

Planning  
Committee



**GREATER CAMBRIDGE**  
SHARED PLANNING

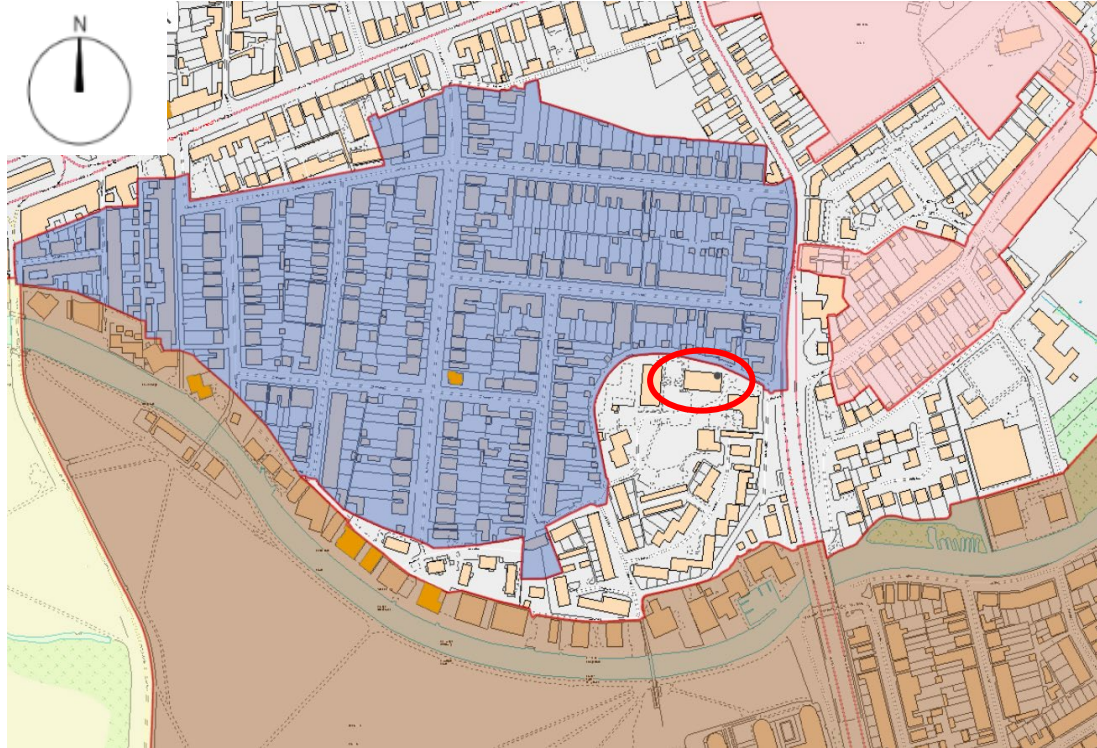
# MINOR APPLICATIONS

## 23/02127/FUL – Mayflower House, Manhattan Drive, CB4 1JT

Erection of 8no. Flats on top of Mayflower House, following the removal of Electronic Communications Apparatus and associated development including refuse storage and cycle parking



# The Site



Aerial View

Mayflower House





# Existing South Elevation



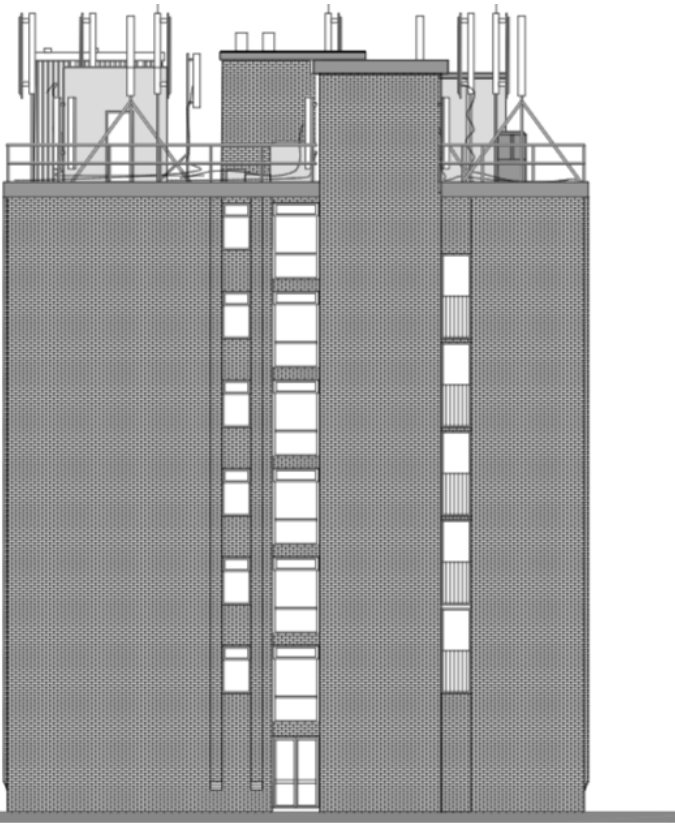
EXISTING SOUTH ELEVATION AS APPROVED - This includes plant, 2 no. removed telecom base stations & ECA not yet installed.

**MAYFLOWER HOUSE**  
MANHATTAN DRIVE, CAMBRIDGE, CB41JT

Drawing Title: EXISTING SOUTH ELEVATION AS APPROVED  
Scale: 1:100 @ A3  
Date: APRIL 2023  
Drawing Number: 4D\_1348\_P1\_016\_Rev B



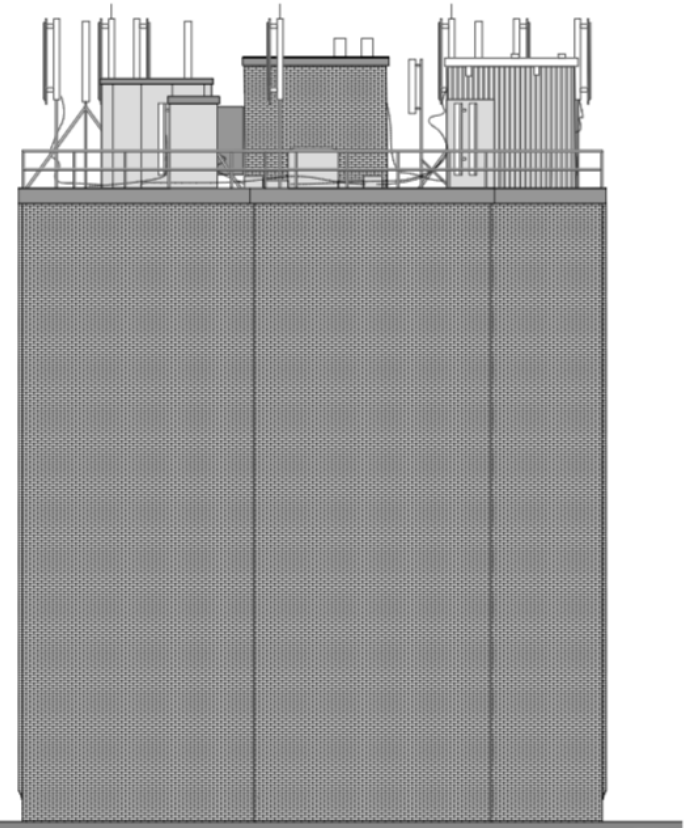
# Existing West (left) and East (right) Elevations



D  
m

HOUSE  
H1JT

Drawing Title: EXISTING WEST ELEVATION  
Scale: 1:100 @ A3  
Date: APRIL 2023  
Drawing Number: 4D\_1948\_FL\_016\_Rev



APPROVED  
over telecom  
talled.

ER HOUSE  
EDGE, CB41JT

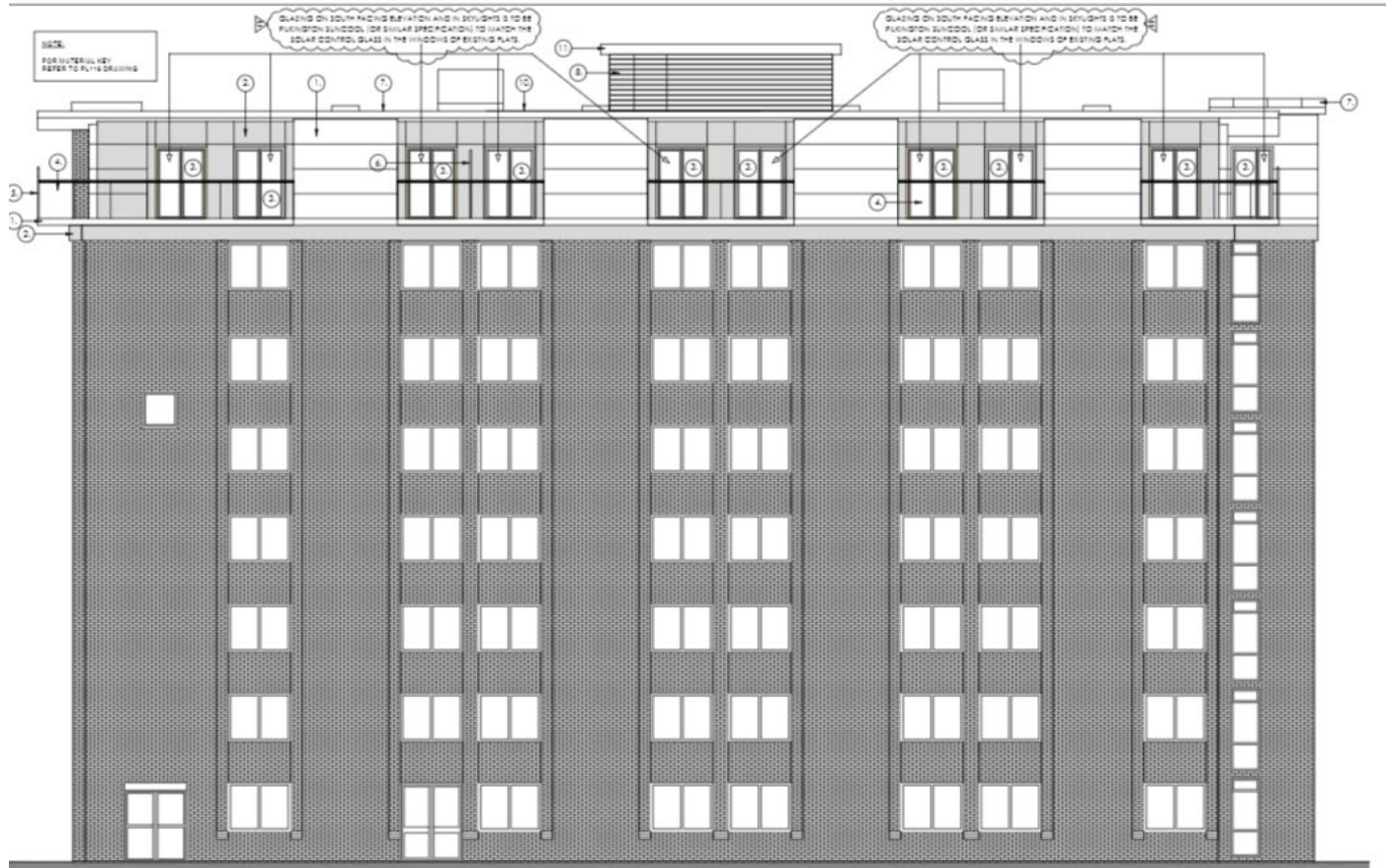
Drawing Title: EXISTING EAST ELEVATION  
Scale: 1:100 @ A3  
Date: APRIL 2023  
Drawing Number: 4D\_1948\_FL\_017\_Rev

# Proposed North Elevation





# Proposed South Elevation



PROPOSED SOUTH ELEVATION

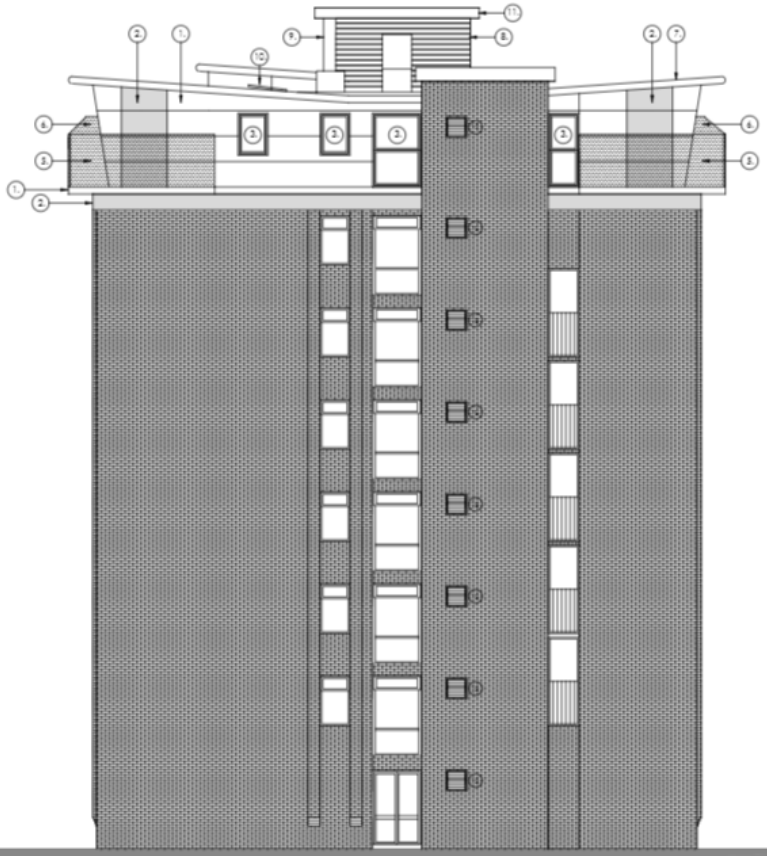
**MAYFLOWER HOUSE**  
 MANHATTAN DRIVE, CAMBRIDGE, CB41JT

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Drawing Title: PROPOSED SOUTH ELEVATION  
 Scale: 1:100 @ A3  
 Date: JULY 2023  
 Drawing Number: 40\_1046\_PL\_116\_Rev C

**40 STUDIO**  
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 100 BRIDGE STREET  
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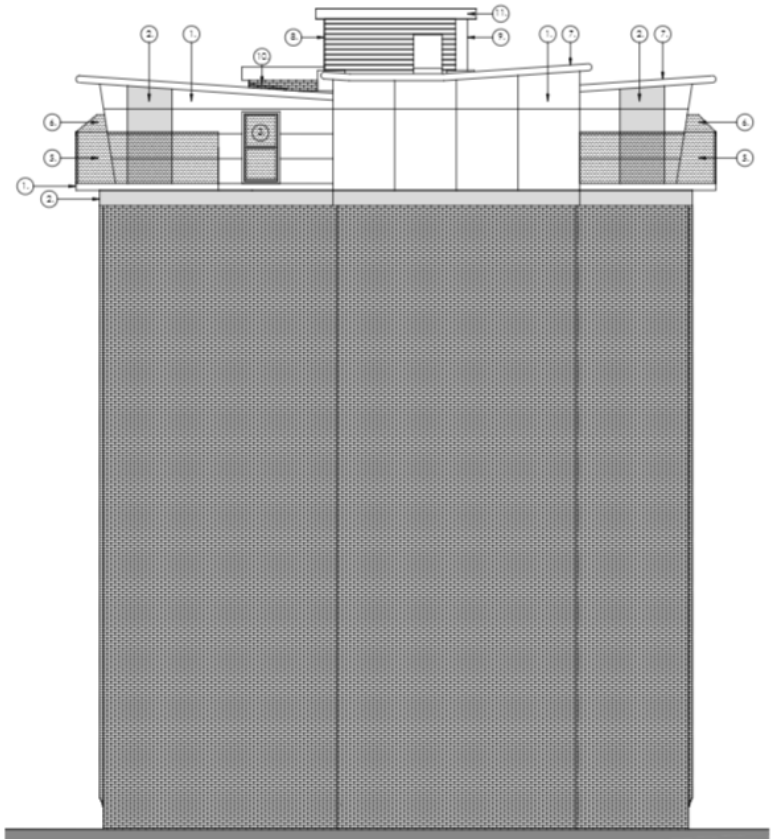
# Proposed West (left) and East (right) Elevations



HOUSE

CB41JT

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 Drawing Number: 4D\_18

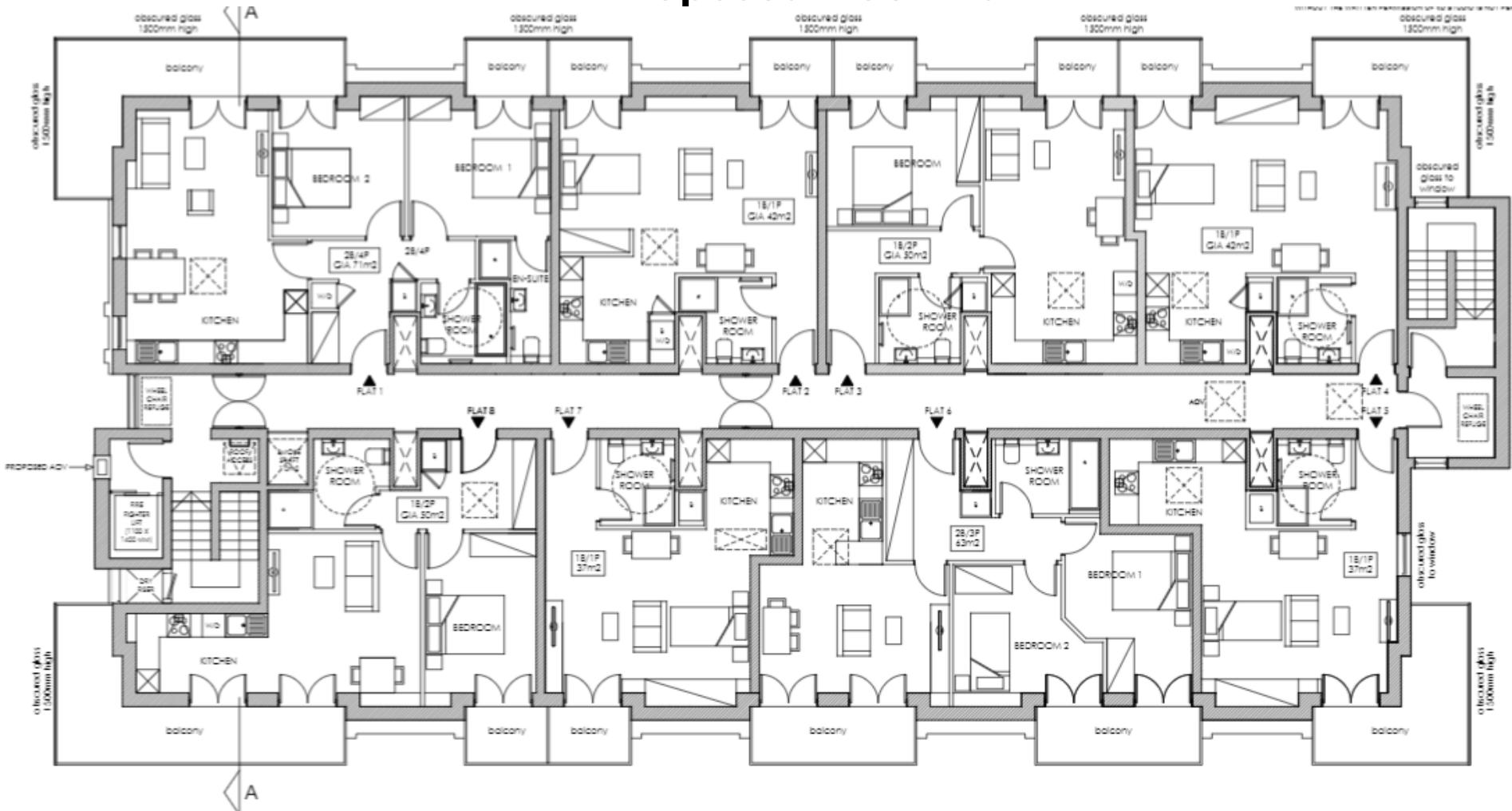


HOUSE

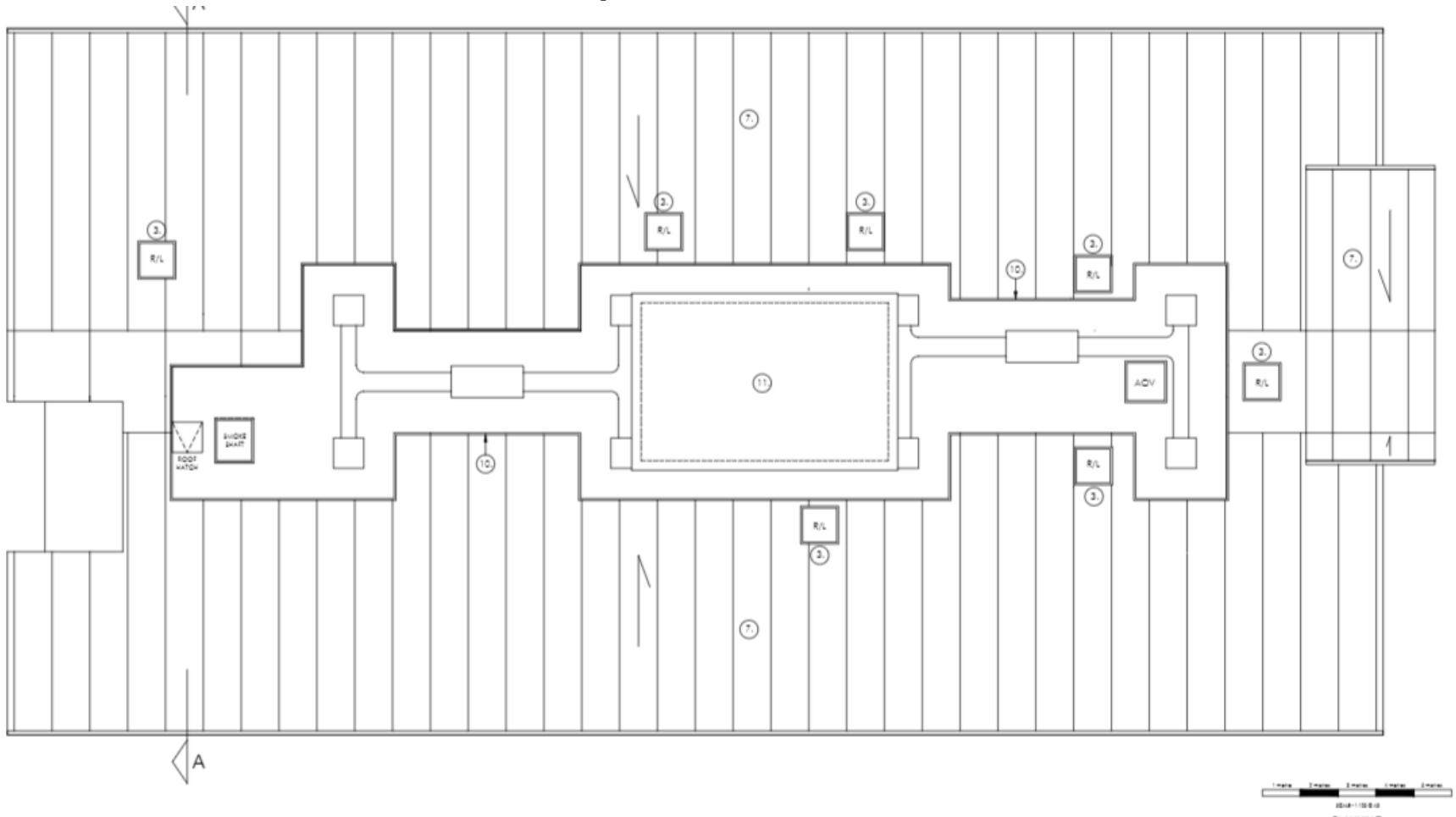
E, CB41JT

Drawing Title: PROPOSED EAST  
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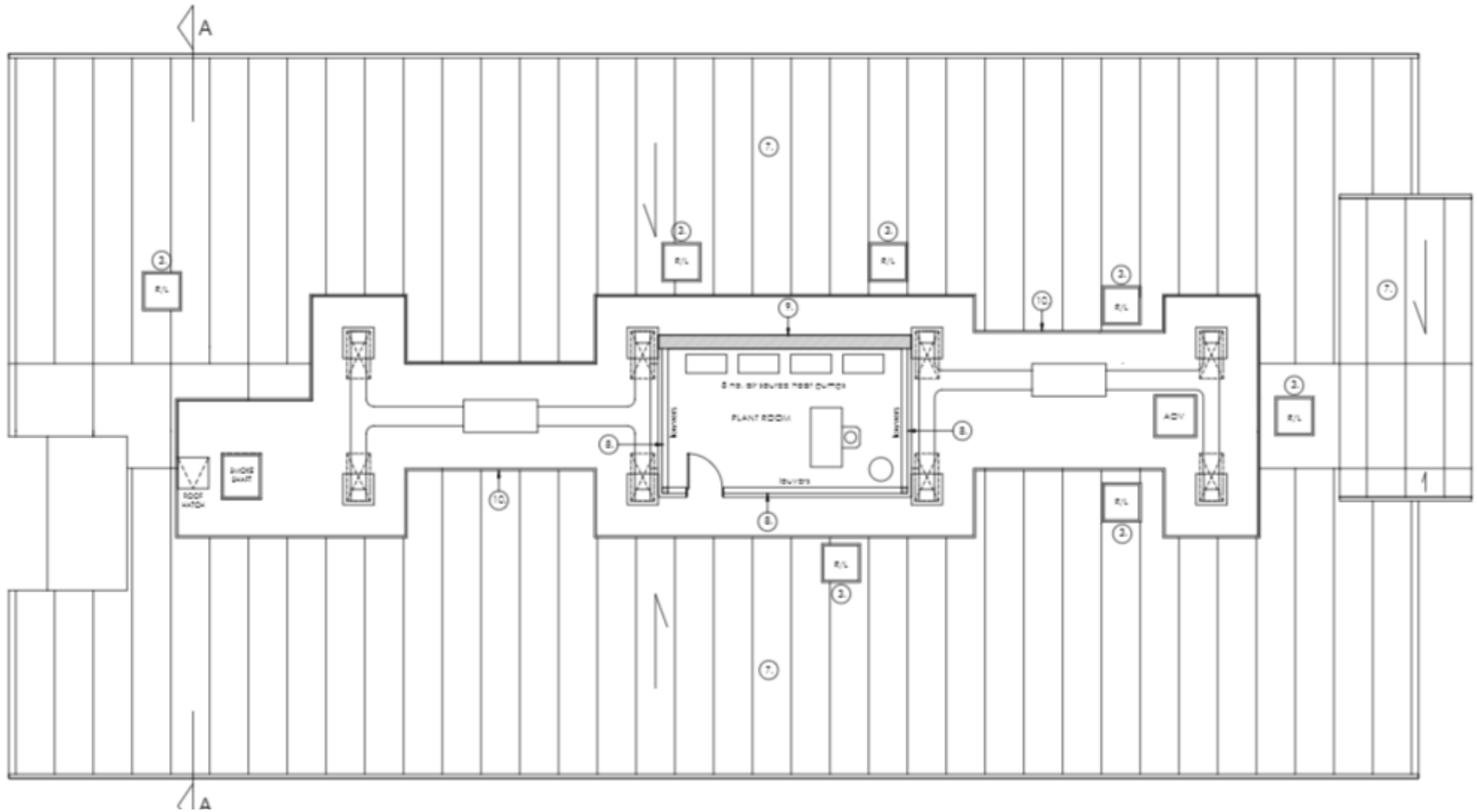
# Proposed Floor Plan



# Proposed Roof Plan



# Proposed Roof Plant Plan



## Existing and Proposed Viewpoint 2 – Elizabeth Way Bridge



## Existing and Proposed Viewpoint 13 – Elizabeth Way Bridge



## Existing and Proposed Viewpoint 23 – Midsummer Common

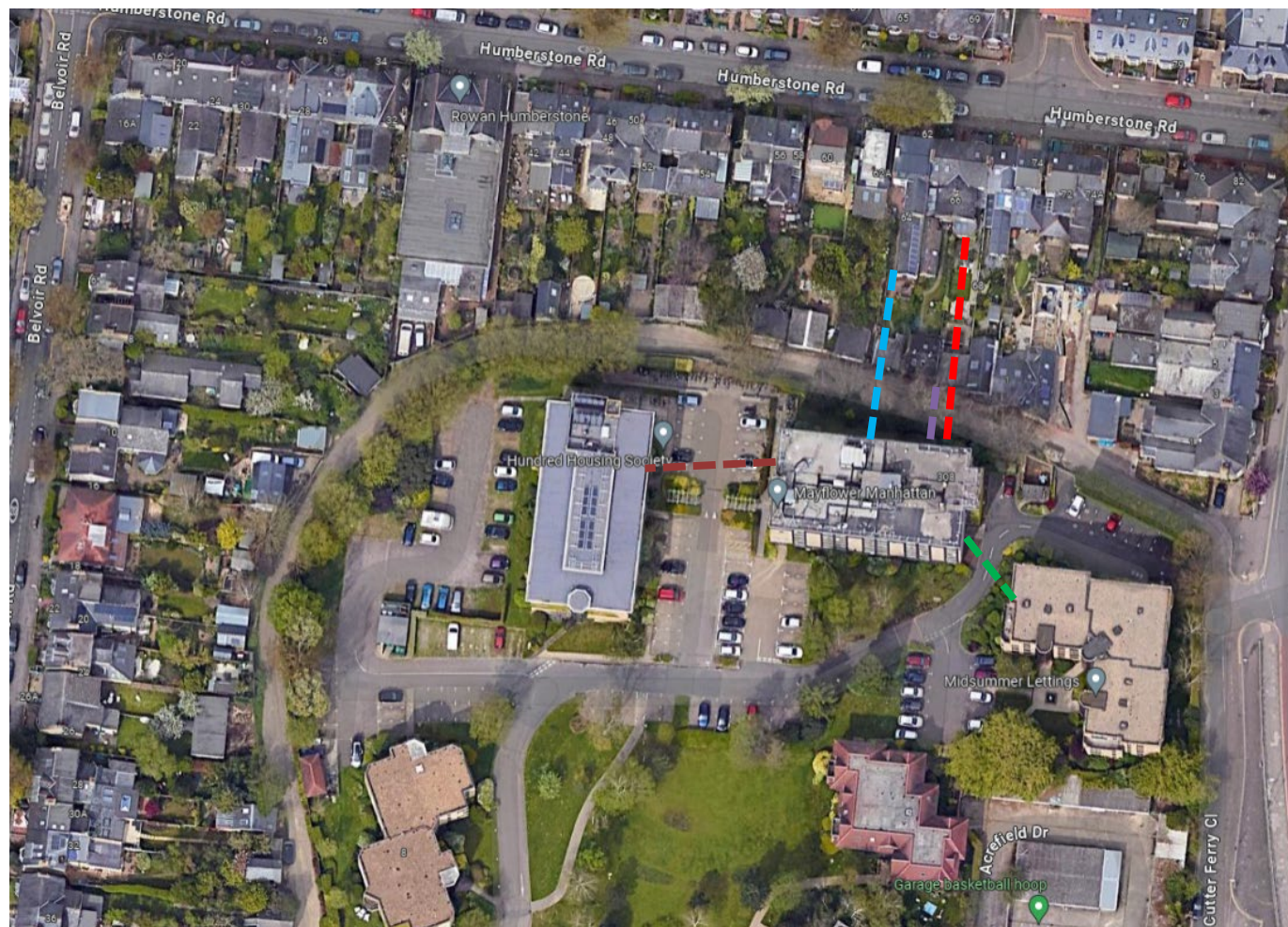




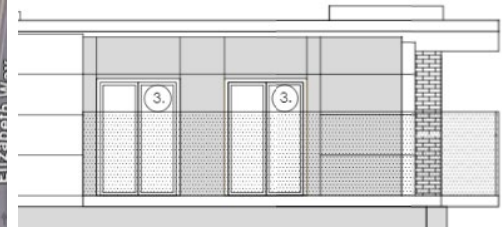
## Existing and Proposed Viewpoint 26 – Midsummer Common



# Neighbour Amenity – Overlooking/Overbearing



NOTE:  
FOR MATERIAL KEY  
REFER TO FL116 DRAWING



- Blue – 31m
- Yellow – 16m
- Red - 40m
- Orange – 23m
- Green – 11m



# Neighbour Amenity - Overshadowing



SEPTEMBER - Autumn Equinox



JUNE - Summer Solstice

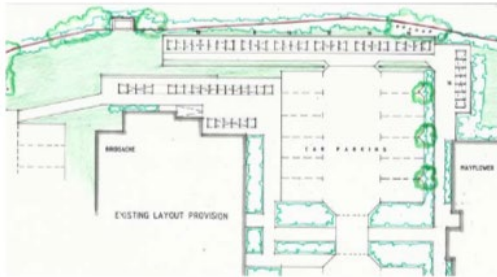


MARCH - Spring Equinox



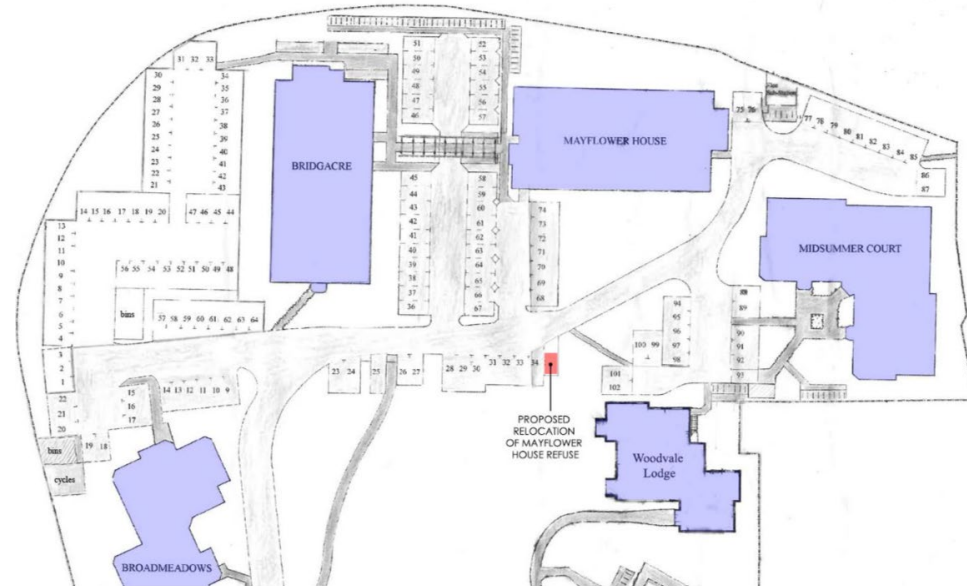
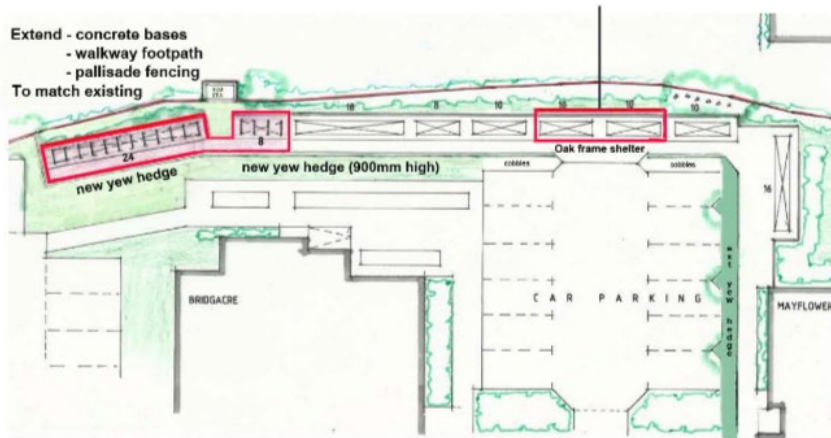
DECEMBER - Winter Solstice

# Cycle Parking (left) and Refuse Storage (right)



(left) Plan showing existing bicycle stand provision adjacent to Mayflower House

Proposed feature shelter for 20 no. existing bicycle bays



# Planning Balance

## Approval

### Key material considerations:

- Provision of residential development within a sustainable location
- The proposal will remove the visual clutter of existing telecoms and has been carefully designed to provide a modern addition whilst preserving the character and appearance of the area and settings of nearby Conservation Areas
- Screening of balconies will mitigate the impact of significant overlooking impact upon neighbouring properties – secured by condition
- Given the modest scale of the extension, no significantly harmful overbearing or overshadowing impact is considered to arise upon neighbouring properties
- Condition recommended to secure the details of the proposed solar glazing on units facing south, to secure compliance with Part O of Building Regulations and to prevent overheating



## Refusal

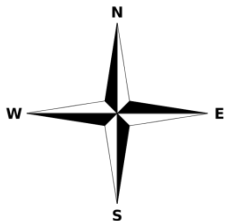
### Key material considerations:

- None

Officer Recommendation: Approve, subject to conditions

# MAJOR APPLICATIONS

# 24/01354/FUL- 137&143 Histon Road Site Location Plan



# Aerial View





# Aerial View of the Proposed Development



# Proposed Histon Road streetscene



# Proposed Streetscenes

South of the access road



Plots along the western boundary



# Proposed Streetscenes

North of the access road



# 3D views

## Proposed access to the recreation ground



## Northwest courtyard



UPDATED ELEVATIONS FOR PLOT 15-18



VIEW TOWARDS PLOT 15+18



UPDATED 3D VIEW FOR PLOT 18

# Central Pocket Park



# Illustrative landscape plan



# Planning Balance

## Positives

- The proposal would provide a high quality residential development on an allocated brownfield site which is located in a sustainable location.
- Provision of 28 affordable homes. (40% in line with the requirements of policy 45 of the Cambridge Local Plan 2018).
- Commitment to delivering 20% Biodiversity Net Gain and enhanced recreation ground scheme to be secured via Section 106 obligation.
- Financial contributions towards key services, community, sports facilities and transport infrastructure.



## Negatives

- Loss of existing trees
- Single aspect homes
- Lack of on site open space

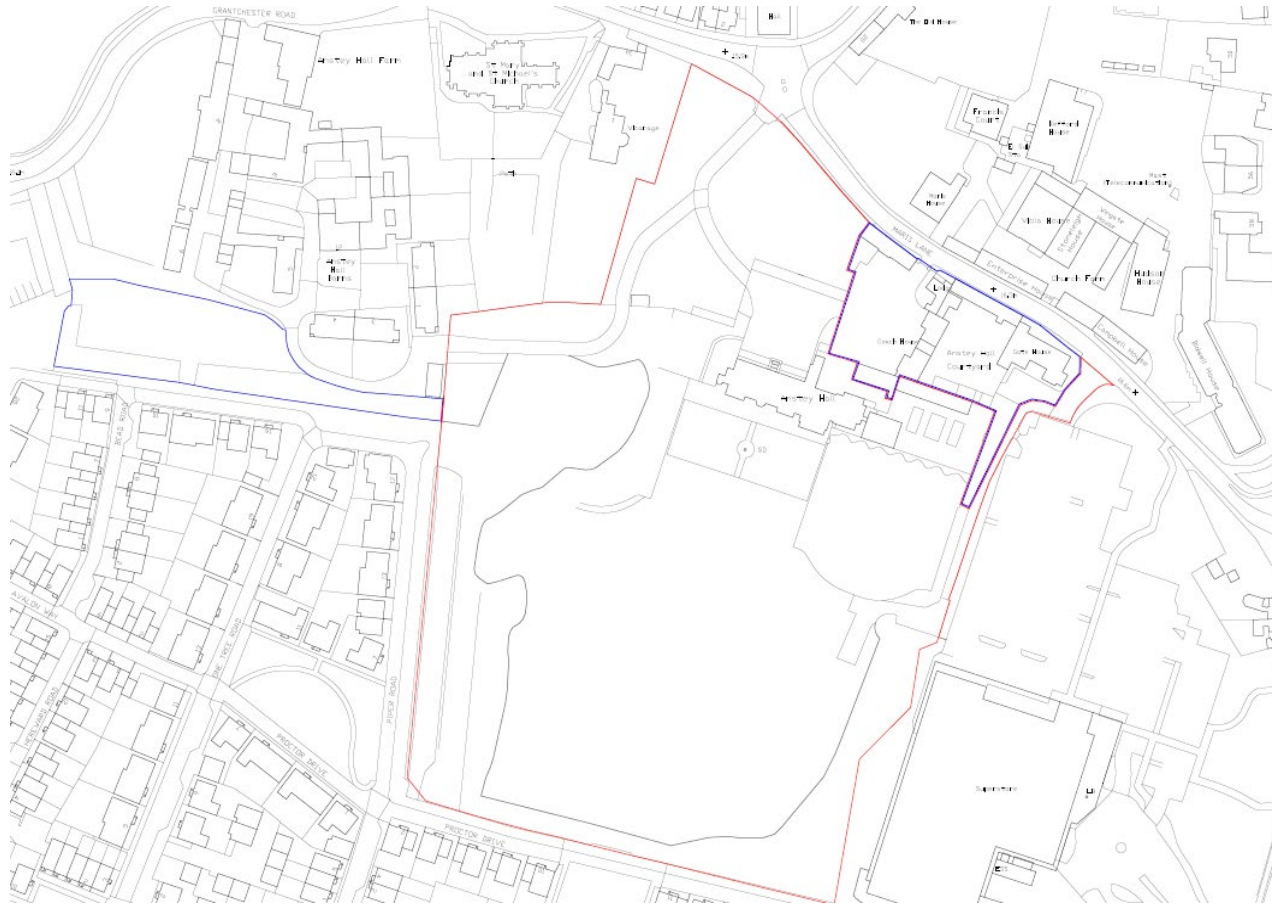
**Officer Recommendation: Approve**



# 24/01244/FUL

## Anstey Hall

### Site Location Plan



# Existing Site Plan



# Proposed Site Plan



# Blocks B Proposed Elevations



BLOCK C PROPOSED EAST ELEVATION  
BLOCK B WEST = HANDED



BLOCK B PROPOSED NORTH ELEVATION



BLOCK C PROPOSED SOUTH ELEVATION  
BLOCK B SOUTH = HANDED



BLOCK B PROPOSED EAST ELEVATION

# Blocks C Proposed Elevations



BLOCK C PROPOSED EAST ELEVATION  
BLOCK B WEST = HANDED



BLOCK C PROPOSED NORTH ELEVATION

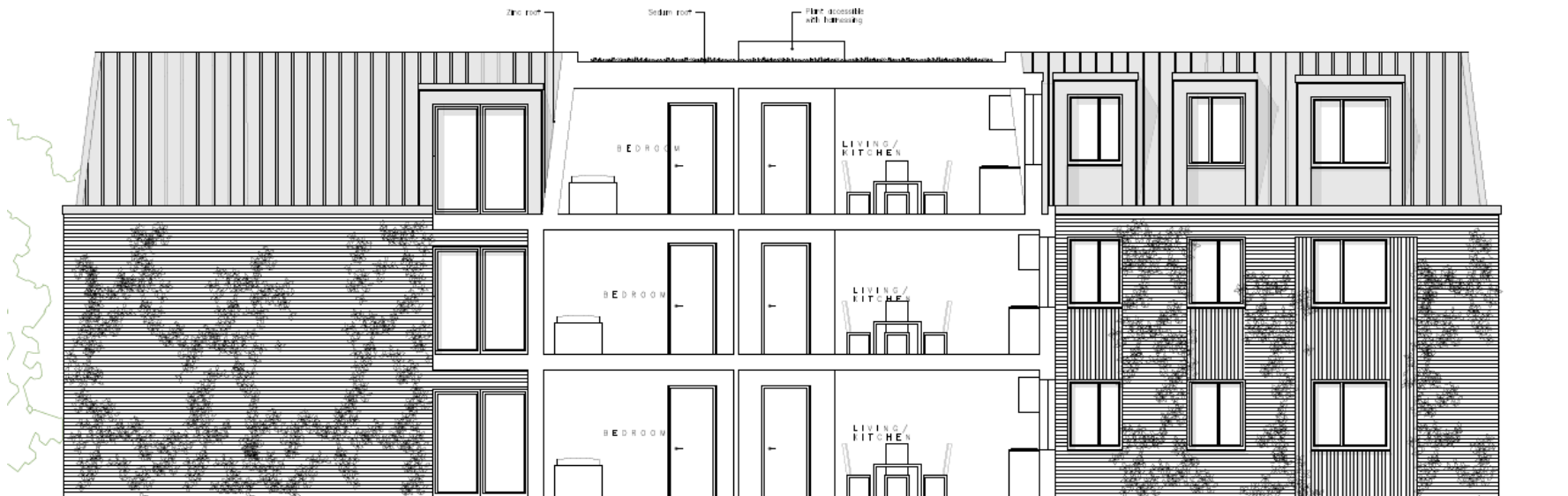


BLOCK C PROPOSED SOUTH ELEVATION  
BLOCK B SOUTH = HANDED



BLOCK C PROPOSED WEST ELEVATION

# Block B/C typical section



BLOCK B/C TYPICAL SECTION

# Block B/C Proposed Ground Floor Plans

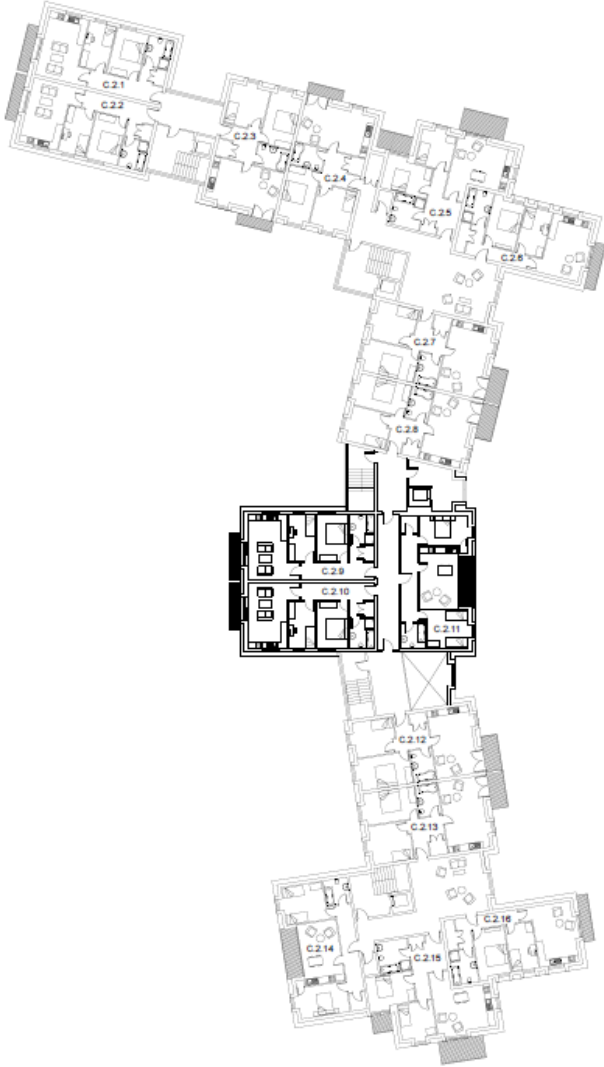


# Block B/C Proposed First Floor Plans





# Block B/C Proposed Second Floor Plans

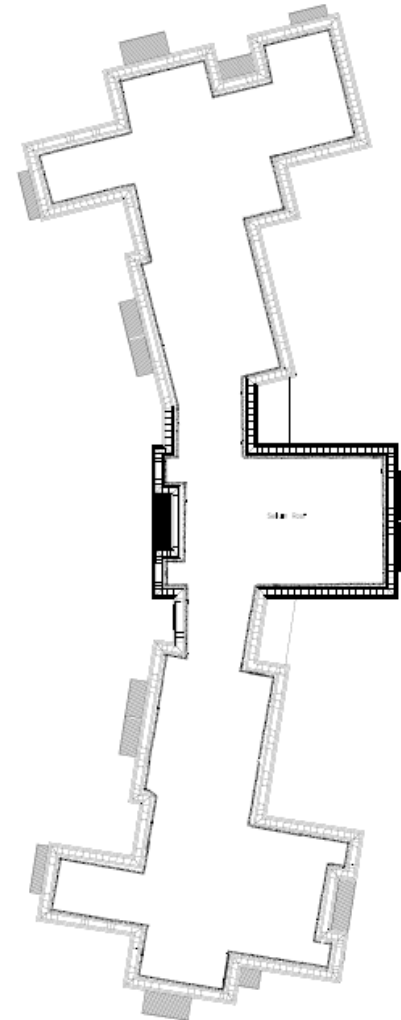
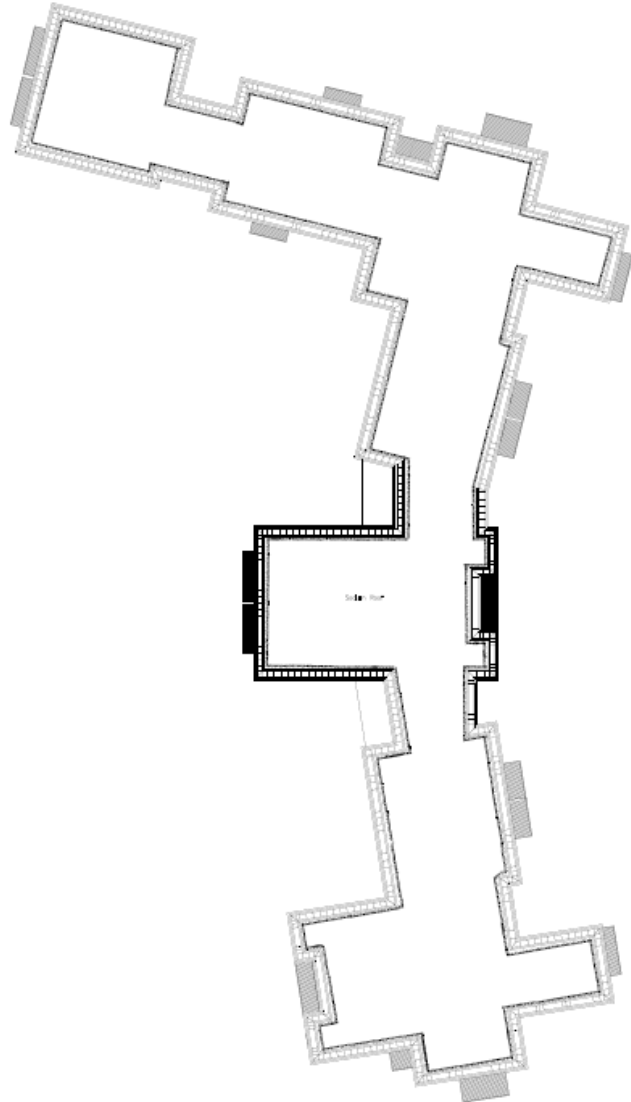


BLOCK C SECOND FLOOR



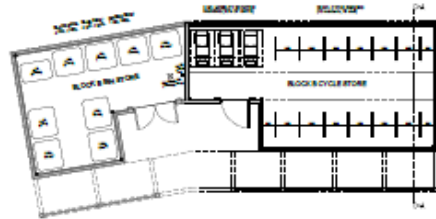
BLOCK B SECOND FLOOR

# Block B/C Proposed Roof Plans

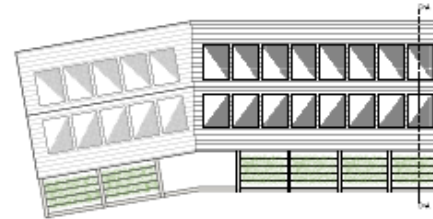


# Proposed Cycle and Bin Store Plans (Block B)

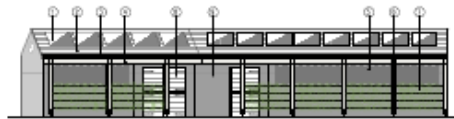
## BLOCK B: BIN + CYCLE STORE - NO.1



GROUND FLOOR PLAN



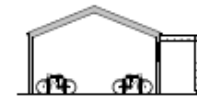
ROOF PLAN



WEST ELEVATION



SOUTH ELEVATION



SECTION A-A



EAST ELEVATION

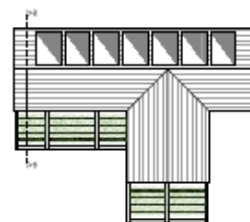


NORTH ELEVATION

## BLOCK B: BIN + CYCLE STORE - NO.2



GROUND FLOOR PLAN



ROOF PLAN



NORTH-WEST ELEVATION



NORTH-EAST ELEVATION



SECTION B-B



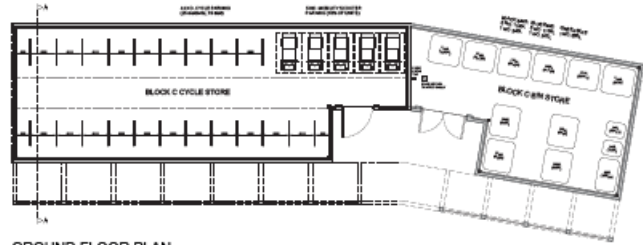
SOUTH-EAST ELEVATION



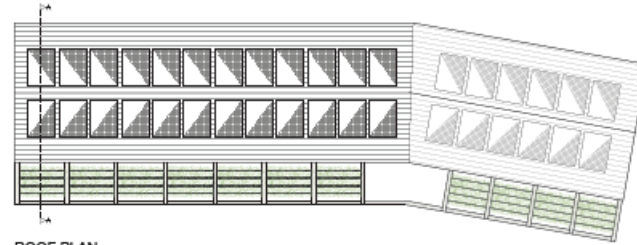
SOUTH-WEST ELEVATION

# Proposed Cycle and Bin Store Plans (Block C)

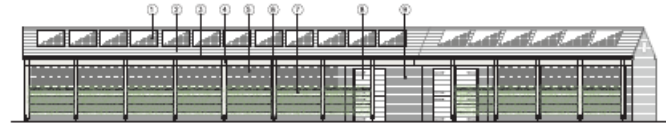
## BLOCK C: BIN + CYCLE STORE - NO.1



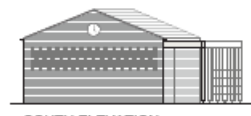
GROUND FLOOR PLAN



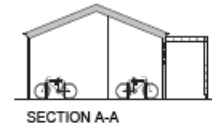
ROOF PLAN



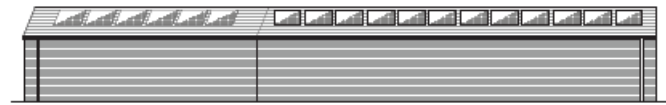
EAST ELEVATION



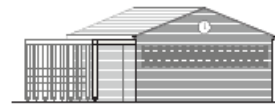
SOUTH ELEVATION



SECTION A-A

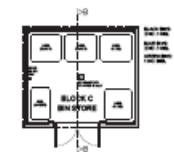


WEST ELEVATION

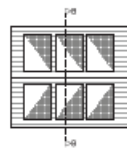


NORTH ELEVATION

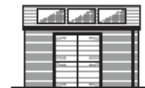
## BLOCK C: BIN + CYCLE STORE - NO.2



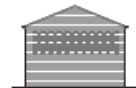
GROUND FLOOR PLAN



ROOF PLAN



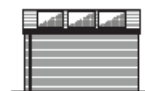
EAST ELEVATION



SOUTH ELEVATION



SECTION B-B

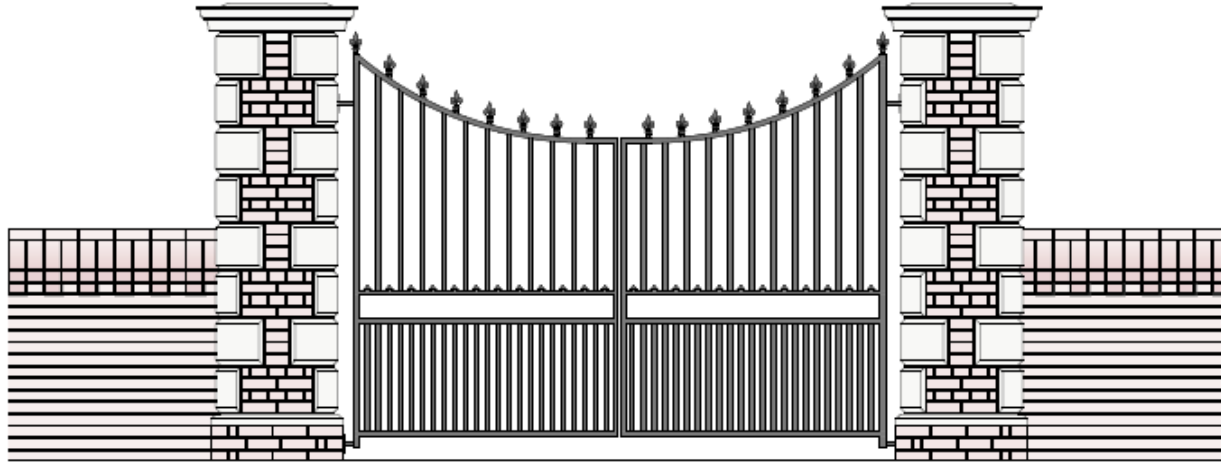


WEST ELEVATION

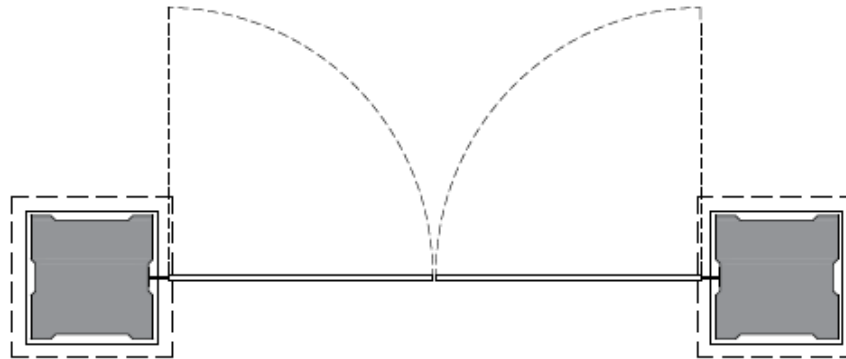


NORTH ELEVATION

# Proposed gates/wall

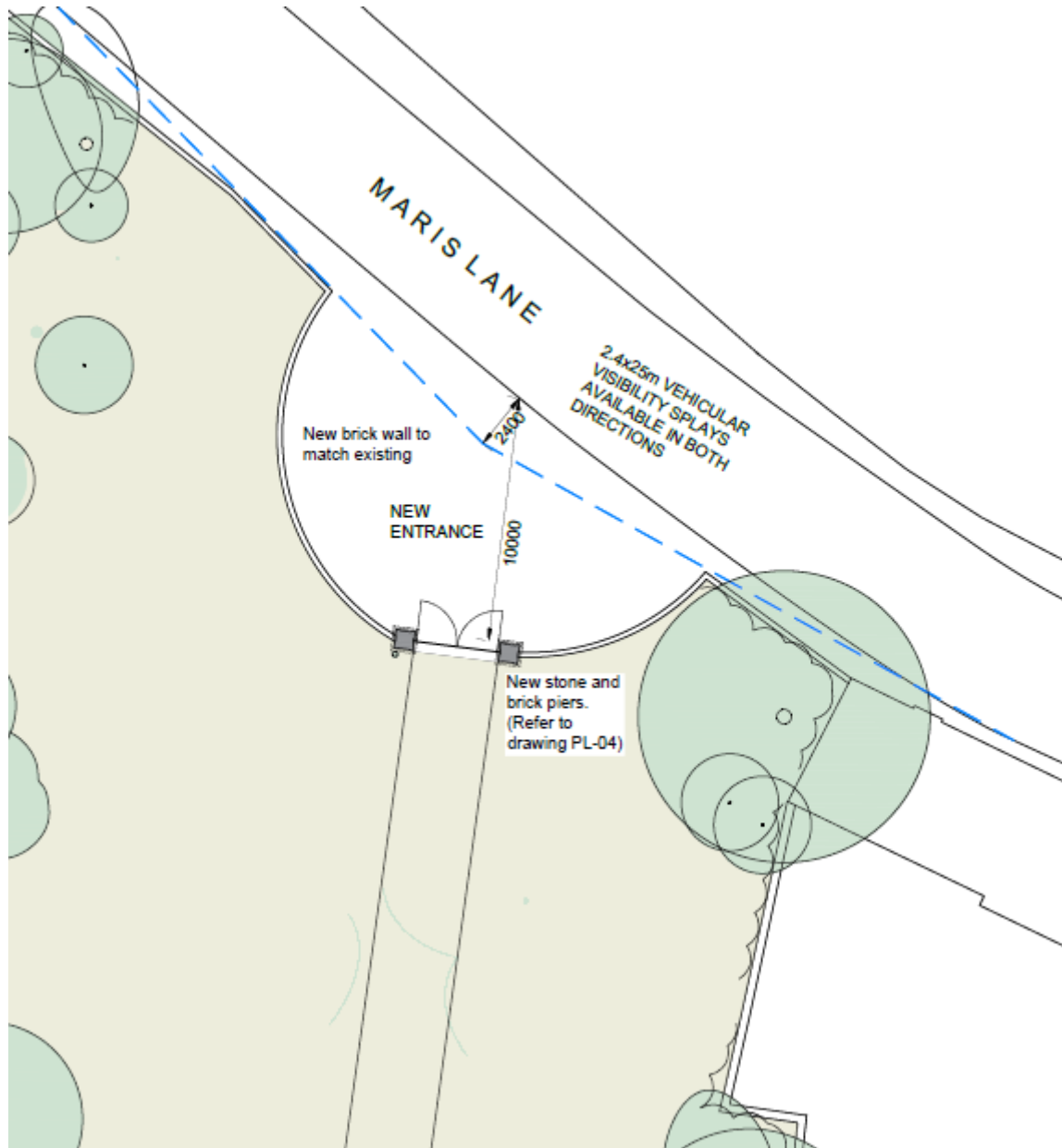


NORTH + SOUTH ELEVATIONS



PLAN

# Proposed new entrance



# Planning Balance

## Approval

Key material considerations

- Meeting specialist retirement housing need
- Economic benefits through the construction of new buildings and through servicing the retirement complex
- Minor heritage benefits
- Conversion of private protected open space into publicly accessible land
- Biodiversity net gain
- Public art



## Refusal

Key material considerations

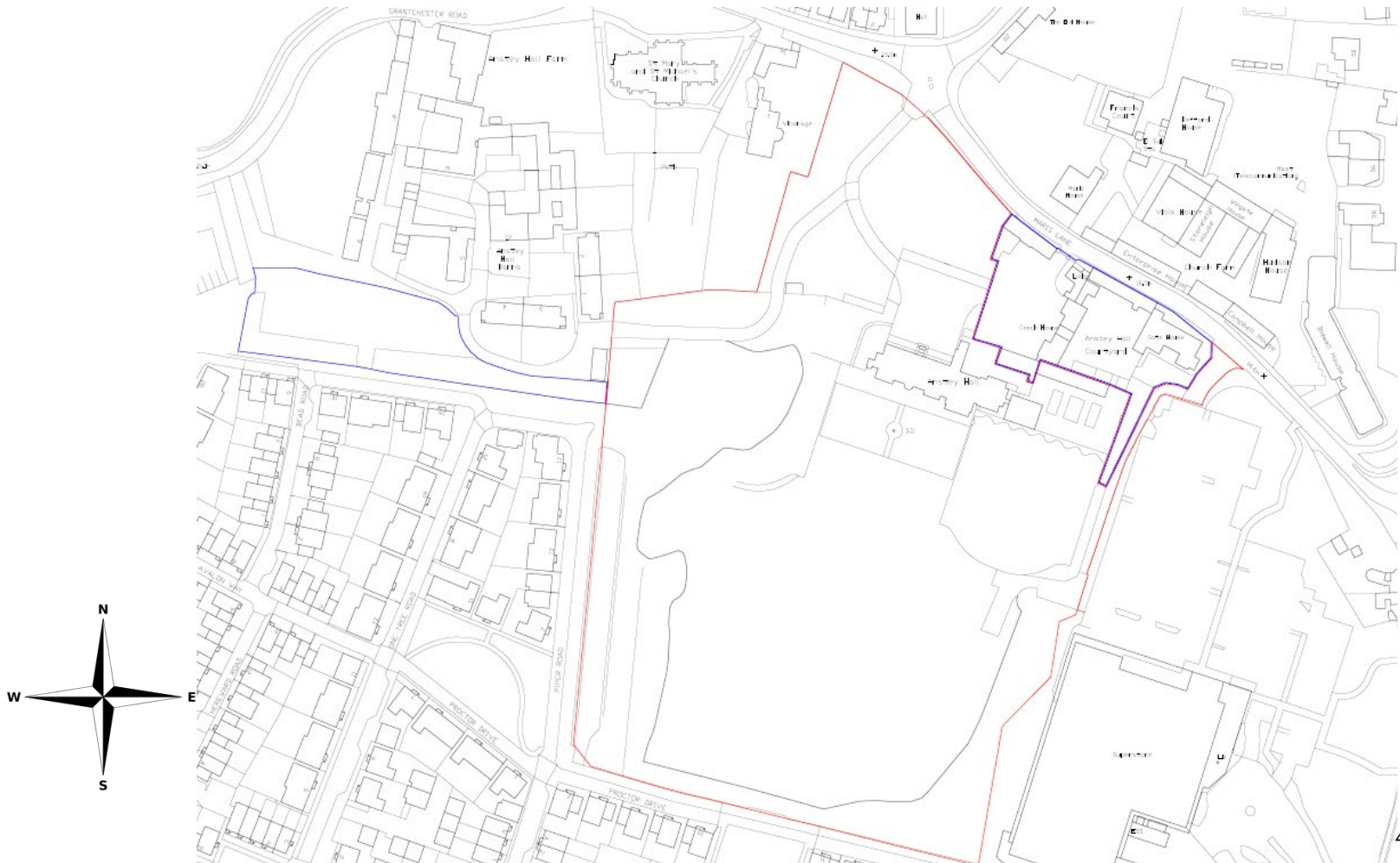
- High level of 'less than substantial' harm to heritage assets which would not be outweighed by the public benefits
- Significant narrowing of existing open landscape. Protected open space would not be satisfactorily replaced

**Officer Recommendation: Refuse**

# 24/0145/LBC

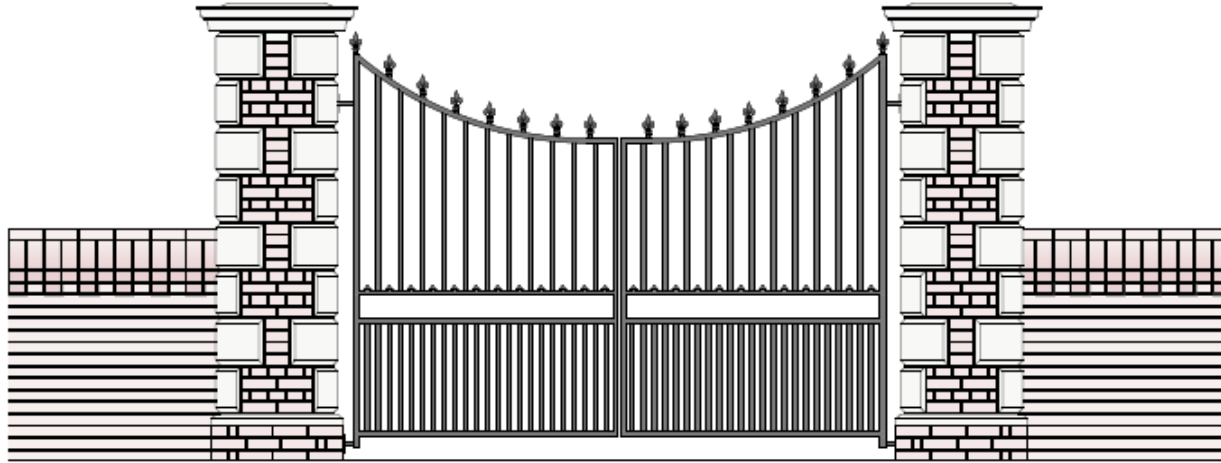
## Anstey Hall

### Site Location Plan

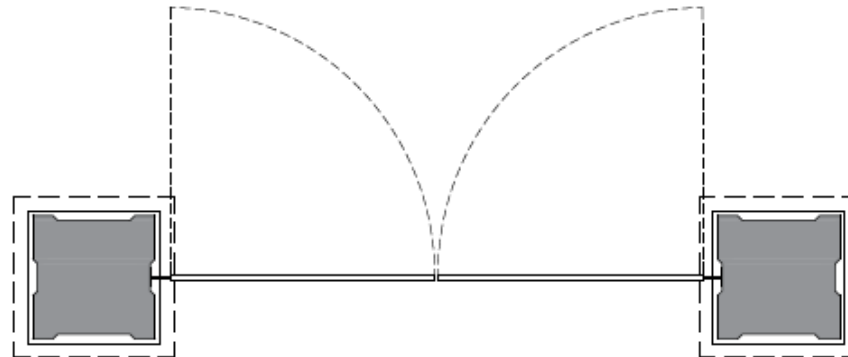




# Proposed gates/wall

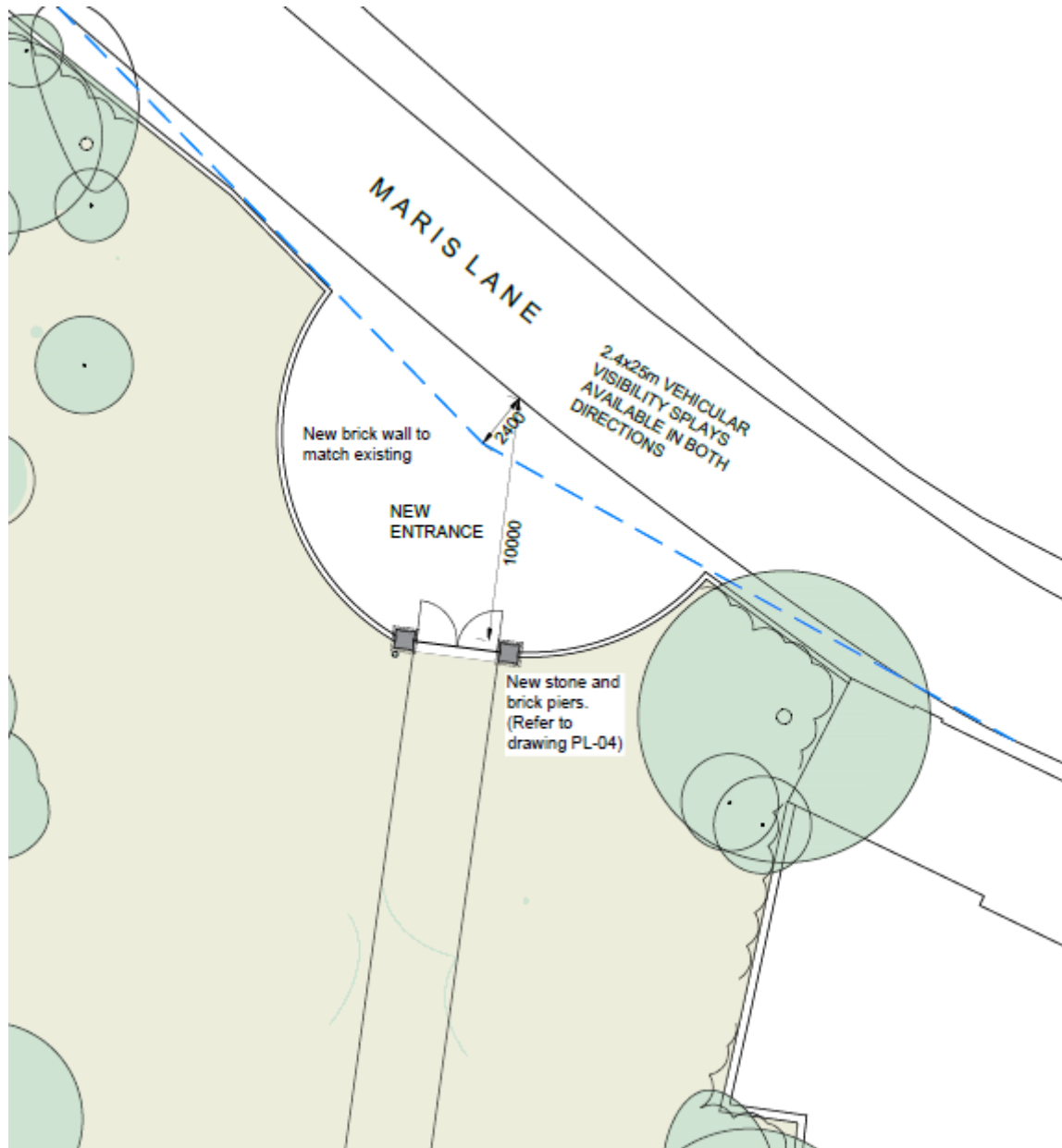


NORTH + SOUTH ELEVATIONS



PLAN

# Proposed new entrance



# Planning Balance

## Approval

Key material considerations

- No harm to the curtilage listed wall



## Refusal

Key material considerations

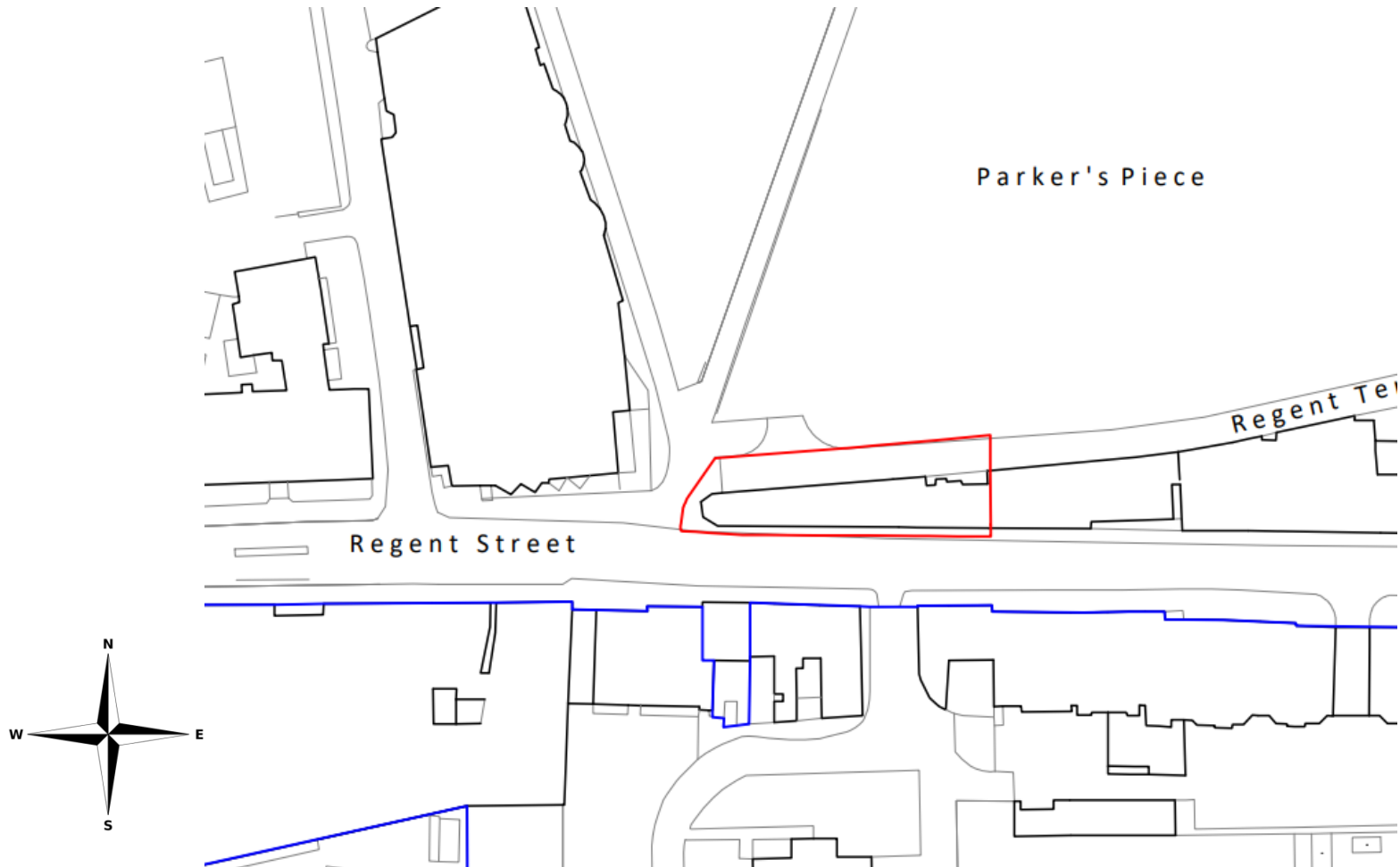
- None

Officer Recommendation: Approve

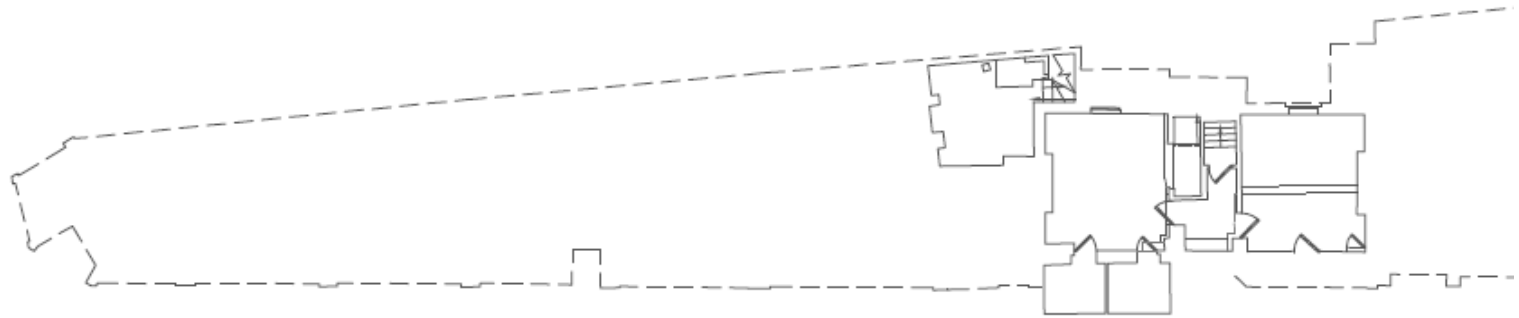
# 23/04952/FUL

## 19-35 Regent Street

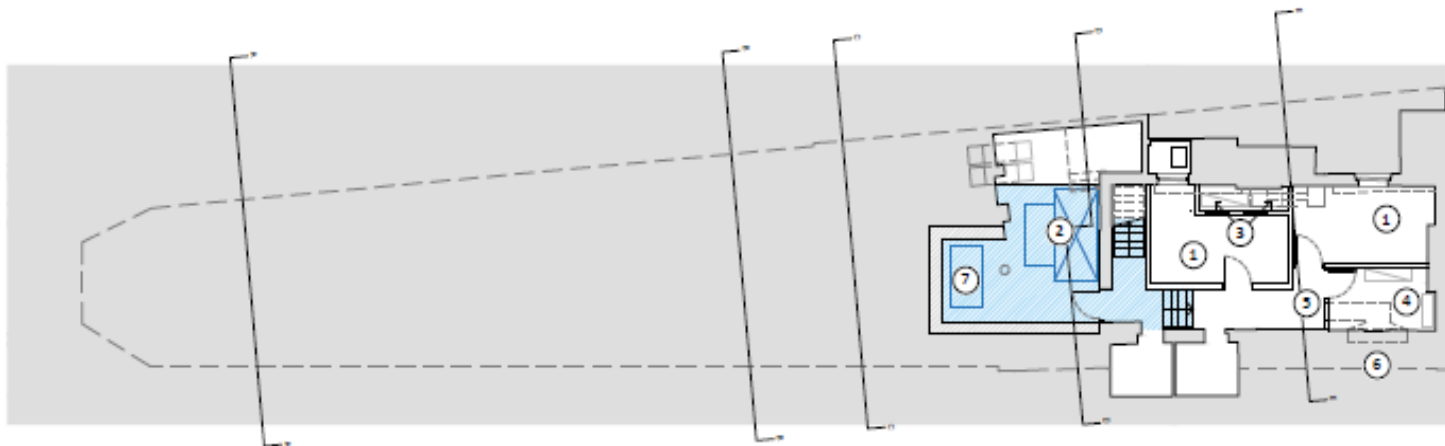
### Site Location Plan



# Existing/Proposed basement plan

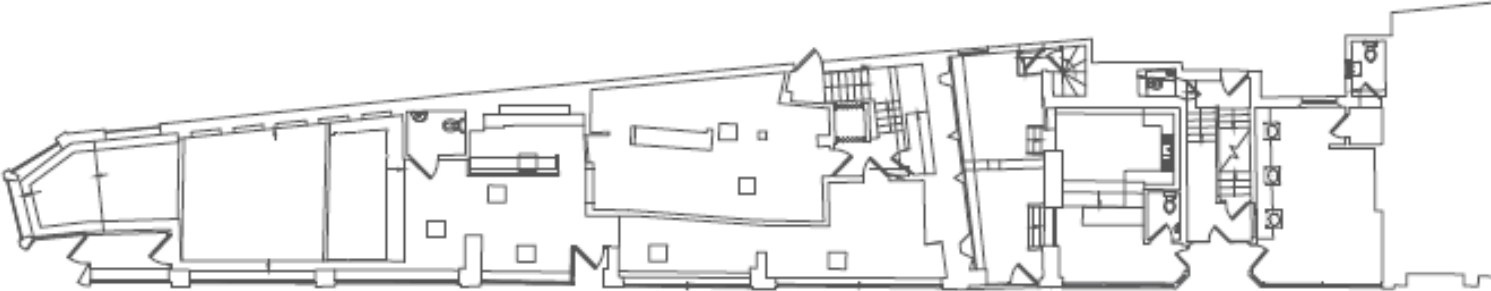


Existing plan

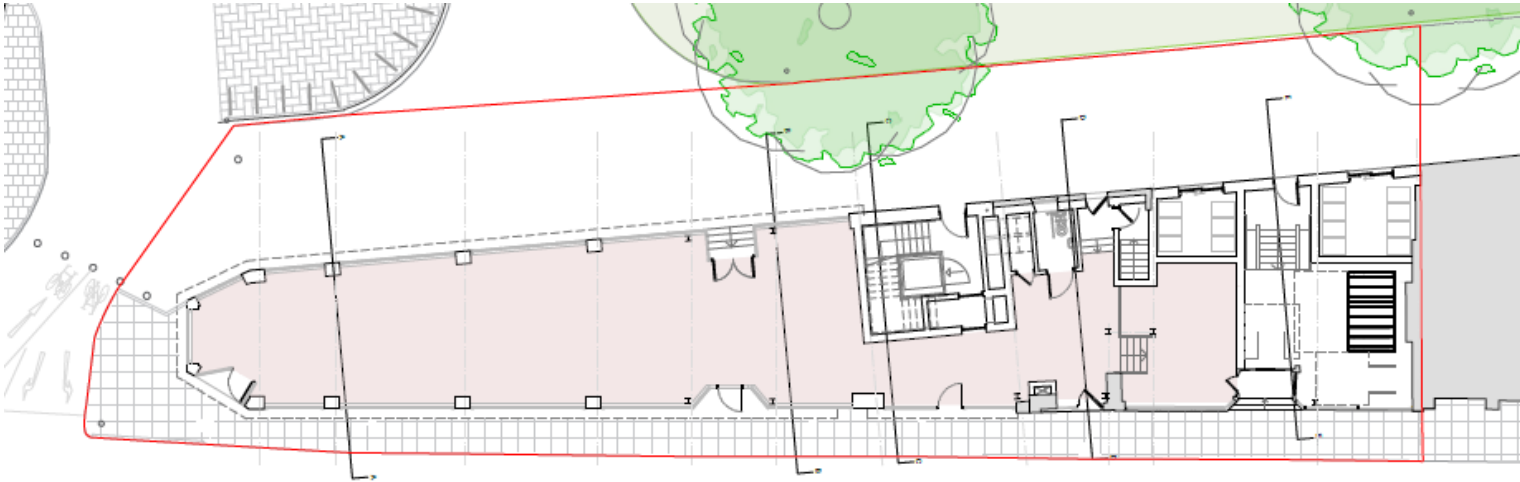


Proposed plan

# Existing/Proposed ground floor plan

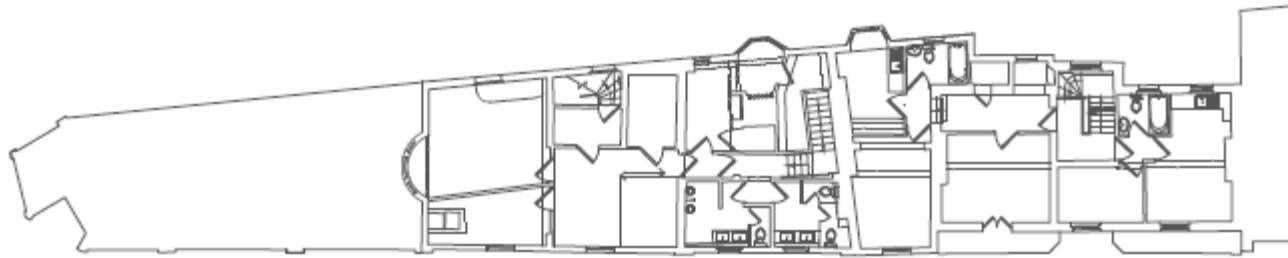


Existing plan



Proposed plan

# Existing/Proposed first floor plan

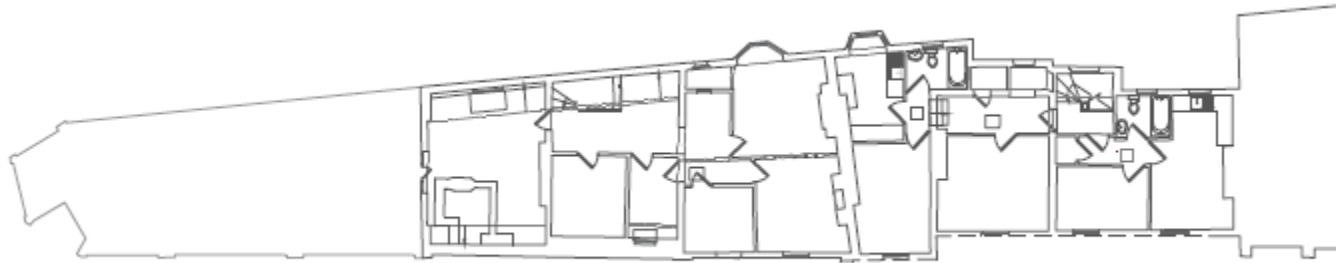


Existing plan



Proposed plan

# Existing/Proposed second floor plan



Existing plan



Proposed plan



# Existing/Proposed third floor plan

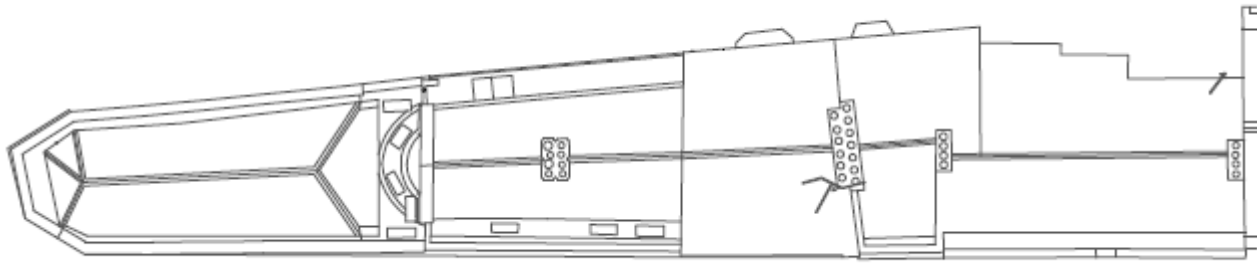


Existing plan

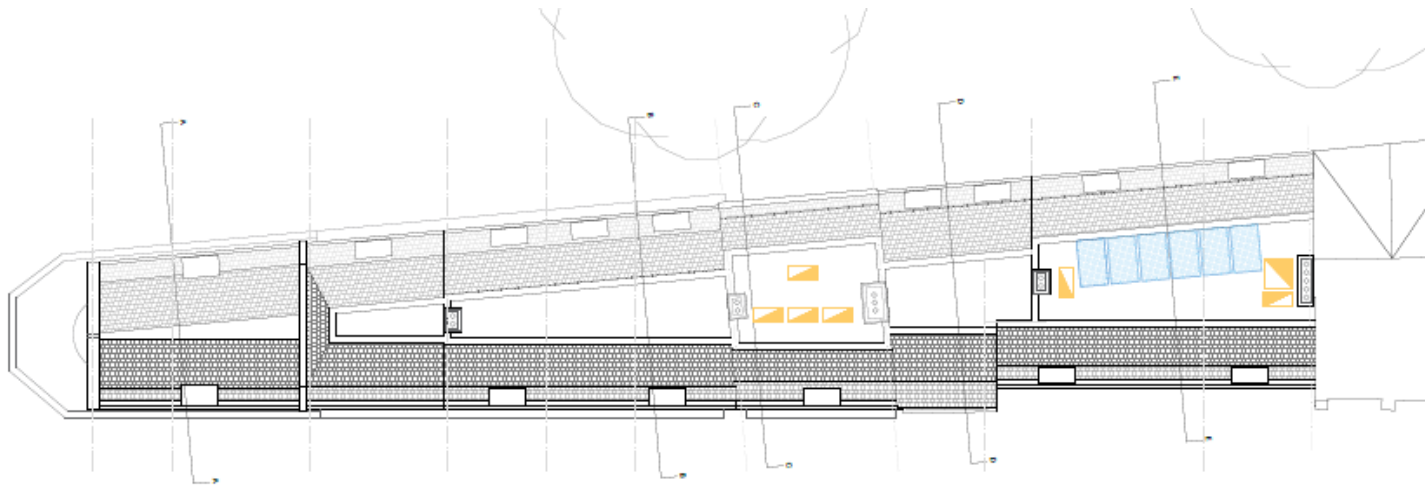


Proposed plan

# Existing/Proposed roof plan

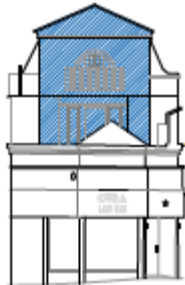


Existing plan



Proposed plan

# Demolition Elevations



## Key

- Existing to be removed
- Existing to be retained
- Existing to be relocated

# Regent Terrace Elevation



# Planning Balance

Approval

Key material considerations



Refusal

Key material considerations

Officer Recommendation: Approve / Refuse

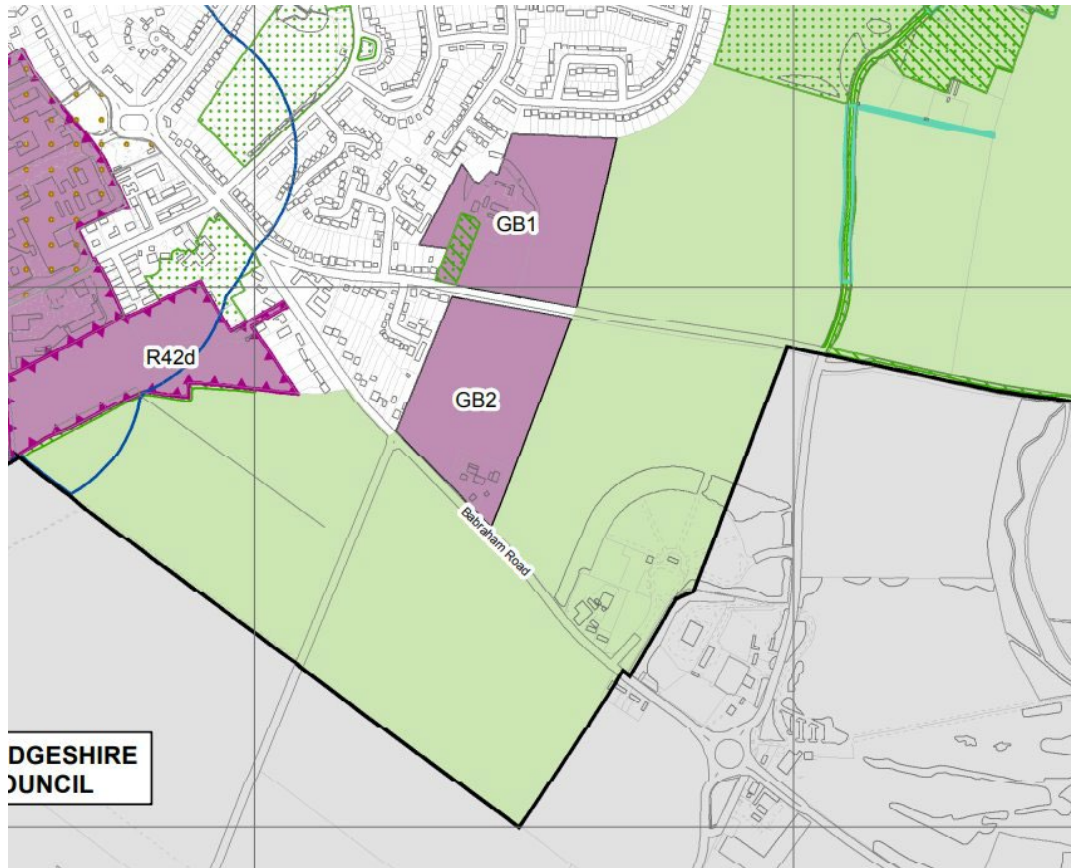
# 24/01704/S73- Land South Of Worts Causeway

Section 73 to vary condition 3 (approved drawings)  
and 23 (pre assessment BREEAM report) of  
application reference: 19/1168/OUT.

# Site Location Plan



# GB2 Allocation





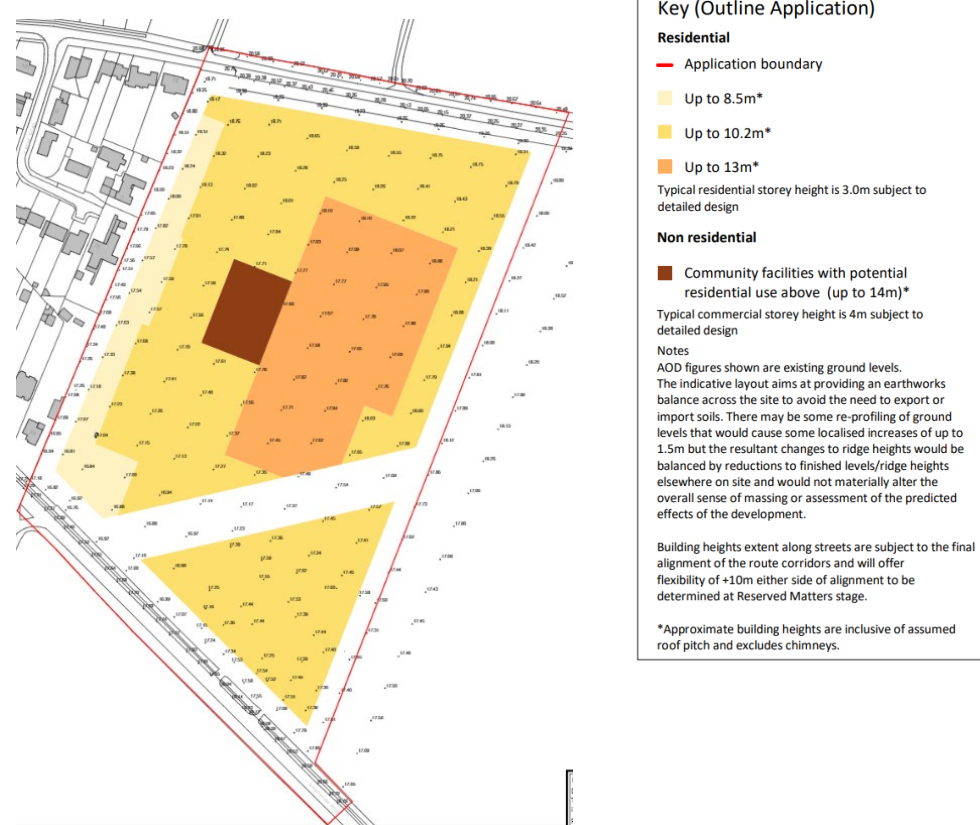
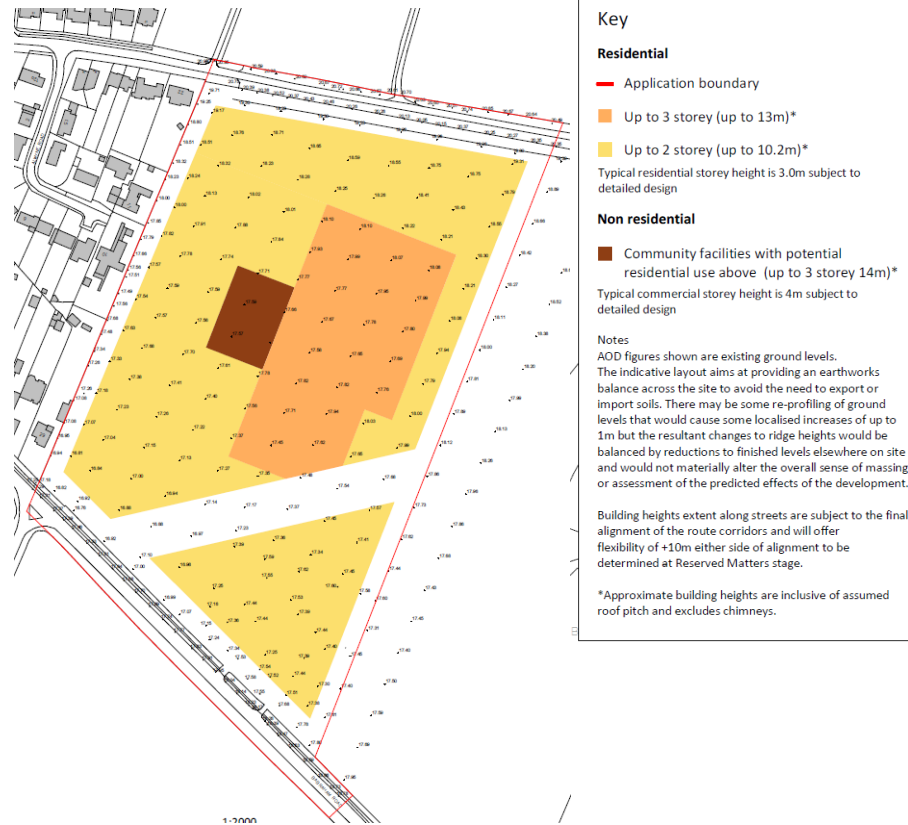
## **Summary of the Proposed Amendments**

- 1) An amendment to Condition 3 (Compliance with Parameter Plans) to update and clarify the proposed building heights parameter plan.
- 2) An amendment to Condition 23 (unchanged but renumbered to condition 16 under application reference 19/1168/NMA1). The applicants are responsible for providing the shell and core of the new facilities and the future tenants of the commercial /community facilities are unknown at this stage. Therefore, the proposal seeks to vary this condition to achieve BREEAM 'Very Good' at pre assessment design stage.

# Building Heights Parameter Plan

## As Approved

## As Proposed



# Proposed Building Heights (in metres)





Street Elevation Location



Principle Section on Height Strategy



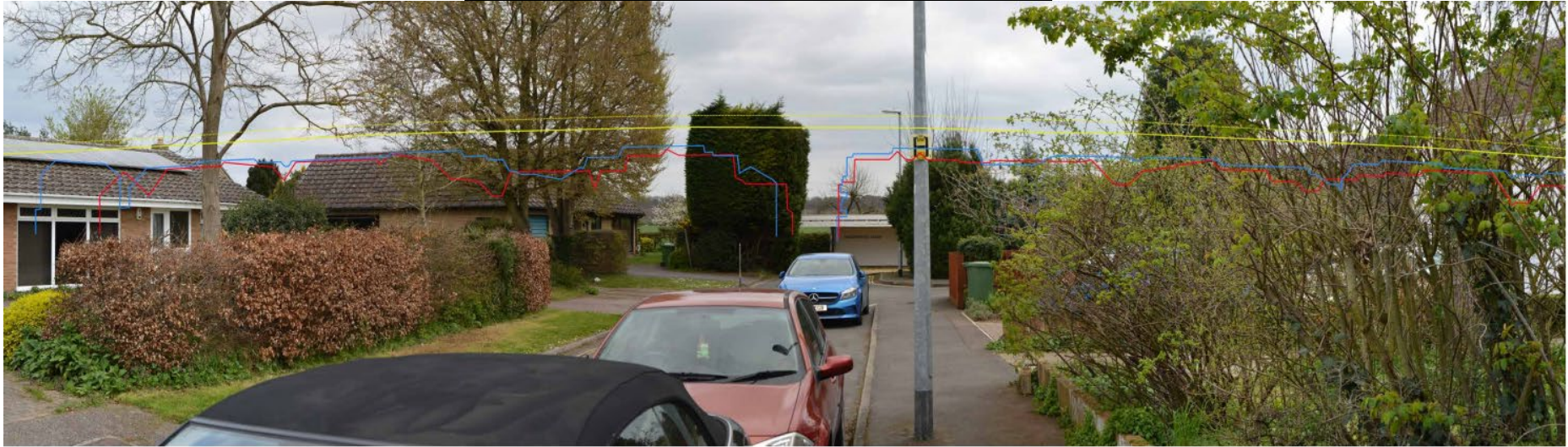
Key

- 3 Storey (Flat Blocks)
- 3 Storey (Houses)
- 2.5 Storey
- 2 Storey
- 1 Storey

Proposed Height Strategy (in storeys)

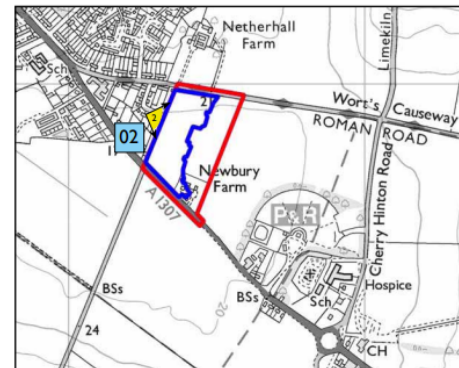


# LVIA addendum











View 2: Comparison wireline showing the consented and current scheme with parameter heights

KEY PLAN



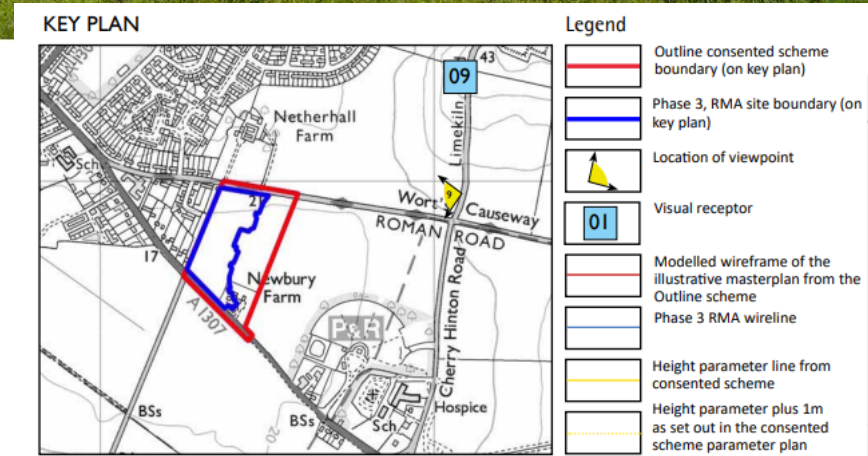
Legend

-  Outline consented scheme boundary (on key plan)
-  Phase 3, RMA site boundary (on key plan)
-  Location of viewpoint
-  Visual receptor
-  Modelled wireframe of the illustrative masterplan from the Outline scheme
-  Phase 3 RMA wireline
-  Height parameter line from consented scheme
-  Height parameter plus 1m as set out in the consented scheme parameter plan

# LVIA addendum



View 9: Comparison wireline showing the consented and current scheme with parameter heights



# **Condition 16- BREEAM**

## **As Approved**

Any reserved matters application including non-residential development shall be accompanied by a pre-assessment BREEAM report prepared by an accredited BREEAM Assessor, indicating that the building is capable of achieving the applicable 'excellent' rating as a minimum, with maximum credits achieved for Wat 01.

Reason: In the interests of reducing carbon dioxide emissions, ensuring efficient use of water and promoting principles of sustainable construction and efficient use of buildings, in compliance with Cambridge Local Plan (2018) Policy 28.

## **As Proposed**

Any reserved matters application including non-residential development delivered to shell stage shall be accompanied by a pre-assessment BREEAM Report prepared by an accredited BREEAM Assessor, indicating that the building is capable of achieving Very Good rating as a minimum. The pre assessment report shall include a Wat01 Calculator to demonstrate the proposed specification required to achieve maximum 5 credits in the Wat01 issue of BREEAM.

Following completion of the first fit out of the commercial space, and prior to occupation, a report including a Wat01 Calculator shall be prepared by an accredited BREEAM Assessor and submitted to the Local Authority for approval to demonstrate the non-residential elements meet the maximum 5 credits in the Wat01 section of BREEAM based on the product installations. The report shall include relevant drawings showing the location of the necessary sanitaryware and any required water reuse infrastructure required to facilitate achieving the 5 credits Wat01 target. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions, ensuring efficient use of water and promoting principles of sustainable construction and efficient use of buildings, in compliance with Cambridge Local Plan (2018) Policy 28.



# Planning Balance

## Approval

Key material considerations

- Acceptable revised building heights parameter plan
- Acceptable revised wording for condition 16 (BREEAM).



## Refusal

Key material considerations

- None

Officer Recommendation: Approve, subject to conditions and the S106 attached to the original permission