

Cottenham Village Design Group

Planning application comments

S/1304/12/OL

Former 15 Ivatt Street Cottenham - Two detached two storey dwellings and garages

This site is outside of the village framework and outside of the conservation area; it is also not in direct view of the High Street. The Design Group considers that this could be a reasonable location for an element of in-fill development.

The general proposals for the dwellings accompanying the application do not include sufficient detail to be commented upon, ideally the design and materials for these houses should respond to the local vernacular in some fashion. One detail alluded to is that of garaging as a part of the house, it is 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- *Refer to locally distinctive details; accurately match these to the chosen building form and avoid mixing styles or historical references in the same building.*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/1410/12/FL

11 Twentypence Road Cottenham - Rear single storey extension

The Design Group have no significant comment on this application except to note that the quality of the drawings provided probably do not do justice to what could be a nice addition to this house.

'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/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/1177/12/LB and S/1283/12/FL

White Cottage 82 High Street Cottenham - Alterations: replace four modern windows with four timber double glazed windows, two new windows, upgrade timber studwork at external walls at first floor with insulation, remedial works to gable wall, repoint chimneys and flaunchings, internal drylining, and - Alterations including replacement of modern windows, new windows, upgrade studwork, remedial works to gable wall

The Design Group is supportive of improvements to historic houses within the village. The replacement windows in this case are more sympathetic to the building than the existing ones and the other works should be beneficial to the long term maintenance of the house.

'B/2: Buildings should be maintained using original or sympathetic materials and details.

- *Thatch for roofs should be preserved or reinstated where appropriate.*
- *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).*
- *Rendered walls should be painted either white or in pale pastel shades.'* (Design Statement p.18/19)

S/1306/12/FL

**Cambridge Waste Management Park, ELY ROAD, Waterbeach
Local Authority Depot with compound for vehicle parking area and office**

We have no comment on this application.

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby and Steven Poole, July 14th 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.