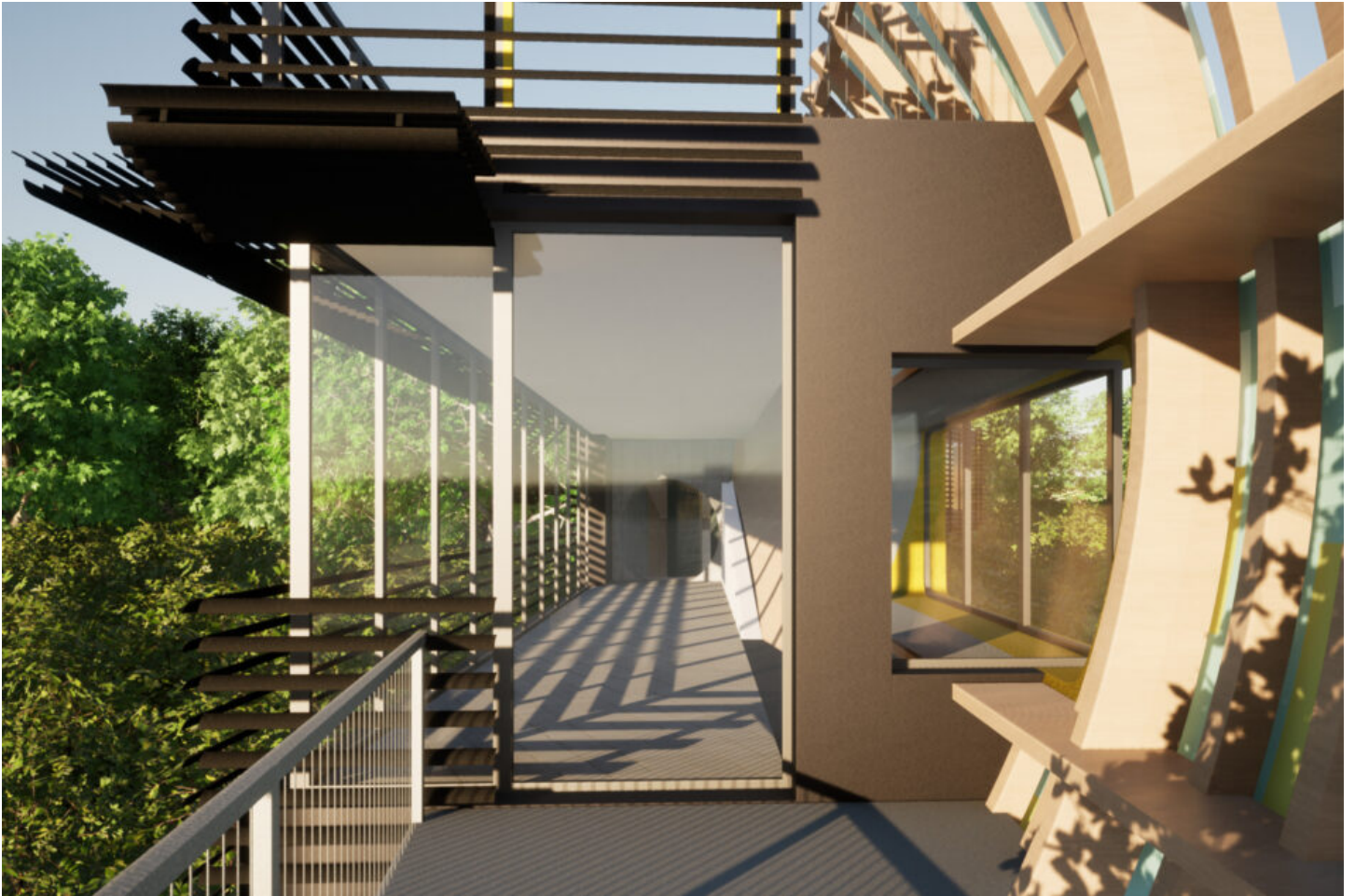


THE MODERN HOUSE



Castle Camps, Cambridgeshire
£250,000 (Freehold plot of land with planning permission)

Olmstead Green

This leafy plot with planning to build a remarkable three-bedroom house nestles in the ancient landscape of gently rolling Cambridgeshire countryside. Designed by Hawkes Architecture, the innovative plan will harness the site's historical setting next to the former RAF Castle Camps, with an architectural concept referencing the de Havilland Mosquito planes.

Living accommodation will unfurl over dynamic split-level layouts leading into 0.8 acres of surrounding gardens, which Squires Young conceived to enhance the natural biodiversity of the environment. Olmstead Green is ideally located approximately five miles from Audley End station, with services to London Liverpool Street in around 60 minutes and Cambridge lying 15 miles to the northwest. Full details of the planning documents can be found [here](#).

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The Architect

Richard Hawkes established his practice after designing his own family home, 'Crossway', in 2009. Featured on Grand Designs, this became the first Passivhaus to be completed in England. Building upon a founding ambition to pursue beautifully crafted and sustainable architecture, uniquely sensitive to its setting, the practice has continued to cement its reputation for designing isolated 'paragraph 80' dwellings in the countryside.

Environmental Performance

The proposed plans have been conceived to ensure that the house and the surrounding gardens will be incredibly energy-efficient and sustainable. The house's orientation will optimise passive solar gain to the main living spaces from expanses of southwest-facing glazing. At the same time, a well-considered ventilation and heat recovery system will encourage a pleasing internal environment. High levels of insulation, airtightness and an array of photo-voltaic panels will secure low overall energy requirements. The site's biodiversity will be enhanced with new hedgerow planting, a wildflower meadow, breeding boxes for birds, owls and bats, and a seasonal reed bed pond.

The Tour

Approached via a quiet country road, this bucolic site occupies a secluded position. A wooded access route unfurls at its eastern fringe to a beautiful, open, level plot home to MT workshops during WWII. Planning allows for an entirely distinctive house, centrally and strategically positioned within the narrower part of the site.

Inspired by the blueprint of a Mosquito aeroplane, the architects have rationalised the machine's shape and form, resulting in a design for a bold and innovative piece of architecture. External materials and colours have been considered to create a unique form respectful of its green backdrop and historical setting. A dark patina zinc finish on the external walls creates a visual recess from the more prominent timber-ribbed structure of the house, called the fuselage; pre-patinated copper cladding tiles will form a camouflage-like skin. Internal spaces will have a contemporary aesthetic, with a restrained and simple material palette and large panes of glass, allowing natural light to pour into the house.

Accommodating the narrow area of the site, the house will take on a creative, long-plan format, with a split-level design allowing the main living spaces to enjoy far-reaching views across the surrounding landscapes. A central core, or watch tower, replete with a lift, will provide circulation to the home and visually connect this fulcrum to the two distinct, angled wings of the rationalised fuselage structure.

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Exposed ribs and a rounded soffit on the southern section will make for a dramatic arrival sequence. The lower levels will provide service accommodation, with three bedrooms or studies, as well as bathrooms occupying the second and fourth levels. The kitchen, dining and living spaces will cleverly fan out along the entire third floor and be raised, so they fly above the surrounding vegetation and respond to the best views. These sociable rooms will open to a dining terrace, where galvanised metal steps will descend and connect the upper levels to the garden below. A roof terrace will provide a further wonderful spot for entertaining and relaxing.

Outdoor Space

A detailed landscaping scheme by Squires Young Landscape Architecture is included in the design. The scheme is vital to the integrated approach to the site and will enhance its sense of place.

Extending across 0.8 acres of open land, the plot is bordered by hedgerows and more mature broad-leaved trees. These will be augmented through an ambitious and varied layout comprising additional native planting, a seasonal reed pond, wildflower leas, deep grass beds, and flowering perennials to provide plenty of colour and interest throughout the seasons. These will encourage habitats for the local multifarious animals and insects and support the area's rich wildlife, including local and migratory species of birds.

Paths running parallel to the long sides of the house will connect the front and rear gardens. A parking spot, with car turning space, will lie adjacent to the front entrance, and there will be two additional parking spaces near the site's gateway.

The Area

The plot sits in a beautiful rural position surrounded by countryside, open green space and woodland. The local hamlet of Castle Camps has an excellent pub, The Oak, a lovely spot for Sunday lunch and a historic church, All Saints, originating in the 13th century. There is an active village hall with many weekly clubs.

The historic town of Saffron Walden lies around eight miles to the southwest, close to the borders of Hertfordshire, Suffolk and Cambridgeshire. The town has a broad range of independent and chain shops, including a Waitrose, an award-winning concert hall and a twice-weekly market. In addition it has a lovely selection of coffee shops, including Café Coucou and The Goat and Grass. The Restaurant on Church Street proffers elegant dining, and The Mogul offers delicious Indian fare.

Nearby Audley End House and Gardens is a popular local attraction, hosting regular events and walks throughout the year.

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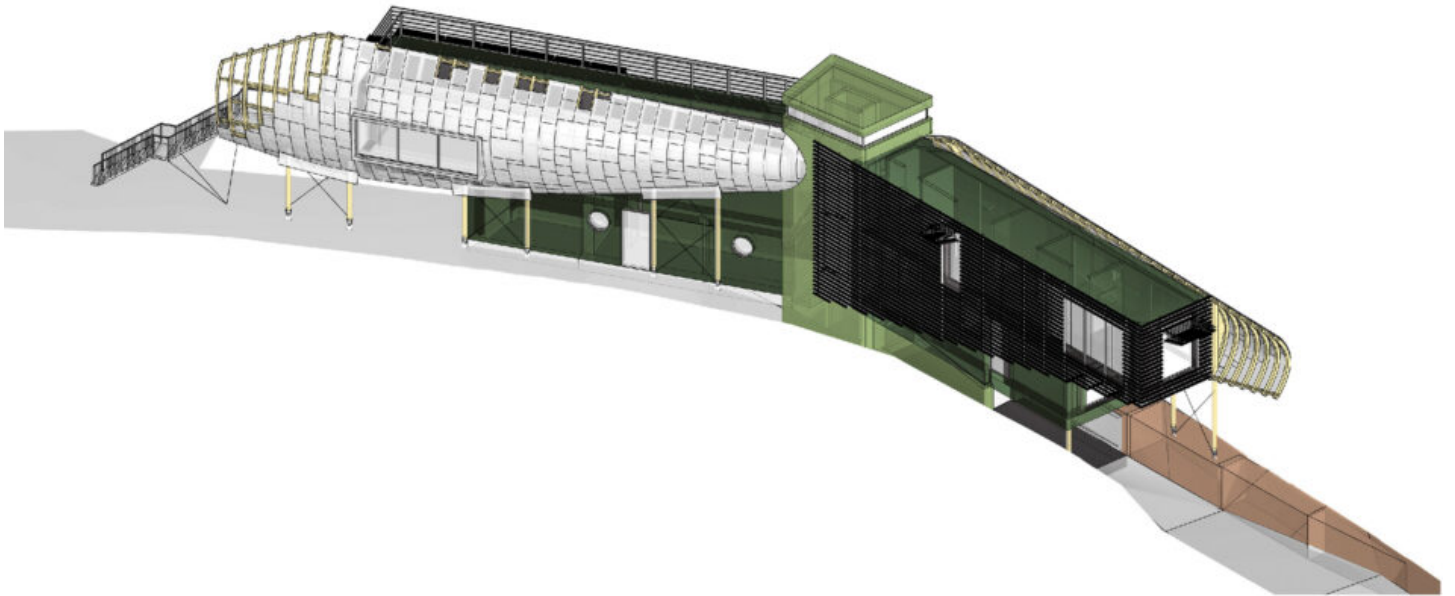
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The closest city is Cambridge (15 miles away), whilst London is approximately 45 miles to the south. There is good access via the M11 to the A1 and A14 to northern and eastern locations and the M25 for southern destinations. Two local train stations, Newport and Audley End, run services to London Liverpool Street in approximately one hour.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.