

Cottenham Village Design Group

Planning application comments

S/0623/08/F

Land R/O 322 High Street, Cottenham – Dwelling

The Design Group supports development on appropriate infill plots. We feel that with care, this sensitive site in the heart of the Conservation Area can accommodate a single dwelling of the type proposed. However, we do have some reservation regarding the road safety implication of the additional highway access in this location.

We are happy that the proposed siting, style and materials for the dwelling and associated garages are well chosen for the site. However, the supplied drawings do not show enough detail to support a complete evaluation of the proposal – for example the structure of the window frames and their applied finish is not clear. On developments of this type, this detail is vital. We would like to encourage important applications such as this to include drawings of a much higher quality.

'B/1: Encouragement will be given to well-designed buildings on appropriate infill plots.'
(Cottenham Village Design Statement p.18)

'B/6: New developments should acknowledge their Cottenham context and avoid pattern-book designs. Developments can maintain and strengthen the visual cohesion of the village, and help to renew the specific architectural traditions of Cottenham. Respect local characteristics and context of the particular site. Refer to local building forms and proportion. Use good quality materials – whether modern or traditional – which are appropriate to Cottenham.' (Design Statement p.19)

'H/4: Additional highway access points should not be introduced in busy or dangerous locations without giving due consideration to road safety.' (Design Statement p.20)

'B/7: The appointment of architects ... is encouraged for all developments. 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)

S/0661/08/F

Land adj. 1 Orchard Close, Cottenham – Erection of chalet bungalow

We have no comment on this application.

S/0665/08/F

9 Dunstal Field, Cottenham – Extension

We have no comment on this application.

S/0681/08/F

Willow House, 101 Rampton Road, Cottenham – Extensions

We have no comment on this application.

S/0686/08/F

Land North of Orchard Close, Cottenham – Erection of 13 dwellings

This is a village edge development where it will be important to protect and enhance the external view of the village. We support the intention to include a native hedgerow/buffer on boundaries exposed to open farmland although find the application lacking details of this planting and note that no drawing showing this external elevation has been provided.

We find the proposed buildings to be acceptable in this location although feel that more could be done to acknowledge their Cottenham context.

A development of this size will have some impact on the local community; consideration should be given to providing some contribution to local infrastructure costs.

'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. Do not form a stark edge to the village, or spoil the outside view by neglecting the backs of gardens or buildings. Shelter and contain the edge using appropriate native broadleaf species. Achieve well-designed compositions using hedge and woodland screens. Maintain dark skies in the countryside at night by minimising light spillage from new development.' (Cottenham Village Design Statement p.6)

'L/1: Landscape design criteria should form a key aspect in the layout, form and urban design qualities of new developments.' (Design Statement p.6)

'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.' (Design Statement p.19)

'C/2: Developers, planners and public authorities should take relevant local advice concerning facilities (including education, sport, culture and entertainment) to be provided as a result of new development.' (Design Statement p.2)

Applications viewed by Steven Poole and Alex Darby, 11th May 2008.

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