

Site Context & Analysis, Linton Road

The Masterplan approach always begins with analysing the key constraints and opportunities that affect the site, throughout the design process we seek to mitigate the constraints and maximise the opportunities within the emerging plans.



Analysis of the built environment identifies that there is a variety of building characters and external materials present within great Abington.

From the images shown it is clear that the character of the historic Centre is predominantly single and two storey properties with mainly white rendered elevations under slate, pantiles or thatched roofs.

The village comprises two distinct character areas, one within the Historic Village Centre and the second one being the more recent extensions to the village centre extending south along the High Street and East along Pampisford Road.

As development extends south along the High Street the predominant material becomes brick with areas of render and with a number of rendered buildings. The design becomes more typically mid-late 20C 'estate' housing, with a mix of single and two storey buildings under mainly concrete tiled roofs.



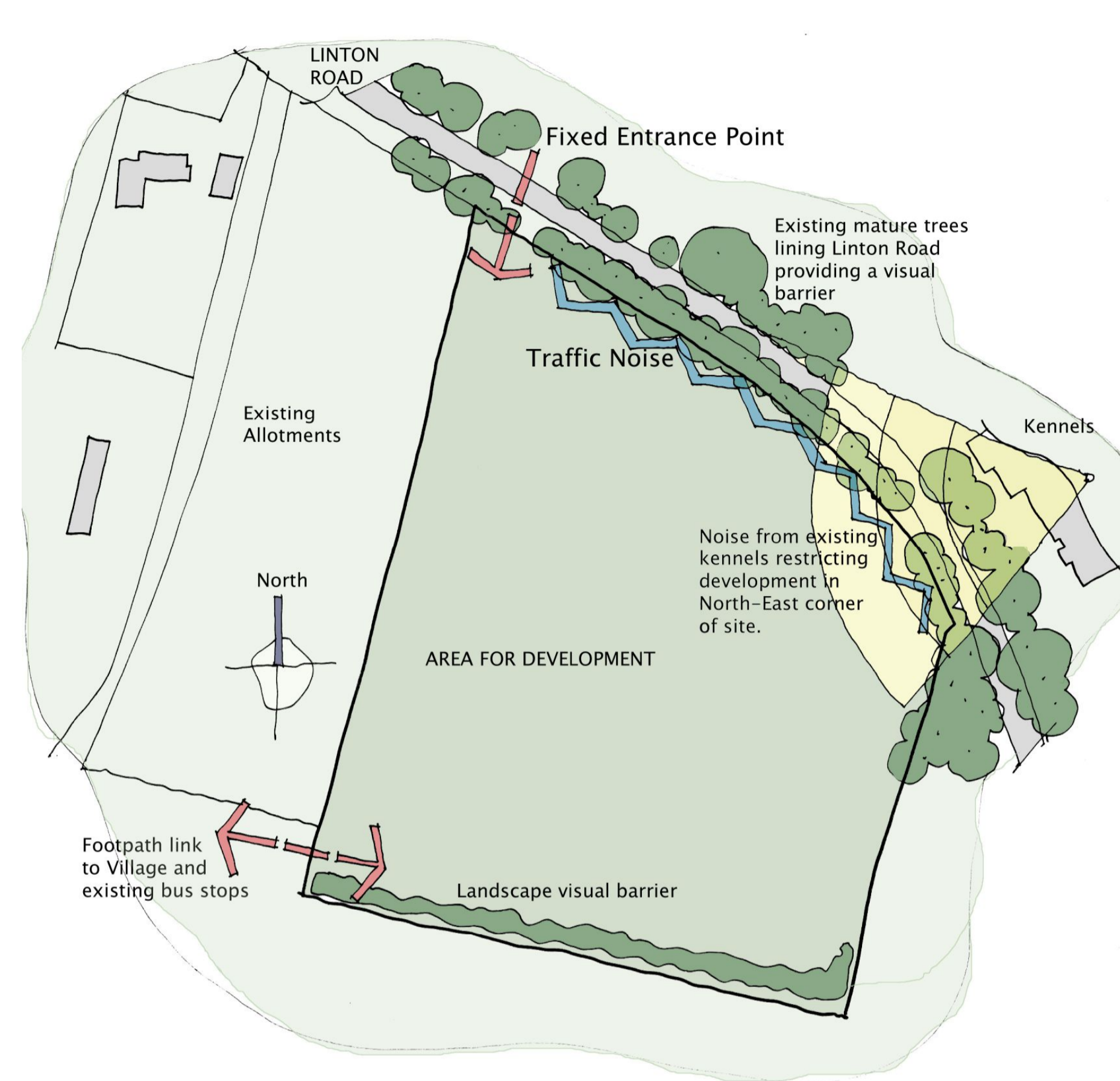
CHARACTER AND MATERIAL ANALYSIS

Development Constraints

- **Access:** Required provision for a safe access with suitable visibility into the site.
- **Kennels:** Neighbouring Kennels present potential noise disturbance to the north eastern corner of the site.
- **Visual Impact:** Visibility of the southern aspect of the site from views further away.
- **Existing Trees:** Mature trees border the site along Linton Road, and require retention where possible.
- **Connection to the Village:** Footpath links required to provide access to centre of the village, amenities and bus stops.
- **Allotments:** Locals desire to retain the existing allotments in their current location.

Scale & density

The scale of development will reflect the scale of the surrounding village. Whilst there are a variety of styles and scales they predominantly form 2-storey dwellings with 1 story garages. As per the intention of the parish a number of bungalows or predominantly 1 storey units with a single room in the roof spaces are included as part of the proposals.



PRIMARY SITE CONSTRAINTS



VILLAGE ANALYSIS

Development Opportunities

- **Variation in Design:** To provide a variety of house types, sizes and materials.
- **Overlooking:** Naturally shielded site, little visual impact to existing housing.
- **Open space:** Opportunity to provide a significant new public realm.
- **Homes:** Provide a variety of new homes to suit the needs of local people.
- **Services:** Increased household numbers to support local services - local shop, pub, social club, bus services etc.
- **Recreation:** Creation of a new play space for young children, expanding the present limited opportunities.
- **Ecology:** By introducing new landscaping the biodiversity of the local ecology is likely to improve.
- **Neighbourhood:** Provide Planning contributions to local infrastructure and services.

It is intended that the proposal will predominantly be formed of 2-storey dwellings with single storey garages. Roof forms will be pitched, whilst the use of varying roof heights and forms to buildings will allow the proposal to avoid appearing monotonous in form.

In terms of density, the proposed scheme has a density of approximately 17 dwellings per hectare, which whilst below recommended policy, is considered appropriate for this predominantly rural location.