

Development Management Committee – 20th July ‘26

Application Number: 26/00629/LBC

Proposal: Erection of two storey side extension, internal works to first floor and change of use from residential C3 to commercial Use Class E (c).

Location: 63 Cambridge Street Godmanchester

Applicant: Andrew Perryman

Agent: Lee Bevens

Case Officer: Olivia Manton

Parish: Godmanchester

Reason for Referral: This application is referred to the Development Management Committee (DMC) as the Officer recommendation for approval is contrary to the recommendation of Godmanchester Town Council.

Committee Date: 20th July 2026

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: THAT THE HEAD OF PLANNING, INFRASTRUCTURE & PUBLIC PROTECTION BE GIVEN DELEGATED POWERS TO GRANT PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS

Proposal

The application seeks listed building consent for the erection of a two storey side extension, internal works to first floor and change of use from residential C3 to commercial Use Class E (c). The property is a Listed Building and therefore an associated FUL planning application is also being considered and should be read in conjunction with the LBC application.

Consultations

The following consultees have raised **objections** to the application:

- Godmanchester Town Council

The following consultees have raised **no objections** to the application:

- CCC Archaeology, HDC Conservation Officer

No letters of objection have been received, and no letters of support have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Impact on Heritage Assets

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site is 63 Cambridge Street Godmanchester. The building was formally part of The Horse Shoe Inn which stretched along The Causeway and included a large courtyard, accommodation, stabling and a brewhouse. Property auctions were held at The Horse Shoe Inn until 1900. Sometime shortly after this the building was re-branded as the Horseshoe Temperance Hotel and by WW2 the Inn was converted into shops, partly demolished and the plot subdivided into separate ownerships.
- 1.2 The building was listed Grade II in 1969 and dated at that time to the Late 18th Century. The red brick façade with Venetian (or Palladian) ground floor windows is likely to be a mid 18th Century upgrade to earlier fabric and this re-fronting is evident at the side of the building. The use of 'fashionable' windows and a typical Georgian neo-classical doorcase was undoubtedly to give the building a presence in the street scene that was worthy of its prestige and status.
- 1.3 The interior of the building has generally suffered loss of historic details during its commercial life, particularly in the ground floor rooms. The property has a gable roof that is hipped around the bend on the corner of the street.
- 1.4 The existing side garage, granted permission in 1986, is to be demolished to make way for the new two storey side extension.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The development is for the erection of two storey side extension, internal works to first floor and change of use from residential C3 to commercial Use Class E (c).
- 2.2 As noted above, the proposals involve the demolition of the later garage extension to make way for the proposed two storey side extension.
- 2.3 The development involves the following proposals:
- Demolish garage and construct new two storey extension to expand the existing residential accommodation on the first floor.
 - Removal of 1930s fireplace in the first floor sitting room
 - Repair/replacement/alteration of windows
 - Replacement of doors
 - Works to the main staircase
- 2.4 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

3 RELEVANT PLANNING HISTORY

- 3.1 The following planning history is considered relevant to the current proposal:
- 7700883LBC – Motorcycle Business – refused 03.10.1977
 - 78/00120/FUL - Change of use from residential to offices – 20.03.1978
 - 7801246LBC - Alterations to door of existing shop – permission granted 18.09.1978
 - 83/00012/FUL - Change of use of part storage area to sales area – permission granted 02.02.1983
 - 8600324FUL - Garage extension to dwelling – permission granted 09.06.1986
 - 8600382LBC – Garage – consent granted 09.06.1986
 - 89/00471/FUL - Change of use from shop to estate agents office – permission granted 06.06.1989
 - 89/01970/FUL - Change of use from health food shop to financial services office – permission granted 1.12.1989
 - 93/01437/ADV - Display illuminated hanging sign – consent granted 07.03.1994
 - 93/01443/LBC - Illuminated hanging sign and applied lettering – consent granted 03.03.1994
 - 23/01249/LBC - Garage re-purpose, new signage and fire prevention work – consent granted 24.10.2023
 - 23/01249/LBC - Garage re-purpose, new signage and fire prevention work – consent granted 24.10.2023
 - 24/00078/HHFUL - New extension, replacement threshold and internal work to first floor – permission granted 19.07.2024
 - 24/00079/LBC - New extension, replacement threshold and internal work to first floor – consent granted 19.07.2024
 - 25/80296/COND - Discharge of Conditions 3 (windows) and 4 (materials) of 24/00079/LBC – approved 17.12.2025

- 25/80301/COND - Discharge of Conditions 3 (windows) and 4 (materials) of 24/00078/HHFUL – approved 17.12.2025
- 26/00628/FUL - Erection of two storey side extension, internal works to first floor and change of use from residential C3 to commercial Use Class E (c) – pending consideration

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving or enhancing the character or appearance of a conservation area.

RESPONSE TO CONSULTATION

- 4.3 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
Godmanchester Town Council	Objection	The Council recognises the potential benefit of increasing the provision of commercial space within the proposal. However, Members have raised concerns regarding the impact of the development on neighbouring amenity, particularly in relation to the loss of natural light and outlook to adjacent properties. As currently designed, the scale and positioning of the extension appear likely to result in a material reduction in light to neighbouring windows. The Council would encourage the applicant to explore

		alternative design solutions, such as utilising the existing garage footprint to provide a more modest stair access arrangement, which may enable use of the upper floor without adversely impacting neighbouring properties.
CCC Archaeology Officer	No objection	Our advice remains the same as previous applications 24/00078/HHFUL and 24/00079/LBC, namely that due to the archaeological potential of the site, a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary. We are in receipt of an approved Written Scheme of Information for the works proposed under 24/00078/HHFUL and 24/00079/LBC. The scope of works will remain the same as for this application, so we would recommend that the previous WSI can be uploaded in support of this application. We have been notified that fieldwork for the archaeological monitoring works are underway and would recommend usage of a condition to secure the remainder of the works.
HDC Conservation Officer	No objection	The applications satisfy the Planning (LBs and CAs) Act 1990 and accord with the NPPF and Local Plan Policy LP34. The applicant has submitted joinery and material details previously permitted through condition discharge; no further conditions are required.

Below is a summary of the third party and neighbour responses received at the time of writing this report.

- 5.1 No third party or neighbour responses have been received in relation to the Listed Building application.

6 APPRAISAL

Impact on Heritage Asset

- 6.1 Policy LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.
- 6.2 Policy LP34 states that a proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting as set out in character statements or other applicable documents.
- 6.3 It is noted that the same scheme was approved under the previous applications, 24/00078/HHFUL & 24/00079/LBC. The difference with this revised scheme is the internal layout and the use of the first floor for office space rather than for residential accommodation.
- 6.4 The revised layout shows three office spaces in replacement for the previously approved bedrooms at first floor level and a further office space at ground floor level in replacement for a bedroom.
- 6.5 The proposed development of a two storey side extension remains as previously approved with the same massing, design and fenestration details.
- 6.6 It is noted that the previous conditions relating to joinery details for the windows and materials have been discharged and the threshold detail to the ground floor entrance has been installed, but no other larger construction has taken place. Therefore, the previous permission remains extant and could be completed at any time.
- 6.7 Until relatively recently, the ground floor of No 63 Cambridge Street was leased by Gatehouse Estates, and the first floor was used as habitable accommodation. The building has commercial use on the ground floor as part of Bright Advice Mortgages and an empty first floor flat, as permitted since the late 1980s.
- 6.8 The Conservation Officer has provided comments on the application and has no objections. Comments have been provided for each section of the proposals:

Demolish garage and construct new two storey extension to expand the existing residential accommodation on the first floor.

- 6.9 The garage was built in the late 1980s so has no historic or architectural value. The proposed extension is subservient to the main part of the building and should be readily determined to be a modern addition while still maintaining the quality of the building within the street scene. The design references elements of the main building and the materials will match. The proposal will not harm the special interest of the listed building and should maintain the character and appearance of the conservation area. The extension is acceptable and the proposed materials accord with those granted consent under application 24/00079/LBC.

Removal of 1930s fireplace in the first floor sitting room

- 6.10 It is proposed to remove a tiled 1930s or 1940s fireplace and surround from the first floor sitting room. The original fireplace has been blocked up and the fire surround removed. The modern fireplace is a considerable weight and is inadequately supported beneath leading to it pulling away from the chimney stack. Removal of the modern fireplace is necessary and will lead to no loss of special interest to the listed building. The proposed replacement fire surround is an acceptable copy of what would probably have been there originally.

Repair/replacement/alteration of windows

- 6.11 Investigation of the windows and doors by a professional joiner has uncovered areas of rot in the first floor sash window facing Cambridge Street (W10). It is proposed to replace the window on a like for like basis as the existing window is not capable of repair and refurbishment. It is agreed that this window is rotten beyond repair. Joinery details have been provided.
- 6.12 W9 has been modified in the 20th Century by the removal of the bottom sash and its replacement with a frame containing casement windows. It is proposed to remove the frame and reinstate a sash window built to the same details as the remaining historic upper sash. This is a benefit to the building and is acceptable.
- 6.13 W8 is a Victorian window badly modified in the 20th Century to accommodate an extension roof. It has modest significance and is in poor condition. It is proposed to alter the window aperture to better fit the roof slope and add a new window that follows the joinery details of the existing window. I have no objection to this as the Victorian window has modest interest and the proposed reworking of the window is a better solution to the issues caused by the extension roof.

Replacement of doors

- 6.14 Door D13 is a poor modern copy of a Georgian six panel door. It is proposed to replace it with a modern accurate copy of a raised and fielded six panel door that is more in keeping with the period of the listed building.
- 6.15 Door D14 is a modern plate glass shop door with plate glass side lights in a modified Georgian Venetian window aperture. It is proposed to replace these with a copy of a raised and fielded six panel door with new four paned side

lights. This will be a vast improvement to the appearance of the building within the street scene and is acceptable.

Works to the main staircase

- 6.16 It is proposed to block off the top and bottom of the main staircase to the first floor with a fire door and balustrading in order to satisfy building regulations. The alterations are reversible and will have no lasting impact on the special interest of the listed building.
- 6.17 It is noted that the applicant has submitted joinery and material details previously permitted through condition discharge; no further conditions are required.

Impact on Character of Area

- 6.18 It is considered that the proposed change of use, extension and alterations will have no adverse impact upon the significance of the heritage assets. It will preserve the special interest of the listed building and maintain the character and appearance of the Godmanchester (Post Street) Conservation Area.
- 6.19 The application satisfies the Planning (LBs and CAs) Act 1990 and accord with the NPPF and Local Plan Policy LP34.
- 6.20 The proposal, therefore, accords with ss. 16 and 72 of the Planning (LBCA) Act 1990, the NPPF (2024), and Policies LP12 and LP34 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

Additional Duties

Public Sector Equalities Duties

- 6.21 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers.
- 6.22 The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to:
- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
 - (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 6.23 Due consideration has been made to The Equality Act 2010 during the assessment of the planning application; no conflicts are raised.

Human Rights

- 6.24 Due consideration has been made to The Equality Act 2010 during the assessment of the planning application; no conflicts are raised. There may be implications under Article 1 (protection of property) and Article 8 (right to respect for private and family life) of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application.

7 FINANCIAL CONSIDERATIONS

- 7.1 None

8 PLANNING BALANCE AND CONCLUSION

- 8.1 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.2 It is noted that the previous applications have already been partially implemented and as the proposed two storey side extension remains the same for this application, the permissions are extant and can be implemented at any time.
- 8.3 The point, therefore, for consideration is the change of use from residential to commercial. The Conservation Officer has considered the proposal and has no objections. Therefore, from a heritage perspective the proposal is supported with a recommendation for approval subject to conditions.
- 8.4 The principle of development for the change of use from a planning development perspective is considered under the associated FUL application (26/00628/FUL) which is being presented to the Committee at the same time.

9 RECOMMENDATION/CONDITIONS AND REASONS

- 9.1 Grant permission subject to conditions as set out below with delegated authority to the Head of Planning, Infrastructure & Public Protection to approve any amendments to conditions as deemed necessary.

Conditions (full wording)

Time Limit

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

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

Approved Plans

2. The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are:

- Location and Block Plan Ref: CH26/LBA/711/FP-1-100
- Proposed Floor Plans Ref: CH26/LBA/711/FP-1-101
- Proposed Elevations Ref: CH26/LBA/711/FP-1-102
- Proposed Elevations Ref: CH26/LBA/711/FP-1-103
- Proposed Window and Door Details Ref: CH26/LBA/711/FP-1-104
- Proposed Window and Door Details Sheet 2 (W8, W9 & W10)
Ref: CH26/LBA/711/FP-1-105
- Proposed Window and Door Details Sheet 3 (D14)
Ref: CH26/LBA/711/FP-1-106

Reason: To clarify the permission and for the avoidance of doubt.

Materials

3. The materials to be used in the proposed works, hereby permitted, shall be as previously agreed under condition discharge applications 25/80296/COND & 25/80301/COND approved on the 17th December 2025 with the following details. These shall be retained thereafter unless otherwise agreed in writing by the local planning authority.

Brick sample - Imperial Blend & Tumbled Regency Multi Handmade

FloPlast Half Round Gutter – 112mm x 4mtr Cast Iron Effect

Roof Slates - Cupa 12 Spanish Slate

Plain Roof Tiles - Sahtas Brookhurst Restoration Clay Roof Tiles

Reason: To ensure detailing and materials appropriate to this listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

Archaeology

4. No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by

the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a. The statement of significance and research objectives;
- b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c. The timetable for the field investigation as part of the development programme;
- d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (DLUHC 2023).

Informatives:

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

26/00628/FUL and 26/00629/LBC – 63 Cambridge Street Godmanchester

Godmanchester Town Council comments received 28th April 2026 and 4th June 2026

Planning Application	26/00628/FUL & 26/00629/LBC
Location	63 Cambridge Street Godmanchester Huntingdon
Work requested	Erection of two storey side extension, internal works to first floor and change of use from residential C3 to commercial Use Class E (c).
Response Date	28.04.2026

Recommendation:	Refusal. The Council recognises the potential benefit of increasing the provision of commercial space within the proposal. However, Members have raised concerns regarding the impact of the development on neighbouring amenity, particularly in relation to the loss of natural light and outlook to adjacent properties.
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As currently designed, the scale and positioning of the extension appear likely to result in a material reduction in light to neighbouring windows. The Council would encourage the applicant to explore alternative design solutions, such as utilising the existing garage footprint to provide a more modest stair access arrangement, which may enable use of the upper floor without adversely impacting neighbouring properties.

This recommendation is based on the information available to the Planning Portfolio at the time of the meeting.

Hi [REDACTED]

My apologies for the delay in responding. I circulated your email, together with the Town Council's original comments, to the Planning Portfolio for further consideration. One of the members of the Portfolio has reviewed the application and provided the following observations.

Having reviewed the previous application on the planning portal, it appears that the elevations submitted as part of the current application are the same as those submitted in 2024.

From the Portfolio's discussions when reviewing the recent application, the principal concerns related to the proposed extension above the existing garage and the impact this may have on the neighbouring property, rather than the proposed commercial use of the building itself.

When comparing the plans submitted in 2024 with those submitted in 2026, it is noted that the ground floor garage space was previously proposed to be converted into a bedroom, with a substantial hallway and staircase occupying a significant proportion of the floor area. The first floor was proposed to provide a study, bathroom and staircase access.

Under the current application, the proposed ground floor bedroom has been replaced with an office, while the hallway and staircase arrangement remain largely unchanged. The first-floor accommodation is now proposed to comprise an office, WC and staircase.

During its review of the current application, the Planning Portfolio questioned whether the same level of office accommodation could be achieved by reconfiguring the ground floor space to provide two offices, together with a smaller hallway arrangement and without the need for the first-floor extension. While it is acknowledged that a WC is proposed at first-floor level, the plans indicate the presence of another WC across the landing, meaning that first-floor WC provision would still be available. Furthermore, existing internal stairs within the main building would continue to provide access to the first floor.

The Portfolio therefore concluded that the proposed first-floor extension would deliver only limited additional office space when balanced against its proximity to, and potential impact on, the neighbouring property.

Having reconsidered the matter, the Town Council's original recommendation remains unchanged, and it therefore continues to object to the application.

Kind regards,

[REDACTED] | Deputy CEO

Godmanchester Town Council | Town Hall | 1 Post Street | Godmanchester | PE29 2NB
deputyceo@godmanchester-tc.gov.uk

(Please note my days of work are Tuesday to Friday 8.30am – 3.00pm)



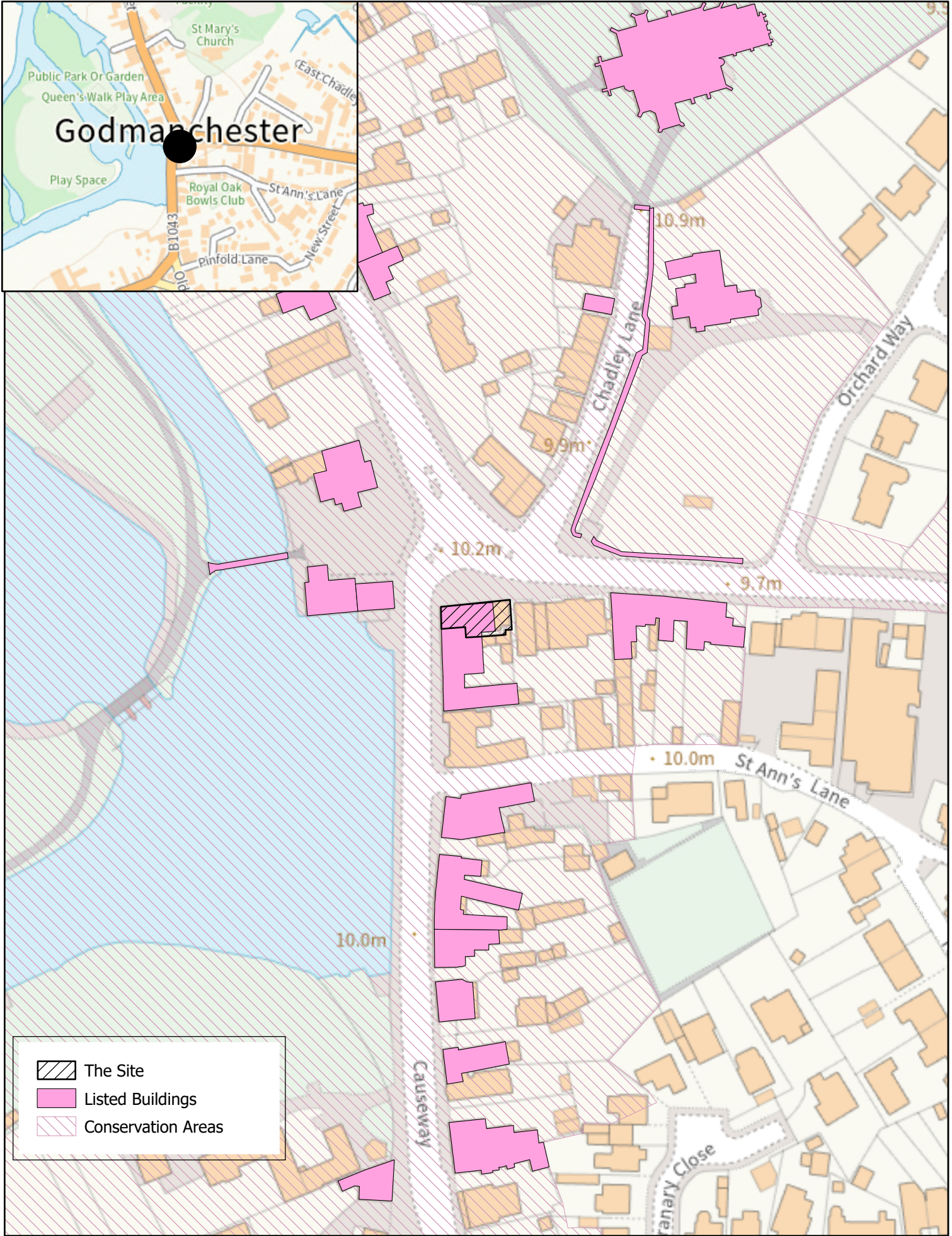
Godmanchester Town Council

Town Hall, Post Street, Godmanchester, Cambridgeshire. PE29 2NB



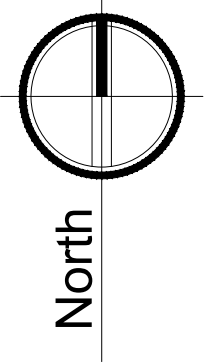
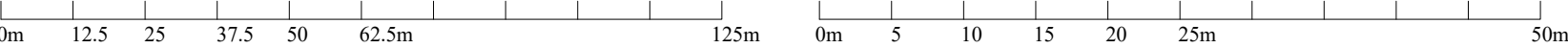
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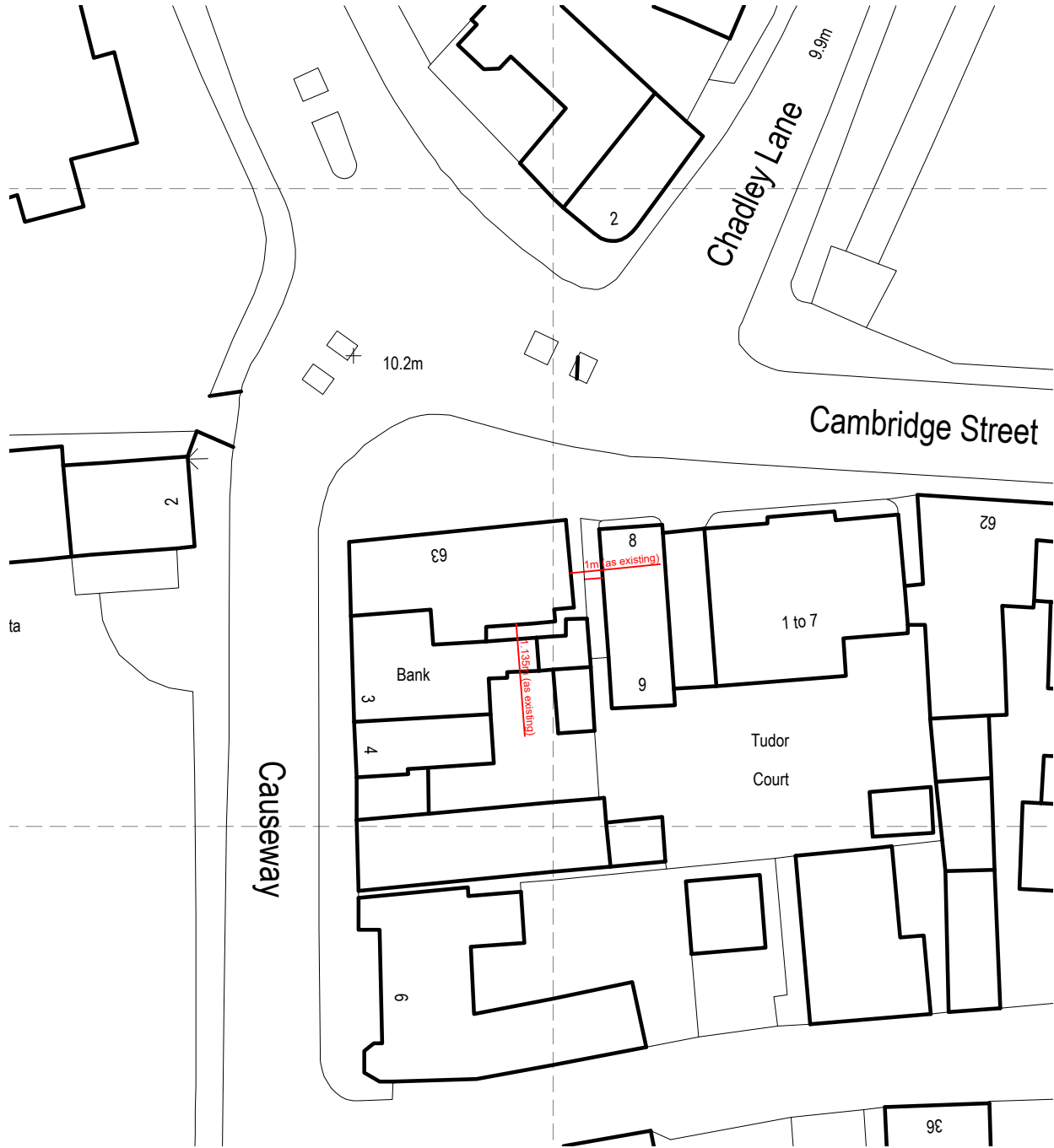


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Location Plan 1:1250



Block Plan 1:500

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ALL WORKS TO COMPLY WITH CURRENT CDM REGULATIONS AS APPROPRIATE. IT IS THE CLIENT'S RESPONSIBILITY TO FULLY COMPLY WITH THE CDM 2015 REGULATIONS AND THE BUILDING SAFETY ACT 2022, INCLUDING APPOINTING A PRINCIPAL DESIGNER AND PRINCIPAL CONTRACTOR FOR PROJECTS WITH MORE THAN ONE CONTRACTOR ON SITE.

NO WORKS TO COMMENCE ON SITE UNTIL ALL APPROVALS ARE CONFIRMED IN WRITING. L BEVENS ASSOCIATES LTD ACCEPTS NO LIABILITY IF THIS IS BREACHED.

IT IS THE CONTRACTORS RESPONSIBILITY TO ACCURATELY LOCATE EXISTING SERVICES PRIOR TO WORKS COMMENCING. ALL FOUNDATIONS AND STRUCTURES WITHIN 3 METERS OF A PUBLIC SEWER ARE TO BE TAKEN BELOW THE INVERT LEVEL OF THE SEWER IN ACCORDANCE WITH THE WATER UTILITY COMPANY'S REQUIREMENTS. THE LAND OWNER IS RESPONSIBLE FOR ORGANIZING, FINANCING AND OBTAINING ALL BUILD-OVERADJACENT TO AGREEMENTS BEFORE ANY WORK COMMENCES ON SITE.

NO COVENANTS/WAYLEAVES OR BYELAWS HAVE BEEN CONSIDERED IN THE PREPARATION OF THESE PLANS AND IT IS THE CLIENT/DEVELOPER'S RESPONSIBILITY TO ADVISE IF ANY SUCH COVENANTS WAYLEAVES OR BYELAW EXIST THAT MAY AFFECT THE PROPOSAL.

- CDM 2015 Notes**
- ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT HSE REQUIREMENTS.
 - EXISTING ELECTRICAL AND PLUMBING SERVICES TO BE CLEARLY IDENTIFIED AND ADEQUATE MEASURES TAKEN TO ENSURE THEY ARE SAFE BEFORE WORK COMMENCES ON SITE.
 - ENSURE SAFE ACCESS INTO AND OUT OF THE BUILDING AT ALL TIMES DURING COMMENCEMENT OF WORKS ON SITE.
 - DEMOLITION/REMOVAL WORK ON SITE TO BE CARRIED OUT BY COMPETENT PERSONS AND DONE IN A SAFE AND COHERENT MANNER.
 - ALL FLOOR, WALL AND ROOF ELEMENTS ARE TO BE SUITABLY PROPPED/BRACED DURING THE WORKS. TEMPORARY WORKS ARE TO BE DESIGNED BY A SUITABLY COMPETENT PERSON.
 - PROVIDE SUITABLE SCAFFOLDING DECKS AND WORKING PLATFORMS. ENSURE MATERIALS STORED ABOVE GROUND LEVEL ARE PROVIDED WITH SUITABLE SUPPORT. ENSURE ANY NEW OR EXISTING FLOOR DECKS ARE NOT OVERLOADED.
 - ENSURE SAFE LIFTING PROCEDURES ARE IN PLACE FOR DELIVERY AND MOVING OF MATERIALS AND DURING INSTALLATION OF STRUCTURAL MEMBERS. ALL CRANE AND MACHINE OPERATIVES TO BE SUITABLE COMPETENT.
 - ENSURE ADEQUATE FIRE ESCAPE IS MAINTAINED FROM BUILDING AT ALL TIMES DURING WORKS ON SITE.
 - GIVE CAREFUL CONSIDERATION TO ANY NEW MECHANICAL OR ELECTRICAL EQUIPMENT, LIGHT FITTINGS, SECURITY DEVICES TO ENSURE ADEQUATE ACCESS IS MAINTAINED WITHIN BUILDING AND CIRCULATION ROUTES ARE MAINTAINED.
 - HALF BOARD SIZES FOR PLASTERBOARD SHEETS ARE ENCOURAGED TO MAKE HANDLING EASIER ON SITE.
 - OFF-SITE FABRICATION AND PREFABRICATED ELEMENTS ARE ENCOURAGED TO MINIMISE ON SITE HAZARDS.

General Notes

Quality Standards

The overall quality standard for the project shall be that which is expected from a quality residential development. The project is to comply with all current British or European Standard Statutory Regulations, and good practice. However there are to be considered as the minimum requirements as set out in all relevant legislation and any statutory instrument, Building Regulation, by law, or European Standard and Code of Practice.

The buildings will be designed with materials, components and techniques that are readily available, reliable and maintainable and that the building should be maintained in accordance with good practice and the guidelines and recommendations contained in the maintenance manuals.

- L Bevens Associates Architects Ltd drawings are to be read in conjunction with other relevant engineers and specialists drawings for the project.
- Dimensions are not to be scaled from drawings, either manually or electronically.
- All dimensions and setting out information is to be checked on site prior to work commencing. Any dimensional discrepancies are to be reported to L Bevens Associates Architects Ltd before the affected work proceeds.
- Any discrepancies found on the drawings or between the drawings and any other relevant information must be brought to the attention of L Bevens Associates Architects Ltd soon as they are discovered.
- Construction Design & Management (CDM) Regulations 2015; This project is subject to these regulations. The drawings and notes provided by L Bevens Associates Architects Ltd are to be included in the Health and Safety Construction Phase Plan and forwarded to the Principal Contractor.
- All materials used in this project must be in accordance with British and European Standards and Codes of Practice and/or any other regulations current at the date of initial issue of the drawing.
- No substances that may cause harm or damage shall be used in the project in particular substances not in accordance with current British and European Standard Specifications and Codes of Practice.



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DRAWING STATUS	PRELIMINARY PLANNING	☐	CONSTRUCTION	☐
CLIENT	Mr. A Perryman	☒	FILE COPY	☐

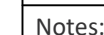
PROJECT
63 Cambridge Street, Godmanchester,
Cambridgeshire.

DRAWING TITLE
Location Plan
Block Plan

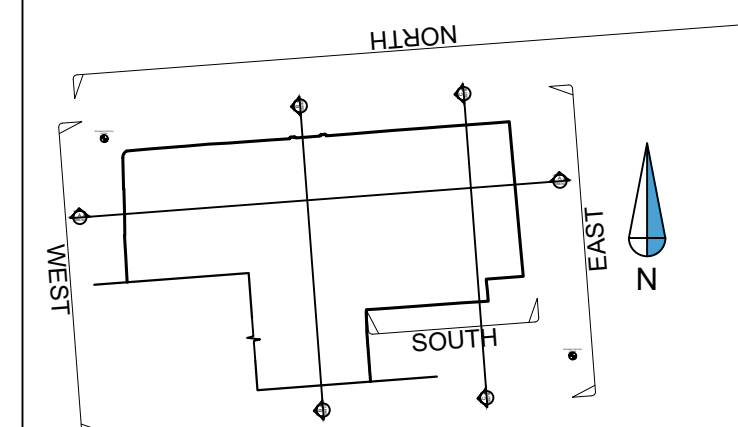
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DRAWING NUMBER	REVISION		
CH26/LBA/711/FP-1-100			



Scale 1:50



Notes:



Rev	Comments	By	Chkd	Date
A	Section C-C added South Elevation added.	PD	CW	30.05.2018
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SURVEYBASE
PRECISION DIGITAL SURVEYORS

www.surveybase.co.uk

Bath: 01225 314370 - London: 02039 066892

Project Name
63 Cambridge Street, Godmanchester,
Huntingdon PE29 2AY

CAD Drawing Name
SB8769 - MBS - REV A

Drawing Title	GROUND FLOOR PLAN
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Client	Date
Artifex Conservation Architects	10/05/2023
	Scale
	A1 @ 1:50

Drawn By SB - PD	Checked By SB - CW	SB Code SB8769	Revision A
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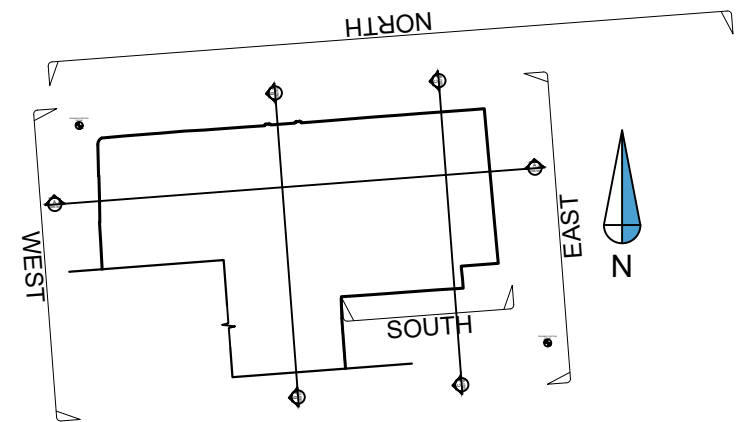
Grid Orientation ARBITRARY	Site Level Datum OS GPS
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All dimensions are to be checked on site where applicable. This drawing must not be scaled, and only written dimensions should be respected.



Tree species and sizes on this drawing are not guaranteed, and if critical should be verified by an arboriculturist. Tree spr are average about the hole, and heights are approximate at the time of the survey.

Notes:



Rev	Comments	By	Chkd	Date
A	Section C-C added South Elevation added.	PD	CW	30.05.2023
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PRECISION DIGITAL SURVEYORS

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Bath: 01225 314370 - London: 02039 066892

Project Name
63 Cambridge Street, Godmanchester,
Huntingdon PE29 2AY

CAD Drawing Name
SB8769 - MBS - REV A

Drawing Title
FIRST FLOOR PLAN

Client Artifex Conservation Architects	Date 10/05/2023
	Scale A1 @ 1:50

Drawn By SB - PD	Checked By SB - CW	SB Code SB8769	Revision A
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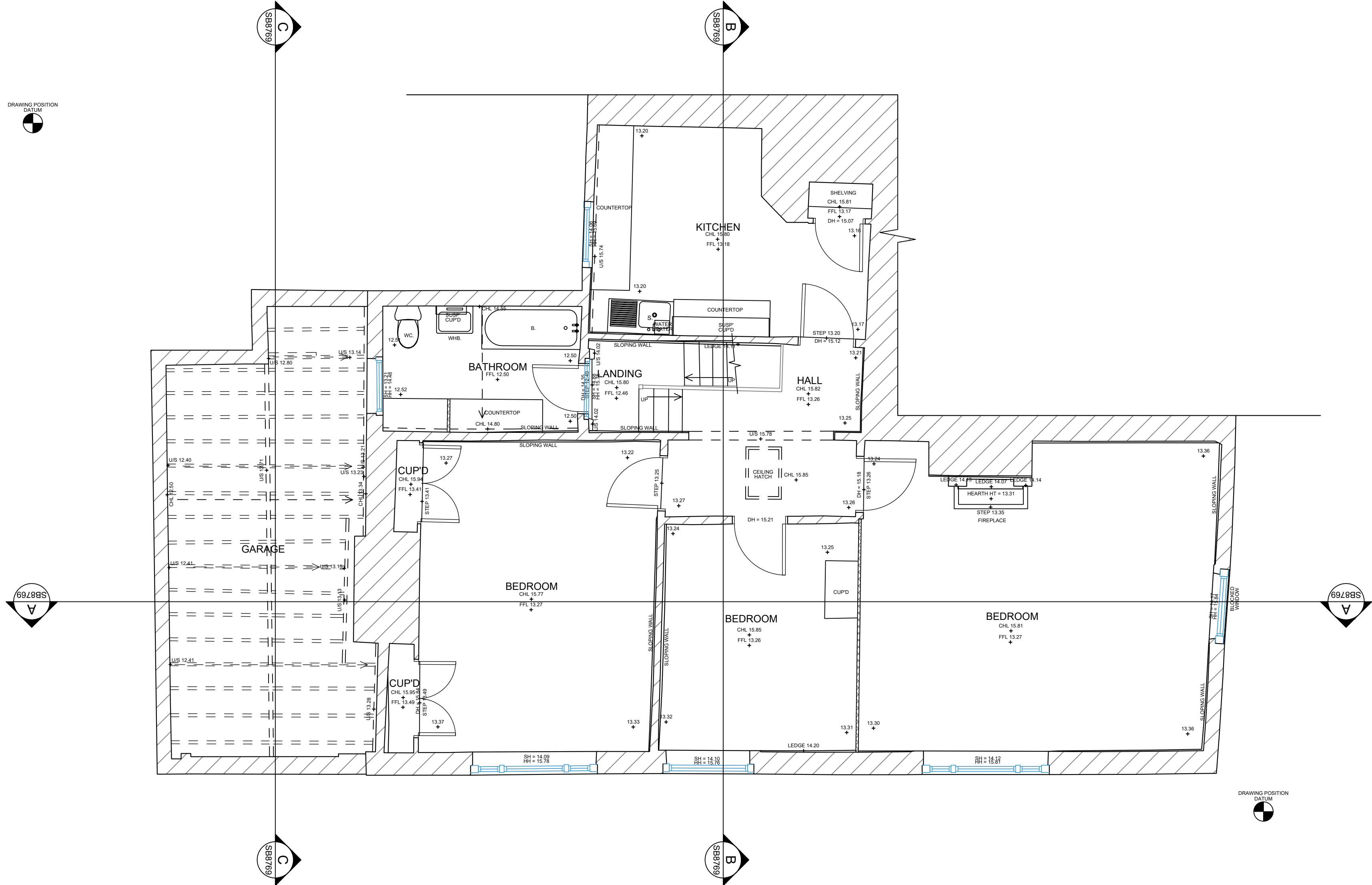
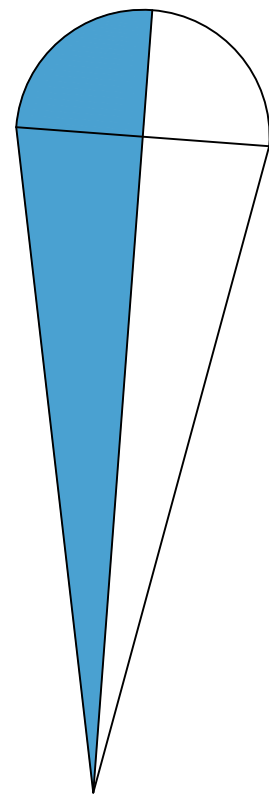
Grid Orientation ARBITRARY	Site Level Datum OS GPS
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N

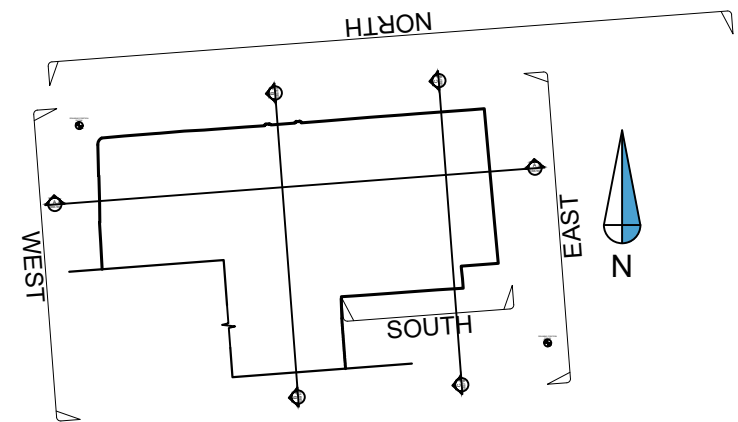


FIRST FLOOR PLAN



Scale 1:50

Notes:



Rev	Comments	By	Chkd	Date
A	Section C-C added South Elevation added.	PD	CW	30.05.2023
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Project Name
63 Cambridge Street, Godmanchester,
Huntingdon PE29 2AY

CAD Drawing Name
SB8769 - MBS - REV A

Drawing Title
ROOF PLAN

Client Artifex Conservation Architects	Date 10/05/2023
	Scale A1 @ 1:50

Drawn By SB - PD	Checked By SB - CW	SB Code SB8769	Revision A
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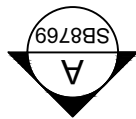
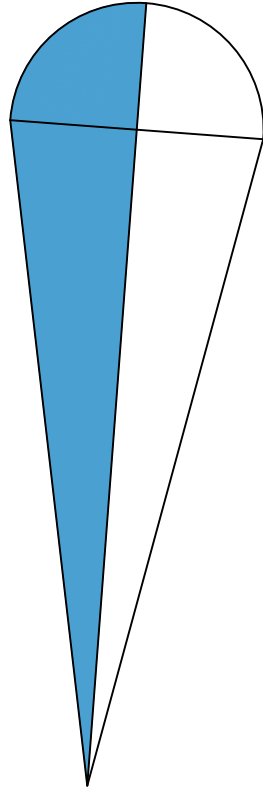
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N

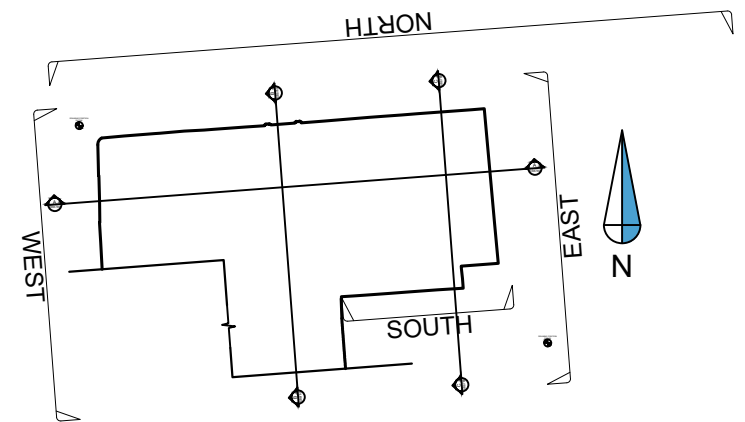


ROOF PLAN



Scale 1:50

Notes:



Rev	Comments	By	Chkd	Date
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Bath: 01225 314370 - London: 02039 066892

Project Name
63 Cambridge Street, Godmanchester,
Huntingdon PE29 2AY

CAD Drawing Name
SB8769 - MBS - REV A

Drawing Title
EAST ELEVATION

Client Artifex Conservation Architects	Date 10/05/2023
Scale A1 @ 1:50	

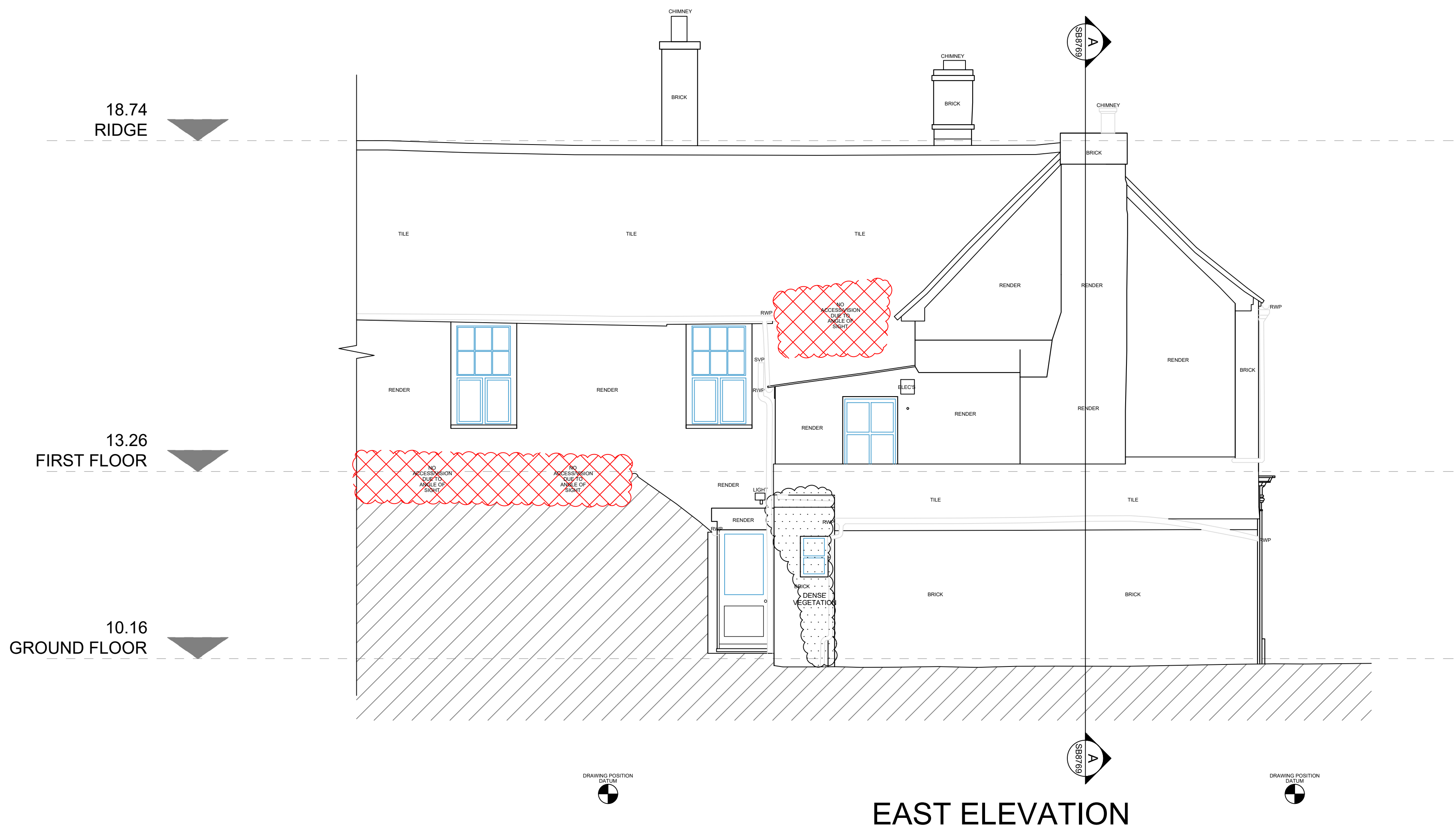
Drawn By SB - PD	Checked By SB - CW	SB Code SB8769	Revision A
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Grid Orientation ARBITRARY	Site Level Datum OS GPS
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All dimensions are to be checked on site where applicable. This drawing must not be scaled, and only written dimensions should be respected.

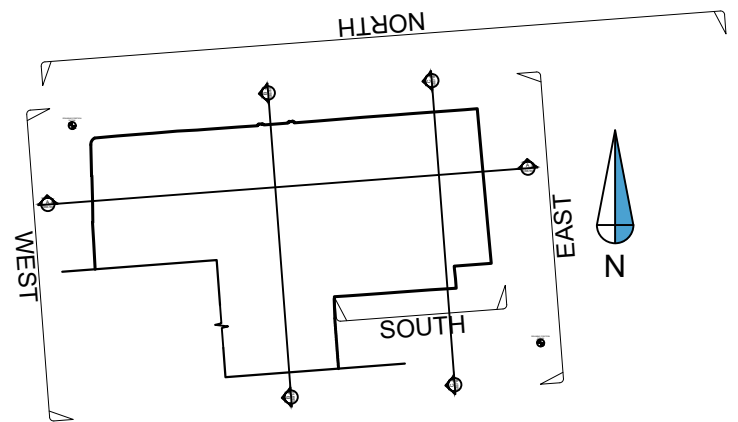


Tree species and sizes on this drawing are not guaranteed, and if critical should be verified by an arboriculturist. Tree spreads are average about the bole, and heights are approximate at the time of the survey.



Scale 1:50

Notes:



Rev	Comments	By	Chkd	Date
A	Section C-C added South Elevation added.	PD	CW	30.05.2023
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Project Name
63 Cambridge Street, Godmanchester,
Huntingdon PE29 2AY

CAD Drawing Name
SB8769 - MBS - REV A

Drawing Title
NORTH ELEVATION

Client Artifex Conservation Architects	Date 10/05/2023 Scale A1 @ 1:50
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Drawn By SB - PD	Checked By SB - CW	SB Code SB8769	Revision A
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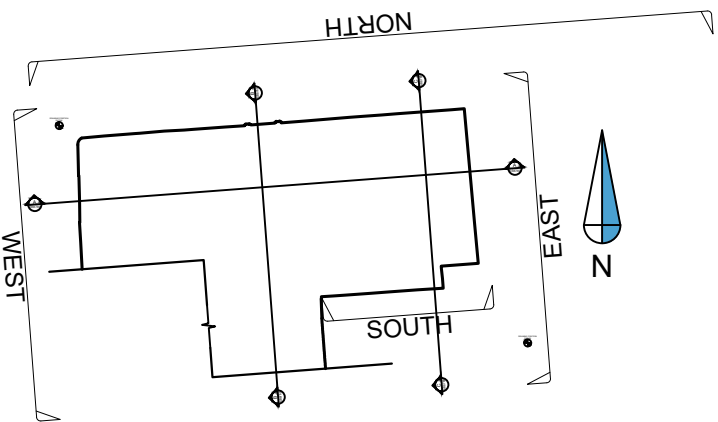
Grid Orientation ARBITRARY	Site Level Datum OS GPS
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Notes:



Rev	Comments	By	Chkd	Date
A	Section C-C added South Elevation added.	PD	CW	30.05.2023
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Project Name
63 Cambridge Street, Godmanchester,
Huntingdon PE29 2AY

CAD Drawing Name
SB8769 - MBS - REV A

Drawing Title
SOUTH ELEVATION

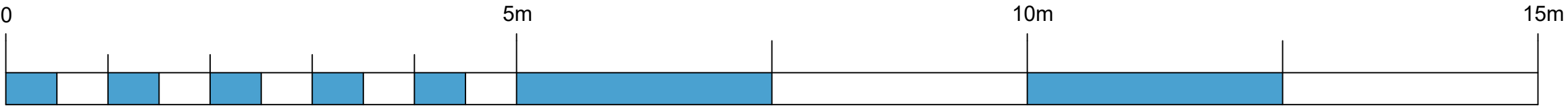
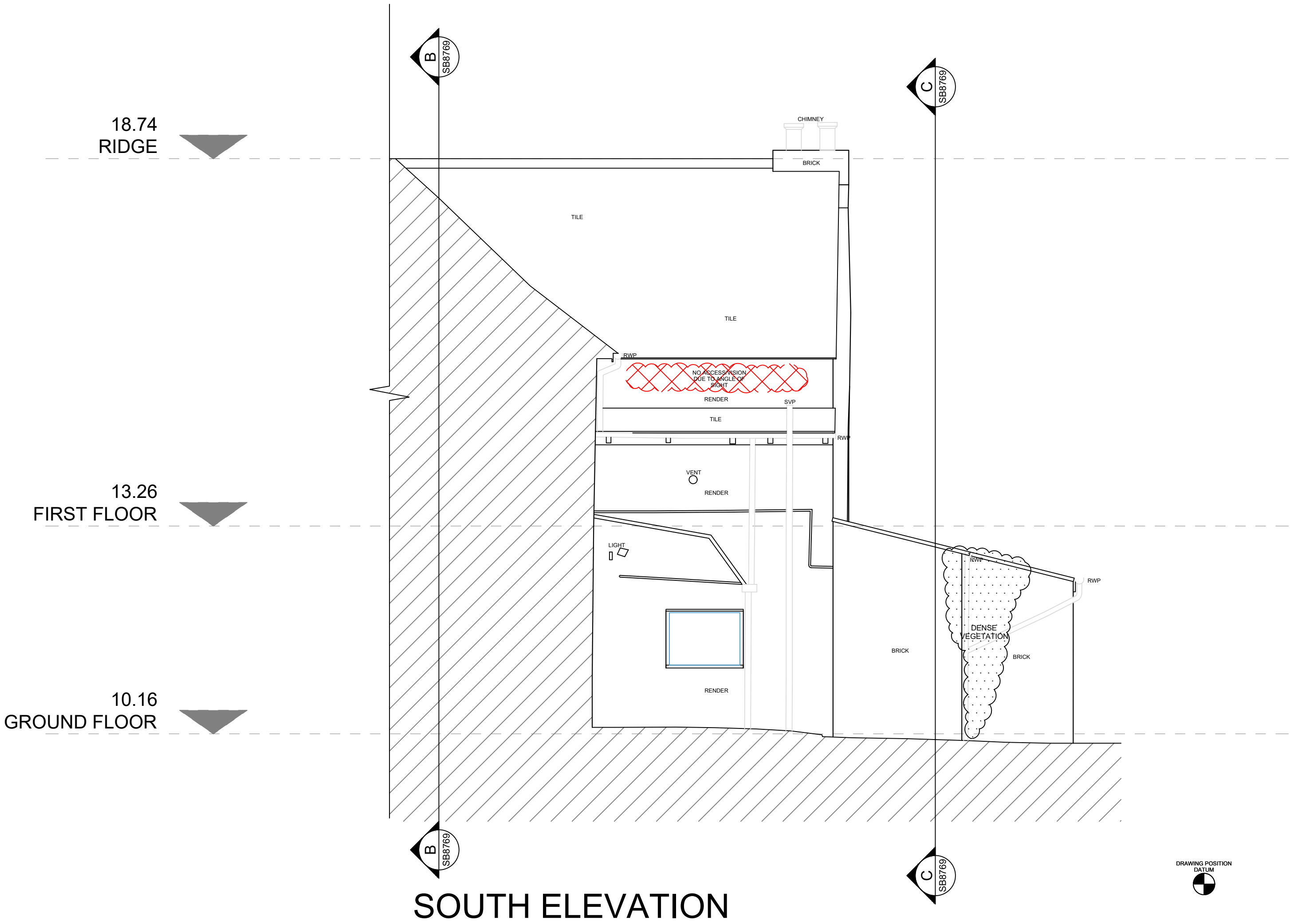
Client Artifex Conservation Architects	Date 10/05/2023 Scale A1 @ 1:50
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Drawn By SB - PD	Checked By SB - CW	SB Code SB8769	Revision A
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Grid Orientation ARBITRARY	Site Level Datum OS GPS
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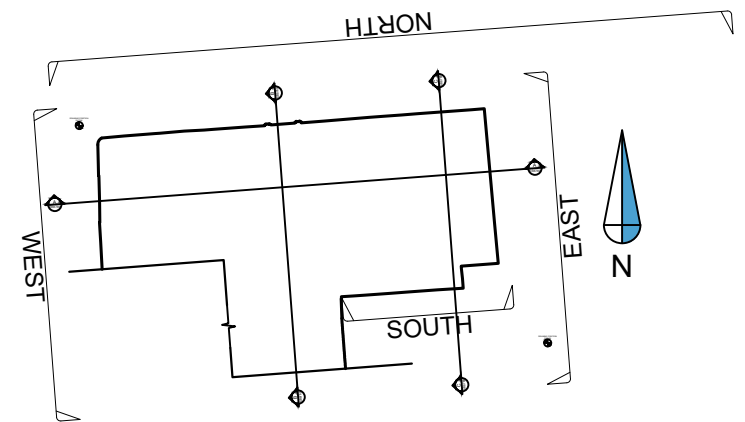
All dimensions are to be checked on site where applicable. This drawing must not be scaled, and only written dimensions should be respected.

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Scale 1:50

Notes:



Rev	Comments	By	Chkd	Date
A	Section C-C added South Elevation added.	PD	CW	30.05.2023
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Project Name
63 Cambridge Street, Godmanchester,
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CAD Drawing Name
SB8769 - MBS - REV A

Drawing Title
WEST ELEVATION

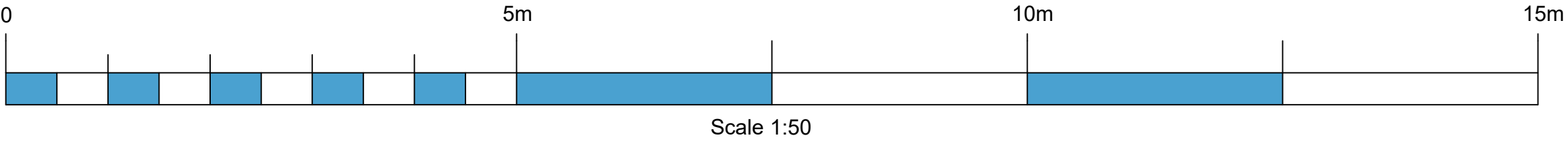
Client Artifex Conservation Architects	Date 10/05/2023 Scale A1 @ 1:50
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Drawn By SB - PD	Checked By SB - CW	SB Code SB8769	Revision A
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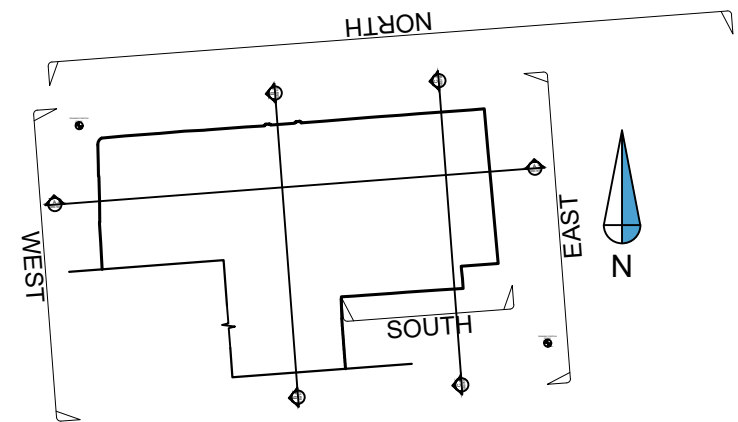
Grid Orientation ARBITRARY	Site Level Datum OS GPS
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Notes:



Rev	Comments	By	Chkd	Date
A	Section C-C added South Elevation added.	PD	CW	30.05.2023
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Project Name
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CAD Drawing Name
SB8769 - MBS - REV A

Drawing Title
SECTION A-A

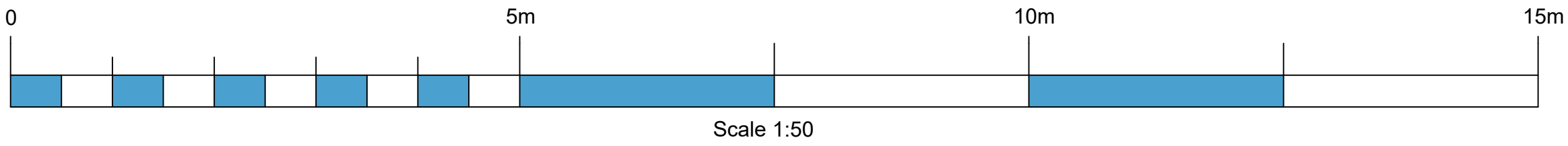
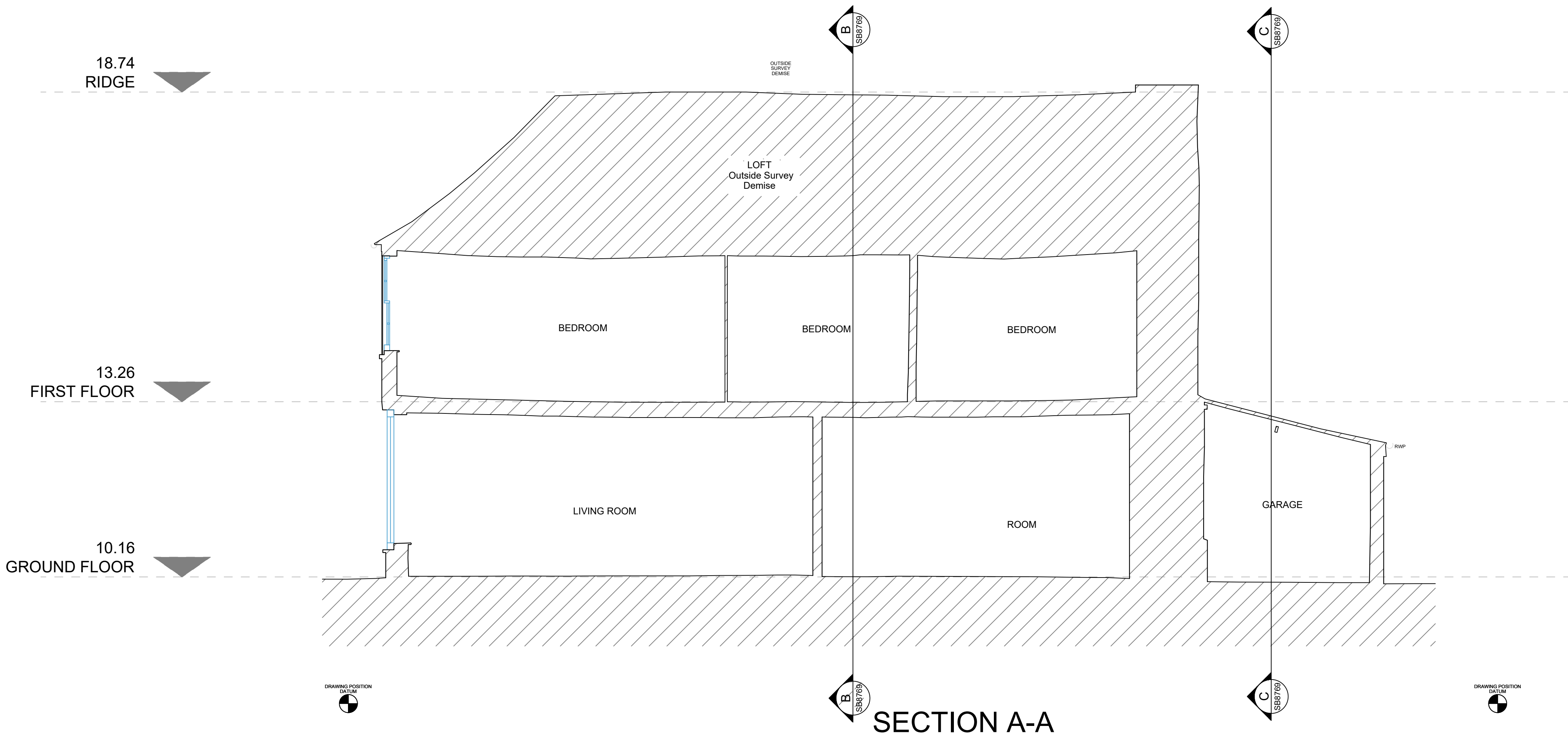
Client Artifex Conservation Architects	Date 10/05/2023 Scale A1 @ 1:50
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Drawn By SB - PD	Checked By SB - CW	SB Code SB8769	Revision A
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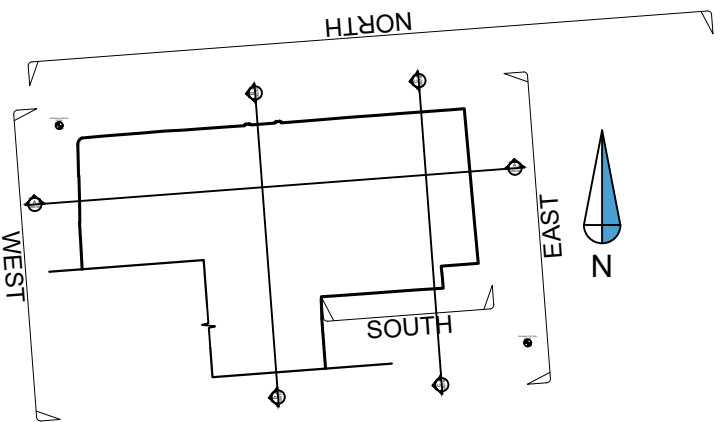
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Notes:



Rev	Comments	By	Chkd	Date
A	Section C-C added South Elevation added.	PD	CW	30.05.2023
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Project Name
63 Cambridge Street, Godmanchester,
Huntingdon PE29 2AY

CAD Drawing Name
SB8769 - MBS - REV A

Drawing Title
SECTION B-B

Client Artifex Conservation Architects	Date 10/05/2023
Scale A1 @ 1:50	

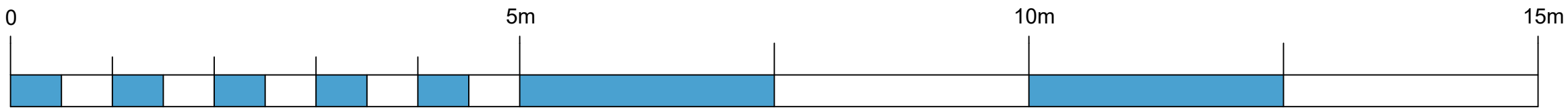
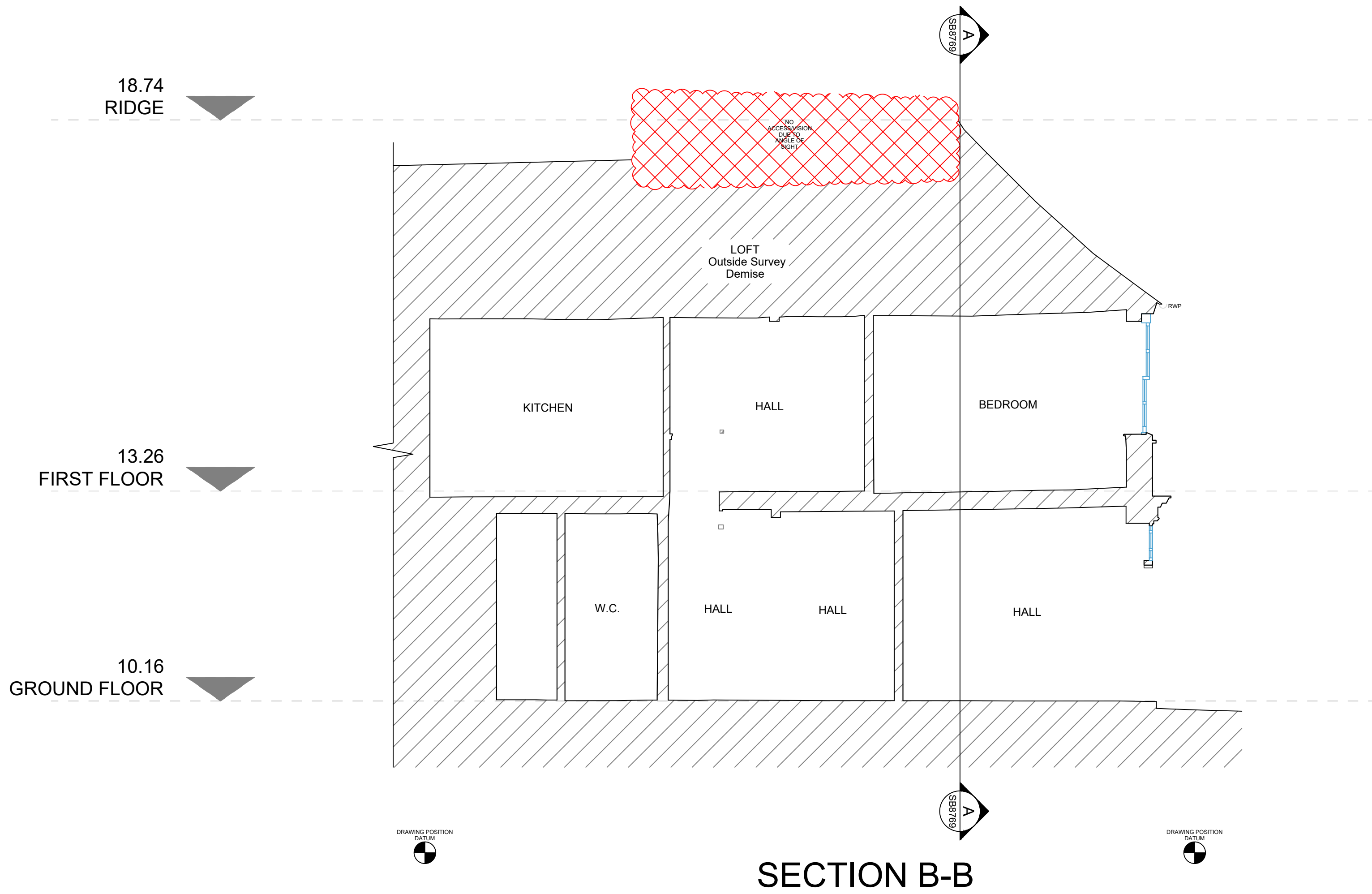
Drawn By SB - PD	Checked By SB - CW	SB Code SB8769	Revision A
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Grid Orientation ARBITRARY	Site Level Datum OS GPS
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All dimensions are to be checked on site where applicable. This drawing must not be scaled, and only written dimensions should be respected.

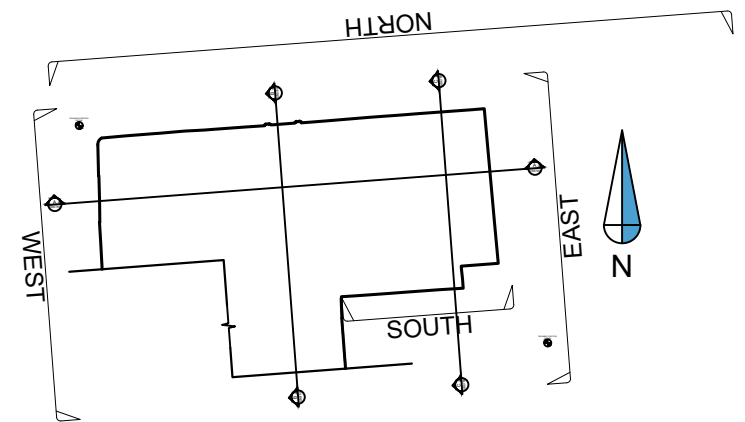


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Scale 1:50

Notes:



Rev	Comments	By	Chkd	Date
A	Section C-C added South Elevation added.	PD	CW	30.05.2023
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Project Name
63 Cambridge Street, Godmanchester,
Huntingdon PE29 2AY

CAD Drawing Name
SB8769 - MBS - REV A

Drawing Title
SECTION C-C

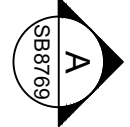
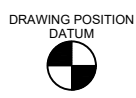
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Drawn By SB - PD	Checked By SB - CW	SB Code SB8769	Revision A
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Grid Orientation ARBITRARY	Site Level Datum OS GPS
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SECTION C-C



Scale 1:50

Scale: 1:100

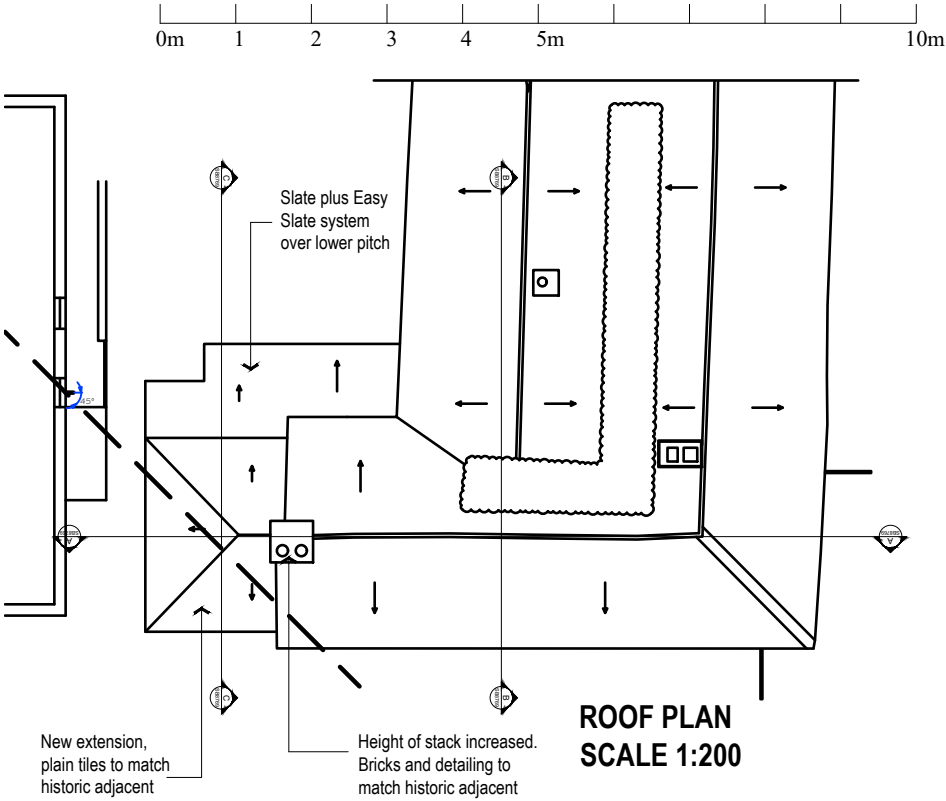
DO NOT SCALE FROM THIS DRAWING

DOOR SCHEDULE

	Door	Location	Action	Notes
Ground	D7	Entrance Door	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	D8	Office 3/Office 2	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	D9	Stairs		Refer to Drg. No. CH26/LBA/711/FP-1-104
	D13	Office 2	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	D14	Office 1	New with new side lights	Refer to Drg. No. CH26/LBA/711/FP-1-104
First	D10	Wc	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	D11	Landing	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	D12	Office 1	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	D13	Wc	New	Refer to Drg. No. CH26/LBA/711/FP-1-104

WINDOW SCHEDULE

	Window	Location	Action	Notes
Ground	W1	Bedroom 3	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	W2	Hall	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	W3	Kitchen	New in existing opening	Refer to Drg. No. CH26/LBA/711/FP-1-104
First	W4	Study	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	W5	Bath/wc	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	W6	Landing	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	W7	Wc	New	Refer to Drg. No. CH26/LBA/711/FP-1-104
	W8	Stair light	Existing window depth reduced/opening modified. New window	Refer to Drg. No. CH26/LBA/711/FP-1-104
	W9	Kitchen	Bottom sash leaf reinstated	
	W10	Bedroom 1	Replacement like for like	



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ALL WORKS TO COMPLY WITH CURRENT CDM REGULATIONS AS APPROPRIATE. IT IS THE CLIENT'S RESPONSIBILITY TO FULLY COMPLY WITH THE CDM 2015 REGULATIONS AND THE BUILDING SAFETY ACT 2022, INCLUDING APPOINTING A PRINCIPAL DESIGNER AND PRINCIPAL CONTRACTOR FOR PROJECTS WITH MORE THAN ONE CONTRACTOR ON SITE.

NO WORKS TO COMMENCE ON SITE UNTIL ALL APPROVALS ARE CONFIRMED IN WRITING. L BEVENS ASSOCIATES LTD ACCEPTS NO LIABILITY IF THIS IS BREACHED.

IT IS THE CONTRACTORS RESPONSIBILITY TO ACCURATELY LOCATE EXISTING SERVICES PRIOR TO WORKS COMMENCING. ALL FOUNDATIONS AND STRUCTURES WITHIN 3 METERS OF A PUBLIC SEWER ARE TO BE TAKEN BELOW THE INVERT LEVEL OF THE SEWER IN ACCORDANCE WITH THE WATER UTILITY COMPANY'S REQUIREMENTS. THE LAND OWNER IS RESPONSIBLE FOR ORGANIZING, FINANCING AND OBTAINING ALL BUILD OVERADJACENT TO AGREEMENTS BEFORE ANY WORK COMMENCES ON SITE.

NO COVENANTS/WAYLEAVES OR EYELAWS HAVE BEEN CONSIDERED IN THE PREPARATION OF THESE PLANS AND IT IS THE CLIENT'S RESPONSIBILITY TO ADVISE IF ANY SUCH COVENANTS/WAYLEAVES OR EYELAWS EXIST THAT MAY AFFECT THE PROPOSAL.

CDM 2015 Notes

- ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT HSE REQUIREMENTS.
- EXISTING ELECTRICAL AND PLUMBING SERVICES TO BE CLEARLY IDENTIFIED AND ADEQUATE MEASURES TAKEN TO ENSURE THEY ARE SAFE BEFORE WORK COMMENCES ON SITE.
- ENSURE SAFE ACCESS INTO AND OUT OF THE BUILDING AT ALL TIMES DURING COMMENCEMENT OF WORKS ON SITE.
- DEMOLITION/REMOVAL WORK ON SITE TO BE CARRIED OUT BY COMPETENT PERSONS AND DONE IN A SAFE AND COHERENT MANNER.
- ALL FLOOR, WALL AND ROOF ELEMENTS ARE TO BE SUITABLY PROPPED/BRACED DURING THE WORKS. TEMPORARY WORKS ARE TO BE DESIGNED BY A SUITABLY COMPETENT PERSON.
- PROVIDE SUITABLE SCAFFOLDING DECKS AND WORKING PLATFORMS. ENSURE MATERIALS STORED ABOVE GROUND LEVEL ARE PROVIDED WITH SUITABLE SUPPORT. ENSURE ANY NEW OR EXISTING FLOOR DECKS ARE NOT OVERLOADED.
- ENSURE SAFE LIFTING PROCEDURES ARE IN PLACE FOR DELIVERY AND MOVING OF MATERIALS AND DURING INSTALLATION OF STRUCTURAL MEMBERS. ALL CRANE AND MACHINE OPERATIVES TO BE SUITABLE COMPETENT.
- ENSURE ADEQUATE FIRE ESCAPE IS MAINTAINED FROM BUILDING AT ALL TIMES DURING WORKS ON SITE.
- GIVE CAREFUL CONSIDERATION TO ANY NEW MECHANICAL OR ELECTRICAL EQUIPMENT, LIGHT FITTINGS, SECURITY DEVICES TO ENSURE ADEQUATE ACCESS IS MAINTAINED WITHIN BUILDING AND CIRCULATION ROUTES ARE MAINTAINED.
- HALF BOARD SIZES FOR PLASTERBOARD SHEETS ARE ENCOURAGED TO MAKE HANDLING EASIER ON SITE.
- OFF-SITE FABRICATION AND PREFABRICATED ELEMENTS ARE ENCOURAGED TO MINIMISE ON SITE HAZARDS.

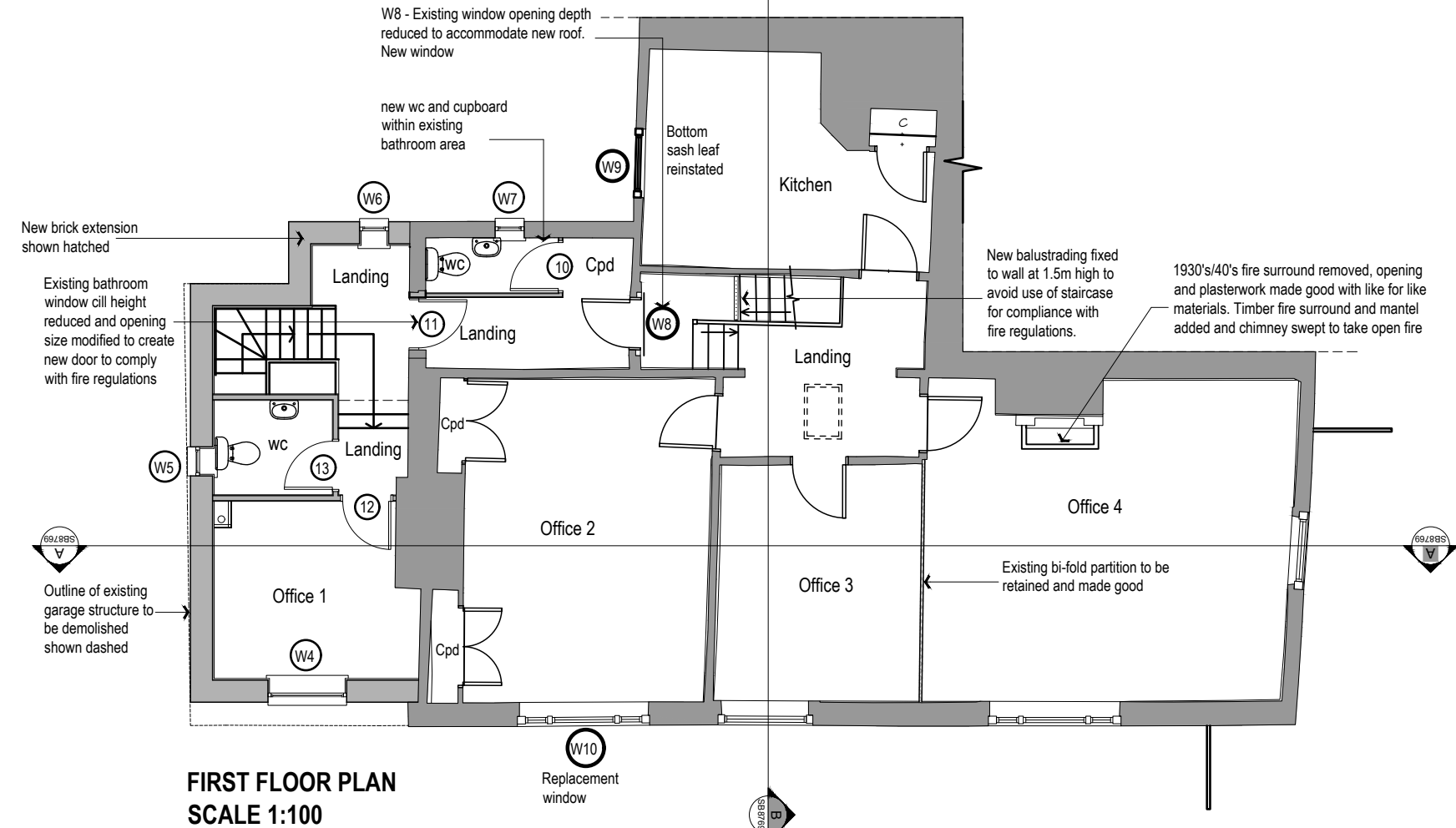
General Notes

Quality Standards

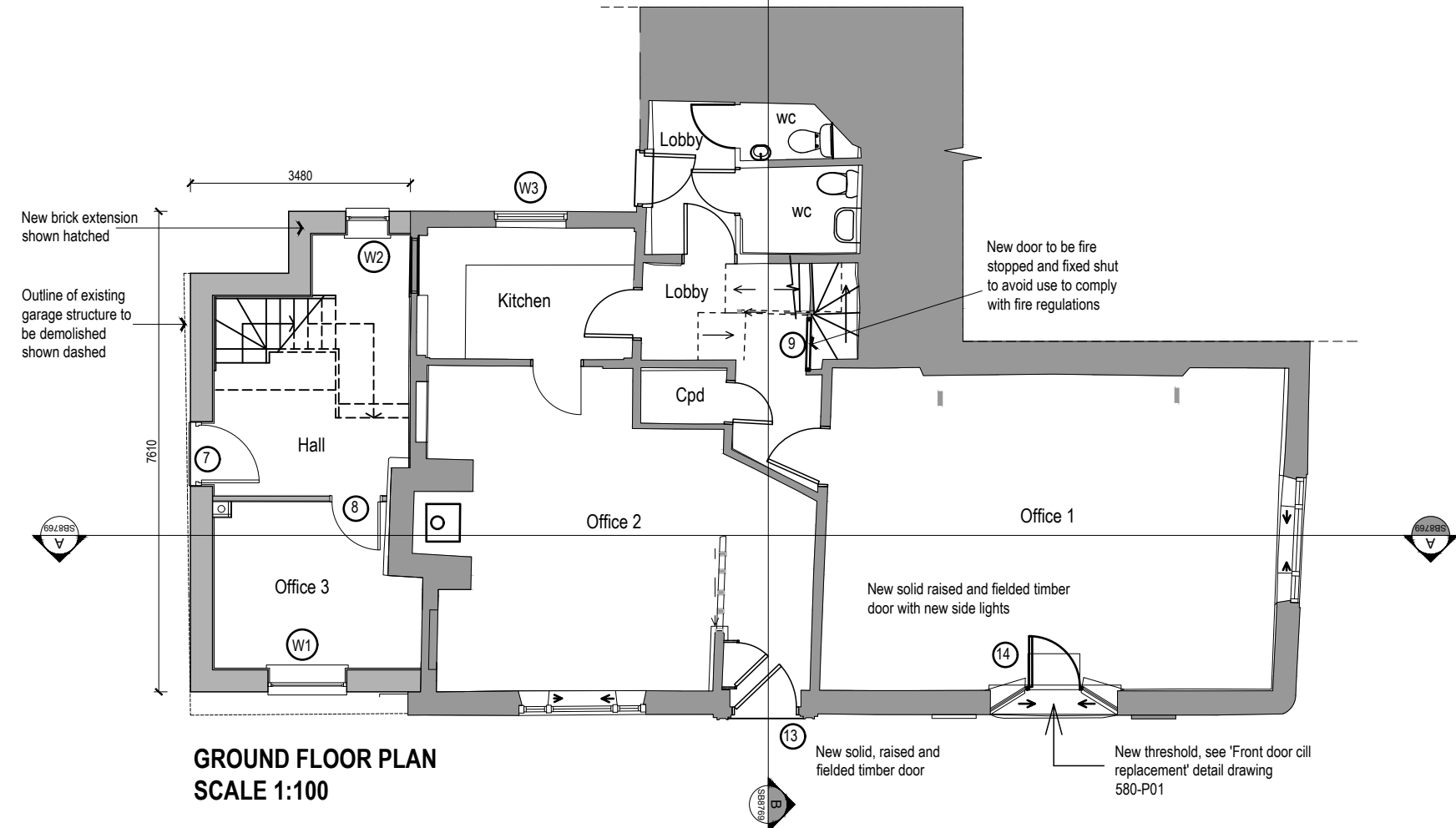
The overall quality standard for the project shall be that which is expected from a quality residential development. The project is to comply with all current British or European Standard Statutory Regulations, and good practice. However these are to be considered as the minimum requirements as set out in all relevant legislation and any statutory instrument, Building Regulation, by law, or European Standard and Code of Practice.

The buildings will be designed with materials, components and techniques that are readily available, reliable and maintainable and that the building should be maintained in accordance with good practice and the guidelines and recommendations contained in the maintenance manuals.

- L Bevens Associates Architects Ltd drawings are to be read in conjunction with other relevant engineers and specialists drawings for the project.
- Dimensions are not to be scaled from drawings, either manually or electronically.
- All dimensions and setting out information is to be checked on site prior to work commencing. Any dimensional discrepancies are to be reported to L Bevens Associates Architects Ltd before the affected work proceeds.
- Any discrepancies found on the drawings or between the drawings and any other relevant information must be brought to the attention of L Bevens Associates Architects Ltd as soon as they are discovered.
- Construction Design & Management (CDM) Regulations 2015; This project is subject to these regulations. The drawings and notes provided by L Bevens Associates Architects Ltd are to be included in the Health and Safety Construction Phase Plan and forwarded to the Principal Contractor.
- All materials used in this project must be in accordance with British and European Standards and Codes of Practice and/or any other regulations current at the date of initial issue of the drawing.
- No substances that may cause harm or damage shall be used in the project in particular substances not in accordance with current British and European Standard Specifications and Codes of Practice.



FIRST FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100



L Bevens Associates Architects Ltd
The Doghouse
10 Cricketers Way
Chatteris
Cambridgeshire
PE16 6UR
Tel: 01354 652969
Mob: 07739 562818
Email: enquiries@lbevens-associatesltd.co.uk
Web: www.lbevens-associatesltd.co.uk

DRAWING STATUS: PRELIMINARY [] CONSTRUCTION []
PLANNING [] FILE COPY []

CLIENT: Mr. A. Perryman

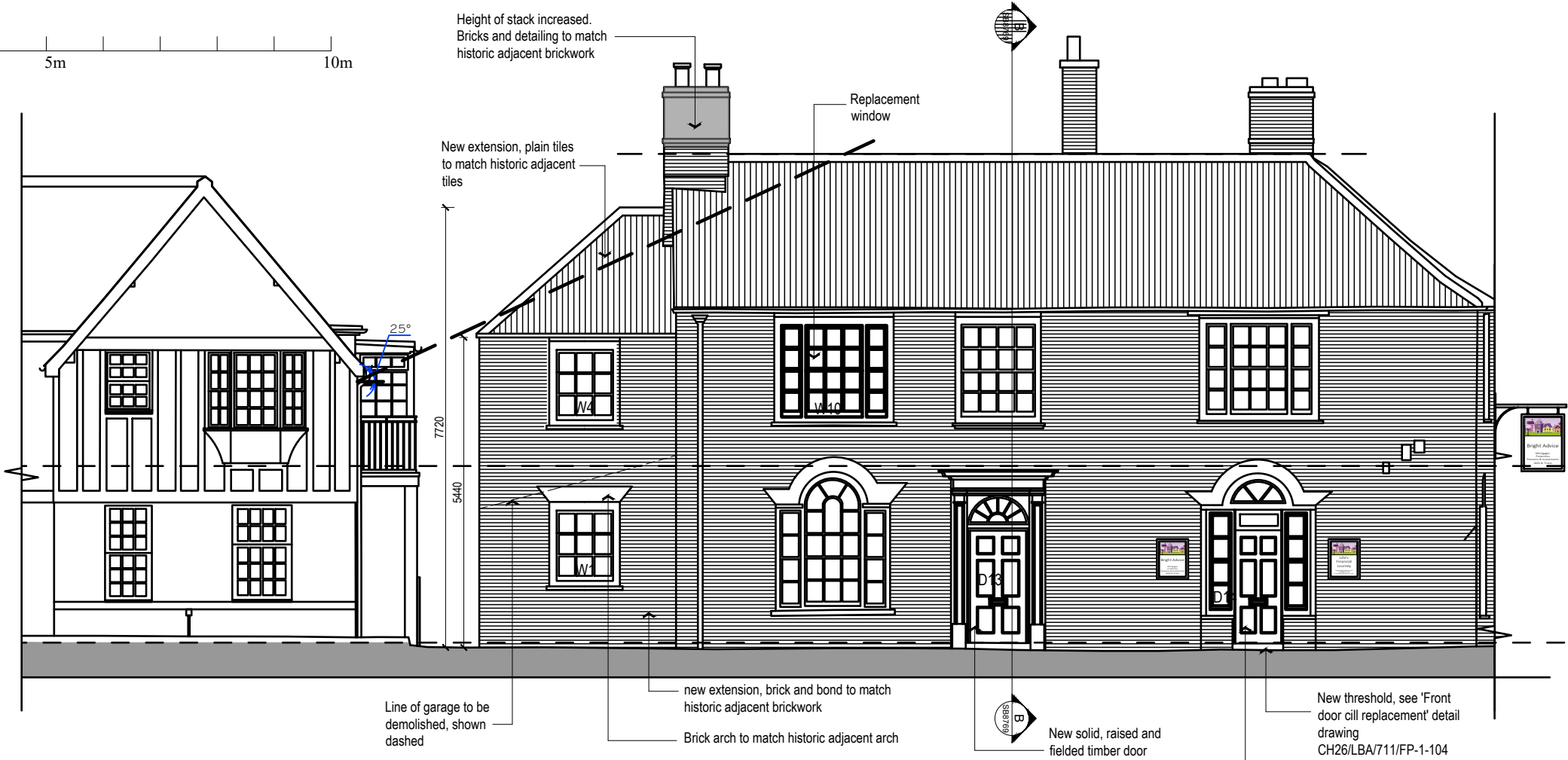
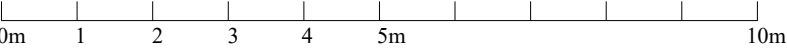
PROJECT: 63 Cambridge Street, Godmanchester, Cambridgeshire.

DRAWING TITLE: Proposed Floor Plans

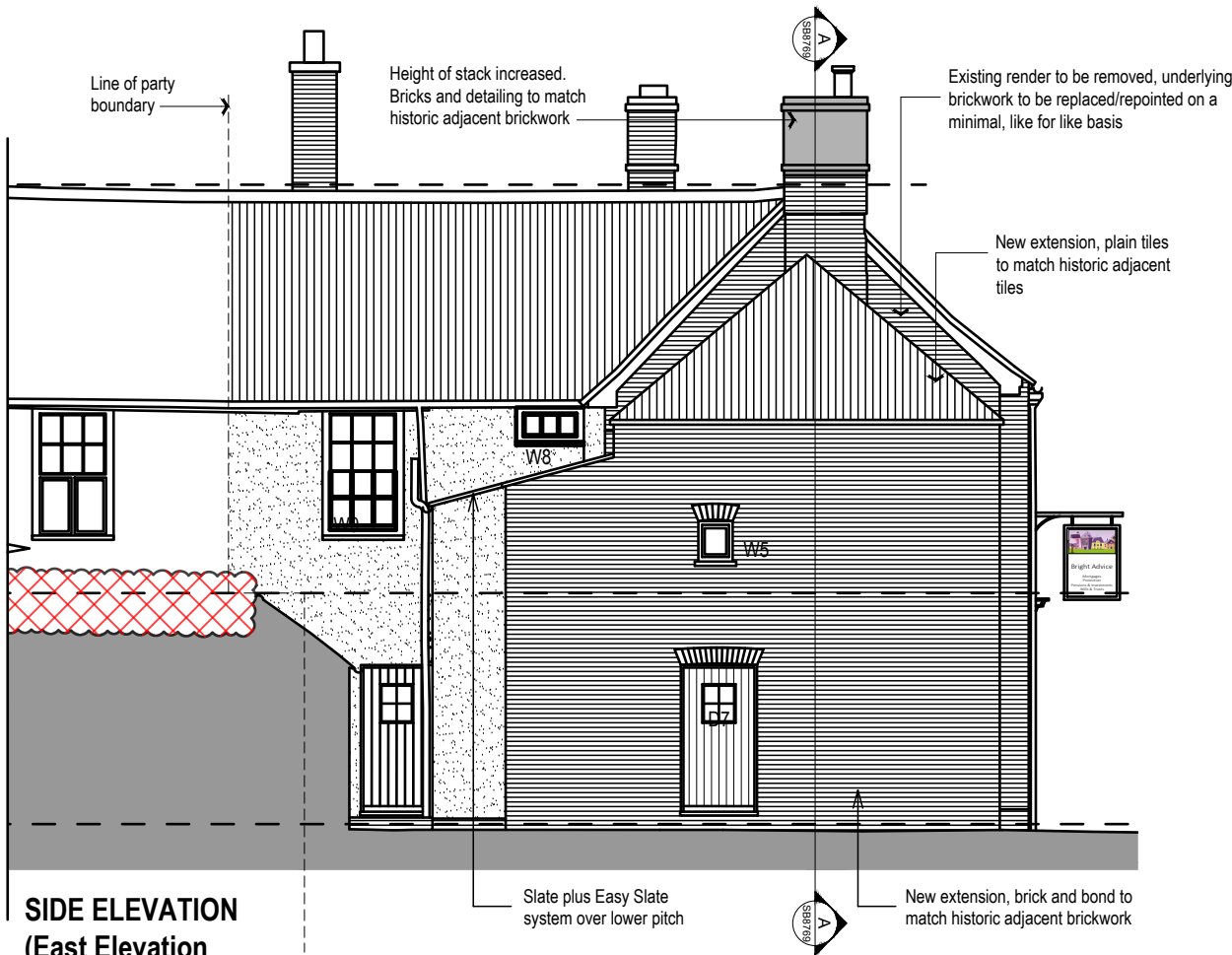
SCALE: 1:100 @ A3 DATE: March 2020 DRAWN: LB CHECKED: LB

PROJECT NO: CH26/LBA/711/FP-1-101 REVISION: []

Scale: 1:100



CAMBRIDGE STREET ELEVATION (North Elevation)



SIDE ELEVATION
(East Elevation)

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DRAWING STATUS	PRELIMINARY	CONSTRUCTION
	PLANNING	FILE COPY

CLIENT
Mr A Perryman

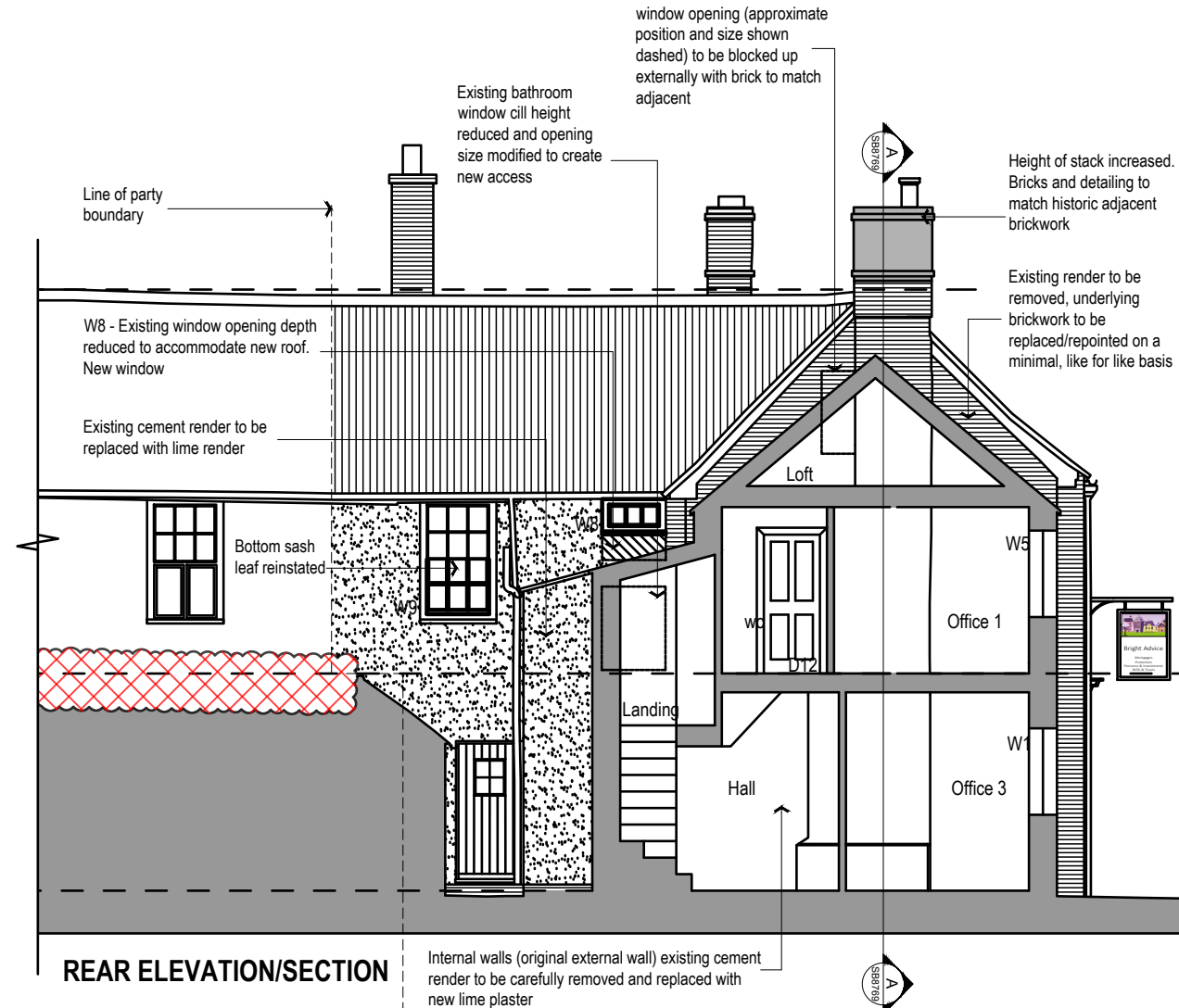
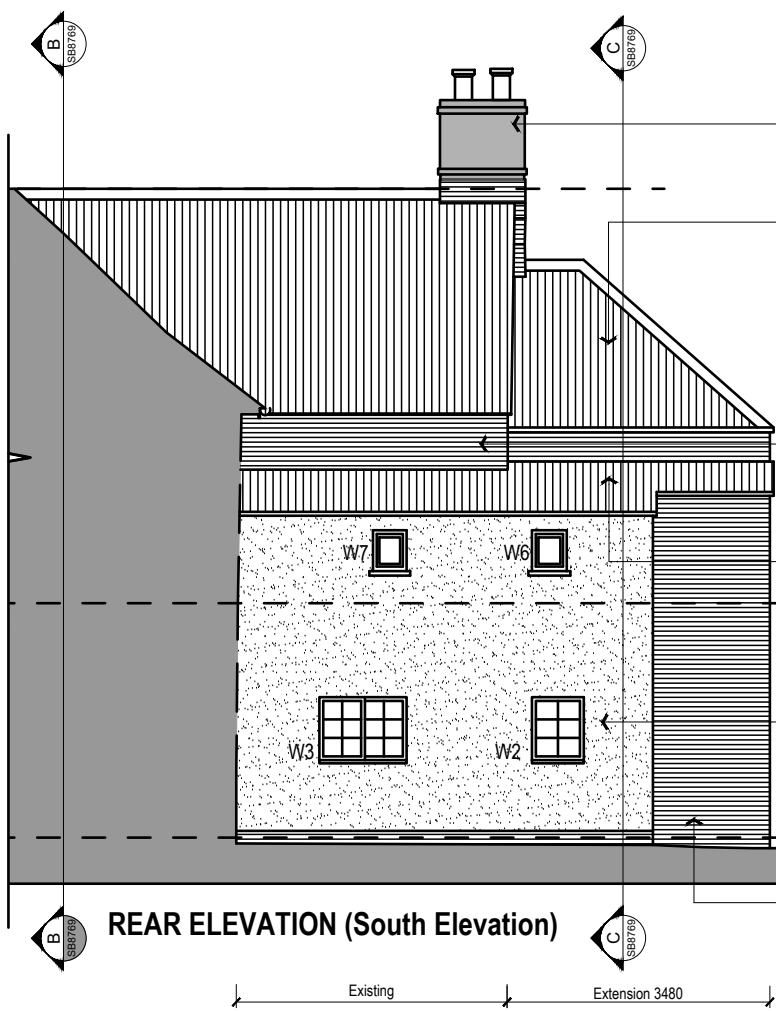
PROJECT
63 Cambridge Street, Godmanchester, Cambridgeshire

DRAWING TITLE
Proposed Cambridge Street Elevation
Proposed Side Elevation (East Elevation)

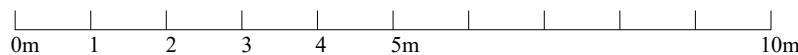
SCALE DATE DRAWN CHECKED
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DRAWING NUMBER
CH26/LBA/711/FP-1-102

REVISION



Scale: 1:100



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CLIENT
Mr. A Perryman

PROJECT
63 Cambridge Street, Godmanchester, Cambridgeshire.

DRAWING TITLE

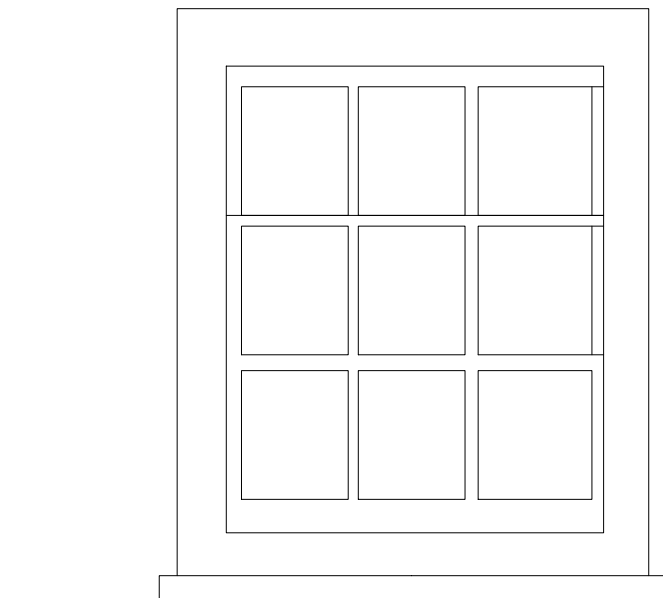
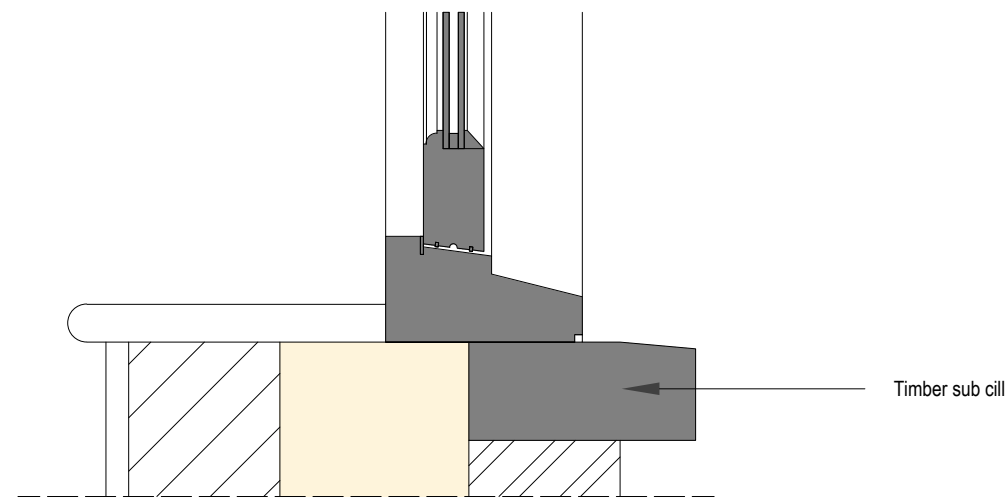
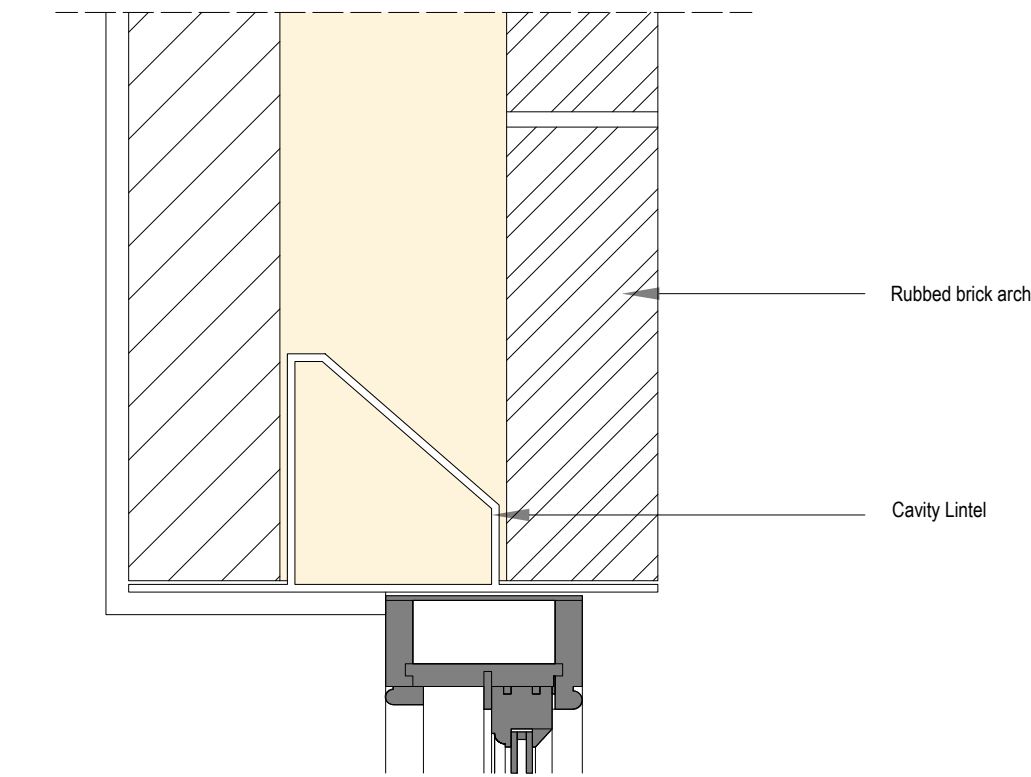
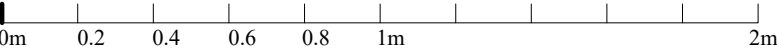
Proposed Rear Elevation (South)
Proposed Side Elevation (West)
Proposed Rear Elevation/Section

SCALE DATE DRAWN CHECKED
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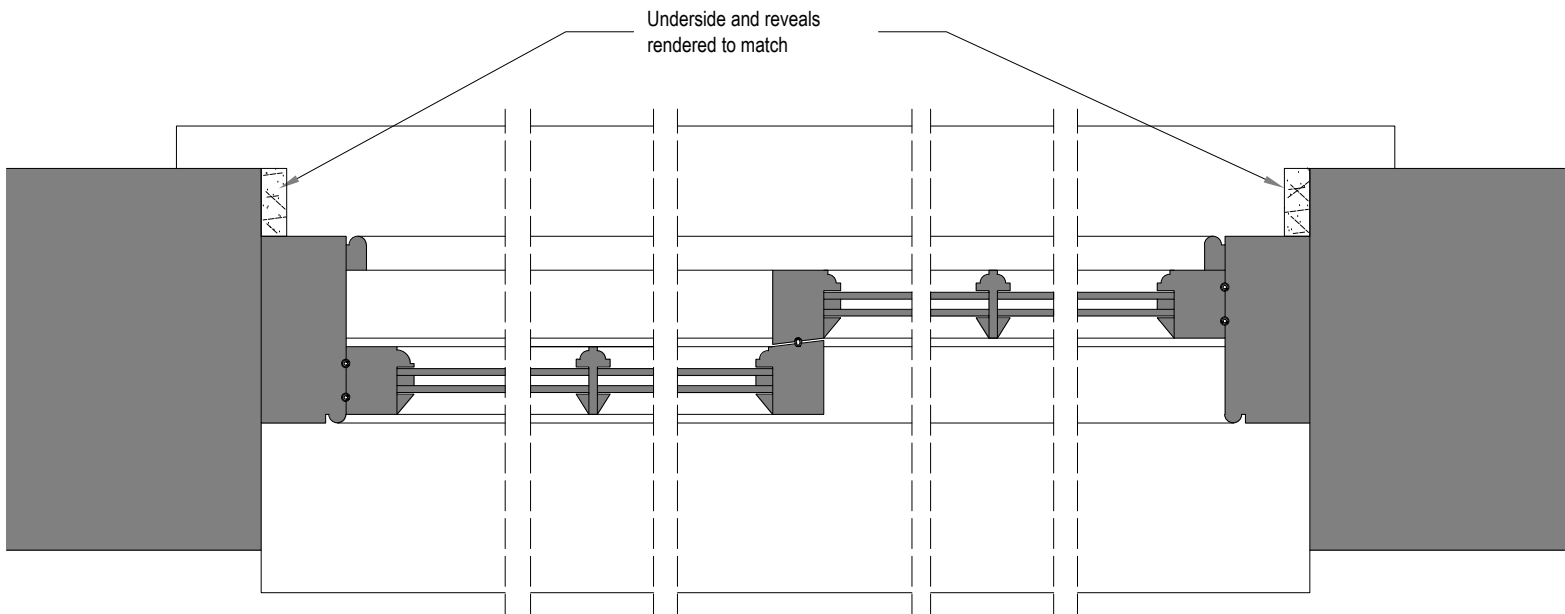
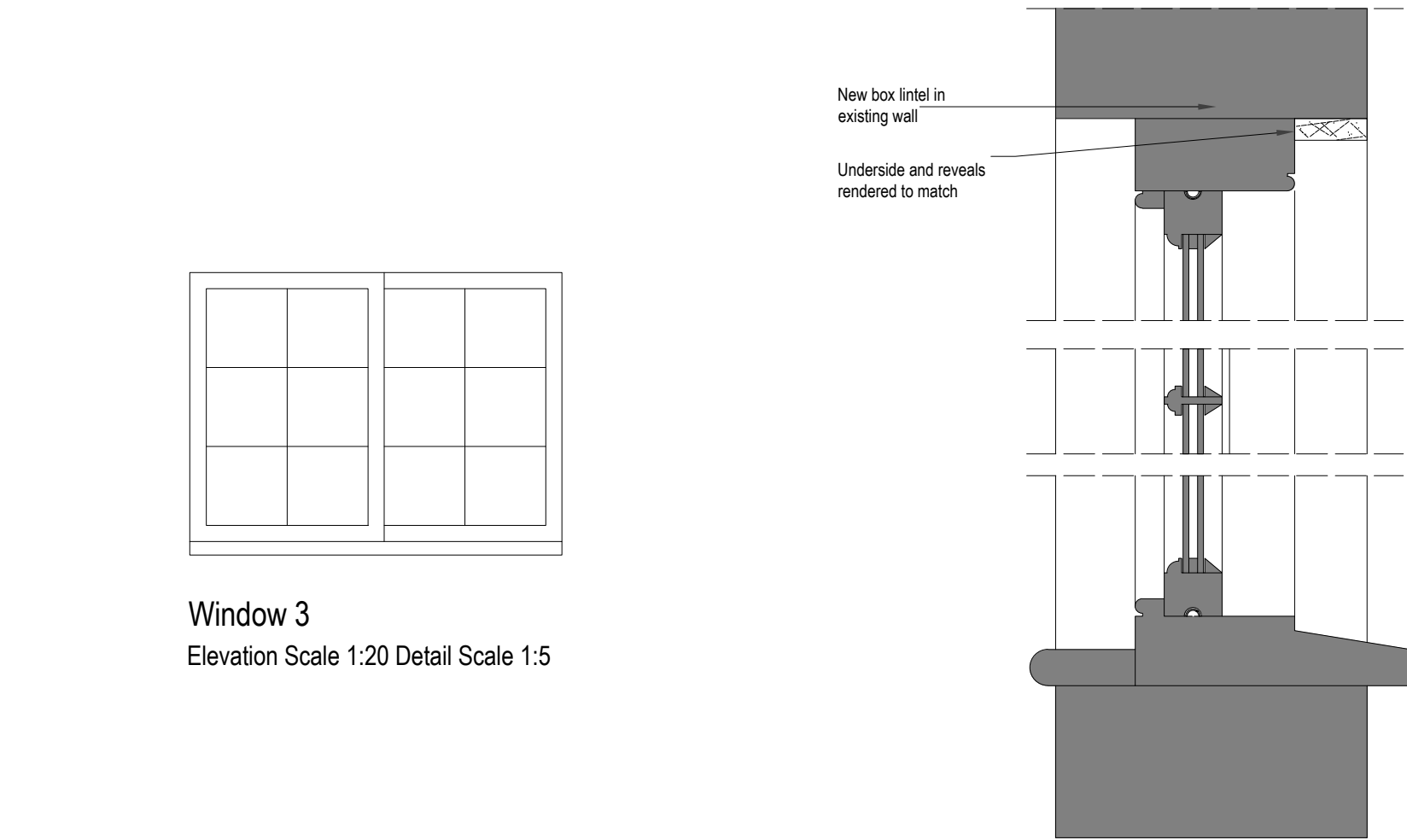
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CH26/LBA/711/FP-1-103

REVISION

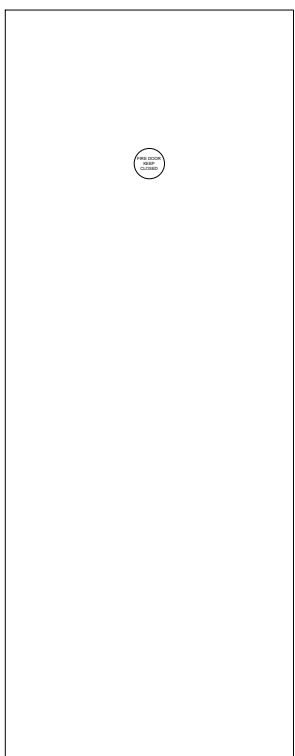
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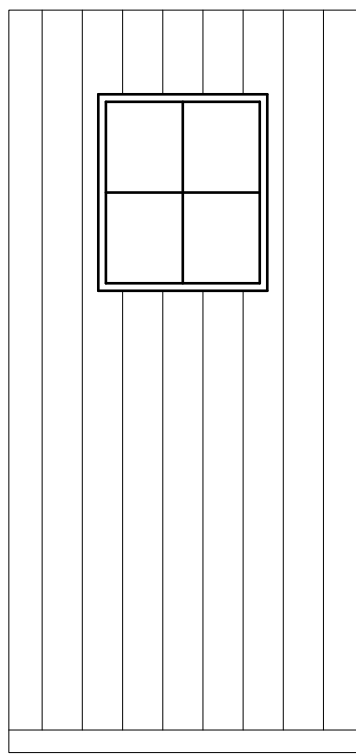
Window 1 and 4
Elevation Scale 1:20 Detail Scale 1:5



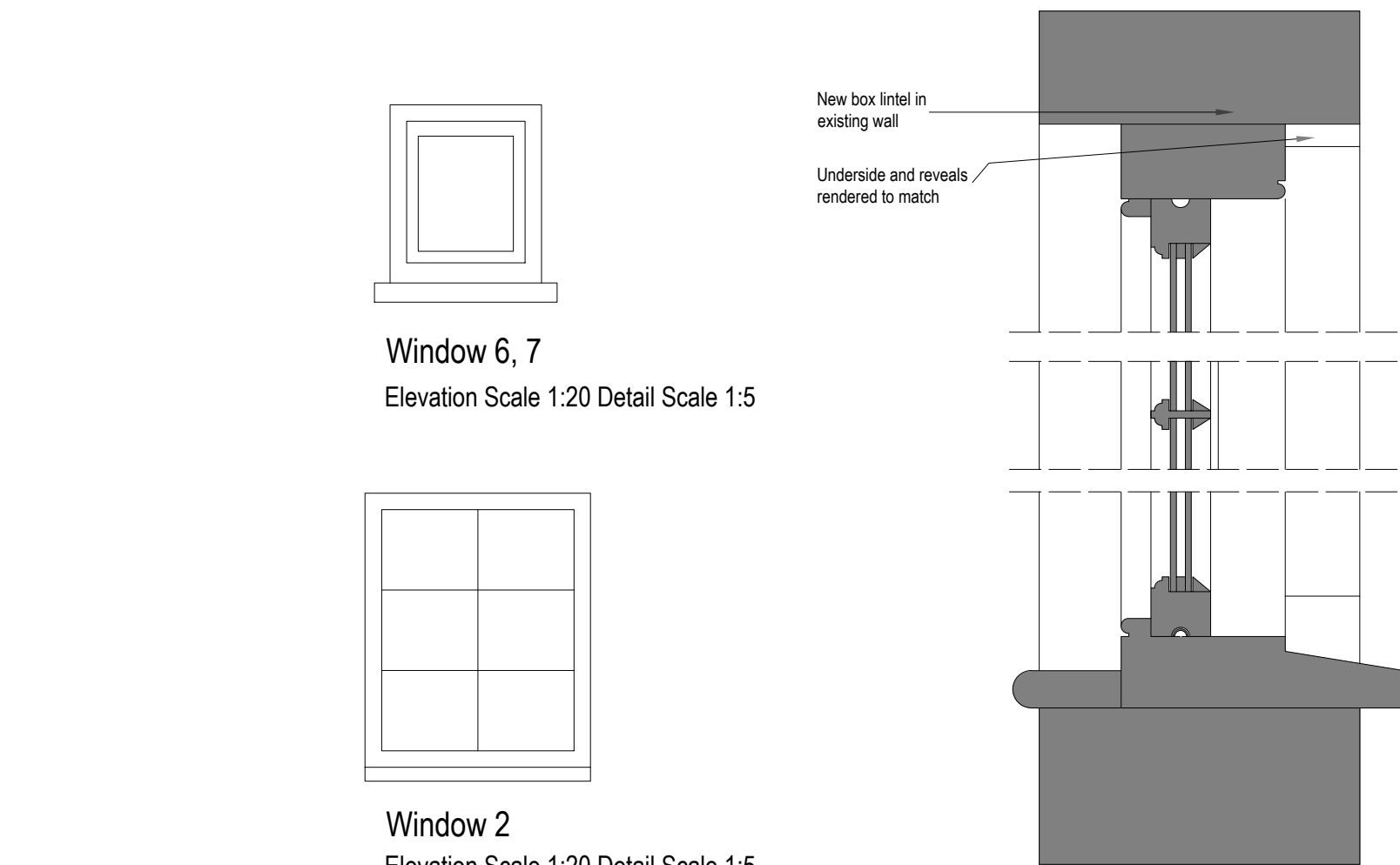
Window 3
Elevation Scale 1:20 Detail Scale 1:5



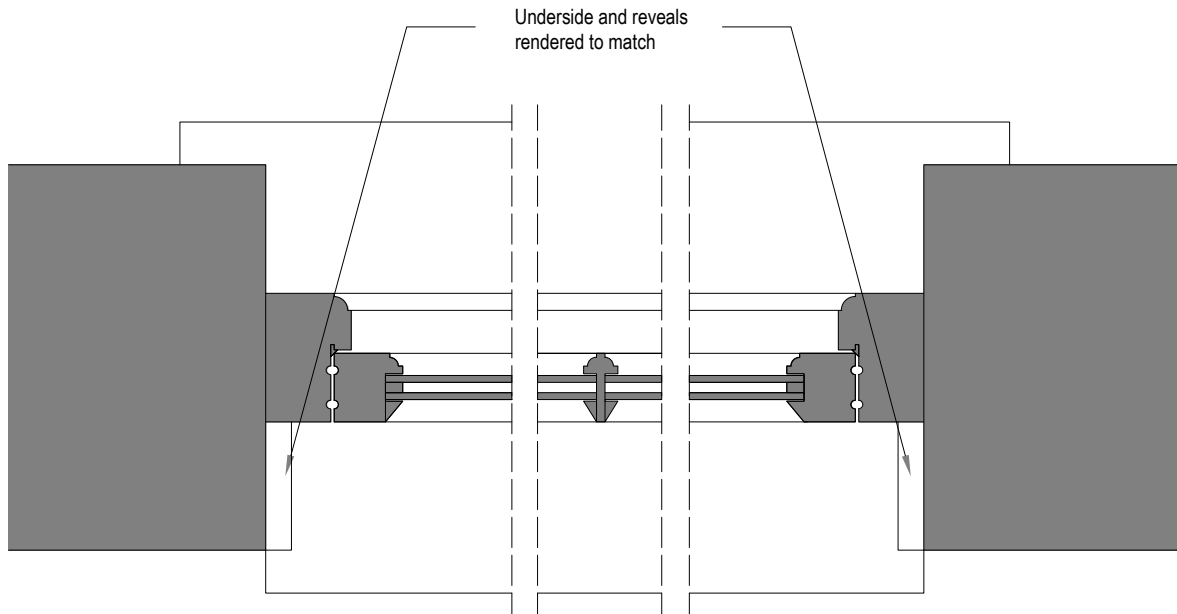
DOOR 1
Elevation Scale 1:20
New Fire Door to Stairs
New plywood FD30s



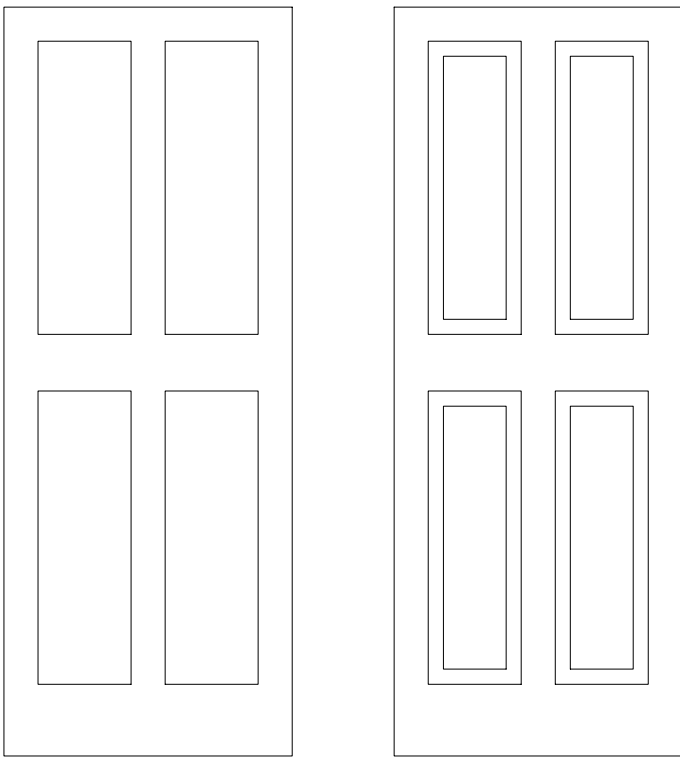
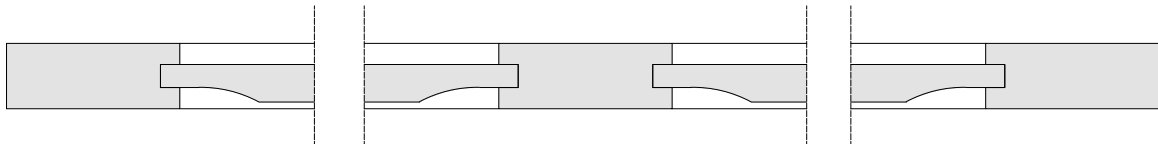
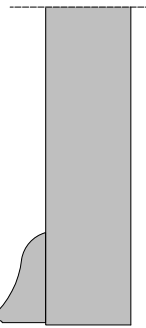
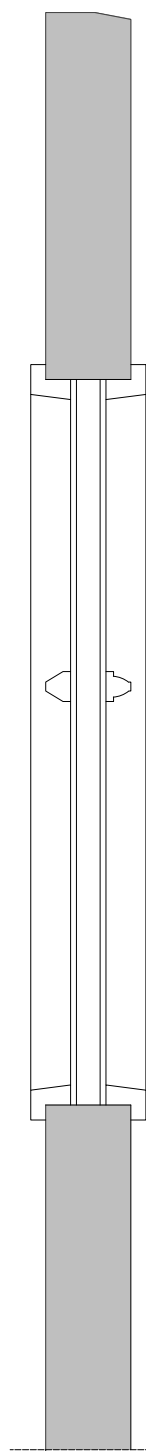
DOOR 7
Elevation Scale 1:20 Detail Scale 1:5



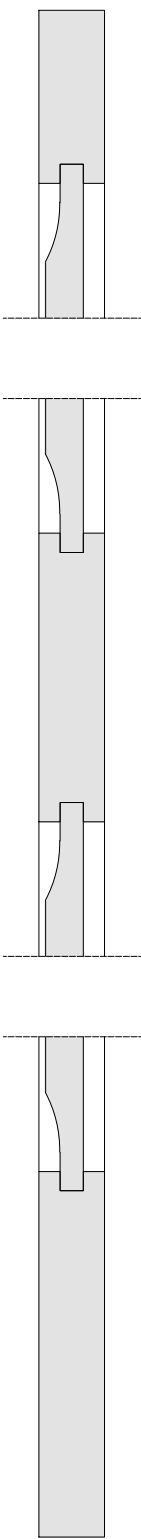
Window 6, 7
Elevation Scale 1:20 Detail Scale 1:5



Window 2
Elevation Scale 1:20 Detail Scale 1:5



DOOR 8, 9, 10, 11, 12, 13
Elevation Scale 1:20 Detail Scale 1:5

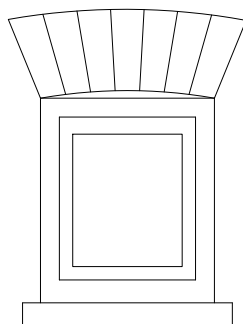


OTHER WORK

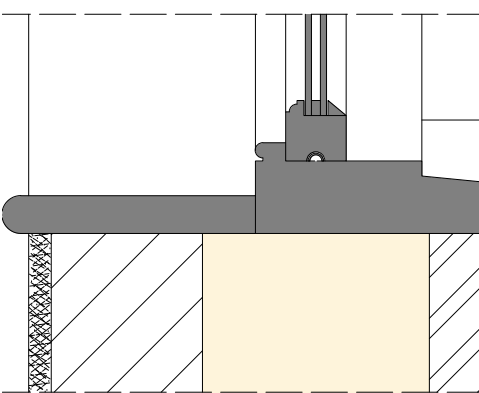
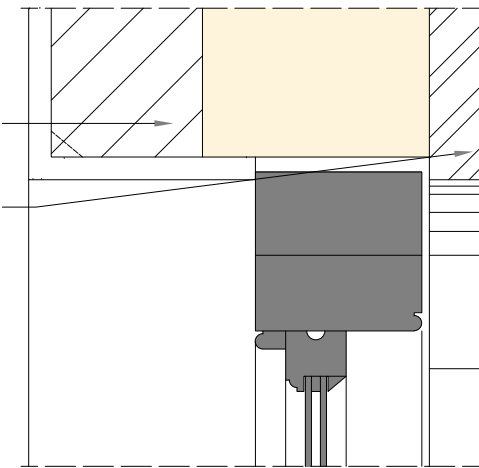
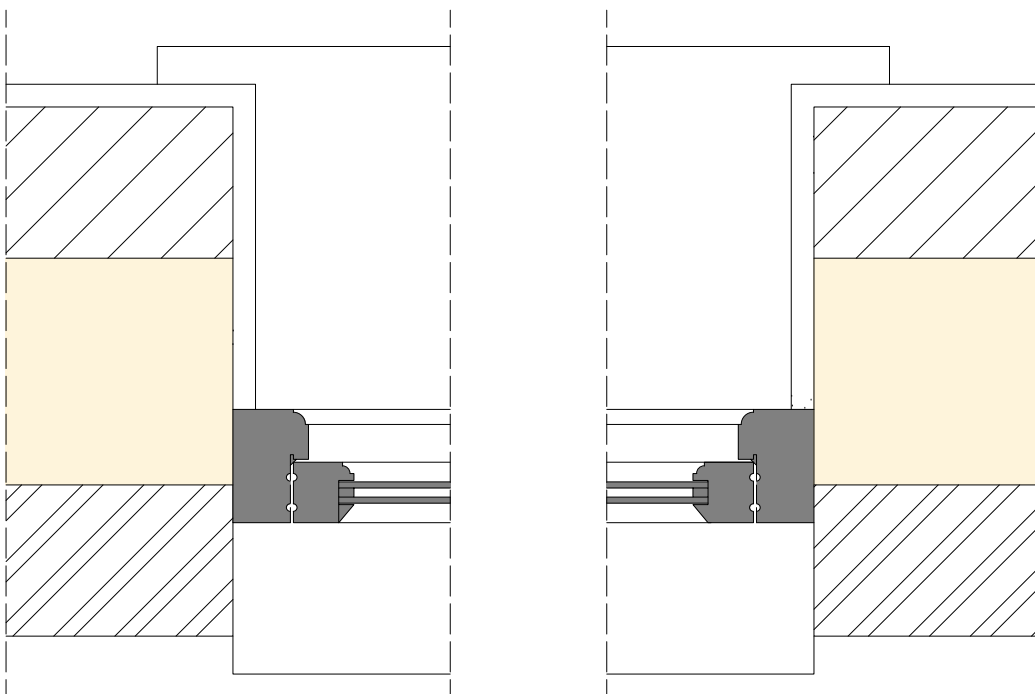
ALL INTERNAL DOORS
Remove hardboard covering.
Upgrade to fire doors and frames with
Envirograf intumescent paint, colour white

FLUE LINER
Flexible flue liner installed to existing
chimney. Register plate installed at bottom
of chimney and terminated at top of new
chimney height. Around flue filled with
vermiculite insulation.

NEW STUDWORK WALLS
12.5mm Plasterboard to both sides
Either 47x47 or 89x38mm timber studwork filled with acoustic
mineral wool insulation



Window 5
Elevation Scale 1:20 Detail Scale 1:5



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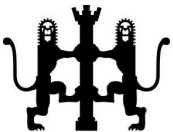
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PLANNING ☒ FILE COPY ☐

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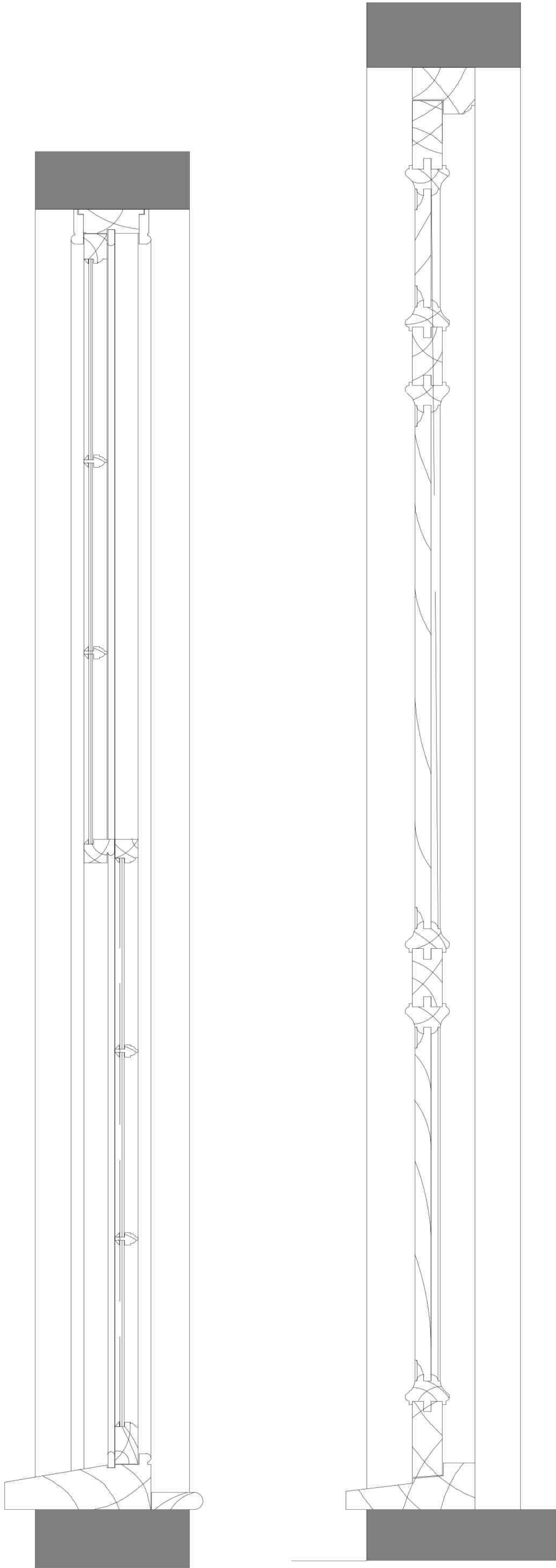
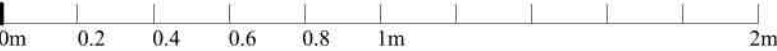
PROJECT: 63 Canbridge Road, Godmanchester,
Cambridgeshire

DRAWING TITLE: Proposed door and window details

SCALE: 1:5 and 1:20 @ A1 March 2026 DATE: LB DRAWN: CHECKED:

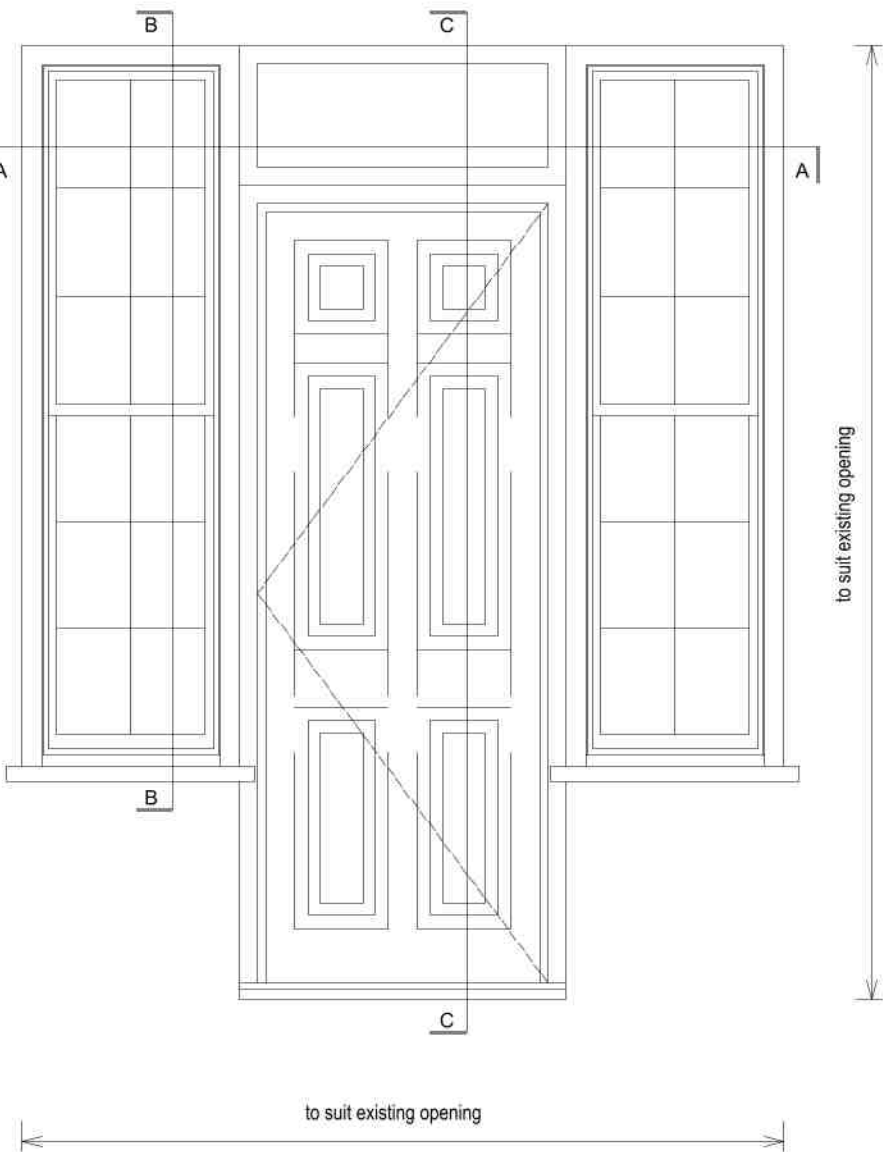
DRAWING NUMBER: CH26/LBA/711/FP-1-104 REVISION:

Scale: 1:20



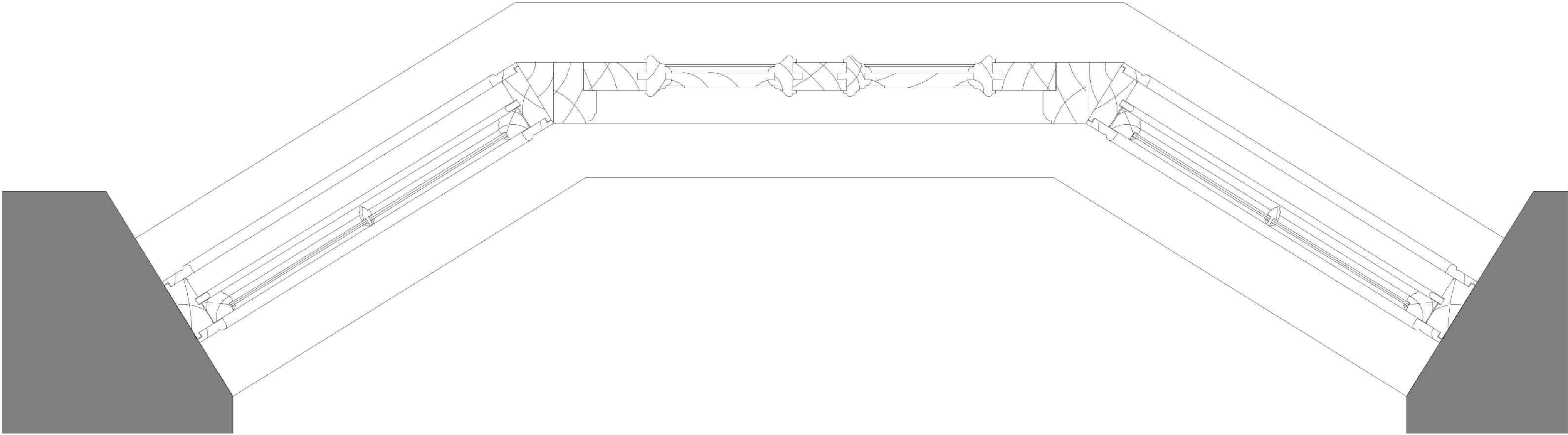
D14 - B-B

D14 - C-C



Door 14 - New door and sidelights in existing opening
Elevation Scale 1:20 Detail Scale 1:5

D14 - A-A



Phone lines open Mon-Fri 8:30-5:30



01202 872211

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D8, D9, D10, D11, D12

New internal doors

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From the Mendes Collection of Clear Pine Doors

We bring you the Mendes Islington door. The Mendes Islington Pine Door offers a timeless design that seamlessly blends classic elegance with contemporary appeal. Featuring a combination of flat panels and flat recessed beading, this door creates a clean, simple, an stylish aesthetic that suits a wide range of interiors. Supplied un-finished as standard, the Islington Pine Door is the perfect choice for those who want to add their own personal touch. Whether you prefer a natural wood finish or a custom paint colour, this door allows you to finish it to your exact specifications, ensuring a professional and tailored result. Crafted from high-quality pine, it is built to last, offering both durability and timeless beauty. Ideal for any space, it provides a sophisticated, yet understated, look that will enhance the character of your home.



Islington - Code: CPISL		
Clear Pine Interior Door - Solid Core		
Imperial Sizes - 35mm thick	Recc.Price	Offer Price
24" x 78" - 610 x 1981mm	£180.00	less 25% £135.00
27" x 78" - 686 x 1981mm		
28" x 78" - 711 x 1981mm		
30" x 78" - 762 x 1981mm		
32" x 80" - 813 x 2032mm		
33" x 78" - 838 x 1981mm		

Islington FD30 - Code: FCPISL		
Clear Pine Interior Half Hour Fire Door		
Imperial Sizes - 44mm thick	Recc.Price	Offer Price
27" x 78" - 686 x 1981mm	£380.27	less 35% £247.17
30" x 78" - 762 x 1981mm		
32" x 80" - 813 x 2032mm		
33" x 78" - 838 x 1981mm		

All prices are excluding VAT

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CDM 2015 Notes

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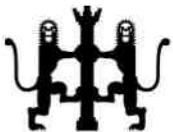
General Notes

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Web: www.bevens-associatesltd.co.uk

DRAWING STATUS: PRELIMINARY ☐ PLANNING ☒ CONSTRUCTION ☐ FILE COPY ☐

CLIENT: Mr A Perryman

PROJECT: 63 Canbridge Road, Godmanchester, Cambridgeshire

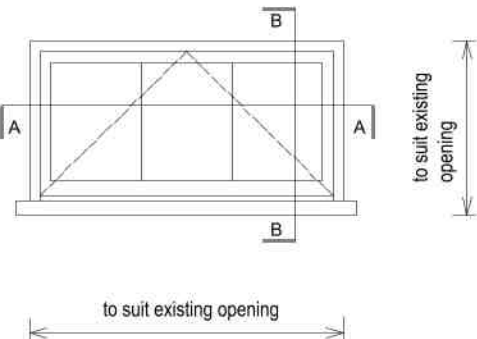
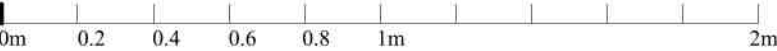
DRAWING TITLE: Proposed door and window details

Sheet 3 (D14)

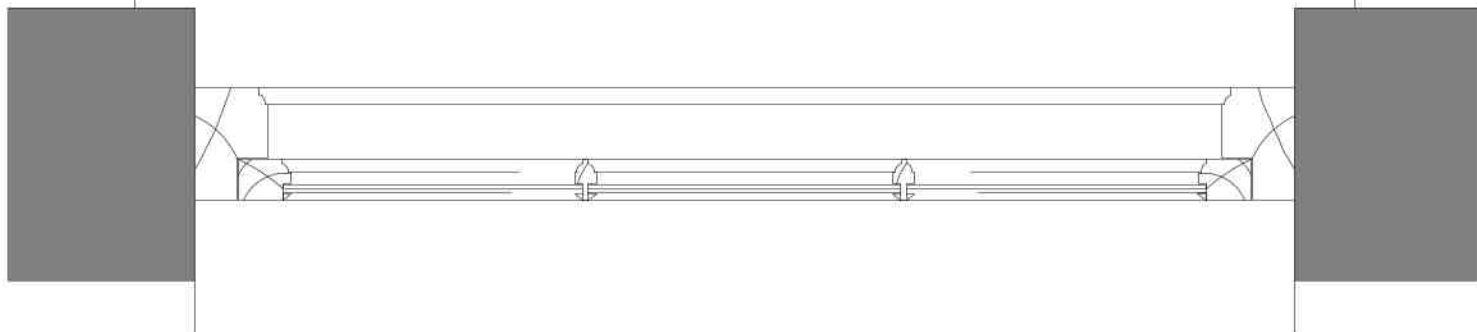
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DRAWING NUMBER: CH26/LBA/711/FP-1-106 REVISION:

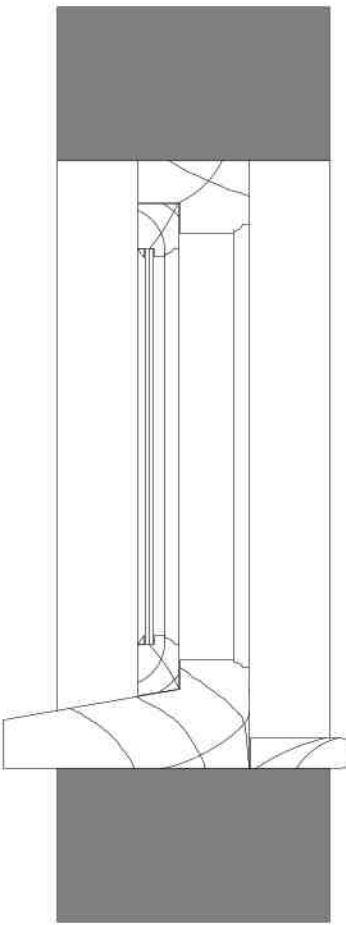
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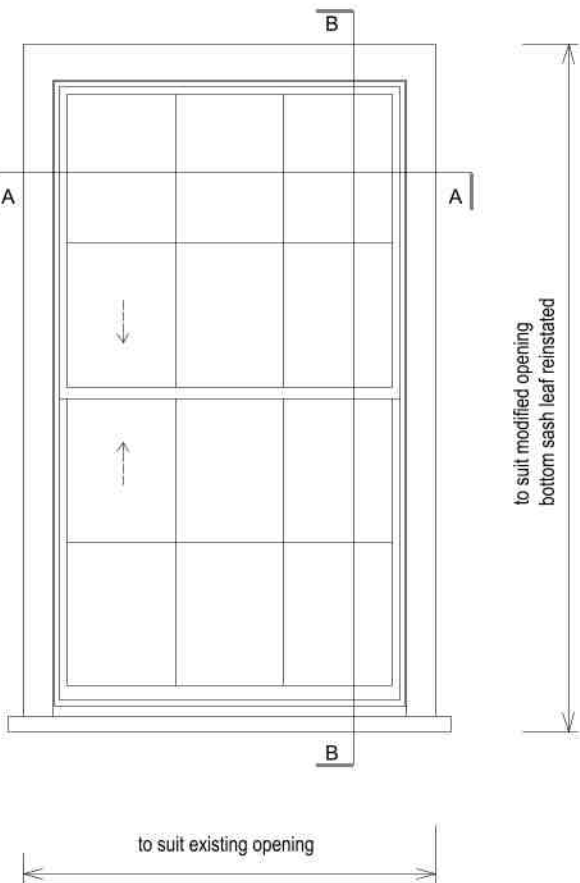
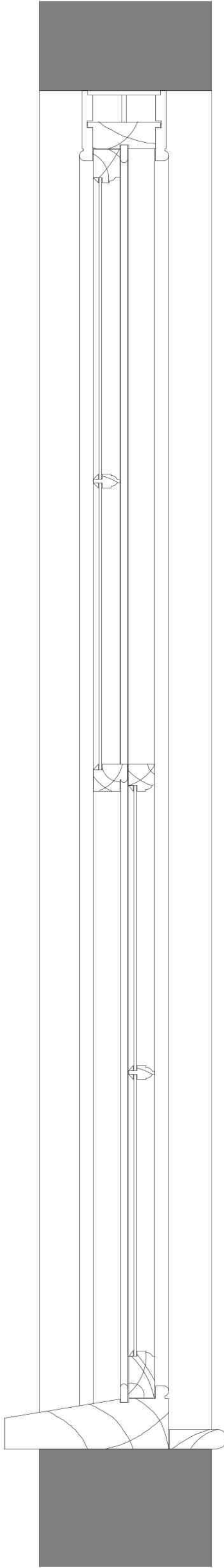
Window 8
Elevation Scale 1:20 Detail Scale 1:5



W8 - A-A

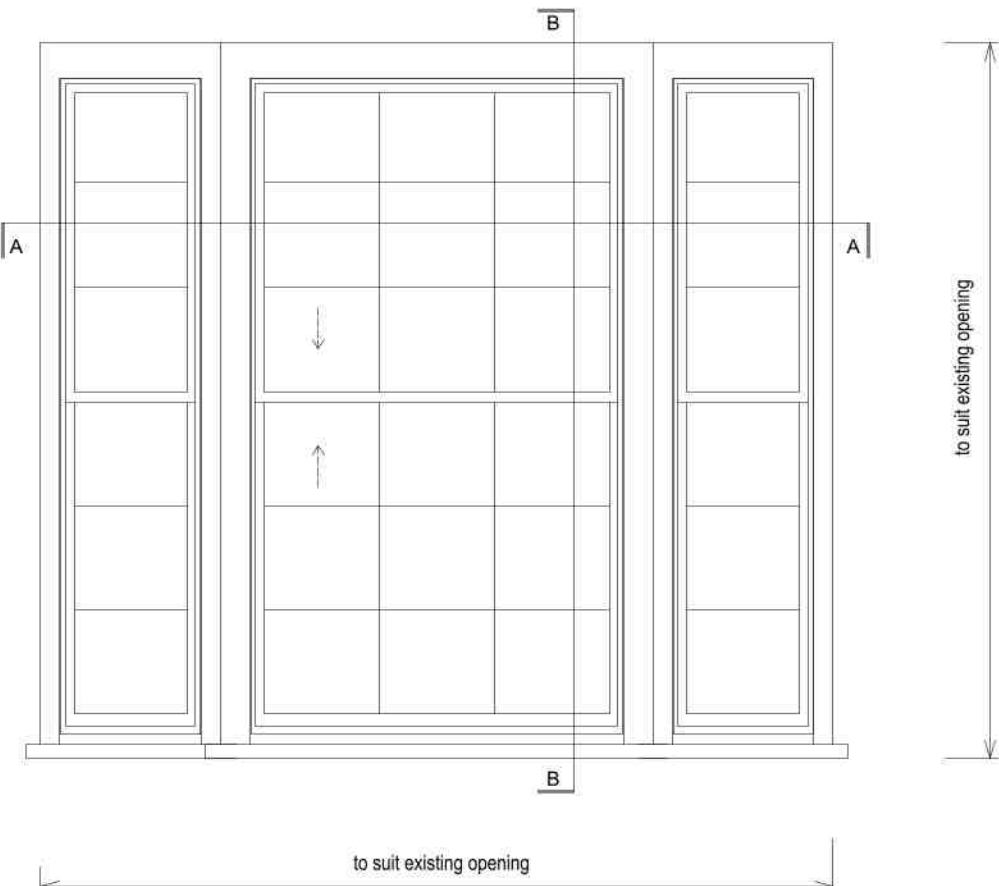
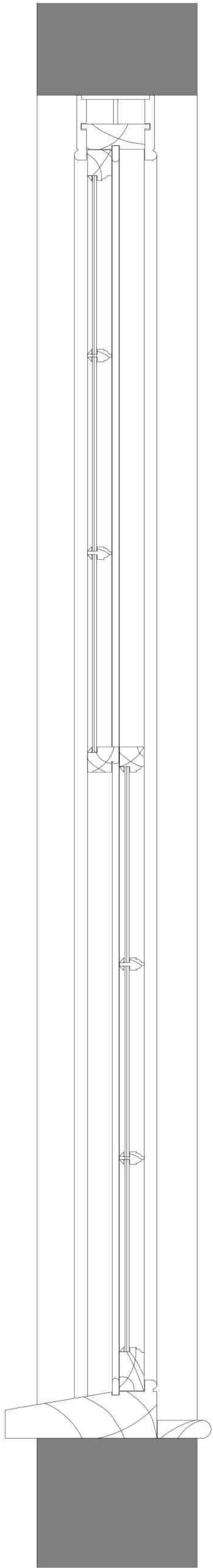


W8 - B-B



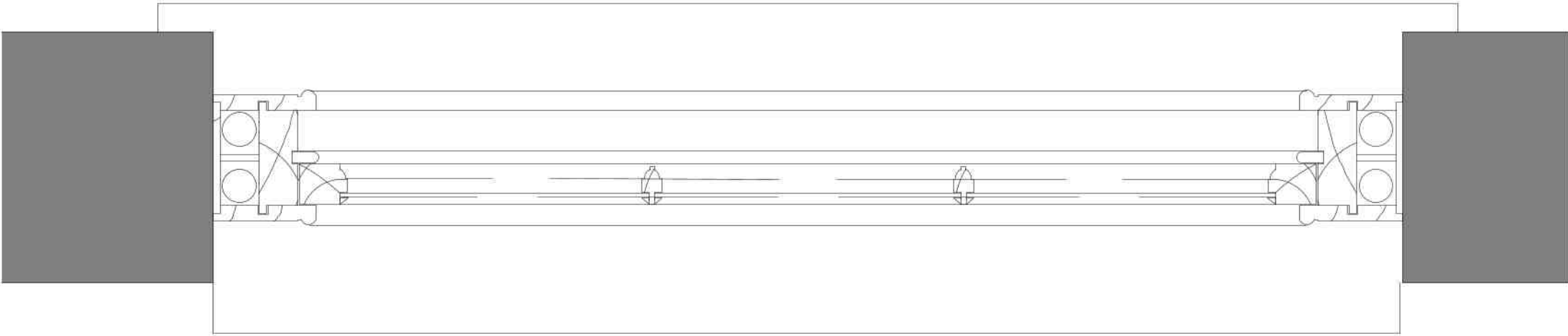
Window 9 - Bottom leaf reinstated
Elevation Scale 1:20 Detail Scale 1:5

W09 - B-B

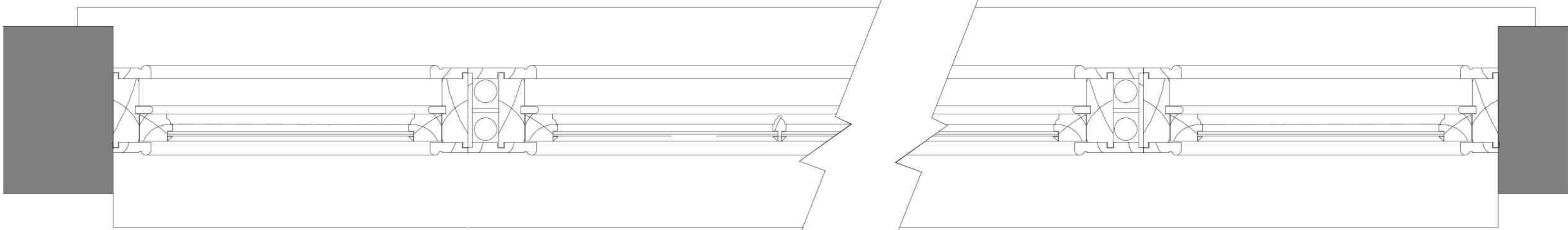


Window 10 - Replacement in existing opening
Elevation Scale 1:20 Detail Scale 1:5

W10 - B-B



W09 - A-A



W10 - A-A

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CDM 2015 Notes

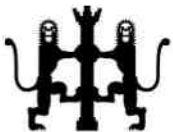
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CLIENT
Mr A Perryman

PROJECT
63 Canbridge Road, Godmanchester,
Cambridgeshire

DRAWING TITLE
Proposed door and window details

Sheet 2 (W8, W9 and W10)

SCALE: 1:5 and 1:20 @ A1 March 2026 DATE: LB DRAWN: CHECKED:

DRAWING NUMBER
CH26/LBA/711/FP-1-105 REVISION