Urban Design Consultation

Proposal: Discharge of Condition 4 (Architectural details) for 24/00515/HDC	**Location: Priory Centre Priory Lane St Neots**
Case Officer: Lucy Pateman	**Application: 25/80035/COND**

Comments in blue text are in response to revised drawings received 06/03/2025:

- 295_DD_610 P2 External Ventilated Brickwork Detail 1
- 295_SK_250306_01 Proposed West Elevation

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 buildings 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, including tax windows / doors;
b) A plan(s) showing the location, design and colour of external flues, vents and meter boxes;
c) Eaves and verge details and the treatment of parapet copings;
d) Details of the 'hit and miss brick detailing' labelled A3 on the submitted elevations with a section drawing showing the ventilation panels behind;
e) Details of the 'recessed / projecting / omitted header and alternate brick choice headers' labelled A10 on the submitted elevations;
f) The colour, treatment and finish of the proposed acoustic louvered plant screen;

Details of the product name and manufacturer should be provided 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 and the setting of heritage assets in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

Submission:
Drawing number listed in the submitted covering letter:

a. AOC295_DD_500, AOC295_DD_501, AOC295_DD_503, AOC295_DD_600, AOC295_DD_601, AOC295_DD_602, AOC295_DD_603, AOC295_DD_610, AOC295_DD_611, AOC295_DD_612, AOC295_DD_613, AOC295_GA_250, AOC295_GA_251
b. 295_SK_250207_01 PROPOSED North Elevation, 295_SK_250207_02 PROPOSED East Elevation, 295_SK_250207_03 PROPOSED South Elevation, 295_SK_250306_01 PROPOSED West Elevation, 295_SK_250207_05 PROPOSED Roof Plan
c. AOC295_DD_100, AOC295_DD_208, AOC295_DD_209, AOC295_DD_210, AOC295_DD_225, AOC295_DD_245, AOC295_DD_246, AOC295_DD_250, AOC295_DD_279, AOC295_DD_280, AOC295_DD_281, AOC295_DD_282, AOC295_DD_283, AOC295_DD_613, AOC295_SK250207_06
d. AOC295_DD_610, AOC295_DD_611, AOC295_DD_612, AOC295_SK250207_07
e. AOC295_DD_283
f. AOC295_DD_283

Comments:
a) Window and door reveals, cills and headers, including tax windows / doors;
Windows and doors have various reveal depending on the location within new and existing sections of brick wall. The windows and door numbers shown on the section drawings correspond with the windows and doors labelled on the ground and first floor site plans and comprise the following reveal depths:

Window Reveal Depths:

- 202mm reveal depth for typical fixed window (Window EWT01 and EWT02)
- Flush typical fixed and sliding frame (Window EWT04)
- 259mm reveal depth for typical north end fixed window (Window EWT05)

- 94mm reveal depth for typical bookable room window (Window EWT08 and EWT09)
- 96mm reveal depth for typical changing room window (Window EWT10)
- 320mm reveal depth for typical north end top hung window (Window EWT03 and EWT07)
- 65mm reveal depth for dormer window (Window EWT12)

The EWT05 windows within the north extension are shown to have a 259mm reveal depth on dwg 295_DD_601 P1, but a 298mm reveal depth on dwg 295_DD_610 P1 – please clarity. The revised dwg 295_DD_610 P2 amends the reveal depth to 259mm, consistent with dwg 295_DD_601 P1 – support.

The changing room windows (EWT10) are shown to have a 96mm reveal depth on dwg 295_DD_601 P1, but a 99mm reveal depth on dwg 295_DD_613 P1 – please clarify. AOC architects have confirmed the external reveal is 96mm deep as per 295_DD_601_P1. The 99mm dimension shown in the section (1) and plan (3) drawings on 295_DD_613_P1 are measures against the internal reveals. Noted and accepted.

Door Reveal Depths:

- 103mm reveal depth for door type 1 and 2, within existing openings in cavity wall (Doors G0.01.01 / G0.06.01 / G0.12.01).
- 95mm reveal depth for door type 2, within existing openings in brickwork wall (doors G0.10.01)
- 175mm reveal depth for door types 3 and 4, within new openings (Doors G0.04.01 / G0.16.01 / G0.31.01)
- 77mm reveal depth for glazed door type 5 (Doors eD.G0.11.01)
- 177mm reveal depth for glazed door type 6, 7, 8, 9 and 11 (Doors eD.G0.35.01 / G0.35.02)
- 300mm reveal depth for sliding glazed door type 10 (Doors eD.G0.15.02 / G0.15.03 / G1.27.01 / eD.G1.27.02)
- 332mm reveal depth for unequal automatic door type 11 (Door eD.G0.32.01)
- 446mm reveal depth for glazed automatic sliding door type 12 (Door eD.G0.20.01)

The window and door reveal depths are accepatble subject to clarifying comments above in red.

Cills and headers:
The proposed precast concreate lintels (reflecting existing lintels), brick lintels, existing curved soldier course headers and precast reconstituted stone cills are acceptable. The 'Terracotta Smooth Cast Texture' precast concrete cills proposed for the north extension are accepatble and are as approved under the C3 Materials submission 24/80406/COND.

Tax windows:
Sections of hit and miss brickwork have a reveal depth of 28mm and 30mm as shown on dwg 295_DD_603 P1, 295_DD_602 P1, 295_DD_603 P1, 295_DD_611 P1 and 295_DD_612 P1 and are accepatble.

b) A plan(s) showing the location, design and colour of external flues, vents and meter boxes;
Drawing AOC295_GA_123 appears to be missing – this was an error on the drawing list. Drawings relevant to part b are as listed above.

The arrangement of SVPs, roof vents and the areas of RAL 1035 Pearl Bage Louvers shown on dwg 295_SK_250207_01 PROPOSED North Elevation, 295_SK_250207_02 PROPOSED East Elevation, 295_SK_250207_03 PROPOSED South Elevation, 295_SK_250306_01 PROPOSED West Elevation, 295_SK_250207_05 PROPOSED Roof Plan are accepatble.

c) Eaves and verge details and the treatment of parapet copings;
The proposed aluminium coping (dormer window, north extension and link) and preformed aluminium trim (river room and bookable rooms) are accepatble in design terms. The corbelled brick detail on the existing building (shown on dwg 295_DD_613 P1) is acceptable.

d) Details of the 'hit and miss brick detailing' labelled A3 on the submitted elevations with a section drawing showing the ventilation panels behind;
The location of hit and miss brick detail is shown on dwg AOC295_SK250207_07. The hit and mix brickwork is shown setback 28mm from the outer face of brickwork / existing brickwork on drawings AOC295_DD_610, AOC295_DD_611, AOC295_DD_612, with either louvers, an inward opening window or sash window (north extension) behind. The A3 brick detail is accepatble in design terms.

e) Details of the 'recessed / projecting / omitted header and alternate brick choice headers' labelled A10 on the submitted elevations;

The A10 detail comprises sections of hit and miss brickwork above three courses of projecting brickwork, with 10 courses of hit and miss brickwork with 20mm recessed brick headers and 5 courses of hit and miss brickwork with open gaps above (to the parapet) on the north extension. The A10 brick detail is accepatble in design terms.

f) The colour, treatment and finish of the proposed acoustic louvered plant screen;

The RAL 8028 matt finish metal acoustic louvre screen surrounding the plant on the north extension is accepatble in design terms.

Recommendations: Seek clarification in response to comments in red above prior to discharging the condition. Drawing AOC295_GA_123 needed to address part b of the condition appears to be missing.

Comments above have been addressed. Urban Design supports the discharge of C4.

Signed: Matthew Paul	**Date:** 06/03/2025