

Cottenham Village Design Group

Planning application comments

S/2085/04/LB

30 High Street, Cottenham – Total Demolition of Outbuilding

The submitted plans lack detail making it very difficult to judge whether the building to be removed has any historic or local value. We assume from this that it does not. We would prefer to see supporting drawings or photographs with applications of this type.

S/2103/04/F

50 Denmark Road, Cottenham – Extension

We have no comment on this application.

S/2156/04/LB, S/2157/04/CAC and S/2158/04/F

Gothic House, 220 High Street, Cottenham

- **Alterations - Construction of Gault Brick Walls with Gates Attached to Existing Outbuildings & Existing Wall**
- **Total Demolition of 2 Brick Barns**
- **Erection of 2 Additional Houses, Conversion of Outbuildings into Garages and Erection of Walls and Gates**

Gothic House is a very individual, distinctive and well-loved local building in a prominent location. Any development of this site must therefore be carefully considered to ensure that the setting of this property is not damaged. The Design Group considers that removal of the 2 brick built barns will be a positive contribution and that, with care, 2 dwellings of the size proposed can be accommodated on this site. We support the proposed location of the houses, which we feel is just about optimal and consider that the dividing wall between the courtyard and the house fronts is an important feature.

We particularly like the proposed re-use of outbuildings for garaging; this part of the development works well. The plans indicate no external alterations to these buildings beyond any necessary repair, this is always preferred and we are pleased that this is possible in this case.

We are happy with the proposed house styles and the specification of gault brick and slate is appropriate although the drawings are not of sufficient quality to allow much of the detail to be seen. On developments of this type, this detail is vital. We would wish to see drawings that clearly show all brick detailing, window and door structures and eaves treatment; none of these details are clear on the supplied drawings.

Overall, the Design Group supports this application but we would want to ensure that detailing to the front elevations is locally appropriate.

'The village is recognised and enjoyed not just for its typical buildings. Certain non-typical buildings contribute by their individuality to its character and are valued as local landmarks

– *for example the much-altered Gothic House...* (Cottenham Village Design Statement p.19)

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

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

S/2168/04/F

46 Victory Way, Cottenham – Extension

We have no comment on this application.

S/2175/04/F

40A Telegraph Street, Cottenham – Extension

We have no comment on this application.

S/2184/04/F

13 Rampton Road, Cottenham – Vehicular Access

We have no comment on this application.

Applications viewed by Steven Poole and Jennie Blood-Smyth, 4th November 2004.