

| ADDRESS  | COMMENT  | DATE       | RESPONSE |
|--|--|------------|----------|
| 1<br>84 Arbury Road<br>Cambridge<br>CB4 2JE                    | You can't seriously knock down yet another wonderful building in Cambridge. So many allowed to go through our planning department and demolish rather than restore?!!! Why? It's ruining the historic City of Cambridge. Who allows these decisions to go ahead? It's crazy. Cambridge town has lost so much character over the years and is slowly becoming Lego town. It's most upsetting. There will be no historic Cambs left soon. Keep the character alive!  | 04.09.2021 | -        |
| 2<br>59 Cavendish Road Hornsey<br>London N4<br>1RR             | <p>The Victorian part of the Hotel Felix is a distinctive, appealing and locally scarce historic building, which I was pleased to include in the revised Pevsner Architectural Guides volume for Cambridgeshire (2014). It is in good repair, and has enormous potential for reuse. It should not be demolished.</p> <p>In addition, the demolition of the entire hotel complex, some of it less than twenty years old, would be extremely wasteful of resources, and contrary to SCDC's commendable policy of reducing carbon emissions by half by the year 2030. That target cannot be achieved by 'business as usual'. There must be a change in planning policy which fosters the wise reuse of existing buildings. This application is therefore a test case.</p> | 15.06.2021 | -        |
| 3<br>74 Blinco Grove,<br>Cambridge,<br>Cambridgeshire, Cb1 7TS | <p>I am getting worried that outside the colleges the heritage of Cambridge is not being protected and has been whitewashed into this bland utilitarian place, where building's are knocked up for a few years, never admired and quickly forgotten. Sadly that is going to be the council's legacy.</p> <p>If you are to turn this building into a residential home, surly it would be better to use what you can to make it</p>  | 09.06.2021 | -        |

|   |   |   |            |   |
|---|---|---|------------|---|
|   |   | <p>special for those who have chosen to end their days in this peaceful spot. Granted it may cost as much to put in all the necessary adaptations but would be a better place and experience for all</p>  |            |   |
| 4 | <p>2, The Garden House Napier Place London W14 8LG</p>        | <p>The Victorian Society has featured the property and I note that there is an application to demolish the former Hotel Felix.</p> <p>It would be a great loss to witness the demolition of this attractive Victorian building when it could have its use transformed and its purpose changed from hotel to care home.</p> <p>We should show greater respect to Victorian buildings that could continue to serve, saving in the process the willful destruction of a building that has merit, character and architectural harmony. They are part of our heritage.</p>   | 08.06.2021 | - |
| 5 | <p>48 Girton Road Girton Cambridge Cambridgeshire CB3 0LL</p> | <p>I object to this application as demolition of this beautiful Victorian building will be a significant loss to the local area. I understand that although not listed, the original building is recorded as a significant and important historical building. The newer accommodation is fairly recent (2002 and 2008?) so is surely usable. Environmentally I believe the requirement is that existing buildings should be adapted where possible to avoid the high environmental impact of demolition and new construction. This is particularly pertinent to SCDC who have made a commitment to sustainability and the environment. In addition the current 'Hotel Felix' plot forms part of the important green gap between Girton and Cambridge which should be maintained. Also the proposed removal (or relocation?) of substantial trees on this plot to allow for the development will be detrimental to the biodiversity of the local area. I believe one of the trees is</p> | 24.05.2021 | - |

|          |   |  |            |   |
|----------|---|--|------------|---|
|          |   | <p>a particularly significant one both for its size and scarcity.</p> <p>I would question the need for another care home in this location whe the Girton area is already very well provided with care homes and other specialist accommodation for elderly people. Another facility would overstretch the existing support facilities such as the local doctors surgery.</p> <p>Finally insufficient thought has been put into transport and car parking arrangements. There are limited buses serving this area, and potentially none at likely shift changeovers so there will be insufficient staff parking on site leading to overspill into adjacent residential areas.</p> <p>I hope that the council will reject this application</p> |            |   |
| <b>6</b> | 62 Thornton Road Girton Cambridge Cambridgeshire CB3 0NN                | I object to the demolition of this beautiful, historic building which is close to our house. It enhances the neighbourhood and any future use should keep the building.  | 19.05.2021 | - |
| <b>7</b> | The White House Manor Farm Road Girton Cambridge Cambridgeshire CB3 0RX | I object to the demolition of this historic building.  | 18.05.2021 | - |
|          | 233 Beresford Ely CB6 3WW   | <p>I object on the grounds expressed so well by (TEXT REMOVED)</p> <p>This is a high-quality building is in good condition and eminently suitable for retention and a sympathetic conversion rather than wholesale demolition. The historic core could easily provide attractive communal spaces for a care home. Re-using our buildings is vital in a climate emergency and would follow Historic England's guidance on the importance of reusing and recycling buildings as a</p>  | 17.05.2021 | - |

|  |   |  |            |   |
|--|---|--|------------|---|
|  |   | <p>way of tackling climate change.</p> <p>The 170-year-old building has obvious architectural and historical significance as part of Cambridge's 19th century expansion.</p> <p>A city like Cambridge should understand how important it is to preserve, wherever possible, the city's building heritage and insist that developers work with it and enhance it... not destroy it needlessly.</p>  |            |   |
|  | <p>45 Hoadly Road<br/>Cambridge<br/>Cambridgeshire<br/>CB3 0HX</p>                | <p>I wish to object to the full demolition of this building of interest. It has been here for 170 years. Buildings of interest need to be saved for future generations.</p>  | 17.05.2021 | - |
|  | <p>Flat 3 15<br/>Chesterton Road<br/>Cambridge<br/>Cambridgeshire<br/>CB4 3AL</p> | <p>This is a high quality historic building that is an asset to the community. It would be a travesty if it was demolished. Why can it not be converted as it is? Not only is this the most environmentally friendly solution, it also preserves this historic building for future generations.</p>  | 17.05.2021 | - |
|  | <p>3 Upper<br/>Cavendish Avenue<br/>London N3<br/>3NN</p>                         | <p>1 - The existing drawings of the hotel, plans and elevations are incorrect as submitted as the link building between the wings has not been built and therefore any comparison between the existing and proposed schemes would be misleading as the submission stands.</p> <p>2 - When the hotel was created, very careful consideration was given to the massing and linking of the new elements (which replaced some horrible 1960's extensions) so that they were subservient to the existing Victorian building the main bedroom wings which were set back and linked by single storey buildings. This design reduced the apparent mass of the buildings on what was the tightest piece of the green belt around Cambridge. This openness, together</p> | 14.05.2021 | - |

|  |  |   |            |   |
|--|--|---|------------|---|
|  |  | <p>with the playing fields is even more important now that that was the NIAB site has been build upon and the boundary between the city of Cambridge and the village of Girton has become less well defined.</p> <p>3 - To flatten and replace an existing Victorian building and the new bedroom wings, built only 20 years ago. would appear to have a high carbon footprint than converting the building.</p> <p>4 - The proposed landscaping looks good, but the proposed building is bland.</p> <p>5 - I would support the use of the site to provide high quality accommodation for the elderly.</p> <p>6 - The scheme as submitted should be rejected and the applicant encouraged to be a little more imaginative in the way that the existing buildings could be extended and adapted for the use of the elderly together with smaller carbon footprint from the building works.</p> |            |   |
|  | <p>8 Poplar Road<br/>Histon<br/>Cambridge<br/>Cambridgeshire<br/>CB24 9LN</p>              | <p>The Felix Hotel is a beautiful example of Victorian architecture, built in the middle of the 19th century as a family home, which together with a number of interesting trees, has survived for over 150 years.</p> <p>I object strongly to the proposal to demolish this building and raze it to the ground.</p> <p>The original house, which is, and should continue to be, part of our local heritage, must be retained for future generations to enjoy. Once it's demolished. It's gone forever.</p>   | 05.05.2021 | - |
|  | <p>Girton Parish<br/>Office,<br/>Recreation<br/>Ground,<br/>Cambridge<br/>Road, Girton</p> | <p>Girton Parish Council raised strong concerns regarding ecological impact and the heritage impact of this proposed development, through loss of trees, increase in carbon footprint and the loss of an 1850s building.</p>  | 05.05.2021 | - |

|  |   |            |   |
|--|---|------------|---|
| Cambridge<br>CB3 0FH                   | <p>Objections included:</p> <ol style="list-style-type: none"> <li>1. Girton is already well-provided with facilities for this age demographic and will not have adequate medical or burial services to support another 80-bed care and dementia facility. The Local Plan highlights the importance for planning for a mixed and balanced community and this proposal will merely skew the village's age demographic even further towards the elderly. There is no further need for additional care in the sector, including and especially at the luxury, and therefore most expensive, end of the market. Should SCDC Planners be minded to accept the application, Girton Parish Council would request a meeting with S106 Officers regarding an amount for the increased provision of health/medical services and burial services.</li> <li>2. This application provides for the complete demolition of the former Hotel Felix, which is a structurally sound building (completely refurbished in 2002). The resultant damage to the environment, and in particular to the 'Girton Gap', which is intended as a 'green' break between Cambridge City and Girton would be considerable. Moreover the development would not fit with the street scene of Whitehouse Lane.</li> <li>3. The planning authority's failure to list the building is a planning objection to the development.</li> <li>4. There is inadequate parking provision for staff, who will not be able to use public transport if they are working shifts. There are also no facilities for overnight stays for staff.</li> </ol> <p>NB: The effect on Heritage was not the subject of a resolution but the Council notes that others have commented extensively on this aspect.</p> |            |   |
| Flat 4 Eden<br>Hall Burleigh<br>Street | We are writing to register our objections to planning application 21/00953/FUL _ Demolition of Hotel  | 04.05.2021 | - |

Cambridge  
Cambridgeshire  
CB1 1DG

Felix (former Country Centre). We strongly object to this application on several grounds, listed below.

#### Historic Value

The building is unique in the local area and is a beautiful example of Victorian architecture. It has garnered significant historical and cultural value to the local community since its construction in 1852. Preservation of such unique architecture must be maintained.

Although the building is not listed, it is locally listed on the Cambridgeshire Historic Environment Record (CHER) with number 05482 under one of its former names, Howe House.

#### Development Proposal

We do not believe that the proposed plan of building a care home facility is necessary nor that it would positively benefit the local area. We already have two care homes for older people in Girton which are already taxing local medical services to a considerable extent.

The developers cite uneven floors in the Victorian front of the building as a reason for demolition. There is no reason why, even if a care home was built here, they cannot use the Victorian part of the building for administrative offices, thus preserving part of this historic building. Existing buildings should be re-used wherever possible and not demolished.

#### Sustainability and Environmental Impact

We are concerned about the environmental impact of the building's unnecessary demolition, the level of tree loss, and the business plan to ensure this use is sustainable. The trees include a giant sequoia planted in 1853, a cedar of Lebanon of similar antiquity and an oak.

|  |  |  |            |   |
|--|--|--|------------|---|
|  |  | Please consider our comments.<br>Girton parish council voted against the proposal, and we hope you will do the same.   |            |   |
|  | 11 Thornton Road Girton Cambridge Cambridgeshire CB3 0NP   | I object to the proposed demolition of this iconic and attractive, period building. It's destruction would be a significant loss to the community.<br><br>Surely (yet another) care home can be accommodated without destroying it?  | 04.05.2021 | - |
|  | 158 Huntingdon Road Cambridge Cambridgeshire CB3 0LB   | I object to the demolition of this beautiful building. It would make a lovely care home as it is, with some alterations, obviously. The building has been recently updated to a high standard as a good hotel. I do feel that residents of care homes are entitled to live in attractive surroundings - it is their HOME after all!<br><br>As a retired teacher, I remember coming to courses in the building and appreciating the place, and later I remember it as a lovely place to come for coffee (we live locally). Whatever building is intended to replace it would I suspect be inferior.   | 04.05.2021 | - |
|  | 23 St Margarets Road Girton Cambridge Cambridgeshire CB3 0LT<br><br><b>Note:<br/>Comment<br/>submitted twice</b> | Firstly we object to the proposal to destroy a beautiful and functional building - it is time we moved on from unnecessary destruction and worked instead with a principle of conserving and re-using buildings. We cite the award of Architecture's most prestigious Pritzker Architecture prize made in March 2021 to Jean-Philippe Vassal and Anne Lacaton for "work that responds to climatic and ecological emergencies of our time, as well as social urgencies, particularly in the realm of urban housing."<br><br>This project does not match up well against the work of Vassal and Lacaton - and which has now been accepted as being Architecture's best | 03.05.2021 | - |



efforts. Surely the Country Centre deserves the best, not the worst of treatments.

Secondly we consider that Girton has no need for further facilities to our senior residents. There are already 7 facilities within the village providing increasing levels of care:

St Vincent's Close  
Orchard Close  
Gretton Court  
Churchfield Court  
Abbeyfields  
Arlington Manor  
Midfield. Lodge.

If this proposed 80 bed facility goes ahead, then consideration needs to be made concerning the 'throughput' of residents. The average length of stay in a care home is 30 months. Thus once the Home is up and running there will be on average some 27 deaths per year, or just over 2 per month. This is an additional pastoral care requirement for the local churches and support groups to provide (on a voluntary basis). This could be considered to be unacceptable.

In addition there is also the question of grave or ashes space. Girton at present does NOT have a public cemetery. However at a rate of 27 additional graves per year the present graveyard extension (opened in 1996) will be full within a decade. It is therefore essential that IF this development goes ahead, that S106 funding be provided to the community to establish a sizeable public cemetery as a matter of urgency.

We trust in the light of these comments you will decide that worthy though the proposal to provide an 80 bed care home somewhere in the East of England may be , it should

|  |   |   |            |   |
|--|---|---|------------|---|
|  |   | NOT be in the Country Centre/Hotel Felix, Girton.   |            |   |
|  | 14 Thornton Close<br>Girton<br>Cambridge<br>Cambridgeshire<br>CB3 0NQ | <p>The former Felix Hotel has had a long history and is now the only good looking building of its type in Girton and perhaps in South Cambridgeshire. There will never be another building like it constructed in Cambridgeshire. The building has been refurbished well and is so far as I know is in good condition unlike the buildings in poor condition, though capable of repair, demolished in Cambridge to the shame of the planning authority who made the decision at the time.</p> <p>There is no need for another care home in Girton there are already two care homes one named Arlington Manor and the other Midfield lodge and 6 other care homes within 4 miles of Girton. In Girton there are retirement homes at Gretton Court and Girton Green. Eddington has permission to construct a care home.</p> <p>There is no need to demolish a sound, historically important building to provide for a care home, when so many other care homes are available locally.</p> | 03.05.2021 | - |
|  | 2 Hawkins Road<br>Cambridge<br>Cambridgeshire<br>CB4 2QX              | <p>I have no objection to Hotel Felix being redesignated as a care home, but I am concerned about the environmental impact of the building demolition, the level of tree loss, and the business plan to ensure this use is sustainable.</p> <p>The demolition of the building will result in a high additional carbon output. While I understand that the structure of the building will need substantial changes, it would be reassuring to understand how the options for this have been considered. I hope the planning committee will</p>   | 03.05.2021 | - |

|  |  |  |            |   |
|--|--|--|------------|---|
|  |  | <p>request a full report on the options to preserve as much of the existing building as possible, particularly the historic facade, whilst still allowing the change of use.</p> <p>I am concerned that the business plan for the change of use is not shared here, and I feel there is a risk that the cost of being accommodated at Hotel Felix will be prohibitive to some people. Is it possible for the planning committee to see the business plan for the new use to confirm that this change of use will not exclude some people from seeking support here?</p> <p>Will the Giant Sequoia be preserved? This is an historic and rare tree.</p>   |            |   |
|  | <p>9 Bandon Road<br/>Girton<br/>Cambridge<br/>Cambridgeshire<br/>CB3 0LU</p>   | <p>I would like to object to this application on the grounds that I do not consider the demolition of such a fine old building, with a varied and interesting history, to be necessary. An imaginative architect could easily fuse the old and the new, creating a building that retained the character of the existing hotel, whilst at the same time, updating its features and adding to the structure in a sympathetic and aesthetically pleasing way.</p> <p>I understand that this home will be aimed at those with considerable finances at their disposal, so money shouldn't be a problem, and in fact, I am sure its future clientele will appreciate living in a restored home, not a brand new anonymous generic building.</p> | 03.05.2021 | - |
|  | <p>125 Girton<br/>Road Girton<br/>Cambridge<br/>Cambridgeshire<br/>CB3 0LS</p> | <p>The former Hotel Felix is a beautiful and historic building which is part of Girton's history. Me and my family, and many others in Girton, have long enjoyed walking nearby and admiring the unusual and attractive architecture of the building. Demolishing it would mean the loss of this forever, and would have a detrimental effect on the local area. I feel strongly that this should not happen, because, over the</p>  | 03.05.2021 | - |

|  |   |   |            |   |
|--|---|---|------------|---|
|  |   | <p>past decade and more, we have already watched as other lovely old buildings on Huntingdon Road have been demolished and replaced with modern apartments. The local area is losing its character as these developments take over. We have a duty to preserve old historic buildings for future generations and therefore I strongly object to the demolition of the former Hotel Felix.</p>   |            |   |
|  | <p>Howe House<br/>Huntingdon<br/>Road Girton<br/>Cambridge<br/>Cambridgeshire<br/>CB3 0LX</p> | <p>This is a magnificent building that adds dignity to the neighbourhood. Furthermore, it is an integral part of the green belt and the wildlife corridor. It stands as a monument to its history, and its landscape (including trees) and its reputation are things that should be preserved. I have no objection to the proposed use, but believe that the existing building, in particular the beautifully designed parts of it, should be incorporated into any development. This would enable the proposed residents to have a home in which they could take pride and enjoy welcoming their guests. I can see no reason why any developer would not also want this, other than cost. But if they cannot afford even this, how can we trust them to build anything of quality?</p> | 03.05.2021 | - |
|  | <p>48 Thornton<br/>Court Girton<br/>Cambridge<br/>Cambridgeshire<br/>CB3 0NS</p>              | <p>I strongly object to the demolition of the former Hotel Felix. It is the most significant heritage building to have been proposed for demolition in the area. As in the past, together with its outbuildings, it could still be used for further education for example. We already have two care homes for older people in Girton which are already taxing local medical services to a considerable extent. We certainly do not need another eighty bed care home on this site in Girton.</p>  | 02.05.2021 | - |
|  | <p>43A Hicks<br/>Lane Girton</p>  | <p>I am writing to object to the proposal to demolish the former Hotel Felix</p>  | 02.05.2021 | - |

|  |   |   |                   |          |
|--|---|---|-------------------|----------|
|  | <p>Cambridge<br/>Cambridgeshire<br/>CB3 0JS</p>   | <p>(planning application No 21/00953/FUL) on the grounds that the building is unique and is a fascinating example of mid-Victorian architecture.<br/>Preservation of such unique architecture must be maintained and if it is not already a listed building then I trust that consideration will be given to making it just such a building because its design and provenance are unique and fascinating.<br/>Such wonderful buildings are increasingly rare due to the reckless attitude of developers who can very easily use other sites on which to build their modern constructions and the demolition of the building used most recently as the Hotel Felix would be reckless, unnecessary, and would show total disregard for beautiful and historic artefacts which can never be replaced once destroyed but which are vital to the heritage of this country.</p>   |                   |          |
|  | <p>Trinity Farm<br/>Huntingdon<br/>Road Girton<br/>Cambridge<br/>Cambridgeshire<br/>CB3 0LG</p> | <p>It seems very short sighted and destructive to demolish the building that is Hotel Felix. It is a beautiful Victorian villa of outstanding design, combining a Dutch gable and circular bow windows which has graced Huntingdon Road since 1852.<br/>The gardens are beautiful with a stunning sequoia tree in the grounds and have always added to the sense of the important 'Girton gap'.<br/>The main reason given for wanting to demolish the building is to avoid changes of level in the building. This was not a problem when the Hotel Felix owners developed the site and created new modern facilities around the existing house while retaining the main house as its beating heart.<br/>If this building is to become a nursing home, the original house could be kept as a community hub for the new outbuildings and accommodation.<br/>Apart from the destruction of a beautiful building and grounds, I do not understand why it is deemed acceptable that elderly people have to</p> | <p>02.05.2021</p> | <p>-</p> |

|  |   |   |            |   |
|--|---|---|------------|---|
|  |   | live out their last years in faceless rooms and buildings, packed away into a nursing facility rather than being part of a graceful home and gardens. It's heartbreaking.   |            |   |
|  | 18 Orchard Avenue<br>Cambridge<br>Cambridgeshire CB4 2AH    | I object to the proposal to demolish the Hotel Felix building and the removal of rare trees on the site. The trees include a giant sequoia planted in 1853, a cedar of Lebanon of similar antiquity and an oak.<br>The demolition and rebuilding would cause environmental damage on a scale which is illegal under new legislation. The area will lose an attractive building surrounded by trees which is a local amenity. There is no need for another care home in this part of town and one which is likely to be unaffordable for many people. Girton parish council voted against the proposal and I support this.   | 02.05.2021 | - |
|  | 11 Fairway<br>Girton<br>Cambridge<br>Cambridgeshire CB3 0QF | object to this development for the following reasons:<br>This beautiful old Victorian building is a much-loved feature of Girton village. It has an elegant and graceful facade, unique in its bow front and gable roofline. It would be a tragedy for this to be bulldozed to make way for yet another faceless, utilitarian construction. It appears that no consideration of the feelings of those who live in Girton, and their affection for this building, has been taken into account.<br>The developers cite uneven floors in the Victorian front of the building as a reason for demolition. Whilst such floors could indeed be hazardous to frail care home residents, there is no reason why, even if a care home was built here, they cannot use the Victorian part of the building for | 02.05.2021 | - |

|  |  |   |                   |          |
|--|--|---|-------------------|----------|
|  |  | <p>administrative offices, visitor reception, storage, etc., thus preserving at least the outer shell of the building.</p> <p>Girton surely does not need yet another assisted living establishment, and especially not one which will be exclusive to the majority of Girton residents, the vast majority of whom will not be able to afford this care home. If they can do so at the beginning of their stay, it is very possible that their funds will soon be used up, and their families placed in the appalling position of having to move them out into different accommodation at a most vulnerable stage of their lives.</p> <p>In a demolition such as this, it will take hundreds of years to sequester the carbon generated, not to mention that generated in construction of the new building. At a time when we should all be environmentally aware, surely reusing the existing building is entirely the right thing to do. There is no reason why the existing hotel bedrooms cannot be reused either.</p> <p>My objection to demolishing these, as they are of less architectural merit, is entirely on environmental grounds.</p> <p>I note that the developers of this project quote with pride the work they have done on the Prince of Wales's model village, Poundbury. I wonder what Prince Charles would say about the demolition of this beautiful old building, to make way for what he might well describe as another 'monstrous carbuncle'.</p> |                   |          |
|  | <p>Middlefield<br/>Huntingdon<br/>Road Girton<br/>Cambridge<br/>Cambridgeshire<br/>CB3 0LH</p> | <p>Although it is not listed, this building is an important heritage building in the Girton locality. There are very few such buildings in Girton, and this is an admirable example dating from 1852. The Victorian frontage is a particularly outstanding feature. More active protection is needed from property entrepreneurs who single out and develop beautiful historic building sites for commercial motives, usually</p>   | <p>01.05.2021</p> | <p>-</p> |

|  |  |  |            |   |
|--|--|--|------------|---|
|  |  | transforming them into utilitarian and characterless buildings. In any case there are already many assisted-living developments in Girton.   |            |   |
|  | 26A St<br>Vincents Close<br>Girton<br>Cambridge<br>Cambridgeshire<br>CB3 0PE | I STRONGLY object to the demolition and destruction of what should be a listed building, and the construction of yet another unwanted retirement/dementia home. Such a project should be stopped immediately as the planners are taking advantage of a national pandemic in order to push through their horrible plans. The Felix is a beautiful, iconic and historic Victorian building of importance to the area. 'They' have even had the gall to engineer their own comments on their own application. The whole project should be stopped immediately.  | 01.05.2021 | - |
|  | 131<br>Devonshire<br>Road London<br>NW7 1EA                                  | Felix hotel provided much needed services - hotel, restaurant, employer, in Girton - a village in acute need of all those services.<br><br>I understand the need to house the elderly, I disagree with pillaging vital infrastructure to do so.  | 01.05.2021 | - |
|  | 195 Victoria<br>Road<br>Cambridge<br>Cambridgeshire<br>CB4 3LF               | The destruction of historic Victorian buildings on Station Road a few years ago was allowed to happen because objections were ignored in the pursuit of money. They are gone forever replaced by offices, one of which has already been knocked down and replaced. How is that environmentally friendly? Knocking down hotel Felix is comparable in its cultural vandalism. The building would be a much nicer environment for residents and it will speed up and reduce the costs of the project to keep it. Nearly all people I have spoken to and who got in touch from my leaflets in the area want Hotel Felix saved for future generations to enjoy. I can't stress enough how bad an idea it is to bulldoze it. | 30.04.2021 | - |



|  |   |   |            |   |
|--|---|---|------------|---|
|  |   |   |            |   |
|  | 62 Isaacson Road Burwell Cambridge CB25 0AF                                 | <p>I object to the proposal to demolish the Hotel Felix building and the rare trees on the site.</p> <p>The demolition and rebuilding would cause environmental damage on a scale which is now illegal under new legislation. In addition, there is absolutely no need for an additional care home for the elderly when there are already seven such homes in the Girton area.</p> <p>The Felix Hotel complex includes a Victorian House built in 1852 and in excellent condition. There is a giant sequoia planted in 1853, a cedar of Lebanon and a very old oak amongst the trees which the developers plan to destroy.</p> <p>A site such as this requires sympathetic development, with retention of the natural features, historic interest and environmental assets of the existing site, not wholesale destruction.</p> | 30.04.2021 | - |
|  | 26 Arcadia Gardens Oakington And Westwick Cambridge Cambridgeshire CB24 3AJ | <p>This Victorian landmark is locally listed (05482) and is part of the heritage of Cambridge. The surrounding grounds contain trees (some of which should be listed) and open space providing a break between Girton and Cambridge development. Building a care home here will benefit only the very wealthy, as it seems intended for high cost care, and will not provide help for local residents as these plans stand. The building and grounds should be preserved and a more community-based project supported for them.</p>   | 29.04.2021 | - |
|  | 40 Kitchener Road Great Yarmouth NR30 4HU                                   | <p>It is not environmentally sustainable to demolish useful buildings.</p> <p>Development has huge environmental and community impacts and should deliver additional useful buildings on fresh sites</p>  | 29.04.2021 | - |
|  | 9A Holyrood Close   | I object to the destruction of this elegant house, which should be a  | 28.04.2021 | - |

|  |  |  |                 |   |
|--|--|--|-----------------|---|
|  | Cambridge<br>Cambridgeshire<br>CB4 3NE   | <p>listed building. It is much loved by those who have used it as The Country Centre and Hotel Felix. Cambridge has lost too many historic buildings of architectural merit and has many care homes.</p> <p>Equally scandalous is the chopping down of rare trees, which also should be listed. The sequoia is more than 150 years old.</p> <p>The residents of the Darwin Green development could benefit from this building and garden if a public use could be found.</p>   |                 |   |
|  | 14 Pettitts<br>Close Dry<br>Drayton<br>Cambridge<br>Cambridgeshire<br>CB23 8DQ | <p>I wish to strongly object to the new owners wishing to demolish this fine Vitorian house circa 1850 and build a new 80 bed nursing home. We have seen too many such applications being granted to destroy historic properties and allowing the building of a new propery. This is a valued Victorian house and should be presurved instead and developed as required. South Cambs have a responsibility to preserve and I strongly request that they do so for this application. Please stand up for this and future generations by refusing the application.</p>   | 28.04.2021      | - |
|  | 36 High Street<br>Girton<br>Cambridge<br>Cambridgeshire<br>CB3 0PU             | <p>object to the proposal to demolish the former Hotel Felix and build an 80 bed care and specialist dementia care home on the following grounds:</p> <p>firstly, the Hotel Felix, built around the former Howe House, is locally listed as number 05482 on the Cambridgeshire Historic Environment Record (CHER). It is therefore recognised as a heritage asset, and is of great local and wider significance, both historically and culturally.</p> <p>Demolition would rob us of a much-valued local landmark and cultural asset;</p> <p>secondly such a development, as advertised by the developers, would clearly be at the luxury and therefore most expensive end of the market, so that its is difficult to see how this</p> | 28.04.2302<br>1 | - |

|  |  |  |            |   |
|--|--|--|------------|---|
|  |  | would serve the local community. Moreover, it would make huge demands on our local health services and would have a serious impact on the demographic balance of our community.  |            |   |
|  | 9 Station Road<br>Oakington And<br>Westwick<br>Cambridge<br>Cambridgeshire<br>CB24 3AH | <p>The core of the Hotel Felix is a magnificent Victorian villa constructed in 1852 for Charles Lestourgeon, an eminent surgeon in Cambridge. Formerly called Howe House, Howes and The Close, it was used as a private house for over a century. In 2002 it was renovated to the highest standard as a luxury hotel. The house captures the exuberance of the Victorian age with an interesting and unusual design, combining Dutch gables with a circular bow window, and is set in spacious grounds.</p> <p>This site lies outside the Girton village envelope in the Cambridge Green Belt. It is the only substantial building situated in the Girton Gap - the area of land set aside to prevent Girton village from merging with Cambridge City. The site straddles the Girton Gap, making a continuous connection between the village and the city. It was thought that the extensions added in 2002 and 2008 would make the hotel viable as a business and safeguard the future of the Victorian building. A new build hotel would never have been allowed in that location.</p> <p>I object to the demolition of this important heritage building. Material planning grounds are:</p> <p>[A] Heritage<br/>The Hotel Felix is not nationally listed as the criteria have been tightened to the point where only the most exceptional buildings can be listed. However, it is locally listed on the Cambridgeshire Historic Environment Record (CHER) with number 05482 under one of its former names, Howe</p> | 26.04.2021 | - |

House.

It therefore meets the definition of a Heritage Asset as defined in the National Planning Policy Framework (NPPF) p67, which includes assets identified for local listing.

NPPF Paragraphs 184 - 202, including:

184. "Heritage assets range from sites and buildings of local historic value to those of the highest significance, ... These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations."

192. "In determining applications, local planning authorities should take account of (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation" etc.

197. "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

This is echoed in the Local Plan 2018:

Policy NH/14: Heritage Assets, particularly 2(d) for non-designated heritage assets.

Paragraphs 6.43 - 6.58, including:

6.45 "The district's character is largely shaped by its heritage, including that of its much loved historic villages and countryside."

6.47 "The distinctive character and quality of life given by the historic environment of the area has been key to its economic success."

6.48 "Heritage is an essential component of plans from a village or neighbourhood level to that of the district."

6.51 "Finding viable uses which sustain rather than compromise the significance of historic buildings is fundamental to conservation ... The Council is committed to ensuring the future viable uses of assets within the district. "

6.52 "Decisions on development proposals must be based on a good understanding of how the proposals will affect heritage. ..."

Policy HQ/1: Design Principles, particularly 1(b) which states that proposals must conserve or enhance historic assets and their setting.

Policy DP/1: Sustainable Development

1. "Development will only be permitted where it is demonstrated that it is consistent with the principles of sustainable development,... It should (r) Conserve and wherever possible enhance cultural heritage."

The applicant has not demonstrated that the demolition of the Victorian villa is necessary in order to construct an 80 bed care home on the site. They have not considered the possibility of preserving the villa and building next to it. There are many ancillary uses such as administration, offices, staff or visitor accommodation that it could be used for.

There are many other places in Girton to build a care home, and many other uses for the site that would not require

demolition. There is a luxury hotel under construction less than 500m away in Eddington, showing that this is not an inappropriate location for a hotel. The Council should not consider the very temporary and short-term effect of coronavirus in determining that there is need for a change of use at this site.

The NPPF also states:

202. "Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies."

This shows that Policy NH/9 should not require the care home to have fewer beds if the villa is preserved.

#### [B] Sustainability

Existing buildings should be re-used wherever possible and not demolished. This is especially the case with Victorian buildings that are not constructed using obsolescent building materials and have a considerably longer useful lifespan than modern buildings.

#### Sustainable Design and Construction SPD

4.6.1 "The construction industry is the single largest user of materials in the UK. 420 million tonnes of materials are consumed in construction annually. In addition to this, about 10% of national energy consumption is used in the production and transport of construction products and materials."

1.3 "Sustainable design and construction seeks to lower consumption of resources, both in the construction of new buildings and in their use..."

|  |   |   |                   |          |
|--|---|---|-------------------|----------|
|  |   | <p>3.10.1 "Historic buildings and settlements often have sustainable forms of construction and design, and they can inform and inspire the best modern, sustainable development. Their survival reflects their success and adaptability."</p> <p>3.10.2 "Adaptive re-use of a building gives significant carbon savings in terms of embodied energy in the fabric of the building, ..."</p>   |                   |          |
|  | <p>84 Girton Road<br/>Girton<br/>Cambridge<br/>Cambridgeshire<br/>CB3 0LN</p> | <p>This project will not meet any of the climate change agendas and will set a dark precedent for Cambridge if we allow this type of carbon intensive project to go ahead in this form.</p> <p>Data from the U.N and the U.S Energy Information Administration shows that about 75% of the carbon emitted during a building's life cycle comes from its construction and demolition with the other 25% from it's operations. If this new building is then built to the base level minimum standards of building regulations, which is what they are saying will be the case, then in 10 - 15 years time they would need to spend more money on retrofit work as it wont meet the new environmental standard which the government is set to announce at COP 26. So why not save themselves that time and effort and just retrofit the existing structure as best they can, or find another site.</p> <p>If I was a resident in a care home home, I'd much rather sit outside a building with historic value than one with no soul.</p> | <p>26.04.2021</p> | <p>-</p> |
|  | <p>37 Woodlands<br/>Park Girton<br/>Cambridge</p>                             | <p>I am writing to register an objection to planning application 21/00953/FUL on the grounds of:<br/>1) Effect on a locally listed (non-designated) heritage asset; and</p>   | <p>25.04.2021</p> | <p>-</p> |

Cambridgeshire CB3 0QB

2) Effect on the Girton area (balance of use, lack of need, environmental impact).

Expanding on these points:

1) Effect on a locally listed (non-designated) heritage asset

Hotel Felix (formerly How House) is locally listed under Cambridgeshire Historic Environment Record (CHER) number 05482. The SCDC Local Plan (2018) clause 6.56 states: "The Cambridgeshire Historic Environment Record, maintained by the County Council, provides information on heritage assets, including non-designated and designated heritage assets with archaeological interest..."

It surely follows that the principles of clause 6.49 (echoed in NPPF 2019 s196-197) would also apply, including: "...Where development would lead to the substantial harm or total loss of significance of a designated asset, the local planning authority should refuse consent unless demonstrated it is necessary to achieve substantial public benefit that outweigh the harm or loss. Proposals leading to less than substantial harm to the significance should also be weighed against public benefits of the proposal. For proposals affecting non-designated assets a balanced judgement will be made, having regard to the scale of any harm or loss and the significance of the heritage asset."

Given that a) the proposal would lead to total destruction of the building; b) the high local significance of this non-designated heritage asset to Girton (poignantly highlighted in the fast-track application for listing immunity which was applied for prior to this planning application); c) the lack of benefit to Girton (see point 2, below) and the negative environmental impact of demolishing a structurally sound building, the balance seems



heavily tipped against this proposal.

2) Effect on the Girton area (balance of use, lack of need, environmental impact)

A "Care Home Needs Assessment" document accompanies this application, however the developer's marketing materials go to enormous lengths to emphasize how "ultra-high end" and explicitly non-standard their new concept would be (Michelin-trained chefs, luxury chauffeur-driven cars, in-house mixologists etc.). The needs assessment does not mention Girton even once; only national and regional data. But Girton already has excellent aged care provision and, if anything, appears overweight in this sector. [Cambridgeshireinsight.org.uk](http://Cambridgeshireinsight.org.uk) for Cambridgeshire County Council forecasts the 2021 Girton population as 5800 and, today, a quick tally of aged care facilities in and on the boundary of Girton (Gretton Court, Arlington Manor, Girton Green, Midfield Lodge, Churchfield Court, Orchard Close, St Vincent's Close) indicates 363 accommodation units with many of these comprising 2 or 3 bedroom properties. All parts of the aged care spectrum are covered, from sheltered housing through to specialist residential dementia care - Girton is truly blessed in this capacity, in contrast with many other parts of South Cambridgeshire.

It would therefore seem wrong to interpret that the care home needs assessment document supports any needs-basis for this proposal in Girton. Considered alongside SCDC Local Plan (2018) clause 7.36 which emphasises the importance of planning for a mixed and balanced community based on the needs of different groups, and clause 7.39 which specifically states that "...Where appropriate, specialist accommodation for the elderly should

|  |  |  |                   |          |
|--|--|--|-------------------|----------|
|  |  | <p>be provided on a mixed-tenure basis, and such accommodation should be located on sites in new settlements or within larger villages.", it is also difficult to understand why any regional need should not be fulfilled within one of the new settlements under development, such as Darwin Green or Eddington. This would of course avoid the negative environmental impact of such a massive demolition and rebuild process (besides the above-mentioned loss of a locally listed heritage asset).</p> <p>This magnificent building has been standing strong for 170 years and deserves better than demolition. As well as serving Girton as a local landmark predating the first Ordnance Survey maps, it has functioned in various roles from private residence to educational establishment to an award-winning hospitality venue, demonstrating versatility to match its beauty. The suggestion that it is - suddenly - so insignificant that value could only be derived through demolition (an incredibly environmentally unfriendly approach) to make way for an "ultra-luxury" care home in Girton, an area without any need for this, is implausible and feels incongruous within the framework of the SCDC Local Plan (2018) both from objective and policy standpoints. For these reasons I hope you reject the application.</p> |                   |          |
|  | <p>28 Shrewsbury Road<br/>Cambridge<br/>Cambridgeshire<br/>CB3 0SJ</p> | <p>I strongly object to the proposed demolition of Hotel Felix. The buildings on its grounds are part of our local heritage, they have historic significance and would be enjoyed much more by future residents than the concrete monstrosity that is proposed as an alternative. I trust that with clever architectural adaptations inside the building can still be</p>  | <p>21.04.2021</p> | <p>-</p> |

|  |  |  |            |   |
|--|--|--|------------|---|
|  |  | preserved rather than completely destroyed.  |            |   |
|  | 7 Halifax Road<br>Cambridge<br>Cambridgeshire<br>CB4 3QB   | Whilst I am not against a new care home opening in this location, I object to the demolition of this beautifully-appointed and well-equipped building, in good repair and full of historic importance. I would accept the present building being converted into a care home, if this meant that the building could be saved, though I would prefer that the Felix be retained as a hotel.  | 19.04.2021 | - |
|  | Suite I1<br>Cambridge<br>Innovation Park<br>Denny End<br>Road<br>Waterbeach<br>Cambridge<br>Cambridgeshire<br>CB25 9QE | <p>Having reviewed the planning submission there are many areas that are a cause for concern and contradiction. The Energy Strategy Review on page 7 of the sustainability statement says "Be lean, Be Clean and Be Green". This is just one of the many contradictory statements within this planning application.</p> <p>The project starts with the demolition of a historic building which is subjective in its claims that there is little historical significance. The "facts" in the heritage statement use inaccurate map overlays to claim that the historic building has been subjected to "countless alterations" when this information is baseless and inadmissible.</p> <p>The most significant impact for this development comes in the form of Climate adaption and Energy and Carbon reduction. This subject covers a wide range of issues with this development proposal so to break them down, I will look at some of the base elements. The sustainability statement says; "The proposed development has been developed to minimise waste generation". This is contradictory and ignores the very essence of the application which proposes to demolish the whole building in order to simply maximize profitability in room sizes. What considerations have been made to the</p> | 16.04.2021 | - |

tonnes of construction waste being removed along the residential road of Whitehouse lane, and what climate change policies are in place with the applicant and also the Planning office, to mitigate the embodied Carbon associated with all the removal lorries, demolition process, construction waste being removed to landfill. This is a significant amount of embodied carbon being released into the atmosphere simply through the act of demolition. How can the council support this application when it is in clear contradiction to planning policies HQ/1: "mitigate and adapt to the impacts of climate change", Policy NH/8: "Mitigate the Impact of Development in and adjoining Green Belt", Policy CC/1: "Mitigation and Adaption to Climate Change"

If the council were to support this application they should carefully consider the issues of;

The Carbon footprint from construction and demolition

- o Does this project align with the local, national and global agendas which aim to meet the 2050 climate change agenda and the Paris Climate agreement?

Operational Carbon

- o The proposed construction typology aims to simply meet the base level requirements of Building Regs, but also claims a "fabric first" approach as one of their sustainability agendas. These are contradictory and poor quality construction and specification will result in increased operational energy consumption and subsequent carbon emissions. Add this to the construction and demolition footprint then we have an embodied carbon agenda that will hugely exceed the national framework for 2050 carbon goals.

Ecology

o The Ecology report (4.3.6) states that evidence of a protected species of bats has been found within the roof of the existing historical building, yet this is simply addressed with a derisory mention within the main planning application documentation of, "replacement bat roosting opportunities will be provided in suitable locations". What active measures are being taken to support and enhance the local wildlife within this green belt area which has significant biodiversity implications? To support the displacement of a protected species to a "box" will set a very poor precedent in the protection of local protected species roosting within a historic building.

o Section 3.20 of the planning statement refers to "two areas of biodiverse roofs comprising pre-sown wildflower mats", these details do not appear on the proposed designs. Are these areas of significant enough scale to support the claim of a bio-diverse roof space or are they just a statement piece that won't add any significant value?

o Cat A tree in the central courtyard to be "removed and replaced" - How can this be justified?

o The location of the proposed sensory garden is an area that regularly floods, climate change predicts an increase in precipitation, what measures are being taken and how will they impact this important factor of bio-diversity. Will the SuDs improve or reduce the flow of the small stream which runs along the perimeter line? (Also not mentioned in the plans)

#### Energy

o The project proposes the use of a CHP system that will "deliver a 10% reduction in carbon dioxide emissions". The reduction baseline is from the Part L2A building regs which is a minimum standard. With a project that is releasing so much carbon

|  |  |   |                   |          |
|--|--|---|-------------------|----------|
|  |  | <p>through the demolition and construction process, it should be targeting a much higher performance level as this 10% reduction is from a negative starting position in terms of carbon emissions. Whole life carbon assessments should be undertaken.</p> <ul style="list-style-type: none"> <li>o The plans do not demonstrate how the development aims to incorporate renewable energy into the build. The sustainability statement other documents mention the use of PV panels, but the roofline of the building has not been optimized to maximize the potential solar gains</li> </ul> <p>These are just some of the obvious reasons why I wish to object to this application. The fact they wish to knock down a 60-bed hotel to build an 80-bed care home just sounds ridiculous. I am 100% sure that not all the options were explored to save this hotel. It's a sad sign of the times that during a climate crisis, we are still supporting projects like this that destroy our heritage and build carbon-rich projects that destroy our planet, all in the name of profit. I hope the planners see sense and reject this plan for one that is better considered for its wider impact.</p> |                   |          |
|  | <p>9 Marks Way<br/>Girton<br/>Cambridge<br/>Cambridgeshire<br/>CB3 0PW</p> | <p>I read with great dismay in Girton Parish News of the proposed demolition of the Hotel Felix. Not only was this the historic home of a Cambridge don, mentioned in the Girton History, but it was also the Country Centre for many years, seat of wonderful educational learning and courses for Cambridgeshire teachers. Quite apart from these reasons, it is a beautiful, gracious and fascinating building and I grew extremely fond of it as a special local amenity. The trees, particularly the large sequoia, were used by course leaders at the Country Centre to demonstrate nature activities and creative ideas for teachers to use in schools. They are of huge natural, educational, aesthetic</p>   | <p>16.04.2021</p> | <p>-</p> |

|  |                                 |  |            |   |
|--|---------------------------------|--|------------|---|
|  |                                 | <p>and historic importance and interest.</p> <p>I am strongly against the proposed demolition.</p> <p>I have read the details of the proposed new build and want to make it clear that I am not against a new care home opening in this location. I am against the demolition of a fine, beautifully appointed and well-equipped building, in good repair and full of historic importance, and the proposal that it is razed to the ground and replaced. I would certainly accept (though I would prefer that the Felix was retained as a hotel, as it is perfectly appointed for this) the present building being converted into a care home, if this meant that the building could be saved.</p> <p>My father ( TEXT REMOVED) spent the last years of his life in a wonderful care home in a Victorian building in Leeds, the former stately home of several historic figures. It was a beautiful and fascinating place for him to be and he loved living in a place of history. Its original features were one of the main sources of its delight and reasons for choosing it.</p> <p>If the Felix was crumbling, damp, dangerous or beyond saving, or even ugly and an eyesore, that would be different. It is none of these things. I have recently been reading about Girton's history in three fascinating books which were compiled by residents in the 1940s and 50s. I can see no rhyme or reason for demolishing the building, either from a historic, architectural, aesthetic or functional viewpoint. It can easily be adapted for re-use and is recently refurbished to a high standard. It is special, unique and irreplaceable.</p> |            |   |
|  | 10 Sherlock Court Sherlock Road | Why knock down a building with so much history and heritage? Why not find another, more appropriate use for  | 15.04.2021 | - |

|  |  |  |            |   |
|--|--|--|------------|---|
|  | Cambridge<br>Cambridgeshire<br>CB3 0JB                       | it? Huntingdon Road is already busy enough without a huge new residence and Whitehouse Lane is far too small for any more traffic.   |            |   |
|  | 35 Shrewsbury Road<br>Cambridge<br>Cambridgeshire<br>CB3 0SJ | The ex-hotel is a lovely, stylish Victorian building which is beautiful to look at, is part of our heritage and an important part of Cambridge history. The thought of knocking it down and replacing it with a modern soulless box is anathema. Let us keep our heritage for the all generations in the city and use it for other activities.   | 14.04.2021 | - |
|  |  |  |            |   |
|  | 9 Mark Way,<br>Girton,<br>Cambridge,<br>CB3 0PW              | <p>Strongly against the demolition of a fine, beautifully appointed and well-equipped building, in good repair and full of historic importance, and the proposal that it is razed to the ground and replaced.</p> <p>The building was home to of a Cambridge don and also the County Centre for many years. The trees were used to demonstrate nature activities and creative ideas for teachers to use in schools. They are of natural, educational, aesthetic and historic importance.</p> <p>I question the need for a new care home in this location. There are already a number of homes for the retired and elderly in the village including the recent Arlington Manor. I would prefer the present building be converted into a care home rather than be demolished however there is much greater need for a hotel in the area of which there are none in Girton.</p> | 11.07.2022 | - |
|  | Huntingdon Road Surgery                                      | We are concerned that sufficient consideration may not have been given as to the primary medical care requirements to service this new care home. In order to provide safe and effective medical support for a care  | 14.06.2022 | - |



|  |                                    |  |            |   |
|--|------------------------------------|--|------------|---|
|  |                                    | <p>home of this size requires a dedicated GP for at least one day per week to cover the workload involved. Provisions of this service will reduce our capacity to manage the patients currently registered at our practice particularly as we have to service two similar care homes in our practice area.</p> <p>The combination of the anticipated growth rate of the practice area, staff recruitment and present buildings space challenges means that we are not in a position to support this size of care home without increasing our property footprint. We cannot agree to provide care to the new home without support from the CCG.</p> |            |   |
|  | Graham Wright Architects           | <p>I am the original architect of the Felix Hotel.</p> <p>The existing building is sound and does not need to be knocked down. The store cupboards within the wings were designed to accommodate future lifts to make 95% of the building accessible. The corridors were ramped to resolve the problems of different levels to avoid using lifts all the time. It could be used as a care home with very little external modification.</p>   | 26.03.2022 | - |
|  | 11 Brook Close, Histon, CB24 9XL   | <p>I wish to register my rejection of the plan to destroy the Felix Hotel. I used to attend courses there when it was the County Centre.</p>   | 03.05.2021 | - |
|  | 69 Cambridge Road, Girton, CB3 0PN | <p>The Planning Need Assessment is flawed as it is based on national and local statistics that can be viewed any way to suit the case. There is no overriding need for such accommodation in Girton where there is already plenty. The real issue is the case for demolishing the building for intensification of land use and profit for the developer.</p>   | 06.05.2021 | - |

|  |  |   |            |   |
|--|--|---|------------|---|
|  |  | Cambridge in general and Girton in particular are very short of Victorian Buildings of any merit and this is a strong example. There will be soon no history outside of the university.   |            |   |
|  | The White House, 2B St Margaret's Road<br><br><b>Comment submitted twice</b> | I wish to object on the following grounds: <ul style="list-style-type: none"> <li>• we already have a variety of residential facilities and care homes for the elderly and need no more.</li> <li>• If there is a need a less expensive area should be chosen.</li> <li>• The proposal is for 5 star accommodation. The proposed facility will do nothing to help the council provide its statutory duty of social care.</li> <li>• The suggestion that Girton will benefit from high employment is laughable. Care home staff will not be able to afford local housing.</li> <li>• There is already strain on medical provision in the area</li> <li>• Although not listed the building is of considerable charm in its own setting and adds to the environment</li> </ul> | 29.04.2021 | - |
|  | 42 Hawthorn Way  | I object to the demolition of hotel Felix and the cutting down of rare trees based on: <ul style="list-style-type: none"> <li>• The architectural merit of 1852 Howe House.</li> <li>• The fact that the trees that would be cut down include a giant sequoia planted in 1853, a cedar form Lebanon and an oak amount other valuable rare trees</li> <li>• The environmental damage if the demolition/ construction is carried out</li> <li>• The demolition/ construction would result in a loss of amenity as access to the grounds would be lost of Cambridge and Girton Residents</li> </ul>  | 30.04.2021 | - |

|  |   |  |            |   |
|--|---|--|------------|---|
|  |   | <ul style="list-style-type: none"> <li>• The nature of the proposed new building is not ecologically friendly</li> <li>• The area does not need the top of the range old peoples home</li> </ul>   |            |   |
|  | <p>19 Richmond Road,<br/>Cambridge,<br/>CB4 3PP</p> <p><b>Comment repeated 3 times with cover email</b></p> | <p>I object to the demolition of Howe House built in 1852. It has a rich local history and a close connection to Girton College. This is an attractive building externally whose interior is unspoilt and rich in Victorian detail. The building is in excellent condition.</p> <p>The proposed development would include cutting down of a giant sequoia which could be the oldest example of this type of redwood in the UK.</p> <p>The demolition involved would carry a high environmental cost. The proposed new building is hideous and does not comply with the most recent environmental standards. The plans are contradicting.</p> | 30.04.2021 | - |
|  | <p>Cambridge Past, Present and Future</p>   | <p>Objects because it would involve the unnecessary demolition of a local heritage asset, contrary to policies in the South Cambridgeshire Local Plan 2018:</p> <ul style="list-style-type: none"> <li>- NH/14 Heritage Assets</li> <li>- NH/15 heritage Assets and adapting to climate change</li> </ul> <p>Retention of the Victorian villa adds interest and character to the area and the adjoining Darwin Green development.</p> <p>The building is in good condition and would advocate for a sympathetic conversion rather than wholesale demolition.</p>   | 04.05.2021 | - |
|  | <p>Cllr Bygott</p> <p><b>Main comment and supporting evidence</b></p>                                       | <p>Hotel Felix is locally listed on the Cambridgeshire Historic Environment Record (CHER). After Girton College and the Parish Church it is the most</p>   | 02.05.2021 | - |

|  |                                       |  |            |   |
|--|---------------------------------------|--|------------|---|
|  |                                       | <p>substantial historical building in Girton.</p> <p>The applicant has not demonstrated that the demolition of the Victorian Villa is necessary to construct an 80 bed care home.</p> <p>It is not environmentally sustainable which applies to the Victorian building and modern extensions who have more than 60 years remaining of their design lives.</p> <p>The site lies outside the Girton village envelope and within the Cambridge green belt. It is the only substantial building located in the Girton Gap making a continuous connection between the village and the city.</p> |            |   |
|  | 2A Pepys Terrace, Impington, CB24 9NT | <p>The house captured the exuberance that characterised the Victorian Age with an interesting and unusual design combining Dutch gables with circular bow window. A sympathetic approach should be taken.</p> <p>The 170 year old Victorian house should be saved for this and future generations. Please reject this proposal to demolish the house.</p>  | 15.04.2021 | - |
|  | 2 Hicks Lane, Girton, CB3 OJS         | <p>I am saddened to hear the news the developers with to demolish Hotel Felix. The house is a lovely example of Victorian architecture and should be retained for future generations to see and enjoy. The planners should reject this proposal and insist that the original building remains part of any future development of the site.</p>  |            | - |