



WEST CENTRAL AREA COMMITTEE



AGENDA

To: City Councillors: Reiner (Chair), Kightley (Vice-Chair), Bick, Cantrill, Hipkin, Reid, Rosenstiel, Smith and Tucker

County Councillors: Brooks-Gordon, Nethsingha and Whitebread

Dispatched: Wednesday, 17 April 2013

Date: Thursday, 25 April 2013

Time: 7.00 pm

Venue: Meeting Room - Castle Street Methodist Church - CB3 0AH

Contact: Toni Birkin

Direct Dial: 01223 457013

The West Area Committee agenda is usually in the following order:

- Planning Applications
- Open Forum for public contributions
- Delegated decisions and issues that are of public concern, including further public contributions

This means that main agenda items will not normally be considered until at least 7.30pm

Planning Applications

7.00pm

Meeting Information

Open Forum

Members of the public are invited to ask any question, or make a statement on any matter related to their local area covered by the City Council Wards for this Area Committee. The Forum will last up to 30 minutes, but may be extended at the Chair's discretion. The Chair may also time limit speakers to ensure as many are accommodated as practicable.

Public Speaking on Planning Items

Area Committees consider planning applications and related matters. On very occasions some meetings may have parts, which will be closed to the public, but the reasons for excluding the press and public will be given.

Members of the public who want to speak about an application on the agenda for this meeting may do so, if they have submitted a written representation within the consultation period relating to the application and notified the Committee Manager that they wish to speak by **12.00 noon on the working day before** the meeting.

Public speakers will not be allowed to circulate any additional written information to their speaking notes or any other drawings or other visual material in support of their case that has not been verified by officers and that is not already on public file.

For further information on speaking at committee please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

Further information is also available online at

<https://www.cambridge.gov.uk/speaking-at-committee-meetings>

The Chair will adopt the principles of the public speaking scheme regarding planning applications for general planning items and planning enforcement items.

Cambridge City Council would value your assistance in improving the public speaking process of committee meetings. If you have any feedback please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

Representations on Planning Applications

Public representations on a planning application should be made in writing (by e-mail or letter, in both cases stating your full postal address), within the deadline set for comments on that application. You are therefore strongly urged to submit your representations within this deadline.

Submission of late information after the officer's report has been published is to be avoided. A written representation submitted to the Environment Department by a member of the public after publication of the officer's report will only be considered if it is from someone who has already made written representations in time for inclusion within the officer's report.

Any public representation received by the Department after 12 noon two working days before the relevant Committee meeting (e.g. by 12.00 noon on Monday before a Wednesday meeting; by 12.00 noon on Tuesday before a Thursday meeting) will not be considered.

The same deadline will also apply to the receipt by the Department of additional information submitted by an applicant or an agent in connection with the relevant item on the Committee agenda (including letters, e-mails, reports, drawings and all other visual material), unless specifically requested by planning officers to help decision-making.

Filming, recording and photography

The Council is committed to being open and transparent in the way it conducts its decision-making. Recording is permitted at council meetings, which are open to the public. The Council understands that some members of the public attending its meetings may not wish to be recorded. The Chair of the meeting will facilitate by ensuring that any such request not to be recorded is respected by those doing the recording.

Full details of the City Council's protocol on audio/visual recording and photography at meetings can be accessed

via:

<http://democracy.cambridge.gov.uk/ecSDDisplay.aspx?NAME=SD1057&ID=1057&RPID=42096147&sch=doc&cat=13203&path=13020%2c13203>

Fire Alarm

In the event of the fire alarm sounding please follow the instructions of Cambridge City Council staff.

Facilities for disabled people

Level access is available at all Area Committee Venues.

A loop system is available on request.

Meeting papers are available in large print and other formats on request prior to the meeting.

For further assistance please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

Queries reports

on If you have a question or query regarding a committee report please contact the officer listed at the end of relevant report or Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

General Information

Information regarding committees, councilors and the democratic process is available at <http://democracy.cambridge.gov.uk/>

WEST/CENTRAL AREA COMMITTEE MEETING – 25th April 2013
Pre-Committee Amendment Sheet

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: **13/0150/FUL**

Location: **6 John Street**

Target Date: 02.04.2013

To Note:

36 Grafton Street further Comments

Further comments and visual impact analysis has been submitted by the occupants of 36 Grafton Street. I have attached this submission to the amendment sheet.

Petition

A petition has been received signed by 14 people opposing the size of the proposed extension. I have attached this to the amendment sheet.

Daylight Report

The applicant has submitted a daylight report to assess the impact of the proposal. The report confirms that the extension satisfies the relevant distance tests, which indicate that the extension will not create any harmful overshadowing. I have attached the report to the amendment sheet.

Officer Comments

Notwithstanding the further information submitted, I remain of the view that the proposed extension will not create a significant harmful impact on the amenities of neighbouring properties, in particular number 36 Grafton Street. The proposed extension is set below the ridge of the main house and is unlikely to cast shadow over the garden of number 36 Grafton Street.

Amended Plans

The applicant has submitted amended plans. The changes are:

- a) The existing plans now show the lounge and study as bedrooms, which reflects the current use of the property.
- b) The conifer tree in the rear garden is now retained.

The above changes are very minor and do not require further consultation.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **13/0147/FUL**

Location: **5 Chedworth Street**

Target Date: 08.04.2013

To Note:

Councillor Rod Cantrill has commented on the application. I have set out his comments below:

- *The site sits in a conservation area and so any development has to maintain or enhance the character of the area (LP 3/4 3/14 4/11).*
- *The proposed roof extension (that forms part of the application) may not meet this policy because of its bulk and form.*
- *I believe that this element of the application should be considered in context of the roof extension design guide.*

Amendments To Text: None

approved in writing by the Local Planning Authority prior to the installation of the joinery. The development shall be carried out in accordance with the approved details.

Reason: To preserve the character and appearance of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **13/0112/FUL**

Location: **82 Canterbury Street**

Target Date: 26.04.2013

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **13/0255/FUL**

Location: **3 Portugal Place**

Target Date: 23.04.2013

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **13/0256/CAC**

Location: **3 Portugal Place**

Target Date: 19.04.2013

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

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Plan showing how no. 5 (green) is shielded by a double height Victorian outbuilding (yellow).

This means that Grafton St properties were not overlooked or further overshadowed by the extensions to no. 5.

Hence, **the extension to no. 5 was an exceptional case.**

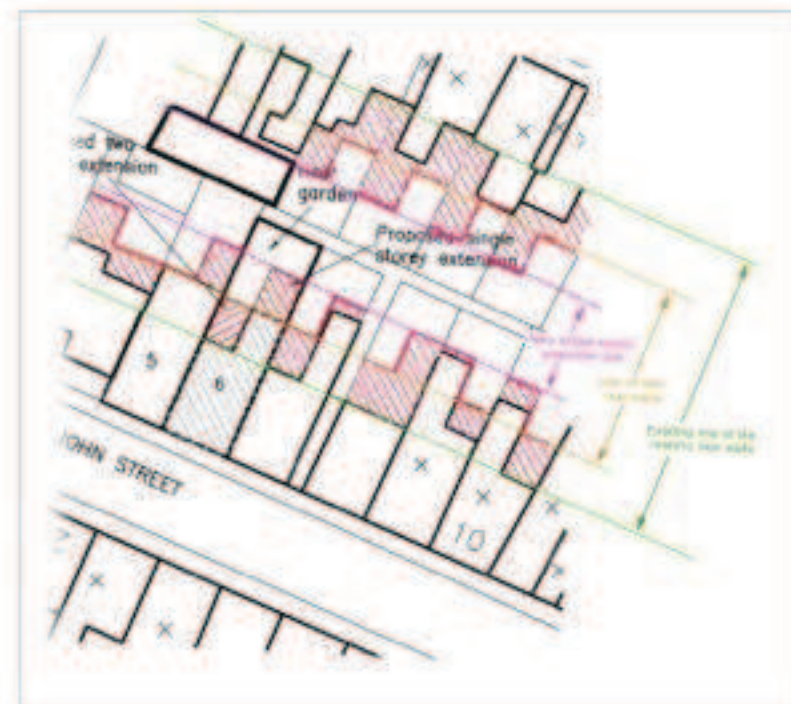
Please note: the proposed extensions to no.6 go significantly beyond those of no. 5 (in protrusion of height, 2 storey width and overall depth) and **set new precedents.**



No. 6 does not enjoy a unique shielded position.

So extension plans to no. 6 **form a precedent for all properties** in the rest of the street.

If the proposal is passed, then the committee is setting an allowable standard for all the properties to build similar double height double width extensions.



By agreeing to this precedent the committee would be allowing:

The historic rear walls of all the properties in the street to be completely lost,

The rears of the properties to move 7.2 metres closer to each other.

The properties backing on to each other to be only 9 metres away from each other.

The allowable footprint of development to increase from 50% of each plot to 70% of each plot, representing a huge loss of gardens.

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CPSF
15 MAR 2013
RECEIVED

Mr John Evans
Planning Department
Cambridge City Council
The Guildhall
Market Square
Cambridge
CB2 3QJ

36 Grafton Street
Cambridge
CB1 1DS

12 March 2013

Dear Mr Evans,

Reference: 13/0150/FUL

Application: Proposed two storey rear and single storey extensions.
6 John Street Cambridge CB1 1DT

We are writing to make representations on the planning application detailed above. We are owner-occupiers living at no. 36 Grafton Street and the rear of our property backs directly on to the proposed site of the extensions to 6 John Street. Our garden, living/dining room, 2 bedrooms and study all face the proposed development and are, as you can imagine, in regular use. So we are very worried about the application and our concerns include the following:

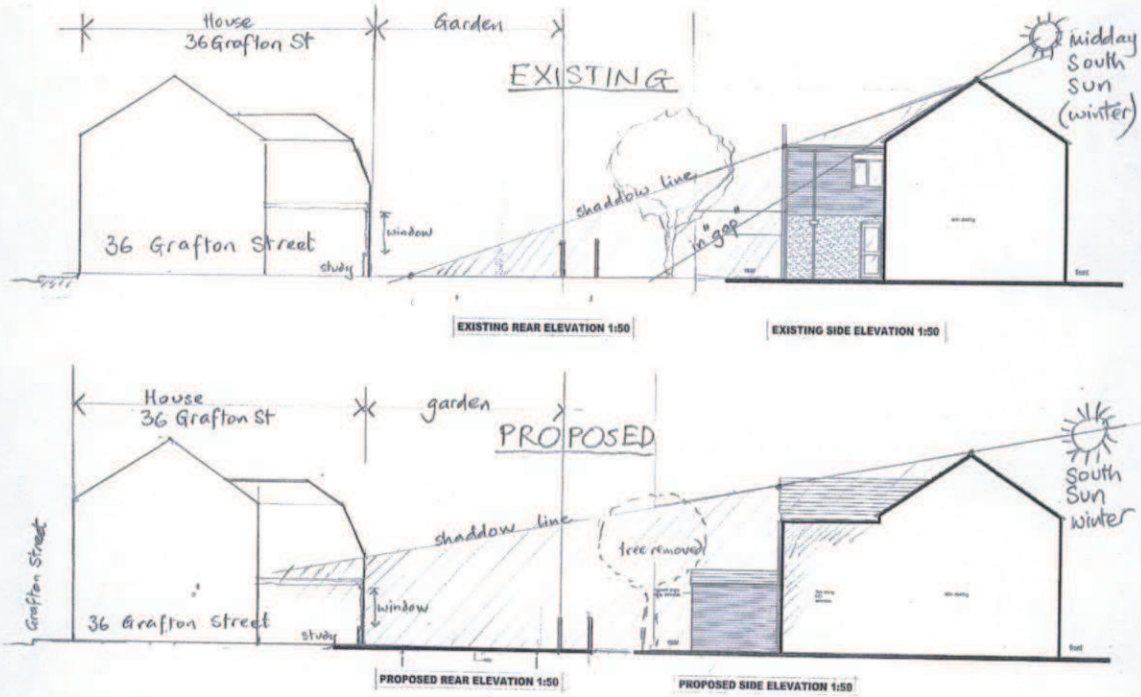
- 1.) **The windows on the ground floor of our house (our living/dining room and study) will be overshadowed by the proposed development, causing us a significant loss of light.**
- 2.) **Our home will be significantly overlooked by three new bedroom windows and we will suffer a loss of privacy from the proposed development.**
- 3.) **Our home will suffer an increase in noise and disturbance due to the proposed development.**
- 4.) **The design, character and size of the new building is not in keeping with the surrounding area.**

We have set out our representations in more detail below.

1. Overshadowing our home

- 1a) The proposed plans involve a double width, two storey extension with a raised roof positioned 3.6 metres closer to our home. A structure of this scale and orientation would cast a direct shadow in the winter months over the ground

floor of our house, shadowing direct sunlight from the window of our study, and the french windows to our living/dining room. Due to our concern over this, we contacted an engineer who has calculated how the shadow lines would be cast over our home, and these are his drawings:



As you can see, this potential loss of light is unacceptable and a disproportionate loss, as it affects the entire ground floor of our house. The light situation our property enjoys has remained unchanged for more than 20 years, and we are therefore granted a legal right to light under English law.

- 1b) This overshadowing would also cause a loss of heat to our home. Our efforts to increase the energy efficiency of our home have taken into account the passive solar energy gain of our ground floor south facing windows and this would be lost by the proposed development throughout the winter months when we need it most.

2. Overlooking our home

- 2a) The existing property has only one bedroom window overlooking us. The other windows which face us are a frosted bathroom window, a kitchen window screened by the tree and french windows to the lounge.

This development proposes 3 new bedroom windows on the rear elevation. Each would be significantly closer to us than the current window and each would directly overlook our home.

A three-fold increase in the number of bedroom windows overlooking our home is not reasonable. Two of these windows would be 3.7 metres closer to us, a 55% increase in distance (given the depth of the property), and one window would be 7.2 metres closer to us, a 107% increase (given the depth of the property).

The proposed removal of the tree will also exacerbate these problems.

- 2b) This development proposes changing the house from a two bedroom house to a five bedroom property. This represents a 150% increase in occupancy with 60% of the occupants directly overlooking our home. This is an unreasonable and disproportionate loss of privacy.
- 2c) Bedroom windows are of a particular concern in relation to being overlooked as the proposed redesign is clearly suited to student rental with high density occupancy and profit in mind. In houses of multiple occupancy bedrooms are the only private spaces and are also used as studies. This leads to the occupants spending more time in their bedrooms than would otherwise be the case making the likelihood of overlooking even greater. The proposed development's lack of communal space also increases this type of behaviour.
- 2d) We feel that the proposed development clearly contravenes clause BE9 of the Cambridge Local Plan highlighted in the Kite Conservation Area Appraisal which requires extensions to not overlook neighbouring properties.

3. Increased Noise and Disturbance

- 3a) The proposed increase in the number of bedrooms from 2 to 5 means that, when the house is let out, the very minimum number of adults living there at any one time will be 5. At least two of the proposed bedrooms are double rooms, and two more could easily be furnished with double beds. This means that the likely occupancy of the house could be anywhere between 7 to 10 adults at a time.
- 3b) This is an alarming increase in occupancy - representing a likely tripling of the current occupancy, in a small, historic plot designed for two or three bedrooms only. The proposal feels overcrowded, and housing such a large group in a quiet street of modest houses would have repercussions regarding noise and disturbance to the whole neighbourhood.
- 3c) Housing a large number of people in such a cramped space would cause significantly more noise than the present arrangement. The lack of communal space would cause a significant increase in use of the back garden as a socialising space. The proposed extensions would also mean that those using the garden would be considerably closer to our and other neighbouring properties.

At present the current occupants use the yard for smoking and evening gatherings. We are concerned that under these proposals, such gatherings will be larger, louder and closer to us.

4. Not in Keeping with the Character of the Surrounding Area

- 4a) The size, scale and character of the proposed development is alarming. It would cause an unreasonable, disproportionate and negative impact on the neighbourhood and would be visually dominating.

Size

- 4b) The scale of the proposed extension is disturbing. The proposed rebuilding of the entire two storey rear face of the property at the farthest point of the current extension is excessive and obtrusive, not to mention the further extension at ground floor level.
- 4c) The grounds for even referring to this as an 'extension' are tenuous, given that the entire rear wall, and almost all the internal walls of the Victorian house will be demolished and rebuilt. This plan could more accurately be referred to as a new development which keeps the original front façade.

We feel this level of destruction of the original house contravenes clause BE31 of the Cambridge Local Plan Policy highlighted in the Kite Conservation Area Appraisal which 'resists the demolition of existing buildings and structures'.

- 4d) This application proposes a house 164% of its original size in terms of floor area. The new bulk of the house would set a new precedent of two storeys at full width stretching to 10.4 metres in depth - a 55% increase in the depth of the main house. The ground floor extension would also set a new precedent at a depth of 13.9m - a 107% increase - more than doubling the depth of the main house.

Currently, like most other houses in John St and Grafton St, the footprint of the house (42 m²) covers half the whole plot (83 m²). This proposal would increase the house to 58 m² leaving only 25 m² for the garden. In our view this represents over-development.

We feel the scale of the proposed development clearly contravenes clause BE9 of the Cambridge Local Plan which requires extensions to not overpower neighbouring properties.

- 4e) Precedents are obviously relevant and the applicant cites no.5 John St as a justification for the proposal. However, the plans for no.6 exceed the

dimensions of no.5. The extension at no.5 does not protrude as far on the 1st floor level to the west side, and it does not contain a further ground floor extension. Also, and this is very significant, no.5 is lucky enough to back on to a pre-existing tall outbuilding which both shields privacy and ensures the new casting shadows do not adversely impact neighbours in Grafton St.

- 4f) The obtrusive size of the planned development is noted by the Conservation Section who state in their report:

"The proposal will deepen the plan of the rear range giving it an inappropriate scale to the existing dwelling. This is detrimental to the original plan form of the terrace and sets a negative precedent for future development."

Character

- 4g) We are particularly concerned about the proposed loss of the conifer tree, which provides mutual privacy and prevents overlooking. We are also concerned at the overall loss of open garden space the proposed extension would cause.

We would like to clarify that the tree in the garden of 6 John Street is not out of proportion as claimed in the application. It is of a reasonable size and provides an effective green screen between properties. The tree is an important habitat for a number of birds who regularly shelter and nest in it. There are relatively few trees in the back gardens between John Street and Grafton Street - we have recently lost an apple tree to disease at number 35 and those that remain are valued by residents and should be recognised. The Kite Conservation Area Appraisal highlights the amenity value of the 'small number but visually important garden trees' within the Kite, and we believe that the removal of this tree would also run contrary to clause BE31 of Cambridge Local Plan Policy which 'resists the loss of mature gardens and trees which make a positive contribution to the character of the conservation area'. Sensitive pruning and tree management would avoid any potential problems with the size of the tree.

- 4h) The proposal to replace sash windows with casement windows is not in keeping with the character of the area.

Capacity and Usage - Impact on the community

- 4i) We are concerned that the proposed plan effectively narrows and prescribes the use of the house for decades to come. At present the house is a traditional 2 bed terrace home, which lends itself well to mixed use: families, students, sharers or multiple occupancy. The proposed plan would cut the space up into five small bedrooms each with their own bathroom and only a very limited amount of communal space. This fixes the house into one

bracket only - effectively turning it from a household into a hall of residence - which deters future families moving into the street. We understand the need for mixed use developments (Clause BE3 of the Cambridge Local Plan Policy) and would expect to see that this flexibility is retained within the houses in the neighbourhood.

- 4j) A further problem given the plan to cram five adult bedrooms into a plot which only has reasonable capacity for 2 or 3, is the impact on parking facilities in the neighbourhood. We are advocates of the residents parking scheme we currently have which prescribes that all residents in the old houses in the Kite should have access to visitors resident permits whether they are home owners or tenants. However, the system relies on planning decisions upholding that the capacity of extended houses should remain in proportion to their original size and design. Crowding these houses beyond their natural plot capacity also means crowding our streets with cars parked on visitors permits, and exacerbation of the problem' all of us have finding parking spaces.

It was very useful to speak with you on the phone and thank you very much for confirming that our representations will be considered. We are very concerned about the proposed extensions and feel that they go against the Cambridge Local Plan, Roof Extension Guidance and run counter to many of the qualities of our neighbourhood highlighted in The Kite Conservation Area Appraisal.

We feel that the plans bear the distinct flavour of an absentee landlord with a clear aim of maximising profit at the cost of good design and sensitivity to the neighbourhood. We are very grateful to the planning department for being there to help us mediate this minefield and stand up for what is right for the community on the ground.

Please let us know if you need any more information and we would be very happy for you to visit our home so that you can see the potential impact of the proposed extensions.

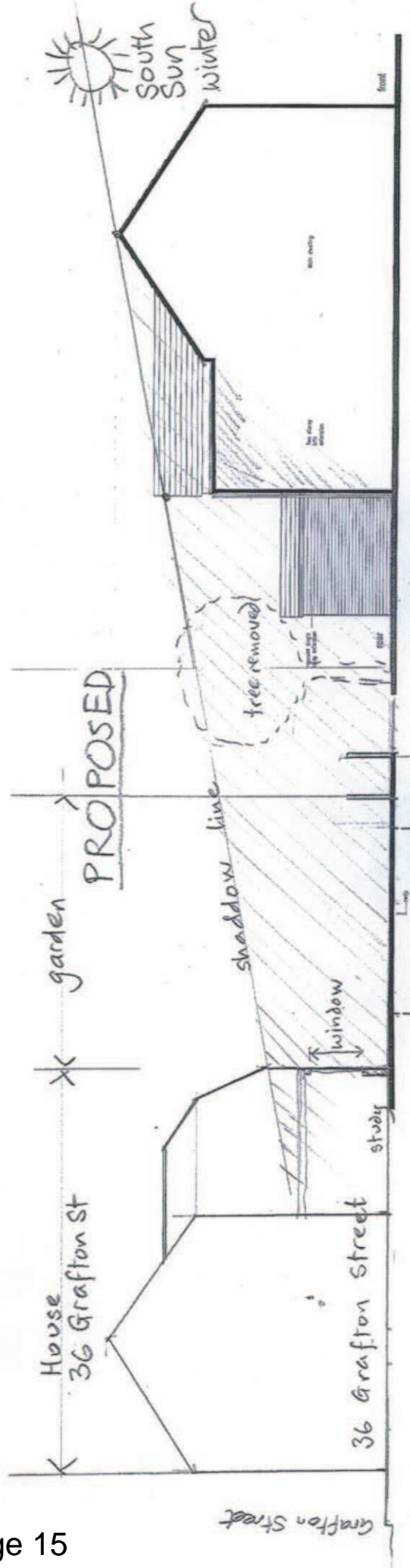
Yours sincerely,





EXISTING SIDE ELEVATION 1:50

EXISTING REAR ELEVATION 1:50



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Dear Councillors,

We are writing to register our objection to the size of the proposed extension at 6 John Street (13/0150/FUL). Please do not approve the application.

<u>Name</u>	<u>Address</u>	<u>Signed</u>
	36 Grafton Street	
	36 Grafton Street	
	40 Grafton Street	
	42 ..	
	43 Grafton St	
	25 Grafton St	
	3 Grafton St	
	30A Grafton St	
	22 Grafton St	
	25 Grafton St	
	21 Grafton St	
	30 Grafton St	
	31 Grafton St	
	32 Grafton St	
	21 Grafton St	



EXISTING GROUND FLOOR PLAN 1:50



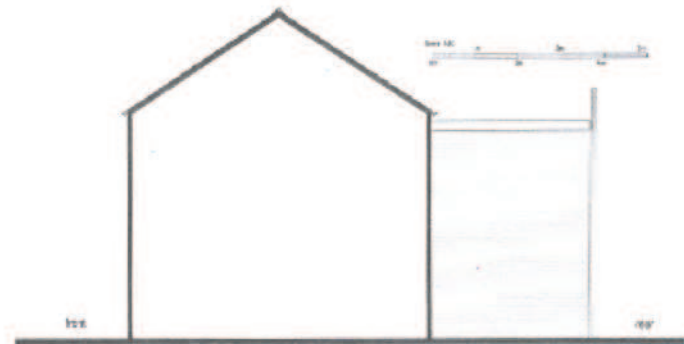
EXISTING REAR ELEVATION 1:50



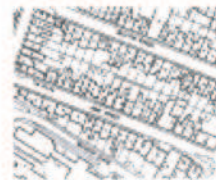
EXISTING FIRST FLOOR PLAN 1:50



EXISTING SIDE ELEVATION 1:50



EXISTING SIDE ELEVATION 1:50



LOCATION PLAN 1:1250

NORTH



REVISIONS	
NO. 01	ISSUED FOR PERMIT
NO. 02	ISSUED FOR PERMIT
NO. 03	ISSUED FOR PERMIT
NO. 04	ISSUED FOR PERMIT



100% BRICK & TILE
 10% SURFACE WATER
 10% WIND LOAD
 10% THERMAL LOAD
 10% THERMAL LOAD
 10% THERMAL LOAD
 10% THERMAL LOAD

NO. 01
 THROUGH REVISIONS
 10% THERMAL LOAD
 10% THERMAL LOAD
 10% THERMAL LOAD
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 10% THERMAL LOAD
 10% THERMAL LOAD



PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED REAR ELEVATION 1:50



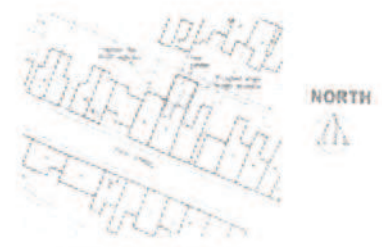
PROPOSED SIDE ELEVATION 1:50



PROPOSED FIRST FLOOR PLAN 1:50



PROPOSED SIDE ELEVATION 1:50



BLOCK PLAN 1:500

NO. 1	WALL
NO. 2	DOOR
NO. 3	WINDOW
NO. 4	ROOF
NO. 5	CHIMNEY
NO. 6	STAIR
NO. 7	TOILET
NO. 8	BATH
NO. 9	KITCHEN
NO. 10	LIVING ROOM
NO. 11	BED ROOM
NO. 12	HALL
NO. 13	CL. (CLOSET)
NO. 14	STAIR
NO. 15	TOILET
NO. 16	BATH
NO. 17	KITCHEN
NO. 18	LIVING ROOM
NO. 19	BED ROOM
NO. 20	HALL
NO. 21	CL. (CLOSET)
NO. 22	STAIR
NO. 23	TOILET
NO. 24	BATH
NO. 25	KITCHEN
NO. 26	LIVING ROOM
NO. 27	BED ROOM
NO. 28	HALL
NO. 29	CL. (CLOSET)
NO. 30	STAIR
NO. 31	TOILET
NO. 32	BATH
NO. 33	KITCHEN
NO. 34	LIVING ROOM
NO. 35	BED ROOM
NO. 36	HALL
NO. 37	CL. (CLOSET)
NO. 38	STAIR
NO. 39	TOILET
NO. 40	BATH
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NO. 43	BED ROOM
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NO. 137	KITCHEN
NO. 138	LIVING ROOM
NO. 139	BED ROOM
NO. 140	HALL
NO. 141	CL. (CLOSET)
NO. 142	STAIR
NO. 143	TOILET
NO. 144	BATH
NO. 145	KITCHEN
NO. 146	LIVING ROOM
NO. 147	BED ROOM
NO. 148	HALL
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NO. 153	KITCHEN
NO. 154	LIVING ROOM
NO. 155	BED ROOM
NO. 156	HALL
NO. 157	CL. (CLOSET)
NO. 158	STAIR
NO. 159	TOILET
NO. 160	BATH
NO. 161	KITCHEN
NO. 162	LIVING ROOM
NO. 163	BED ROOM
NO. 164	HALL
NO. 165	CL. (CLOSET)
NO. 166	STAIR
NO. 167	TOILET
NO. 168	BATH
NO. 169	KITCHEN
NO. 170	LIVING ROOM
NO. 171	BED ROOM
NO. 172	HALL
NO. 173	CL. (CLOSET)
NO. 174	STAIR
NO. 175	TOILET
NO. 176	BATH
NO. 177	KITCHEN
NO. 178	LIVING ROOM
NO. 179	BED ROOM
NO. 180	HALL
NO. 181	CL. (CLOSET)
NO. 182	STAIR
NO. 183	TOILET
NO. 184	BATH
NO. 185	KITCHEN
NO. 186	LIVING ROOM
NO. 187	BED ROOM
NO. 188	HALL
NO. 189	CL. (CLOSET)
NO. 190	STAIR
NO. 191	TOILET
NO. 192	BATH
NO. 193	KITCHEN
NO. 194	LIVING ROOM
NO. 195	BED ROOM
NO. 196	HALL
NO. 197	CL. (CLOSET)
NO. 198	STAIR
NO. 199	TOILET
NO. 200	BATH

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