

Cottenham Village Design Group

Planning application comments

S/0321/04/F

Cottenham Primary School, Lambs Lane – Removal + Erection Mobile Classroom

It is important to provide adequate facilities for education within the village. However, these facilities should be built to the same high standards of design and construction that we expect for residential and commercial developments. We do not object to this development as a short-term measure and positively support the intention to replace with a permanent structure once capital budgets allow.

'The infrastructure, including education ..., must be improved to keep pace with an expanding population' (Cottenham Village Design Statement p.5)

'Use high quality buildings and layouts' (Design Statement p.7)

S/0400/04/F

Denmark Road, Cottenham – Telecommunications Cabinet

We welcome the additional service (ADSL Broadband) that this equipment will enable and realise that its location must depend partly on existing infrastructure. However, we do have some concern about the growth of street furniture of this sort and feel that the equipment will be visually intrusive in this location. It is a pity that this equipment needs to be located on the street.

'The infrastructure, ..., must be improved to keep pace with an expanding population.' (Cottenham Village Design Statement p.5)

'The quantity of street furniture and fittings should be reduced: and its quality improved.' (Design Statement p.25)

S/0462/04/F

172 High Street, Cottenham - Erection of Office Building, Demolition Existing

This development will significantly enhance this location whilst retaining the existing commercial use; the current collection of low quality and temporary buildings will be brought together into one purpose designed structure making good use of locally appropriate materials – brick, weatherboarding and pantiles. We therefore support this application.

'Small-scale enterprises will be welcomed within the village. Barns and yards provide scope to locate businesses within the village. Use high quality buildings and layouts.' (Cottenham Village Design Statement p.7)

S/0494/04/LB

The Limes, 333 High Street, Cottenham - Internal & External Alterations

This is an important listed building for which we would expect to see well-considered proposals backed-up by high quality plans. In this case, the plans are excellent; they are well presented and contain a huge amount of detail that goes well beyond the minimum necessary to understand this application. The proposal enables the practical use of space within the existing building that is currently unused and makes minimal structural changes in order to achieve this. We therefore support this application.

'Buildings should be maintained using original or sympathetic materials and details.'
(Cottenham Village Design Statement p.22)

S/0504/04/F

dB Technology, Twentypence Road, Cottenham - Extensions

We welcome small-scale commercial developments in appropriate locations within the village. However, we have some doubts about the scale of this proposal in this location - so far outside of the village envelope. In particular, the increased ridge height will make the building much more visible from the footpath alongside Cottenham Lode and from the open fenland beyond. We suggest that consideration be given to reducing this height by adjusting the roof pitch to that more in-line with agricultural barns in the area.

We support the use of matching materials (yellow brick and weatherboarding) for the extensions to the existing building but have significant reservations about the composite material proposed for the new building.

The planting scheme around the front of the building is excellent although there is little planting proposed for the rear. We suggest that landscaping to the rear elevation is perhaps more important than that to the front and that the landscaping plan should be reviewed with this in mind.

Overall, we cannot support this application in its current form.

'Small-scale enterprises will be welcomed within the village. Use high quality buildings and layouts.' (Cottenham Village Design Statement p.7)

'New developments on the village edge should give high priority to landscape design'
(Design Statement p.9)

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

S/0520/04/F

26 Lyles Road, Cottenham - Extension to Form Annexe

We have no comment on this application.

S/0528/04/F

7 Margett Street, Cottenham – Extension

This is an interesting approach to extending this building that works well in this location. We therefore support this application.

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

S/0552/04/F

139 High Street, Cottenham – Extension

The poor quality plans provided with this application make it somewhat difficult to envisage the completed structure. These appear to show a rather complex rear elevation, which may benefit from some simplification. The proposed use of brick and slate is appropriate.

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

Applications viewed by Steven Poole and Robin Heydon, 25th March 2004.