

# Cottenham Village Design Group

## Planning application comments

### **S/0988/11**

#### **8 Paxton Close Cottenham - Loft conversion including three rear-facing dormer windows and roof extension to the front gable projection**

The proposals show modest additions to the current dwelling, the style and specified materials appear appropriate.

*'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)

*'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/0793/11**

#### **220 High Street Cottenham - Internal and external alterations**

This application is for a comprehensive refurbishment and repair of this prominent building, the proposals are sympathetic to the existing building and specify appropriate materials and techniques. The Design Group welcomes the repairs to this prominent historic building.

*'B/2: Buildings should be maintained using original or sympathetic materials and details.*

- *Changes to height or detailing of chimneys should be avoided.*
- *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.*
- *Rendered walls should be painted either white or in pale pastel shades.*
- *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.*
- *Abrasive or other harsh cleaning is detrimental to brickwork, both aesthetically and practically, and should generally be avoided.'* (Design Statement p.18/19)

**S/0967/11**

**136 High Street Cottenham - Extension to Time Limit for Implementation of Planning Consent S/0568/05/F for Conversion of Workshop to Bungalow**

We have no comment on this application.

**S/0820/11**

**Marlborough House, 60 High Street Cottenham - Demolish and rebuild section of boundary wall**

This application proposes small scale repair works which are sympathetic to the existing property.

*'B/2: Buildings should be maintained using original or sympathetic materials and details.*

- 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.*
- Abrasive or other harsh cleaning is detrimental to brickwork, both aesthetically and practically, and should generally be avoided.'* (Design Statement p.18/19)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby and Clare and Henry Le Brecht, 10<sup>th</sup> June 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.