

**JUSTIFICATION STATEMENT
FOR
THE PROPOSED
CANCER CARE SUPPORT CENTRE
TO BE SITED AT
SCOTSDALEGARDEN CENTRE
CAMBRIDGE ROAD
GREAT SHELFORD.**

AMENDED
09 AUG 2007

7th August 2007

The following statement refers to drawing numbers:

- CHD/2400/07 –indicates the area of land vacated by the camping retailer
- CHD/2401/07 – shows the footprints of the buildings
- CHD/2402/07 –comparison of approved plan and as constructed
- CHD/2403/07 – landscape plan
- CHD/2404/07 – roof plan
- CHD/2405/07 – internal layout
- CHD/2406/07 – proposed elevations
- CHD/2407/07 – elevation comparison
- CHD/2408/07 – greenbelt incursion indication
- CHD/2409/07 – site plan
- CHD/2300/07 – location Planning Services

THE PROPOSAL

The application relates to a 25m x 42m area of land comprising part of the landscaped area to the front of Scotsdales Garden Centre and part of the rear garden area of 132 and 134 Cambridge Road on to which has been constructed a foundation and an oversite base in readiness for a steel framed building 34.2m long x 16.8m wide.

To the front elevation there is attached an entrance hall 6.53m long x 6m wide, set 11.44m from the corner of the building nearest to the car park.

Under reference S/0956/07/F, the applicant has sought to both replace and modify the original approved building design. The changes have been in response to some of the observations of the Shelford Parish Council, the previous Planning Officer Mr A Moffat and the present Architectural Planning Officer Mr David Grech. At the same time there has been recognition that the internal space requirements have been more accurately assessed to meet the needs of the therapists and members of the Cancer Help Centre. The result is that the building has been reduced in length from 39m to 34.2m with a slight increase in width from 15.9m to 16.8m. There has also been a reduction in ridge height from the approved height of 6.6m to 5.6m.

The consequence of these changes has meant that the incursion into the green belt has increased by 25%. For information, the total floor area of the approved design was 462.75m² and the total floor area in this amending proposal is 612.82m².

The building is designed to be as low key as possible while providing the space which the Cancer Care Centre requires to provide for its immediate needs and allow for the greater use and membership which will be made possible by the development.

It is hoped that the exterior of the building will have a welcoming and more domestic aspect.

The lower walls will be of brick with stained boarding above giving a semi rural finish in sympathy with the adjacent green belt setting.

The overall height is reduced from the approved height of 6.6m to 5.6m which will be more in keeping with the bungalows along Cambridge Road.

A further benefit will be that in reducing the length of the building a greater area of garden will be maintained by both 132 and 134 Cambridge Road.

It is proposed that the roof shall be covered with Decra Classic profiled steel roofing system in Brindle colour Red with a minimum pitch of 10 °, to reflect the red tiled roofs of the buildings along Cambridge Road.

The impact of the enlarged building on the green belt in respect of the view from Cambridge Road will be minimally greater as the latest proposal is forward of the approved building by only 900mm.

Justification for the increase in size.

Discussions with the Cancer support Centre personnel have clearly indicated that even with the increase in floor space areas of use will be at a premium as it may well have to provide a support service for up to 250 people with varying degrees of need for which there have to be diverse activities.

It is expected that Yoga and Tai.Chi lessons will be offered to clients, both of these activities require a considerable amount of space.

The proposed areas of use have been indicated on plan CHD/2405/07.

**PROPOSED CANCER CARE CENTRE
AT
SCOTSDALES GARDEN CENTRE
GREAT SHELFORD**

DESIGN AND ACCESS STATEMENT

General Description

Scotsdales Garden Centre occupies a site off Cambridge Road in Great Shelford. The site currently forms part of the green belt. The proposed development utilises a small part of this green belt area together with part of the gardens of two properties which front the Cambridge Road.

The proposed building will be used as a meeting place for those suffering the effects of cancer, offering therapy and emotional support together with practical assistance in dealing with their condition.

It is also anticipated that the building will be used as a focus for fund raising activities and also as an educational resource.

The proposed building is a simple single storey structure.

Layout

The building is rectilinear and aligned with the access road to the garden centre in order to minimise the intrusion into the green belt area. Easy access to the building can be gained from the existing car park and footpath on the site. A new paved pathway will be constructed around the building to ensure inclusive level access to the building and the internal space has been arranged to permit access for all.

Scale

The building measures some 34.2m x 16.8m with an overall height of 5.6m. The scale of the building is not overbearing in relation to the open space which will remain when construction is complete.

Landscaping

The area immediately surrounding the proposed building will be landscaped as a garden area to complement the relaxation garden on the adjacent site and to allow users of the Cancer Care Centre their own green space. The boundary of the site will be notional only without formal separation, to maintain the existing open aspect of the site.

Appearance

The building is designed to be as low key as possible while providing the space which the Cancer Care Centre requires to provide for its immediate needs and allow for the greater use which will be made possible by the development.

It is hoped that the exterior of the building will have a welcoming aspect .

The lower walls will be of brick with stained boarding above giving a semi rural aspect in sympathy with the adjacent green belt setting.

It is proposed that the roof shall be covered with Decra Classic profiled steel roofing system in Brindle colour Red with a minimum pitch of 10 °, to reflect the red tiled roofs of the buildings along Cambridge Road. This product has been selected in order to reduce the weight of the roof on the steel frame of the building.

The roofing material has had to change with the demands of the Building Regulations as amended 2007. The earlier consideration for using shingles would have meant that as part of fire security the building would have to move further away from the boundary and therefore intrude more into the green belt.

Access

As already stated the site and the building will be fully accessible with level access all round and the interior of the building has been designed for use by disabled and infirm visitors as well as able bodied. Indeed it is anticipated that by relocating to this site, better transport links will result in improved accessibility, allowing a wider range of people to take advantage of the services offered.

Great Shelford is well served by regular bus services from Cambridge and the villages and there is also a railway station.

There is good access by road and cycle lane.

General statement

The area of land on which it is intended to construct the cancer Centre building within the nursery complex, is at present seen as a low quality buffer between the car park and commercial premises and the adjacent residents of Great Shelford. The land does not offer any real benefit to the community at large.

Although partially landscaped as an area of tranquillity, the real landscaping will present raised bedding with significant areas devoted to sensory and tactile planting. The extended pathway to the building will continue as paviers that have already been laid. The design will allow for those people with disabilities and permanent wheel chair users. Within the existing car park arrangement, further disabled parking spaces

will be made over adjacent to the proposed building. The design of the building allows for a level floor throughout and level access at the entrance. However the overall floor level will be approximately 200mms above finished ground level, and be constructed with suspended concrete block and beams set upon a foundation concrete ring beam as part of the design against a 1 in 75 year flash flood.

Because of its position within the garden centre, the proposal will benefit from the existing security alarm and C.C.T.V. systems that operate throughout the entire complex. In addition the design of the building will include locks to doors and windows being installed to an approved scheme.

The application before you has yet to be fleshed out on the issues of permanent sustainability. The Directors of Scotsdales will be assessing the entire complex for introducing energy conservation, recycling of waste products and reducing identified carbon emissions both on the existing buildings and the latest proposal. Such an assessment will be the subject of an approved business plan in conjunction with the demands and constraints of the legislation contained within the Building Regulations Approved Documents 1999 – 2006. The roof design will incorporate photovoltaics as part of a programme for converting sunlight directly into D.C. electricity as a contributing source for heating and lighting. Additionally, discreet solar panels will provide for a percentage of hot water requirements within the building.

A desk top assessment on the risk of flooding has been sought through the website of the Environment Agency. Their information suggests the area at risk are well away to the North and South of the site. Any risk of flooding has an estimated chance of 1 in 75 years.

R C Cullum

R C Cullum MRICS

For Cambridge Home Design