Urban Design Consultation

Proposal: Discharge of Condition 3 (Materials) of 20/00285/FUL.	**Location: F Vindis And Sons St Ives Ltd Low Road Fenstanton**
Case Officer: Lucy Pateman	**Application: 25/80178/COND**

C3 Materials

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until full details of the external materials to be used have been submitted to and approved in writing by the Local Planning Authority. These shall include:

- *i. A plan identifying locations of materials*
- *ii. A brick panel measuring one square metre for each different brick illustrating the brick, bonding and mortar colour*
- *iii. Details of the type, colour and texture of all materials to be used for the roofs of the buildings including verge details*
- *iv. Details of rainwater goods including colour*
- *v. Details of no-masonry walling systems, cladding panels or other external screens, including colours, surface finishes/textures and relationships to glazing and roofing (this detail may consist of large-scale drawings and/or samples)*
- *vi. Details and materials (including colour) of the construction of doors, windows (including method of opening), soffits and facias*
- *vii. Details and materials for the construction of porch canopies and balconies*
- *viii. Details and materials for the construction of the boardwalk*
- *ix. Details and materials for the lift overruns and roof access*

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

Reason: In the interests of visual amenity of the site and surrounding area in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

Submission: Boardwalk Site Plan showing different widths, G3 - Typical Balustrade to Boardwalk - REV A, Materials Schedule Rev A

Comments:
This application follows the previous approval of Condition 3: Materials (application ref. 23/80168/COND), and specifically relates to part (viii) – *"details and materials for the construction of the boardwalk"*. It therefore constitutes a partial resubmission of the approved 23/80168/COND application.

The submission seeks to amend the design and treatment of the boardwalk balustrades as previously shown on approved drawing G_14_A – Vindis Boardwalk Details *(23/80168/COND)*. The original design included 3.2mm steel cables suspended from 1100mm-high support posts at regular intervals, with handrails set at 650mm.

The revised balustrade design now matches the treatment used on the approved balconies and incorporate a twist detail to enhance visual interest. The balustrades are 1100mm high, with 1000mm-high handrails. As confirmed in the updated Materials Schedule (Rev A), the balustrades will be constructed from galvanised steel and finished in RAL 7021 (Black Grey), which complements the black balcony balustrades approved for the flat blocks.

The submitted Boardwalk Site Plan indicates that the outer boardwalks will be 1750mm wide, narrowing to 1250mm behind the B-type units. The inner boardwalks around the two central courtyards will remain consistently 1250mm wide. This is consistent with the dimensions measured on approved dwg 1-05D (20/00285/FUL).

The boardwalk decking remains unchanged and includes aluminium non-slip Class A non-combustible decking (anthracite grey), with GRP non-slip Class B anthracite grey decking proposed adjacent to the water's edge – in line with the previously approved specification.

The revised balustrade design has been discussed with the applicant's agent, Fran Durose (via email exchange on 22/05/2025), and is understood to be in response to maintenance concerns raised by the Housing Association (Settle). Specific concerns were related to the durability and safety of the wire balustrades, particularly the potential for misuse by children (e.g. swinging or pulling on the cables) given the anticipated level of use.

The revised boardwalk design is considered acceptable. Urban Design supports the discharge of Condition 3 (viii).

It is noted that the revised Materials Schedule (Rev A) also amends the surface treatment of the private parking areas from Brett Omega block paving in 'Charcoal' (as previously proposed under 23/80168/COND) to 'Burnt Oak'. While this

aligns with the Materials Schedule submitted for Condition 6: Hard and Soft Landscaping (application ref. 24/80006/COND), it should be noted that this application was refused, and Condition 6 remains undischarged.	
Recommendations: No objections – support the discharge of C3(viii).	
Signed: Matthew Paul	**Date: 20/06/2025**