

Planning Committee



MAJOR APPLICATIONS

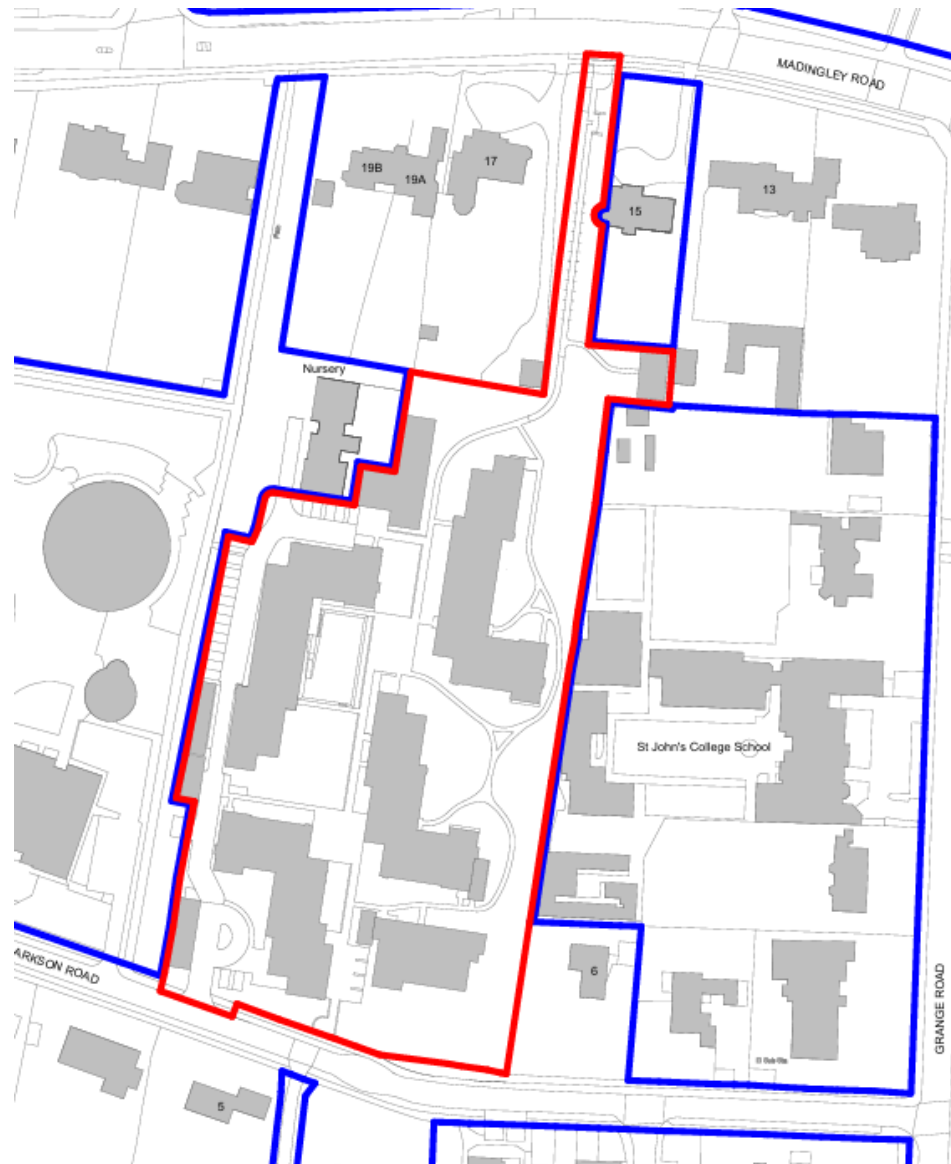
25/04832/FUL – Wolfson Court, Clarkson Road and 15 and 15A Madingley Road, Cambridge

Site Location Plan

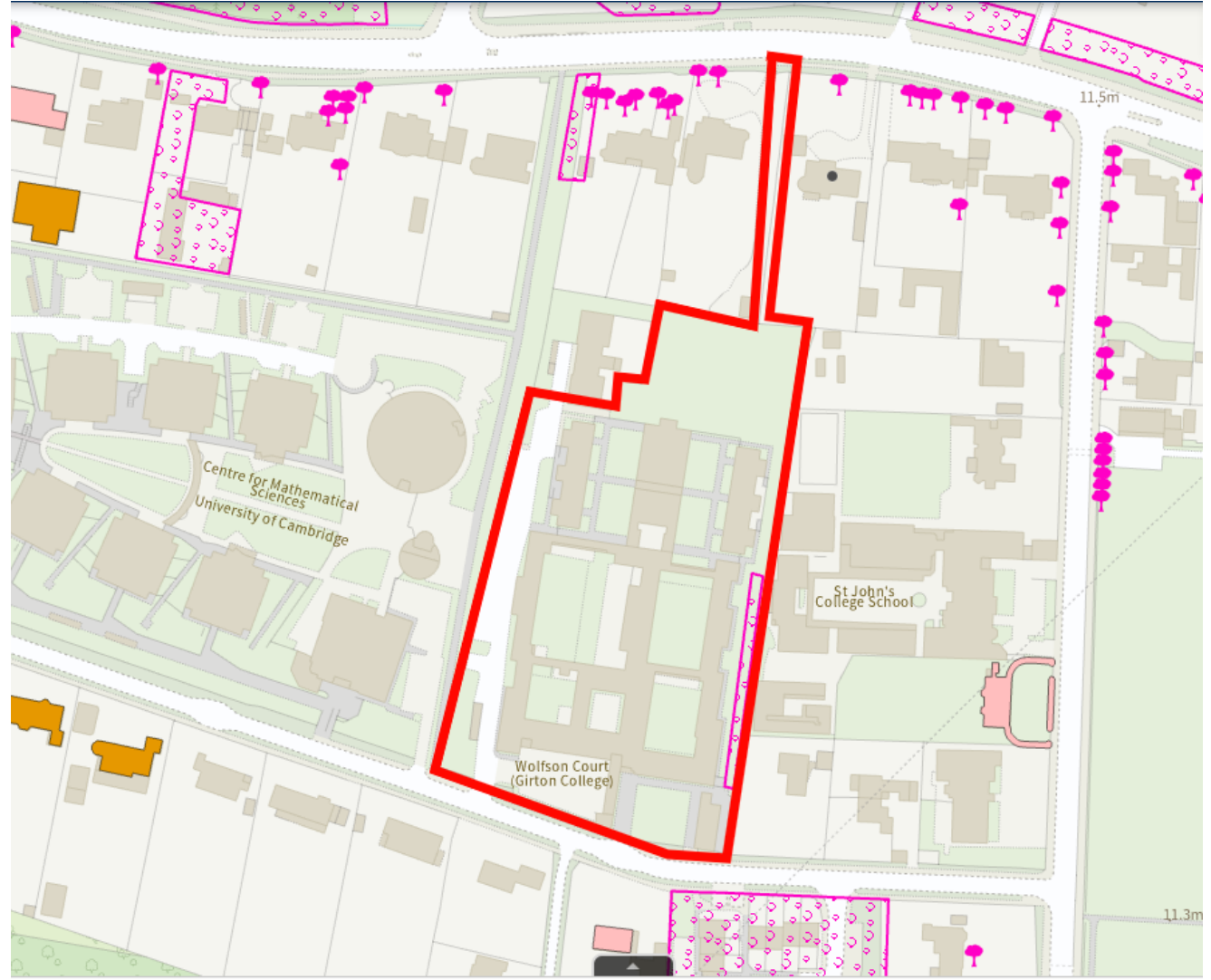


The image is a detailed site plan of the University of North Carolina at Chapel Hill campus. It shows the layout of various buildings, including the Old Well, Old Chapel, and Old Library. A red line outlines the perimeter of the campus, and a blue line outlines the area around the Old Well. The plan also shows the location of the 'FOOT PATH' and 'Clarkson Road'. Numerous elevation points are marked with numbers like 11.00, 11.01, 11.02, etc.

Proposed Site Plan



Planning Constraints Map



Aerial Imagery



Site Photos – Clarkson Road Frontage



Clarkson Road Frontage



Existing Western Aspect



Existing Eastern Aspect



Photos of accommodation extension



Views of Library and open space



Views of 15 and 15a Madingley Road



Streetview of 15 and 15a Madingley Road





Building Internals



Proposed Site Layout



Building A Elevations



Building A Elevations



Proposed CGI – Madingley Road and Building A



Proposed Site Layout



Building B Elevations



Building B Elevations



Proposed CGI - Centre of Site



View into the central lawned court

Proposed Site Layout



Building C Elevations



Building C Elevations



Proposed CGI – Centre of Site (Building C and B)



Proposed CGI – Centre of Site (Building C and B)



Proposed Site Layout



Building D Elevations



Building D Elevations



Proposed CGI from Clarkson Road

(Facing South East)



View of arrival from Clarkson Road



Proposed CGI – Buildings B and D from Clarkson Road



Proposed Site Layout



Building E Elevations





Proposed CGI – Clarkson Road Frontage including Building E

Proposed CGI – Building D and E



Proposed CGI – Building E. Clarkson Road



View of Building B across central lawn

Proposed CGI – Madingley Road



Proposed arrival view from Madingley Road

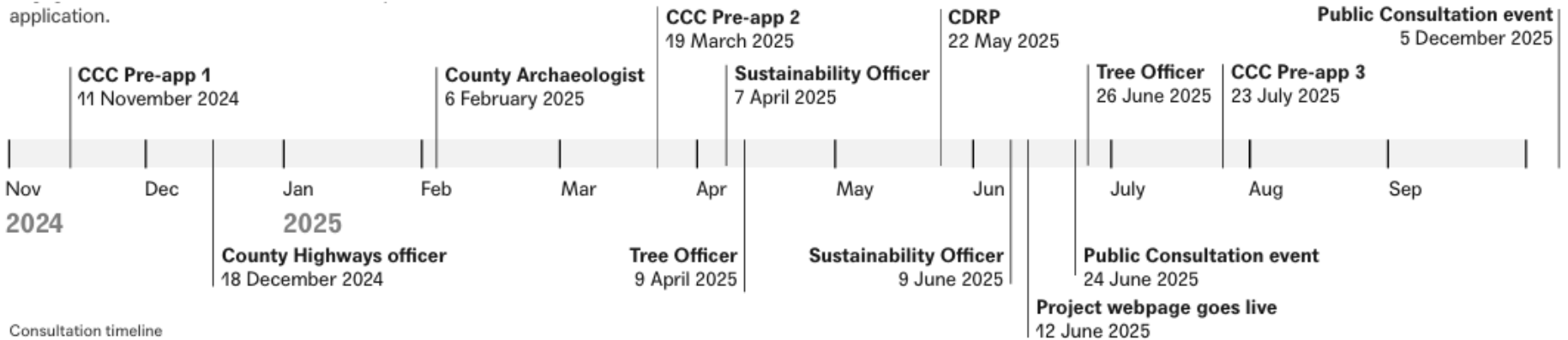
Proposed Floor Plans – Ground Floor



Proposed Floor Plans – 2nd Floor



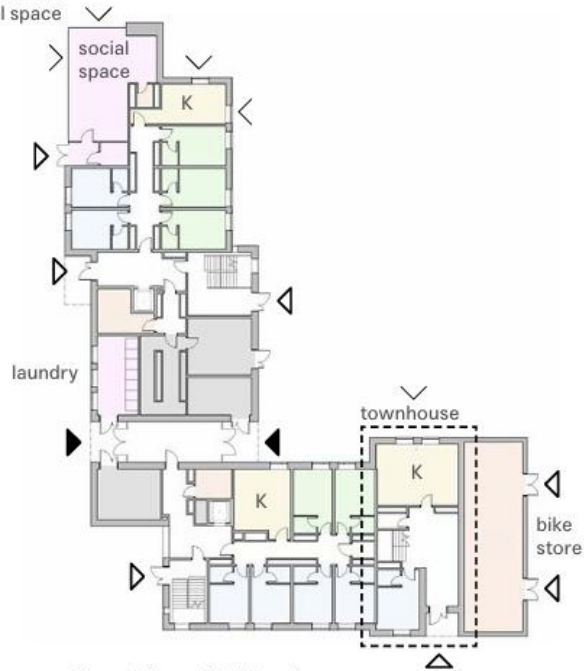
Pre Application Evolution



Typical Floor Layout

Proposed plans inspired by Arts and Crafts movement

Feature view/
access from
social space



Ground floor of Building C



Typical upper floor of Building C



Typical upper floor of Building A or C

- ▶ Primary entrance
- ▷ Secondary entrance
- > Other entrance/ view
- Circulation
- 13sqm study bedroom
- 15sqm study bedroom
- Accessible bedroom
- Communal kitchen
- Site-wide social space
- Bike store/ laundry
- Services

Access and Inclusive Design

Summary of design

- Level thresholds at entrances to all buildings
- 8 person lifts providing access to all floors of all buildings with appropriate sized landings (no lift is provided in the four town house units)
- All lifts are evacuation lifts with wheel chair refuges at each floor
- A comprehensive management plan will be put in place to ensure appropriate evacuation procedures are in place and to provide support for all vulnerable occupants in the event of an incident
- Corridors are minimum 1200mm clear with passing spaces and turning areas outside kitchens
- Intermediate corridor doors (where required for fire protection) are on hold open devices
- Accessible bedrooms along with associated shower rooms are integrated into the cluster flats
- Accessible bedrooms and their associated kitchen/living areas are designed to M4(3) of the Building Regulations
- No more than one accessible bedroom per cluster flat to support integration
- Accessible bedroom ratio of 1:20 is achieved
- Accessible bedrooms are located in each building and on all floors to provide variety and integration
- Larger kitchens provided for accessible flats including raise and fall counters
- Entrance doors to all flats and their kitchens provide a minimum clear width of 850mm to allow disabled visitors to easily visit all flats.
- Social spaces are fully accessible and incorporate an accessible toilet
- Building E incorporates an accessible one bed studio
- Fully accessible landscape
- Ramped access to the lower lawn
- Paths follow the natural gradient of the site and are all less than 1:21 avoiding the need for handrails
- Paths will be constructed from finishes that are suitable for wheelchair access
- Paths are a minimum of 1500mm wide
- Paths will be illuminated by external lighting
- Eight accessible parking spaces are provided interspersed across the site
- Drop off area is suitable for taxis incorporating ramps for passenger use

Sustainability Matrix/ Options Assessment

As part of the assessment approach for all four options a matrix was developed to review how the different opportunities measured up to each other against a range of different criteria.

These looked at:

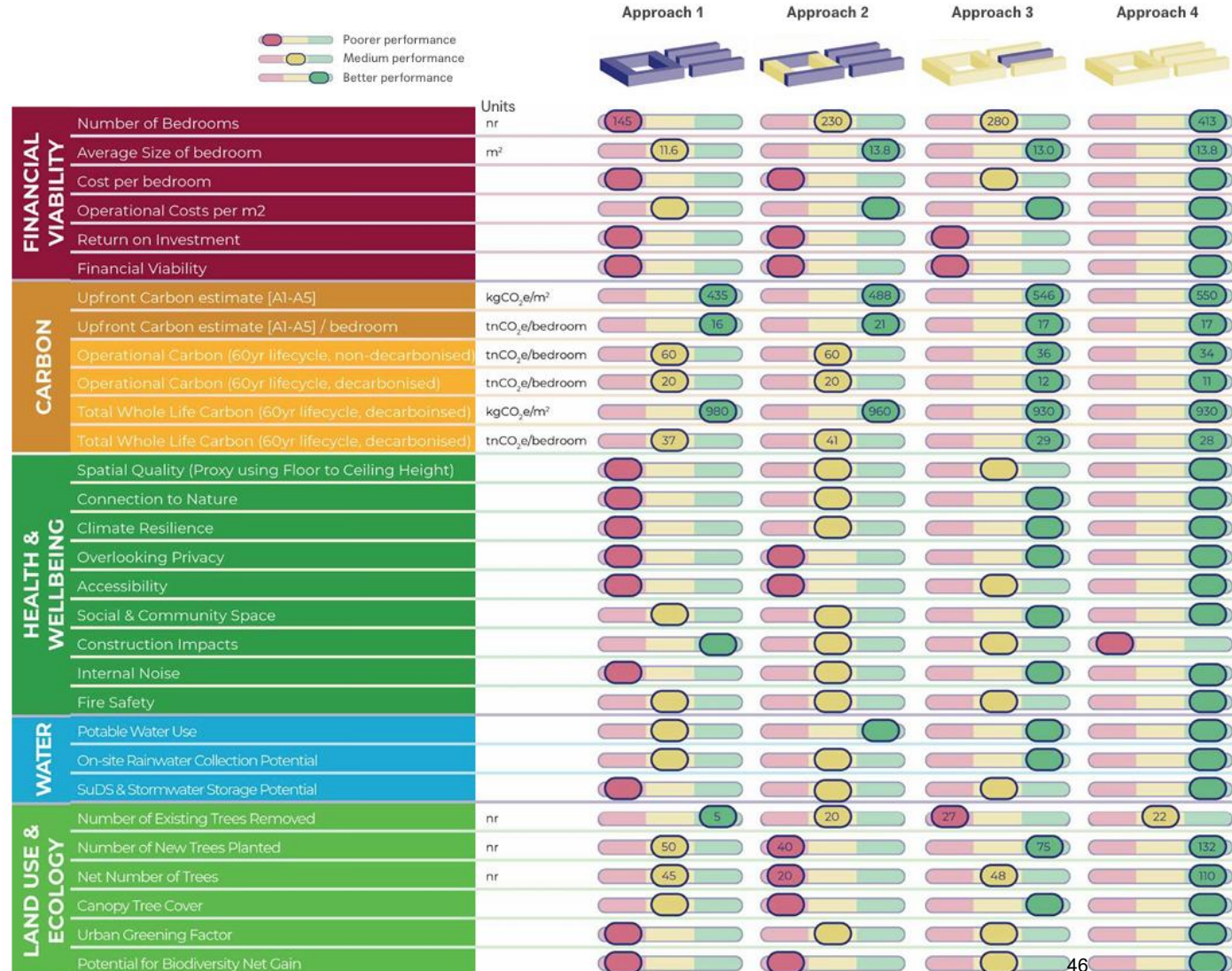
- Financial viability
- Carbon
- Health and Wellbeing
- Water usage
- Land use
- Ecology

Each of these main headings then looked at a range of sub headings to allow the team to gain a broad appreciation of the impact/ opportunities of each approach.

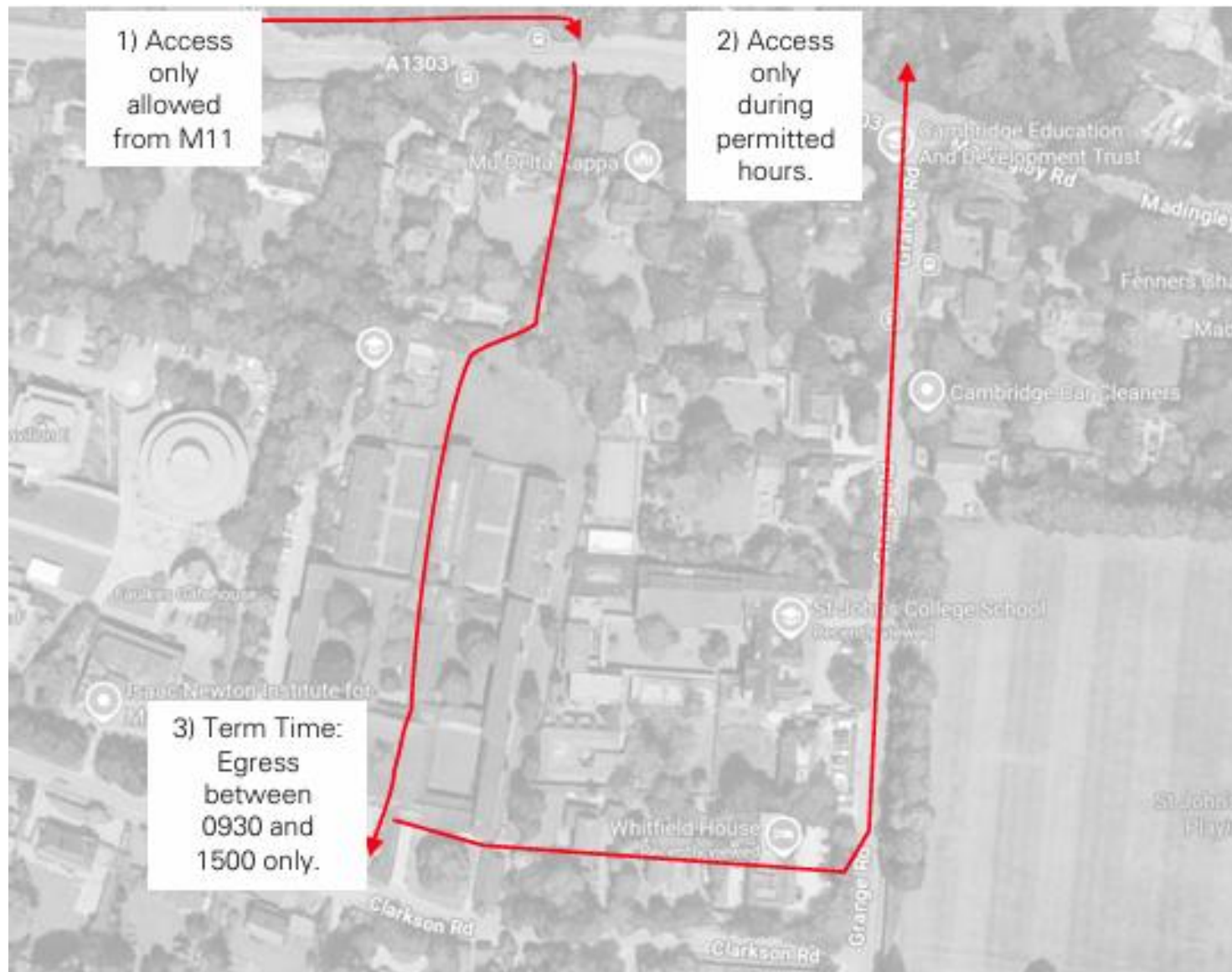
The assessment process looked at each of the areas reviewing how achievable it was to deliver meaningful improvements/ benefits to each of the areas.

The adjacent table is a summary of those findings set out in a simple slider bar format. It clearly indicates that in all areas reviewed a new build option provides the best long term solution for the site delivering marked improvements across all criteria.

Further detail on this assessment process and the work undertaken to review the three main approaches involving different degrees of building retention are presented within the supporting document - 1691-Wolfson Court, St John's College - Energy & Sustainability Statement



Indicative Construction Vehicle Routes



Planning Balance

Approval

Material considerations

- The proposal is providing an identified need for student accommodation
- The provision of staff accommodation and academic visitors would release pressure on the private housing market
- The proposal would not result in harm to the immediate setting of the site or wider Conservation Area
- The proposal would not harm the amenity or living conditions of neighbouring or future occupiers
- No highways safety concerns

Refusal

Material considerations

- Intensification of the use of the site
- Construction impacts



Officer Recommendation: Approve subject to conditions and S106