

Cottenham Village Design Group

Planning application comments

S/0032/14/FL

22 Rampton Road Cottenham - Rear extension, part two storey part single-storey

The proposals are aiming to create a large double fronted property from an existing single sided house. The extensions are quite large and it is noted that the plot has recently been subdivided to form a site for a large executive home behind it, now built.

As the new extension to the front elevation is not set back from the face of the existing house there is a danger that this could appear out of keeping with the original. To achieve a good finish the applicant should take care to ensure that the bricks are a good match to the originals and that the mortar is a good match as well, some repointing may be required to achieve the design intent.

'B/2: Buildings should be maintained using original or sympathetic materials and details.

- *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.'* (Design Statement p.18/19)

'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.*
- *Do not alter existing buildings without consideration of the resulting spatial effect.'* (Design Statement p.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.'* (Design Statement p.19)

S/0027/14/FL

57 High Street, Cottenham - Proposed conversion of existing outbuilding to form annexe

In the conversion from outbuildings to annexe, we welcome the use of matching materials such as featheredge boarding, stained timber windows and doors to the existing outhouses. The proposed annexe has a pitched slate roof, an improvement over one part of the existing outhouse, which has a flat concrete roof.

'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)

S/2685/13/FL

44 Denmark Road Cottenham - Extensions

This is an unlisted 1960s house within the conservation area. The footprint of the proposed extension is generous but not too large compared to the plot size. 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)

S/2743/13/FL

Land at 315 High Street Cottenham - Erection of single dwelling (amended scheme from previous permission S/1516/11). (Retrospective)

The Design Group are disappointed that this new dwelling was not constructed in accordance with the approved plans, the site is within the Conservation Area and is readily visible from Leopold Walk.

The changes do not appear substantive however and are broadly in line with the original approval.

We noted in our original comments that '...the house style and materials seem appropriate given the design of the adjacent properties in Leopold Walk...', this remains true.

'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/2552/13/FL

11 New Town Cottenham - Erection of Dwelling following Demolition of Existing Dwelling

This is an application for the replacement of a one storey bungalow with a two storey chalet bungalow. It is proposed to match the materials with the existing house e.g. by the use of timber cladding and timber doors and windows. The footprint of the proposed house is similar to the existing one. The design is contemporary in appearance.

'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)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby and Jennie Blood Smyth, February 21st 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.