

Cottenham Village Design Group

Planning application comments

S/2547/04/F

11 Bullfinch Way, Cottenham – Conversion of Garage into Living Accommodation

We have no comment on the garage conversion. The submitted plans also include a rear extension and loft conversion; we have not reviewed these aspects as they do not seem to be part of this application. We would wish any consent to clearly indicate that these parts of the plans are excluded.

S/2548/04/F

322 High Street, Cottenham – Erection of House and Carports, Garage for Existing

The Design Group supports development on appropriate infill plots. We feel that with care, this sensitive site in the heart of the Conservation Area can accommodate a single dwelling of the type proposed. We are happy that the proposed siting, style and materials are well chosen for the site.

However, the supplied drawings do not show enough detail to support a complete evaluation of the proposal – for example the structure of the window frames and their applied finish is not clear. On developments of this type, this detail is vital. We would like to encourage important applications such as this to include drawings of a much higher quality.

'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/2573/04/F

27 Harlestones Road, Cottenham – Extension

This revised application proposes separate front and side extensions. We wonder whether the boarded finish to the front extension is appropriate and suggest that brick to match the existing will achieve better assimilation. The boarded finish to the side extension is acceptable.

S/2585/04/F

Land at Beach Road, Cottenham – Stables, Manege, Parking Area and Access

The Design Group has no comment on the use of this land for this purpose. However, we would prefer to see locally appropriate materials specified for new buildings; in this case the selection of green corrugated iron as a roofing material is inappropriate.

Use good quality materials appropriate to Cottenham. (Cottenham Village Design Statement p.23)

S/2590/04/F

51 Margett Street, Cottenham – Erection of House Following Demolition of Existing

The Design Group supports this application. We recognise the efforts to retain the existing frontage, to rebuild this using reclaimed materials and to enhance the building with wooden windows using locally appropriate glazing patterns. We also feel that the side (North) elevation will be improved by this development.

We notice that the plans indicate flat gauged brick arches to the front elevation where the existing building has arches with a concave lower edge. We hope this is an error and that the existing brick arches are to be reused.

'Brickwork should be retained in its original state ... repointing should use appropriately coloured lime mortars' (Cottenham Village 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/2591/04/F

Adj 92 Histon Road, Cottenham – Dwelling

We have no comment on this application.

S/2608/04/F

120 Rampton Road, Cottenham – Extension

We have no comment on this application.

Applications viewed by Steven Poole and Alex Thoukydides, 10th January 2005.