

Cottenham Village Design Group

Planning application comments

S/0148/08/F

35 High Street, Cottenham – Extensions

and

S/0191/08/LB

35 High Street, Cottenham – Alterations - upgrading of fabric of utility room, heightening of eaves and replacement of asbestos roof with zinc. Rebuild conservatory as garden room with new fenestration and zinc roof. Construct new single storey glazed zinc roofed link to new brick and slate roofed studio.

The traditional and simple structure in brick and slate is an interesting solution to providing studio space in this Conservation Area location. The development allows the relatively modern lean-to structures to be tidied-up whilst also acting as a link to the new studio, thereby reducing the impact of the whole on the listed building. The more contemporary glazed link and re-roofing of the lean-to with zinc or lead sheeting is an interesting and welcome aspect of the proposal.

We also note the intention to save energy through the installation of a ground source heat pump.

'B/2: 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; size and proportion of frames and the depth of reveals should be appropriate to the house type. Avoid altering the size of existing openings.' (Cottenham Village Design Statement p.18)

'B/4: Extensions should remain in scale with the original building and are usually most successful when matching materials are specified. Avoid dominant or bulky additions to existing buildings. Conservatory or garden room extensions should respect the existing building: materials and colours should be carefully selected. Alternative materials can sometimes work, for example when it is important to separate components of an extended building.' (Village Design Statement p.19)

'B/9: Carefully considered local energy saving or generating solutions should be supported.' (Village Design Statement p.19)

S/0211/08/F

160 High Street, Cottenham – Alterations, Conservatory and Extension for Utility Room

and

S/0227/08/LB

160 High Street, Cottenham – Alterations and extension for conservatory and utility room, replace window with door opening and reuse window in utility room. Install new partition wall and door to create ground floor W.C.

This is a small extension, sympathetic to the existing building and specifying matching materials where appropriate.

'B/2: 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; size and proportion of frames and the depth of reveals should be appropriate to the house type. Avoid altering the size of existing openings. Rendered walls should be painted either white or in pale pastel shades.' (Cottenham Village Design Statement p.18)

'B/4: Extensions should remain in scale with the original building and are usually most successful when matching materials are specified. Conservatory or garden room extensions should respect the existing building: materials and colours should be carefully selected.' (Village Design Statement p.19)

S/0219/08/RM

Land R/O 26 & 28 Histon Road, Cottenham – Dwelling

This property appears to be in-keeping with its neighbours in Cossington Close although the application does not include the necessary drawings to judge this fully. We suggest that materials should be chosen carefully to match or complement these adjacent properties.

'B/6: New developments should acknowledge their Cottenham context and avoid pattern-book designs. Use good quality materials - whether modern or traditional - which are appropriate to Cottenham.' (Cottenham Village Design Statement p.19)

'B/7: Developers should provide perspective drawings, isometric drawings or artists' impressions to show how new developments will appear in relation to their overall surroundings.' (Design Statement p.19)

Applications viewed by Steven Poole and Alex Darby, 19th February 2008.

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