

Cottenham Village Design Group

Planning application comments

S/1421/05/F

10 High Street, Cottenham – Erection of Garage with Hobby Room / Storage / Gym Over, Wall and Gate

The proposed building is well placed on the site, suitably proportioned and locally appropriate materials are specified. The Design Group therefore supports this application.

'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/1454/05/F

57 Lambs Lane, Cottenham – Extension and Wall

We have no comment on the proposed extension. However, we do have some concern with the introduction of the boundary wall in this prominent location without any clear plans to soften this with planting. We would wish to see a landscaping plan for the areas remaining outside of this boundary wall and for the area at the front of the property.

'Landscape design criteria should form a key aspect in the layout, form and urban design qualities of new developments.' (Cottenham Village Design Statement p.9)

S/1461/05/F

1 Curringtons Close, Cottenham – Conservatory

Although the proposed conservatory is of considerable size, the impact of this development is lessened in this secluded location. We therefore have no comment.

S/1465/05/F

Fire Station High Street, Cottenham – Replacement Windows

While we would normally prefer to see painted wooden joinery specified within the Conservation Area, in this case we find the proposed replacement of steel with uPVC to be acceptable. However, uPVC frames can be considerably more bulky than those being replaced and such frames would not be appropriate. The application does not give any details of the proposed frames – we strongly advise that frames of minimal cross section should be specified such that as far as possible they match those used on the original building.

'Buildings should be maintained using original or sympathetic materials and details. The style and materials used for replacement doors and windows should match those of the original building.' (Cottenham Village Design Statement p.22)

S/1532/05/F

Oxholme Farm, Lockspit Hall Drove, Smithy Fen, Cottenham – Extension of Cattle

Barn

The Design Group is in general opposed to 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. This proposal involves a considerable extension to an already large building and therefore is no less significant than adding a new building of this scale. However, we do recognise that where a strong agricultural need can be demonstrated it is reasonable to permit limited development of this sort. We would normally encourage good design using locally appropriate forms and materials - unfortunately in this case the existing building, and therefore the proposed extension, is a standard 'industrial' farm building.

'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/1541/05/F

Merton Farm Church Lane, Cottenham – Erection of Side Extension and Carport

Following Demolition of Existing Side Extension

We are not convinced by the specification of timber cladding and the arrangement of the pitched roof immediately against the existing building. This treatment would be appropriate if this were an outbuilding and might work in this case if some 'separation' could be achieved from the existing house – perhaps with a small single storey brick, flat roofed, part to the extension. Apart from these minor points, we have no comment on this application.

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

S/1561/05/F

R/O 25 High Street, Cottenham – Erection of New Building for Light Industry

Following Demolition of Existing

and

S/1579/05/CAC

25 High Street, Cottenham – Total Demolition of Single Storey Outbuilding

We welcome the accommodation of small-scale light industrial activities within the village in locations such as this. We recognise that this redevelopment is necessary to provide suitable accommodation and can see that as far as possible the new building will reflect the existing and will reuse all appropriate materials. The Design Group is therefore happy to support 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)

'Use good quality materials appropriate to Cottenham.' (Design Statement p.23)

S/1584/05/F

38 Corbett Street, Cottenham – Single Storey Rear Extension

This is a good quality development using locally appropriate materials and improving upon the existing buildings at the rear of the property. We therefore support it.

'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)

Applications viewed by Steven Poole and Rob Van Der Linden, 17th August 2005.