

Cottenham Village Design Group

Planning application comments

S/0815/05/LB

307 High Street, Cottenham – Alterations - Removal of Rear Porch, Replacement of First Floor Window and Provision of Timber Conservatory with Lead Flat Roofed Link

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.

(Comments match those made against the associated full application: S/0296/05/F.)

'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/0855/05/F

15 Goldfinch Drive, Cottenham – Extension to Existing Boundary Wall

We have no comment on this application.

S/0873/05/F

40 Woodlark Drive, Cottenham – Erection of Outbuilding

We have no comment on this application.

S/0878/05/CAC

Units 7, 8 and 10 Watsons Yard, High Street, Cottenham – Total Demolition of Outbuildings

and

S/0879/05/F

Units 7,8 and 10 Watsons Yard, High Street, Cottenham – Erection of Office Building Following Demolition of Existing and Siting of Bollard in The High Street

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. The Design Group therefore supports this redevelopment.

'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/0923/05/F

Lockspit Hall Farm, Smithy Fen, Cottenham – Siting of Mobile Home (Retrospective Application)

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. Such development should be of good design using locally appropriate forms and materials – unlikely to be achievable with any mobile home.

Should any permanent permission be granted for residential accommodation in this location, we would prefer to see support given for a well designed traditional single storey dwelling.

‘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/0971/05/F

38/40 Ivatt Street, Cottenham – House (Amended Design to Include Additional Dormer Window)

The Design Group objected to the original application for this dwelling (S/2480/03/F) due to its failure to sufficiently reflect local architectural forms and materials and due to its unnecessary complexity. We are therefore disappointed to see an application that further adds to this complexity.

‘Refer to local building forms and proportion. ... Use good quality materials appropriate to Cottenham. ... Refer to locally distinctive details: accurately match these to the chosen building form.’ (Cottenham Village Design Statement p.23)

Applications viewed by Steven Poole and Jennie Blood-Smyth, 23rd May 2005.