

Forge K\_N  
c/o Concilio  
59-60 Station Road  
Cambridge

By email to:

[ifraser@conciliocomms.com](mailto:ifraser@conciliocomms.com)

12 July 2023

Dear Isobel

### **Response to consultation on redevelopment of the Westbrook Centre**

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.

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Cambridge Past, Present and Future are concerned about the need to redevelop this site and the impact on the adjoining conservation area.

We note that the Westbrook Centre lies within Mitchem's Corner Opportunity Area and is identified as a future opportunity for redevelopment in the Supplementary Planning Document (SPD).

However, since the SPD was adopted in 2018 we are all more conscious of the environmental impact of demolishing and rebuilding and the resultant carbon emissions. We therefore question the justification to demolish the building and our preference would be to see the refurbishment of the Westbrook Centre.

Notwithstanding this objection, redevelopment of the site must take into account the adjoining Castle and Victoria Road Conservation area.

Policy 61 of the Cambridge City Local plan requires development to preserve or enhance the significance of the heritage assets of the city, their setting and the wider townscape, including views into, within and out of conservation area.

The roof of the Westbrook Centre is visible from Green's Road and from the Alms Houses and allotments. The Conservation Area Appraisal identifies the view northwards from Victoria Homes as detracting from the character of the conservation area.

Corona Road is an attractive street of terraced houses which are listed. Westbrook Centre is visible at the end of the Road, especially in the winter when the trees are bare.

Redevelopment of the site needs to give careful consideration to the height of the buildings and the distance from the adjoining houses. The current height of the Westbrook Centre means that it does not overshadow



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the neighbouring residential development and the roof is just glimpsed over the house roofs. The area is characterised by 2 storey terraced housing. The new buildings must not overshadow the houses or be overbearing and detract from the character of the Conservation Area

We consider it would be inappropriate to have large bulky structures, that we are seeing being proposed elsewhere across Cambridge, in this predominantly residential location.

I trust that you will take our comments into consideration.

Yours sincerely

*Sarah Nicholas*

Principal Planning Officer