Urban Design Consultation

Proposal: Discharge of Condition 2 (Materials), 4 (Hard Landscaping), 5 (Architectural Details) and 6 (Street Maintenance) of 23/02505/REM.	**Location: Land West Of Longlands Close And North Of The Paddock Caravan Park Ramsey Road Warboys**
Case Officer: Lucy Pateman	**Application: 23/02505/REM**

Comments on C6 Street Maintenance are deferred to CCC Highways.
Comments in red text seek amendments / further information.

C2 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 of buildings 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(s) identifying the location of where the different materials are to be used within the development;
b) Brick panels of 1m² erected on site illustrating the choice of bricks, bonding, patterns and mortar colour;
c) The type, colour and texture of all materials to be used for the roof of the building(s);
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 doors, windows (including method of opening), soffits and fascias;
f) Materials for the construction of porch and any other canopies;

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, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

Submission: C02 - 2025-02-18 External materials schedule final, 23015 0103-P05 Material Combination Plan

Comments:

a) The disposition of materials shown on dwg 23015 0103-P05 Material Combination Plan is accepatble and reflect the materials combination plan approved under the 23/02505/REM consent.

b) Proposed The submitted materials schedule indicates the following:
- Buff facing brickwork: Forterra Burwell Buff
- Buff Multi facing brickwork: Forterra Village Harvest Multi
- White Through colour render: K-Rend Silicone K1 White
- White UPVC windows
- Black GRP composite doors
- Slate Grey concrete roof tiles – TLE anthracite
- Terracotta concrete roof tiles – TLE terracotta
- Black UPVC rainwater goods – kayflow half round
- White UPVC fascias and soffits – white 16mm square edge
- Apex porch canopies – GRP
- Lean to porch canopies – GRP

Samples of the Forterra Burwell Buff and Village Harvest Multi bricks should be erected on site, as required by Condition C2(b). However, there is concern that both bricks are wire-cut and exhibit a strong pink/orange tone, which may not complement the more muted buff and multi-buff bricks characteristic of the Ramsey Road context. Consideration should be given to alternative buff options (e.g. Forterra Kensington Cream or Cathedral Cream) and multi-buff bricks (e.g. Belgravia Gault Blend), or bricks from alternative manufacturers better suited to the local character.

Although white render was shown on the approved materials combination plan, an off-white or cream render would be more appropriate, reflecting the existing cream-rendered dwellings along Ramsey Road.

c) Details should be provided confirming the manufacturer, product name, and specification of the thin leading-edge roof tiles, including their size and thickness.

d) The black UPVC rainwater goods are accepatble.

e) The white UPVC windows and Black GRP front doors are accepatble. the means of window opening are confirmed on dwg's C05 - 23015 0410-P01 Architectural Detail Elevations - Sheet 1 of 2, 23015 0410-P01 Architectural Detail Elevations - Sheet 2 of 2 and are accepatble.

f) The design of the porch canopies shown on the materials schedule and dwg's C05 - 23015 0410-P01 Architectural Detail Elevations - Sheet 1 of 2, 23015 0411-P01 Architectural Detail Elevations - Sheet 2 of 2 and are accepatble. However, the treatment of roof tiles to the porch canopies should be clarified - these should match the main roof tiles to ensure consistency.

C4 Hard Landscaping

No development above slab level shall take place until a hard landscaping plan, indicating location, manufacturer, type, colour and size of hard surfaces and means of delineating parking spaces has been submitted to and approved in writing by the Local Planning Authority.

All hard landscape works shall be carried out and maintained in accordance with the approved details.

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

Submission: C04 - 26361 - 208 - Surface Finishes Layout

Comments:
Hard landscape details are set out on dwg C04 - 26361 - 208 - Surface Finishes Layout and comprise:

- Adoptable bituminous bound carriageway
- Adoptable block paved raised table
- Adoptable bituminous bound footway/service margin
- Adoptable bituminous bound vehicular crossover
- Adoptable ramp
- Private permeable block paved shared driveway (lined with impermeable membrane)
- Private permeable block paved single driveway (lined with impermeable membrane)

Whilst the proposed arrangement of hard landscape materials is supported in principle, further details are required regarding the manufacturer, product name, colour, and laying pattern for the permeable block paving used on both shared and single driveways. Clarification is also required as to why an impermeable membrane is proposed beneath these permeable paving areas, as this appears contradictory.

The means of delineating parking spaces should be confirmed. A stretcher course in a contrasting sett is recommended to provide clear visual separation and reinforce the design intent.

The treatment of the footpath link to the adjacent site to the north should also be clarified to ensure continuity and connectivity with the surrounding network.

C5 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 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;
d) Size and design of gable / chimney motif's

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 LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

Submission: C05 - 23015 0410-P01 Architectural Detail Elevations - Sheet 1 of 2, 23015 0411-P01 Architectural Detail Elevations - Sheet 2 of 2

Comments:

a) Sections should be submitted showing the window and door reveals, including cill and header details, as required by Condition C5(a).

The material and treatment of window cills should be confirmed to ensure they align with the overall design intent.

The approved house type elevations include arched soldier course window headers, echoing local vernacular detailing. These have been replaced with flat headers in the submitted drawings and are omitted from side and rear elevations. These changes result in a loss of architectural richness and are inconsistent with paragraph 140 of the NPPF, which seeks to avoid material diminution of quality between approval and implementation. The submitted elevations should be revised to reflect the approved detailing to maintain the intended character and reinforce the cottage-style appearance of the dwellings.

b) The location of flues and vents shown on dwg's C05 - 23015 0410-P01 Architectural Detail Elevations - Sheet 1 of 2, 23015 0411-P01 Architectural Detail Elevations - Sheet 2 of 2 are accepatble – the colour of these should be confirmed (these should match the surrounding facing brick and render).

Meter boxes are currently proposed on the front elevations adjacent to entrances. This approach does not comply with the HDC Design Guide SPD (page 160), which recommends avoiding cluttering primary elevations. Meter boxes should be relocated to side elevations where possible and colour-matched to the adjacent wall material. The use of smart meters should also be considered to potentially reduce the need for external boxes.

c) The eaves and verge detailing is acceptable in principle. However, confirmation is required regarding the depth of fascias and soffits, which should be kept shallow to avoid bulky, incongruous eaves. Verge treatments should also be confirmed—where dry verges are proposed, a narrow continuous verge strip is encouraged to preserve a traditional aesthetic.

d) Chimneys shown on approved elevations for Plots 1, 18 and 19 (House Types CBB, BF, and F) are absent in the submitted drawings. These should be reinstated to comply with the approved scheme. As raised in previous comments on the 23/02505/REM application, additional chimneys are encouraged on Plots 10 and 11 (House Type B) to strengthen the visual hierarchy and reinforce their prominence at key view termini along the spine road.

Recommendations: Amendments and further information are required to address the issues identified above, particularly where discrepancies have arisen between the approved details and those now submitted. It is recommended that revised plans and supporting information be provided to address these matters, following which the application should be reconsulted with Urban Design.

Signed: Matthew Paul	**Date:** 20/06/2025