

Cottenham Village Design Group

Planning application comments

S/1949/13/FL

108 Histon Road Cottenham - Erection of 5 affordable dwellings including access and parking and turning area

These proposals exhibit a nice use of local materials and detailing – like the dentil course to the eaves - with the main plan form and layout mimicking both an adjacent row of cottages and precedent elsewhere within the village.

There is presently an interesting mix of housing and grazing paddocks etc along this stretch of the Histon Road, but this in itself is also slightly atypical.

We have some worries about infill to this extent on the edge of the village, but given that it is set between existing development and there are buildings further out towards Histon at a similar density (and that it is affordable), the Design Group is supportive.

'B/1: High-quality contemporary architecture is encouraged.

• Encouragement will be given to well-designed buildings on appropriate infill plots.' (Design Statement p.18)

'B/3: Relationships between buildings are as important as the design of buildings themselves.

• Make skilful use of spaces between buildings: this can help new developments to be assimilated successfully.' (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.

• Refer to local settlement patterns in layout.

• Respect local characteristics and context of the particular site.

• Refer to local building forms and proportion. There is a variety of proportions throughout the village: developments can reflect those which are adjacent.

• 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)

S/1936/13/FL

22 Pelham Way Cottenham - Single storey front & rear extensions

We have no comment on this application.

S/2102/13/PH

41 Histon Road Cottenham - Single Storey Extension

The Design Group were pleased this bungalow undergoing some refurbishment, whilst we have no specific comment to make on the intended extensions etc we do wish to comment on the building itself (for future reference).

The Design Group are glad to see the front retained as existing, it would be nice to see the existing curved crickle window retained and maybe the rest of the window reinstated to match.

The design seems likely to be influenced by the Wells Coates Sunspan houses, and in its present form has some interest accordingly. This is a good and relatively unmessed about building at present and could easily be undervalued.

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby and John Williams, October 29th 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.