

# Cottenham Village Design Group

## Planning application comments

**S/1262/03/F**

**11 Lacks Close, Cottenham - Extension**

We have no comment on this application

**S/1314/03/F**

**14 Paxton Close, Cottenham - Extension**

We have no comment on this application

**S/1325/03/F**

**4 Millfield, Cottenham - Extensions**

We note that the dormer extension would be rather unsympathetic to the existing building and the use of timber cladding does not seem locally appropriate in this context. However, we also note that these changes would only be visible to a very limited degree.

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

**S/1383/03/O**

**Land adjacent 51 Beach Road, Cottenham - Dwelling**

The Village Design Statement supports infill development on appropriate plots. In this case it will be necessary to consider whether this plot is appropriate in view of its relatively small size and its position on the edge of the village. There is potential for an adverse impact on the village edge, however at the moment the site is well screened by planting so this would be relatively minor.

*'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

*'Encouragement will be given to well designed buildings on appropriate infill plots'*  
Cottenham Village Design Statement p.22

**S/1418/03/F**

**Land adjacent 309 High Street, Cottenham - House and Garage**

This is a good proposal, using locally appropriate building forms and materials with a high standard of design. We particularly welcome the specification of gault brick with brick arches and timber windows. The plot, on a prominent site in the conservation area, is currently vacant and the area will be significantly enhanced by this development. We therefore support the proposal.

We note that the design for the garage is less detailed and hope that this will be finished to a similarly high standard. We also note that with this sort of pastiche development attention to detail and execution throughout the process is essential to realise the full potential of the design. Choice of mortar, bond and ridge materials are all particularly important

*'Encouragement will be given to well designed buildings on appropriate infill plots'*  
Cottenham Village Design Statement p.22

*'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/142003/F

**87 Rooks Street, Cottenham - House, Bungalow and Garage**

We initially expressed doubt at the outline proposal for two substantial houses on this relatively small site in the conservation area. We note that this revised full proposal seems to address this issue with a reasonable degree of success. The house in particular responds well to local design traditions and materials.

With any such pastiche development attention to detail and execution throughout the process is essential to realise the full potential of the design. Choice of window and lintel detailing, mortar, bond and ridge materials are all particularly important

*'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

Applications viewed by John Williams and Steven Poole

