

Cottenham Village Design Group

Planning application comments

S/1428/03/F

9 Twentypence Road, Cottenham - garage/carport

We have no comment on this application

S/1484/03/F

Twentypence Road, Cottenham - removal of planning condition

We have no comment on this application

S/1486/03/LB

S/1487/03/F

101 High Street, Cottenham - alterations, extension, re-thatching, double garage

We broadly welcome the refurbishment of this property, and we are pleased at the intention to retain as much of the original material, including render, as possible.

However, we find that the proposed double garage is inappropriate in scale, design and materials. It is too massive for the site, presenting a very wide and awkwardly designed gable end to the street. Its design does not draw on the traditional architectural forms and materials found in outbuildings in Cottenham and is not of a standard we would hope to see in a conservation area within the curtilage of a listed building. Because of this we object to this application.

The Village Design Statement supports the re-instatement of thatch. It is important that this should be done with the appropriate materials and forms. Historically, Cottenham has had a mixture of longstraw and reed thatch, but the choice between the materials has a very significant effect on the final appearance of the building. On a listed building in particular we would consider it appropriate to make an informed choice between these based on evidence (photographic and physical) of the previous arrangements. Two photographs (*Cottenham in Focus*, Cottenham Village Society 2002, pp77-78) show this property around the early C20th, apparently with a flush ridge (probably suggestive of longstraw).

We are also somewhat concerned by the proposed addition of a second dormer window to the front elevation. This would very significantly change the appearance of the house and a strong case would have to be made to justify this on a listed building.

The proposed rear extension seems wholly appropriate in form. Plain tiles of buff clay might be the most appropriate roofing material for this section.

'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

'Buildings should be maintained using original or sympathetic materials and details. Thatch for roofs should be preserved or reinstated where appropriate' Cottenham Village Design Statement p.22

S/1504/03/F

113 Rampton Road, Cottenham - extension

We have no comment on this application

S/1536/03/F

3 The Stables, Cottenham - extension

We have no comment on this application

S/1558/03/F

149 Rampton Road, Cottenham - widening of vehicular access

We have no comment on this application

S/1565/03/F

6 The Linnets, Cottenham - conservatory

We have no comment on this application

S/1565/03/F

Orchard Path, Cottenham - alterations, extensions, garage/workshop

We previously objected to an application for this site because of concern that a substantially larger building covered in render would have an adverse impact on views into the village, particularly from Church Lane. We are pleased to see that the main house is now to be of brick to match existing and we feel that this is a significant improvement.

We are concerned, however, that the garage/workshop, to be re-built as a two-storey building, would be a substantial structure in itself, and that there is a risk that this would have an adverse impact on the village edge. We therefore object to this part of the proposal.

While the rest of the application is certainly improved, it has the overall appearance of a rather over-complex structure, and we feel that the design as a whole might benefit from some simplification.

'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

S/1613/03/F

11 Rampton Road, Cottenham - vehicular access

We have no comment on this application

Applications viewed by John Williams and Jennie Blood-Smyth