

## Meeting with Pegasus Group re Staples site 18 June 2019

**Present:** Adam Cedar (owner of site), Jim Tarzey (Town Planning Consultant, Pegasus Group).

Alastair Boyles, Anil Malhotra, Anne Cooper, Cllr Damien Tunnicliffe, Jonathon Miles, Julien Ramier, Mary Rose Baugh, Cllr Mike Sargeant, Paddy Mannion, Rachel Eggbeer, Simon Baugh, Simon Ruffle.

### 1 Background

Pegasus bought the site (including the Lloyds bank building) in 2011. In 2012/13 it submitted a proposal for a large-scale development replacing the existing buildings with a student hostel. Permission was refused. In 2015, the Staples building was restructured to have three retail units, and two flats were added above Lloyds. Finally, in 2016, the Camyoga studio was opened on the first floor.

Pegasus has made a pre-submission of the new scheme to the Council, and initial plans have been reviewed by the Design Review Panel, which designated its status as 'amber' (i.e. with some issues needing to be addressed).

### 2 Overview of the proposal

The scheme consists of three retail units, plus dwelling units. The accommodation will comprise 13 'shared living units' with 4-8 bedrooms and shared common areas such as kitchen and living room. In planning terms this is classified as category C4, or 'houses in multiple occupancy' (HMOs). In addition, there will be 6 town house units along the north of the site, facing onto Victoria Road. In total there will be 109 bedrooms. All units will be rented accommodation (with long-term tenancies).

This development will be the first example of *new-build shared living* in Cambridge. The intended market is young people with limited budgets, and the rents will be such that all of the units are essentially 'affordable housing'.



South elevation – Chesterton Road (DRAFT only)



**West elevation – Croftholme Lane (DRAFT only)**



**North elevation – Victoria Road (DRAFT only)**

The three retail units will all be on the ground floor, facing onto Chesterton Road and Croftholme Lane. Subject to contract, Nicholas Anthony, Evans Cycles and Camyoga will continue as tenants. All deliveries and servicing of these units will be from Chesterton Road.

Also on the ground floor are the six town house units, each with a private courtyard. On the corner of Croftholme Lane and Victoria Road (next to the electricity substation) there will be the main entrance for the shared units; this will be staffed 24x7 by a concierge from the management company responsible for the site. There will be two cycle stores and a refuse bin store accessed from Victoria Road, but no on-site car parking.



**First floor plan showing central courtyard (DRAFT only)**

The 13 shared living units will be sited on the first floor, along the west and south sides of a central courtyard. These will all have a second floor, and half of them will also have third-floor bedrooms (set into the roof space). Similarly, half (3) of the town houses will be 3-storey, and half will have additional bedrooms in their roof space.

The height and massing of the proposed development are in line with the Mitcham's Corner framework document – i.e. a maximum of 3.5 storeys, dropping to 3 storeys at the eastern (Lloyds) side of the site. Rooms will be small but comply with national standards.

### **3 Next steps**

The architect is still working on certain aspects of the design, making revisions based on feedback received; final plans will be made available soon. It is hoped to submit an application in late July, going to the planning committee in November. On-site work could begin in April 2020.