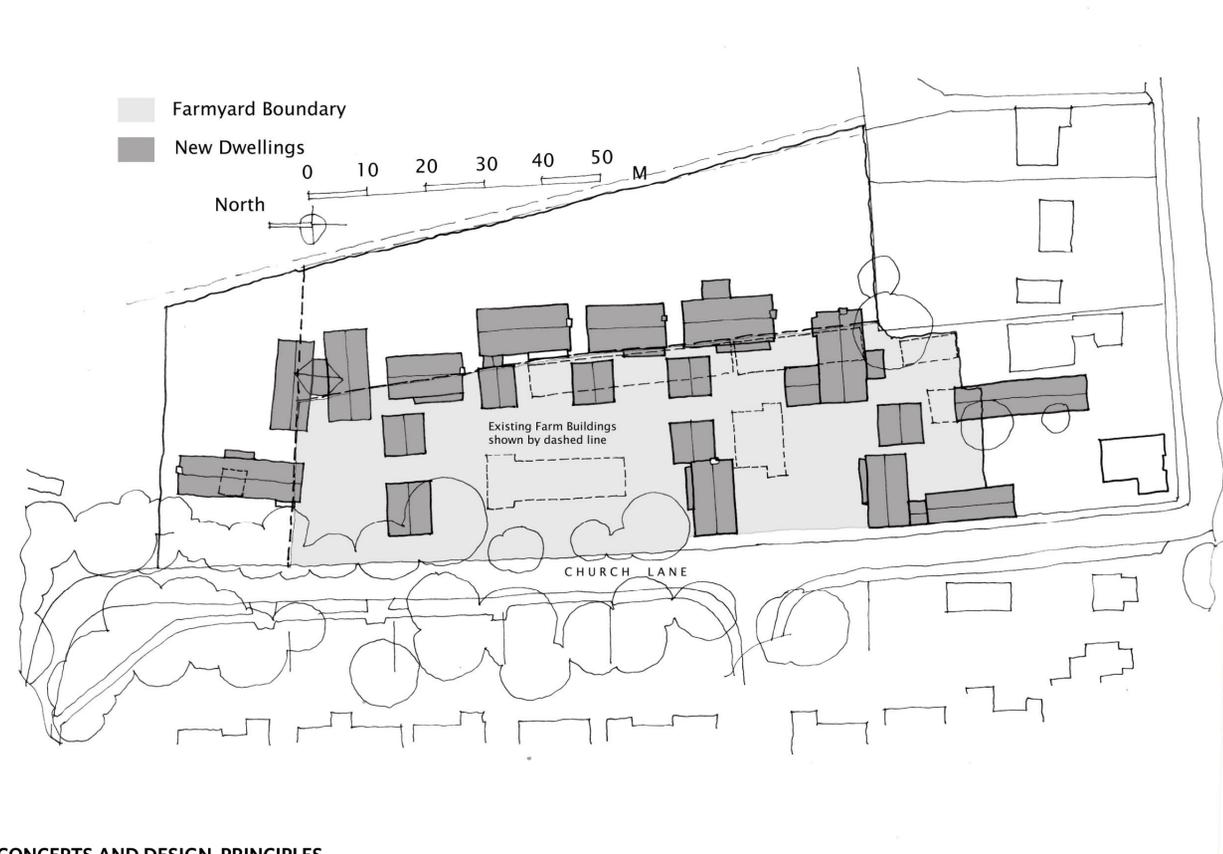


# Development Concepts & Design Principals, Bancroft Farm

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

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VIEW ALONG CHURCH LANE TOWARDS THE CHURCH



VIEW OF SECOND COURTYARD



VIEW OF MAIN COURTYARD



VIEW OF EXTENDED FLINT WALL AND DEVELOPMENT

### Sense of enclosure

Flint walling and built form along the roadside to the south of the development, 2 plus metres in height forms a strong sense of enclosure at this point and is considered to positively contribute to the character of the conservation area. As modern development, set back from the road becomes more prominent to the north, the character changes and gives way to a more open, landscaped character with established trees providing the main frontage to the road. Retaining this landscaped enclosure to the north and providing only key views through to the new development would reinforce the existing character.

The footway to the east of the site is historic and well established, existing buildings form a poor quality enclosure to this and it is considered that the replacement of these buildings could act to enhance views from the footpath by providing an improved sense of enclosure through a variety of roofscape heights and breaks between buildings. The farmyard buildings currently provide a strong definition to this area and any new development should seek to repeat this enclosure, but in doing so promote high quality materials.

This sense of enclosure is planned to be echoed throughout the development by the creation of three small courtyards, each with a narrow entrance off the central courtyard. This provides for a more intimate setting for all the homes and connect back to the history of the expanding farm courtyards.

### Views and vistas

Views framed by trees to the north of the site and by built form to the south of the site are considered important to the conservation area and should be preserved in the proposals. The view down Church Lane to the church is seen as being the most important vista in the locality. The view of the church tower from the footpath is also considered essential and development should seek to preserve this view where possible whilst understanding views of the tower for the entire length of the path are not seen as necessary or achievable.

At the bend between Bourn Bridge Road and Church Lane the existing trees thin, gated access provides views to the field beyond, the boundary of the development lies south of this thus the view will be preserved in line with the proposals. Current views into the site from the road are restricted to the overgrown entrances and lead only to the existing dilapidated farm buildings and therefore result in no strong case to introduce longer views at these locations.

### Landscape setting

Housing development to the west of the site was laid out in accordance with the tree belt that was present since the 1886 OS map and provides a green setting to the street scene. The mature trees also provide a backdrop over the built form of the farmyard from the footpath and therefore retaining this aspect is an important element to preserving the street scene.