

Greater Cambridge Share Planning Service

By Online Planning Register

27/11/2023

Dear Michael



Cambridge Past, Present & Future
Wandlebury Country Park
Cambridge CB22 3AE

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Response to 23/02685/FUL: i) Demolition of 11-12 Burleigh Street and Abbeygate House, ii) Part demolition and alterations to the Grafton Centre, removal of existing facades, erection of new floorspace for life science use, new and replacement façades and shopfronts, provision of terraces at fourth floor level, installation of plant and enclosures, iii) Redevelopment of existing bus turning head and redundant service area to provide new hotel and leisure quarter, iv) New pedestrian access route from Christchurch Street to Burleigh Street, provision of cycle parking spaces, public realm and landscape improvements, v) Highway works to East Road providing new bus stops, pedestrian and cycle routes and other associated works. | Grafton Centre Fitzroy Street Cambridge

Cambridge Past, Present & Future is Cambridge's largest civic society. We are a charity run by local people who are passionate about where they live. We operate in the greater Cambridge area and working with our members, supporters and volunteers we:

- Are dedicated to protecting and enhancing the green setting of Cambridge for people and nature.
- Care about Cambridge and are an independent voice for quality of life in the strategic planning of Greater Cambridge.
- Are working to protect, celebrate and improve the important built heritage of the Cambridge area.
- Own and care for green spaces and historic buildings in and around the city for people and nature, including Wandlebury Country Park, Coton Countryside Reserve, Cambridge Leper Chapel & Barnwell Meadows, Bourn Windmill and Hinxtton Watermill.

Thank you for informing CPPF of the revised plans involving architectural changes. Our understanding, according to the TVA Addendum, is that the height of the development remains the same but includes a new setback on the upper floor and changes to the treatment of the facades, all with the intention of making the proposal appear more articulated.

Although we appreciate the work which has gone into trying to mitigate the impact of the site on distant views, we do not consider that the amendments are significant enough to remove the impact on the Cambridge skyline.

Our concerns about the impact of the development on views from Castle Mound remain. Although the effect of the articulation and treatment of the elevations will introduce more light and shade, the proposal is still a tall structure of roughly the same height across its breadth. Where elements may fall into the shade and be less visible, it is still a solid structure obscuring views of the hills behind and losing the outline of buildings in front. We consider that there is still a detrimental impact on views of Jesus College Church, and we do not consider that the amendments reduce the level of harm to the Church.

The impact of the revisions on views from Red Meadow Hill and Midsummer Common are unclear.

I trust that you will take our comments into consideration.

Yours sincerely
Sarah Nicholas
Principal Planning Officer