

Cottenham Village Design Group

Planning application comments

S/1867/09/F

The Old Grain Barn, 4 Bramley Close, Cottenham – Garden Room

S/1868/09/LB

The Old Grain Barn, 4 Bramley Close, Cottenham – Total demolition of outbuilding

We support the replacement of this outbuilding/shed with the proposed Garden Room. The simplicity of this building, together with the use of locally appropriate materials, matching those used for the existing house, will ensure that the new building will be as unobtrusive as possible.

'B/4: Conservatory or garden room extensions should respect the existing building: materials and colours should be carefully selected.' (Cottenham Village Design Statement p.19)

'B/6: Respect local characteristics and context of the particular site. Use good quality materials – whether modern or traditional – which are appropriate to Cottenham.' (Design Statement p.19)

S/1869/09/F

The Old Grain Barn, 4 Bramley Close, Cottenham – Extension

S/1870/09/LB

The Old Grain Barn, 4 Bramley Close, Cottenham – Alterations - replace conservatory with extension for dining room and enlarged family room.

This is a well considered and well presented application for an extension that remains in scale with the existing building and generally proposes similar locally appropriate materials. The clearstorey windows that surround the extension add a new element which although not historically found, do work well on this modern wing, especially given its internal structure.

'B/1: Imaginative and original design can extend and renew the distinctive character and traditions of Cottenham's built environment.' (Cottenham Village Design Statement p.18)

'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.' (Design Statement p.19)

'B/6: Respect local characteristics and context of the particular site. Use good quality materials – whether modern or traditional – which are appropriate to Cottenham.' (Design Statement p.19)

S/1904/09/F

50 Church Lane, Cottenham – Replacement dwelling

We welcome the replacement of the existing dwelling on this site which, although unique locally, is neither interesting nor likely to perform well environmentally. A new building will respond more positively to the context of the site and be much more sustainable.

We also support the selection of a barn-style building given the village-edge location and accept that a larger building can be accommodated within this site. However, we do feel that the proposed building is too large and, more importantly, too complex – a simpler building with fewer projections and perhaps more symmetry would better reflect the local vernacular.

Materials are generally appropriately specified however we feel that it is important that brickwork should be buff rather than red in colour and weatherboarding should be stained black. Care should also be taken in selecting roof tiles; we suggest a buff colour or a mix that avoids strong reds would work best.

This is an important site on the edge of the village. While there are some excellent elements to this application, we cannot support the design in its current form.

'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. 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)

'Cottenham ... contains barns generally constructed of local curved elm weatherboards sealed with black pitch.' (Design Statement p.18)

'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.' (Design Statement p.6)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Steven Poole & Jennie Blood-Smyth, 22nd 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.