HUNTINGDONSHIRE.

CAPITAL&CENTRIC



KAMPUS

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01 huntingdon sites

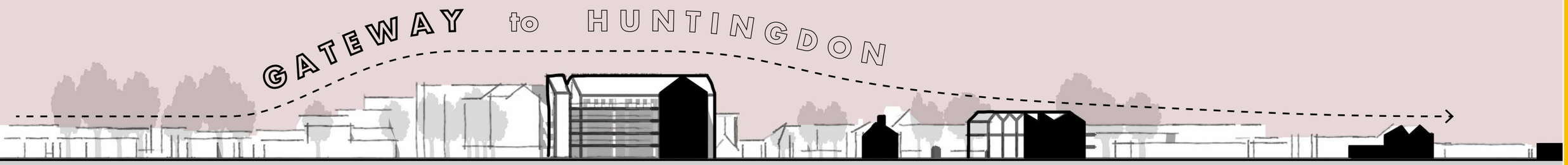
a sequence of places

character areas



one connected place

context



FROM THE STATION

APPROACH

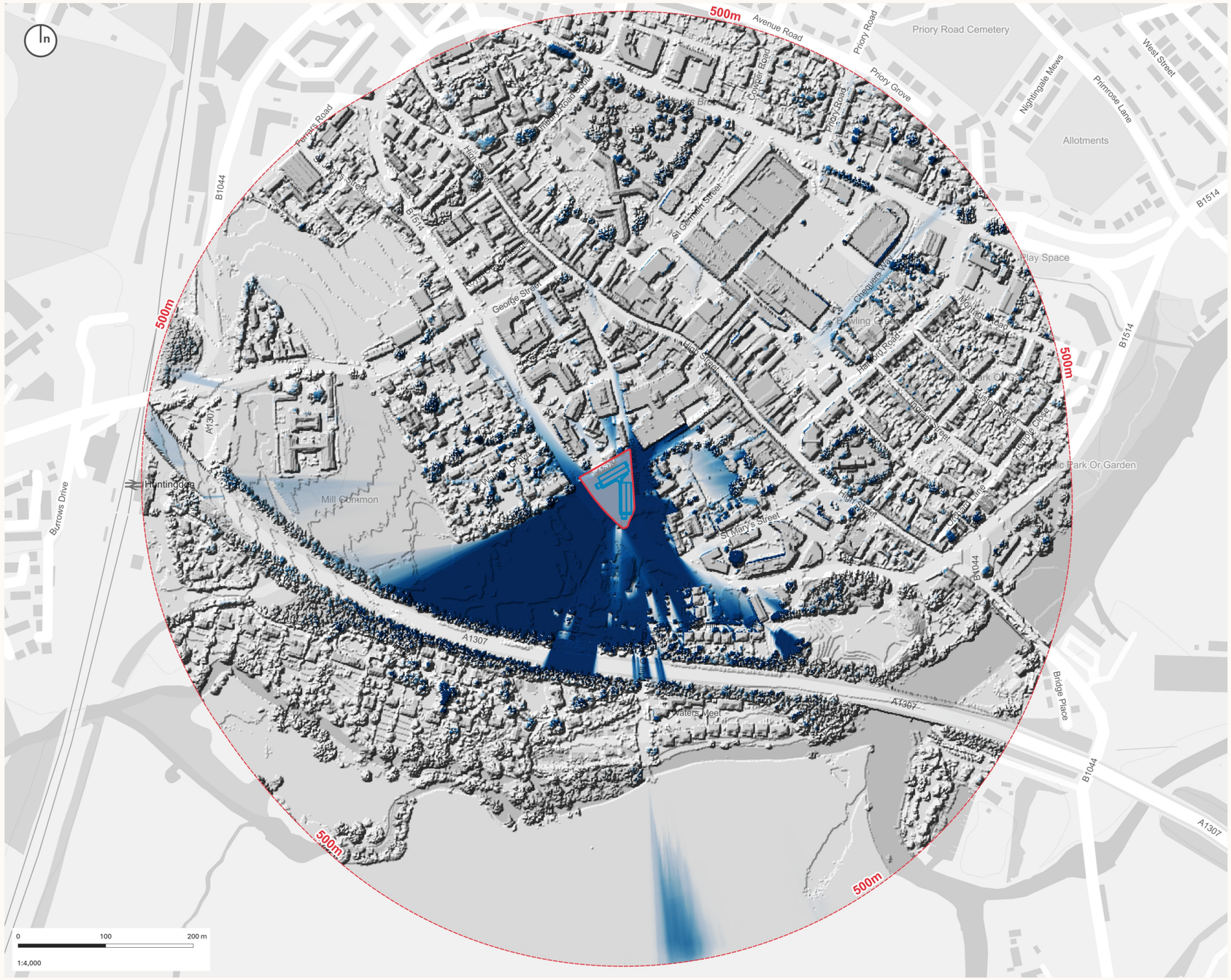
the 'MILL'

'WORKERS COTTAGES'

'PUBLIC HOUSE' HIGH STREET

02 huntingdon zone 01

townscape + heritage visual impact



Client
Capital and Centric Ltd c/o Savills PLC

Project
Huntingdonshire Schemes - Huntingdon

Drawing
Zone of Theoretical Visibility

Project Number
05029

Drawing Number
GIS_000

Date
June 2026

Revision
1.0

Checked By
JS

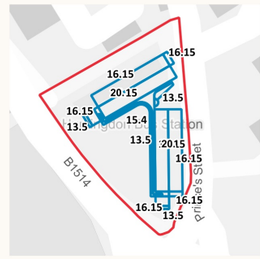
Scale
1:4,000 @ A3

Status
Draft

Study Site

Study Area

Notes:-
This viewshed was created using Lidar data from Defra Data Services Platform. The most recent data to cover this area is from 2022. The inset map shows the building heights (in metres from ground level) used for the viewshed.



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Turley

a new arrival to Huntingdon

ground plan

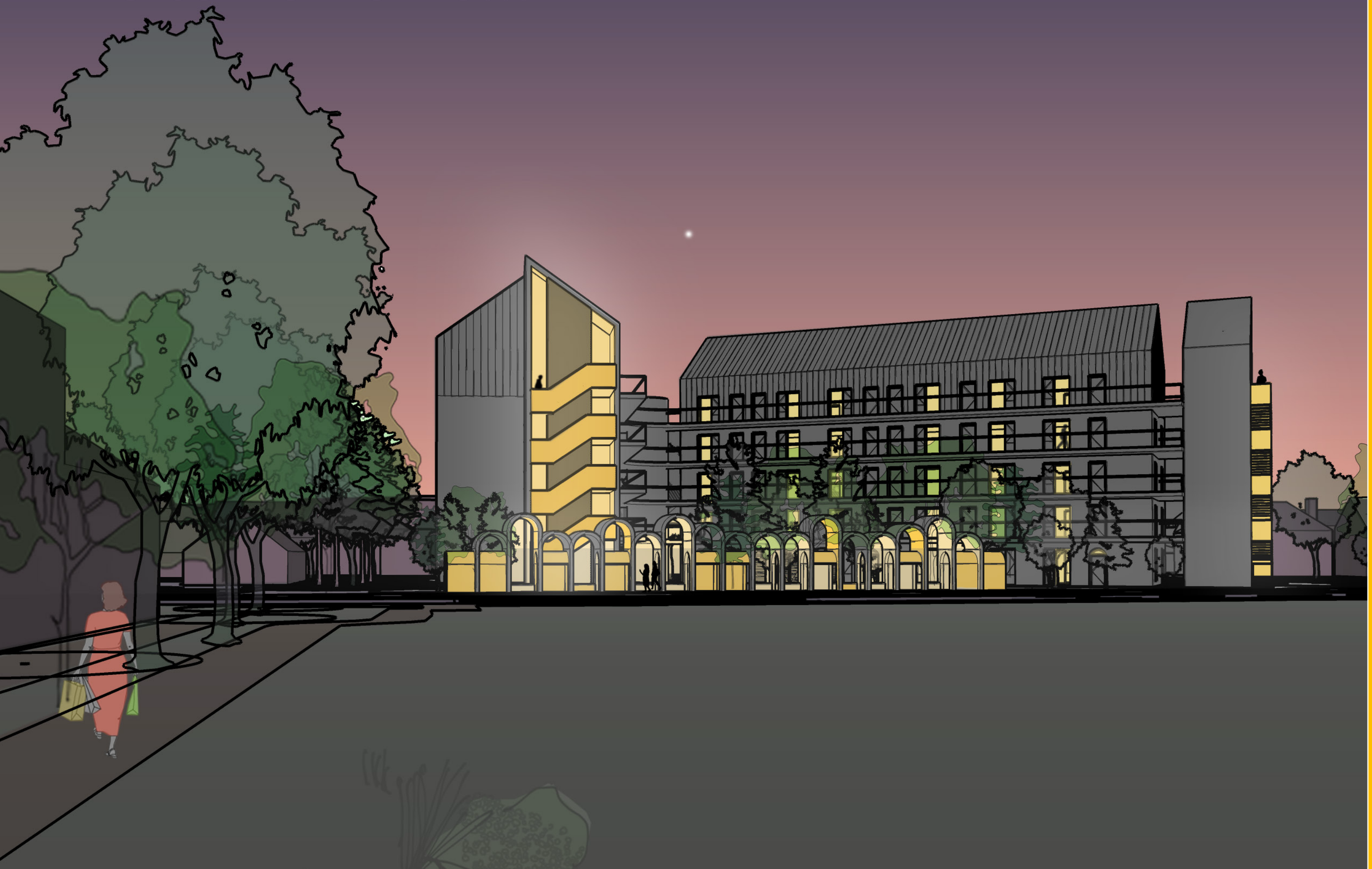


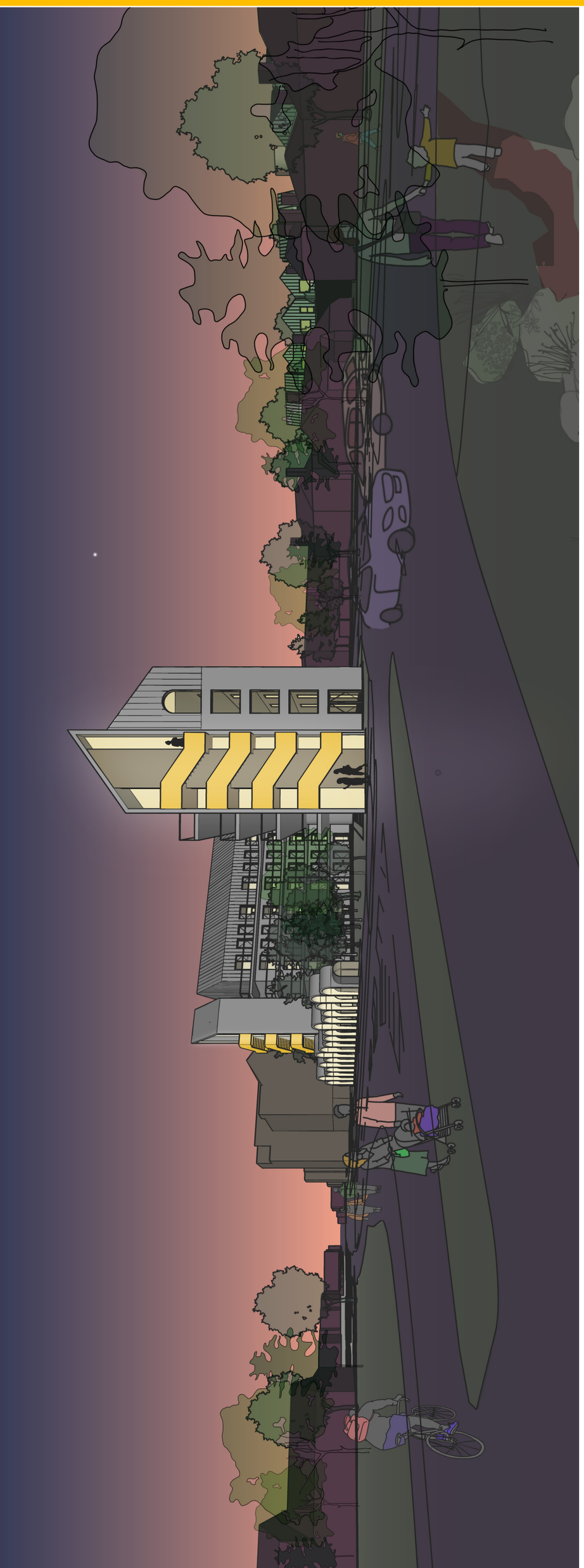
shedkm

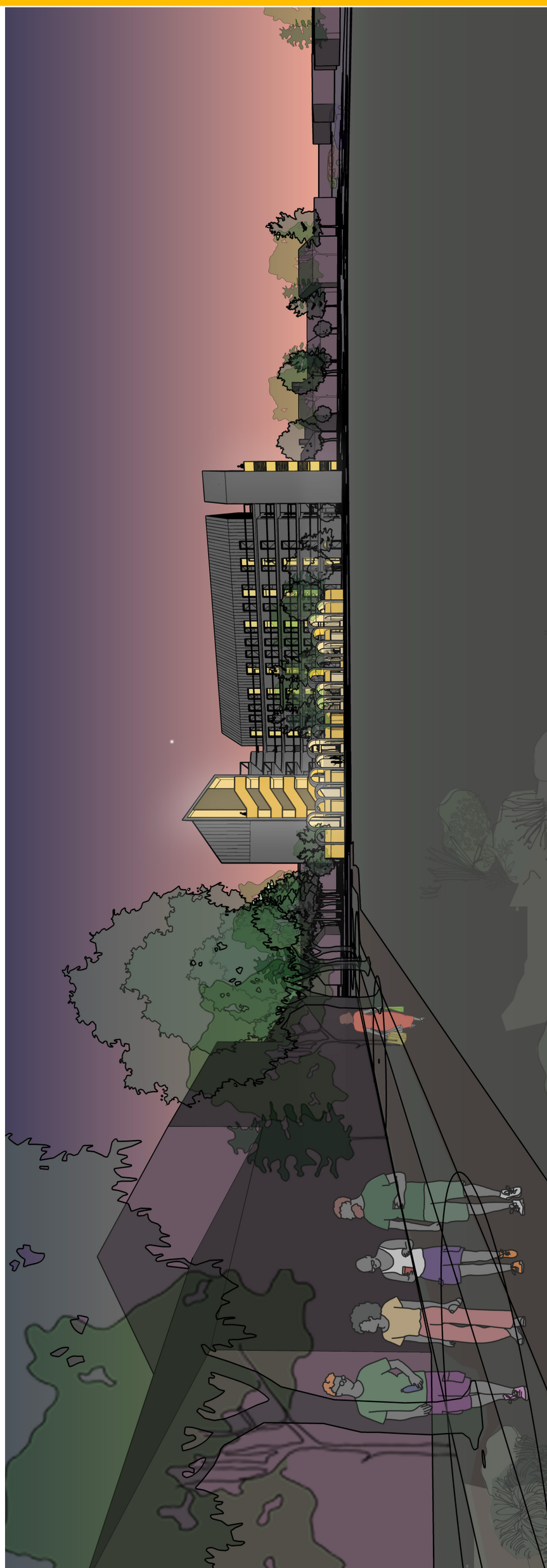
gateway to huntingdon



welcome home...





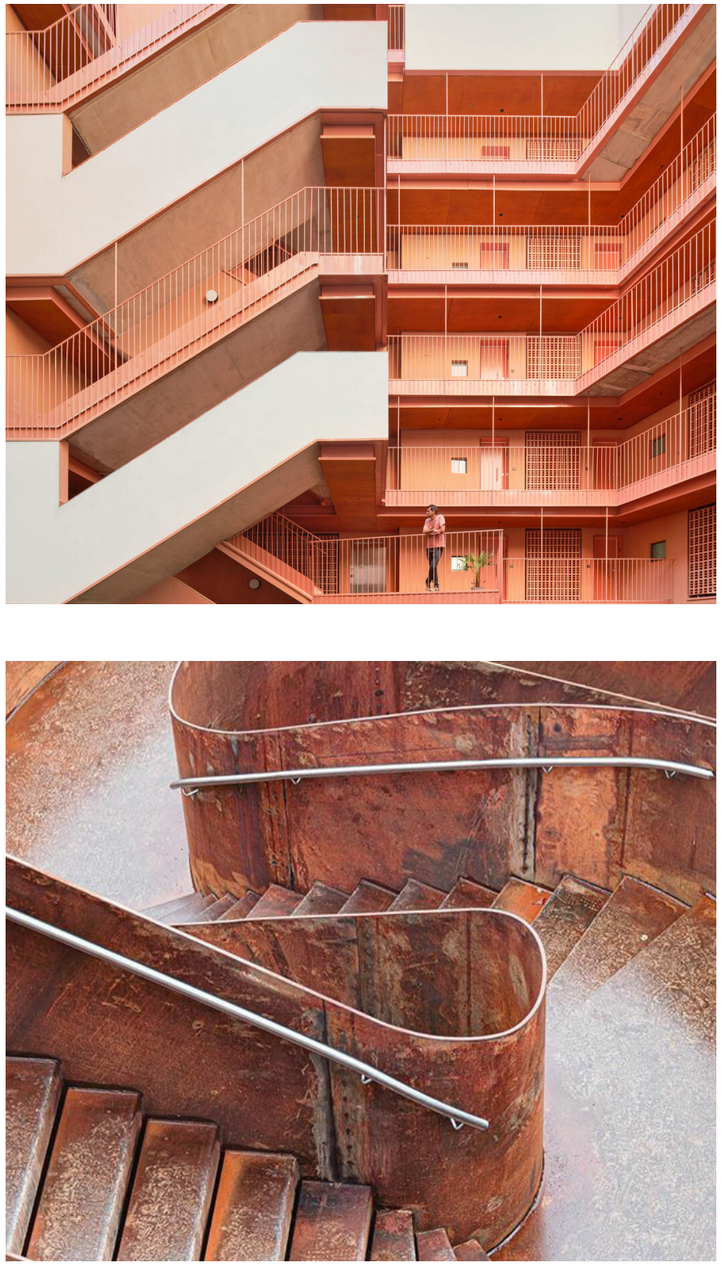


accent exploration

stair colour + materials







accent exploration

stair colour + materials





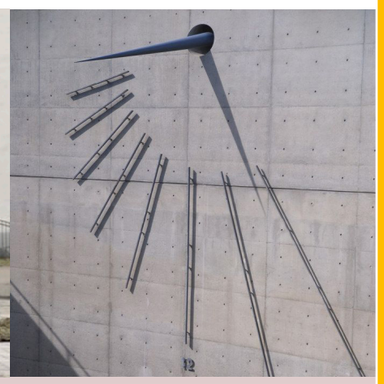


bus stop sculpture + clocktower

inspiration



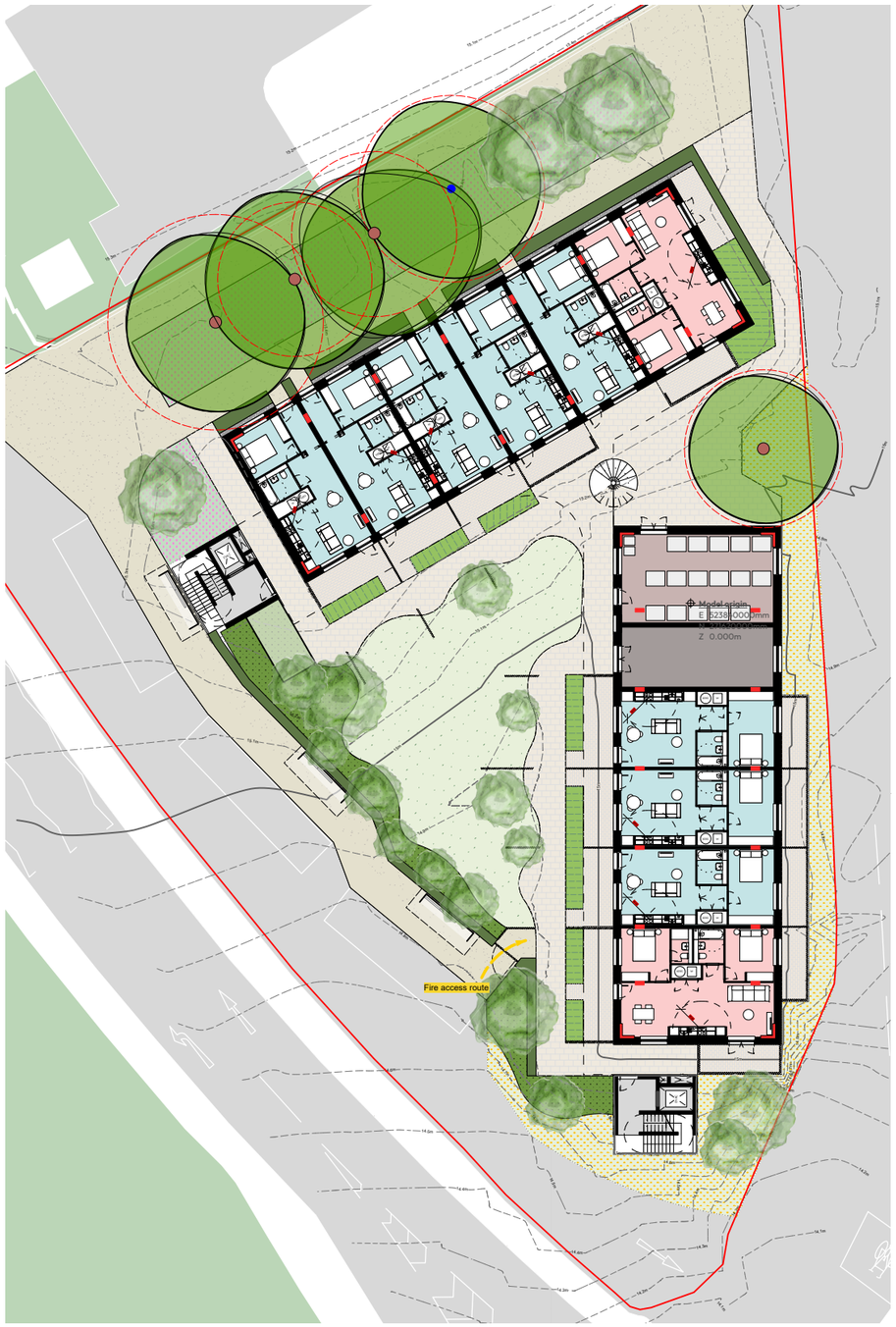




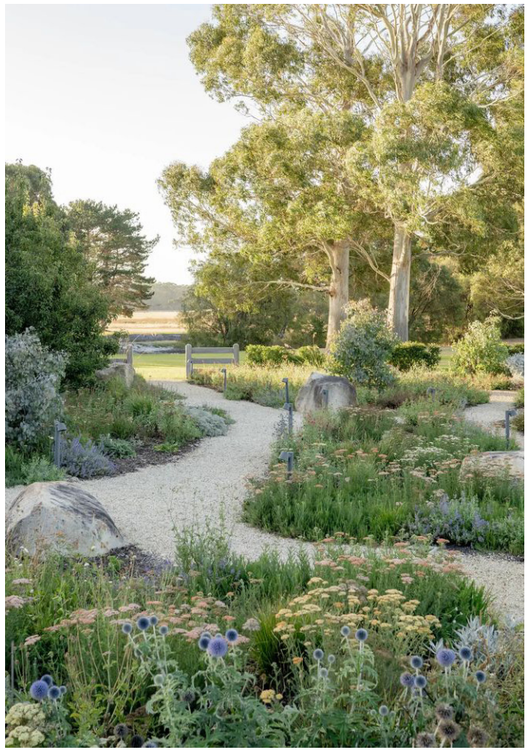


shedkm

landscaping











03 huntingdon zone 02

site consideration

existing context



key moves

concepts



key moves

concepts



an expressive skyline

concept



shedkm

a nestled neighbourhood

ground plan



shedkm

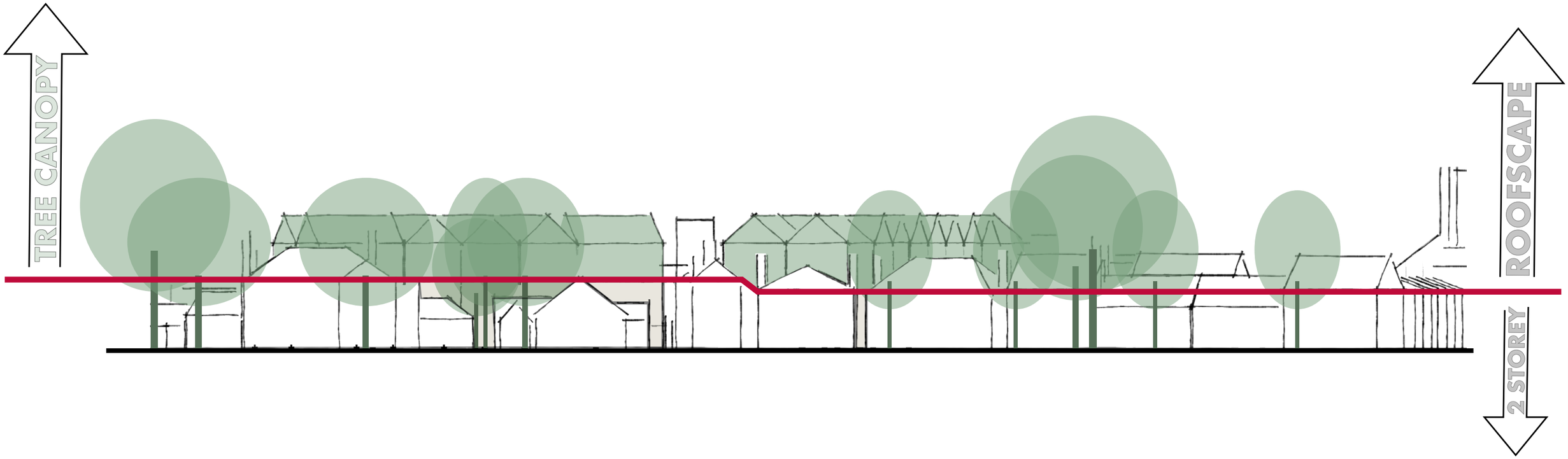
the ‘worker’s cottages’

contextual massing



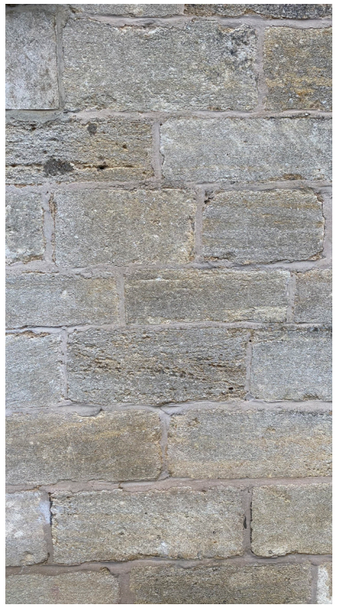
roof expression in the canopy

elevational approach



inspired by

context + precedents



cool

subtle

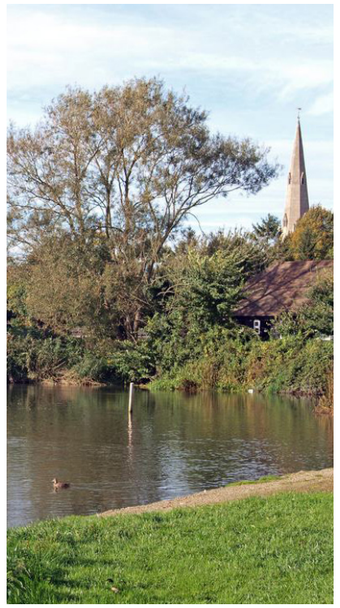
brick



bold

accent

decking



nature

greenery

roof

facade

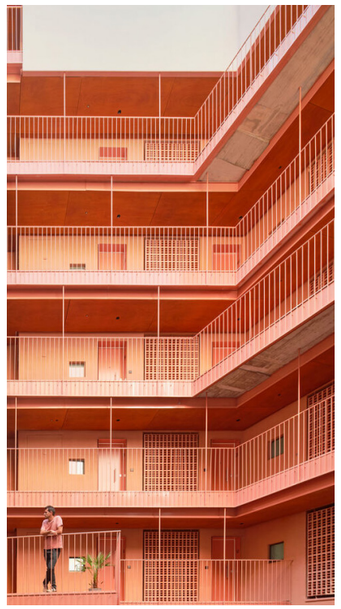
stair

facade

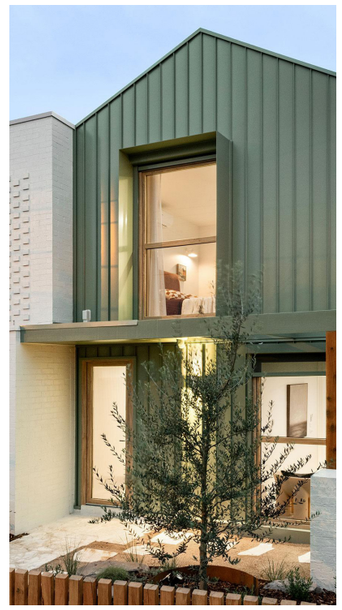






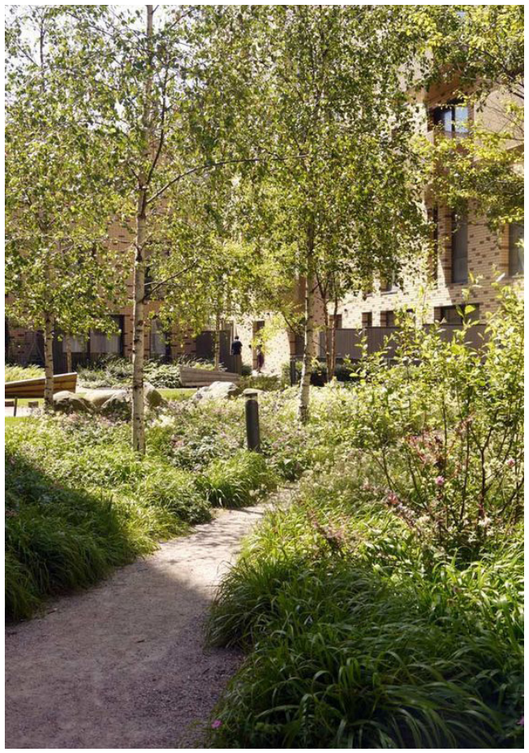






landscaping

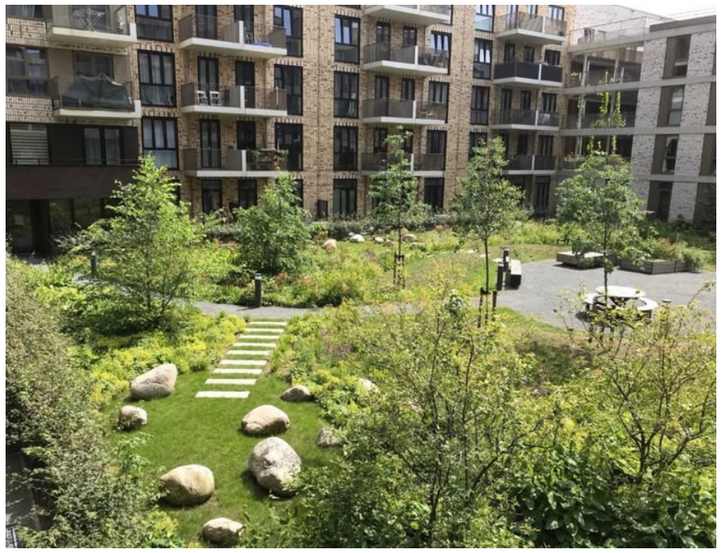












neighbourhood creation



a space for community

cowper house concept













GATEWAY



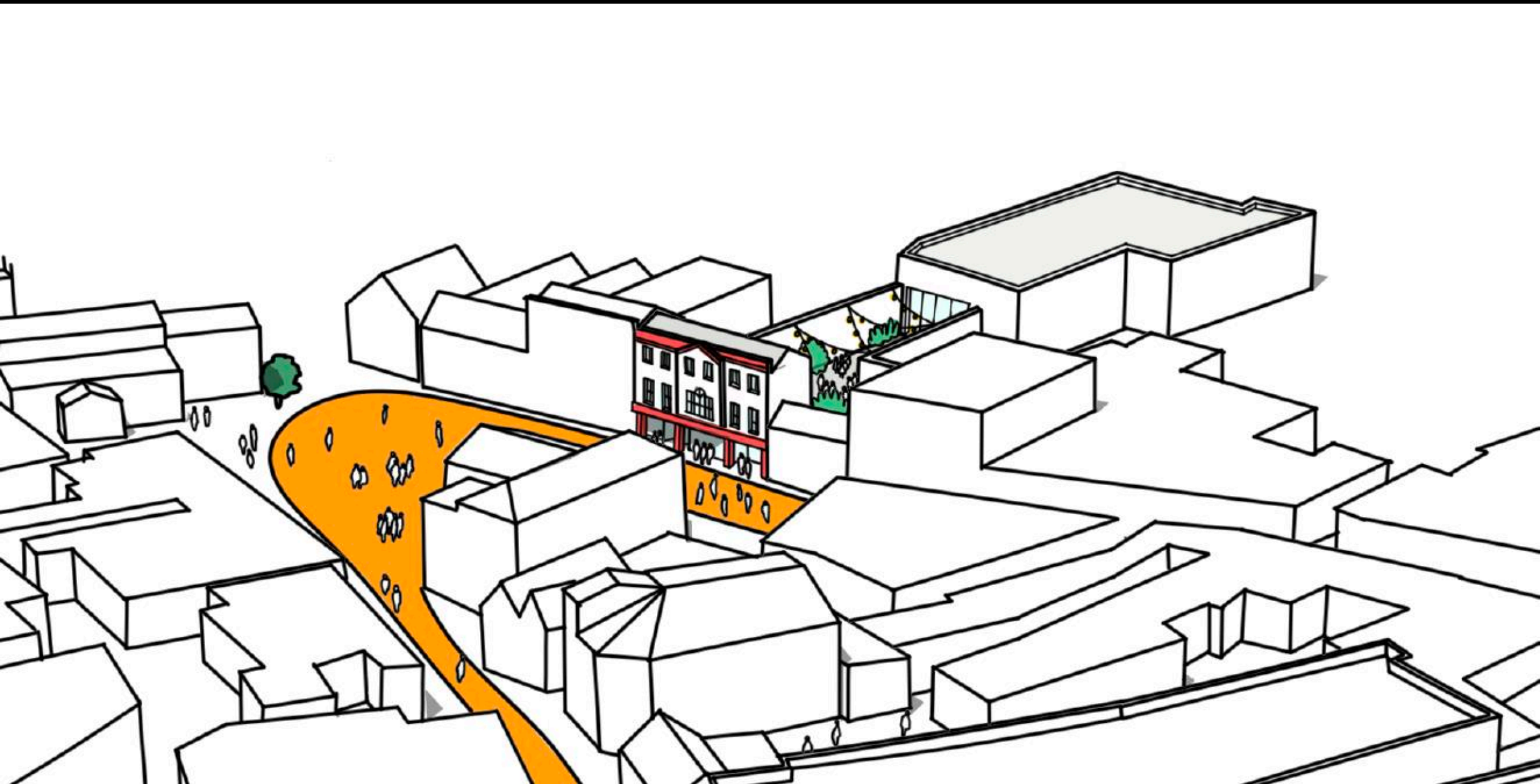
draft

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04 st neots

04.01 site analysis



site as a destination

At present, Tebbutts Road feels isolated with a lack of connection to the heart of the town. By creating new residential units and encouraging natural surveillance, Tebbutts Road can be integrated with existing pedestrian routes leading to the high street. Existing pedestrian routes to the north of town pass through the site, bringing pedestrians to the town centre.

The Conservation Area Character Assessment **identifies the Site as an area that would benefit from enhancement. The car parking is recorded as making a negative intrusion into the street scene.** It notes of Tebbutts Road that structural improvements are needed to the current urban environment currently dominated by car parks. As such, the Site currently detracts from the character and appearance of the conservation area and is a key opportunity area for new development.



01



Tebbutts Road is primarily used for access and deliveries and suffers from a lack of natural surveillance, with residential units turning away from the street.

02



Tebbutts Road Car Park is connected to Russell Street by a small alley. A pedestrian route to the south also connects the site to the high street.

heritage advice

There is an **opportunity to activate and enhance the urban realm on Tebbutts Road**, this would respond to existing negative qualities identified in the conservation area appraisal and result in potential public benefits.

Three landmark towers punctuate the skyline of St Neots and are visible in long range views, that of the Bedford Street Works (Paines Mill), Church of St Neot (St Neots Parish Church) and Church of St Mary. These are identified as landmark buildings within the conservation area appraisal.

Following guidance from heritage consultants, **we sought to accurately understand the impact of the proposed development on the skyline, within the wider townscape.** We instructed a ZTV analysis which concluded that the visibility level was, for the most-part, low. (see image). Crucially, it is not visibile from across the river and has not shown to compete with the existing spires.

Development should also take account of the secondary character of development outside the historic core and **respond to key characteristics such as the urban grain, form and material palette.** Design should seek to be complementary with a clear narrative of how it will knit in with the surrounding neighbourhood. This is discussed on the following page.



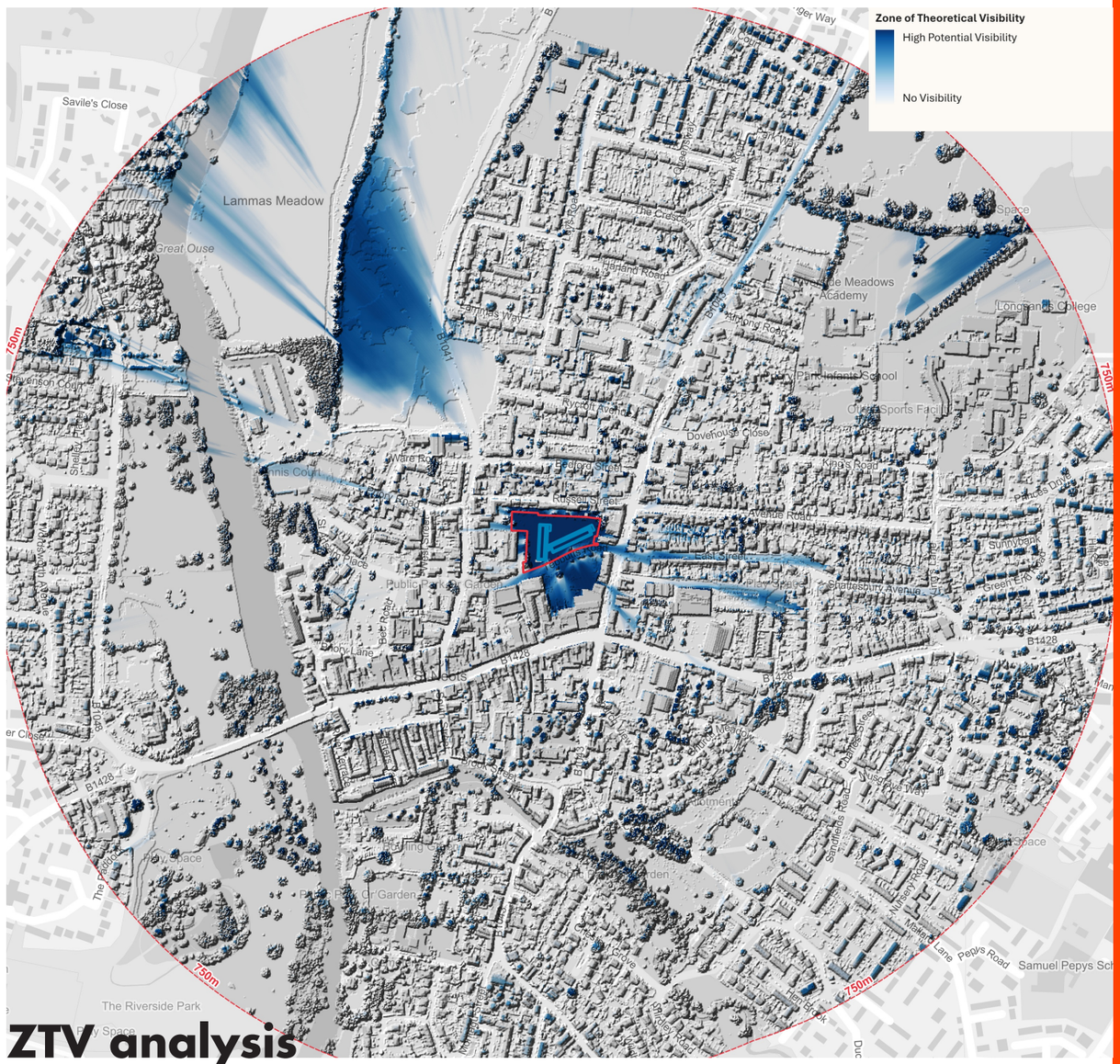
Paines Mill



St Neots Parish Church



Church of St. Mary



ZTV analysis

architecture + motifs

Romantic era gardens (late 18th to mid-19th centuries) rejected formal symmetry in favour of **untamed, naturalistic landscapes.**


walled garden, wimpole estate




audley garden + manor house

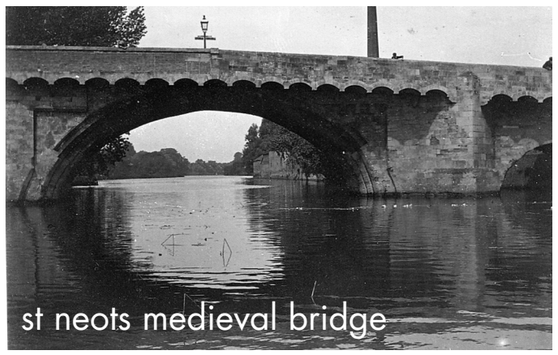
A crinkle crankle wall, also known as a crinkum crankum, **sinusoidal, serpentine, ribbon or wavy** wall, is an unusual type of structural or garden wall built in a serpentine shape with alternating curves, originally used in Ancient Egypt, but also **typically found in East Anglia.**

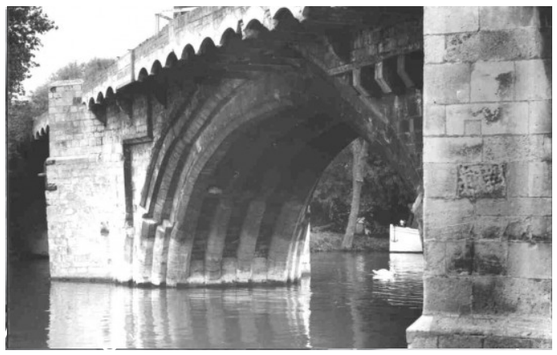





bramfield crinkle crankle wall

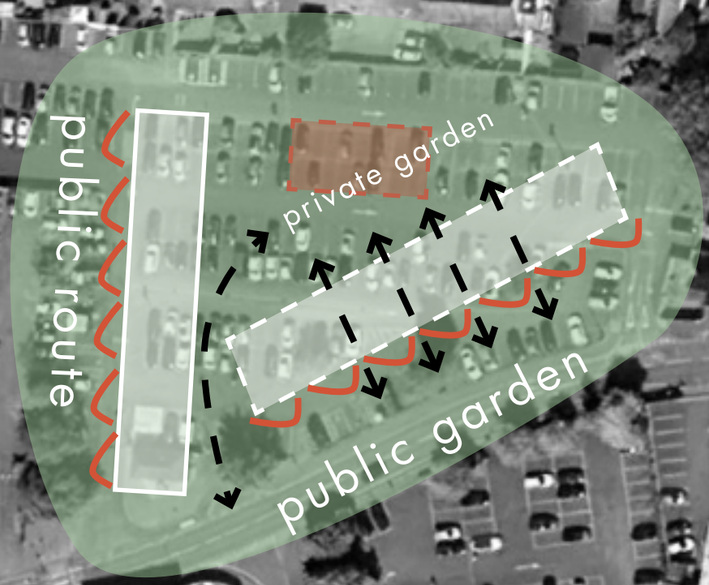
The now-demolished medieval bridge in St Neots was lined with a kind of crimped trim, reminiscent of the wavy crinkle crankle walls of the region.

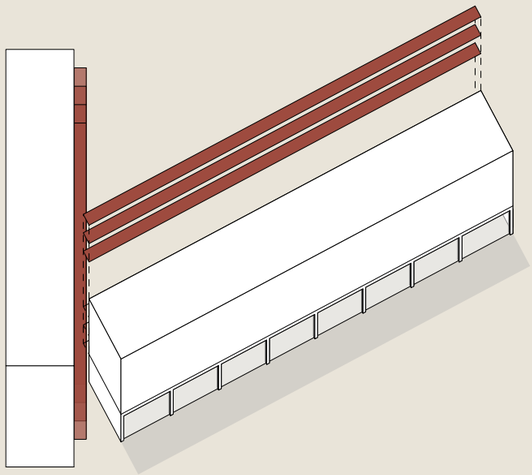

st neots medieval bridge



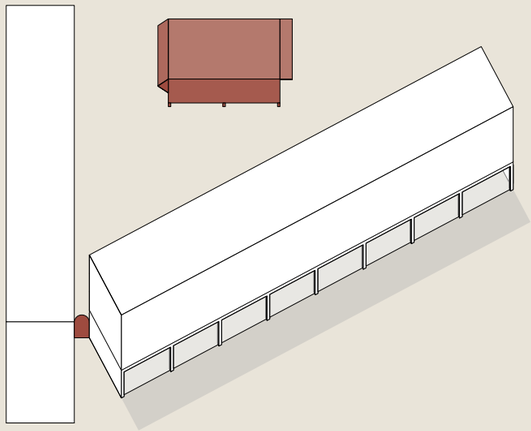


04.02 the (un)walled garden

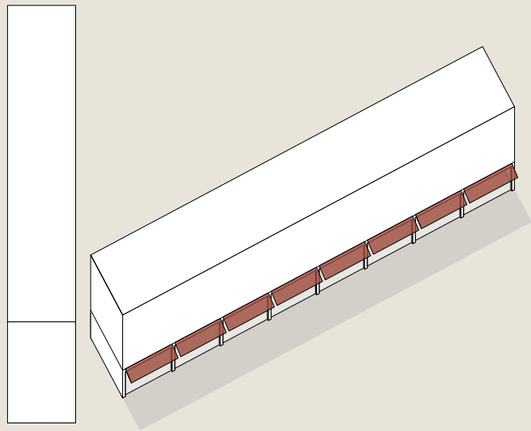




01
decks



02
courtyard



03
commercial frontage

site plan


+15.650
05
+15.650
06
+16.180
07
+15.650
+15.650
07
08
+15.880
+15.880
+15.880
+15.650
+15.650
08
+16.180
+16.180
+16.180
tebbutts road

courtyard + pavilion

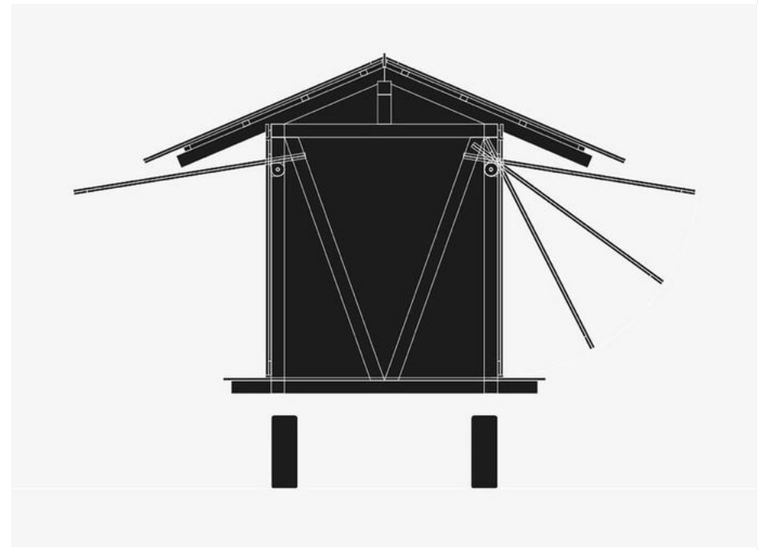






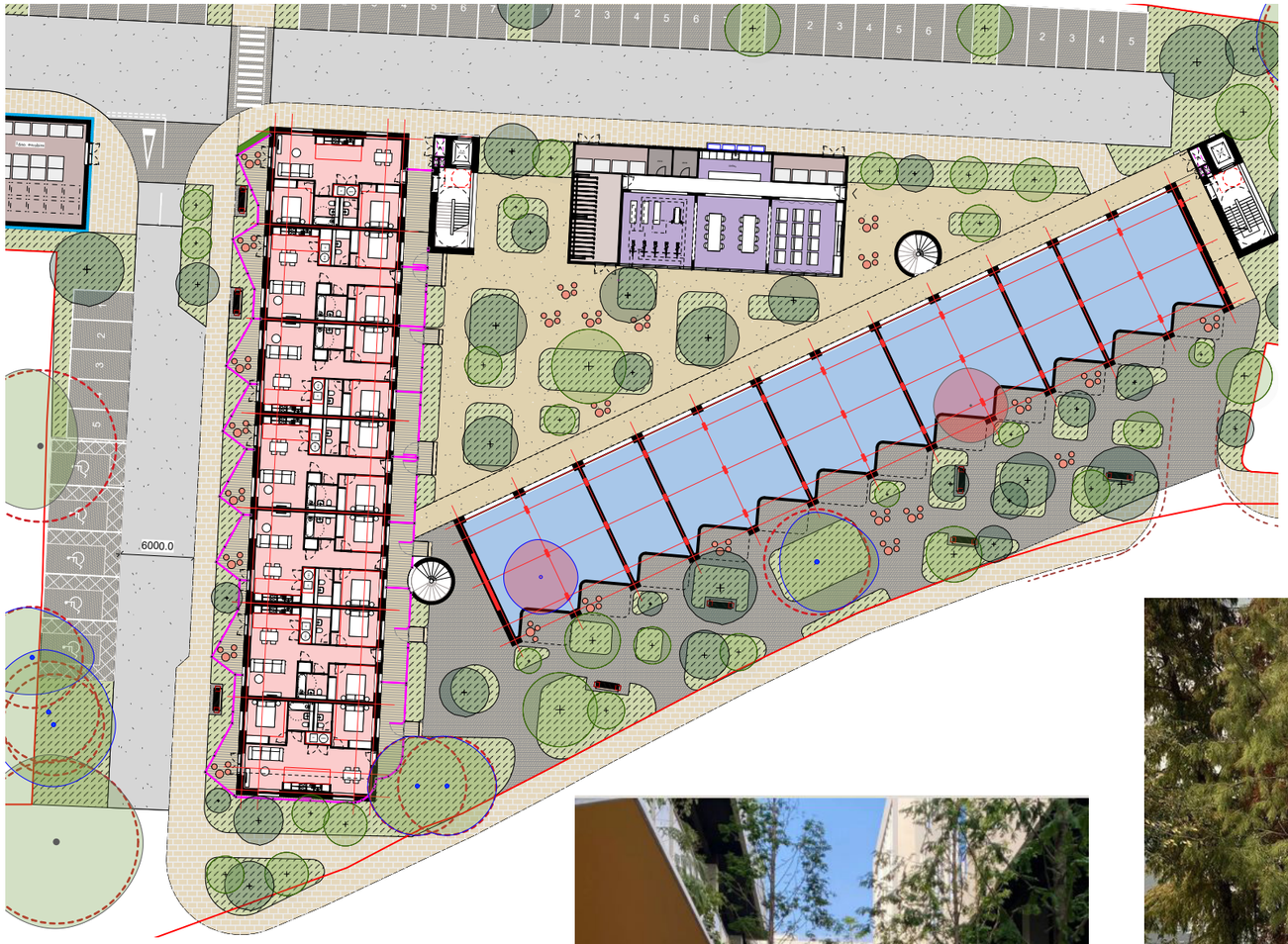






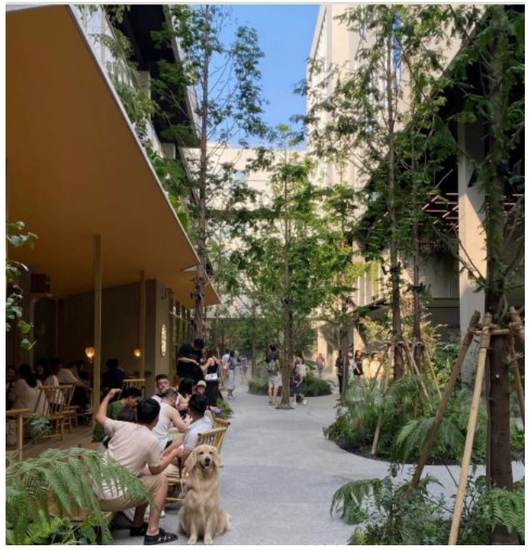
shedkm

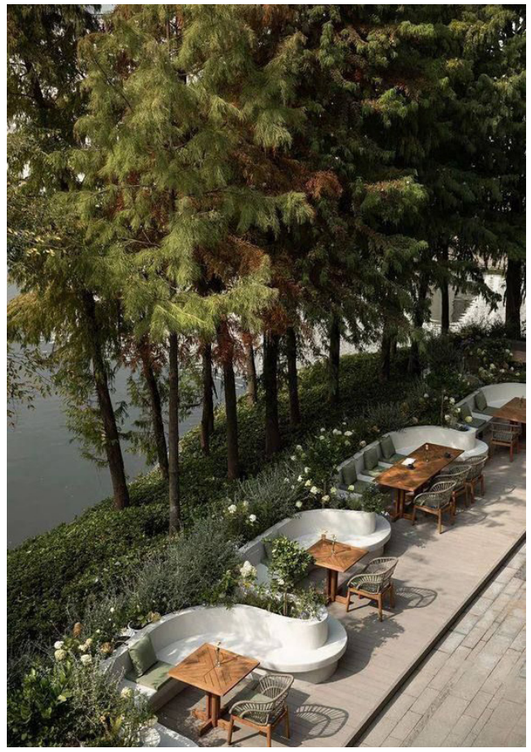
landscaping

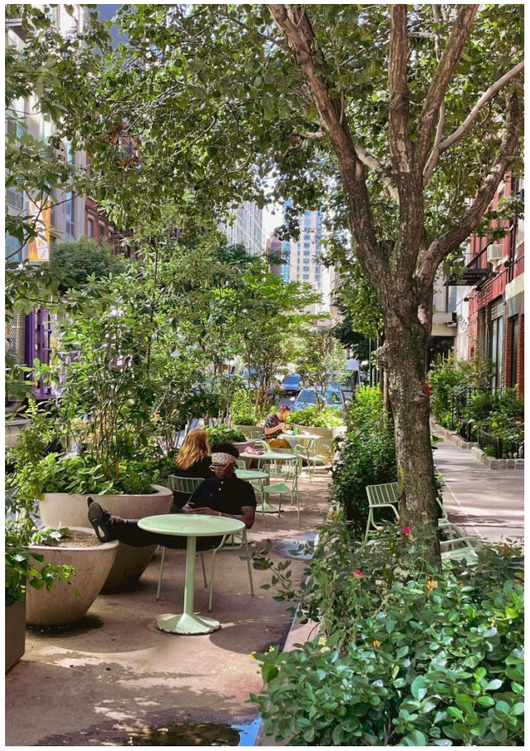












enlivening the street



tebbutts road, view west





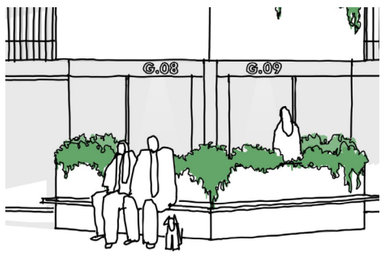




tebbutts road, view east





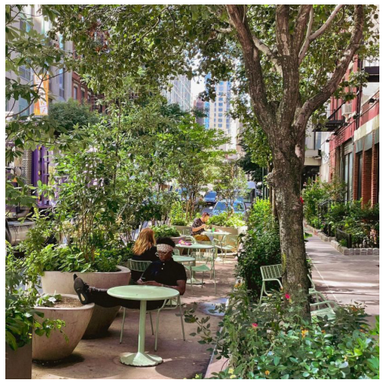




View of the ground floor terraces to the west and eastwards along tebbutts road.

tebbutts road commercial frontage









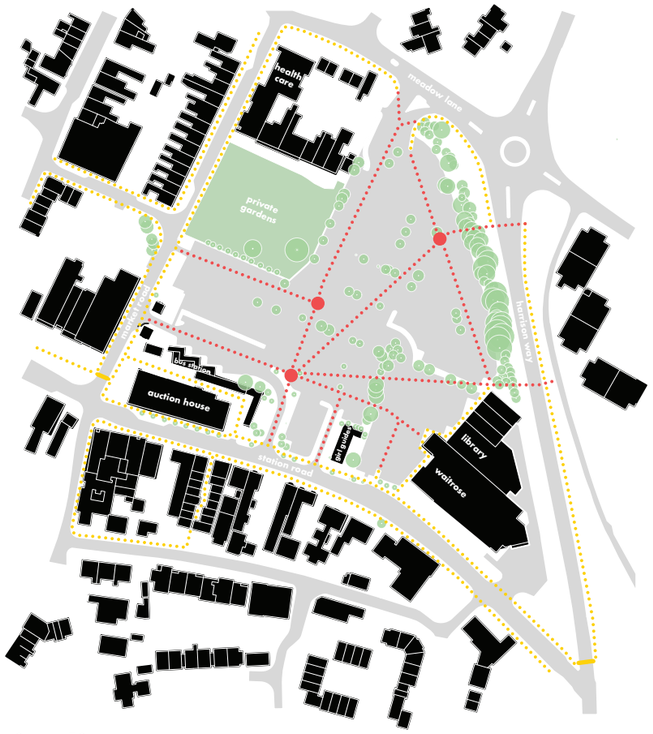
Residential and commercial units on this site will make the route feel safer and encourage its use.

05 st ives

site opportunities



direct routes to cambridge



desire lines



masterplan principles

existing bus route to cambridge (circa 50mins)

existing pedestrian route to dedicated bus

desire lines

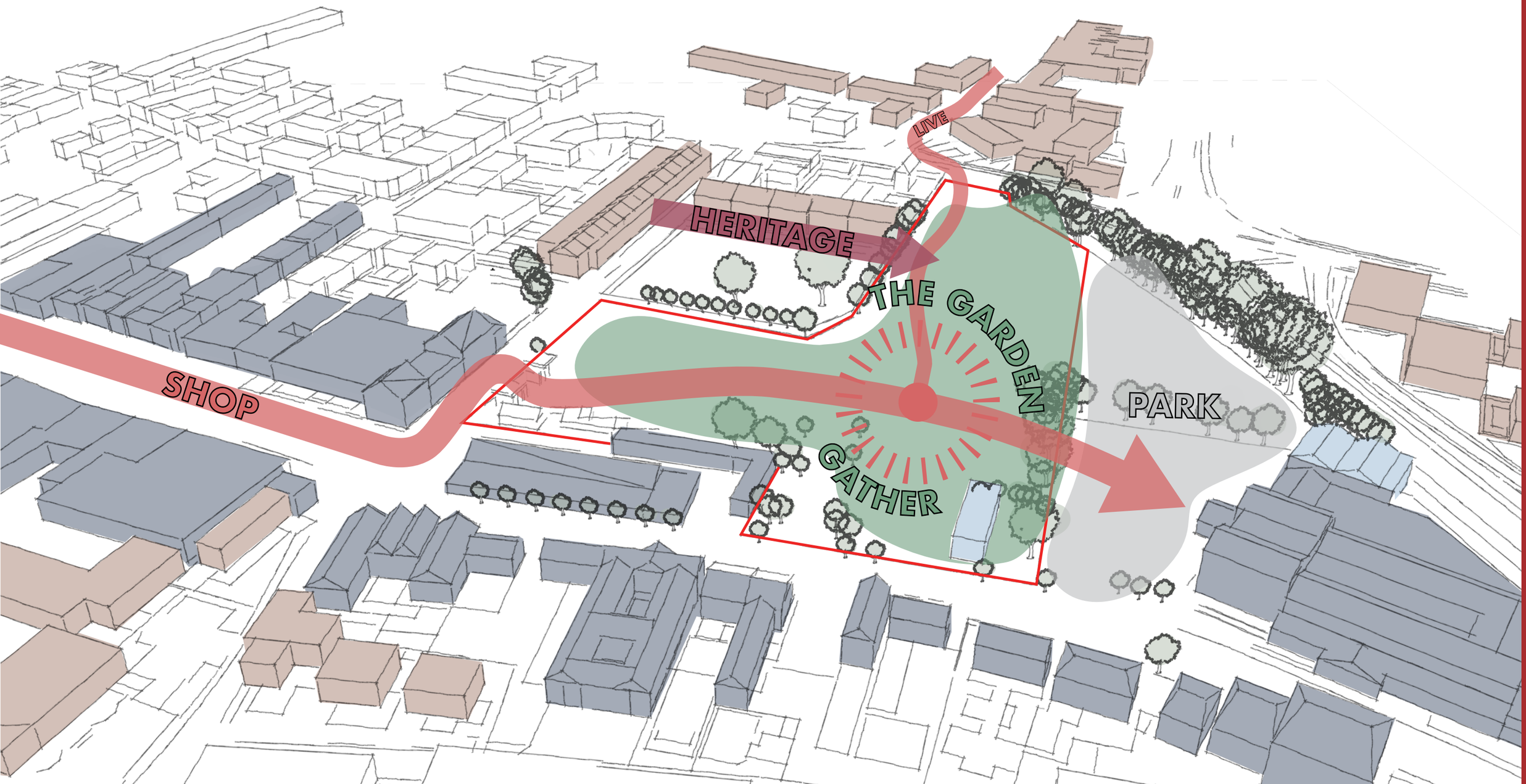
existing pedestrian routes

proposed pedestrian routes and public square

existing pedestrian routes

shedkm

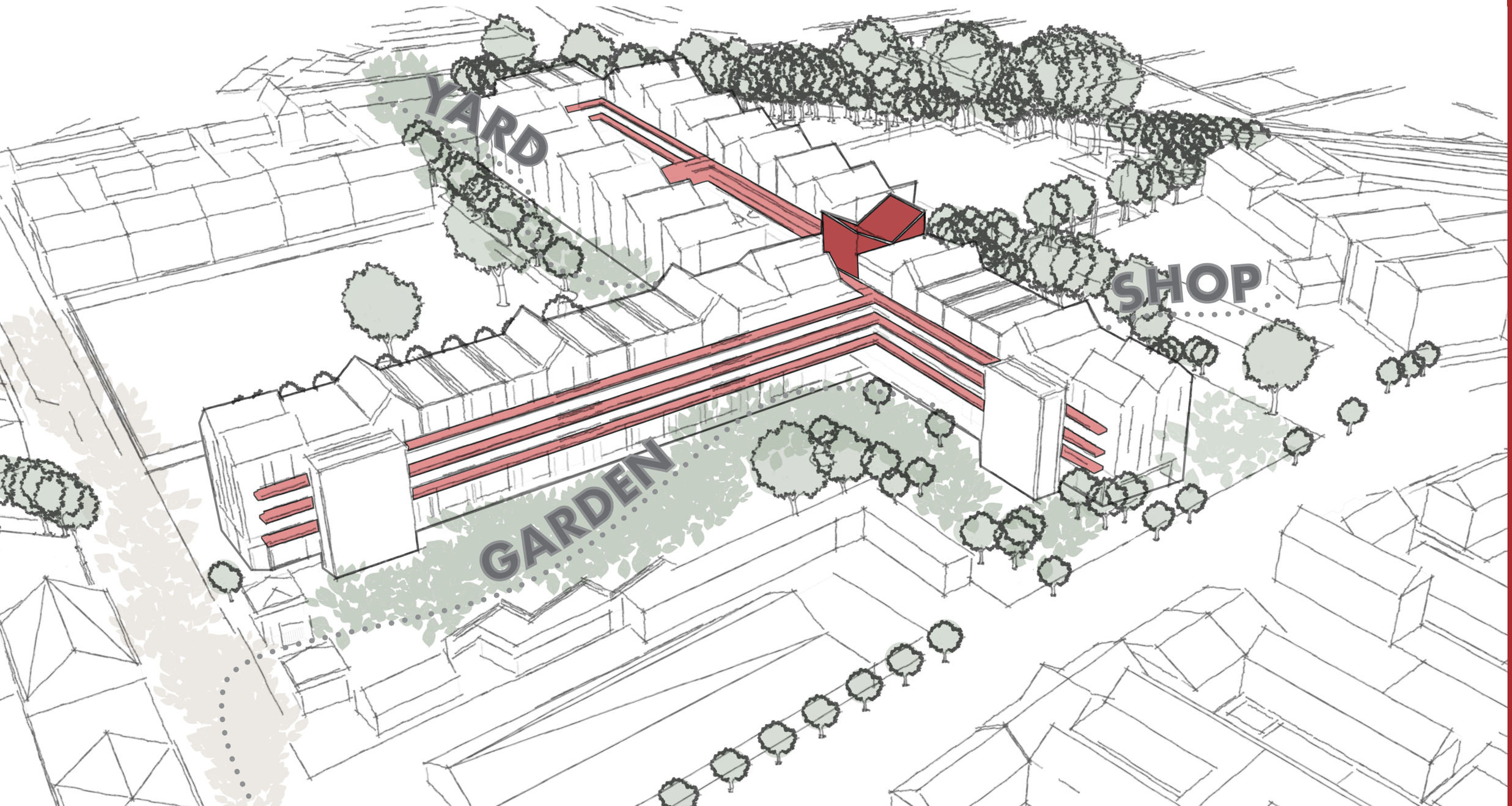
connections



master plan



massing + scale

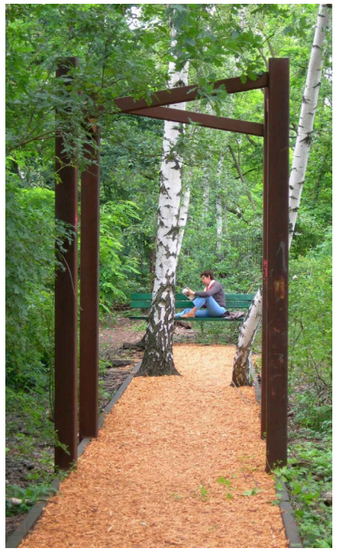


the octagon re-imagined







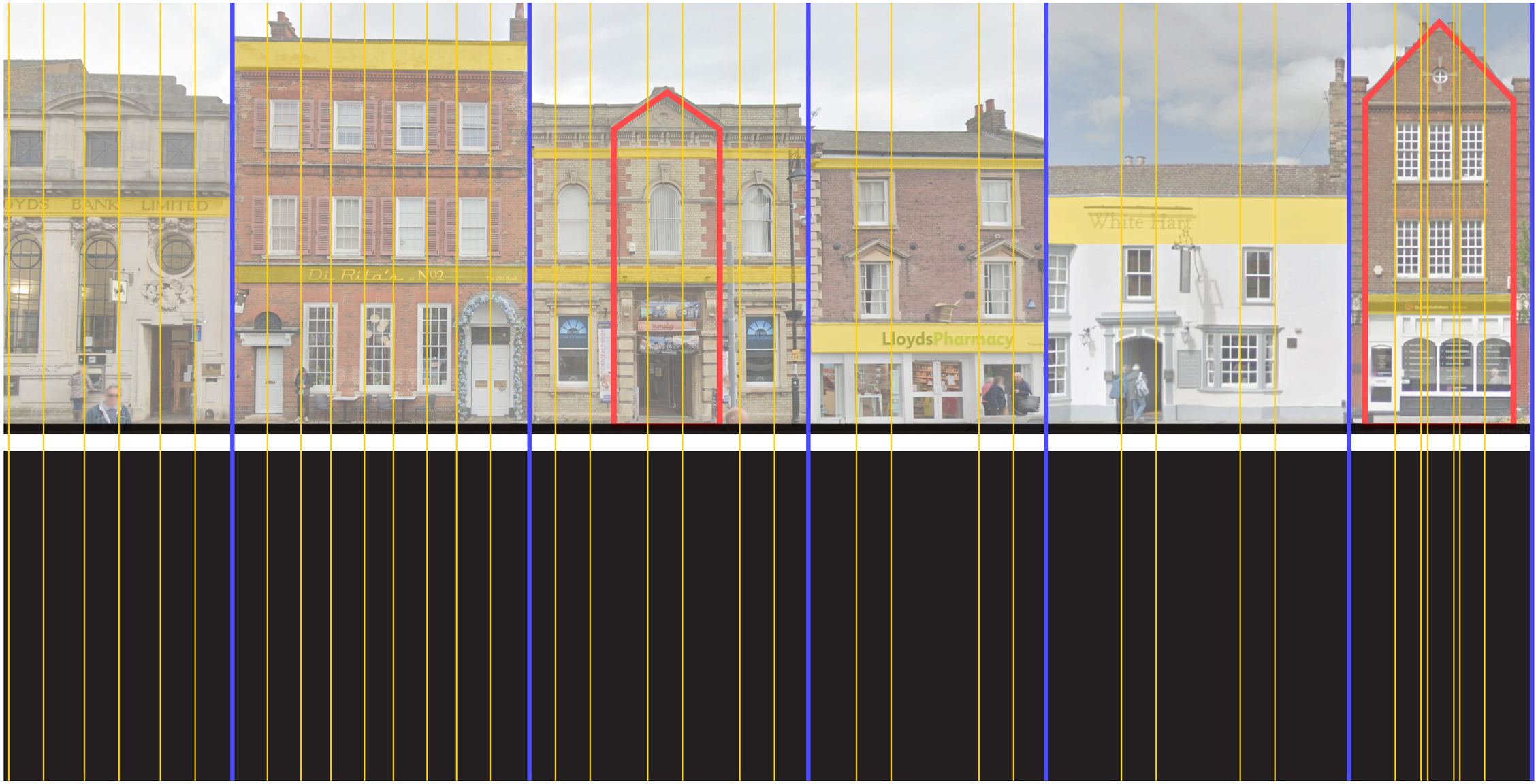




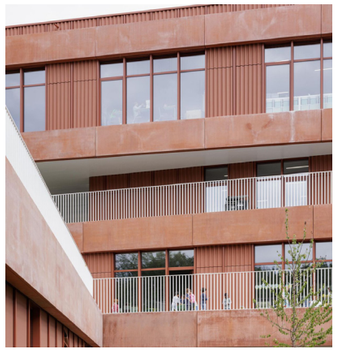


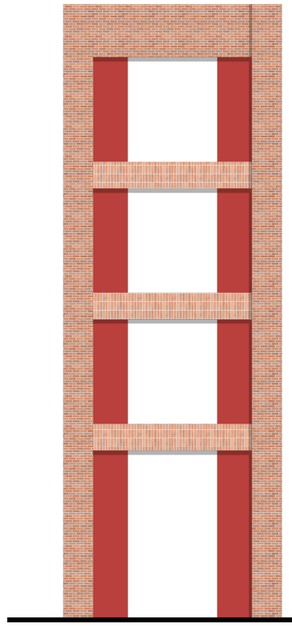


the nine yard strip



zone 01 materiality

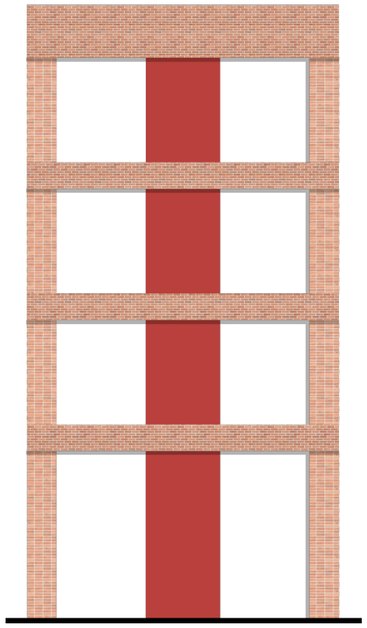




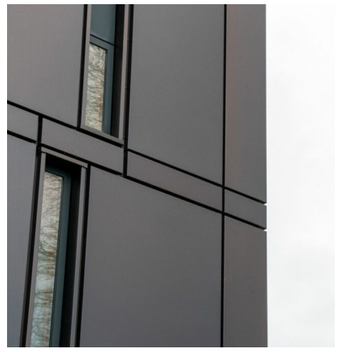


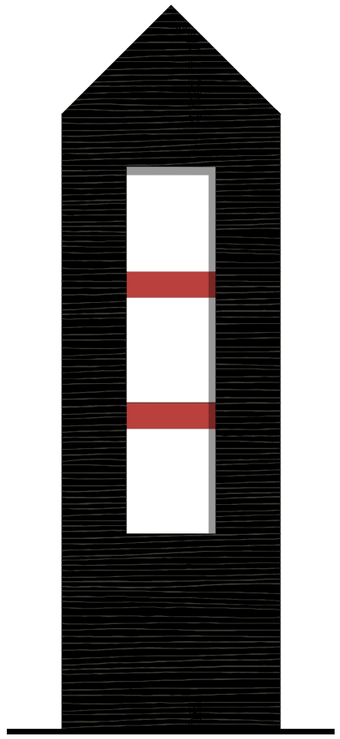




















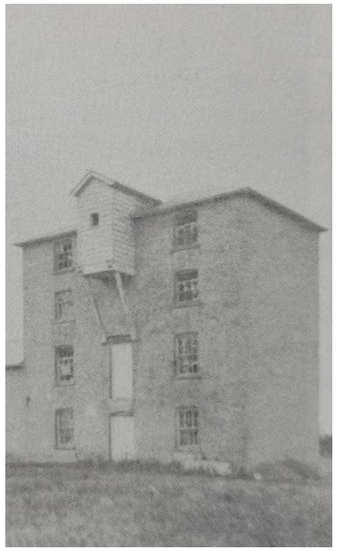




motifs

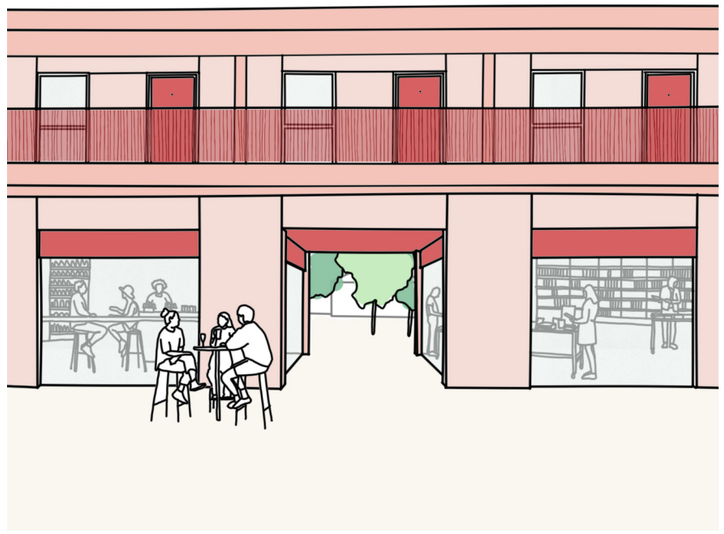
the floating house







the mews



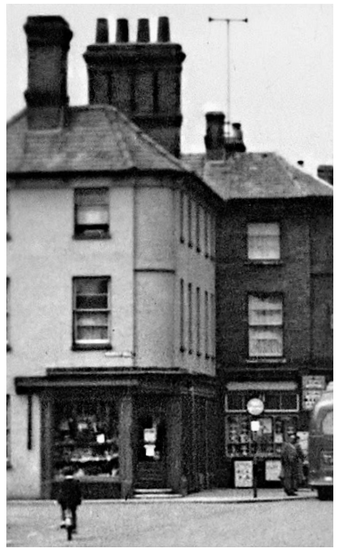




chamfered corner

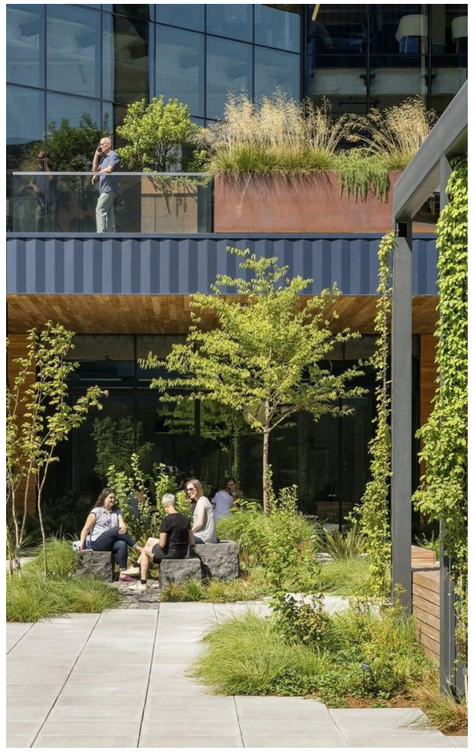






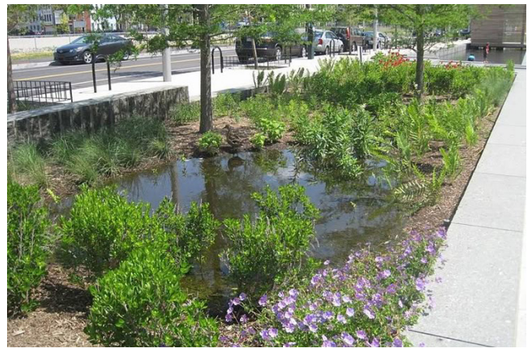
zone 01 landscape design









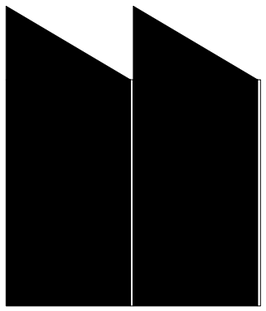


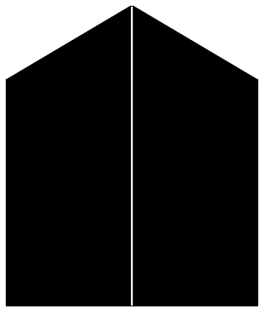


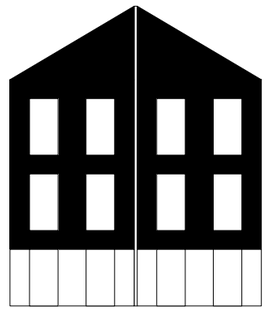
cattle market garden

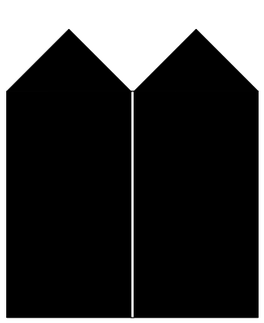


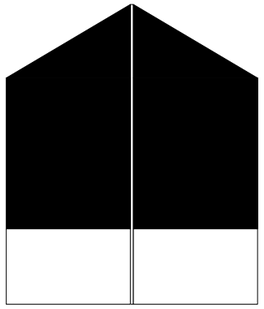
zone 02 proportions

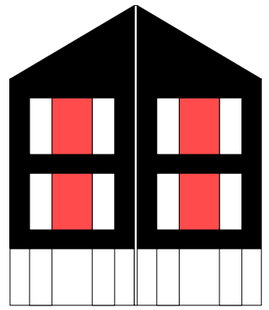


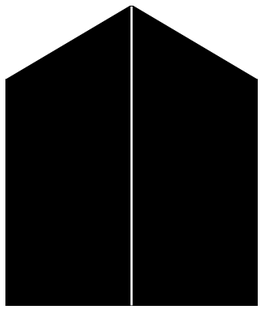


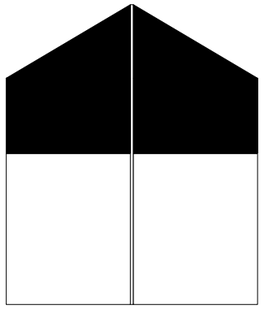


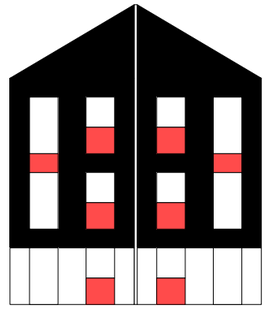




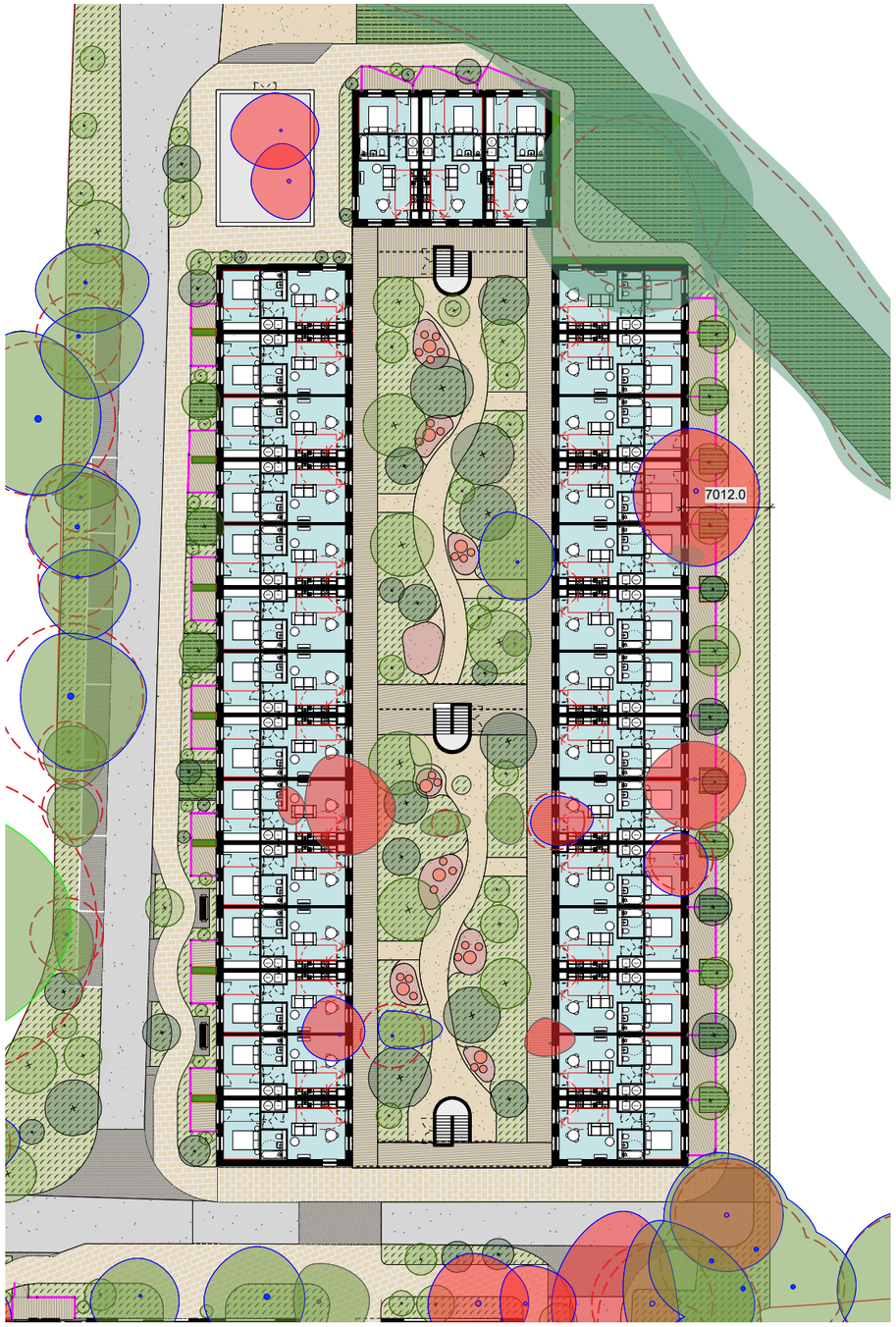


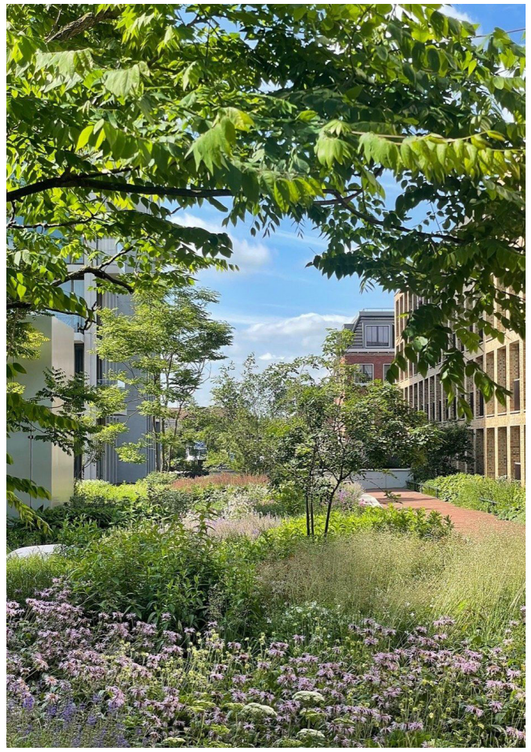







zone 02 landscape design









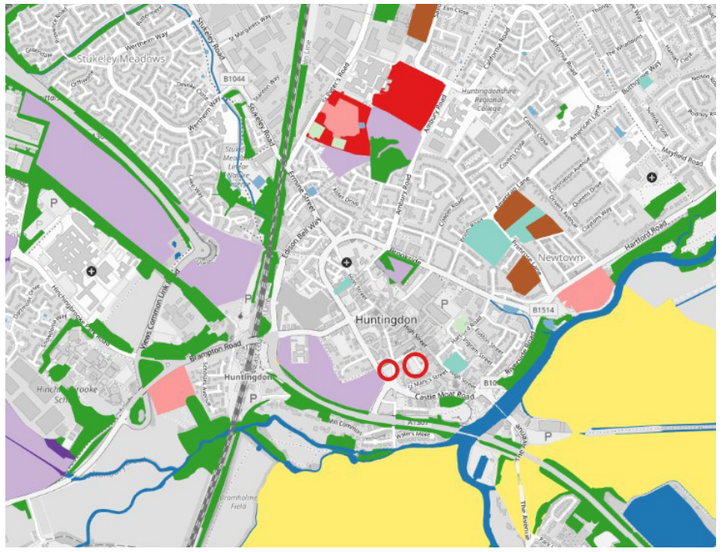


the yard



local green infrastructure

Huntingdon



Area of query: 0.81 ha
Area of publicly accessible Green Infrastructure: 0.00ha

			Accessible Greenspace Inequality LSOA Analysis		
Accessible Greenspace (AGSt)	View	Proportion of site meeting standard	Indicators of multiple deprivation (IMD)	Population density	Implied Area Need
Doorstep Standard *At least 0.5ha within 200m*		0%	H2	H3	Low
Local Standard *At least 2ha within 300m*		100%	H2	H3	Low
Neighbourhood Standard *At least 10ha within 1km*		100%	H2	H3	Low
Wider Neighbourhood Standard *At least 20ha within 2km*		100%	H2	H3	Low

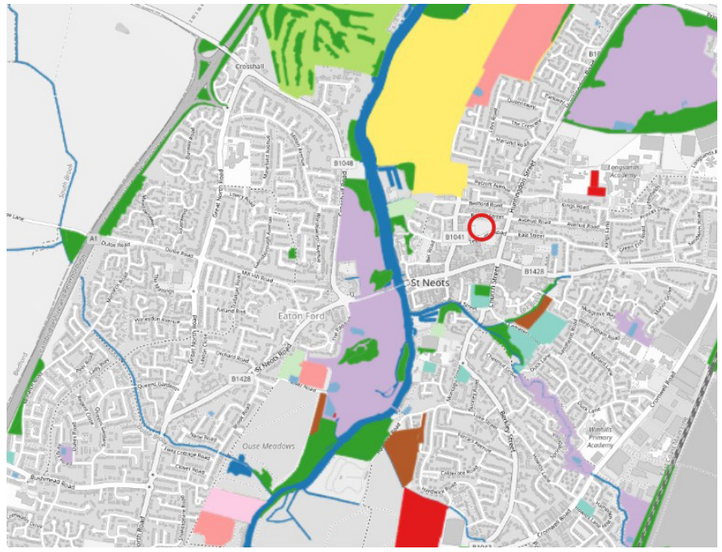
St. Ives



Area of query: 1.66 ha
Area of publicly accessible Green Infrastructure: 0.00ha

			Accessible Greenspace Inequality LSOA Analysis		
Accessible Greenspace (AGSt)	View	Proportion of site meeting standard	Indicators of multiple deprivation (IMD)	Population density	Implied Area Need
Doorstep Standard *At least 0.5ha within 200m*		0%	L2	L3	High
Local Standard *At least 2ha within 300m*		0%	L2	L3	High
Neighbourhood Standard *At least 10ha within 1km*		0%	L2	L3	High
Wider Neighbourhood Standard *At least 20ha within 2km*		0%	L2	L3	High

St. Neots



Area of query: 0.76 ha
Area of publicly accessible Green Infrastructure: 0.00ha

			Accessible Greenspace Inequality LSOA Analysis		
Accessible Greenspace (AGSt)	View	Proportion of site meeting standard	Indicators of multiple deprivation (IMD)	Population density	Implied Area Need
Doorstep Standard *At least 0.5ha within 200m*		12%	H2	H3	Low
Local Standard *At least 2ha within 300m*		100%	H2	H3	Low
Neighbourhood Standard *At least 10ha within 1km*		100%	H2	H3	Low
Wider Neighbourhood Standard *At least 20ha within 2km*		100%	H2	H3	Low

- Public Park - General
- Public Park - Country Park
- Millennium or Doorstep Green
- Local Nature Reserve
- Playing Fields
- Other Sports Facilities
- Access Land (CRoW)
- Coastal Trail and Margin
- Woodland
- Water Courses and Surface Water Features
- Allotments and Community Growing Spaces
- Activity Spaces Provision
- Cemeteries and Religious Grounds
- Golf Courses
- Play Space Provision

PROGRAMME

Pre-app	June 26
Public Consultation	August 26
Planning Submission	September 26
Homes England Funding	March 27
Commence work	Q2 27
Project completion	Q2 29- Q3 29