

EAST AREA COMMITTEE MEETING – 19TH JUNE 2014

Amendment De-brief Note

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: **14/0308/FUL**

Location: The Seven Stars, 249 Newmarket Road

Target Date: 29.04.2014

To Note:

Streets and Open Spaces (Arboriculture Comments)

The trees on the eastern boundary are relatively young at the moment and the RPAs are unlikely to be effected by the proposal with appropriate protection. They do however have the capacity to increase in size significantly and we would not like to see any adjacent development that would effect that potential.

Given the proximity of the trees to the development information should be included about the trees, in the form of an Arboricultural Implications Assessment.

Officer Comments

The impact on trees can be managed through new condition 14 below.

Amendments To Text:

Pre-Committee Amendments to Recommendation:

New Condition 14

Prior to the commencement of development and with reference to BS 5837 2012, details of the specification and position of all protection measures and techniques to be adopted for the protection of any trees from damage during the course of any activity related to the development, shall be submitted to the local planning authority for its written approval in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP). The approved AMS and TPP will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of the

trees on the site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **14/0399/FUL**

Location: 39 Thoday Street

Target Date: 13.05.2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **14/0513/FUL**

Location: 101A Gwydir Street

Target Date: 02.06.2014

To Note:

The incorrect plans were added to the report. The correct plans are attached to the Amendment Sheet

Amendments To Text:

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **14/0461/FUL**

Location: 26 Priory Road

Target Date: 03.06.2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

Revision to wording of conditions 9 and 10

Condition 9 should now read:

No more than FOUR employees including any visitors shall use or work from the office building at any one time.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 3/7).

Condition 10 should now read:

The use hereby permitted shall not include or provide any habitable living space that could be used for overnight accommodation.

Reason: To protect the residential amenity of the adjoining residents (Cambridge Local Plan policy 3/7).

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **14/0452/FUL**

Location: 80 Ainsworth Street

Target Date: 19.05.2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **14/0444/FUL**

Location: 591 Newmarket Road

Target Date: 22.05.2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **13/1644/FUL**

Location: 56 and 56A Mill Road

Target Date: 14.01.2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **14/0642/FUL**

Location: Coleridge Recreation Ground, Davy Road

Target Date: 23.06.2014

To Note:

A representation has also been received from 135 Coleridge. This representation does not raise any additional issues.

Amendments To Text:

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **14/0466/FUL**

Location: 4 Sunnyside

Target Date: 22.05.2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **14/0214/FUL**

Location: 3 Mill Road

Target Date: 17.04.2014

To Note:

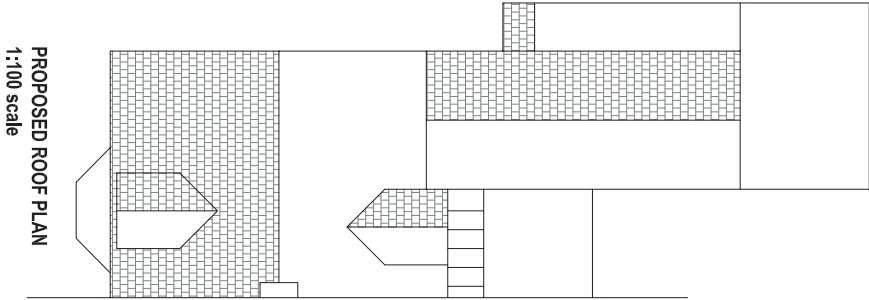
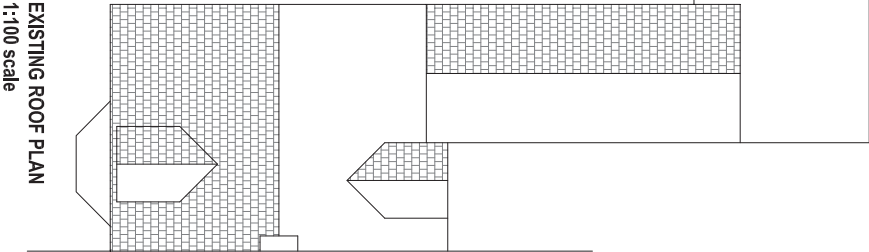
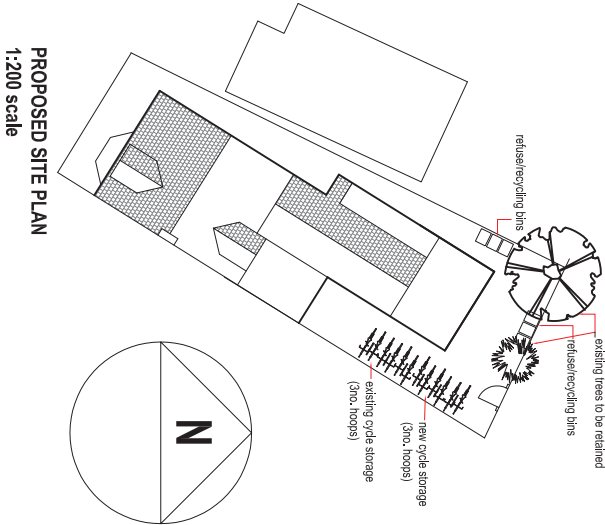
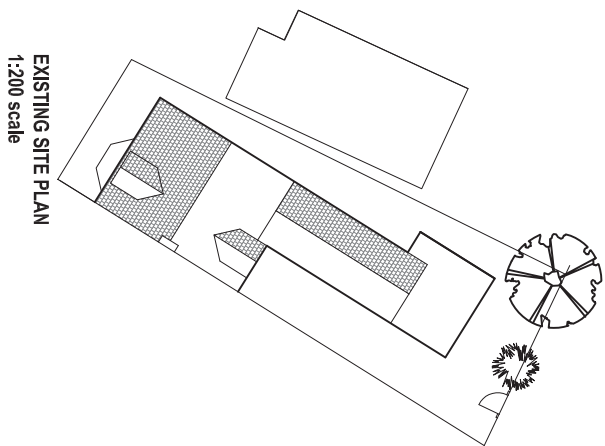
The Roof/Site/Location Plan is attached.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

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SITE LOCATION PLAN
1:1250 scale



NOTES:-

REVISIONS

REV	DESCRIPTION	DATE	MOD BY
A	Site Plans amended.	08.05.14	AMH

building a sustainable future

AN Norvys Limited

5, Blakesmith Close, Abchurch,
St. Dunstons, London EC4A 3DF
Tel: 01783 679797
E-mail: anorvys@and.com



CLIENT DETAILS

Whitefield Associates

PROJECT DETAILS

3 & 3a Mill Road, Cambridge

TITLE

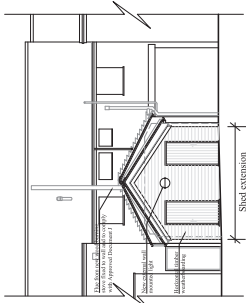
Roof, Site and Location Plans

DRAWN BY	AMH	DATE	February 2014
CHECKED BY		DATE	
DRAWING NO	1145103	REV NO	A
SCALE	as indicated @ A2		

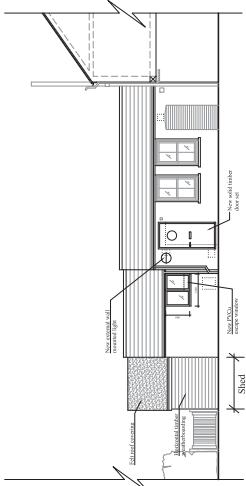
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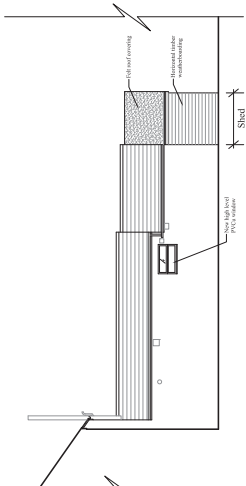
Internal floor areas:
Bedsit - 36.1m²
Bedsit and stores - 43m²



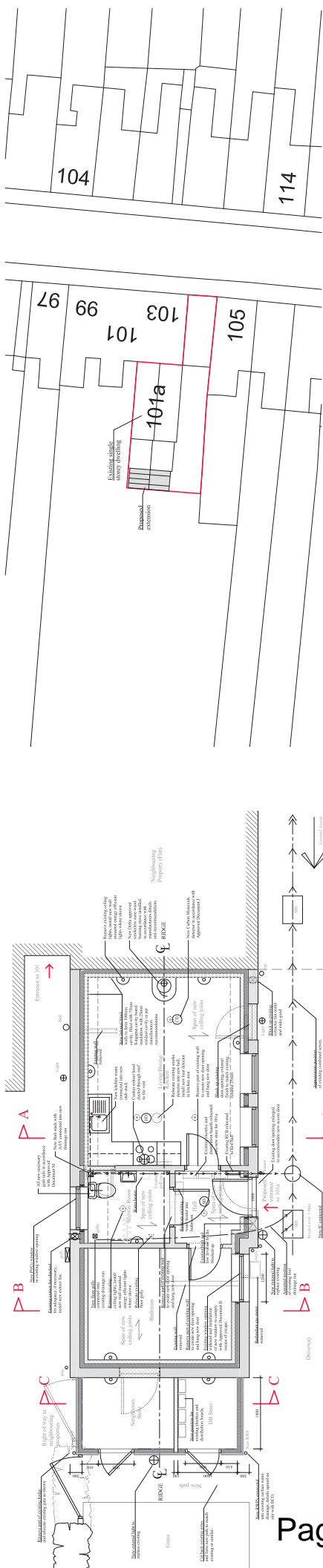
Rear Elevation (West) 1:100



Side Elevation (South) 1:100



Side Elevation (North) 1:100



Floor Plan 1:50

BUILDING REGULATION NOTES:

GENERAL
The Contractor shall be deemed to have visited the site to have taken into consideration all local and existing conditions and to have accepted the responsibility of the proposed works and the conditions under which they will be carried out, conditions affecting the supply of labour and materials and any other matters which may affect this tender. The Contractor shall be deemed to have accepted the responsibility of the proposed works and the conditions under which they will be carried out, conditions affecting the supply of labour and materials and any other matters which may affect this tender. The Contractor shall be deemed to have accepted the responsibility of the proposed works and the conditions under which they will be carried out, conditions affecting the supply of labour and materials and any other matters which may affect this tender.

EXISTING EXTERNAL WALLS
New 100mm inner leaf dense Enkadrack by Masterblock 70mm filled concrete blocks (non-load bearing), 100mm cavity, partially filled with 50mm Kingspan PIR or similar cavity wall insulation with minimum 25mm Kingspan PIR insulation on the exterior face. The Contractor to ensure a 25mm clear residual cavity is maintained throughout construction, free from debris, rods etc. Cavity ties leaves together with butterfly ties to BS 12437/8: 750 mm vertically to jamb and at junction with existing, locations above windows and doors where it is not possible to construct insulated cavity, contractor to resolve on site with a practical solution to insulate as follows:-
- 25mm render and skim coat plaster to all masonry walls.
- 25mm render and skim coat plaster to all masonry walls.

UPGRADING OF EXISTING FLOOR
Trowel floor (paved concrete) screed 75mm thick on minimum 500 gauge polythene vapour control layer on 75mm Kingspan Kooltherm K3 Floorboard insulation with 25mm insulation strip to all external walls. DPM lapped and sealed to all external walls on existing floor slab, to be confirmed by Structural Engineer. New ceramic floor tiles throughout new shower room. New under floor heating system in bedroom and living area. New under floor heating system in bedroom and living area. New under floor heating system in bedroom and living area.

NEW CEILING
50mm x 200mm ceiling joists below existing as shown on drawing and insulated (130mm total) with minimum 50mm ventilation void above. Baffle fix new ceiling joists to existing plasterboard with plaster skim coat to underside of new ceiling joists.
New ceiling in bedroom, remove existing ceiling joists and install new ceiling joists as span shown on drawing, insulated between new joists with 2 layers of 75mm Kingspan PIR insulation (150mm sloped pair of ceiling with 25mm Kingspan PIR insulation between rafters and 62.5mm Kingspan K18 insulated plasterboard. Ceiling

NEW EXTERNAL DOOR
New 100mm Mason external timber doorset with particle apron, 5-point level lock or acceptable alternative to sit within existing wall construction, in accordance with Approved Document M (L1.6 W1/K1) or better, support over as per Structural Engineers detail.

NEW WINDOWS
New PVCU Windows to BS7950, in accordance with BS6262:1982, windows are to be double glazed low E and fully weather striped 8000mm² clear area.
Bedroom window to comply with Fire Escape window requirements (i.e. max. 1100 mm from FT, to opening part of window). Ensure minimum operable clear width is 450mm and minimum operable clear height is 1000mm. The minimum operable clear area must be at least 0.33m².

FLOOR, WALL AND CEILING FINISHES
Supply and fit 450 x 150 x 6mm white glazed wall tiling to walls to two sides of wet room shower area, full height and 1.2 m in width moisture resistant adhesive and finished with waterproof grout. Acrylic sealant to be applied between tiles and sanitaryware. 15mm render and skim coat to inside of all new masonry walls and 12.5mm plasterboard fixed to inside of ceiling and with plaster skim coat. Supply and fit safety flooring to shower room including cover boards and capping seal as per Cambridge City Council supply property and lay Ceramic floor tiles throughout, remaining property.

MECHANICAL AND ELECTRICAL WORK
All plumbing work to fully comply with BS 5572:1998:394:45:45254 & 525 as applicable.
New room style shower floor should be laid with a 1:40 fall towards floor gully. Adjustable height shower head with 1500 mm long hose, fitted with a 1000 mm sliding bar, 750 mm from the floor at the floor at a minimum of 500 mm from the corner. Fit with an anti-slip mat to shower area with a safety cut-out at 43°C, with either touch sensitive or lever type control.
W.C.
Minimum 100 mm diameter pipe at a minimum slope of 18 mm/m and maximum slope of 30 mm/m for pipe work up to 6 m in length.
Washbasin
Bath to be fitted with Marley Monitor anti-siphon bottle trap. Washbasin to be fitted with Marley Monitor anti-siphon bottle trap. Washbasin to be fitted with Marley Monitor anti-siphon bottle trap. Washbasin to be fitted with Marley Monitor anti-siphon bottle trap.

INTERNAL BLOCK WALL
On site timber cut roof, insulated with 100mm PIR insulation and 50mm mineral wool insulation. The roof to be finished with a concrete floor slab to separate neighbours store and distribution cupboard, internal finish if required.

NEW ROOF
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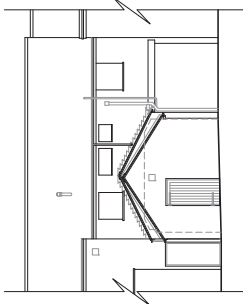
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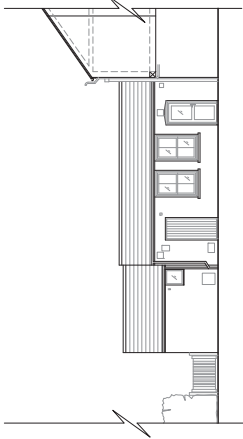
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PROJECT:		'GREENING-THE-BOX' 101a GWYDIR STREET, CAMBRIDGE	
REVISIONS:		SCALE: As shown @ A1 (DO NOT SCALE OFF DRAWINGS - ALL DIMENSIONS TO BE CHECKED ON SITE)	
CLIENT:		CAMBRIDGE CITY COUNCIL	
DRG:		PRODUCTION PLANS, ELEVATIONS & NOTES	
DATE:		03.04.14	
DRG No:		1761.02	
9 Hoddins Way, Long Sutton, Spalding, Lincs, PE12 9JB		T: 01406 364646 F: 01406 364471	
E: molenr@searcharchitects.co.uk		idp SEARCH ARCHITECTS	

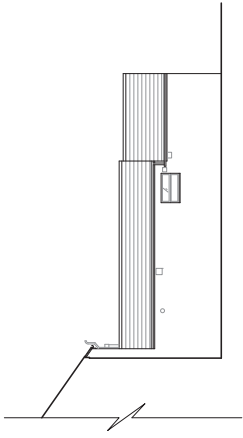
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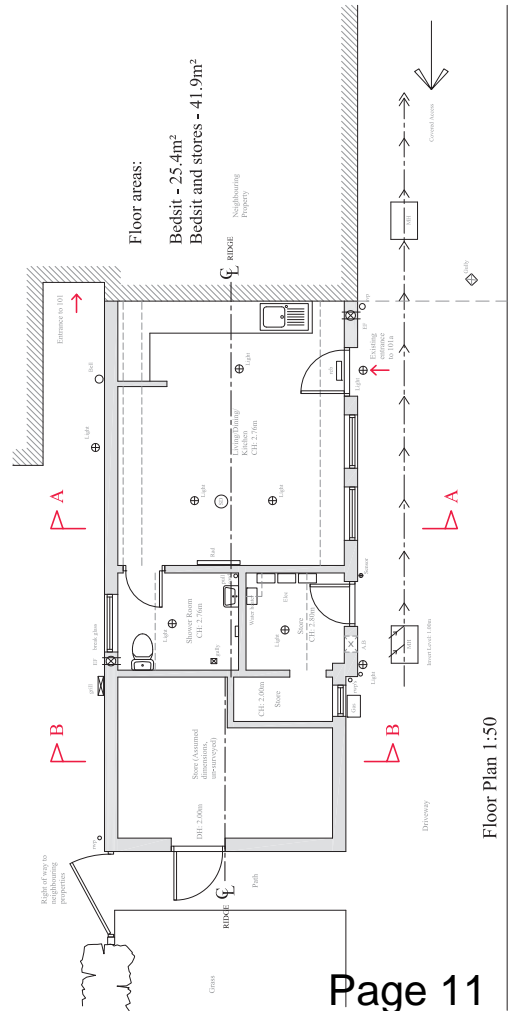
Rear Elevation (West) 1:100



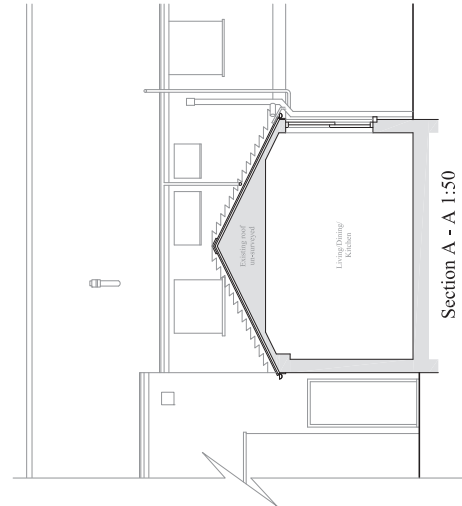
Side Elevation (South) 1:100



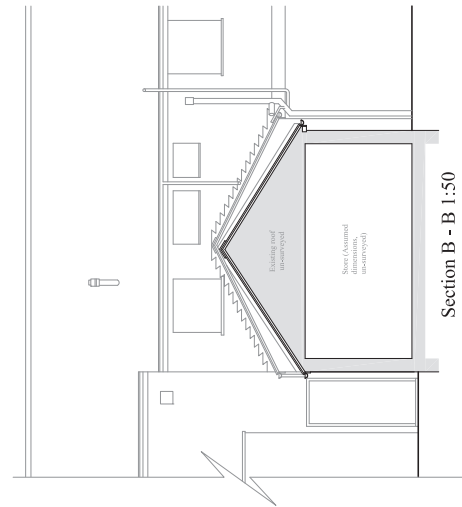
Side Elevation (North) 1:100



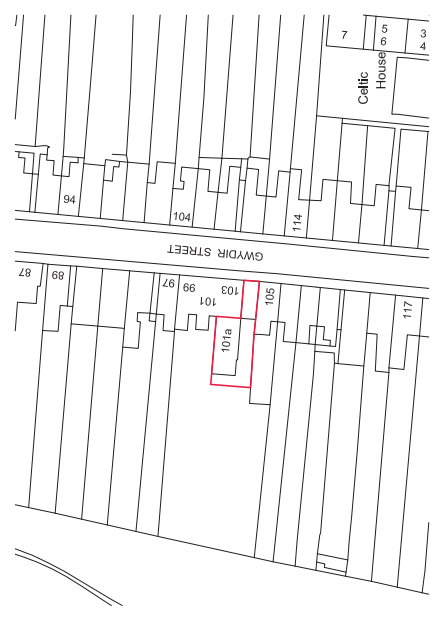
Floor Plan 1:50



Section A - A 1:50

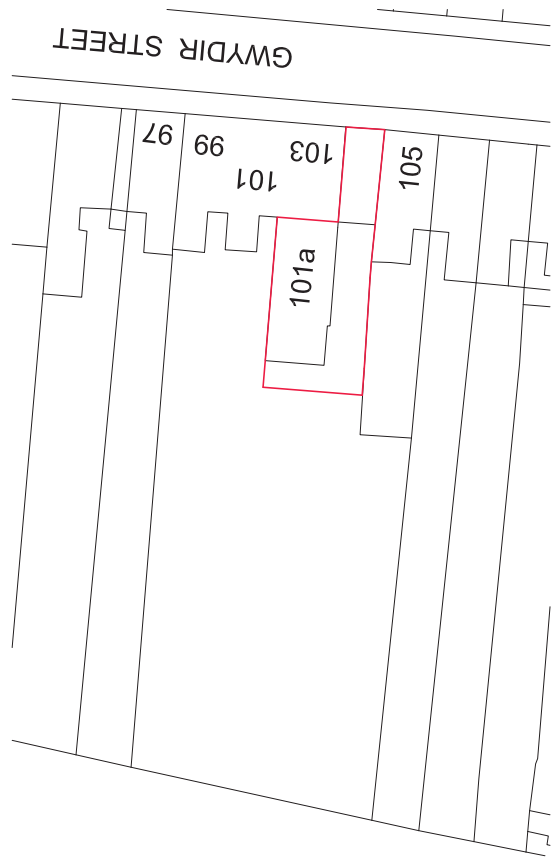


Section B - B 1:50



Location Plan 1:500

NORTH



Site Plan 1:200

PROJECT:	'GREENING-THE-BOX' 101a GWYDIR STREET, CAMBRIDGE	
	CLIENT:	CAMBRIDGE CITY COUNCIL
REVISIONS:	SCALE: As shown @ A1	(DO NOT SCALE OFF DRAWINGS - ALL DIMENSIONS TO BE CHECKED ON SITE)
	DRG: SURVEY DRAWING	DATE: 03.04.2014
		DRG No: 1761.01
<p>9 Hoddins Way, Long Sutton, Spalding, Lincs, PE12 9JB T: 01406 364616 F: 01406 364471 E: molenr@searcharchitects.co.uk</p> <p>idp SEARCH ARCHITECTS</p>		

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