

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION
SUBJECT TO CONDITIONS

Decision Date: 23 February 2018

Mr Ormerod
Ormerod Sutton Architects
Suite 4, Arena Park
Tarn Lane
Scarcroft
Leeds
LS17 9BF

The Council hereby grants permission for redevelopment and extension to provide new reception area and 16no. additional bedrooms

At: Hotel Felix, Whitehouse Lane, Girton, Cambridge, Cambridgeshire, CB3 0LX
For: Cassel, Cassel Hotel Cambridge Ltd

In accordance with your application dated 18 December 2017 and the plans, drawings and documents which form part of the application, subject to conditions set out below.

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - 3894/1000 – Location Plan
 - 3894/105 Rev B – Proposed Ground Floor and Site Plan
 - 3894/1006 – Proposed Ground Floor Plan
 - 3894/1007 – Proposed Basement & First Floor Plan
 - 3894/1008 – Proposed Second Floor & Roof Plan
 - 3894/1009 – Proposed Elevations
 - 3894/1010 – Proposed Guest Room Block
 - 3894/1011 Rev A – Proposed Hotel Entrance
 - 3894/1012 – Proposed Landscaping, Drainage & External Lighting Plan
 - Arboricultural Planning Statement Revision B (ADAS, December 2017)
 - Preliminary Ecological Appraisal Revision A (ADAS, November 2017)(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. Prior to the commencement of development, details of the materials to be used in the construction of the external surfaces of the buildings, hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.
(Reason: To ensure the appearance of the development is satisfactory in accordance with policies GB/1, DP/2 and DP/3 of the adopted Local Development Framework 2007.)
4. Prior to the commencement of development, details of the connections between the glazed element and the porte-cochère of the building, hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried

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out in accordance with the approved details.

(Reason: To ensure the appearance of the development is satisfactory in accordance with policies GB/1, DP/2 and DP/3 of the adopted Local Development Framework 2007.)

5. Prior to the commencement of development, details of the design of all windows and doors of the buildings, hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. Bedroom windows/fenestrations will be expected to have a recess of no less than 200mm. Thereafter the development shall be carried out in accordance with the approved details.
(Reason: To ensure the appearance of the development is satisfactory in accordance with policies GB/1, DP/2 and DP/3 of the adopted Local Development Framework 2007.)
6. Prior to the commencement of development, a scheme of biodiversity enhancement including a timescale for its implementation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be fully implemented in accordance with the approved timescale, unless otherwise agreed in writing by the Local Planning Authority.
(Reason: In accordance with policy NE/6 of the adopted Local Development Framework 2007 and as the NPPF expects development to provide for biodiversity, which in this can be achieved at this site through enhancement measures as set out in the Preliminary Ecological Appraisal.)
7. Prior to the commencement of development, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
8. Prior to the commencement of development, a surface water drainage scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full accordance with the approved details prior to the first occupation of any part of the development.
(Reason - To ensure a satisfactory method of surface water drainage and prevent harm to controlled waters in accordance with Policies NE/8, NE/9 and NE/11 of the adopted Local Development Framework 2007.)
9. All development works and ecological measures shall be carried out and implemented in accordance with the details contained within the approved Preliminary Ecological Appraisal (ADAS, November 2017).
(Reason: To ensure no harm is caused to the ecological interests of the site in accordance with policy NE/6 of the adopted Local Development Framework 2007.)
10. If during the development contamination not previously identified is found to be present at the site, such as (but not limited to) physical or visual evidence of contamination such as fuels/oils, waste/refuse or backfill or asbestos, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall thereafter be fully implemented.
(Reason – To ensure that risks from land contamination to the future users of the land, site construction workers and neighbouring land are minimised, together with those to controlled

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waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007.

11. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

Informatives

1. Works should proceed with caution and in the event of bats or evidence of them being found, work must stop immediately and advice taken on how to proceed lawfully from one of the following: a bat consultant, the UK Bat Helpline: 0845 1300228, Natural England: 0300 0603900, or the Cambridgeshire Bat Group www.cambsbatgroup.org.uk

General

1. **Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions**

The LPA positively encourages pre-application discussions. Details of this advice service can be found on the Planning pages of the Council's website www.scambs.gov.uk. If a proposed development requires revisions to make it acceptable the LPA will provide an opinion as to how this might be achieved. The LPA will work with the applicant to advise on what information is necessary for the submission of an application and what additional information might help to minimise the need for planning conditions. When an application is acceptable, but requires further details, conditions will be used to make a development acceptable. Joint Listed Building and Planning decisions will be issued together. Where applications are refused clear reasons for refusal will identify why a development is unacceptable and will help the applicant to determine whether and how the proposal might be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

2. Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995 [now superseded by Article 30 of the Town and Country Planning (Development Management Procedure)(England) Order 2010], a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission (or reserved matter consent).

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The fee is £116 per request or £34 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of a dwellinghouse. The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website www.scams.gov.uk (application forms - 1app forms-application for the approval of details - pack 25.)

3. It is important that all conditions, particularly pre-commencement conditions, are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.
4. All new buildings that are to be used by the public must, where reasonable and practicable, be accessible to disabled persons and provide facilities for them. The applicant's attention is therefore drawn to the requirements of Section 76 of the Town and Country Planning Act 1990 and the Building Regulations 2000 (as amended) with respect to access for disabled people.
5. In order to obtain an official postal address, any new buildings should be formally registered with South Cambridgeshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes. Applicants can find additional information, a scale of charges and an application form at www.scams.gov.uk/snn. Alternatively, applicants can contact the Address Management Team: call 08450 450 500 or email address.management@scams.gov.uk. Please note new addresses cannot be assigned by the Council until the footings of any new buildings are in place.
6. The applicant's attention is drawn to the requirements of the Party Wall etc. Act 1996 if works are proposed to a party wall.
7. If you wish to amend the permitted scheme, and you consider the revisions raise no material issues, you should make an application for a Non Material Amendment. If agreed, the development can go ahead in accordance with this amendment although the revised details will not replace the original plans and any conditions attached to the originally approved development will still apply. If, however, you or the Council consider the revisions raise material issues you may be able to make an application for a Minor Material Amendment. If approved, this will result in a new planning permission and new conditions as necessary may be applied. Details for both procedures are available on the Council's website or on request.
8. If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from Building Control Services at South Cambridgeshire District Council. Their contact details are: tel. 03450 450 500 or building.control@scams.gov.uk or via the website www.scams.gov.uk.
9. A delegation report or committee report, setting out the basis of this decision, is available on the Council's website.

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To help us enhance our service to you please click on the link and complete the customer service questionnaire: www.surveymonkey.com/s/2S522FZ

SS Kelly

Stephen Kelly

Joint Director for Planning and Economic Development for Cambridge and South Cambridgeshire

South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

THIS PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

SEE NOTES OVERLEAF

TOWN AND COUNTRY PLANNING ACT 1990

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NOTES

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so using a form which you can get from the Customer Support Unit, Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Alternatively, an online appeals service is available through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs. The Planning Inspectorate will publish details of your appeal on the internet. This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information you are happy will be made available to others in this way, including personal information belonging to you. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Fully completed appeal forms must be received by the Planning Inspectorate within six months of the date of this decision notice except where the property is subject to an enforcement notice, where an appeal must be received within 28 days.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving the notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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IMPORTANT INFORMATION REGARDING CONDITIONS

If you have been granted Planning Permission and/or Listed Building Consent you may wish to get started immediately, however it is always important to carefully read the decision notice in full before any work begins.

The majority of Planning Permissions and Listed Building Consents have conditions attached. Some conditions request further information that requires approval by the Local Planning Authority before any development takes place ('pre-commencement'). All conditions are set out on the decision notice.

Under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is a criminal offence to carry out unauthorised works to a listed building. Under Section 9 of the Act, a person shall be guilty of an offence should they fail to comply with any condition attached to the consent.

HOW DO I DISCHARGE THE CONDITIONS

Please note that the process takes up to eight weeks from the date the Local Planning Authority receives a valid application. Therefore it is important to plan ahead and allow plenty of time before work is due to commence.

You need to fill in a form to submit your request to discharge conditions, and accompany the relevant details/samples. You can download the necessary form by using the following link: <https://www.scambs.gov.uk/content/apply-planning-permission>. This form can be emailed directly to planning@scambs.gov.uk or submitted by post to South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

Alternatively you can submit an application to discharge the conditions through the Government's Planning Portal website: <https://www.planningportal.co.uk/applications>. Please note, The Planning Portal refers to it as 'Approval of details reserved by a condition'.

When the required information has been submitted you will receive a reference and an acknowledgement letter. Once the Local Planning Authority is satisfied that the requirement of the condition have been met you will receive a formal notification that the conditions have been discharged.

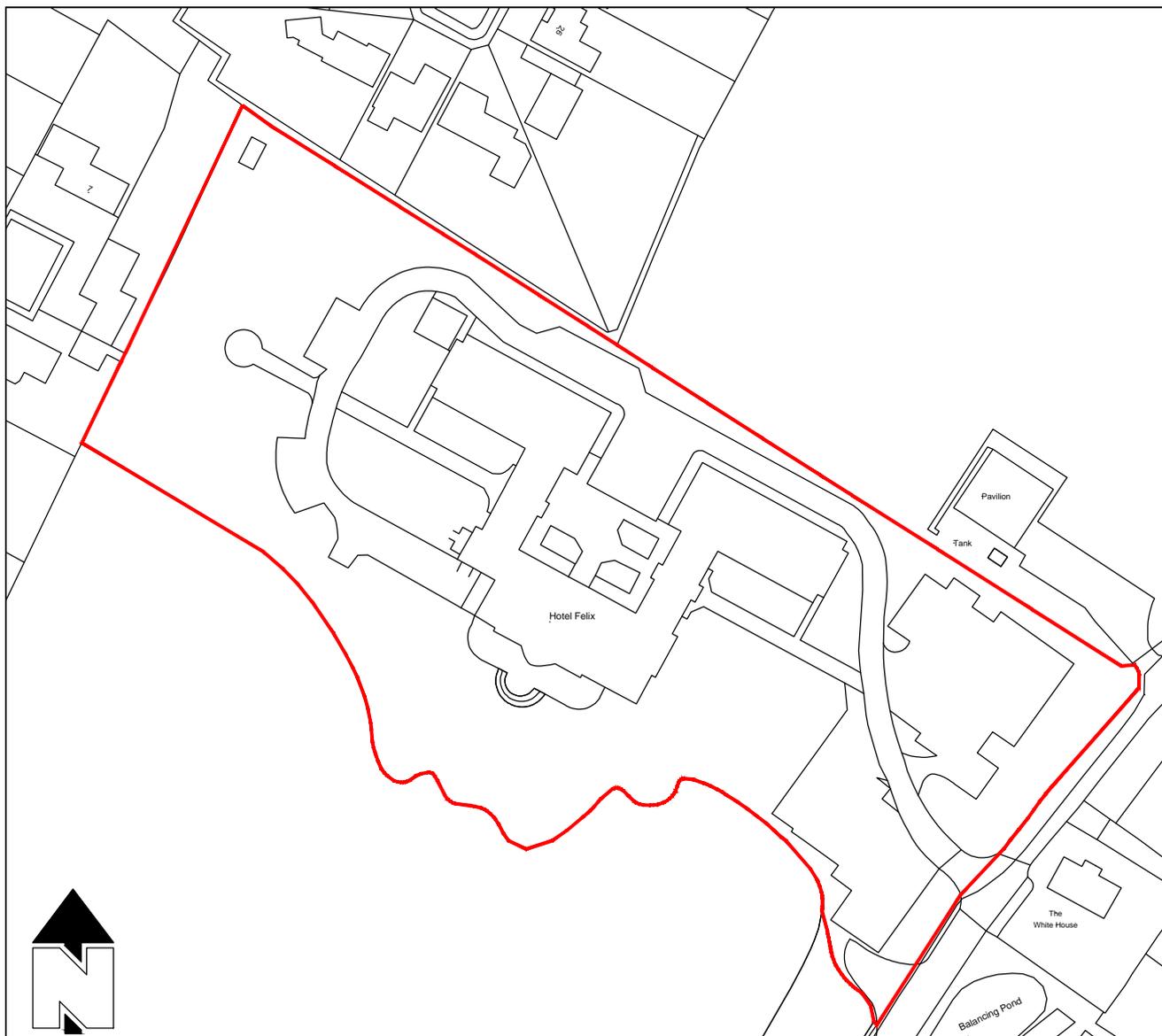
FEES

£0 – for all Listed Building Consent 'Discharge of Conditions' applications;

£34 – for all householder 'Discharge of Conditions' applications;

£116 – for all other types 'Discharge of Conditions' applications.

Please contact your Case Officer with any queries.



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4 ARENA PARK
 TARN LANE, SCARCROFT
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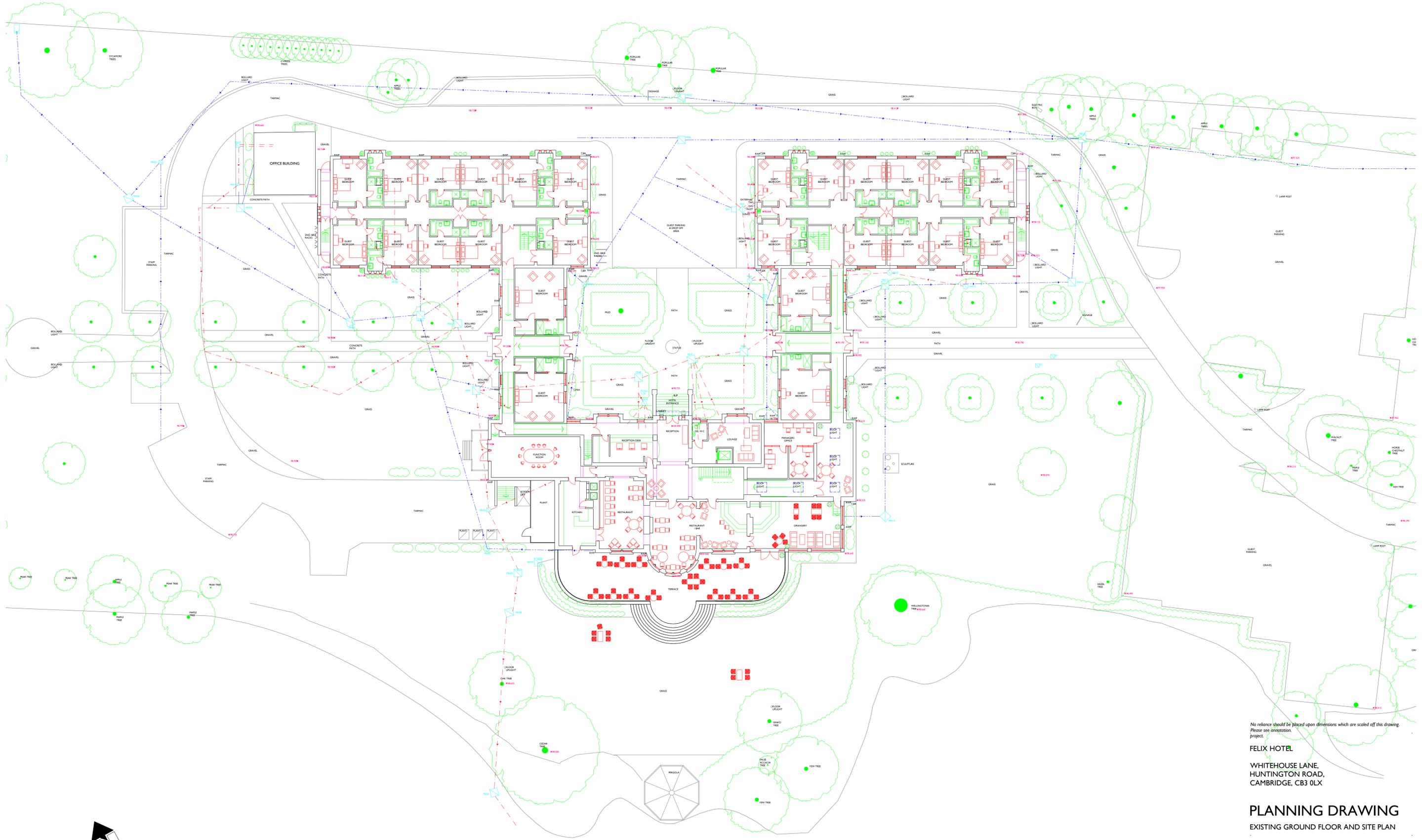
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 checked KO
 job no. 3894
 drawing no. 1000
 revision

No reliance should be placed upon dimensions which are scaled off this drawing.
 Please see annotation.

FELIX HOTEL

WHITEHOUSE LANE,
 HUNTINGTON ROAD,
 CAMBRIDGE, CB3 0LX

PLANNING DRAWING
 LOCATION PLAN




**GROUND FLOOR &
SITE PLAN**

No reliance should be placed upon dimensions which are scaled off this drawing. Please see annotation. Project

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PLANNING DRAWING
 EXISTING GROUND FLOOR AND SITE PLAN

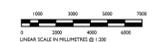

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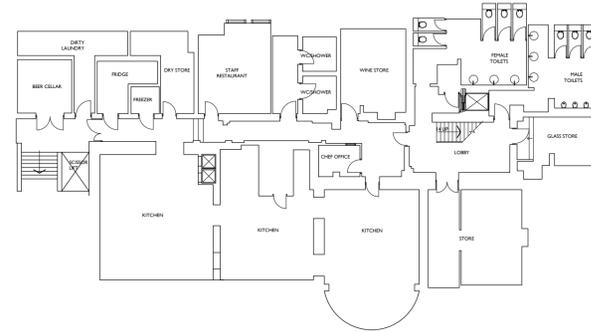
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 Job No: 3894
 Drawing No: 1001
 Revision:

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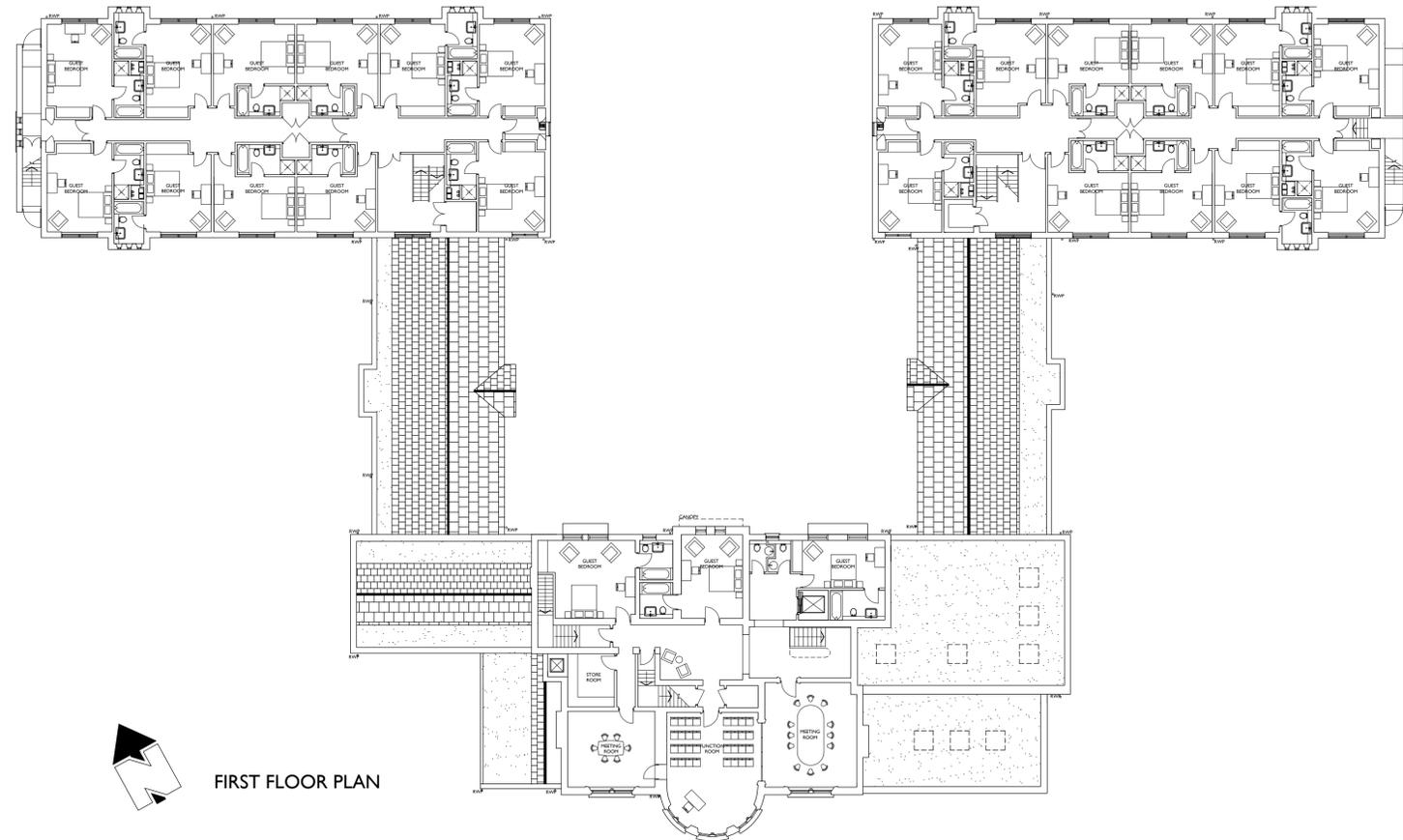
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BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

No reliance should be placed upon dimensions which are scaled off this drawing. Please see annotation. Project.

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 HUNTINGTON ROAD,
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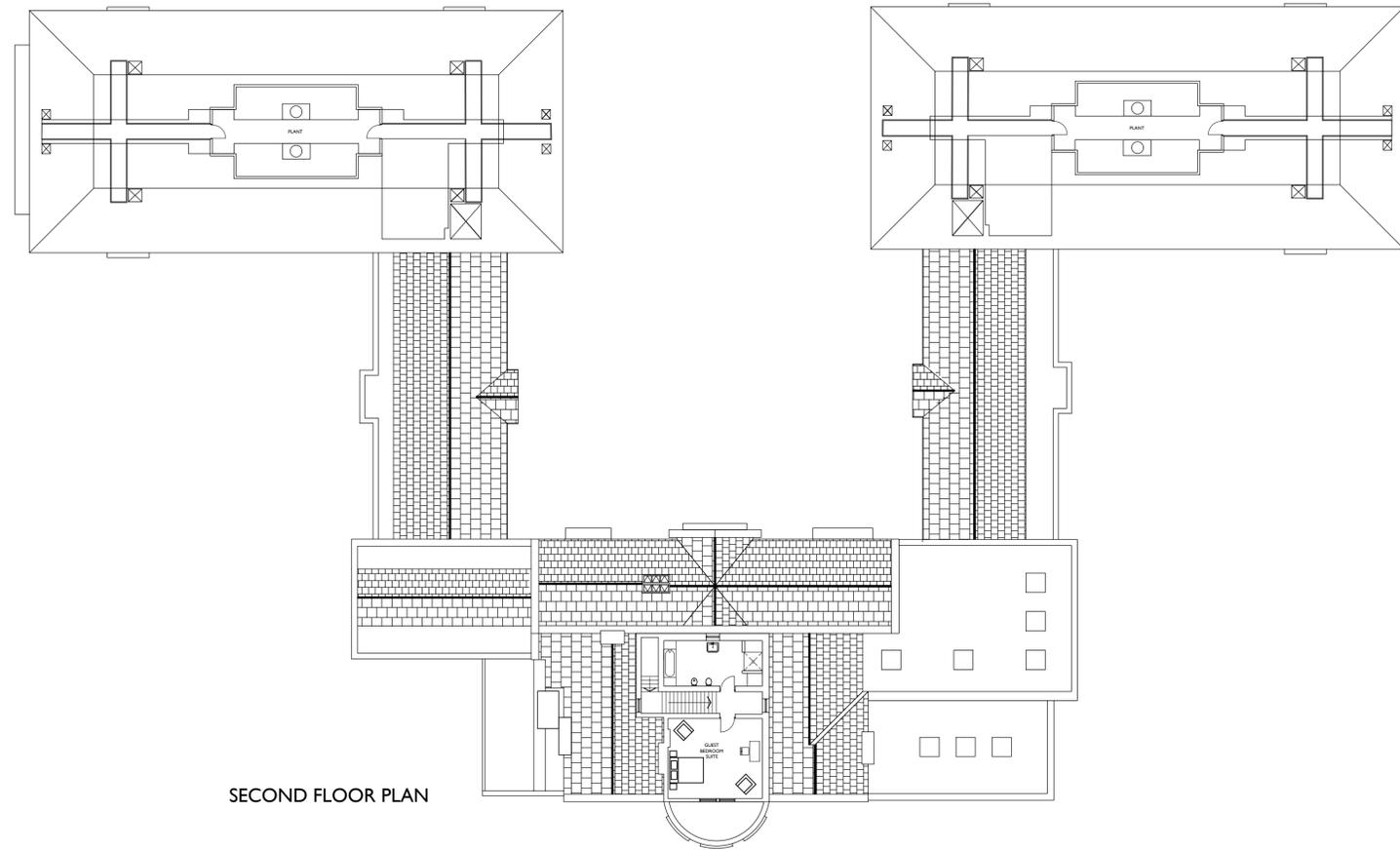
PLANNING DRAWING
 EXISTING BASEMENT AND FIRST FLOOR PLAN

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 TARN LANE, SCARCROFT
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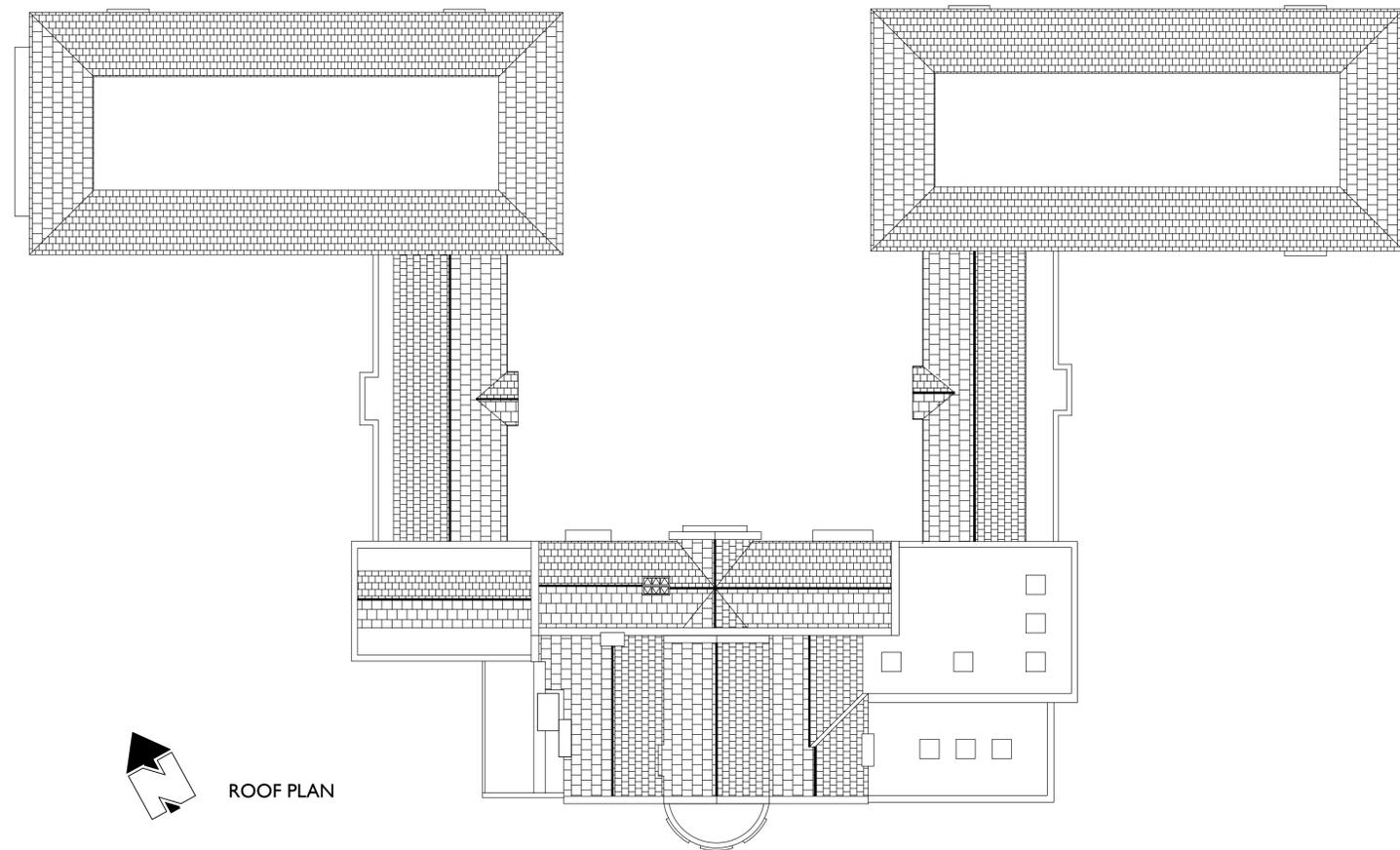
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 Checked: KO
 Job No: 3894
 Drawing No: 1002
 Revision:





SECOND FLOOR PLAN



ROOF PLAN

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Project:

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WHITEHOUSE LANE,
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PLANNING DRAWING
EXISTING SECOND FLOOR AND ROOF PLAN

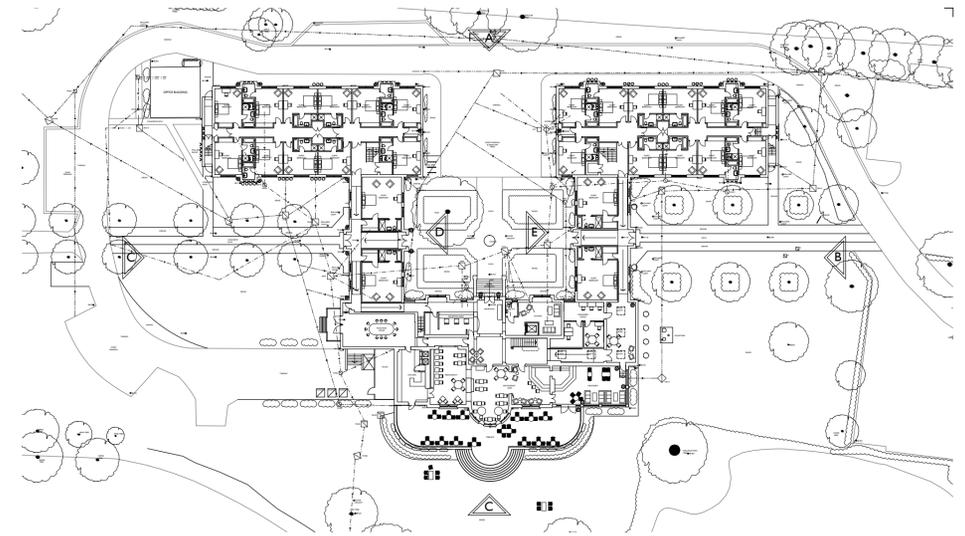
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Date:	11/17
Scale:	1:200@A1
Drawn:	CP
Checked:	KO
Job No:	3894
Drawing No:	1003
Revision:	





SITE PLAN @ 1:500



NORTH EAST ELEVATION (A)

EXISTING FINISHES - NORTH EAST ELEVATION

WALLS

- MODERN BUFF BRICK TO BEDROOM WINGS
- AGED BUFF BRIDGE TO MAIN VICTORIAN BUILDING
- STONE WINDOW CELLS, QUINNING AND STRING COURSE TO MAIN VICTORIAN BUILDING
- TIMBER PANELING SURROUND TO SERVICE/RE EXIT DOORS AT EITHER SIDE OF BEDROOM BLOCKS MATCHING THE DOORS

WINDOWS & DOORS

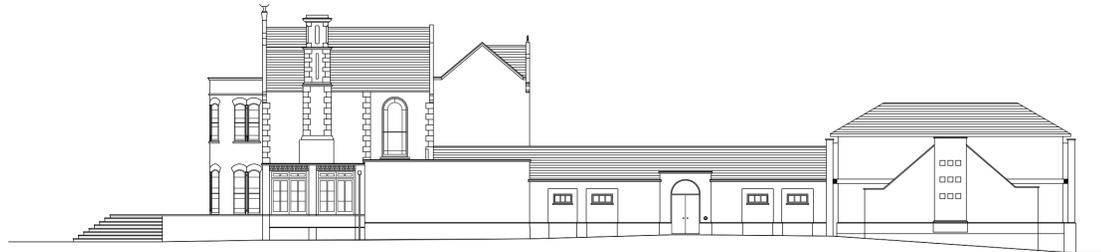
- GREY UPVC WITH MATCHING ALUMINIUM SURROUND AND PANEL

ROOF

- FLAT SLATE ROOF TILES WITH DARK GREY EAVES FASCIA TO BOTH MAIN VICTORIAN BUILDING AND BEDROOM EXTENSION BLOCK
- LEAD ROOF FINISHING TO BAY WINDOWS AND ENTRANCE AWNING

GUTTERS & RWFS

- DARK GREY SQUARE ALUMINIUM



EAST ELEVATION (B)

EXISTING FINISHES - EAST ELEVATION

WALLS

- MODERN BUFF BRICK TO BEDROOM WINGS
- CREAM RENDER PANEL TO BEDROOM WING
- AGED BUFF BRIDGE TO MAIN VICTORIAN BUILDING
- STONE WINDOW CELLS, QUINNING AND STRING COURSE TO MAIN VICTORIAN BUILDING

WINDOWS & DOORS

- WHITE UPVC TO CENTRAL CONNECTING BEDROOM BLOCK
- GREY UPVC TO BEDROOM WINGS
- WHITE TIMBER TO MAIN VICTORIAN BUILDING
- FRAMELESS GLASS ENTRANCE DOORS

ROOF

- FLAT SLATE ROOF TILES WITH DARK GREY EAVES FASCIA TO BOTH MAIN VICTORIAN BUILDING AND BEDROOM EXTENSION BLOCK
- LEAD ROOF FINISHING TO BAY WINDOWS AND ENTRANCE AWNING

GUTTERS & RWFS

- DARK GREY SQUARE ALUMINIUM



SOUTH WEST ELEVATION (C)

EXISTING FINISHES - SOUTH WEST ELEVATION

WALLS

- MODERN BUFF BRICK TO BEDROOM WINGS
- CREAM RENDER PANEL TO BEDROOM WING
- AGED BUFF BRIDGE TO MAIN VICTORIAN BUILDING
- STONE WINDOW CELLS, QUINNING AND STRING COURSE TO MAIN VICTORIAN BUILDING

WINDOWS & DOORS

- WHITE UPVC TO CENTRAL CONNECTING BEDROOM BLOCK
- GREY UPVC TO BEDROOM WINGS
- WHITE TIMBER TO MAIN VICTORIAN BUILDING
- FRAMELESS GLASS ENTRANCE DOORS

ROOF

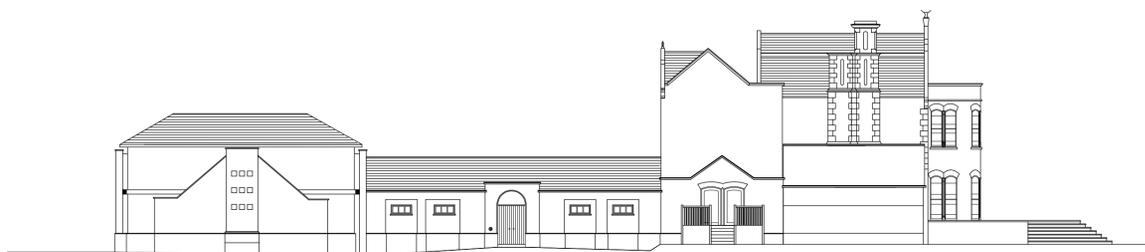
- FLAT SLATE ROOF TILES WITH DARK GREY EAVES FASCIA TO BOTH MAIN VICTORIAN BUILDING AND BEDROOM EXTENSION BLOCK
- LEAD ROOF FINISHING TO BAY WINDOWS AND ENTRANCE AWNING

GUTTERS & RWFS

- DARK GREY SQUARE ALUMINIUM



COURTYARD EAST ELEVATION (E)



WEST ELEVATION (D)

EXISTING FINISHES - WEST ELEVATION

WALLS

- MODERN BUFF BRICK TO BEDROOM WINGS
- CREAM RENDER PANEL TO BEDROOM WING
- AGED BUFF BRIDGE TO MAIN VICTORIAN BUILDING
- STONE WINDOW CELLS, QUINNING AND STRING COURSE TO MAIN VICTORIAN BUILDING

WINDOWS & DOORS

- WHITE UPVC TO CENTRAL CONNECTING BEDROOM BLOCK
- GREY UPVC TO BEDROOM WINGS
- WHITE TIMBER TO MAIN VICTORIAN BUILDING
- FRAMELESS GLASS ENTRANCE DOORS

ROOF

- FLAT SLATE ROOF TILES WITH DARK GREY EAVES FASCIA TO BOTH MAIN VICTORIAN BUILDING AND BEDROOM EXTENSION BLOCK
- LEAD ROOF FINISHING TO BAY WINDOWS AND ENTRANCE AWNING

GUTTERS & RWFS

- DARK GREY SQUARE ALUMINIUM



COURTYARD WEST ELEVATION (F)

No reliance should be placed upon dimensions which are scaled off this drawing. Please see annotation project.

FELIX HOTEL

WHITEHOUSE LANE,
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PLANNING DRAWING

EXISTING ELEVATIONS

ORMEROD SUTTON ARCHITECTS

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4 ARENA PARK
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Date: 11/17
Scale: 1:200@A1
Drawn: CP
Checked: KO
Job No: 3894
Drawing No: 1004
Revision:



RIBA Chartered Practice



PLANNING DRAWING
PROPOSED GROUND FLOOR AND SITE PLAN

WHITEHOUSE LANE,
 HUNTINGTON ROAD,
 CAMBRIDGE, CB3 0LX

FELIX HOTEL

REVISION
 No reference should be placed upon dimensions which are scaled off this drawing.
 Project: FELIX HOTEL

B APPROVED FOLLOWING PLANNING
 OFFICERS COMMENTS
 19/06/17 CP

A APPROVED FOLLOWING PLANNING
 OFFICERS COMMENTS
 24/04/17 AS

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 architects@ormerod-sutton.com

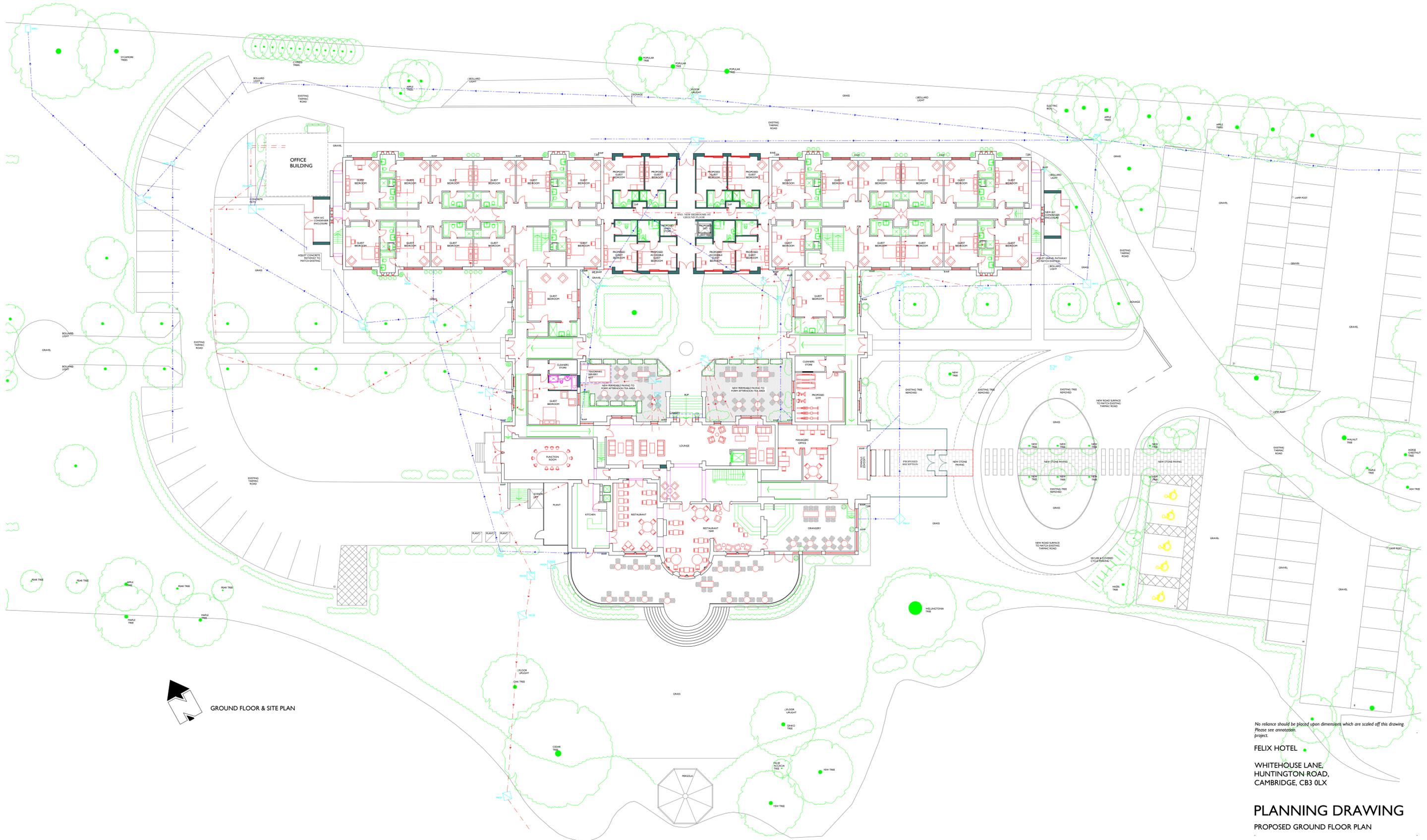
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4 ABRAHAM MARK
 TANN LANE, SCAMCLOFT
 LEEDS LS17 9RF

AS/KO
 3894
 105
 B

Date: 06/17
 Scale: 1:200@A1
 Drawn: CP
 Checked: AS/KO
 Job No: 3894
 Drawing No: 105
 Revision: B






GROUND FLOOR & SITE PLAN

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FELIX HOTEL
 WHITEHOUSE LANE,
 HUNTINGTON ROAD,
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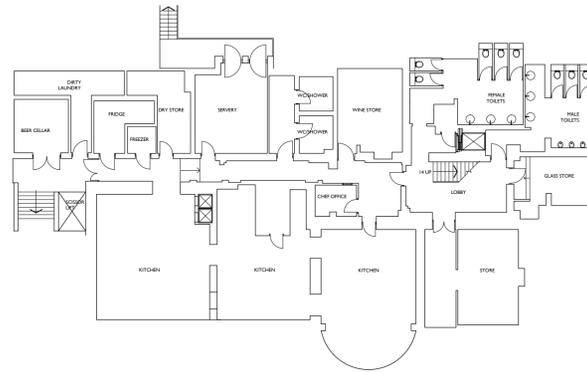
PLANNING DRAWING
 PROPOSED GROUND FLOOR PLAN


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 4 ARENA PARK
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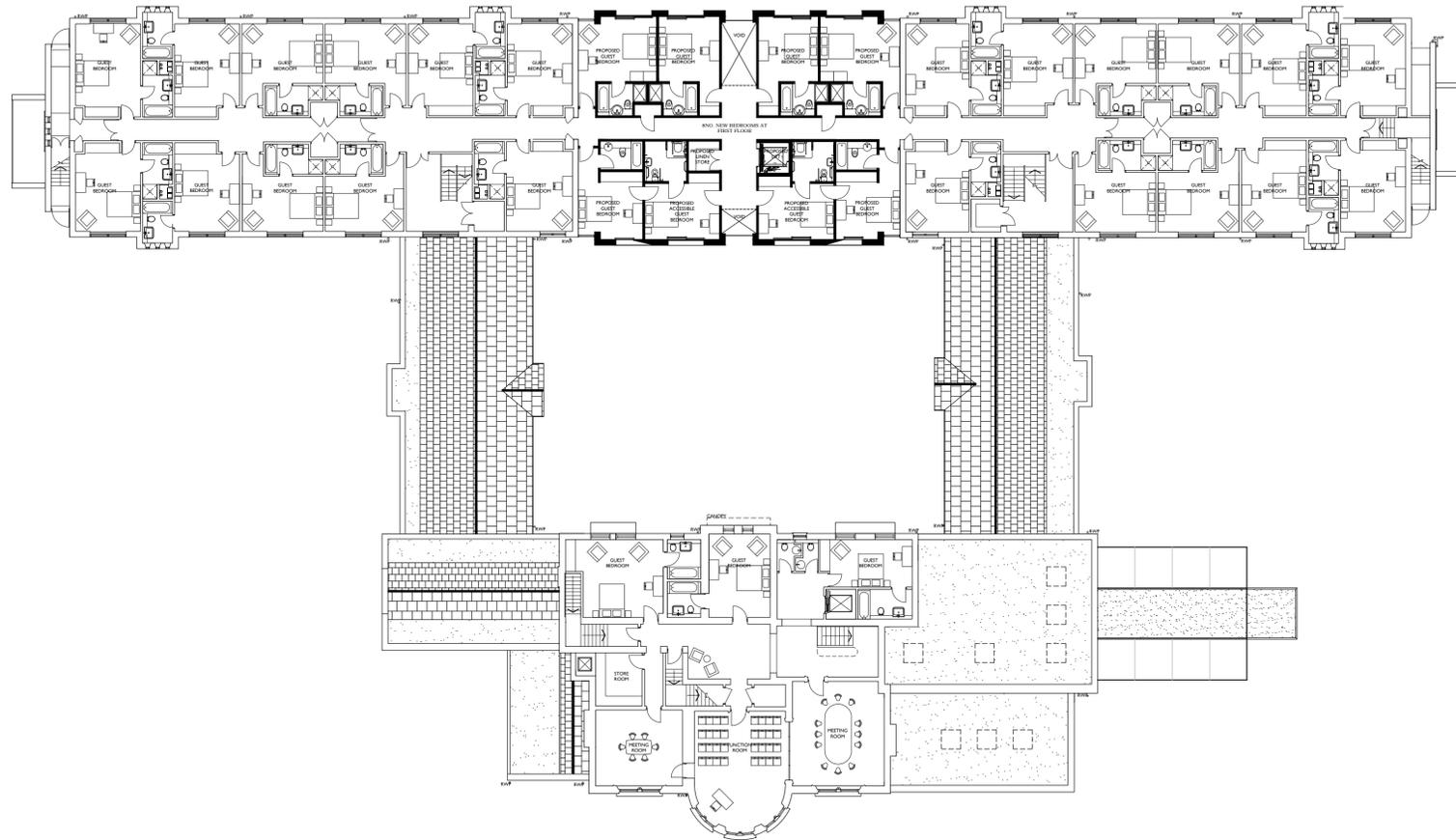
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 Checked: AS/KO
 Job No: 3894
 Drawing No: 1006
 Revision:


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 Chartered Practice





BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

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Project

FELIX HOTEL

WHITEHOUSE LANE,
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PLANNING DRAWING

PROPOSED BASEMENT & FIRST FLOOR PLAN

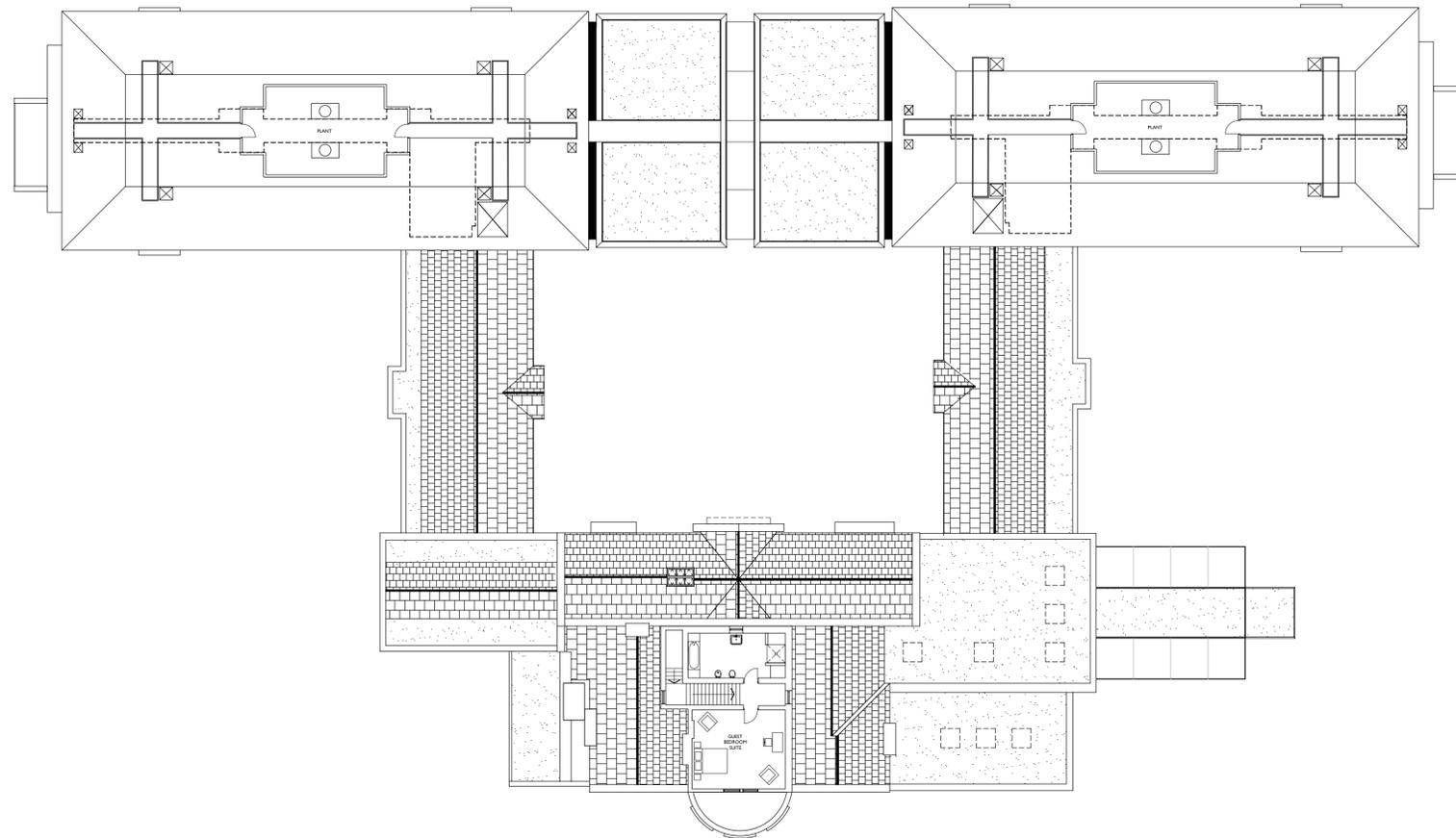
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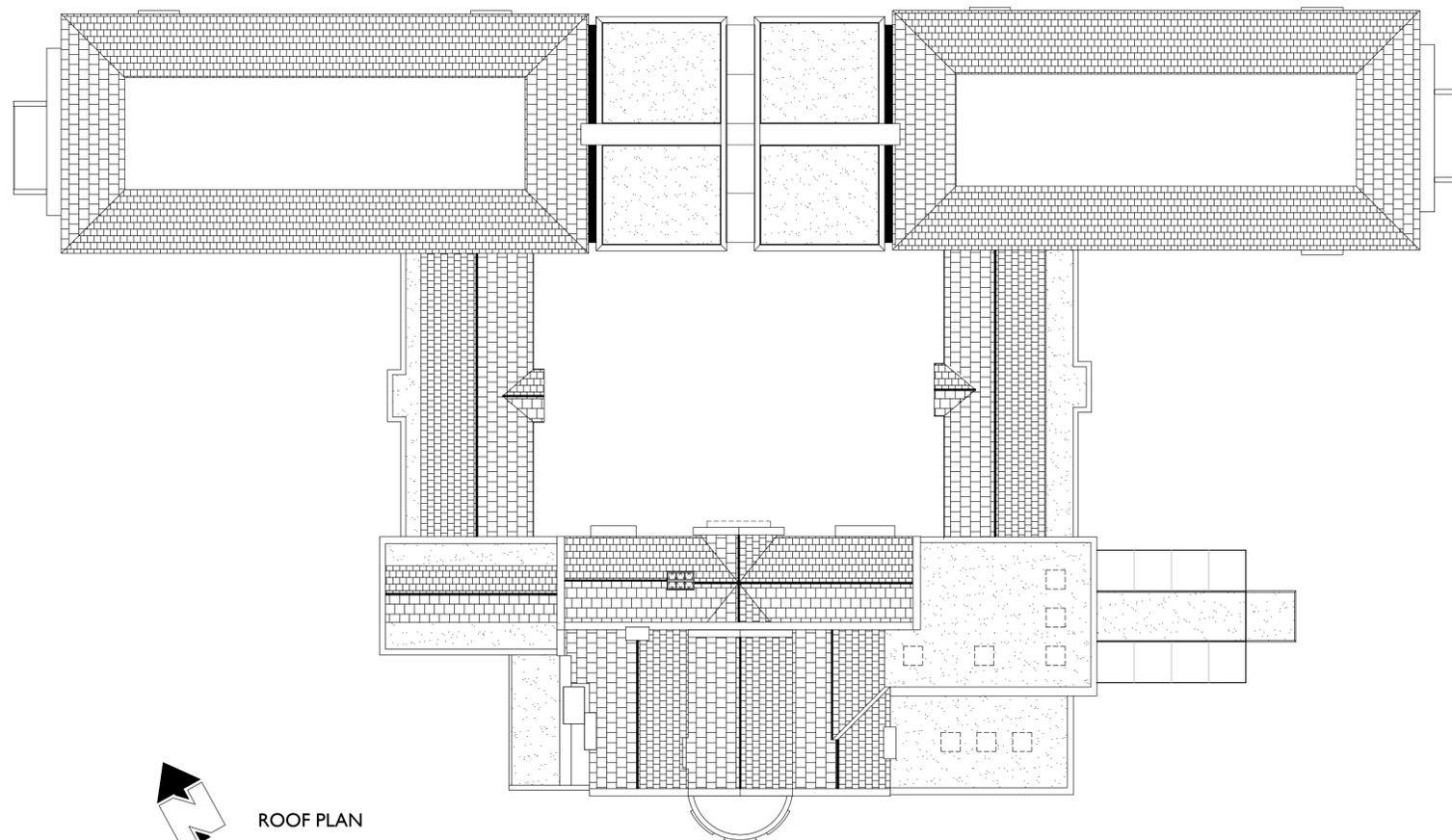
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Drawn: CP
Checked: KO
Job No: 3894
Drawing No: 1007
Revision:



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SECOND FLOOR PLAN



ROOF PLAN



No reliance should be placed upon dimensions which are scaled off this drawing.
Please see annotation.
Project

FELIX HOTEL

WHITEHOUSE LANE,
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PLANNING DRAWING

PROPOSED SECOND FLOOR & ROOF PLAN

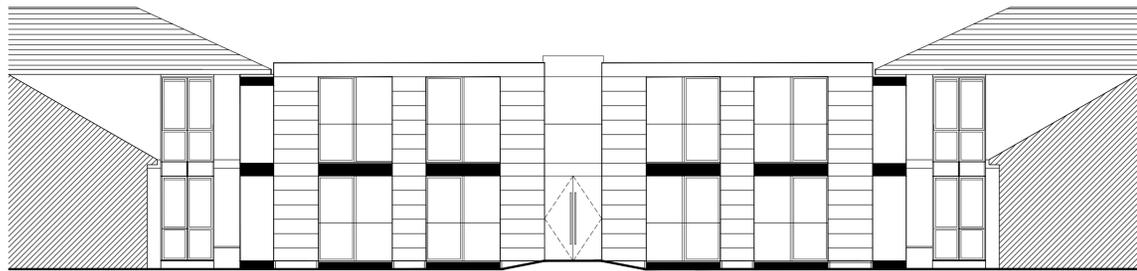
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Scale: 1:200@A1
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Checked: AS/KO
Job No: 3894
Drawing No: 1008
Revision:



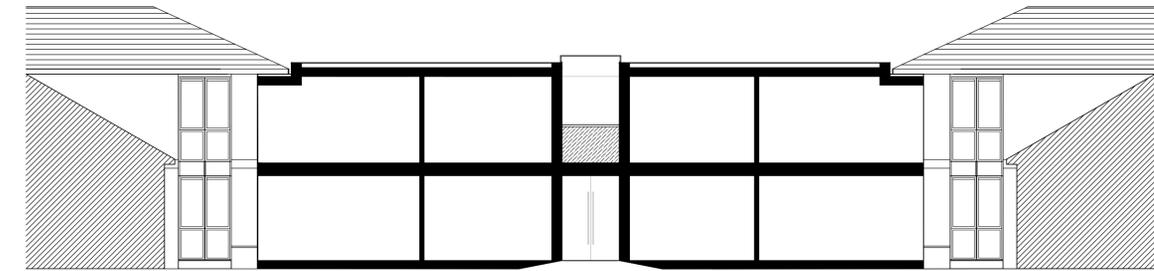
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PROPOSED COURTYARD SOUTH ELEVATION



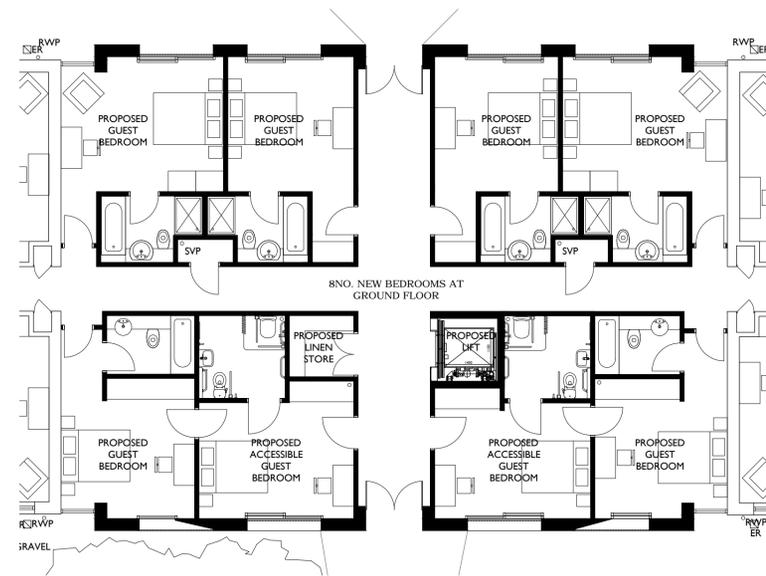
PROPOSED NORTH EAST ELEVATION



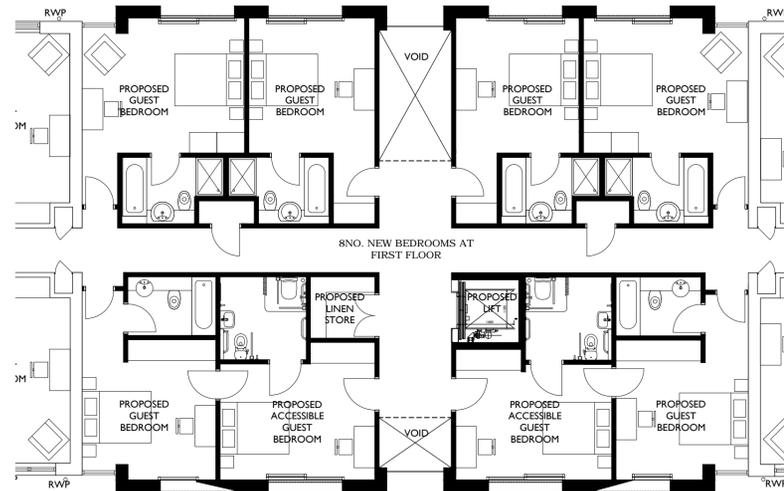
PROPOSED SECTION A



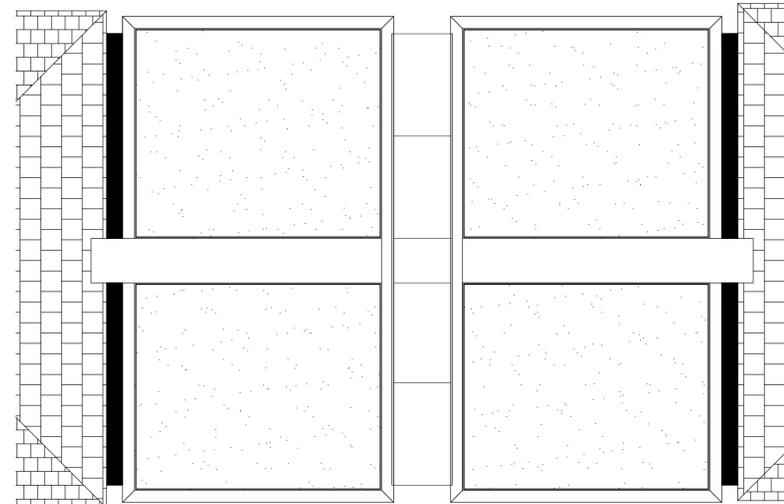
PROPOSED SECTION B



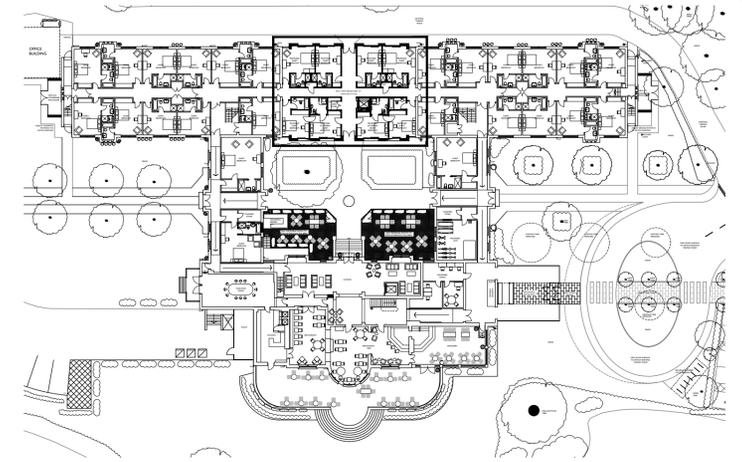
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN



PROPOSED GROUND FLOOR PLAN @ 1:500

PROPOSED FINISHES - COURTYARD SOUTH ELEVATION

- WALLS
 - NATURAL STONE FACADE PANELING TO MATCH STONE QUOINING TO EXISTING VICTORIAN BUILDING.
 - FRAMELESS GLASS FACADE
- WINDOWS & DOORS
 - FRAMELESS GLASS WINDOWS AND DOORS
- ROOF
 - FRAMELESS GLASS ROOF
 - NEW RUBBERISED FLAT ROOF SYSTEM
- GUTTERS & RWPS
 - ALL NEW GUTTERS AND RWPS WILL BE HIDDEN WITHIN THE STRUCTURE.

PROPOSED FINISHES - NORTH EAST ELEVATION

- WALLS
 - NATURAL STONE FACADE PANELING TO MATCH STONE QUOINING TO EXISTING VICTORIAN BUILDING.
 - FRAMELESS GLASS FACADE
- WINDOWS & DOORS
 - FRAMELESS GLASS WINDOWS AND DOORS
- ROOF
 - FRAMELESS GLASS ROOF
 - NEW RUBBERISED FLAT ROOF SYSTEM
- GUTTERS & RWPS
 - ALL NEW GUTTERS AND RWPS WILL BE HIDDEN WITHIN THE STRUCTURE.

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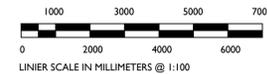
PLANNING DRAWING
 PROPOSED GUEST ROOM BLOCK

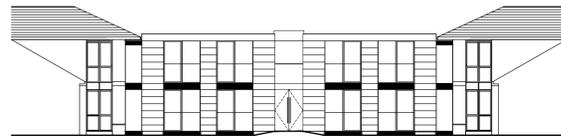


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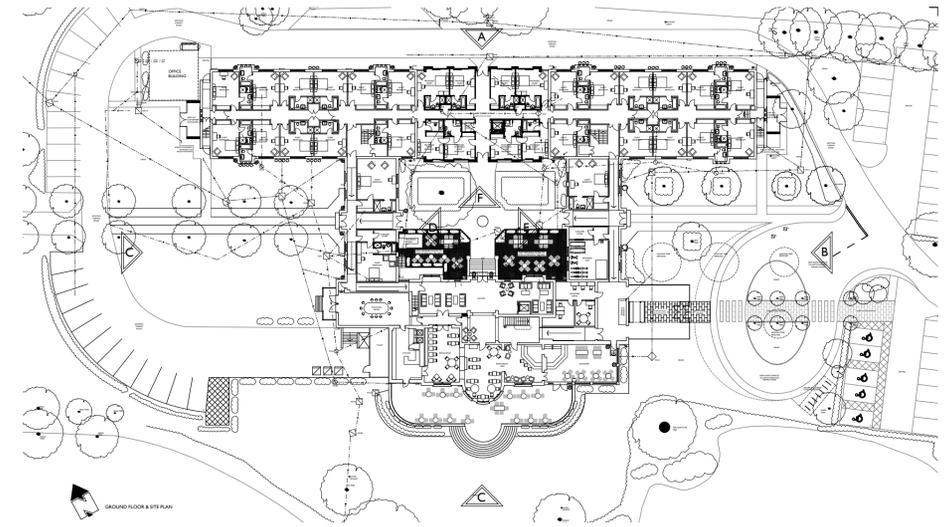
Date: 11/17
 Scale: 1:100@A1
 Drawn: CP
 Checked: KO
 Job No: 3894
 Drawing No: 1010
 Revision:





COURTYARD SOUTH ELEVATION (F)

PROPOSED FINISHES - COURTYARD SOUTH ELEVATION
WALLS
 - NATURAL STONE FACADE PANELING TO MATCH STONE QUOINING TO EXISTING VICTORIAN BUILDING.
 - FRAMELESS GLASS FACADE
WINDOWS & DOORS
 - FRAMELESS GLASS WINDOWS AND DOORS
ROOF
 - FRAMELESS GLASS ROOF
 - NEW RUBBERISED FLAT ROOF SYSTEM
GUTTERS & RWPS
 - ALL NEW GUTTERS AND RWPS WILL BE HIDDEN WITHIN THE STRUCTURE.



SITE PLAN @ 1:500



NORTH EAST ELEVATION (A)

PROPOSED FINISHES - NORTH EAST ELEVATION
WALLS
 - NATURAL STONE FACADE PANELING TO MATCH STONE QUOINING TO EXISTING VICTORIAN BUILDING.
 - FRAMELESS GLASS FACADE
WINDOWS & DOORS
 - FRAMELESS GLASS WINDOWS AND DOORS
ROOF
 - FRAMELESS GLASS ROOF
 - NEW RUBBERISED FLAT ROOF SYSTEM
GUTTERS & RWPS
 - ALL NEW GUTTERS AND RWPS WILL BE HIDDEN WITHIN THE STRUCTURE.



EAST ELEVATION (B)

PROPOSED FINISHES - EAST ELEVATION
WALLS
 - FRAMELESS GLASS FACADE
WINDOWS & DOORS
 - FRAMELESS GLASS WINDOWS AND DOORS
ROOF
 - FRAMELESS GLASS ROOF
 - NEW RUBBERISED FLAT ROOF SYSTEM
GUTTERS & RWPS
 - ALL NEW GUTTERS AND RWPS WILL BE HIDDEN WITHIN THE STRUCTURE.
AIR CONDITIONING CONDENSER ENCLOSURE
 - CONSTRUCTED OUT OF MATCHING BUFF BRICK WALLS WITH A HIT & MISS TIMBER PANEL/GATES TO THE FRONT.

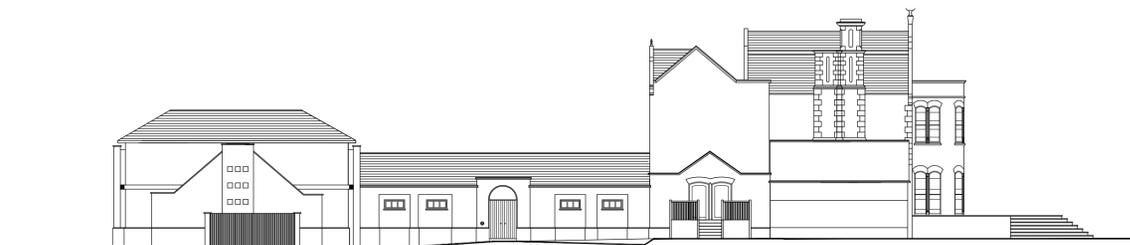


SOUTH WEST ELEVATION (C)

PROPOSED FINISHES - SOUTH WEST ELEVATION
WALLS
 - FRAMELESS GLASS FACADE
WINDOWS & DOORS
 - FRAMELESS GLASS WINDOWS AND DOORS
ROOF
 - FRAMELESS GLASS ROOF
 - NEW RUBBERISED FLAT ROOF SYSTEM
GUTTERS & RWPS
 - ALL NEW GUTTERS AND RWPS WILL BE HIDDEN WITHIN THE STRUCTURE.



COURTYARD EAST ELEVATION (E)



WEST ELEVATION (D)

PROPOSED FINISHES - WEST ELEVATION
AIR CONDITIONING CONDENSER ENCLOSURE
 - CONSTRUCTED OUT OF MATCHING BUFF BRICK WALLS WITH A HIT & MISS TIMBER PANEL/GATES TO THE FRONT.



COURTYARD WEST ELEVATION (F)

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FELIX HOTEL

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PLANNING DRAWING

PROPOSED ELEVATIONS

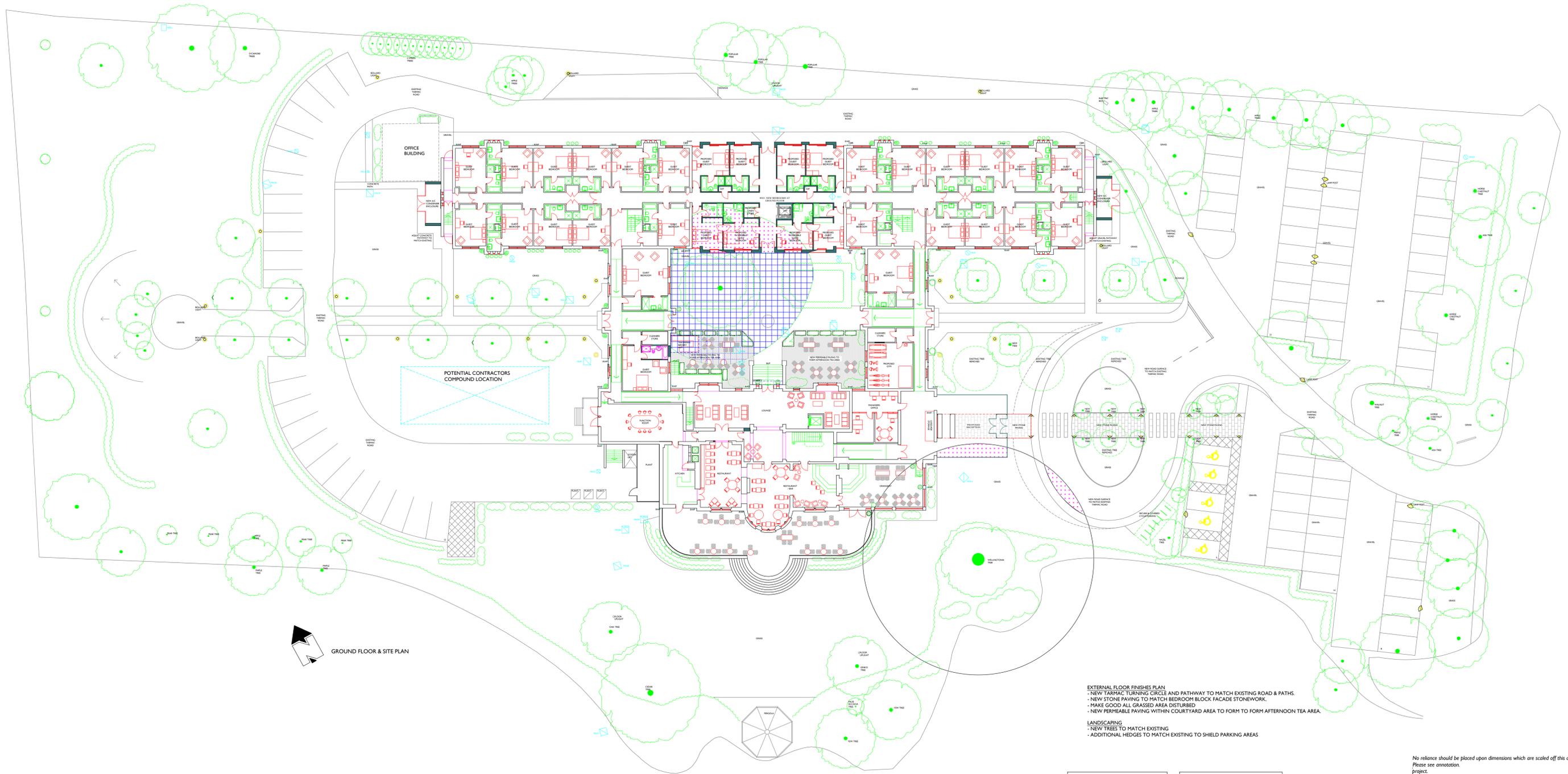
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 Job No: 3894
 Drawing No: 1009
 Revision:





GROUND FLOOR & SITE PLAN

EXTERNAL FLOOR FINISHES PLAN
 - NEW TARMAC TURNING CIRCLE AND PATHWAY TO MATCH EXISTING ROAD & PATHS.
 - NEW STONE PAVING TO MATCH BEDROOM BLOCK FACADE STONWORK.
 - MAKE GOOD ALL GRASSED AREA DISTURBED
 - NEW PERMEABLE PAVING WITHIN COURTYARD AREA TO FORM TO FORM AFTERNOON TEA AREA.

LANDSCAPING
 - NEW TREES TO MATCH EXISTING
 - ADDITIONAL HEDGES TO MATCH EXISTING TO SHIELD PARKING AREAS

TREE PROTECTION KEY		EXTERNAL LIGHTING KEY	
	GROUND PROTECTION MEASURES		EXISTING LIGHTING COLUMN
	ENGINEER DESIGNED CONSTRUCTION AREAS WHERE TRIAL PIT EXCAVATION & TEMPORARY GROUND PROTECTION MEASURES APPLY		EXISTING ILLUMINATED BOLLARD
			PROPOSED LOW LEVEL PATH LIGHTING

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PLANNING DRAWING
 PROPOSED LANDSCAPING, EXTERNAL LIGHTING & DRAINAGE PLAN

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 Checked: KO
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 Drawing No: 1012

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