Urban Design Consultation

Proposal: Discharge of condition 5 (materials) of 20/00849/FUL	**Location: Manor Farm Church End Woodwalton**
Case Officer: Kevin Simpson	**Application: 24/80409/COND**

C5 Materials

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until full 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) Details of type, colour and texture of all materials to be used for the roof of the building including verge details.
iii) 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);
iv) Details and materials (including colour) for the construction of doors, windows (including method of opening), soffits and facias;
v) Details and materials for the construction of porch canopies
The details shall include the product colour, name and manufacturer where appropriate. The development shall be carried out in accordance with the approved details.

Reason: In the interest of visual amenity and to ensure a satisfactory standard of development in accordance with Policies LP10, LP11, LP12 and LP33 of the Huntingdonshire Local Plan to 2036.

Submission:

- 09582 210 PROPOSED COTTAGE ELEVATIONS
- 09582 221 PROPOSED BARN ELEVATIONS
- 09582 213 TYPICAL DETAILS COTTAGE
- 09582 222 TYPICAL DETAILS BARN 1 & 2
- Facing Brick Data sheet COMPOSITE CLADDING Fascias and Soffits Paving Slabs Data Sheet
- Acme Single Camber_Clay Plain Tile Roofing Tile Data Sheet

Comments:
Materials were previously included on approved elevation drawings dwg 106 Rev J and 108 Rev H from the 20/00849/FUL application and proposed House Type 1 and 2: Spanish / Brazilian natural slate roof tiles, black UPVC gutters / RWP and fascias, powder coated aluminium doors, horizontal larch or similar cladding, UPVC windows and facing brick plinth. House Type 3: clat roof tiles, black UPVC gutter / RWP, powder coated aluminium doors, facing brick elevations and arched brick window heads, UPVC windows, and brick corbelled verges. These elevations and materials were considered accepatble and reflected previous recommended changes set out in comments dated 14/02/2022.

The 20/00849/FUL application formed a similar proposal to 20/00827/FUL at Manor Lodge Buckworth for 3 dwellings, by the same agent.

i) Materials are included on dwg 210 and 221 and comprise:
   - House Type 1 & 2: Spanish / Brazilian natural slate, black UPVc gutter/RWP, black fascias / soffits, PPC aluminium doors colour: grey RAL 7016, horizontal composite cladding colour: Pewter (Cedral cladding), UPVc glazing units colour: grey RAL 7016, facing brick plinth and gable elevations (Wienerberger Marpessa Multi), PPC aluminium fascias colour: grey RAL 7016 around entrance opening.
   - House Type 3: clay tiles (Acme single camber clay plain tiles), black UPVc gutter/RWP, black fascias / soffits, PPC aluminium doors colour: grey RAL 7016, facing brick elevations (Wienerberger Marpessa Multi), UPVc glazing units colour: grey RAL 7016, brick corballed verges.

   The location of materials are considered accepatble. It is noted that the original approved elevations for house type 1 & 2 proposed horizontal larch cladding or similar (approved dwg 106 Rev J), which has now changed to Cedral Composite Cladding, colour: pewter (submitted dwg 221). This is the same cladding previously agreed for the 20/00827/FUL application, under materials condition 23/80424/COND and creates the appearance of aged / silvered wood cladding.

ii) The natural Spanish slate roof tiles (House Type 1 & 2) and Acme single camber clay plain tiles (House Type 3) are acceptable. The Acme Single camber clay plain tiles are shown available in 8 colours / finishes and it is unclear what colour is proposed (missing from dwg 210). This should be confirmed.

The dentil brick verge detail on house type 3 is accepatble.

iii) The proposed Cedral composite cladding colour: pewter is accepatble.
iv) The proposed PPC aluminium doors colour: grey RAL 7016 and UPVc glazing units colour: grey RAL 7016 are accepatble. The arrangement of window openings and opaque glazing are shown on dwg 210 and 221 and are acceptable. The black fascias and soffits are acceptable.
v) The design of the porch canopy for house type 3 shown on dwg 213 is accepatble and compromises brick plinths with 150 x 150 timber posts and clay tiled pitched roof.

Recommendations: Urban Design supports the discharge of C5 subject to confirming the colour / finish of the Acme Single Camber Clay Plain Tiles.

Signed: Matthew Paul	**Date:** 09/12/2024