

Cottenham Village Design Group

Planning application comments

S/2089/08/LB

101 High Street, Cottenham – Alterations - changes to S/1486/03/LB , install garden doors on rear elevation , 3 lead roofed dormers & rethatch with water reed (variation of conditions 14 & 15).

(We note that the earlier permission which this application amends (S/1486/03/LB) appears to have expired.)

We welcome the refurbishment of this listed building. We understand that some alteration will be necessary in order to bring it back into use; however, it is also essential that the fundamental character of the building, which is locally distinctive both in terms of design and materials, is retained.

The Village Design Statement supports the re-instatement of thatch using appropriate materials and forms. Historically, both longstraw and reed thatch have been used in Cottenham. On a listed building in particular, we would consider it appropriate to make an informed choice between these based on evidence (photographic and physical) of the previous arrangements. Two photographs (Cottenham in Focus, Cottenham Village Society 2002, pp77-78) show this property around the early C20th, apparently with a flush ridge - probably suggestive of longstraw.

Any documented advice from thatching professionals regarding the most suitable thatch material for this roof structure could also influence the final decision. The proposed changes include an increase in height of the ridge and hence the introduction of a steeper roof pitch than the building had when previously thatched; presumably improving the performance of either thatch material.

We support the use of flat lead roofs on the existing dormers which is in-line with the form seen in the available old photographs although we are somewhat concerned by the proposed addition of a second dormer window to the front elevation. This would very significantly change the appearance of the house and a strong case would need to be made to justify this on a listed building. A study of photographic evidence underlines that the use of just a few small dormers, and the resulting large expanses of unbroken thatch, were characteristic of this building, and those of its type, in the past.

'B/2: Buildings should be maintained using original or sympathetic materials and details. Thatch for roofs should be preserved or reinstated where appropriate. Use photographic evidence or other historical evidence, including the building fabric, to select appropriate materials (such as the type of thatch). Changes to height or detailing of chimneys should be avoided.' (Cottenham Village Design Statement p.18)

'A strong characteristic of most buildings in Cottenham, from the earliest to the most recent, is their simplicity: details are minimal, dormers are small, few and far apart, and surface materials are rarely mixed within the principal structure.' (Design Statement p.10)

S/2098/08/F

46 Telegraph Street, Cottenham – Conservatory

We have no comment on this application.

S/2105/08/F

16 Tenison Manor, Cottenham – Extension

Although in a very visible location overlooking Tenison Manor open space and moat, this extension will have only a minor impact on the street scene. In view of the location, we suggest that this impact could be reduced by locating only a single roof light on the front elevation.

'B/6: Where possible, roof lights should be located on rear elevations or otherwise away from public view. In more sensitive areas they should be mounted flush with the roof and the number of openings kept to a minimum.' (Cottenham Village Design Statement p.19)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Steven Poole and Mike Smith, 8th January 2009. All quoted text is taken from the Cottenham Village Design Statement, Supplementary Planning Document: <http://www.cvdg.org/design-statement-2007.pdf>. Comments are based solely on the principles and guidelines set out in this document.