

Cottenham Village Design Group

Planning application comments

S/1612/05/F

R/O 15 Telegraph Street, Cottenham – Extension and Conversion of Barn into Dwelling and Erection of Garage

This is a well considered and high quality application which we strongly support; this conversion will ensure the retention of this locally distinctive building and its continued contribution to the character of the Conservation Area.

However, it may be more in character with the original building to reduce the proposed number of windows in the north eastern facade. This is desirable to maintain the historic appeal of this building. We suggest that the alternative use of rooflights to this aspect would provide a better solution.

We notice that this development will involve the demolition of an outbuilding which will include the loss of a length of brick wall immediately adjacent to Telegraph Street. The Design Group would normally prefer to see redundant buildings such as this reused or converted but in this case we accept that the relocated access, and hence loss of this building, provides a better solution to the division of this site. We would wish to see all suitable materials reclaimed and reused in construction of the new garage and boundary wall.

‘Barns: a simple classic shape derived from an unchanging function. Constructed of local curved elm weatherboards sealed with black pitch. The facade, without windows, is often broken only at the centre by high double doors.’ (Cottenham Village Design Statement p.21)

‘Reuse barns through conversions where appropriate: this form of backland development can integrate well with the existing village character. Avoid piercing the facade and roof-line: lighting can be achieved by the minimal use of roof lights and by glazing existing openings.’ (Design Statement p.23)

S/1619/05/F

167 High Street, Cottenham – Extension

We have no comment on this application.

S/1620/05/F

Shortacre Works Beach Road, Cottenham – Office Extension

The Design Group encourages the retention of small-scale commercial activities and the development of businesses offering employment opportunities. We therefore support this relatively modest extension to this purpose-built industrial unit and also the associated upgrading and updating work.

We would wish existing boundary planting to be retained – and strengthened where necessary. The plans indicate that this should be the case.

‘It is important to retain and develop Cottenham’s character as a working village offering a variety of employment. Industrial estates and commercial developments should be designed to high architectural standards. Use high quality buildings and layouts. Reduce the visual impact of new and existing sites by planting native broadleaf species and hedgerow shrubs.’ (Cottenham Village Design Statement p.7)

S/1676/05/O

Causeway Farm, Smithy Fen, Cottenham – Agricultural Dwelling

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.

‘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/1684/05/F

254 Histon Road, Cottenham – Extension

We have no comment on this application.

S/1694/05/LB

10 High Street, Cottenham – Demolition of Outbuilding, Provision of 5 Bar Gate in Retained Wall and Attached New Wall

The Design Group has supported the associated application to erect a garage, wall and gate (S/1421/05/F). We are therefore happy with this application in principle although we feel unable to comment on the proposed demolition as we have been unable to view this outbuilding.

S/1701/05/F

3 Lyles Road, Cottenham – Extension

We have no comment on this application.

Applications viewed by Steven Poole and Katherine Heydon, 13th September 2005.