

Application Number	15/2171/FUL	Agenda Item	
Date Received	2nd December 2015	Officer	Michael Hammond
Target Date	27th January 2016		
Ward	Petersfield		
Site Proposal	Ditchburn Place Mill Road Cambridge CB1 2DR Creation of larger Extracare flats, construction of an extension to provide 6 no. new Extracare flats and demolition of Burmaside House.		
Applicant	Mr Mark Wilson Mandela House 4 Regent Street Cambridge CB2 1BY		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed development complies with policy 5/7 of the Local Plan (2006). - The demolition of Burmaside House is deemed acceptable and not harmful to the character of the Conservation Area or the Building of Local Interest. - The proposed extension would not be harmful to the character or appearance of the Conservation Area and would not harm neighbour amenity.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site, Ditchburn Place, is comprised of a large block of buildings which are used as sheltered housing (C2) on the north side of Mill Road, opposite the vehicle junction with Tenison Road. The main block of buildings are set back from Mill Road with a mature landscaped garden at the front of the site. On the south-east corner of the site lies Burmaside House,

a detached two-storey building, situated closer to Mill Road, although partially screened by a row of trees along the south site boundary. The buildings all have hipped slate roofs, range between two and three-storeys in height and are designed in buff facing brickwork.

- 1.2 The areas to the north, east and west of the site are predominantly residential in character and are formed typically by two-storey terraced properties set linear to the pattern of the road. To the south of the site, there are a variety of local centre restaurants, shops and professional services which front Mill Road.
- 1.3 The site falls within the Central Conservation Area.
The central/ south-western wing of the main block of buildings is designated as a Building of Local Interest. Burmaside House is not a Building of Local Interest.
There are four Tree Preservation Orders in the front landscaped garden area.
The site falls within the Mill Road West District Centre.
The site falls within the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 The proposal, as amended, seeks planning permission for the creation of larger Extracare flats, construction of an extension to provide 6 no. new Extracare flats and demolition of Burmaside House.
- 2.2 The proposal would replace Burmaside House with a three-storey extension with an eaves and ridge height level with that of the existing three-storey buildings on-site. The proposal would be designed in predominantly brick with a hipped slate roof. There would be timber cladding and render panels around the proposed window openings. Photovoltaic panels would be installed on the west and east elevations of the roof. The proposed extension would accommodate six new flats, with two flats on each of the three floors.
- 2.3 Internal alterations to the existing buildings are also proposed to increase the size of some of the existing flats. This would involve the loss of six of the existing flats in the existing buildings. Therefore, there would be no increase in the number of flats on-site for the provision of the C2 use.

2.4 The application is accompanied by the following information:

1. Drawings
2. Waste Management Plan
3. Tree Survey
4. Design and Access Statement
5. Transport Assessment

3.0 SITE HISTORY

3.1 The site has an extensive planning history. There are no previous planning applications which are directly related to this planning application.

4.0 PUBLICITY

4.1 Advertisement: Yes
Adjoining Owners: Yes
Site Notice Displayed: Yes

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 3/4 3/7 3/11 3/14 4/4 4/10 4/11 4/12 4/13 5/1 5/7 8/2 8/4 8/6 8/10

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010) Buildings of Local Interest (2005)
	<u>Area Guidelines</u> Mill Road Area Conservation Area Appraisal (2011)

5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF

will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, there are no policies in the emerging Local Plan that should be taken into account.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No objection.

Environmental Health

6.2 No objection subject to the following conditions and informatives:

- Construction Hours
- Collection during construction
- Construction/ demolition noise/ vibration and piling.
- Dust
- Building envelope/external noise
- Plant noise insulation
- Dust condition informative
- Housing health and safety rating system

Urban Design and Conservation Team

6.3 The demolition of Burmaside House is acceptable. The proposal would not harm the nearby BLI or the Conservation Area. The amended scheme is supported, subject to the following conditions:

- Sample panel of facing materials
- Non-masonry walling systems
- Photographic record of Burmaside House

Head of Streets and Open Spaces (Landscape Team)

6.4 The application is supported, subject to the following conditions:

- Hard and soft landscaping.

Head of Streets and Open Spaces (Tree Team)

6.5 No objection, subject to the following condition:

- Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP)

Access Officer

6.6 The application is supported.

The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

7.1 The owner/occupier of the following address has made a representation:

- Mill Road History Project Group (69 Glisson Road)

7.2 The representation can be summarised as follows:

- The Design and Access Statement is historically inaccurate and therefore invalidates the consultation process.
- Burmaside House should be designated as a Building of Local Interest.
- The demolition of Burmaside House is not supported.
- In the process of process of applying to Historic England for Grade II listing for the whole site now called Ditchburn Place, including the 1984-88 City Council Housing scheme.

7.3 The above representation is a summary of the comment that has been received. Full details of the representation can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representation received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces (and impact on heritage assets)
3. Disabled access
4. Residential amenity
5. Refuse arrangements
6. Highway safety
7. Car and cycle parking
8. Third party representations

Principle of Development

- 8.2 The provision of extra housing within the city is supported in the Cambridge Local Plan (2006). As policy 5/1 points out, proposals for housing development on windfall sites will be permitted, subject to the existing land use and compatibility with adjoining uses.
- 8.3 Policy 5/7 of the Local Plan (2006) states that the development of supported housing will be supported subject to:
- a) The potential impact on the residential amenity of the local area;
 - b) The suitability of the building or site; and
 - c) The proximity of bus stops and pedestrian and cycle routes, shops and other local services.
- 8.4 The application has been assessed against each of these criteria below:
- A) The potential impact on the residential amenity of the local area
- 8.5 The proposed extension is not considered to harmfully enclose, overlook or overshadow any neighbouring properties. Nos.83 and 83a Mill Road to the east of Burmaside House do not have any windows on the side gable which face towards the proposed extension. There is a window on the rear elevation at first-floor level of the upper floor flat at this adjacent property, but this window is sited a reasonable distance to the east of the proposed extension and the proposal would not break the 45° line from this window. The views out to the north-east would only look out onto a car park and so I am content that the

privacy of any neighbours will not be infringed by the proposed development.

- 8.6 As the number of units on-site is not increasing as a result of the proposed works, I do not anticipate the proposed works will harm neighbours, or those existing residents, in terms of comings and goings. The south facing windows of lounge rooms of existing flat nos. 65, 66, 70, 71, 96 and 97 will be physically filled in or visually enclosed by the proposed development. However all of these rooms are served by outlooks on the east and west elevations respectively and so these rooms will still have acceptable outlooks.
- 8.7 As the proposal does not involve an increase in the number of units on site, I do not believe there will be a significant increase in parking pressure on the surrounding streets.
- 8.8 I agree with the conditions recommended by the Environmental Health Team with respect to the demolition/ construction process and these have been attached accordingly. These conditions have been applied to protect the amenity of nearby properties during these phases.
- 8.9 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14.

B) The suitability of the building or site

- 8.10 The proposed extension would have internal and external access linking it to the main buildings of the existing flats and the associated facilities of this. The proposed new flats within this extension would all have suitable outlooks for habitable rooms and the rooms have been designed with sufficient room for wheelchair use for occupiers with impaired mobility. The internal alterations to the existing building have been designed to improve the quality of existing extra care flats. The Access Officer is supportive of the proposal and I agree with this advice.
- 8.11 In my opinion, the internal alterations and proposed extension would be suitable for the proposed use.

C) The proximity of bus stops and pedestrian and cycle routes, shops and other local services.

- 8.12 The site is highly sustainable as it is well served by shops, local services and frequent bus services within the immediate area along Mill Road. It is noted that no additional cycle parking is provided as part of this application. However, as the end user of these flats will generally be elderly people and/or people with impaired mobility, the lack of additional cycle parking is acceptable in this case.
- 8.13 Overall, I consider the site to be well served by shops and services within walking distance, and future occupants would have access to bus stops along Mill Road. The scheme is deemed to meet this criterion.
- 8.14 To summarise, the proposal is deemed to comply with Cambridge Local Plan (2006) policy 5/7.

Context of site, design and external spaces (and impact on heritage assets)

Response to context

- 8.15 The main consideration is whether the demolition of Burmaside House and the subsequent replacement of this with the proposed extension would be harmful to the character or appearance of the Conservation Area. The third party representation received from the Mill Road History Project is focused on the demolition aspect and requests for Burmaside House to be retained as a building of local interest (BLI) or a listed building.
- 8.16 Burmaside House is not designated as a BLI and is not a listed building. It is not specifically identified with any designation within the Mill Road Conservation Area Appraisal (2011) Townscape Analysis. Cambridge Local Plan (2006) policy 4/10 (listed buildings) is applied to developments which involve the demolition of buildings that contribute to the character of the Conservation Area. As previously stated, this building is not identified as a positive building and is considered to have a neutral contribution to the character of the Conservation Area. Consequently, the tests for demolition in policy 4/10 have not been applied in this instance. Paragraph 134 of the NPPF

(2012) states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

- 8.17 The Conservation Team has assessed the demolition aspect of the proposed works and considers this demolition to be acceptable. Their reasoning has been set out below:

“During the pre-application process the possibility of retaining Burmaside House and including it within the scheme was discussed. However, due to the fact that the floor levels would not tie into the existing extension and that there would need to be a great deal of alteration to make it fit for the purpose that it is needed for, it was considered that it would not leave much of the original building intact.

Burmaside House has been altered externally with the replacement of the original metal windows with UPVC which has altered its character. However, it remains of some interest due to its original purpose and link with the former Workhouse. Against this there is the public benefit in the new extension’s additional accommodation. It is also notable that the existing building is not clearly visible from the public highway. Should the application be approved, a recording condition should be added so that it is comprehensively photographed and described for historic records.”

- 8.18 I agree with the reasoning provided by the Conservation Team and consider the public benefits of the proposal outweigh any less than substantial harm the proposed demolition would cause.
- 8.19 It is acknowledged that the Mill Road History Project Group has submitted documentation to the Conservation Team requesting that Burmaside House be designated as a BLI. This documentation was submitted on 22nd March 2016. At the time of writing this report, no formal action has been taken by the Conservation Team in assessing or processing this request. Therefore, as this request for the building to be nominated as a BLI is at a very early stage in the process, I do not believe significant weight can be attached to this request at this stage. The Conservation Team has not decided to alter their

comments in light of this late request and so their previous comments are still relevant. Furthermore, correspondence has been received which informs the Local Planning Authority that the Mill Road History Project Group are currently in the process of applying to Historic England for Grade II listing for the whole site now called Ditchburn Place, including the 1984-88 City Council Housing scheme. However, as this process is at an early stage and no formal action has been taken, I do not believe significant weight can be attached to this request at this stage.

- 8.20 A condition has been attached, as recommended by the Conservation Team, regarding the recording of the building photographically prior to its demolition.

Layout

- 8.21 The layout of the site is supported by the Conservation Team:

“The proposed extension will be set back from the road, going no further forward than the footprint for Burmaside. This will enable the trees in this area to be retained. By keeping the extension back from the edge of the site, and the junction with Mill Road, the landscaping will soften the impact of this three storey building.”

- 8.22 The internal layout of the rooms means there will be an active frontage towards the street scene of Mill Road, as well as over the landscaped garden area at the front of the site. The proposal will allow for a means of access through the front landscaped garden and internally through the corridors of the existing buildings.

Scale and massing

- 8.23 The Conservation Team is supportive of the proposed scale and massing:

“The scale and massing is greater than Burmaside House. However, it does not go beyond the footprint of the Mill Road elevation of Burmaside House, and the west elevation is generally in line with the existing extension. The hipped roof will help to reduce the massing on the Mill Road elevation.”

- 8.24 I agree with the reasoning provided by the Conservation Team. The eaves height would match that of the existing building to which it would adjoin onto which relates positively to the context of the site. The proposal would not, in my view, appear visually dominant compared to the BLI and other buildings on-site.

Open Space and Landscape

- 8.25 The proposal would involve works to the existing soft and hard landscaping on the current site. There would be new hedging around the west, south and east elevations of the proposed extension, and there would also be a new tarmac path to connect the entrance of the proposed new flats to that of the landscaped garden area. The existing trees and landscaping at the front of the site would be retained to help soften the views of the built form from public viewpoint. The Landscape Officer and Tree Officer are both supportive of the proposed works subject to conditions and I agree with this advice.

Elevations and Materials

- 8.26 The Conservation Team had originally raised concerns with the application due to the treatment of the south elevation. Following these comments, the applicant amended the scheme so that the south elevation now has a double storey bay and larger windows above it. The Conservation Team is now supportive of the elevation treatment as it is now more interesting and less regimented than previously proposed.
- 8.27 The proposed use of brick and slate tiles is generally supported as it would relate well to the existing buildings on site. The proposed render and timber cladding panels around window frames is considered to provide a degree of uniqueness to the fabric of the building and help break up the massing of the building. The proposed extension has a residential style of appearance and the rhythm and spacing of windows relates well to the existing facades on this site.
- 8.28 Overall the proposed extension is deemed to be in keeping with the character of the area and respectful to the sensitive context of the site.
- 8.29 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/14, 4/4, 4/11 and 4/12.

Disabled access

- 8.30 The Access Officer is supportive of the internal arrangements and accessibility of the proposed flats and I agree with this advice.
- 8.31 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Refuse Arrangements

- 8.32 No additional refuse arrangements have been proposed due to the fact that the number of units on-site will not be increased as a result of the proposed development.
- 8.33 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.34 The proposal does not involve any works to the public highway and the Highway Authority has raised no objection to the application.
- 8.35 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.36 There are only five spaces on-site currently available although it is assumed that these are used by staff. Nevertheless, as the number of units on-site is not increasing, I do not consider it necessary to provide any additional car parking. A car club informative has been recommended.
- 8.37 The lack of cycle parking has been addressed in paragraph 8.12 of this report.
- 8.38 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.39 The concerns regarding the demolition and request for Burmaside House to be a BLI have been addressed in the main body of this report.
- 8.40 Whilst I do not contest the point that there are inaccurate references in the Design and Access Statement, I do not deem these inaccuracies to invalidate the application. The Conservation Team was aware of these inaccuracies when writing their comments and their advice is not dependent on the descriptions within the applicants Design and Access Statement.

9.0 CONCLUSION

- 9.1 In conclusion, the proposed extension is considered to be in keeping with the character of the area and the demolition of Burmaside House would not be harmful to the special interest of the BLI or the character of appearance of the Conservation Area. The proposal would improve the quality of accommodation for the occupants of this sheltered housing.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties.
(Cambridge Local Plan 2006 policy 4/13)

4. There should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties.
(Cambridge Local Plan 2006 policy 4/13)

5. Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. Development shall be carried out in accordance with the approved details.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

Reason: To protect the amenity of nearby properties
(Cambridge Local Plan 2006 policy 4/13)

6. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of nearby properties Cambridge Local Plan 2006 policy4/13

7. Prior to the commencement of development/construction, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) to reduce the level of noise experienced in the residential units as a result of the proximity of the habitable rooms to the high ambient noise levels in the area be submitted to and approved in writing by the local planning authority. The scheme shall achieve internal noise levels recommended in British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings. The scheme as approved shall be fully implemented before the first occupation of the building and thereafter be retained as such.

Reason: To protect the amenity of future occupants of this property from the high ambient noise levels in the area (Cambridge Local Plan 2006 policies 3/4, 3/7 and 4/13)

8. Before the development/use hereby permitted is occupied, a scheme for the insulation of the plant in order to minimise the level of noise emanating from the plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

9. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity of the Conservation Area and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/12 and 4/11)

10. Prior to the commencement of development, with the exception of below ground works, full details of all non-masonry walling systems, cladding panels or other external screens including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing shall be submitted to and approved in writing by the local planning authority. This may consist of large-scale drawings and/or samples. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the Conservation Area. (Cambridge Local Plan 2006 policy 4/11)

11. No development shall take place until a full photographic record has been made depicting the exterior and interior of Burmaside House and a copy deposited with each of the following organisations: the Cambridgeshire Collection of the Central Library, Lion Yard, Cambridge; the County Archive, Shire Hall, Castle Hill, Cambridge, and the local planning authority. The precise number and nature of the photographs, drawings and samples to be taken is to be agreed in advance with the local planning authority and the format in which they are to be displayed and titled is to be agreed with the local planning authority before the deposit is made.

Reason: to foster understanding of the building's importance in the Cambridge context, and to ensure proper recording of any aspects of the building's special interest which are to be lost or altered. (Cambridge Local Plan 2006, policy 4/10)

12. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

13. Prior to the commencement of development and with reference to BS 5837 2012, details of tree removals, retentions and replacements and 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: Protection of Trees (Local Plan 2006 Policy 4/4)

INFORMATIVE: Dust condition informative

To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

-Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

-Guidance on the assessment of dust from demolition and construction

http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf

-Control of dust and emissions during construction and demolition - supplementary planning guidance

https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf

INFORMATIVE: The Housing Act 2004 introduces the Housing Health & Safety Rating System as a way to ensure that all residential premises provide a safe and healthy environment to any future occupiers or visitors.

Each of the dwellings must be built to ensure that there are no unacceptable hazards for example ensuring adequate fire precautions are installed; all habitable rooms have adequate lighting and floor area etc.

The applicant/agent is advised to contact housing standards at Mandela House, 4 Regent Street, Cambridge and Building Control concerning fire precautions, means of escape and the HHSRS

INFORMATIVE: The applicant is encouraged to ensure all future tenants/occupiers of the flats are aware of the existing local car club service and location of the nearest space.