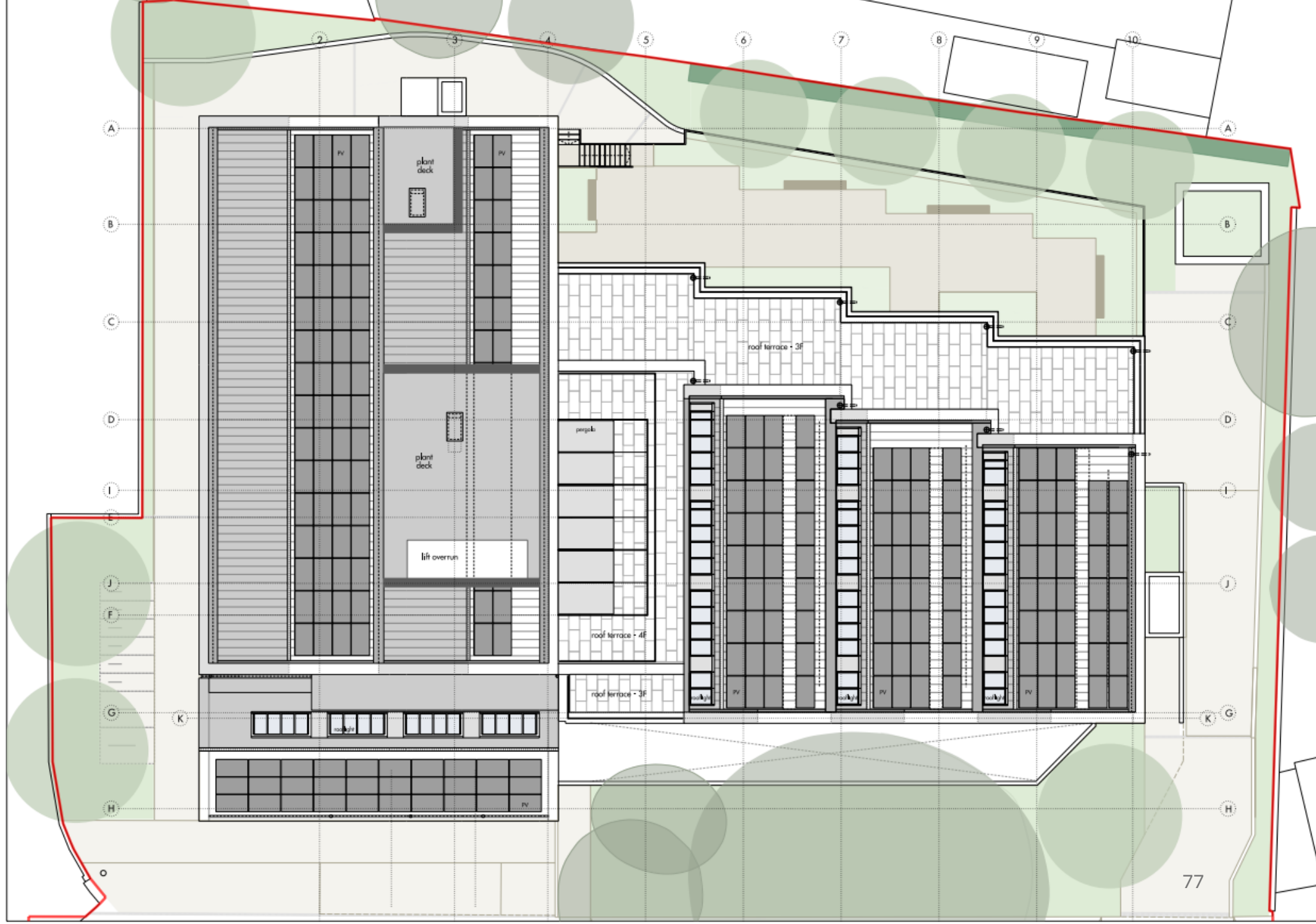
Proposed 3rd floor



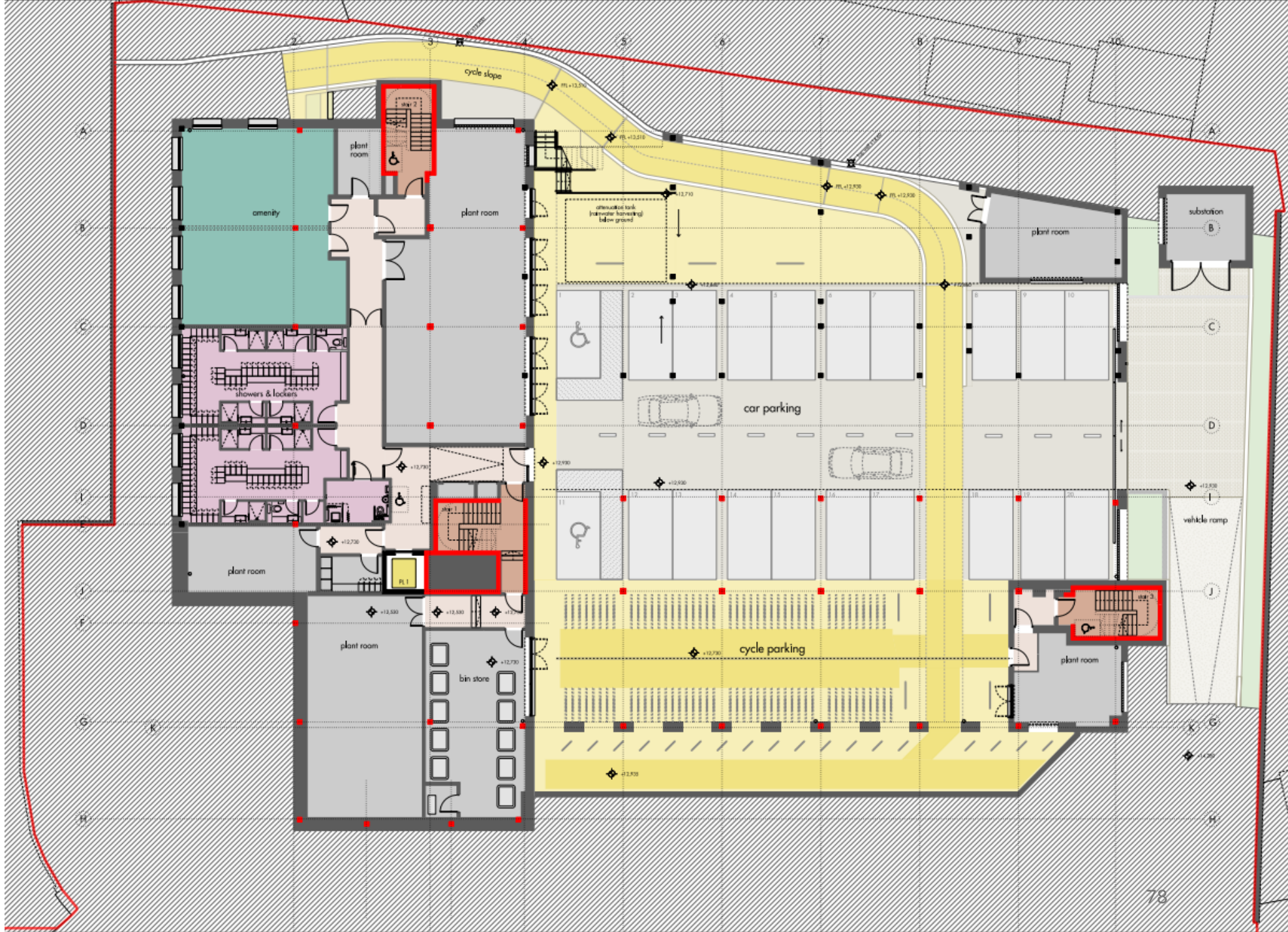
Proposed 4th floor



Proposed roof plan



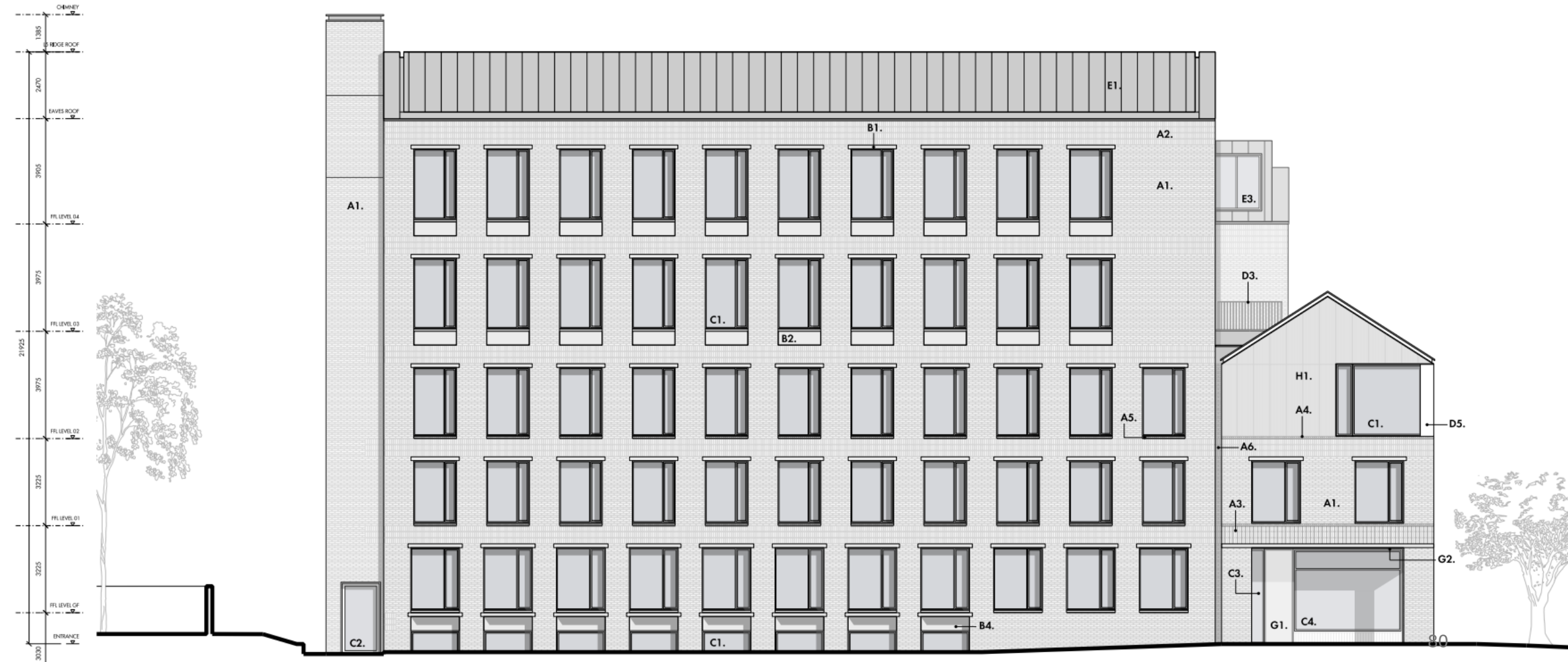
Proposed undercroft plan



Proposed west elevation (Clarendon Road)



Proposed north elevation (towards Lockton House)



Proposed south elevation (towards Orchid Building)



Proposed west elevation (towards Emerald Building)



Street scene – Clarendon Road





Enhance
boundary
treatments
and respect
character



Repair
fragmented
urban grain
and create
more lively
streetscape



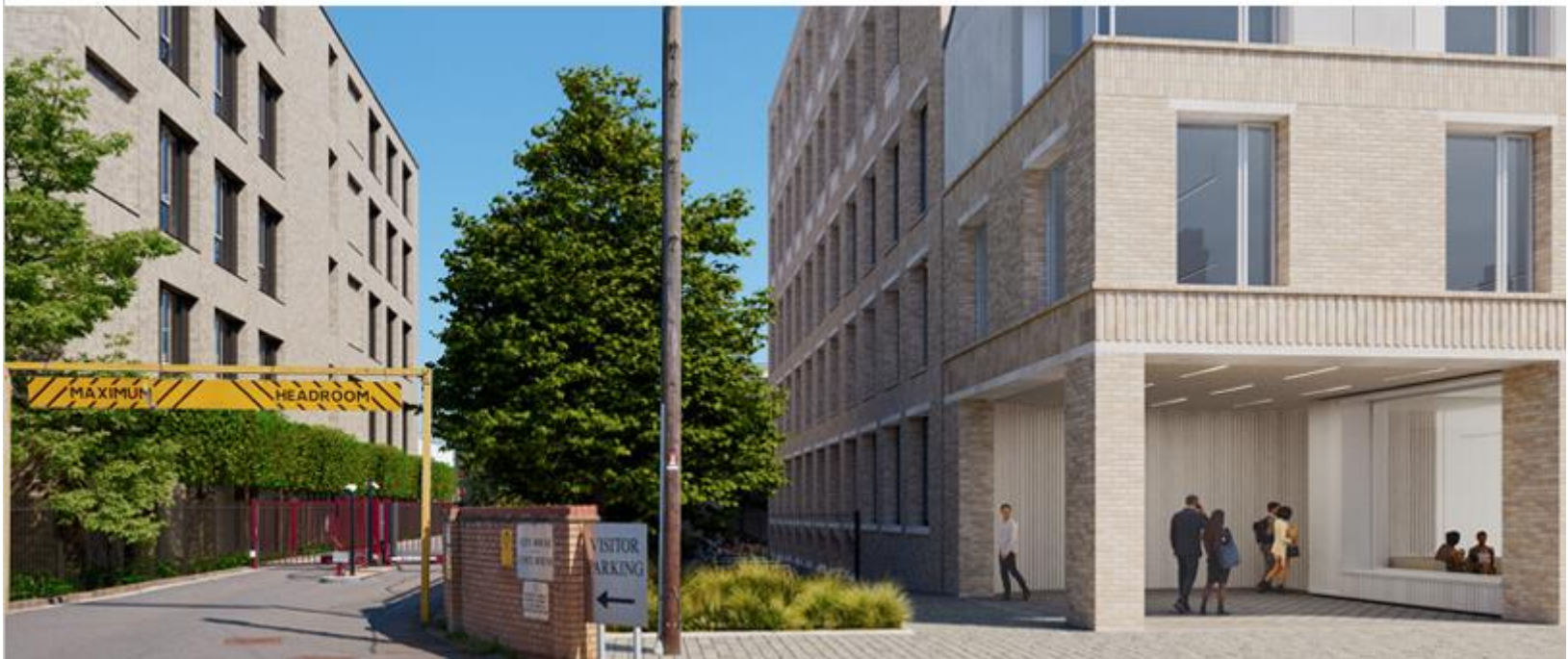
Animate the
roofscape
and
improve the
skyline





20









Planning Balance

Approval

Key material considerations

- boosting the supply of much needed office space in a highly sustainable location
- removing the glazed entrance which is seen as a negative feature in the conservation area
- being of high architectural and design quality with the building being carefully articulated to sit comfortably within the street scene
- repairing the conservation area and the street scene in the northern corner of the site
- delivering a modal shift to more sustainable and active transport modes
- better and safer arrival for cyclists segregated from vehicles
- BREEAM rating of 'Excellent'
- targeting an energy efficiency EPC A rating
- achieving operational carbon emissions savings of 54.25%
- fossil fuel free
- low embodied carbon by retaining existing steel frame and substructure estimates the lifecycle embodied carbon
- Exceeding mandatory biodiversity net gain
- no significant impact on residential amenity
- a truly inclusive development where people of all ages and abilities can access freely



Refusal

Key material considerations

- Short term harm through the loss of 4 trees on the street frontage

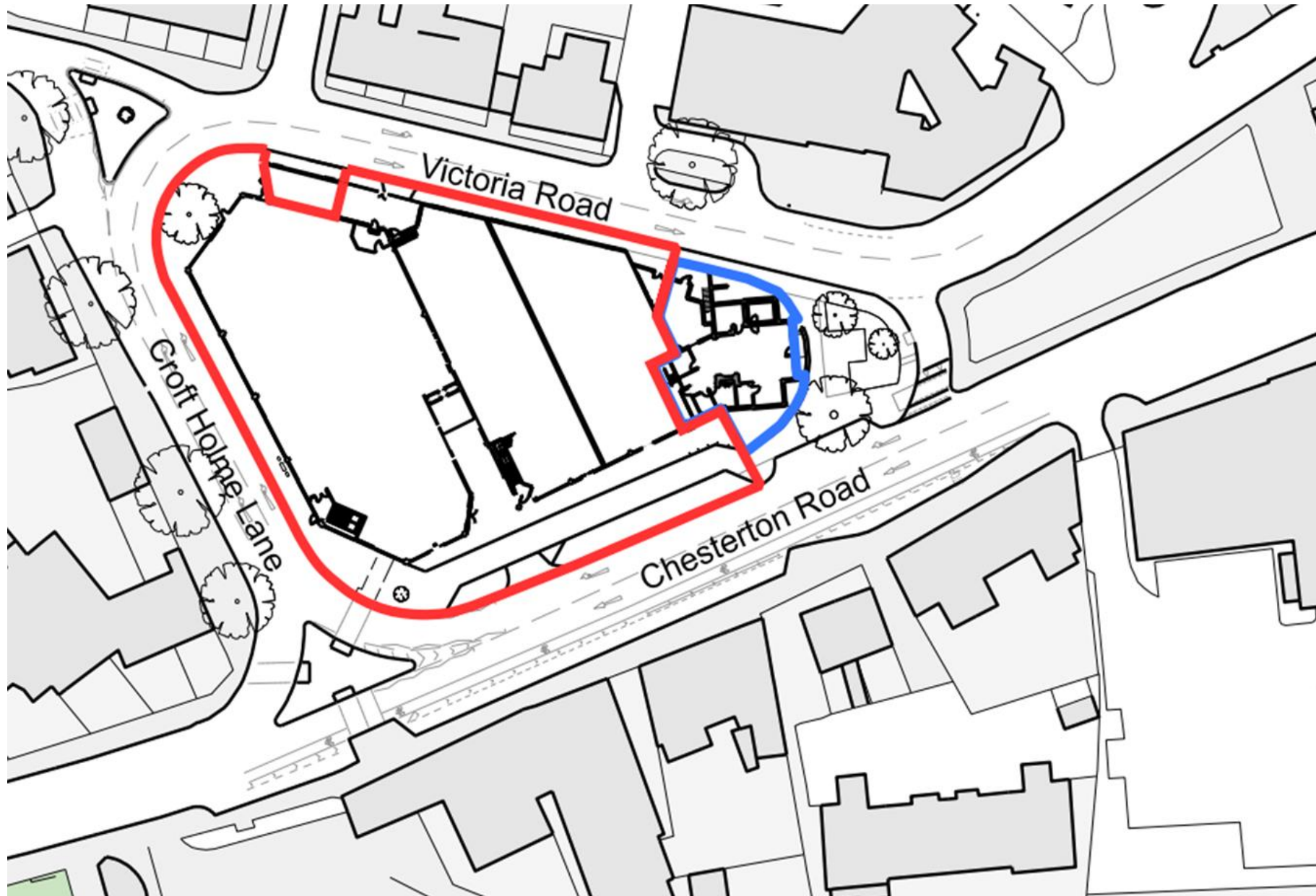
Officer
Recommendation:
Approve

23/04431/FUL

Demolition of existing building and mixed use redevelopment of the site comprising an apart-hotel (Use Class C1) with commercial unit(s) (Use Class E) at ground floor fronting Chesterton Road. Provision of landscaping, public realm enhancements, cycle and refuse/recycling storage.

Mitcham's Corner, Chesterton Road, Cambridge.

Site Location Plan



Proposed Site Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



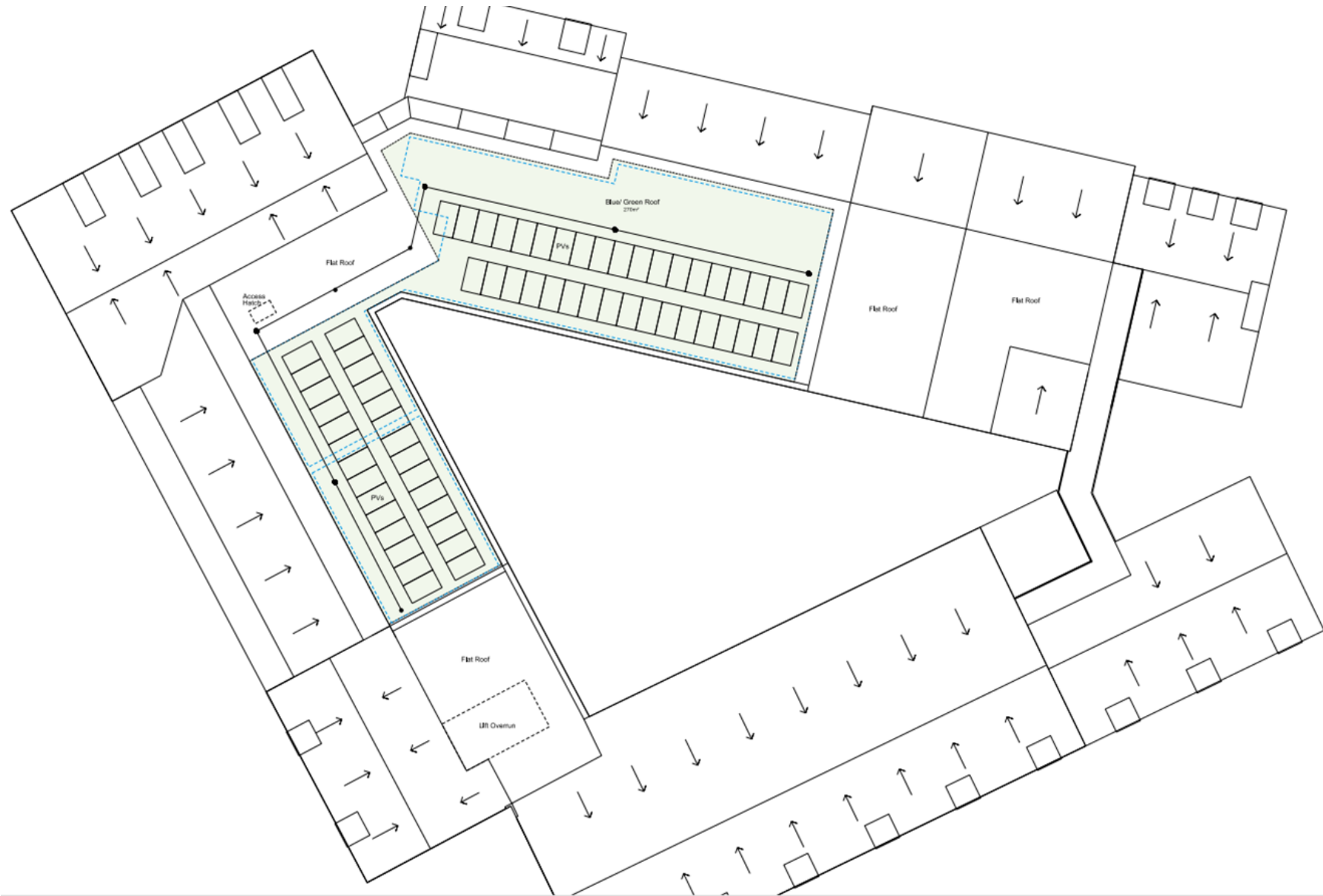
Proposed Second Floor Plan



Proposed Third Floor Plan



Proposed Roof Plan



Proposed Elevations - Croft Holme Lane and Inner Courtyard



see Elevation B-B
off Home Lane



courtyard Elevation F-F

Proposed Elevations - Victoria Road and Inner Courtyard



Street Elevation C-C
Victoria Road



Courtyard Elevation F-F

Planning Balance

Approval

Key material considerations

- A mixed use development comprising apart hotel and retail is considered acceptable in this location
- Design and scale is appropriate and in keeping with the character and appearance of the local area
- Redevelopment of the site will enhance the visual appearance of the site and provide public realm improvements
- The provision of a dedicated taxi drop off/pick up point will allow all users to access the site safely



Refusal

None

Officer

Recommendation:

Approve