

Cottenham Village Design Group

Planning application comments

S/1146/10

354 High Street, Cottenham – Extensions & Alterations

This is a large extension to a property in a prominent location bordering the Village Green and within the Conservation Area. The development will result in a combined structure that mixes several different styles although, for the most part, the street elevation will be unaffected. The impact here will be from additional vehicle parking in front of the property (given the loss of much of the side yard and the garage) and also from some visibility of the corner of the single-storey extension plus the flat roofed link above the gate and boundary wall. We have some concern about these aspects of the proposal.

Appropriate materials are specified; we particularly support the re-instatement of white painted sash windows to the rear elevation.

'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. Roof lights should be located carefully, preferably where they are not visible from the street. In more sensitive sites, roof lights should be mounted flush with the roof and the number of openings minimised.' (Cottenham Village Design Statement p.18)

'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.' (Design Statement p.19)

'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.' (Design Statement p.19)

'B/6: New-build garages and car parking areas should not obscure house fronts.' (Design Statement p.19)

S/1221/10

22 Rampton Road, Cottenham – Dwelling

This is an interesting proposal for a contemporary dwelling which works well in this location. There has clearly been a good level of consideration given to preparing and presenting this application; the artists' impressions are particularly helpful. Materials and proposed finishes are appropriate to the design.

'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/3: Relationships between buildings are as important as the design of buildings themselves. Make skilful use of spaces between buildings: this can help new developments to be assimilated successfully.' (Design Statement p.19)

'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. 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)

'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)

S/1118/10

16 New Town, Cottenham – Conservatory

We have no comment on this application.

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Steven Poole and Alexander Thoukydides, 16th August 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.