

Cottenham Village Design Group

Planning application comments

S/2317/11

Land At The Junction of Long Drove and Beach Road, Cottenham - Erection of 47 dwellings, garages, public open space, landscaping, vehicular access and associated infrastructure (Further Amendments).

Introduction

This comment from the Design Group follows the receipt of further amended drawings and documentation from the applicant addressing comments received during the application process.

Comments on Further Amendments

The Design Group is pleased that the majority of our previous comments have now been addressed. We understand from the applicant that some aspects of their revised submission have already been discussed with the Urban Design Officer, our comments now centre on a few areas where we note particular concerns/omissions. This document should be read in conjunction with our previous submissions, our comments as follows:-

- Our comments regarding the treatment of the property boundaries to the street is one that remains unactioned, the Design Group would again request that property boundaries to the street are defined in a more typical Cottenham fashion by the use of either low walls or railings.
- On House Type G the use of an arch feature, unsupported over an open porch below, remains an odd detail. We had suggested that this house might be improved if the open porch could be filled in, but if the open porch design is to stay as we understand, then this house may read more correctly, figuratively and structurally, if this arch were now omitted.

Conclusion

A great number of our initial concerns with these proposals have now been addressed, however some minor areas of concern with the streetscene do remain.

'C/1: Developers and planners should consult the Village Design Statement, which reflects the views of the community.' (Design Statement p.2)

'S/1: Settlement patterns are a key to the distinctive nature of the village. Developers should recognise this and respect the characteristic layout.' (Design Statement p.7)

'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.*
- *Use good quality materials – whether modern or traditional – which are appropriate to Cottenham.*
- *Respond to typical settings and garden forms and avoid large areas of hard surfacing. (Design Statement p.19)*

'H/1: Roads should be designed first and foremost from a pedestrian and vulnerable road users' perspective.

- *Particular emphasis should be applied to the core of the village.*
- *Consider alternative road surfaces which may help slow traffic. (Design Statement p.20)*

'F/1: The streetscape needs a considered design approach employing professional landscape designers.

- *Street furniture should suit its Cottenham context: designs of street lighting, for example, could renew the local tradition of metalwork.*
- *Simple designs are usually most appropriate.*
- *Gates and metal railings should generally be painted black.'* (Design Statement p.21)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby, John Williams, Mike Smith, Alex Thoukydides and Steven Poole, March 25th 2012. 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.