

Cottenham Village Design Group

Planning application comments

S/1916/10

15 Twentypence Road, Cottenham – Extensions and alterations

We have no comment on this application.

S/2023/10 and S/2024/10/LB

4 Bramley Close, Cottenham – Replace Conservatory with Extension to Form Enlarged Family Room

This is a well considered and well presented application for an extension that remains in scale with the existing building and generally proposes similar locally appropriate materials. The high level gable windows add a new element which although not historically found, do work well on this modern wing, especially given its internal structure.

'B/1: 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. Alternative materials can sometimes work, for example when it is important to separate components of an extended building.' (Design Statement p.19)

'B/6: 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)

S/2088/10

7 The Rowells, Cottenham – Extensions

The proposals here are extensive although the use of matching materials will help the extension to assimilate with the existing house. The intention to provide additional planting to the village edge is welcomed.

'B/4: Extensions should remain in scale with the original building and are usually most successful when matching materials are specified. Alternative materials can sometimes work, for example when it is important to separate components of an extended 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. Do not form a stark edge to the village, or spoil the outside view by neglecting the backs of gardens or buildings. Shelter and contain the edge using appropriate native broadleaf species.' (Design Statement p.6)

S/2108/10

12 Church Lane, Cottenham – Erection of New Ecological Dwelling with Double Garage and Driveway Access

The Design Group supports this application for a high performance eco house. The form of the building and the use of timber weatherboarding draws some analogies with more traditional timber barns found locally but will be presented as a contemporary work. The use of rainwater harvesting, solar panels and high levels of insulation are to be encouraged. Careful consideration has been given to the placement of building elements in order to minimise impact on existing landscaping. The application is supported with good quality drawings.

'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/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.' (Design Statement p.18)

'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)

'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. Locations should be selected for solar panels or similar equipment based on maximising energy savings and minimising disruption to the appearance or fabric of the building. In sensitive situations, solar panels should be mounted flush and finished to blend with the roof.' (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. Do not form a stark edge to the village, or spoil the outside view by neglecting the backs of gardens or buildings. Shelter and contain the edge using appropriate native broadleaf species.' (Design Statement p.6)

S/2094/10/RM

Land Adjacent, 39a Victory Way, Cottenham – Appearance, Design and Landscaping for the erection of two bungalows.

We are pleased that a new native hedge is to be created along the village boundary and welcome the inclusion within these designs of solar panels and other energy saving measures.

These plots though are very narrow and although use of the built form to create courtyard areas within the proposals is interesting, this may elongate the plan form. Given that house fronts are obscured behind garage blocks, it would seem a pity to further hide these behind tall timber screens and gates.

'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/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. Use good quality materials – whether modern or traditional – which are appropriate to Cottenham. New-build garages and car parking areas should not obscure house fronts; avoid blocks of garages.' (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)

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S/1889/10

354 High Street, Cottenham – Extension, and alterations to windows and openings to existing garage and house

We support the changes made at this application to maintain the established building line and therefore shield the view of this modern extension from the Village Green. Appropriate matching 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)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Steven Poole and Alex Darby, 21st December 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.