

# Cottenham Village Design Group

## Planning application comments

**S/0330/03/F**

**332 High Street, Cottenham - Extension**

We have already objected to this development - see our comments on application S/0293/03/LB

**S/0358/03/F**

**Red Lodge, Twentypence Road, Cottenham**

**Erection of Bungalow and Garage following Demolition of Existing Bungalow and Outbuildings**

We do not object in principal to the redevelopment of this site; the present building is of indifferent quality. It is also fairly well screened from the road by planting and it is important that this should be maintained. We would regret the removal of the apple tree; fruit growing is an important part of Cottenham's heritage and all reasonable efforts should be made to retain remaining trees.

However, we do feel that the design proposed is bland, uninspired and of a 'pattern-book' type; as such it would only be a marginal improvement on the existing building. We regret that the opportunity to produce a building of architectural merit, drawing inspiration from local building forms, has not been taken.

Regarding materials, buff brick and a natural slate roof (or at least material of a similar shade) would be the most locally appropriate materials.

*'avoid pattern-book designs ... Respect local characteristics ... Refer to local building forms and proportion ... Use good quality materials appropriate to Cottenham.* (Cottenham Village Design Statement p.23)

*'it is important to ensure positive opportunities for high quality contemporary architecture. Imaginative and original design can extend and renew the distinctive character and traditions of Cottenham's built environment'* (Cottenham Village Design Statement p.22)

**S/0417/03/F**

**74 Lyles Road, Cottenham - Extensions**

Provided the materials used match those existing we would have no objection to this development.

**S/0424/03/F**

**Appletree Mobile Home Park and Land Adjoining Histon Road, Cottenham**

**Reorganization and Extension to Mobile Home Park for 31 Mobile Homes**

This development appears to be outside the Village Envelope and within the Green Belt at a prominent village edge site on a major approach to the village. The proposed structures would be of low architectural quality and would not reflect the characteristic materials and building forms of the village. The appearance of the edges of the village have been identified in the Design Statement as particularly important. We therefore object to this proposal.

We are particularly concerned about the present, and future, appearance of the long South-West boundary of this site. This currently consists of a long, stark and unbroken line of boarded fencing, recently erected, which can only be described as a major eyesore that is extremely detrimental to this important approach to the village. Whether this development goes ahead or not, we would regard the removal and/or screening of this fence as a high priority.

The present proposal appears to involve planting within the present line of the fence, but it is not entirely clear in the plans whether, or at what stage, this fence would be removed. The only basis on which we would feel it acceptable for the fence to remain would be if a significant depth of planting were undertaken outside the fence.

We are pleased that native species are specified for planting, but are doubtful that the depth of planting allowed will be adequate in itself to screen the development. It is important with a boundary of this length to soften the edge by maintaining variation of depth and height

*'avoid pattern-book designs ... Respect local characteristics ... Refer to local building forms and proportion ... Use good quality materials appropriate to Cottenham.* (Cottenham Village Design Statement p.23)

*'Plant native species to retain landscape character'* (Cottenham Village Design Statement p.10)

*'Approaching views show a contained settlement defined by trees ...'* (Design Statement p.8)

*'In the case of significant landscape developments or changes, a professional design scheme should be prepared for consultation ...'* (Design Statement p.9)

*'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.'* (Design Statement p.9)

**S/0446/03/F**

**127 High Street, Cottenham - Extension**

We have no comment on this application

**S/0452/03/F**

**Land R/O and Adj 31 Denmark Road, Cottenham**

**2 Houses**

The Design Statement supports the development of appropriate infill sites. It is good to see an application for semi-detached starter homes of a modest size, which will help to achieve a range of housing types and sizes in the village and make efficient use of space. The loss of trees does not appear significant.

This development is within the Conservation Area and we would therefore expect a high standard of design using locally appropriate materials, details and forms. We are pleased to see a locally appropriate buff brick specified, and the use of flat gauged brick arches (hopefully in similar material). A mortar of similar, or slightly lighter, buff tone to the brickwork should also be specified. The appearance of a number of recent houses in the village has been let down because adequate attention has not been given to the pointing, which has sometimes been carried out in contrasting grey cement. Pointing is as important to the final appearance of a building as the choice of brick and it may be advisable for test panels to be passed on site for new buildings within the Conservation Area. We would strongly recommend that slate be considered as a much more locally appropriate choice than tiles for roofing (in particular tiles of a reddish hue should generally be avoided in Cottenham).

We are glad to see a well-presented set of plans including perspective drawings.

The car park behind the Co-operative store is a useful amenity for village residents. Access is currently difficult, down a long, narrow and uneven lane and the area as a whole is untidy, poorly surfaced, drained and lit. We feel that this development may present a good opportunity to improve the access to and appearance of this run-down part of the conservation area.

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

*'include a range of housing types and sizes'* (Cottenham Village Design Statement p.5)

*'avoid pattern-book designs ... Respect local characteristics ... Refer to local building forms and proportion ... Use good quality materials appropriate to Cottenham.* (Design Statement p.23)

*'Developers should provide perspective (isometric) drawings ...'* (Design Statement p.23)

*'The streetscape needs a considered design approach' ...* (Design Statement p.25)

**S/0456/03/F**

**9 Pineview, Smithy Fen, Cottenham**

**Siting of Travellers Caravan and Day Room**

The Design Group would normally oppose building on agricultural land outside the village envelope, which is alien to the historic settlement pattern of the village. However, in cases like this where a modest application falls within an already developed area we have usually refrained from objecting.

*'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'* Cottenham Village Design Statement p.12

**S/0457/03/F**

**10 Pineview, Smithy Fen, Cottenham**

**Siting of Travellers Caravan and Day Room**

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*'This is a landscape of wide views and open spaces'* Cottenham Village Design Statement p.10

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**S/0508/03/F**

**31 Telegraph Street, Cottenham**

**Conservatory**

We have no comment on this application

Applications viewed by John Williams and Andrew Withers