Urban Design Consultation

Proposal: Discharge of Condition 3 (Materials), 4 (Architectural Details), 8 (Cycle Parking) and 9 (Bin Store) of 23/00013/FUL.	**Location: Village Hall High Haden Road Glatton**
Case Officer: Charlotte Dew	**Application: 25/80152/COND**

Comments in blue text are in response to amended plans / information received 08/07/2025 and 30/07/2025, submitted in response to previous comments below in black text.

C3 Materials

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until details of all materials to be used in the construction of the external surfaces of the replacement building have been submitted to and approved in writing by the Local Planning Authority. The details shall include:
(a) A plan(s) identifying the location of where the different materials are to be used within the development;
(b) Brick panels of 1m² erected on site illustrating the choice of bricks, bonding, patterns and mortar colour;
(c) The type, colour and texture of all materials to be used for the roof of the building;
(d) Materials (including colour) for the construction of doors, windows (including method of opening), soffits and fascias;
(e) The profile, colour, material and method of attachment of rainwater goods including downpipes, gutters and hoppers;

The product name and manufacturer where appropriate

The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and safeguarding the character and appearance of the area, in accordance with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

Submission:

- Wienerberger Weathered Gualt Blend Data Sheet, Sample Panel Plan dwg 707-22-C3.
- Kalsi Aquacel Tech Guide (rainwater goods)
- Kalsi Rainwater systems Tech Guide (rainwater goods)
- Proposed Elevations dwg 707-22-510 Rev A
- Proposed Sections dwg 707-22-310 Rev A
- Proposed External Glazing dwg 707-22-500 Rev A
- Sample of Cedral Rivendale Blue-Black Fibre Cement Slate

Comments: The proposed Weinerberger Weathered Gault Blend and Weinerberger Heritage Blend Red facing bricks are accepatble and reflects the approved elevations dwg 707-22-150 E, satisfying parts A and B of the C3.

Notwithstanding this further information is required in relation to:

- Roof tiles (to satisfy part C)
- The treatment and colour of soffits and fascias (to satisfy part D)
- The colour of doors and windows (to satisfy part D)
- The profile, colour and design of rainwater goods (to satisfy part E).

As submitted there is insufficient information to discharge C3.

a) The Weinerberger Weathered Gault Blend and Weinerberger Heritage Blend Red facing bricks are acceptable.
b) The proposed sample panel (dwg 707-22-C3) are accepatble.
c) The proposed fibre cement slate roof tile (Cedral Rivendale Blue-Black) is accepatble.
d) The uPVC windows and doors (REHAU 70 Anthracite Grey (grained) RAL 7016 Anthracite Windows and doors) are accepatble. The method of window/ door opening shown on dwg 707-22-500 Rev A are accepatble. The 200mm deep x 18mm anthracite grey colour uPVC fascias and 125mm x 9mm soffit boards (Euroboard Anthracite Grey woodgrain standard) are accepatble.
e) The anthracite grey half round deep/high capacity 120mm gutters and downpipes (Kalsi Aquaflow) are accepatble.

Urban Design supports the discharge of C3 Materials.

C4 Architectural Details

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until architectural details for the external surfaces of the replacement building have been submitted to and approved in writing by the Local Planning Authority. The details shall include:
(a) Window and door reveals, cills and headers
(b) A plan(s) showing the location, design and colour of external flues, vents and meter boxes;
(c) Eaves and verge details;

The product name and manufacturer where appropriate.

The development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

Submission: Wienerberger Weathered Gualt Blend Data Sheet, Sample Panel Plan dwg 707-22-C3.

- Proposed Elevations dwg 707-22-510 Rev A
- Proposed Sections dwg 707-22-310 Rev A
- Proposed External Glazing dwg 707-22-500 Rev A

Comments:. As submitted there is insufficient information provided to discharge C4, plans are required:

- Sectional drawings of windows and doors showing reveal depth (to satisfy part A)
- Annotated elevations showing the location and colour of flues / vents / extracts and meter boxes (to satisfy part B)
- Plans and sections confirming the depth of and height of barge boards and soffits (to satisfy part C).

a) The approx. 55m reveal depth of windows shown on dwg 707-22-310 Rev A are accepatble. All windows and doors, including roof lights will be RAL 7016 Anthracite Grey. The proposed cills are accepatble.
b) The Manrose Square 100mm and 150mm extract fan ducts on the rear and side elevations (as shown on dwg 707-22-510 Rev A) are accepatble. The email from the agent 08/07/2025 confirms these will be anthracite grey matching the windows, doors and fascias.
c) The 200mm deep x 18mm anthracite grey colour uPVC fascias and 125mm x 9mm soffit boards (Euroboard Anthracite Grey woodgrain standard) as shown on dwg 707-22-310 Rev A are accepatble.

Urban Design supports the discharge of C4 Architectural Details.

C8 Cycle Parking

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until details of the facilities for the provision of secure covered cycle parking for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the siting, means of enclosure, cycle rack systems where appropriate, appearance and materials. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained as such.

Reason: In the interest of visual amenity and promoting sustainable modes of transport in accordance with Policies LP11, LP12 and LP17 of Huntingdonshire's Local Plan to 2036.

Submission: Proposed External Works Plan dwg 707-22-600. Broxap BXMW/SEF cycle shelter specification

Comments: The location of the SR4142 Mercure Cycle rack, accommodating 6 bikes is accepatble, however this forms an open cycle rack and a covered enclosure should be specified in accordance with the C8 condition wording. For example:



The revised Broxap BXMW/SEF cycle shelter is acceptable (note that the External Works Plan dwg 707-22-600 still indicates the originally proposed SR4142 Mercure Cycle Rack).

Urban Design supports the discharge of C8 cycle parking.

C9 Bin Store

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until details of the provision of bin stores for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include, siting, means of enclosure, appearance and materials where appropriate. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained and only used as such.

Reason: To provide adequate screening of the proposed refuse storage facilities in the interests of visual amenity in accordance with Policies LP12 and LP14 of Huntingdonshire's Local Plan to 2036.

Submission: Proposed External Works Plan dwg 707-22-600.

Comments: The location of wheelie-bin storage to the northwest side of the village hall is accepatble, means of enclosing this storage area (i.e. a side gate) should be confirmed – it is assumed bins would be manoeuvred to High Hadden Road for collections, as such it is imperative there is sufficient space to the side of the cycle store to achieve this.

The proposed Bellus Triple Wheelie Bin storage Chest is accepatble.
Urban Design supports the discharge of C9 bin storage.

Recommendations: Seek further information as set out above.

The revised information is accepatble, Urban Design supports the discharge of C3, C4, C8 and C9.

Signed: Matthew Paul	**Date: 11/06/2025, 06/08/2025**