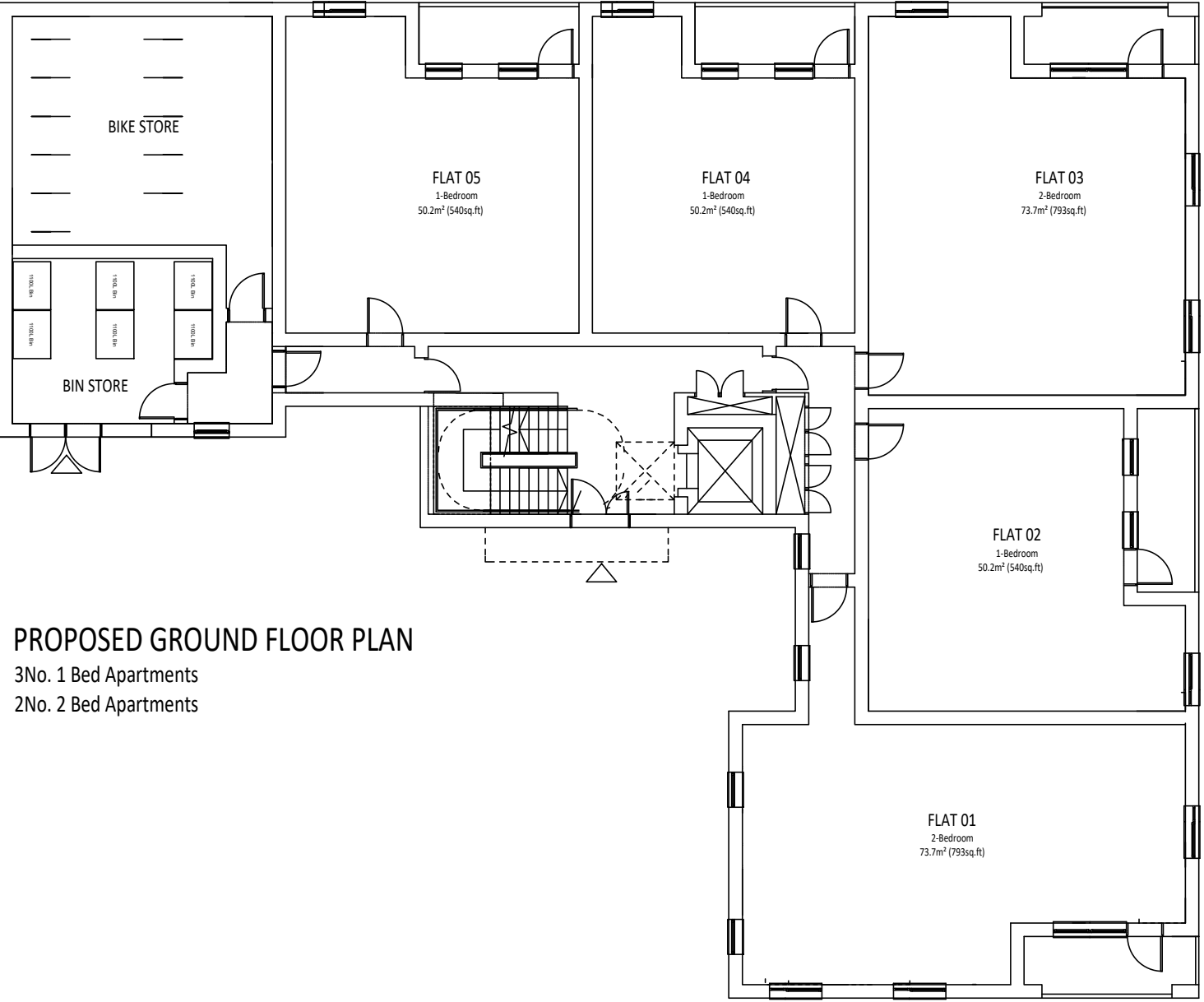
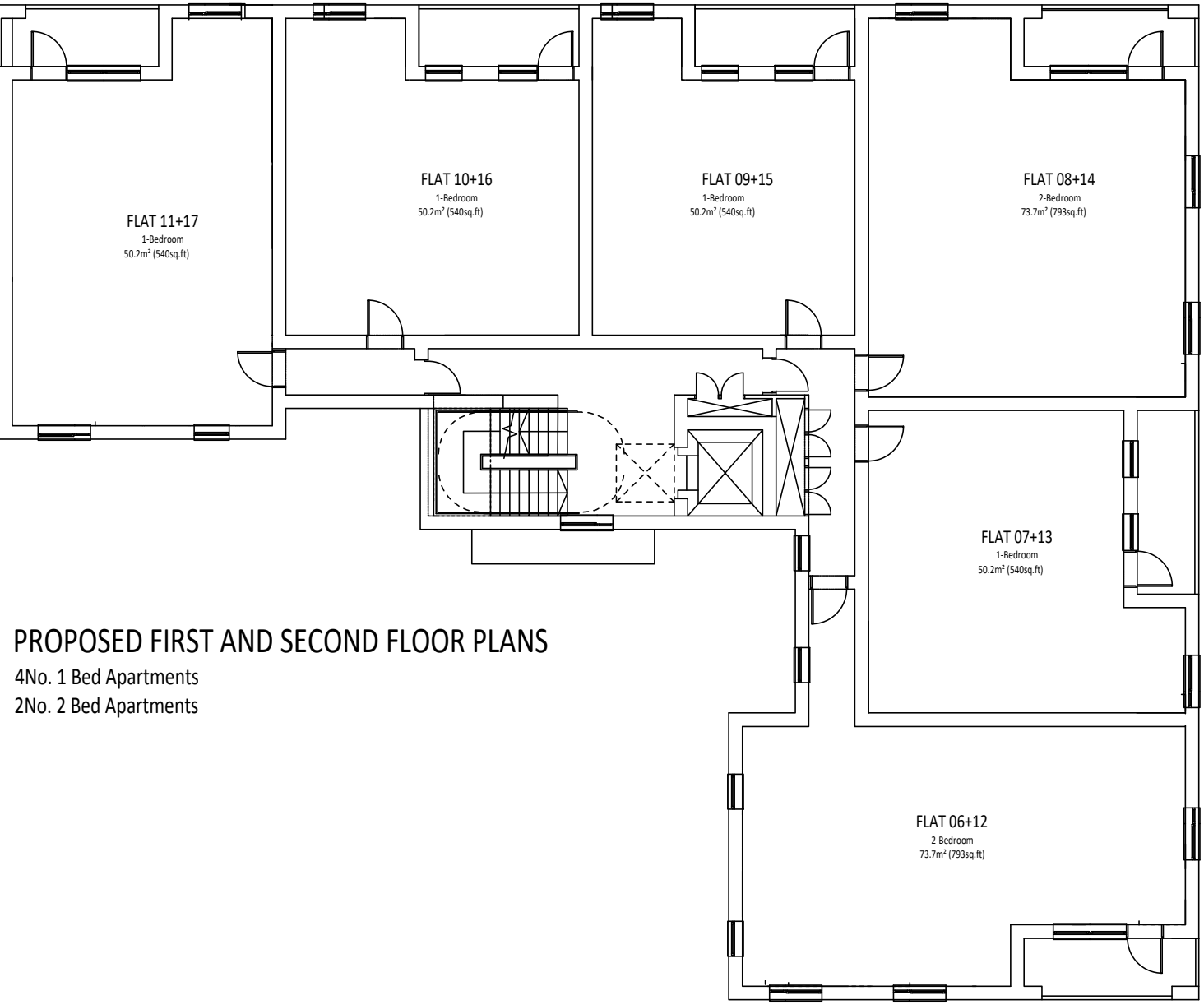
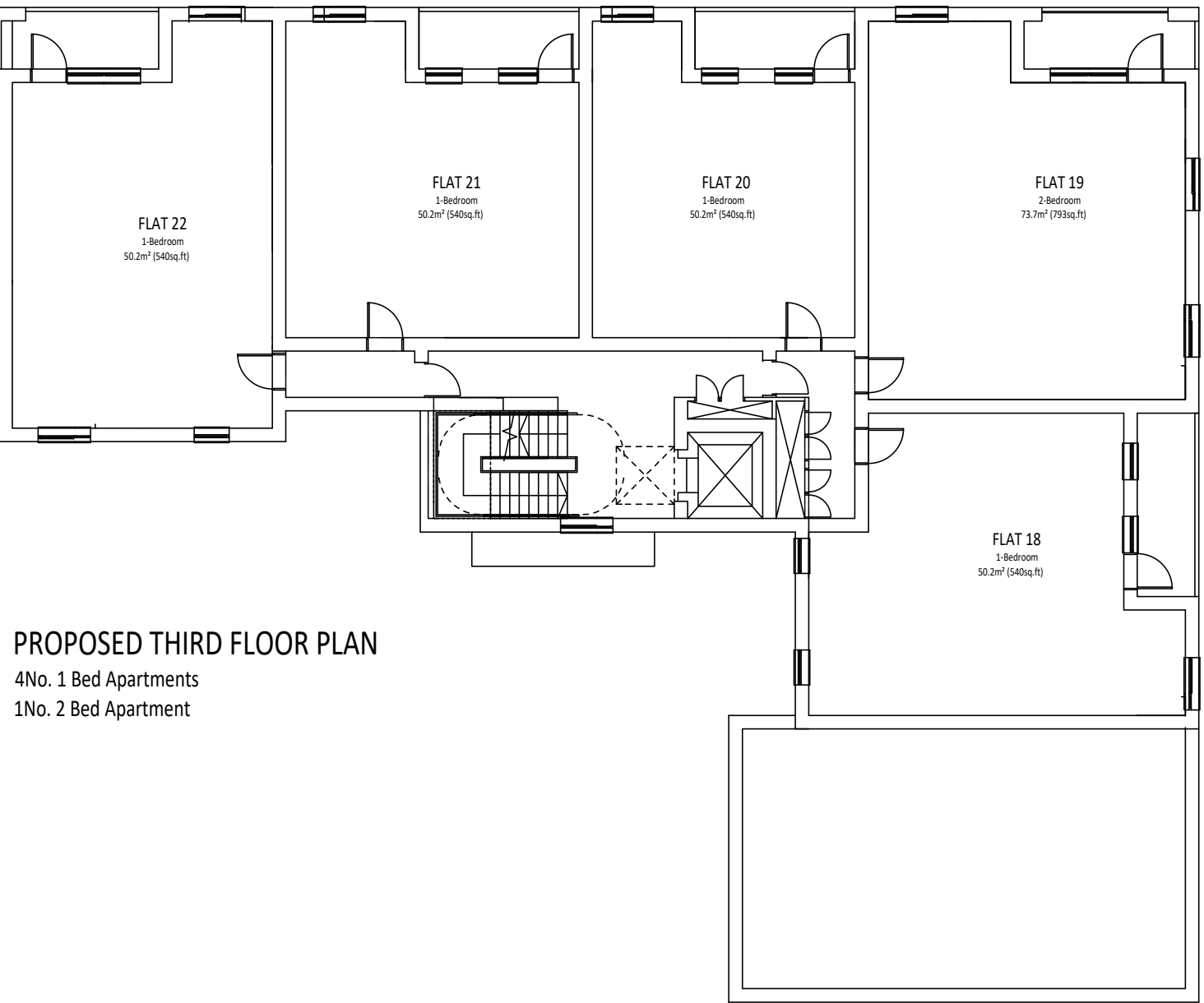




PROPOSED GROUND FLOOR PLAN
3No. 1 Bed Apartments
2No. 2 Bed Apartments



PROPOSED FIRST AND SECOND FLOOR PLANS
4No. 1 Bed Apartments
2No. 2 Bed Apartments



PROPOSED THIRD FLOOR PLAN
4No. 1 Bed Apartments
1No. 2 Bed Apartment

general notes

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The drawing is to be read in conjunction with all other relevant drawings and specifications.

All dimensions to be checked on site prior to commencement of works and any discrepancies to be checked immediately.

Do not scale from this drawing.

Unless otherwise stated, all dimensions are in mm.

KEY DEVELOPMENT NOTES

-New residential development following removal of existing parking to NIAB facility to consist of:
-15No. 1 Bedroom flats @ circa 50m2
-7No. 2 Bedroom flats @ circa 75m2

- New access altered from highway to suit development subject to detailed review by transport consultant. Confirmation also required regarding loss of parking for commercial facility.Reduced parking levels providing 12 bays for 22 flats, increased cycle parking provision and subject to assessment but scheme could be car free if required given sustainable location
- Unit size is in line with minimum space standards with private amenity areas either balconies or winter gardens and communal space
- Scheme to meet the requirements of M4(2) of the Building Regulations
- Development at 3-4 storeys subject to topo as site as significant levels changes but is in line with surrounding character
- Requirement to have trees surveyed to determine RPAs.Tree locations indicative only.
- Proposals would require 40% affordable housing in line with local planning policies
- Site lies outside the Conservation Area but within the development framework
- Scheme will need to meet a 10% Biodiversity Net Gain which may require offsite provisions if it cannot be achieved on site
- Design and floor plans to be assessed in detail if appointed. Design to be modern in form
- Noise assessment required to assess impact from existing commercial uses

FEASIBILITY IS SUBJECT TO AMENDMENTS FOLLOWING DETAILED SURVEYS AND CONSULTANT INPUT AS INDICATED WITHIN DEVELOPMENT NOTES

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address	25 Cromwell Road Cambridge Cambridgeshire CB1 3EB				
telephone	+44 (0) 1223 212253				
email	info@29architecture.co.uk				
website	www.29architecture.co.uk				

