

Cottenham Village Design Group

Planning application comments

S/1247/10

50 Church Lane, Cottenham – Dwelling (Revised Design)

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 than the existing dwelling can be accommodated within this site.

We appreciate the changes that have been incorporated in this new application, especially the revised selection of materials (gault brick, dark stained weatherboarding) and simplified layout of roof lights to the front elevation. However, we still consider the proposed dwelling to have an overly complex footprint and roof plan; a simpler building with fewer projections would better reflect the local vernacular.

We support the landscape and planting scheme; the proposed species are native and in-line with those found in the Church Lane hedgerows.

'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. Shelter and contain the edge using appropriate native broadleaf species.' (Design Statement p.6)

S/1195/10

3 Cossington Close, Cottenham – Extension

This extension is appropriate in scale and style and successfully mixes different materials (brick, wooden boarding and painted render) that match those already used.

'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.' (Cottenham Village Design Statement p.19)

S/0812/10/LB

35 High Street, Cottenham – To fit a maximum of 10 sq metres of Photovoltaic Panels to the rear (south) facing roof slope.

We support the installation of PV panels to the rear facing roof slope of this property; no detrimental effect on the visual environment of the village will occur as a result of this work.

'B/9: Carefully considered local energy saving or generating solutions should be supported. Solar panels and other devices should be encouraged, so long as they can be installed without detrimental effect on the visual environment of the village. In sensitive situations, solar panels should be mounted flush and finished to blend with the roof.' (Cottenham Village Design Statement p.19)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Steven Poole and Jennie Blood-Smyth, 31st 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.