



Rear Elevation (north)

- Notes:
- Access to fire escapes to be retained
 - Flexibility to change facade behind structural columns (note a mix of high level and tall windows)
 - Potential for private amenity space (land owned by CCC)



Front Elevation (South)

- Notes:
- Ramp to main entrance
 - Potential for a number of flat entrances to be made along frontage
 - Potential to push/pull facade inline with flats above
 - Outdated concrete canopy in need of updating

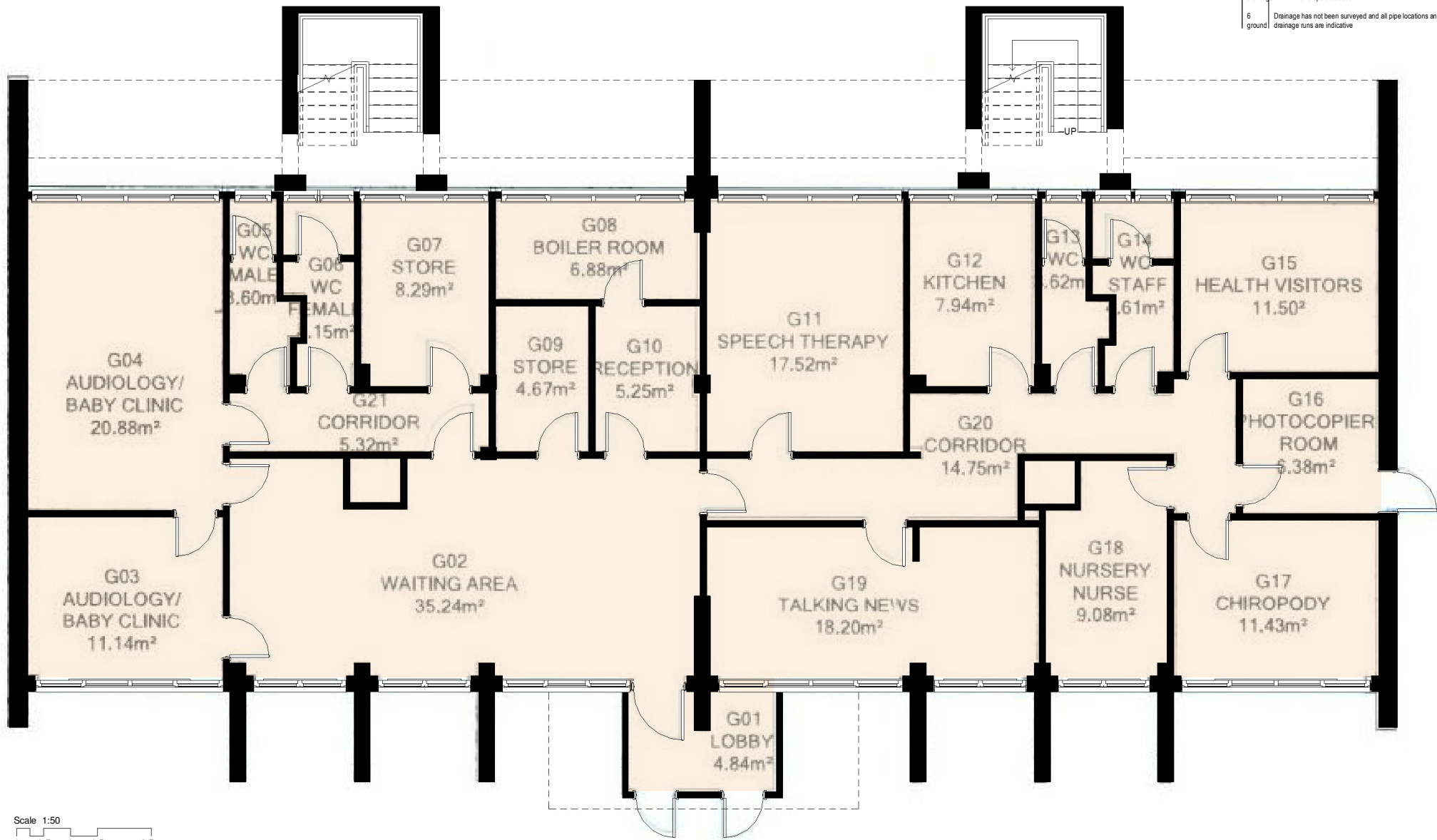


This feasibility study looks at the ground floor of the block identified in red above. (Image obtained from google maps). It is likely that the structure is divided in two down the centre, detailed plans for the upper levels are not available, a structural engineer will need to assess the potential for converting this building. The plans shown right were available from 'rightmove.com' and give an indication of flat layouts within the blocks.

Site Assumptions

- Car parking / bicycle storage available in car park for tenants.

NOTE: SCALED FROM PLAN SUPPLIED BY CLIENT (GIA 229 sqm)




Scale 1:50
0 0.5 1 1.5 2.5m



Upper Floor Flat Layouts - Not to Scale

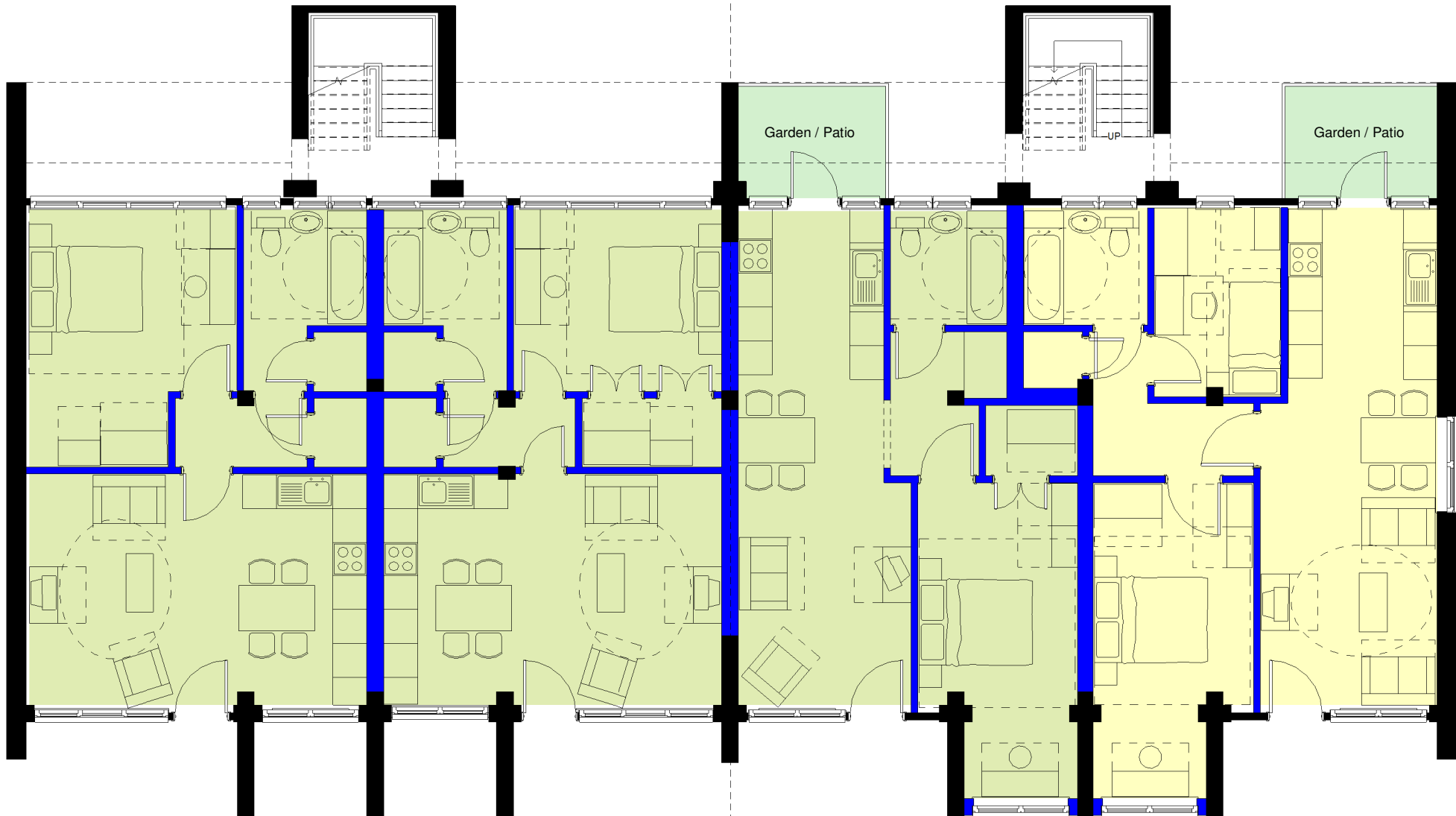
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5	This drawing is to be read in conjunction with all other Consultants drawings and specifications.
6	Drainage has not been surveyed and all pipe locations and below ground drainage runs are indicative

No.	Revision	Date	Chk	Auth
FEASIBILITY				
 Chartered Architects 119 Newmarket Road Cambridge CB5 9HA Tel: (01223) 367733 E-mail: office@saundersboston.co.uk				
Client Cambridge City Council				
Job Kingsway Clinic				
Drawing Existing Ground Floor Plan				
Scales As indicated @A1		Date 03/08/17		
Number 1595-EX-901		Chk VAH	Auth DIH	Revision

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OPTION 1 (Could be mirrored on central axis to provide 4no. 1 Bedroom 2 person Flats)

OPTION 2 (Could be mirrored on central axis to provide 2no. 1 Bedroom 2 person Flats and 2no 2 Bedroom 3 Person Flats)



- Existing walls (black)
- Proposed walls (blue)

1 Bedroom 2 Person Flat
GIA 53sqm

1 Bedroom 2 Person Flat
GIA 53sqm

1 Bedroom 2 Person Flat
GIA 52sqm

2 Bedroom 3 Person Flat
GIA 61sqm

Note: Minimum area required for a 1B2P flat = 50sqm

Advantages: Drainage WC retained in existing location. Generous sized 1 Bedroom units.

Disadvantages: All internal walls relocated (columns identified on client supplied plan retained).

Note: Minimum area required for a 1B2P flat = 50sqm


Advantages: Further structural assessment required, from existing located plans of upper floors the party wall seems to follow the same line. Drainage WC retained in existing location. Access to private amenity space from kitchen.

Disadvantages: All internal walls relocated (columns identified on client supplied plan retained).

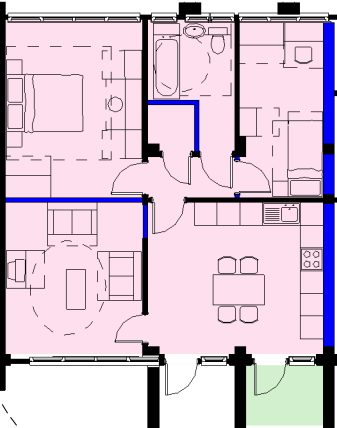
Note: Minimum area required for a 2B3P flat = 61sqm

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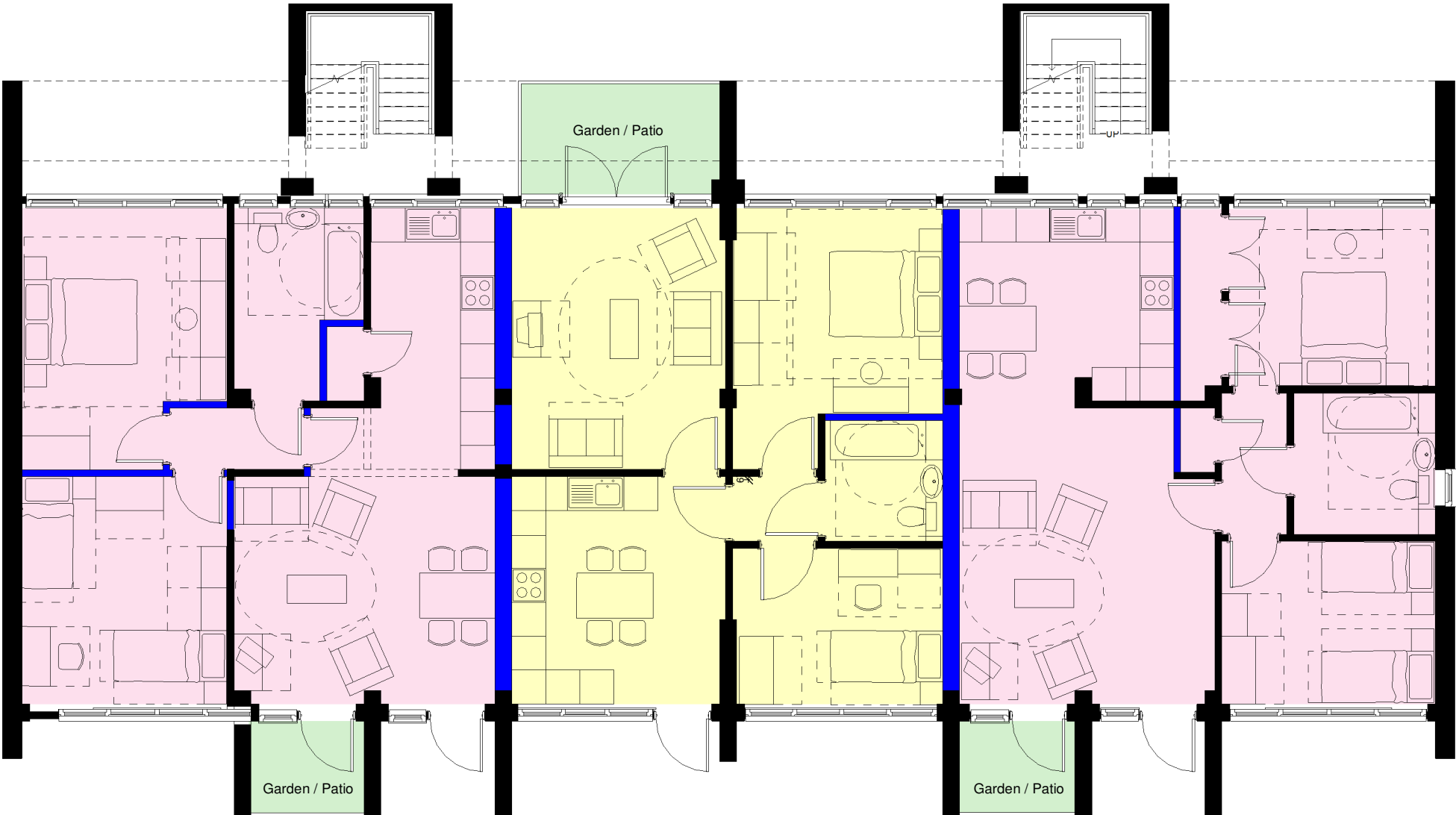


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Client Cambridge City Council				
Job Kingsway Clinic				
Drawing Proposed Ground Floor Plan - Options 1 and 2				
Scales 1 : 50 @A1			Date 03/08/17	
Number 1595-SK-010		Chk VAH	Auth DIH	Revision

Alternative Option for Flat no.1 - A 2 Bedroom 3 Person Flat. This option retains more of the existing walls.



OPTION 3 - 2no. 2 Bedroom 4 Person Flats
and 1no. 2 Bedroom 3 Person Flat



2 Bedroom 4 Person Flat
GIA 74sqm

Note: Minimum area required for a 2B4P flat = 70sqm.

Advantages: Many of the existing internal walls / partitions remain. WC / drainage to be retained in same position.

Disadvantages: Undesirable outlook from kitchen.

2 Bedroom 3 Person Flat
GIA 67sqm

Note: Minimum area required for a 2B3P flat = 61sqm.

Advantages: Many of the existing internal walls / partitions remain. Good outlook from all main rooms. Potential for private garden area accessed from living space.

Disadvantages: WC / drainage to be relocated.

2 Bedroom 3/4 Person Flat
GIA 74sqm

Note: Minimum area required for a 2B4P flat = 70sqm. The twin bedroom here is not sized in accordance with the 'Cambridge Sustainable Housing Design Guide', therefore this could be considered a 3 person dwelling.


Advantages: Many of the existing internal walls / partitions remain.

Disadvantages: WC / drainage to be relocated. Undesirable outlook from kitchen.

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- Existing walls (black)
- Proposed walls (blue)


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Job Kingsway Clinic				
Drawing Proposed Ground Floor Plan - Option 3				
Scales As indicated @A1		Date 03/08/17		
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EXTERIOR CONCEPT

- Create active street frontage
- Provide individual identity to each flat with colour / materials
- Remove dated concrete porch

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Drawing Exterior Concept				
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