Urban Design Consultation

Proposal: Discharge of condition 3 (materials) of 24/00515/HDC	**Location: Priory Centre Priory Lane St Neots**
Case Officer: Lucy Pateman	**Application: 24/80406/COND**

Comments in blue text are in response to amended plans received 14/02/2025, which have been updated to better reflect the detailing submitted under condition 4 Architectural Details (25/80035/COND).

Amendments:
Bay Study – Stage Door & Dormer Elevation 295_AD_800 P1
Bay Study – Bookable Room Elevation 295_AD_801 P1
Bay Study – External Balcony and North Extension Elevation 295_AD_802 P1
Proposed Plan G+0 295_GA_119 P3
Proposed Plan G+1 295_GA_120 P3
Proposed Roof Plan 295_GA_112 P3
Proposed North Elevation 295_GA_140 P4 (received 25/02/2025)
Proposed East Elevation 295_GA_141 P3
Proposed South Elevation 295_GA_142 P4 (received 25/02/2025)
Proposed West Elevation 295_GA_143 P4 (received 25/02/2025)
External Materials Schedule 295 P1

C3 Materials

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 to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- *a) A plan identifying the location of where the different materials are to be used within the development;*
- *b) Brick panel(s) of 1m² erected on site illustrating the choice of bricks, the Stretcher bonding and Flemish bonding, patterns including the 'hit and miss brickwork' labelled A3 on the submitted elevations and the 'recessed / projecting / omitted header and alternate brick choice headers' labelled A10 on the submitted elevations and the mortar colour;*
- *c) The type, colour and texture of all materials to be used for the roof of the building;*
- *d) The profile, colour, material and method of attachment of rainwater goods including downpipes, gutters and hoppers;*
- *e) Materials (including colour) for the construction of the dormer window;*
- *f) Non-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);*
- *g) Materials (including colour) for the construction of doors, windows (including method of opening), soffits and fascias;*
- *h) The appearance and materials for balconies and balustrades;*
- *i) Materials for the construction of canopies;*

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:

- AOC295_SCH_011_External Finishes Schedule_PC1
- AOC295_GA_119_PROPOSED Ground Floor Plan G+0_PC1
- AOC295_GA_120_PROPOSED First Floor Plan G+1_PC1
- AOC295_GA_122_PROPOSED Roof Plan_PC1

- AOC295_GA_140_PROPOSED North Elevation_PC1
- AOC295_GA_141_PROPOSED East Elevation_PC1
- AOC295_GA_142_PROPOSED South Elevation_PC1
- AOC295_GA_143_PROPOSED West Elevation_PC1
- AOC295_AD_800_PROPOSED Bay Study - Stage Door & Dormer_PC1
- AOC295_AD_801_PROPOSED Bay Study - Bookable Room Elevation_PC1
- AOC295_AD_802_PROPOSED Bay Study - External Balcony & North Extension_PC1

Comments:

a) Materials are numbered on the on the submitted elevations AOC295_GA_140_PROPOSED North Elevation_PC1, AOC295_GA_141_PROPOSED East Elevation_PC1, AOC295_GA_142_PROPOSED South Elevation_PC1 and AOC295_GA_143_PROPOSED West Elevation_PC1 and the ground floor plan AOC295_GA_119_PROPOSED Ground Floor Plan G+0_PC1 and cross reference with the submitted External Finishes Schedule and comprise:

Priory Centre:
RAL 1035 Pearl Beige – proposed for the downpipes; half round gutters; box hoppers; ground floor windows; ground floor (none public) doors e.g. stage doors, fire escape doors, dormer window; ground and first floor windows and corresponding cills; parapet copings and trim to window surrounds; brise soleil
RAL 4003 Heather Violet – proposed for the quare gutters and downpipes on the entrance canopy and flat soffit linings to the external covered yard, external covered terrace and east bookable rooms cantilever,
RAL 4002 Red Violet – proposed for ground floor windows and external (public) doors to the main hall, foyer / open workspace with corresponding cills.
Copper aluminium louvers proposed for the chimney, triangular roof louvers, louvers within brickwork and ventilation turret / cowls.
Standing seam copper cladding proposed for the bookable room extensions
New brickwork to match existing with coloured mortar to match the existing
Staffordshire Mix Hawkins Plain roof tiles to match existing and for the dormer window side cheeks
Reinforced bitumen membrane proposed for new flat roofs
Galvanised external escape stairs.

The submitted elevations have been amended to clarify the colour of materials. Materials are demarcated with a number (x) and correspond with the revised material schedule:

- RAL 1018 Zinc yellow for the Metal rod between the timber balcony frame and existing brick wall (9).
- RAL 1035 Pear Beige to the window surround trim (71), dormer parapet coping (70), external doors (45), fixed window (49) and openable windows (47).
- RAL 4002 Red Violet ground floor fixed window (42).
- Nordic Copper cladding fascias to the first-floor extensions (57).
- Service vent pipes (80) have been introduced on the pitched roofs of the west, south and east elevations (80).
- Galvanized slip resistant stair treads are now proposed for the Auditorium escape stairs on the south elevation (78).
- Fixed wall signage (28) shown on the south elevation for the Great Hall.

The revised bay study dwg 295_AD_801 P1 indicates changes to the arrangement of windows for the within first floor bookable rooms and the introduction of RAL 1035 window trims (71) and Nordic copper fascias (57).

The revised bay study dwg 295_AD_800 P1 indicates changes to the first-floor dormer windows (49) and parapet coping (70).

North Extension:
RAL 3012 Beige Red – proposed for the downpipes, box hoppers, windows and doors and parapet coping
Terracotta concrete cast stone cills
Copper aluminium louvers for the acoustic plant screening

Michelmersh Freshfield Lane Selected Light facing brick with red light coloured mortar
Roofing gravel and reinforced bitumen membrane

The location of materials are accepatble.

The submitted elevations have been amended to clarify the colour of materials. Materials are demarcated with a number (x) and correspond with the revised material schedule:

- RAL 3012 Beige Red for the first floor fixed window on the west elevation (37) and parapet coping (70), openable windows (39), downpipe (31) and window trim surrounds at ground floor (71).

The revised bay study dwg 295_AD_802 P1 indicates changes to the ground floor windows on the west elevation of the north extension and the introduction of RAL 3012 window trims

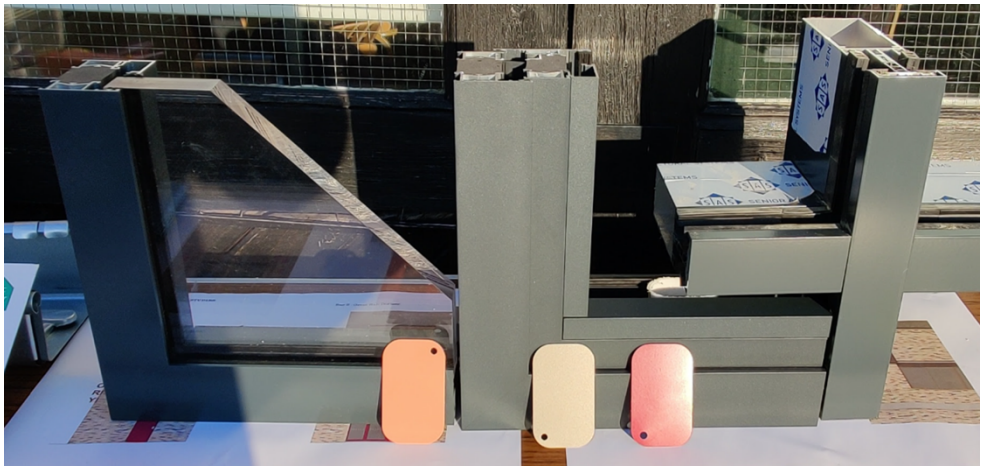
Photos of samples:
Samples of the materials, finishes and colours were reviewed on site on the 24/10/2024:

North Extension: 'Michelmersh Freshfield Lane Selected Light' facing brick and 'red light' mortar, Copper cladding, and RAL 3012 Beige Red sample of window colour:





Window Frame profile and samples of RAL 3012 Beige Red, 1035 Pearl Beige and 4003 Heather Violet:



RAL Colour Samples – right RAL 4003 Heather Violet, 3012 Beige Red, 1035 Pearl Beige (for the

windows) and – left RAL 1018 Zinc Yellow (proposed for the metal rod between the timber frame entrance canopy and existing brick walls) and RAL 4003 proposed for the entrance canopy and guest hall external balcony wall plates. Galvanised handrail shown far left:



b) A brick sample panel should be erected on site for the ‘Michelmersh Freshfield Lane Selected Light’ facing brick with the ‘red light’ coloured mortar – the sample panel should show the Stretcher bonding, Flemish bonding and patterns including the 'hit and miss brickwork' labelled A3 on the approved elevations and the 'recessed / projecting / omitted header and alternate brick choice headers' labelled A10 on the approved elevations as per the wording of C3 part b.

c) ‘Staffordshire mix Hawkins Plain Clay roof tiles’ to match the existing is proposed to infill the dormer window openings that are to be removed and for the side cheeks of the new dormer window. ‘Autumn Brown Bauder’ reinforced bitumen roof membrane is proposed for the flat roof sections over the new dormer window and the bookable room extensions – support.

‘Autumn Brown Bauder’ reinforced bitumen roof membrane is proposed for the flat roof section over the link and north extension entrance with rounded pebble roofing gravel for the flat roof section of the plant enclosure – support.

The type, colour and texture of roof materials are accepatble.

d) The RAL 1035 Pearl Beige steel half round gutters, box hoppers and downpipes and corresponding fixings proposed for the Priory Centre are accepatble. The RAL 3012 Briege Red steel hoppers and downpipes with corresponding fixings proposed for the north extension are accepatble.

e) The design of the dormer window shown on dwg 295_AD_800 Rev PC1 is accepatble and comprises RAL 1035 Pear Beige for the upper floor fixed and openable windows and the window trim with RAL 4002 Red Violet external (public) doors, ‘Staffordshire Mix Hawkins Plain Clay tiles’ to match the existing roof tiles for the dormer window side cheeks and ‘autumn brown’ reinforced bitumen membrane for the flat roof section. The materials (including colour) for the construction of the dormer window are accepatble.

f) The pre-oxidized ‘Nordic Light Brown’ standing seam copper proposed for the bookable room extensions on the east and west elevations is accepatble.

g) The RAL 4002 Red Violet PURe Commercial fixed windows, openable windows and external (public doors) at ground floor level, and RAL 1035 Pearl Beige fixed first floor fixed windows and opening windows and external (non public) doors at ground and first floor level proposed for the Priory Centre are accepatble.

The RAL 3012 Beige Red fixed PURe Commercial windows, openable windows (and sidings) and external doors proposed for the north extension are accepatble.

The matching aluminum cills (RAL 4002 and RAL 1035) proposed for the Priory Centre are accepatble.

The ‘Terracotta Smooth Cast Texture’ precast concrete cills proposed for the north extension are accepatble.

The direction of window and door opening shown on submitted elevations AOC295_GA_140_PROPOSED North Elevation_PC1, AOC295_GA_141_PROPOSED East Elevation_PC1, AOC295_GA_142_PROPOSED South Elevation_PC1 and AOC295_GA_143_PROPOSED West Elevation_PC1 and is accepatble.

The reveal depth of proposed window and door openings will be confirmed as part of Condition 4 Architectural Details part a – ‘Window and door reveals, cills and headers, including tax windows / doors’.

h) The galvanised steel vertical bar by Remini Fencing proposed for the pedestrian guard rail system, boundary gates, access ramp and escape stair balustrades, Juliette balcony and guest hall external balcony balustrades are acceptable.

The steel galvanised wall mounted handrail to the accessible ramp to the north of the north extension is accepatble.

The green oak timber frame with natural oil wood stain proposed for the guest hall external balcony, with RAL 4003 Heather Violet wall plates and a RAL 1018 Zinc Yellow metal rod (between the timber frame and existing brick wall) – as shown on dwg 295_AD_802 Rev PC1 is accepatble.

i) The folded aluminium galvanised canopy, with RAL 4003 Heather Violet square gutters, downpipes and wall plates with planed timber flitch beam and RAL 1018 Zinc Yellow metal rod (between the timber frame and existing brick wall) proposed for the main entrance canopy and main hall entrance canopy are accepatble. The detailed design of the main entrance is shown on dwg 295_AD_801 Rev PC1 and is accepatble. The standing seam copper proposed for the north extension canopy is acceptable.

Recommendations: The proposed materials are acceptable in design terms. A sample panel of the proposed ‘Michelmersh Freshfield Lane Selected Light’ facing brick with the ‘red light’ coloured mortar needs to be erected on site to satisfy part b of condition 3. The sample panel should show the stretcher bonding, flemish bonding and patterns including the 'hit and miss brickwork' labelled A3 on the approved elevations and the 'recessed / projecting / omitted header and alternate brick choice headers' labelled A10 on the approved elevations as per the wording of C3 part b.

The amended drawings are accepatble in design terms.

Signed: Matthew Paul	**Date:** 04/12/2024, 25/02/2025