

Cottenham Village Design Group

Planning application comments

S/0537/06/F

28 Telegraph Street, Cottenham – Extension to Existing Garage

We have no comment on this application.

S/0544/06/F

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

The Design Group strongly supported the previous proposal for conversion of this building (S/1612/05/F). This new application addresses the minor comment we made regarding openings in the north eastern façade and introduces a few other changes which we consider to be positive. We particularly support the vertical louvers which will reflect the existing threshing door while providing internal light without introducing an overlooking problem. We also find that the detailing on the boundary wall is more locally appropriate.

We therefore strongly support this conversion which will ensure the retention of this locally distinctive building and its continued contribution to the character of the Conservation Area.

The 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/0553/06/F

2 Males Close, Cottenham – Conservatory

We have no comment on this application.

S/0578/06/F

108 Histon Road, Cottenham – Side and Rear Extensions and Double Garage

This is a very substantial extension which would create a building of greatly increased mass. The site itself appears to be of sufficient size to accommodate the development, but is located outside of the village envelope, in the Cambridge Green Belt and on a major approach to the village. We do note, however, that the site is presently well screened on all sides, which would considerably reduce the impact of this development.

S/0602/06/F

39 Beach Road, Cottenham – Rear Extension

We have no comment on this application.

S/0647/06/F

Land at Moor Drove, Cottenham Road, Histon - Siting of 12 Caravans

We are disappointed to see this further application for this site. Development in this location would have a significant negative impact on the landscape character and would integrate poorly with existing settlements. In addition, we have serious concerns with the proposed access onto the busy B1049. The site is located in the Cambridge Green Belt; any development here should be avoided, as this would accelerate the undesirable coalescence of Cottenham with Histon.

The Design Group therefore objects to this application.

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

'Settlement patterns are 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)

'Road safety needs to be improved...' (Design Statement p.24)

Applications viewed by Steven Poole and John Williams, 19th April 2006.