

# Cottenham Village Design Group

## Planning application comments

### **S/2702/13/FL**

#### **3 The Lakes Twentypence Road Cottenham - Replacement of No. 3 The Lakes (two bedroom basement flat) with single-storey three-bedroom dwelling through the change of use and minor alteration of an existing outbuilding**

This site is outside of Cottenham itself, but is regularly commented on by the Design Group, there is quite a history on the site.

The building in question is not visible from the road. The existing building is very utilitarian in appearance and has little to commend it, on the basis of it being existing and the limited works involved the Design Group has no further comments on this occasion.

Perhaps the context or appearance/design of the other buildings needs to be given further consideration.

*'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.*

*• Brickwork should be retained in its original state, characteristically unpainted.*

*• Rendered walls should be painted either white or in pale pastel shades.'* (Design Statement p.18/19)

### **S/0025/14/FL**

#### **3 Histon Road Cottenham - Erection of dwelling and vehicular access**

The site seems acceptable for an element of infill development.

The alignment of the barn, across the site rather than the more normal arrangement where buildings such as these follow the site boundary, is not without precedent in the village but is still unusual. A good precedent for the proposed arrangement can be seen on Telegraph street.

The design has an unusual window layout on the front elevation, the windows here consisting of a small rectangular WC window, a large front door element and a larger Study window (or similar). The design would perhaps benefit from either a more unified approach to these elements, such as by evening out and simplifying the look and size of these three openings, or allowing more fun with the design here such as by the use of expressed windows punched out from the barn. At the rear, the treatment of the windows is more open and contemporary.

The materials are acceptable, although the visual hints at a more contemporary treatment of the roofing material, slate is an acceptable finish although historically unlikely to have been used on barn structures.

*'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/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/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.*
- Where possible, roof lights should be located on rear elevations or otherwise away from public view. In more sensitive areas they should be mounted flush with the roof and the number of openings kept to a minimum.*
- Refer to locally distinctive details; accurately match these to the chosen building form and avoid mixing styles or historical references in the same building.*
- Respond to typical settings and garden forms and avoid large areas of hard surfacing.*
- New-build garages and car parking areas should not obscure house fronts; avoid blocks of garages.'* (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/0023/14/OL**

### **Land Rear of 31 Histon Road Cottenham - Erection of detached dwelling and garage with access**

The site is set back from the road and would not be visible from Histon Road, to the rear of the site is the village edge.

The site would seem acceptable for some element of infill, however at present the application is very light on actual details of the proposed design and the materials intended.

If an application was brought forward in the future the Design Group would hope to see something of interest.

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'B/9: Carefully considered local energy saving or generating solutions should be supported.

- Solar panels and other devices should be encouraged, so long as they can be installed without detrimental effect on the visual environment of the village.
- Locations should be selected for solar panels or similar equipment based on maximising energy savings and minimising disruption to the appearance or fabric of the building.
- In sensitive situations, solar panels should be mounted flush and finished to blend with the roof.
- Average wind speeds in Cottenham are generally too low for productive use of micro-generation turbines; their use is not recommended unless significant benefits can be demonstrated.
- Avoid locating equipment on public facing façades wherever possible.' (Design Statement p.19)

## **S/0057/14/LB**

### **35 High Street Cottenham - Fit two small Conservation Roof Lights to Kitchen Roof at Rear of House. Adjust the position of a door opening (to pantry) within kitchen**

The alterations proposed are minor, carefully considered, and are located to the rear of the property. The materials proposed are suitable for the works intended.

'B/2: Buildings should be maintained using original or sympathetic materials and details.' (Design Statement p. 18/19)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby and Mike Smith, March 08<sup>th</sup> 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.