

Cottenham Village Design Group

Planning application comments

S/0234/13/FL

147 Rampton Road - Rear conservatory

The proposal is for a single storey conservatory extension at the rear of this house; it is to be added to a previous single storey extension. The materials comprise white upvc and brickwork to match the existing house. On the basis of limited visibility from the road the Design Group have no further comments.

'L/3: New developments on the village edge should give high priority to landscape design and management of light pollution, to protect and enhance the external view of the village.

- *Maintain dark skies in the countryside at night by minimising light spillage from new development.'* (Design Statement p.6)

'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/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)

S/2489/12/FL

50 Denmark Road - Single Storey Rear Extension

This house is in the Conservation Area. An extension at first floor level was added to the rear of the house (S/0393/10/F, approved in 2010). This proposal is a revised design of a component of the original application, a single storey kitchen extension at the rear of the house. The design has a simple layout, typical to many local houses, where an ancillary space to the main house (or outbuildings) run off the back of the house to one side and along the boundary; it uses appropriate materials.

'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.*
- 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)

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- Alternative materials can sometimes work, for example when it is important to separate components of an extended building.'* (Design Statement p.19)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby and Jane Heath, February 19th 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.