

**FORMER BRISTOL STREET GARAGE, LONDON ROAD, NEWCASTLE**  
**ABODE RESIDENCIES**

**16/01106/4CN03**

The application is for approval of full and precise details of all external facing materials, 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 developer advises that to have any possibility of meeting the construction deadline of having students in occupation by the start of the 2020/2021 term the installation of the cladding will need to have started in December this year. If this application can't be determined until the December meeting will mean a delay in ordering the cladding and therefore will result in delays in the delivery of the development, a great level of additional cost which could put the project in jeopardy.

The report is therefore brought to the Planning Committee as an item of Urgent Business.

**RECOMMENDATION**

**Approve**

**Reason for Recommendation**

The use of a different colour for each block resulting in a horizontal gradation of colour across the site is considered appropriate and the proposed materials accord with the design policies within the Council's Development Plan and the National Planning Policy Framework.

**Key Issues**

Full planning permission was granted in 2017 for 499 studio apartments for student occupation on the site following the completion of a Section 106 agreement (Ref. 16/01106/FUL).

Condition 3(a) of the planning permission 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). Condition 3(c) also requires agreement of 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. Approval has previously been granted for the precise window detailing required by Condition 3(b).

On 18<sup>th</sup> June and 8<sup>th</sup> October 2019 the Committee refused to grant approval under condition 3(a) and 3(c) due to concerns about the proposed colour of the cladding particularly in respect of its impact on visual amenity of the Parkway. The first application (16/01106/2CN03) related to just Blocks 1 and 2, the second (16/01106/3CN03) related to all blocks as well as approval of boundary treatments.

A further application has now been received following discussions that took place at the Strategic Planning Consultative Group on 29<sup>th</sup> October. It is being brought to Committee as an item of urgent business for the reasons set out above.

It remains within the current application that Blocks 1, 3 and 4, which lie adjacent to the Lyme Valley Parkway, would comprise aluminium cladding panels with elements of cedar cladding for decorative shading areas and framing around some of the windows. Each block is a

different single shade of grey, as proposed in the last application thereby providing a horizontal gradation of colour across the Lyme Valley frontage from light to darker.

Block 2, which fronts London Road, would comprise smooth red bricks along with a polar white rendered central projecting feature and silver aluminium panels at 2nd floor level as was the case with the previous applications.

Block 5 which lies to the north-west of the site opposite Block 4 and to the rear of the dwellings on London Road also comprises aluminium cladding panels with elements of cedar cladding. The colour cladding now proposed for this block is a mid-grey which differs from the darker grey proposed in the previous (second) application referred to above.

Grey coloured doors and fenestration are proposed. All the blocks are to be 4 storeys in height with the exception of Block 2 which would be 3 storeys high.

With respect to the proposed parking and pedestrian hard surfaces, black tarmac is proposed for the internal roads and parking areas, grey concrete flags are proposed for the pedestrian walkways within the site boundary and permeable grasscrete is proposed for the car park area. With regard to Condition 3(c), black estate style fencing is proposed along the boundary shared with Lyme Valley Parkway.

Within the Design Statement submitted in support of this application consideration has been given to the appearance of the blocks if the variation in cladding colour adopted involved the colour grey changing on each floor, from dark at ground floor to light on the fourth floor. Three visual representations have been provided showing different approaches that could be taken. The first, which was included in the previous application, shows four distinct colours of grey. The second shows a dark grey at ground floor, a light grey at fourth floor with the two middle floors being grey similar in tone to each and difficult to distinguish. In both cases the variation in colour as shown results in a stripy rather than a graduated effect.

The third visual representation shows a darker grey on bottom half of the building, and a lighter grey on the top half. This still result in a stripy appearance, cutting the building in half, and does not provide a graduated transition between the floors.

It is considered that these visualisations (which will be displayed at the meeting) demonstrate that the graduated cladding effect suggested by Committee is not appropriate in this case given the building height. No examples have been found where such an approach has successfully been adopted other than within developments which are much larger and taller buildings, generally in Class B8 use.

Your Officer therefore accepts the agent's case that such elevational treatment would not be appropriate. In the circumstances the use of a different colour for each block, as now proposed, resulting in a horizontal gradation of colour across the site is considered acceptable. Sample panels of the colour will be provided and displayed at the meeting.

## **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) (2014)

[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 (comprising of student accommodation) Approved
16/01106/CN03	Application for approval of full and precise detail of all external facing materials, window detailing 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) Condition 3(b) Approved
16/01106/2CN03	Application for approval of full and precise detail of all external facing materials, window detailing 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) Conditions 3(a) and 3(c) Refused
16/01106/4CN03	Application for approval of full and precise detail of all external facing materials, window detailing 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) Conditions 3(a) and 3(c) Refused

#### **Applicants Submission**

- Condition discharge information document
- Design Statement
- Grey RAL Colour Chart
- Material Matrix
- Ibstock Aldridge Smooth Red Data Sheet

These documents are available to view on the Council's website via the following link:  
<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/01106/4CN03>

#### **Background Papers**

Planning Policy documents referred to  
Planning files referred to

#### **Date Report Prepared**

1<sup>st</sup> November 2019