

Cottenham Village Design Group

Planning application comments

S/0802/13/FL

45 Coolidge Gardens Cottenham - Single Storey Rear Extension

We have no comment on this application.

S/0828/13/LD

Land on the north-east side of Between Close Drove and south-east of Histon Road, Cottenham - Certificate of lawfulness for existing use of land for the storage of builders' and other related materials

The Design Group supports enterprise and commercial business initiatives within the parish. However, associated infrastructure and storage needs to be appropriately located and visually acceptable. We note that the present site, although not readily visible from publicly accessible land, is both outside the village envelope and located within green belt.

We do not feel that it would be appropriate to allow any significant increase in the use of green belt land for commercial storage. We believe that it is incumbent on the applicants to show beyond doubt that the levels of present and intended future useage of the site do not and will not significantly exceed established historical useage. If they cannot do this the application should be refused.

We note that the supporting information contained in the appendices to the application was not available to view online and we are therefore are unable to assess these. Our own initial analysis of aerial photos available online from Google Earth, Bing Maps, Apple Maps and FlashEarth, dating back to 1999, does appear to indicate that the site may have been less intensively used prior to 2008 and we feel that this needs further investigation.

'E/1: It is important to retain and develop Cottenham's character as a working village offering a variety of employment.' (Design Statement p.3)

'E/5: Commercial and industrial developments should be designed to high architectural standards.

- Building design, materials and site layout should be compatible with the surrounding area and, where appropriate, reflect their Cottenham context.*
- Reduce the visual impact of new and existing sites by planting native broadleaf species and hedgerow shrubs.'* (Design Statement p.3)

'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.

- Do not form a stark edge to the village, or spoil the outside view by neglecting the backs of gardens or buildings.*
- Shelter and contain the edge using appropriate native broadleaf species.*
- Achieve well-designed compositions using hedge and woodland screens.*
- Maintain dark skies in the countryside at night by minimising light spillage from new development.'* (Design Statement p.6)

'L/4: Action by landowners, community groups and individuals.

- Plant native and/or locally typical species to retain landscape character and to benefit wildlife within the village.*

- *This is a landscape of wide views and open spaces. Efforts should be made to minimise impact of developments on the character of this landscape*
- *When planting, relatively small groups of trees may be most appropriate.* (Design Statement p.6)

S/1017/13/FL

196 High Street Cottenham - Single storey side and rear extension.

This is a visually important house, forming a distinct backdrop to the High Street as it turns north east at Lambs Lane.

The existing garage sits to the side of the house but is not easily seen from the road, the works to convert this from a gable ended structure to a hipped roof structure will make this less visible and are welcomed. The intent to clad the structure with cedar boarding will differentiate this element from the main house (the current material is brick). Weatherboarding used in this type of situation in the village, and where used elsewhere, is usually stained black, but a more contemporary approach may still work effectively.

The other changes being made are to the rear of the house and will not be seen from the High Street, it might be nice to reconsider how the conservatory element relates to the side extension and the main house, as at present they read as separate structures, albeit joined.

'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.*
- *Brickwork should be retained in its original state, characteristically unpainted.'* (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/5: Reuse barns and outbuildings through conversions where appropriate.

- *Minimise changes to the existing building such that its existing character is maintained.*
- *Avoid piercing the façade and roofline: lighting can be achieved by the minimal use of roof lights and by glazing existing openings.'* (Design Statement p.19)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby and John Williams, June 04th 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.