

Cottenham Village Design Group

Planning application comments

S/1968/05/F

220 High Street, Cottenham – Erection of 2 Additional Houses, Conversion of Outbuildings into Garages and Erection of Walls and Gates

and

S/1969/05/LB

220 High Street, Cottenham – New Walls and Double Gates Attached to Existing Wall and Garden Building

Gothic House is a very individual, distinctive and well-loved local building in a prominent location. Any development of this site must therefore be carefully considered to ensure that the setting of this property is not damaged. The Design Group considers that, with care, 2 dwellings of the size proposed can be accommodated on this site. We are happy with the proposed house styles, the detailing to these buildings and to the boundary wall and also the specified materials.

We particularly like the proposed re-use of outbuildings for garaging; this part of the development works well. The plans indicate no external alterations to these buildings beyond any necessary repair, this is always preferred and we are pleased that this is possible in this case.

The Design Group supports this application.

We hope that the new access arrangements will not prevent continuation of the small-scale fruit/vegetable sales activity that currently operates in this location as this facility is well used by the local community.

‘The village is recognised and enjoyed not just for its typical buildings. Certain non-typical buildings contribute by their individuality to its character and are valued as local landmarks – for example the much-altered Gothic House...’ (Cottenham Village Design Statement p.19)

‘Encouragement will be given to well-designed buildings on appropriate infill plots.’ (Design Statement p.22)

‘Respect local characteristics and context of the particular site. Use good quality materials appropriate to Cottenham. Refer to locally distinctive details...’ (Design Statement p.23)

‘Small-scale enterprises will be welcomed within the village. Barns and yards provide scope to locate businesses within the village.’ (Cottenham Village Design Statement p.7)

S/1956/05/O

Land R/O 24 Histon Road, Cottenham – Erection of Single Storey Dwelling

We have some concern regarding the road safety implications of this development in this busy location and we specifically do not support the proposal to introduce a requirement to u-turn at the nearby mini-roundabout. We consider that such a manoeuvre would be more dangerous than allowing exit via a right-turn with a reduced visibility splay.

Should outline permission for this development be granted, we would encourage an individual development using good quality, locally appropriate, 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)

'Road safety needs to be improved. Encourage flexibility in the size and siting of visibility splays.' (Design Statement p.24)

S/2016/05/F

213 High Street, Cottenham – Extension

This property is centrally located within Cottenham's Conservation Area in a highly visible location. Although this extension will not impact the front of the building and will not increase its footprint, it will significantly increase the building's bulk and will introduce extensive amounts of weatherboarding – a new material on this building and hence inconsistent with the drawings which state 'all materials to match existing or similar'. While weatherboarding is a traditional material in Cottenham, its use was largely confined to outbuildings (for example on the adjacent blacksmith's shop); it was much more rarely employed for domestic accommodation. Given this, and the particulars of the site, we feel that a buff brick to match the existing would be a better choice, blending more easily with the other buildings in the area. Weatherboarding could perhaps be used in a more limited way on the rear wing.

'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 Mike Smith, 31st October 2005.