

Cottenham Village Design Group

Planning application comments

S/0529/03/F

11 Pineview, Smithy Fen, Cottenham

Siting of Travellers Caravan

S/0530/03/F

12 Pineview, Smithy Fen, Cottenham

Siting of Travellers Caravan

S/0545/03/F

7 Pineview, Smithy Fen, Cottenham

Siting of Travellers Mobile Home, Caravan and Day Room

S/0569/03/F

8 Pineview, Smithy Fen, Cottenham

Siting of Travellers Mobile Home, Caravan and Day Room

The Design Group is concerned by the large number of applications for Smithy Fen, Setchel Fen and adjacent areas submitted recently. Despite some limited development, this area, which is outside the village framework, is still of essentially rural character with the locally distinctive open views of fen edge landscape. We consider that the cumulative effect of additions to the planning consents already granted would seriously threaten the character of this landscape in this area. We also note that developments in this area, other than those essential for agriculture-related activity, do not conform to the essentially nuclear settlement pattern established within the parish and are likely to integrate poorly with the village and its facilities. In addition, we do not believe that caravans and mobile homes fulfil the high architectural standards and respect for locally distinctive building forms and materials which the Design Statement promotes.

We therefore object to these developments.

'This is a landscape of wide views and open spaces'

Cottenham Village Design Statement p.10

'Settlement patterns are key to the distinctive nature of the village ... new developments need to be integrated with the village and form part of a linked overall pattern'

Cottenham Village Design Statement p.12

'Buildings ... should acknowledge their Cottenham context ... Refer to local settlement patterns in layout. Respect local characteristics and context of the particular site. Refer to local building forms and proportions ... Use good quality materials appropriate to Cottenham'

Cottenham Village Design Statement p.23

S/0556/03/F

1 Corbett Street, Cottenham

Carport / Garage

The proposed development is within the Conservation Area and we would therefore expect particularly high standards of design. The impact on views from the street would be limited. The building appears generally well designed and the open 'cart shed' design of the garages has local precedents. We therefore support this development.

We note that the roofing materials have not finally been determined. This is an important choice, and should be made with care. While slate would integrate well with the existing buildings on the plot, the roof pitch is perhaps more indicative of pantiles, which have been used historically on outbuildings in Cottenham. However, bright red pantiles should be avoided in favour of something of similar tone to the local buff brick.

'Use good quality materials appropriate to Cottenham' Cottenham Village Design Statement p.23

S/0660/03/F

137 Rampton Road, Cottenham

Extension

This simplified design is a significant improvement on the previous application. However, the proposed development is still relatively large for a front extension and the visual effect, in particular the loss of symmetry and breaking of the building line, may not be entirely satisfactory.

'Do not alter existing building lines without consideration of the resulting spatial effect'
Cottenham Village Design Statement p.22

'Create streets with a purposeful line ...'
Cottenham Village Design Statement p.12

S/0681/03/F

Orchard Path, High Street, Cottenham

Extensions to Dwelling and Outbuilding

The scope of this development amounts in effect to the creation of a much larger dwelling of substantially different design and materials. The present structure has a number of poorly designed extensions and the integration of these into a coherent whole could be beneficial. The proposed design of the central section of the North elevation, with closely packed windows and doorcase, might benefit from some simplification.

On this village edge site, we are particularly concerned that the use of white render as a finish on such a large structure would be detrimental to views into the village, in particular from Church Lane. The present finish appears to be substantially of locally distinctive buff brick; using this throughout would be likely to blend much better with the rest of the village and with the surrounding natural features.

The site is already partially sheltered by planting; it is important to retain and perhaps even increase this. However, we do not feel that planting is likely to be sufficient to fully ameliorate the effect on views of such a large area of white render, particularly in winter.

We therefore object to this proposal.

'New developments on the village edge should give high priority to landscape design, to protect and enhance the external view of the village ... Do not form a stark edge to the village ... Shelter and contain the edge using appropriate native broadleaf species' Cottenham Village Design Statement p.9

'Buildings ... should acknowledge their Cottenham context ... Respect local characteristics and context of the particular site. Refer to local building forms and proportions ... Use good quality materials appropriate to Cottenham' Cottenham Village Design Statement p.23

S/0724/03?F

38 Oakington Road, Cottenham

Extension and alterations

Although this building is not in the Conservation Area, it forms part of the village edge on an important approach to the village. We therefore believe that high standards of design and landscaping are particularly important on this site.

The result of extending this bungalow to the side would be to create a particularly long, low structure. Such a form would be uncharacteristic of Cottenham and somewhat ungainly. The resulting building would fill up the width of the plot almost completely, increasing the built-up appearance of the site.

We feel that an extension might be better achieved by utilising space towards the rear of the existing building and setting back any lateral extension from the present building line. This might improve the proportions and leave room for landscaping using native broadleaf species to the side of the plot to help reduce the impact of the development.

'New developments on the village edge should give high priority to landscape design, to protect and enhance the external view of the village ... Do not form a stark edge to the village ... Shelter and contain the edge using appropriate native broadleaf species' Cottenham Village Design Statement p.9

'Infil development or lateral extensions to existing buildings should maintain gaps which provide views out of the village' Cottenham Village Design Statement p.12

'Refer to local building forms and proportions ... New build garages and parking areas should not obscure house fronts' Cottenham Village Design Statement p.23

'Make skillful use of spaces between buildings ... Do not alter existing building lines without consideration of the resulting spatial effect' Cottenham Village Design Statement p.22

S/0725/03/F

31 Harlestones Road, Cottenham

Conservatory

We have no comment on this application

Applications viewed by John Williams, Steven Poole, Robin Heydon