Urban Design Consultation

Proposal: Discharge of conditions 3 (Materials), 4 (Arch details), 5 (Landscaping), 6 (Landscape management), 8 (Ecological Design Strategy), 9 (Foul and Surface Water), 13(Drainage), 16(Bin and Bike Stores) and 19 9Archaeology) of 22/00950/FUL	**Location: Agricultural Buildings Washingley Farm Green End**
Case Officer: Charlotte Dew	**Application: 24/80360/COND**

Comments in blue text are in response to amended plans received 06/12/2024.

Comments in red seek amendments / further information.

C3 Materials

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until 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 location of materials,
ii) A brick panel of 1m2 erected on site illustrating brick, bonding, and mortar colour,
iii) Details of type, colour and texture of all materials to be used for the roof of the building including verge details
iv) Details of rainwater goods including colour.
v) Details of 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);
vi) Details and materials (including colour) for the construction of doors, windows (including method of opening) and dormer windows.
vii) Details of the appearance and materials for the FOG balcony screens (this detail may consist of largescale drawings and/or samples).
viii)Details and materials for the construction of porch canopies.

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

Submission:

- 24-09-300 Mats_Architectural Details 24-03-26 Rev A
- 24-09-301 Mats_Architectural Details 24-03-26 Rev A
- 24-09-303 Plot 1 Plans 24-06-07
- 24-09-305 Plot 2 3 Plans 24-06-07
- 24-09-307 Plot 4 Plans 24-06-07
- 24-09-309 Plot 5 Plans 24-06-07
- 24-09-311 Plot 6 Plans 24-06-07
- Plot 1 Plans and Elevations 2018.14.103 Rev B
- Plot 2 and 3 Floor Plan 2018.14.104 Rev A
- Plot 2 and 3 Elevations 2018.14.105 Rev B
- Plot 4 Plans and Elevations 2018.14.106 Rev B
- Plot 5 Plans and Elevations 2018.14.107 Rev B
- Plot 6 Plans and Elevations 2018.14.108 Rev B

Comments:

i) Drawings 24-09-300 Mats_Architectural Details 24-03-26, 24-09-301 Mats_Architectural Details 24-03-26 and the individual plot plans indicate the proposed materials palette:

- **Facing brick:** AAB Mersea Buff handmade with dark contrasting mortar (plots 1, 4 and 6), AAB Old Westmill red multi with dark contrasting mortar (plots 2, 3 and 5) – accepatble subject to reviewing sample panel.
- **Roof tiles:** Cupa 18 natural Spanish slate and Marley Pan Tiles (Plot 4 and garage) – accepatble.
- **Windows and doors:** uPVC colour anthracite grey and aluminium bi-fold doors colour anthracite grey and heritage traditional casement windows colour off white/cream (Plot 1) – accepatble.
- **Cladding:** 3 x cladding types - Hardie oblique vertical cladding colour RAL 7016 (where shown on elevations); VMZ standing seam cladding colour dark grey (plots 2 and 5), and; Hardie horizontal cedar cladding colour RAL 7016 (Plot 4 and garages). The DAS submitted with the 22/00950/FUL application (para 6.36) noted *'The proposed re-development will provide for a mix of dwellings types fitting for the rural characteristics of the site and the wider area. The sympathetic and contemporary external*

treatments reflect the contrast of dwelling types with a well-considered mix of high quality traditional and modern materials, to include buff and red brick, timber cladding and contemporary modern metal cladding. The roof treatments include, natural slate and traditional pantiles. The external material pallet reflects, a typical agricultural buildings in the area and those of the existing to be removed'. Whilst the principle of the VMZ zinc cladding is accepatble subject to the submission of samples and clear annotations on the house type elevations (it is unclear which elements will be Zinc or the Hardi Oblique cladding), there is concern the proposed Hardie Horizontal Cedar Cladding and Hardie Oblique vertical cladding will relate poorly to existing natural cladding used within Green End Road and on the exitsing buildings to be demolished and will fail to reflect the rural characteristics of the site, furthermore the DAS submitted with the 22/00950/FUL clearly indicated timber cladding rather than fibre cement cladding. Natural stained cladding should be specified.

The Hardie Horizontal Cedar Cladding and Hardie Oblique vertical cladding has been omitted.

Individual house type plans and elevations now show natural timber cladding to all garages (natural on plot 1 and stained black on Plots 2, 3, 4, 5 and 6) and for the wall cladding on Plot 4.

Dark Grey VMZ zinc standing seam cladding is proposed for the wall cladding on parts of Plots 2, 3 (and sections of roof) and Plot 5 (including the roof over the living room and dormer window side cheeks).

The arrangement of the cladding is accepatble.

ii) Please contact once a sample panel showing the brick, bonding and mortar colour is available. Samples of the VMZ zinc cladding should be provided / also made available on site. Site visit to be arranged / photos of sample panels to be submitted to the LPA.

iii) The slate roof and Marley Pan tiles (part of Plot 4 and garage) are accepatble. Verge details are shown on dwg 24-09-300 Mats_Architectural Details 24-03-26 and comprise 200mm barge boards (plot 6 and car ports) projecting corbelled brickwork and kneeler with exposed rafter feet (Plot 1) and corbelled brick verges (Plots 2, 3, 4 and 5) – accepatble.

iv) The 150 x 125 black seamless aluminium gutters and matching downpipes are accepatble.

v) As noted above 3 cladding types are proposed: Hardie oblique vertical cladding colour RAL 7016 (where shown on elevations), VMZ standing seam cladding colour dark grey (plots 2 and 5), Hardi horizontal cedar cladding colour RAL 7016 (Plot 4 and garaging). Whilst the principle of the VMZ zinc cladding is accepatble subject to the submission of samples and clear annotations on the house type elevations (it is unclear which elements will be Zinc or the Hardi Oblique cladding), there is concern the proposed Hardie Horizontal Cedar Cladding and Hardie Oblique vertical cladding will relate poorly to existing natural cladding used within Green End Road and on the exitsing buildings to be demolished and will fail to reflect the rural characteristics of the site, furthermore the DAS submitted with the 22/00950/FUL clearly indicated timber cladding rather than fibre cement cladding. Natural stained cladding should be specified. The Hardie Horizontal Cedar Cladding and Hardie Oblique vertical cladding has been omitted. The arrangement of the natural and stained timber cladding and VMZ zinc cladding shown on the revised house type plans and elevations is accepatble. The relationship of cladding to the eaves / barge board is shown on dwg 24-09-300 Mats_Architectural Details 24-03-26, whilst wall details are shown on dwg 24-09-301 Mats_Architectural Details 24-03-26 – these are accepatble.

vi) The uPVC colour anthracite grey windows, aluminium bi-fold doors colour anthracite grey and heritage traditional casement windows colour off white/cream (Plot 1) is accepatble. The deceunick composite font doors in cottage style are accepatble. The means of window opening is missing from the submitted house type plans and should be confirmed. The arrangement of window openings is now show on the revised submitted drawings and is accepatble for Plots 1, 2, 3, 5 and 6 but is missing for Plot 4 (means of opening is only shown for the patio doors and rooflights).

Details of the dormer windows (side cheeks and fascia colour – assume black) should be confirmed for the large 2 storey high window on Plot 5. Confirmed as dark grey VMZ zinc standing seam cladding – support. The lead side cheeks to the Plot 1 dormer windows are accepatble.

vii) There are no FOGs proposed as part of the application.

viii) The timber framed porch (plot 1) and timber framed porch canopy – natural cladding (Plots 4 and 6) as shown on dwg 24-09-301 Rev A Mats_Architectural Details 24-03-26 are accepatble, however the framed porch canopy is missing from the submitted elevations provided for Plots 4 and should be confirmed. This is now included on dwg 2018.14.106 Rev B and is accepatble. No porch canopies are proposed on Plots 2, 3 and 5.

Summery – A sample panel of the proposed facing bricks and VMZ zinc cladding should be provided. The means of window opening for Plot 4 should be confirmed (only shown for the patio doors and rooflights).

C4 Architectural Details

Notwithstanding the submitted details, no development above slab level shall take place until architectural details have been submitted to and agreed in writing by the Local Planning Authority. The details shall include the following:-
i) Window and door reveals and cills;
ii) Design and location of meter boxes;
iii) Location and colour of external flues and vents.

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

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

Submission:

- 24-09-300 Mats_Architectural Details 24-03-26
- 24-09-300 Mats_Architectural Details 24-03-26
- 24-09-303 Plot 1 Plans 24-06-07
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- Plot 2 and 3 Floor Plan 2018.14.104 Rev A
- Plot 2 and 3 Elevations 2018.14.105 Rev B
- Plot 4 Plans and Elevations 2018.14.106 Rev B
- Plot 5 Plans and Elevations 2018.14.107 Rev B
- Plot 6 Plans and Elevations 2018.14.108 Rev B

Comments:

i) The window details provided on dwg 24-09-301 Mats_Architectural Details 24-03-26 show a reveal depth of approximately 40mm, a deeper reveal is recommended (recommend 1 brick depth) to articulate the elevations and provide a shadow detail. The HDC Design Guide SPD (page 167) notes '*a reveal depth of 75mm will provide a suitable depth to provide shadow and interest to an external elevation'*. A section of the windows within areas of cladding needs to be provided. Dwg 2024.09.301 Rev A confirms a 75mm reveal depth which is accepatble. The arched solider course headers and stone cills to plot 1 are accepatble.

ii) Recessed electric meter boxes colour dark grey to all plots are accepatble, however, the location of the meter boxes needs to be confirmed on the submitted elevations. The location of meter boxes and now included on individual plot elevations and are accepatble (within the car ports of plot 2, 6, west side elevations of Plots 1 and 5, the north side elevation of Plot 3 and the west front elevation of Plot 4).

iii) The location of flues and vents / extracts and air bricks are accepatble as shown on the submitted elevation plans. These are shown to be colour matched to the facing brickwork, whist supported, wall extracts within areas of cladding should be colour match to the surrounding cladding – an additional annotation is required on the elevation plans confirming this. The location of flues and vents are missing from plans dwg 2018.14.103 Rev B, 2018.14.105 Rev B, 2018.14.106 Rev B, 2018.14.107 Rev B, 2018.14.108 Rev B submitted 06/12/2024, however annotations have been added these plans for plots 2, 3, 4, 5 and 6 – 'wall extracts within areas of cladding are to match the colour of the surrounding cladding' and is acceptable. The previously submitted plans should be included in the decision notice as these indicated the location of flues and vents.

Summery – urban design supports the discharge of C4.

C5 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.

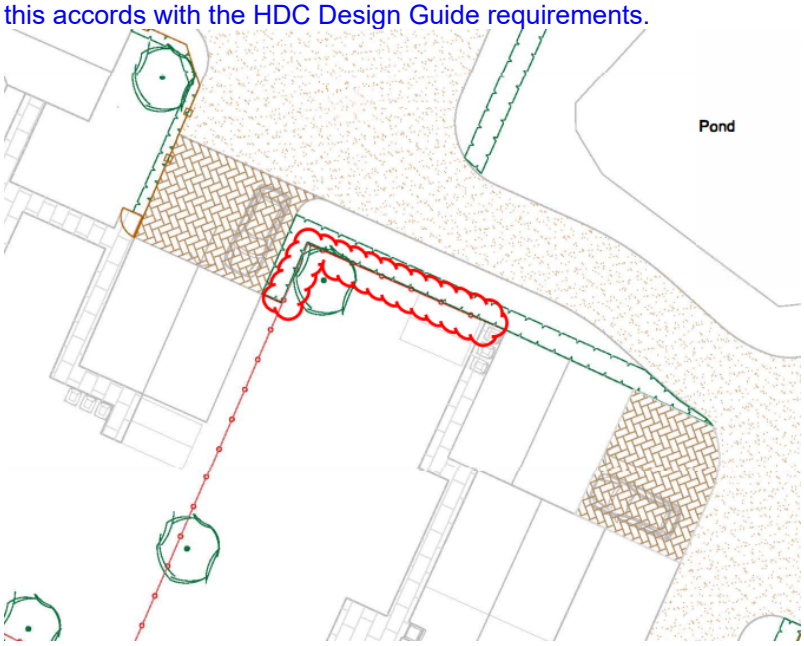
Submission:

- 1427 LEMP 2024 07 09
- 1427-01 Soft Works 2024 07 09 Rev E
- 1427-02 Hard Works 2024 07 09 Rev E
- 3280-70 Hard landscaping plan Rev B
- 2018.14.p2.102 Proposed Block Plan Rev E
- 1427-03C Biodiversity Enhancement 2024 07 09

Comments:

a) Comments on the planting plans, written specification, schedules etc are deferred to landscape colleagues. UD comments are limited to parts a and b of condition 5.

b) The arrangement of timber post and rail fencing (1400mm high 3 rails) is accepatble. 1800mm high CBF is limited to rear garden boundaries between Plots 1-4. The section of CBF to the north of Plot 3 highlighted below should forms a brick boundary wall given this forms a public facing boundary in accordance with the HDC Design Guide requirements (page 174): *'If the side or rear walls are in the public realm then these should be either solid wall or high hedge, or a combination of both'*. The soft works plan shows that the hedge planting in front of this wall will be maintained at a height of only 1.2m – as such this CBF would be clearly visible within the public realm. Revised dwg 1427-01 Rev E confirms this section of hedgerow will be maintained at 1.8m hight – support, this accords with the HDC Design Guide requirements.



- The Marshalls permeable block paving 'bracken' 100 x 200 x 60mm with concrete edging for the parking spaces, and Indian sandstone paths and patios are accepatble. The tarmac proposed for the access roads is considered unacceptable – this forms an overly hard appearance that would be unsympathetic to the rural location and low vehicle speeds. Block paving, bound gravel, spray gravel should be specified. Revised 1427-02 Hard Works 2024 07 09 Rev E replaces the tarmac surface road with gravel over type 1, however there is a discrepancy with dwg 3280-70 Hard landscaping plan Rev B and 2018.14.p2.102 Proposed Block Plan Rev E which indicate Marshalls Priora permeable paving for the access roads. Dwg 1427-02 Hard Works 2024 07 09 Rev E should be updated.

Summery – defer comments on C5 part a to landscape colleagues. Part b is accepatble in design terms. Note the discrepancy between dwg 1427-02 Hard Works 2024 07 09 Rev E which shows 'gravel over type 1' for the access roads and dwg 3280-70 Hard landscaping plan Rev B and 2018.14.p2.102 Proposed Block Plan Rev E which indicate Marshalls Priora permeable paving for the access roads

C16 Bin and Cycle Storage

Prior to the occupation of the development hereby permitted, full details of cycle and bin stores shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to occupation of the development.

Reason: In the interests of neighbour and visual amenity in accordance with the requirements of Policies LP12 and LP14 of the

Huntingdonshire Local Plan to 2036.

Submission: 2018.06.201 Bin and Bike Stores 24-05-07 Rev A

Comments: The design of the proposed bin stores (2290mm x 910mm with 1212mm high mono pitched roofs) as shown on dwg 2018.06.201 Bin and Bike Stores 24-05-07 and location as shown on dwg 1427-02C Hard Works 2024 07 09 are accepatble.

The cycle stores measure 1828mm x 1197mm with doors on the long elevation. Whilst these are accepatble for the 3 bed Plots 2, 3, 4, 5 and 6 where 3 bikes could be stacked against one another, a larger store should be specified for the 5 bed Plot 1 to provide sufficient capacity to accommodate 1 bike per bedroom in accordance with Local Plan Policy LP17. Revised dwg 2018.06.201 Rev A provides a larger 2m x 2m cycle store for Plot 1 – support.

See recommended sizes of cycle stores to accommodate 2 and 4 bikes contained in Manual for Streets:

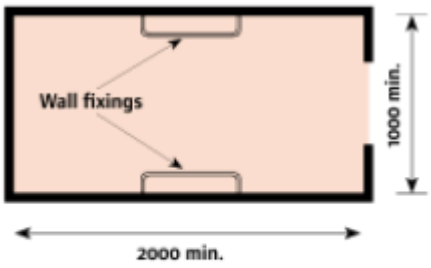


Figure 8.5 Plan of store for two cycles using wall fixings.

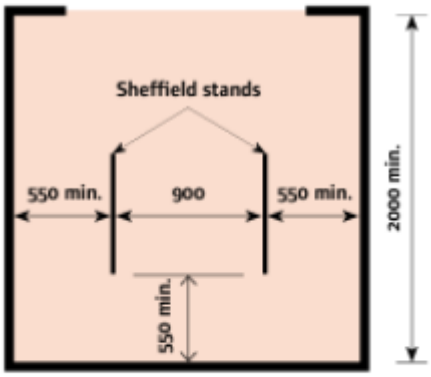


Figure 8.6 Plan of store for four cycles using Sheffield stands.

The location of the cycle stores shown on dwg 1427-02C Hard Works 2024 07 09 are accepatble.

Summery – urban design supports the discharge of C16.

Recommendations: Seek amendments / further information to address comments in red text above.

Urban Design supports the discharge of C4 architectural details, C5 Landscaping parts b and C16 bin and cycle storage.

C5 part C - Note the discrepancy between dwg 1427-02 Hard Works 2024 07 09 Rev E which shows ‘gravel over type 1’ for the access roads and dwg 3280-70 Hard landscaping plan Rev B and 2018.14.p2.102 Proposed Block Plan Rev E which indicate ‘Marshalls Priora’ permeable paving for the access roads

C3 - A sample of the proposed facing bricks are required as per the wording of C3 materials a sample of the VMZ zinc should also be provdied. The arrangement of window openings is missing for plot 4 (only shown for the patio doors and rooflights) and should be confirmed.

Signed: Matthew Paul	**Date: 13/11/2024, 12/12/2024**