

Cottenham Village Design Group

Planning application comments

S/1201/12/FL

24 High Street, Cottenham - Ground floor extension and connection to outbuildings

The Design Group has previously commented on proposals for this house and this application is very much a refinement of those. The proposals for the rear have been reduced in scale which may help the juxtaposition of this element with the existing house and the outbuildings. This is one of Cottenham's "feature" houses and the intent towards restoration is welcomed, the Design Group also welcomes the retention and protection of the existing trees. We would again comment that the electrified gate should be handled with sensitivity to the location so as not to appear too urban.

Our previous comments remain appropriate and are repeated here:-

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)*

'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/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/1130/12/FL

Two storey rear extension - 107 Rampton Road Cottenham

We have no comment on this application.

S/1111/12/FL

29 Lambs Lane Cottenham - Replacement single storey rear extension

We have no comment on this application.

S/0969/12/FL

Land r/o 64 Rampton Road Cottenham - Erection of Bungalow and Car Port following Demolition of Existing Garage

This application is for amendments to a previous consent upon which the Design Group had no comment. The site is outside of the conservation area and is modest in size. The Design Group would request full detail of materials should be supplied to SCDC before building commenced.

'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.*
- *Where possible, roof lights should be located on rear elevations or otherwise away from public view. In more sensitive areas they should be mounted flush with the roof and the number of openings kept to a minimum.*
- *Refer to locally distinctive details; accurately match these to the chosen building form and avoid mixing styles or historical references in the same building.'* (Design Statement p.19)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby and Mike Smith, June 23rd 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.