

Cottenham Village Design Group

Planning application comments

S/1623/11

282 High Street Cottenham - Dwelling

The Design Group has previously commented on proposals for a new dwelling in this rather prominent position. It was felt then that a more challenging proposal could provide for a renewal of the architectural traditions of Cottenham; these proposals are for a scheme with less height and bulk and are certainly less bland. The design group is supportive of the attempts made in this redesign, however still remain unconvinced by the general proposals. The roof is especially awkward in shape and has no historic references in the village, it may benefit from being simplified to a standard pitched roof which would echo the form of outbuilding seen elsewhere. Otherwise the materials (brick, slate, painted wood windows) generally seem appropriate – the sedum roof is also a nice feature.

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. (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/1516/11

315 High Street Cottenham - Erection of dwelling following demolition of outbuilding

This site is within the conservation area but sits out of the direct view of the High street. The site has a number of outbuildings on it which are not of any merit and we are happy to see these replaced. A pedestrian footpath to Leopold Walk, running alongside the boundary, will be improved by an appropriately designed house in this location.

The applicants Heritage Statement, which makes references to the Village Design Statement, is noted. The house style and materials seem appropriate given the design of the adjacent properties in Leopold Walk.

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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. (Design Statement p.19)*

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby and Steve Poole, 31st 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.