

Cottenham Village Design Group

Planning application comments

S/0024/13/FL

90 Rooks Street Cottenham - Erection of dwelling

The Design Group have previously commented on proposals for this site. The site is outside of the conservation area and not in direct view of Rooks Street.

The amended designs are not quite the locally appropriate precedent or the bespoke modern house we suggested last time but are much improved, the simplified and reduced footprint is the most positive element. We still have some concerns with the proposed materials, notably the brown concrete tiles - which are not typical of Cottenham, but if well detailed and specified could work.

The intention towards the use of appropriate on site generating solutions is welcomed, as well as the rainwater harvesting.

'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.*
- *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- *Refer to locally distinctive details; accurately match these to the chosen building form and avoid mixing styles or historical references in the same building.* (Design Statement p.19)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: 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)

'B/9: Carefully considered local energy saving or generating solutions should be supported.

- *Solar panels and other devices should be encouraged, so long as they can be installed without detrimental effect on the visual environment of the village.*
- *Locations should be selected for solar panels or similar equipment based on maximising energy savings and minimising disruption to the appearance or fabric of the building.* (Design Statement p.19)

S/2600/12/OL

15 Ivatt Street Cottenham - Outline application, with all matters reserved, for the erection of a dwelling and garage

The Design Group have previously commented on proposals for this site. 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 would in general not want to see development that extends the village edge in a piecemeal way but we consider that this site could be an acceptable location for an element of in-fill development.

'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)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby and Steven Poole, February 16th 2013. 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.