

Cottenham Village Design Group

Planning application comments

S/1700/13/FL

54 Lambs Lane Cottenham - Single storey rear extension

We have no comment on this application.

S/1694/13/FL

69 Victory Way Cottenham - Single storey rear & side extension

We have no comment on this application.

S/1520/13/FL

87 High Street Cottenham - Single Storey Rear Extension, Demolition and Replacement Conservatory. Conversion of barn and replacement door, 3 No. rooflights, insulation and partition. Formation of opening to utility room, 6 No. replacement windows and replacement entrance gates.

S/1553/13/LB

87 High Street Cottenham - Extension, Replacement Conservatory, Windows and Gate. Conversion of Outbuilding-Single Storey Rear Extension, Demolition and Replacement Conservatory. Form Opening to Utility Room, 6 Replacement Windows and Gate, Conversion of Barn and Replacement Door, 3 No. Rooflights, Insulation and Partition.

The Design Group supports this application. Appropriate care has been taken to preserve and enhance the existing character and fabric; the new materials are well selected. The gates are traditional and more suited to the location than the existing gates.

'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.*
- 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.'* (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 Steven Poole, 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.