

Cottenham Village Design Group

Planning application comments

S/2221/04/F

Land R/O 26 & 28 Histon Road, Cottenham – 2 Houses (Plots 8 & 9)

The Design Group did not fully support the previous application for development of this site (S/1475/04/F) due to the height and complexity of the proposed dwelling. This new proposal addresses these concerns and we therefore welcome it. However, the proposed mixture of brick and render to the front elevation is not locally appropriate – we would recommend that brick is used throughout.

The supplied drawings lack clarity - we would wish to see drawings that clearly show all brick detailing, window and door structures and eaves treatment. These details make an important contribution to developments of this type.

'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 appropriate to Cottenham.' (Design Statement p.23)

S/2227/04/F

Land off Water Lane, Smithy Fen, Cottenham – Siting of 2 Gypsy Caravans

The Design Group is seriously concerned by the continuing applications of this type in Smithy Fen. Despite some development, this area, which is outside the village framework, is still of essentially rural character with locally distinctive open views of fen edge landscape. We consider that the cumulative effect of additions to the planning consents already granted would seriously threaten the character of this landscape.

We also note that developments in this area do not conform to the essentially nuclear settlement pattern established within the parish and are likely to integrate poorly with the village and its facilities. In addition, we do not believe that caravans and mobile homes fulfil the high architectural standards and respect for locally distinctive building forms and materials that the Design Statement promotes.

We therefore object to this development.

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

'Settlement patterns are a key to the distinctive nature of the village ... New developments need to be integrated with the village and form part of a linked overall pattern.' (Design Statement p.12)

'Buildings ... should acknowledge their Cottenham context ... Refer to local settlement patterns in layout. 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/2259/04/O

Adj. 35 Corbett Street, Cottenham – 2 Dwellings (Renewal Time Limited Permission)

We note that this is a re-submission of applications from 1998 (S/0158/98/O) and 2001 (S/2339/01/O). The Design Group commented on these applications noting that the position close to the street and general form of the proposed building were satisfactory and accorded well with the Village Design Statement. However, attention to detail in design and materials are key to the success of this type of development and therefore we would expect any future full application to be carefully prepared.

We note that Conservation Area Consent for demolition of the two-storey barn (S/0909/98/CAC) has now expired. A proposal that allowed the retention of this building would be preferred, as outbuildings of this type are an important part of the character of the Conservation Area. By their very nature they may be cheaply constructed and of no great age or architectural merit. However, their significance lies not in these attributes but in their value as a visible reminder of Cottenham's agricultural past; they are one of the things that distinguish the village from the suburbs of Cambridge.

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

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

'Re-use barns through conversions where appropriate.' (Design Statement p.23)

'Barns and yards provide scope to locate businesses within the village.' (Design Statement p.7)

S/2263/04/F

3 Eversley Close, Cottenham – Garage

We are disappointed that a pattern-book design has been chosen for this Conservation Area location and would prefer to see a more individual proposal. However, as the building will not be visible from any public space, the Design Group do not object in this case.

'Buildings ... should acknowledge their Cottenham context and avoid pattern-book designs. Use good quality materials appropriate to Cottenham' (Cottenham Village Design Statement p.23)

Applications viewed by Steven Poole and John Williams, 22nd November 2004.