

Planning Committee

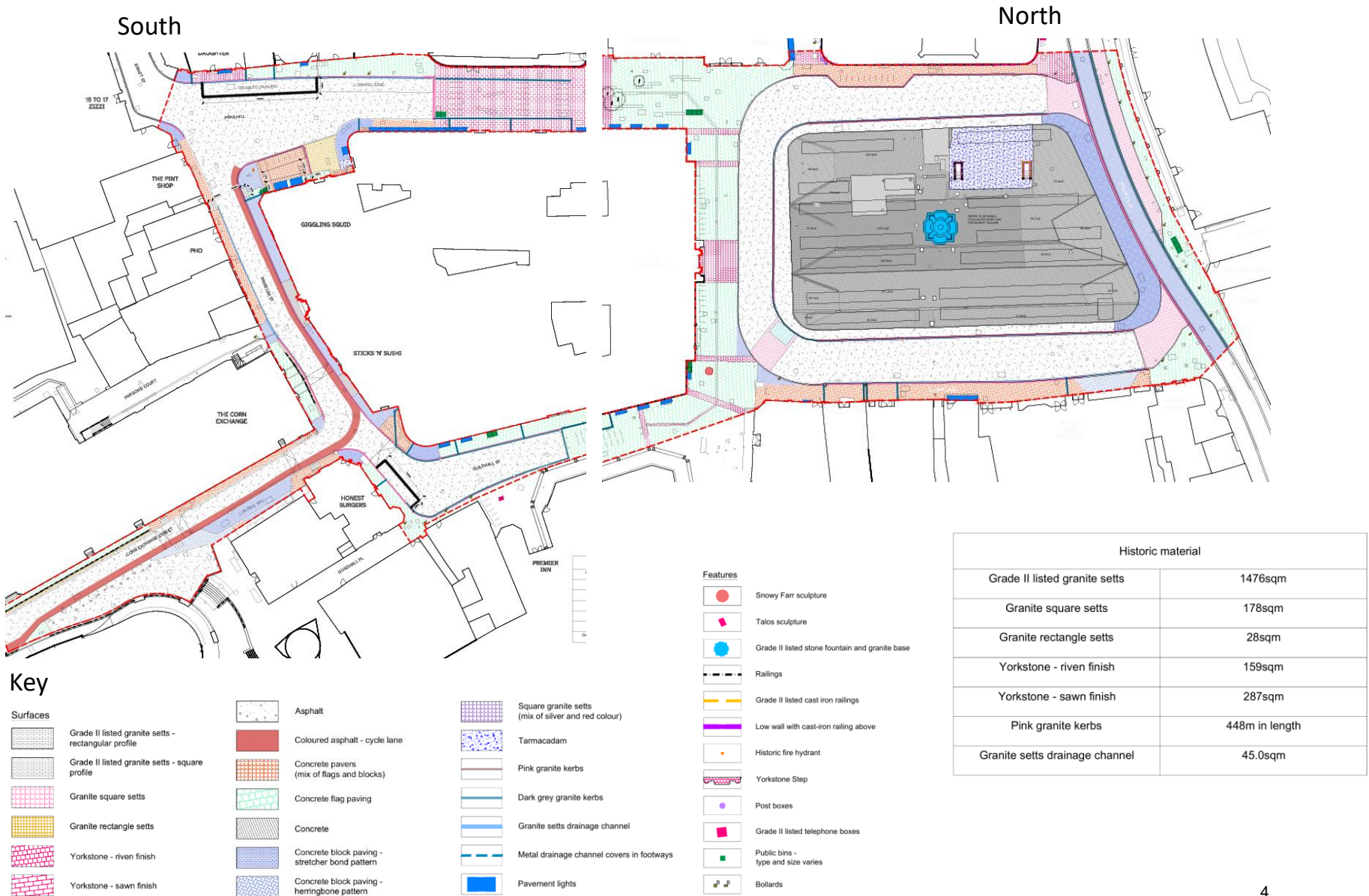


MINOR APPLICATIONS

*25/04382/FUL & 25/04383/LBC Market Sq, Market Hill, Peas Hill,
Wheeler St, Guildhall St, Corn Exchange St,*
Site Location Plan



Existing Surfacing



Proposed Hardworks

South



North



Key

Surfaces

	S01 Basement access - existing		S07 Pavement lights - Existing
	S02 Feature Paving Demarcating Historic Fountain		S08A York stone paving small units
	S03 - NOT USED		S08B York stone paving flags to footways
	S04A Granite Setts - Mix of existing, historic rectangular granite setts re-worked, new temple setts and reclaimed setts from this site and others.		S09 Artwork in paving
	S04A Granite Setts - Mix of existing, historic square granite setts re-worked, new temple setts and reclaimed setts from this site and others.		S10 - NOT USED
	S05 - NOT USED		S11 - NOT USED
	S06 York stone setts 200mm x 100mm in stretcher bond to areas with vehicle runover		S12 - NOT USED

	S13 New granite setts in mix of tones to areas frequently used by vehicles
	S14A Pavement light replaced with ventilation grille
	S14B Pavement light replaced with smoke outlet panel
	S15A Tactile paving: Blister - granite paving (to uncontrolled crossing points)
	S15B Tactile paving: guidance in York stone (to edge of demarcated carriageway in area with level surfacing)
	S16 Red porphyry setts to cycle lane with white line demarcation

Lighting

	LPOE: EXISTING COLUMN		WL5: 10m WALL LIGHT REPLICA HERITAGE GLOBE LANTERN
	LPO1: 10m COLUMN WITH 5 HEADS		LB01: INDIRECT LIGHTING BOLLARD
	LPO2: NOT USED		UL1: IN GROUND UPLIGHT
	LPO3: 9m COLUMN WITH 3 HEADS		UL2: IN GROUND UPLIGHT
	LPO4: 4.5m COLUMN DECORATIVE MODERN		UL3: GROUND RECESSED ASYMMETRIC MARKER LIGHT
	LPO5: 10m COLUMN REPLICA HERITAGE GLOBE LANTERN		SL1: MINATURE SPOT WITH ADJUSTABLE OPTIC
	WLE: EXISTING SURFACE MOUNTED WALL DOWNLIGHT		TL1: LINEAR INTEGRATED LED
	WL1: SURFACE MOUNTED WALL DOWNLIGHT		

Street furniture

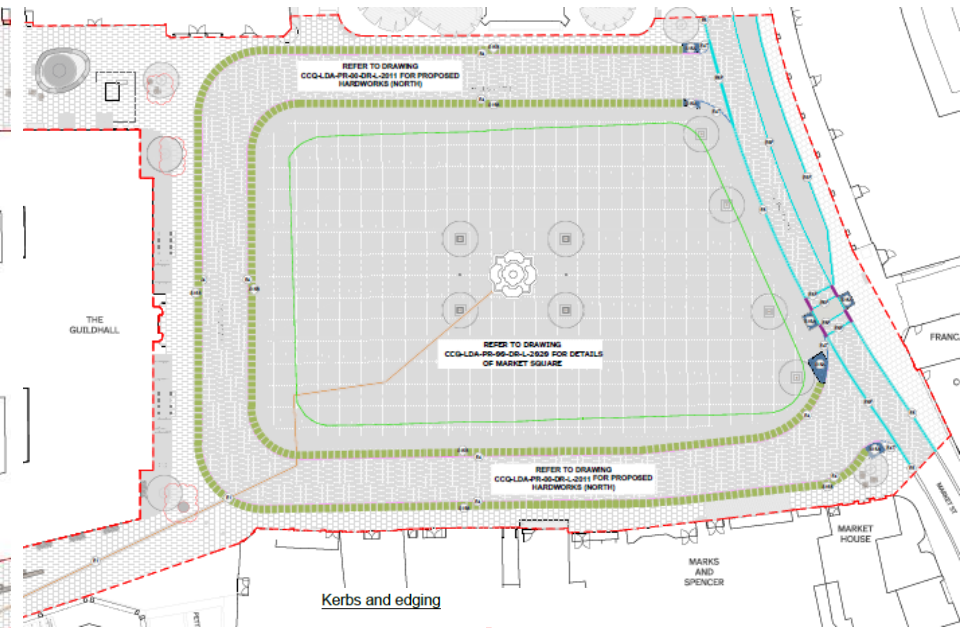
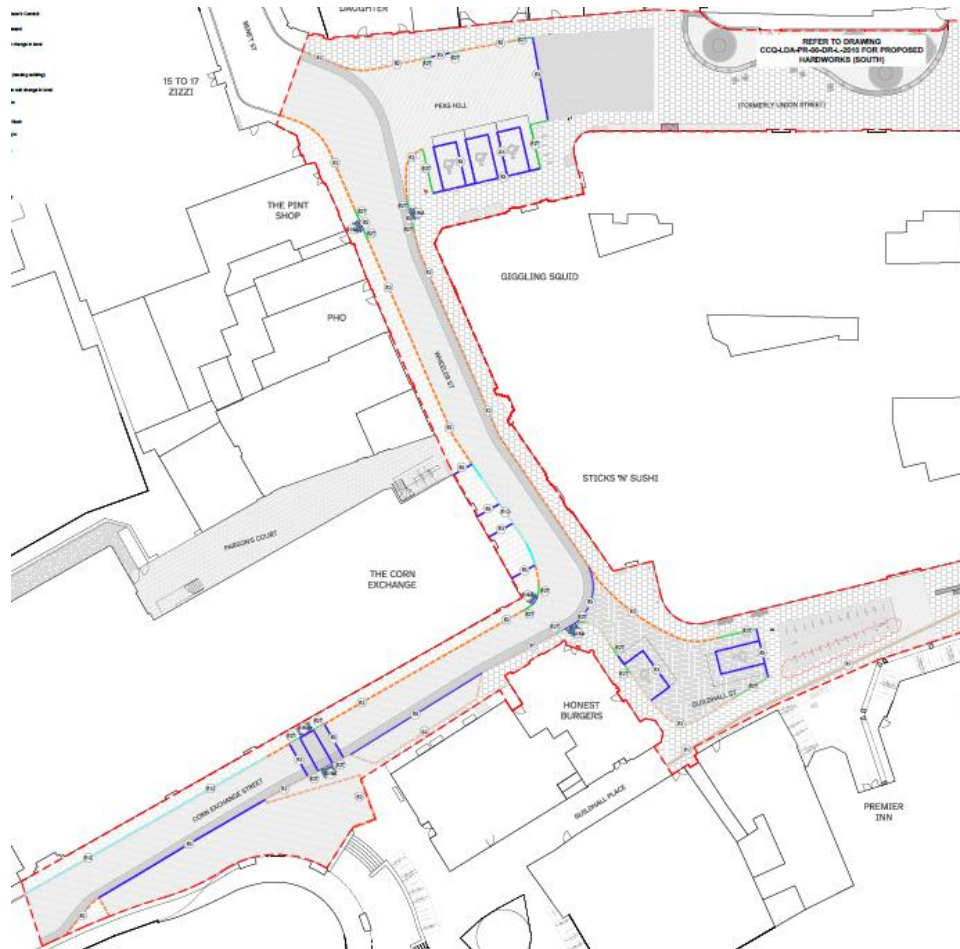
	SF01A Below ground bins (market traders waste)
	SF01B Public bins
	SF02 HVM Bollards
	SF03 Sheffield Cycle Stands
	SF03A Ground anchor and low rail for cargo bikes
	SF04 Existing granite fountain base and stone fountain to be repaired as Structural Engineer's report
	SF05 Catenary wires for lighting and public art
	SF06 Timber capping, seat back and armrests

	SF09 Railings - Existing
	SF10 New guarding parallel to footway and carriageway
	SF11 Sculpture, Snowy - Existing
	SF12 Sculpture, Talos - Existing
	SF13 Seating Cubes
	SF14 Existing Grade II listed telephone boxes
	SF15 Tree Grilles and tree guards - circular
	SF16 Tree Grilles and tree guards - square
	SF17 Tree guards utilising historic railings
	SF18 Existing post boxes
	SF19 Historic fire hydrant

Proposed Kerbs and Edging

South

North



Kerbs and edging

-  E01 Feature paving strip demarcating Hobson's Conduit
-  E02 Granite Kerb - 150mm with 60mm upstand
-  E02T Granite kerb - 150mm tapering to suit change in level
-  E03P Granite kerb - 150mm wide and laid flush
-  E04 Granite kerb - 130mm wide laid flush (reusing existing)
-  E04T Granite kerb - 130mm wide tapering to suit change in level
-  E05 Granite kerb - 300mm wide with 60mm upstand
-  E05P Granite kerb - 300mm wide and laid flush
-  E05T Granite kerb - 300mm wide tapering to suit level change
-  E12 Retaining wall - 200mm varies height

Tactile Paving

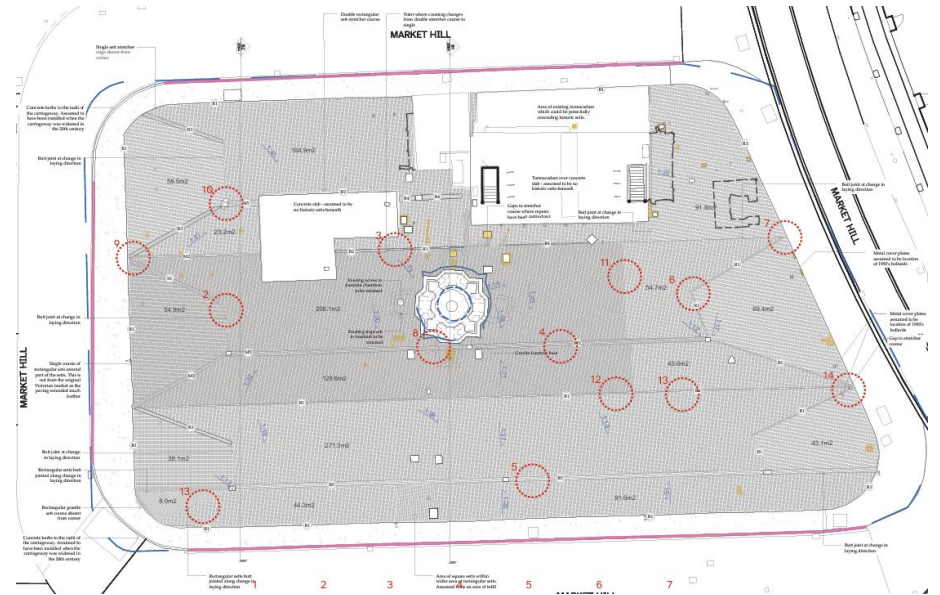
-  S15A Tactile paving: Blister - granite paving (to uncontrolled crossing points)
-  S15B Tactile paving: guidance in York stone (to edge of demarcated carriageway in area with level surfacing)

Market Square Surfacing

Existing



Proposed



- Adopted highways boundary (data provided by CCC)
- S04A Relaid square setts including existing from the market square and wider civic quarter mixed in with new
- S04B Relaid rectangular setts including existing from the market square and wider civic quarter mixed in with new
- S08 New York stone paving to perimeter
- S15A Tactile paving: Blister - granite paving (to uncontrolled crossing points)
- S15B Tactile paving: guidance in York stone (to edge of demarcated carriageway in area with level surfacing)
- Proposed slot drain
- Reclaimed pink granite kerb laid flush with surrounding surfacing

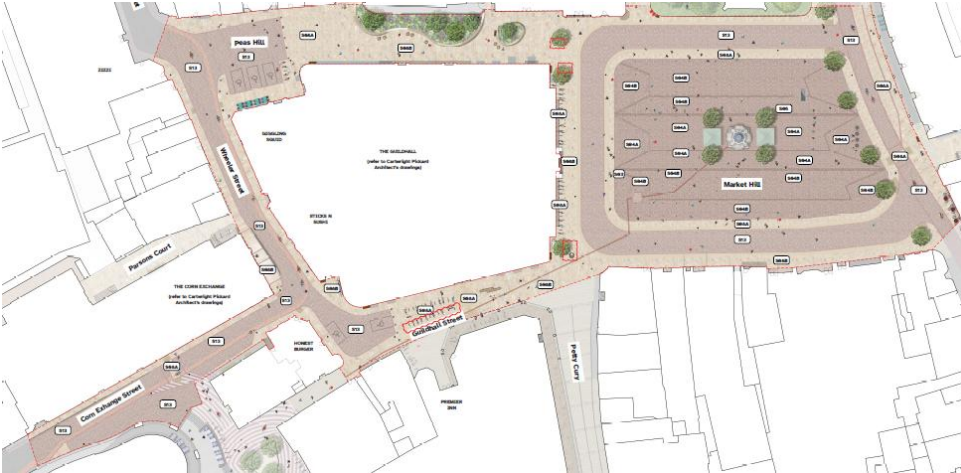
- E01 Feature Metal Strip Demarcating Hobson's Conduit
- Tree Grille
- Anchors for temporary market stalls
- Inspection cover (size varies) indicative locations and sizes. Refer to principles document
- Indicative gradients
- Steps direction (up)
- Laying direction

- S50: Rectangular granite setts - vary in size, approximately 100mm x 250mm
- S51: Square granite setts - vary in size approximately 100mm x 100mm
- Area where setts are absent and there is concrete or mortar infill
- Area where existing condition of surfacing unknown due to existing features and fittings
- E01: Pink granite kerb - approximately 130mm wide
- (R1) Single rectangular sett stretcher course

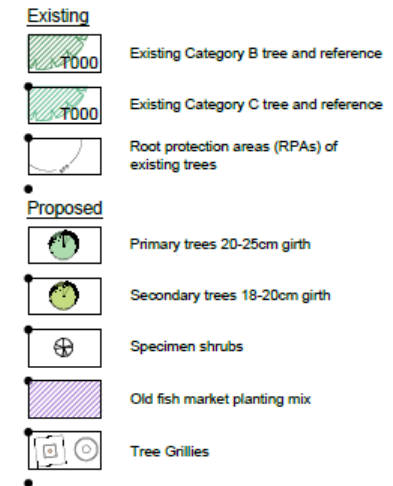
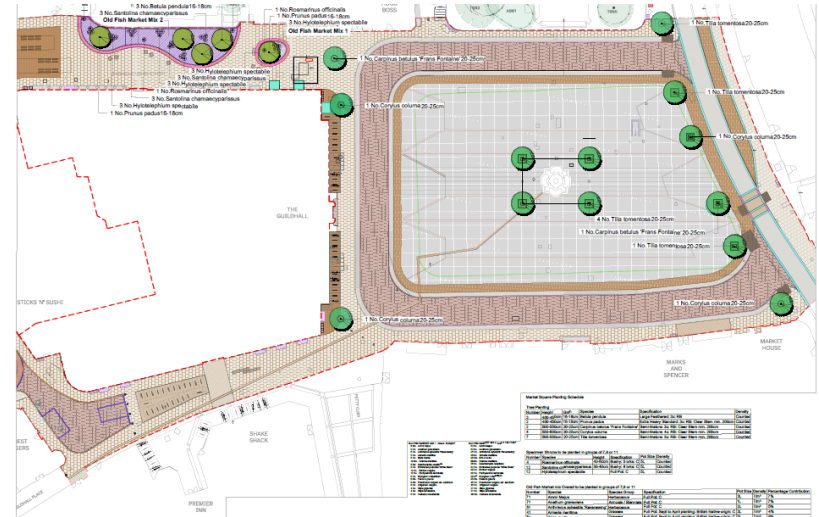
- (R2) Double rectangular sett stretcher course
- (R3) Triple rectangular sett stretcher course
- (R4) Quadruple rectangular sett stretcher course
- (R5) Quintuple rectangular sett stretcher course
- (S3) Triple square sett stretcher course
- (M2) Double rectangular and square sett mixed stretcher course
- (M3) Triple rectangular and square sett mixed stretcher course
- (M5) Quintuple rectangular and square sett mixed stretcher course
- Mapped extent of Historic England Listing: 1467164
- Mapped extent of Historic England Listing: 1101735

Landscaping / Planting Proposals

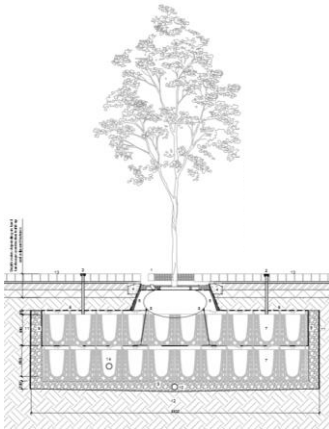
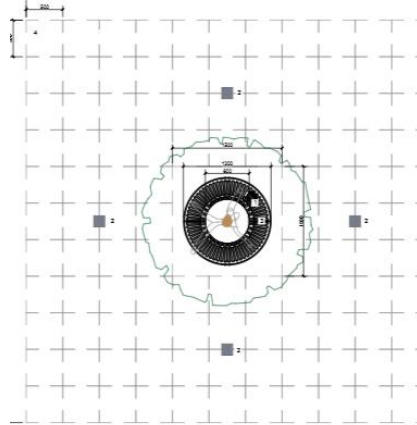
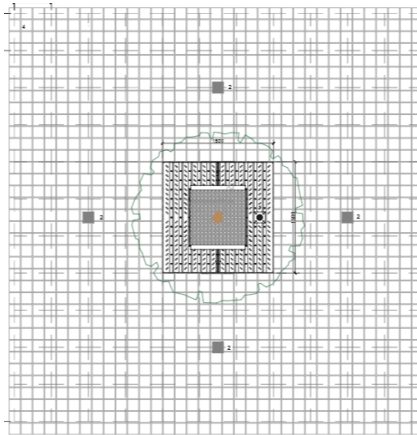
Landscaping Master Plan



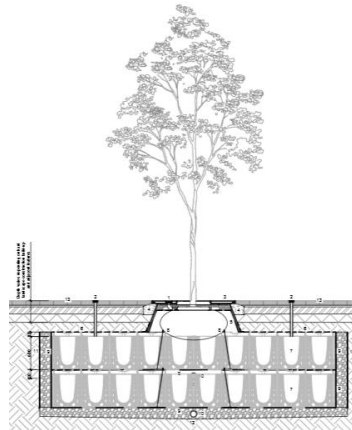
Planting Proposals



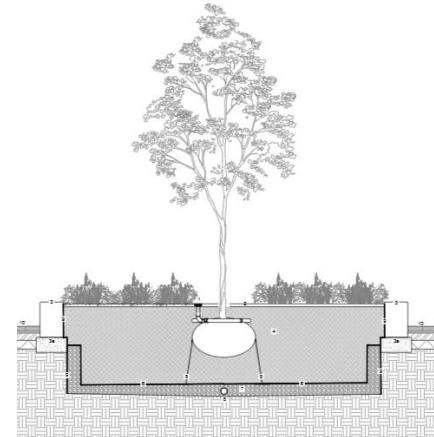
Tree Pit Details



Historic Setts

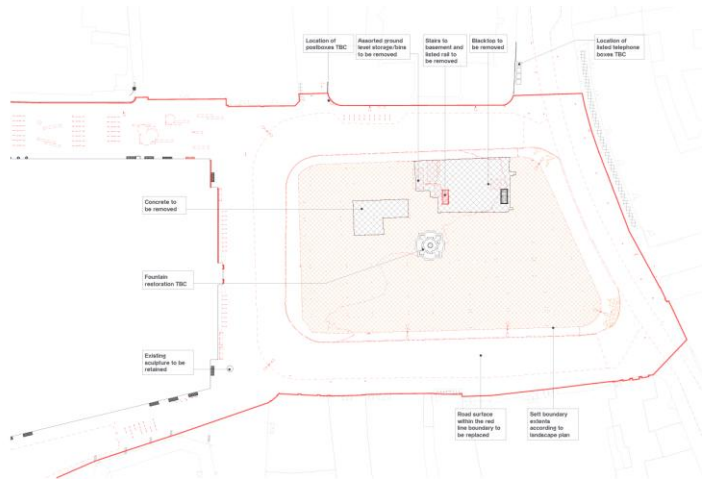


Street Trees

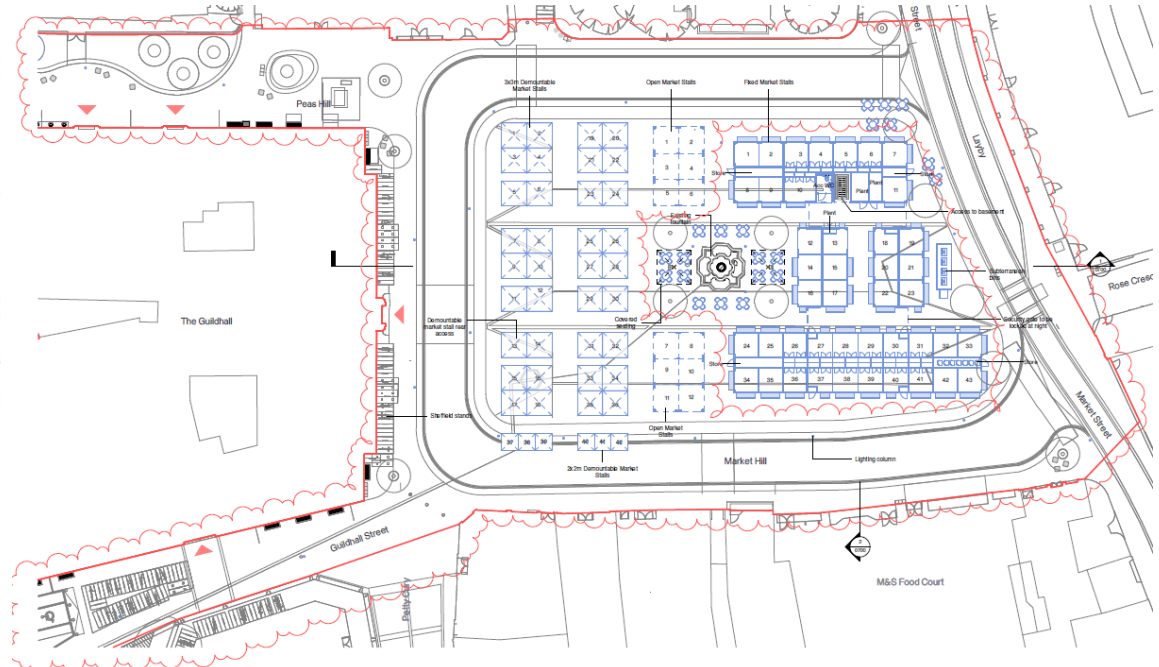


Planter Trees

Market Sq - Ground Floor Plan



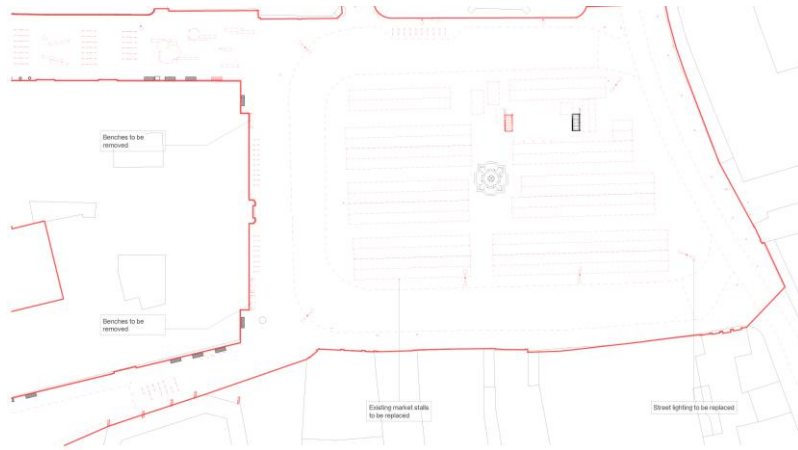
Existing with demolition



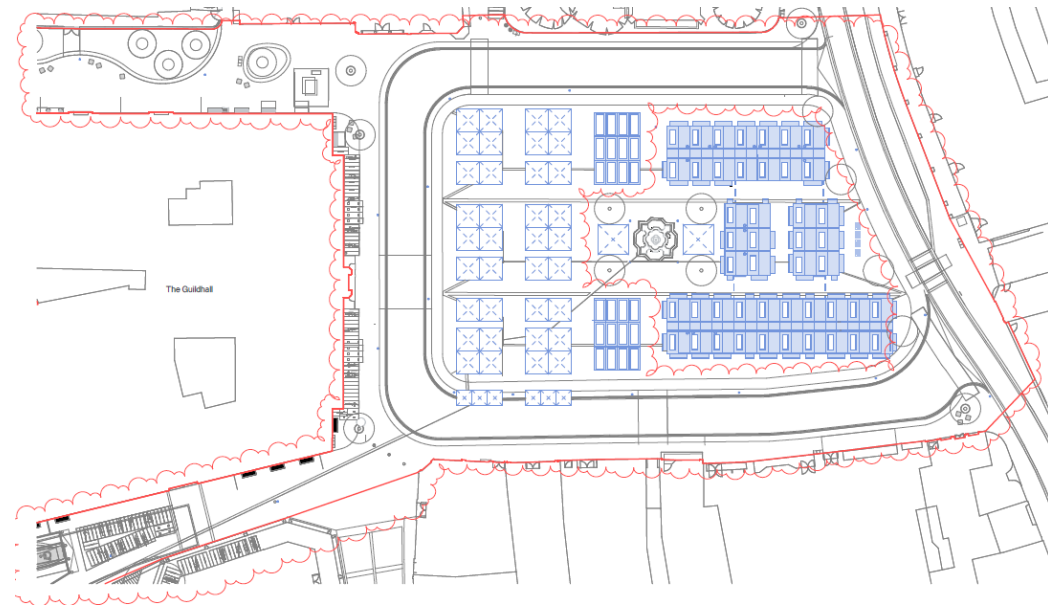
Proposed

- Key:
- Site boundary
 - Security Gate
 - Existing
 - Proposed

Market Sq - Roof Plan



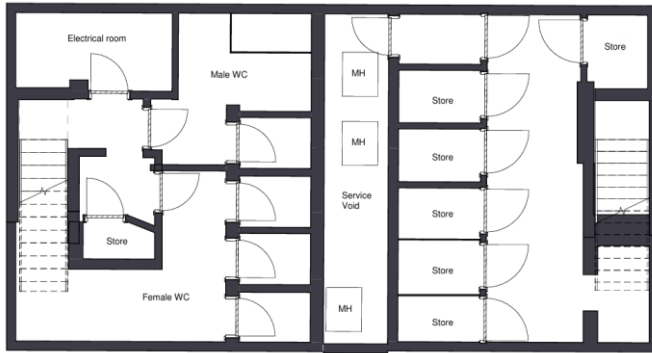
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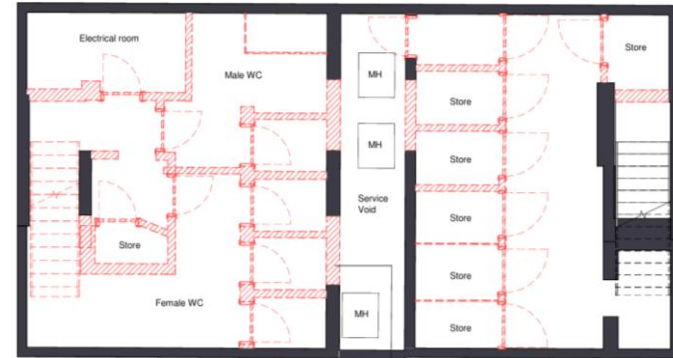
Proposed

- Key:
- Site boundary
 - Security Gate
 - Existing
 - Proposed

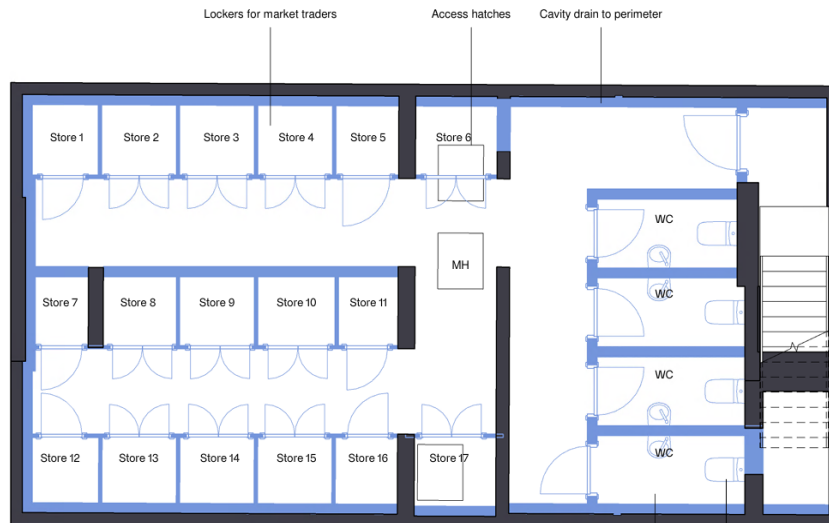
Market Square - Basement



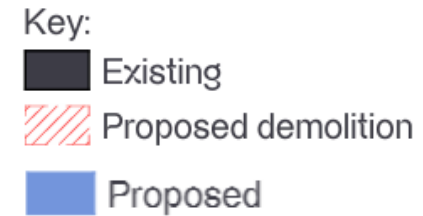
Existing



Existing with demolition

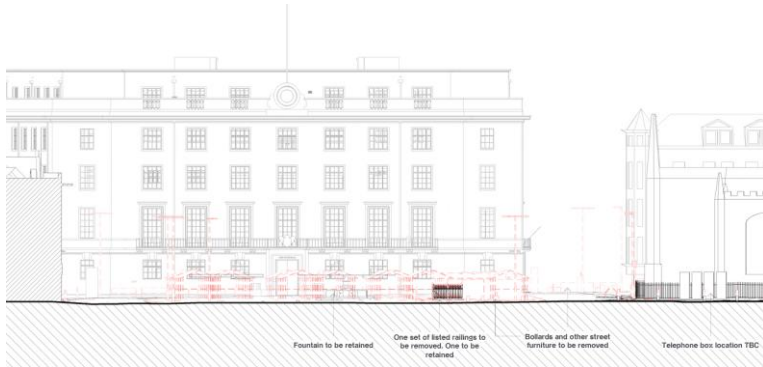


Proposed

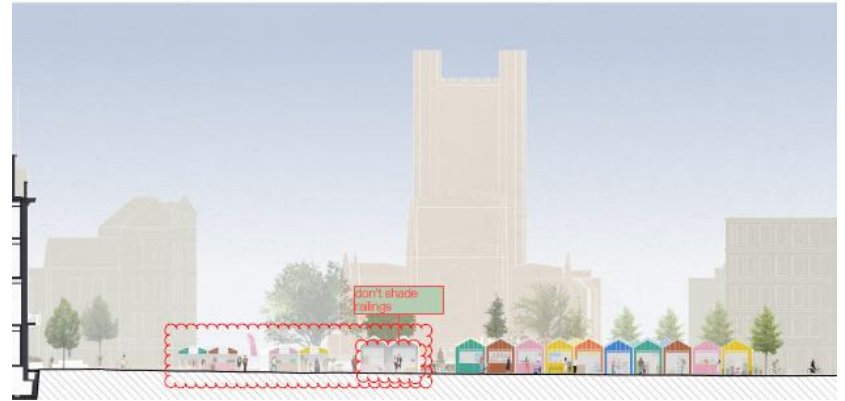




Market Sq - Elevations



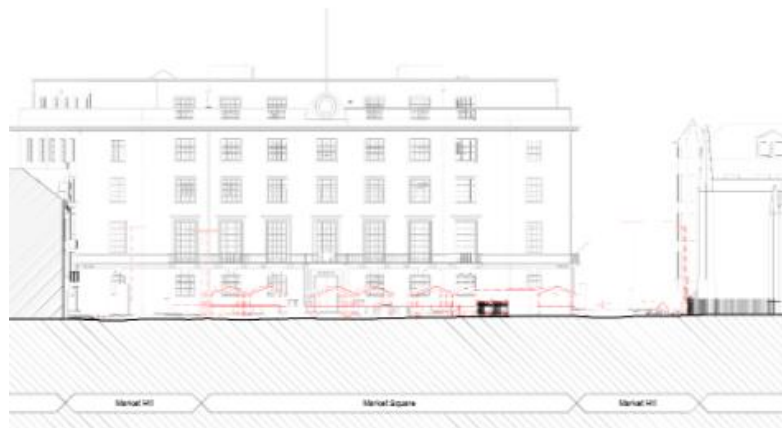
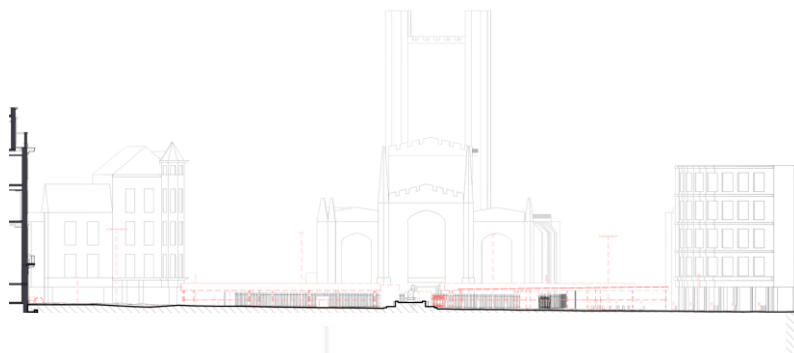
Existing with demolition



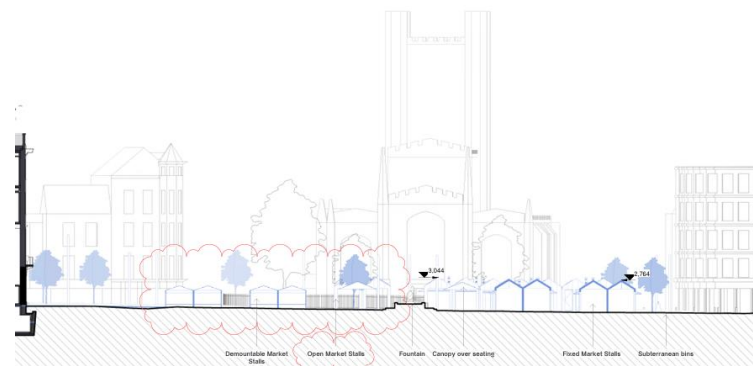
Proposed



Market Sq – Sections



Existing with demolition



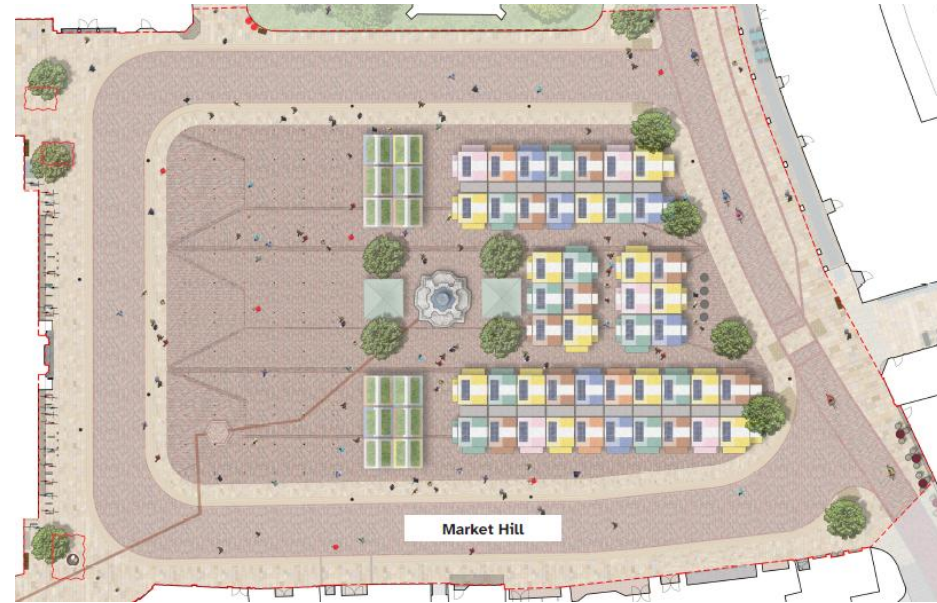
Proposed

Illustrative Masterplan Markets

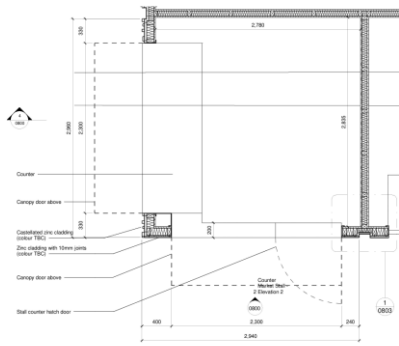
Full Market



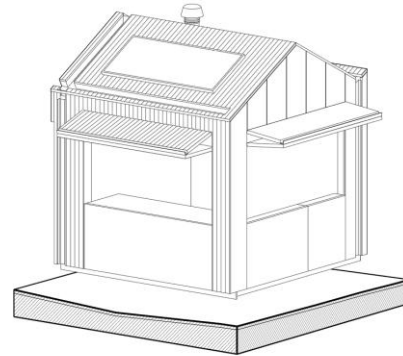
Partial Market



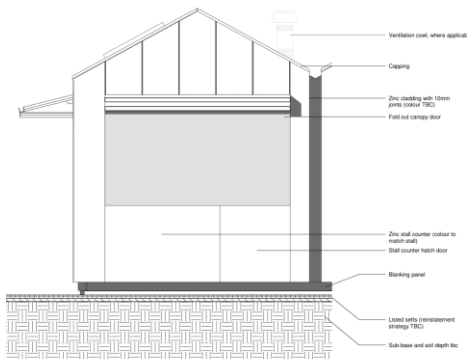
Typical Market Stall - Counter



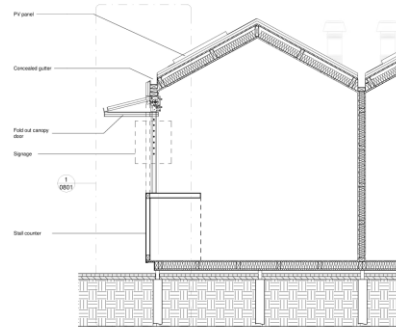
1 Counter Market Stall - Plan



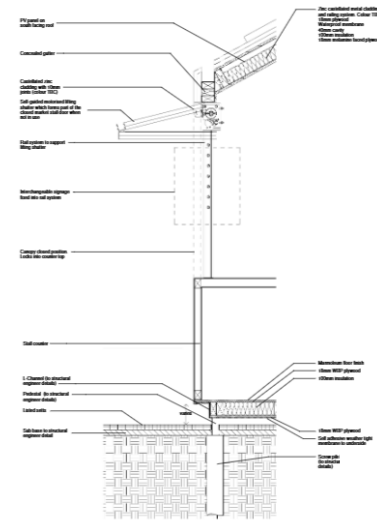
3 Counter Market Stall - Axo



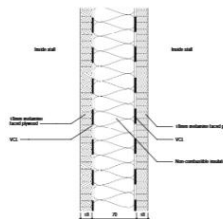
Counter Market Stall - Elevation



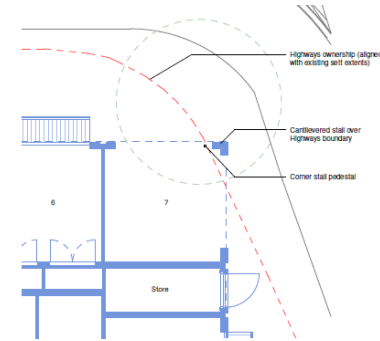
Counter Market Stall - Section



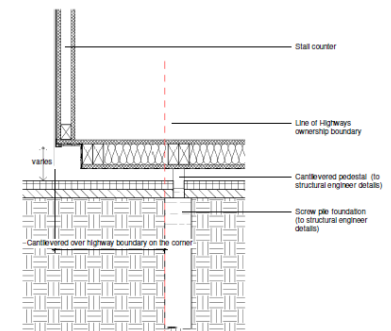
1 Market Stall Bay Section - Counter Stall



2 Stall Partition Plan Detail

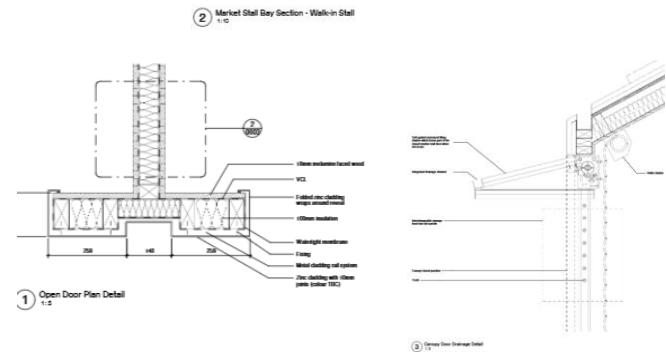
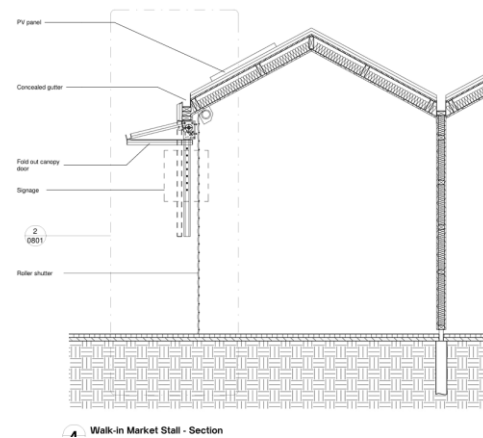
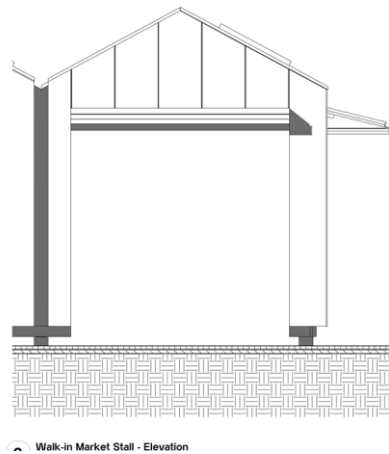
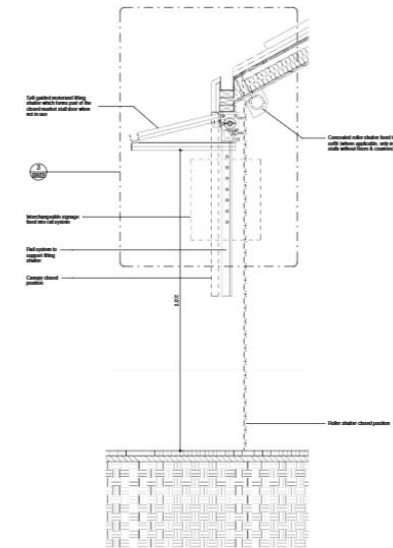
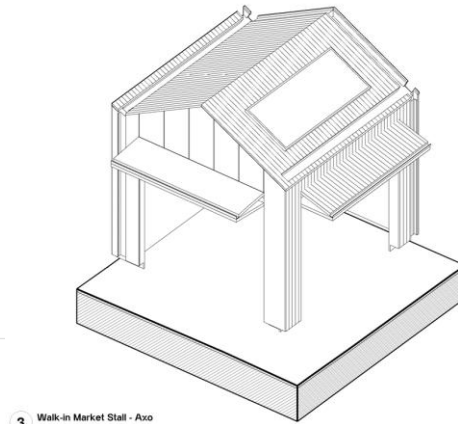
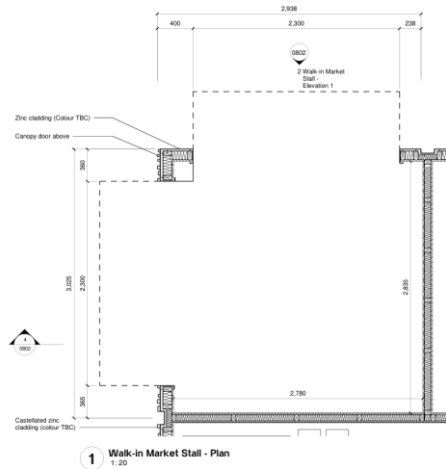


1 Cantilevered Stall Plan

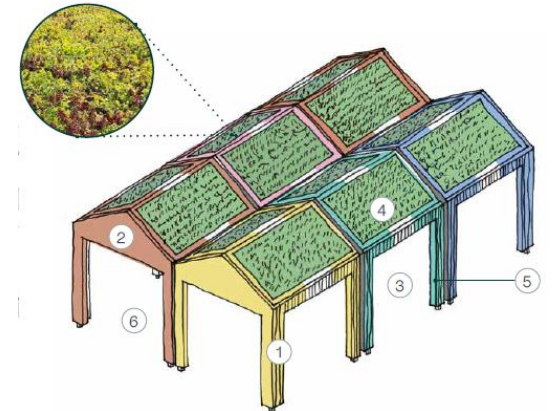
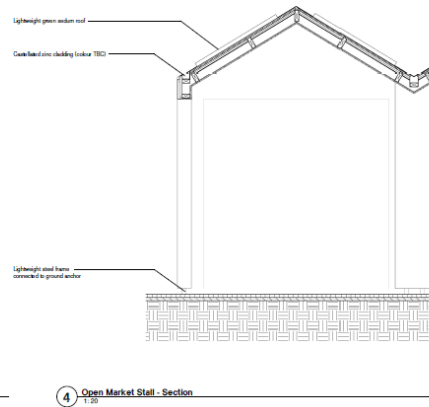
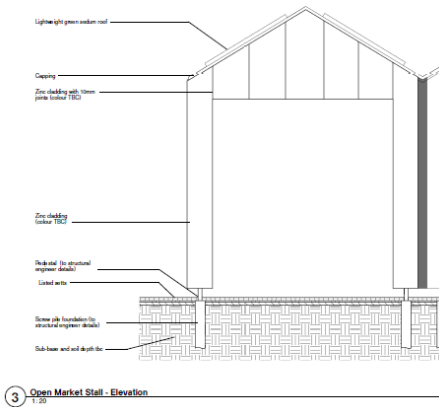
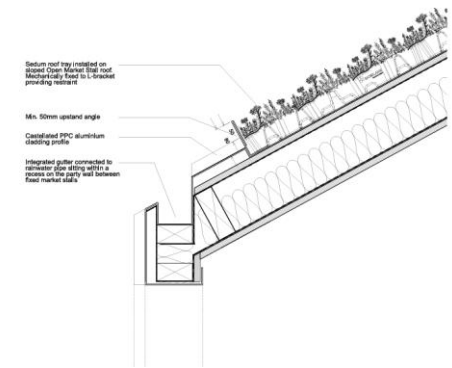
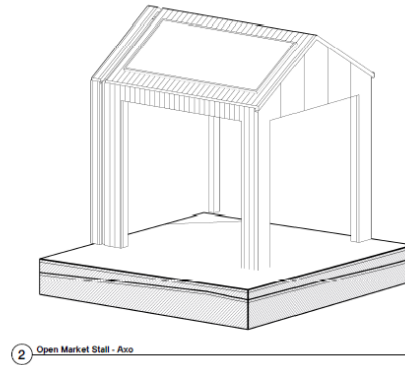
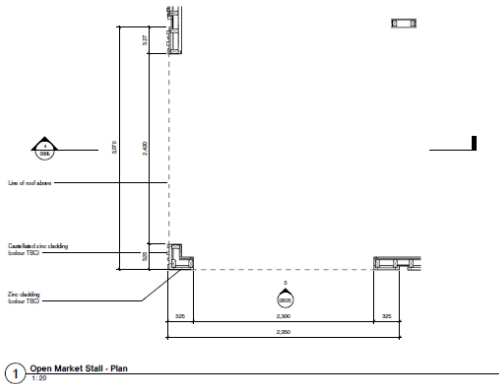


2 Fixed Market Stall Detail - Cantilever over Highways ownership

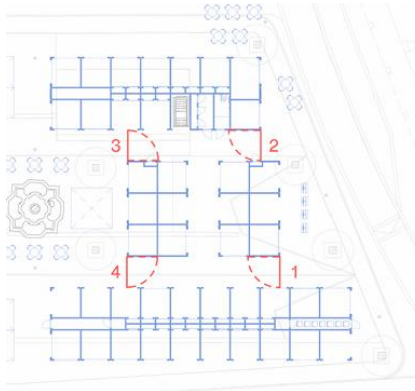
Typical Market Stall -Walk-in



Typical Market Stall – Open Sides



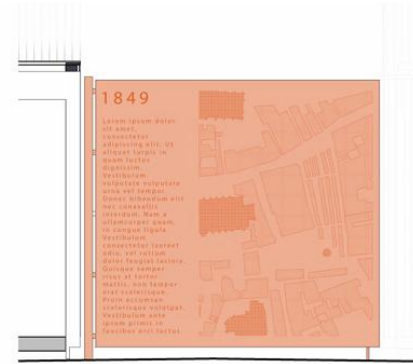
Security Gates



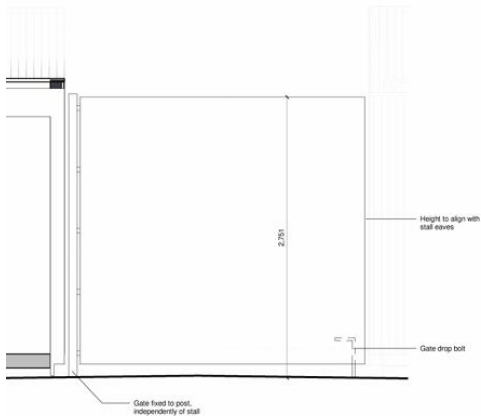
Key Plan
1:200



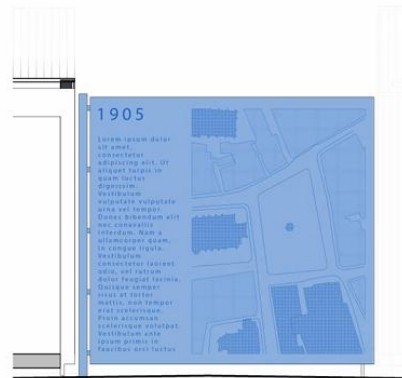
2 Security Gate 1 - Colour Study
1:20



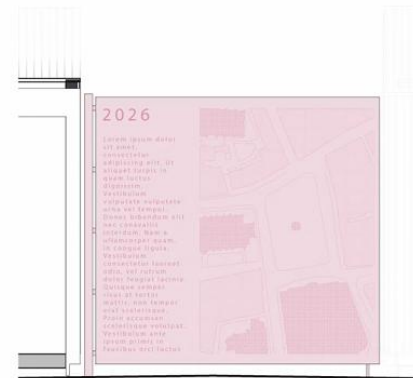
3 Security Gate 2 - Colour Study
1:20



Security Gate Elevation
1:20

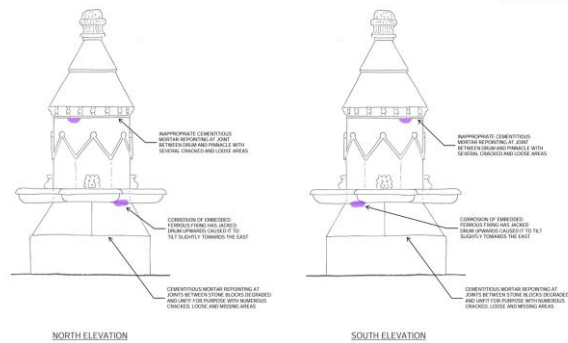
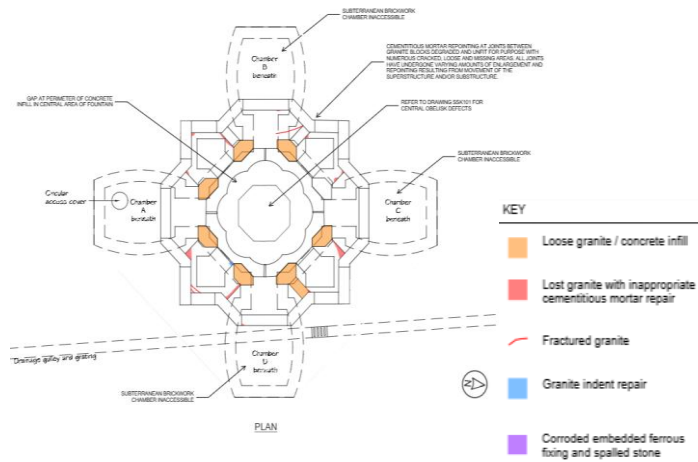


5 Security Gate 3 - Colour Study
1:20

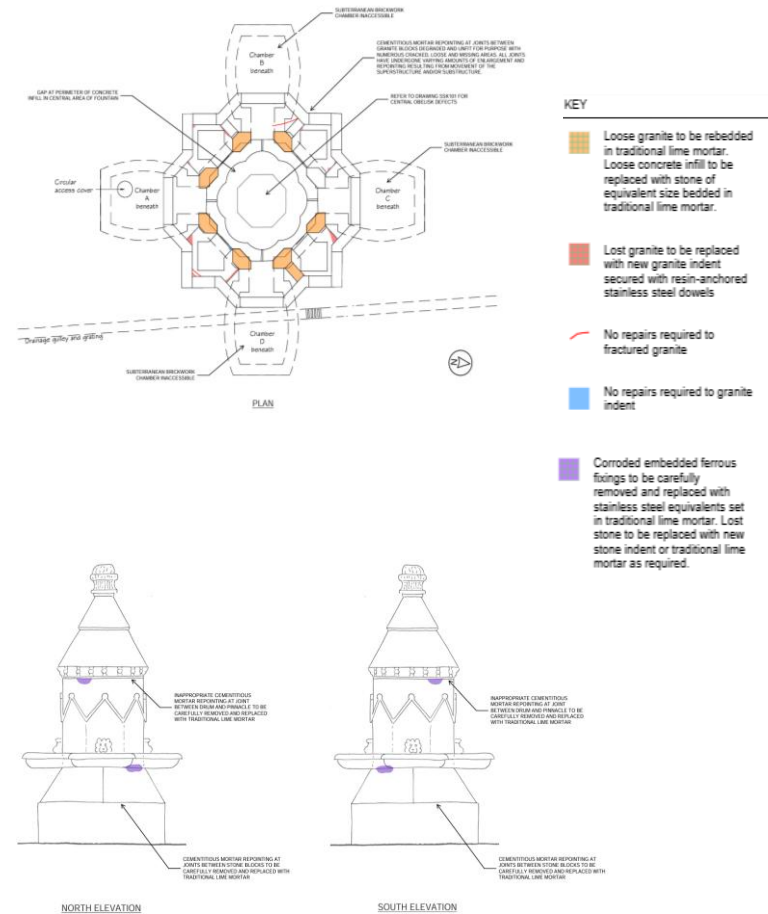


6 Security Gate 4 - Colour Study
1:20

Fountain



Observed Defects



Proposed Repairs

Snowy Farr Statue - Sections

Existing



Proposed



Artists Impressions/ CGIs



25/04382/FUL: Planning Balance

Approval

Material considerations

- Significant improvement to the accessibility of the space;
- Reduction of visual clutter within area;
- Removal of concrete slabs on listed surface;
- Creation of a more flexible space
- Additional greenery with limited biodiversity net gain
- Increased surveillance and seating



Refusal

Material considerations

- High level of 'less than substantial harm' directly to listed setts;
- Moderate level of 'less than substantial harm' to Conservation Area and setting of listed setts/railings/fountain
- Low level of 'less than substantial harm' to setting of nearby listed buildings;
- Low additional risk to highway safety
- Loss of cycle spaces within red line

Officer Recommendation: On balance **approval** subject to conditions

25/04383/LBC: Planning Balance

Approval

Material considerations

- Significant improvement to the accessibility of the space;
- Removal of concrete slabs on listed surface;
- Creation of a more flexible space



Refusal

Material considerations

- High level of 'less than substantial harm' directly to listed setts;
- Low level of 'less than substantial harm' to the listed railings

Officer Recommendation: On balance **approval** subject to conditions

25/04484/FUL

87-93 Oxford Road And Fitzwilliam College
Sportsground
Site Location Plan



Existing Site Plan

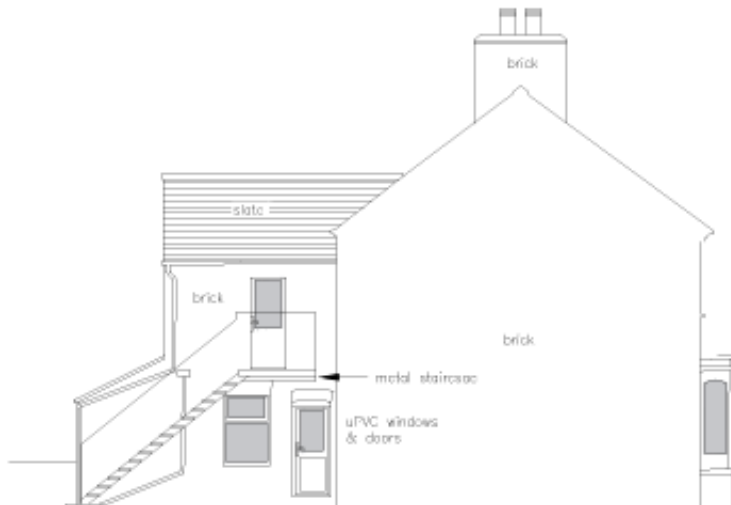
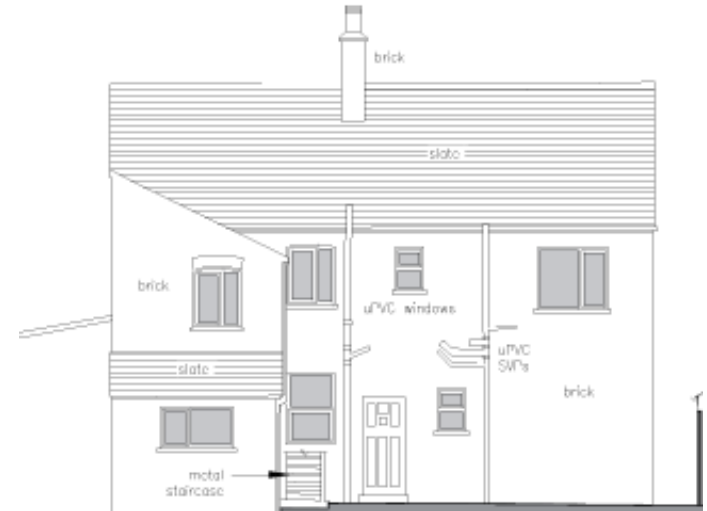


Proposed Site Plan



Existing elevations 87 and 89 Oxford Road

TERRACE



EXISTING
(Elevations)

Existing elevations – Red Cottage



Proposed front and rear elevations- terrace



Proposed Oxford Road street scene



Rear elevation – Red Cottage



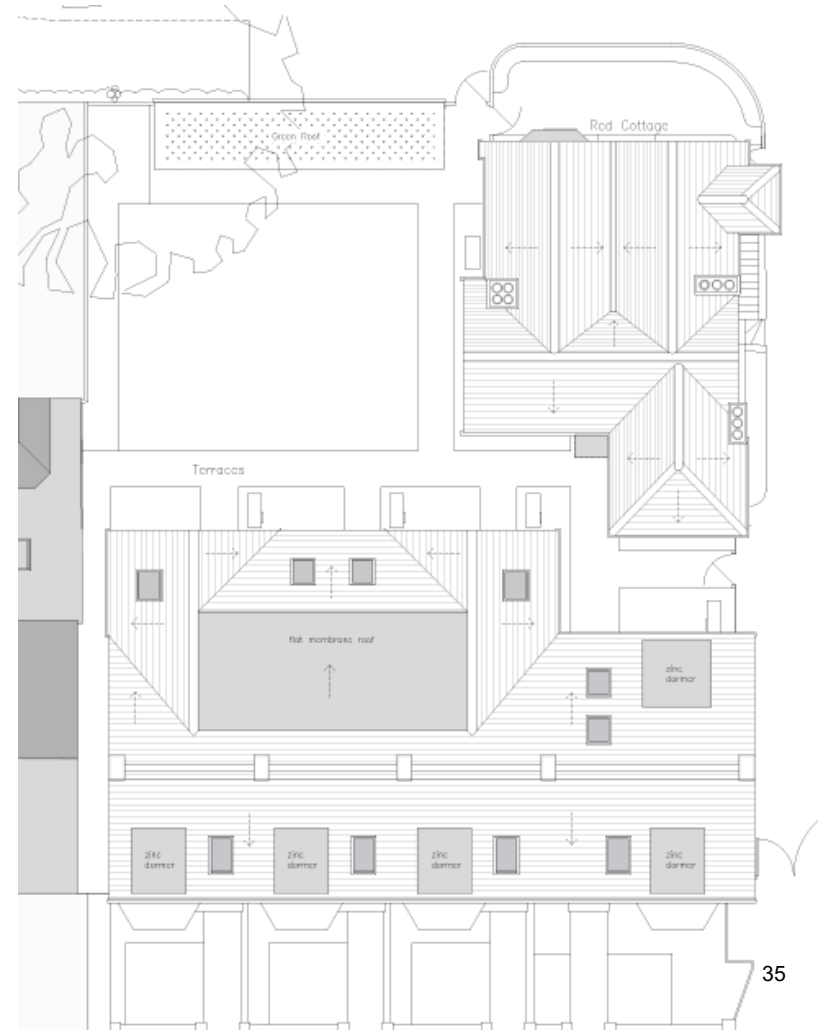
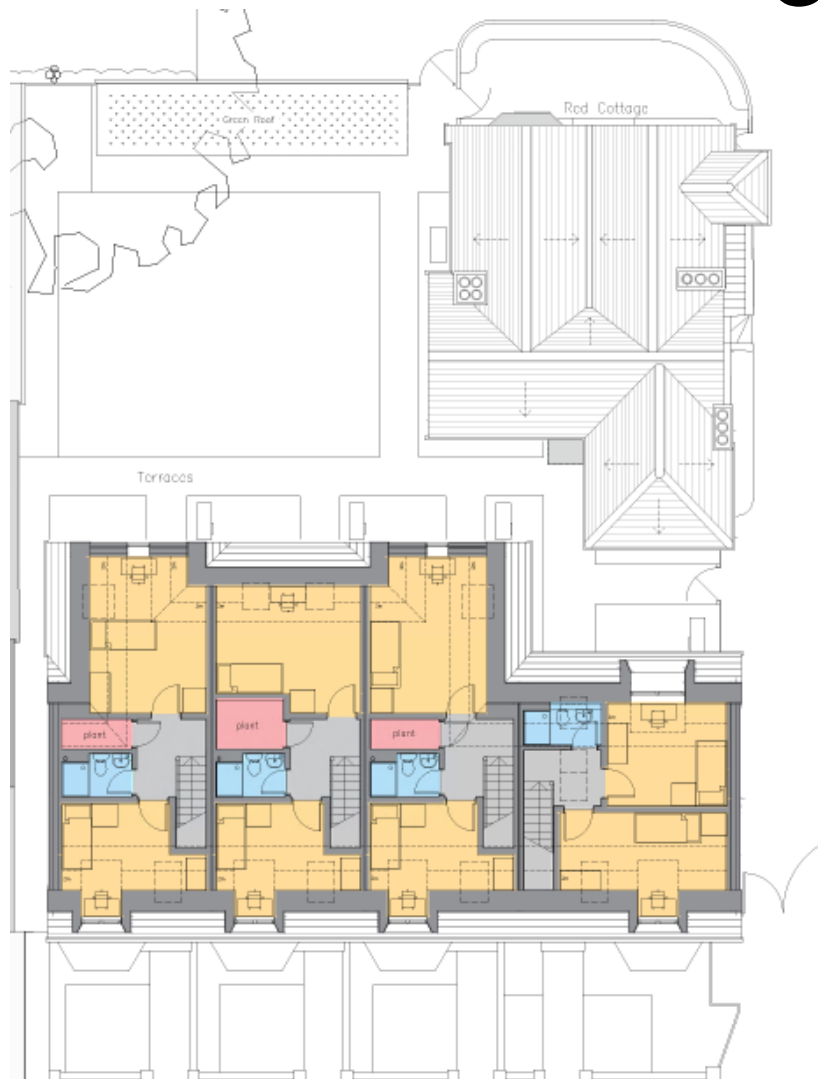
Proposed side elevations – terrace and Red Cottage



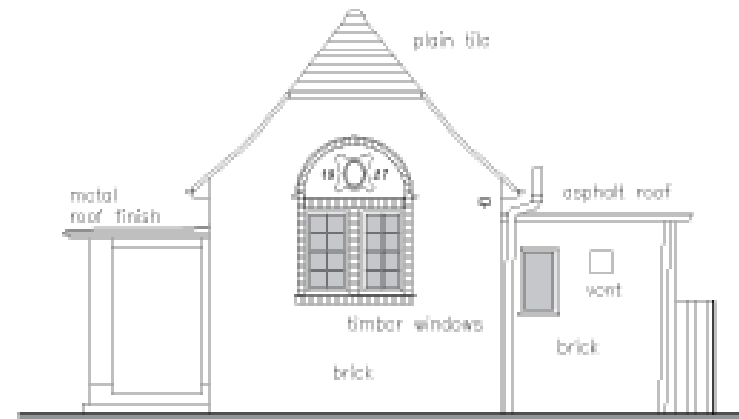
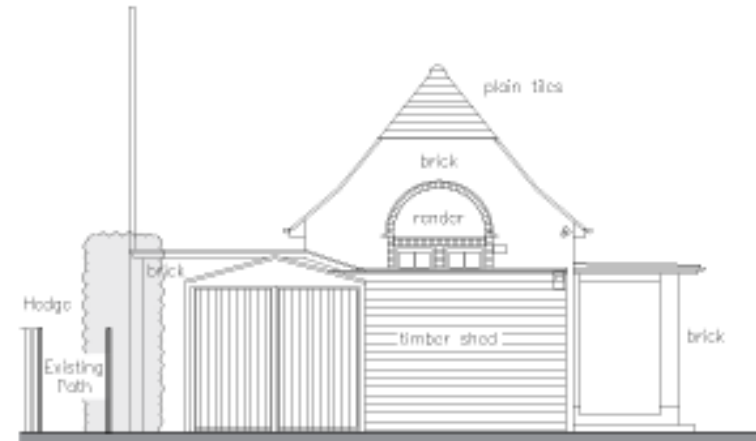
Proposed ground and first floor terrace and Red Cottage



Proposed second floor and roof plan – terrace and Red Cottage



Existing elevations pavilion



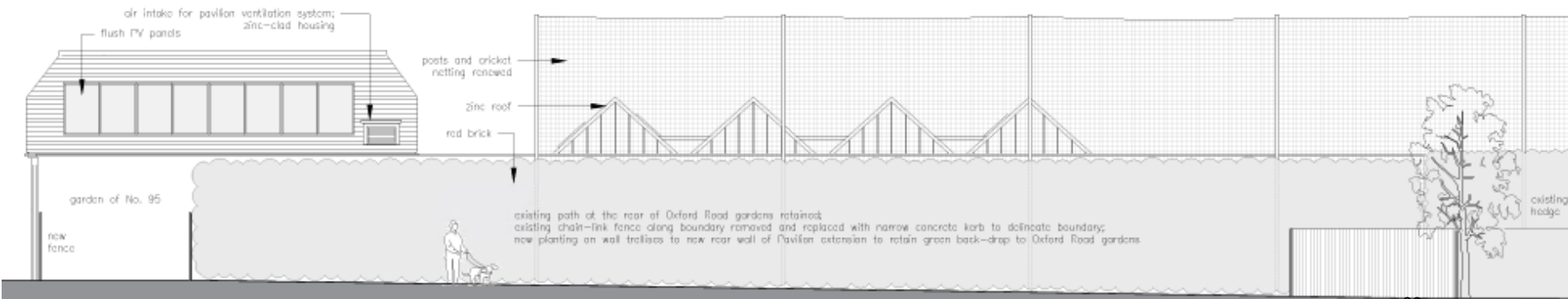
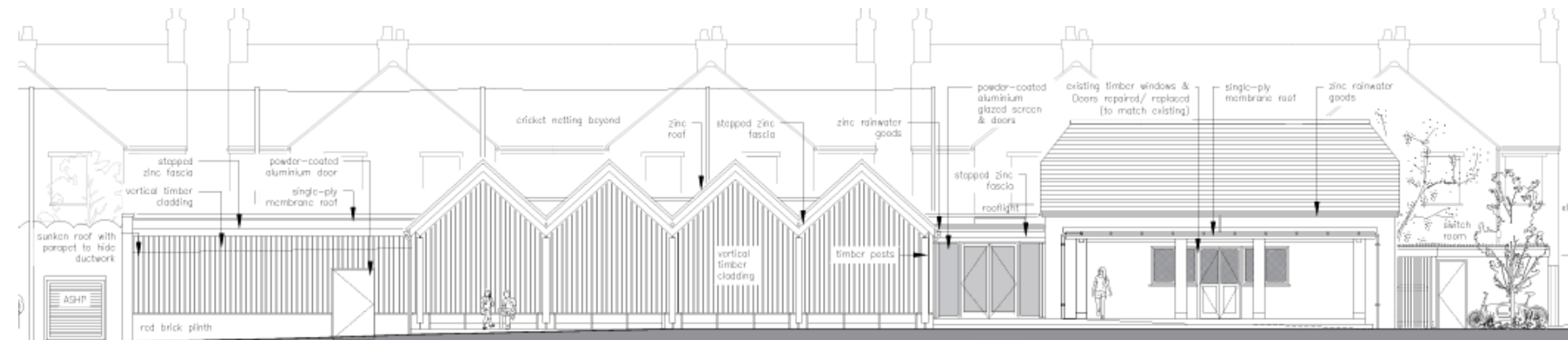
Proposed ground floor - pavilion



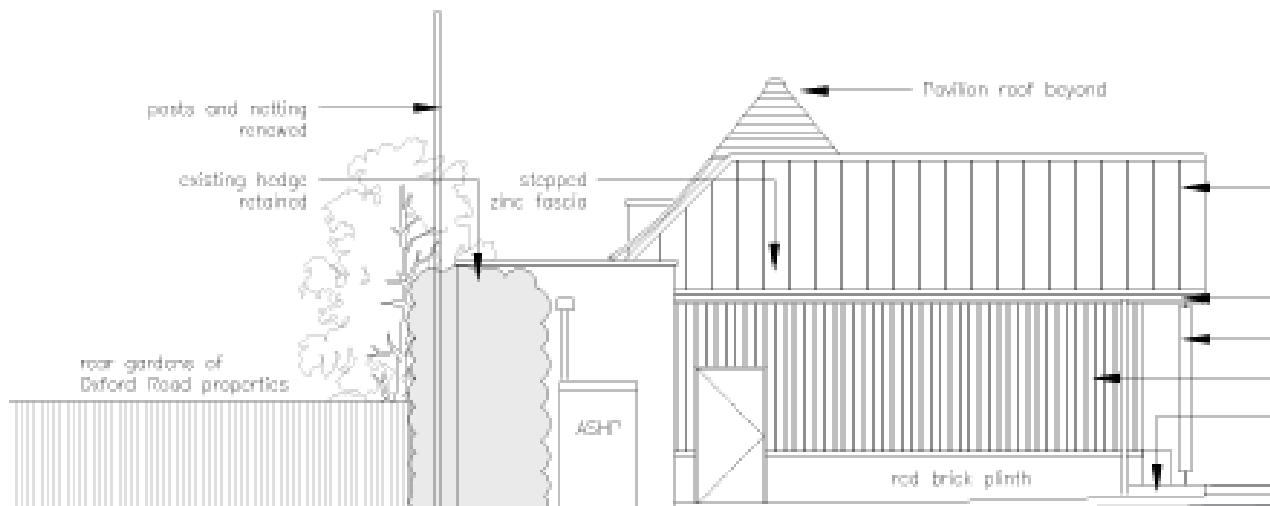
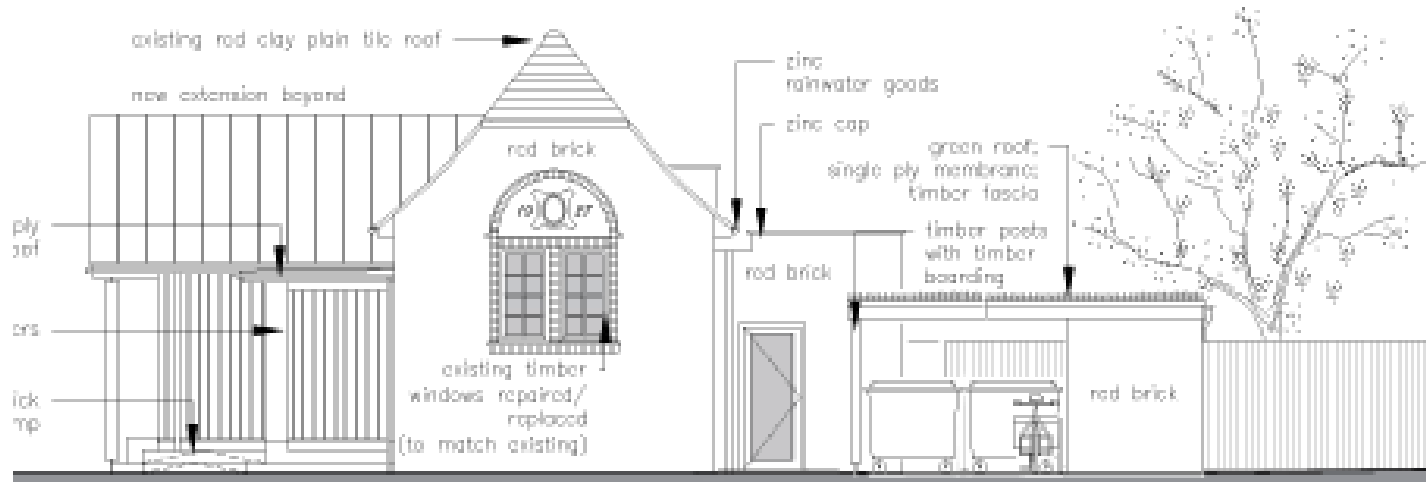
Proposed roof plan – pavilion extension



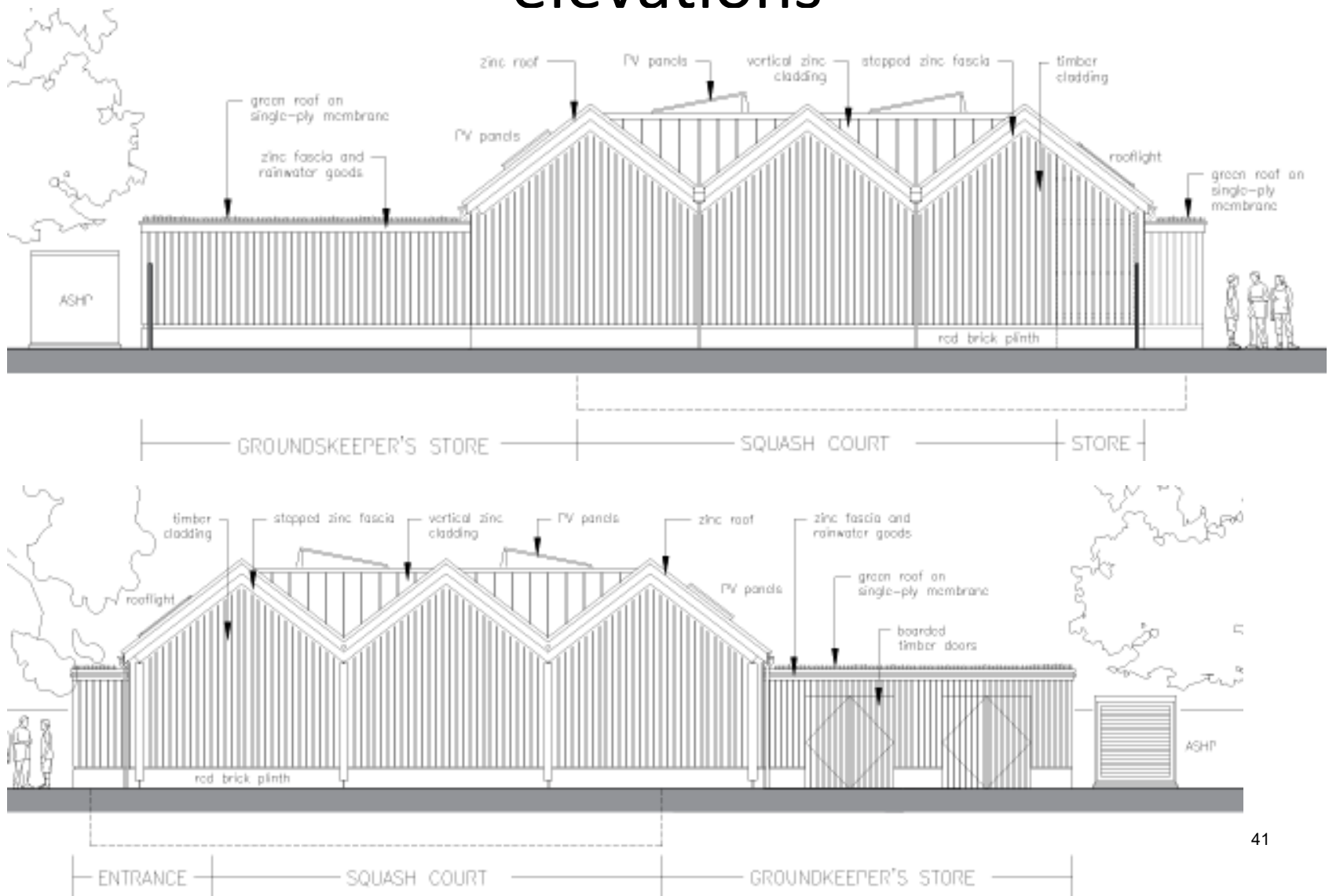
Proposed pavilion extensions- front and rear elevations



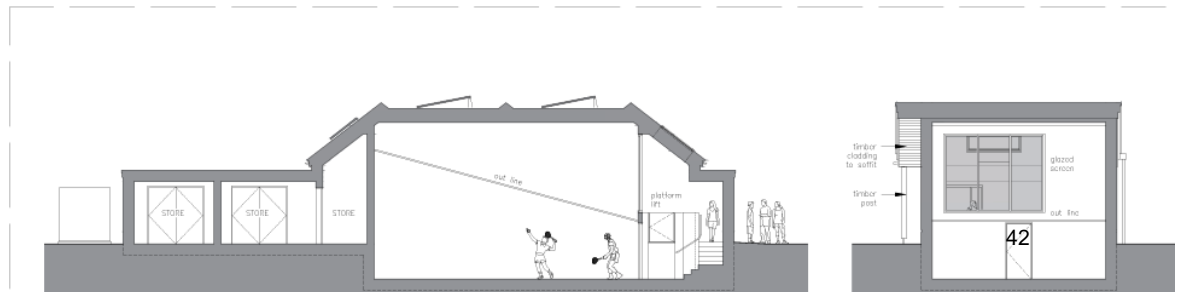
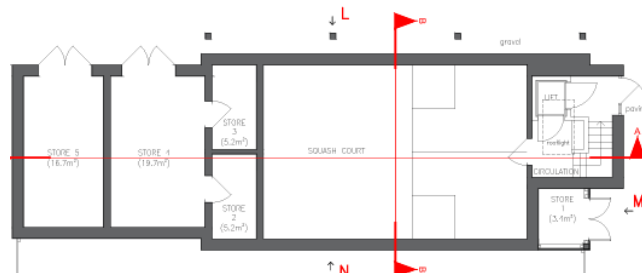
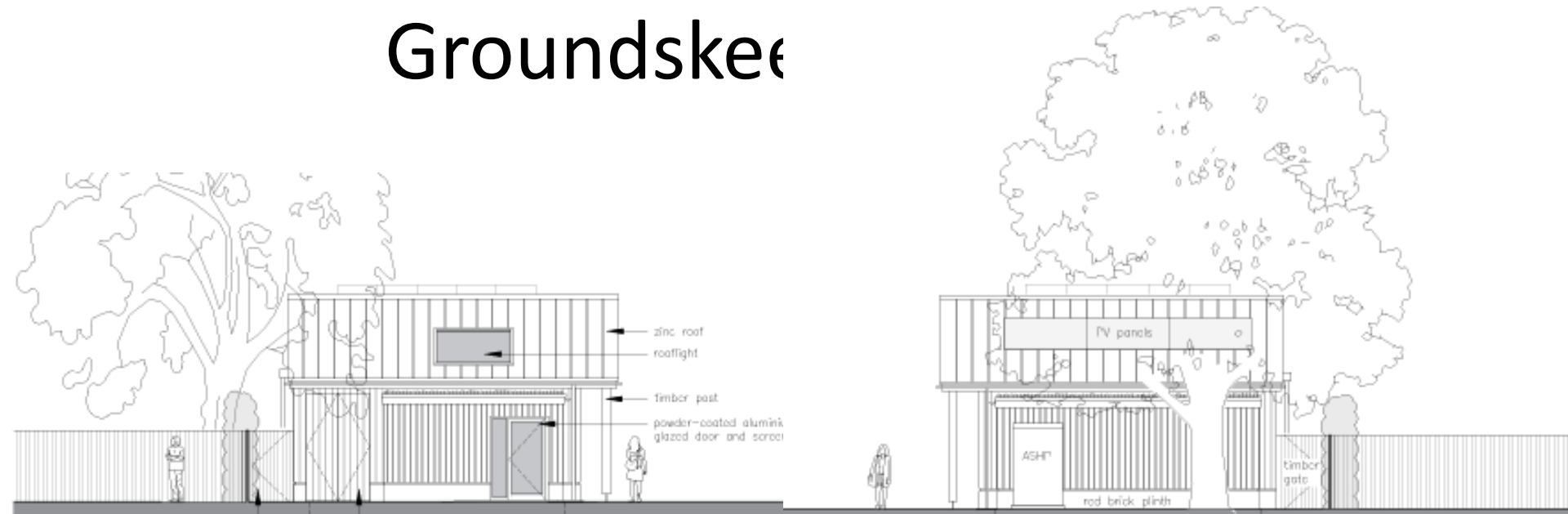
Proposed pavilion extensions – side views



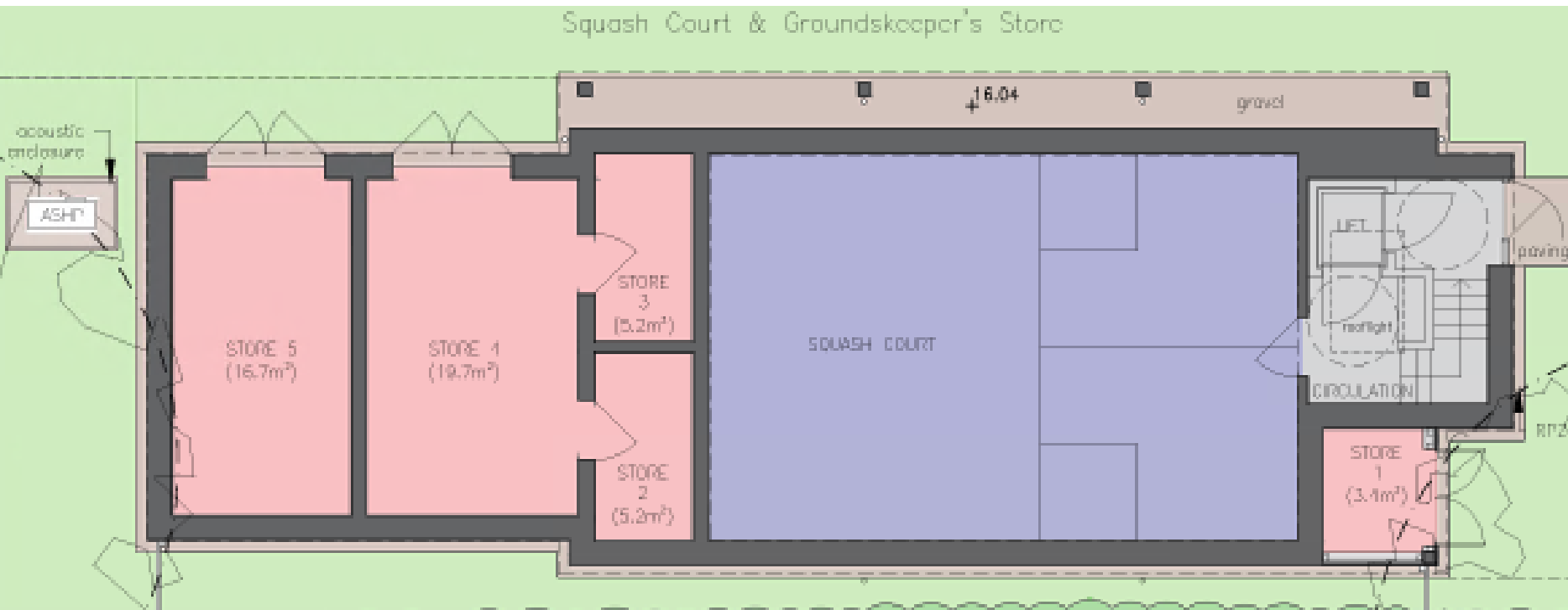
Proposed squash court and groundskeeper's store – front and rear elevations



Proposed side elevations and sections –proposed Squash court and Groundskeeper

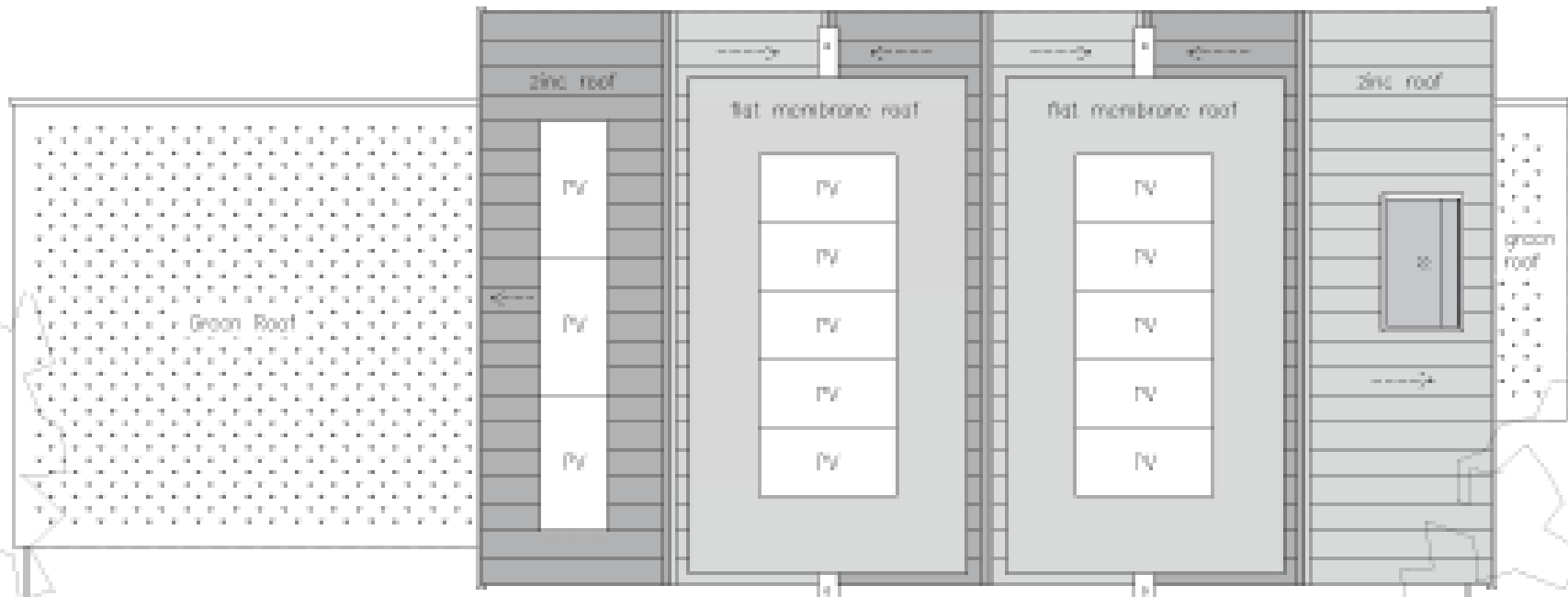


Proposed ground floor plan – Squash court and Groundskeeper's store



Proposed roof plan – Squash court and Groundskeeper's store

Squash Court & Groundskeeper's Store



SQUASH COURT PLAN

Planning Balance

Approval

Material considerations

- Replacement terrace would enhance the street scene, with form, rhythm and detailing more in keeping with the character of the area and preserving the character/appearance of the conservation area.
- Improved changing room and sport facilities for sports ground with potential future informal use by the community.
- Provision of additional 18 units of student accommodation.
- Provision of accessible accommodation to ground floor of Red Cottage.
- On site biodiversity enhancement
- Off-site BNG secured.



Refusal

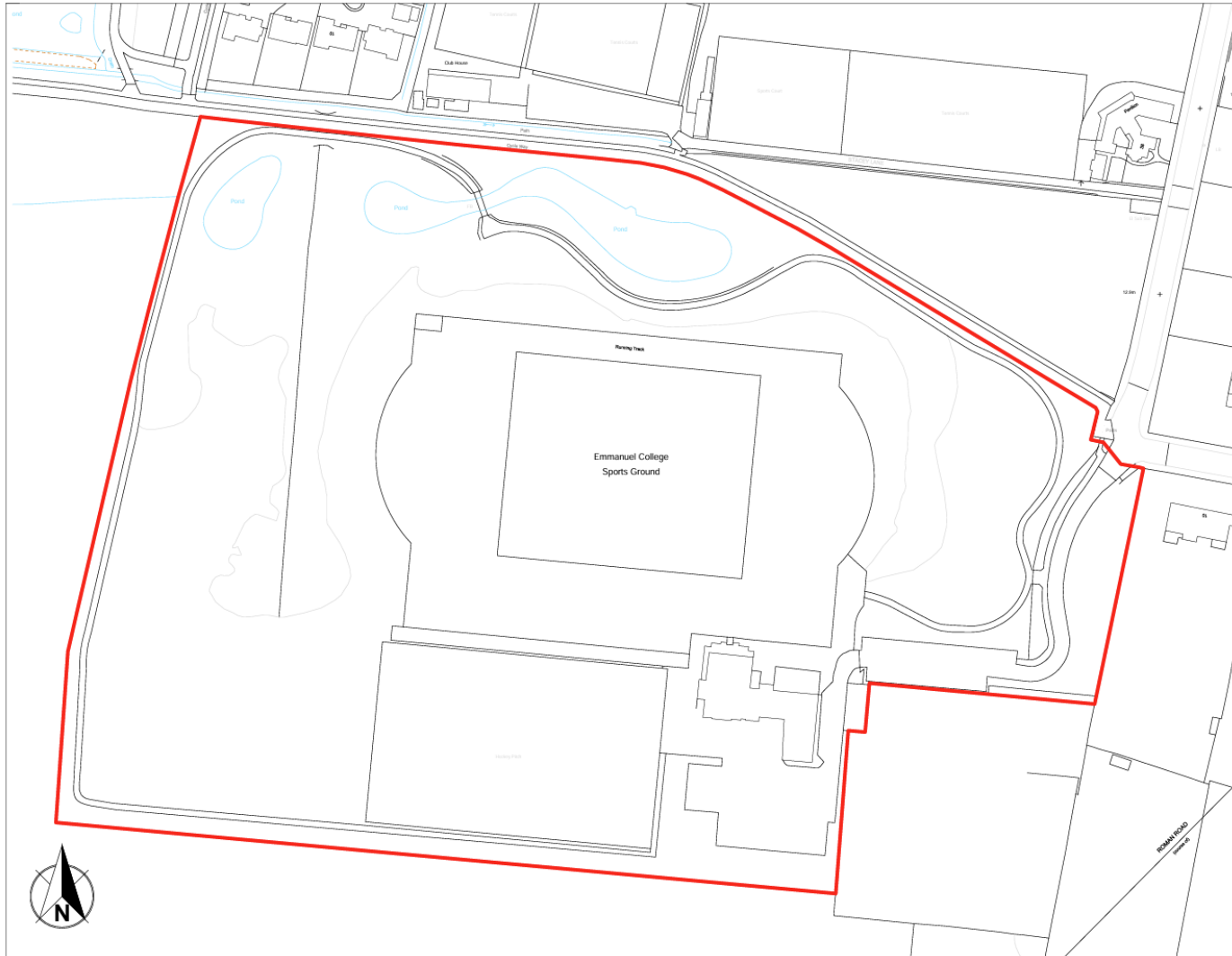
Material considerations

- Loss of section of boundary hedge behind Oxford Road properties and on-site biodiversity
- Lack of onsite biodiversity net gain with delivery of measurable BNG largely offsite
- Noise and disturbance to neighbours associated with the intensification of the use of the site for student accommodation and from Squash court.

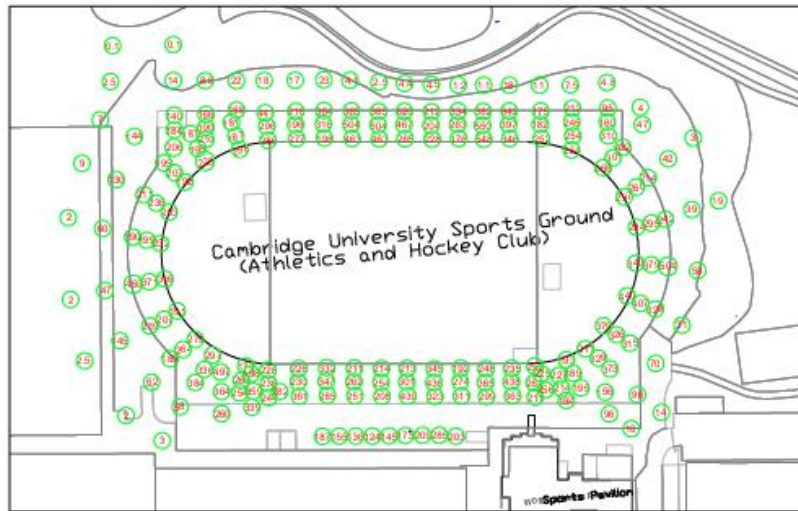
Officer Recommendation: Approval

26/00318/FUL

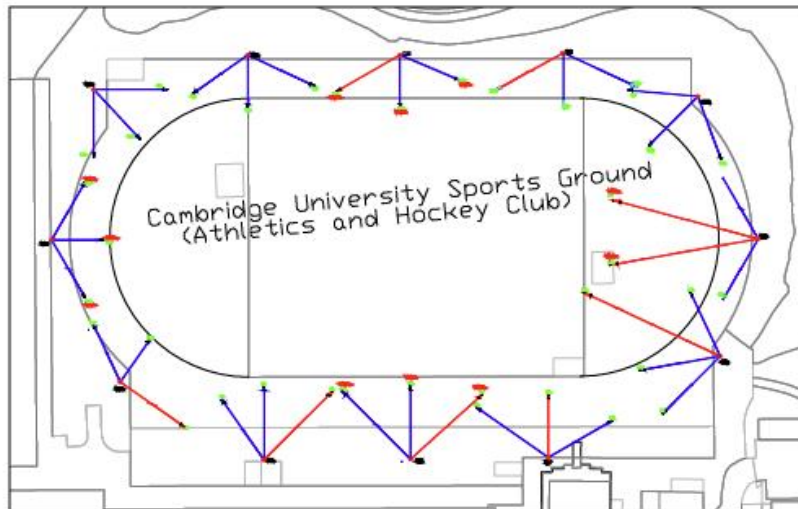
University Sports And Athletics Track Wilberforce Road Cambridge



Existing Site Plan and Lighting Details



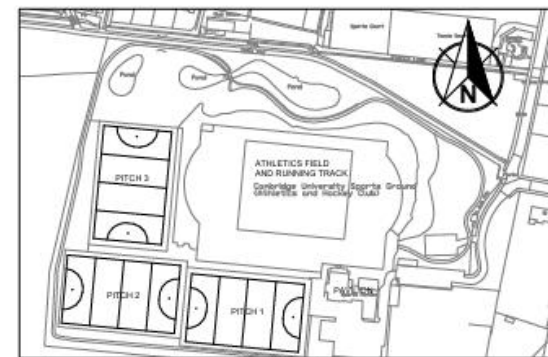
EXISTING LIGHT LEVELS CALCULATED BY APPS
2017 AS PER REPORT



EXISTING LIGHT LEVELS CALCULATED BY APPS
2017 AS PER REPORT



EXISTING LIGHT LEVELS CALCULATED BY APPS
2017 AS PER REPORT



EXISTING LIGHT LEVELS CALCULATED BY APPS
2017 AS PER REPORT

Existing Lighting Spill



Figure 3: Existing Floodlighting Vertical Spill

1.Existing Floodlighting Calculations: The figure below shows the **blue spill** contours extending beyond the track boundary, indicating a wider spread of light into nearby areas.

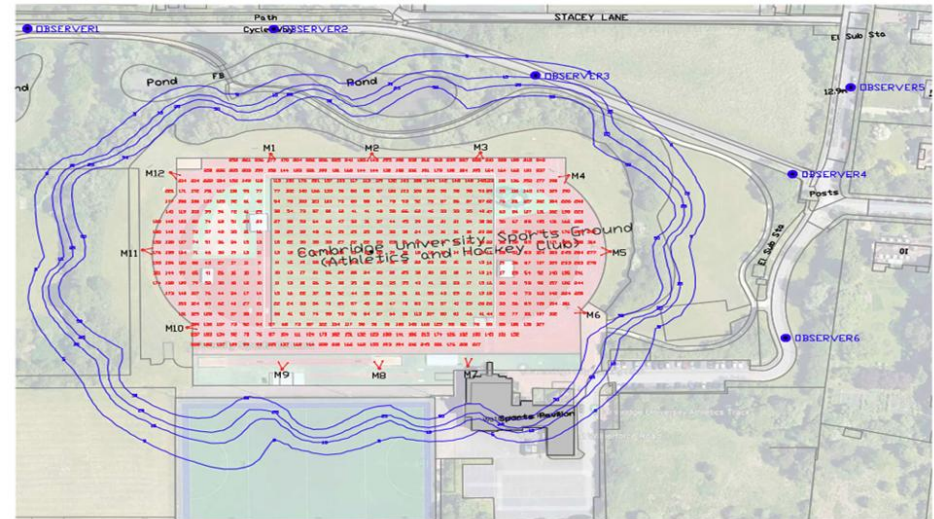


Figure 1: Existing Floodlighting Lux Levels

Proposed Site Plan and Lighting Spill

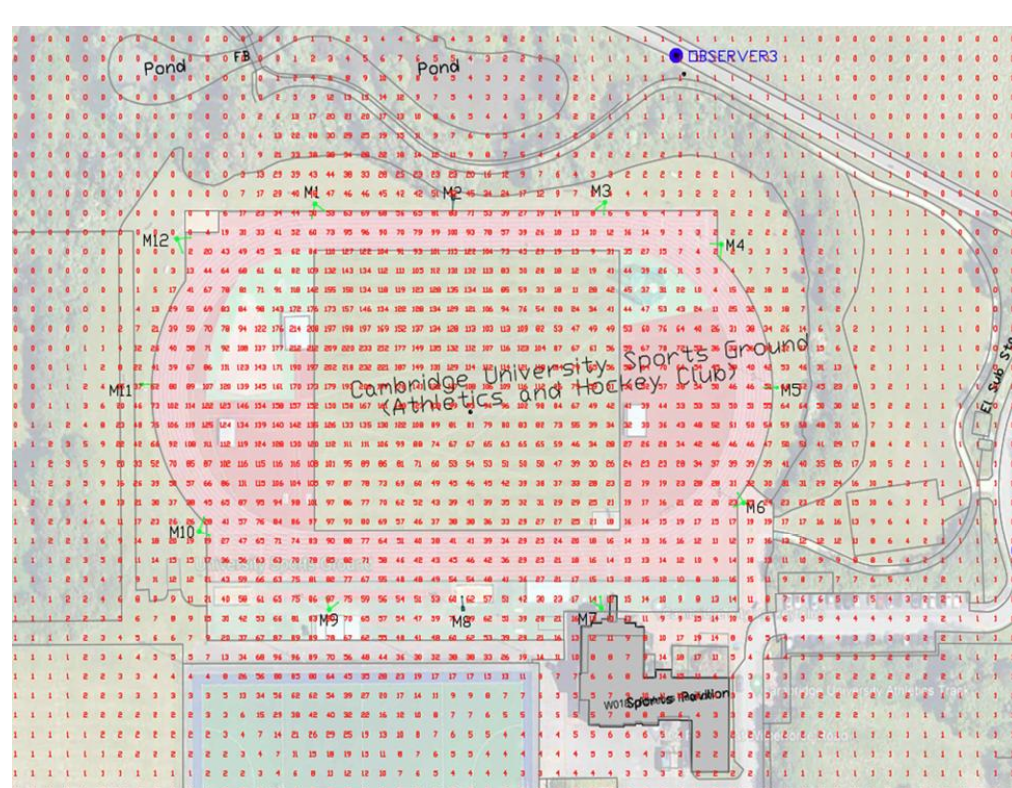


Figure 4: Proposed Floodlighting Vertical Spill

2. Proposed Floodlighting Calculations: The figure below shows the blue spill remaining tightly contained within the site boundary, with the overall spread of light noticeably reduced compared to the existing floodlighting.

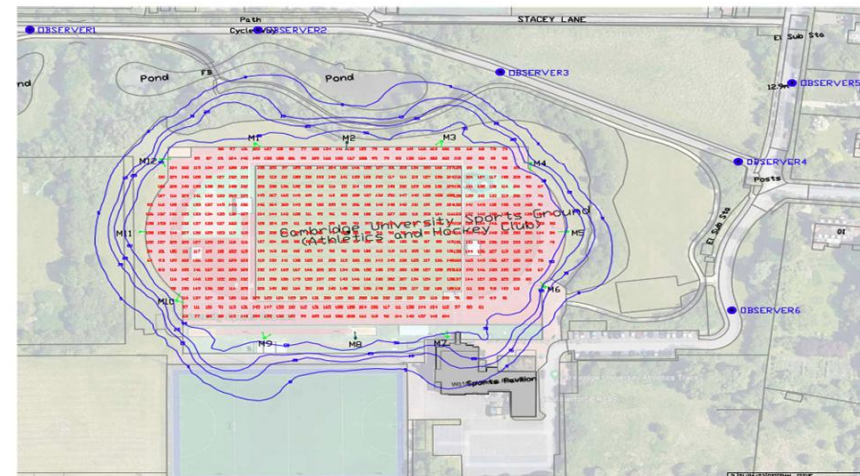
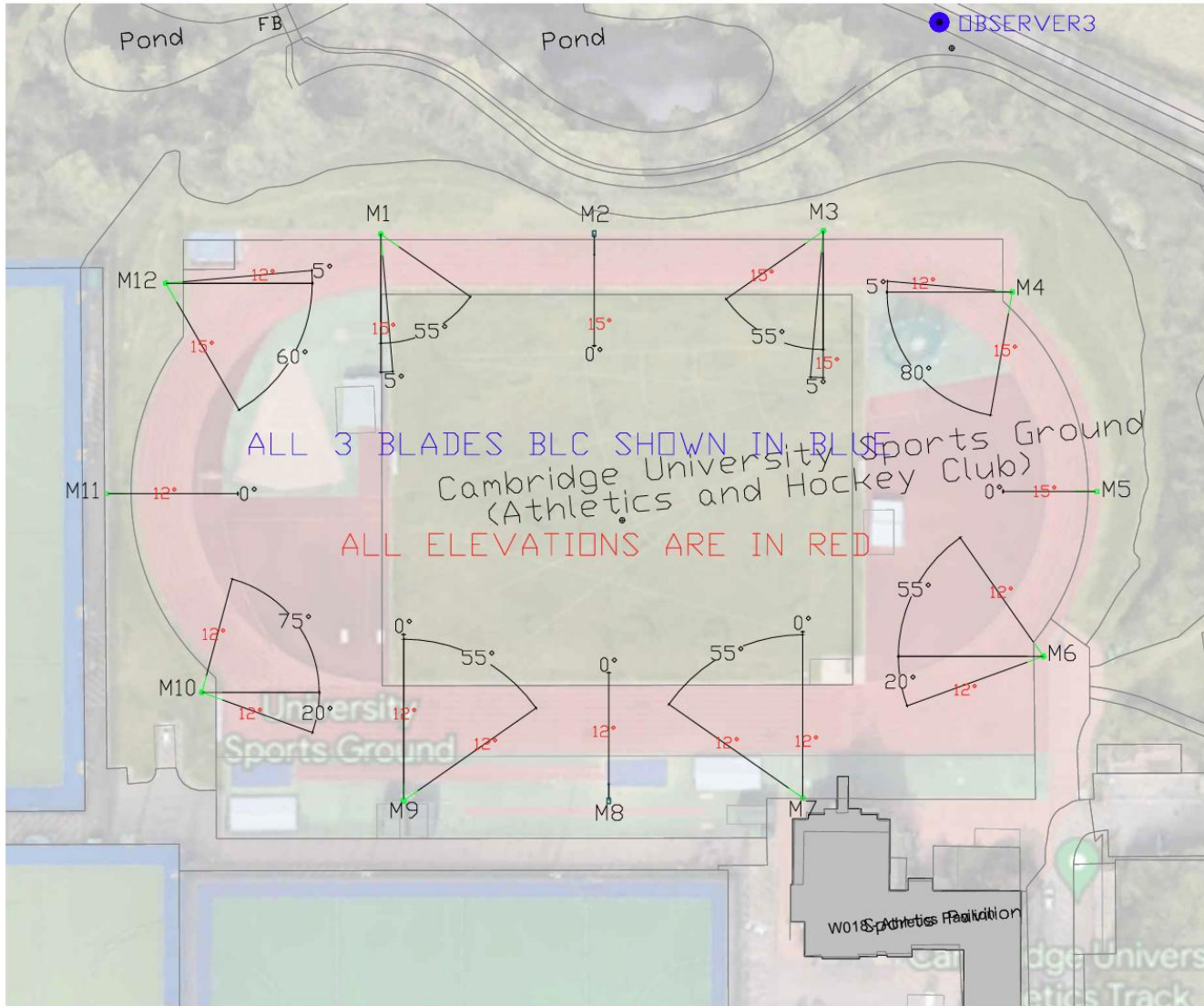
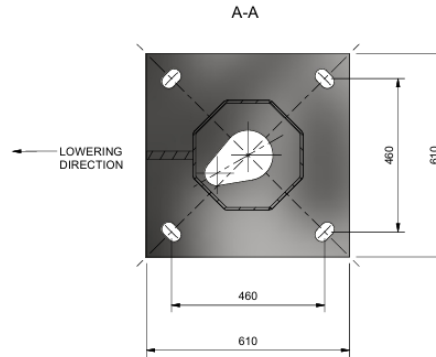
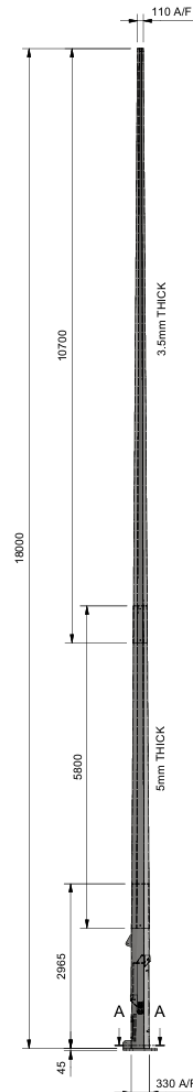


Figure 2: Proposed Floodlighting Lux Levels

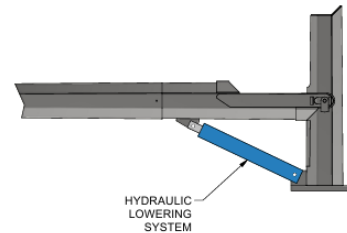
Proposed Light Aiming Plan



Proposed Lighting Column



LOWERING SCHEMATIC



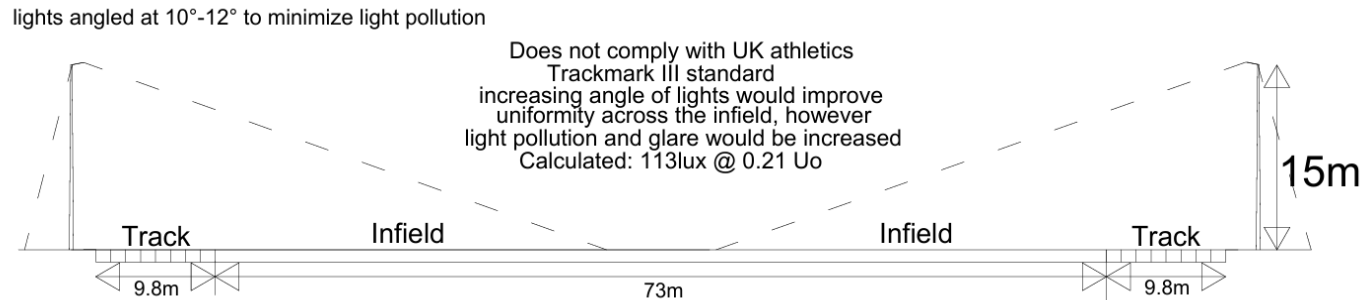
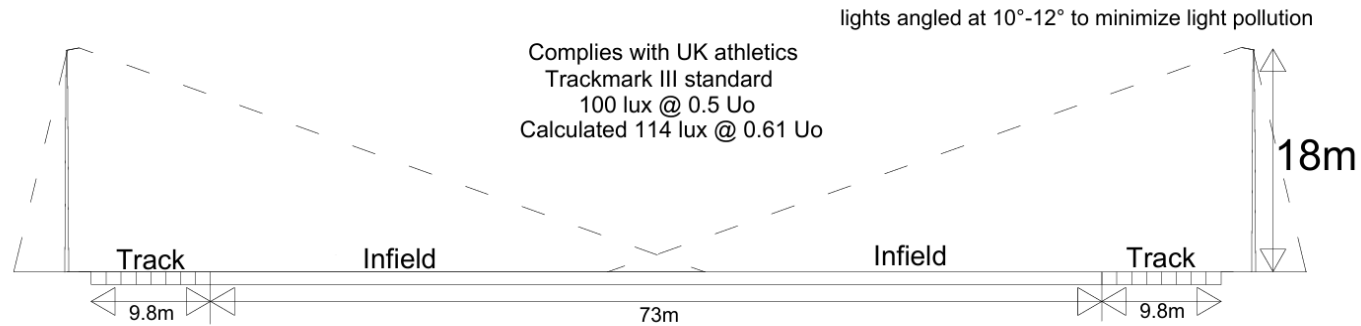
NOTES

1. FIRST ANGLE PROJECTION.
2. REMOVE ALL BURRS AND SHARP EDGES.
3. ALL WELDS TO BSEN 287 PART 1.
4. HOT DIP GALVANIZED TO BSEN 1461.
5. DIMENSIONAL TOLERANCES TO EN40.
6. WELD SYMBOLS TO BS 499.
7. DO NOT SCALE. IF IN DOUBT ASK.
8. ALL SHAFT STEEL TO ASTM A572 GR65.
9. BASE PLATE STEEL TO ASTM A572 GR50.
10. ALL FOUNDATION BOLTS GRADE 8.8.

52

Cross Section Comparison

This drawing is for visualization purposes only.
Do not scale.



Landscape and Visual Impact Appraisal

- Viewpoint 1



Top: Existing view

Bottom: View with new lighting columns superimposed

Landscape and Visual Impact Appraisal- Viewpoint 7



Top: Existing view

Bottom: View with new lighting columns superimposed

Landscape and Visual Impact Appraisal- Viewpoint 10



Top: Existing view

Bottom: View with new lighting columns superimposed

Planning Balance

Approval

Material considerations:

Improved operation of the athletics track supporting year-round, safe and accessible use

Ecological improvements due to reduced lighting spill

Energy efficiency improved through LED lighting

Amenity improvement due to reduced light spill



Refusal

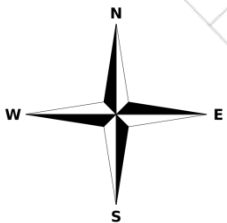
Material considerations:

Low level of harm to the character and appearance of West Cambridge Conservation Area and Emmanuel College Pavilion (grade II listed)

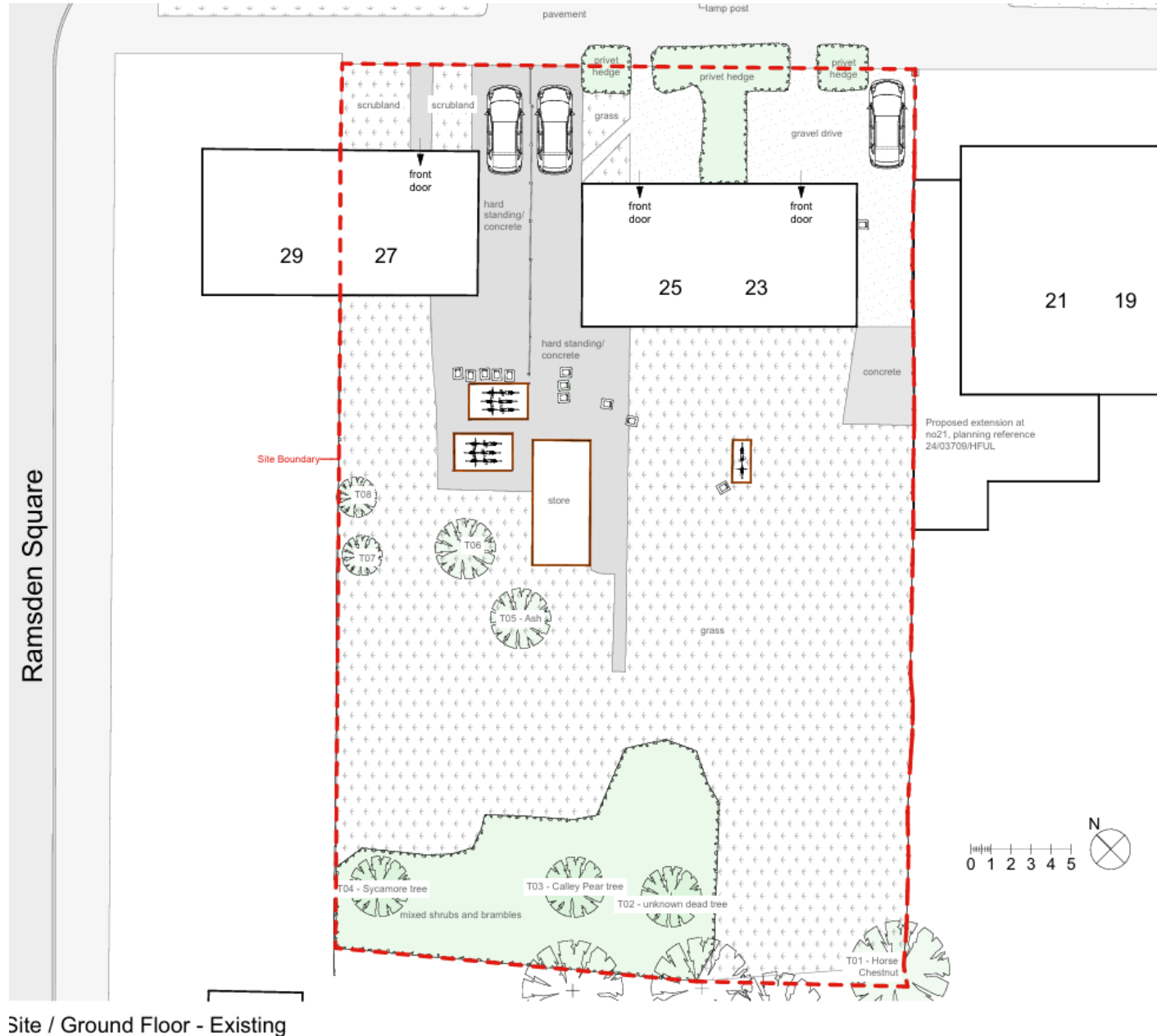
Officer Recommendation: Approval

26/00672/FUL 23-27 Kings Hedges Road

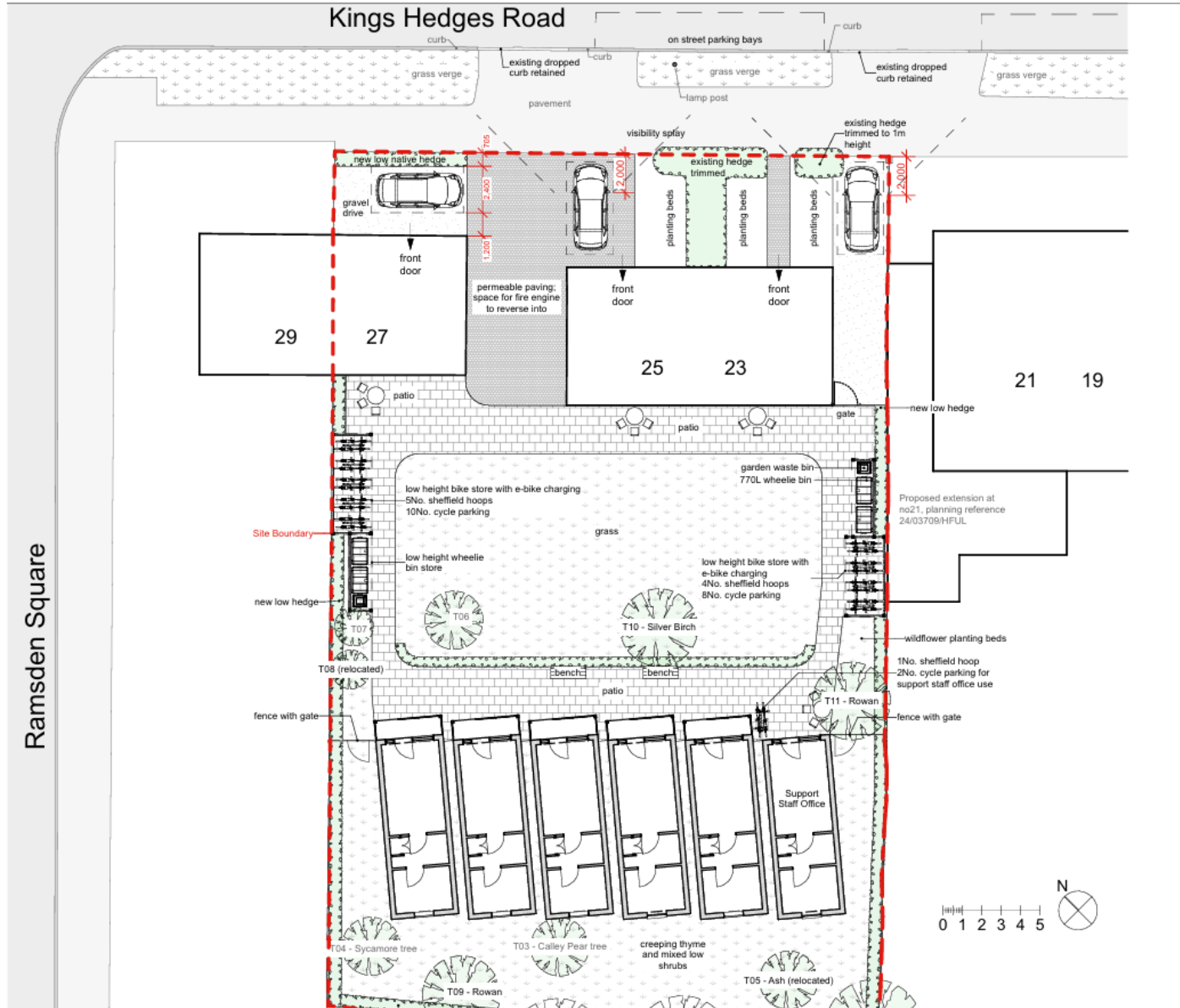
Site Location Plan



Existing Site Plan



Proposed Site Plan



Planning Balance

Approval

Material considerations

- Proposal provides a specialist housing type for an identified need
- Proposed site would be adequately managed to ensure there is no harm to the amenity of neighbouring or future occupiers
- No harm to the character and appearance of the area



Refusal

Material considerations

- Intensification of the site
- Excessive noise and disturbance

Officer Recommendation: Approve subject to conditions

49 New Square

26/1309/FUL & 26/01310/LBC

Site Location Plan



Existing Site Plan



The site plan for New Square shows a complex arrangement of building footprints, parking areas, and landscaped zones. A large parking lot is located to the north of the main building complex. The main building complex is divided into several sections, with a central area labeled 'New Square' and a larger section to the right labeled 'New Square'. The plan also shows various landscaping elements, including trees and shrubs, and a network of pedestrian paths. The overall layout suggests a multi-functional development with both commercial and public spaces.



Wall Demolition Plan



Historic planning application site plan and elevation (1990, ref. C/0981/90LB)

Photo of printed site plan related to an approved planning application C/0981/90LB, showing the previous garden layout with an opening in the boundary wall fronting Willow Walk, and two car parking spaces off Willow Walk, where a new car parking space is now proposed. The layout shown on the plan has been changed circa 2000.



View 9 - Site photograph c. 1930 showing wrought iron railing above the brick boundary wall to New Square



View 8 - Site photograph (2025) New dwelling at No. 48 New Square visible above the tall brick boundary wall



View 7 - Site photograph (2025) Existing boundary wall to New Square



View 6 - Site photograph (2025) Low brick wall on the left, with new dwelling at No. 48 New Square behind



View 5 - Site photograph (2025) Modern sheds



View 1 - Site photograph (2025) Showing new yellow brick infill in the brick boundary wall to Willow Walk (c. 2000)



View 2 - Site photograph (c. 2000) Conservatory being built in the background



View 3 - Site photograph (c. 2000) New boundary wall and garden/landscaping being built in the background



View 4 - Site photograph (2025) Existing garden with recently built sheds in the background

PLANNING

Rev. Date Name
P3 13/05/2026 Demolition plan

KEY:

- 1- The brick base of the wall is believed to be original. The insulation date of the timber fence above is unknown, although it is thought to date from the wartime period. Historical photographs shown on the right indicate that the original fence above the wall was wrought iron.
- 2- Shed and brick wall built by the applicant circa 2000
- 3- Low wall and steps built by the applicant circa 2000
- 4- Boundary wall partially infilled by the applicant circa 2000 (original wall built circa c. 1900 and was rebuilt by the previous owner c. 1970, as described in part of planning application ref. C/0981/90LB)

KEY:

- Application site
- Other land under applicant's ownership
- Area to be demolished
- Direction of view

Project Number - Name
329- New Square

Sheet Title
DEMOLITION PLAN

Sheet Number - Revision
011_P2

Scale
1:200

Drawn
EC

Date
Mar 2026

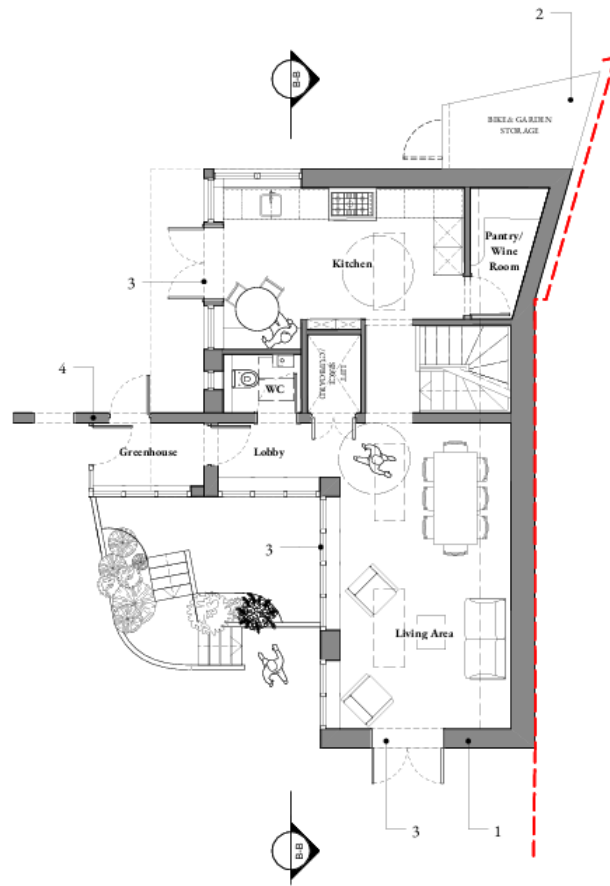
Checked
EP

apa
Ashworth Parkes Architects

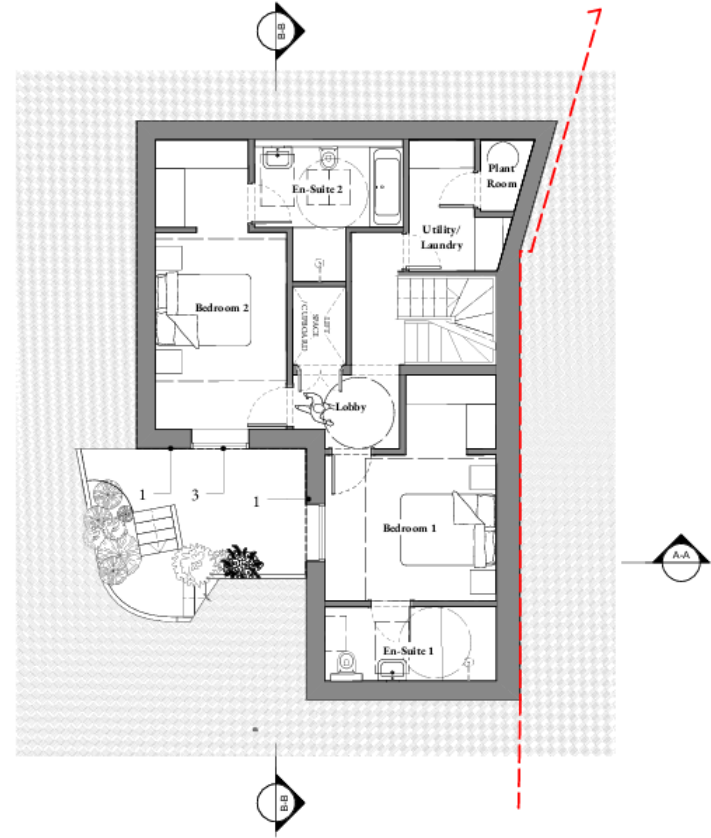
Unit F / Dale's Brewery / Cambridge / CB3 2LJ /
01223 546522
office@ashworthparkes.co.uk
www.ashworthparkes.co.uk



Proposed Floor Plans

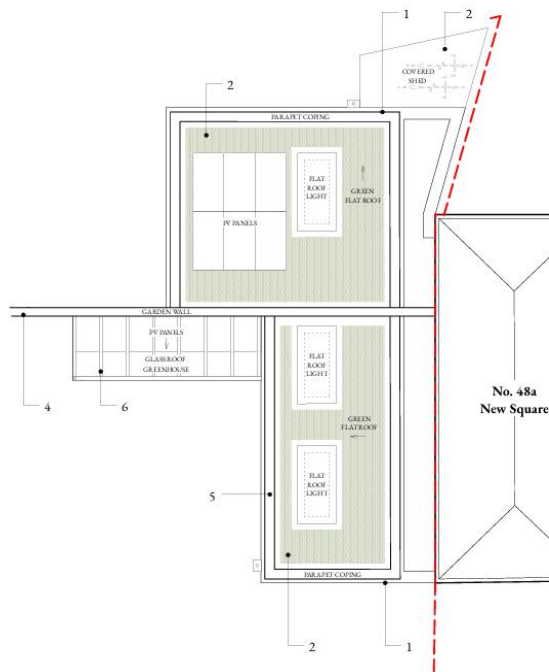


PROPOSED GROUND FLOOR PLAN



PROPOSED LOWER GROUND FLOOR PLAN

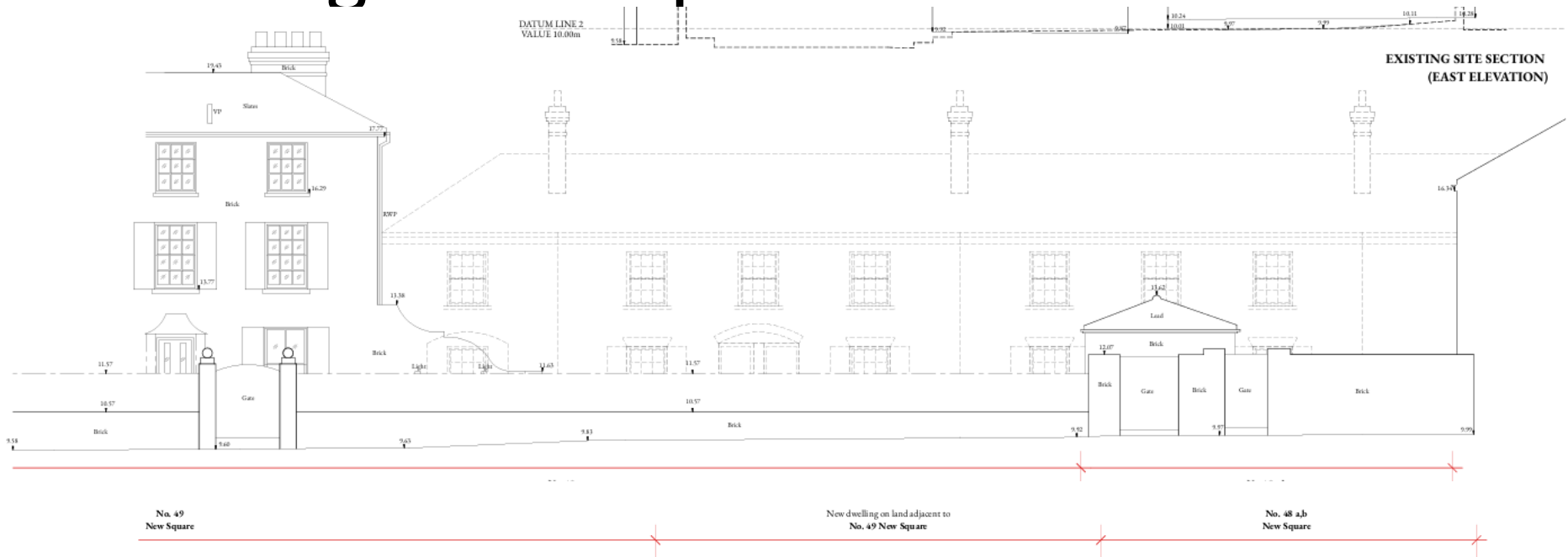
Proposed Roof and Landscape Plan



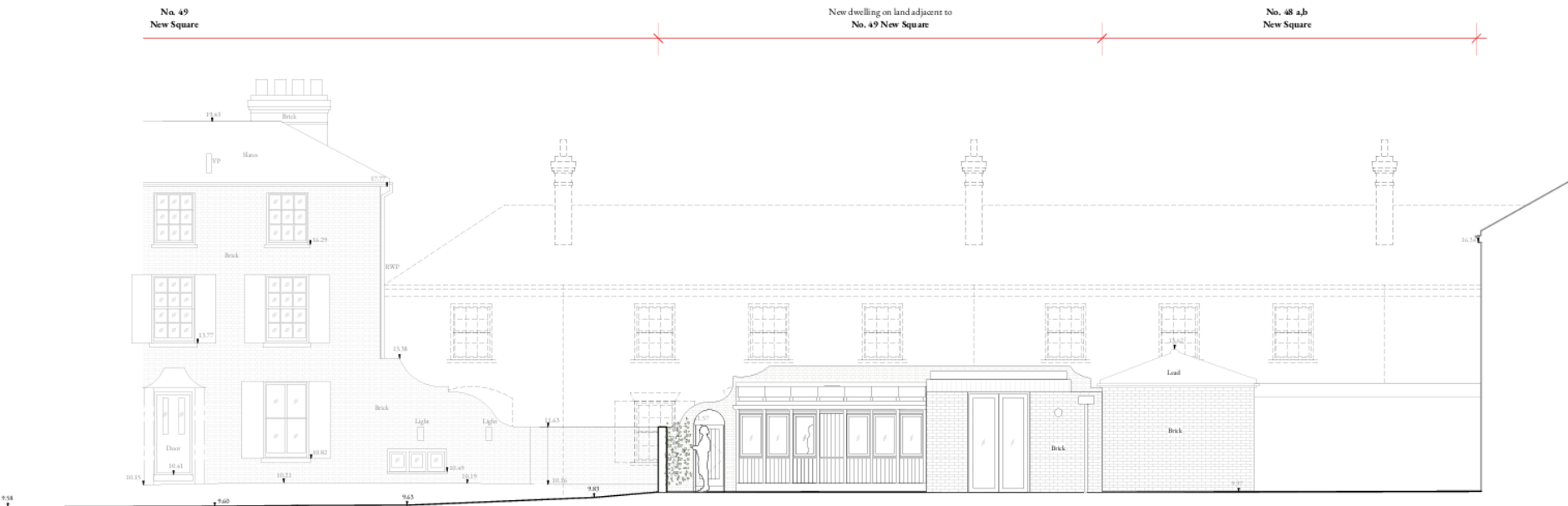
PROPOSED ROOF PLAN



Existing and Proposed Street Elevation



Proposed South Elevation



PROPOSED BUILDING ELEVATION (SOUTH)/ SECTION

Proposed South Elevation/ Section AA

No. 49
New Square

New dwelling on land adjacent to
No. 49 New Square

No. 48 a,b
New Square



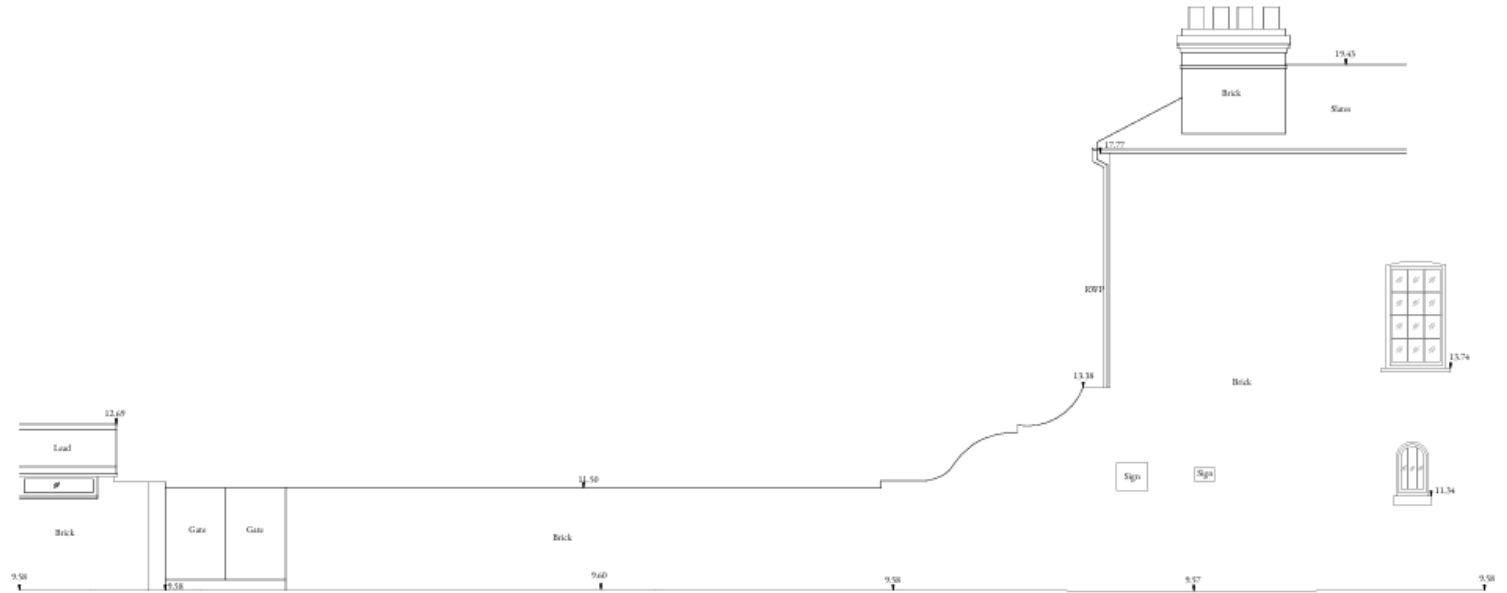
PROPOSED BUILDING ELEVATION (SOUTH)/ SECTION AA

PROPOSED MATERIALS:

- 1 - Gault brick walls
- 2 - Green sodium roof
- 3 - Metal flashing to flat roof
- 4 - Aluminium/timber framed windows and doors
- 5 - Timber and brick fence (to match existing)



Existing and Proposed North Elevation



EXISTING ELEVATION (NORTH)



PROPOSED STREET ELEVATION (NORTH)

Proposed West Elevation

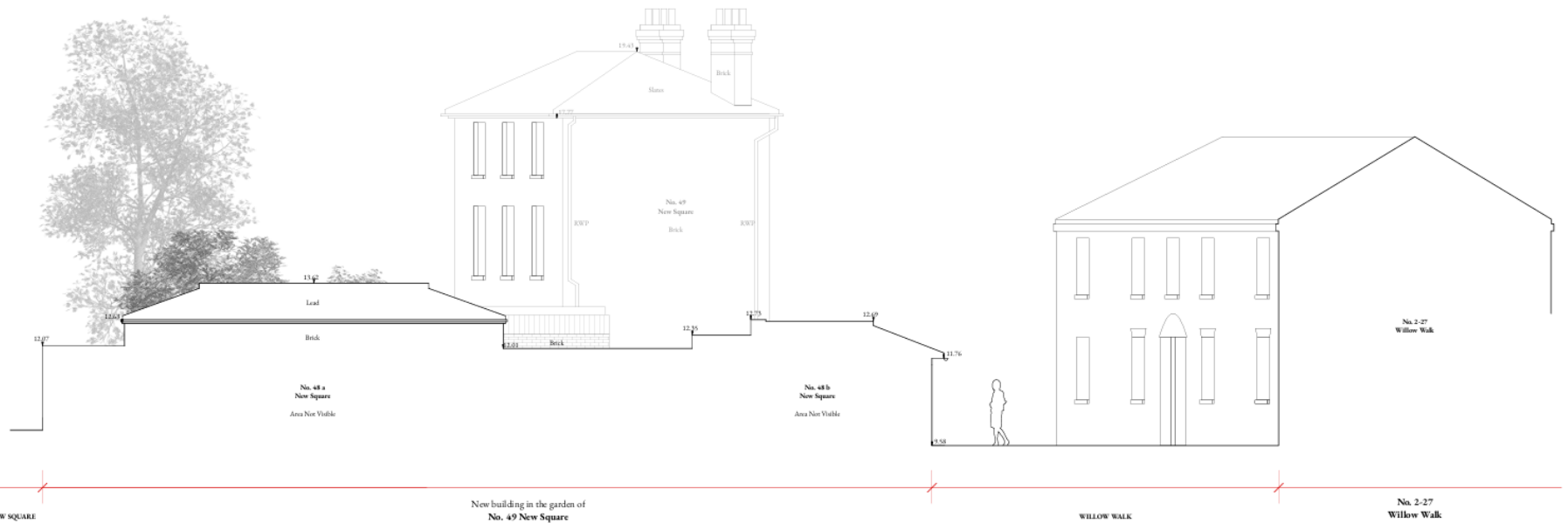


PROPOSED GARDEN ELEVATION (WEST)



PROPOSED BUILDING ELEVATION (WEST)

Proposed East Elevation



PROPOSED BUILDING ELEVATION (WEST)/ SECTION

Proposed Visualisation



Proposed Visulisation



Planning Balance

26/1309/FUL

Approval

Material considerations:

Erection of a single dwelling

Meets biodiversity and
accessibility policy standards

Exceeds carbon reduction
requirements



Refusal

Material considerations

Moderate level of harm to the
setting of No.49 New Square
(grade II listed), and the
character and appearance of
the Kite Conservation
Area and a low level of harm
to the setting of No. 2-17
Willow Walk (grade II listed)

Adverse impact to the
character and appearance of
the area

Officer Recommendation: Refuse

Planning Balance

26/01310/LBC

Approval

Material considerations:

No public benefits

Provision of private parking
space



Refusal

Material considerations

Low level of harm to the
character and appearance of
the Kite Conservation Area,
the setting of No. 49 New
Square and the setting of No.
2-17 Willow Walk

Officer Recommendation: Refuse