

# Vision

The two schemes were initially brought forward by the parish council with the ambition of delivering more affordable homes in the area, achieving a variety of house types that would include a proportion of housing suitable for downsizers and include bungalows. Furthermore a desire has been expressed to remove the current dilapidated buildings at Bancroft Farm which are becoming unsafe and an eyesore. At the site on Linton Road the ambition to protect the local allotments and include a provision for a community orchard was part of the original brief. Our vision has been to take these aspects and create two sites that are distinct and respond to their particular environments.

Linton Road provides more of a blank canvas for development, however there are some key characteristics which have strongly affected the vision and creation of the Masterplan. Retaining the existing allotments in their current capacity was strongly favoured by the parish council and so the Masterplan seeks to use this, and the existing tree belt to the north as the backdrop to new development. Also integral to the scheme was the inclusion of a community orchard which we wanted to make a key focal point of the scheme and provide linkages to and from the new and existing homes.

The opportunity exists at Bancroft Farm to create a scheme which will make a strong positive contribution to the conservation area. Through researching the historic context of the farmyard and the local surroundings, the proposed design will provide small groups of houses clustered around historic courtyards. The existing features of the site provide a landscaped edge with mature trees fronting Church Lane to the northern side. This is in contrast to the southern portion of the site which has existing buildings and walls onto the highway boundary, creating a much harder and more urban feel. In our proposals we seek to address these key aspects to create a scheme which conserves the key aspects of the village vernacular, with development set back unobtrusively from the road and responding positively to the heritage of the area.

## Previous Hill Developments

At Hill we do not have any standard housetypes, so every scheme is designed to be individual and designed on its own merits, responding to the local surroundings. We are passionate about our design process and the creation of homes that are of high quality and distinctive. Below are a few examples of our previous developments.



### Mill Grange, Swaffham Prior

The Mill Grange consisted of 20 new traditionally designed homes varying from two to five bedrooms. The development comprised of 12 private sale and 6 affordable dwellings, designed to harmonise and reflect the character and spirit of the surrounding architecture and ancient village.



### The Avenue, Saffron Walden

The development has provided 76 new homes, ranging from one to five bedrooms, including 18 flats and cottages for the over-55s. The vision was to create a place which is both distinctive and integrated; a place of quality that is attractive, where people will choose to live.

Architecturally, the proposals set out to maximise the intrinsic qualities of the site, namely the retention of the avenue of trees, trees and hedgerows generally, the sloping topography and the opportunity for creating views, as well as being respectful and responsive to neighbours.



### Avocet View, Blakeney

Avocet View contains of 24 high quality homes, arranged around courtyards to create a village atmosphere. Through the use of local materials, brick and flint detailing and combined with subtle colours the development effortlessly blend into the vernacular Norfolk coast setting.

### Opportunity to Feedback

We value your opinion on the current proposals and would very much like to hear your views. There are feedback forms available to fill out, but feel free to talk through your thoughts with the team or take away a feedback form to complete at home.

### Timescale

It is our intention to submit a full planning application for both schemes this summer.