

Cottenham Village Design Group

Planning application comments

S/1691/09/F

Cottenham Methodist Church, High Street, Cottenham – Change of Use from Methodist Church (D1) to New Community Centre (D2) Including Pedestrian Access Ramps and Cycle Rack

The Design Group supports the application for change of use for this building to a community centre. This building is a distinctive landmark on Cottenham High Street and this proposal to keep the building in active use hopefully means that it will remain so. The Design Group welcomes additional opportunities for social, leisure, entertainment and educational activities and facilities for voluntary and community groups.

We are pleased to see the encouragement of cycling to this site with the addition of cycle parking. However, access to this site remains difficult and we would encourage careful consideration of road safety.

The village community is sufficiently large and varied to support many thriving voluntary groups, together with a range of social, leisure and education opportunities. ... villagers still travel further for some sporting and cultural activities, and for entertainment. The increasing population continues to require the expansion of the primary and secondary schools and adds to the demand for improved community facilities... (Cottenham Village Design Statement p.2)

E/2: Improve cycle parking adjacent to retail outlets and community buildings. (Design Statement p.3)

S/1797/09/F

111 Rampton Road, Cottenham – Erection of Dwelling following Demolition of Garage

This is a sensitive proposal for infill development in this edge of village location. The proposed materials, whilst not traditional within the village, are in keeping with adjacent properties. The design, scale, and location within the site are also appropriate.

The Design Group supports retention of as much as possible of the existing hedge. However, we would prefer to see less hard surfacing at the front of the property.

B/1: Encouragement will be given to well-designed buildings on appropriate infill plots. (Cottenham Village Design Statement p.6)

B/3: Relationships between buildings are as important as the design of buildings themselves. Make skilful use of spaces between buildings: this can help new developments to be assimilated successfully. (Design Statement p.7)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alexander Thoukydides and Patrick Clark, 6th January 2010. 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.

B/6: New developments should acknowledge their Cottenham context and avoid pattern-book designs. Refer to local settlement patterns in layout. Respect local characteristics and context of the particular site. Refer to local building forms and proportion. There is a variety of proportions throughout the village: developments can reflect those which are adjacent. 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.7)

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)

S/1807/09/F

23 Denmark Road, Cottenham – Extension

We have no comment on this application.