

Cottenham Village Design Group

Planning application comments

S/1032/09/F

5 High Street, Cottenham – Extension to existing care home

We support the upgrading of care facilities in Cottenham. However, this is a sensitive site within the Conservation Area and adjacent to All Saints Church where care must be taken to conserve or enhance the appearance of the building, especially aspects to Church Lane and Church Close. The proposed extension introduces a blank wall in this location; we suggest this elevation could be enhanced through the insertion of one or more windows.

Materials should be carefully selected to match those existing as far as possible - given that earlier extensions have introduced bricks that have not matched well with the original building.

'B/4: Extensions should remain in scale with the original building and are usually most successful when matching materials are specified. Avoid dominant or bulky additions to existing buildings. Setting back walls or lowering the roofline of extensions can help to reduce apparent bulk.' (Cottenham Village Design Statement p.19)

'B/2: Buildings should be maintained using original or sympathetic materials and details.' (Design Statement p.18)

S/1108/09/F

17 Victory Way, Cottenham – Extensions

We have no comment on this application.

S/1048/09/F

The Lakes, Twenty Pence Road, Cottenham – Alterations & change of use of existing dwelling to form 4 holiday lets & formation of replacement access (Retrospective)

The Design Group is in general opposed to new building on open land outside the village framework on the grounds that it is likely to disrupt the locally distinctive open character of the landscape. Although this would be an inappropriate location for new development, separation and conversion of the existing dwelling for use as holiday accommodation does appear to be a way forward for this site. However it is important that any conversion is completed to a high standard using matching materials as far as possible; we are unable to comment on whether this has been achieved in this case.

Highway access onto this fast stretch of the B1049 is a significant road safety concern. Any revision to the existing access arrangements should consider road safety as the foremost priority.

It is encouraging to see the supporting biodiversity assessment and management plan. As recommended by this report, we hope the Wildlife Trust or a similar body can become involved in the monitoring and management of the site.

We note the intention to reinstate the hedge at existing access points and possibly add planting along the driveway – we support these proposals and recommend native and/or locally typical species for these areas.

'L/4: 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.' (Cottenham Village Design Statement p.6)

'B/2: Buildings should be maintained using original or sympathetic materials and details.' (Design Statement p.18)

'H/4: Agents for developments need to consult with the highways authorities at an early stage. Additional highway access points should not be introduced in busy or dangerous locations without giving due consideration to road safety.' (Design Statement p.20)

'L/4: Plant native and/or locally typical species to retain landscape character and to benefit wildlife...' (Design Statement p.6)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Steven Poole and Mike Smith, 29th August 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.