

A New Neighbourhood at NIAB

Wetland area with drainage ponds. This will include tree planting and possibly earth mounding towards the new access road, landscaped areas along the existing public right of way and a network of ponds and swales to accommodate water run-offs in storm events.

Access road linking development with Histon Road.

Green corridor incorporating existing drains, existing hedgerows, new hedgerows and tree planting, sustainable drainage systems, pedestrian and cycle links, children's play equipment and enhanced habitats for wildlife.

Mix of terraced houses and flats laid out around a central courtyard. No building will be higher than 4 storeys.

Orbital pedestrian and cycle route along linear park, linking Huntingdon Road and Histon Road.

Central park delineated by rows of trees and water channels. The park will contain sports pitches (football, cricket, tennis and multi-use court), an expansive area of open grassland for active sports or kick-about sessions and an ornamental pond surrounded by wetland planting and with the capacity to accommodate seasonal inundation.

South-facing public square surrounded by community facilities, foodstore, shops and possibly cafe with views over the central park. The square will be served by a bus stop.

Combined primary school and community centre.

School's sports pitches which may be hired for use by the community

New NIAB glass houses

The existing urban edge will be lined with low density housing (maximum 2 storeys) to mirror the existing urban form.

New NIAB offices

New signaled junction on to Huntingdon Road. A tree-lined avenue will form the main vehicular route through the site.

Retained NIAB building

Retained college sports pavilion to be converted to residential use.



Illustrative Masterplan