

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/ northeastern 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, Townsacpe and Visual Appraisal report.

Legend

Application Site



Buildings of Local Interest

Proposed Buildings of Local Interest

Buildings Important to the Character

Buildings which Detract

Individual TPOs

Other Trees

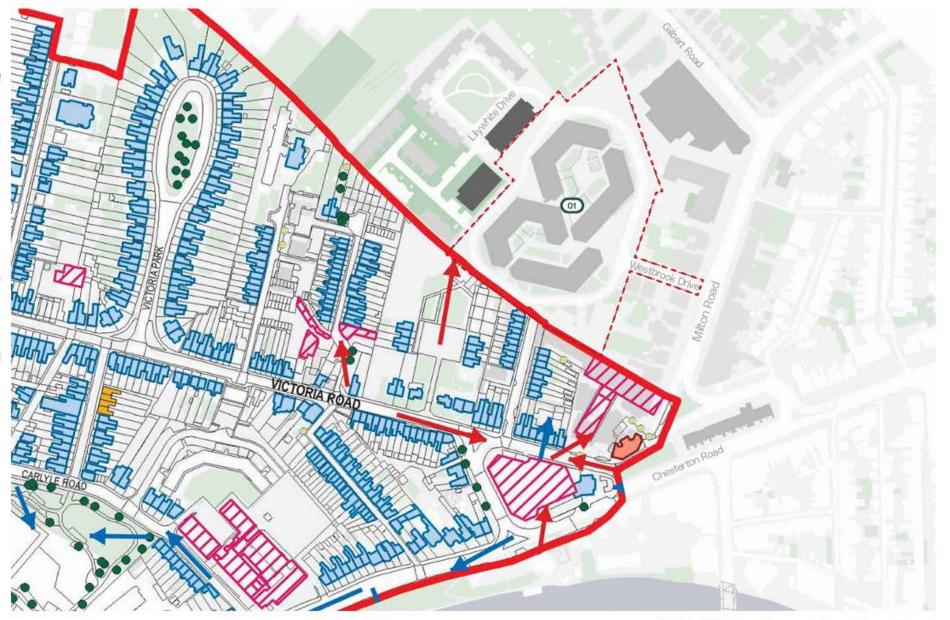
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Important Positive View

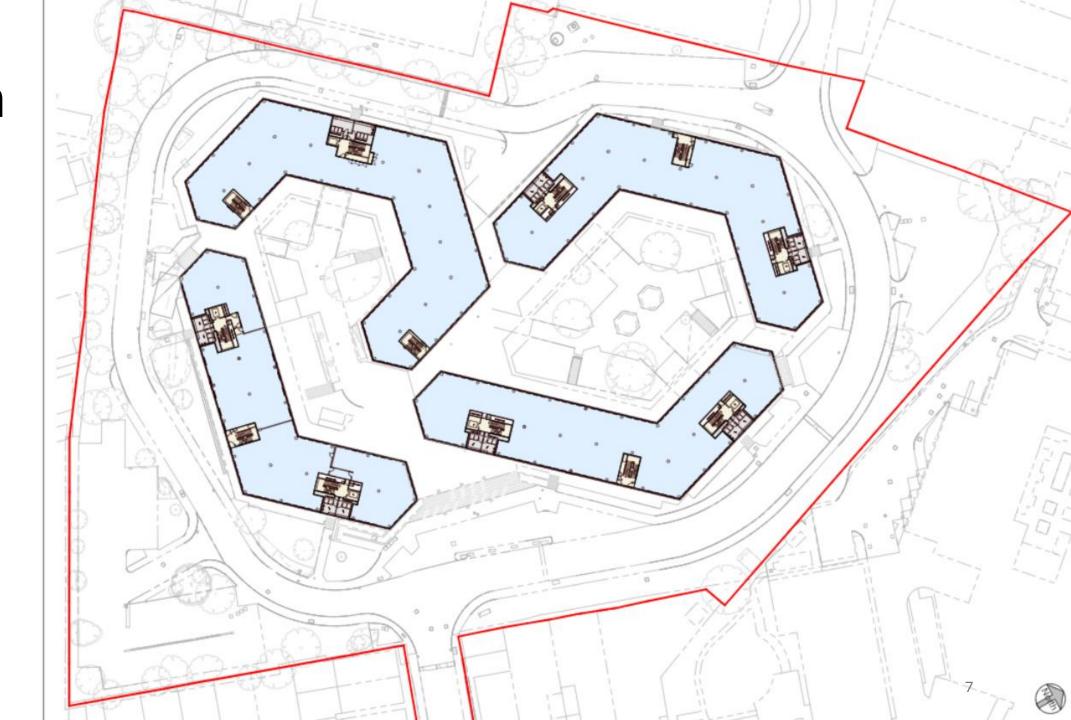
View which Detracts

Westbrook - The Site



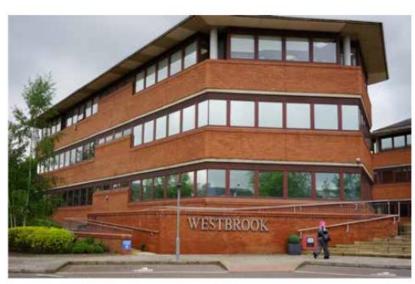


Existing Site plan





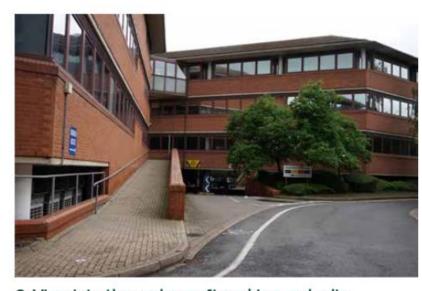
1. Approach view off Milton Road towards Westbrook Drive



2. Existing ramp access and signage



5. Southern Service Road



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



6. Central Courtyard

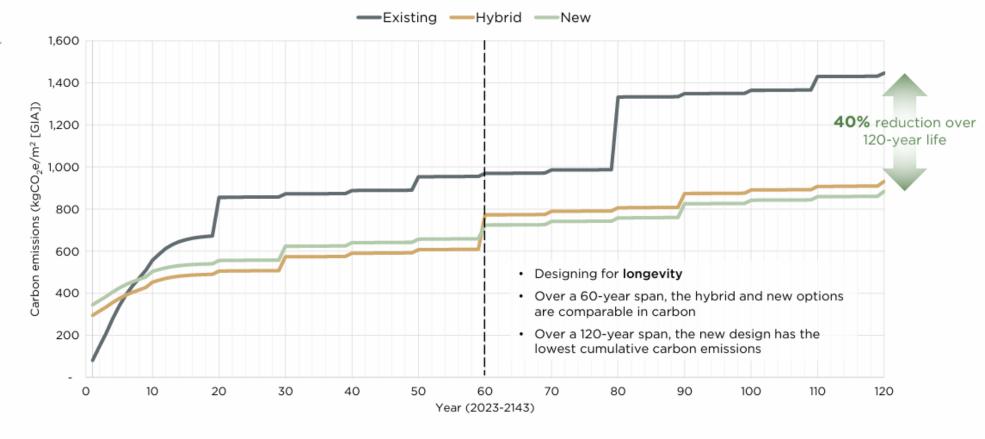
Whole Lifecycle Carbon Assessment

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.

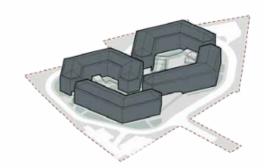
Further detail regarding this analysis can be found in the Sustainability Statement.

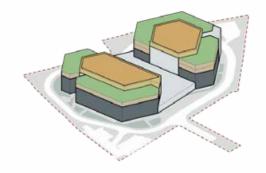
Cumulative whole life-cycle carbon emissions (Operational + Embodied) kgCO₂e/m² GIA

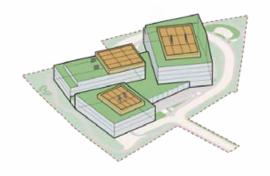


Reuse vs Redevelopment Summary

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.



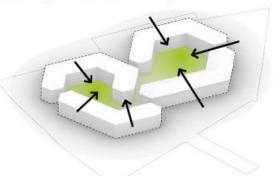




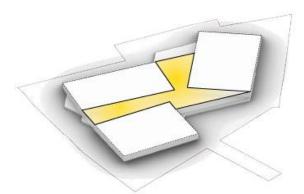
	Reuse	Reuse, Infill and Extend	New Build & Partial Re-use
Floor Height and Footprint	Limited by current design	Limited by current design	Can be integrated from start
Designing out waste	Minimal new materials/waste	Significant material retention	Potential to reuse piling
Longevity	20 years remaining on 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

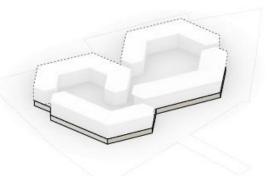
Having established the optimum sustainable approach the team investigated the defining design principles that any design should meet. The diagrams below summarise these principles and their sequential application to arrive at the optimum solution balancing the multiple competing opportunities and constraints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



Existing building has its back to the townscape and internalised landscaping



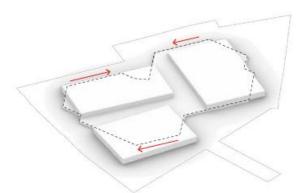
Connection between 3 buildings on ground floor to provide amenities



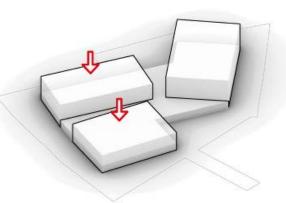
Keep existing basement level and slab



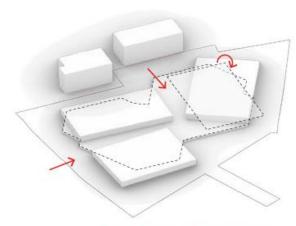
Extrude to create three separate buildings



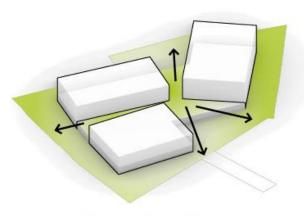
New buildings driven by existing outlines



Lower building mass based on surrounding context



Rotate based on surrounding context



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

parking.

Overall Timeline

Chesterton Community Cambridge Manor Community Listening Event Pre App 0 Pre App 1 Care Home 17 May 2023 College 24 Jan 2023 31 May 2023 16 June 2023 15 June 2023 Changes Adopted Building 3 - Kipper foor terrace-6 back Public Realm Public Realm **Existing Road** Additional green spaces and increased the amount of green Site is underutilised and opening Fortished. Plans are positive and exciting. public spaces would be very space around the scheme it up is positive regenerating the unused building welcome at the location. introduced a cafe into the Building S. Upper is welcomed A café and play areas would also central podium space and a floor terrace of back. Green space taking the place games area to the northern. be well-ome of the ring road is positive and The provision of new exhibition corner of the site residents would make use of this space for the school to use Appropriate two Uniquipals Seating and simple exercise would be welcome profit surking mo equipment in the landscaped The school may also use new meeting space provided at the Residents really like the idea of Centre new amenity space, particularly Connections Connections a cafe It would be great if new occupiers could participate in General support for a new link initial proposal included all the the school's lecture programme New pedestrian and cycle links shown in the Mitcham's through Lilywhite Drive, although links are very welcome - at some Lilywhite Drive residents Corner Development School has existing gym and opposed this Framework, However with the sports facilities so would not use the moment people have to go through the care home's carpark. mixed responses from Carona one if provided Road residents and Lilywhite Response to the idea of a rewto access the site pedestrian link twough Corona Resident's some of these Support the idea of reducing Road more mixed, with many connections will need to be Engagement very welcome surface level parking - location strongly opposing and a minority rethought about. look forward to continuing to MACRO TERRAGINA suits those who walk, cycle and strongly supporting use public transport Pre Consultation (Pre App 0) -January 2023 COUNTRY Changes Adopted Early Massing Transport Transport Pre App 1 - May 2023 Changes Adopted Scheme supports creating Five months before the consultation Support for the idea of Change to provide additional areas - meeting rooms/ rentprocess began, the massing for reclaiming the ring road to green space on the southern able spaces for Chesterton to Scheme to add more seating. Early consultation and feedback from provide additional green space spaces along the public realm side of the site. the site had a much larger footprint. initial pre app with planners influenced to encourage areas of rest for with a change to the existing road a number of changes including the A single dedicated servicing Change to dedicated service Potential for Westbrook the surrounding residents. route is welcome route. scheme to use Chesterton's configuration of Westbrook Drive. access route, circulation of the site sports facility/ gym provisions Increased cycle parking and Change to allow more a and landscape/public realm. as a well-being offering. reduced carparking is welcome significant uplift in cycle

Overall Timeline

Public Consultation 1 1 July 2023



Public Realm

Proposed landscaping approach is very welcome - great to see publicly accessible green space

Community amenity space is also welcome, particularly a café and play area

Work with local schools to see what you can provide for them



Connections

Support for new connections from Lilywhite Drive

Support for connections to the north and west of the site

Corona Road residents strongly opposed to a new access route through their road due to privacy and business concerns



Changes Adopted

Removed the route from Corona Road as resident's produced a DocuSign petition against the access.





Tree / Landscape Workshop 5 July 2023

Planners have advised the location and amount of the trees in the scheme should be cautiously revised. Indicate the size of the trees and the extent they will mature to.

In addition to the planting of trees, it would be advantageous to develop a comprehensive management plan specifically tailored to address the maintenance and care of the trees within the scheme. Such a plan will be instrumental in preserving the health and vitality of the landscape elements.

Identify areas of public art spaces.

integrated security with the landscape.



Although the split for double stacker vs Sheffield ratio is acceptable by regulatory means, recommendation is to include more Sheffield stands.

Changes Adopted

Scheme introduced more Sheffield parking spaces on grade, integrated into the public realm.

Cambridge Victoria Homes 19 July 2023



Existing site is very closed off and uninviting

Terraced approach to massing is welcome, but it would be good to get a clearer idea of visual impact

Permeability between the two sites is welcome but access would have to be managed securely

Outdoor seating, a café and play areas for children would be very welcome

Queried whether reducing parking provision would put strain on their carpark

Changes Adopted

Connectivity ultimately was

rejected by the residents in

Victoria Homes for security

respected the views of the

Areas of play for children have

been designed into the scheme

reasons. We have not developed this further and

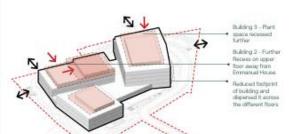
for the local residents.

residents.



Changes Adopted

- further developed



Pre App 2

25 July 2023





Milton Road Primary School 6 July 2023



Queried what potential occupiers would use the building

Asked what community amenity spaces would be provided

It is important to undertake social value initiatives

Can see a good opportunity with the development to deliver genuine benefits for the community

Changes Adopted

Workshop to be set up with Milton Road Primary School in involve the local community in the design of the public space.



- Landscape characters have been
- · Reduction in carparking spaces
- Increase in cycle parking spaces
- Reduction in massing



Overall Timeline Corona Road Sustainability Workshop 8 August 2023 10 August 2023 Changes Adopted Proposals can provide real benefit to residents by providing Removed connection from new green and community Corona Road spaces near them outside the Daniel main city Zeichner MP A games garden and table tennis would be particularly welcome Agree with decision to rule out access points from Corona Road/Victoria homes as this will

Cam Cycle

protect privacy of residents

development could provide

volunteering opportunities for

Would be great if the

residents

8 August 2023

Would be welcome to see more Sheffield stands and fewer two tier stands as part of cycle provision

Happy to provide a list of the type of stands they would like

A few spots for EV bike charging may be welcome

Changes Adopted

More Sheffield stands on the GF/ public realm

EV bike charging in the basement

1 September 2023



Current site is closed off and uninviting and architecture is of low value

Plans are positive - good to bring in people to drive increased spend in local shops etc

Community amenity space is very welcome - good to provide something that local residents can actually use

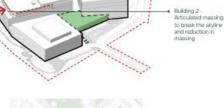
Reduced parking provision is welcome, can this be reduced further

A sensitive approach to height and massing is important

to break the skyline and reduction in massing

Pre App 3

5 September 2023

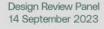




Pre App 3 - Sept 2023

Changes Adopted

- · Articulated massing for Building 2 and 3 to break down the massing and reduce the appearance.
- · Responding the development of the design and materiality to the context.





Scale, Massing and Visual Appearance

DRP question the central podium and if the buildings are required to be joined together on the Ground Floor.

The scale, height and massing remain unresolved for building 3 - more work is required in terms of its proportions and extensive setbacks/terraces that are currently difficult to read.



Cycle and Car Parking

DRP question the use of the undercroft for car and cycle parking.



Amenities

DRP question plant being placed on the roof of each building, when the rooftops could have a range of uses, including extensive on site renewable energy generation with more PVs. workspace, and open space for employees to enjoy views.

DRP question the lack of on-site co-located / shared community uses serving employees and resident population in the local

Changes Adopted

Scale, Massing and Visual Appearance

The significance of the central podium is highlighted in its role as a collaborative space for occupants, fundamental to the vision of the Forge Platform.

Reworked the articulation of Building 3 and the proportions and set backs/ terraces of the massing has been thoughtfully considered within it's context.

Cycle and Car Parking

Amenities

PVs are provided on top of the plant space as well as areas of most impact.

We have amended the massing so that there are accessible areas on the upper floors for employees to enjoy views.



Westbrook

Changes Adopted

Public Realm

Cornections

boundaries.

Transport

Design developed to enable

level access for introduction

of future connections at key

EV Parking introduced into the

Travel plan includes use of

green transport measures,

under croft car park

carpool schemes etc.

Engagement with Wilton

Primary Schoo to select

the play equipment for the

Overall Timeline

Public Consultation 3 19/23 September 2023



Public Fealm

Strong support for the lancscaping approach, additional green spaces, habitat and play

Some families suggested particular play equipment for the

Increased internal amenity space also we comed, particularly a



Connections

Some Lilywhite Drive rasidents had concerns around the decision to aliminate access from Corona Road, although they acknowledged that Corona Road residents had requested this



Transport

Reduced car parking provision welcomed

Questions on underground parking provision and EV charging points

A small number of residents raised concern around potential parking on nearby streets

Cambridge Past Present and Future 10 October 2023

CPFF wrote a letter in response to the consultation on the redevelopment of the Westbrook Centre:

- Rationale behind recevelopment approach as opposed to retrofitting
- · Strategy to minimise water usage across the site
- Approach to massing/height
- Transport strategy focused on reducing car use
- Approach to permeability and potential access routes
- Steps being taken to ensuring security across the site.

Changes Adopted

Crime Prevention Design Team 2 November 2023

Meeting with Cambridgeshire Crime Prevention Design Team. The meeting informed the CFDT about the site and how the development would be dealing. with security.

- . Secure parking or the under
- Secure Building access
- · Improved Lighting Strategy On-site CCTV and 24 hours marned security

Changes Adopted

- Improved Lighting Strategy
- 24 hour manned security and CCTV on site

15 November 2023 28 November 2023

Explained redevelopment approach and studies that were made to explore the alternatives

- Autonomous planting/ vegetation, Achieving all Wat 01 BREFAM credits
- Massing and height
- revised in later studies EV Charging parking for
- 50% of the spaces 24 hour manned security and OOTV on site

Youth Engagement

We visited Milton Road Primary and had a day long workshop with 60 students from Year 5.

We took them to the site to explore the apportunities of the Games Garden and observations of the existing site.

The students then went back to echool and were invited to design benches that was inspired by things they observed during the site visit.

The chosen designs will be incorporated into the landscape of the development.

Youth Engagement 15 November 2023 28 November 2023







Pre Acp 4 14 December 2023





Pre App 4 - December 2023

Changes Adopted

- · Tonality of the maconry material
- Breaking up the massing of Building 3 further
- Central courtyard within podiumfurther connectivity with nature inside the building
- Additional access in and out of the building with connection to landscape in mird



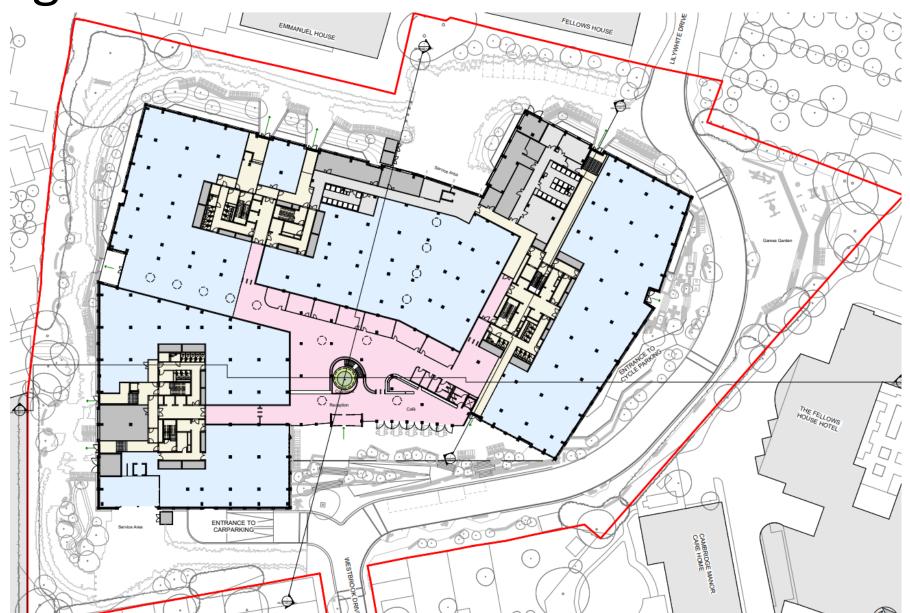


Westbrook

Proposed site plan



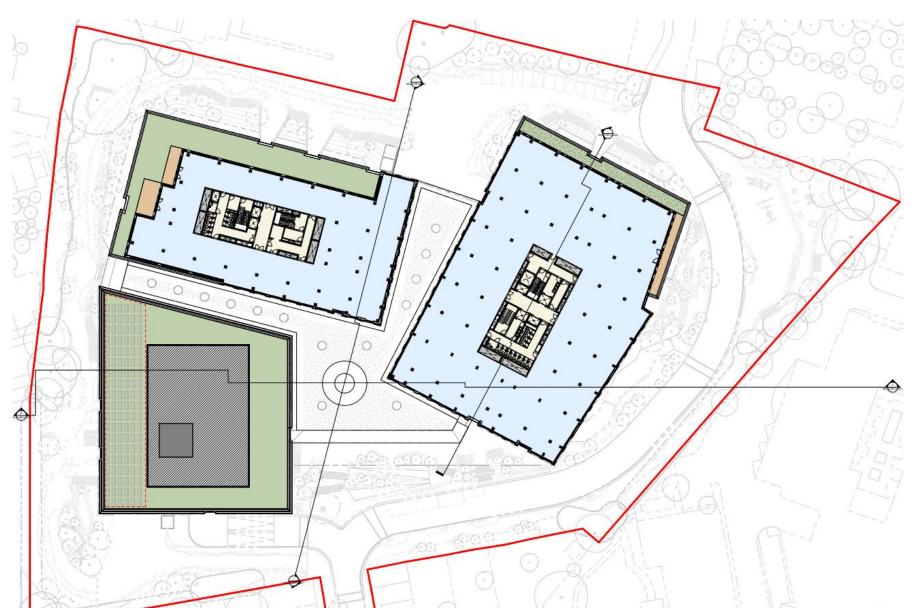
Proposed ground floor



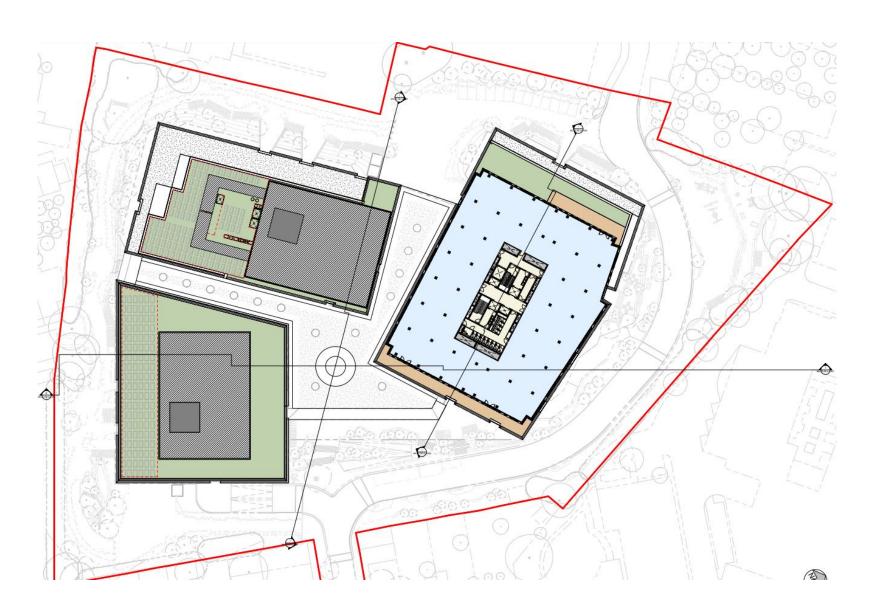
Proposed 1st- 2nd floor



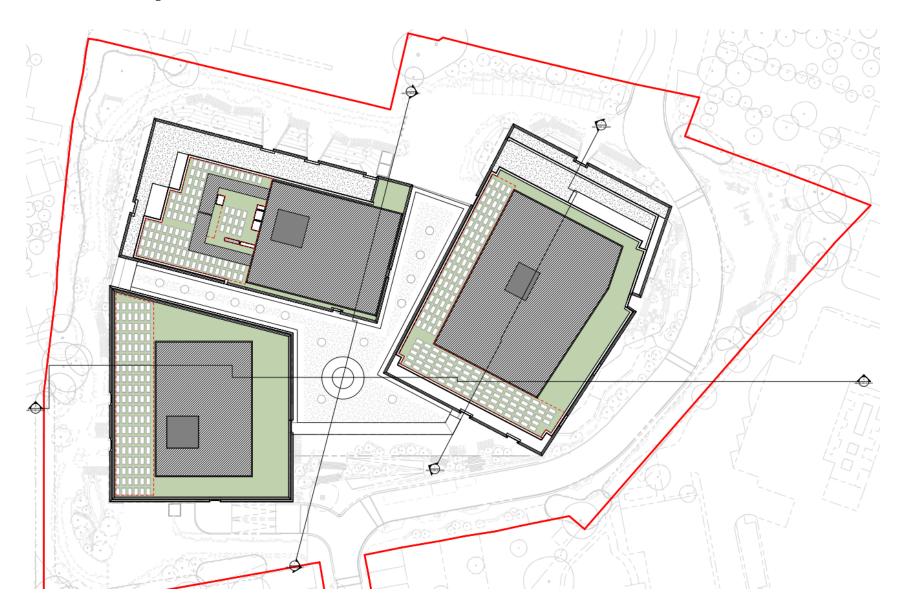
Proposed 3rd floor



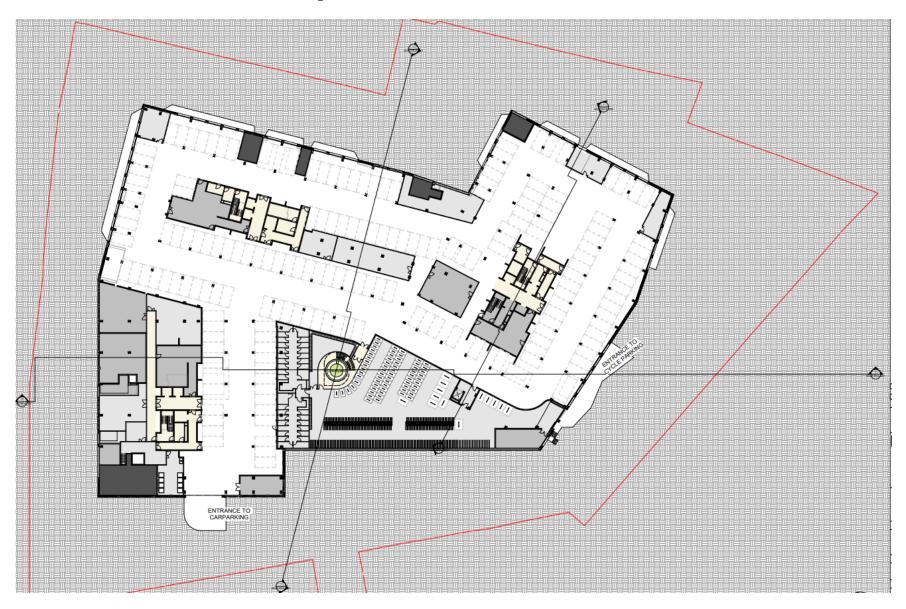
Proposed 4th floor



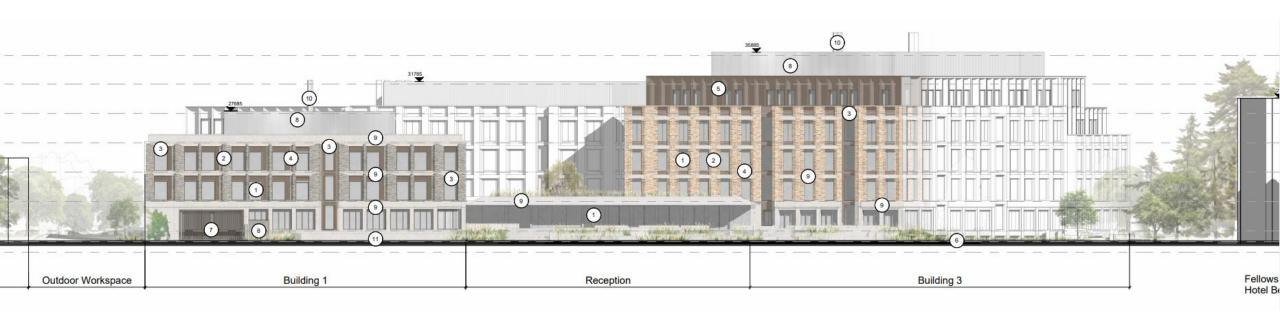
Proposed roof plan



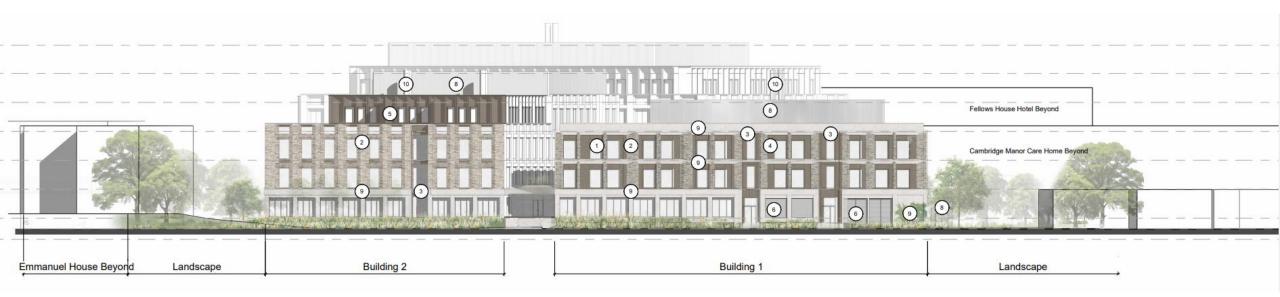
Proposed undercroft plan



Proposed east elevation (towards Milton Road)



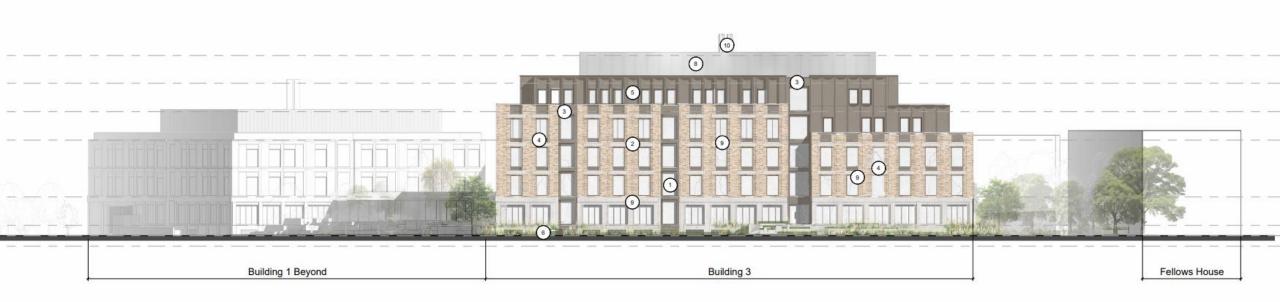
Proposed south elevation (towards Victoria Road)



Proposed west elevation (towards Lilywhite Drive)



Proposed north elevation (towards Gilbert Road)



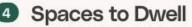
Use & Layout

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.











2 Collaboration



6 Cafe



Outdoor Working



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

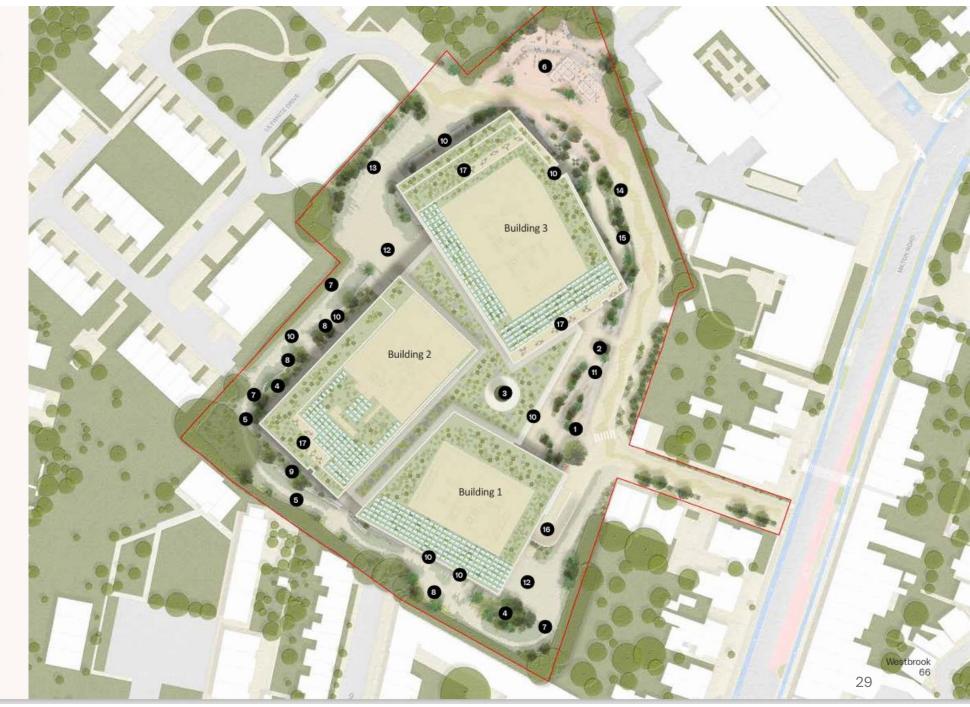


Illustration of the proposal including Building 1 & 2, the public gardens and outdoor working spaces

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.

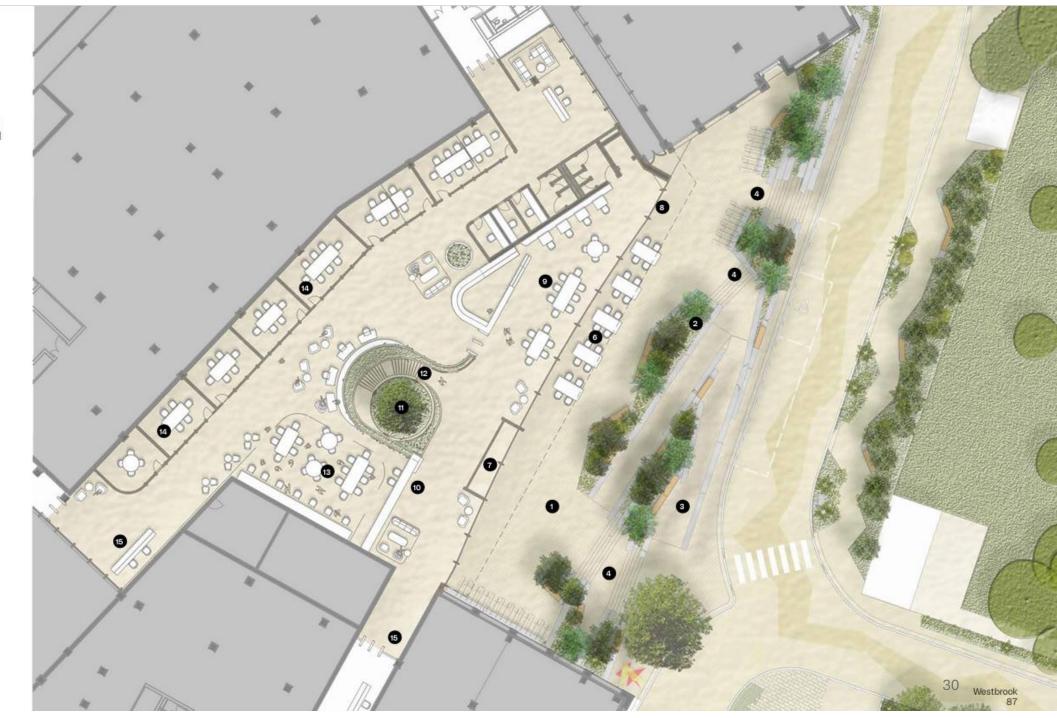
- Arrival terrace
- Steepe garden
- Central courtyard
- Meadow rain garden
- 5 Linear garden
- Games garden
- Green link
- Outdoor workspace
- 9 Fitness features
- Building entrances
- Drop-off
- Servicing zone
- EV parking spaces
- Cycle lane
- Cycle entrance
- 6 Car park entrance
- Public Cafe & entrance



Arrival Terrace & Reception

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

- Arrival terrace
- Steepe garden
- Sloped path access
- Stairs to entrance
- Stairs to cafe
- Outdoor cafe terrace
- Main reception entrance
- Public cafe entrance
- Public cafe
- Reception desk
- Outdoor courtyard
- Link to cycle store
- Co-working / dual use space
- Bookable meeting rooms
- Individual building reception





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.

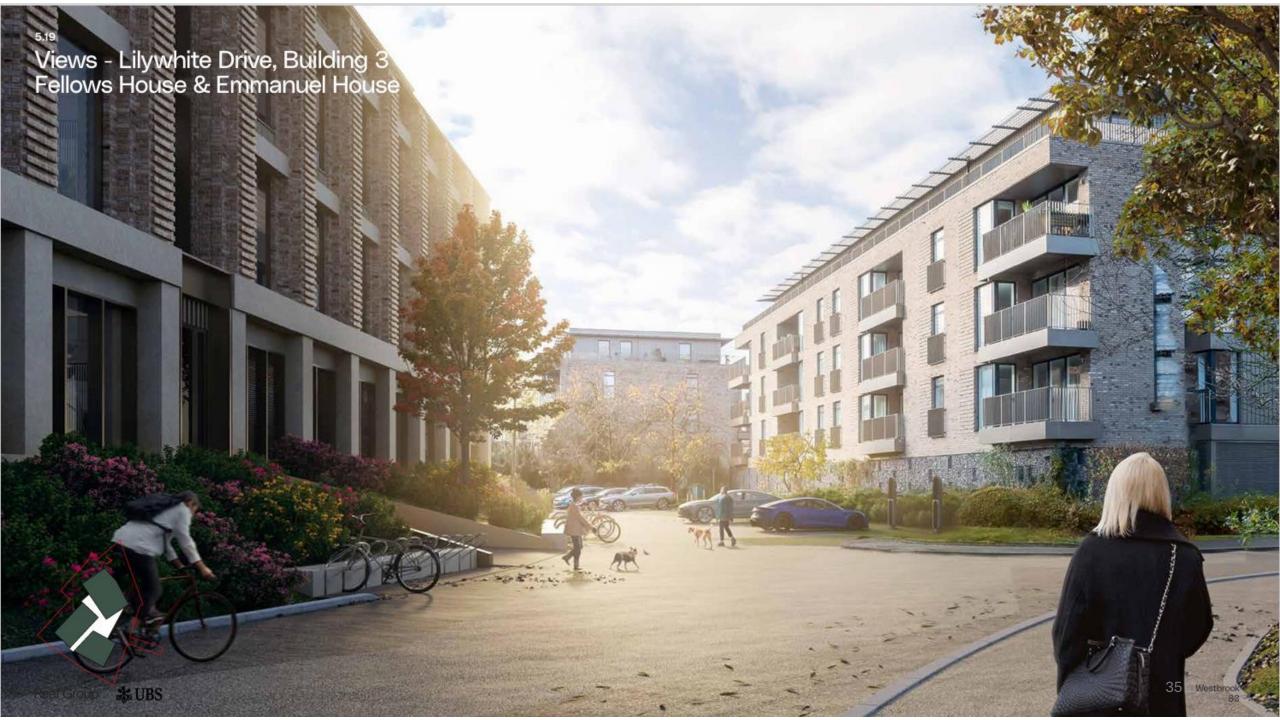
Materials

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

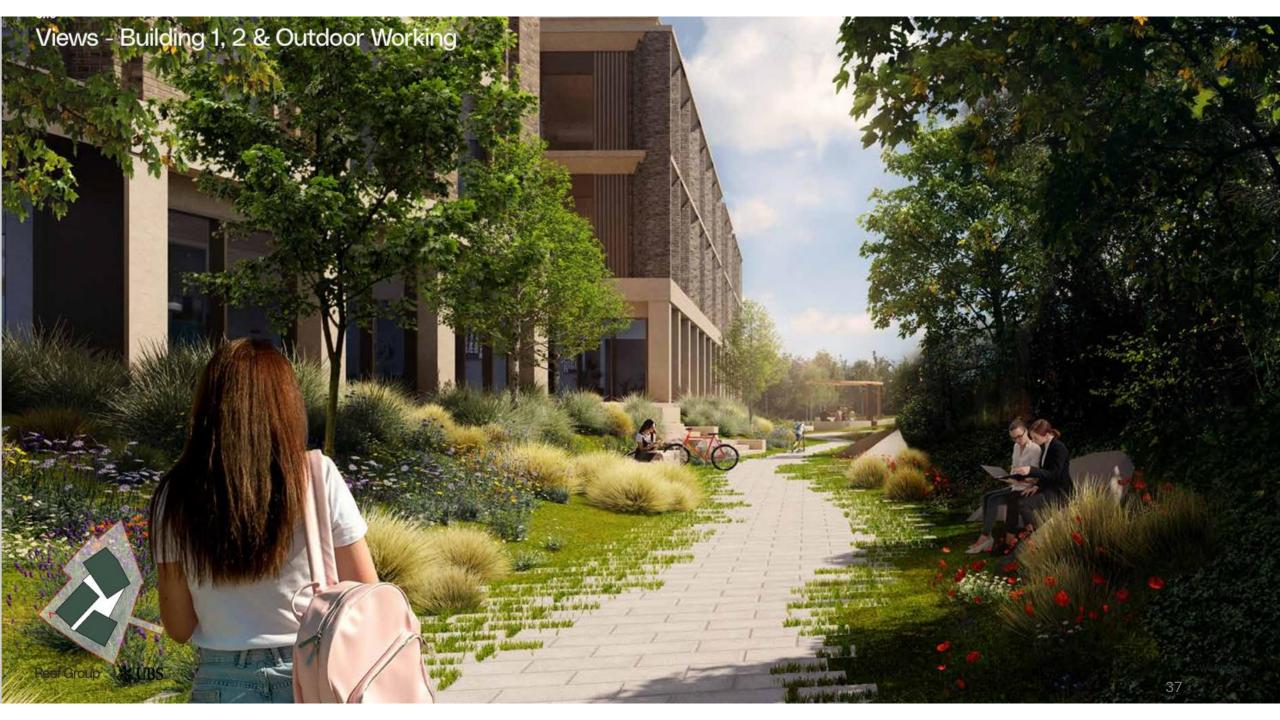












Planning Balance

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



23/04191/REM Netherhall Farm, Worts' Causeway

Site Layout

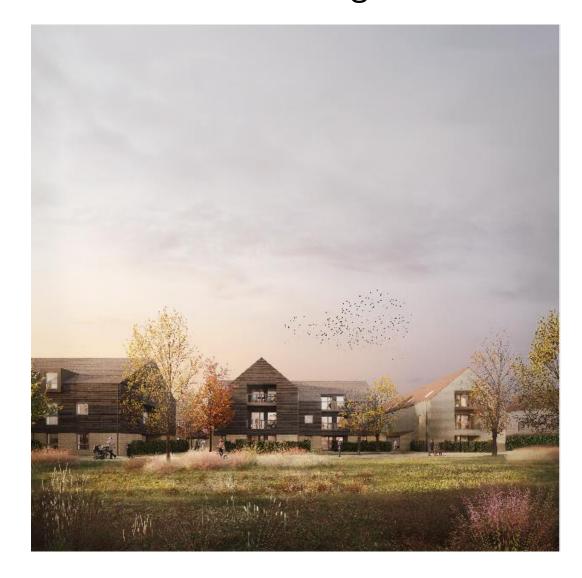


23/04191/REM Netherhall Farm, Worts' Causeway Elevations facing principal street and Worts' Causeway





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



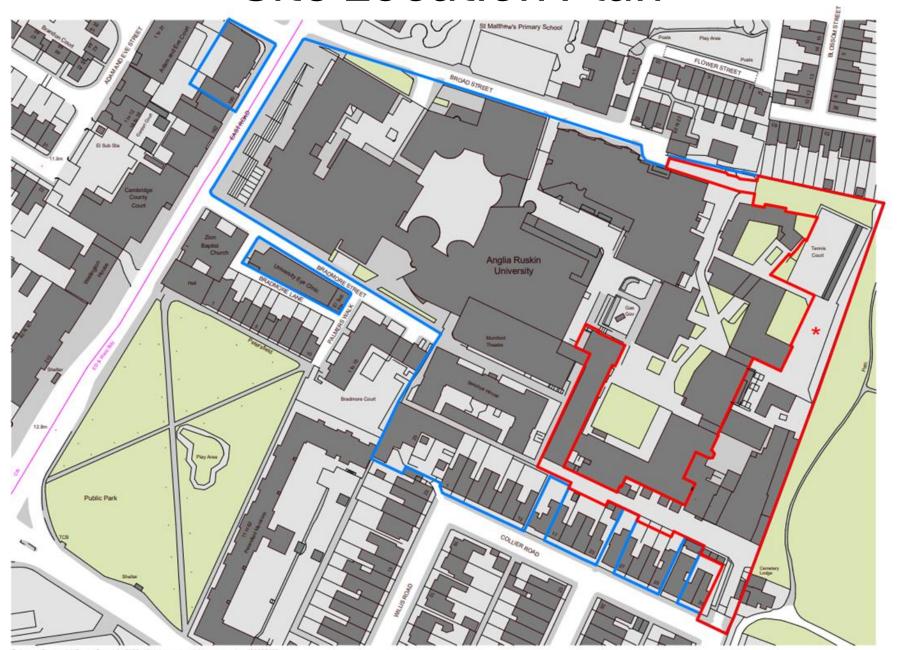


23/03907/FUL

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



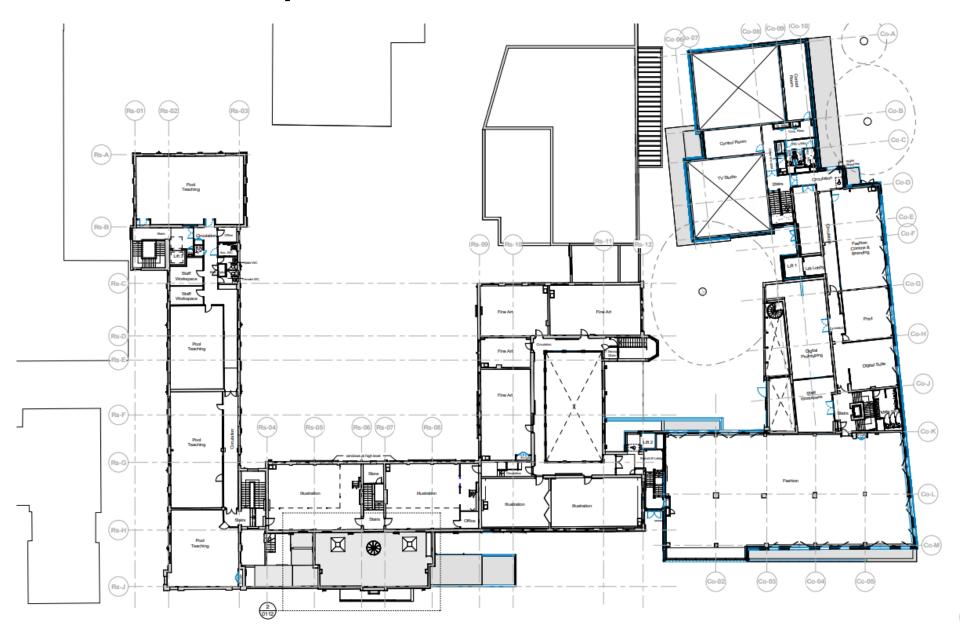
Proposed site plan



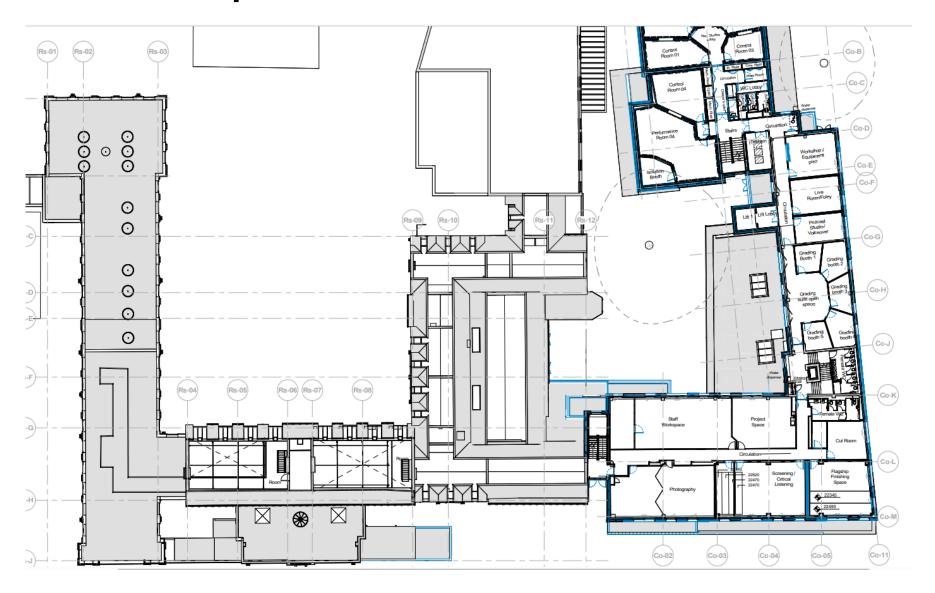
Proposed Ground Floor Plan



Proposed First Floor Plan



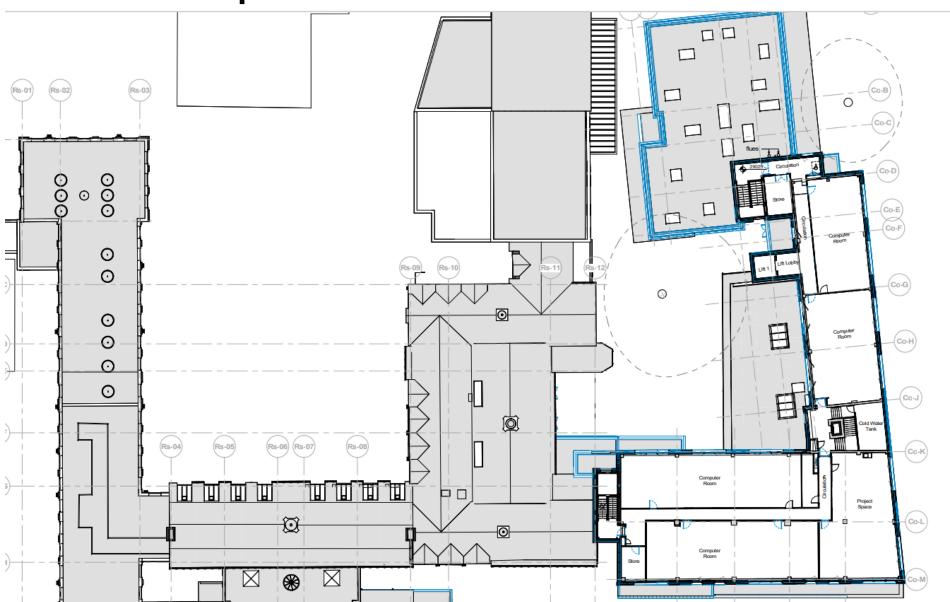
Proposed Second Floor Plan



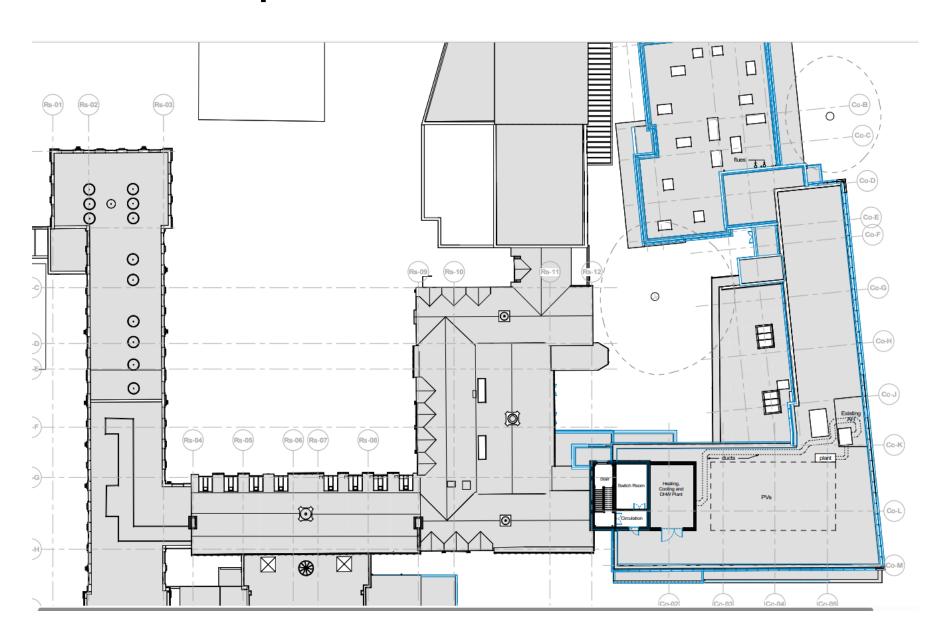
Proposed Third Floor Plan



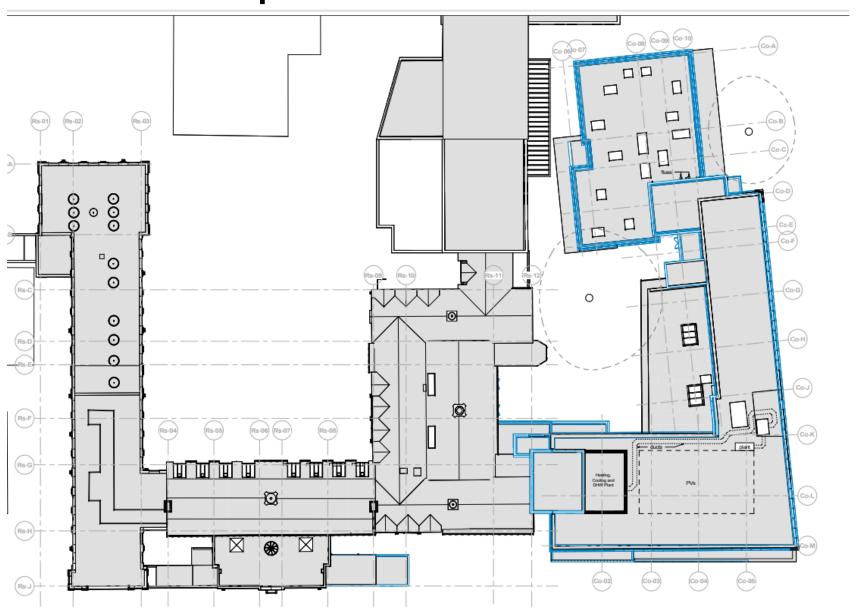
Proposed Fourth Floor Plan



Proposed Fifth Floor Plan



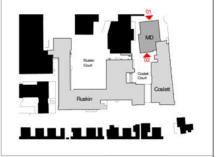
Proposed Roof Plan



Proposed North and South Media/Coslett Buildings

Flat aluminium cladding panel (RAL 7048 Pearl Mouse Grey) with fin detail (RAL 7044 Silk Grey) Castellated aluminium cladding panel (RAL 7044 Silk Grey) Profiled aluminium cladding panel (RAL 7048 Pearl Mouse Grey) Flat aluminium cladding panel (RAL 7022 Umbra Grey Matt) Proprietary framed composite panel external walling system Glass reinforced concrete cladding panel (Ebony) Glass reinforced concrete cladding panel (Off-White) 8 Flat aluminium cladding panel (RAL 7044 Sik Grey) 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

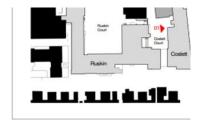




Proposed West Elevation Media/Coslett Building

m cladding panel (RAL 7022 Umbra Grey Matt) amed composite panel external walling system ced concrete cladding panel (Ebony) ced concrete cladding panel (Off-White) m cladding panel (RAL 7044 Silk Grey) ninium feature cladding to 'shop window' and canopies (bronze anodised) : louvres to plant enclosure (RAL 7022 Umbra Grey Matt) match adjacent walls steel double door og with timber mulions and silicone joints g with aluminium mullions and caps le door with glazed overpanel azed sliding doors uble door enclosure tole door d aluminium doors with side glazed panels

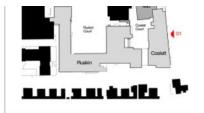
ist framed acoustic enclosure le swing doors





Proposed East Elevation Coslett/Media Buildings

- 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
- Flat aluminium cladding panel (RAL 7044 Sik Grey)
 Seamed aluminium feature cladding to 'shop window' and canopies (bronze anodised)
- PPC acoustic louvres to plant enclosure (RAL 7022 Limbra Grey Math)
- 11 Brickwork to match adjacent walls
- 12 PPC louwred steel double door
- 13 Curtain walling with 5mber mullions and silicone joints
- 14 Curtain walling with aluminium multions 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

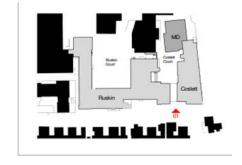




Proposed South Elevation Coslett Building

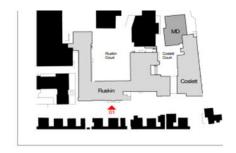
(RAL 7044 Silk Grey)

anodised)





Proposed South Elevation Ruskin Building



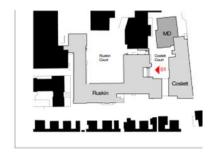


Proposed West Elevation Ruskin Building



Proposed East Elevation Ruskin Building

18 Pearl Mouse Grey) with fin detail (RAL 7044 Silk Grey)
7AL 7044 Silk Grey)
7AB Pearl Mouse Grey)
12 Umbra Grey Matt)
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14 Silk Grey)
14 Silk Grey)
14 Silk Grey)
14 Silk Grey)
15 Silcone (Silcone)
15 (RAL 7022 Limbra Grey Matt)
15 Silcone joints
and cape
net



te glazed panels



Visualisations

Existing view from Coslett Court



Proposed view from Coslett Court



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







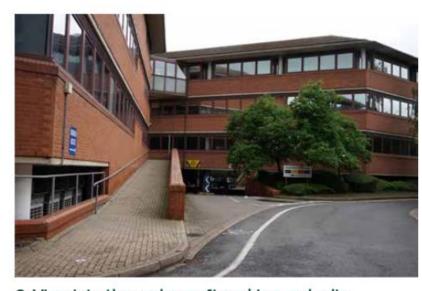
1. Approach view off Milton Road towards Westbrook Drive



2. Existing ramp access and signage



5. Southern Service Road

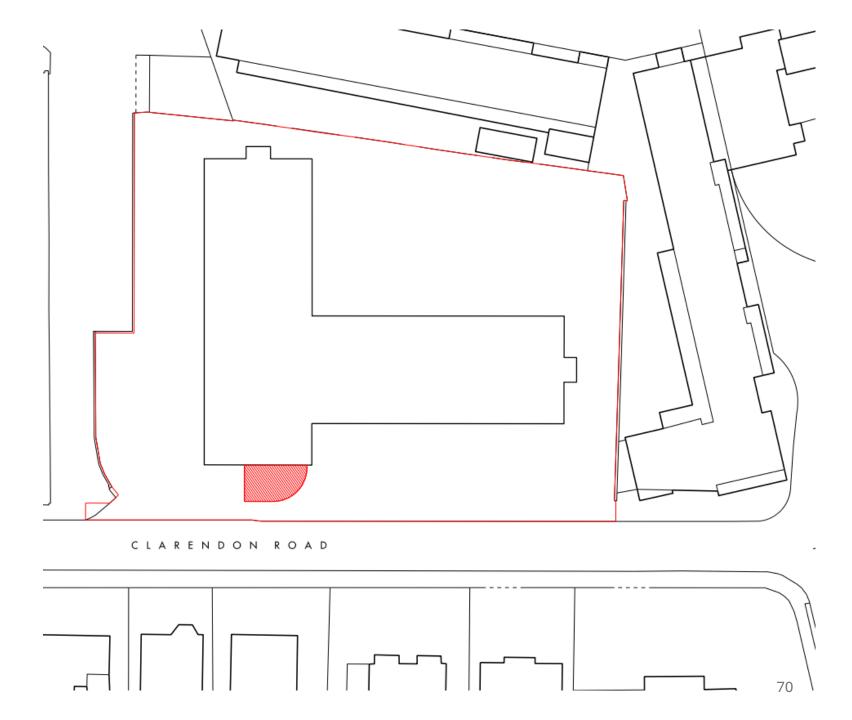


3. View into the under croft parking and adjacent ramp access to ground floor



6. Central Courtyard

Demolition plan



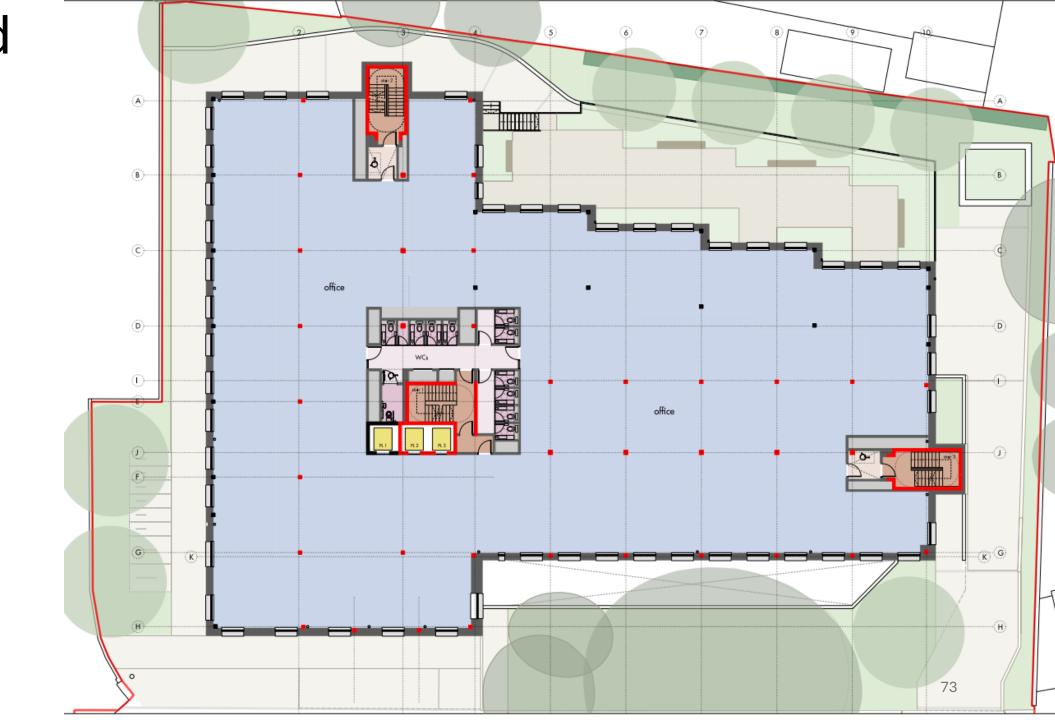
Proposed site plan



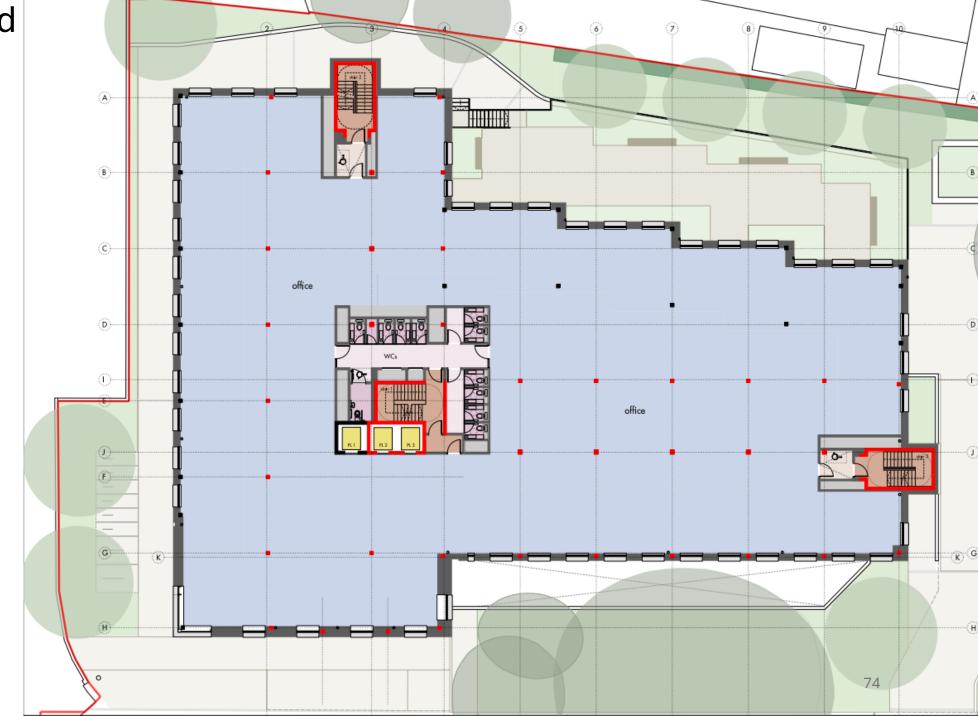
Proposed ground floor



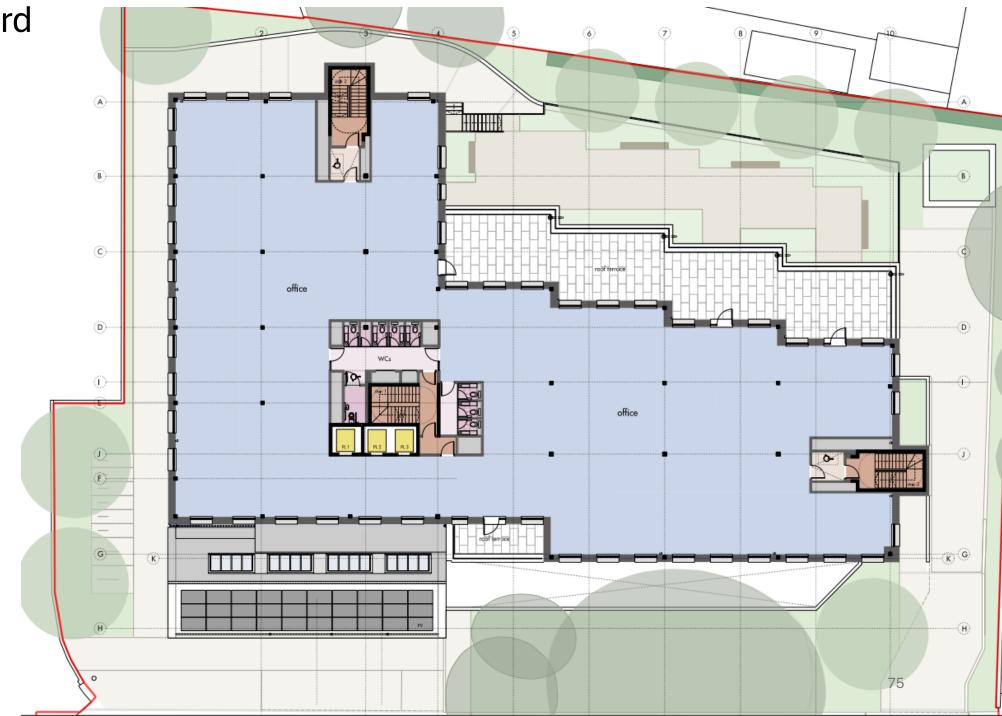
Proposed 1st floor



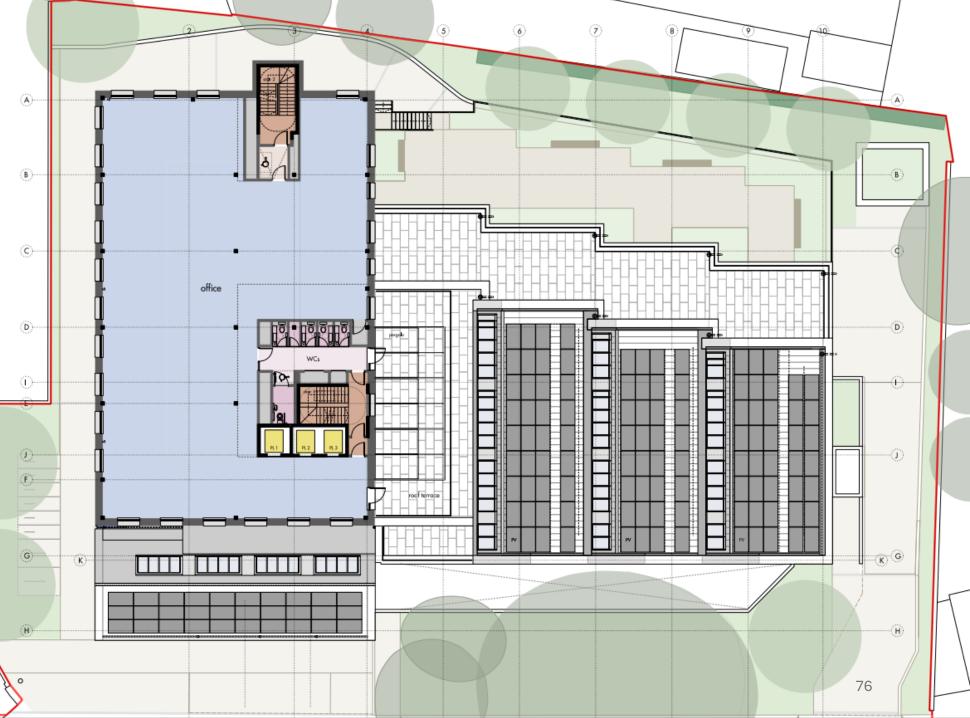
Proposed 2nd floor



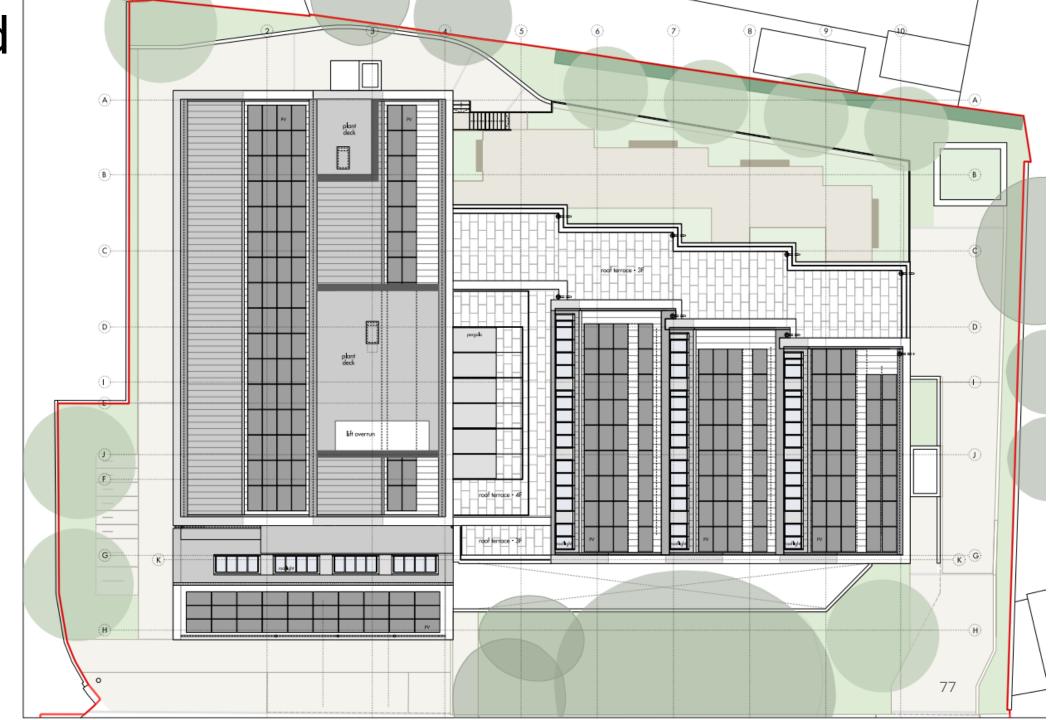
Proposed 3rd floor



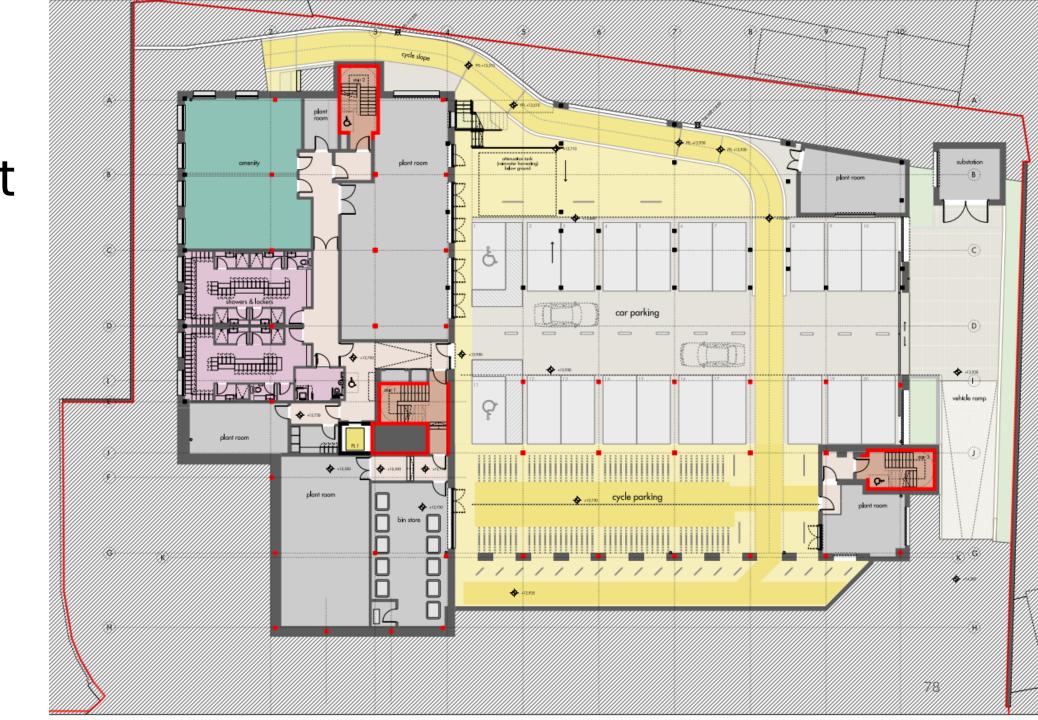
Proposed 4th floor



Proposed roof plan



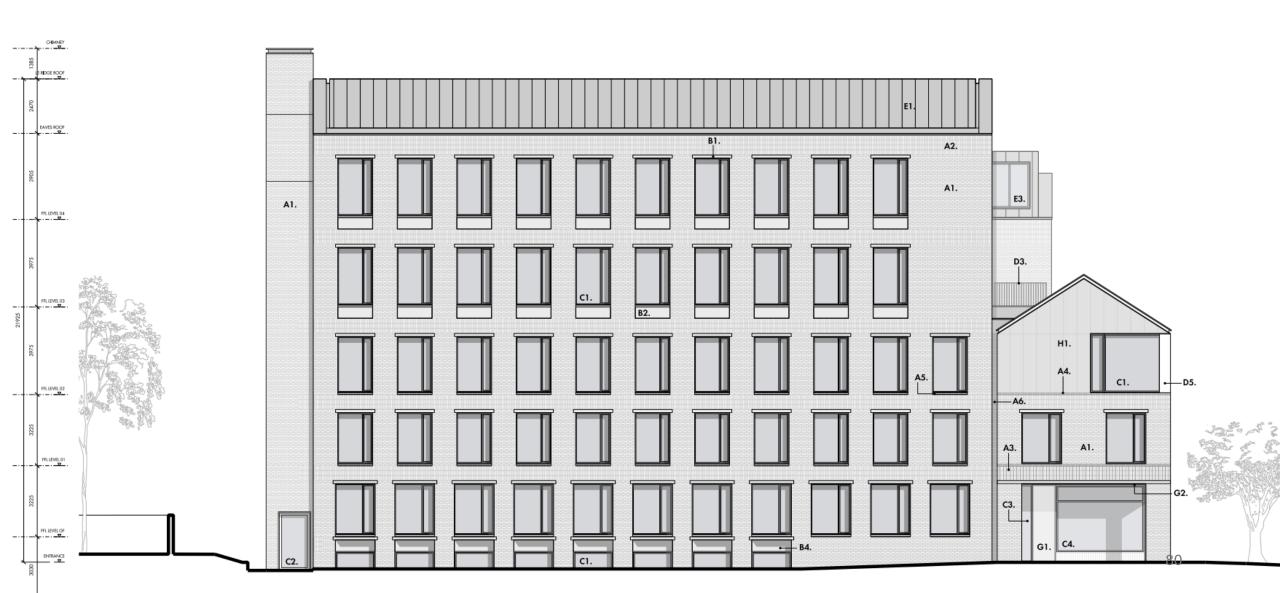
Proposed undercroft plan



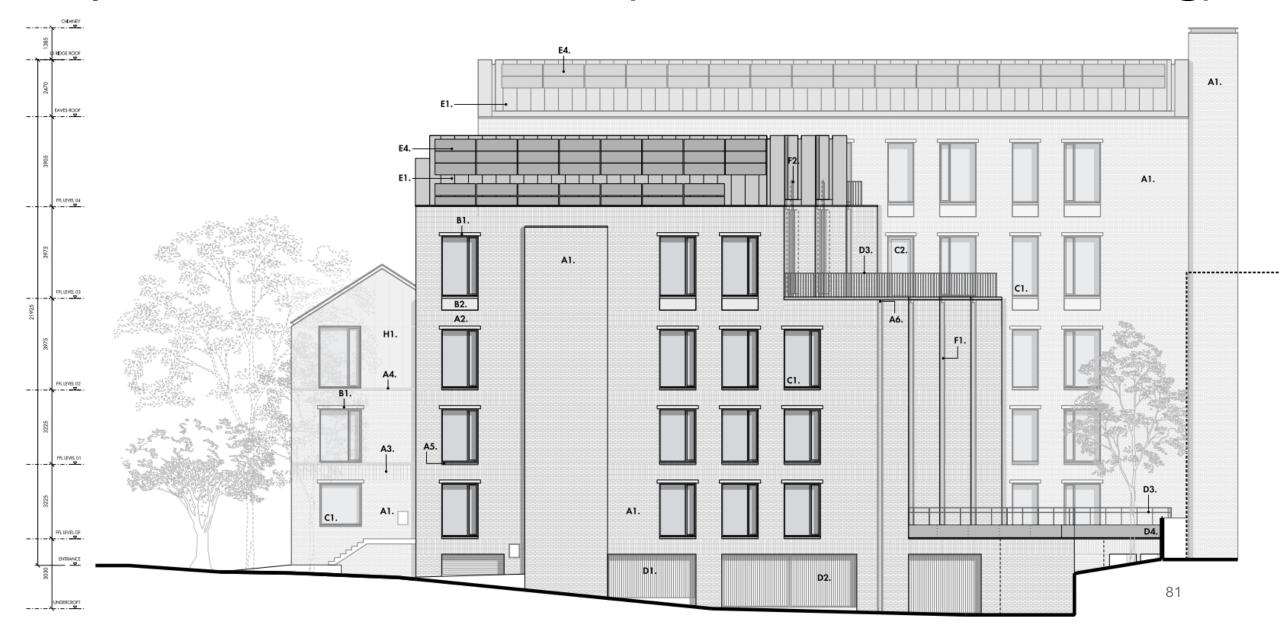
Proposed west elevation (Clarendon Road)



Proposed north elevation (towards Lockton House)



Proposed south elevation (towards Orchid Building)



Proposed west elevation (towards Emerald Building)



Street scene – Clarendon Road





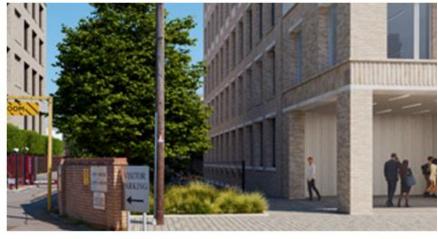


Enhance boundary treatments and respect character





Repair fragmented urban grain and create more lively streetscape





Animate the roofscape and improve the skyline

















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

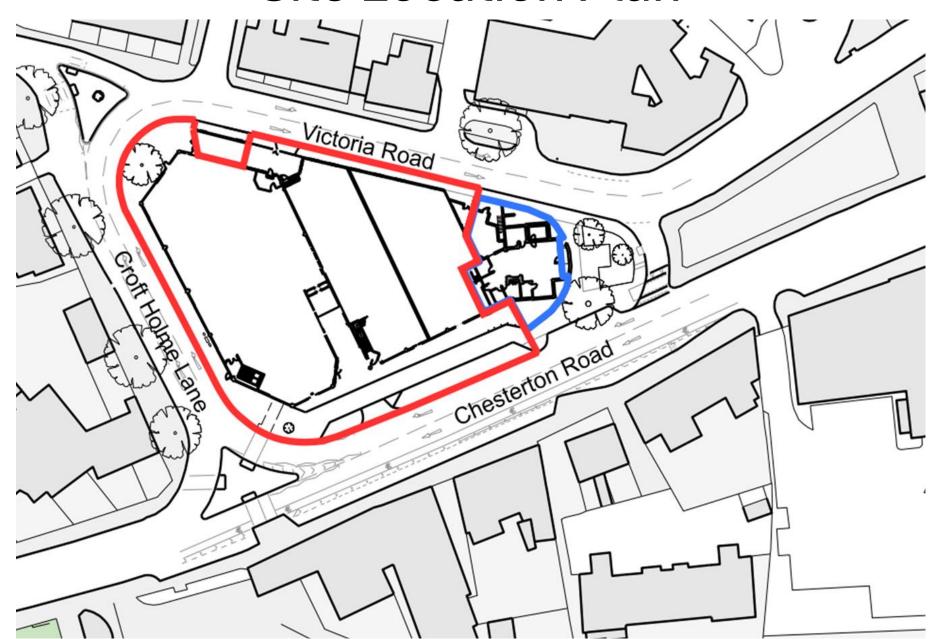
Officer
Recommendation:

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



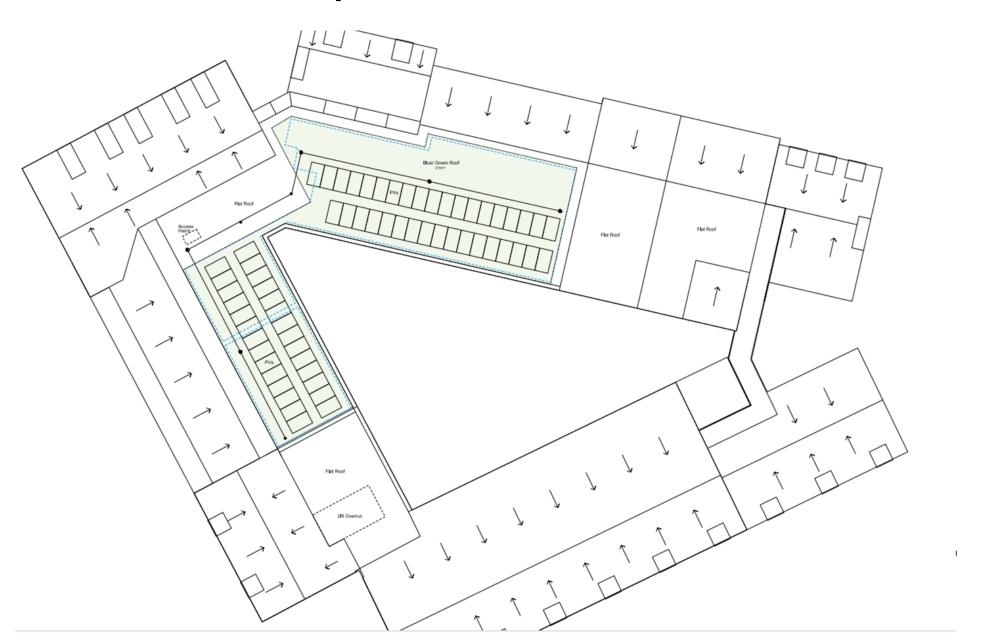
Proposed Second Floor Plan



Proposed Third Floor Plan



Proposed Roof Plan



Proposed Elevations - Chesterton Road and Inner



Proposed Elevations - Croft Holme Lane and Inner





Proposed Elevations - Victoria Road and Inner Courtyard





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