

Cottenham Village Design Group

Planning application comments

S/0046/08/F

Cottenham Village College, High Street, Cottenham – Construction of an all weather pitch with associated fencing, gates & flood lighting. Construction of changing room facilities.

We welcome this development which will provide enhanced sporting facilities for use by the Village College and local community. Although floodlighting is introduced in a village edge location, the proposal appears to show that offsite light spillage will be minimal.

'The Village College is the main focus for community activity. The Sports Centre and ... have all increased the scope of what is available locally. The increasing population continues to require the expansion of the primary and secondary schools and adds to the demand for improved community facilities, such as ... extending the Sports Centre at the Village College.' (Cottenham Village Design Statement p.2)

'L/3: New developments on the village edge should give high priority to landscape design and management of light pollution, to protect and enhance the external view of the village. Maintain dark skies in the countryside at night by minimising light spillage from new development.' (Design Statement p.6)

S/0055/08/F

33 Beach Road, Cottenham – Extension

We have no comment on this application.

S/0096/08/F

6 Smiths Path, Cottenham – Retention of Mobile Home

This development is sited outside of the village framework but within the Conservation Area. The Design Group cannot support permanent permission for a mobile home in this location as such a development is likely to be detrimental to the character of this part of the Conservation Area.

'B/8: Mobile homes or other less permanent buildings are unlikely to acknowledge their Cottenham context. The impact of mobile homes, whether sited individually or in small groups, should be minimized by landscaping or other mitigation measures.' (Cottenham Village Design Statement p.19)

S/0116/08/F

60 Histon Road, Cottenham – Extension

We have no comment on this application.

S/0131/08/F

13 Church Lane, Cottenham – Erection of dwelling & carport and carport for No.13.

In the main, we support this application which successfully complements and respects the existing cottage and which minimises any impact on Church Lane. The cat slide dormers and matching plain tile and slate roofing materials are particularly pleasing.

However, we would have liked to see more detailed information concerning the materials to be used. A careful choice of materials and attention to detail is critical in a project of this type where a traditional form is recreated. Facing brickwork should mimic the appearance of traditional, buff coloured, hand made Cottenham bricks as closely as possible, and plain tiles should be of a similarly coloured material. Mortar should be carefully chosen to blend with the brickwork and boarding should be stained black.

We are unconvinced by the projection to the front of the building; unlike the rest of the building, it does not seem to be strongly rooted in traditional building forms, and perhaps as a result integrates rather poorly with the design as a whole. We suggest this aspect of the design could be reconsidered.

'B/2: Pointing should not over-pack the mortar and should be carefully applied. The colour of the mortar should be carefully chosen to blend well with the brickwork. Buff brickwork works best when the mortar is close in tone, but just a little lighter than the brick itself.' (Cottenham Village Design Statement p.19)

'B/3: Relationships between buildings are as important as the design of buildings themselves.' (Design Statement p.19)

'B/6: 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 – whether modern or traditional – which are appropriate to Cottenham. Refer to locally distinctive details; accurately match these to the chosen building form and avoid mixing styles or historical references in the same building.' (Design Statement p.19)

'Peg tiles and pantiles – in single or triple roll – were made using the same buff material as local bricks.' (Design Statement p.17)

Applications viewed by Steven Poole and John Williams, 30th January 2008.

All quoted text is taken from the Cottenham Village Design Statement, Supplementary Planning Document: <http://www.cvdg.org/design-statement-2007.pdf>