Comments for Planning Application 26/02109/FUL

Application Summary

Application Number: 26/02109/FUL
Address: Christs College Library Christs College St Andrews Street Cambridge Cambridgeshire
Proposal: Demolition of 1970s library and replacement with new library, social and study spaces including re-provision of bridge to the Bodley Library. Alterations to kitchen, Upper Hall and adjacent areas including new plant, access improvements and alterations to wc, provision in the south east range of Second Court. Re-landscaping of Bath Court and ancillary works, installation of temporary kitchen and dining facility in Second Court for the duration of the works.
Case Officer: Dominic Bush

Customer Details

Name: Not Available
Address: The Gardens Trust 70 Cowcross Street London EC1M 6EJ

Comment Details

Commenter Type: Consultee
Stance: Customer made comments neither objecting to or supporting the Planning Application
Comment Reasons:
Comment:Dear Sir/Madam,

We are grateful for the opportunity to comment on this application, which has a material impact on the significance of Christ's College (Grade II). The inclusion of this site on the statutory register requires great weight to be given to their
conservation.

We have considered the information that you have provided and on the basis of this do not wish to comment on the proposals at this stage.

We would however emphasise that this does not in any way signify either our approval or disapproval of the proposals. We wish to outline the reasons that we do not wish to comments on the proposals below.

The development is not situated in, or visible from, the main historic registered gardens of the college, although it is included within the registered area. It is situated in Bath Court, which is a small, narrow space between the outer south-east wall of First Court (unaffected) and the 1974 library, which is
to be demolished and replaced. There is no heritage, visual, amenity or other merit in the 1970s library building. The Bath Court space is of low value to the Registered Park and Garden (RPG) and of the college as a whole. Its only landscaping is a single Chusan palm tree (Trachycarpus

fortunei), thought to
have been planted in the 1950s. We are glad to see this is to remain and be protected during construction works. It has no historical value or associations.

Bath Court has, since the first building of the college in the 16th century, always been an ancillary area of the college. It is a small, narrow space that has served variously as a kitchen garden, tennis court, bath house, college boilers, lecture hall and temporary dining room. The proposed development
would give the open area of the Court a 'walled garden' feel, with paving, seating and limited new planting. This would be an improvement on its current appearance and use. The ground level footprint of the new building is no larger than that of the existing building to be demolished, although the
proposed upper floors would oversail the ground floor to overhang the Court to a certain extent. Given the Court's historic and current uses and appearance this would not cause serious harm to the Court's low value as part of the RPG.

An Arboricultural Impact Assessment by Ligna concludes that the
arboricultural impact of the development would be negligible. The main trees to be protected both during and after building works are the Chusan Palm in Bath Court and those in Second Court, where temporary kitchens are proposed during the works.

Based on this assessment, we therefore have no comments to make on the proposal.

However, if you have any further queries, please contact us at this email address, and we would be grateful to be advised of the outcome of the application in due course.

Yours faithfully
Daniel Bowles
Conservation Officer