

Cottenham Village Design Group

Planning application comments

S/0513/10/F

136 High Street, Cottenham – Erection of a dwelling and detached garage

We welcome the redevelopment of this redundant site which is currently an eyesore. The proposed dwelling will appropriately fill a clear gap in the High Street, maintaining the uniform frontage found in this part of the Conservation Area. Setting back the house from the pavement edge using low walls and metal railings to maintain alignment with adjacent properties built on the pavement edge is also locally appropriate and therefore supported.

The specification of locally appropriate materials and features such as natural slate, buff brick, gauged brick flat arches and a wooden door surround are all welcomed. However, the success of this design will depend to a great extent on the quality of period detailing and on the choice of specific brick, mortar, bond and ridge material.

'S/1: Settlement patterns are a key to the distinctive nature of the village. Developers should recognise this and respect the characteristic layout.' (Cottenham Village Design Statement p.7)

'B/6: New developments should acknowledge their Cottenham context and avoid pattern-book designs. Developments can maintain and strengthen the visual cohesion of the village, and help to renew the specific architectural traditions of Cottenham. Refer to local settlement patterns in layout. 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.' (Design Statement p.19)

S/0603/10/F

Units 7, 8 and 10 Watsons Yard High Street, Cottenham – Erection of office building following demolition of existing and siting of bollard in High Street (to extend the time limit of implementation)

This development will significantly enhance this location whilst retaining the existing commercial use; the current collection of low quality and temporary buildings will be brought together into one purpose designed structure making good use of locally appropriate materials – brick, weatherboarding and pantiles. The Design Group therefore supports this redevelopment.

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

'E/1: It is important to retain and develop Cottenham's character as a working village offering a variety of employment.' (Cottenham Village Design Statement p.3)

'E2: Small-scale enterprises will be welcomed within the village. Barns and yards provide scope to locate businesses within the village: planning policies should encourage applications for their conversion to sympathetic business use.' (Design Statement p.3)

'E/5: Commercial and industrial developments should be designed to high architectural standards. Building design, materials and site layout should be compatible with the surrounding area and, where appropriate, reflect their Cottenham context.' (Design Statement p.3)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Steven Poole & Jennie Blood-Smyth, 17th May 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.