

Cottenham Village Design Group

Planning application comments

S/1771/06/F

106 Rooks Street, Cottenham – Extension

We support this carefully planned application which we consider to be in-keeping with the existing property. Appropriate materials and finishes have been specified.

We also support the creation of an off-road parking place as this will help reduce street parking in this tight location. Any road safety issues created by vehicles exiting from the parking place are likely to be less than those caused by parking on the street in this narrow corner location.

'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/1798/06/F

46 Telegraph Street, Cottenham – Extension and Conversion of Garage into Annexe

The Design Group is happy with this small development. We consider that it is important to retain some garage accommodation for a property of this size and hence minimise loss of on-site parking opportunities – we are pleased to see one garage retained in this case.

'Buildings should be maintained using original or sympathetic materials and details.' (Cottenham Village Design Statement p.22)

S/1812/06/LB

Pond Farmhouse, 120 High Street, Cottenham – Internal Alterations to Provide Enlarged First Floor Bathroom and New En-suite Shower Room to Bedroom 3. Replacement of Metal Gates by Installation of 1.8m High Boarded Gates to Vehicular Access

and

S/1813/06/F

Pond Farmhouse, 120 High Street, Cottenham – Gates

We have no comment on the proposed internal alterations.

Boarded gates of the type proposed are often seen in Cottenham to the side of larger houses. There is also historical evidence of such gates being in-place at Pond Farmhouse (Cottenham in Focus, Cottenham Village Society, page 73.) The Design Group is therefore happy to support this application.

However, the existing gates and 'view through' add significant interest to the streetscape and it will be a pity to lose these. These gates may be considered inappropriate by some

but equally may be considered by others to be an interesting example of decorative metalwork. Such metalwork has in the past been a significant feature of the village.

'... buildings are placed close up to the pavement edge and face the street. This lateral density gives a built-up character with a closed and uniform frontage. ... walls and/or railings ... maintain the alignment, as do solid wooden gates to the side of houses.'
(Cottenham Village Design Statement p.20)

'The use of decorative metalwork from local blacksmiths was a significant feature of the village.' (Design Statement p.25)

S/1867/06/F

The Yard, The Maltings, Millfields, Cottenham – Erection of Storage Building and Extension to Existing Storage Building

We recognise that there is a desperate need to tidy-up this yard. The proposed buildings, although functional, are suitable for the proposed storage use and are acceptable in this location.

'It is important to retain and develop Cottenham's character as a working village offering a variety of employment. Small-scale enterprises will be welcomed within the village.'
(Cottenham Village Design Statement p.7)

S/1869/06/O

Land adj. 13 Church Lane, Cottenham – 2 Dwellings

This is an important and sensitive village-edge site; it is essential that development in this location is specified and executed such that the impact on Church Lane and the surrounding environment is minimised. Over development must be avoided.

We are encouraged by the proposed location of the buildings towards the rear of the site and by the intention to retain as much of the hedging and trees as possible. We also accept the proposal that the buildings should have a barn-like appearance to reflect the agricultural nature of the location.

Should outline permission be granted, we would wish the full application to consider carefully the materials and detailing proposed for these buildings.

'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)

'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)

Applications viewed by Steven Poole and Jennie Blood-Smyth, 16th October 2006.