

# Cottenham Village Design Group

## Planning application comments

### **S/1572/07/LDC**

#### **Lingwood Farmhouse & Lingwood Farm Cottage, Lingwood Farm Smithy Fen, Cottenham – Retention and Continued Occupation of Lingwood Farmhouse and Lingwood Farm Cottage as 2 No. Separate Residential Units without Compliance with Condition 2 of Planning Permission C/65/404**

We have no comment on this application.

### **S/1607/07/F**

#### **7 Church Lane, Cottenham – Extension and Conservatory**

This is a carefully considered application which specifies matching materials appropriate for this important Conservation Area location. We note that the proposal is very similar to a recent application (S/2096/06/F) relating to this property which has already received consent.

*'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)

*'Use good quality materials appropriate to Cottenham.'* (Design Statement p.23)

### **S/1629/07/CM**

#### **Malary House, Brookfield Business Centre, Cottenham – Building to provide covered shredding and tank storage area**

The Design Group encourages the retention of small-scale commercial activities and the development of businesses offering employment opportunities in Cottenham. This business, although no longer small-scale, is located in an established industrial area where its activities are acceptable. The development appears to be necessary to support existing processes and could provide some attenuation to noise and odour that may already be generated. The materials specified for the proposed building are similar to those used on nearby buildings and are appropriate for the site.

There is an existing hedgerow which will partially shield the new building. This hedgerow is gappy and we would encourage the planting of native hedgerow species in these gaps.

*'It is important to retain and develop Cottenham's character as a working village offering a variety of employment.'* (Cottenham Village Design Statement p.7)

*'Cottenham is considered unsuitable for large-scale industrial development.'* (Design Statement p.7)

*'Industrial estates and commercial developments should be designed to high architectural standards. Reduce the visual impact of new and existing sites by planting native broadleaf species and hedgerow shrubs.'* (Design Statement p.7)

**S/1639/07/F**

**78 High Street, Cottenham – Erection of dwelling. Conversion and alterations of outbuilding to provide second dwelling**

The Design Group considers this revised application to be a substantial improvement on the previous application (S/0879/07/F) for development of this site. The important outbuildings towards the front of the site are retained and successfully incorporated into the new scheme. The setting of the adjacent listed building is therefore protected and the impact on the character of the Conservation Area and street scene is minimised.

We find the proposed new dwelling to be acceptable and support the specification of locally appropriate materials; buff brick, natural slate, clay pantiles, dark stained boarding and white painted joinery.

We support this application.

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

*'Reuse barns through conversions where appropriate: this form of backland development can integrate well with the existing village character. 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/1652/07/F**

**241 High Street, Cottenham – Extension**

We have no comment on this application.

**S/1655/07/F**

**Land adj. 239 High Street, Cottenham – Conversion of outbuilding to annexe**

The Design Group is pleased to see this high quality application for conversion and restoration of these redundant outbuildings. There has clearly been excellent attention to detail in preparing this proposal, including research into the history of the site through on-site evidence and discussion with previous occupants and local residents.

Fabric is reinstated where appropriate and materials, including reclaimed gault bricks, are correctly specified. We particularly like the proposal to retain the frontage in its current form as far as possible and to re-use windows on the High Street as advertisement space for local use.

*'Reuse barns through conversions where appropriate. Respect local characteristics and context of the particular site. Refer to local building forms and proportion. Use good quality materials appropriate to Cottenham.'* (Village Design Statement p.23)

Applications viewed by Steven Poole and Jennie Blood-Smyth, 11<sup>th</sup> September 2007.