

FORMER BRISTOL STREET GARAGE
LONDON ROAD, NEWCASTLE
ADOBE RESIDENCIES

16/01106/2CN03

The application is for approval of full and precise detail of all external facing materials for blocks 1 and 2, including exterior parking and pedestrian hard surfaces, and revised boundary treatment as required by condition 3 of planning permission 16/01106/FUL - redevelopment of the site for 499 apartments (comprising of student accommodation).

The site lies within the Urban Area of Newcastle as indicated on the Local Development Framework Proposals Map.

The 8 week period for the determination of this application is the 27th June 2019.

RECOMMENDATION

Permit

Reason for Recommendation

The submitted materials and finishes for the buildings are those which were anticipated for the scheme taking into account plan and 3D imaging submitted to the Council at the time when the development was originally considered. The details submitted accord with design policies within the Councils Development Plan and the National Planning Policy Framework.

Key Issues

Full planning permission for 499 studio apartments for student occupation on the site was considered by the Council's Planning Committee at its meeting on August 2017. The development subsequently obtained planning permission in October 2017 following the completion of a related Section 106 agreement.

Condition 3 (a) of the permission granted requires the Planning Authority's agreement of all external facing materials to be used in the construction of the development (including doors and fenestration and exterior parking and pedestrian hard surfaces), whilst condition 3(c) requires the submission and approval of revised boundary treatments.

In approving the development the Planning Committee asked that the external facing materials to be used in construction of the development be subject to Committee approval. The applicant now seeks formal approval of the condition details referred to. Approval has already been given for the details of the window detailing in plan form.

The applicant proposes the following external facing material choices for the approved accommodation buildings Blocks 1 and 2:-

- Smooth Silver aluminium cladding panels for the walls of Block number 1.
- For the block which fronts London Road smooth red bricks are proposed, along with a polar white rendered central projecting feature and silver aluminium panels at 2nd floor level.
- Grey coloured aluminium windows and doors on both buildings.
- For decorative shading areas and architectural framing around some of the windows a composite cedar wood effect material is proposed.

The two blocks involved are at the southern end of the site – one fronting onto London Road and the other lying adjacent to and parallel to the Lyme Valley Parkway.

Another condition of the planning permission required approval of a cladding cleaning regime to be obtained, and this has been done.

Details of the external materials for Blocks 3, 4 and 5 have not yet been submitted for approval.

With respect to pedestrian and parking surfaces and boundary treatments requiring approval:-

- Black tarmac is proposed for the internal roads and parking areas. Grey concrete flags are proposed for the pedestrian walkways within the site boundary. Permeable grasscrete is also proposed for some of the hard surfacing to be situated within the car park area where a line of tree planting is to be carried out as well as some other periphery tree planting areas around the site boundary.
- Black estate style fencing is proposed along the boundary shared with Lyme Valley Parkway.

A 3D image of the development will be available at the meeting showing how the materials will appear in the context of their surroundings. Photographs of the materials will also be available for display.

Your officer advises that the submitted materials for blocks 1 and 2 as well as the landscaping and boundary detailing specified are those which were anticipated during negotiation of the scheme, comply with the design policies of the Local Plan and the National Planning Policy Framework and are acceptable.

APPENDIX

Policies and proposals in the Development Plan relevant to this recommendation

[Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy \(CSS\) 2006-2026](#)

Policy CSP1: Design Quality

Other Material Considerations include:

[National Planning Policy Framework \(2019\)](#)

[Planning Practice Guidance \(PPG\) \(2019\)](#)

[Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document \(2010\)](#)

Relevant Planning History

16/01106/FUL Redevelopment of the site for 499 apartments Permitted 2017
(comprising of student accommodation)

16/01106/CN03 – Approval of details required by condition 3(b) given, but not for conditions 3(a) and 3(c) – 1st February 2019

Applicants Submission

- Condition discharge information document.

All these documents are available to view on the Council's website

<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/01106/2CN03>

Background Papers

Planning Policy documents referred to
Planning files referred to

Date Report Prepared

3rd June 2019