

Cottenham Village Design Group

Planning application comments

S/0008/10/F

3 Ellis Close, Cottenham – Extension

We have no comment on this application.

S/0068/10/F

47 Lambs Lane, Cottenham – Extension & erection of garage

The works proposed are substantial and will have a significant impact on the appearance of this property from Lambs Lane. We have concerns over the removal of the existing render but accept the potential benefits of doing so; the exposed brickwork may be in poor condition and need subsequent repointing and replacement of some areas. The use of reclaimed bricks and lime mortar in this respect would be most appropriate.

'B/2: Buildings should be maintained using original or sympathetic materials and details. The style and materials used for replacement doors and windows should match those of the original building; size and proportion of frames and the depth of reveals should be appropriate to the house type. Avoid altering the size of existing openings. Brickwork should be retained in its original state, characteristically unpainted. Pointing should not over-pack the mortar and should be carefully applied. The colour of the mortar should be carefully chosen to blend well with the brickwork. Buff brickwork works best when the mortar is close in tone, but just a little lighter than the brick itself.' (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.' (Design Statement p.19)

S/0053/10/F

Cottenham Village College, High Street, Cottenham – Erection of a Public Art Sculpture

The Design Group supports the introduction of public art into the village, especially as the intent is to allow for the removal of existing signs which detract from this area. The proposed design will appear as an interesting adjunct to the many trees in this location.

We suggest the artwork might better serve its secondary function as a sign for the Village College if it were presented on a plinth. This might also act to discourage climbing.

'B/1: High-quality contemporary architecture is encouraged.' (Cottenham Village Design Statement p.18)

S/0083/10/F

Land to the South-east of 13 Church Lane, Cottenham – Two dwellings (to extend the time limit for implementation)

We are happy to support an extension to the time limit for implementation of the outline consent given for two dwellings on this site (S/1869/06/O). However, we are concerned to see the inclusion of substantial supporting information as was submitted with application S/0160/09/F which was refused and dismissed at appeal.

This is an important and sensitive village-edge site; it is essential that development in this location is specified and executed such that the impact on Church Lane and the surrounding environment is minimised. Over development must be avoided.

'B/6: New developments should acknowledge their Cottenham context and avoid patternbook designs. 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. Refer to locally distinctive details; accurately match these to the chosen building form and avoid mixing styles or historical references in the same building.' (Cottenham Village 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. Shelter and contain the edge using appropriate native broadleaf species. Achieve well designed compositions using hedge and woodland screens.' (Design Statement p.6)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Steven Poole & Alex Darby, 7th February 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.