

Cottenham Village Design Group

Planning application comments

S/2341/04/CM

Cottenham Village College, Cottenham – Single Storey Extension to Provide Aerobics and Dance Studio

We have no comment on this application.

S/2363/04/LB

216A High Street, Cottenham – Alterations: Replacement of Existing Large Paned Shop Windows on Front & Side Elevations with Smaller Paned Windows

The Design Group supports this application; the specification of smaller paned windows set in painted wooden frames is appropriate for this Conservation Area location. The proposal does not indicate whether the windows will remain clear or whether some might have an opaque film applied as is currently the case. It would be preferable for the application to confirm the location and the choice of colour for any such film.

‘Shops and business premises have a major visual impact. Minimise the size of plate glass windows on the street front.’ (Cottenham Village Design Statement p.7)

S/2380/04/LB

Ablett's House, 190 High Street, Cottenham – Remove Inserted Fireplace and Provide Chimney Pot with Cowl. Dismantle & Rebuild Front Curved Boundary Wall.

The Design Group fully supports this application. We would normally prefer to see brickwork retained in its original state but in this case recognise the need for repair and agree that rebuilding is the best option. The specification of a wooden former to ensure that the wall is rebuilt to its existing profile is good. We hope that similar care is taken to select an appropriate coloured lime mortar.

We also support removal of the modern inserted fireplace and the choice of replacement chimney pot with cowl.

‘Brickwork should be retained in its original state ... repointing should use appropriately coloured lime mortars’ (Cottenham Village Design Statement p.22)

S/2412/04/F

Causeway Farm, Smithy Fen, Cottenham – Erection of Livestock / General Purpose Farm Building

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. In this case, the proposed building also appears to be poorly integrated with

existing buildings and the submitted plans lack sufficient detail in that they show no means of access from the existing buildings or from the road. We would wish to see a more fully considered application than this before submission.

'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/2413/04/F

Causeway Farm, Smithy Fen, Cottenham – Erection of Calf Unit (Retrospective)

We have no comment on this application.

S/2425/04/F

167 High Street, Cottenham - Extension

This is a large house in a prominent Conservation Area location. We suggest that integration of the extension with the existing house will be more successful if the new roof is extended to meet with the ridgeline of the main roof.

S/2464/04/CAC

33 Corbett Street, Cottenham - Total Demolition of Barns / Outbuildings

The Design Group believes that the 2 storey barn on this site makes a strong contribution to the Conservation Area and that every effort should be made to find a way to retain or convert it before considering demolition.

We therefore object to this application.

We suggest that a development solution for this site would still be possible without needing to remove this barn. 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.

We accept that demolition of the smaller outbuildings on this site is likely to be the best way forward.

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

S/2475/04/F

31 Victory Way, Cottenham – Extension

We have no comment on this application.

Applications viewed by Steven Poole and Rebecca Tindall, 14th December 2004.