

Appendix 1

The Greater Cambridge Design Review Panel



**16-17 and 18-19 Sidney Street and 21 Hobson Street, Cambridge
(22/50409/PREAPP)**

23rd March 2023

The [Cambridgeshire Quality Charter for Growth](#) sets out the core principles for the level of quality to be expected in new development across Cambridgeshire. The [Greater Cambridge Design Review Panel](#) provides independent, expert advice to developers and local planning authorities against the four core principles of the Charter: connectivity, character, climate, and community.

Attendees

Panel Members:

Maggie Baddeley (Chair) - Planner and Chartered Surveyor

Paul Bourgeois (Character, Climate) - Industrial Innovation Lead at Anglia Ruskin University

Dave Murphy (Character, Connectivity) – Transport Consultant, Associate at Momentum

Angela Koch (Character, Community) – Founder, ImaginePlaces

Sarah Morrison (Character, Conservation) - Conservation Architect, Historic England (attending as a conservation accredited architect, and not representing the views of Historic England)

Prisca Thielmann (Character, Architecture) - Associate Director at Maccreanor Lavington

Applicant Team:

Regine Kandan (Donald Insall Associates – architect)

Richard Sykes-Popham (Popham Planning Consultants – planning agent)

Lucian Olenic (representing site owner/applicant)

Peter Richer (representing site owner/applicant)

Mark Richer (part site owner/applicant)

Tanvir Hasan (DIA – architect)

Michele Verdi (DIA – architect)

Nabeela Ameen (DIA – heritage consultant)

Jessica Pratt (KMC Transport Planning – transport consultant)

LPA Officers:

Joanne Preston (JP) - Design Review Panel Manager

Katie Roberts (KR) - Design Review Panel Support Officer

Charlotte Spencer – Senior Planner

Christian Brady – Historic Environment Team Leader

Jon Brookes – Principal Urban Design Officer (Observing)

Scheme Description and Background

Site

The proposal is for the redevelopment of 3no. properties as a single site: No.21 Hobson Street, and Nos. 16-17 and 18-19 Sidney Street.

The site lies within the Central Conservation Area of Cambridge. It also lies within the Primary Shopping Area and a Controlled Parking Zone. No.21 Hobson Street (The Former Cinema) is a Building of Local Interest (BLI) and Nos. 16-17 and 18-19 Sidney Street are noted as “Positive Buildings” in the Historic Core Conservation Area Appraisal. Nos. 16-17 is a former purpose-built Sainsbury’s groceries’ store and 18-19 Sidney Street is the former building of Heffers, bookshop and stationers.

The Hobson Street site frontage faces Christs College; the Sidney Street frontage faces Market Street and the Church of the Holy Trinity (Grade II* Listed). The site is also within the setting of the following designated and undesignated heritage assets:

- No.2 Market Street: Grade II Listed
- No.59 Sidney Street: Grade II Listed
- Christs College Tutors House: Grade II Listed
- No.22 Sidney Street: BLI

The Proposal and Planning History

The proposed design involves the complete demolition of the former cinema at No. 21 Hobson Street, and the complete demolition (except facades) of No. 16-17 Sidney Street and No. 18-19 Sidney Street, to provide improved and enlarged retail floorspace, new leisure/community space and new office space.

There have been 6 pre-application meetings between the applicant’s team and the Local Planning Authority (LPA). The design team has also had a discussion with the Council’s Access Officer in lieu of a Disability Panel. These discussions have not yet resulted in a scheme that officers can support. A Design Review Panel was conducted on 22 September 2022 and a written response was provided.

The LPA have a standing objection to the principle of the total loss of the former cinema at No.21 Hobson Street, which is a BLI. The applicants and their design team have been repeatedly made aware of this objection in the meetings and by way of a letter from the Interim Development Manager dated 11.05.2022. It was agreed that discussions would continue notwithstanding this in-principle objection. There is also a conservation objection to the complete demolition (except facades) of Nos. 16-17 and 18-19 Sidney Street.

Declarations of Interest

There are no conflicts of interest.

Previous Panel Reviews

This is the second time the scheme has been reviewed by the Panel. The first review took place on 22nd September 2022.

Greater Cambridge Design Review Panel Views

Summary

This report focuses on the new scheme presented to the Panel, rather than directly comparing it to the previously reviewed proposal. It does not respond to the applicant team's tracker table ('Key Greater Cambridge Design Review Panel views and project team responses'), that has been provided, that comments on specified paragraph extracts from the September 2022 design review report.

While the design team in the presented proposal has been able to combine the three sites and sought to devise a scheme that works well with its surroundings, the new building does not work in its current format for the kinds of uses and users proposed.

Reflection is needed on why the former cinema at 21 Hobson Street is a BLI, i.e., a non-designated heritage asset. What is also missing is a clear explanation of why the Sidney Street facades are proposed to be retained, and the former cinema's is not. Options for a new building behind the former cinema's façade have not been explored.

To help address some of the wider issues of concern to the Panel regarding the extent of demolition and the limited façade retention proposed (on Sidney Street), a fabric conditions survey is necessary, in particular to gain an understanding of the value and significance of the Hobson Street former cinema's façade. Without this survey, there are interim stages missing, in explaining the design decisions made.

Alongside the need for optioneering reflecting the Panel's comments regarding embodied and operational carbon considerations, there needs to be full recognition of the character of the site and this distinct place in terms of its importance for local people. All of these aspects of character should be recognised as part of the business plan for the site's future use.

The applicant team has advised that there is no timescale set for submitting a full application for the project; the intention is to undertake further pre-app discussions with officers, as well as continuing community engagement following on from the review. This programming is fortuitous, as the Panel advises that additional

assessments and research are needed to support the scheme as currently presented. This further work may well lead to alternative options being explored fully and ultimately, to them being preferred.

Overall, the Panel has concluded from this review that more of the fabric of the existing buildings will be retained in the application submission.

Detailed Comments

Climate

Environmental performance

The Panel commends the level of detail in the sustainability information provided for the review. The underlying principle for this mixed-use proposal should however be to devise a higher performance building that could in turn mitigate water and energy consumption. Therefore, ensuring that the overarching sustainability elements of the project are appropriate is crucial, as the details of the rest will then be easier to achieve.

Stretch targets should be articulated, with regard to the following sustainability aspects of the scheme:

Construction fabric

Although a *Fabric First* approach is referred to as being taken by the applicant team, the Panel questions the chosen option for a composite steel frame building, with re-entrant steel decking. A concrete and steel construction fabric choice is of significant concern to the Panel, who are surprised not to have heard mention being made of mass timber construction, nor more details being provided on cross-laminated timber (CLT) construction/ costs. Concrete and steel options are given comprehensive analysis, yet for CLT, the only reference is to a possible option of a steel frame with CLT floors being discounted due to a prohibitively higher (70%) cost. The Panel strongly recommends reconsidering this fundamental aspect of the proposal's structure and would suggest that mass timber construction can - and should - be considered for this entirely commercial building. While being well aware that CLT can

be more expensive, it is equally possible that it need not necessarily be the most expensive choice; it can be cost-neutral and in any case, can help in the marketing of the new floorspace.

The applicant team has referred to a demolition survey concluding that 99% of the existing materials on-site will be re-cycled. No figure is given for re-use. With the Panel recommending that more of the fabric of the buildings on-site is considered for retention, it is suggested that rather than using BREEAM and relying on the best practice guidelines for specifications that are published by the British Council for Offices, the design team looks instead at e.g. the Entopia Building, in the context of potentially achieving more comprehensive sustainability standards via refurbishment/retrofitting.

Despite the design team stating that all parts of the building will have daylighting, in part due to the core's position in the darkest part of the building, the Panel is not convinced that this will be achievable, given the depth of plan. The Panel has been given the clear impression that the position of the core (which itself will have no daylight) has been determined more by it allowing a single tenancy per floor, or sub-division, rather than providing daylighting. In any event, daylighting needs to be balanced with passive solar gain and avoiding overheating risks; the fully glazed building that is currently proposed needs shading to be incorporated into its façade design.

Energy in use / operational carbon

The Panel endorses the principles underlying the renewable energy and design features incorporated in the presented proposal. The pavilion rooftop provides a 30kW solar PV array; as part of the recently commissioned mechanical and electrical engineering work being undertaken that is already looking at the extent to which the energy generated would serve the building, the Panel suggests that the scope for on-site generation should be increased. Solar PV arrays ought to be maximised, by adding more on other parts of the roof, not just above the 'wavy' pavilion. Battery storage should also be provided, e.g. to iron out fluctuations in day-to-day usage, and to 'carry over' energy generation at weekends.

A considerable number of air source heat pumps (ASHPs) are proposed behind screening on open spaces on flat roof areas; at present, heating/ cooling systems are floor-based with separate ASHPs serving each floor. The multiple systems currently proposed could however lead to inefficiencies. To still assist with giving flexibility for how the building will be leased and occupied, the Panel suggests that instead, pooling plant and using metering on each floor would be more appropriate. This alternative approach will still enable sub-division of the building in the future.

Noting that the office façade has been designed to include some opening windows, the Panel advises that Mechanical Ventilation with Heat Recovery (MVHR) should be considered, for creating much improved air quality (via fresh, filtered air) into the building. MVHR would retain most of the energy that has already been used in heating the building.

Blue/ green infrastructure

The Panel notes the approach that is being taken in the emerging proposal, to providing a green and blue rooftop infrastructure that seeks to create 'a new ecosystem' for birds, bats and invertebrates (including pollinators). Seasonal planting/ evergreens would be provided. With reference to the rooftop attenuation features proposed - that include green roofs proposed above blue, and a tank for reusing rainwater (to flush WCs) – the Panel suggests that rainwater capture should not only be for use on floors below the 4th and 5th levels. Pumps could serve those topmost floors too, so that the re-use of rainwater can occur throughout the building.

Character

Context

The Panel understands the current owners' vision and objectives for creating a holistic development for their combined sites. The physical consequences of the long-term vacancy of the former cinema and the extensive under-use of both buildings fronting Sidney Street are obvious, and clearly apparent to the Panel from their site visit. But despite the applicant team's lengthy explanations of the underlying causes and consequences of the buildings' deterioration – ranging from their lack of

useability to there being no interest from potential occupiers in leasing the former cinema – the Panel cannot endorse the site’s redevelopment proposals as presented, for the reasons given below.

Preservation, conservation and enhancement: extent of re-use or demolition

The general expectation is the re-use of older buildings. Here, the Panel cannot easily accept the applicant team’s conclusion that the former cinema is in such a poor state of repair that it ought to be demolished, and that the buildings to the rear of 16-17 Sidney Street make a negative contribution to the streetscape of Hobson Street that likewise helps justify their demolition. The former cinema and 18-19 Sidney Street have been in the freehold ownerships of two of the prospective applicants for a considerable time, therefore some responsibility has to be taken for their existing condition, as described to the Panel.

First and foremost, reflection by the applicant team is required on why the former cinema is categorised as a BLI; it is a fact that should not be dismissed.

Understanding that the team has undertaken a condition survey for the Sidney Street facades, the very thorough approach taken to the Sidney Street facades and views of them is commended by the Panel. But the same value assessment would have been expected to have been applied to the former cinema’s Hobson Street frontage. And although the Panel would have expected to see a fabric condition survey of the former cinema building, none has been undertaken to date: this is a serious omission. It is all too easy to dismiss this building and its façade as being of less value than others in the City – for example, the University Library is of a similar era.

To assess the significance of the former cinema, and particularly the value of its façade, there needs to be a better understanding of the current building and its predecessors on the site, and the social history role and community value of the cinema use in its local context. The former cinema is of its era and has a materiality that deserves more consideration, despite the applicant team expressing a view that the NPPF’s para. 194 test has been met. Given the proposed loss of a BLI, a more balanced judgement is needed, one that is based on the scale of loss that can only be calculated with more information. Recognising that the applicant team is being led by a local developer, and putting aside the Panel’s embodied carbon considerations

expressed above, the team would be expected to consider and consult across the generations, as this former cinema will have very varied meanings for different people.

The role and value of faience as a building material also needs to be fully understood, it being used from the 1880's onwards – and particularly for London Underground stations, theatres and cinemas where it was a popular cladding material in the inter-war years. Despite it being a material that may not be perceived as being as prestigious as others, there is nothing seen by the Panel that analyses its value generally, nor its role here on this site in particular. Where it has contributed to the former cinema being a BLI. In short, a fabric condition survey is necessary, to gain an understanding of the value and significance of the Hobson Street former cinema's façade, its wall of glazed white bricks fronting onto Hobson's Passage and the use of the building itself.

Given the Panel's questions around the limited justification of the extent of proposed demolition across the site, it is suggested that there is further exploration of the scope for fabric retention and building re-use. For example, the Sidney Street buildings could be retained, with the introduction of a lightwell between them and any new building to the rear, and with their interiors tied in together. If the existing structure of 18-19 Sidney Street were to be refurbished, the change of rhythm from one floor to another would be retained; the Panel is of the view that the retention of this building could ultimately add to the project's viability. There are other features of the existing 18-19 Sidney Street building that further underline the potential arising from its retention, for example the series of stained glass in metal-framed windows on its staircase. These features and others add to value of experiencing the building. Once again, if they were to be retained, they would support the viability of the building on its re-use as a clear attraction. The Panel concludes that all of these elements of the building would be equally attractive to retaining 18-19's façade. If ultimately the proposal were to proceed with only façade retention, the Panel is convinced that these windows should be re-used somewhere in the project.

To assist with reassessing and rebalancing the scale of proposed demolition and the limited extent of façade retention, the Panel recommends that Historic England is approached and pre-application discussions initiated.

Architecture

The Panel notes how the design team has made extensive use of VuCity, in order to assess the three frontages of the site; this has led to the fourth and fifth floors being 'pushed and pulled' and proposed massing that has also been influenced by daylighting considerations. The design team are commended for having derived a building envelope that has also been developed using 3D modelling and creating a physical model (not seen).

While the client team has clearly stated that a mixed-use, office/ retail/ community building is wanted that is future-proofed for 100 years to come, serving all of its different uses and users, the Panel is not convinced that this objective will be fulfilled by the proposal as it stands.

Noting that the building will have a 6m structural grid, with as few columns as possible in order to provide full flexibility in the plan form (with castellated beams for services to run through), a conventional office floorplate is disappointingly reproduced here. Although the applicant team considers that an office building in this city centre location will be more attractive than e.g. at the Science Park, the Panel indicates that because there has been so much change in the workplace and working patterns in such a short time, the commercial success of a conventional office building/ use here cannot be assumed (the issue for tenants is one of whether employees want to work for the organisation, and if they want go into the office or not, not just one that relates to the wider environment).

The Panel is missing a vision and the design detail of what the new office space will look and feel like, and who the occupiers might be. The proposed new-build office floorspace feels cramped, especially compared with the experience of moving upwards through 18-19 Sidney Street towards the light - a change that is achieved by the barrel vault roof. Natural light is fundamental to the comfort and enjoyment of space and entirely missing in much of the central parts of the proposed building currently. The Panel suggests that the design team looks at West Hub (Jestico + Whiles) in Cambridge as a precedent in this regard, and as a light-filled working, study and community space that is open to everyone.

Contemporary offices in the technology sector and shared workspaces are often operated in existing buildings that may be 'slightly rough' in character, and that have heritage and cultural value, such as is currently evident at 18-19 Sidney Street. If the intention with the new building being proposed is to create that type of office environment, then the applicant team should acknowledge that it is already here on-site.

The Panel sees scope for there being a more attractive employment environment, achieving higher rents and having higher service charges through retaining 18-19 Sidney Street as a building – not just its façade – and therefore suggests that the applicant team seeks commercial advice specifically around modern workspaces.

If redevelopment with façade retention only on Sidney Street were ultimately still to be pursued, the Panel questions the fully glazed offices with only decorative masonry that are currently being proposed – there is too much glass, creating a building with a 1990's character. The Panel cannot accept that the extent of glazing as a 'BCO requirement' arising from when it was detailed. Other comparable new buildings have punch-hole openings, a design option that the Panel considers should be explored here instead.

Turning specifically to the Sidney Street façade, the Panel notes the proposed approach of retaining the entrance positions to both stores. A new shopfront for nos. 16-17 would be in a more traditional style e.g. with mullions etc. This would appropriately replace the features lost from the former Sainsbury's original shopfront, while maintaining level access. Also noted are how the design team would alter the existing mansard and increase its roof pitches, for achieving suitable floor to ceiling heights. The Panel has some concern however regarding the proposed use of glass bricks at roof level on the southern party wall of nos. 16-17, as they would have to be lost if that building were to add a rooftop extension, with potential consequences for daylighting in this part of the project.

Roofscape

The Panel endorses how the design team has appraised the detracting roofscape of plant and lift overruns that provides the context for the review proposal, and how

existing roof forms in Cambridge have been researched and inspiration taken from them. The proposal's undulating roofscape is described by the design team as lightweight, taking the form of a 'wrap, a podium and two pavilions', as inspired by the varied skyline and by the fan vault structure of Sir Denis Lasdun's Fitzwilliam dining hall. But despite wanting the roof to be very light, in using timber, the heaviest material has been chosen. The symmetry, layering and lightness of the dining hall building's architecture has been lost and instead, there is a complex structure that has roofs that 'take off' at each end.

Overall, the roofscape's design raises significant Panel concerns, despite the design team's explanation that the rooftop structures have been positioned to take account of three verified views, to promote health and wellbeing by creating 4th and 5th floor outdoor spaces, and thereby help increase biodiversity.

Looking at the proposed roofscape in the three verified views (Market Steet, Sidney Street and Hobson Street), the Panel concludes that the undulating roof should be a lighter, less detracting structure. If some alternative form of roof structure were to be retained, a massive statement on the roof is considered inappropriate and instead, one that is retracted and as recessive as possible should be pursued. A 'closing' shape to the uppermost roof would be more appropriate, rather than 'flying off' at either end. This is a particularly important revision to the scheme in relation to the view of the proposal from Market Street, as the current roof expression does not sit well with the altered mansard in the foreground.

Massing and elevations

The Panel's concerns regarding the degree of success in bringing daylight into the new offices are considerable. More light than has been proposed needs to be brought into the building. One way that this could be achieved would be effectively to 'pull it apart' and introduce a light-filled, void space.

According to the design team, the design of the new facades to Hobson Street and Hobson Passage have been inspired by cinema, by the idea of discovery/ drawing back a curtain, and by historic and contemporary buildings in Cambridge (the perpendicular Gothic of Kings College Chapel being the key reference). The

intention is for the elevations to create one large 'shop window' at ground floor level, with narrower window openings moving up the building. The Panel observes however that the Hobson Street façade is designed as two buildings, although not as strongly as in a previous design iteration. While the design team's thinking is that there is a change in façade at the point where property ownerships and the alignment of Hobson Street change, the Panel continues to encourage its design as one (as in a portrait). This is because - put simply - there would be just a single building behind. Also, the façade differentiation becomes problematic on the upper floors and how they sit beneath the proposed setback storeys; all of the design elements and references for them are very wonderful in their own right but it is not appropriate to put them altogether, on top of one another. The Panel suggests that if a new building were to be pursued, one that does not retain the former cinema's façade, it would potentially be more successful if it had one theme – for example, if it did not step the pattern upwards at the southern end and instead, continued the long vertical lines, and if the set-back floors were more of the same language as those below.

Materials

The Panel understands that the current intention is that the predominant material will be brick, with a decorative masonry structure. Brick mullions and stone sills are proposed on the Hobson Street frontage. Reclaimed brick and lime mortar are being considered, to enable disassembly; off-site construction is being looked into. While the Design and Access Statement provided to the Panel refers to the Jesus College refurbishment (Niall McLaughlin), this precedent has more masonry, is heavier and has a change of rhythm compared with the review proposal.

The Panel is strongly of the view that whether or not the former cinema is lost entirely or in part, with only its façade retained, the new project's materiality should reference the site's context and social history. The use of faience as a facing material should be considered; there are very many highly successful, recent examples of commercial and other buildings that have done so. A recent, exemplar reference would be the award-winning Homerton dining hall (Fielden Fowles); there are other commercial buildings that would provide suitable precedents too (e.g. 1 Eagle Place on Piccadilly, Eric Parry Architects).

Community

The principle of providing communal space on the roof would be of clear benefit for the office community; the Panel, in assuming that it will not be accessible to the public/ the community space users, suggests that this space could include a shared employees' kitchen space. In this regard, more information should be provided by the design team of how the new roof space will be made distinct and how it will add to this being a great place to work and spend time.

Community space and its future use

The Panel understands the underlying principle of the applicant team wanting to re-provide a community space in lieu of losing the former cinema use but warns against using references and precedents that are not applicable to its design or character. While it would be laudable to seek to provide a community space that closely resembles the galleried basement at the Department Store in Brixton, that is not what is proposed in this project.

Despite new rooflights adding daylighting to the more extensive community floorspace on the ground floor than shown in a previous iteration, the entrance having been relocated to the corner of Hobson Street/ Hobson's Passage, and the internal layout being hypothetical at present, the Panel has key concerns not only around its design but also in terms of the management and maintenance of the space. Of course, the design team wants to do what works – and will develop the brief via continuing engagement for the two floors to work individually/ together, having sought already to make the basement area as efficient as possible. Programming/ management will be critical for the space's success; the nightclub entrance in Hobsons Passage makes this all the more important and the local authority will need to be firm if it is to feel secure and be a success.

Art strategy

The applicant team is praised by the Panel for already having looked at integrating art work into the project. Public art is being considered at five points; four are at ground level. Proposed bird boxes at high level on the south west side of the building

may be designed to form part of the art strategy. The first two at street level are on Hobson Street, to anchor either end of the new building. Here, a metalwork gate may be provided, with a similar screen located adjacent to the community space entrance. The Waterstones' fly-over would have curated art beneath with some messaging i.e. changeable exhibits. Local artists '[Dinky Doors](#)' are a further collaboration possibility, with their small dioramas that are already hugely popular and are positioned along a mini-trail around the city.

The Panel does not however see the emerging art strategy as being enough to activate Hobsons Passage and make it in a well-used, attractive and safe route.

A wider community-related point regarding new build at whatever scale is ultimately proposed for this site is the circularity of materials i.e. during construction, the Panel recommends that cut-off materials should be given to the community locally, for their reuse and to save on waste. The applicant team should also create a local supply chain, including trying to minimise trade generated from too far away by setting a target distance from site.

Connectivity

Hobson's Passage

The Panel agrees that Hobson's Passage has a very poor environment, due to its dead frontages, the number of commercial waste bins and anti-social behaviour. Noting the applicant team's firm stance that on redevelopment of the review site, these bins will have to move to their own buildings' storage areas, the Panel agrees that their removal is critical.

Improved lighting of the passage is also seen by the Panel as being essential. Although street lighting is currently in the form of wall lights on the Waterstones' building and the proposed office building's lighting will add to this provision, no lighting strategy has been provided and none is currently proposed for the passage as part of the reviewed scheme. The Panel therefore urges the design team to add lighting to project drawings, as a fundamental element of activating the passage and making it a safer, more pleasant route to use. The intention to enhance Hobsons

Passage by its repaving (in part to stop current ponding) will not serve to activate the passage in isolation; the passive surveillance that is to be provided by the new building will also only partly assist as there will not be 24-hour activity.

Overall, the Panel concludes that the design approaches taken to the passage to date have so far only been a halfway house. The objective should be to make it become a much more activated and well-used space, taking into account that it will be darker than now, as the new building will be taller. All of the above elements have to be delivered, if an improved public realm is to result.

Deliveries and servicing

In stating that they have looked at deliveries and servicing in detail (both being through the front doors of the offices and shops), the design team has so far omitted to cater for deliveries by cargo bike. The Panel asks that space is provided on-street if at all possible, while recognising the constraint of the bus stop on Hobson Street in doing so.

Cyclists and cycles

The Panel notes the separate cycle parking areas for the community space and the offices, with access from Hobson's Passage for the former, and Hobson Street for the latter. Exceeding BREEAM cycle parking standards by providing more than 150 spaces so that visitors can use them too is a clear benefit; providing a cycle repair area, a cycle lift and gulley on the basement stairs are all endorsed features but the access routes themselves need to be checked, to ensure that larger bikes can be manoeuvred.

The Panel does however suggest that the design team should consider flipping the accesses to the bin store and office cycle parking, so that the office entrance is not adjacent to the bin store access. It would be more appropriate for the office cycle parking access to be adjacent to the office entrance; the office employees arriving by bike seem to be underserved, when compared with the space provided in the office lobby area - the two elements are not in quite the right balance at present.

While electric scooter charging has been mentioned, the Panel notes that the design team has yet to consider the same for cycles; overall, efforts should be made to maximise the number of charging points in all of the cycle/ scooter storage areas.

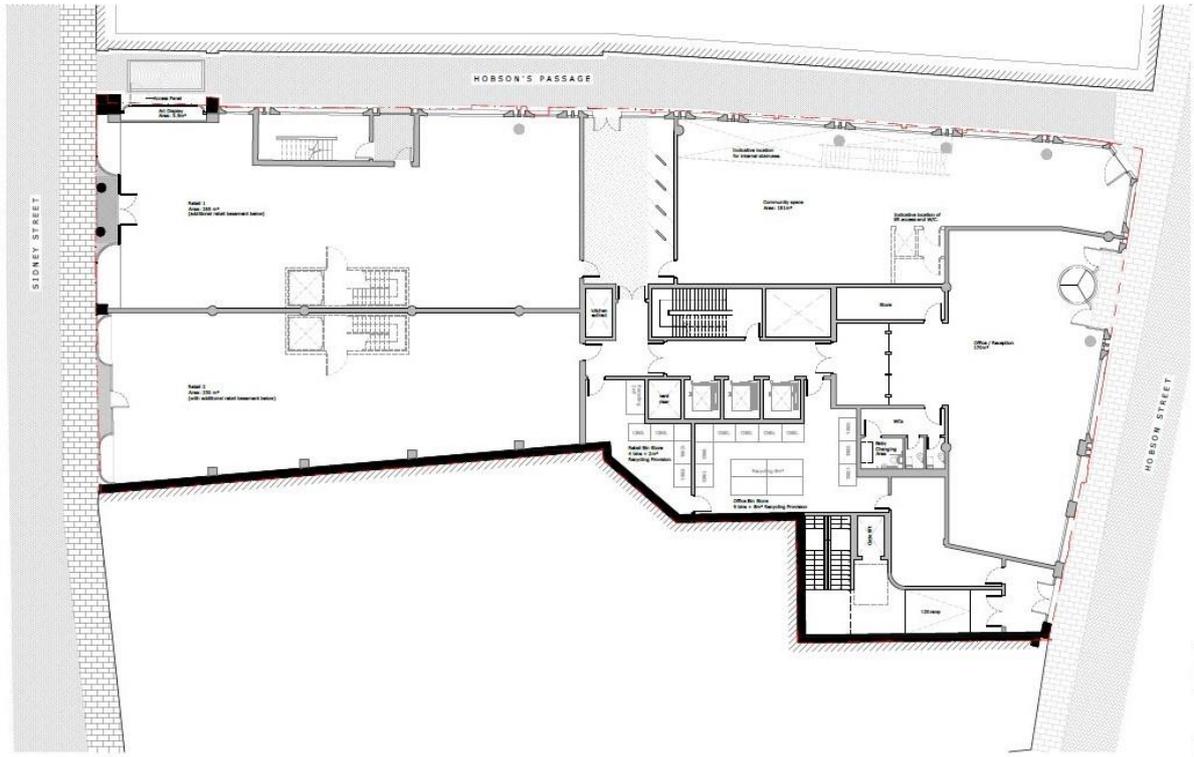
Refuse strategy

In looking at the refuse strategy, the Panel recommends reassessing the design/ width of the corridor that is the same route as for cycles -there is a potential contamination issue with the current arrangements. A refuse collection strategy is needed, one that make clear where bins will be put on Hobson Street.

The community space should also be able to use the retail bins store.

Hobson Street frontage

The narrow pavement on Hobson Street and the position of the bus stop leads the Panel to conclude that there is a clear need to assess current and future pedestrian footfall and the volumes of bus stop users. The footway is potentially heavily used by both; consideration therefore needs to be given as to how these users will interact with the proposed office building's activities. The results of this assessment should assist in potentially revisiting the building line of the review scheme, whether that is to look at setting the building back along part of its length to make space for a bus shelter on a wider footway, or introducing a setback of just one metre at its north eastern corner to open up the walking route into/ out of Hobsons Passage, perhaps even allowing the planting of a tree here.



Proposed Ground Floor Plan

The above comments represent the views of the Greater Cambridge Design Review Panel and are made without prejudice to the determination of any planning application should one be submitted. Furthermore, the views expressed will not bind the decision of Elected Members, should a planning application be submitted, nor prejudice the formal decision making process of the council.

Contact Details

Please note the following contacts for information about the Greater Cambridge Design Review Panel:

Joanne Preston (Joint Panel Manager)

joanne.preston@greatercambridgeplanning.org

+44 7514 923122

Bonnie Kwok (Joint Panel Manager)

bonnie.kwok@greatercambridgeplanning.org

+44 7949 431548

Katie Roberts (Panel Administrator)

Katie.roberts@greatercambridgeplanning.org

+44 7871 111354