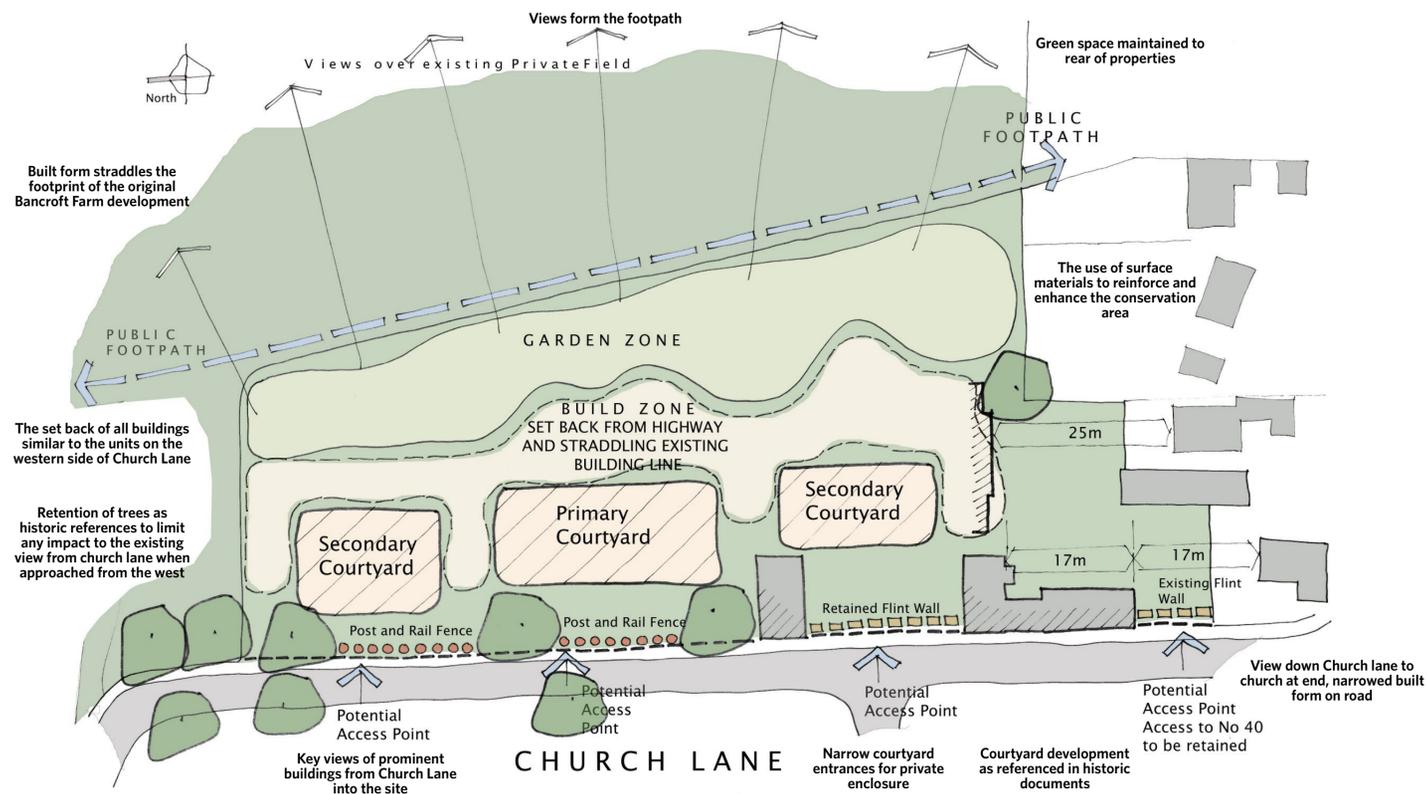


Development Concepts & Design Principals, Bancroft Farm

Taking account of the opportunities and constraints of the site, the development of the Masterplan has evolved to address the following aspects.



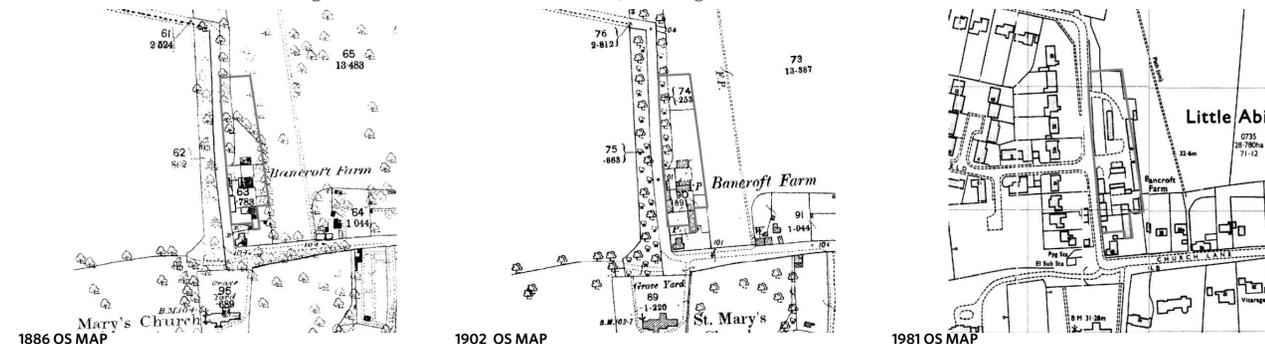
CONCEPTS AND DESIGN PRINCIPLES

History & Heritage

The proposed site layout has been developed with a strong reference to the sites history. The conservation area was originally designated in 1972 and amalgamated with Great Abington in 1993, whilst there is no current appraisal document for the area a heritage appraisal has been commissioned to consider the heritage significance and importance of local structures and natural features.

Both Little and Great Abington were recorded in the Domesday Book simply as Abba's Farm, not until the 14th Century did the denotation of Little and Great arise. Little Abington is the older of the two and believe to have Saxon Origins with a medieval village clustered around the church, before expansion along the east west route linking Cambridge and Colchester became important in the 18th Century.

Bancroft Farm and the associated land was owned by the Mortlock family in the 19th Century and in the 1886 OS map it is shown as the last property within the village on the western side. This arrangement shows the farmhouse with a number of courtyard farm buildings to the rear. The footpath adjacent to Churchview is shown in existence at this time together with a sluice wood to the west, bounding Church Lane.



PROPOSED COURTYARD CONCEPTS

By 1981 housing is seen along West Field and Bourn Bridge Road. The farm itself has expanded to the north in addition to the older yards to the south with the majority of barns running in a north south direction with the older barns strongly defining the roadside boundary at the south west end of the site.

The two listed buildings in the vicinity do not have an immediate relationship to the site given the configuration of the road. The farmhouse and immediate farm buildings to the rear are considered non-designated assets and are of interest as they aid in the understanding of the past history and former farmhouse. The barns fronting the street and the flint wall positively contribute to the street scene and character of the area and should be retained or replaced in a similar traditional form.

Built Form

One of the most distinctive characteristics of this locality is how the majority of the buildings are set back from the road, the exception being the older elements of the farm to the south of the site. The modern housing development to the west of the site has been laid out so that the houses are set back thus enabling the substantial street trees to be retained whilst also providing large rear gardens. The low density and location of built form means that the hedging and trees are prominent in the street scene to the north, whilst the road to the south is more closely enclosed by the older farm buildings and flint wall and garages on the western side of the road. The predominant forms of dwellings in this part of the village are detached units which are a mix of one and two storeys in height.