

Planning
Committee



GREATER CAMBRIDGE
SHARED PLANNING

MAJOR APPLICATIONS

24/03964/FUL - Land at Mercers Row

Site Location Plan



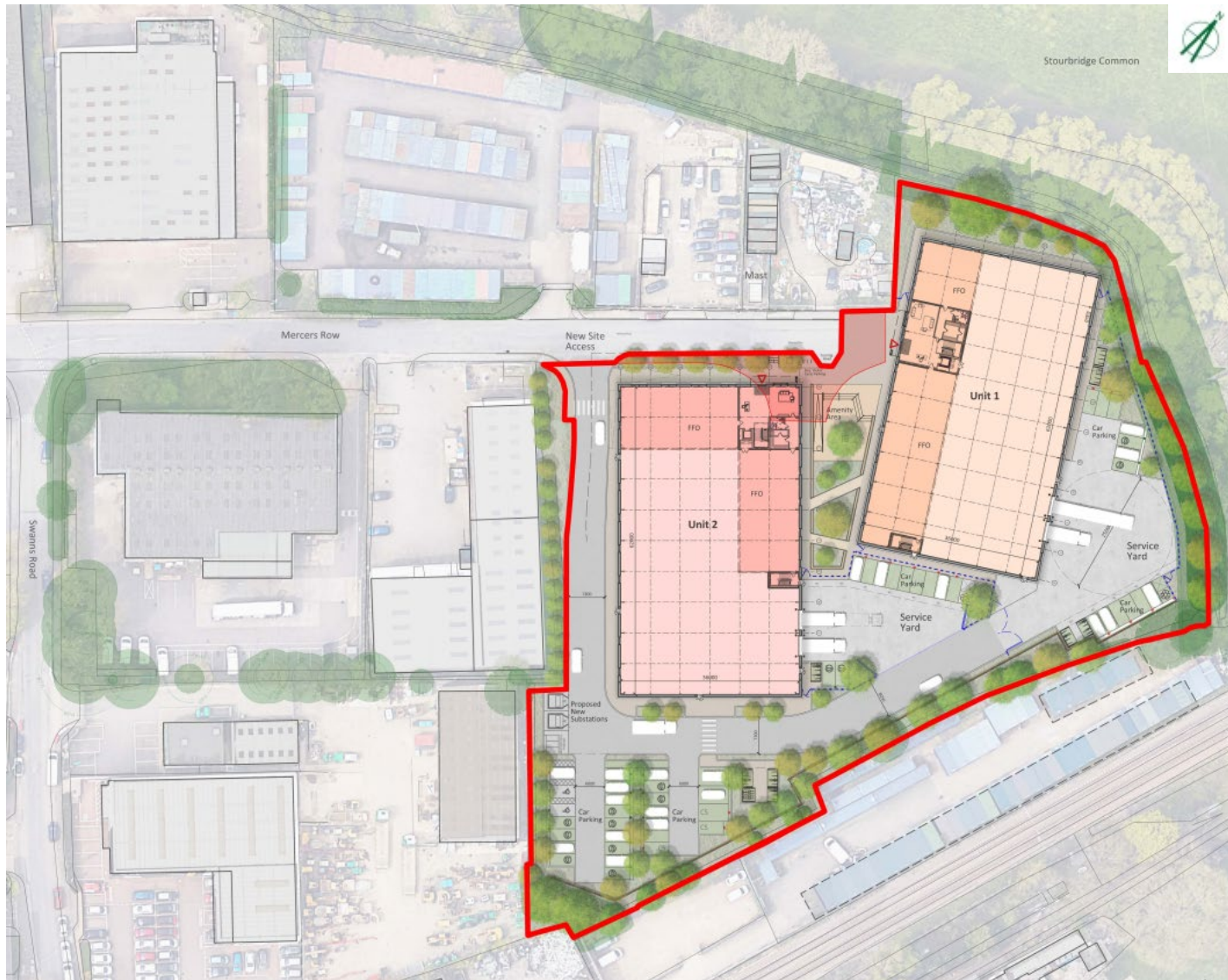
Existing Site Plan



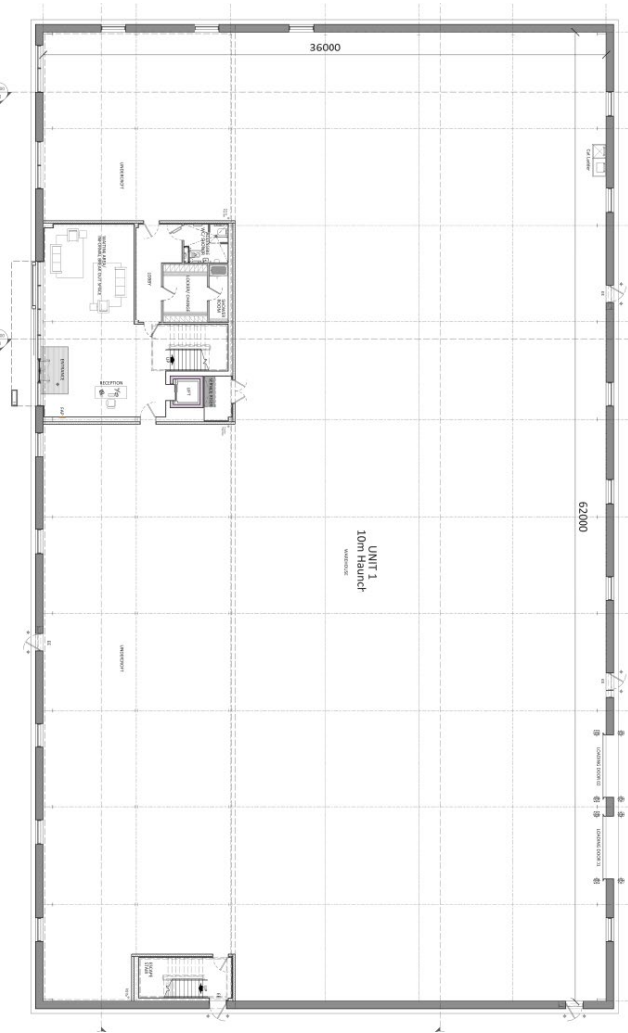
Indicative Site Plan – Phase 1 and 2



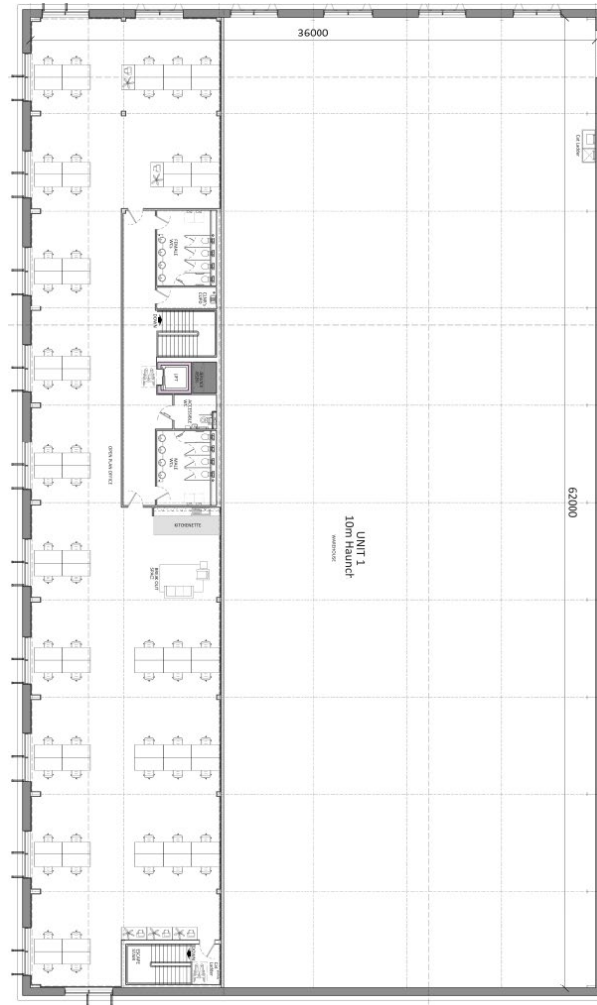
Proposed Site Plan – Phase 1



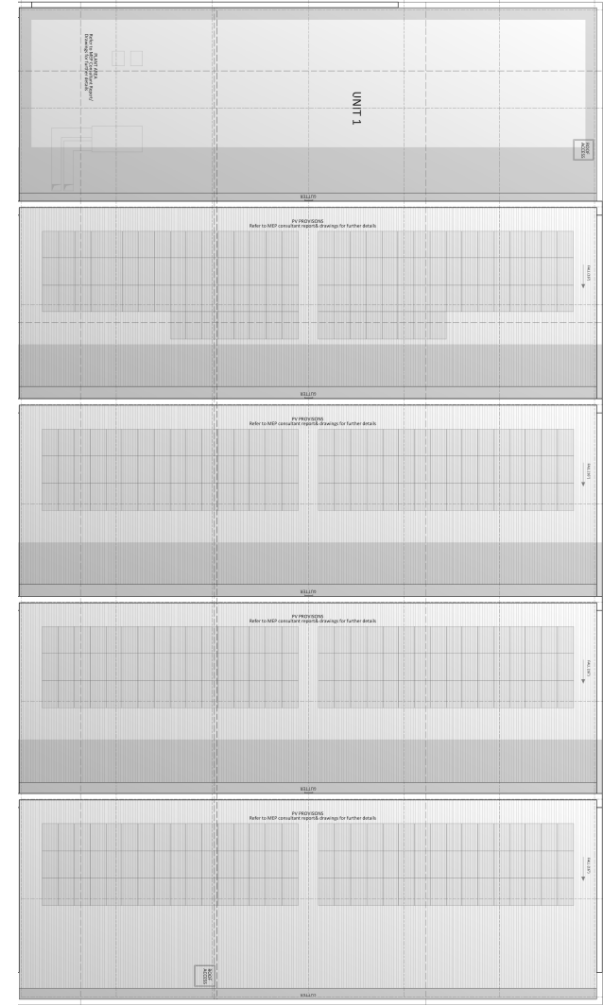
Phase 1: Unit 1 Floor Plans



Ground Floor

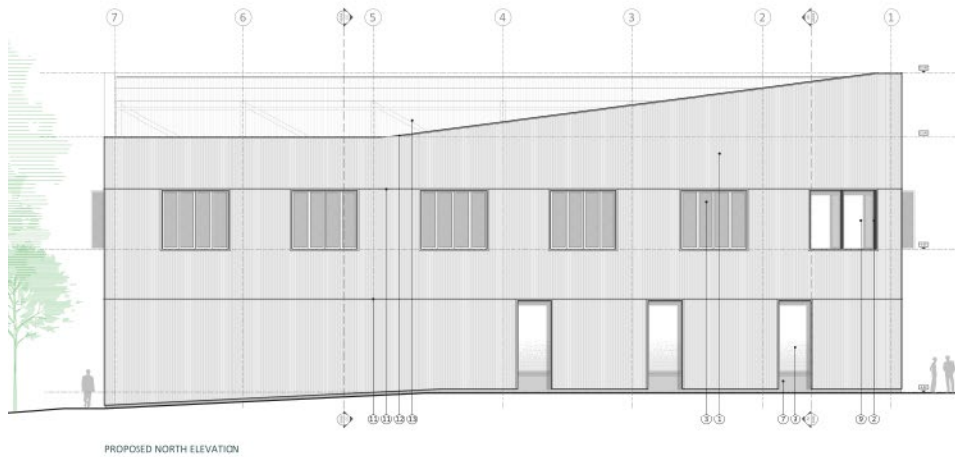
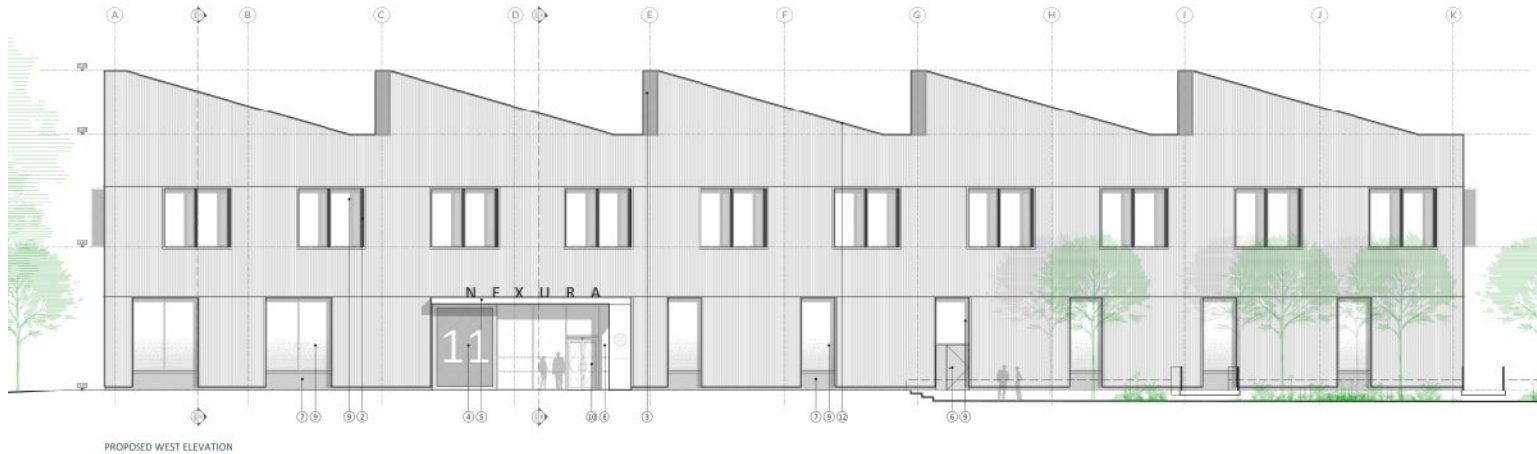


First Floor

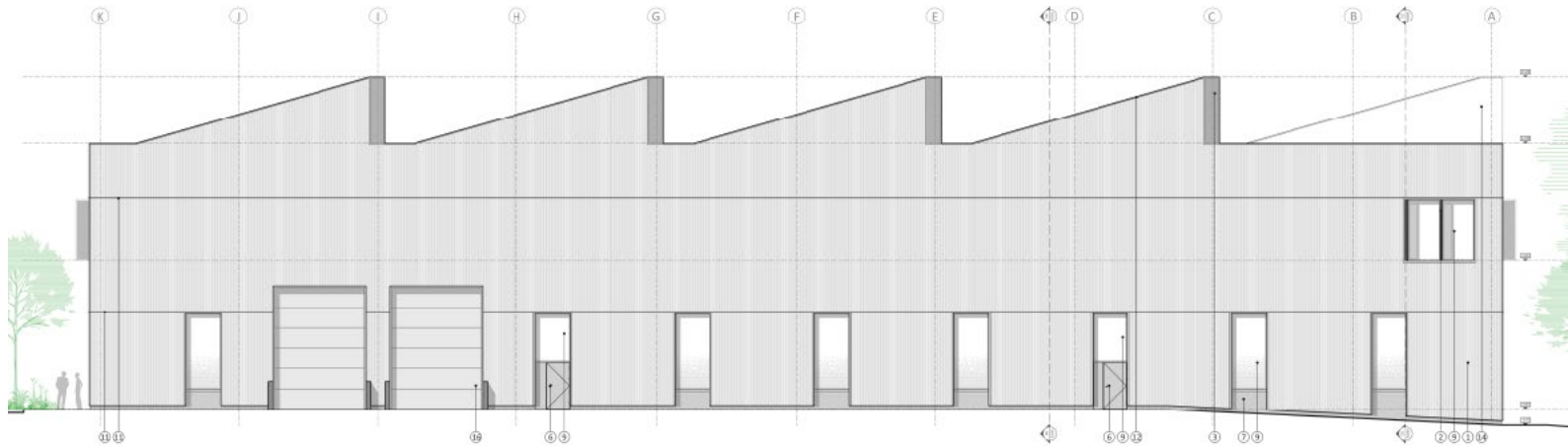


Roof

Phase 1: Unit 1 Elevations



Phase 1: Unit 1 Elevations

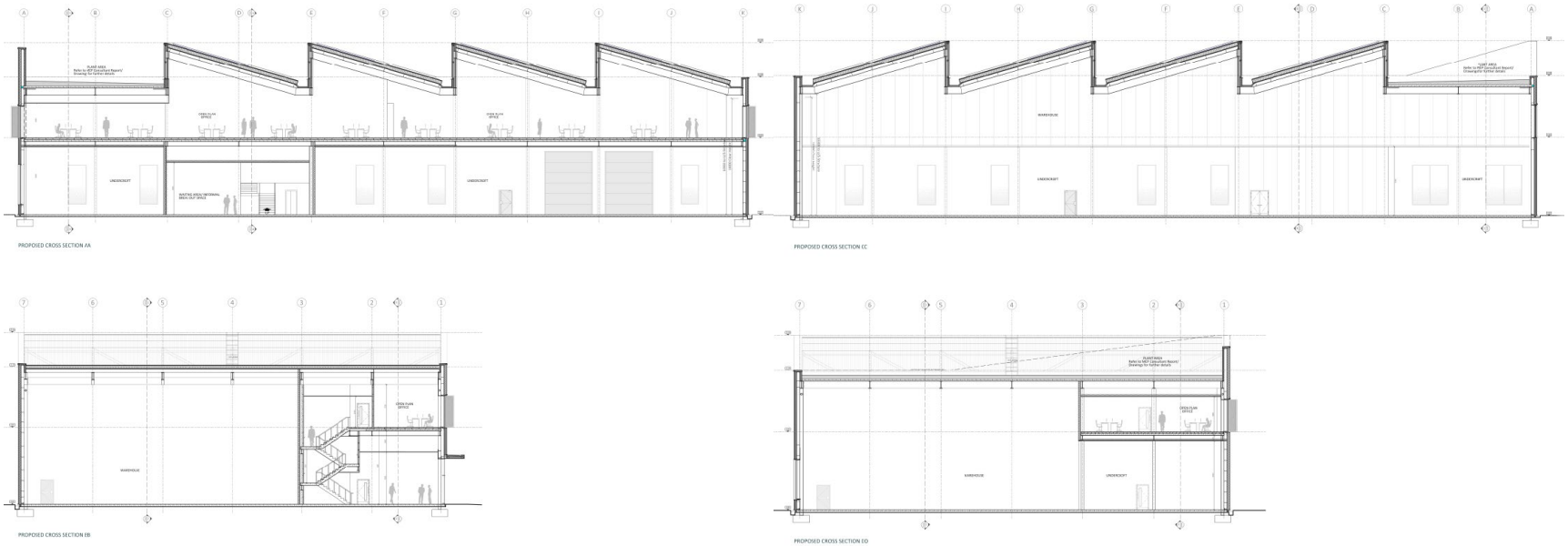


PROPOSED EAST ELEVATION

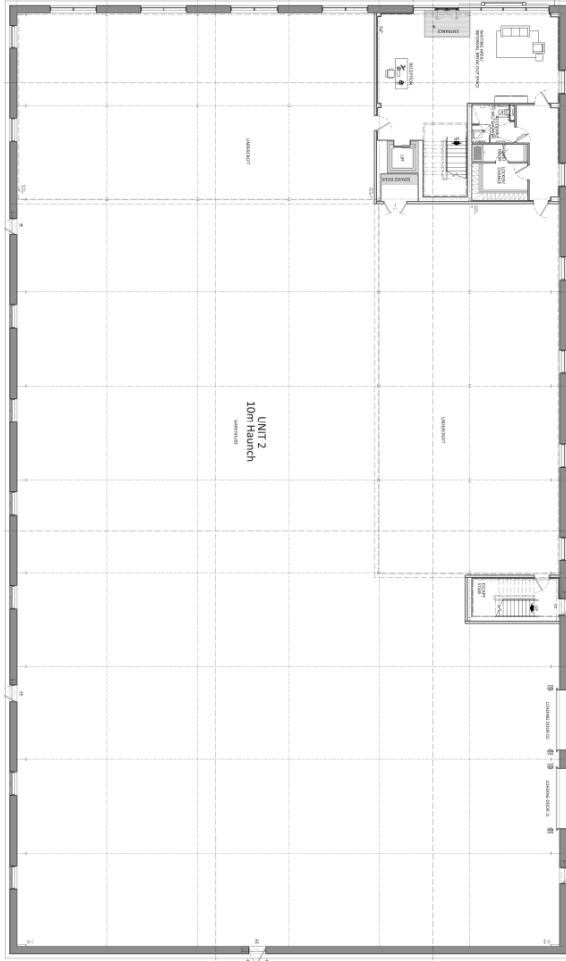


PROPOSED SOUTH ELEVATION

Phase 1: Unit 1 Sections



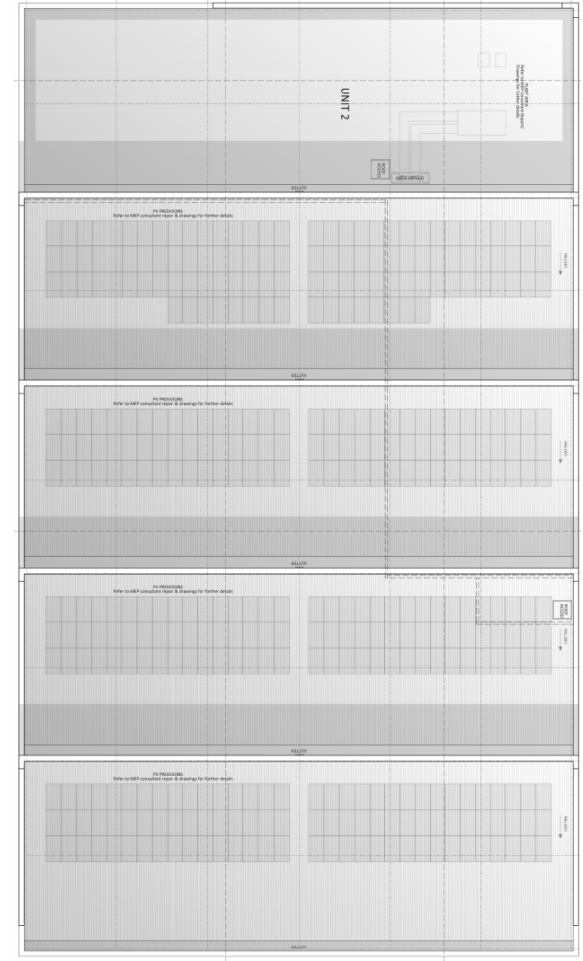
Phase 1: Unit 2 Floor Plans



Ground Floor



First Floor

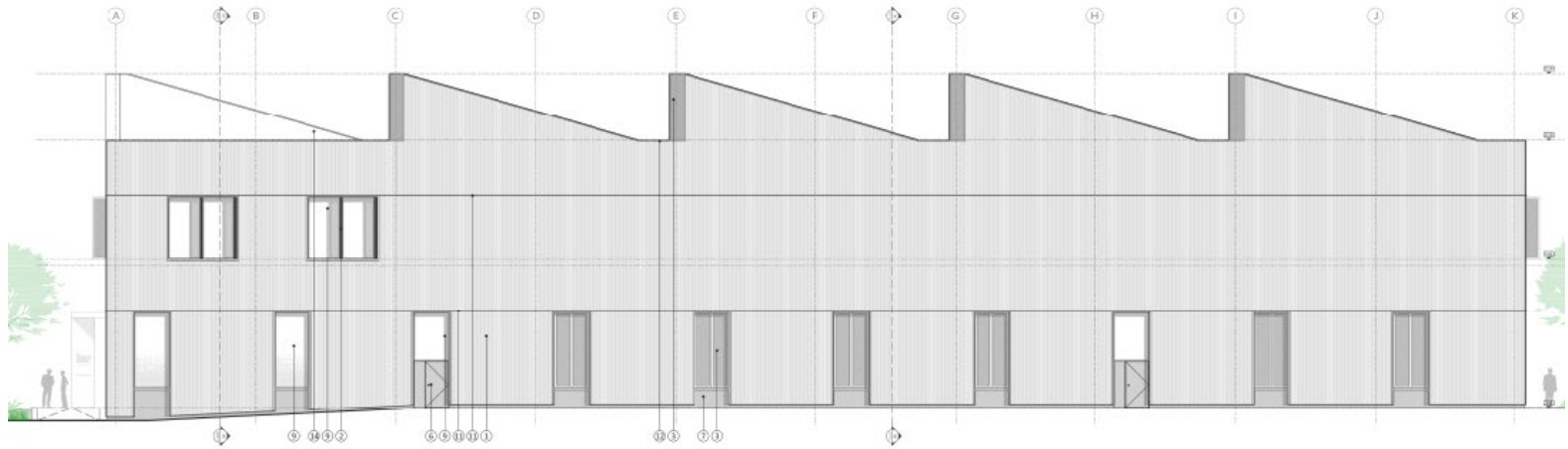


Roof

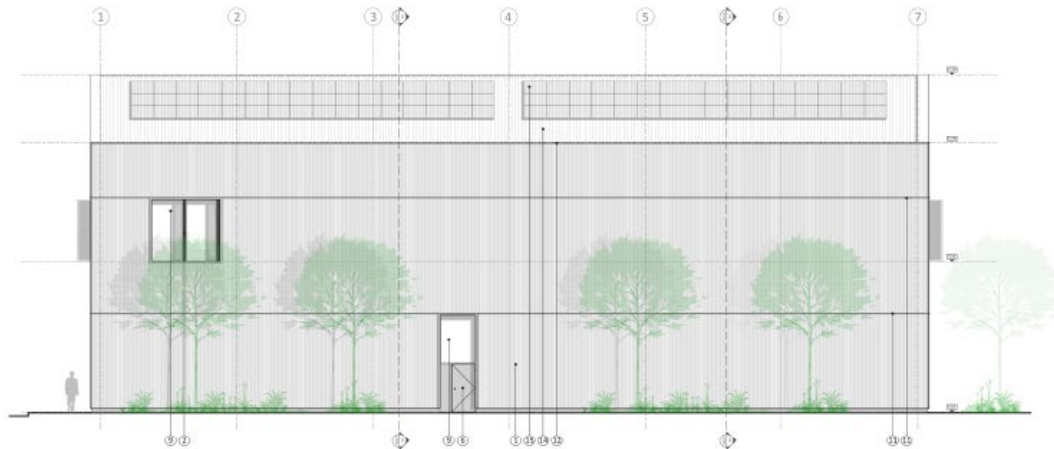
Phase 1: Unit 2 Elevations



Phase 1: Unit 2 Elevations

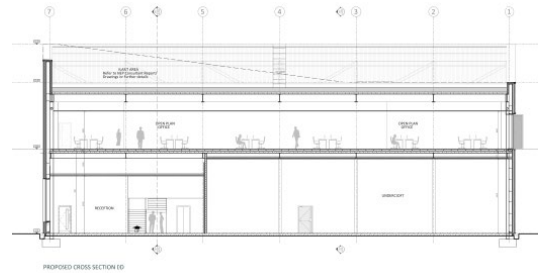
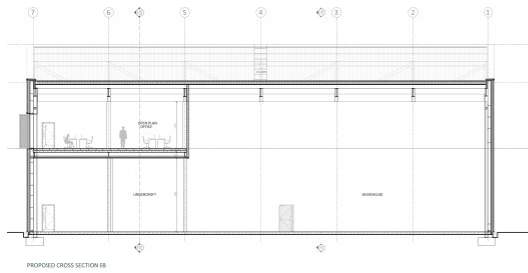
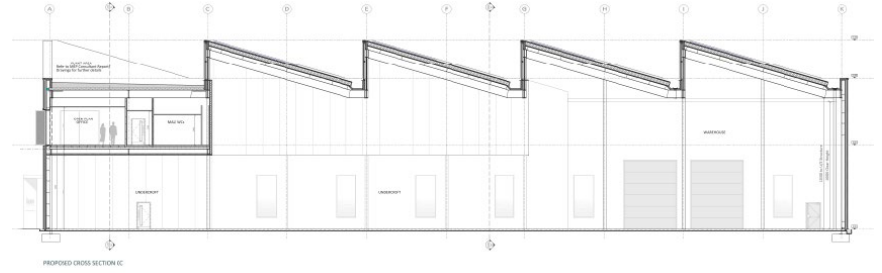
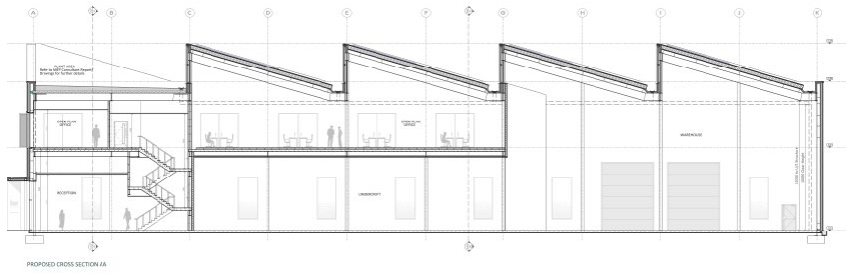


PROPOSED WEST ELEVATION

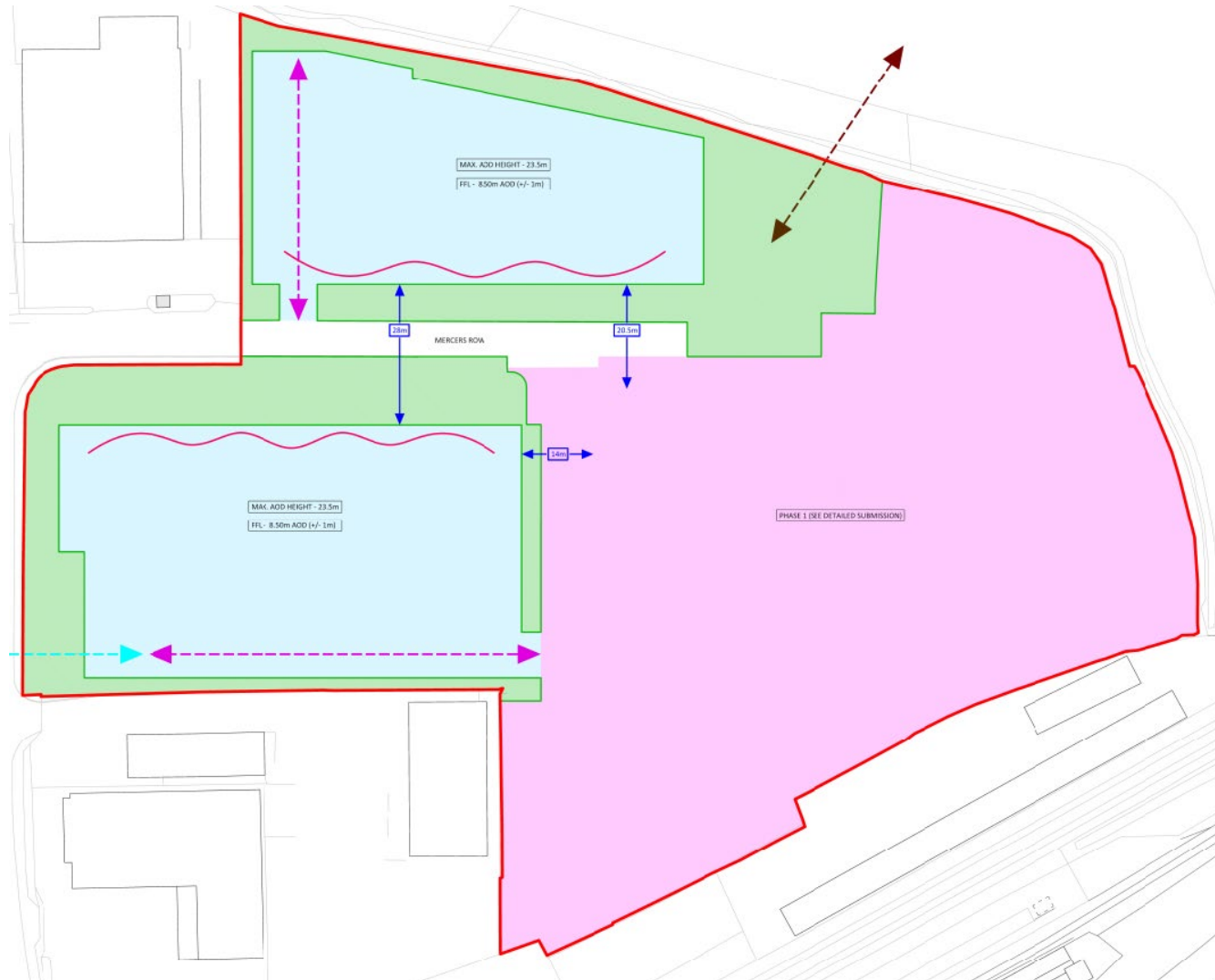


PROPOSED SOUTH ELEVATION

Phase 1: Unit 2 Sections



Phase 2: Parameter Plan



Master Plan Principles

4.2 MASTERPLAN PRINCIPLES

OUTLINE DESIGN PRINCIPLES 

4.2.1 PLAN DIAGRAM

The masterplan proposal is supported by simple principles, which comprise a series of clauses and examples. Two levels of control are indicated by the following terms:

- 'Must' indicates mandatory compliance.
- 'Should' indicates strong encouragement.

Please refer to the design of Phase 1 as an exemplar for the overall quality, materials, and colours.

The masterplan proposal -
An outline permission with all matters reserved for the demolition of existing units and erection of up to 5,700 sq. m (GIA) of commercial floorspace within a range of buildings for Mid-Tech (Use Classes E(g)(ii); E(g)(iii), B2, B8), and Community facilities (Use Classes E).



Visualisations



Visualisations



The buildings are designed to be glimpsed through the trees from Stourbridge Common



Visualisations



Photograph 4: View north from Newmarket Road (Taken 01/12/2023)



Photograph 6: View west from Chisholm Trail, Ditton Meadows (Taken 01/12/2023)

Visualisations



Photograph 21: View south from PRow 39/17, Harcamlow Way, Stourbridge Common (Taken 01/12/2023)



Planning Balance

Approval

Key material considerations

- Provision of Mid-Tech employment floor space;
- Provision of long term jobs;
- Provision of short term jobs in construction phase
- Redevelopment of a run-down area;
- Biodiversity Net Gain



Refusal

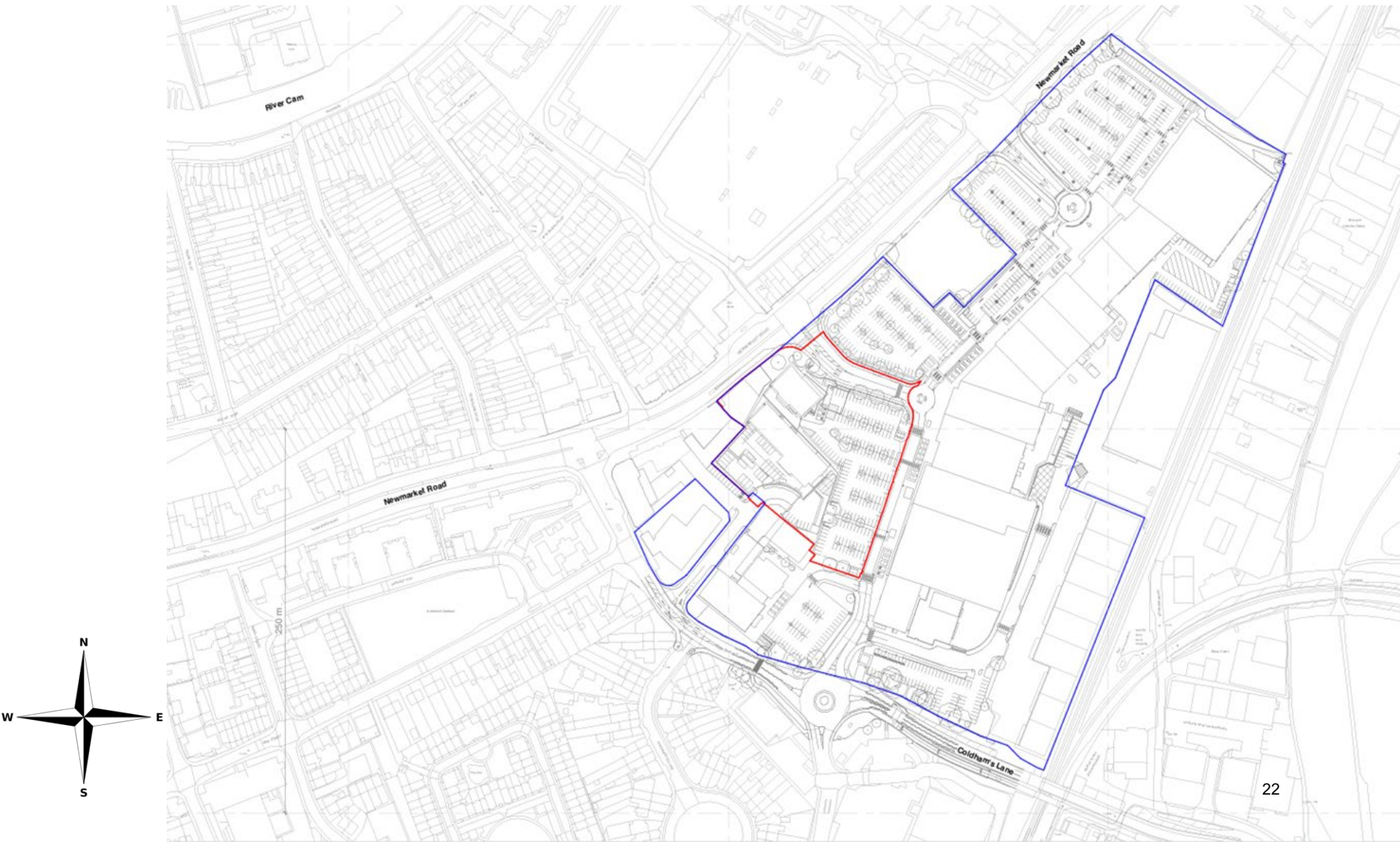
Key material considerations

- None

Officer Recommendation: Approve subject to Conditions and S106 Agreement

24/03088/FUL - 230 Newmarket Road

Site Location Plan



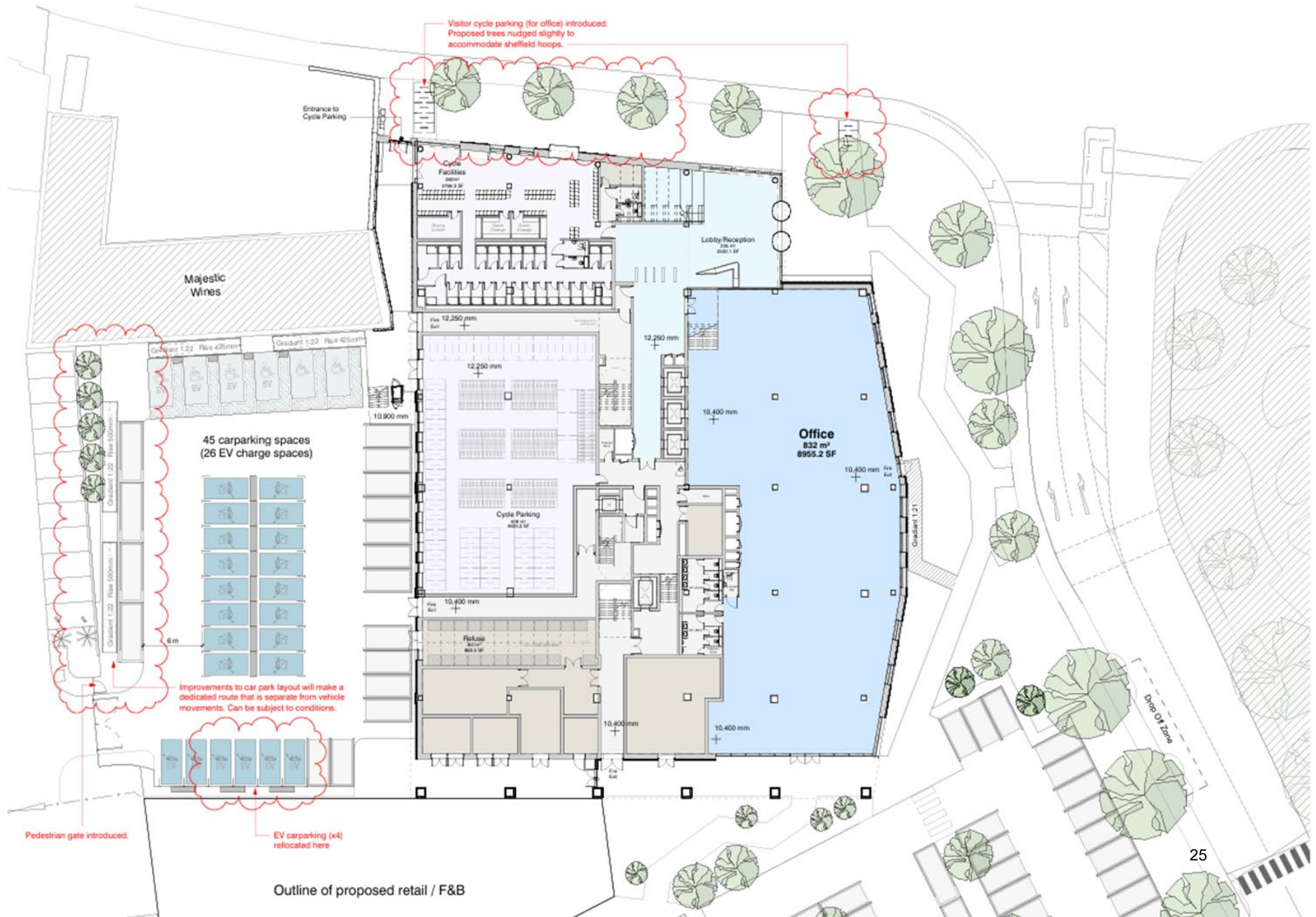
Existing Site Plan



Proposed Site Plan



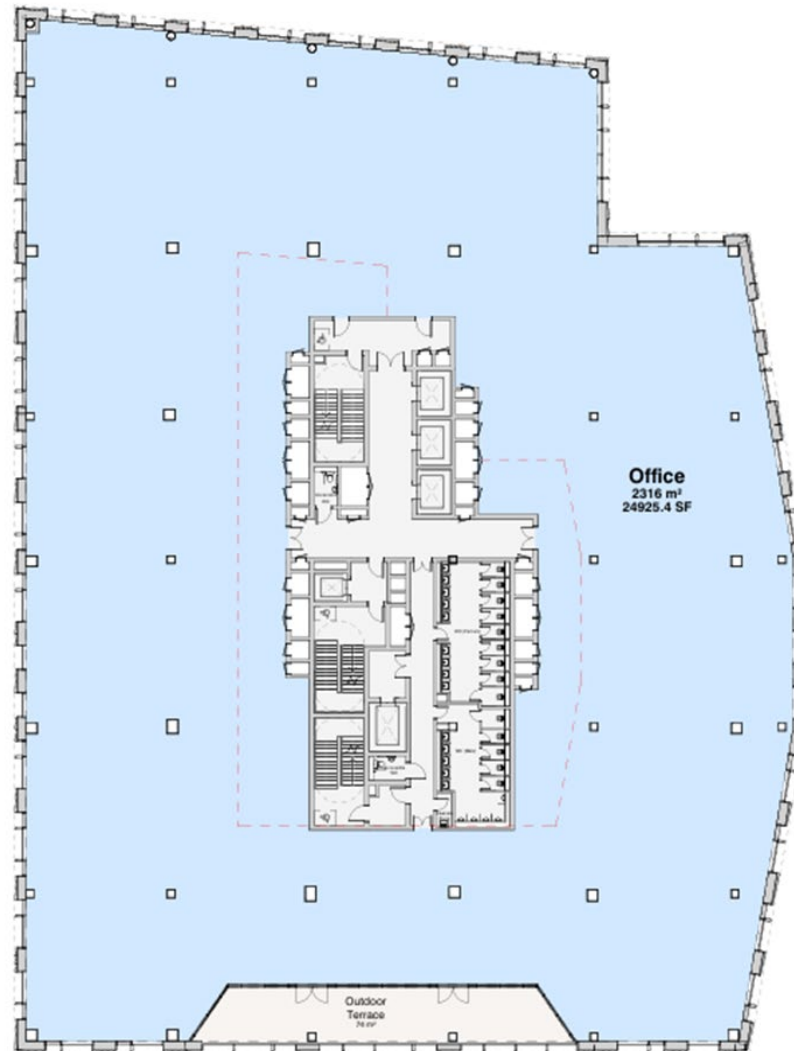
Proposed Ground Floor Plan



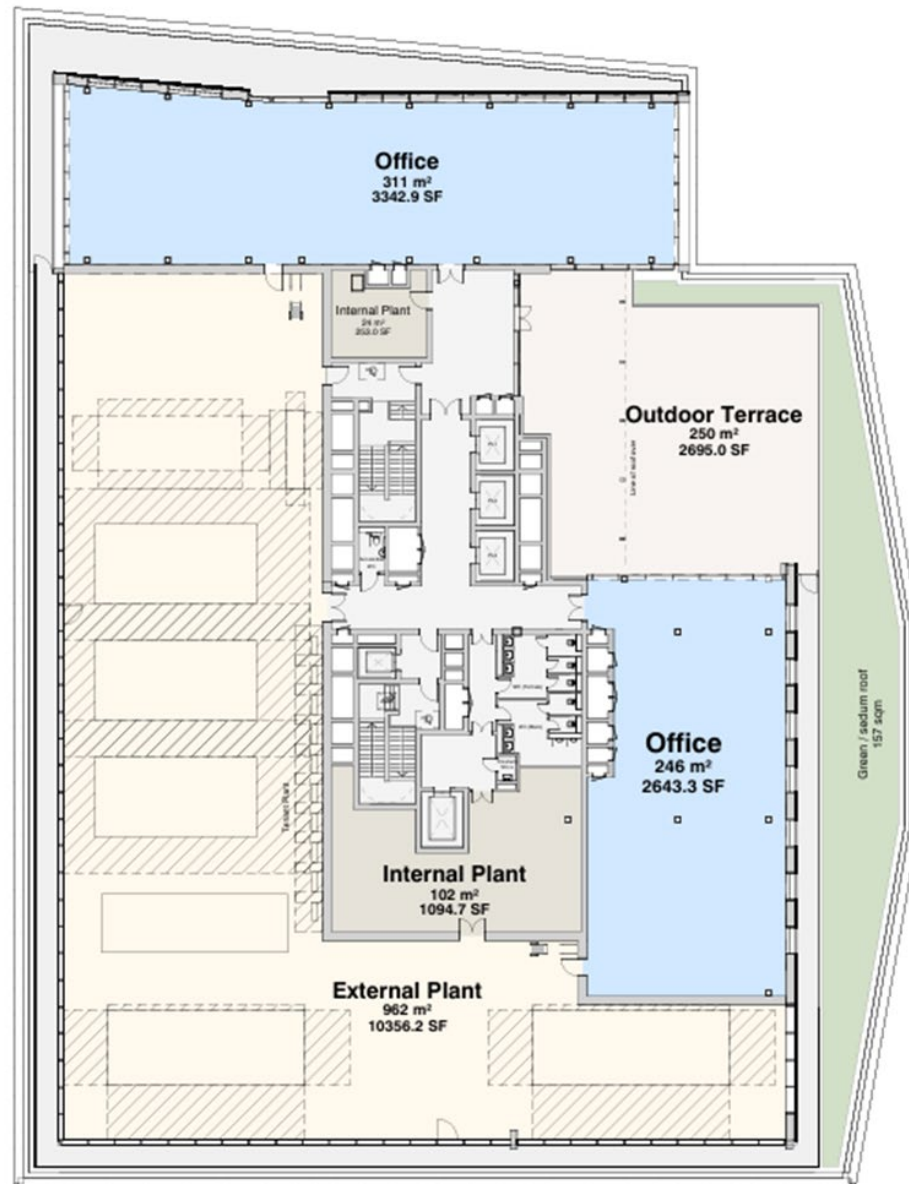
Proposed First Floor Plan



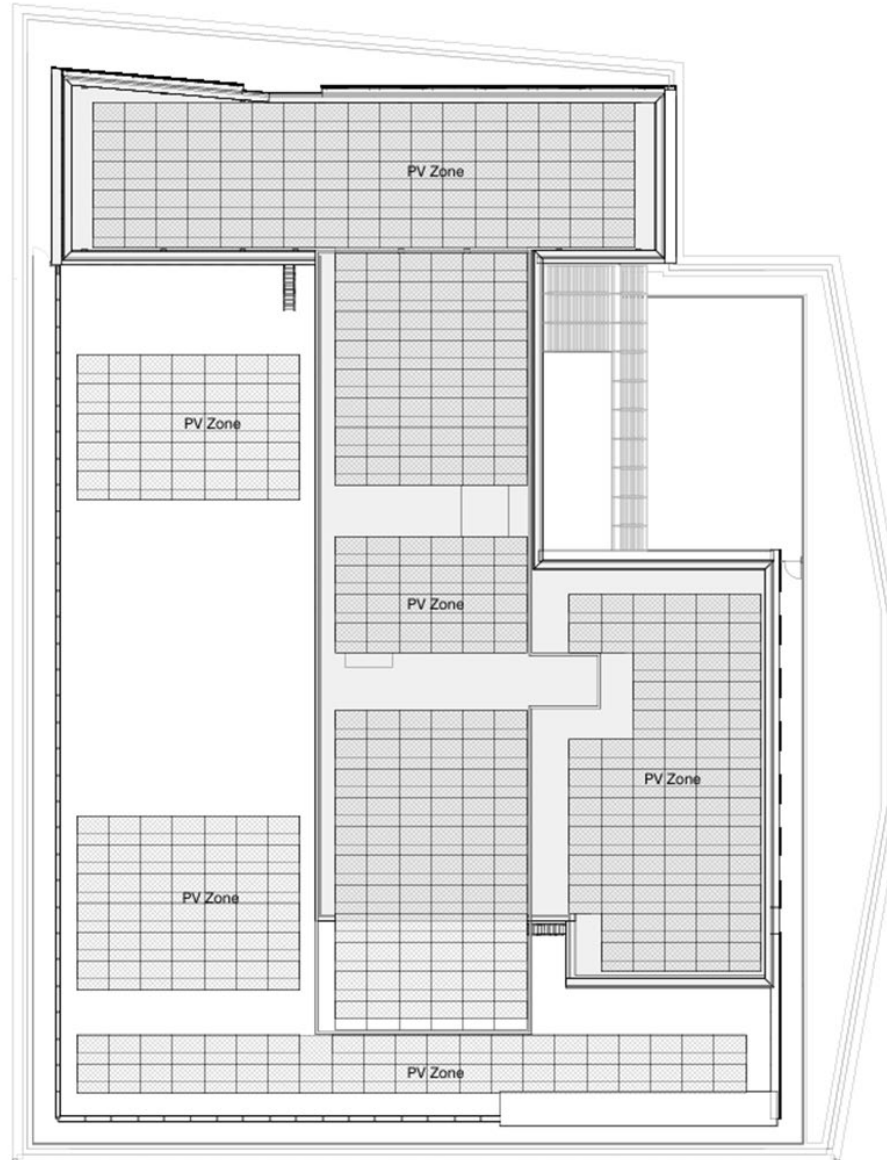
Proposed Second/Third/Fourth Floor Plans



Proposed Fifth Floor Plan



Proposed Roof Plan



Proposed Street Scene Contextual Elevations



1 Proposed Contextual North - West Elevation



2 Proposed Contextual South - East Elevation

Proposed Street Scene Contextual Elevations



3 Proposed Contextual North - East Elevation



4 Proposed Contextual South - West Elevation

1:500 0m 5m 10m 20m



1 : 200

Proposed Elevations - NE and SW Elevations



1 Proposed North-East Elevation

1 : 200



2 Proposed South-West Elevation

1 : 200

Proposed Sections



Proposed Section AA

1 : 200



Legend

- Core
- External Plant
- Internal Plant
- Lobby
- OFFICE
- OUTDOOR TERRACE
- Service Risers



Proposed Section BB

1 : 200

| | |
|-------------|------------------------|
| PL 14/12/14 | Planning Submission |
| PL 15/01/15 | Planning Draft Issue |
| PL 15/01/15 | Design Review - Client |
| PL 15/01/15 | Design Review |
| PL 15/01/15 | Planning Consultation |
| PL 15/11/15 | Draft Issue |

Rev. Date Revision

leonard design
23 Newmarket Road
Newmarket, Essex, UK
Tel: 01439 715 800
info@leonarddesign.co.uk

RAILPEN

Project
230 Newmarket I

Drawing Title
Proposed Section

Project Number
1256

34

Scale (1:100)
As Indicated

File Name
NBR-LDA-XX-XX-CR-A-

Proposed Visualisations





7.0 The Proposals

7.9 Views





Planning Balance

Approval

Key material considerations

- Provision of office space within a sustainable location
- Design and scale of the development will enhance the existing site and create a stronger frontage along Newmarket Road, whilst respecting the skyline of Cambridge
- The scale and design would not result in any additional harm upon the amenities of neighbouring properties opposite the site
- The car parking provision and the overprovision of cycle parking is acceptable in this sustainable location
- Additional tree planting and provision of green roof will provide on site BNG



Refusal

Key material considerations

- None

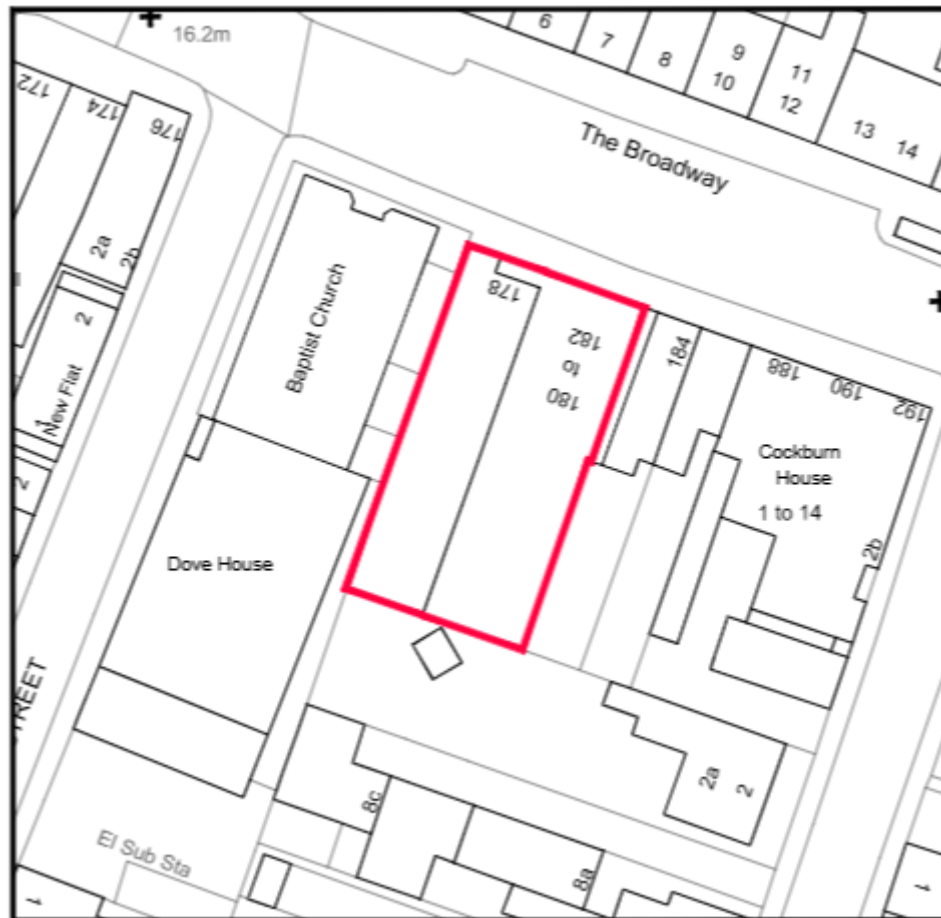
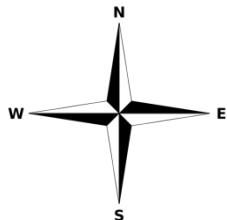
Officer Recommendation: Approve subject to conditions and S106 Agreement

MINOR APPLICATIONS

24/02013/FUL

178 – 182 Mill Road

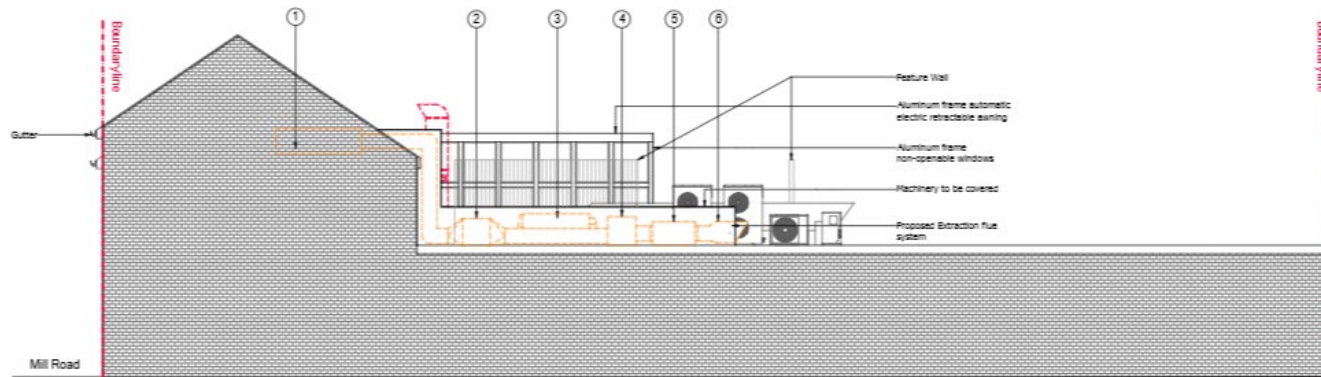
Site Location Plan



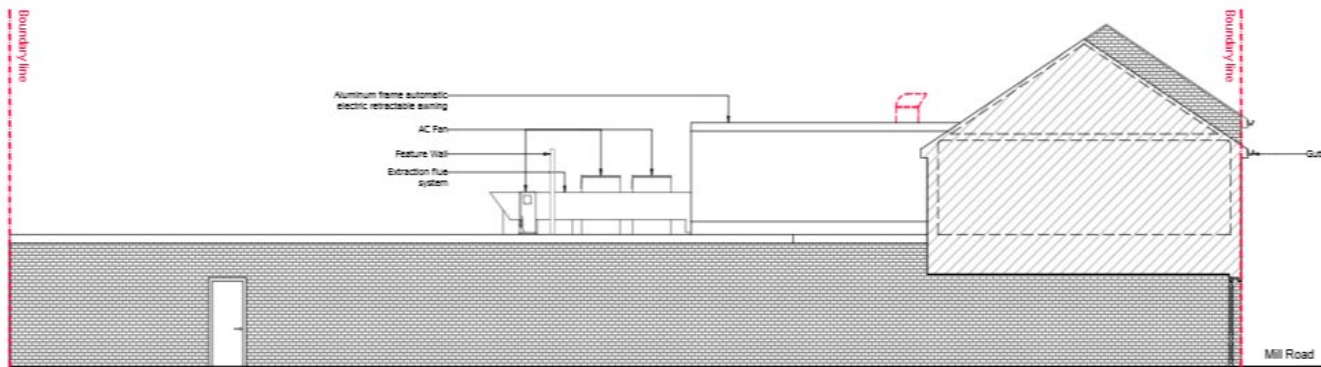
Proposed Front and Rear Elevations



Proposed Side Elevations

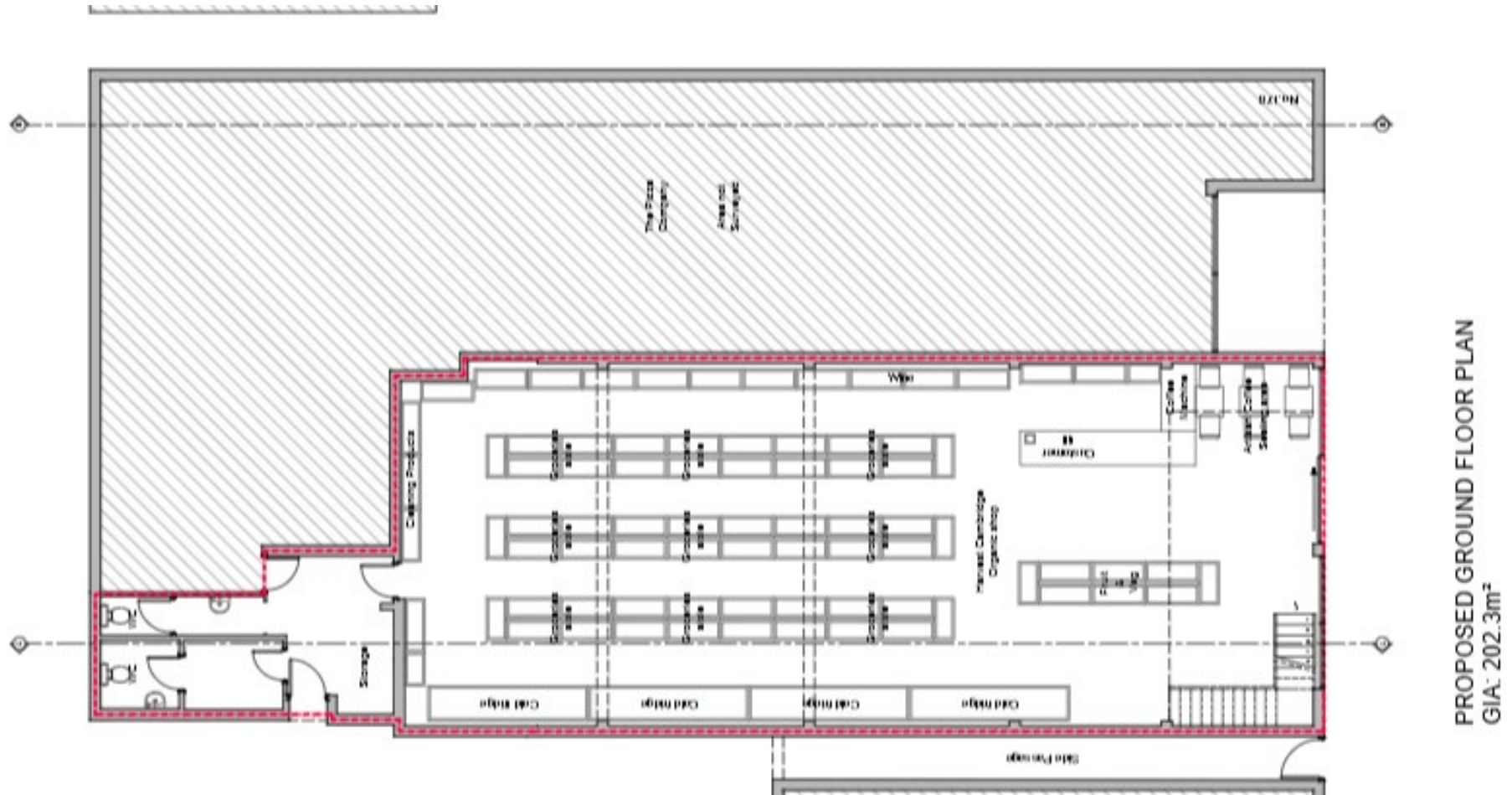


PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

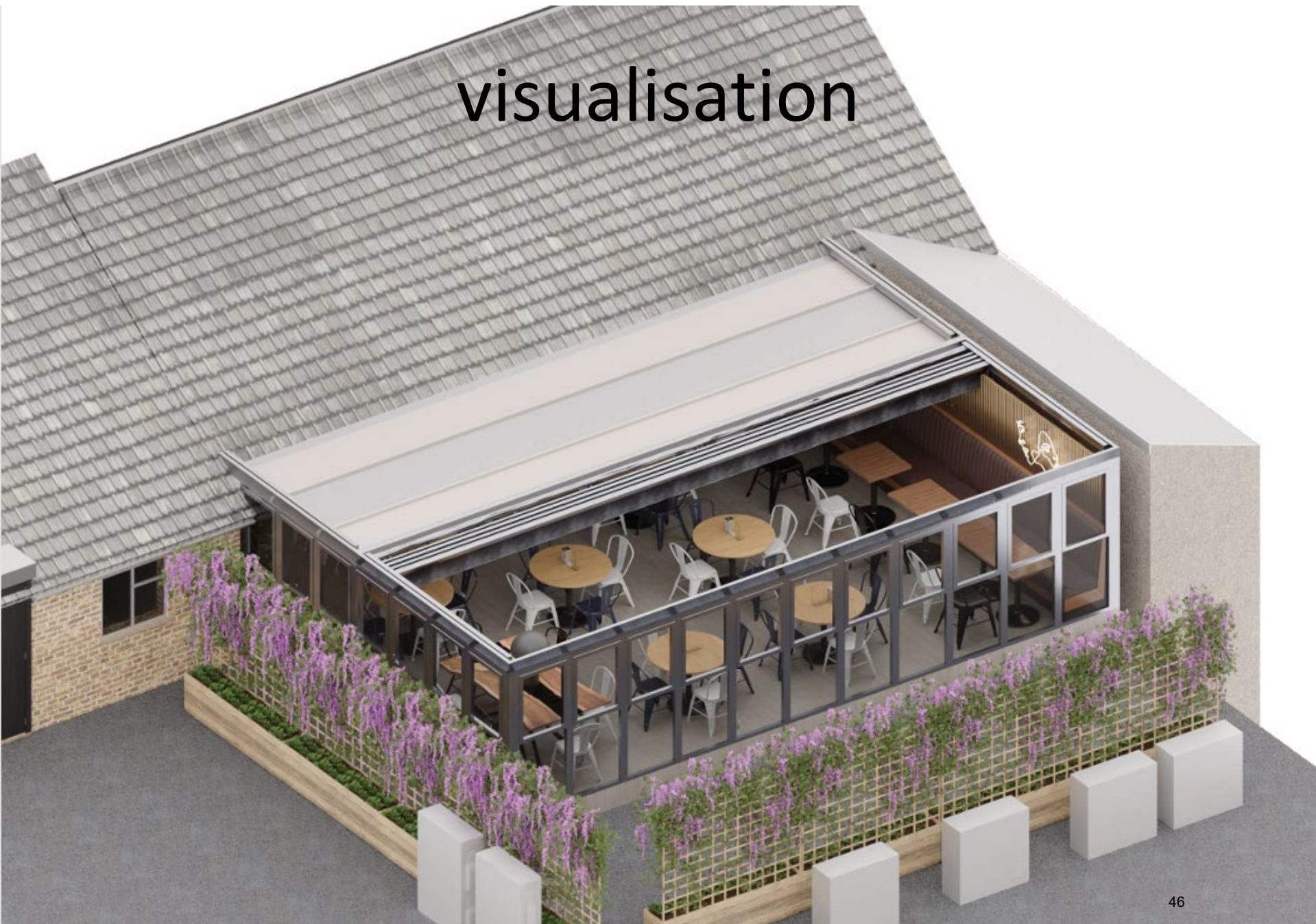
Proposed Ground Floor Plan



[illegible]

45

visualisation



visualisation



visualisation

HARVEST
Cambridge

3

2

1

Planning Balance

Approval

Key material considerations

- Proposal would not cause harm to the character and appearance of the Conservation Area
- Proposal would not cause any undue harm to neighbouring properties



Refusal

Key material considerations

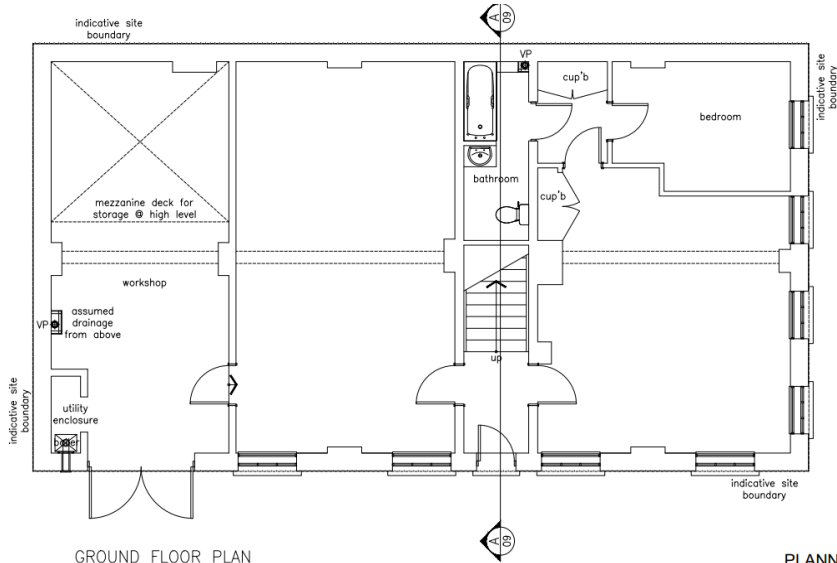
Officer Recommendation: Approve

24/04252/FUL - 18 Upper Gwydir Street

Site Location Plan

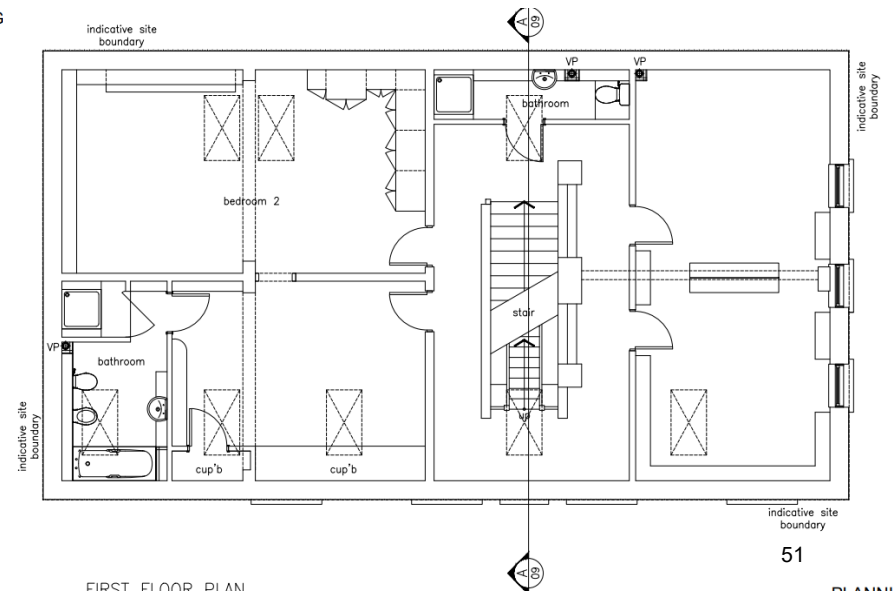


Existing Ground & First Floor Plan



GROUND FLOOR PLAN

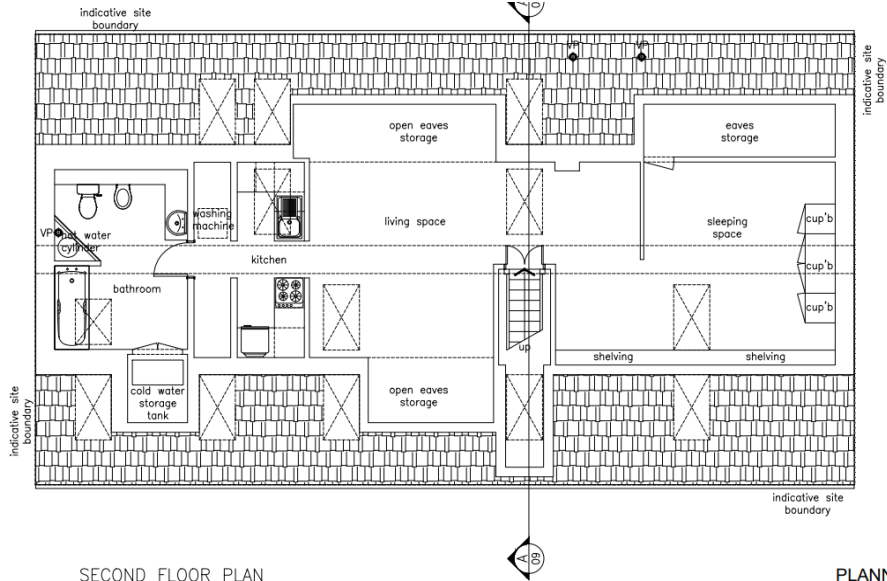
PLANNING



FIRST FLOOR PLAN

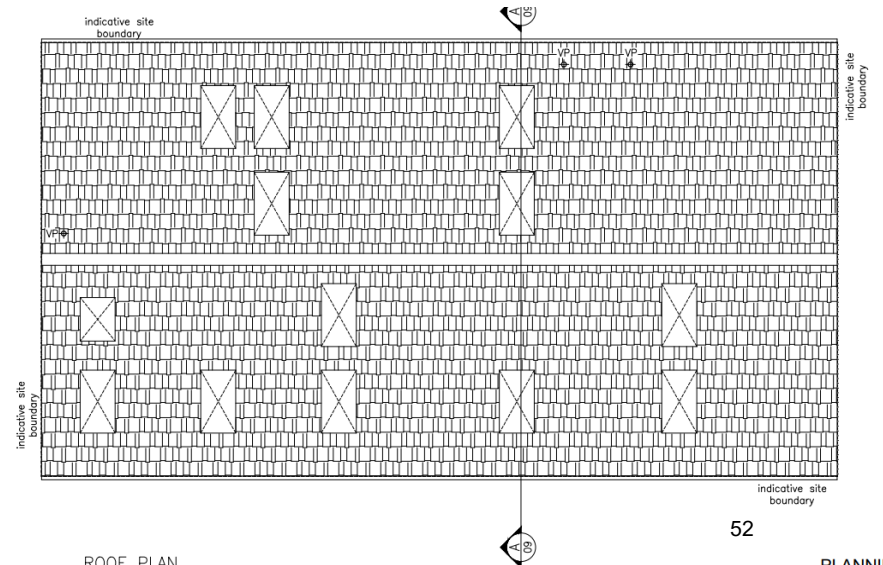
PLANNING

Existing Second Floor& Roof Plan



SECOND FLOOR PLAN

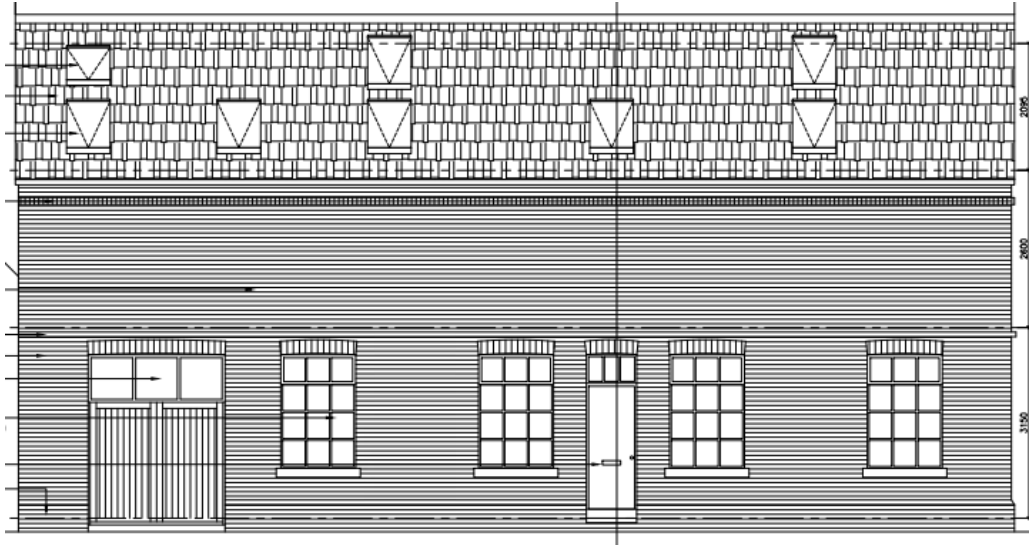
PLANNING



ROOF PLAN

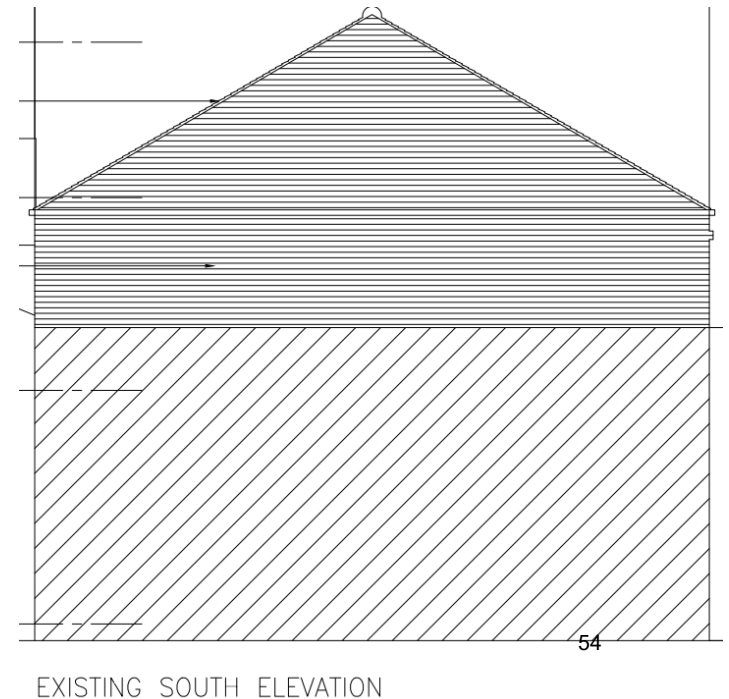
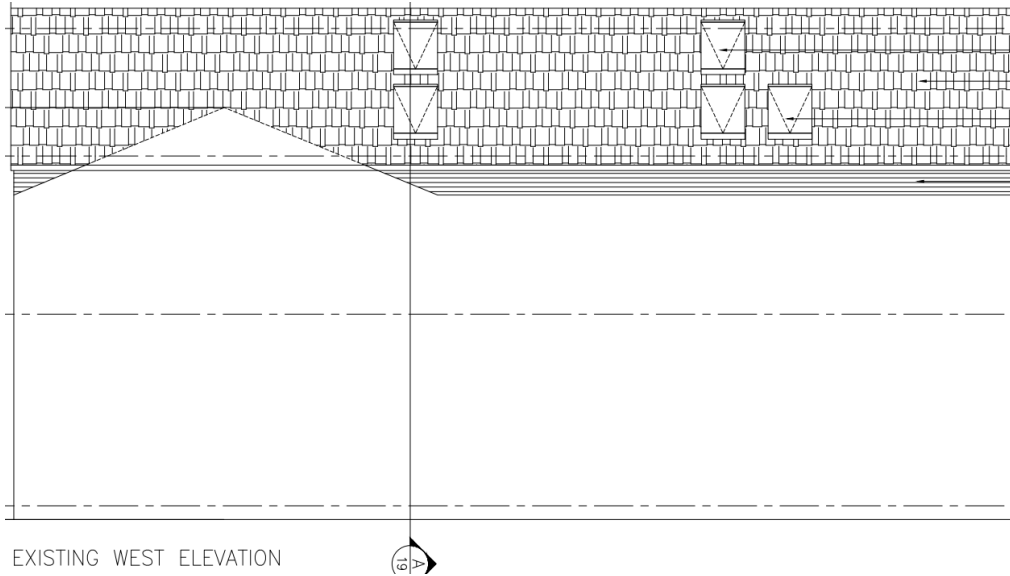
PLANNING

Existing East & North Elevations

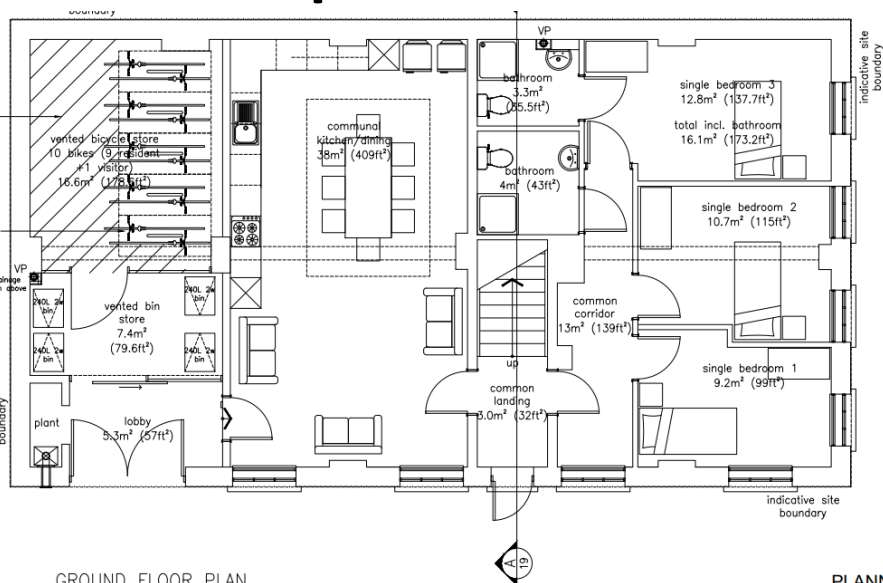


EXISTING NORTH ELEVATION

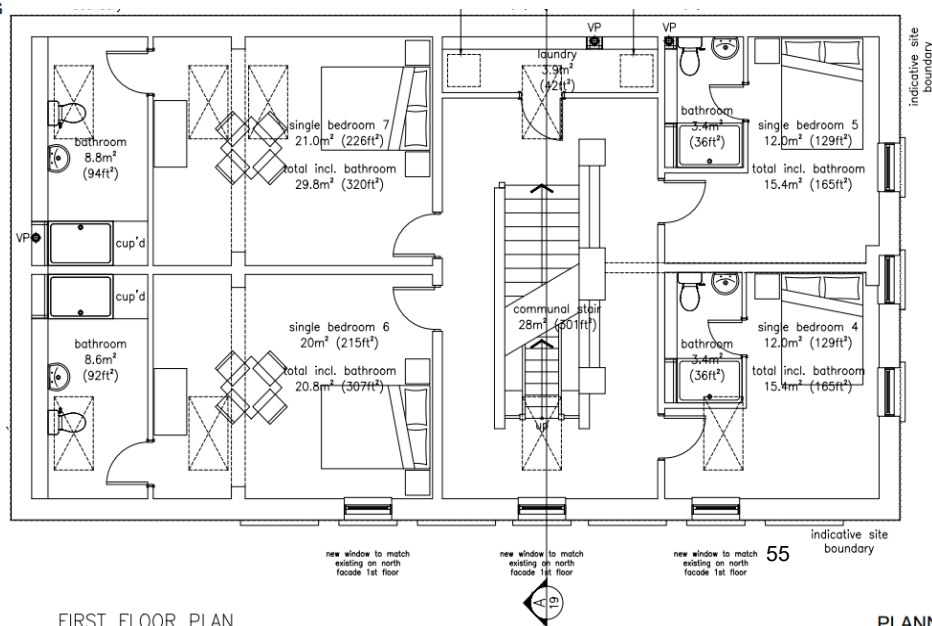
Existing West & South Elevations



Proposed Ground & First Floor Plans

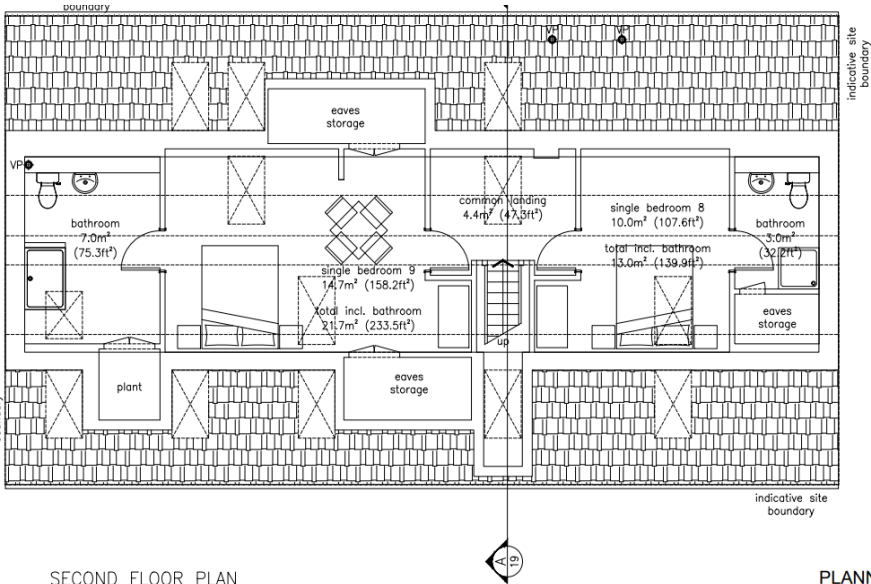


PLANNING

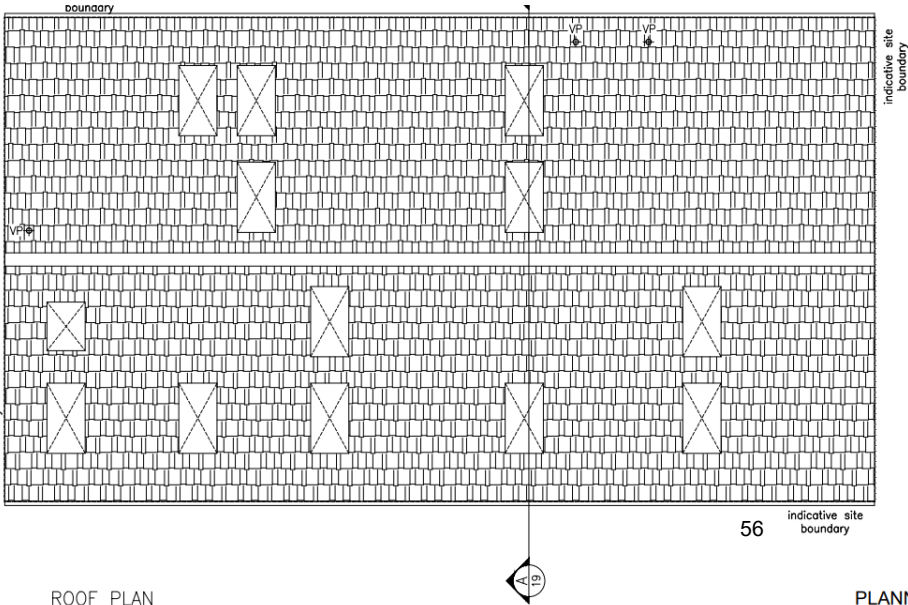


PLANNING

Proposed Second Floor & Roof Plan



PLANNING



PLANNING

Proposed East & North Elevations



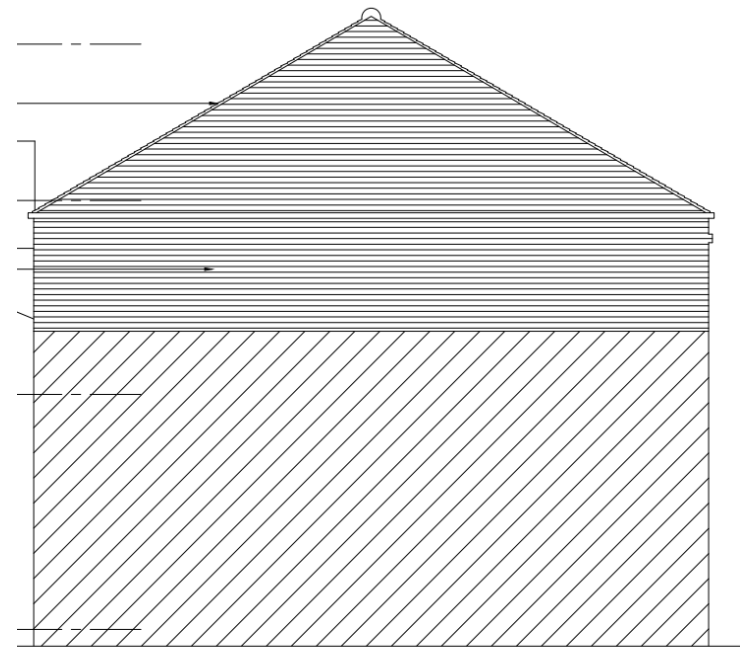
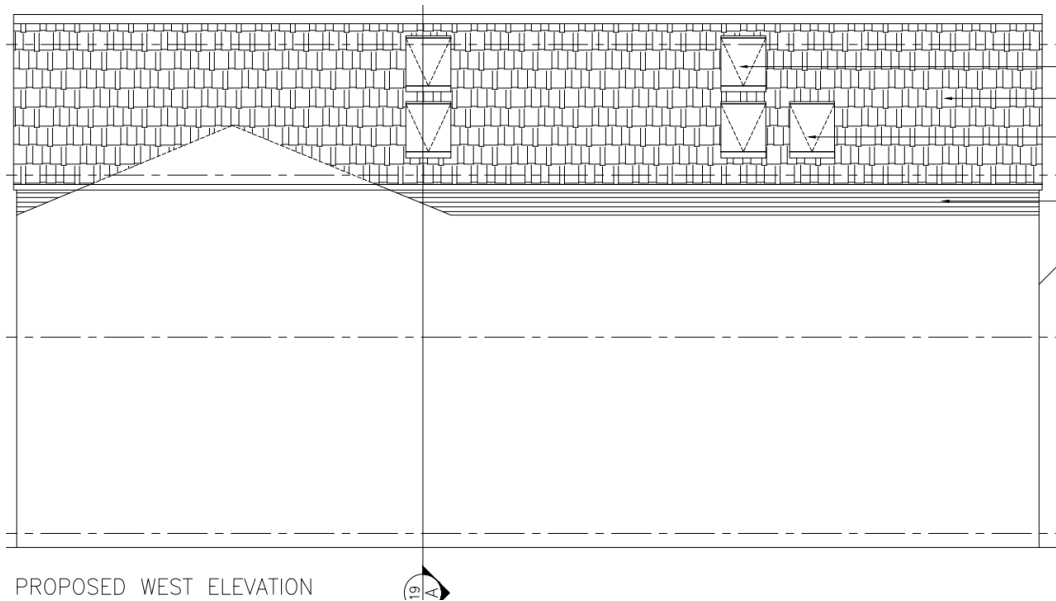
PROPOSED EAST ELEVATION

PLANNING

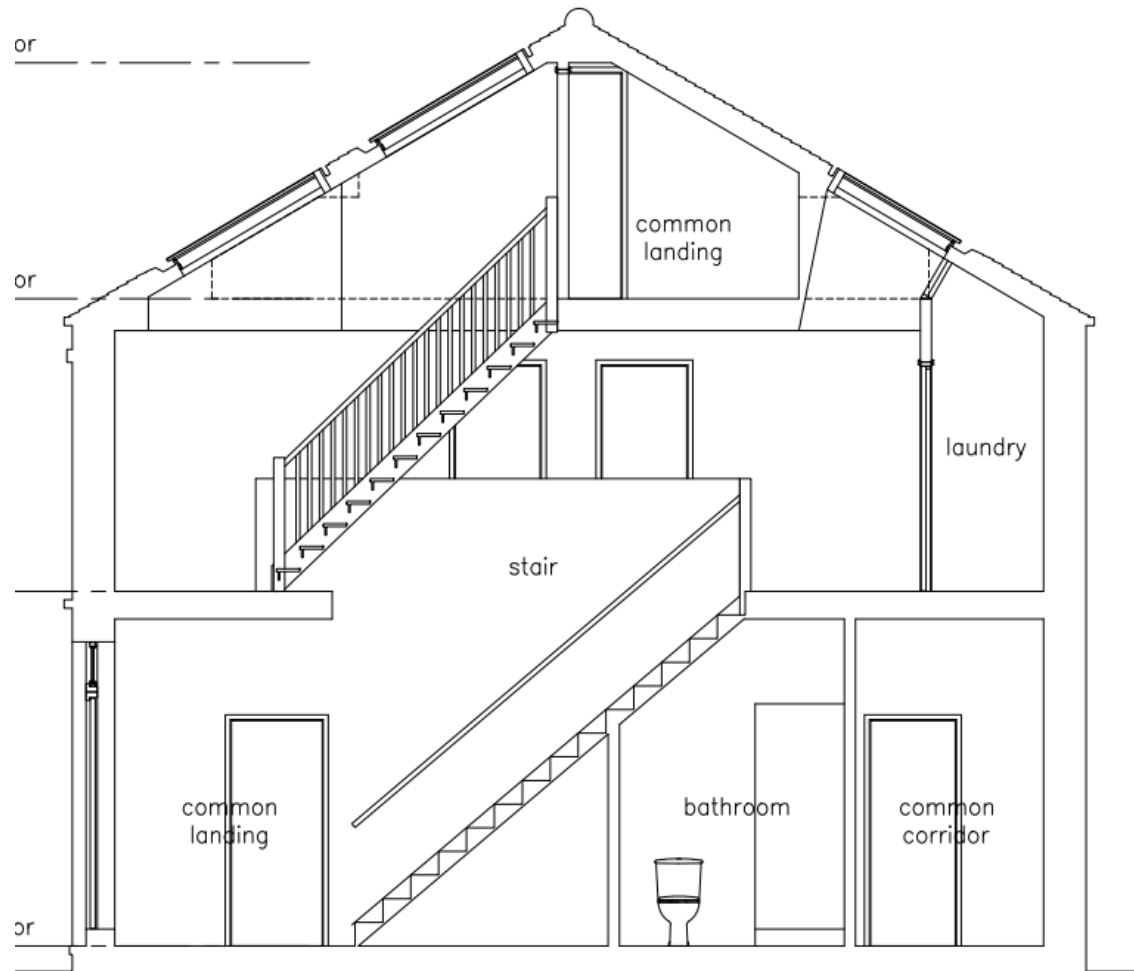


PROPOSED NORTH ELEVATION

Proposed West & South Elevations



Proposed Section



PROPOSED SECTION AA

Planning Balance

Approval

Key material considerations

- The proposal contributes to the supply of residential accommodation within the City.
- The proposal improves the existing cycle parking arrangement at the property.



Refusal

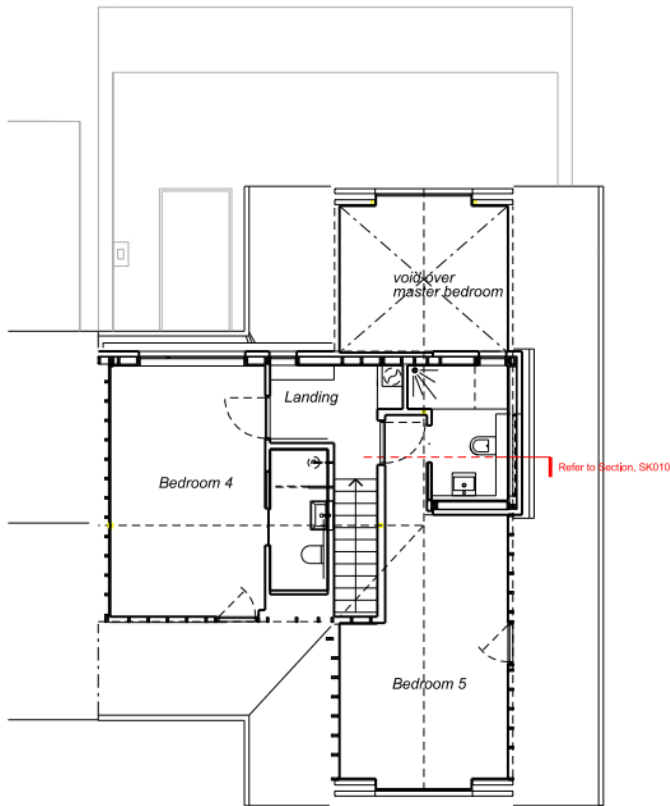
Key material considerations

Officer Recommendation: Approve subject to conditions

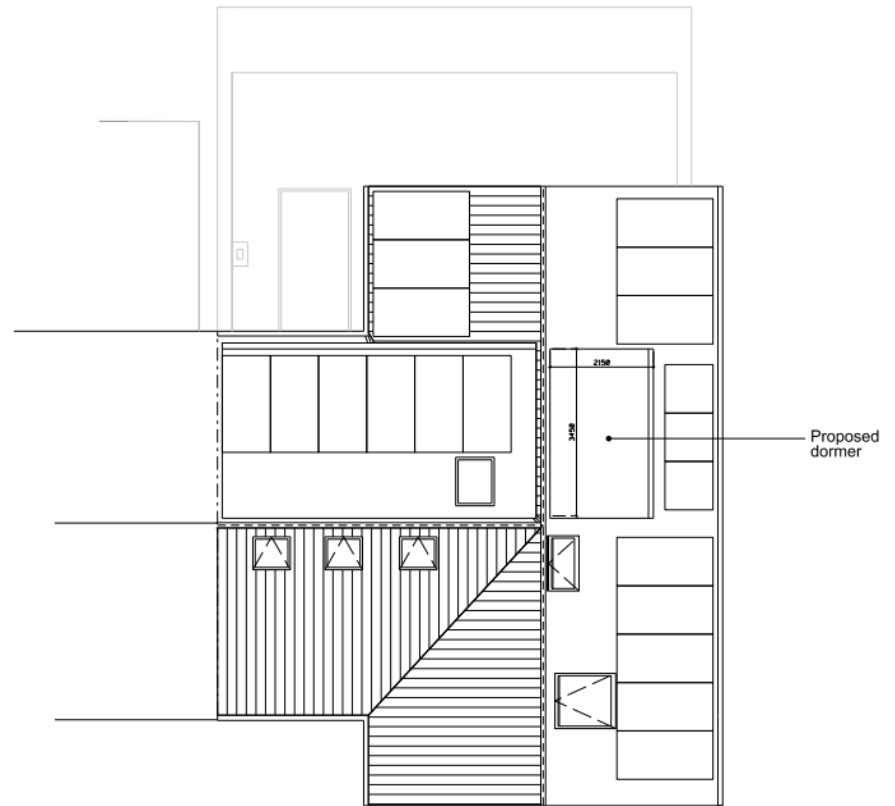
24/04439/S73 - 48 Cavendish Avenue



Proposed Loft & Roof Plan



Loft Floor Plan



Roof Plan

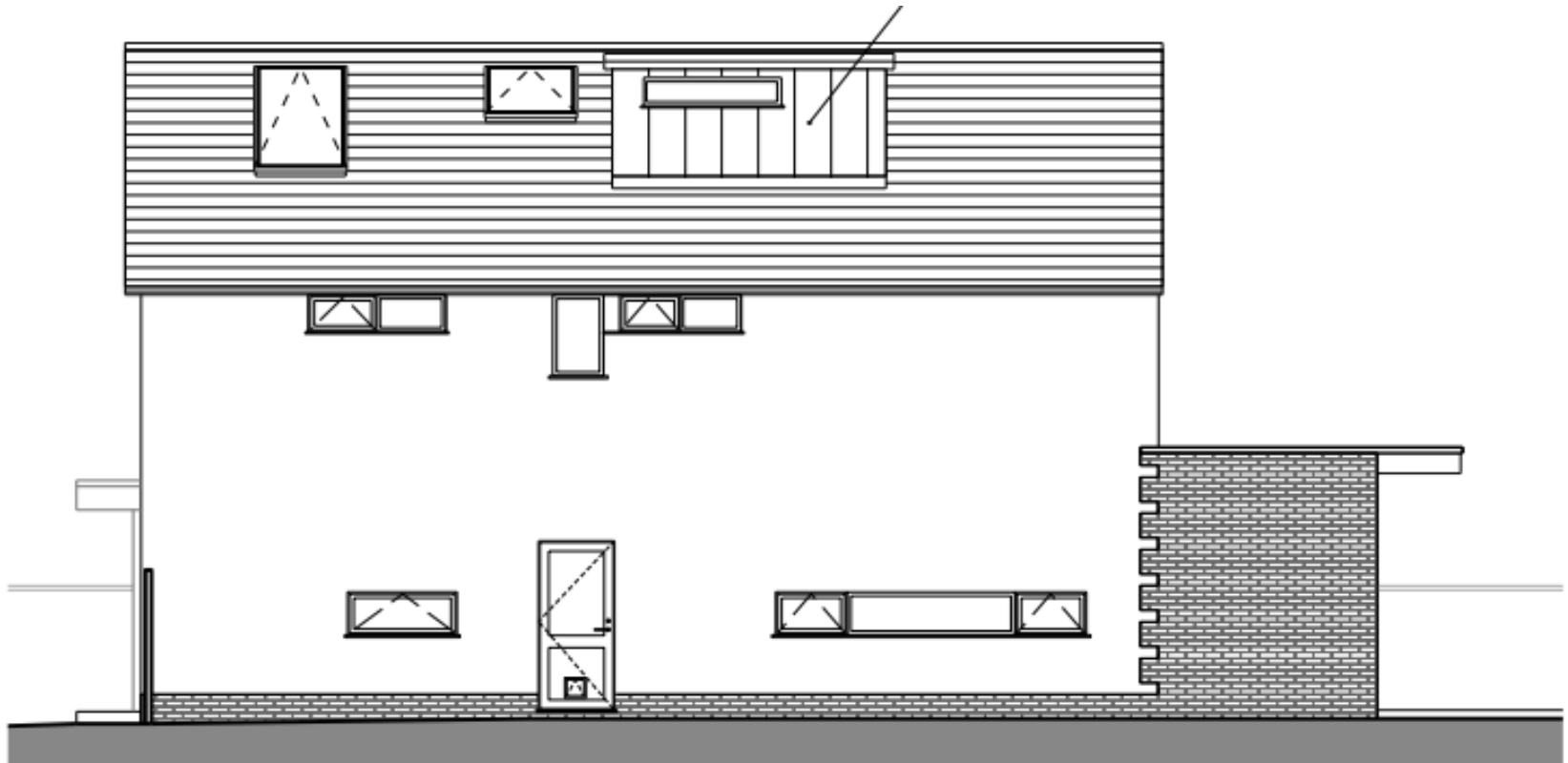
Proposed Front Elevation



Proposed Rear Elevation

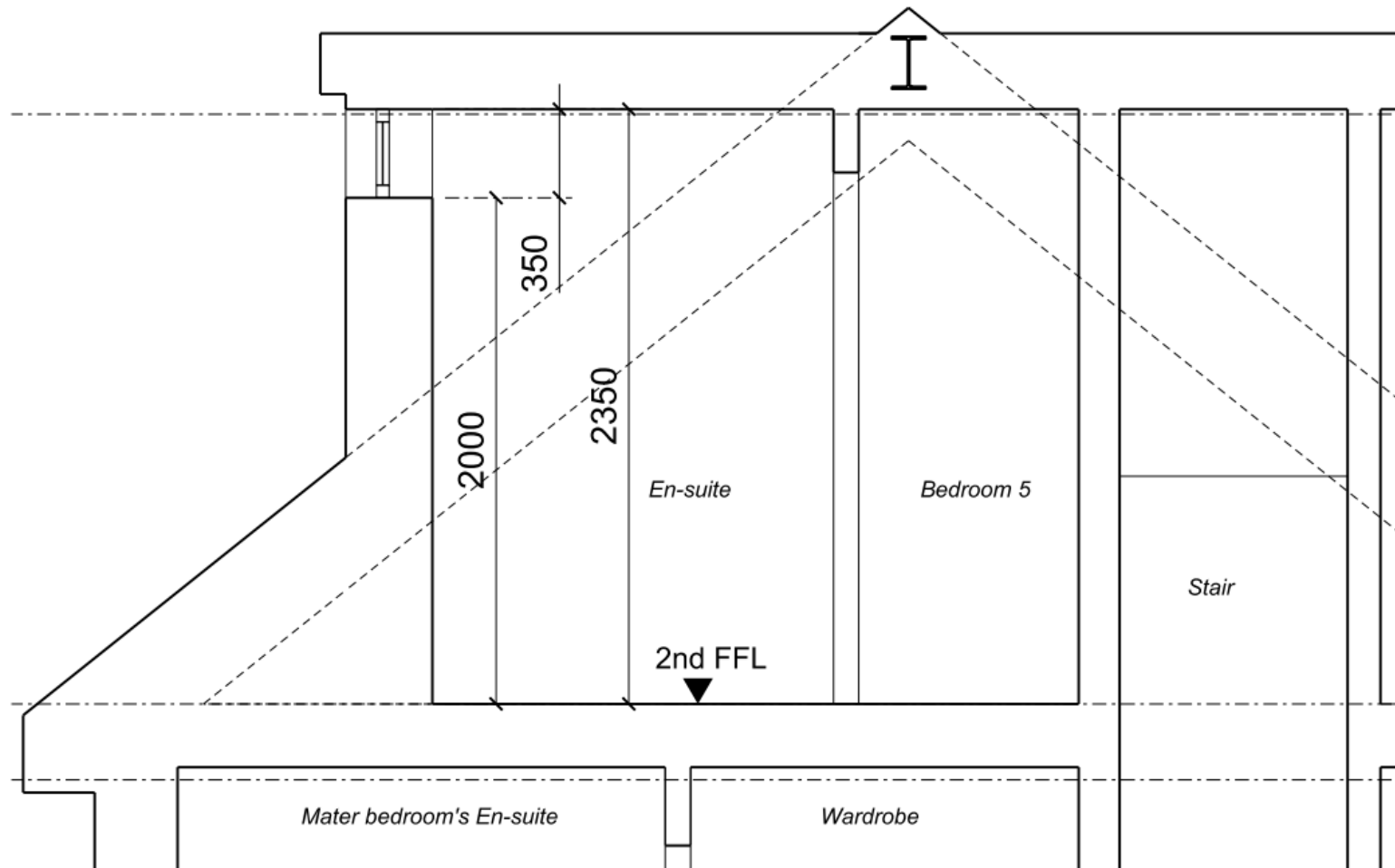


Proposed Side (west) Elevation



Side Elevation

Proposed Dormer Section Plan



Planning Balance

Approval

Key material considerations

- The proposed development would preserve the character and appearance of the surrounding area, through the high-quality replacement of the existing dwelling.



Refusal

Key material considerations

Officer Recommendation: Approve subject to conditions

24/03465/FUL

- 235 Hills Road Cambridge

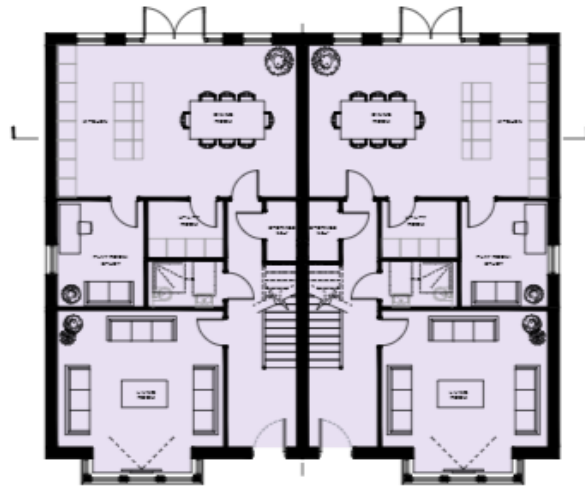
Site Location Plan



Proposed Site Plan



Proposed Floor & Roof Plan



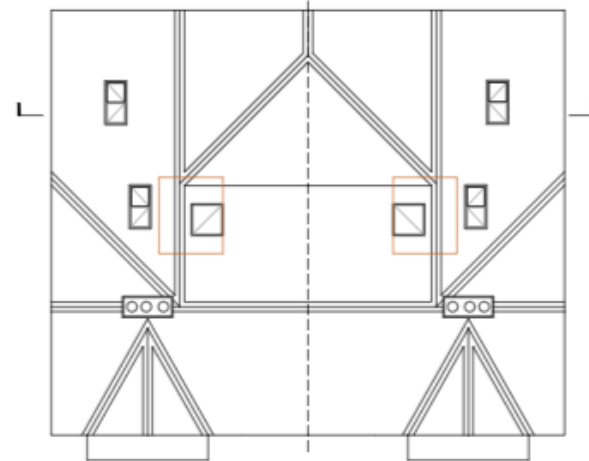
GROUND FLOOR PLAN
276.3m² (2,974sq.ft)
2.5 Storays, 5Beds, 10 Persons



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN



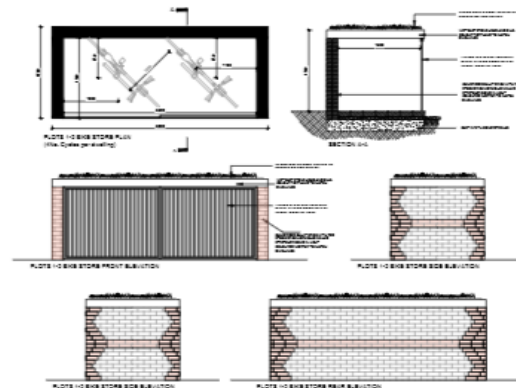
Existing & Proposed Street Scene & Bike Stores



EXISTING STREET SCENE



PROPOSED STREET SCENE



Planning Balance

Approval

Key material considerations

- Contribution to housing supply.
- No harm to the character and appearance of the area.
- Protects residential amenity.
- Biodiversity provision
- No highway safety issues



Refusal

Key material considerations

Officer Recommendation: Approve