

Cottenham Village Design Group

Planning application comments

S/1654/12/FL

136 High Street Cottenham - Erection of Bungalow and Garage Following Demolition of Existing Workshop

The proposal is a replacement for the engineering workshop that currently exists on this site and for which a consent for conversion into a dwelling existed. The proposal has been designed with a better layout than the existing workshop and the limited view of it from the High Street is likely to be better as a result. The materials appear appropriate but the commonly specified blue/black Spanish slates are often a poor substitute for the locally used Welsh slates more commonly found in the village.

'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/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- *Refer to locally distinctive details; accurately match these to the chosen building form and avoid mixing styles or historical references in the same building.*
- *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/1655/12/CA

136 High Street Cottenham - Demolition of Existing Workshop

We have no comment on the demolition of the existing engineering works.

S/1026/12/FL

Land at the rear of 18 Lambs Lane Cottenham - Dwelling

The Design Group commented on these proposals under S/0442/09/F, we have no further comments.

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby and Jennie Blood Smyth, October 13th 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.