

FULFORD PARISH COUNCIL

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Mrs Hannah Blackburn
City of York Council
West Offices
Station Rise
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19th March 2015

Dear Hannah,

Re: AOD/15/00053 Outline Condition 36 - Germany Beck site.

Samples of each external material (including roofs) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development on each development phase. These samples shall illustrate the colour, texture and bonding of brickwork, the mortar treatment to be used, the colour and texture of render, and the roofing materials.

Fulford Parish Council makes the following comments in respect of the meagre information supplied with this application, which consists of Drawing No 600/012 External Materials – Phase 1

1. Phase 1 of the development abuts the Fulford Conservation Area and it is crucial to ensure that the materials used are of suitable quality for this sensitive location and that attention is paid to the character areas identified in the *UDPR* (June 2006) and subsequent *Design and Character Study* (DCS Persimmon Homes Sept 2012). The information supplied suggests that the applicant has failed to comply with the design principles described in these documents:
2. Brickwork:
UDPR page 28: *"Walls will generally be pinkish brown brick with occasional houses rendered. A mixture of render and brick will not be allowed on the same frontage"*. There are no images of the two types of brickwork proposed but the colouring appears to be predominantly red in both cases with the same 'bucket handle' pointing for both. The use of uniform brickwork for clusters of houses will fail to create neighbourhoods of quality and character as envisaged by the Inspector and Secretary of State.
3. Bonding:
Contrary to the wording of the condition, there is no information submitted about the pattern of brick bonding to be used. The buildings in Main St are characterised by varied bonding patterns and this would add interest and character to the appearance of the houses
4. Range C:
No information is provided on the amount of render to be applied to the three buildings or whether all elevations will entirely rendered.
5. Roofs.
UDPR page 28: *"Roofs should be predominantly traditional red clay pantiles. A smaller proportion of slate or good quality concrete/composite materials that mimic these traditional materials may be used"*.

Range B will have *Sandtoft Double Pantile Terracotta or similar* roof tiles although no images are provided and the description is qualified by *'or similar'*. No detail is provided to show whether the pantiles will be clay or concrete or whether they will be of traditional or modern appearance but it is suspected that they will be concrete. In any event, the pantile roof range as illustrated, is not 'predominant' and the use of *"the Sandtoft Calderdale Light Grey or similar"* for so many other dwellings in the cell is not in accordance with the design principles established in the UDPR.

6. Windows and doors:

UDPR page 28: *"Windows will be traditional four/multi pane sash windows"*.

We strongly object to the use of entirely non-traditional 'white UPVC' for all windows because in this location they should reflect the varied materials found in the village including wood or aluminium'.

Similarly, the proposal to finish all doors and garages in 'white' would result in a development lacking in character and variation and therefore does not reflect the adjoining village character.

7. Character Areas: UDPR page 28: *"Careful consideration should be given to the detailing of buildings such as window frames, eaves, rainwater goods, roof pitch as well as reticulation and rhythm of building elements such as windows, doors, bays etc. Such features can help emphasise different character areas, help unite buildings, add interest and style and add to the sense of place"*.

The DCS states: *"Cell 1 is to be designed to reflect the best of Fulford Village to give a sense that the village is 'spilling out' into the site and provides a natural transition between the new development and existing properties within the village"*.

The drawing fails to show that sufficient consideration has been given to how the materials will complement the conservation area or how the materials will allow the transition between the old village and the new development to be achieved. For example, the drawing indicates that the dwellings along the southern edge (Rural Edge Character Area) will be built using identical materials to many of the dwellings further north and many along the spine road (High Street Character Area).

8. Lack of information. No details are provided of materials for door canopies, chimney pots or roof-lights.

We trust that you will take our comments into account and that you will not approve the details as currently submitted.

Yours sincerely

Jeanne Fletcher
Clerk to Fulford Parish Council