

Cottenham Village Design Group

Planning application comments

S/1336/11

160 High Street Cottenham - Alterations, conservatory and extension for utility (application to replace an extant planning permission reference S/0864/08/F in order to extend the time limit for implementation)

The Design Group had previously commented on this application. This is a small extension, sympathetic to the existing building and specifying matching materials where appropriate.

'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. Rendered walls should be painted either white or in pale pastel shades. (Cottenham Village Design Statement p.18)

'B/4: Extensions should remain in scale with the original building and are usually most successful when matching materials are specified. Conservatory or garden room extensions should respect the existing building; materials and colours should be carefully selected. (Village Design Statement p.19)

We have no additional comment regarding the proposed extension to the time limit for implementation.

S/1337/11

160 High Street Cottenham - Alterations - convert utility room to w.c. with new door opening. Replace rear window with door to new lean-to extension for utility room and conservatory (application for replacement of associated listed building consent reference S/0925/08/LB in order to extend the time limit for implementation)

The Design Group had previously commented on this application. This is a small extension, sympathetic to the existing building and specifying matching materials where appropriate.

'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. Rendered walls should be painted either white or in pale pastel shades. (Cottenham Village Design Statement p.18)

'B/4: Extensions should remain in scale with the original building and are usually most successful when matching materials are specified. Conservatory or garden room extensions should respect the existing building; materials and colours should be carefully selected. (Village Design Statement p.19)

We have no additional comment regarding the proposed extension to the time limit for implementation.

S/1619/11

137 High Street Cottenham - Discharge of Conditions 4, 5, 6, 7, 8, and 9 of Planning Consent S/0928/11

The Design Group had previously commented on this application.

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)

We have no additional comments regarding the proposals.

S/1763/11

24 Leopold Walk Cottenham - Rear Extension to Dwelling

This application is for both alterations at the front and for an extension to the rear of a house bordering the conservation area. The proposed extension will be within the Conservation Area but will not be immediately visible from the road. The extension is a contemporary design which contrasts markedly with the style of the existing house, the visuals provided give a good idea of how this might appear. The Design Group encourages contemporary architecture but in this instance respectfully suggests that the proposals may be more successful if they were to reflect the house to a greater extent, either through the use of a matching brick or through the use of a neutral off-white render, it is felt that the white render on these proposals is not sympathetic. The proposed alterations to the front porch of the house would appear to be appropriate, although are themselves contemporary in style and slightly at odds to the predominant style.

'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. (Design Statement p.18)

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

• 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)

'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/1735/11

9 Courtyard Way Cottenham - Two storey side extension, single storey rear extension and garage conversion

We have no comment on this application.

S/1671/11

53 Rooks Street Cottenham - Outbuilding

This application is for a small outbuilding to be used as a study and store, the materials appear to be appropriate.

'B/6: Use good quality materials – whether modern or traditional – which are appropriate to Cottenham. (Design Statement p.19)

S/1675/11

19 Corbett Street Cottenham - Single Storey Extension

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/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. (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. (Design Statement p.19)*

S/1665/11

Land to the South-east of 2 Eversley Close Cottenham - Discharge of condition No's 3 and 8 of application S/0251/09/F

The Design Group had previously commented on this application.

This is a significant new structure that is sited in a conservation area location, visible from the High Street. The materials specified, while suitable for a normal sized shed, are unsuitable for a building of this size in this location. We suggest that more appropriate roofing and glazing materials should be specified.

B/6: New developments should acknowledge their Cottenham context and avoid patternbook designs. Respect local characteristics and context of the particular site. Use good quality materials whether modern or traditional which are appropriate to Cottenham. (Design Statement p.19)

The materials as now shown under the discharge of conditions application, but filed within under the original application, are now of a more suitable specification for this building. We have no additional comments regarding the proposals.

S/1603/11

64 Rampton Road Cottenham - Extension of Time for Implementation of Planning Consent S/1129/08/F for Vehicular Access

We have no comment on this application.

S/1608/11

64 Rampton Road Cottenham - Extension of Time for Implementation of Planning Consent S/0392/08/F for Dwelling

We have no comment on this application.

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby and Mike Smith, September 21st 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.