

# Cottenham Village Design Group

## Planning application comments

### **S/0320/10/F**

#### **75 Pelham Way, Cottenham – Extension**

We have no comment on this application.

### **S/0393/10/F**

#### **50 Denmark Road, Cottenham – Extensions**

While this development will significantly alter the rear elevation, we support the proposal to maintain the front elevation unchanged and to re-use existing materials where practicable. Although the proposed dormer roof arrangement is not traditional to this area, it does deliver a solution to the limited headroom provided by the current roof arrangement.

*'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)

### **S/0431/10/F**

#### **52 Denmark Road, Cottenham – Extension**

This small extension integrates well with the existing building. Its simplicity and proposed matching finishes should ensure that it has minimal impact on the streetscape.

*'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. Rendered walls should be painted either white or in pale pastel shades.'* (Design Statement p.18)

### **S/0467/10/LDC**

#### **Annexe 106 Rooks Street, Cottenham – Lawful development certificate for change of use of annexe to separate dwelling**

We have no comment on this application.

## **S/0447/10/F**

### **The Stables, The Fruit Farm Ely Road, Chittering, Cottenham – Extension and Conversion of Stables into Offices (to Extend Time Limit for Implementation)**

This development is on the edge of Cottenham Parish and may be better considered in the context of neighbouring Chittering. In general the Cottenham Village Design Statement supports the re-use of agricultural buildings. In such cases it is important to retain as much of the form, character and original materials as possible.

We have no additional comment regarding the proposed extension to the time limit for implementation.

*'B/5: Reuse barns and outbuildings through conversions where appropriate. Minimise changes to the existing building such that its existing character is maintained.'* (Cottenham Village Design Statement p.19)

## **S/0535/10/F**

### **47 Lambs Lane, Cottenham – Extension and erection of garage**

This extension, although significant in size, will assimilate well with the existing building given the additional work to re-instate more appropriate matching windows into the existing property and the selection of locally appropriate buff brick and slate. While we have some doubts over the removal of the existing render, we 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/0538/10/F**

### **80 Rampton Road, Cottenham – Extension to dwelling, erection of car port, annexe and repositioning of boundary fencing**

This is an interesting proposal for an extension to a traditional property. The design is very modern, uses materials not normally found locally and contrasts significantly with the existing building. However, given that the extension is located to the rear of the property and is in a relatively secluded location, we find this part of the application to be acceptable.

The annex building is a significant new structure with a ridge height somewhat greater than the adjacent boundary fences and the neighbouring annex. The bulk and impact of this building would be reduced if the ridge were lowered and perhaps the roof overhang were removed.

The car port, shed, front boundary fence and gate introduce further new structures of significant height immediately adjacent to the footpath and significantly forward of the main house. These will be visually dominant to the streetscene and difficult to soften given the very narrow space retained for planting. We suggest these structures must be moved back from the footpath to provide sufficient space for generous landscaping and to allow the railings to be retained.

*'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.'* (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. 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.19)

*'B/6: Respond to typical settings and garden forms and avoid large areas of hard surfacing. New-build garages and car parking areas should not obscure house fronts; avoid blocks of garages.'* (Design Statement p.19)

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

*'F/1: Gates and metal railings should generally be painted black.'* (Design Statement p.21)

## **S/0605/10/F**

### **41A Lambs Lane, Cottenham – Variation of Condition 5 of Planning Permission S/1127/98/O to Agree Alternative Parking Layout**

We have no comment on this application.

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Steven Poole & Alex Thoukydides, 26<sup>th</sup> April 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.