

PREFACE

RELATIONSHIP TO PLANNING APPLICATIONS

This Design & Access Statement has been prepared in response to the revised proposals for Brunswick Riverside, Newmarket Road, Cambridge.

Brunswick Riverside, comprises of two adjacent sites the existing Cambridge Regional College, City Centre Campus (The Brunswick Site) referred to hereafter in this document as the '**Rear Site**', where necessary and No 61-69 Newmarket Road (Brunswick House) referred to hereafter as the '**Front Site**'.

Whilst it remains the applicant's, firm intention that these two sites are brought forward together; for reasons previously agreed with officers from Cambridge City Council, it has been necessary to prepare contemporaneous applications, and this Preface sets out how this single Design & Access Statement relates to each of them.

In order to secure the comprehensive redevelopment of the entire Brunswick Riverside however; Berkeley Homes has discussed with officers from the council the appropriate mechanisms within any consent/s through which the redevelopment of the front site could be restricted pending the delivery of specific infrastructure on the Rear Site to adequately service both the Front & Rear Sites.

I. Listed Building Consent Application for Brunswick House

A full and detailed analysis of the significance of Brunswick House, its, historic and special architectural importance, justification for its removal from the list of building of special architectural interest and a review of the buildings setting is provided in the Conservation Impact Assessment (CIA) prepared by Woodhall Planning & Conservation that accompanies this application.

It is therefore not intended to duplicate the information and design content of the CIA in this document and we would refer the reader to the above which is available to download on the applicant's website at www.brunswick-site.co.uk together with the full and comprehensive range of submission-related documentation that accompanies the applications.

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RELATIONSHIP TO PLANNING APPLICATION

2. Brunswick 'Front Site' Current Scheme Proposals

1. Layout

The layout for the 'Front Site' scheme can be read in the overall site plan shown on page 38 in the Design Response section of the statement, which overlays the application boundaries for the two proposals.

2. Scale

The scale of the 'Front Site' scheme can be judged from pages 46-47 in the Design Response section, which shows the elevational details of Block E on Newmarket Road and along the public route, and also the perspectives on pages 64, 138 and 139.

3. Landscaping

The landscaping design for the 'Front Site' is specifically shown on page 83 in the Landscape section. In addition 'Hard' landscaping approaches can be seen on page 94 and 'Soft' landscape approaches on page 95. In both instances these shown specific intentions, but as part of a wider scheme covering the whole of Brunswick Riverside.

4. Appearance

The appearance of the 'Front Site' proposals is shown in the elevations on pages 46-47 in the Design Response section, and also the perspectives on pages 64, 138 and 139.

5. Access

Details of access for the 'Front Site' is provided in Section 10 ('*Front Site - Site Specific Details*') of the Brunswick Riverside Transport Assessment which accompanies all the current applications.

6. Amount of Development.

The schedule of accommodation for Brunswick Riverside as a whole is set out in the table on page 71, but specifically the 'Front Site' consists of Block E and one townhouse giving the following:-

- 36 no. apartments (14x 1bedroom, 19x 2bedroom, 3x 3bedroom)
- 1 no. 5 bedroom townhouse
- Total of 37 units containing 94 habitable rooms
- Net internal area of the 'Front Site' is 2,252m²

3. Brunswick 'Rear Site' Current Scheme Proposals

7. Layout

The layout for the 'Rear Site' scheme can be read in the overall site plan shown on page 38 in the Design Response section of the statement, which overlays the application boundaries for the two proposals.

8. Scale

The scale of the 'Rear Site' scheme can be judged on pages 48-57 in the Design Response section, perspectives shown on pages 65-69 and in the Strategic Views in Section thirteen on pages 120-137 and 140-141

9. Landscaping

The landscaping design for the 'Rear Site' is the subject of the majority of the Landscape section of this report (beginning on page 79), but with the exception of page 83.

10. Appearance

The appearance of the 'Rear Site' proposals is shown in the elevations on pages 48-57 in the Design Response section, and perspectives on pages 65-69, 120-137 and 140-141.

11. Access

Details of access for the 'Rear Site' is provided in Section 11 ('*Rear Site - Site Specific Details*') of the Brunswick Riverside Transport Assessment which accompanies all the current applications.

12. Amount of Development.

The schedule of accommodation for Brunswick Riverside as a whole is set out in the table on page 71, but specifically the 'Rear Site' consists of the following:-

- 159 no. apartments (59x 1bedroom, 71x 2bedroom, 29x 3bedroom)
- 9 no. 5 bedroom townhouse
- Total of 168 units containing 507 habitable rooms
- Net internal area of the 'Front Site' is 13,814m²