

Cottenham Village Design Group

Planning application comments

S/0742/14/FL

42 Victory Way Cottenham - Demolition of existing single storey garage. Erection of new single storey extension to the side elevation with pitched roof

We have no comment on this application.

S/0685/14/FL

83 Rampton Road Cottenham - Part single storey, part two storey rear extension and first floor rear extension. Pitched roof over garage

This house has been extended to some degree in the recent past. Apart from the proposed works to the garage the new extensions are sited to the rear and behind and alongside the previous alterations. This does mean that they should have limited visibility from Rampton road and the adjacent green lane farm access track.

The design and use of materials is contemporary which is acceptable, the existing villa style house, to which the extensions are proposed, has been painted in the recent past.

'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.

• 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)

'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/0647/14/FL & S/0702/14/LB

The Old Rectory 2 High Street Cottenham - Rebuilding of Single Storey Extension

The proposed works are for the rebuilding of an existing structure which has structural issues. The use of materials to match the existing, and indeed as noted to the existing to be reused, is acceptable.

'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)

S/0611/14/FL

44 Denmark Road Cottenham - Extensions and alterations to garage roof

This application is similar to a previous application, S/2685/13/FL, which was refused.

This is an unlisted 1960s house within the conservation area. The footprint of the proposed extension is generous. The proposed layout does seem to do much to create internal rooms which may benefit from review by the applicant.

We welcome the proposal to harmonise the materials to the existing building, namely by the use of matching windows, brickwork and tiles.

'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)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby and Jennie Blood-Smyth April 30th 2014. 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.