

Cottenham Village Design Group

Planning application comments

S/1937/07/O

Land R/O 26 & 28 Histon Road, Cottenham – Dwelling (Including Layout, Scale & Access)

This single-dwelling infill plot benefits from direct access onto Cossington Close. The application appears well-designed with consideration for road access, on-site parking provision and cycle/bin storage.

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

'Buildings in new developments should acknowledge their Cottenham context and avoid pattern-book designs. Respect local characteristics and context of the particular site. Use good quality materials appropriate to Cottenham.' (Design Statement p.23)

S/1979/07/F

Land R/O 1 Oakington Road, Cottenham – Erection of 6 affordable dwellings

This is a well-considered proposal to provide affordable housing on an appropriate infill plot. The proposed buildings and materials reflect those found locally, including yellow brick with red detailing, grey hipped roofs and on plot 2, round-headed windows reminiscent of Cottenham's 'poor windows'.

'New developments should help to enhance the social mix. Include a range of housing types and sizes.' (Cottenham Village Design Statement p.5)

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

'Buildings in new developments should acknowledge their Cottenham context and avoid pattern-book designs. Respect local characteristics and context of the particular site. Use good quality materials appropriate to Cottenham.' (Design Statement p.23)

S/1992/07/F

Plots 1, 2, 6, 8, 11 Victoria View Smithy Fen, Cottenham – Change of use to site 1 mobile home, 1 touring caravan and 1 day room on each plot (retrospective application)

The Design Group is concerned by the continuing applications of this type in Smithy Fen. Despite some development, this area, which is outside the village framework, is still of essentially rural character with locally distinctive open views of fen edge landscape. We consider that the cumulative effect of additions to the planning consents already granted would seriously threaten the character of this landscape.

We also note that developments in this area do not conform to the essentially nuclear settlement pattern established within the parish and are likely to integrate poorly with the village and its facilities.

We object to this development.

The Design Group contributed to a planning inquiry following appeal against refusal of a previous application relating to this same site. This appeal was subsequently dismissed on 7th December 2005. We are disappointed that these plots are the subject of a new and almost identical application nearly 2 years later.

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

'Settlement patterns are a 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)

S/2010/07/F

10 Telegraph Street, Cottenham – Extension

This building is currently in a poor state of repair; we welcome this development which will ensure the retention of the building without change to the front elevation. The proposed extension is of modest size and specifies appropriate matching reclaimed brick, slate and wooden windows.

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

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

S/2023/07/F

The Curry Palace, 215 High Street, Cottenham – Extension

The Design Group supports this application which allows development of a local business and proposes an extension which is in-keeping with the current building and its location. Outbuildings similar to this one traditionally run along the edge of plots on the High Street.

Appropriate matching reclaimed brick, pantiles and boarded doors are specified.

'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)

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

Applications viewed by Steven Poole and Katherine Heydon, 7th November 2007.