

Cottenham Village Design Group

Planning application comments

S/0180/05/F

Coolidge Gardens, Cottenham – Additional Residents Parking Area

The Design Group is happy to see additional car parking provision in this location. However, we would wish to see an accompanying proposal to provide equivalent green space in another location.

'Although Cottenham is a rural village, its share of public open space per head of population is below the level recommended in the Local Plan.' (Cottenham Village Design Statement p.17)

S/0249/05/F

38 Telegraph Street, Cottenham – Part Demolition and Extension to Existing Dwelling and Erection of New Dwelling

The Design Group finds the proposed parking arrangements rather contrived; space will be very tight and parked vehicles will obscure house fronts and make access to front doors difficult. It is hard to see how this site can accommodate 2 dwellings and provide adequate off-road parking. Difficulties are already experienced in this vicinity due to the conflict between on-street parking and the C7 bus service, hence it is also undesirable to introduce more on-street parking.

We therefore object to this development.

We also recommend that brick is specified for all areas visible from the street. The plans show a part-rendered finish indicating that this matches the adjoining property – when in fact this property is finished in painted brick.

'New-build garages and car parking areas should not obscure house fronts... Use good quality materials appropriate to Cottenham.' (Cottenham Village Design Statement p.23)

S/0266/05/F

Valentine Cottage, Smithy Fen, Cottenham – Stables

It is pleasing to see the quality of the submitted plans – given the simplicity of the proposed development. We have no further comment on this application.

S/0284/05/F

Road Between 28 & 30 Histon Road, Cottenham – Electronically Controlled Access / Vehicular Gates

Gated developments of this sort are not found in Cottenham. The Design Group believes that the proposed barrier would significantly impact social integration with the rest of the village.

We therefore object to this development.

'Some developments, in the form of culs-de-sac, have the advantage of privacy but are linked only by single access points and can lack social integration with the rest of the village.' (Cottenham Village Design Statement p.11)

'New developments need to be integrated with the village and form part of a linked overall pattern. Developers should: Create vistas into and within the newly developed areas.' (Design Statement p.12)

S/0296/05/F

307 High Street, Cottenham – Conservatory

The Design Group is not convinced that the proposed structure enhances this listed building or the Conservation Area. Although there will only be very limited visibility of this development from the High Street, we feel that it is worth further consideration to find the optimum solution. We wonder whether a slate roofed structure with a lower pitch may be more acceptable visually and more serviceable as a dining room.

We notice that the covering letter accompanying this application also refers to modifications to a barn although this does not appear to form part of this application. In making these comments, we have therefore not included any consideration of the proposed changes to this barn.

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

S/0317/05/F

1 Smith's Path, Cottenham – Extension

We support this improvement to this property, which is clearly needed. As the development is located in the Conservation Area, we would expect it to preserve or enhance the character of the area. We would therefore expect to see specification of locally appropriate materials; gault rather than red/brown bricks and painted wooden window frames rather than simply 'white windows'. The Design Group feels that these simple changes will significantly enhance this development.

'Buildings ... should acknowledge their Cottenham context ... 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 Michael Smith, 28th February 2005.