

Land north of Cambridge North Station, Cambridge
Brookgate Land Limited on behalf of The Chesterton Partnership
PINS Reference: APP/W0530/W/23/3315611
Local Authority Reference: 22/02771/OUT
April 2023



STATEMENT OF COMMON GROUND ON DESIGN BETWEEN APPELLANT AND LPA

Authorised Signatures to Agree the Statement of Common Ground

Signed on behalf of South Cambridgeshire District Council

Fiona Bradley

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South Cambridgeshire District Council

Date:....25.04.2023.....

Signed on behalf of the Appellant

Awright

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Brookgate Land Limited on behalf of The Chesterton Partnership

Date:....25.04.23.....

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1.0 Introduction

- 1.1 This Statement of Common Ground sets out all matters of agreement and disagreement between the Appellant and LPA in specific relation to design matters and Reason for Refusal 3 by the LPA.

2.0 Matters in Agreement

Development Plan

2.1 It is agreed, in relation to the appeal proposals, that the relevant design policies of the South Cambridgeshire Local Plan include the following:

- HQ/1: Design Principles
- SC/7: Outdoor Play Space, Informal Open Space and New Development

Masterplan Guiding Principles

2.2 The following guiding principles for the masterplan vision are agreed;

- Pedestrian and cyclist led
- Vibrant and activated public realm
- Allows flexibility in anticipation of future needs
- Creating buildings suitable for lab use
- Ambitious sustainability targets
- Providing high quality housing for all
- Enhancing local biodiversity
- Secure by design
- Balanced mixed use scheme

Masterplan Design Guidelines

2.3 A set of design guidelines has been adopted across the scheme for residential, commercial as well as public realm areas. These are set out in Section 3 of the Design and Access Statement and are agreed.

Milton Avenue

2.4 The proportions and landscape treatment of Milton Avenue are agreed.

Public Realm

2.5 The Appeal scheme makes a contribution to the public realm.

Public Open Space

- 2.6 The standards for the calculation of Open Space are set by the South Cambridge District Council's Open Space SPD.
- 2.7 In terms of the type and amount of open space provision, it is common ground that the requirements of Policy SC/7 have been met by the appeal proposals.
- 2.8 It is agreed through these calculations that the open space proposed meets the following standards:
- 0.270 ha Informal Open Space
 - 0.170 ha Informal Children's Play
 - 0.170 ha Formal Equipped Children's play; and
 - 0.270 ha Allotments
- 2.9 The total offering of open space exceeds the requirement, at 2.211 ha Open Space. this figure does not include the public realm spaces included as part of the commercial development.
- 2.10 It is agreed that the design of Chesterton Gardens is of high quality, well located and provides a variety of uses and activities for the residents.

Building S4 (One Milton Avenue)

- 2.11 Building S4 is taller than the consented building One Cambridge Square, but the same number of storeys.
- 2.12 Building S4 has a role in providing a transition in scale between the consented One Cambridge Square and the proposed residential development.
- 2.13 The intent of the cut throughs is agreed in providing a pedestrian route across the corner of the plot to the residential development.
- 2.14 The need to create attractive frontages to Milton Avenue, Chesterton Way and The Link is agreed.
- 2.15 The materials are agreed.
- 2.16 The location of cycle entrances is agreed.

Building S5 Mobility Hub

- 2.17 The principle of the Mobility Hub as a replacement structure for the existing station surface car park.

- 2.18 The height of the bulk of the building varies between 14.2m and 15.8m.
- 2.19 The floor to floor heights allow for the potential future conversion into alternative uses.
- 2.20 The external architecture, including the external staircase, together with the design, colour and proposed materials work well to achieve a well-considered and high quality design.

Buildings S6 and S7 (1 and 3 Station Row)

- 2.21 Buildings S6 and S7 have been designed to ensure they create an attractive frontage onto all surrounding streets and spaces.
- 2.22 The buildings are articulated through changes in heights, building line and materials which serve to create four “bays” that appear linked to create the urban block. The bays are nicely proportioned and are successful in reducing the apparent massing and proportions of the building when viewed from relatively close up, i.e. from street level or from a passing train.
- 2.23 The varied materials palette serves to further emphasise the articulation of the blocks.
- 2.24 The elevational design introduces a sense of depth and rhythm, and a finer grain / human scale to the buildings. The entrances are successfully articulated and would be easily recognised as the entrances.
- 2.25 The elevation design successfully integrates the rooftop plant.
- 2.26 The ground floor includes spaces for retail uses on Station Row.
- 2.27 The location of cycle entrances.

Buildings S8 (One Chesterton Square) and S9 (Two Milton Avenue)

- 2.28 The concept of framing of Chesterton Square by Buildings S8 and S9 is agreed.

Residential Quarter

- 2.29 The suitability of this part of the site for residential uses.
- 2.30 The principle of blocks enclosing a courtyard (Chesterton Gardens) with openings towards Chesterton Square, the Business Park, Milton Avenue and the Cambridgeshire Guided Busway.
- 2.31 The principle of articulation of the blocks, with steps in plan and elevation.

Impact on amenity of future occupiers

- 2.32 The proposals have been designed to meet Nationally Described Space Standards (NDSS) and M4(2) standards.
- 2.33 All residential units have access to private external amenity space.
- 2.34 The residential element is in outline and the floorplans are only illustrative at this stage.
- 2.35 The overall provision is 425 units. Based on the illustrative floorplans, the proposal provides 109 (25%) single aspect units. Of the single aspect units, 21 are north-west facing. This represents 5% of the overall units, or 20% of the single aspect units.

Cycle Parking and Storage

- 2.36 Cambridgeshire County Council (as local highways authority) raise no objection to the appeal proposals in relation to cycle parking provision and cycle storage.
- 2.37 Sheffield and oversize Sheffield stands are located around the buildings for visitors.
- 2.38 The principle of locating cycle parking within basements is agreed.

**Land north of Cambridge North Station, Cambridge
Statement of Common Ground on Design Between Appellant and LPA**

3.0 Matters in Dispute

- 3.1 The following matters are in dispute between the Appellant and LPA in relation to design matters and Reason for Refusal 3 by the LPA. It is not agreed that:
- 3.2 The planning application fails to provide high quality public open space or a public realm which would result in a well-designed coherent sense of place that contributes to local distinctiveness.
- 3.3 The proposals fail to provide sufficient formal children's play space which is well located, convenient for residents to use, clearly distinguished from the public realm and not bisected by vehicular routes.
- 3.4 The shape and form of buildings within the outline application do not appropriately respond to their locations and resulting in potential incompatible building designs fronting streets and open spaces.
- 3.5 Building S4 (One Milton Avenue) is overly large and bulky for its location, which its architectural detailing and articulation fails to overcome.
- 3.6 Building S4 (One Milton Avenue) is not successful in fulfilling its role as a transition in scale between the consented One Cambridge Square and the proposed residential development.
- 3.7 The proposed development fails to provide convenient and accessible provision for cycle parking and does not sufficiently promote active travel.
- 3.8 That there is an over reliance on two tier cycle parking provision and that there is a poor relationship of some cycle access points in relation to cycle ways.
- 3.9 The proposed residential blocks provide acceptable levels of amenity for future occupiers of the site with regards to the proportion of single aspect north-facing apartments.



BIDWELLS