

Cottenham Village Design Group

Planning application comments

S/0103/07/LB

86 High Street, Cottenham – Dismantling and Re-erection of Chimney Stack

We support this application which enables the necessary repairs while retaining the existing chimney proportions and detailing and re-using existing materials where possible. The specification of traditional lime mortar is also appropriate.

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

S/0114/07/F

16 Denmark Road, Cottenham – Garden Room / Study Extension to Existing Double Garage

This property is a good example of a recent development influenced by the Village Design Statement; the original planning application featured a number of areas of alignment with guidelines in this document. We would expect this extension to similarly reflect the VDS, for example brick and roofing materials should match existing, window frames should be painted softwood and weatherboarding should be stained black. The applicants may also wish to consider installing conservation rooflights to minimise disruption to the roof.

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

S/0221/07/F

1 New Road, Cottenham – Extension and New Garage

This extension and replacement garage will significantly tidy-up the rear of this property.

We do not know the quality or history of the building described as a barn and which will require demolition to accommodate this development. Bearing in mind this property stands just outside the Conservation Area, we hope that appropriate consideration has been given to converting and assimilating this barn into the development or at least re-using any suitable materials within the development.

We notice that a number of mature trees are located to the rear of the property; it is not clear whether these will be impacted by this development. We would wish any loss of existing trees to be minimised.

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

'Re-use barns through conversions where appropriate.' (Design Statement, p.23)

S/0123/07/F

24 Histon Road, Cottenham – Extensions

This is a large but well-considered extension to this fine property. The Design Group is pleased that the changes at the front of the property will reflect the character of the existing building and we are happy with the more contemporary approach taken at the rear. The garage doors will be a dominant feature when viewed from the road, we therefore assume that these will be painted softwood in-line with existing doors and windows.

The materials specified are appropriate. We assume that the main roof will be completed in plain tiles to match existing and that the whole of the single storey extension will be roofed in slate – this is not completely clear from the supplied drawings. It is a pity to lose the secondary chimney; we suggest that the roof should be patched with existing tiles if possible to minimise the evidence of this loss.

We are unable to comment on the outbuildings that are proposed for demolition; we assume these are not of significant quality.

The development will result in the loss of one tree; we suggest that a replacement tree should be planted elsewhere within the plot.

'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/0218/07/F

230 High Street, Cottenham – Extension

We have no comment on this application.

Applications viewed by Steven Poole and Michael Smith, 15th February 2007.