

Cottenham Village Design Group

Planning application comments

S/0976/11

Single storey front extension and alterations

21 Pelham Way, Cottenham - Single storey front extension and alterations

We have no comment on this proposal.

S/0928/11

**137 High Street, Cottenham - Extension, Alterations and Conversion to Dwelling
(Revised Design)**

This is a prominent site within the Conservation Area; additionally, the building in question has some historical significance for the village as the site of Whitehead's bicycle factory. The site has been in an unfinished state for some time and the Design Group is keen to see work progress in order to enhance the area.

The site is narrow and sits directly adjacent to a prominent listed building. This proposal appears to successfully create a usable residence whilst avoiding any detrimental impact on neighbouring properties.

It is good to see that the north-east and south-east walls are being retained, that the front elevation is being recreated using original materials where appropriate, and that the rest of the building's profile is being kept as close to that of the original structure as feasible.

We also support the inclusion of solar panels (both photovoltaic and for hot water) in a manner that has minimal visual impact.

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

'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.*
- Do not alter existing buildings without consideration of the resulting spatial effect.'* (Design Statement p.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)

'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)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby and Alex Thoukydides, 22nd 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.