

Cottenham Village Design Group

Planning application comments

S/0870/07/CAC

78 High Street, Cottenham – Demolition of Outbuildings and Front Boundary Walls

and

S/0879/07/F

78 High Street, Cottenham – 2 Dwellings and Demolition and Clearance of Outbuildings, Revised Access and Alterations to Existing Dwelling

We are disappointed that this development will involve loss of the brick outbuilding adjacent to the High Street; such buildings make a positive contribution to the character of the Conservation Area even though they may not have great architectural merit in themselves. The Design Group would prefer to see redundant buildings such as this reused or converted. However, we do accept that full use of this site may be incompatible with retention of this building.

Re-use of this site for residential purposes seems to be a good option. We find the proposed dwellings to be acceptable and support the specification of locally appropriate materials; buff brick, natural slate, clay pantiles, stained boarding, white painted joinery and iron railings.

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

'Reuse barns through conversions where appropriate. Respect local characteristics and context of the particular site. Refer to local building forms and proportion. There is a variety of proportions throughout the village: developments can reflect those which are adjacent. Use good quality materials appropriate to Cottenham.' (Village Design Statement p.23)

S/0897/07/F

Elm Farm, Long Drove, Cottenham – Extension

We have no comment on this application.

S/0900/07/F

33 Telegraph Street, Cottenham – Extension

This small extension, which is in-keeping with the current dwelling, specifies appropriate materials and a matching brick bond.

'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/0901/07/F

83 Rampton Road, Cottenham – Extension

We have no comment on this application.

S/0938/07/F

25 - 39 Rampton Road, Cottenham – Erection of Buggy Store

This small storage building fulfils an important need within this excellently extended and restored facility. The building is well located on the site and materials are well chosen.

S/0965/07/F

23 Lyles Road, Cottenham – Extension

We have no comment on this application.

S/0966/07/F

Co-Op High Street, Cottenham – Replacement Boundary Fence, Installation of New Refrigeration and Air Conditioning Unit with Associated Fence Screening and Relocation of Existing Units

We object strongly to this steel palisade boundary fence which is poorly specified for this central Conservation Area location. This fence, which has already been erected, is too tall, too threatening and totally inappropriate to its location and function. We suggest that alternative forms of metal fencing more appropriate to the location and of lesser height should be investigated. Consideration should also be given to painting any new fence black.

We have no comment on the other aspects of this application.

'Street furniture should suit its Cottenham context. The use of decorative metalwork from local blacksmiths was a significant feature of the village.' (Cottenham Village Design Statement p.25)

S/0980/07/F

74 - 76 Rampton Road, Cottenham – 7 Flats Following Demolition of No.74 and 76 Rampton Road

We object strongly to the loss of this prominently located Victorian Cottenham villa whose character, scale, proportion and general appearance sit well on this site. We accept that the building has been poorly extended at the rear and that much of this fabric can be removed, however the façade at least must be retained. It appears that the site could be developed in a similar manner to that proposed whilst retaining the valued part of this building. We suggest that further consideration should be given to this approach.

The number of units proposed for this small site has resulted in minimal external amenity spaces and a very tight parking arrangement. The access onto Lambs Lane is immediately adjacent to a bus stop and close to a busy junction. We suggest that on-site arrangements and safety of the highway access could be improved if the number of units were reduced.

The proposal is supported by a detailed Design and Access Statement which includes a summary of relevant planning policy context. It is clear from this that the Cottenham Village Design Statement SPD has not been consulted.

'The striking characteristic of Cottenham is the large number of mid-19th century farmhouses or villas which were built directly following the extensive fires. These are substantial, dignified flat-fronted houses built of yellow brick with slate roofs, each house being slightly different.' (Cottenham Village Design Statement p.19)

'Developers and planners should consult the Village Design Statement, which reflects the views of the community.' (Design Statement p.5)

'Respect local characteristics and context of the particular site. Refer to local building forms and proportion. There is a variety of proportions throughout the village: developments can reflect those which are adjacent. Use good quality materials appropriate to Cottenham.' (Village Design Statement p.23)

Applications viewed by Steven Poole and Ann Doubleday, 12th June 2007.