

# Cottenham Village Design Group

## Planning application comments

### **S/1033/05/F**

#### **North Fen Farm, Rampton Road, Cottenham – Erection of Garage / Store**

We have no comment on this application.

### **S/1057/05/F**

#### **Land R/O 28/30 Histon Road, Cottenham – 3 houses and Garages**

The Design Group objected to the original application for this site (S/0220/03/F) as overall it did not sufficiently reflect local materials and building forms. This application proposes simpler buildings of reduced height with greater visibility between and therefore we view this as an improvement. We also support the use of wooden gates between buildings to obscure parking areas.

However, we still feel that the inclusion of dormers on the one dwelling adds too much complexity and is locally inappropriate; hence we suggest that the development could be improved further if these were omitted.

*'Buildings in new developments should acknowledge their Cottenham context and avoid pattern-book designs. Respect local characteristics and context of the particular site. Use good quality materials appropriate to Cottenham.'* (Cottenham Village Design Statement p.23)

### **S/1065/05/F**

#### **Setbroad Farm, Oakington Road, Cottenham – Use of Units 1, 2, 3 and 4 for Agricultural Purposes and / or Temporary Storage of Caravans**

We have no comment on this application.

### **S/1066/05/F**

#### **Setbroad Farm, Oakington Road, Cottenham – Variation of Condition 2 of Planning Permission S/0699/04/F to Allow Construction of Unit 4 with its Demolition if not used for 12 months**

We have no comment on this application.

**S/1115/05/LB**

**160 High Street, Cottenham – Alterations - Installation of Wrought Iron Gates Into Existing Front Entrance**

and

**S/1122/05/F**

**160 High Street, Cottenham – Gates**

We are pleased to see that the gates in this revised proposal are of significantly improved design and appear more in keeping with the historic building they front.

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

**S/1124/05/F**

**Cottenham Village College, Cottenham – Siting of 5 Storage Containers (Part Retrospective)**

It is important to provide suitable 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 in this relatively secluded location but do suggest that consideration be given to replacement with a more 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/1144/05/F**

**10 Orchard Drive, Smithy Fen, Cottenham – Siting of One Mobile Home, Two Touring Caravans and One Day Room (Retrospective Application)**

The Design Group is seriously concerned by the continuing applications of this type in Smithy Fen. Despite some development, this area, which is outside the village framework, is still of essentially rural character with locally distinctive open views of fen edge landscape. We consider that the cumulative effect of additions to the planning consents already granted would seriously threaten the character of this landscape.

We also note that developments in this area do not conform to the essentially nuclear settlement pattern established within the parish and are likely to integrate poorly with the village and its facilities. In addition, we do not believe that caravans and mobile homes fulfil the high architectural standards and respect for locally distinctive building forms and materials that the Design Statement promotes.

We therefore object to this development.

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

*'Settlement patterns are a key to the distinctive nature of the village ... New developments need to be integrated with the village and form part of a linked overall pattern.'* (Design Statement p.12)

*'Buildings ... should acknowledge their Cottenham context ... Refer to local settlement patterns in layout. 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)

Applications viewed by Steven Poole and John Williams, 20<sup>th</sup> June 2005.