

Cottenham Village Design Group

Planning application comments

S/1453/13/FL

Site from Junction of High Street & Denmark Road, Cottenham to Padro House, Ely Road, Chear Fen, Chittering - Installation of gas pipeline

The pipeline will be installed either within the road or pavement and it is assumed that all materials will be made good after installation, due to previous roadworks consideration should be given to proper resurfacing in the vicinity of the works rather than applying yet more patches.

The applicant has noted the particular locations of all listed buildings that may be affected by these works.

'L/5: Developers and landowners should be aware of the possible archaeological importance of their sites and contact the Cambridgeshire Archaeology Planning and Countryside Advice team (CAPCA) where appropriate.' (Design Statement p.6)

S/0767/13/FL

Units 13 to 22, The Maltings, Millfield, Cottenham - Retention of commercial building for Offices Class B1(a) and Storage Class B8

The history of this site and the units in question is long. The Design Group supports the creation of local employment opportunities but in all cases these should be designed and sited with sensitivity to the location, including the design of the highways infrastructure leading to them.

The buildings, although functional, are suitable for the proposed uses and in this location are acceptable.

The extension is in keeping with the pre-existing buildings and is not generally visible from outside the site.

'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/2: An increase in the number and variety of shops and trades is to be encouraged.

• Small-scale enterprises will be welcomed within the village, especially those based on promotion of local produce.' (Design Statement p.3)

'E/3: Commercial developments or conversions should be designed to harmonise with the predominantly residential setting.' (Design Statement p.3)

'E/4: Shops and business premises have a major visual impact.

• Restrict the brightness of external and internal lighting to minimise light pollution and glare. Just as we value the 'green belt' by day, we should preserve the 'dark belt' by night.

• Reduce the visual impact of business parking by planting.' (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.*
- 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.*

• Encouragement will be given to well-designed buildings on appropriate infill plots.' (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.

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

- Use good quality materials – whether modern or traditional – which are appropriate to Cottenham.'* (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 Alex Thoukydides, September 4th 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.