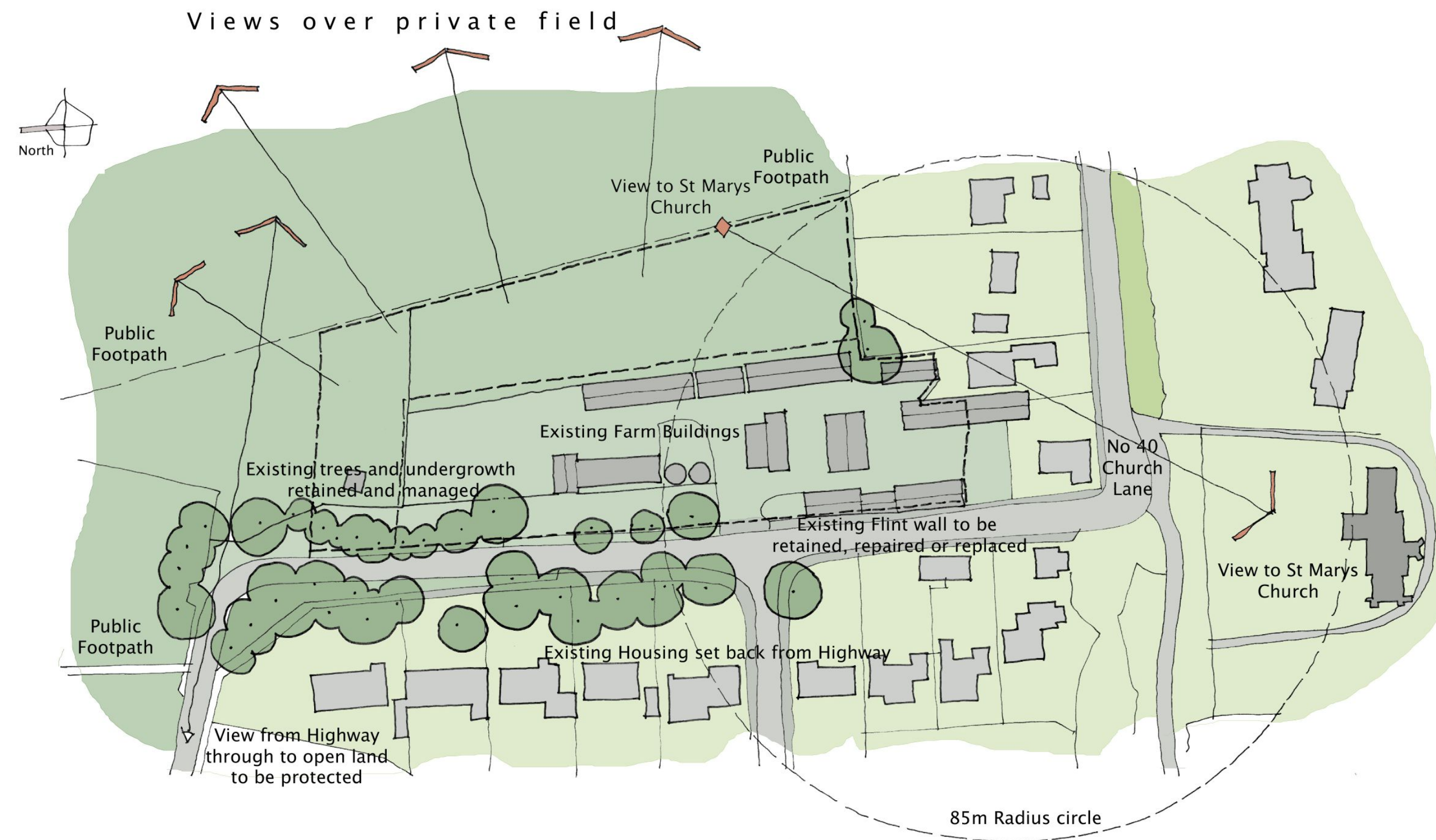


# Site Context & Analysis, Bancroft Farm

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.



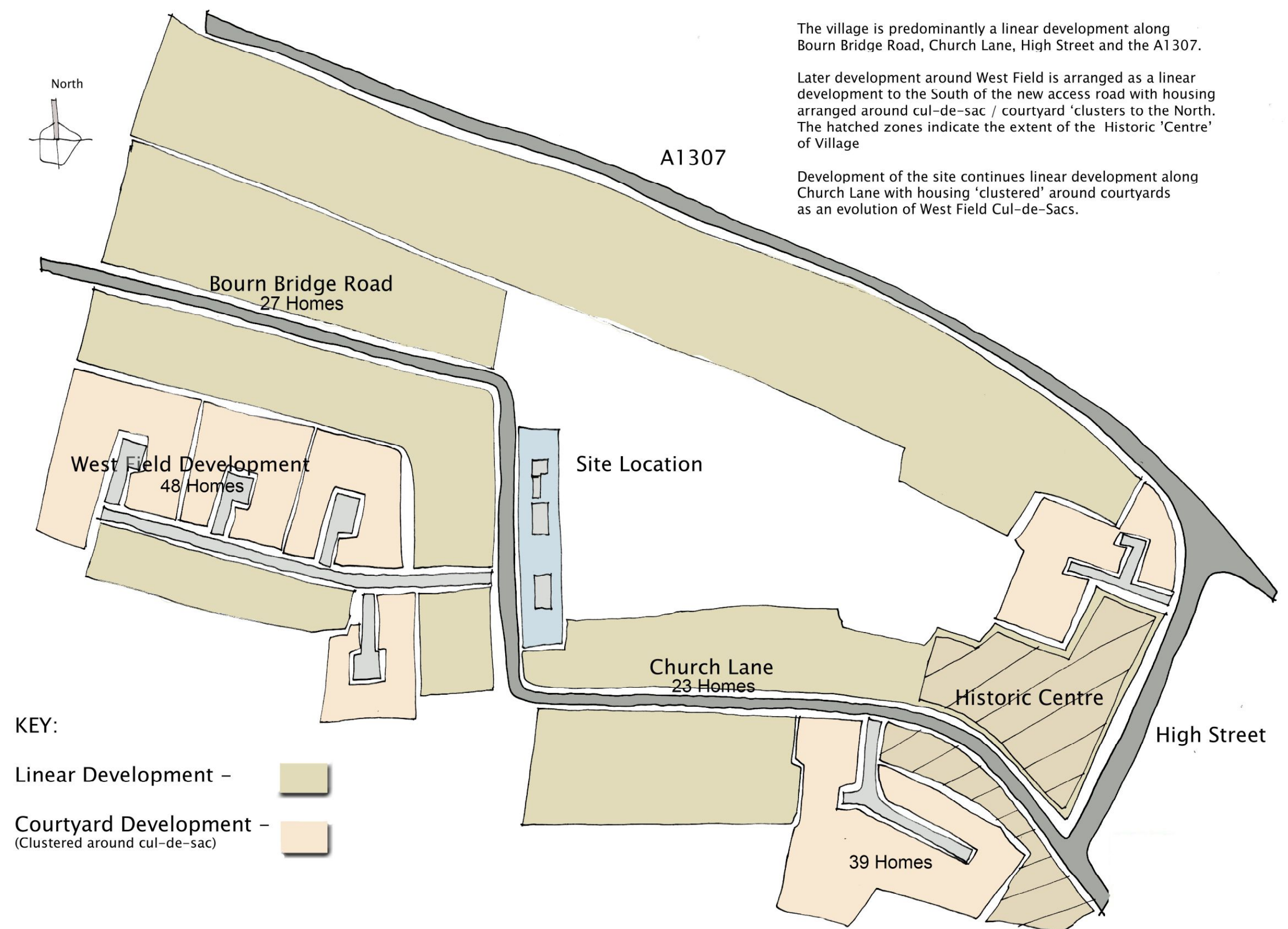
## PRIMARY SITE CONSTRAINTS

### Development Constraints

- **Access:** Requirement to provide safe access with suitable visibility into the site.
- **Footpath:** Close proximity to existing footpaths and pedestrian links.
- **Visual Impact:** Impact of the proposed development to be considered from the corner of Church Lane and footpath to rear of the site.
- **Conservation Area:** Existing flint wall and buildings to be preserved if possible.
- **Trees:** Existing trees along Church Lane to be kept where possible.
- **Existing:** Structures on site to be retained / demolished.
- **Ecology:** Existing ecology considerations to be undertaken.
- **Neighbours:** Proximity of adjacent dwellings to be considered during and post construction.

### Scale & density

The scale of development will reflect the scale of the surrounding village. It is intended that the proposal will form a mixture of single storey and two storey units. To the north of the site as development single storey elements are provided to reduce the scale of development as it approaches the important view through to the field from the corner of Church Lane and Bourn Bridge Road.



## VILLAGE ANALYSIS

### Development Opportunities

- **Variation in Design:** To provide a variety of house types, sizes and materials.
- **Materiality:** Use of local materials and building details to respond to the local vernacular.
- **Conservation Area:** Positive contribution to conservation area.
- **Ecology:** Encourage and support local ecology through the retention and introduction of new landscaping.
- **Public Access:** Linking of the existing public footpath to the scheme and introduction of new public realm.
- **Safety:** Removal of dilapidated unsafe buildings which present an eyesore within the area.
- **Character:** Create distinctive homes with individual character.
- **Conservation:** Retain and incorporate existing flint wall and utilise local materials to emphasise the character of the conservation area.
- **Historic Influence:** Follow the historic courtyard context of the farm-yard, through into the layout of the proposed development.
- **Vistas:** Maintain and create views across the open farmland to the rear of the site.

Roof forms will be pitched utilising varying roof heights and forms to provide interest in both shape and material.

The proposed scheme has a density of approximately 12 dwellings per hectare and is considered appropriate for this location in the village.