

Cottenham Village Design Group

Planning application comments

S/2031/11

26 Lyles Road Cottenham - First Floor, Side Extension to Provide Fourth Bedroom Ensuite

This application is further to an earlier application for which we provided the following comment;

This replaces an earlier application for which we made no comment. We feel that the changes introduced in this new application have resulted in a very ugly development due to the extensive area of flat roofing introduced. With more careful consideration, the Design Group believes that a significantly better solution could be reached.

The use of a pitched roof and the specification of matching materials in these revised proposals are welcomed, however the Design Group has some concerns about the overhang and supporting pillar features, the property appears to be gaining a multitude of protrusions that don't have much by way of coherency.

'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.*
- *Alternative materials can sometimes work, for example when it is important to separate components of an extended building.'* (Design Statement p.19)

S/1964/11

24 High Street Cottenham - Extension and Internal Alterations; including alterations and connection to Outbuildings

The Design Group supports the intention to restore the original openings on the front elevation and thereby re-introduce original style sash windows. On the other proposals for the frontage we would comment that gates are most usually painted black and the intention for these to be both sliding and motorised is introducing a set of features not usual for the location, these would better serve the locale by being of a traditional swing type which could be motorised if required.

The extension to the rear is clearly a major development, but with minimal visibility from the street. The forms proposed are likely to be an improvement to the current conservatory, although features such as the rotunda would be unusual in the area. The design has been treated such as to be subservient to the original house by virtue of its lower roof line and the use of reclaimed and matching materials.

'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.*
- 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)

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- 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/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)

S/1985/11

86 Rooks Street Cottenham - Garden shed for storage of garden & work tools

This application is further to an application the design group had previously commented on, (the fencing element referred to was determined to be permitted development);

We have to express concern regarding the impact of these proposals on this rather prominent corner within the conservation area. The use of timber for the fencing would appear appropriate but the layout should be carefully considered for its impact on the corner at this location; the design of these properties, addressing the corner as they do with their dual frontages, was likely to be based on the idea of free flowing gardens surrounding them and as such their subdivision and use as a site for this large shed is of concern. This is an inappropriate location for this storage shed.

Our previous comment related to the location of the proposals, coupled with the size of the shed. We understand that the proposed shed is now smaller, however we still feel that this is an inappropriate location for this shed.

'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.' (Cottenham Village Design Statement p.19)

S/1638/11

3, Moores Court Cottenham - Decking & Fencing (retrospective)

We have no comment on this application.

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby and Alex Thoukydides, November 5th 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.