Urban Design Consultation

Proposal: Non-material amendment of 23/00695/REM to revise (i) balcony designs, (ii) fenestration to the Chester Housetype, (iii) boundary positions and associated fencing and (iv) position of plots	**Location: Alconbury Airfield Ermine Street Little Stukeley (BDW Parcel 7 North)**
Case Officer: Aaron Sands	**Application: 24/01858/NMA**

The NMA application seeks amendments to reserved matters application 23/00695/REM to revise:

1. The balcony design of Flat Block F;

2. Omit the ground floor side windows serving the WC of all Chester house types (Plots 133 and 134);

3. Alter the boundary fence positions to plots 214, 216, 55, 77-79, 60-62, 192, 206 and the parking court serving apartment blocks D and E; and

4. Amend the position of Plots 77-79, 187 and 188 by Circa 1m forwards in their plot.

These amendments incorporate changes included within the earlier withdrawn NMA application 24/01334/NMA (and include changes to address previous UD comments raised 14/08/2024). This NMA sought to revise:

1. The boundary fence positions of plots 214, 216, 55, 77-79, 60-62, 192, 206 and the parking court serving apartment Blocks D and E to ensure garden sizes are commensurate with the size of plot they serve.

2. The position of Plots 77-79, 187 and 188 by circa 1m forwards in their plot, reducing the front garden size but increasing the rear garden size to ensure garden sizes are commensurate to the size of the plot they serve.

These amendments affect the following approved plans under application ref 23/00695/REM:

Drawing Title	Drawing number	Approved revision	Proposed revision
Site Layout Plan	ALCWL-MCB-ZZ-ZZ-DR-A-0230	PG	P9
External Materials Plan	ALCWL-MCB-ZZ-ZZ-DR-A-0232	P5	P9
External Boundaries and Surface Finishes Plan	ALCWL-MCB-ZZ-ZZ-DR-A-0233	P5	**P8**
Affordable Tenure Plan	ALCWL-MCB-ZZ-ZZ-DR-A-0234	P5	**P8**
Parking Strategy Plan	ALCWL-MCB-ZZ-ZZ-DR-A-0235	P5	**P8**
Refuse Management Plan	ALCWL-MCB-ZZ-ZZ-DR-A-0236	P5	P8
Garden Areas and Separation Distances Plan	ALCWL-MCB-ZZ-ZZ-DR-A-0237	P5	**P8**
Electric Vehicle Charging Point Strategy Plan	ALCWL-MCB-ZZ-ZZ-DR-A-0238	P5	P8
Detailed Landscape Proposals Sheet 1 of 3	GL1982 04	E	F
Detailed Landscape Proposals Sheet 2 of 3	GL1982 05	E	G
Detailed Landscape Proposals Sheet 3 of 3	GL1982 06	E	F
Chester Housetype Plans and Elevations	ALCWL-MCB-ZZ-ZZ-DR-A-0143	P2	**P4**
Block F Ground Floor Plan	ALCWL-MCB-ZZ-ZZ-DR-A-0345	PG	P9
Block F First Floor Plan	ALCWL-MCB-ZZ-ZZ-DR-A-0346	P4	P7
Block F Second Floor Plan	ALCWL-MCB-ZZ-ZZ-DR-A-0347	P5	P8
Block F Elevation B and C	ALCWL-MCB-ZZ-ZZ-DR-A-0348	P5	**P8**
Block F Elevation A and D	ALCWL-MCB-ZZ-ZZ-DR-A-0349	P5	**P8**

1. **Balcony Design to Flat Block F** - balconies have been revised from the approved cantilevered design to brick clad bolt on structures. The revised balconies are cloaked in matching brickwork to the elevations reflect previous discussions had with BDW. The Alconbury Weald KP1E Design Code section 8.3.2 Building Features for Residential Built Form notes that *'External load bearing structures for the support of balconies are only permitted in the case of 2-storey dwellings. Their selection needs to demonstrate a clear design rationale so as to ensure that they complement the elevation's composition'*. However, in this case the brick cloaked balconies are considered accepatble given they appear integral to the composition of the elevation and include matching facing brickwork, rather than an exposed steel frame that is discouraged by the DC.

   The revised drawings rationalize the number of balconies per unit, previously 2 separate smaller balconies were provided per unit accessed independently from the L/K/D rooms and Bedroom 1. The revised proposals now include a single larger balcony accessed from the L/K/D room of each unit. The balcony sizes accord with the

DC amenity space requirements and provide the necessary 5sqm balcony for 1B2P units and 6sqm for 2B3P units.

The revised balcony design is considered accepatble.

2. **Omit the ground floor side WC windows within the Chester house types (Plots 133 and 134)** – no objection.

3. **Alter the boundary fence positions to plots 214, 216, 55, 77-79, 60-62, 192, 206 and the parking court serving apartment blocks D and E** –
The amendments to the position of CBFs to Plots 214 and 216 is accepatble, this increases the rear garden size of Plots 216, but reduces the rear garden size of Plot 214 (but remains in accordance with the approved amenity space standards set out within the AW KP1 Design Code). The previous unresolved space to the rear of Plots 217 (raised in previous comments on the 24/01334/NMA application) has now been incorporated within the rear garden of Plot 216, increasing the garden size from 72.80sqm to 93.74sqm.

   The amendments to the arrangement of the brick wall to the south of Plot 55 is accepatble, this increases the garden size from 90.94sqm to 100sqm, imporves the alignment with the brick wall to the south of Plot 52, helps to screen the parking for Plots 53-55 from the Linear Park and maintains the same shrub and tree planting as per the original approval.

   The minor amendments to the rear garden boundaries of Plots 60-62 as a result of the reduced setback of Plots 77-79 is accepatble and results in a slight increase to the garden sizes of Plots 60, 61, 68-71, but a slight decrease to the garden sizes of Plots 62, 78-79, notwithstanding this these gardens remain in accordnace with the approved amenity space standards set out within the AW KP1 Design Code.

   The minor amendments to the position of the rear garden boundary between Plot 192 and 206 is accepatble and increases the rear garden size of Plot 206 from 124.63sqm to 130.20sqm, but decreases the rear garden size of Plot 192 from 105.92sqm to 100.58sqm. The garden of plot 192 remains more than 40sqm larger than the minimum amenity space standards for a 4-bed dwelling set out with the AW KP1 Design Code and is accepatble.

4. **Amend the position of Plots 77-79, 187 and 188 by Circa 1m forwards in their plot** - The amendments to move Plots 77-79 and the respective side drives further forward within these plots is accepatble and increases the rear garden sizes of Plots 77, and Plots 67-71 to the north as well as increasing back-to-back separation distances.

   The amendments to move Plots 187 and 188 further forward in the plots is accepatble and increases the rear garden sizes from 86.57sqm and 115.44sqm to 100.37sqm and 123.86sqm respectively and increases the back-to-back separation distance between Plots 187 and 183 from 20.44m to 21.66m. The approximately 1.7m setback of these Plots would be similar to that of Plots 191-194 opposite and is accepatble

External Materials Plan dwg ALNMA-MCB-ZZ-ZZ- DR-A-0232 D5 Rev. P9 – this has been updated to reflect the layout amendments above. Ibstock Brunswick Autumn is shown for both the 'Buff Brick' and 'Buff Brick 2' which does not reflect the approved External Materials Plan (DR-A-0232 D5 Rev. P5) from the 23/00695/REM application (which showed TBC for the 'Buff Brick 2').

The revised materials plan for parcel 7 north should be updated and TBC shown for 'Buff brick 2', with a future discharge of condition application submitted to agree the revised facing bricks as part of the materials condition.

Note email exchange with Louise Simmonds (sent 14/10/2024 - below) confirmed the revised facing brick to replace the Ibstock Brunswick Autumn on both the 59 unit permission (parcel 7 south) and the 202 unit permission (parcel 7 north), due to the long lead time of this brick:

"Hi Louise,

Thanks for the labelled images, I visited the site last Wednesday to take a look at the sample panels.

The Bradgate Harvest Antique is an accepatble replacement for the approved Ibstock Brunswick Autum. As per the email below Plot 41 in the 202 unit permission should be in the Bradgate Harvest Antique to reflect No. 44 to the north.

As raised in previous emails the Warm Golden Buff forms an extruded wire cut brick and the sample shows this is does not reflect the sandcreased texture of the Bradgate Harvest Antique. Of the samples seen I recommend the Weathered Gault blend as this is slightly darker and will form a good contrast the Bradgate Harvest Antique for units in the 202 permission.

So to confirm, approved bricks would be:

- *Bradgate Harvest Antique*
- *Weathered Gault Blend*
- *Brunswick Autum (for Plots 9-32, 250-256 within the 59 unit permission and Plots 34, 38, 41, 44, 216 and 220 within the 202 unit permission)*
- *Leicester Weathered Red (for Plots 1-7, 242-249 within the 59 unit permission)*
- *Leicester Weathered Multi (for Plots 8 and 241 within the 59 unit permission).*

There will need to be a new application to re-discharge the materials condition for both applications."

These changes should be reflected within a future DoC application for both the 59 unit and 202 unit permissions.

Recommendations: No objections but seek clarity on the materials plan – this should be updated to show TBC for 'Buff brick 2' (to reflect the original approval) as part of this NMA, with a future DoC application submitted to amend the facing bricks on both the 59 unit permission and 202 unit permission.

Signed: Matthew Paul	**Date:** 25/10/2024