

Cottenham Village Design Group

Planning application comments

S/2158/13/FL

145 High Street Cottenham - Proposed powder coated shop front

As stated by the applicant this building has had many alterations undertaken to it since its construction which now means that the proposed changes won't make any substantial difference to the building's appearance.

The use of a coloured aluminium profile would likely be an improvement in this location, a white or off white preferred.

Removal of the canopy will be an improvement to the building as the whole will appear to be in a better state of repair.

'E/4: Shops and business premises have a major visual impact.

- *Keep frontages in sympathy with upper storeys and with neighbouring façades.*
- *Minimise the size of plate glass windows on the street front.*
- *Use traditional non-illuminated non-reflective hand painted signs in quieter colours fixed flush to buildings.*
- *Traditional shop frontage features such as stall risers would enhance the character of the area. Avoid canopies.'* (Design Statement p.3)

S/0339/14/FL

28 Telegraph Street Cottenham - Alteration of main roof from hipped to gable end, installation of dormer window in rear roof slope, roof windows in front roof slope and erection of single storey extension to rear of dwelling

This is a significant modification and extension, the only aspects that are likely to be visible from the street are the alterations to the roof shape (against its attached neighbour), the Velux windows, and new windows on the front of the property.

The Design Group is supportive about the use of matching materials and keeping most of the extension to the rear but would normally prefer to avoid roof lights on the front elevation of dwellings.

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

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- *'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.*
- *Alternative materials can sometimes work, for example when it is important to separate components of an extended building.'* (Design Statement p.19)

S/0148/14/FL

24 High Street, Cottenham - Two storey rear extension, single storey infill rear extension and extension to outbuilding

The Design Group has previously commented on alterations and extensions to this property, see S/1201/12/FL, these proposals are along those lines.

The extension to the rear is clearly a major development, but with minimal visibility from the street. The forms of the related garden room/‘snug’ are likely to be an improvement to the current conservatory and layout. The design has been treated such as to be subservient to the original house by virtue of its lower roof line and the use of reclaimed and matching materials.

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

- Changes to height or detailing of chimneys should be avoided. New chimneys should be located carefully and detailing should reflect the building to which they are attached.*
- 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.'* (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.*
- 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/0241/14/FL

39 Lambs Lane Cottenham - Erection of porch to front and single storey extension to rear

This house is part of a row of similarly designed properties which uses polychrome gauged brickwork for the features of the house, in this case the lintels over the doors and windows.

Within the row three houses are original, with one differing by having bay windows, a more recent modern infill house replicates some of the features of the application house but has used more modern building materials and detailing.

The Design Group is not supportive of the addition of the porch to this house, this would significantly reduce the uniformity of the street scene as well as covering up unique features of the dwelling that make it the attractive property it is (notwithstanding the more recent replacement UPVC windows). The design of the porch is also inappropriate to the house itself and especially when viewed next to the bay windows of the adjacent property.

The rear extension is appropriate and an improvement on the existing, the materials as proposed are suitable.

'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).*
- *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/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/0324/14/FL

99 Histon Road Cottenham - Alterations and single storey rear extension

We have no comment on this application.

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby and Alex Thoukydides March 23rd 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.