

Cottenham Village Design Group

Planning application comments

S/0756/08/F

Land adj. 70 Rooks Street, Cottenham – Dwelling & Garage

We welcome this high-quality contemporary design; the building fits well on this plot and is a good choice for the location. Use of locally appropriate buff brick and slate will help to integrate the building with others in the area while the addition of rendered panels reinforces the contemporary theme. It will be important to select the colours for these panels carefully; we suggest pale pastel shades will be most appropriate.

The development introduces a significant area of hard landscaping while retaining only minimal garden areas. The impact on drainage and wildlife may be lessened if the area allocated to driveway could be reduced.

The application is supported by good quality detailed plans and drawings.

'B/1: High-quality contemporary architecture is encouraged. Imaginative and original design can extend and renew the distinctive character and traditions of Cottenham's built environment. Encouragement will be given to well-designed buildings on appropriate infill plots.' (Cottenham Village Design Statement p.18)

'B/2: Rendered walls should be painted either white or in pale pastel shades.' (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. Use good quality materials – whether modern or traditional – which are appropriate to Cottenham. Respond to typical settings and garden forms and avoid large areas of hard surfacing.' (Design Statement p.19)

'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/0816/08/F

38 Lambs Lane, Cottenham – Extension

We have no comment on this application.

S/0857/08/F

78 Lambs Lane, Cottenham – Erection of Car Port/Store/Workshop

This replacement building, although more substantial than the existing garage, specifies improved and locally appropriate materials.

'B/6: Use good quality materials – whether modern or traditional – which are appropriate to Cottenham.' (Cottenham Village Design Statement p.19)

S/0864/08/F

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

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)

Applications viewed by Steven Poole, Mike Smith and John Williams (70 Rooks Street only), 7th June 2008.

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