

# Cottenham Village Design Group

## Planning application comments

**S/0890/04/A**

**60 Beach Road, Cottenham - Extension**

The Design Group supports this application which we feel respects the existing building and correctly specifies appropriate matching materials.

*'Respect local characteristics and context of the particular site. Use good quality materials appropriate to Cottenham'* (Cottenham Village Design Statement p.23)

**S/0906/04/LB**

**316 High Street, Cottenham – Alterations to Barn, Erection of Wall**

and

**S/0907/04/F**

**316 High Street, Cottenham – Alterations to Barn to Form Garage, Wall + Gates**

The Design Group supports development on appropriate infill plots. We have no objection to the creation of this plot through erection of the proposed walls and gates. However, the plans provided for conversion of the barn lack important detail, such as existing openings and existing and proposed materials. We therefore feel unable to properly consider this important aspect of the development.

Hence we must object to this proposal.

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

*'Reuse barns through conversions where appropriate ... Respect local characteristics and context of the particular site. Use good quality materials.'* (Design Statement p.23)

**S/0908/04/F**

**R/O 316 High Street, Cottenham – House and Carport**

It is considered that, with care, this site can accommodate a single dwelling. However, the Design Group feels that the proposed building is quite inappropriate for this location in the heart of the village and we have some concern regarding its relationship to the existing building and its impact on the Conservation Area. The proposed building is over complex with extensive window openings of a type quite alien to Cottenham. We would wish to see extensive simplification to the front elevation and possibly some reduction to the building's length.

The proposal is also missing any specification of materials and finishes when on such a building the impact of this selection will be dramatic. We therefore consider this application incomplete.

For these reasons, we object to this application.

(continued)

*'Encouragement will be given to well-designed buildings on appropriate infill plots. Relationships between buildings are as important as the design of buildings themselves.'* (Cottenham Village Design Statement p.22)

*'Respect local characteristics and context of the particular site. Refer to local building forms and proportion. Use good quality materials appropriate to Cottenham.'* (Design Statement p.23)

#### **S/0937/04/LDC**

**Setbroad Farm, Oakington Road, Cottenham – Certificate Lawfulness, Dwelling**

and

#### **S/0938/04/F**

**Setbroad Farm, Oakington Road, Cottenham – Agricultural Dwelling**

We have no new comments on these applications. Our recent comments on applications S/0699/04/F and S/0700/04/LDC apply in this case. Please refer to these comments.

#### **S/0975/04F**

**High House, 79 High Street, Cottenham - Extension**

The Design Group supports this application. We commend the introduction of a locally distinctive arched window and recognise the quality of the plans submitted and the care taken in preparing this application.

*'Respect local characteristics and context of the particular site. Use good quality materials appropriate to Cottenham. Refer to locally distinctive details.'* (Cottenham Village Design Statement p.23)

#### **S/1010/04/F**

**26 Lyles Road, Cottenham – Extension**

This replaces an earlier application for which we made no comment. We feel that the changes introduced in this new application have resulted in a very ugly development due to the extensive area of flat roofing introduced. With more careful consideration, the Design Group believes that a significantly better solution could be reached.

*'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)

Applications viewed by Steven Poole and Jennie Blood-Smyth, 26<sup>th</sup> May 2004.