



NORTHBROOK VILLAGE – LANDSCAPE CONTEXT

The site of the former Grammar School is located within the northern limits of New Swanage, a seaside resort developed on the beach front, towards the end of the 19th century. Housing has subsequently spread inland, to the north and west.

The settlement pattern surrounding the site is a mix of largely unrelated and frequently uniform residential streets and housing estates, and has little visual connection with the locality in terms of styles and layouts. The northern suburbs of Swanage are surrounded by enclosed pastoral and arable fields of the Corfe Valley. This undulating landscape functions as an important buffer or transition zone between the land uses on the urban fringe of Swanage and the more, unspoilt landscape exhibited on the chalk ridge.

The green spaces of Days Park, Cricket Ground and the Football Club provide an important glimpse of greenery from many of the surrounding residential areas.

Ballard Down is a prominent landscape feature in the setting of the town, informs an impressive backdrop in all northerly views, most notably from the northern suburbs of Swanage and in the wider perspectives, from the seafront.

The site is that of the former Grammar School and comprises the following built elements:-

- The main two-storey building, located on the highest part of the site, on its southern margin
- Adjacent paved areas, finished in tarmac, to the south of the School building
- To the east of the School there is a disused tennis court built on a level terrace
- Temporary timber classrooms and an outbuilding on the north of the School
- An outdoor swimming pool and paved surround enclosed by chainlink fence, Cypress tree screen, located on the eastern boundary of the site
- The natural contours of the site indicate a slight fall from south to north on a gradient of approximately 1:80.

The whole of Swanage falls within the Dorset Area of Outstanding Natural Beauty and is thus formally recognised as being part of the landscape whose natural beauty is of national importance and high landscape value.

The site is not at risk of flooding, being outside Zones 2 and 3. Development could increase surface water run-off which needs to be dealt with by way of sustainable drainage to avoid flooding elsewhere.

The site is of poor ecological habitat, comprising large buildings, tarmac, improved grassland and Fir trees. There is evidence of Bats roosting in the roof of the former School building.

The site is a fairly short level walk into the town centre. It can also be accessed by vehicles, without any major works to existing roads, which have sufficient capacity.

The former Grammar School site has been assessed by the Local Planning Authority as having limited overall impact if developed. No other site, so far identified, would result in less impact, if developed.

The site is currently allocated in the Purbeck Local Plan for redevelopment for holiday accommodation, educational or community use, subject to the retention of the main building on the site and the provision of any necessary highway improvements. Close examination of the building indicates that it's conversion to alternative uses is unlikely to be economically viable or sustainable.

Northbrook Village, Swanage







NORTHBROOK VILLAGE, SWANAGE

A Community Extension To Meet The Needs Of The Area (Scheme A)



A mix of both market and affordable housing comprising 68 family houses and 18 flats.

A minimum 60 bed Care Home to replace bedspaces lost in Swanage. This will release family houses for sale/rent. The design will echo the former Grammar School. This form would provide scope to relocate Bats currently roosting in the Grammar School.

A Care Home would generate about 60 jobs for local people, improving further the sustainability of the proposal.

Local Equipped Area for play

Pedestrian friendly layout of dwellings, the design will reflect the distinctive character of Swanage and the Purbeck Hills

Significant landscaping will mitigate visual impact when viewed from Ballard Down

Enough car parking will be discreetly located in courtyards with passive surveillance

Anticipated Contributions

Open Space/Community: It is anticipated that developer contributions will be put towards the provision of additional facilities, preferably at Swanage and Herston Football Club where they would provide benefits for the residents of the town and Northbrook Village.

Dorset Heathlands: These are recorded as being of International significance for Nature Conservation and all development within 5 km. is cumulatively considered to cause harm to these sensitive habits. This site lies within 5 km. and a financial contribution towards mitigating the harm is to be anticipated.

Transportation: Contributions towards the Purbeck Transport Scheme should be used locally and to enable public transport improvements.

Sustainable Development

- Passive solar design
- Construction materials and labour to be locally sourced where possible
- High insulation standards
- Low energy lighting
- Power from renewable sources
- Dual flush WCs
- Sustainable drainage



NORTHBROOK VILLAGE, SWANAGE

A Community Extension To Meet The Needs Of The Area

(Scheme B)

A mix of both market and affordable housing comprising 80 family houses and 20 flats. This concept envisages modern, sustainable designs to reflect the Purbeck vernacular. Some roof spaces might permit access by Bats.

Local Equipped Area for play

Pedestrian friendly layout of dwellings, the design will reflect the distinctive character of Swanage and the Purbeck Hills

Significant landscaping will mitigate visual impact when viewed from Ballard Down

Enough car parking will be discreetly located in courtyards with passive surveillance

Anticipated Contributions

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Sustainable Development

Construction materials and labour to be locally sourced where possible
 High insulation standards
 Low energy lighting

Power from renewable sources
 Dual flush WCs
 Sustainable drainage

