

Planning
Committee



GREATER CAMBRIDGE
SHARED PLANNING

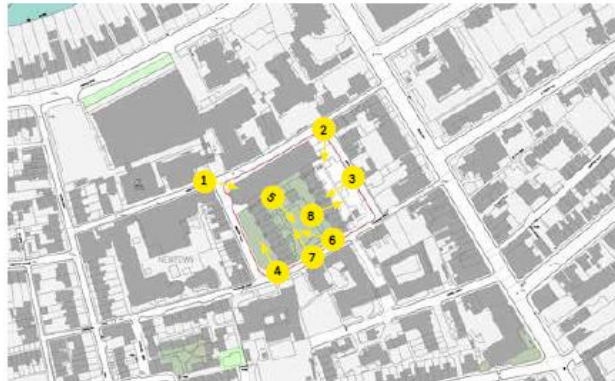
MAJOR APPLICATIONS

25/04187/FUL Hanover and Princess Court

Site Location Plan



Existing site photos



Site context photos



Bentinck Street



Coronation Street



George IV Street



Union Road

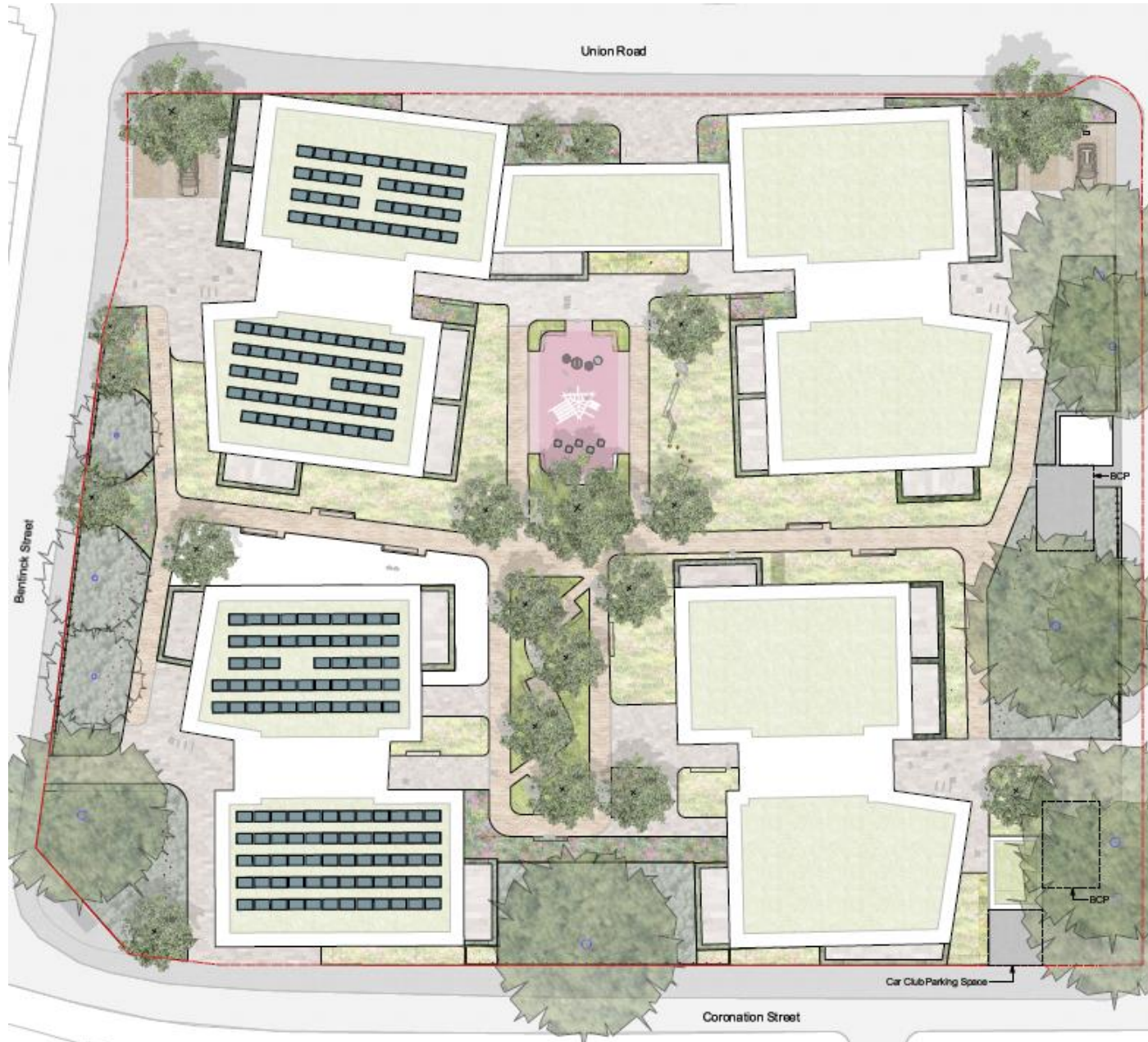
Indicative View

Hanover and Princess Court, Cambridge
Design & Access Statement
September 2025

**Pollard
Thomas
Edwards**



Proposed Landscape Plan



Proposed Building Heights



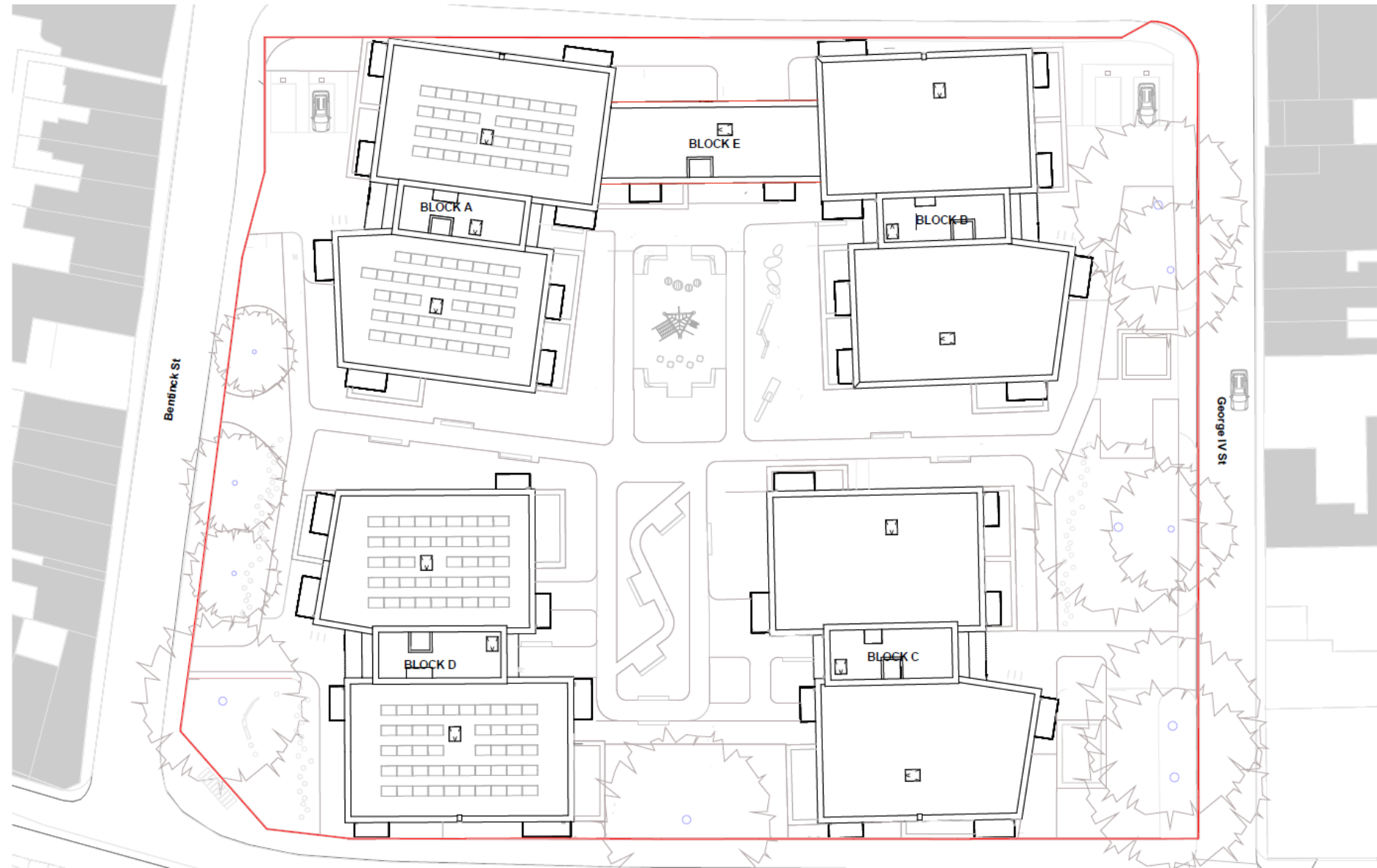
Existing heights and footprints of the buildings vs proposed



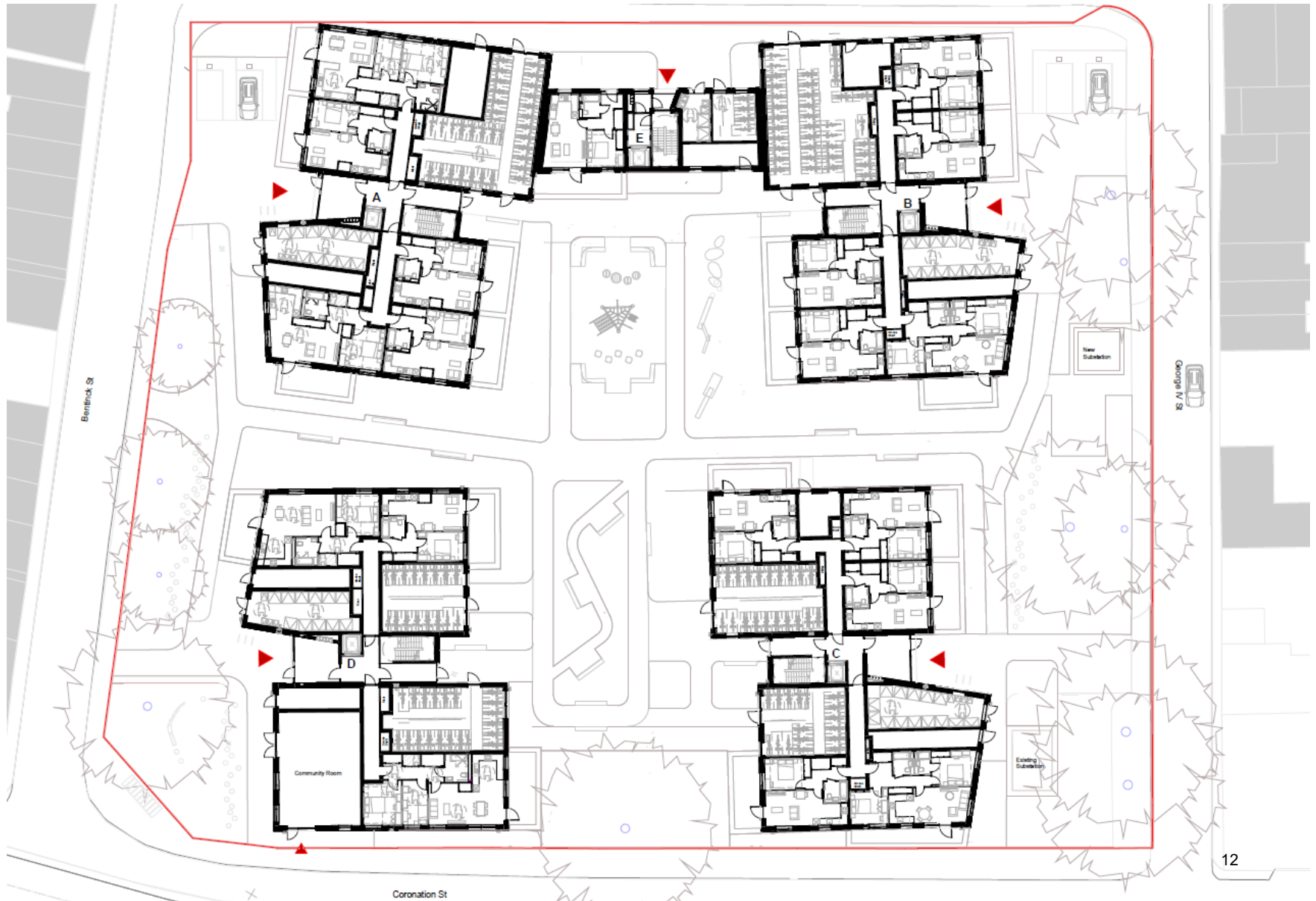
Existing building heights and footprint vs proposed



Proposed Site Plan



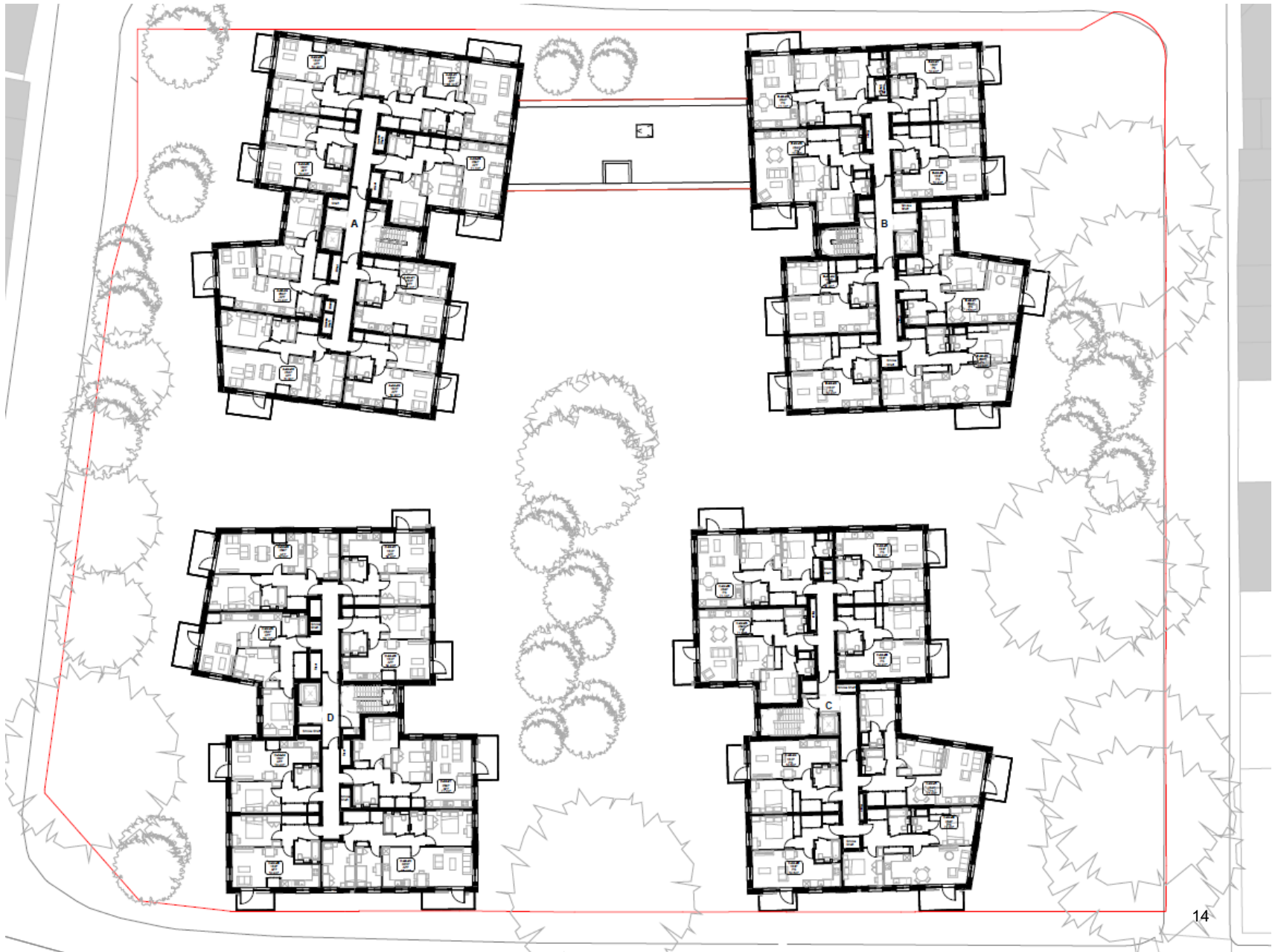
Proposed Ground Floor Plan



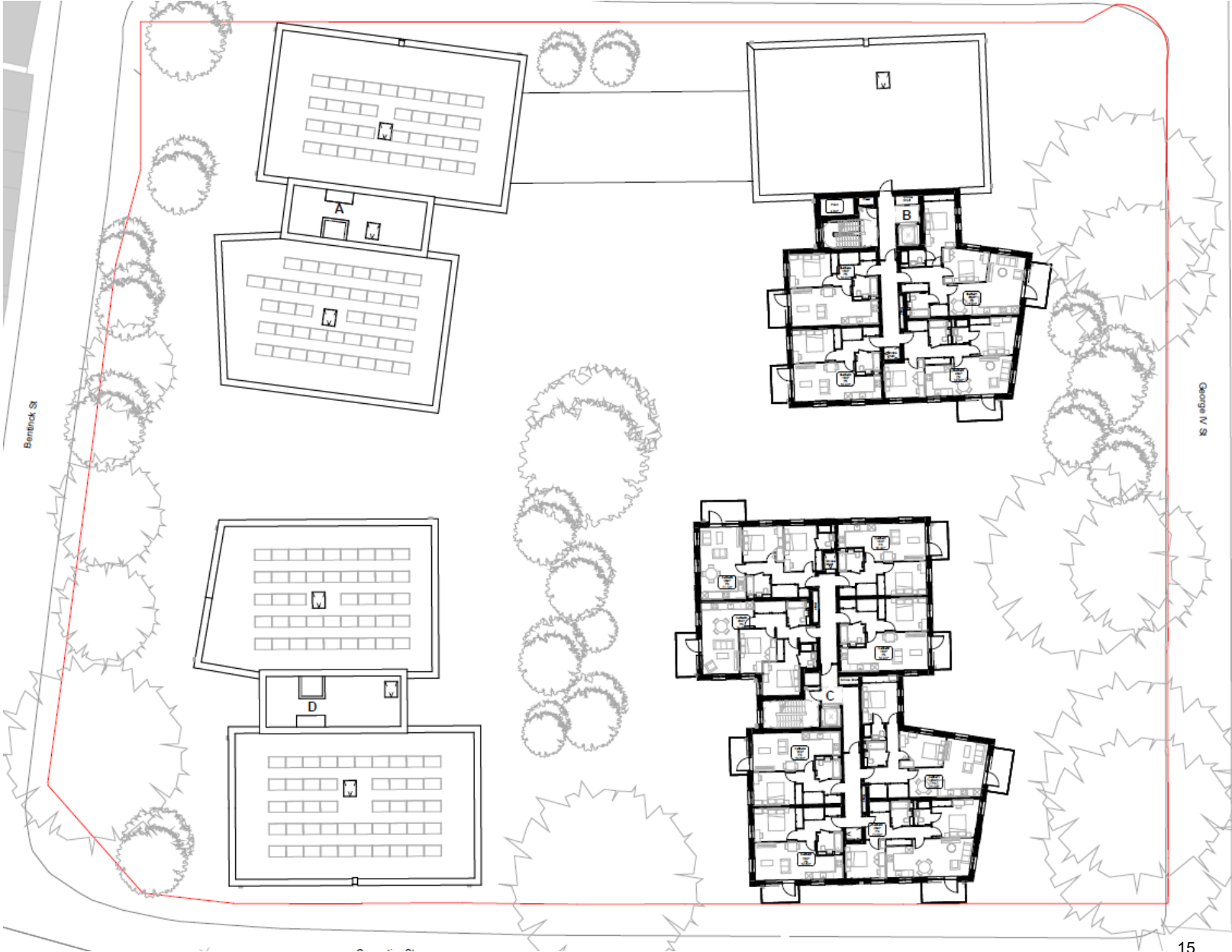
Proposed Typical Floor Plan (floor 1-3)



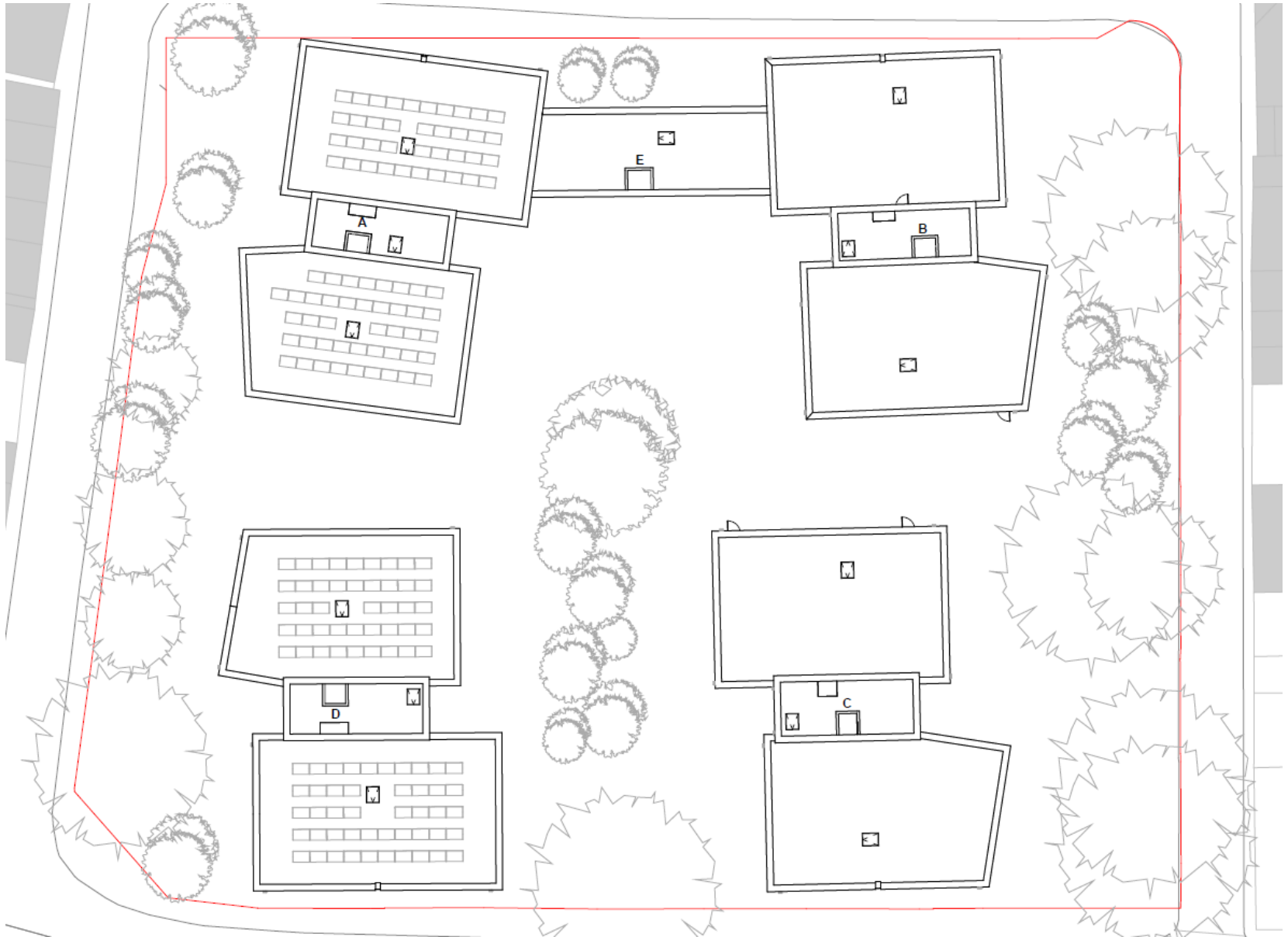
Proposed Fourth Floor Plan



Proposed Fifth Floor Plan



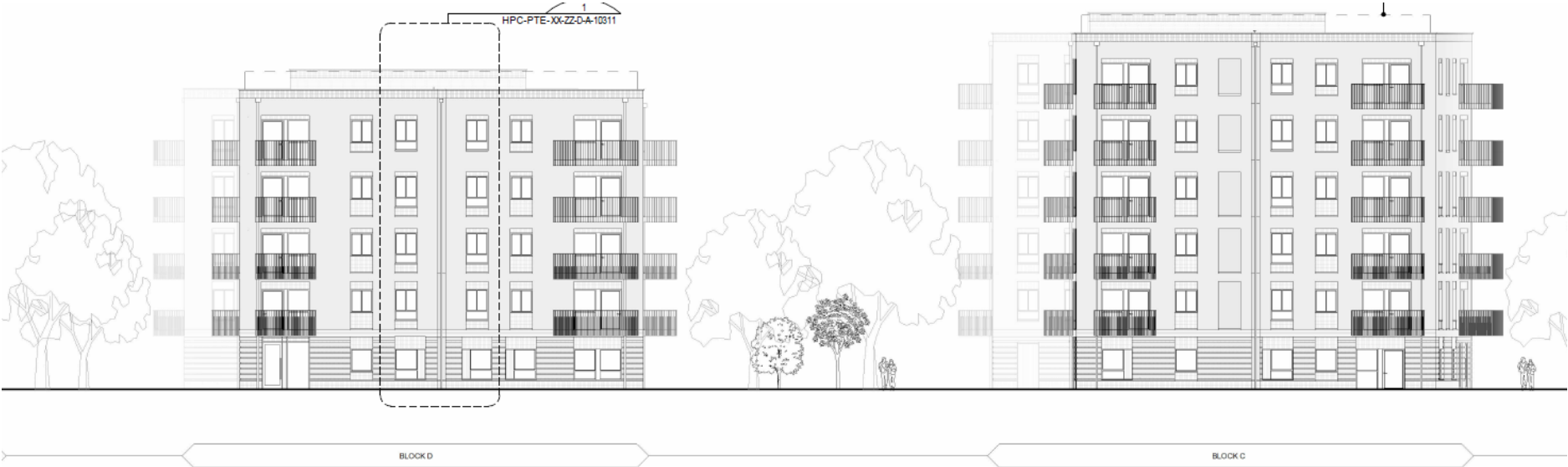
Proposed Roof Plan



Proposed North Elevation (along Union Road)



Proposed South Elevation (along Coronation Street)



Proposed East Elevation (along George IV Street)



CORONATION STREET BLOCK C BLOCK B UNION ROAD

Proposed West Elevation (along Bentinck Street)



Tree plan

Initial Surgery
(Plan)

Part of flow chart
relating to D1-AMS

LEGEND	
	Existing Tree/Feature BS 5837:2012 Category A
	Existing Tree/Feature to be removed to allow for development BS 5837:2012 Category A
	Existing Tree/Feature BS 5837:2012 Category B
	Existing Tree/Feature to be crown lifted to allow for development
	Existing Tree/Feature to be removed to allow for development BS 5837:2012 Category B
	Existing Tree/Feature BS 5837:2012 Category C
	Existing Tree/Feature to be crown lifted to allow for development
	Existing Tree/Feature to be removed to allow for development BS 5837:2012 Category C
	Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
	Existing Tree/Feature to be Removed BS 5837:2012 Category U
	Additional feature which doesn't meet BS 5837:2012 categorisation but is included for reference
	Additional feature which doesn't meet BS 5837:2012 categorisation to be removed for development



3 x London Plane Trees
proposed to be removed



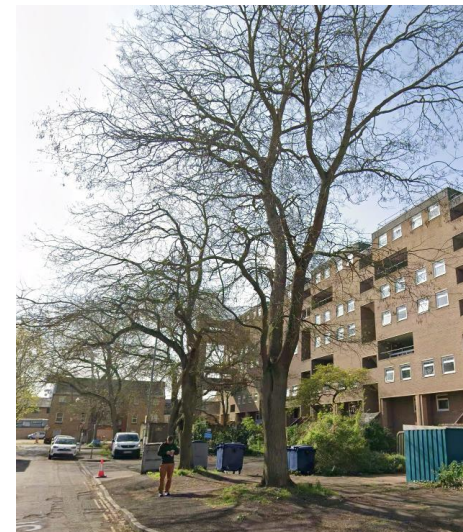
Trees along the western
boundary to be retained



Chinese Scholar tree to be retained



Trees along the eastern
boundary to be retained



View from Hills Road and impact on Wansted House

EXISTING PHOTOGRAPHY



Existing and Proposed Buildings



Materials



Brick Detailing to central piece amended. Horizontal textured brick detailing to pick up on ornate banded of conservation context buildings

Variation in colour and depth of balconies



Entrance brought forward and height raised. Canopy added with integrated signage.

Increase to height of base datum



The materials used on the outside, such as the buff brick with white inset detailing, are carried through into the entrances. This pattern continues in the form of glossy ceramic tiles inside, which match the tone and profile of the external brickwork.

The use of these tiles in horizontal banding, reinforces the flow from outside to inside. The change in texture, from the matte brick to the smooth, shiny tiles, adds visual interest while keeping the design consistent. This transition helps to create a clear connection between the exterior and interior, providing a simple but pleasant texture change.

Planning Balance

Approval

Key material considerations:

- The proposed redevelopment would provide a high quality residential development on a brownfield site which is located in a sustainable location.
- High quality landscape scheme
- Commitment to delivery 20% Biodiversity Net Gain.
- Provision of sustainable new homes.
- Enhanced connectivity across the site.
- On site community room.



Refusal

Key material considerations

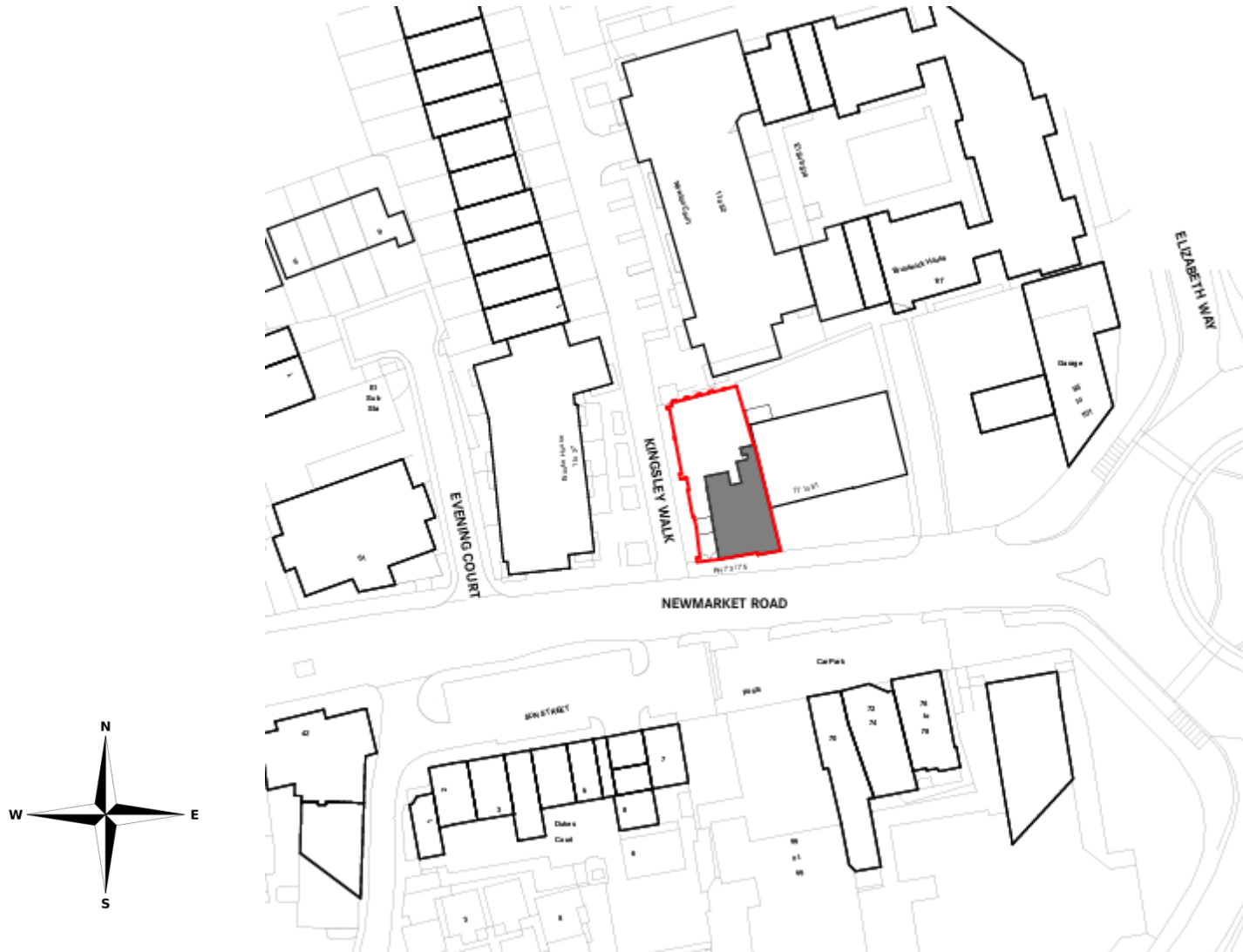
- Loss of 3 Category A London Plane Trees
- Low level of less than substantial harm to the character and appearance of the conservation area due to form and scale of buildings and loss of trees
- Impact on neighbour amenity.

Officer Recommendation: Approve

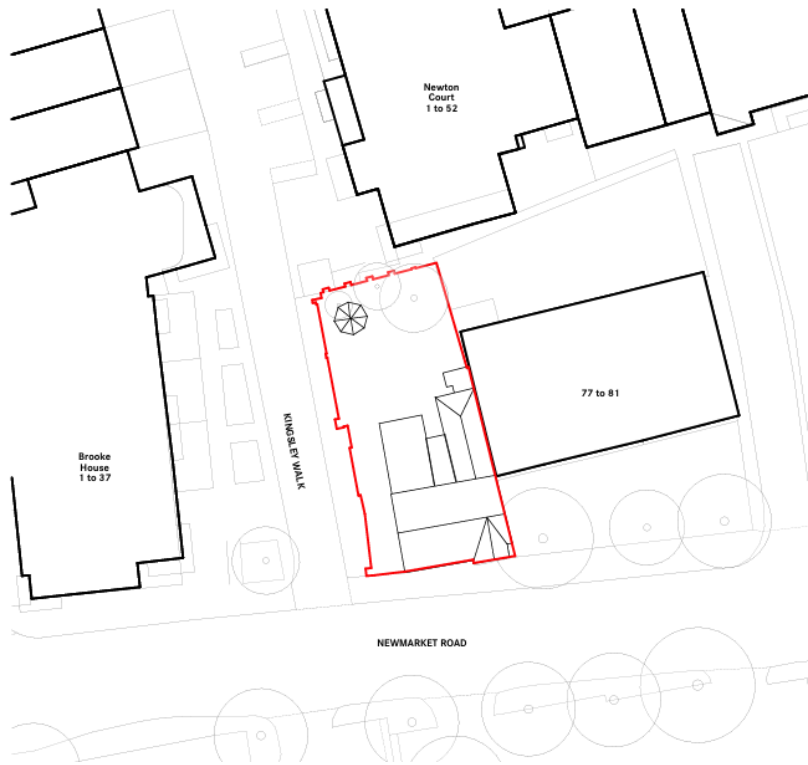
MINOR APPLICATIONS

25/03323/FUL - 73 Newmarket Road, Cambridge, CB5 8EG

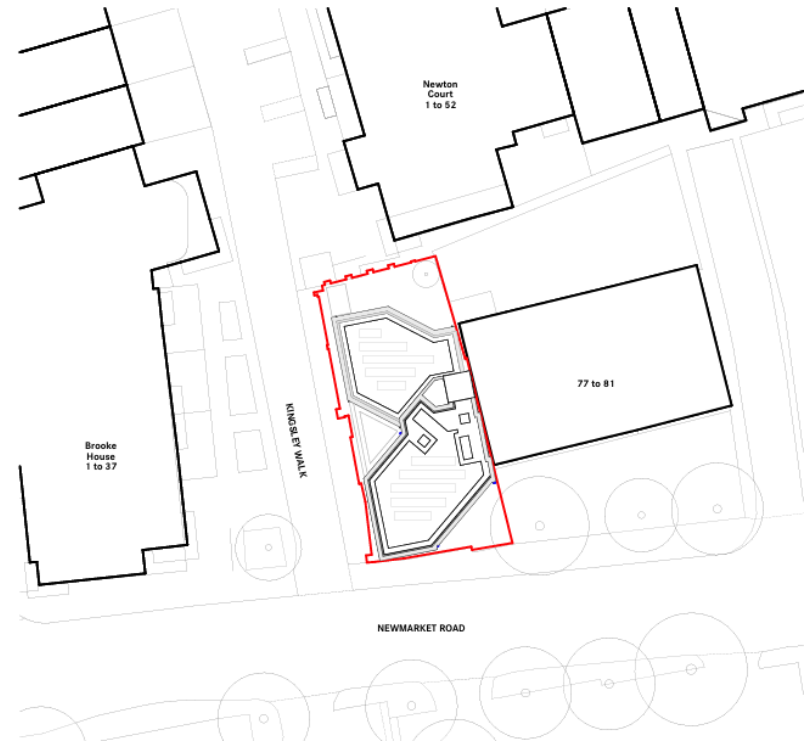
Site Location Plan



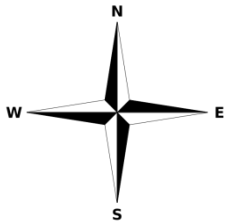
Site Plans



Existing



Proposed



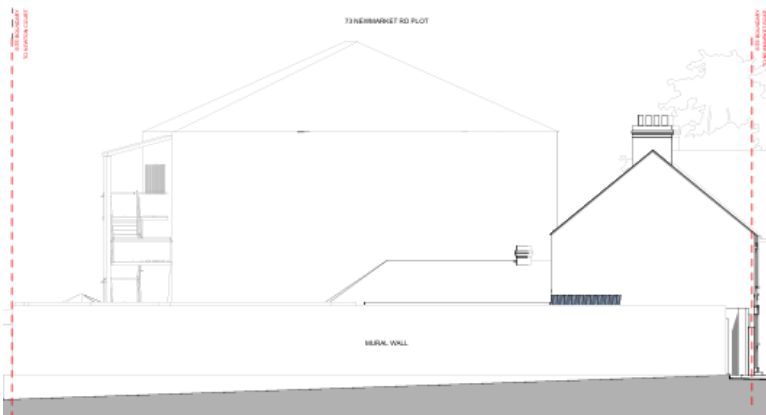
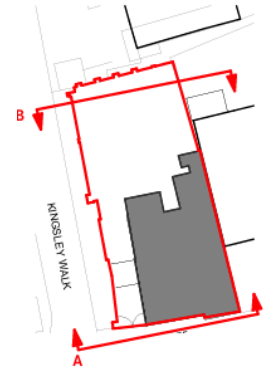
Existing Elevations



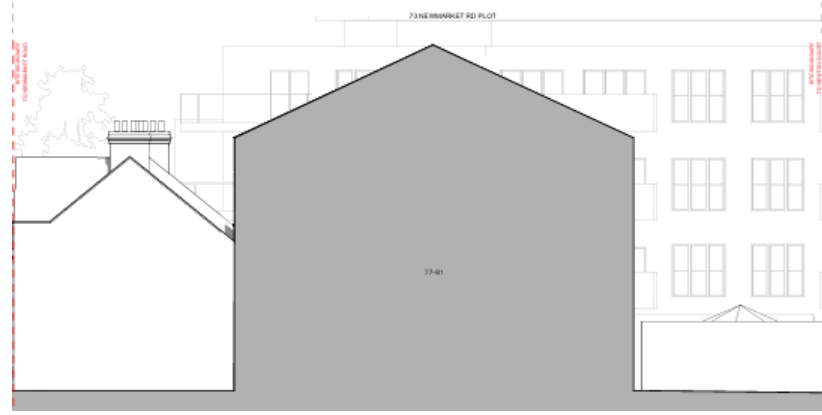
South (A)



North (B)



West (A)



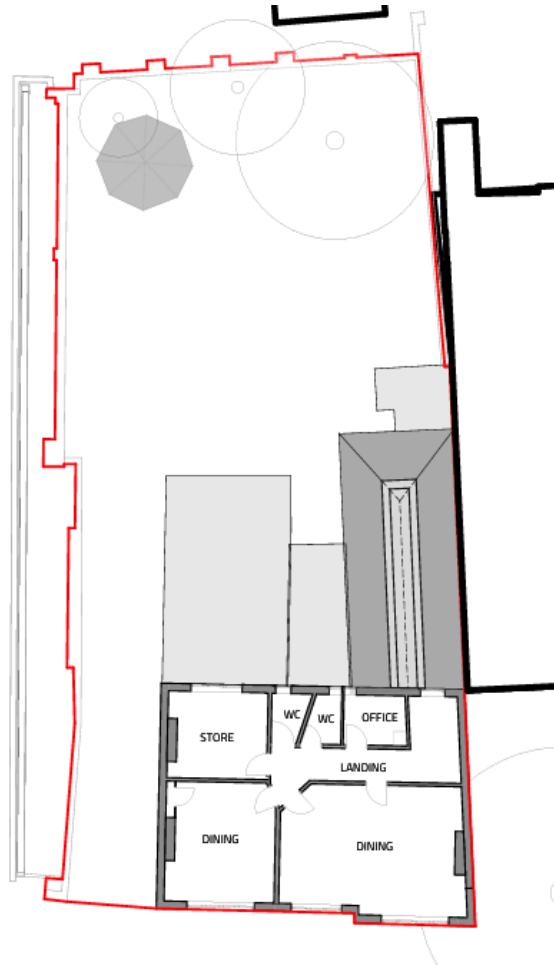
East (B)



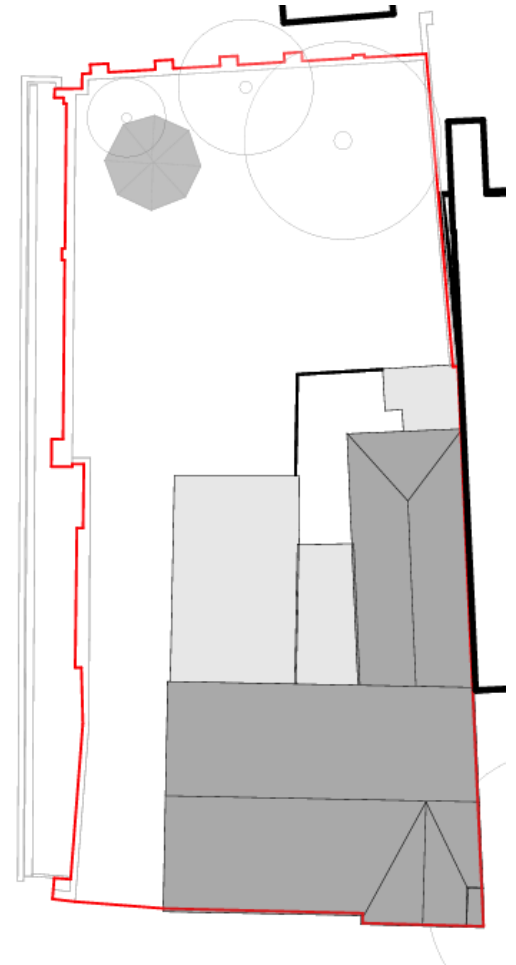
Existing Floor Plans



Ground Floor



First Floor



Roof



Kingsley Walk

Newmarket Road

Aerial photograph of the site (in red)



The existing building

Street Scene



1.4 Site Context

Site Analysis



Height of surrounding buildings



Existing green space

Policy and development context

- Opportunity Area
- Highway Network Improvements: Elizabeth Way Roundabout – removal of the pedestrian underpass; creating pedestrian/cycle
- Development site identified in Cambridge Local Plan 2018 (development completed)
- Buildings which detract (as identified in Cambridge Local Plan 2018)

Site History



18/0887/FUL approved design west elevation

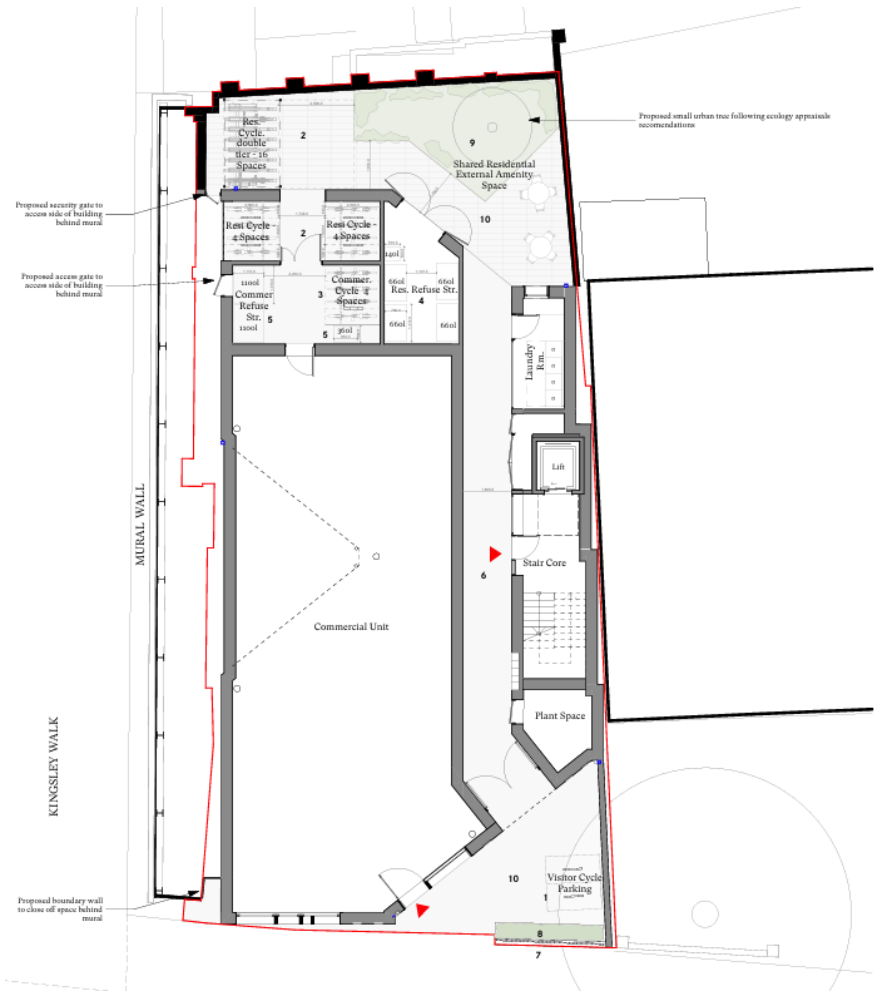


22/02969/FUL approved design elevation visualisation



22/02969/FUL approved design ground floor plan

Proposed Floor Plans



Ground Floor

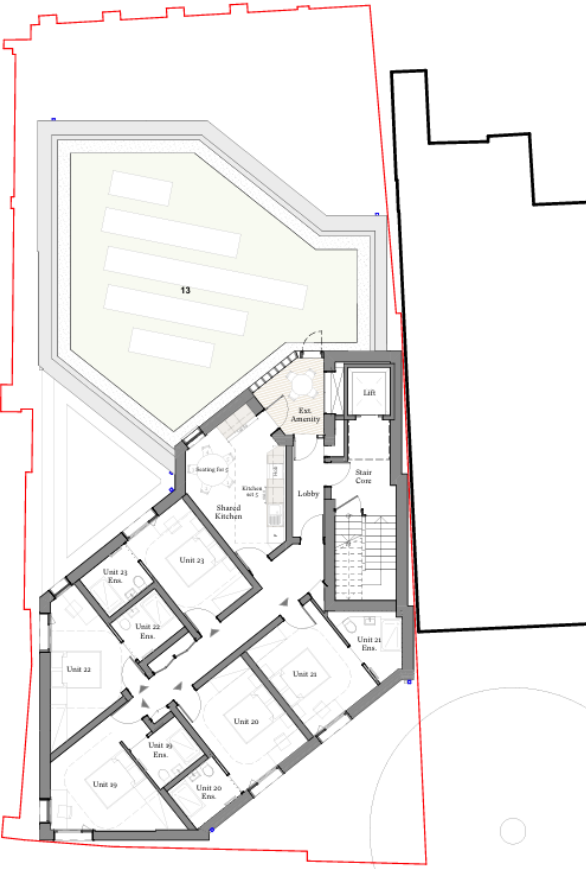


First Floor

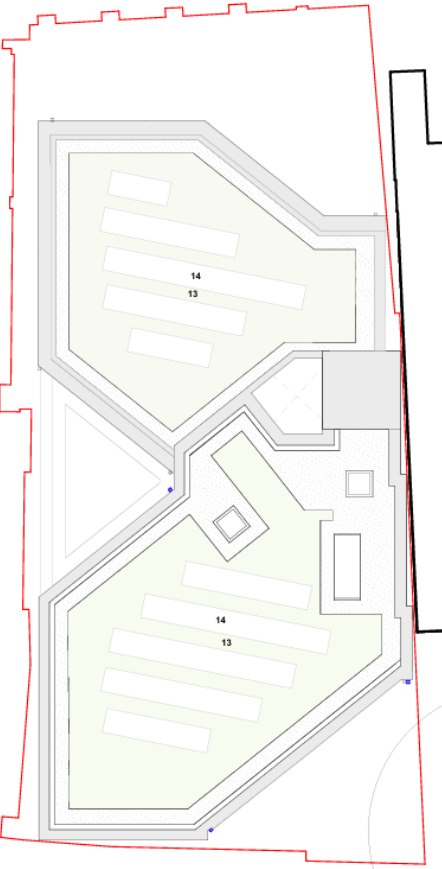
Proposed Floor Plans



Second Floor

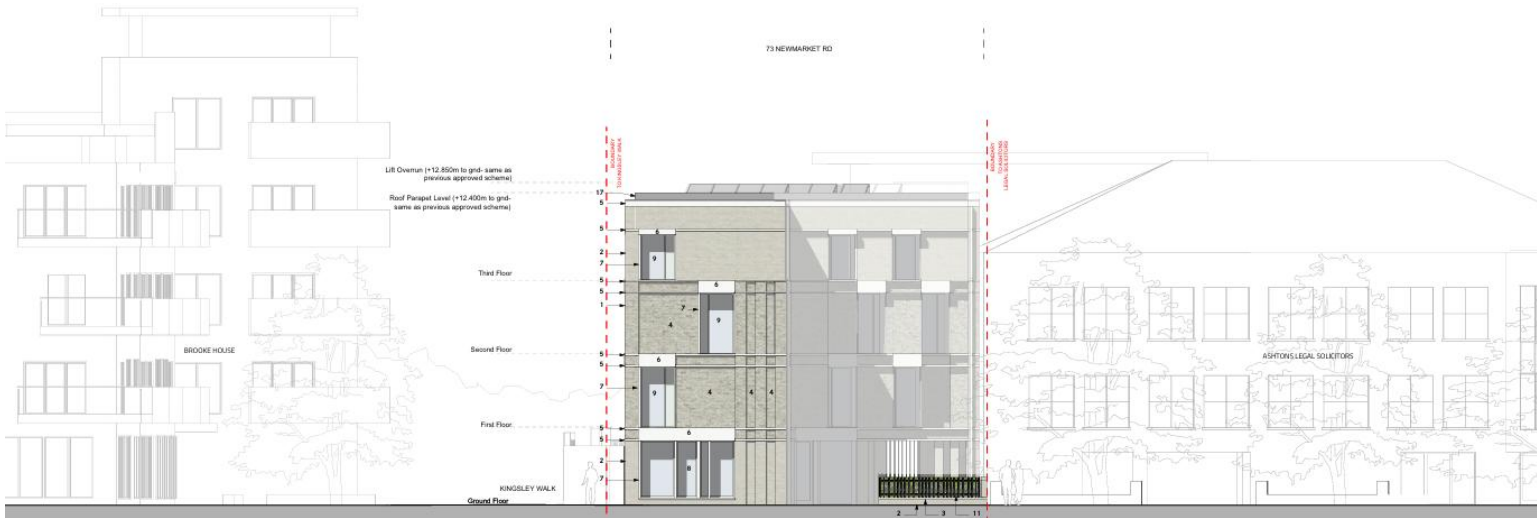


Third Floor



Roof

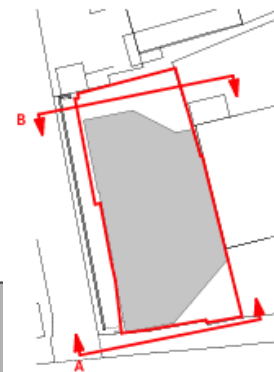
Proposed Elevations



South (A)



North (B)



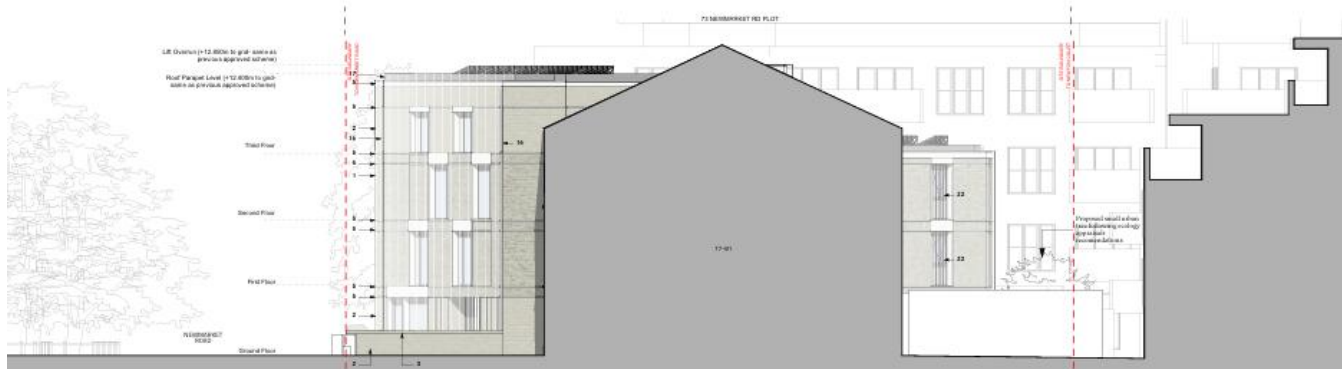
Proposed Elevations



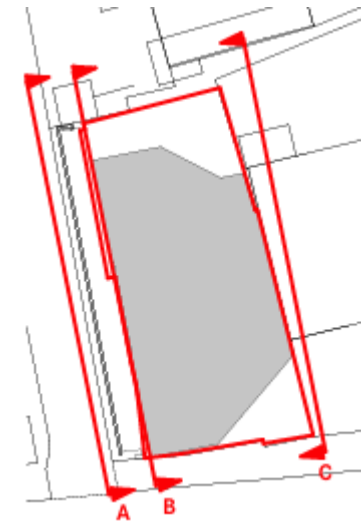
West with Mural Wall (A)



West (B)



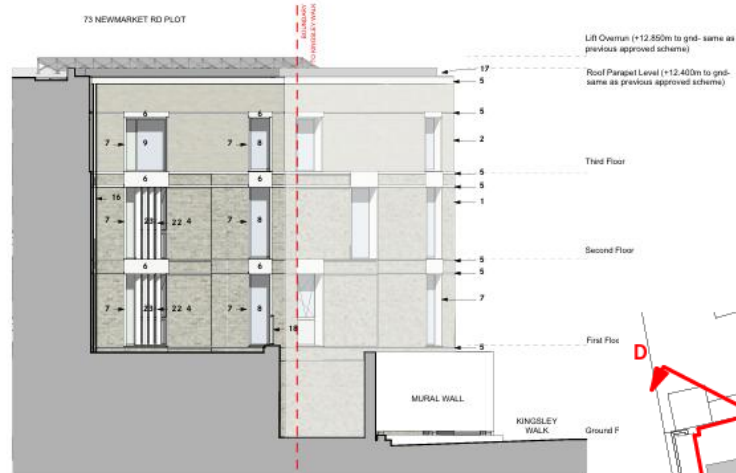
East (C)



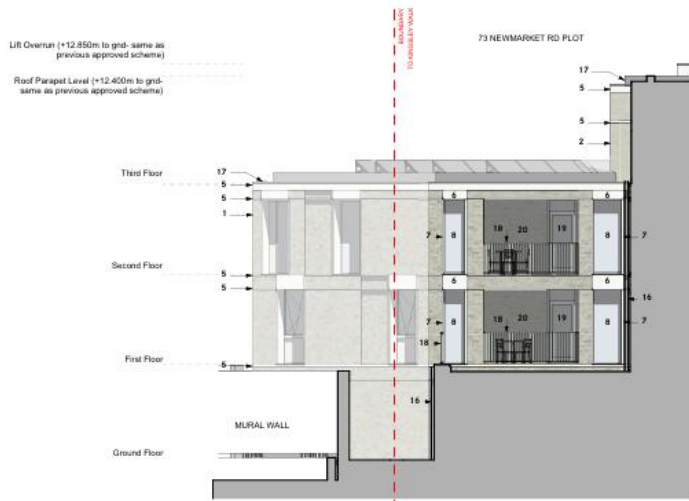
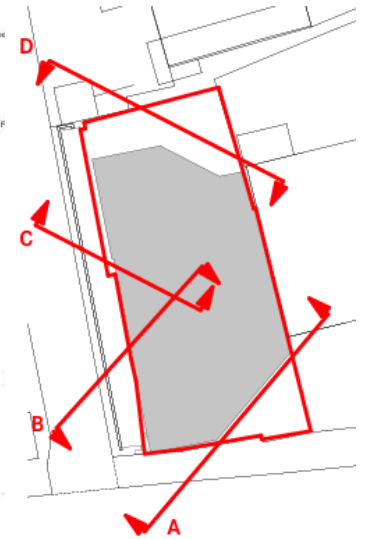
Proposed Elevations



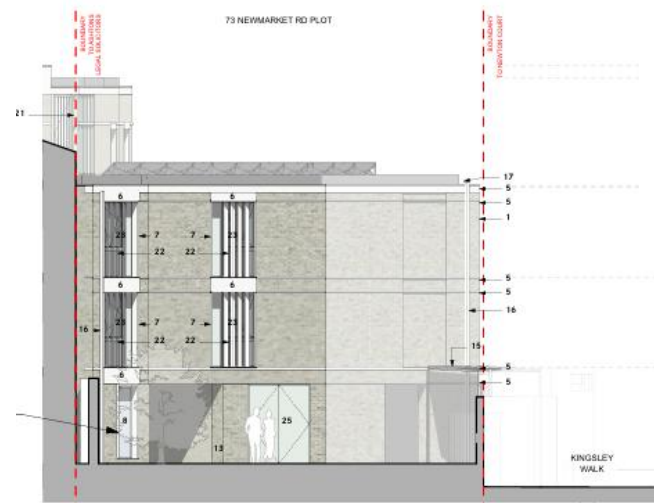
South East (A)



North West (B)

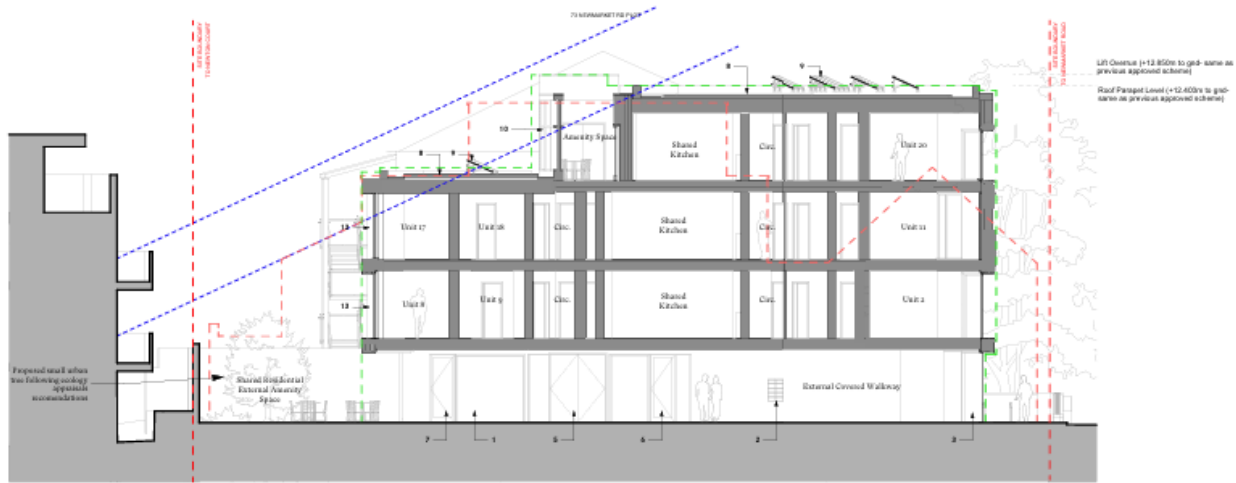


South West (C)



North West (D)

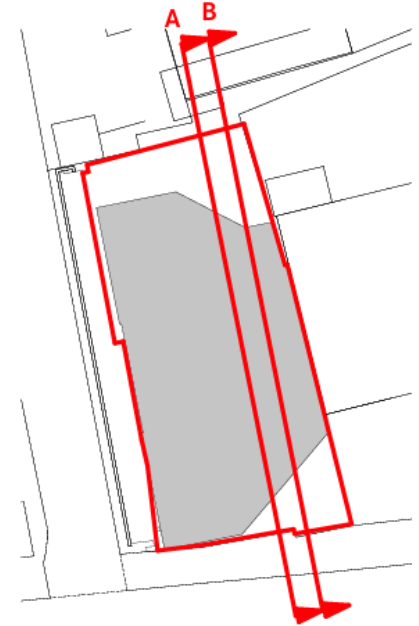
Sections



A

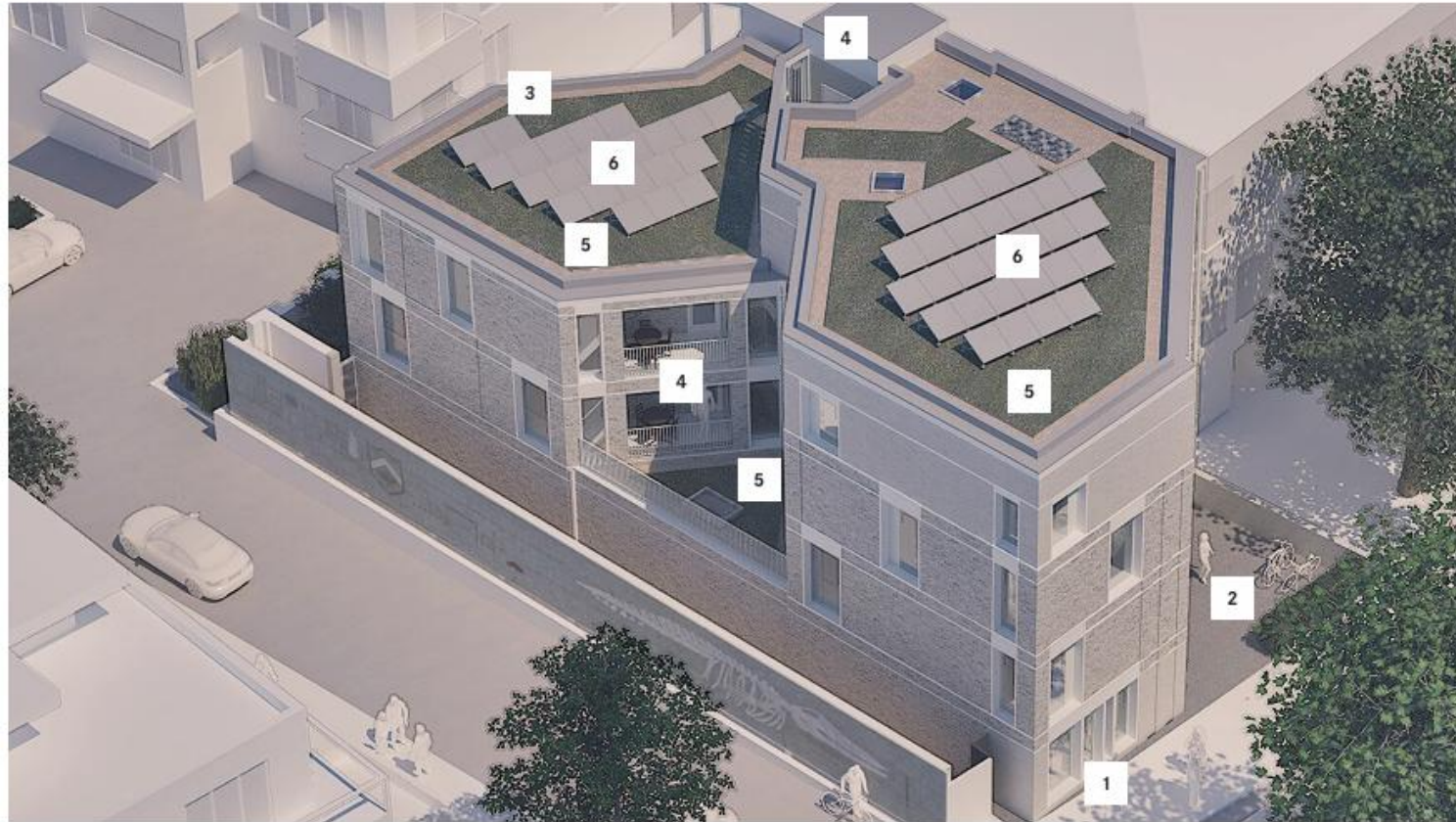


B



3.2 Design Concept & Massing

Design Strategies



Key:

- 1 Front elevation and commercial unit 'shop window'
- 2 Semi-public entrance area
- 3 Lowered rear portion of the building to reduce impact on neighbours access to daylight
- 4 External amenity space
- 5 Green roof
- 6 PV panels

3.4 Proposed Elevation Design

Elevation Hierarchy, Proportion & Verticality

A list of the key elevation design features referenced from the heritage context is included below:

1. **Faceted building form:** The building form is faceted to divide up the elevation, emphasise verticality, and create slender proportions on the elevation
2. **Pronounced Front elevation:** The front elevation is pronounced from the rest of the building mass to create a strong vertical facade on the street front
3. **Vertical recessed Brickwork:** Recessed details in the brickwork emphasise the verticality of the elevations composition.
4. **Elevation Hierarchy Banding:** Brickwork details strengthen the elevation hierarchy and create a defined strong base to the building. Vertical recessed brick details and a different brick colour define the base of the building and make it visually distinct.
5. **Top storey set back:** Drawing on the heritage precedents and to articulate the building hierarchy, the top storey is set back slightly making the building visually taper.
6. **Different brick types:** A different type/finish of brick is used at the top floor (to create the banding) and at ground floor (to highlight the builds base).
7. **Window height:** Referencing the heritage precedents, the windows at the top floor are reduced in height. This enhances the sense of hierarchy and the taper of the elevation.





Above: Visualisation of front elevation

3.4 Proposed Elevation Design

3D Views



Planning Balance

Approval

Material considerations

- Redevelopment of vacant brownfield site
- Commercial use retained in part
- Provision of 23 bed spaces in a highly sustainable location
- High quality design



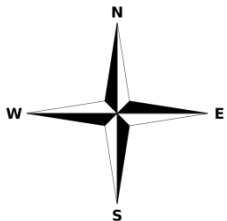
Refusal

Material considerations

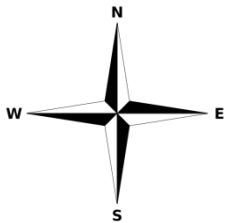
- Low level of less than substantial harm to Conservation Area

Officer Recommendation: Approval subject to conditions⁴⁷

26/01081/FUL – 9, 11, 15 and 17 Ashfield Road Site Location Plan



Block Plan



Photographs – Existing



Photographs – Streetscene



Photographs – Streetscene



Elevations



As Existing



As Proposed

External Materials



Planning Balance

Approval

Material considerations

The proposal would improve the energy efficiency of the buildings.

The proposal would respect the character and established pattern of development along the street and in the surrounding area.

The proposal would have no detrimental impact on the amenity of neighbouring occupiers.



Refusal

Material considerations

None.

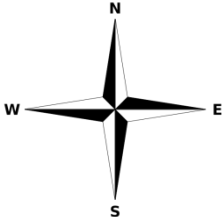
Officer Recommendation: Approval subject to conditions

26/01400/FUL

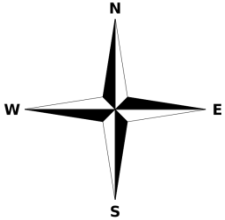
Addition of external wall insulation to solid wall constructed parts of the building, with no change of use to the property.

1, 2, 3, 4, 11, 12 The Green, Cambridge,
Cambridgeshire, CB4 1RP

Site Location Plan



Example Proposal of Walls to be insulated



Proposed Visuals Example



Dwelling as existing



Dwelling as proposed (colour Chime)

Proposed Visuals Example



Dwelling as existing



Dwelling as proposed (colour Aran)

Proposed colour palette

PPG Johnstone Render Colours for properties in The Green, Cambridge



Planning Balance

Approval

Material considerations

- Improved insulation and thermal efficiencies of the dwellings
- The proposal would have no detrimental impact on the amenity of neighbouring occupiers.



Refusal

Material considerations

- Impact on the character and appearance of the streetscene

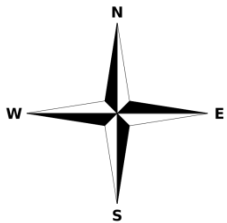
Officer Recommendation: Approve

26/01401/FUL

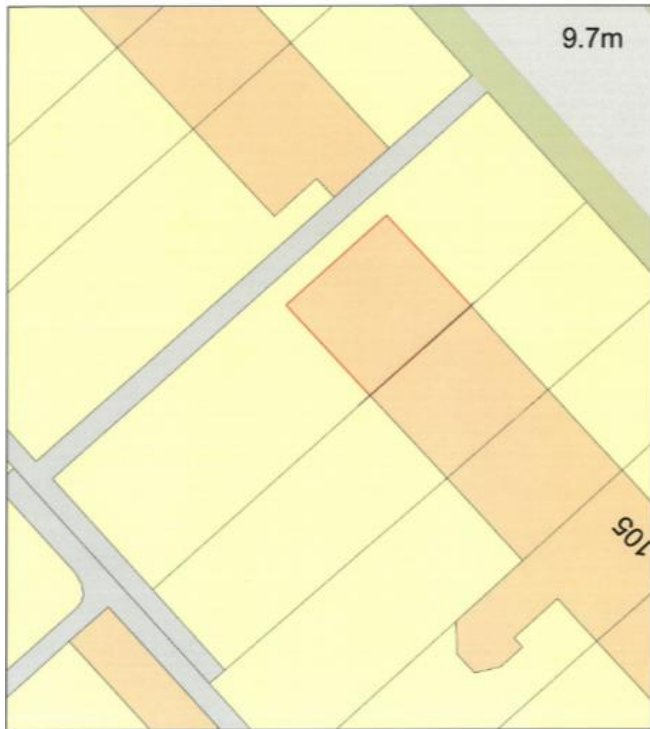
Addition of external wall insulation to solid wall constructed parts of the buildings.

71, 73, 75, 91, 95, 101, 107, 109, 111 Union Lane,
Cambridge, Cambridgeshire, CB4 1PX

Site Location Plan



Example Proposal of walls to be insulated



Proposed Visuals example



Dwelling as Existing



Dwelling as Proposed (Aran)

Proposed Visuals example



Dwelling as Existing



Dwelling as Proposed (Chime)

Proposed Colour Palette

PPG Johnstone Render colours for properties in
Union Lane, Cambridge



Planning Balance

Approval

Material considerations

- Improved insulation and thermal efficiencies of the dwellings
- The proposal would have no detrimental impact on the amenity of neighbouring occupiers.



Refusal

Material considerations

- Impact on the character and appearance of the streetscene

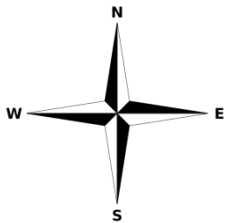
Officer Recommendation: Approve

26/01402/FUL

Addition of external wall insulation to the solid wall constructed parts of the building.

190, 194, 206, 208, 216, 218 Milton
Road, Cambridge, Cambridgeshire, CB4 1LF

Site Location Plan



Example Proposal of walls to be insulated



Proposed Visuals example



Dwelling as Existing



Dwelling as Proposed (colour Aran)

Proposed Visuals Example



Dwelling as Existing



Dwelling as Proposed (Colour Ellastone)

Proposed Colour Palette

PPG Johnstone Render colours for properties in
Milton Road, Cambridge



Planning Balance

Approval

Material considerations

- Improved insulation and thermal efficiencies of the dwellings
- The proposal would have no detrimental impact on the amenity of neighbouring occupiers.



Refusal

Material considerations

- Impact on the character and appearance of the streetscene

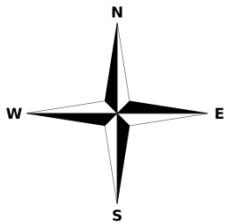
Officer Recommendation: Approve

26/01899/FUL

Addition of external wall insulation to solid wall constructed parts of the building, with no change of use to the property. To include where required replacement triple glazed window installation.

169, 179, 195, 196, 197, 200, 206, 211, 240, 241, 243, 245, Ross Street, Cambridge, Cambridgeshire, CB1 3BS

Site Location Plan



Example Proposal of walls to be insulated



Proposed Visuals example



Dwelling as Existing



Dwelling as Proposed (colour Ash Grey)

Proposed Visuals example



Dwelling as Existing



Dwelling as Proposed (colour Chime)

Proposed Colour Palette

PPG Johnstone Render colours for properties in
Union Lane, Cambridge



Planning Balance

Approval

Material considerations

- Improved insulation and thermal efficiencies of the dwellings
- The proposal would have no detrimental impact on the amenity of neighbouring occupiers.



Refusal

Material considerations

- Impact on the character and appearance of the streetscene

Officer Recommendation: Approve