

Cottenham Village Design Group

Planning application comments

S/2424/12/FL

320 High Street Cottenham - Enlargement of Existing Outbuilding

The proposed alterations are small and use matching materials. We have no further comments on this application.

'B/5: Minimise changes to the existing building such that its existing character is maintained. (Design Statement p.19)

S/0183/13/FL

88 Histon Road Cottenham - Extensions

The extensions proposed are quite substantial when compared to the size of the existing house. It is likely that from Histon Road little of the extent of the new build would be readily visible. We welcome the use of the locally appropriate materials, such as the gault brick and slate (especially in replacement to the existing corrugated iron and plastic roof), to help the extension marry into the existing house; the use of zinc and weatherboarding as new contemporary materials is interesting. Most of the extension at the rear is clad in the weatherboarding which should hopefully enable this to sit as an identifiably different element within the whole. The fenestration on the new build elements is large when compared to the existing 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.*
- Alternative materials can sometimes work, for example when it is important to separate components of an extended building.'* (Design Statement p.19)

S/0261/13/CA

190 High Street Cottenham - Demolition of garages

S/0260/13/FL

190 High Street Cottenham - Replacement garages

The garages of this property are within the conservation area but cannot be seen from the High Street. We welcome the proposal to rebuild these garages with a pitched roof; this is a more traditional design and should fit in the conservation area better than the existing flat one, the clay plain tiles proposed are appropriate, although are perhaps not typical for Cottenham. We note that matching brickwork is proposed and that it is proposed to recycle the existing garage doors.

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

- 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.'* (Design Statement p.18/19)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby and Jennie Blood Smyth, February 18th 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.