

Cottenham Village Design Group

Planning application comments

S/1622/11

86 Histon Road, Cottenham - Two-storey and single-storey rear extensions

The proposed extensions add a modest amount of floor area to the current house but remain in scale. The style and specified materials appear appropriate and are to match the existing.

'B/4: Extensions should remain in scale with the original building and are usually most successful when matching materials are specified. (Design Statement p.19)

S/1551/11

Fenleigh Farm, Smithy Fen, Cottenham - Two-storey side extension with rear dormer window, side entrance porch and rear lean-to extension.

The house has been substantially renovated over recent years such that a lot of its original form and character is now lost. These proposals are for a quite substantive further addition but are presented as subservient to the main bulk. The style and specified materials in general match the majority of the existing house but do not cover over the last of the remaining brickwork on the North side of the original house. The use of black softwood boarding to some of these extension elements matches existing detailing on the house and is a local tradition which appears appropriate to how the house appears today.

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- *Refer to locally distinctive details; accurately match these to the chosen building form and avoid mixing styles or historical references in the same building.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

S/1589/11

Cambridge Research Park, Beach Drive, Landbeach - Renewal of planning permission S/1398/06/F to extend the period for the submission of reserved matters to allow for a further period of 3 years on plots 3000, 4000, 5300, 5400, 6000 and 8000.

The Cottenham Village Design Statement supports the provision of employment opportunities. This development is on the edge of Cottenham and may be better considered in the context of neighbouring Landbeach and Waterbeach. The application appears to be mainly concerned with extending the implementation period for this development. We have no further comments on this application.

S/1482/11

8, The Dunnocks, Cottenham - Outbuilding - Home Office

We have no comment on this proposal.

S/1420/11

19, Kingfisher Way, Cottenham - Single Storey Rear Extension

We have no comment on this proposal.

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby and Jennie Blood-Smyth, 24th August 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.