Urban Design Consultation

Proposal: Discharge of conditions 2 (Materials - main development site), 4, (Architectural Details - main development site), 7 (Parking bollards), 8 (Hard Landscaping), 9 (Road details), 12 (Bin Collection Points), 13 (Car Parking Demarcation), 16 (Substation) for 23/00369/REM	**Location: Land North Of 16 The Bank Somersham**
Case Officer: Kevin Simpson	**Application: 24/80435/COND**

Comments in purple are in response to revised plans / information:

- Site Layout dwg L205/SITE/01 Q showing the location and arrangement of PV panels received 04/02/2025.
- Details of the mounting height of panels as confirmed in the email from George Wilkinson 22/01/2025.
- 30mm Reveal depth of tax windows as confirmed in the email from George Wilkinson 22/01/2025.

Comments in blue text are in response to amended plans received 14/01/2025 and have been submitted to address comments below in red:

- Openings Brick Head and Cill Details dwg SCD-300-01 Rev C
- Openings – Stone Head and Cill Details dwg SCD-300-02 Rev D
- Openings – External Door Jamb Fixing Detail dwg SCD-300-11 Rev B
- Solar Panels – PV Array Information
- Cover letter from Geroge Wilkinson (Allison Homes 14/01/2025).

This application follows the earlier application 24/80278/COND for the discharge of conditions 2 (Materials - main development site), 4 (Architectural Details - main development site), 6 (Boundary treatment), 7 (Parking bollards), 8 (Hard landscaping), 12 (Bin collection points), 13 (Parking space demarcation and laying out), 14 (Tree pits), 15 (Trim trail equipment) and 17 (EMP legal and funding arrangements) of 23/00369/REM. Conditions 2, 4, 7, 8 and 13 were withdrawn from this submission and will be dealt with as part of this revised submission.

Comments on C13 are deferred to CCC Highways.

Sample panels of the proposed facing bricks were reviewed on site on 28/11/2024 and changes have been made to the distribution of facing bricks shown on the submitted Charter Plan Rev N following the previous 24/80278/COND submission in order to reduce the number of units with the Oatmeal Buff facing brick.

Comments in red text seek amendments / further information.

C2 Materials

Materials - main development site
Notwithstanding the details shown on the plans hereby approved, no development above slab level of plots 1-131 shall take place until details of the materials for the external surfaces of buildings to be used in the construction of plots 1-131 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 dormer windows;
(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 and windows (including method of opening);
(h) Materials for the construction of porch and any other 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 in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

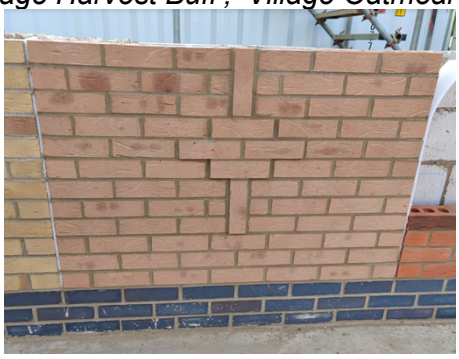
Submission:

- Grampian Slate Grey Specs
- L205- Dormer Window Detailing
- L205- Dormer Window Detailing 2 of 2
- L205 Rainwater Goods
- L205- Somersham Canopy
- L205-CHARTER-01 Rev N
- Pennine Cottage Red Specs
- L205 Architect Details (submitted for C4)

Comments:

a) **Materials:** Facing bricks were previously agreed as part of the 23/00369/REM application (approved Charter Plan-01 Rev K) and samples reviewed on site on the 28/11/2024. The distribution of facing bricks is shown on the submitted Charter Plan Rev N.

Facing bricks (left to right) – 'Village Harvest Buff', 'Village Oatmeal Buff', and 'Clumber Red Mixture':


The distribution of facing bricks shown on the submitted Charter Plan Rev N largely accords with the approved drawing (Rev K), however concern was raised regarding the Village Oatmeal Buff which appeared overly pink on site – as such the distribution of facing bricks has been amended to reduce the number of units in Oatmeal Buff.

The Charter Plan Rev N now proposes the following changes to the distribution of materials:

- Plots 17-19 brick colour changed to Oatmeal Buff,
- Plots 4, 47 -50 (47 garage included) changed to Clumber Red Multi and slate grey roof,
- Plots 6 (and double garage between Plots 5 and 6), 7, 29, 45, 73-76, 85-86, 88-89, 116-117, 125-127 changed to Village Harvest Buff and red roof tiles

These changes are accepatble and are as discussed with Georgia McCrae (Allison Homes) on site on the 28/11/2024.

b) **Sample panels:** Sample panels of the proposed facing bricks were reviewed on site on the 28/11/2024 and were accepatble in design terms.

c) **Roof tiles:** The Russel Grampian Slate Grey roof tiles are accepatble. The approved Charter Plan Rev K (23/00369/REM) indicates 'red plain tiles' however the proposed DOC submission proposed Russel Pennine Cottage red roof tiles (shown on the submitted Charter Plan Rev N) and form pan tiles. Notwithstanding this pan tiles are prevalent along the Chatteris Road and are considered accepatble in design terms.

d) **Rainwater Goods:** The black 68mm PVC rainwater goods and half round gutters shown on L205 Rainwater Goods is accepatble.

e) **Dormer Windows:** The design of the dormer windows shown on dwg L205- Dormer Window Detailing and L205- Dormer Window Detailing 2 of 2 is accepatble. As raised in comments on 24/80278/COND, dwg 2308011 Rev A shows dark grey side cheeks and fascias whilst the stormking technical details information show a white fascia – Allison Homes should confirm the colour of the dormer window fascias. These should be dark grey to reduce their prominence. The cover letter confirms the dormer window fascias will be dark grey as per dwg 2308011 Rev A – support.

f) **Render:** The off white through colour monocouche render (15mm) is acceptable as shown on the submitted Charter Plan Rev N.

g) **Windows and doors:** Window details are included on L205 Architect Details (submitted for C4) and confirms all windows will be white. The arrangement of window opening was included on approved house type elevations and is accepatble.

The 2 panel 1 grill front doors with Georgian style glazing bars are acceptable. The colour of the front doors should be confirmed. The cover letter confirms all front doors will be black for consistency – accepatble.

h) **Porch Canopies:** The design of the porch canopies shown on dwg 1002-003 Rev 0 are acceptable.

C4 Architectural Details (Main Development Site)

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place in association with plots 1-131 until architectural details for the external surfaces of plots 1-131 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, verge and soffit details;
(d) The location and arrangement of any solar photovoltaic panels and the relationship with proposed roof tiles.

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 in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

Submission:

- 600 - Roof Details-600-01 Rev G - Brick Corbel Section
- 600 - Roof Details-600-02 Rev E - Brick Corbel Side Elevation
- 600 - Roof Details-600-03 Rev E - Brick Corbel Front Elevation
- L205 Architect Details
- Russell Verge System
- L205- Dormer Window Detailing 2 of 2
- L205- Dormer Window Detailing 1 of 2

Comments:

a) **Window and door reveals, cills and headers including tax windows:** No information provided. Confirm the depth of the window and door (and tax window) reveals and provide details of the window cills and headers. A window section (for both the facing brickwork and render) should be provided showing these details. The approx. 68mm reveal depth of windows and doors as measured from dwg SCD-300-01 Rev C, SCD-300-02 Rev D and SCD-300-11 Rev B is accepatble. The reveal depth of blind / tax windows should be confirmed. The 30mm reveal depth of blind / tax windows is accepatble.

b) **External Flues and Vents:** External vents and SVPs will match the brickwork / roof colour. All house

types (except the M49) have black horizontal flue pipes and are mainly on the side / rear elevations except for the M303 and M309 house types which are on the front. This arrangement is accepatble.

Meter boxes: gas and electric meter boxes are indicated on Charter Plan dwg L205/Charter/01 Rev N and are located on the side elevations (front elevation of mid terrace plots) and have minimal impact on the street scene and are accepatble. The proposed meter boxes will be coloured white. The meter boxes on the front elevations of Plots 1-4, 8, 23, 28, 43, 46, 51-57, 59-60, 67, 71, 73-76, 78, 82, 84, 87, 90, 92, 99, 101, 115, 118, 126, & 128 will have painted meter boxes to match the facing brick. Support.

c) **Eaves / verge and soffit details:** dwg 600 - Roof Details-600-01 Rev G - Brick Corbel Section, 600 - Roof Details-600-02 Rev E - Brick Corbel Side Elevation and 600 - Roof Details-600-03 Rev E - Brick Corbel Front Elevation indicates corbelled brick verges in matching facing brick with individual dry verge cappings and white shallow GRP fascias. These details are accepatble.

d) **Solar Panels:** The submitted document confirms the number of panels for each plot (range from 2 and 3 panels up to 11 panels), however a site wide roof plan is required to show the layout and arrangement of the panels, this should have consideration of the location of the SVPs / roof vents, chimneys and dormer windows. The panels should be arranged in symmetrical configurations, equidistance from all edges of the plane on which they are installed and have a consistent arrangement along any terrace or group of buildings within the street.

The example image provided shows the panels will be installed to sit on top of the roof. An integrated system is strongly recommended so that the panels sit flush with the roof slope in order to reduce the prominence of the panels, if this is not possible then plans should be provided showing how high the panels sit above the roof tiles to ensure the panels do not detract from the overall appearance of the dwelling and the street screen.

As submitted the information provided to discharge C2 part d is insufficient.

The email from George Wilkinson (22/01/2025) confirms the panels will sit approximately 100mm above the roof tile. The arrangement and location of panels shown on dwg L205/SITE/01 Q is accepatble – the majority of the PV panels are located on the rear roof slope and will not be visible within the street scene. Where panels are located on the front elevations, these are arranged in symmetrical configurations and with a consistent arrangement on terrace houses and groups of buildings (for example Plots 7 and 8, 49 and 50, 91-93 and 98-100).

The arrangement and location of PV panels is considered accepatble in design terms.

C7 Parking Bollards

Notwithstanding the details as shown on the planning site layout plan drawing reference L205-SITE-01 Rev P no development above slab level shall take place in connection with the development hereby approved until full details of the parking bollards been submitted to and approved in writing by the Local Planning Authority. The parking bollards shall be erected before plots 67 – 82 are occupied in accordance with the approved details and retained as approved thereafter.

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 and LP12 of the Huntingdonshire Local Plan to 2036.

Submission:

- L205- Bollard Details

Comments:
The proposed stainless-steel bollards are acceptable. These are located between the private drives serving Plots 68-72, 77-81.

Urban Design supports the discharge of C7.

C8 Hard Landscaping

Notwithstanding the hard landscaping details shown on the Charter Plan drawing reference CHARTER-01 Rev K and the Hard surfacing Landscaping Sheets 1-5 (drawing references AH/SOME/122-125), no development above slab level shall take place in connection with the development hereby approved until full details of:

- *Hard landscape works, to include but not be limited to, full details of all paved surfaces including treatment of all roads, driveways, pathways, patios, rear garden pathways to cycle store sheds and parking spaces (manufacturer, type, colour and size); and*
- *An implementation programme for the hard landscape works.*

Have been submitted to and approved in writing by the Local Planning Authority.

These works shall be carried out in full in accordance with the approved details.

Submission:

- AH SOME 107 Rev E - H'Way Con Details Sheet 1of3
- L205-CHARTER-01 Rev N

Comments:

The Marshalls bridle coloured block paving for the adoptable shared surface roads and raised tables are accepatble.

The Marshalls Tegula Autumn block paving proposed for the private drives and specific side drives as shown on Charter Plan dwg L205/Charter/01 Rev N is accepatble. The use of contrasting Grey coloured Tegula setts to demarcate parking spaces is acceptable.

The hoggin leisure routes are accepatble.

The 900mm paving slabs for private footpaths, patios and BCPs are acceptable.

The tarmac access and parking for the substation is considered acceptable as raised in comments on the REM application given the approved arrangement of landscaping.

Urban Design supports the discharge of C8.

C12 Bin Collection Points

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place in connection with the development hereby approved until full details for the provision of bin collection points in connection with the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include siting and materials where appropriate. The facilities shall be provided in accordance with the approved details before the dwelling to which it relates is first occupied and shall be retained and only used as such.

Reason: To ensure appropriate provision for the collection of bins in accordance with Policy LP12 the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Submission:

- L205-CHARTER-01 Rev N
- Condition 12 Statement

Comments:

The arrangement of bin collection points within private drives as shown on dwg L205/Charter/01 Rev N are accepatble in design terms. The submitted Condition 12 Statement confirms BCP 5 has been relocated to reduce the drag distance from Plot 115 to the BCP and is in a suitable location for reversing distances for refuse vehicles. This change was made at the request of the Waste Management Officer on the RMA.

Urban Design supports the discharge of C12.

C13 Parking Space Demarcation and Layout

Notwithstanding the plans hereby approved, no development above slab level shall take place until full details of the surfacing, method of demarcation and numbering of the car parking spaces have been submitted to and agreed in writing by the Local Planning Authority. The on-site parking areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved details prior to first occupation of the associated dwelling and shall thereafter be kept available for the parking of vehicles for the lifetime of the development.

Reason: In the interests of visual amenity and to ensure the permanent availability of parking spaces, in the interests of highway safety.

Submission:

- L205-CHARTER-01 Rev N
- L205 Condition 13 Parking Details Statement

Comments:

The use of contrasting grey coloured Tegula setts to demarcate parking spaces within the Tegula autumn block paved private drives, side drives and areas of frontage parking is acceptable.

The condition 13 parking details statement confirms that the 26 tarmac parking spaces / tandem side drives will include a stretcher course of Marshall Keyblok 200 x 100 x 60mm sets in brindle colour to demarcate the individual drives.

All affordable units will have numbered parking spaces with discrete metal disks. The parking for Plots 90-101 will also be numbered due to some of the parking not being directly outside the front of the plots.

Urban Design supports the discharge of C13.

C16 Substation Details

No development above slab level shall take place until full details of the design and appearance of the substation along the western boundary of the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include full elevations, floorplans and materials and a timetable for implementation. The development shall be carried out in accordance with the approved details and retained thereafter.

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 and LP12 of the Huntingdonshire Local Plan to 2036.

Submission:

- L205-CHARTER-01 Rev N
- L205-Somersham Substation
- L205 Substation Statement

The submitted dwg L205/Charter/01 Rev N confirms the substation will have Clumber Red Mixture walls and Russel Grey Slate roof tiles, reflecting the treatment of adjacent Plots 31 and 32.. The design of the substation shown on dwg GTC-E-SS-0012_R2-2 (L205-Somersham Substation) is accepatble and features a pyramid roof, corbelled brick eaves, 20cm white fascias and 100mm half round gutters and 63mm downpipes.

The L205 Substation Statement confirms the doors and vents will be ‘holly bush green’ (BS14C39) to reflect the nearby planting.

Urban Design supports the discharge of C16.

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

- Confirm the colour of the dormer window fascias – these should be dark grey to reduce their prominence. Done.

- Confirm the colour of the front doors. Done.
- Confirm the depth of the window and door (and tax window) reveals and provide details of the window cills and headers. A window section (for both the facing brickwork and render) should be provided showing these details. Whilst the window and door reveals are accepatble, the reveal depth of blind windows should be confirmed.
- A site wide roof plan is required showing the location and arrangement of the PV panels. These should be arranged in symmetrical configurations, equidistance from all edges of the plane on which they are installed and have a consistent arrangement along any terrace or group of buildings within the street. The panels should be installed flush or as close to the roof tiles as possible so that they do not detract from the overall appearance of the dwelling and street scene. Done.

Urban Design support the discharge of C2, C4, C7, C8, C12, C13 and C16.

Signed: Matthew Paul	**Date:** 03/01/2024, 20/01/2025, 04/02/2025