Urban Design Consultation

Proposal: Application for the approval of access, appearance, landscaping, layout and scale for 422sqm of floorspace in Use Class E and all associated and ancillary engineering and earth works pursuant to outline planning permission 1201158OUT	**Location: Alconbury Weald Ermine Street Little Stukeley**
Case Officer: Aaron Sands	**Application: 25/00510/REM**

This reserved matters submission seeks consent for the introduction of a third building within The Glades Neighbourhood Centre, completing the cluster of buildings previously approved under application 21/01833/REM (later amended by 23/00602/NMA) for the Co-Op, office and nursery, located to the north of the CCC New Shire Hall and Watch Office Green. The building would provide additional commercial floor space, supporting the needs of residents in KP1 and early parts of KP3 pending the opening of the HUB.

The submission has been subject to a series of pre-application discussions with the LPA and Urban Design with comments provided 23/12/2021, 15/02/2022 and 29/04/2024 where various layout and design options were considered. A summary of the feedback provided is set out in the DAS section 3: Design Evolution.

Design Code Context
The site lies within an area designated for informal open space in the KP1 Design Code. The current proposal introduces built form and hard landscaping not originally envisaged. As such, it is classed as a Code Breaker. However, this is considered acceptable as the scheme contributes positively to the established Local Centre and local community facilities.

Sitting, scale and massing
The building is located to the southeast of the co-op building, enclosing the southeastern edge of the Courtyard Plaza (the Co-Op, office and approved nursery form the northwest and western edges of the Plaza). The building reflects the rectilinear form of the Co-Op and completes the crescent arrangement of buildings surrounding the Watch Office Green.

The building would provide up to five commercial units and floor plans show the units can be configured in multiple ways dependent upon the needs of the future occupier with the opportunity for an accessible WCs and incoming mains cabinets if required.

The building is single storey in height with an approximately 4.2m eaves height providing space for signage above the windows and a 7.7m ridge height. The building includes a standing seam dual-pitched roof and features an integral concealed gutter. During pre-application discussions, the roof form had changed from flat roof to a pitched roof in order to accommodate plant equipment. Later comments raised at pre-application stages recommended the use of a mono-pitched roof design, setback behind a parapet to create a better height transition, PV potential, and consistency with the Co-Op; however, construction constraints ruled this out.

On balance the dual-pitched roof is considered accepatble in design terms and will still transition the building heights towards the Boulevard whilst forming a key ‘bookend’ to the crescent arrangement of buildings surrounding the Watch Office Green.

Elevations and Materials
The proposed elevations and materials reflect those approved for the adjacent Co-Op and Office building and comprise light coloured facing brickwork, bronze / copper-coloured windows, louvered panels and insulated window panels and light coloured standing seam metal roof. The introduction of the projecting window surrounds in response to pre-application comments is supported and resembles the details found on the Co-Op supermarket and Office building to the north.

The five primary entrances face northwest onto the current Plaza and a further entrance is provided on the southernmost unit (Unit A) with a bifold door and pitched roof glazing above facing the Watch Office Green

and footpath. In addition, a corner window is proposed on the southeast elevation of this unit which helps break up this elevation when looking north along The Boulevard.

A large, glazed window is also proposed on the northeast gable elevation of the northernmost unit (Unit E), with a metal artwork panel adjacent providing interest when approaching from the car park and opposing end of The Boulevard. Four obscured glazed windows are proposed on the rear (southeast) elevation of Units A, B, C and C facing The Bolivard, which together with the louvered integral bin store help to break up this prominent street facing elevation.

Following pre-application discussions, the refuse store has been internalised within the footprint of the building, towards to eastern end and aligns with the approved service layby.

Further details of the proposed facing brick, RAL colour of the bronze/copper windows, louvers etc need to be confirmed by way of condition and match those used on the Co-Op / Office building. Approved materials included Wienerberger Marziale facing bricks and Interpon D2525 – Innoko Sable Mixed Effect Fine Texture Y4306I bronze coloured windows and copings (see Condition 2: Materials 22/80309/COND)

Details of any external AC units / ASHPs / MVHRs / ventilation extracts should be confirmed / conditioned – the submitted south and north elevations and building sections show indicative roof cowls and plant however these are missing from the eastern elevation and roof plan. It is questioned if the roof extracts could be located on the west (front) elevation to reduce their prominence from The Boulevard and cricket pitch?

Recessed PV panels are shown on the northwest roof slope facing the Plaza and it is questioned if this would limit efficiency due to overshadowing from the Co-Op building and orientation. It is questioned if PV panels should be located on the southeast roof slope facing The Boulevard to improve solar performance?

Street Lighting
The arrangement of lighting shown within the External Lighting report appears accepatble.

Landscaping
The relocation of the 4 x Sheffield cycle stands from the footpath to the southwest of the third building to the Courtyard Plaza is supported.

Whilst a soft landscape specification has been submitted, detailed landscape proposals are missing.
The land to the rear of the building should include a mixture of native woodland planting as well as additional shrub and tree planting (see landscaping in front of the Local Centre car park as an example) together with the opportunity for low mounds to soften the appearance of the rear elevation from the Boulevard.

Clarification is also needed on the treatment of the new paving in front of the building.

Recommendations:

The application is supported in design terms subject to the following conditions:

- **Materials:** Confirm facing brick, RAL colour of windows, roof, and metalwork to match the Co-Op/Office building (e.g., Wienerberger Marziale brick, Interpon D2525 bronze).
- **Architectural Details:** Confirm location and design of plant, flues, vents, and metal artwork.
- **Landscaping:** Submit detailed hard and soft landscaping scheme, including planting behind the building and paving treatments.

Signed: Matthew Paul	**Date: 06/05/2025**