

Cottenham Village Design Group

Planning application comments

S/1251/08/F

Micel Leath Cottage, Twentypence Road, Cottenham – Extension

We have no comment on this application.

S/1268/08/F

Lingwood Farm Cottage, Smithy Fen, Cottenham – Replacement Dwelling

This proposed dwelling appears to be an appropriate replacement for the existing cottage. It is small in size and a simple design, well-suited to the location. We support the intention to re-use existing brick and slate within the new building where this is practicable.

'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)

S/1279/08/F

16 Victory Way, Cottenham – Extensions

We have no comment on this application.

S/1280/08/F

28 Denmark Road, Cottenham – Extension

This tiny extension provides an imaginative access to existing accommodation. Although the development will introduce a new material to the building, we feel that the specification of lead facing is acceptable for this extension and for use in this confined location. The selection of conservation rooflights is also appropriate. This development will have little impact on the street scene.

'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: Buildings should be maintained using original or sympathetic materials and details. Roof lights should be located carefully, preferably where they are not visible from the street. In more sensitive sites, roof lights should be mounted flush with the roof and the number of openings minimised.' (Design Statement p.18)

S/1295/08/F

Unit L Broad Lane Industrial Estate, Cottenham – Change of Use from (B8) to (B1c)

The Design Group encourages the retention of small-scale commercial activities and the development of businesses offering employment opportunities in Cottenham. However, in this case we note that the rear of this unit is close to residential properties whose occupants may be disturbed by some light industrial uses. Consideration should be given to the potential impact of this change on residential neighbours.

'E/1: It is important to retain and develop Cottenham's character as a working village offering a variety of employment.' (Cottenham Village Design Statement p.3)

'E/3: Commercial developments or conversions should be designed to harmonise with the predominantly residential setting.' (Design Statement p.3)

S/1304/08/F

Ramphill Farm, Rampton Road, Cottenham – Change of Use from Farmyard and Buildings to Self Storage Site

We object strongly to this proposal which would introduce a large number of standard shipping containers into the open countryside in a highly-visible village-edge location where the vista has been identified as one which contributes to the character and attractiveness of the village. We consider this to be an entirely inappropriate proposal for the use of this land.

Although the scheme includes the planting of additional hedging to provide screening, the proposed basic evergreen hedge is woefully inadequate and completely inappropriate to reduce the impact of such a development on the local landscape.

The Design Group does support development of businesses offering employment opportunities in the village. We would therefore be happy to consider a scheme for conversion and re-use of the existing farm buildings for storage or similar purposes. It is the proposed open storage that we find unacceptable.

'L/2: Essential elements of the parish's distinctive Fen Edge landscape character should be protected. New developments should minimise the impact on existing landscape qualities and features.' (Cottenham Village Design Statement p.6)

'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.' (Design Statement p.6)

'L/7: Protect vistas that contribute to the character and attractiveness of Cottenham. The following vistas are designated as meriting special protection: the west flank of the village between the Parish Church and the Water Tower along the Cottenham Lode.' (Design Statement p.6)

'E/1: It is important to retain and develop Cottenham's character as a working village offering a variety of employment.' (Design Statement p.3)

S/1344/08/F

39 Histon Road, Cottenham – Extensions

We have no comment on this application.

S/1357/08/F

Land Between Alboro House Farm & Lodge Farm Twentypence Road, Cottenham – Change of use to livery yard incorporating stable block, hay shed, feed room and tack room, erection of fence/gate and the provision of hardstanding for car parking

This is a well-considered and high-quality application which will provide facilities to support a new livery business. The Design Group supports the development of local enterprises and agricultural businesses. Although in general we are opposed to building on open land outside of the village framework, we consider this proposal acceptable as it will have minimal impact on the open landscape, includes a hedgerow / tree planting proposal using locally native species and appropriate building materials are specified.

'E/1: It is important to retain and develop Cottenham's character as a working village offering a variety of employment.' (Cottenham Village Design Statement p.3)

'L/4: Plant native and/or locally typical species to retain landscape character and to benefit wildlife. This is a landscape of wide views and open spaces. Efforts should be made to minimise impact of developments on the character of this landscape. When planting, relatively small groups of trees may be most appropriate.' (Village Design Statement p.6)

'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.' (Design Statement p.19)

S/1371/08/F

22 Rampton Road, Cottenham – Dwelling with Access and Construction of New Vehicular Access to Existing Dwelling

The Design Group supports development on appropriate infill plots. We feel that this site can accommodate a single dwelling of the size and type proposed and that the building is well located on the plot. However, we consider the proposed design to be rather more complex than is appropriate for Cottenham. The two different distinctive historical window styles, contemporary glazed entrance lobby, garage doors with exposed hinges and the rather dominant chimney do not work well together. We suggest that a simplified version of this design will be more successful. Materials are well specified; brick should be buff in colour and slate would be the most appropriate roof covering.

'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/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. 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)

Applications viewed by Steven Poole and Jennie Blood-Smyth, 18th August 2008.

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