

Cottenham Village Design Group

Planning application comments

S/1318/04/F

Fen End Farm, Smithy Fen, Cottenham – Erection of 8 Stables, Tack Rooms, Manege

The Design Group is in general opposed to new building on open land outside the village framework on the grounds that it is likely to disrupt the locally distinctive open character of the landscape. However, we do recognise that where a very strong need can be demonstrated in relation to agricultural or related activities it is reasonable to permit limited development. Such development should be of good design using locally appropriate forms and materials.

We support the development of this equestrian business and therefore this related development. We are pleased by the low profile of the proposed building and would wish this to be maintained through any future development of this site.

'Small scale enterprises will be welcomed within the village.' (Cottenham Village Design Statement p.7)

'This is a landscape of wide views and open spaces.' (Design Statement p.10)

'Refer to local building forms and proportion. Use good quality materials appropriate to Cottenham.' (Design Statement p.23)

S/1329/04/F

Oxholme Farm Lockspit Hall Drove, Cottenham – Agricultural Dwelling

The Design Group is in general opposed to new building on open land outside the village framework on the grounds that it is likely to disrupt the locally distinctive open character of the landscape. This proposal would introduce a dwelling into an area that currently has few buildings. However, we do recognise that where a very strong need can be demonstrated in relation to agricultural or related activities it is reasonable to permit limited development. Such development should be of good design using locally appropriate forms and materials.

We are encouraged that a bungalow is proposed; a single storey dwelling will minimise any impact on the open landscape.

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

'Refer to local building forms and proportion. Use good quality materials appropriate to Cottenham.' (Design Statement p.23)

S/1384/04/F

73 Rooks Street, Cottenham – Extension

This development significantly adds to the bulk of this building. The Design Group has some reservations about this but we do recognise that this is a carefully prepared proposal that has acknowledged many of the aims of the Cottenham Village Design Statement. We support the use of matching brick and slate and also the reinstatement of painted wooden windows.

We question whether the rooflights specified for the West elevation could be reduced in number - as a minimum we would wish them to be of a flush mounting type as they will be clearly visible from the street and are located in the Conservation Area.

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

S/1387/04/F

11 Margett Street, Cottenham – Extension

This is an interesting application, which we support. We endorse the re-use of existing roof tiles to the front and the location of rooflights only to the rear. However, we do not consider that the specification of slate for the rear roof elevation is appropriate – we would strongly recommend that tiles to match the front elevation be specified.

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

S/1394/04/F

1 Moores Court, Cottenham – Conservatory

We have no comment on this application.

S/1397/04/F

53 Telegraph Street, Cottenham – Installation of 2 Roof Mounted Solar Panels

The Design Group cannot support the installation of solar panels of this type within the Conservation Area, especially in this street-facing position. We feel that their externally mounted construction will be very intrusive and will negate any benefit from the natural slate roof that this property currently enjoys.

We object to this application.

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

S/1470/04/F

Land adj. Appletree Close Histon Road, Cottenham – Use of Land as Extension to Mobile Home Park (No Increase in Numbers) Incorporating Landscape Belt

We have previously objected to the extension of this Mobile Home Park onto this site and remain firmly against such a development. However, the long South West boundary to this site is currently a major eyesore that is extremely detrimental to this important approach to the village. We would support a minor development onto this site providing that the number of mobile homes does not exceed those on the existing site and a substantial, high quality, landscaping plan is submitted to provide thorough screening to the South West boundary.

This proposal could therefore be acceptable if it were developed further – in its current form it lacks sufficient detail to allow proper consideration. We would expect to see no more than 50% of the green belt land incorporated into the site – ideally forming extended garden land rather than accommodating any of the mobile homes. We would then want the remainder to be planted using native broadleaf species (to a depth of at least 10m) with possibly some being retained as open landscape beyond this screening belt.

'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)

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

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

S/1475/04/F

Land R/O 26 & 28 Histon Road, Cottenham – House and Garage, Reposition Garage

The Design Group supports development on appropriate infill plots. We have no objection to the creation of this plot, however we do have significant concerns about the height and complexity of the proposed dwelling. Cottenham houses are characteristically restrained and generally flat-fronted, without dormers to two-storey houses – this house is none of these things. We feel that it will be simply too overpowering.

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

'Buildings in new developments should acknowledge their Cottenham context and avoid pattern-book designs. Respect local characteristics and context of the particular site. Use good quality materials.' (Design Statement p.23)

Applications viewed by Steven Poole and Rob Van Der Linden, 15th July 2004.