

Cottenham Village Design Group

Planning application comments

S/0987/12/PA

North Fen Farm Rampton Road Cottenham - New agricultural building south west of existing farm buildings

There is no great detail available within this application on which to base a comment. However, based on the landscaping along Rampton Road and around the site, the Design Group don't think that this building will be particularly visible.

'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/0847/12/DC

Unicorn House 220A High Street Cottenham - Erection of 2 Additional Houses, Conversion of Outbuildings into Garages and Erection of Walls and Gates. Discharge of Condition 2A

We have no comment on this application.

S/0688/12/CM

Cottenham Primary School, Lambs Lane, Cottenham - Erection of 7-bay mobile classroom until end August 2017

The Design Group have previously commented on the use of temporary buildings at the school and understand the immediate requirements here.

S/0693/12/VC

Unit 20 The Maltings Mill Field Cottenham - Removal of limitation relating to occupation by H C Moss (Builders) Ltd only (Condition 4 of planning permission S/1867/06/F) in respect of one storage unit

The Design Group is supportive of employment generating activities within the village. We have no comment on the other aspects of the application.

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

'E/2: An increase in the number and variety of shops and trades is to be encouraged.

• Small-scale enterprises will be welcomed within the village '

• Barns and yards provide scope to locate businesses within the village: planning policies should encourage applications for their conversion to sympathetic business use

'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.' (Design Statement p.3)

S/0698/12/OL
Dwelling
R/o 143 High Street (off Rooks Street) Cottenham

This site is within the conservation area but sits out of direct view of both the High Street and Rooks Street. The Design Group considers that this is a reasonable location for an in-fill development of a single house.

The Design Group are less convinced by the general proposals for the dwelling accompanying the application. The form appears to be that of a standard house which has no historic reference within the village, it would benefit from development towards either a traditional villa form, one mimicking an outbuilding such as a barn, or one which could echo the the former chapel in front. In this location the Design Group would also wish to see the use of locally appropriate materials or a suitable argument for the use of alternatives; a materials palette of brick with slate or timber boarding with pantiles, both with painted wood windows, would generally seem appropriate; the indicated materials of light brick with tile are a bit vague. It is also the Design Group's preference not to see garaging as a part of the main frontage of a dwelling.

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

'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.*
- *Refer to locally distinctive details; accurately match these to the chosen building form and avoid mixing styles or historical references in the same building.*
- *Respond to typical settings and garden forms and avoid large areas of hard surfacing.*
- *New-build garages and car parking areas should not obscure house fronts; avoid blocks of garages.'* (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/0856/12/FL

6 Foundry Close Cottenham - Part single, part two storey rear extension

This is a significant extension with a slightly overcomplicated design. The plans are clear and helpful and the renderings are useful. The materials appear to be appropriately specified. There may be some benefit in the forms being simplified.

'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.*
- *Alternative materials can sometimes work, for example when it is important to separate components of an extended building.'*

'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/0806/12/FL

14 Dunstal Field Cottenham - Single storey rear extension to dwelling

This is a modest and well designed extension to the rear of this house with an interesting and contemporary corner window. The proposed materials appear appropriate.

'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.'*

'B/7: The appointment of architects and, where appropriate, relevant specialists is encouraged for all developments.'

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S/0780/12/FL

12 New Road Cottenham - Demolition of existing front entrance porch & construction of new front extension

This proposal is for a modest extension that should be a considerable improvement over the existing porch design. The design is appropriate in scale and has brought a contemporary feel to the existing bungalow. The application is supported with good quality drawings and renderings.

'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)

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Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby and Alex Thoukydides, May 27th 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.