

COMMITTEE

Application No: 18/00688/RES (re: external materials condition)
Address: Calvert Lane Health Centre

SUMMARY

- Erection of health centre including a retail pharmacy.
- Committee granted outline approval for the health centre on 5th January 2018, and reserved matters on 2nd August 2018.
- Condition 4 of the outline approval requires details of external materials to be approved. When considering the reserved matters Members requested the materials be determined by Planning Committee. The applicants are therefore seeking to discharge condition 4.
- The applicants will be submitting samples of the ground floor brick and first floor cladding details.

SITE

South eastern part of former private playing field located on the west side of Calvert Lane (measuring approx. 1.4 acres) granted outline consent for a medical centre in January 2018 and reserved matters approval in August 2018.

PROPOSAL

The approved design has brick at ground floor interspersed with panels of projecting brickwork, particularly around the entrances. First floor is a combination of metal cladding and render

The applicants will be presenting details of a textured very light brown/buff brick at ground floor with details of the areas of projecting brickwork. At first floor a light bronze metallic finish vertical profile cladding is proposed, with an acrylic off-white render to the west elevation to Middleton barracks, partly wrapping around to the side.

PLANNING FRAMEWORK

Local Plan 2016-32

Policy 14 – Design

National Planning Policy Framework

Policy 12. Achieving well-designed places

PLANNING APPRAISAL

The building will be detached and located within an area with a mix of two storey houses plus the nearby Middleton Barracks and fire station. The prominent building material is red/brown brick with a mix of cladding on the houses. New residential development to the north has a mix of brick and cladding. It is not within a conservation area.

Brick and cladding could present an industrial type building appearance. However, the contrast of regular brickwork interspersed with the projecting brick design, and the light bronze effect cladding against the rendered areas, will add a much higher quality finish to the proposed building, particularly on the main public viewpoints from Calvert Lane and around the entrances.

It is considered these materials would enhance the building and area and comply with policy 14 of the Local Plan and the NPPF.

Conclusion:

Recommend approval of the proposed external materials for the Health Centre.