

Cambridge City Council,
Mandela House,
4 Regent Street,
Cambridge
CB2 1BY

Our ref: E1101.C1.Let03
05th March 2025

Dear Sir or Madam,

**LOCAL PLAN REPRESENTATION FOR THE RESIDENTIAL ALLOCATION OF LOGIC HOUSE,
CAMBRIDGE**

This local plan representation is submitted regarding the site Logic House at 143 Newmarket Road in Cambridge.

Logic House is a large, cubic 1970s building which is unattractive and harms the street scene, the Riverside Conservation Area and the setting of the grade II listed “Church of St Andrew the Less”. It features dated concrete hanging tiles on the 2nd floor with square windows and a flat façade for the full height and width positioned directly onto the street. This building has been unoccupied since 2020.



Figure 1 - Logic House South East (Front) Elevation

The property is on Newmarket Road which is a key route into the centre of Cambridge so its visual impact is amplified. Newmarket Road has been subject to substantial redevelopment and improvement in recent years, and Logic House is one of the few remaining examples of a poorly designed and unattractive buildings constructed in the mid 20th Century which has a harmful impact on the surrounding area.

Evolution Town Planning Limited

Registered Office:

[Redacted]
[Redacted]
[Redacted]

Registered in England Number
10636748



The site is within the Eastern Gate Development Area where local planning policy supports development which would improve the area's character. This representation seeks for the site to be allocated for residential redevelopment as this can provide sufficient value to viably redevelop the site.

The allocation of the site will enable the redevelopment of Logic House which will be a significant visual benefit to the street scene as well as the character of the Conservation Area and the neighbouring listed building.

National planning policy gives strong weight to heritage improvement. The proposed redevelopment will greatly benefit the character of the Riverside Conservation area and the setting of grade II listed "Church of St Andrew the Less". National Planning Policy also gives substantial weight to the value of using suitable brownfield land within settlements for homes.

The property is currently unused as it is a dated, low quality building. It's redevelopment for residential use is a sustainable reuse of previously developed land within the city of Cambridge. As such it should be allocated.

The property is within a single ownership and redevelopment can be undertaken immediately should the site be allocated for development. It is envisioned that between 5 – 10 residential units could be accommodated in a suitably designed scheme on the site.

These representations comprises the following documents:

- This cover letter
- Online Portal Submission Form
- Site location plan

We trust you will find this to be sufficient for you to consider this land in the call for site sand we look forward to hearing from you further regarding this.

Kind regards,

