

Cottenham Village Design Group

Planning application comments

S/0421/08/F

13 Millfield, Cottenham – Extensions

This application specifies appropriate matching materials and is supported with high quality plans and drawings.

'B/4: Extensions should remain in scale with the original building and are usually most successful when matching materials are specified.' (Cottenham Village Design Statement p.19)

'B/7: The appointment of architects ... is encouraged for all developments.' (Design Statement p.19)

S/0499/08/F

128 Rampton Road, Cottenham – Conservatory

It is difficult to assess this application given the poor quality of the drawings supplied. However, as the location is essentially private, the development seems to be acceptable.

'B/4: Conservatory or garden room extensions should respect the existing building: materials and colours should be carefully selected.' (Cottenham Village Design Statement p.19)

S/0513/08/F

358 High Street, Cottenham – Extension

This proposed extension is appropriate in scale and could integrate well with the existing property. However, we feel this might be better achieved if materials were chosen to match the existing property – white roughcast render and red roof tiles – as outlined in the Design Statement guideline B/4 (see below). Where an extension also contrasts with the existing building in form (for example taking the character of a separate wing) there might be justification for specifying contrasting materials which would reflect this. In this case, however, there is no significant stylistic contrast and the proposed extension is tightly integrated physically with the existing building – we therefore feel that this would be better reflected by the use of matching materials.

'B/4: Extensions should remain in scale with the original building and are usually most successful when matching materials are specified. Alternative materials can sometimes work, for example when it is important to separate components of an extended building.' (Cottenham Village Design Statement p.19)

'B/2: Rendered walls should be painted either white or in pale pastel shades.' (Design Statement p.18)

S/0523/08/F

60 High Street, Cottenham – Gates/fence

The proposed gates and fence follow the traditional form and would be consistent with the outbuildings located on the site. The use of black stain is also appropriate. However, while we understand the practical reasons for their proposed location, we suggest that the appropriate position for these gates would be between the existing gate piers - maintaining the closed and uniform frontage found on the High Street.

‘Cottenham has developed primarily as a line of farmhouses along the High Street, where buildings are placed close up to the pavement edge and face the street. This lateral density gives a built-up character with a closed and uniform frontage. In some cases the house is set back from the street edge, but walls or railings enclosing a small front garden maintain the alignment, as do solid wooden gates to the side of houses.’ (Cottenham Village Design Statement p.14)

‘F/1: The streetscape needs a considered design approach... Simple designs are usually most appropriate. Gates and metal railings should generally be painted black.’ (Design Statement p.21)

S/0548/08/A

66 High Street, Cottenham – Signs

These signs, which are already installed, are somewhat larger than appears necessary although they do integrate reasonably well with the modern building to which they are attached. The Design Group does not support any form of illumination of these signs.

‘E/4: Shops and business premises have a major visual impact. Use traditional non-illuminated non-reflective hand painted signs in quieter colours fixed flush to buildings.’ (Cottenham Village Design Statement p.3)

Applications viewed by Steven Poole and John Williams, 13th April 2008.

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