



Schedule of Accommodation

78 dwellings (66 houses, 12 apartments)

26nr. 1 & 2 bed properties (33%)

27nr. 3 bed properties (35%)

25nr. 4+ bed properties (32%)

Site Masterplan





1 > Stepped Seating Area

Seating integrated within landscaping overlooks swales and BMX track.



2 > BMX Pump Track

BMX track sculpted into the landscape. Track route meanders with planted green spaces created adjacent.



3 > Pedestrian & Cycleway connection to A14 crossover

Shared pedestrian and cycleway connection route to A14 crossover point. Treelined route creates a 'green buffer' encouraging biodiversity and acting as natural acoustic dampening.



> Landscaping Features

A > Landscaped Bunds



Raised landscaped banks interspersed around planting create focal points and areas of interest. Diversity of open and shaded areas are created.



Diverse plant species to create habitats for wildlife.

B > Strategic Tree Planting



Trees create a visual and acoustic barrier to separate BMX track from housing adjacent. Surrounding trees act to enrich overall site biodiversity whilst framing key site areas.



C > Feature Swales



Swales act primarily as a sustainable drainage solution whilst providing habitats for wildlife. Key site features are created and encourage people to gather.





Drawing Legend

- ① Site - 78 dwellings (66 houses, 12 apartments)
- ② As mentioned earlier, scope to lower sections of fields under client's ownership to reduce flood risk, if required, and also deliver a local reduction in flood risk on neighbouring downstream areas
- ③ Proposed new pedestrian & cycleway links, utilising the existing A14 crossing to connect Histon & Impington and Girton to areas to the South of the A14
- ④ Darwin Green Phase 2 Masterplan
- ⑤ A14 Link Bridge
- ⑥ NIAB Park Farm

