

Cottenham Village Design Group

Planning application comments

S/1920/12/FL

277 High Street Cottenham - Single storey and two storey rear extensions to dwelling and erection of detached car port to rear garden

This is a well thought out, high quality application and it is obvious from the drawings that a lot of time has been spent on it.

These extensions will significantly increase the bulk of the property, but most of this is so tucked away so that the impact should be minimal.

The specification of complementary materials for the extensions are welcomed.

The design of the carport in the style of a traditional cottenham cart shed is a nice touch to complete the design.

'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)

'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.

• Roof lights should be located carefully, preferably where they are not visible from the street. In more sensitive sites, roof lights should be mounted flush with the roof and the number of openings minimised.

• 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.

• Rendered walls should be painted either white or in pale pastel shades.

• 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/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/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.

• 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)

'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/1706/12/FL

34 Histon Road Cottenham - Erection of garage

The house is outside of the conservation area. The garage structure is proprietary and no doubt fit for purpose but it would have been nice to see a more locally considered design using better quality materials.

'B/6: New developments should acknowledge their Cottenham context and avoid pattern-book designs.

• Respect local characteristics and context of the particular site.

• Use good quality materials – whether modern or traditional – which are appropriate to Cottenham.' (Design Statement p.19)

'B/8: Mobile homes or other less permanent buildings are unlikely to acknowledge their Cottenham context.' (Design Statement p.19)

S/1790/12/LD

7 Dunstal Field Cottenham - Lawful Development Certificate for proposed side extension

We have no comment on this applicaton.

S/1435/12/FL

2 Willow Grange Cottages Ely Road Chittering - Two Storey Side and Rear Extension

This development is on the edge of Cottenham Parish and may be better considered in the context of neighbouring Chittering. We have no comments on this application.

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby and John Williams, 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.