Urban Design Consultation

Proposal: Discharge of condition 3 (Materials and architectural details), 4 (Hard and soft landscaping), 6 (Cycle storage), 7 (Refuse storage), 10 (biodiversity) and 13 (kitchen extract details) of 25/00593/S73	**Location: Land South Of Crest Drive Fenstanton**
Case Officer: Charlotte Dew	**Application: 25/80200/COND**

Comments in blue text are in response to revised plans received 05/08/2025:
External Materials Plan dwg 25/1003/C4 A
External Hard and Soft Landscaping dwg 25/1003/C2 B

These conditions relate to revised application 25/00593/S73 which followed earlier approval 23/01725/FUL and 24/01152/NMA. Earlier iterations received Urban Design input, although comments were not provided for the S73 application. That revision altered the approved triple gable design, removing two secondary gables and introducing a subservient side extension, as well as modifying the window and entrance arrangements. Materials were listed on the approved elevations (dwg 22-1211 PL11 Rev D) approved under the 25/00593/S73 application and remain the same as previously approved under the 23/01725/FUL application.

Comments on C10 Biodiversity and C13 Kitchen Extracts are deferred to other consultees.

C3 Materials and Architectural Details

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until details of all the materials for the external surfaces of the approved building have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- *a) Details of the proposed facing brick;*
- *b) The type, colour and texture of all materials to be used for the roof of the building;*
- *c) The profile, colour and material of rainwater goods including downpipes, gutters and hoppers;*
- *d) The colour and material of external cladding;*
- *e) Materials (including colour) for the construction of doors, windows (including method of opening and reveal depth), soffits and fascias;*
- *f) Materials for the construction of balustrades;*
- *g) A plan(s) showing the location, design and colour of external flues, vents and meter boxes;*

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 and LP12 of the Huntingdonshire Local Plan to 2036.

Submission: External Materials Plan dwg 25/1003/C4 Rev A

Comments:
The materials palette shown on approved Elevations dwg 22-1211 PL11 Rev D included buff/gault facing brick, with vertical strip timber or timber effect non-combustible cladding at high level of the gable elevations, metal standing seam roof, metal framed PPC door and window system in medium-grey colour.

The submitted External Materials Plan dwg 25/1003/C4 proposes full elevations of Rijswaard Baksteen Mersea Buff handmade brick with Ibstock Forticrete SL8 grey roof tiles. The rational for deviating from the approved scheme has not been provided. The removal of high-level cladding is not supported. It is strongly recommended that vertical cladding is introduced at the upper levels of the principal gable elevations, especially on the rear elevation facing the A1307 slip road, to break up large areas of unrelieved brickwork. 142mm Ecoscape Flint composite cladding has been added to upper levels of the principle gables on the front and rear elevations, in accordance with approved plans – support.

a) Notwithstanding the above, the proposed Rijswaard Baksteen Mersea Buff handmade brick is acceptable.
b) The proposed SL8 tiles do not reflect the approved standing seam metal roof or smaller format tiles used on adjacent dwellings and are therefore not supported. Replaced with Ibstock Forticrete Gemini slate grey roof tiles – support.

c) The 112mm half round black uPVC gutters and 68mm black uPVC downpipes are accepatble.
d) No cladding is proposed – this is a key omission. The proposed 142 Ecoscape Flint composite vertical cladding panels to the upper part of the front and rear gables are supported.
e) The range of black uPVC fixed casement windows, aluminium windows and doors and non-glazed composite and security doors are accepatble. These are shown to have a 50mm reveal depth. The 250mm black uPVC fascias and 200mm black uPVC barge boards are acceptable.
f) No details of the balustrades have been provided and must be submitted (the previous approval included railings enclosing the raised walkway to rear of the building). These are now included on revised dwg 25/1003/C4A and comprise 1100mm high black aluminium cable railings – support.
g) The location of 100mm black external SVPs and slate grey uPVC roof tile vent (rear elevation) and black coloured meter box (side elevation) are accepatble.

Recommendations: Amendments are required in relation to the roof treatment (either a smaller format plain tile to reflect dwellings opposite or a metal standing seam roof to reflect the approval). Vertical cladding is encouraged at high level of the front and rear elevations of the feature gable to add interest and break up blank areas of unmitigated brickwork. Details of the balustrades need to be provided.
The revised External Materials Plan dwg 25/1003/C4 A is accepatble. Urban Design supports the discharge of C3.

C4 Hard and Soft Landscaping

No development above slab level shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;
c) a hard landscaping plan, indicating location, manufacturer, type, colour and size.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Submission: Hard and Soft Landscaping Plan dwg 25/1003/C2 Rev A

Comments:

a) Comments deferred to landscape colleagues.
b) Existing retained boundary treatments (1.2m iron railings and 1.8m CBF) are illustrated on dwg 25/1003/C2, details of the proposed boundary treatments – including any boundaries separating the grass recreation space from the wider green space to the south of Crest Drive) needs to be confirmed. The introduction of the 1.2m post and rail fence, separating the grass recreation space from the wider green space is accepatble.
c) The proposed tarmac parking spaces, 600mm x 600mm textured buff concrete pavers for pathways and areas of washed gravel are acceptable.
The location of the Bin Store shown on dwg 25/1003/C2 differs from that shown on the approved Site Plan dwg 22-1211 PL10 Rev E and prevents the introduction of soft landscaping needed to screen the bin store from the car park. The Hard and Soft Landscaping Plan dwg 25/1003/C2 should be adjusted to reflect the approved site layout (as has been provided in response to the recent C8 Levels – 25/80186/COND submission). The revised siting of the bin store is supported; soft landscaping is proposed to the back edge of the disabled spaces concealing the bin store from the frontage – support.

Recommendation: Relocate the bin store to reflect the approved Site Plan dwg 22-1211 PL10 Rev E.
The revised External Hard and Soft Landscaping dwg 25/1003/C2 B is accepatble. Urban Design supports the discharge of C4 parts b and c.

C6 Cycle Storage

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: To ensure appropriate provision for the secure storage of bicycles to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Submission: Bin Store and Cycle Parking dwg 25/1003/C3

Comments: The design of the covered cycle parking shelter is accepatble. Urban Design supports the discharge of C6.

C7 Refuse Storage

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 ensure appropriate provision for the secure storage of bins in accordance with Policy LP12 the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Submission: Bin Store and Cycle Parking dwg 25/1003/C3

Comments: The location of the bin store shown on submitted Hard and Soft Landscaping Plan dwg 25/1003/C2 differs from that shown on the approved Site Plan dwg 22-1211 PL10 Rev E and prevents the introduction of soft landscaping needed screen the bin store from the car park. The Hard and Soft Landscaping Plan dwg 25/1003/C2 should be adjusted to reflect the approved site layout (as has been provided in response to the recent C8 Levels – 25/80186/COND submission). Notwithstanding this the design of the bin store is accepatble. The revised siting of the bin store is supported; soft landscaping is proposed to the back edge of the disabled spaces concealing the bin store from the frontage – support.

Recommendation: Relocate the bin store to reflect the approved Site Plan dwg 22-1211 PL10 Rev E. The location of the bin store shown on External Hard and Soft Landscaping dwg 25/1003/C2 B reflect the approved layout and is accepatble. Urban Design supports the discharge of C7

Recommendations: Support the discharge of C6. Amendments are required as outlined in red text before we could support the discharge of C3, C4 and C7.

The amendments are acceptable – Urban Design supports the discharge of C3, C4 (parts b and c), C6 and C7.

Signed: Matthew Paul	**Date: 23/07/2025, 15/08/2025**