

**Elmsbrook Local Centre**

**Planning ref: 19/1036/HYBRID**

**Planning Conditions 13, 14 & 15 report**

**13– External wall finishes**

**14– Roof finishes**

**15 Details**

**For A2Dominion Group & Taylor French Developments Ltd.**

**Date: 13.05.21**



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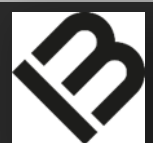
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## 1. Introduction

### 1.0 Overview of project

This statement report seeks to provide the detail and commentary in support of the Pre Commencement Planning Conditions:

13—Samples of the materials to be used in the construction of the walls of the building shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

14—Samples of the materials to be used in the covering of the roof of the building shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

15- Notwithstanding the details shown on the approved plans, further details of the architectural detailing of the exterior of the building, including the brick detailing, balconies, windows and doors (and their surrounds), together with the eaves and verge treatment (which shall include a clipped eaves and verge) shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the building above slab level. The development shall thereafter be carried out in accordance with the approved details.

#### Description of development:

Class A1/ A2/A3/A4/A5/B1/D1, is proposed to complement the adjacent Full Application scheme.

Full Application

Site Area 3864.5m<sup>2</sup>

Use Class Area (GEA)

Community Hub D1/A3 650m<sup>2</sup>

Residential C3 1381.2m<sup>2</sup>

The application proposes a mixed use development comprising of a Community Hub and ground floor and residential flat at first and second floor.

The proposal also includes landscaping works throughout the area, such as enhancements to Charlotte Avenue and the creation of a public to the west of the proposal, opposite the River Corridor.

In addition, the application includes the area north of the Energy Centre, to offer parking provision for the Local Centre whilst providing enhanced landscape treatment along Charlotte Avenue and mirroring the architecture of the Eco Business Centre.

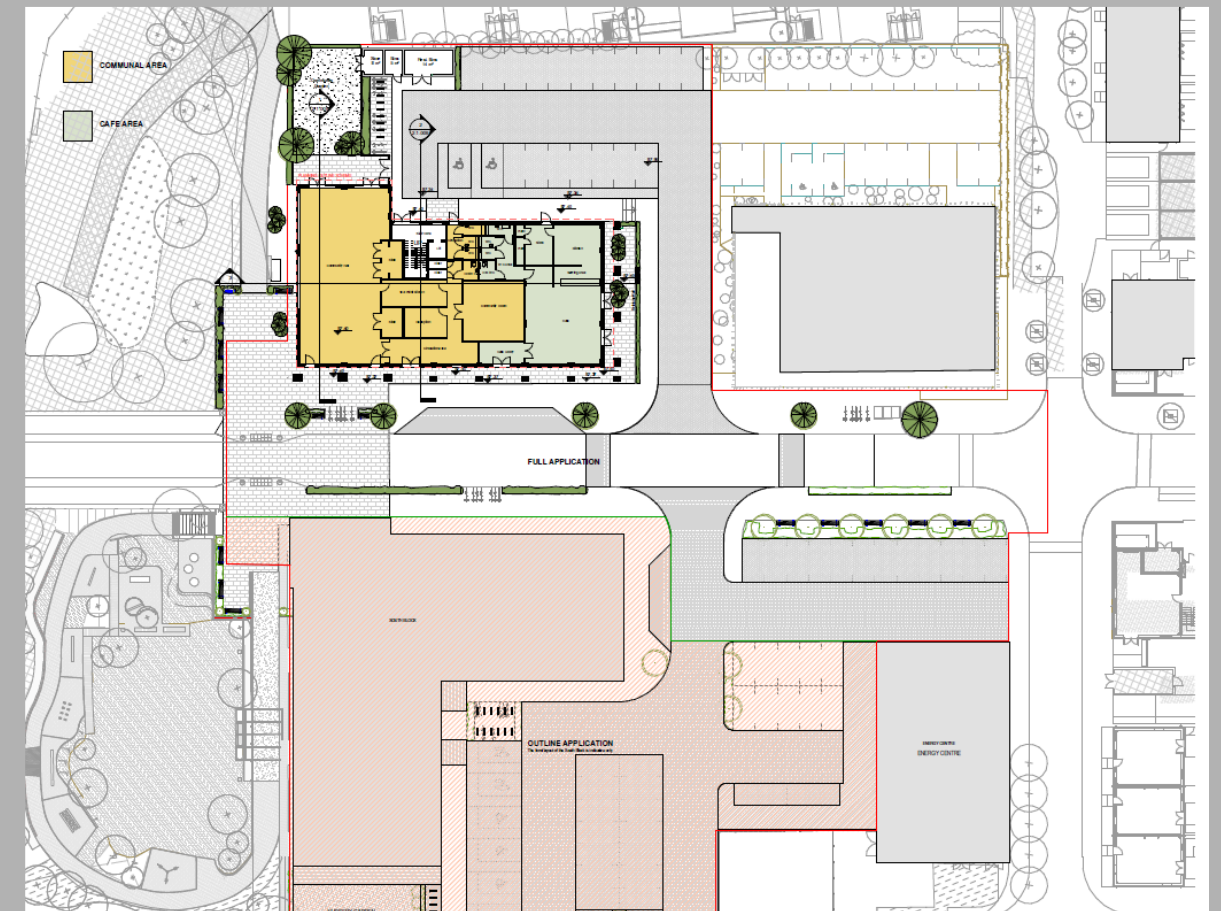


Figure 1: Approved scheme—site plan

## 2. Site Description

### 2.0 Site Location

The site is located on either side of Charlotte Avenue, as outlined within the North West Bicester Eco Town application (LPA ref 10/01780/HYBRID). The site sits adjacent to the recently completed Eco Business Centre (LPA ref 17/00573/CDC), and overlooks the River Corridor to the west with residential properties to the north and future potential residential development to the south of the site.

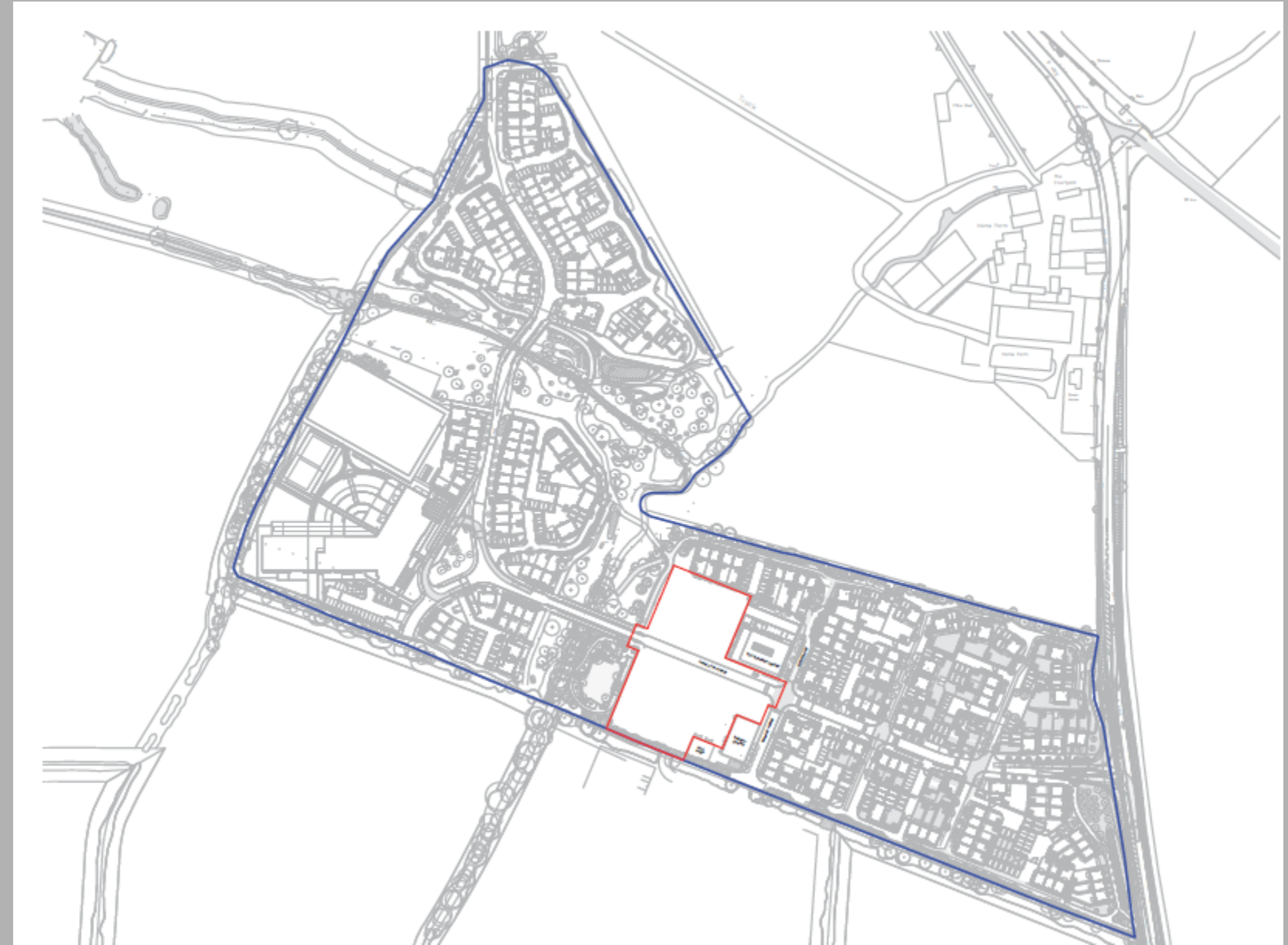


Figure 2; Site Plan



### 3. Planning History

#### 3.0 Planning History & Current Approval

The application for the Eco Business Centre (LPA ref 17/00573/CDC) was submitted in March 2017 with permission granted in June 2017.

The Eco Business Centre is located to the north west of the site and comprises a three storey block with associated landscaping and car parking. The form and mass of the centre has been developed in response to the local context and sustainable aspirations. The approach is a departure from the strategy set-out within the Exemplar planning permission (LPA ref 10/01780/HYBRID), requiring a review of the overall strategy of the Local Centre in order to respond to the needs of the community and context, whilst drawing on the aspirations developed within the previous Local Centre applications (LPA ref 10/01780/HYBRID and LPA ref 15/00760/F).

Detailed approval for submission 19/1036/HYBRID was gained in 2019—resolution to grant was made.

The approval has a number of planning conditions to discharge including those listed below which are sought under this report.

### 3. Planning History

#### 3.1 Planning History & Current Approval - Neighbourhood Centre19/1036/HYBRID

THIS REPORT SEEK TO DISCHARE CONDITONS 13,14 & 15 AS FOLLOWS:

CONDITION 13;

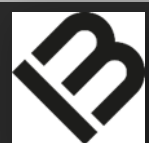
Samples of the materials to be used in the construction of the walls of the building shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

CONDITION 14;

Samples of the materials to be used in the covering of the roof of the building shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

CONDITION 15;

Notwithstanding the details shown on the approved plans, further details of the architectural detailing of the exterior of the building, including the brick detailing, balconies, windows and doors (and their surrounds), together with the eaves and verge treatment (which shall include a clipped eaves and verge) shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the building above slab level. The development shall thereafter be carried out in accordance with the approved details.



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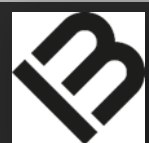
## 4. CONDITION 13

**4.1** Samples of the materials to be used in the construction of the walls of the building shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

The palette of materials proposed to be used on the elevations are simple and are in keeping with the materials use don the existing elements of the site.

We propose the following on the external wall treatments:

- Facing brick; Ibstock Red Capital Multi—this is the same brick used on the existing housing phases of the overall site.—1.
- Windows: Composite (grey coloured) double glazed units—2.
- Feature panel at ground floor to community centre elevation —Cedral Cladding (plain faced, butt jointed ) panel s in horizontal orientation - 3.
- Rainwater goods—Black UPVC downpipes & hoppers—4.
- Railings to balconies—grey metal vertical balusters and grey fascia surrounds to balcony edges—5.
- Coated steel standing seam cladding to 1st floor corner unit and roof.—6.



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TAYLOR  
FRENCH  
DEVELOPMENTS

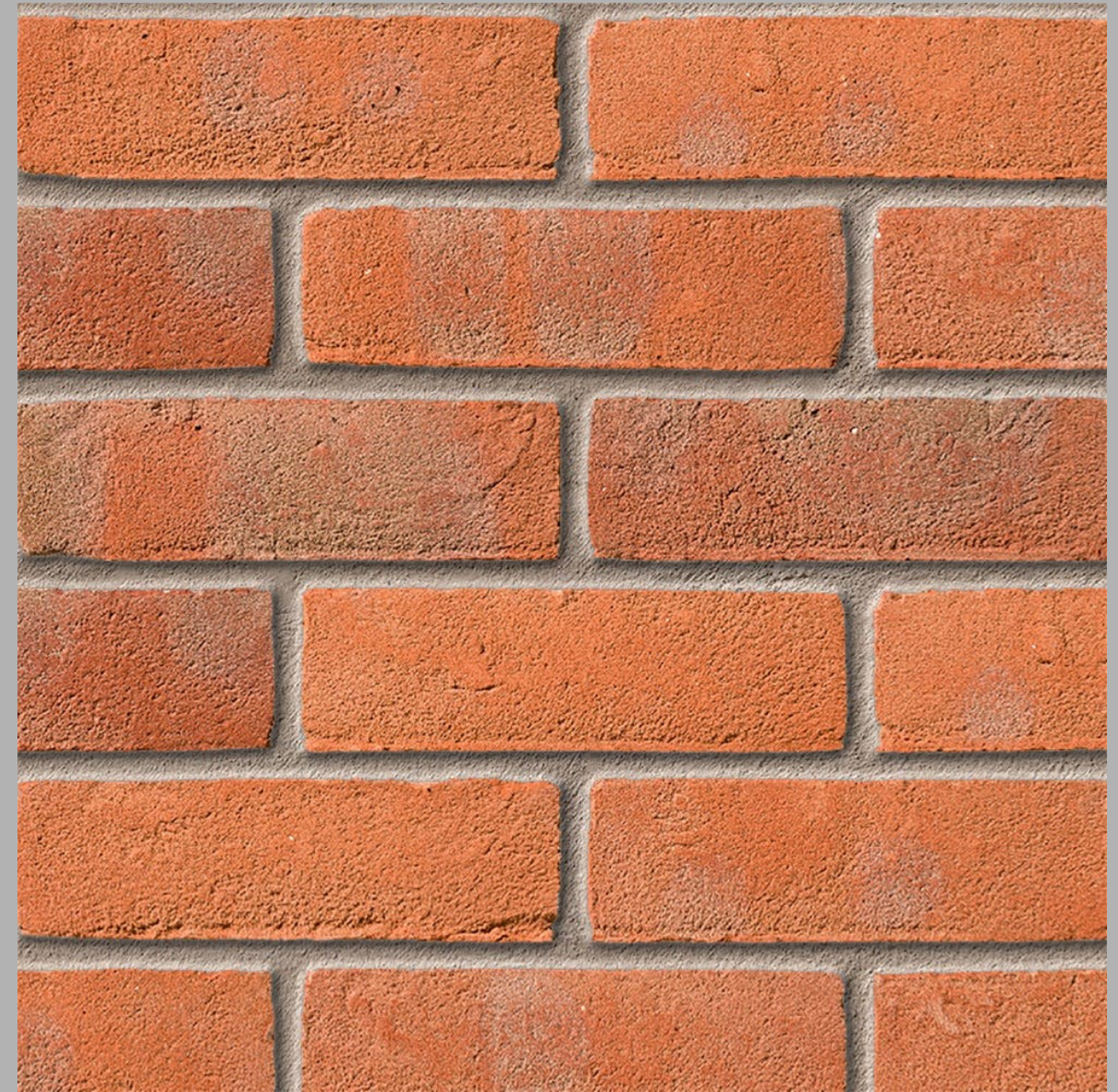




#### 4. CONDITION 13

**4.1** Samples of the materials to be used in the construction of the walls of the building shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

- Facing brick; Ibstock Red Capital Multi—this is the same brick used on the existing housing phases of the overall site.—1.
- This brick is proposed in a natural mortar with bucket handle bed joints.

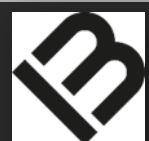




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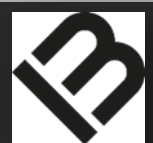
- Windows: Composite (grey coloured) double glazed units—2.



#### 4. CONDITION 13

4.1 Samples of the materials to be used in the construction of the walls of the building shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

- Feature panel at ground floor to community centre elevation —Cedral Cladding (textured faced, butt jointed ) panel s in horizontal orientation - grey brown—3





#### 4. CONDITION 13

4.1 Samples of the materials to be used in the construction of the walls of the building shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

- Rainwater goods—Black UPVC downpipes & hoppers—4.

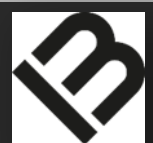
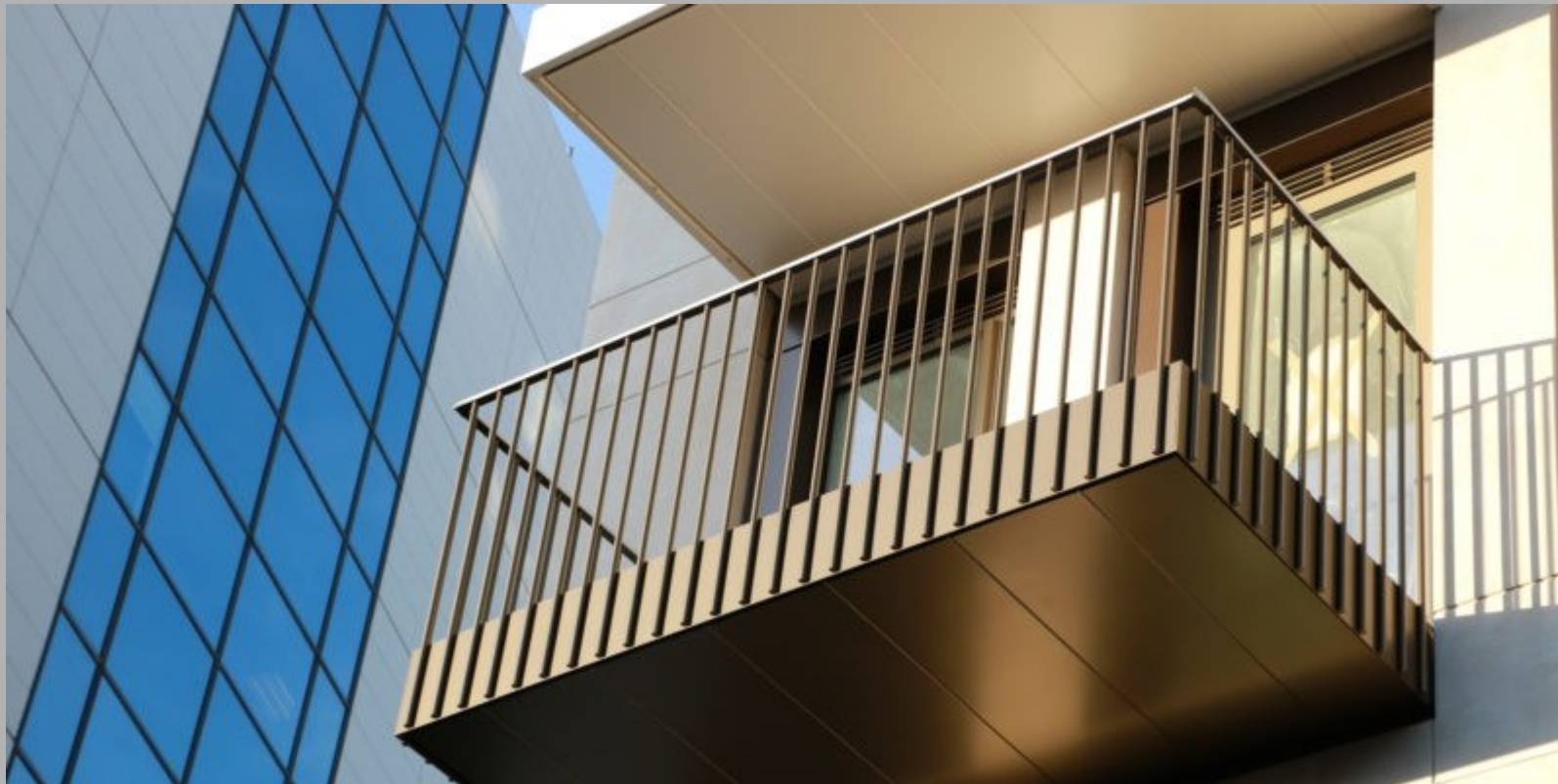




#### 4. CONDITION 13

4.1 Samples of the materials to be used in the construction of the walls of the building shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

- Railings to balconies—grey metal vertical balusters and grey fascia surrounds to balcony edges—5.



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#### 4. CONDITION 13

4.1 Samples of the materials to be used in the construction of the walls of the building shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

- Coated steel standing seam cladding to 1st floor corner unit and roof.—6.

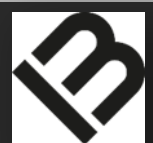




## 5. CONDITION 14

5.1 Samples of the materials to be used in the covering of the roof of the building shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

- The palette of materials proposed to be used on the roof areas are simple.
- Coated steel standing seam cladding pitched roofs—with PV panels on rails.
- Single ply membrane to flat roof areas



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## 5. CONDITION 14

5.1 Samples of the materials to be used in the covering of the roof of the building shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

- The palette of materials proposed to be used on the roof areas are simple.
- Coated steel standing seam cladding pitched roofs—with PV panels on rails.

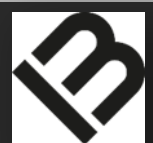




## 5. CONDITION 14

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- The palette of materials proposed to be used on the roof areas are simple.
- Single ply membrane to flat roof areas

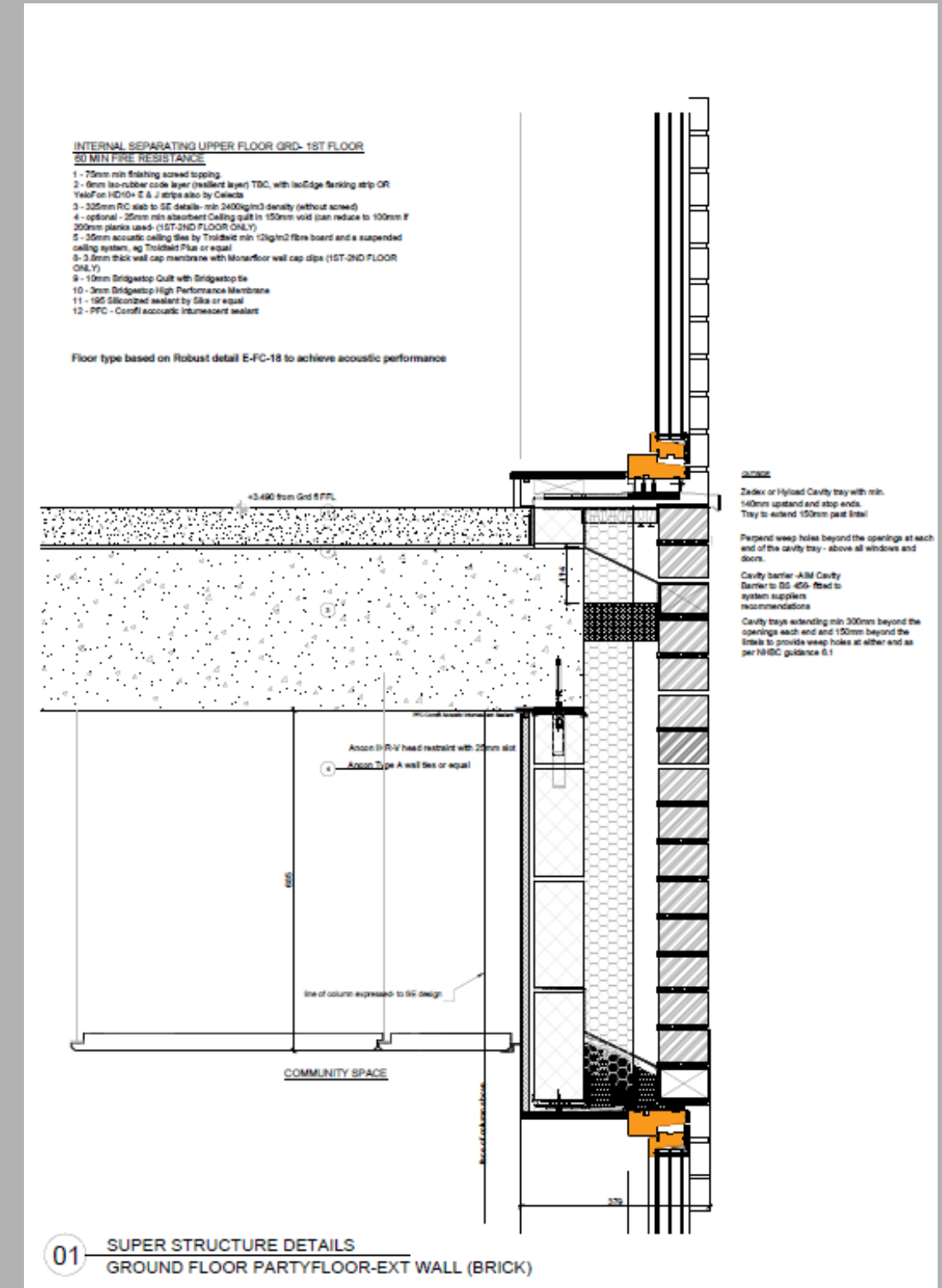




## 6. CONDITION 15

6.1 Notwithstanding the details shown on the approved plans, further details of the architectural detailing of the exterior of the building, including the brick detailing, balconies, windows and doors (and their surrounds), together with the eaves and verge treatment (which shall include a clipped eaves and verge) shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the building above slab level. The development shall thereafter be carried out in accordance with the approved details.

- Roof and external wall details as requested
- First floor cill/head detail

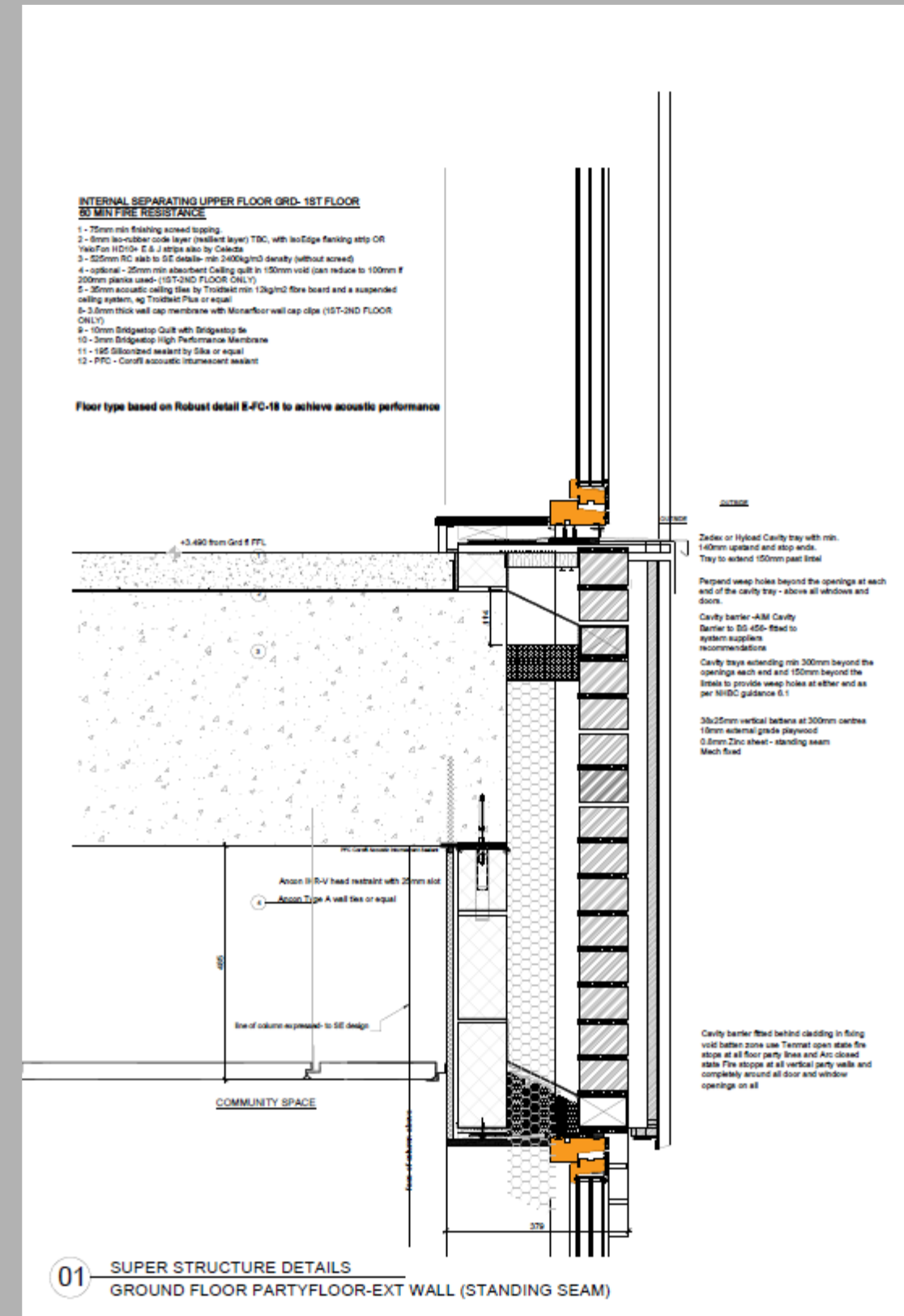




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- Roof and external wall details as requested
- First floor cill/head detail—metal cladding

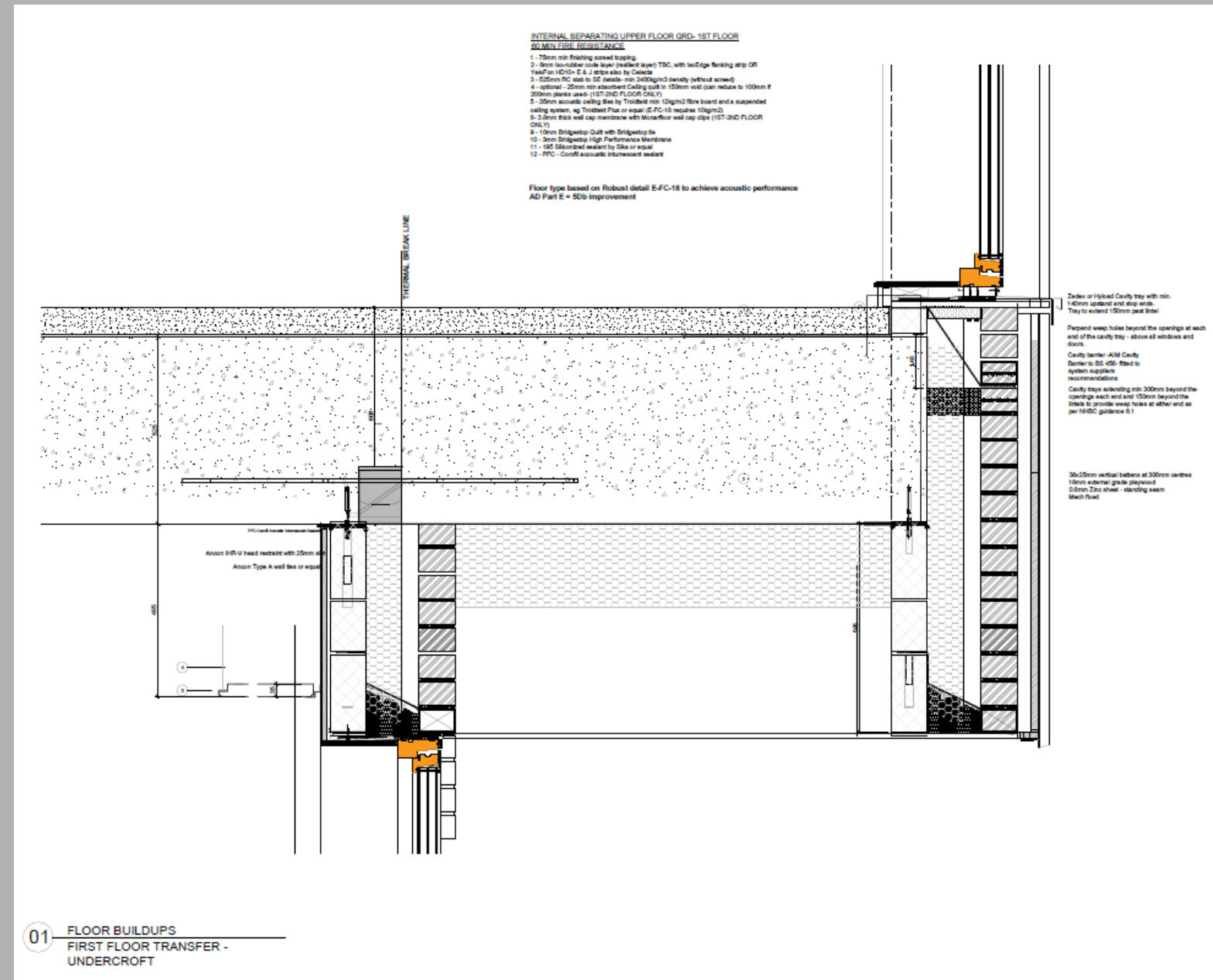




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- Roof and external wall details as requested
- First floor cill/head detail—metal cladding overhang

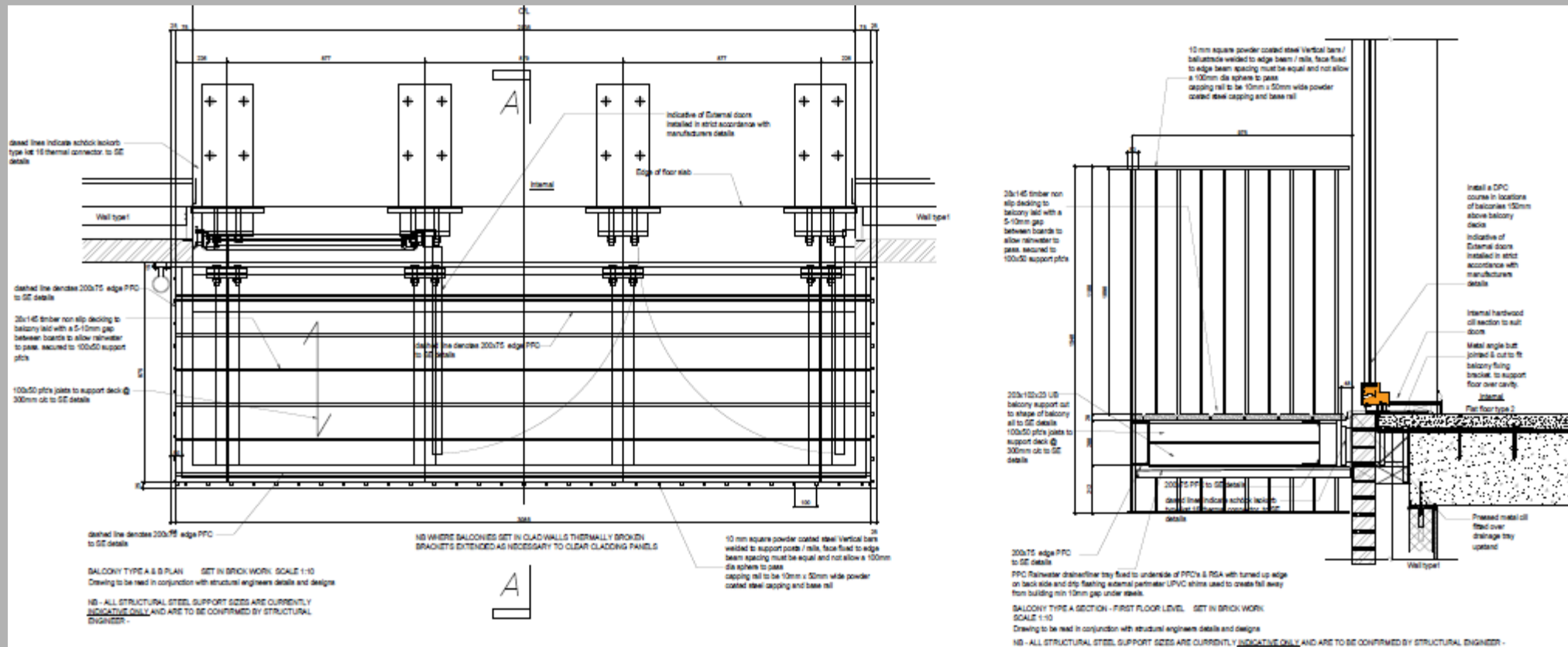




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- Roof and external wall details as requested
- Balcony details

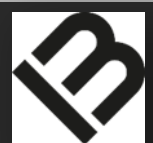
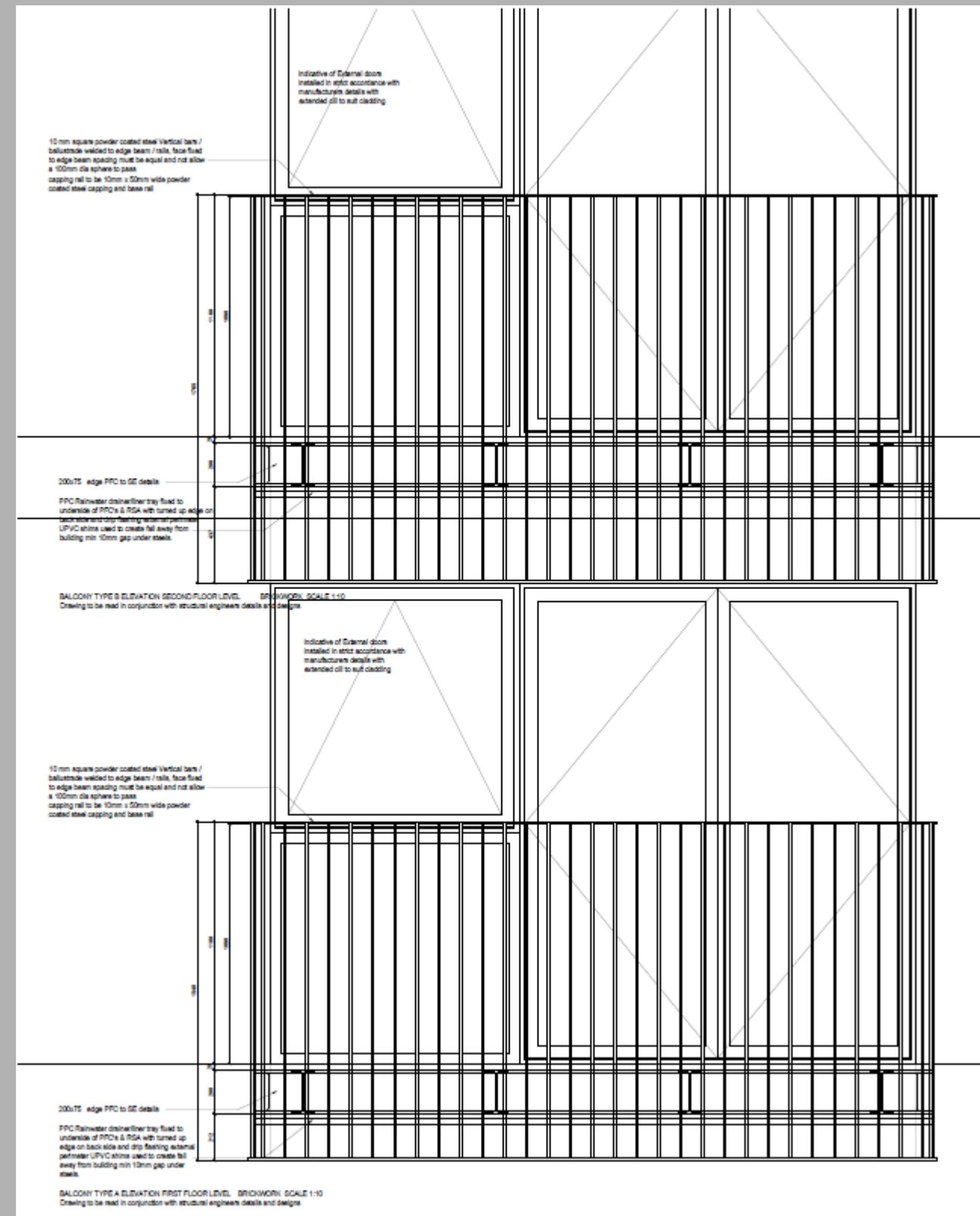




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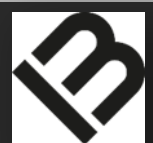
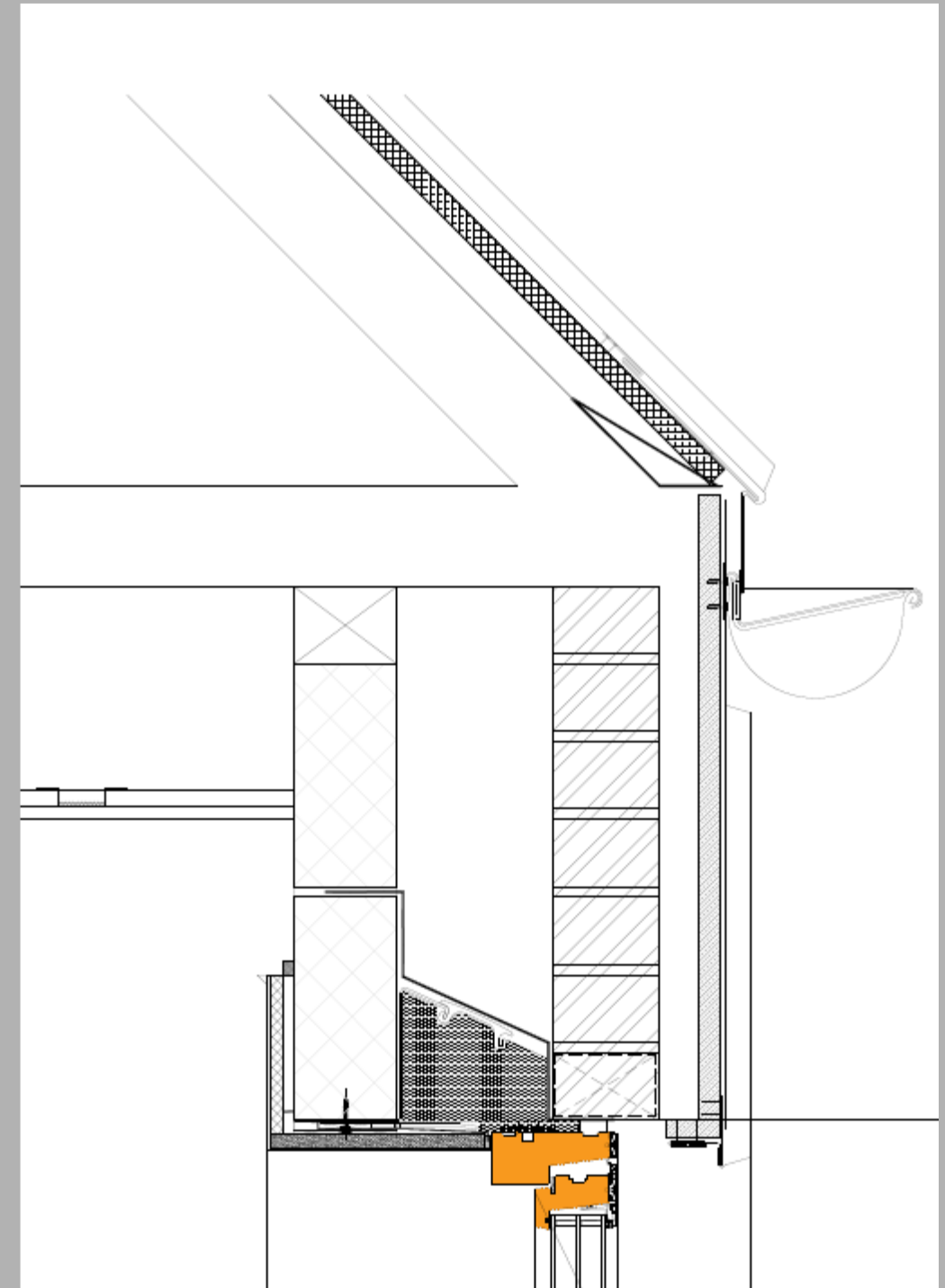




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- Roof and external wall details as requested
- Metal roofing eaves detail





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- Roof and external wall details as requested
- Metal roof verge detail

