

(CCC) Ref: 20/04826/FUL - proposed demolition of Lockton House

Ref: 20/04826/FUL - proposed demolition of Lockton House and 1&2 Brooklands Avenue and replacement with two new buildings comprising offices etc.

I would like copies of minutes and other written documentation referred to in the Planning Statement written by Barton Willmore (Paragraph 1.7, page 2): specifically:

1. Seven pre-application meetings
2. Several workshops
3. Two attendances at the City's Design and Conservation Panel
4. Several technical topic-based workshops

Response:

1. Seven pre-application meetings
2. Several workshops
- & 4. Several technical topic-based workshops

There is no pre-application for 20/04826/FUL only for an earlier scheme.

| Meeting | Date |
|---|---------------------------------|
| Pre-app meeting for scheme 1 | 15 th January 2020 |
| Pre-app meeting for scheme 2 | 30 th March 2020 |
| Initial pre-app discussion for new scheme | 5 th August 2020 |
| Trees workshop | 28 th August 2020 |
| Net zero carbon framework | 1 st September 2020 |
| Pre- D&C panel meeting | 9 th September 2020 |
| Full pre-app meeting 1 | 29 th September 2020 |
| Full pre-app meeting 2 | 20 th October 2020 |
| Residential Amenity design workshop | 22 nd October 2020 |
| Trees/Landscape workshop | 27 th October 2020 |
| Full pre-app meeting 3 | 3 rd November 2020 |

Minutes attached.

3. Two attendances at the City's Design and Conservation Panel

Minutes attached.

Please note the Council only holds minutes for some of the meetings held with the developers and other meetings, whilst staff were invited or attended on behalf of the council no minutes were taken by the council and are therefore not held.

FOI Ref

8452

Response sent

23 Feb 2021

Redactions have been applied in line with our obligations as regards the exemption concerning personal data under S.40 – personal data – of the Freedom of Information Act

Further queries on this matter should be directed to foi@cambridge.gov.uk

| | |
|---|---|
| Our ref: 30523/A7.7/AW/SO | |
| MINUTES | |
| In attendance: | <p> [REDACTED] (Assistant Director Delivery) [REDACTED] (Principal Planning Officer) [REDACTED] (Urban Design Officer) [REDACTED] (Tree Officer) [REDACTED] (Conservation Officer) [REDACTED] (Wrenbridge) [REDACTED] (Wrenbridge) [REDACTED] (A&M) [REDACTED] (A&M) [REDACTED] (Barton Willmore) [REDACTED] (Barton Willmore) [REDACTED] (Barton Willmore) [REDACTED] (Barton Willmore) </p> |
| Date/Time: | 5 August 2020 @ 13:00 |
| Venue: | Zoom Call |
| Notes of Meeting | Action |
| <p>This is a summary of the main points of discussion and actions arising from the pre-app meeting on 5 August 2020 in relation to the redevelopment of Lockton House, Clarendon Road, Cambridge.</p> | |
| Background and Opportunities | |
| 1. | <p>[REDACTED]: highlighted the background to Lockton House and its current limitations in terms of ceiling heights, sustainability and inability to meet current/future office requirements. M&G has a long income fund, and this site is one to be held for foreseeable future (20 years plus). M&G's desire is to see all buildings and spaces to be net zero carbon by 2030 – and see Cambridge as an ideal location to establish this principle. Sustainability at the top of the agenda for the design brief to Architects. Lockton House is the first intended building of a far wider investment in the City's office offer – M&G want to establish an exemplar sustainable campus and use this as a benchmark for future development.</p> |

| | | |
|--|--|---|
| 2. | <p>█: June 2021 is the key date for redevelopment to commence due to vacant repossession and the need to avoid having to enter a refurb asset management route. M&G are committed to this site and working with the Council, which is why they sought a peer review of previous architect's work and took the difficult decision to proceed with an alternative architect, given A&M's considerable experience of working in City. However, they cannot sit on this asset and wait for it to become vacant. They must commit to a business plan.</p> | |
| 3. | <p>█ - The unequivocal preference is to redevelop this site and deliver the exemplar building and use that success as a platform to broaden the fund and make more acquisitions for sustainable development. However, development comes at a cost and to be viable a minimum type and quantum of floorspace is required. Vision is for a Net Zero Carbon building with greater access and connectivity to the railway station. Focus on being designed around the wellbeing of staff: green spaces; high ceilings; good levels of light; staff and teams on same building level for interaction; natural ventilation; shower & changing facilities; break-out space – all key drivers for new office space, amplified as a result of Covid -19; making travel by sustainable means more accessible.</p> | |
| 4. | <p>█ - Impact of Covid – still high demand for offices in this location; huge number of major firms want to get into Cambridge's market, but there is next to zero supply of Grade A space in CB1. A floor space of 10,000 sq. ft supports circa 70-85 employees and is typical demand for businesses. Currently there is absolutely no available space in CB1 for 5,000 – 10,000 sq. ft floorplates. As such there is no uncompromised opportunity for companies to enter market, to downsize or to grow. The size and type of Units/space we propose to deliver here is designed to help Cambridge's economy in this way and create jobs with a range of start-up Grade A floorspace, move on/downsize-floor space for growing or consolidating companies and provide the high-quality larger floorplates that can attract major new tenants to the City. A huge number of companies will review requirements after Covid and want better quality space on different terms and we believe this is a perfect site and wider area to help deliver that given the new requirements that Covid has placed on office space. It must be given due consideration given the huge constraints on availability in CB1.</p> | |
| 5. | <p>█ – This is a development that can support approximately 500 new jobs and more through construction – at a time when the Government is wholly committed to creating jobs and prosperity.</p> | |
| <p>Design Response & Actions</p> <p>Further Viewpoints</p> | | |
| 6. | <p>█ – would like to see 2 x further sequential views from Brooklands Avenue down Clarendon Road and the existing Lockton House shown against the new elevations and roof plan.</p> | <p>A&M to provide further viewpoints above.</p> |
| <p>Roof Design</p> | | |
| 7. | <p>█ – Saw-tooth roof design preferred but worth testing two options in views from the street.</p> | |

| General Points on New Design | | |
|-------------------------------------|--|--|
| 8. | ■ – Scheme is a significant improvement from the previous design. This opens up opportunity for workshops to be held on different topics (e.g. sustainability) to help progress the design. | Produce a Plan to show where the increase in height has occurred vs outline of existing building. Key to show stepping of massing on a level by level basis. |
| 9. | ■ – Narrative and contextual analysis is strong. Likes the varied roofscape and sees potential for it to be very rich in appearance, subject to further design discussions. | |
| 10. | ■ – Appreciative of the extent to which the architects had understood the history of the site and its transitional context. Introduction of front terrace is supported, as it is more domestic scale and reflective of the Conservation Area. Articulated roof form is an improvement on the previous design. Recommend scheme goes to Design and Conservation Panel. | |
| Residential Amenity | | |
| 11. | ■ – Needs to see further information/evidence to be comfortable with amenity impacts, especially overbearing/sense of enclosure impact on rear of terraces. | Applicant to produce site section and further information to assist LT in assessing amenity impacts. Site visit to be facilitated and engagement with residents encouraged. Viewpoints from all three properties needed. |
| Brooklands Avenue Terrace | | |
| 12. | ■ – Support for continuation of terrace rather than separation of new building. Proposal now appears more like gatehouse, which is good. Action: Further discussion needed on how the building turns the corner (i.e. roof form) and window proportions. | |
| Landscape & Trees | | |
| 13. | ■ – Explained landscape design approach with small series of gardens running through the scheme with central green space serving the development. Proposal will include additional trees within this central courtyard to provide amenity, shading and privacy. Sufficient space designed in the layout to accommodate trees along the front of Clarendon Road and to the southern boundary. | Technical pack to be produced by Barton Willmore and sent to ■ to include Arboricultural Impact |

| | | |
|---|--|--|
| | <p>■■■ – Would prefer to see replacement of trees along southern boundary of site with suitable mix of species including some evergreen which are not that prevalent in the City. Does not need to try to create a dense green wall but should complement architecture and vice versa. Needs to meet local policy to protect and enhance tree canopy cover in the City.</p> | <p>Assessment and confirmation of how landscaping scheme will be successfully implemented.</p> |
| <p>Parking & Water Drainage</p> | | |
| <p>14.</p> | <p>■■■ – limited details on car and cycle parking at the moment but design should avoid conflict between car users and cyclists at access points. Also need to advise on how water and run off will be stored/addressed on site.</p> | |
| <p>Public Consultation</p> | | |
| <p>15.</p> | <p>■■■■■ – questioned whether we had directly contacted/liased with the residents of the three properties that face onto the site? Advised there is a resident’s association that should also be contacted. Public consultation should also be undertaken to invite key parties and residents. Need to consider format considering Covid-19, and perhaps undertake virtual consultation and leave unmanned boards in an agreed location.</p> | <p>Action: Agree timing for Public Consultation (after Design Review); Arrange to meet Residents Association and Local Residents, as well as Ward Cllr and arrange for photos to be taken if possible from rear windows of Clarendon Road properties.</p> |
| <p>Sustainability</p> | | |
| <p>16.</p> | <p>■■■- The design evolution of the scheme has embedded sustainability from the outset with input from a sustainability consultant. Proposed scheme to be fossil fuel free, low embodied carbon, including structural timber, passivhaus principles, Smart connected building and roof form optimised for PVs.</p> <p>■■■ – Generally supportive of sustainability approach and suggested a separate sustainability workshop with the Council’s sustainability officer to help steer the design.</p> | <p>Action: Agree date for sustainability workshop with Emma Davies.</p> |
| <p>Next Meeting</p> | | |
| <p>Actions: In addition to those actions listed above:</p> | | |
| <p>■■■: to send round summary meeting notes from today.</p> | | |

| | |
|--|--|
| <p>■■■■ Send dates of Conservation And Design Panel to LG and team to agree date to present.</p> <p>■■■■■ : to send over timeline and structure of meetings and submission date to include in PPA. Suggested focussed workshops/consultations include a Brooklands Avenue design meeting; site visit; landscape/trees; disability forum and CAM cycle consultation.</p> <p>■■■ to send PPA fee quote to ■■■■</p> <p>■■■■■ to provide further detail in next pre-app pack on car and cycle parking, water/drainage and residential amenity.</p> | |
|--|--|

**Cambridge City Council
Design & Conservation Panel**

**Notes of the meeting Wednesday 9th September 2020
(via MS Teams)**

Panel Participants:



formerly Historic England, co-opted member (acting Chair)
RIBA
Landscape Institute
Cambridge PPF
Retired architect, co-opted member
RTPI (retired)
RICS
IHBC

Officers:



Greater Cambridge Planning

Presenting Team:



Allies & Morrison Architects
Allies & Morrison Architects
Barton Willmore
Barton Willmore
Wrenbridge

Observers:



Allies & Morrison Architects
Allies & Morrison Architects
Allies & Morrison Architects
Barton Willmore
Barton Willmore
CPWP
CPWP
 Architect, planning & Urban Design

Apologies - 

1. Presentation - Lockton House, Clarendon Road

Lockton House currently comprises a five-storey office building with a further roof level storey set back from the building edge, and associated surface level car parking on three sides. It fronts onto Clarendon Road, a leafy residential road that is part of the Brooklands Conservation Area. The site also comprises 1-2 Brooklands Avenue - two former terraced houses facing onto Brooklands Avenue, now also in use as offices.

The brief has been to deliver a high-quality design-led and highly sustainable office redevelopment scheme that is consistent with the planning policy aspirations. Application submission is expected in late 2020.

The Panel's comments were as follows:

- **Analysis and Design Approach**

The Panel broadly welcomed the depth of analysis undertaken and the design approach adopted, which had been informed from this analysis. However, the Panel had concerns that the overall quantum of development now proposed might be too great for the site. It was noted that the total proposed floor area is 6000 square metres, compared to 3159 square metres contained within the existing Lockton House (though this existing floor area figure does not include the current floor area of 1 and 2 Brooklands Ave). Whilst the presentation was comprehensive, it did not include site sections taken through the existing and proposed buildings, and the Panel found it difficult to fully appreciate the full impact of what is proposed.

- **Sustainability.**

- **Embodied energy.** The scheme sets high standards of sustainability for the new buildings, but, given the high levels of embodied energy contained within the existing structures, there were some among the Panel who questioned whether the case for their demolition had, as yet, been properly made. Furthermore, the current Covid-19 pandemic has resulted in high levels of home-working and it is highly likely that significant home-working may persist after the pandemic, though at this stage it is unclear quite how that may impact on the demand for office accommodation in Cambridge. The Panel were informed that Lockton House, which dates from c.1965, has relatively low floor-to-floor heights which are incompatible with modern office use, whilst the site's close proximity to the railway station makes it a highly sustainable location for office development. The Panel would welcome more information on these key aspects of the project's sustainability credentials at a future presentation.
- **Ventilation and solar gain.** It was noted that the scheme is not being designed to Passivhaus standards, but will be tested against Passivhaus principles, with the intention of producing a design that minimises the need for artificial light and the demand for cooling. Given the site's location away from highly polluted principal traffic routes, there is an opportunity to exploit natural ventilation for the office spaces as opposed to mechanical ventilation. The Panel understand that the design is still at a relatively early stage in its development, but would expect orientation, and the need to control solar gain, to impact on the elevational treatment. Thus, there may be a need to recess windows on the east and west elevations, while at the same time adding measures such as brise soleil to the south elevation. The extent of glazing on each elevation may also need to respond more to orientation.
- **Rainwater harvesting and greywater recycling.** The Panel recommended that consideration is given to incorporating rainwater harvesting and greywater recycling so as to reduce the requirement for mains water. This would also require provision for the storage of rainwater and greywater, and a careful integration with irrigation of the landscaping.

- **The new buildings.**

Scale and Massing. As noted above, the Panel were supportive of the design strategy adopted, but have concerns over the amount of development proposed for the site. The Panel accepted that Lockton House has a negative impact on the character and appearance of the area and its replacement is an opportunity for enhancement. However, that enhancement might be negated if the amount of new building is too great. In the current proposal, the five-storey element of Block B appears to 'loom' over the new two storey block that fronts onto Clarendon Road. The new buildings also extend right up to the east boundary of the site, where they are in close proximity to a line of existing trees that are not within the site. The practicality of building so close to these trees without impacting on them is unclear.

- **Overlooking of dwellings on Clarendon Road.** The Panel were informed that the physical separation between the west elevation of the three-storey office block down the east side of the site (Block A) and the rear elevations of the dwellings on Clarendon Road is 27 metres. Whilst this should be sufficient, the Panel had concerns over the potential for diagonal overlooking from the new offices (Block B) to the south of the houses on Clarendon Road, including potential overlooking from accessible roof terraces. The Panel also had concerns that the new development could result in increased overshadowing of the rear gardens to these houses on Clarendon Road, and further work was required to demonstrate that the privacy and amenity of these houses would not be compromised by the proposals.
- **Brooklands Avenue elevation.** In terms of impact on the character and appearance of the Conservation Area, the Panel were broadly comfortable with the proposal to replace Nos 1 & 2 Brooklands Ave, accepting that the existing buildings had been heavily compromised and that there was the potential for enhancing the area through the provision of a well-designed, and appropriately scaled, replacement building. The Panel were shown different elevational treatments currently being considered for this replacement building. Whilst accepting that this is still work in progress, the Panel expressed a strong view that the suggested second floor box dormer was out of scale, and failed to acknowledge the established hierarchy that attic rooms have smaller windows than rooms on the principal floors. The Panel also noted that the eaves line on this range of buildings varies quite significantly, and that the design is currently aligned with the neighbouring building, which has the lowest eaves. A higher eaves line might provide a more successful 'bookend' to this range.
- **Basement cycle parking.** The Panel felt the route into the basement cycle parking was convoluted and would need to be simplified to ensure effective use. Moreover, some concern was expressed as to whether a basement of the size currently proposed could be constructed without impacting on retained trees especially those on the neighbouring land to the east of the site.
- **Roofscape (Block B).** The Panel were shown a series of studies for different roof profiles to Block B. Whilst some Panel members expressed a preference for symmetrical gables, overall, the Panel were reasonably relaxed as to whether the roof profiles should be symmetrical or saw-tooth.

- **Landscaping**

- **Landscape concept.** Overall, the Panel were supportive of the broad landscape concept adopted in the proposal, with front gardens reinstated to both Brooklands Avenue and Clarendon Road, a central garden area at the heart of the scheme linked to a series of themed, smaller garden spaces.
- **The central garden area.** There is an opportunity for a bolder design treatment of this space, incorporating additional tree planting (for inspiration, refer to the Novartis HQ campus in Basel, Switzerland designed by ██████████, which has a dense grove of birch trees and linear reflecting pool.) With careful species selection, denser tree planting would create dappled shade and the qualities of a woodland grove, helping to blend the commercial and domestically scaled areas.
- **The substation.** The Panel questioned whether it was practical to propose to fully surround the sub-station with planting, since there is usually a requirement for lorry access, and a more practical solution is likely to be needed.
- **The smaller, 'themed' gardens.** The Panel were less convinced by the smaller 'themed' garden areas, given their shaded locations and the associated restrictions of planting over a basement. Further development of the design for these spaces is needed for them to be truly successful.
- **Roof terraces.** Whilst it was noted that there is some planting to roof terraces, the opportunity for planting and biodiversity should be more thoroughly explored, including the potential for green roofs where possible. Where it is viable to have accessible roof terraces (consistent with the need to avoid overlooking of the houses on Clarendon Road), these should be made available to all occupants of the offices and not just those renting the area immediately adjacent to the terraces.

Conclusion.

Although at an early stage in its development, there is much to applaud regarding this scheme, not least the design approach and the disposition of built elements on the site, along with the integration of landscaping into the design. However, this is undoubtedly a proposal for a large building that raises the question of when does maximising the potential of a site become over-development? The sustainability credentials of the proposals need to include an understanding of the embodied energy in Lockton House, and to more fully demonstrate that its adaptive re-use is not viable. The demand for new office development in a post Covid world is also difficult to predict whilst we are still in the grip of the pandemic, but it may be prudent to consider how these buildings might be adapted for alternative uses should the move to home working become a more widely adopted norm in the long-term, as opposed to a short-term expedient in response to the pandemic.

The Panel will look forward to discussing these issues and others at a future Panel meeting when it is hoped further detail will be made available.

VERDICT - RED (1), AMBER (7)

2. Date of next meeting - Wednesday 14th October 2020

Reminder

CABE 'traffic light' definitions:

GREEN: a good scheme, or one that is acceptable subject to minor improvements

AMBER: in need of *significant* improvements to make it acceptable, but not a matter of starting from scratch

RED: the scheme is fundamentally flawed and a fresh start is needed.