

Phillips Andrew

Appendix 1

From: Chris Howlett <mail@chris-howlett.eclipse.co.uk>
Sent: 21 August 2012 15:13
To: Phillips Andrew
Cc: Taylor, Clare
Subject: S/1509/12/VC Parish recommendation and comments
Attachments: S-1509-12-VC Parish response - Phase 3 Summersfield 20-08-12.doc

Dear Andrew

Please find attached the Papworth Everard parish council's recommendations and comments on the application to vary Condition 23 of the approval for Summerfield Phase 3. These were agreed at a meeting which took place on Tuesday 14.08.12.

I apologise for the slight delay in getting this to you. If you have any queries, please don't hesitate to contact me.

Best wishes.

Yours sincerely

Chris Howlett

Dr Christopher Howlett

Chairman of Planning Committee, Papworth Everard Parish Council

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PAPWORTH EVERARD PARISH COUNCIL

Response to SCDC application No: **S/1509/12/VC**

Proposal: **s73 application for variation to Condition 23 of planning approval S/2167/11**

Location: **Summersfield, part of Phase 3 (Plots D167 to D426). Papworth Everard, Cambridgeshire**

Applicant: **David Wilson Homes**

Recommendation

The Parish Council recommends that the LPA refuses this application, largely on the grounds that the details of the proposed house designs, which, because they result from the developer's wish to provide a 'traditional premium product', do not reflect Papworth Everard's true background as a largely Twentieth Century conception. (Ref: paragraph 3.1 of the applicant's 'Planning and Design Statement')

Introduction

The parish council assumes that some details of the design have been proposed because the developer imagines that these are 'traditional' architectural elements of houses that exist in what is termed in the application a 'semi-rural location'. However, these 'traditional elements are not appropriate in Papworth Everard.

Supported by such publications as the District Design Guide, it is the parish's understanding that the design for housing in new housing areas should not only fulfil the objectives of the developer, but also respond to local styles typical of the wider village, in order to maintain a local distinctive character. There is a sound basis for this approach. Papworth Everard, up to the end of the First World War (1918), was a very small 'estate village' supplying staff for Papworth Hall and labour for local farms. (In 1911 (census) there were only 37 households in the village). The huge growth in Papworth Everard - to about 350 houses in 1980 and over 1000 households now - is an almost entirely a Twentieth and Twenty-First Century phenomenon. The few houses that were present in 1918 were largely late Victorian and Edwardian 'cottages' provided for estate workers and farm labourers. Unlike some neighbouring villages, Papworth Everard does not have an accumulation of 'traditional, vernacular houses'. The character of the current village has been set by houses (and factories and the hospital) constructed largely in the 1920s - 1950s period by the Papworth Village Settlement, initially for recuperating TB patients and their families; their design was relatively plain, reflecting their period of construction, the need to be practical and the relatively limited construction budgets.

The parish council has been through detailed planning applications and proposed house designs for this area of Summersfield on at least two previous occasions, and supported by SCDC planners and urban designers unnecessarily elaborate elements of architectural design have been rejected in favour of plainer, simpler, unadorned facades that better reflect Papworth's true back story. Only a few months ago, the scheme (including house designs) was optimised at the time of a previous revision; the parish council finds it difficult to comprehend why such a short time later there is need for a further redesign.

General comments

The general principle of providing a greater number of family-sized houses and fewer apartments in this specific part of the Summersfield development area is supported. However, the parish council will expect that elsewhere within the development, smaller domestic units (apartments) will continue to be proposed and provided, so that a variety of accommodation will be available for purchase.

The 'materials legend' on the Materials Plan (Dwng no. (S174)10-054-004) appears to have been 'cut and pasted' from the previously approved scheme; it contains information that is now erroneous, and this should be corrected before any planning consent is given.

Layout

The Square – if there is to be a 2.5-storey or 3-story crescent on the south side of the Square, rather than the previously agreed manor-house arrangement, the parish council is at a loss to understand why the two storey 'Langdale' type has been inserted, which looks out of place and uncomfortably breaks up the roof line.

House Designs

General: Windows.

The window designs on the main facades of many of the houses indicate that they are subdivided into 9 (nine) or 12 (twelve) individual panes. This is considered to be unnecessarily elaborate and untypical of the village of Papworth generally.

The developer (David Wilson Homes) should adopt for Summersfield the much simpler designs of windows used on its other developments in Papworth - at North Lodge Drive/Jubilee Green and on Old Pinewood Way ('High Trees'), where the number of panes is much smaller. The simple three-fold, vertical division of the windows of houses on Old Pinewood Way is particularly elegant. (For an illustration, please see the figures that follow the text, below. These show houses built in Old Pinewood Way of the same type as some of those proposed for Phase 3 (P421), Summersfield. Please note: although the parish council supports the simple window designs used on Old Pinewood Way, there are other elements – e.g. stone lintels and sills – that the parish council still finds inappropriate, as the village is not in an area where dressed stone was traditionally available for building details). The developer may feel that it does not wish to reproduce the window details it has used elsewhere in

the village to avoid uniformity; however, it is the parish's opinion that the use of different walling and roofing materials at Summersfield will result in houses of a significantly contrasting character to the existing houses.

In all the designs where 9- or 12-pane windows appear, these should be simplified. (No further comments are made on the windows in the specific comments on house types, below).

General: Chimneys

Relatively few of the house types include chimneys. Consideration should be given to adding chimneys where appropriate, particularly on the larger houses.

Specific comments on house types

Where a house type does not appear below, the parish council has no particular comment to make, except that the general comment on windows applies.

T307-E-5 Plots 208, 209, 210, 211 & 214

Dormer window should be above left or right hand first floor window. Front door should be brought in line with first floor window (if this is not possible, then consider using a different house type). Delete the four small detailing in the upper part of the windows. The small diamond pane in front door is too small – should be replaced with larger rectangular window.

T320-E-5 Plots 188-191 & 232, 233 & 234

This is an extremely very unattractive house type. The front door hood crashes into the ground floor window lintel. The front door should be aligned with the first floor window above it. Using both dormer and 'Velux' on the front roof is unpleasing – and the dormer should not sit on the edge of the roof. *If these elements cannot be altered easily, a different house type should be substituted – or in the case of Plots 232-234, no. 234 should be differently handed to balance the other two.*

T320-E-5 Contemporary Plots 236 & 237

This is a very unattractive house type. The front door should be aligned with the first floor window above it. Dark glass has been inserted to create a vertical design element on the left hand of the front façade, and yet the front door is out of line with the first floor window on the right of the house. Using both dormer and 'Velux' on the front roof is unpleasing – and the dormer should not sit on the edge of the roof. *If these elements cannot be altered easily, a different house type should be substituted.*

T320-5-E (The Square) Plots 216, 217 & 219

This is an extremely unattractive house type. The front door hood crashes into the ground floor window lintel. The front door should be aligned with the first floor window above it. Using both dormer and 'Velux' on the front roof is unpleasing – and the dormer should not sit on the edge of the roof. *If these elements cannot be altered easily, a different house type should be substituted.* In addition, the six-

panelled door and door surround is too elaborate for this smaller house type and should be replaced by a four-panelled door, or 'cottage' door. Remove the incised render to the ground floor.

H404 Plot 186

The 'cottage-style' door, should be 'upgraded' to a four-panel door for this significant (4-bed) house type.

H404---5 Plots 172, 175, 195, 202

The front door and its surround are too elaborate for the house, particularly as they are immediately adjacent to the garage door. Use a four-panelled door and remove dentil course from above the garage door.

H414---5 Plots 204, 206, 242

For simplicity remove dentil course from top of ground floor. Use four-panelled front door. The first floor windows obscuring the dentil course at the eaves is unattractive – heighten walls above first floor windows.

T427---5 Plots 251 & 220 (The Square)

Remove the rusticated rendering on the ground floor façade. (The houses would be extremely elegant without this feature. The parish council was assured that such a finish would only be used on the KV1 town houses in the Barratt's portion of Phase 3).

H451---5 Plots 194, 196, 198 & 240

Front door surround too elaborate – remove 3-panelled fan light. First floor windows obscuring dentil course - raise wall above windows. Consider removing dentil course from above drive-through access.

H455---5 Plot 225

Very large blank gable at side wall -- add window detail
Front door surround too elaborate – remove 3-panelled fan light. First floor windows obscuring dentil course - raise wall above windows.

H456---5 Plots 182, 200 & 246

Front door surround too elaborate – remove 3-panelled fan light. First floor windows obscuring dentil course - raise wall above windows.

H469---5 Plots 171, 174, 177, 193, 199, 201, 205, 226, 228 & 241

First floor windows obscuring dentil course - raise wall above windows.

P470/w5 Plots 181, 197

Large blank gable overlooks a 'footpath link' on plot D197 - consider adding some additional windows.

H500 Plots 244, 203

Dormers unbalance the façade – they should be moved directly above the outer first floor windows.

H533---5 Plots 176, 179

Dormers appear unbalanced – should be moved above either inner or outer first floor windows. A large house type – walls should be raised above first floor windows to allow insertion of brick soldier lintels.

H536---Y5 Plots 180 & 192

Velux roof lights are used at the front of the house. This is untypical of the houses generally – consider replacing with dormers.

H597---5 Plots 169, 178, 222, 239 & 245

Lintels should be added above first floor windows. Dormers should be relocated to a position directly above first floor windows.

'Langdale' Plot 218

6-panelled door is too elaborate for this small house type – replace with four-panelled, or 'cottage' type. Bay window does not sit comfortably on this house type. Remove the incised rendering to the lower storey.

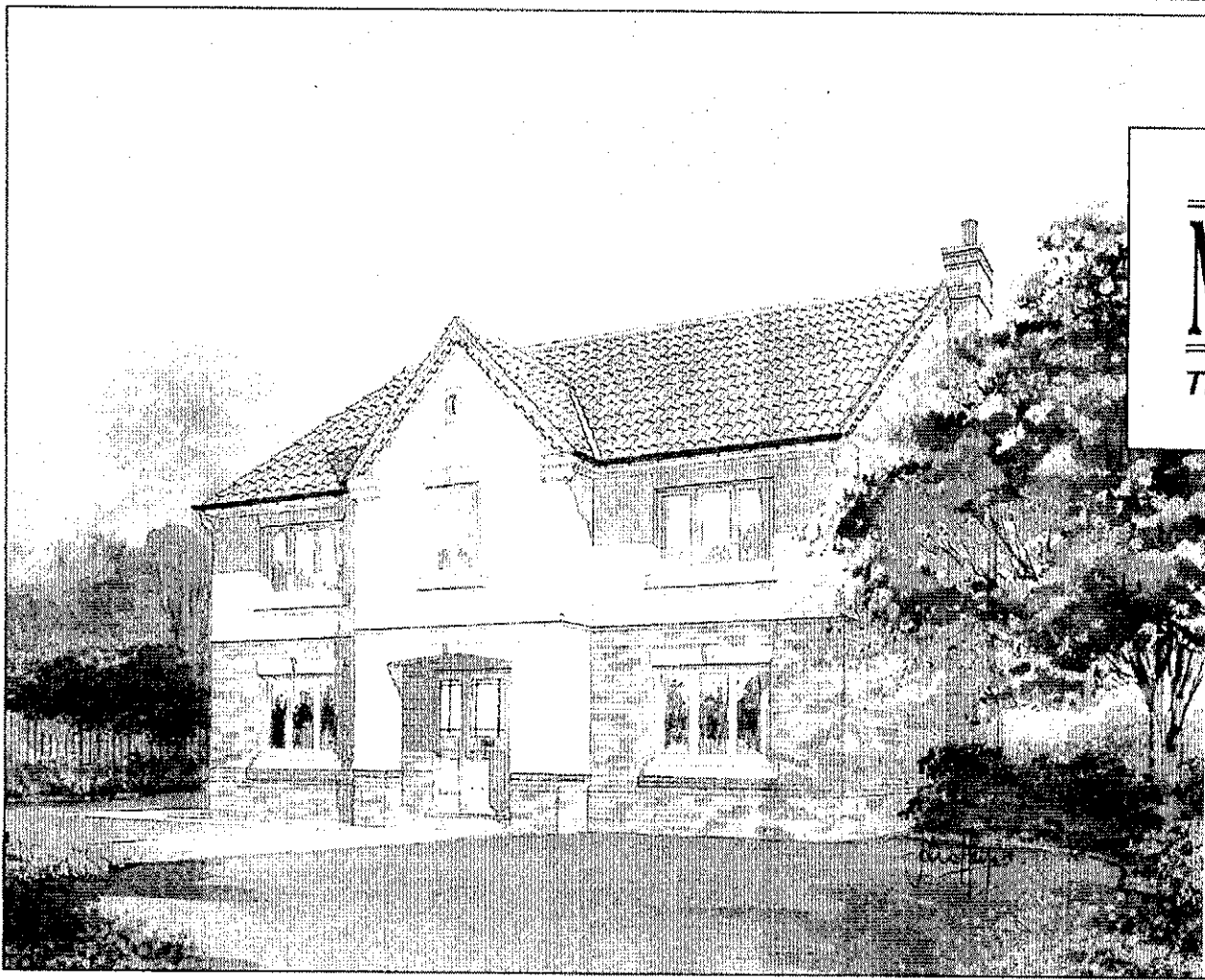
Boundary treatments

It is essential that all boundary walls are constructed with adequately deep foundations on the local clay soils.

Papworth Everard Parish Council

20th August 2012

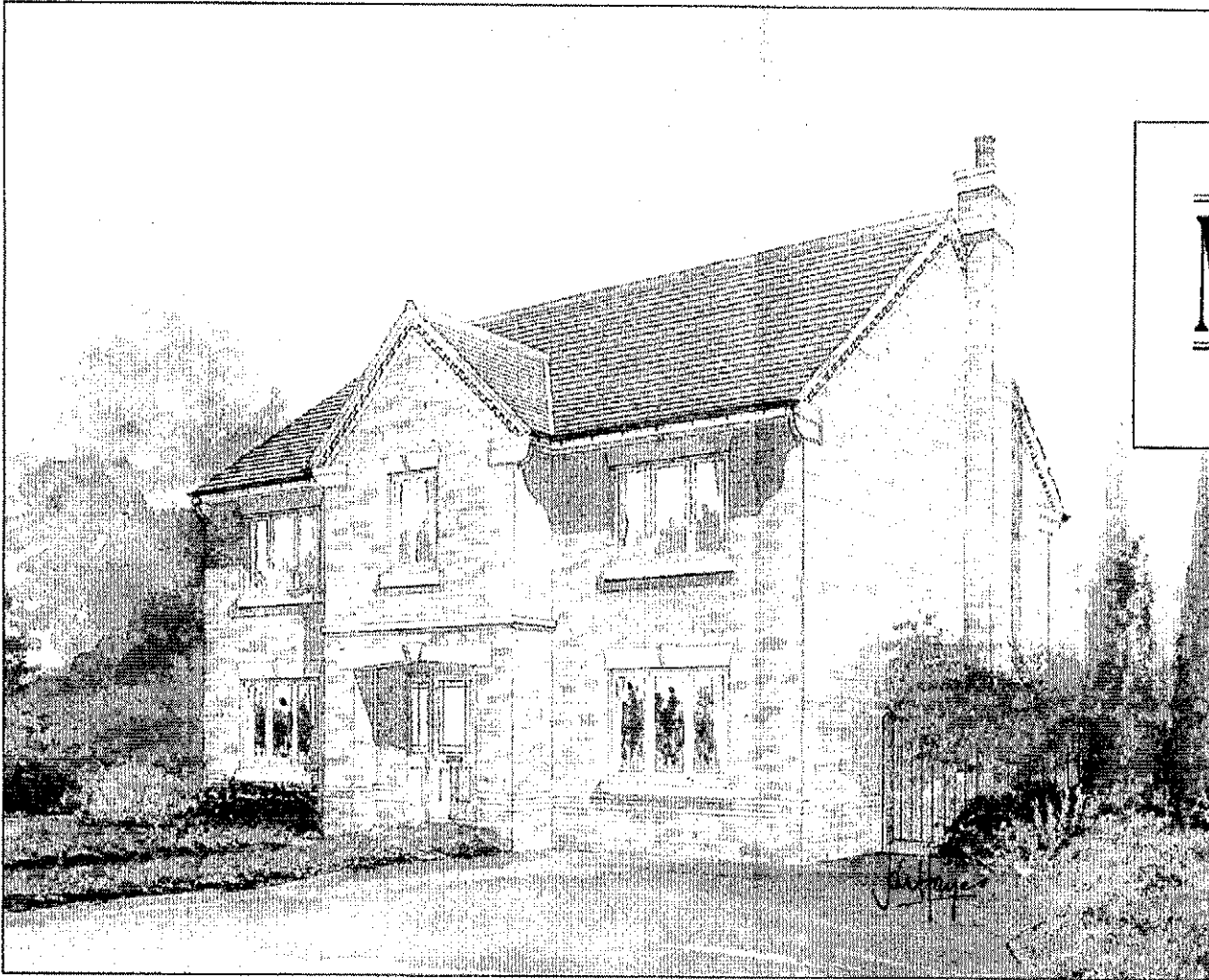
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Cambridge CB3 3UY



MANOR
RANGE
THE MIDDLETONE
P421RG-8



DAVID
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THE BEDALE
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