

Cottenham Village Design Group

Planning application comments

S/0102/11

25 Margett Street - Replacement of existing outbuilding to provide a larger building for use as a residential annexe

The Design Group supports the replacement of this existing outbuilding with the proposed annexe, the replacement building has a simplicity of approach in keeping with that it replaces. The retention and reuse of materials from the existing building, together with the intent to source timber boarding to match that on the existing is welcomed.

'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.*
- *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.*
- *Use photographic evidence or other historical evidence, including the building fabric, to select appropriate materials (such as the type of thatch).*
- *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.'* (Design Statement p.18/19)

'B/5: Reuse barns and outbuildings through conversions where appropriate.

- *Minimise changes to the existing building such that its existing character is maintained.*
- *Avoid piercing the façade and roofline: lighting can be achieved by the minimal use of roof lights and by glazing existing openings.'* (Design Statement p.19)

S/2131/10

Mulberry Cottage, 28 High Street - Erection of 6 Solar Panels on Garage

Carefully considered local energy generating installations are to be encouraged. A photograph of the proposed location would have assisted with the assessment of this application but it appears that the applicant has carefully considered the location so as to minimise any detrimental effect.

'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.*
- *Avoid locating equipment on public facing façades wherever possible.'* (Design Statement p.19)

S/0325/11

25 Goldfinch Drive - Conversion of garage to home office

The Design Group has no comment on this application.

S/0337/11

8 Beach Road - First Floor Extension & Alterations

The small scale extensions to the rear of this terrace are visible from the corner of Rooks Street behind and are somewhat piecemeal in nature. The intention to install a pitched roof dressed in slate is welcomed, the use of render to the subservient extension is considered to be appropriate.

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- *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.*

- *Rendered walls should be painted either white or in pale pastel shades.'* (Design Statement p.18/19)

'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.*

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

S/0259/11

282 High Street – Dwelling

The Design Group have concern regarding the impact of these proposals on this rather prominent position within the conservation area. The elevational treatment of the proposed house is understood given it's position, however a more challenging proposal could provide for a renewal of the architectural traditions of Cottenham in this location. The elevation towards the High Street is particularly poor, in it's present form the Design Group objects to this application.

'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.'* (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.

- *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.*

- *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.*

- *Refer to locally distinctive details; accurately match these to the chosen building form and avoid mixing styles or historical references in the same building.'* (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/0399/11

71 High Street - Erection of 3 bedroom dwelling and vehicular access at land to the rear of 71 High Street following demolition of existing garage building

The design appropriately reflects the ranges of outbuildings and barns often found along plot edges. In the main, the proposed materials are locally appropriate.

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'B/5: Reuse barns and outbuildings through conversions where appropriate.' (Design Statement p.19)

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• 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.

• 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.

• Refer to locally distinctive details; accurately match these to the chosen building form and avoid mixing styles or historical references in the same building.

• Respond to typical settings and garden forms and avoid large areas of hard surfacing'. (Design Statement p.19)

S/0465/11

26 Lee Close - Single Storey Rear Extension

The Design Group has no comment on this application.

S/0089/11

9 Mill Field – Extensions

This extension is generally appropriate in scale and specifies suitable materials.

'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.

• Conservatory or garden room extensions should respect the existing building: materials and colours should be carefully selected.' (Design Statement p.19)

S/0496/11

326 High Street - Two-storey side and rear and single storey rear extensions

The Design Group does not consider this extension to be appropriate in scale to the existing house, the intent to use render as a subservient material to the brick is also questionable, especially on the dominant two storey element. The design intent may be more successful if the two storey wing could be reduced in scale and set back from the existing house rather than being expressed.

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 - 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.*
 - Use photographic evidence or other historical evidence, including the building fabric, to select appropriate materials (such as the type of thatch).*
 - Brickwork should be retained in its original state, characteristically unpainted.*
 - Rendered walls should be painted either white or in pale pastel shades.'* (Design Statement p.18/19)
- '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.*
 - Conservatory or garden room extensions should respect the existing building: materials and colours should be carefully selected.*
 - Alternative materials can sometimes work, for example when it is important to separate components of an extended building.'* (Design Statement p.19)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby and Steven Poole, 27 March 2011. 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.