

Cambridge Past, Present & Future

Wandlebury Ring, Gog Magog Hills,
Babraham, Cambridge CB22 3AE

Phone 01223 - 243830

www.cambridgeppf.org

South Cambridgeshire District
Council
Planning - Development Control
Cambourne Business Park
Cambourne
Cambridge CB23 6EA

FAO:

Lorraine.casey@scambs.gov.uk

13 February 2011

Dear Lorraine,

Ref: S/2509/11 - Bury Farm, Bury Road, Stapleford, Cambridge, CB22 5BP

Change of use of existing buildings from agricultural use to a community study centre for arts and business (use class D2) in association with the previously consented office use, together with the erection of a single storey extension, external fire escape and associated works.

With reference to the above site and restoration proposals, CambridgePPF welcomes that these farm buildings will be brought back into use and an additional cultural facility being created for local, regional and national use.

CambridgePPF considers these buildings an important heritage asset part of the cultural background of the Stapleford area and as an important visible record of the involvement of University colleges in local farming within the countryside close to the edge of Cambridge covering the recent centuries. The layout and design of the farmstead is probably based on Model Farm principles as established in the 18th/19th Centuries. We suggest strong liaison with the District Council's Historic Building Conservation officers to ensure the character of the building is well preserved. We consider the building complex and Rowley Lane environment worthy to be included within the Stapleford Conservation Area and perhaps its quality warrants adding to the Schedule as Listed Building.

Unfortunately we have not been involved during any pre-application plans and consultations covering this site and due to high workload we are only now able to comment. In absence of a full landscape plan and having inspected the submitted documents made **we have the following concerns and in particular object to the transport assessment and resulting design:**

Transport and Overall Parking

The site clearly will not just function as a study centre and office complex but as also a major concert / recital / conference etc venue from early morning to night. As such there will be heavy usage with many groups coming and going and overlap of sessions (i.e. those coming for the next session have to find parking etc once participants of the earlier sessions have left). It is considered that this not sufficiently integrated and unclear how on-site management may reduce such pressures as 77 overall car parking spaces will not only need to cater for staff and various large and small music groups but also significant numbers of spectators/ concert goers etc. With reference to the transport audit 1 car space per 25m² office space may suffice however it is questionable that 1 space per 22m² covering other space is

adequate – this with reference that an audience member only takes up 1 to max. 1.5m² floor space when seated.

Layout of parking areas - With the entrance to the still operational farm area (leading to Rowley Lane and the Public Right of Way (footpath upgraded to bridleway)) the siting of any car parking along the track is not appropriate. Rowley Lane is one of the major recreational routes for people living in the Stapleford area wanting to access their countryside and more and more local people (Stapleford's population is expanding) want to enjoy circular countryside walks and rides which are increasingly developed around Stapleford and other villages. The setting of Rowley Lane should be better protected.

Disabled access/ parking and Rowley Lane

Having parking bays so far away from the main entrance and having to reverse onto a busy bridle/ farm track may result into problems. Reversing over a footway (as shown on drawing) is unsafe and the layout should be re-designed.

It is suggested that the wildflower meadow to west of building is re-located to northern boundary of the buildings to retain the rural character of the footpath/ farm track. This will also improve the setting of the old farm building as it is well visible from the main road. Subsequently it is considered better to establish disabled car parking to the west of the building, as the over 5m wide 'meadow' is clearly laid out in anticipation of either usage as overflow car parking or long-term change to formal parking.

This would keep any car parking away from the farm track/ Rowley Lane and as such well segregated from the other users of the farm track (farm machinery, residential access, walkers, horse riders etc) and improve the look of the main visible façade along the well liked and used local farm track and thus create a clear and welcoming gateway approach to Rowley Lane farm track/ bridleway.

Junction with Bury Road – this is a very tight affair and visibility along Bury road is reduced due to already at times high amount of parked cars. Additional 'overflow parking' for this development proposal along the main road would be inappropriate and may cause a far less safe highway environment for road and pavement users.

Bin Store

It would be opportune to relocate such away from the main view and approach vista to the side of the access track (i.e. to west of farm building complex). This will be more appropriate and create a better setting of the building within the local countryside context (as outlined above) as well as enhances its appeal to the wide ranging local and non-local users coming for training sessions, concerts and lectures.

Detailing of Building

Unfortunately the farmstead has never been included within the Conservation Area of Stapleford. However we would like to see that the detailing of windows and door is of high quality, retains the griddle window effect and that materials used are appropriate and that a rural colour-scheme is selected. Thus the character and flair of the proposed changes to the farmstead will be in keeping. This should be conditioned.

Wildlife and landscape

We welcome the proposed integration of a hedge to the western boundary, orchard trees and wildflower meadows and look forward to a plan highlighting nature of boundaries (fencing and gates) respecting the character of the site.

Section 106 / CIL

We consider that contribution are made to support –

- to the upkeep of the bridleway network
- the upkeep of local recreational areas such the Magog Down
- Implementation of speed control along Bury Lane including road markings, signage and other features preventing rogue parking on the main road as well as the farm track leading to/ part of Rowley Lane and enabling their continued encouragement.
- Ensuring usage of the buildings for the local community.

If you have any queries regarding this letter please do not hesitate to contact me.

Kind regards



Carolin Göhler

Cambridge Past, Present & Future — a local charity with over 1,700 members working to keep Cambridge and its surroundings special by positively influencing planning developments, delivering environmental education and managing the green spaces and historic buildings in its care — for the benefit of all.

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