TWENTY5

Henry Giles House, 73-79 Chesterton Road

Cambridge

Greater Cambridge Local Plan Regulation 19 Representations

September 2026

Telereal Investment Properties Limited Trillium Ltd

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Twenty5 Cambridge
20 Station Road
Cambridge
CB1 2JD

Greater Cambridge Shared Planning Service

By email: localplan@greatercambridgeplanning.org

18 September 2026

Dear Sir/Madam,

GREATER CAMBRIDGE LOCAL PLAN (REGULATION 19) REPRESENTATION
DRAFT POLICY S/C/HGH: HENRY GILES HOUSE, 73-79 CHESTERTON ROAD

This Representation has been prepared by Twenty5 Planning Ltd (Twenty5) on behalf of Telereal Investment Properties Limited Trillium Ltd (TT Group), with respect to the Greater Cambridge Regulation 19 Local Plan Consultation that is open until 25 September 2026.

Representations were submitted regarding draft Policy S/C/HGH as part of the Regulation 18 consultation on the Draft Plan, held between December 2025 and January 2026. The Representations made at the time supported the principle of allocating the site for residential development, but recommended changes to ensure that the draft policy could optimise the redevelopment of a prime brownfield site in central Cambridge in a highly sustainable location, in accordance with Paragraph 124 of the 2024 NPPF.

With that in mind, this Representation to the Regulation 19 Draft Plan consultation reviews the status of Policy S/C/HGH and considers its soundness in accordance with Paragraph 36 of the 2024 NPPF.

Policy S/C/HGH

The Policy has been partially amended in the Regulation 19 Draft Plan. The amendments amount to the inclusion of additional text to part (a), as detailed in red text below, and the inclusion of two new policy criterion (f) and (g):

> *Buildings should, in regard to building heights be reflective of local context, massing and contextual materials, be designed to ensure no unacceptable adverse impacts on the wider setting of Strategic Viewpoint A Castle View Mound, Shire Hall, the Castle and Victoria Road Conservation Area, the Castle Mound and Civil War Earthworks scheduled ancient monuments, and the grade II listed Jesus Lock and associated buildings, and the pair of K6 telephone kiosks and the historic River Cam route. A Landscape Visual Impact Appraisal and Heritage Impact Assessment will be required to demonstrate that development will not have adverse impacts on these assets and key views.*

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Criterion (f) adds a requirement for development proposals to be accompanied by an archaeological assessment, as requested by Historic England in their response to the Regulation 18 consultation. More significantly, criterion (g) notes that:

> *There is potential for a minimal increase in capacity where it can be demonstrated that amenity, outlook, daylight and sunlight and heritage impacts can be assessed and mitigated effectively. Any increase in scale along the Chesterton Road frontage would need to be fully tested from sensitive heritage views including the views down Carlyle Road and the impacts on nearby Grade II listed structures and their setting.*

We have no comment in respect of the amendments to criterion (a), or the addition of criterion (f). However, we maintain that the policy as a whole is written in a negative way. It emphasises all the matters any development must not do, or all mitigation it must consider, but at no point does the policy acknowledge the positive basis for the site's development – i.e. the highly sustainable location, within walking distance of the City Centre; the brownfield/previously developed nature of the site; the availability of public transport and accessibility via active travel.

Yet, Henry Giles House (HGH) is specifically emphasised in the Conservation Area Appraisal as a building that has negative impacts upon the Conservation Area. The emphasis should exist for positive redevelopment. HGH is one of the most sustainable redevelopment sites in the whole of Cambridge, and there is no emphasis on making the most effective use of the land in meeting the very significant need for homes in Greater Cambridge.

Cambridge is one of the least affordable places to live in the UK. The Housing Trajectory & Housing Land Supply Addendum published in September identifies that Cambridge City has only a 2.72-year supply of homes. Against this backdrop, the Council should be maximising the development opportunities of highly sustainable sites such as HGH and creating the conditions for that. The general wording of the policy, and particularly the emphasis of added criterion (g) does the contrary and should be revisited, to ensure that the Policy can be found sound at Examination.

The Site Allocations Topic Paper (2026) explains that Policy S/C/HGH was reviewed in the context of the site promoter's desire to increase the capacity of the site:

> *The implications of an increase in capacity have been considered. There is potential for a higher capacity to be accommodated where further evidence can be developed to ensure impacts on neighbouring buildings / heritage assets are managed. Further evidence is required to demonstrate that amenity, outlook, daylight and sunlight and heritage impacts can be assessed and mitigated effectively. There are specific concerns about the impact that any increase in scale would have on the Chesterton Road frontage. To assess and consider any mitigation, further testing would be needed on sensitive heritage views*

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including the views down Carlyle Road and the impacts on nearby Grade II listed structures and their setting.

The approach to the design of the site has been set out to reflect the local character and massing. The policy has been refined to reflect more specifically the need to respond to local character and massing in the design of future development. This is in response to representations from local residents and Historic England.

While it is understood and accepted that further, detailed assessment would be required to support proposals for a denser scheme at this site, the proposed limitation to '*a minimal increase in capacity*' in criterion (g) of the policy is considered unsound. It is negatively worded, in conflict with the assessment of the topic paper which states: *There is potential for a higher capacity to be accommodated where further evidence can be developed* (Our emphasis).

Accordingly, this key aspect of the Policy is assessed below in the context of the tests of soundness set out at Paragraph 36 of the 2024 NPPF:

- Positively Prepared
- Justified
- Effective
- Consistent with National Policy

Positively Prepared

Paragraph 124 of the 2024 NPPF states that strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land. As stated above, the Council has just published data to reflect that the Council has only a 2.72 year supply of homes, and thus clearly cannot accommodate its needs.

Paragraph 124 makes clear that the use of brownfield land must be maximised, to enable the redevelopment of brownfield land to proceed in the most efficient and effective manner possible.

The need to maximise brownfield land is acute in this area, given Greater Cambridge's commitment to a high-growth scenario, that will require delivery of 48.069 new homes in the Plan period (2024-2025).

This is reliant upon the delivery of a number of major strategic allocations, which are envisioned to supply over 37,000 new homes by 2045. These allocations have been scrutinised as part of the Regulation 18 consultation, given housing delivery rates at existing strategic locations, such as Cambourne, Northstowe and Waterbeach. Similarly, many strategic sites, such as Northeast Cambridge, rely on the delivery of significant infrastructure to unlock them.

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This context and the lack of housing supply in the City, heightens the importance of facilitating and maximising the delivery of smaller, deliverable brownfield sites like HGH, to provide a robust supply of high-quality homes in sustainable locations, should delivery of any of the major strategic allocations stall. Indeed, the spatial strategy that underpins the Regulation 19 Draft Plan is predicated, in part, on maximising opportunities to utilise brownfield land in sustainable, central locations (Paragraph 2.56):

> *Our evidence and Sustainability Appraisal confirm that the urban area of Cambridge remains a highly sustainable broad location for additional homes and jobs, relating to its accessibility to existing jobs and services. It also provides the most significant opportunities for reusing previously developed land and optimising densities in these well connected locations. A number of existing allocations are proposed for retention in this broad area.*
>
> (Paragraph 2.56 of the GCLP Regulation 19 Draft Plan, our underlining for emphasis)

As worded, it is considered that the wording of Policy, S/C/HGH and in particular criterion (g) contradicts this key strategic driver for the Local Plan, by failing to optimise the density of a brownfield site in a highly sustainable and well connected location.

Criterion (g) also contradicts Policy DP/HD (Housing Density) of the Draft Plan, which states that *Development proposals must make efficient use of land through applying appropriate development densities that reflect local character and context through a design-led approach*.

Paragraph 130 part (a) of the 2024 NPPF states that *plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres….These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate.*

Policy S/C/HGH is considered to conflict with that. HGH is a highly sustainable location within a City Centre, where housing need and affordability are acute. A 'significant' uplift in the density of the site should be actively encouraged unless it can be proven otherwise to be inappropriate, whereas the policy as drafted simply introduces reasons as to why doing so may not be.

By contrast, policy DP/HD of the Draft Local Plan adds that high density development in sustainable locations that exceeds local prevailing densities will be supported where the above considerations are satisfied, and where the site is located within 800m walking/cycling distance of Cambridge City Centre and/or high quality active travel provision.

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Subject to a design-led approach to consider heritage, landscape and amenity matters, the redevelopment of HGH qualifies as a site in a location where higher density development that exceeds prevailing densities would be supported by Policy DP/HD.

Policy S/C/HGH's approach to limit the capacity of the site is, therefore, in direct opposition to Policy DP/HD and Paragraphs 124 and 130 of the 2024 NPPF.

With this is in mind, it is considered that the policy as a whole and in particular, criterion (g) of Policy S/C/HGH has not been positively prepared, and would be considered unsound at Examination.

Justified

The Representations made by TT Group to the Regulation 18 consultation were accompanied by a scale and massing study prepared by Formation Architects, based upon the principles set out in the Mitchams Corner SPD. The study ascertained that a development of up to 95 dwellings (a density of 151 Dwellings Per Hectare) could be achieved. This allows for circa 50% of units to have a car parking space. This level of car parking provision is considered generous, as it is recognised that car free development would be supported in this location.

Whilst the east part of the site lends itself to houses around a courtyard, clearly a location such as this should be principally redeveloped for apartments. Broadly following the massing of the Mitcham's Corner SPD, and noting the precedent set by the approved 3rd floor extension (2+1) extension to Carlyle House, 50 units clearly underestimates the site's capacity.

It is important to stress that this development testing used the broad guidance on height and massing set out within Figure 52 of the Mitcham's Corner Development Framework SPD, with a maximum 5-storey height in the centre of the development, grading down to 2-storey forms to the north and east of the site, and stepped 3- and 4-storey forms to the west and north.

Further, it follows the massing which is now established through the grant of Planning Application 20/03843/FUL for 3-storey + 1 development at Carlyle House. This permission evidenced how it is possible to deviate beyond the 2-storey + 1 approach recommended in Figure 52.

Accordingly, 50 dwellings is considered to be far too conservative for Policy S/C/HGH. As drafted the allocation is not justified, and will serve to stifle confidence in its future delivery. Evidence exists to support massing beyond the SPD, and by following this precedent, Formation have clearly shown that some appropriate movement from this guidance can be supported in principle, subject to further detailed design, without detracting from the wider Conservation Area.

The proposed development is anticipated to deliver positive benefits for the setting of the Conservation Area, by replacing an incongruous building (HGH) with a high-quality residential

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development, thereby achieving a long-term Conservation Area objective, as set out within the adopted Conservation Area appraisal. The scale and massing study demonstrates how the Conservation Area could be considered within a design response, by broadly aligning with the design and layout approach suggested at Figure 52.

These points, and the massing study, do not appear to have been considered in the Council's justification for limiting the capacity of the site to a '*minimal increase*'. The Site Allocations Topic Paper (2026) also does not appear to provide any justification for curtailing the site's growth in this manner.

Moreover, beyond representations made by TT Group, representations to Policy S/C/HGH through the Regulation 18 consultation were limited to Historic England, a resident and the Green Party of Cambridge. These consultees suggested that the proposed redevelopment should reflect the local historic context, including building heights and materiality. These comments were subsequently woven into the revised Policy S/C/HGH through amended criterion (a) and new criterion (g).

None of these consultees suggested that density or the quantum of development should be curtailed at this site, so the justification for limiting any capacity uplift at the site to '*a minimal increase*' has not been explained or justified in the emerging Local Plan.

With that in mind, it is considered that in particular criterion (g) of Policy S/C/HGH has not been justified, and would be considered unsound at Examination.

Effective

Local Plans must ensure that their policies and site allocations are deliverable over the Plan period. While HGH remains available for development and deliverable within the Plan period, underestimating and limiting site capacity through a site allocation policy serves to undermine investor confidence in its future delivery.

It seems wholly unreasonable that TT Group's representations were ignored, yet those of Historic England, a Local resident and a local political party were directly translated into the policy. The costs of construction and development viability, particularly in relation to brownfield development are well documented. If as is suggested elsewhere in the Local Plan, that HGH is at present a building of poor quality that underutilises the value of the site, then the owner/developer should at least be encouraged to redevelop it.

A study undertaken by Formation Architects identifies that conversion of the building could accommodate a similar number of homes to the draft allocation of 50. As such there is absolutely no incentive upon TT Group, or any subsequent owner of the site to undertake a costly demolition

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and redevelopment, when considering the associated costs of delivering affordable housing, BNG etc.

Local Plans and Site Allocations should be positively planned in accordance with the NPPF. The intention of Policy S/C/HGH is to see it redeveloped and to see it contribute to the Council's housing requirement. Yet as drafted Policy S/C/HGH deters redevelopment, due to its lack of ambition and emphasis on constraints. By deterring a redevelopment it is clearly not an 'effective' policy.

To make it effective, the Policy should support a far greater number of dwellings, consistent with the study undertaken by Formation Architects, which accounts for Local Space Standards, Cycle Parking standards, and demonstrates that each unit would have its own private amenity space.

It is accepted that a careful consideration of the immediate context, such as the frontage with Chesterton Road, will be required as part of a planning application, supported by a Heritage Impact Assessment and a Landscape and Visual Impact Assessment as appropriate.

This work, undertaken as part of a detailed, collaborative design process with the LPA, can deliver a proposal which optimises the redevelopment of a highly sustainable brownfield site. The limitation imposed upon the policy, at present, places a barrier upon the extent to which effective collaboration can be undertaken with the LPA to arrive at an optimal design solution for this site.

With that in mind, it is considered that criterion (g) of Policy S/C/HGH is not considered effective and would be considered unsound at Examination. Further, the policy should be amended to recognise the opportunity that exists, and that at present the site is under-utilised, making a poor contribution to the local context. That would at least emphasise the need for redevelopment, and set in context that the site should be intensified, or at least make the most of its opportunity for redevelopment, supporting the principle of a heightened density subject to further assessment.

Consistent with National Policy

Section 11 of the NPPF requires planning policies and development proposals to make efficient and effective use of land. Paragraph 125 requires planning policies and decisions to support the delivery of underutilised brownfield sites, while Paragraph 130 directs development proposals to adopt densities suited to their location, to optimise the use of land.

In accordance with this approach, the delivery of similar allocations within Cambridge has achieved greater residential densities than set out within the adopted Local Plan. For example, Policy R9 (Devonshire Gardens) allocated the delivery of 43 homes on a 1.23ha site (35 dph), while the planning-approved proposals secured a residential density of 184dph (ref: 22/01982/FUL).

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As HGH benefits from a highly sustainable, central location, the proposed density of Policy S/C/HGH should be revisited, in line with national guidance and local precedents.

Restricting the site to a 'minimal increase' above the 50-dwelling allocation quantum severely curtails the public benefits that the redevelopment of the site can deliver, thereby restricting the innovative approaches adopted at similar sites in Cambridge, like Devonshire Gardens.

As written, Policy S/C/HGH unduly limits the redevelopment of a prime brownfield site in Greater Cambridge, which is not consistent with national policy, which requires the optimisation of brownfield land in highly sustainable locations.

Summary and Recommendations

TT Group continues to support the allocation of HGH, as detailed within draft Policy S/C/HGH, though the allocation must be revisited and amended. At present it simply deters redevelopment, as it places a presumption in favour of a scale of development that would not be viable. It is completely ineffective, as it encourages TT to either retain the existing use (and built form) or consider a change of use within the existing built form.

Specifically, the proposed density of the allocation should be revisited and uplifted to account for the sustainable location of the site, in line with the NPPF and recent local precedents, to maximise the quantum of development that can be achieved on this site, which can be delivered early in the emerging Plan period. We advise that the draft allocation is revised upwards to support in excess of 95 units on the site, and that criterion (g) is deleted, or modified accordingly to delete any reference to limiting the capacity of the proposed redevelopment.

We look forward to progressing these amendments with the Greater Cambridge Local Plan team. If you have any questions, or wish to discuss these matters in more detail, then please do not hesitate to get in touch.

Yours sincerely,

Lyndon Gill
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Appendix 1- GCLP Regulation 18 Representations

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Greater Cambridge Shared Planning Service

By email: localplan@greatercambridgeplanning.org

28 January 2026

Dear Sir/Madam,

GREATER CAMBRIDGE LOCAL PLAN (REGULATION 18) REPRESENTATION
DRAFT POLICY S/C/HGH: HENRY GILES HOUSE, 73-79 CHESTERTON ROAD

This Representation has been prepared by Twenty5 Planning Ltd (Twenty5) on behalf of Telereal Investment Properties Limited Trillium Ltd (TT Group), with respect to the Greater Cambridge Regulation 18 Local Plan Consultation that is open until 30th January 2026.

Specifically, this Representation has been prepared to express support for the principle of draft Policy S/C/HGH, and to recommend changes to the draft policy to optimise the redevelopment of a prime brownfield site in central Cambridge.

Planning Background

The residential-led redevelopment of Henry Giles House (HGH), currently in office use, is a long-term local planning policy objective.

The allocation of HGH and the adjacent, Carlyle House within the 2006 City of Cambridge Local Plan (Policy 5.15) was carried forward into the adopted 2018 Local Plan (Policy R4). This policy allocates land comprising HGH and Carlyle House for the delivery of c.48 dwellings.

The redevelopment of HGH and Carlyle House is further supported in the Mitcham's Corner Development Framework SPD, with Section 4.3 of the document providing specific guidance to inform Policy R4.

In its existing form, HGH is identified as a building that is 'harmful' to the Conservation Area within the adopted Conservation Area appraisal. As such its replacement should be supported with a beneficial form of development.

Planning permission was granted in April 2021 for the creation of an additional floor of office accommodation and a rear extension at Carlyle House (ref: 20/03843/FUL). This planning permission has not been delivered.

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Proposed Allocation

Policy S/C/HGH seeks to allocate land comprising HGH for the delivery of 50 dwellings. This follows representations made by TT Group to the GCLP Call for Sites consultation, to promote HGH for allocation in isolation (ref: 40103).

Our client maintains support for the allocation S/C/HGH supporting redevelopment of HGH. This will enable HGH to come forward for redevelopment irrespective of whether the adjacent Carlyle House (in separate ownership) is brought forward for redevelopment.

Scale of Development

The emerging Local Plan acknowledges that the site can accommodate a higher density of residential development than set out within Policy R4. Draft Policy S/C/HGH seeks to allocate 50 dwellings (79 dwellings per hectare) within the HGH site alone, while Policy R4 envisages delivery of 48 dwellings (62 dph) across HGH and Carlyle House.

While the uplift in density within draft Policy S/C/HGH is welcomed, we consider that the density of the site can be elevated further to maximise the delivery of sustainable homes, and affordable homes on this key brownfield site, in accordance with the aspirations the December 2024 NPPF. The December 2025 Draft NPPF further emphasises the importance of supporting redevelopment of brownfield previously developed sites in highly accessible City Centre locations.

TT Group instructed Formation Architects to undertake a scale and massing study, which would broadly follow the principles set out in the Mitchams Corner SPD. The massing study ascertains that a development of up to 95 dwellings (a density of 151 Dwellings Per Hectare) could be achieved. This allows for circa 50% of units to have a car parking space. This level of car parking provision is considered generous, demonstrating that Formation has assessed an appropriate level of development, as it is recognised that car free development would be supported in this location.

Whilst the east part of the site lends itself to houses around a courtyard, clearly a location such as this should be principally redeveloped for apartments. Broadly following the massing of the Mitcham's Corner SPD, and noting the precedent set by the approved 3rd floor extension (2+1) extension to Carlyle House, 50 units clearly underestimates the site's capacity. Underestimating site capacity undermines investor confidence in its future delivery. Local Plans, and Site Allocations should be positively planned in accordance with the NPPF, and we believe that Draft Policy S/C/HGH should be more ambitious and support a far greater number of dwellings, consistent with the study undertaken by Formation Architects, which accounts for Local Space Standards, Cycle Parking standards, and demonstrates each unit would have its own private amenity space.

It is important to stress that this development testing used the broad guidance on height and massing set out within Figure 52 of the Mitcham's Corner Development Framework SPD, with a maximum 5-storey height in the centre of the development, grading down to 2-storey forms to the north and east of the site, and stepped 3- and 4-storey forms to the west and north.

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Further, it follows the massing which is now established through the grant of Planning Application 20/03843/FUL for 3-storey + 1 development at Carlyle House. This permission evidenced how it is possible to deviate beyond the 2-storey + 1 approach recommended in Figure 52.

Accordingly, 50 dwellings is considered to be far too conservative for Site Allocation S/C/HGH. As drafted the allocation is not positively prepared and will serve to stifle confidence in its future delivery. Evidence exists to support massing beyond the SPD, and by following this precedent, Formation have clearly shown that some appropriate movement from this guidance can be supported in principle, subject to further detailed design, without detracting from the wider Conservation Area.

The proposed development is anticipated to deliver positive benefits for the setting of the Conservation Area, by replacing an incongruous building (HGH) with a high-quality residential development, thereby achieving a long-term Conservation Area objective, as set out within the adopted Conservation Area appraisal. The scale and massing study demonstrates how the Conservation Area could be considered within a design response, by broadly aligning with the design and layout approach suggested at Figure 52.

Section 11 of the NPPF requires planning policies and development proposals to make efficient and effective use of land. Paragraph 125 requires planning policies and decisions to support the delivery of underutilised brownfield sites, while Paragraph 130 directs development proposals to adopt densities suited to their location, to optimise the use of land. The emerging NPPF (2025) reaffirms support for urban densification proposals in sustainable locations.

In accordance with this approach, the delivery of similar allocations within Cambridge has achieved greater residential densities than set out within the adopted Local Plan. For example, Policy R9 (Devonshire Gardens) allocated the delivery of 43 homes on a 1.23ha site (35 dph), while the planning-approved proposals secured a residential density of 184dph (ref: 22/01982/FUL).

As HGH benefits from a highly sustainable, central location, the proposed density of Policy S/C/HGH should be revisited, in line with national guidance and local precedents.

Greater Cambridge Context

The emerging Local Plan has committed to a high-growth scenario, that will require delivery of 48,195 new homes by 2045. This is reliant upon the delivery of a number of major strategic allocations, which are envisioned to supply over 37,000 new homes by 2045. Several of these allocations are likely to be heavily scrutinised given housing delivery rates at existing strategic locations, such as Cambourne, Northstowe and Waterbeach. Similarly, many strategic sites, such as Northeast Cambridge, rely on the delivery of significant infrastructure to unlock them.

This context heightens the importance of facilitating and maximising the delivery of smaller, deliverable brownfield sites like HGH, to provide a robust supply of high-quality homes in sustainable locations, should delivery of any of the major strategic allocations stall. Indeed, the spatial strategy that underpins the draft Greater Cambridge Local Plan is predicated, in part, on maximising opportunities to utilise brownfield land in sustainable, central locations (Paragraph

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2.55). To align with this strategy, Policy S/C/HGH must be amended and densified in accordance with NPPF Paragraph 125 and accompanying PPG (004 Reference ID: 66-004-20190722).

Furthermore, Paragraph 256 of the Draft Plan notes that previously-developed sites, particularly within and on the edge of Cambridge, were identified for allocation ahead of greenfield sites. While this approach is encouraged, the development of brownfield sites like HGH must be optimised to minimise reliance upon largely greenfield strategic sites, to align with Paragraph 124 of the NPPF.

Additionally, Greater Cambridge's marginal five-year housing land supply position places even greater emphasis on accelerating and encouraging the delivery of sustainable sites like HGH, while the densification of brownfield sites must be supported in the emerging Local Plan, in accordance with the NPPF (Paragraph 125).

Summary and Recommendations

TT Group supports the proposed allocation of HGH, as detailed within draft Policy S/C/HGH, though the allocation must be revisited and amended to facilitate the delivery of a development that will realise the long-term planning policy and placemaking goals of the site and the wider area.

Specifically, the proposed density of the allocation should be revisited and uplifted to account for the sustainable location of the site, in line with the NPPF and recent local precedents, to maximise the quantum of development that can be achieved on this site, which can be delivered early in the emerging Plan period. We advise that the draft allocation is revised upwards to support in excess of 95 units on the site.

We look forward to progressing these amendments with the Greater Cambridge Local Plan team. If you have any questions, or wish to discuss these matters in more detail, then please do not hesitate to get in touch.

Yours sincerely,

Lyndon Gill
Senior Director
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Appendix 2 - Initial Feasibility Study

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7071 - Henry Giles House

Initial Feasibility Study

November 2025

Rev 02

Prepared for: TT Group

Prepared by:

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Site Guidance - Micham's Corner Development Framework

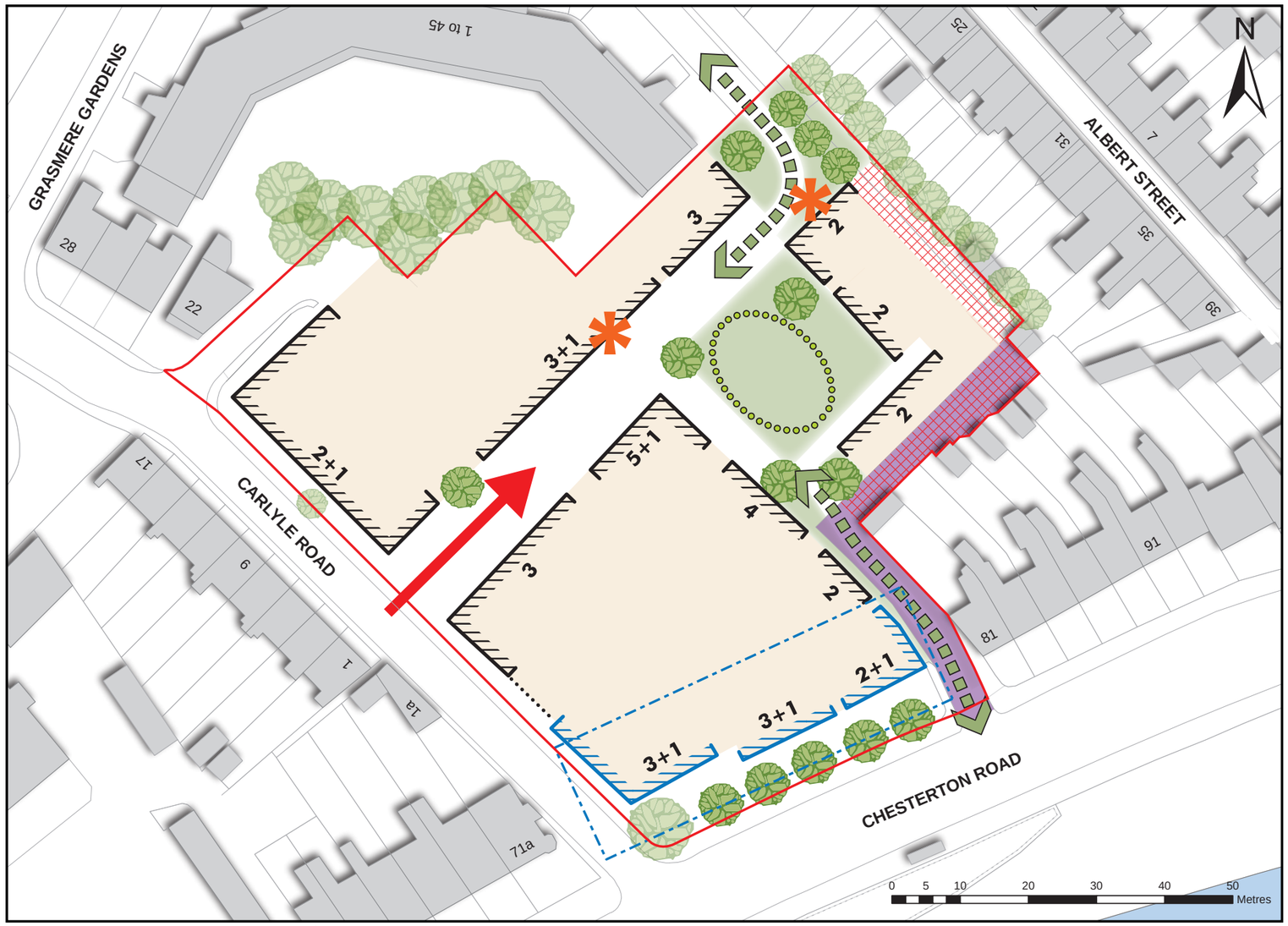


Figure 52: Development Principles for Henry Giles House

- Allocation Site R4(Local Plan 2018) site boundary
- Indicative building frontage
- Variation/staggered building line to respond to character of Chesterton Road frontage.
- Zone of height variation to enhance character and safeguard views from Jesus Green.
- **2+1** Storey heights – maximum storey heights indicated assume residential floor to ceiling height of 2.7m (3m floor to floor height). Overall height should be inclusive of plant. The +1 indicates accommodation in the roofspace or a setback upper floor (minimum setback 1.5m).
- Broken form to allow sunlight penetration and articulation of massing
- Key features (buildings or landscape) to frame / terminate views
- Secure rear gardens of houses in Albert Street and Chesterton Road with built form and maintain minimum of 20m distance from rear elevations
- Creation of pedestrian and cycle green links/ lanes
- Potential vehicle access
- Existing trees
- Opportunities for new tree planting/landscape
- Potential urban focal space
- Maintain right of access to the rear of existing properties

Henry Giles House - Partial Redevelopment

Ground Floor Level



Henry Giles House - Partial Redevelopment

1st Floor Level



Henry Giles House - Partial Redevelopment

2nd Floor Level



Henry Giles House - Partial Redevelopment

3rd Floor Level



Henry Giles House - Partial Redevelopment

4th Floor Level

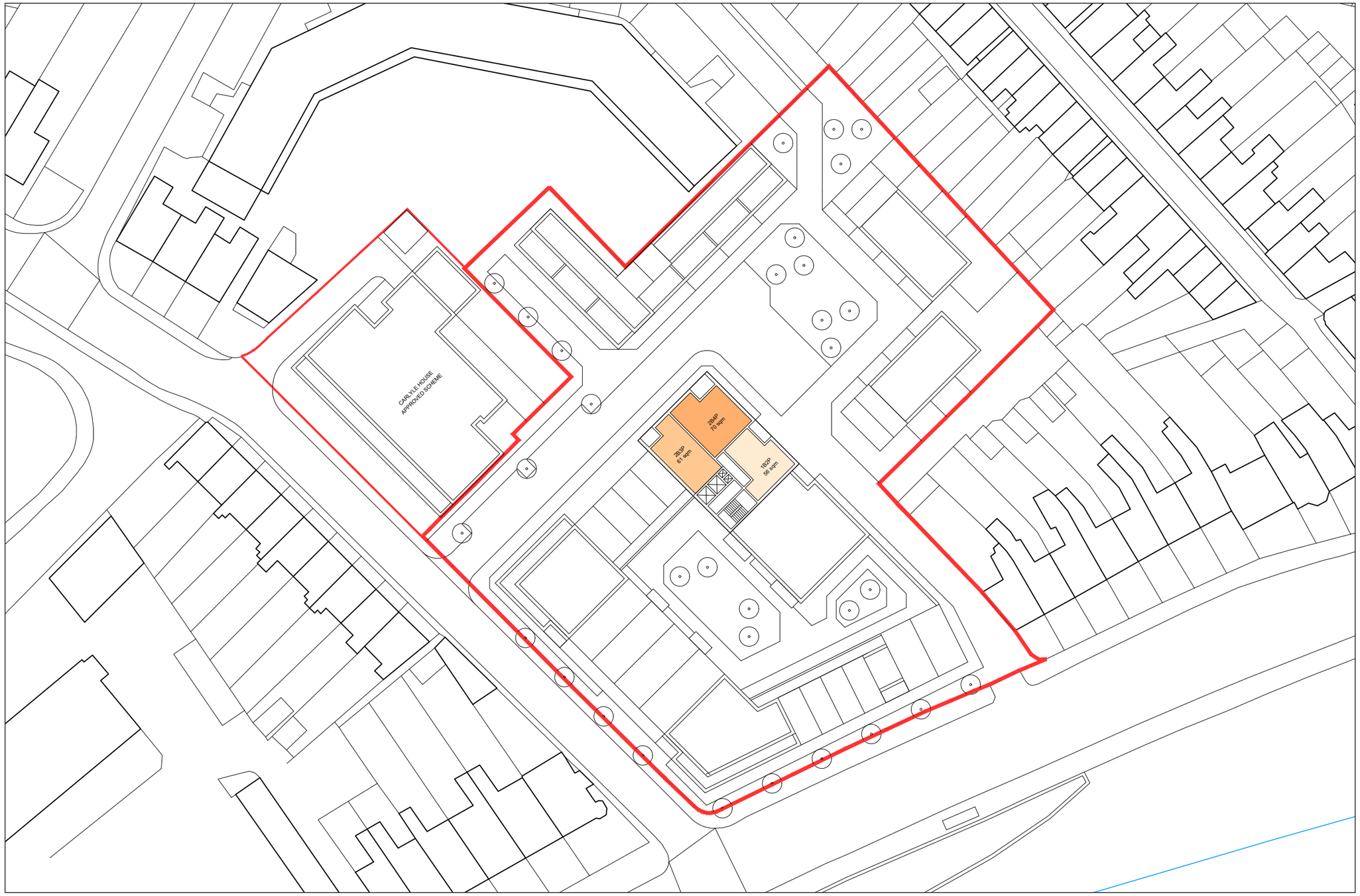


Building Uses

- Ancillary
- 1B 1P
- 1B 2P
- 2B 3P
- 2B 4P
- 3B 5P
- 3B 6P
- Office

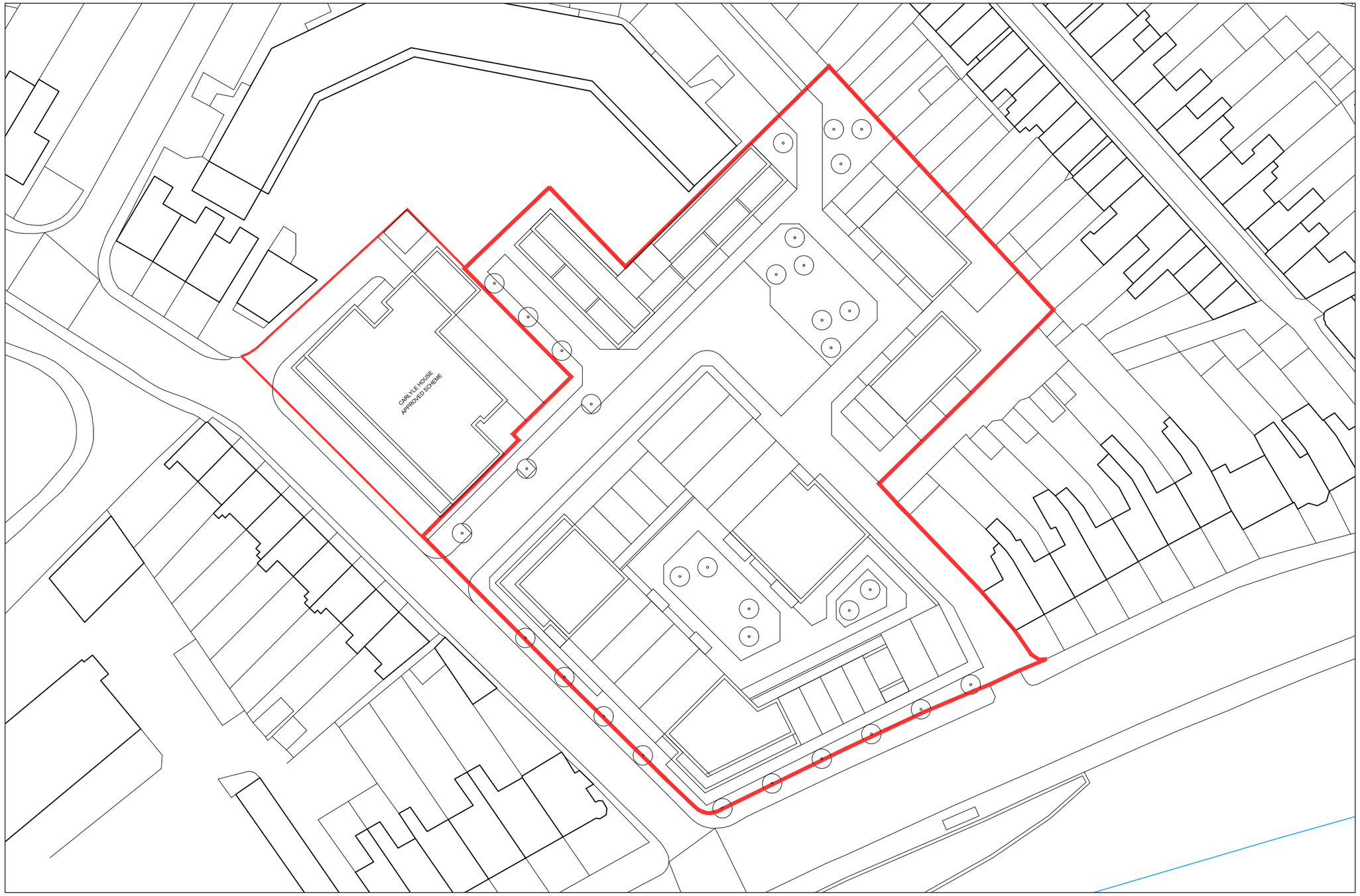
Henry Giles House - Partial Redevelopment

5th Floor Level



Henry Giles House - Partial Redevelopment

Roof Plan



Building Uses

- Ancillary
- 1B 1P
- 1B 2P
- 2B 3P
- 2B 4P
- 3B 5P
- 3B 6P
- Office

Henry Giles House - Partial Redevelopment

Massing Model - Aerial View



Henry Giles House - Partial Redevelopment

Massing Model - Street Views



View across River Cam



View from Chesterton Road looking North



View from Carlyle Road looking North



View from Carlyle Road looking South

Henry Giles House - Partial Redevelopment

Schedule of Accommodation & Approximate Areas

Henry Giles House - Schedule of Accommodation									
LEVELS	1B 1P	1B 2P	2B 3P	2B 4P	3B 5P	3B 6P	TOTAL	NIA (sqm)	GIA (sqm
GF	2	3		5	7	8	25	1250	1857
F1	2	10	2	6			20	1791	2092
F2	2	10	2	6			20	1321	1603
F3		10	4	4			18	1055	1325
F4		4	2	1		2	9	602	776
F5		1	1	1			3	187	249
TOTAL	6	38	11	23	7	10	95	6206	7902

PARKING	Parking area is excluded from the calculation (817sqm)	
	Undercroft parking:	35 spaces
	On street parking:	9 spaces
	Total parking:	44 spaces

FORMATION
ARCHITECTS

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