

Cottenham Village Design Group

Planning application comments

S/2096/11

157 High Street Cottenham - First floor extension to existing garage and pitched roofed addition to existing flat roofed extension located to the rear of the main dwellinghouse

The works at the rear of this house will have minimal visibility from the street and the forms proposed are likely to be an improvement to the current flat roofed garages. The extension has been designed in such a way as to be subservient to the original house by virtue of its lower roof line. The extension respects the existing building's materials through the use of a matching brick, use of a slate roof and softwood painted windows.

'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.*
- *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. (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.*
- *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)*

S/1863/11

29 Denmark Road Cottenham - Two Storey Extension Replacing a Single Storey Extension and Alterations

No works are proposed that will alter the frontage and the main roof will remain unchanged. The use of a natural slate roof with joinery and detailing that is apparently sympathetic to the existing building is welcomed. The windows proposed appear consistent in style with this age of property.

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- *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/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/2017/11

Brookfield Business Park Twentypence Road Cottenham - To Retain Existing Gas Oil Storage Tanks

A continued intent towards landscape screening around this operation is welcomed.

'E/1: It is important to retain and develop Cottenham's character as a working village offering a variety of employment.' (Design Statement p.3)

'E/5: Commercial and industrial developments should be designed to high architectural standards.

- *Building design, materials and site layout should be compatible with the surrounding area and, where appropriate, reflect their Cottenham context.*
- *Reduce the visual impact of new and existing sites by planting native broadleaf species and hedgerow shrubs.'* (Design Statement p.3)

S/2095/11

85 High Street Cottenham - Rear first floor extensions above existing flat roofed single storey extension to the rear of the dwelling

The proposals have minimal visibility from the street and the forms proposed are likely to be an improvement to the current flat roofed areas. The use of white painted render for the walls and a tiled roof are both consistent with the existing building. There appear to be no alterations to the front part of the house when viewed from the road and the new roof lights will not be directly viewable from the front.

'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).*
- *Rendered walls should be painted either white or in pale pastel shades.* (Design Statement p.18/19)

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'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)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby and Henry Le Brecht, November 20th 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.