

# Cottenham Village Design Group

## Planning application comments

### **S/2032/12/FL**

#### **The Beeches 88 Rampton Road - Vehicular access**

The Design Group understands that this application has been submitted in order to allow the outline consent for the dwelling in S/2183/11 to be implemented. On the basis that this application has no impact on the design arrangements of the consent the Design Group have no further comments.

### **S/0923/12/CA**

#### **236 High Street Cottenham - Demolition of brick barn and timber framed store within conservation area**

The barn is at the rear of the property, set back from the road and obscured by later extensions and vegetation. Any view is thus limited but regardless the structure still has an important role to play in the streetscene and the overall value of the conservation area. Glimpses of barns and outbuildings between buildings is common sight in Cottenham. The usual material for a barn in Cottenham is timber, usually black stained, so the use of brick for the main elevations is a little unusual.

The Design Group cannot comment on the other aspects of the application but notwithstanding would wish to see this structure brought back into some sort of viable use, this could also include sensitive conversion.

*'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)

### **S/2205/12/OL**

#### **Rear of 143 High Street Off Rooks Street Cottenham - Dwelling**

The Design Group previously commented on an application for this site under S/0698/12/OL.

*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 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.*

The amended design has taken on board some of the previous comments with the use of dark stained timber for the cladding and either slate or pantiles for the roofing and this is welcomed; a preference is expressed for softwood rather than UPVC for the windows.

However, whilst the materials appear appropriate they have unfortunately been used as a dressing over a fairly simple design which possesses none of the design qualities of siting, appearance and scale that many similar outbuildings and barn structures within Cottenham possess, the georgian style windows are particularly bad.

In the context of Cottenham a design along these lines could be improved upon in the following ways; firstly by an understanding of the orientation of the plots, where outbuildings are to be found following plot boundaries or at ninety degrees to them; then by an improvement in the scale of the design, perhaps by a part of the building being made higher; and thirdly by an improvement to the fenestration such as by varying the size of some of the openings, perhaps to mimic original features as might have existed on an original building, such as cart doors and alike, this should be accompanied by a very much simplified design for the windows.

In its current form the Design Group object but remain of the opinion that this is a reasonable location for an in-fill development of a single house of the right design and quality.

*'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/2074/12/NM**

**160 High Street – Cottenham - Non Material Amendment to S/1336/11/FL and S/1337/11/LB to reduce roof slope, increase size of utility room to include wc, omit internal changes to existing utility room and remove glazed door from south elevation**

We have no comment on this application.

Applications viewed and comments prepared on behalf of Cottenham Village Design Group, November 13<sup>th</sup> 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.