



51-53 Argyle Street, Cambridge

Design and Access Statement

October 2019

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Borough Architects Ltd

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1.0 Site Analysis

1.1 Context

The site is located in Romsey town, south of Mill Road on the east side of the railway lines.

The grid street pattern in this section of Romsey is lined with the terraces forming perimeter blocks to the back of the pavement line with back gardens to the rear.

The site is included in the Mill Road Conservation Area along Argyle Street in a predominantly residential two storey terraces, where the houses are dating to the late Victorian period.

The street elevation if facing south and the northern rear is surrounded by residential gardens.

The houses on either side of the site are identified as positive unlisted buildings in the Townscape analysis.

This building is currently used as a garage with single storey store and office structures on the streets, and a single storey workshop across the whole site width to the rear.



Site Location Plan with Conservation Area Boundary

1.0 Site Analysis

1.2 Historical Evolution

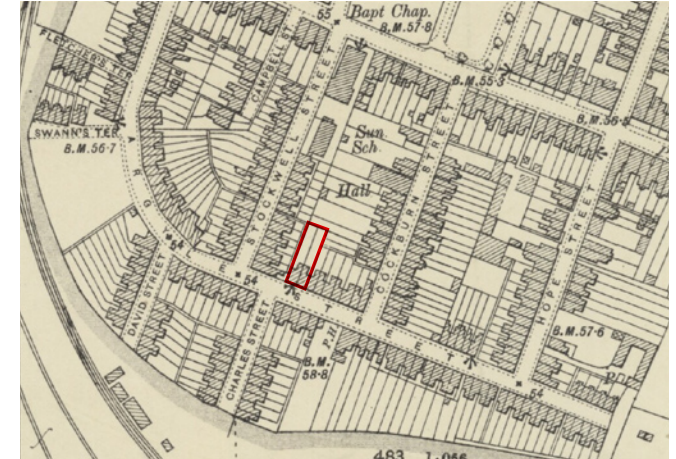
On the 1888 map a house is shown on site dating earlier than the rest of the terrace.

Argyle Street curves slightly on the west side, reflecting the line of the old railway line which is shown on the 1903 map. The original alignment of the railway line from Cambridge to Bury St Edmunds passed along the southern limit of the Conservation Area, providing a barrier to development until Inter-War 1930's development started further south as shown on the 1952 map.

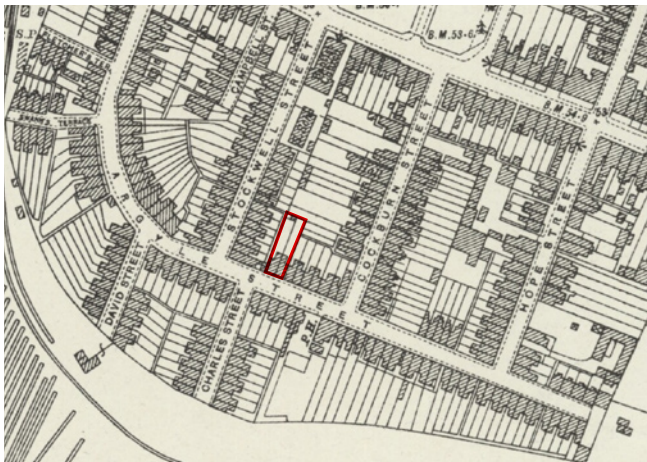
At some point in the C20, presumably between 1952 and 1967 this section of the terrace was demolished and several single storey brick building were built on the two plots with, which are marked on the 1967 map as a 'Builder's Yard'



OS map 1888
An early Victorian house is shown on site



OS map 1903
The terraced housing with gardens continued across the present site



OS map 1927
The development extends along the street to the railway line on the south



OS map 1952
Inter War development replace the railway line



OS map 1967
The two houses are replaced by a Builder's Yard

1.0 Site Analysis

1.3 Local Character

Mill Road is known for its busy and diverse street life as a shopping street lined with cafes, pubs, restaurants and local centres. The Baptist Church, St Philip's Church and the Romsey Mill Centre as well as the recently completed Cambridge Mosque serve the local community which resides in the surrounding streets.

Romsey is one of the areas in the city with the least open green spaces, with only the back gardens to provide this urban area with soft landscaping and some natural environment. Narrow passageways to the rear gardens are accessed from Cockburn Street and Stockwell Street.

The residential area is characterised by modest mid to late 19th century two storey terraced houses mainly one bay wide, the larger versions with ground floor canted bay windows and a separate hallway providing access to the rooms at the back of the house.

Within the conservation Area a large number of unlisted buildings have been identified on as being positive buildings of townscape merit. These may vary in appearance, but commonly they are making good examples of relatively unaltered buildings where their style, detailing and building materials provides the streetscape with interest and variety.



Aerial view from south west (site marked in red)

51-53 Argyle Street, Cambridge

Borough Architects

The most common facing material is yellow or white Gault brick, sometimes enlivened by the use of red brick, which is used to pick out lintels, string courses, corner quoins, or eaves. Stone lintels are often painted to contrast with the adjoining brick with decorative features. Painted render is also common.

The continuous roofs face the street, often without party wall separation, and are covered in slate. As these houses have relatively low floor to ceiling heights, they are characterised by low eaves which sit only just above the first floor windows. The original brick stacks with clay pots also remain on most of the houses and decorated with no more than a few courses of corbelled-out brickwork to prevent weathering.

Windows are almost always two over two timber vertically sliding sashes and the front doors are similarly timber of varying designs lead straight off the adjoining pavement.



View of Mill Road towards the south west with the Baptist Church and the railway bridge



View of Argyle Street westward as it curves towards Mill Road



View of Cockburn Street towards the south with Argyle Street at the far end



View of Stockell Street towards the south with Argyle Street at the far end

1.0 Site Analysis

1.4 Existing Site

The site is comprised of several low structures forming a yard which is currently used as a vehicle repair garage.

Two single storey flat roof brick structures are facing the street and framing a metal access gate: one is painted light blue and attached on the right to 55 Argyle Street while the other on the left is painted white and attached to a single storey side extension to no. 51a. Both buildings were presumably used in the past as offices and have access doors and shopfronts to the street.

The metal gate is leading via a narrow hardstanding driveway along the buildings to the yard, which contains another storage shed, a small WC and a large workshops shed with low pitched corrugated roof and two sets of wide metal doors.

No. 55 is constructed in Flemish Bond Gault and red brick detailing, which are consistent along the short terrace of seven buildings. Alternating red and Gault low segmented arches on the ground floor and gauged arches on the first span over the openings. Red brick string courses run along the facade in line with the arches, detailing. The gable end is partly rendered with setback and projecting bricks

No. 51 is a narrow building filling the whole site with its single storey side extension. The street frontage is painted white with wide red painted timber windows and lead clad dormers. A contemporary timber clad box dormer was added to the rear roof pitch (application ref. C/00/0242).



Existing street view 2 from Charles Street northwards



Existing street view 3 from Argyle Street eastwards



Panoramic view of the existing site

1.0 Site Analysis

1.5 Constraints and Opportunities

Opportunities:

- The development of the site will provide two 3 bedroom family homes which will support the local community.
- The two houses will add to the street's active frontage and complete the block to its previous state before the builder's yard in line with the street grid.
- The new build will articulate the end of the terrace before the corner building.
- Large gardens will be re-instated and green roofs will support natural life biodiversity and improve surface water drainage.

Constraints:

- Amenity of the neighbouring properties should be considered, including daylight to the adjacent 55 Argyle Street and 25 Stockwell Street and overshadowing their gardens.
- Access to gardens via existing footpath within 30m from the pavement.



2.0 Planning Framework

2.1 Policy Considerations

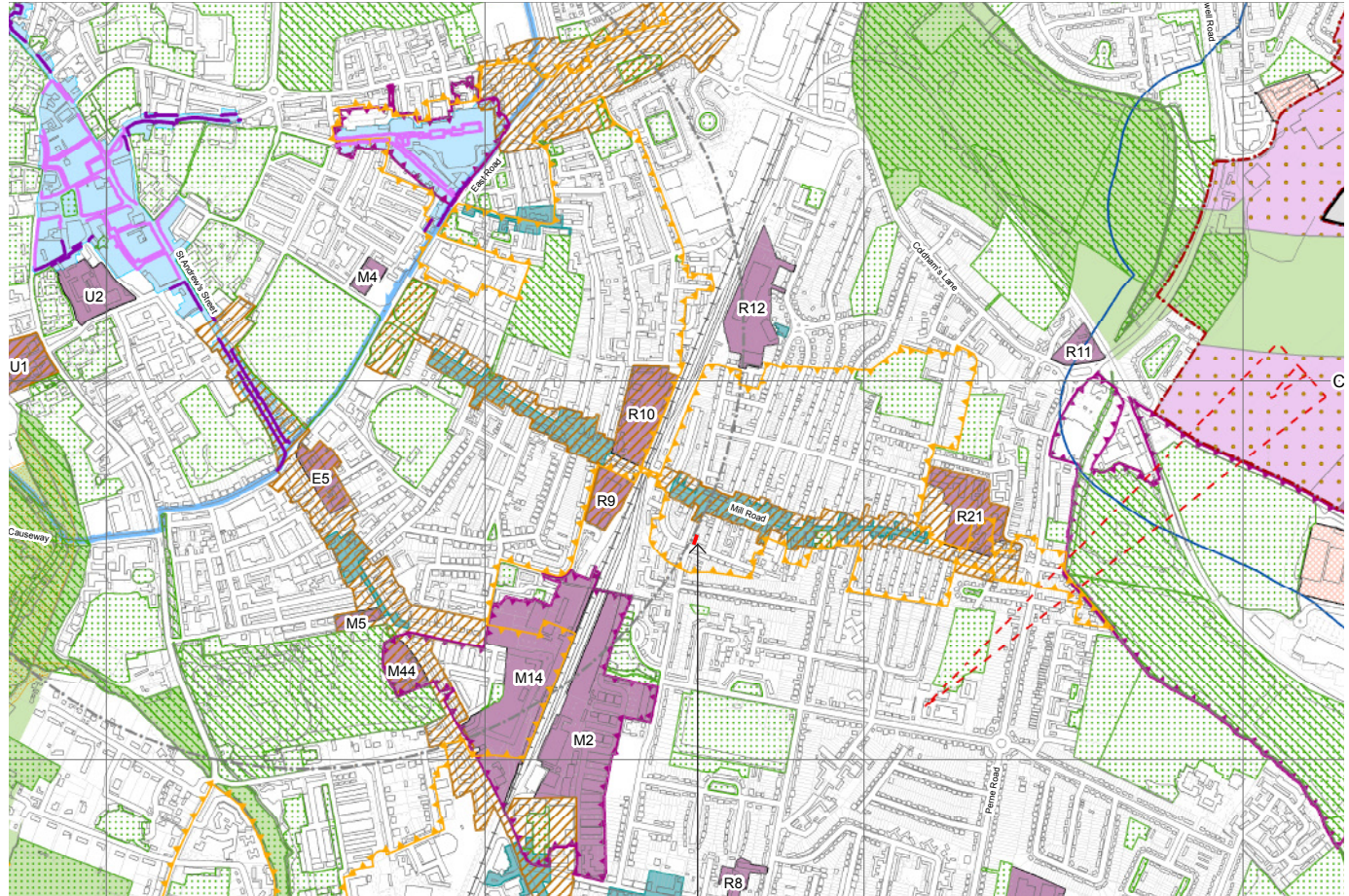
Cambridge Local Plan

- Policy 1: The presumption in favour of sustainable development
- Policy 3: Spatial strategy for the location of residential development
- Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use
- Policy 31: Integrated water management and the water cycle
- Policy 32: Flood risk
- Policy 33: Contaminated land
- Policy 50: Residential space standards
- Policy 51: Accessible Homes
- Policy 52: Protecting garden land and the subdivision of existing dwelling plots
- Policy 55: Responding to context
- Policy 56: Creating successful places
- Policy 57: Designing new buildings
- Policy 59: Designing landscape and the public realm
- Policy 61: Conservation and enhancement of Cambridge's historic environment
- Policy 82: Parking management

Mill Road Conservation Area

National Planning Policy Framework (2019)

Nationally Described Housing Standards (2015)



Cambridge Local Plan (2018) adopted policies map

Site

2.0 Planning Framework

2.2 Relevant Planning History

19_5107_PREAPP

Demolition of an existing garage and erection of two 3-bed terrace houses | 51 - 53 Argyle Street Cambridge CB1 3LS

18/0379/FUL (Withdrawn)

Demolition of existing buildings and erection of 2 Dwellings | 51-53 Argyle Street Cambridge CB1 3LS
Withdrawn

17/1103/FUL (Withdrawn)

Demolition of the existing workshop buildings and the erection of four one bedroom dwellings | 51-53 Argyle Street Cambridge CB1 3LS

16/0942/FUL (Withdrawn)

Demolition of existing workshops and stores and removal, remediation of contaminated land. Erection of two 2-bedroom houses and three 1-bedroom houses. | 51 - 53 Argyle Street Cambridge Cambridgeshire CB1 3LS

C/96/0773 (Approved)

Change of use of building from storage of building materials (sui generis) to a car maintenance workshop (Class B1) (Retrospective). | 51-53 Argyle Street Cambridge CB1 3LS

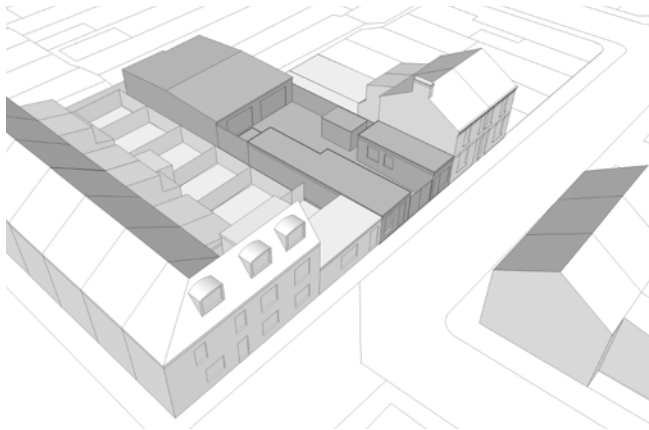
3.0 Design

3.1 Massing Study

A 3d model was prepared to study the massing of the proposed development in relation to its immediate surroundings.

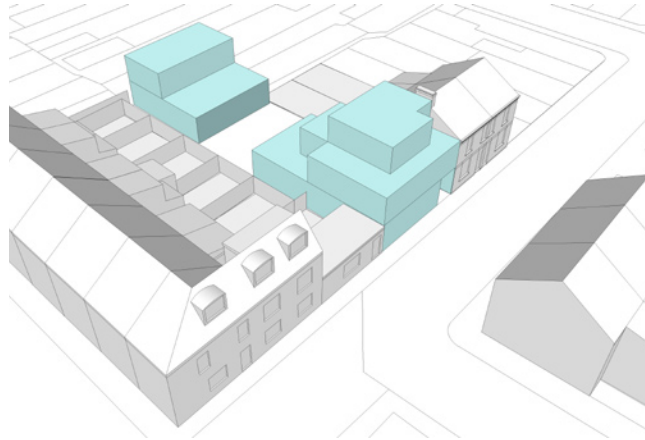
The study was concluded with Option 4 which propose two nos. two storey houses 4.5m wide to repeat the existing pattern of development and keep the terrace proportions and rhythm to support the existing character.

A single dormer is proposed to the front on the left side, matching the neighbouring 51a three dormers. The first floor rear mass was kept low in a similar manner to the existing terrace houses in order to avoid amounting bulk at the back, while the ground floor was detailed as a flat roof conventional 'extension' only, without substantial massing in the garden, keeping it as open as possible.



Existing condition

Single storey buildings to the front and a large shallow pitched roof shed to the rear with a small yard between.



Option 1

Full width two storey flat roof mass aligning with the terrace eave level and a setback third floor on the street side, and an additional, separate part one part two storey mass to the rear with a shared garden between.



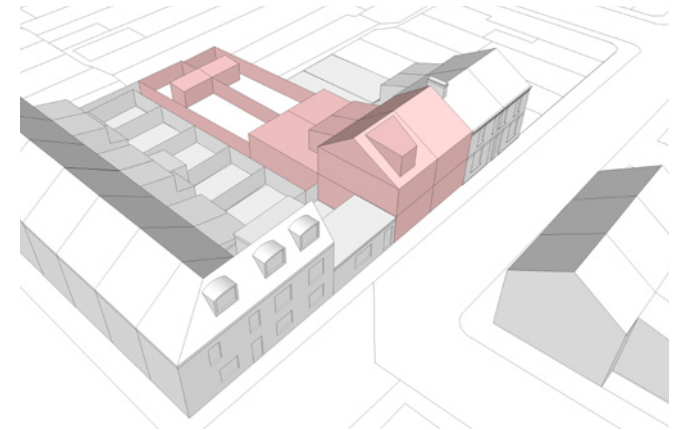
Option 3

Full width two storey pitched roof mass aligning with the terrace eave level with a front gable to end of terrace and rear two storey outrigger above a ground floor extension. Single storey pitched roof outbuildings to the rear



Option 2

Two storey pitched roof mass aligning with the terrace eave level leaving footpath access to the rear, and an additional, separate part one - part two storey pitched roof mass to the rear with a shared garden between.



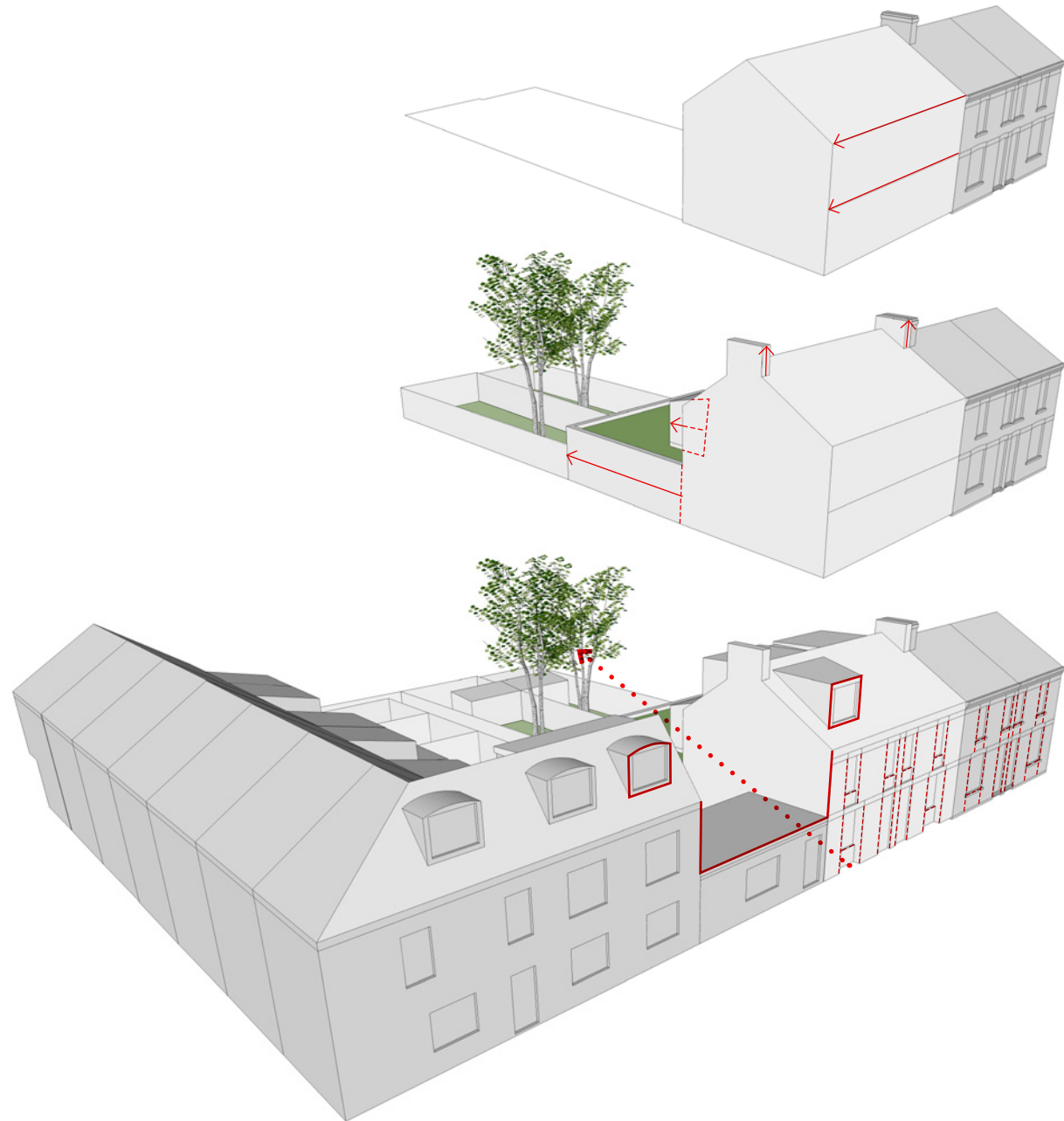
Option 4

Full width two storey pitched roof mass aligning with the terrace eave level with a front dormer to end of terrace and lower two storey outrigger above a ground floor extension. Garden sheds to the rear.

3.0 Design

3.2 Design Principles

- Continuation of the terrace, its string courses, front roof pitch and eaves
- Extension of the ground floor to form a living space towards the rear with low profile flat roof
- Projection of first floor at the centre to form bathrooms, similar to the existing terrace houses.
- Chimneys to both gables ends to articulate the roof edges, similar to the existing terrace roofs.
- Window and door opening in street elevation to repeat the existing terrace rhythm and proportion.
- A dormer to the rear pitch of the roof forming a second floor is set back from sides and eaves to reduce visibility from the street.
- Dormer window to front pitch is added to mirror no. 51a dormers and frame garden views from the street with over the existing single storey side extension.
- Reinstated long gardens to the rear with trees in the garden and green roof to enhance biodiversity and reduce risk of surface water flooding.



3.0 Design

3.3 Layout

As a result of the decision to keep the massing and access of the proposed building in character of the existing terrace and street, the layout of the two 4.5m wide units resembles the traditional terrace house vertical arrangement.

- Door enter lobby off pavement
- Doorway to public space and stair leading to bedrooms upstairs.

The ground floor is not divided into rooms, but extend from the living room at the front to the kitchen and dining at the rear. Daylight to the deep space is provided via skylights and large bifolding doors leading to the garden.

A central utility room provides support for washing, cleaning and services leading to a ground floor toilet.

First floor accommodates a double bedroom to the front and a single bedroom to the rear with a shared bathroom above the kitchen and utility.

An additional second floor double bedroom provides additional accommodation which in traditional houses could be achieved via a loft extension.

No. 51 offers an additional study space in the front dormer.

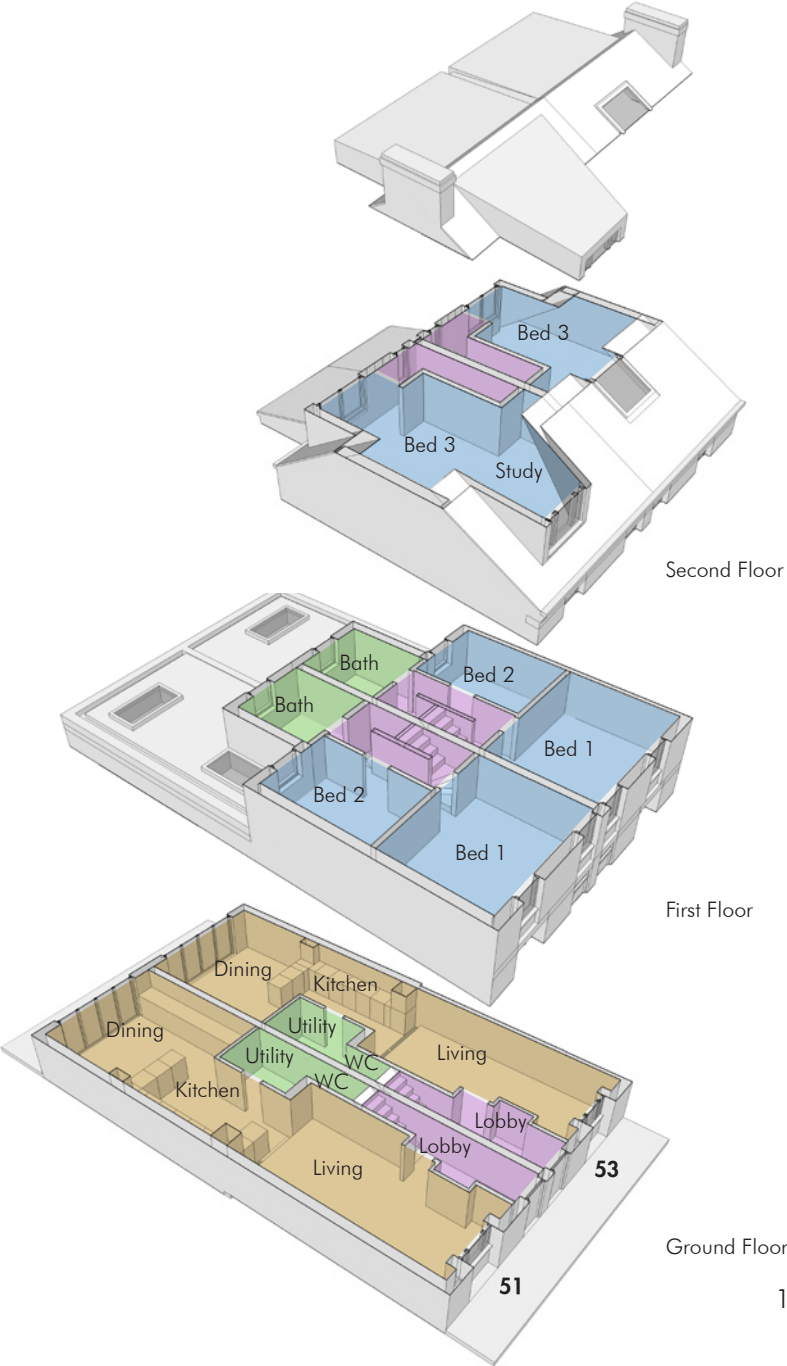
3.4 Standard of Accommodation

51 Argyle Street

Living Room	20m ²
Kitchen	12m ²
Dining	16m ²
Utility/WC	5m ²
Bed 1	13m ²
Bed 2	8m ²
Bathroom	5m ²
Bed 3	13 m ²

53 Argyle Street

Living Room	20m ²
Kitchen	12m ²
Dining	16m ²
Utility/WC	5m ²
Bed 1	14m ²
Bed 2	8m ²
Bathroom	5m ²
Bed 3	11.5m ²



3.0 Design

3.4 Elevation Treatment

The proposed street elevation is looking to subtly relate to its surrounding as a contemporary interpretation without copying it, thus enhancing the attention to the existing details and qualities of the heritage environment.

The proposed building will be constructed of Gault brick in Flemish bond to match the neighbouring terrace with red brick highlighting the detailing to the string courses and openings.

While the Victorian building methods were not copied to form fake segmented arches, the alternating red/Gault brick details were referenced in alternating segments of the string course in red and flat soldier course lintels in Gault to keep the chequered contrast in a larger scale. Moreover, the windows and doors rhythm and location was maintained, while the windows were recessed between full height brick panels with red brick setback panels under the cills. This also keeps the window proportions similar to the Victorian precedent and supporting the chequered articulation of the whole facade. A playful arrangement of recessed and proud bricks on the first floor panel of no. 51 references the existing gable wall on the side of no. 55 which will be covered by the new building. The roof will be tiled in slate and the cast iron rainwater goods will be supported by a corbelled brick eave detail continuing the terrace. Chimneys will be introduced at both ends and a dormer window corresponding with 51a Argyle Street roof was added at end of terrace to frame the view between the buildings towards the trees at the back.



Proposed Street Elevation



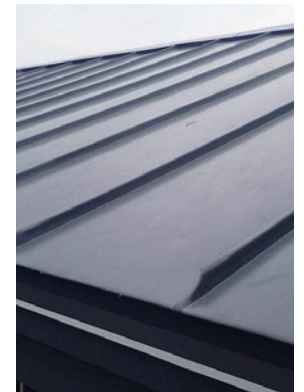
Existing Gault and red brick to match



Recessed and projecting brickwork to no. 55 gable



Slate roof tiles



Standing seam metal roof to dormers

3.0 Design

3.5 Street Views

View 1 from Argyle Street eastward



Existing view



Proposed view

3.0 Design

3.5 Street Views

View 2 from Charles Street northward



Existing view



Proposed view

3.0 Design

3.5 Street Views

View 3 from Argyle Street westward



Existing view



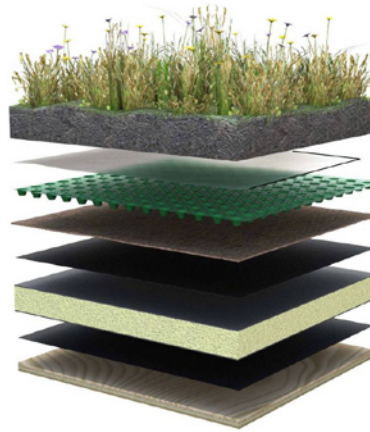
Proposed view

3.0 Design

3.6 Environment

The proposed building will have high energy and material performance credentials:

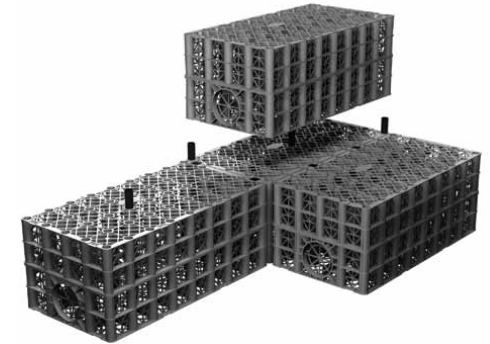
- **A high performance envelope** will ensure good air tightness and insulation, reducing energy demand through passive design.
- **Good quality openable windows** will be used to provide natural ventilation.
- **Natural and sustainable materials** responsibly sourced - such as local bricks, FSC and Trada accredited timber.
- **A green roof** will be installed on the single storey roof to the rear to assist with rainwater attenuation to **Local Plan Policy 31**: Integrated water management and the water cycle
- **Sustainable Urban Drainage System (SUDS)** modular units for rainwater management will be installed in the landscape, to reduce the risk of flooding. Excessive water from the roofs will be collected through a main surface water drainage system.
- **Permeable paving** will be used for the paved paths to reduce the risk of surface water flooding
- **Reinstate garden** and the natural environment in place of the existing garage and hardstanding surface



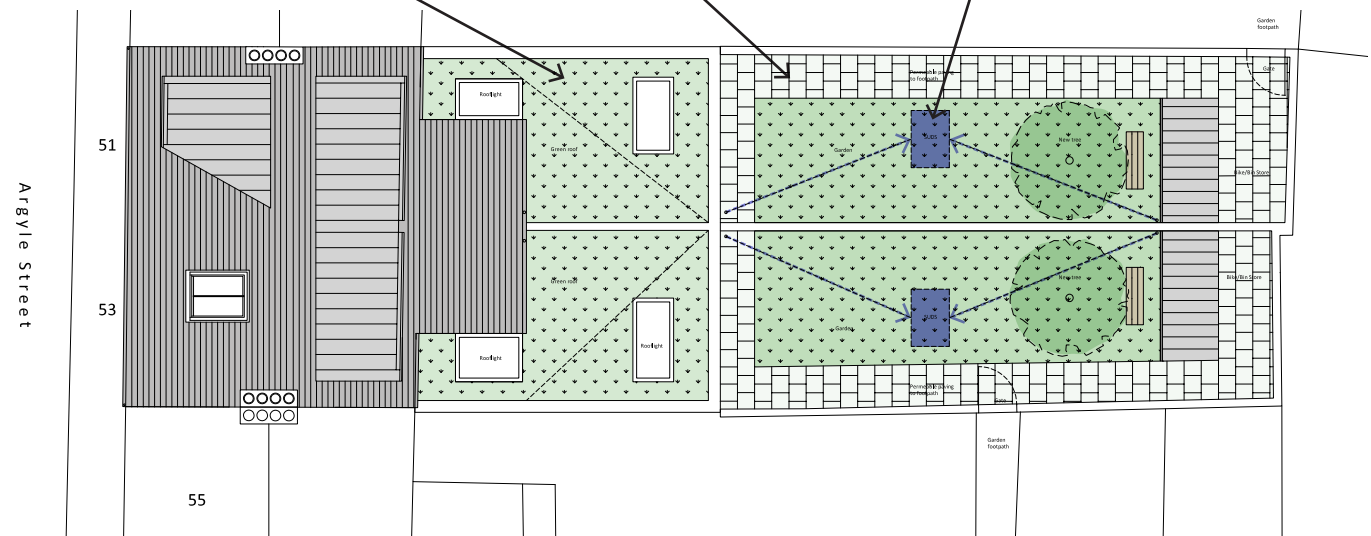
Extensive green roof buildup diagramme (planting to Natural England guidance NE30)



Permeable paving



Modular Sustainable Drainage System



Roofs plan and drainage

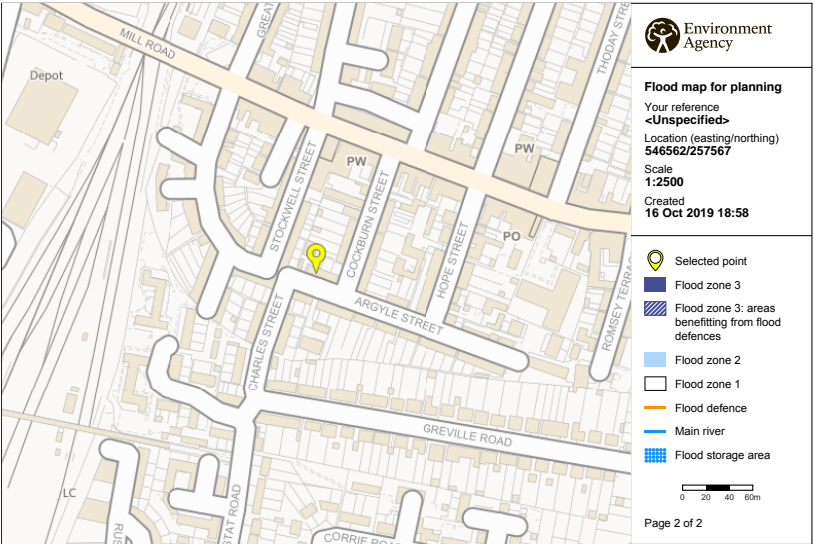
From the Environment Agency flood map for planning there is no risk of flooding due to nearby water course or reservoirs, and the site is defined as **flood zone 1**, an area with a low probability of flooding.

This means that there is no need to do a flood risk assessment since the development is smaller than 1 hectare.

However, on the Long Term Flood Risk Information map the nearby gardens of the terrace houses along Cockburn Street are marked to have a high risk of surface water flooding.

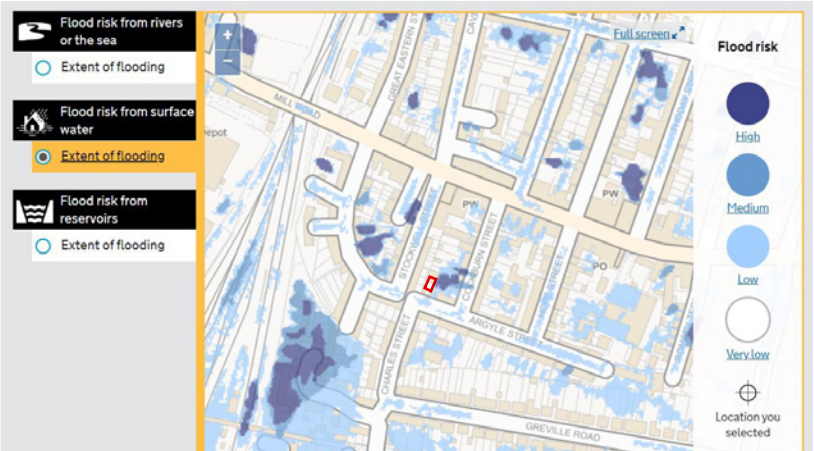
This condition may be caused by the presence of the existing garage and hard landscape and roofs which drain onto the garden soil.

The removal of the existing hardstanding and the reinstating of garden land with SUDS will improve the surface water penetration and reduce the risk of flooding.



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Environment Agency Flood Risk Map for Planning



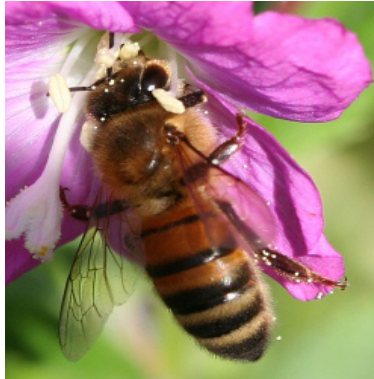
Long Term Flood Risk Information Map
(<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>)

3.0 Design

3.7 Landscape and Natural Life

The proposed scheme includes the introduction of means to enhance and encourage the natural life on site:

- **New deciduous trees** will be planted in both gardens (species to be determined)
- **A substrate-based extensive green roof** with wildflower planting to Natural England guidance NE30 specification will be installed on the single storey roof to the rear to support biodiversity.
- **Additional planting and hedges** around the site, along with the first floor terrace planting to Natural England guidance NE29 will support the local species of Flora and Fauna.
- **Bird boxes** will be installed in the trees to assist roosting for local species and **Bee Bricks** for solitary Mason Bees to support pollination will be installed in the garden wall facing the garden.



Wildlife flora and fauna supporting landscape (planting to Natural England guidance NE29)



Bird boxes and bee bricks will be installed as part of the landscape

3.0 Design

3.8 Amenity

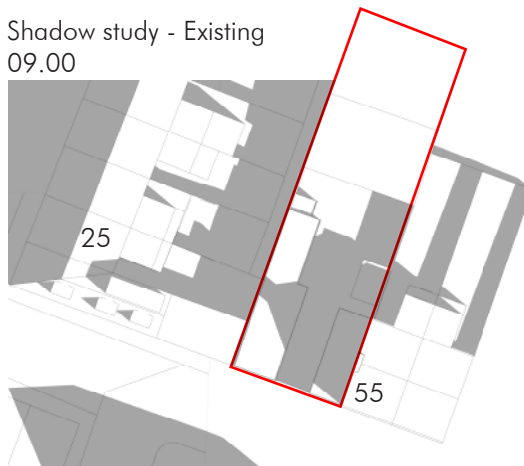
The neighbours will **benefit from the removal of the existing garage** used as a car maintenance workshop and the associated vehicular traffic, noise and pollution, and from the introduction of two family homes to support the local community and the proposed large gardens to the rear.

A Daylight/Sunlight study was conducted to assess the impact on neighbouring building and gardens in accordance with BRE guidance.

The report (see Appendix A) compared the existing condition with proposed development according to:

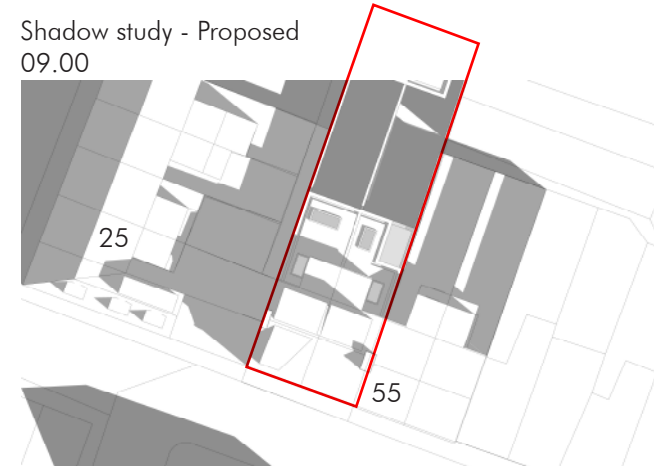
Vertical Sky Component (VSC) for daylight, **Annual Probable Sunlight Hours** and **Winter Probable Sunlight Hours (WPSH) (APSH)** for sunlight

Shadow study - Existing
09.00

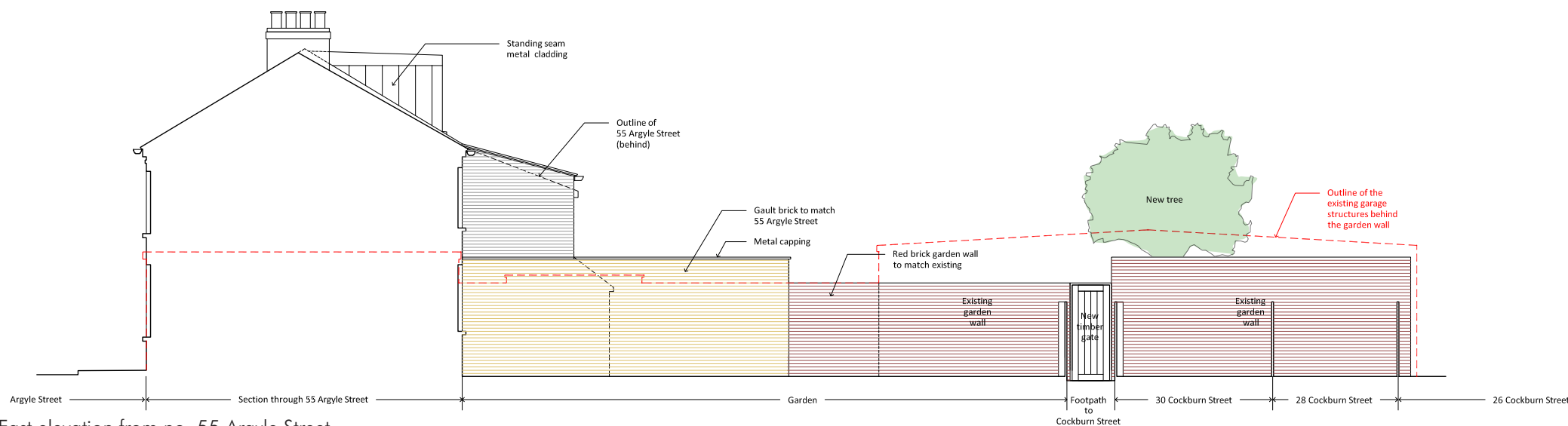


The report concluded that **adequate aspect of the sky and light levels throughout the year will be maintained** by the development.

Shadow study - Proposed
09.00



The proposed development will also remove part of the existing workshop shed and reduce the height of the garden walls.



East elevation from no. 55 Argyle Street

4.0 Access

4.1 Access and Accessibility

Access

The main entrances into the houses is directly off the street from the back of the pavement.

A wide enclosed lobby leads to the ground floor living space or to the upper floors via the staircase

Accessibility

While the bedrooms are reached via stairs arrangements on the ground floor will comply with Building Regulations Part M including an access level WC.

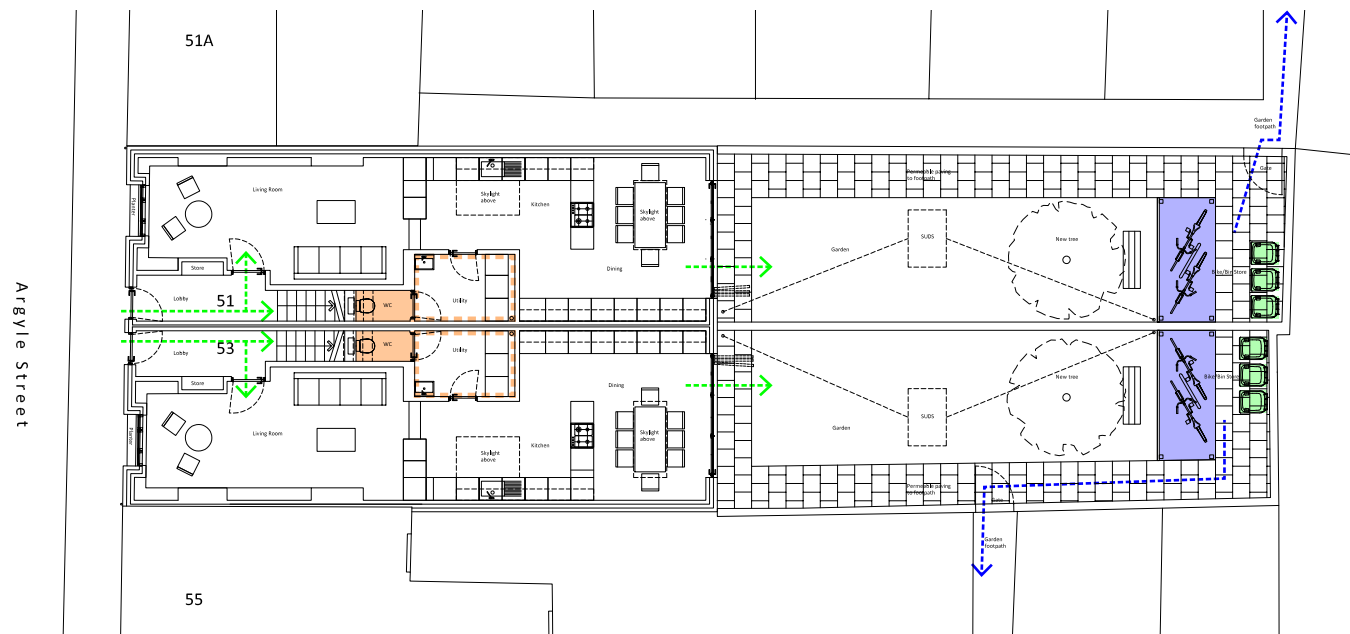
The utility rooms can be converted, in case of future need, into an accessible bathroom/ shower to support a ground floor living space according to Lifetime Homes principles

Cycling

New covered cycle parking is proposed in the garden for 2 bikes per house according to the Local Plan (2018) Appendix L: Car and Cycle Parking Requirements.

Waste

Bin stores are provided for wheeled bins within the rear gardens. As accepted in this part of town, refuse collection for both houses will be from the pavement, where the bins will be moved to on collection days. The gardens are within 30m away from the collection point and therefore comply with RECAP Waste Management and Design Guide (2012)



Ground Floor Plan

- Pedestrian access ----->
- Bikes\Bins access ----->
- Bike store
- Bin store
- Ground Floor WC
- Possible to convert to shower/bath

4.0 Access

4.2 Transport

Vehicular Access

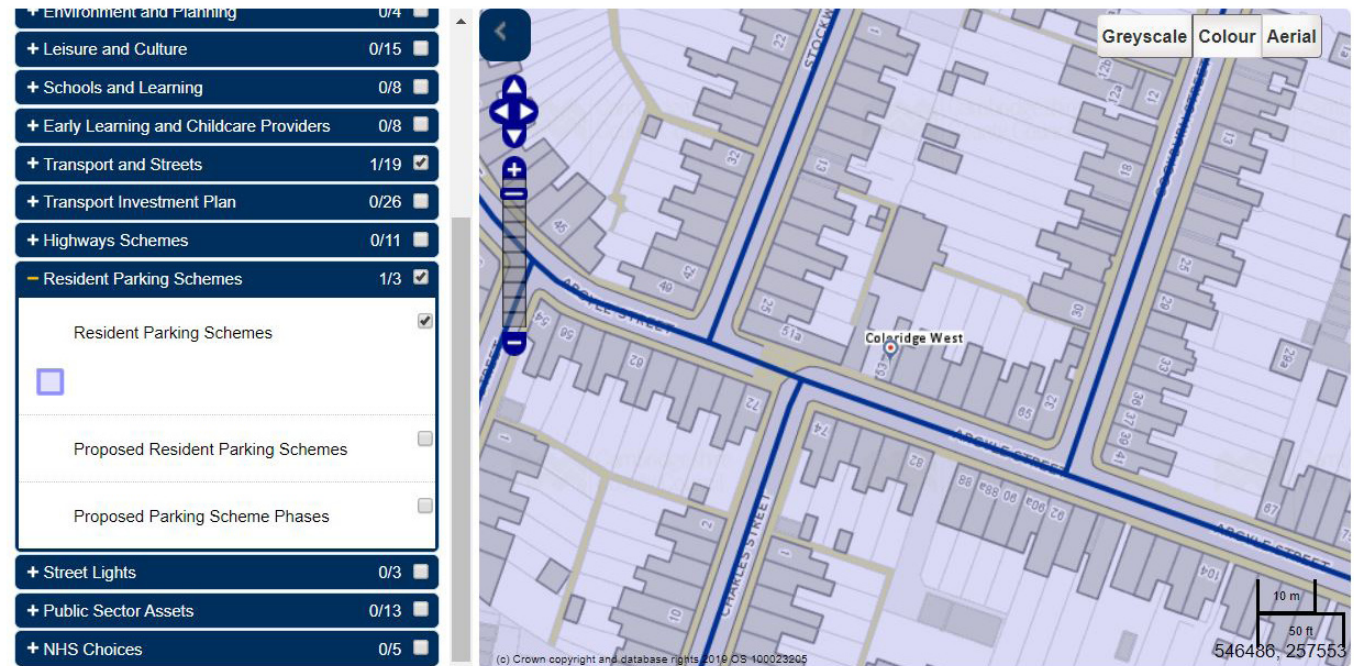
The removal of the existing garage will reduce the vehicular traffic in the street and movement of cars over the pavement into and out of the yard.

Public Transport

Good public transport is provided on Mill Road, and the site is within 10 minutes walk (0.5m) from Cambridge rail station.

Car Parking

No additional car parking spaces are proposed on site. The site which is located within Coleridge West Residents Parking Scheme.



Parking Schemes Plan (Source: Cambridgeshire website)

5.0 Submitted Documents

5.1 Drawings

51-53AS_00_001_Site_Location_Plan_PL

51-53AS_00_010_Existing_Site_Layout_Plan_PL

51-53AS_00_110_Proposed_Site_Layout_Plan_PL

51-53AS_01_010_Existing_Ground_Floor_Plan_PL

51-53AS_01_110_Proposed_Ground_Floor_Plan_PL

51-53AS_01_111_Proposed_First_Floor_Plan_PL

51-53AS_01_112_Proposed_Second_Floor_Plan_PL

51-53AS_02_010_Existing_Street_Elevation_PL

51-53AS_02_011_Existing_East_Internal_Elevation_PL

51-53AS_02_012_Existing_Rear_Elevation_PL

51-53AS_02_013_Existing_West_Internal_Elevation_PL

51-53AS_02_110_Proposed_Street_Elevation_PL

51-53AS_02_111_Proposed_East_Elevation_PL

51-53AS_02_112_Proposed_Rear_Elevation_PL

51-53AS_02_113_Proposed_West_Elevation_PL

51-53AS_03_120_Proposed_Section_PL

5.2 Appendices

Appendix A:

Daylight and Sunlight Assessment for Planning
by T16 Design