

# Cottenham Village Design Group

## Planning application comments

### **S/0949/10/F**

#### **117 Histon Road, Cottenham – Extension to dwelling & erection of replacement outbuildings & extension**

We find this extension and the proposed redevelopment of outbuildings to be acceptable. However, a more complete description of the proposed finishes (eg. timber cladding and roof tiles) would be helpful.

*'E/2: Small-scale enterprises will be welcomed within the village...'* (Cottenham Village Design Statement p.3)

*'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. Alternative materials can sometimes work, for example when it is important to separate components of an extended building.'* (Design Statement p.18)

*'B/9: Carefully considered local energy saving or generating solutions should be supported. Solar panels and other devices should be encouraged, so long as they can be installed without detrimental effect on the visual environment of the village. Avoid locating equipment on public facing façades wherever possible.'* (Design Statement p.19)

### **S/0994/10/F**

#### **86 Rooks Street, Cottenham – Shed and Wooden Fencing (Part Retrospective)**

We have to express concern regarding the impact of these proposals on this rather prominent corner within the conservation area. The use of timber for the fencing would appear appropriate but the layout should be carefully considered for its impact on the corner at this location; the design of these properties, addressing the corner as they do with their dual frontages, was likely to be based on the idea of free flowing gardens surrounding them and as such their subdivision and use as a site for this large shed is of concern. This is an inappropriate location for this storage shed.

*'B/3: Relationships between buildings are as important as the design of buildings themselves. Do not alter existing buildings without consideration of the resulting spatial effect.'* (Cottenham Village Design Statement p.19)

**S/1083/10/F**

**Land Adj to 13 Church Lane, Cottenham – Dwelling & double garage**

The Design Group supports this application for a high performance eco house. The form of the building and the use of timber weatherboarding draws some analogies with more traditional timber barns found locally but will be presented as a contemporary work. The use of rainwater harvesting, solar panels, photovoltaics and high levels of insulation are to be encouraged. Careful consideration has been given to the placement of building elements in order to minimise impact on existing landscaping.

If there was one comment it would concern the siting of the garage building to the front of the dwelling and in this regard the Design Group can understand that the wish to preserve the existing landscaping as well as functioning of the dwelling has had to take precedence. However, there may be scope to add interest or otherwise reduce the impact of this secondary building.

*'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. Respect local characteristics and context of the particular site. Use good quality materials – whether modern or traditional – which are appropriate to Cottenham. New-build garages and car parking areas should not obscure house fronts; avoid blocks of garages.'* (Design Statement p.18)

*'B/7: The appointment of architects and, where appropriate, relevant specialists 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)

*'B/9: Carefully considered local energy saving or generating solutions should be supported. Solar panels and other devices should be encouraged, so long as they can be installed without detrimental effect on the visual environment of the village. Locations should be selected for solar panels or similar equipment based on maximising energy savings and minimising disruption to the appearance or fabric of the building. In sensitive situations, solar panels should be mounted flush and finished to blend with the roof.'* (Design Statement p.19)

*'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)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Steven Poole and Alex Darby, 23<sup>rd</sup> July 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.