

Cottenham Village Design Group

Planning application comments

S/1253/05/F

58 Wilkin Walk, Cottenham – Extension

We have no comment on this application.

S/1314/05/CM

Cottenham Village College High Street, Cottenham – Erection of 1 x 5 Bay Mobile Classroom Building

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 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/1325/05/F

Land R/O 151 High Street, Cottenham – Bungalow

The Design Group is happy with the revised location of this building on this site (ref S/1515/04/F) and the modified parking and access arrangements. However, as this development is located in the Conservation Area, we look for careful specification of materials – including painted wooden joinery. It is not clear that such materials are proposed.

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

S/1336/05/F

11 Orchard Drive, Smithy Fen, Cottenham – Siting of One Day Room, One Portakabin and One Touring Caravan (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)

S/1339/05/O

Land R/O 58 Lambs Lane, Cottenham – Erection of Bungalow and Garages

The Design Group supports development on appropriate infill plots and we agree that this site can accommodate a single dwelling of the type proposed. Should outline permission be granted, we would encourage an individual development using good quality materials.

'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)

'Buildings ... 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.' (Design Statement p.23)

S/1341/05/F

8 The Dunnocks, Cottenham – Extension

We have no comment on this application.

S/1397/05/F

63 Histon Road, Cottenham – Extension

We have no comment on this application.

Applications viewed by Steven Poole and Alexander Thoukydides, 21st July 2005.