

TESS SQUARE & BUTTS CLOSE, MARNHULL

DESIGN AND ACCESS STATEMENT

MAY 2023



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TESS SQUARE AND BUTTS CLOSE

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INTRODUCTION AND CONTEXT

This Design and Access Statement (DAS) accompanies the hybrid planning application consisting of:

Tess Square:

- A full planning application for a mixed-use development comprising a food store, office space, café, and mixed-use space for E class uses (e.g. estate agents, hairdresser, funeral care, dentist, vet), and 2x2-bed flats. Plus a main parking area with 137 parking spaces, as well as 7 extra spaces in the existing surgery car park, a new parking area with 30 parking spaces for St. Gregory's Church and St Gregory's Primary School, landscaping and associated engineering operations, access arrangements, on land west of Church Hill, Marnhull, and

Butts Close:

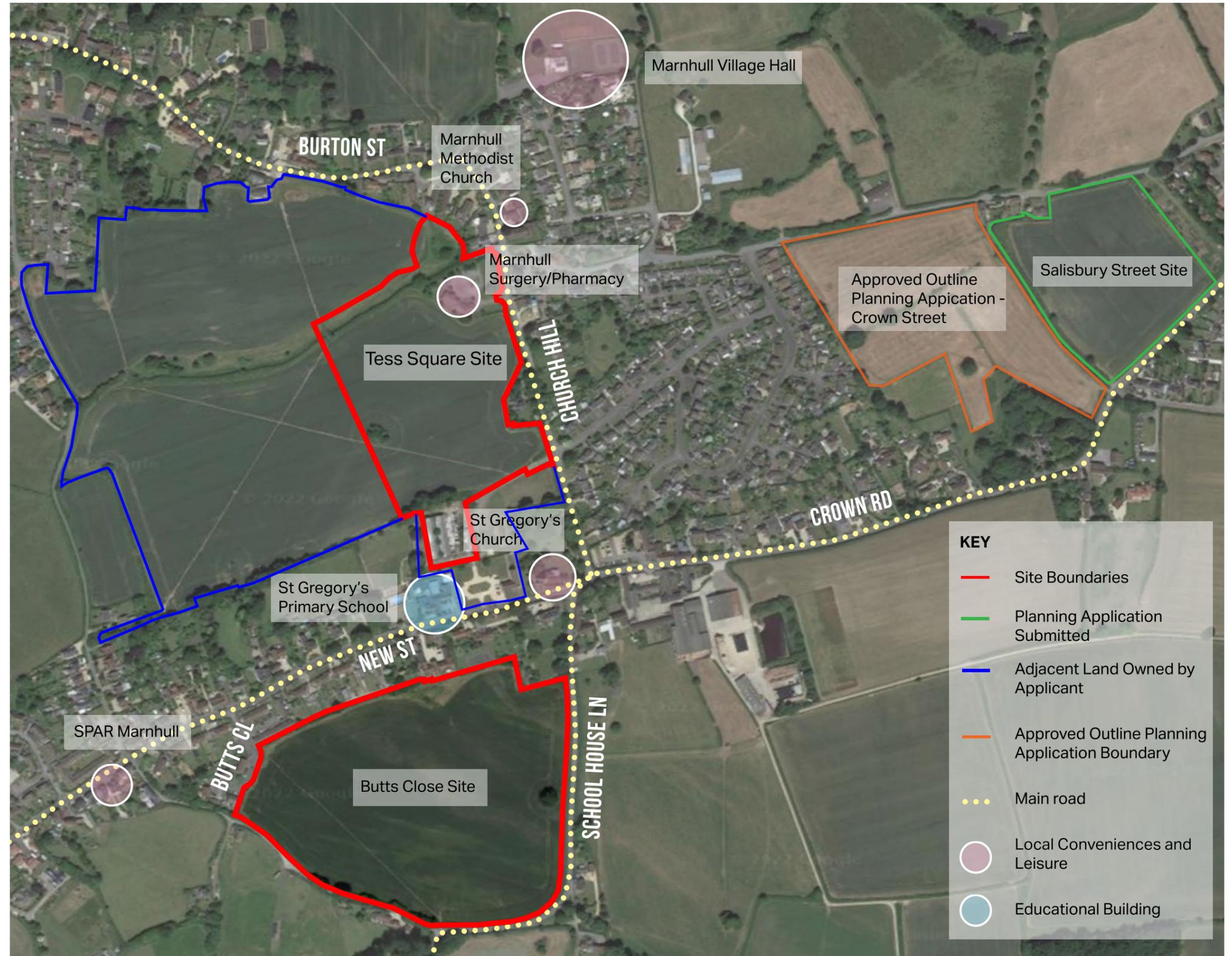
- Outline planning application with all matters reserved except for access for up to 120 dwellings on land off Butts Close and Schoolhouse Lane, Marnhull.

The two proposed sites are situated in Marnhull, a village settlement located towards the northern end of Dorset. Marnhull evolved from several hamlets that conjoined over time to form the village we see today. This has left the central part of the village open and surrounded by three dispersed centres containing public facilities.

This application seeks to provide 122 much needed homes, primarily family housing, and a new community focal point for the village in 'Tess Square'; containing a range of uses that fulfils the existing needs of the village, as well as providing additional facilities to serve the growing population of Marnhull.

As illustrated in the aerial photograph opposite, the sites for the proposals are located in the heart of the village and are therefore convenient to access for most residents in Marnhull. Recently approved residential developments in and around the village will both need and support the proposed retail and commercial offers, and will be able to access and enjoy the newly opened green spaces.

A full package of proposed drawings and supporting information accompanies this application.



KEY	
—	Site Boundaries
—	Planning Application Submitted
—	Adjacent Land Owned by Applicant
—	Approved Outline Planning Application Boundary
...	Main road
●	Local Conveniences and Leisure
●	Educational Building

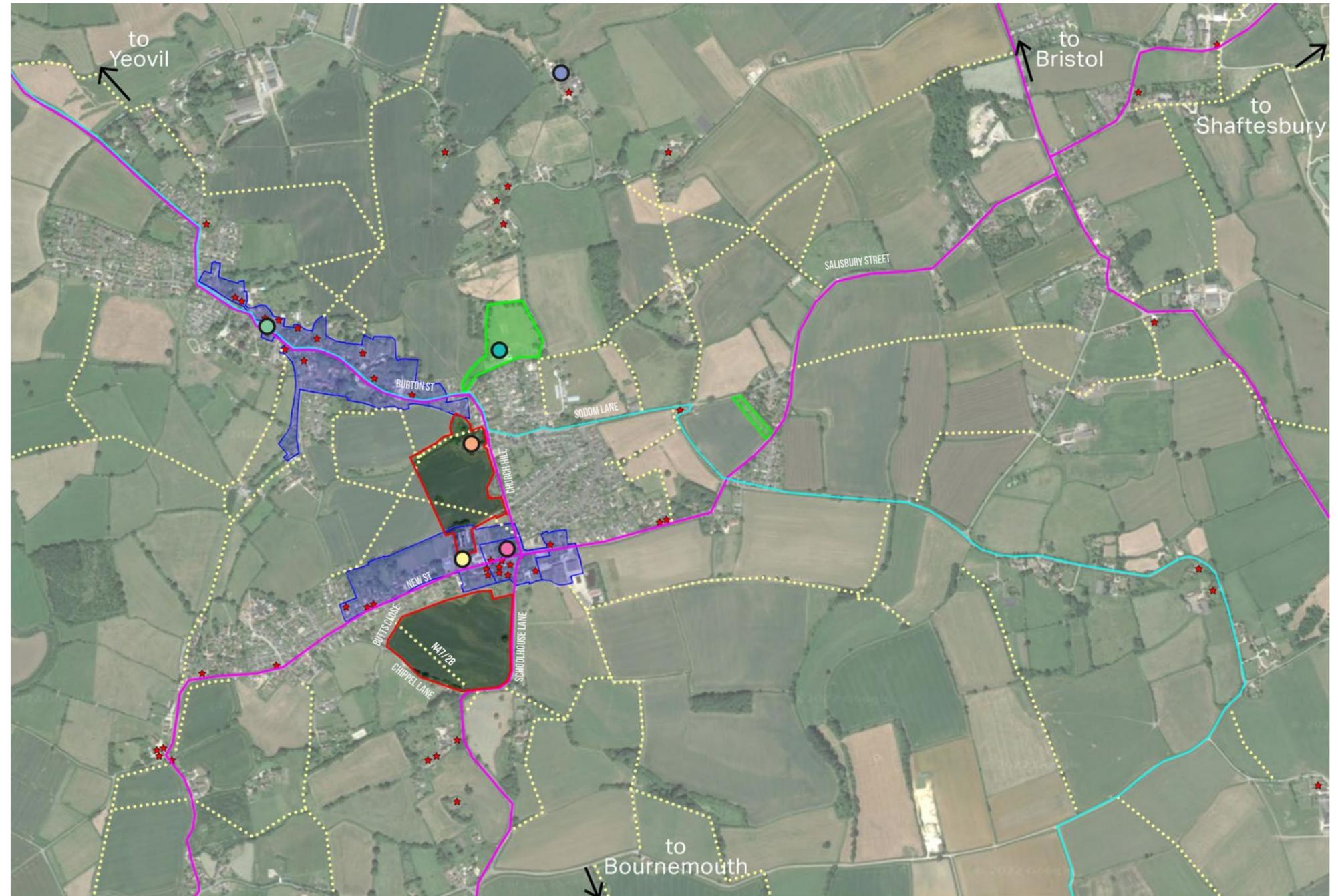
WIDER CONTEXT

The Right of Ways N47/28 passes through the Butts Close site from Chippel Lane towards the West, and connects to the N47/29 footpath at Butts Close.

The N47/30 passes westwards through the Tess Square site from the Surgery car park and connects to the N47/33 (north of the site boundary). The N47/31 runs through the southern part of the site towards St Gregory's Church.

The Butts Close site sits at a comfortable 1 mile walk from Burton Street, where there is a day-to-day convenience store, post office, hairdresser and pub. Approximately 0.7 miles from the site, is the Marnhull Village Hall with its associated recreational and sports facilities, a car garage, pharmacy, surgery and churches. Two primary schools and the North Dorset Cycleway are also in close proximity.

-  Listed Buildings
-  Main Roads
-  NCN 253 National Cycle Route
-  Site Boundary
-  N47 Footpaths
-  Green Spaces
-  Conservation Areas
-  Marnhull Surgery
-  St Mary's Primary School
-  St Gregory's Primary School
-  Village Centre Shopping
-  Marnhull Village Hall
-  St Gregory's Church



SITE LOCATION



- Planning Application Boundary
- Applicant's Ownership Boundary

TESS SQUARE



SITE PHOTOGRAPHS



SITE PHOTOGRAPHS





IMMEDIATE CONTEXT



Marnhull Methodist Church



Marnhull Surgery and Pharmacy, located within the site boundary



Traditional stone house abuts pavement



Dwelling close to the site boundary



St Gregory's Church



St Gregory's Primary School



ARCHITECTURAL CONTEXT

Housing in the village is typified by the use and inclusion of:

- Locally-quarried Marnhull stone
- Predominantly slate roof tiles
- Blank gable ends
- Brick chimneys
- Half dormers
- Roof pitches of 40 and 45 degrees
- Lean-to single-storey 'additions' at the ends of taller buildings
- Relatively small windows
- Buildings sitting tightly against the back of pavement or on the road edge



CHARACTER STUDY - MARNHULL

WINDOWS / OPENINGS



DETAILS



CHIMNEYS



ROOFS



CHARACTER STUDY - DORSET AND SOMERSET FARMS

WINDOWS / OPENINGS



DETAILS



CHIMNEY



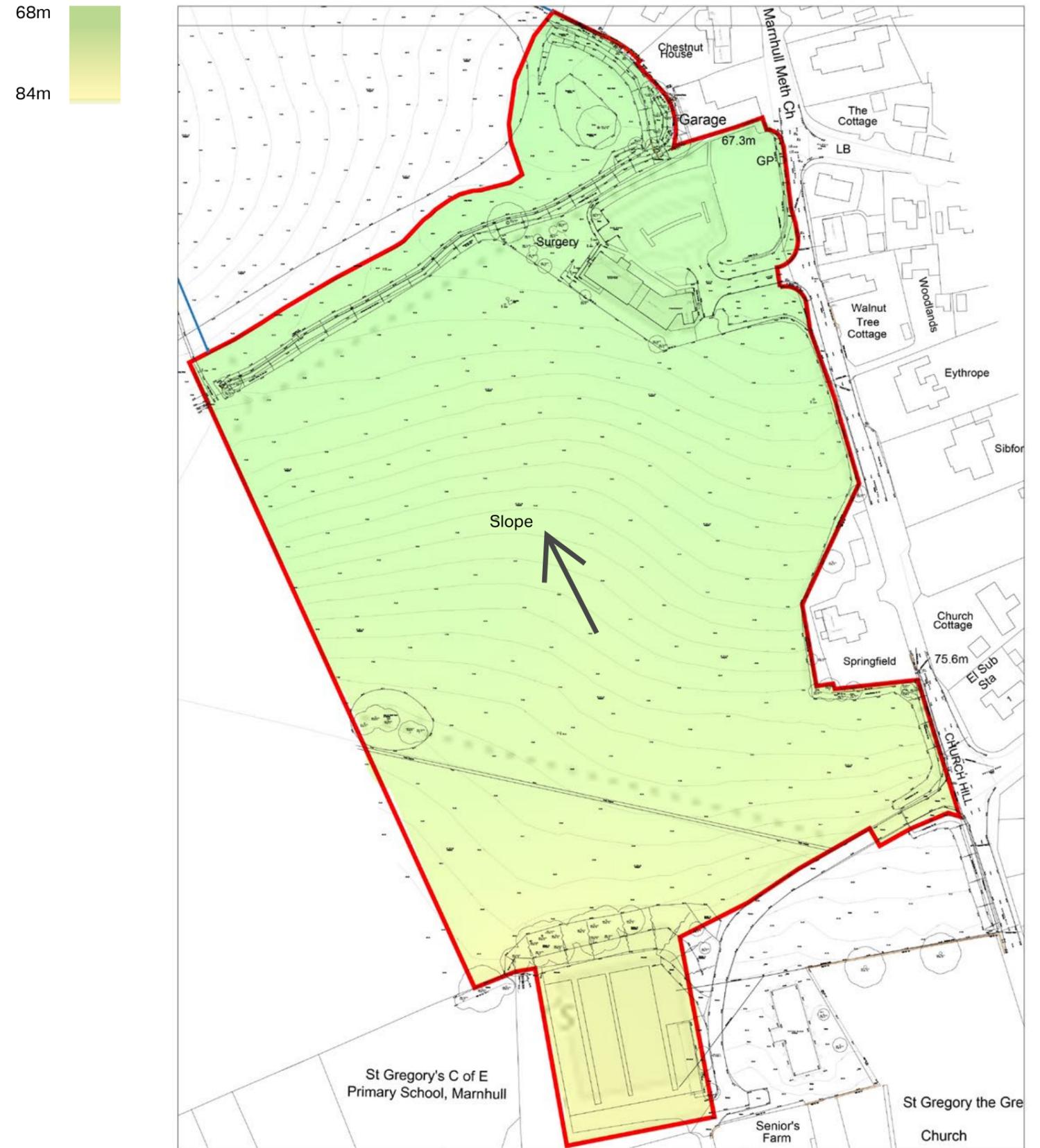
ROOFS



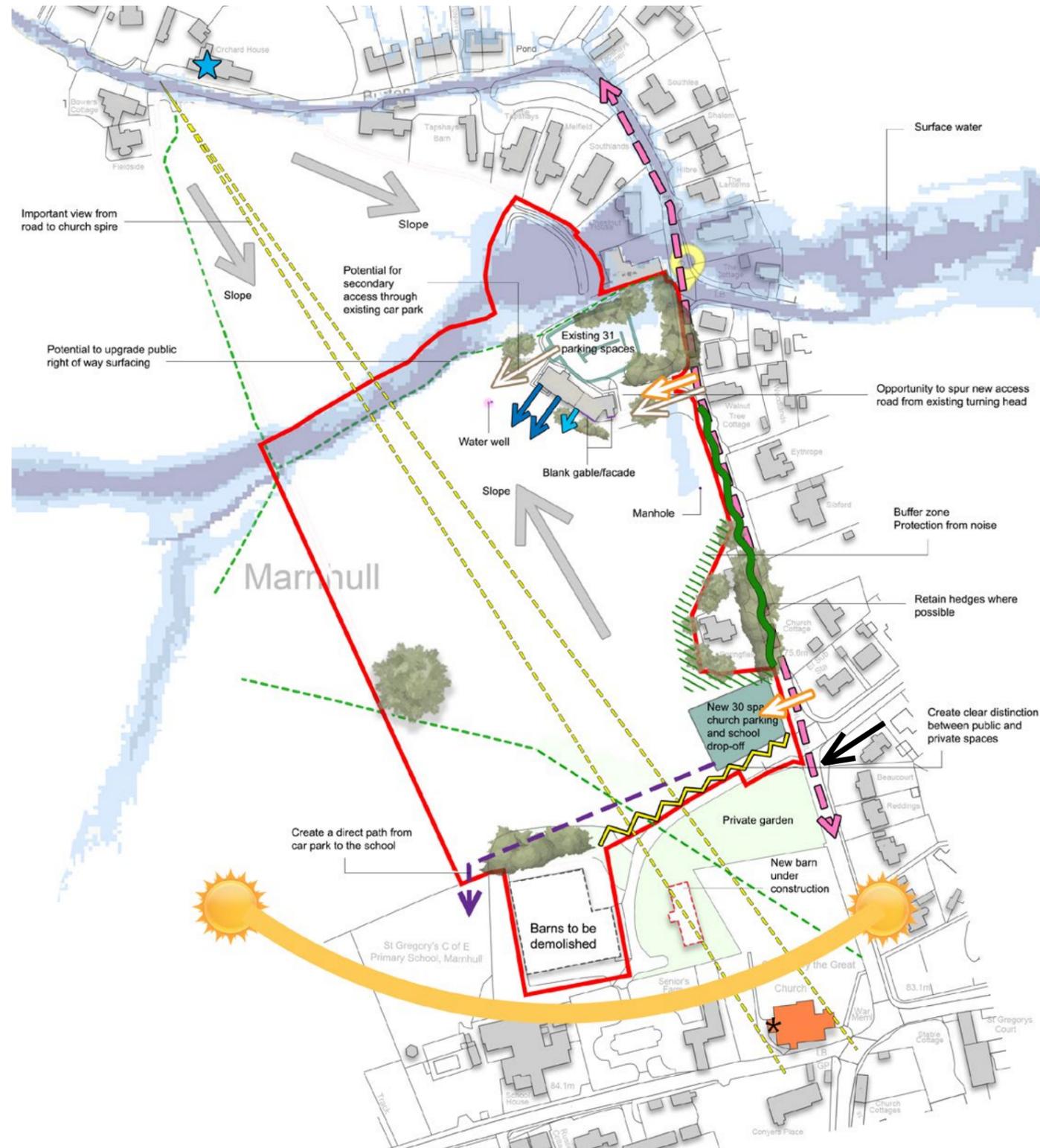
TOPOGRAPHIC SURVEY

A full 3D topographic survey was undertaken of the application site and immediate surroundings, which accompanies the planning application.

The ground falls in level south to north towards the existing ditch along the north boundary.



OPPORTUNITIES AND CONSTRAINTS



- - - Public Right of Way
- Site Outline
- Major view from pharmacy
- Minor view from pharmacy
- Church
- ✱ Church spire (major view)
- ↔ Main road
- Indicative proposed main vehicular access
- Indicative proposed main pedestrian access
- ★ Listed Buildings

Constraints

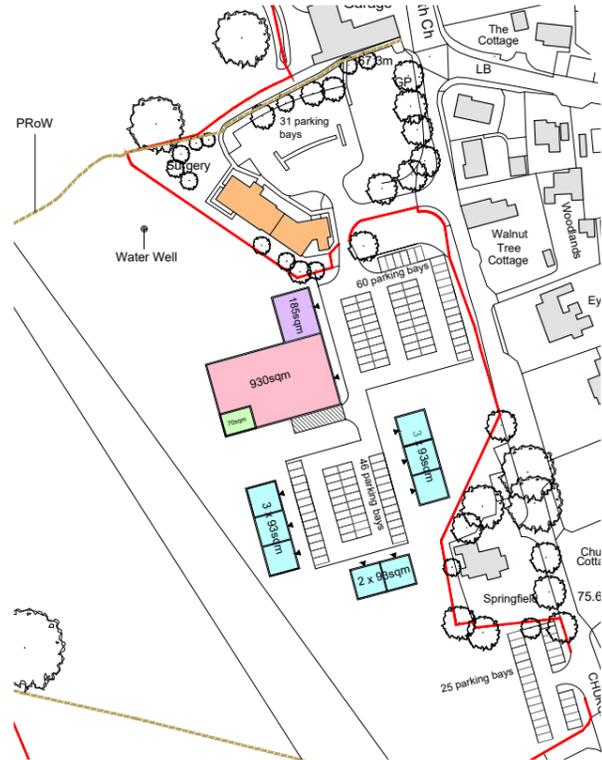
- There are areas at risk of flooding nearby – surface water drainage strategy required
- Existing dwelling on eastern boundary will require a buffer to development with respect to noise and privacy, although well screened by trees
- Maintain view from Burton Street to Church Spire, keep clear of development
- Public Rights of Way cross the site, avoid diversions where possible. Footpath to north of the Surgery is particularly relevant.
- Retain existing hedgerows and trees where possible
- Respect privacy of ground floor consultation rooms to rear of the Doctor’s Surgery – landscape screening may be required.
- The site slopes down to the area of flood risk to the north of the surgery.
- There are at least 2no existing manholes on the proposed development site for the commercial centre – drainage runs will need to be investigated.
- There is an existing water well to the rear of the Doctor’s Surgery. This is to be retained and the layout should accommodate into proposals.

Opportunities

- Potential for access from existing access road to Doctor’s Surgery and Pharmacy and through the existing car park. The proposed school car park could be accessed from Church Hill.
- Opportunity to reinstate a traditional water well into the proposals within a public space.
- The existing Public Right of Way to the north of the surgery helps to link the proposed site into the wider context.
- Provide a clear separation between the private gardens to Seniors Farm and the Public Open Space to the south of the site. Opportunity to use landscape to reinforce this boundary and to provide a clear link between car park and the school.
- The proposals can benefit from rural views across the fields to the west.
- Opportunity to position Public Open Space within the view cone to St Gregory’s Church, as well as the western portion of the site.

DESIGN DEVELOPMENT

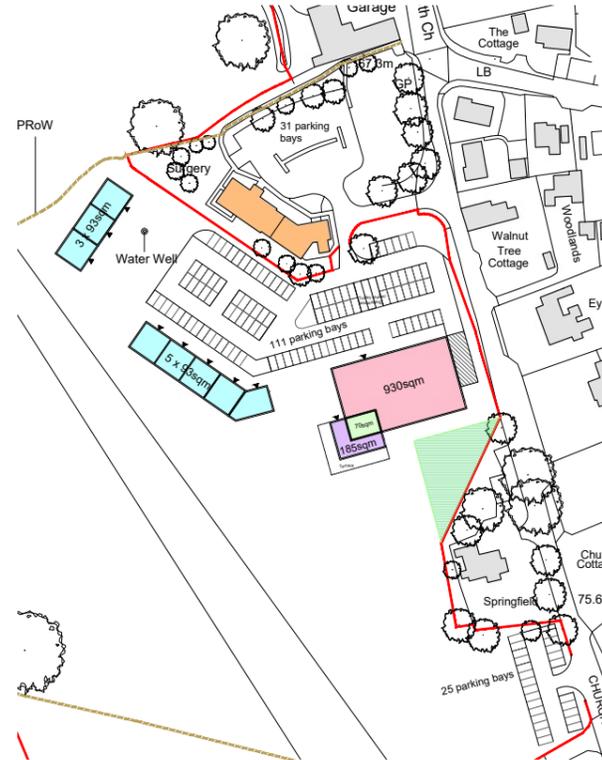
OPTION 01



OPTION 03



OPTION 05



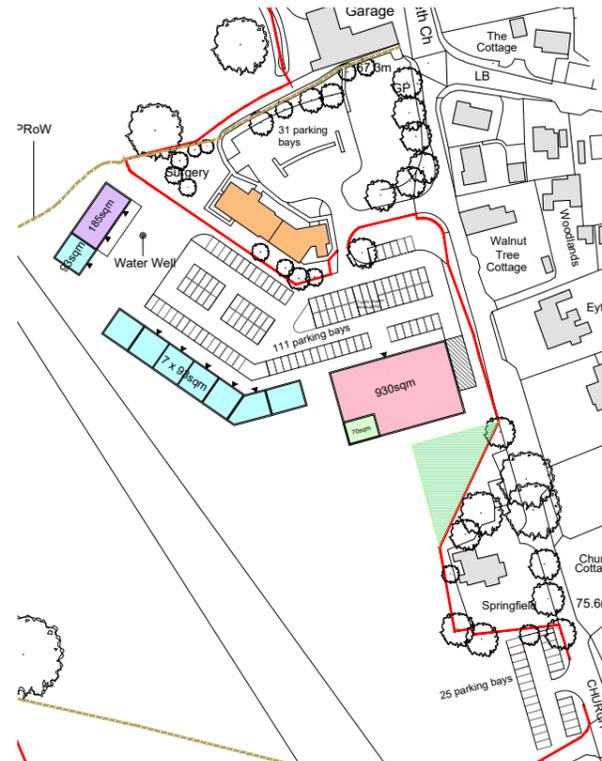
OPTION 02



OPTION 04



OPTION 06



A variety of uses and approximate sizes were initially agreed with the applicant and we assessed a range of zoning options that took into consideration the various site opportunities and constraints. These design options looked a different ways to organise the building and parking areas on the site, with key considerations including;

- Points of vehicular access and position of building entrances, including service access
- Relationship of proposed built form to the existing context of existing buildings and trees/hedges
- How the existing geometry of the Doctors Surgery and Pharmacy building relates to the proposals
- Legibility and visibility of the proposed uses from access road and approach
- Some uses to benefit from beautiful countryside views
- Forming a sense of enclosure with the proposed buildings around public spaces
- Distribution and positioning of car parks to provide convenient customer access
- Maintaining a view corridor from Burton Street through to St Gregory's Church tower
- Incorporation of existing water well into the scheme – preferably within a public space
- Incorporation of existing Public Right of Way, complimented with additional pedestrian routes

Having assessed the pros and cons of each layout against the criteria above, Option 06 was selected to develop further since on balance it addressed the key objectives most successfully. In particular, the separate cafe with outdoor seating surrounding the existing water well and relationship with existing Surgery building was particularly favourable. This option had a large combined car park in the centre of the scheme with commercial units fronting the shared parking area. It would be particularly important to break up the large car park with trees and landscape features as we developed this option.

	930sqm Convenience Store		Services
	8 x 93sqm Business Units		Existing Surgery and Pharmacy
	185sqm Cafe		Existing Buildings
	1 x 2 bed flat (approx. 70sqm)		Potential area of land gifted to Springfield

DESIGN DEVELOPMENT

OPTION 6A



OPTION 6B



DEVELOPED OPTION 6A



Both options have been developed by adding landscape features and trees to retain a rural aesthetic. Option 6A provides a footpath leading towards the Public Open Space, which splits the business units into two separate buildings. Option 6B creates a more enclosed space within the car park. The building forms used on Option 6A were preferred, this was developed focusing on rationalising the car park and providing a better position for the public green space to form the site layout below.

While elements of this layout were coming together, having studied local traditional farm layouts as a source of inspiration, we decided to make some significant changes to the geometry and particularly the form of the food store and position of the car park. Traditional Dorset farms tend to be laid out in a very orthogonal geometry, often around courtyards, with a preference for simple rectangular building forms and 90 degree angles. Therefore, since the scheme looks to incorporate the existing Doctors Surgery and Pharmacy building, the geometry of this should be used to set out an orthogonal series of buildings around courtyards and parking areas. The client also wanted to increase the size of the food store and incorporate an internal courtyard within that building structure.

- Business Units
- Convenience store
- Flat above convenience store
- Cafe
- Existing surgery and pharmacy



- Business Units
- Convenience store
- Flat above convenience store
- Cafe
- Existing surgery and pharmacy



PROPOSED DESIGN STRATEGY

KEY

- █ Site Boundary
- ⋯➤ Proposed Pedestrian Access
- Proposed Vehicular Access
- ⋯⋯⋯ Proposed Public Footpath
- - - Existing PRoW
- █ Food Store and Business Units
- █ Car Park Areas
- █ Hard Landscaping

The proposed design strategy has been developed through many iterations and refinement of the overarching desire of the applicant to create an attractive destination development that will significantly enhance the retail and commercial facilities available to Marnhull's residents, together with opening up to public access large areas of open green space for amenity and recreation.

To ensure the proposed buildings and landscape will sit comfortably in their rural village setting on the edge of open green space, the layout and building design have drawn their inspiration from heritage-agricultural-farm building typologies and arrangements. These typologies, and their arrangements in layout, have been used to create a range of enclosed and semi-enclosed courtyards, providing space for parking, outdoor dining, safe pedestrian circulation and an attractive setting for each of the proposed buildings.

The primary design principles for the layout and arrangement were to:

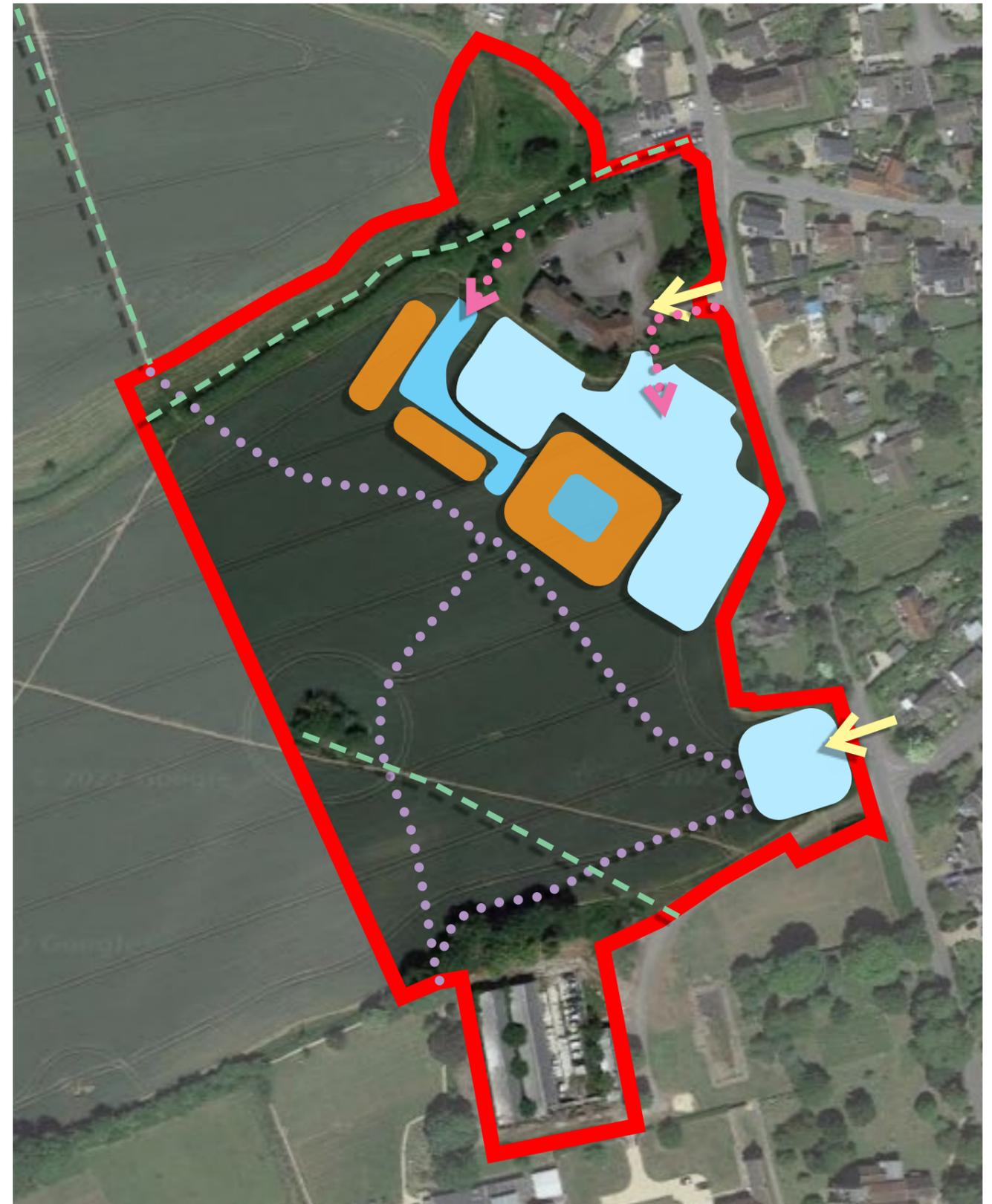
- locate development as close to Church Hill as possible to maximise area of retained open green space

- minimise visual impacts the proposed buildings will impose on the green open spaces to the south and west
- minimise area and visual impact of new vehicular access and parking
- incorporate Doctors' Surgery buildings into the layout geometry to legitimise its currently 'abstract' orientation
- maximise pedestrian access to the newly opened green spaces
- encourage and support the use of non-car modes of transport to, from, and around the site
- provide safer and more attractive drop-off facilities for parents bringing children to St Gregory's school
- create an attractive 'destination' retail and commercial centre benefiting from the newly accessible green spaces

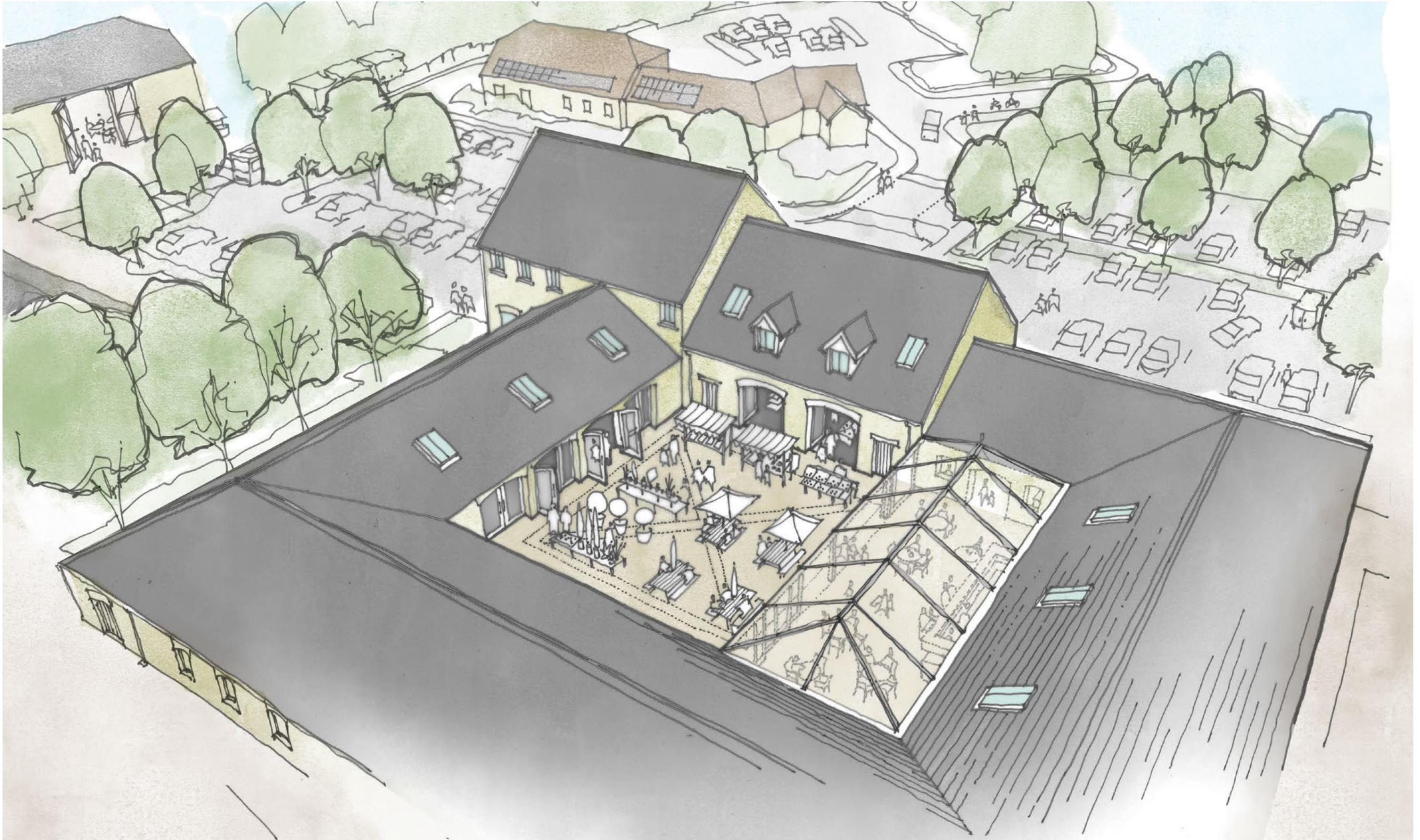
The proposals also include the removal of existing agricultural sheds at the southern edge of the proposals site, which will improve the visual setting of the listed farm house and church, which lie to the south and southeast of the proposals site.

The primary retail offer is located front-and-centre to visitors arriving from Church Hill via the Doctors' Surgery car park, the entrance of which is accommodated in the tallest and most visually prominent of the proposed buildings. This building forms the first of two visual and functional 'anchors', around which sits the remainder of the proposed buildings. The second of these two anchors is the café/restaurant located in the 'threshing barn', at the north-west end of the proposals. The remaining buildings form fully and partially enclosed courtyards, providing space for parking courts, outdoor retail spaces and outdoor dining spaces. The proposed buildings will screen most of the proposed car parking from views back towards the proposed development from the open space to the west. Strategic gaps between the buildings on their south-western edges will allow and encourage visitors to move from the development to the newly accessible green spaces to the south and west.

When viewed from the green open spaces, and from further afield from the south and west, the proposed buildings will appear as a grouping of rural, agricultural farm buildings, built in natural local materials, and entirely appropriate to their setting.



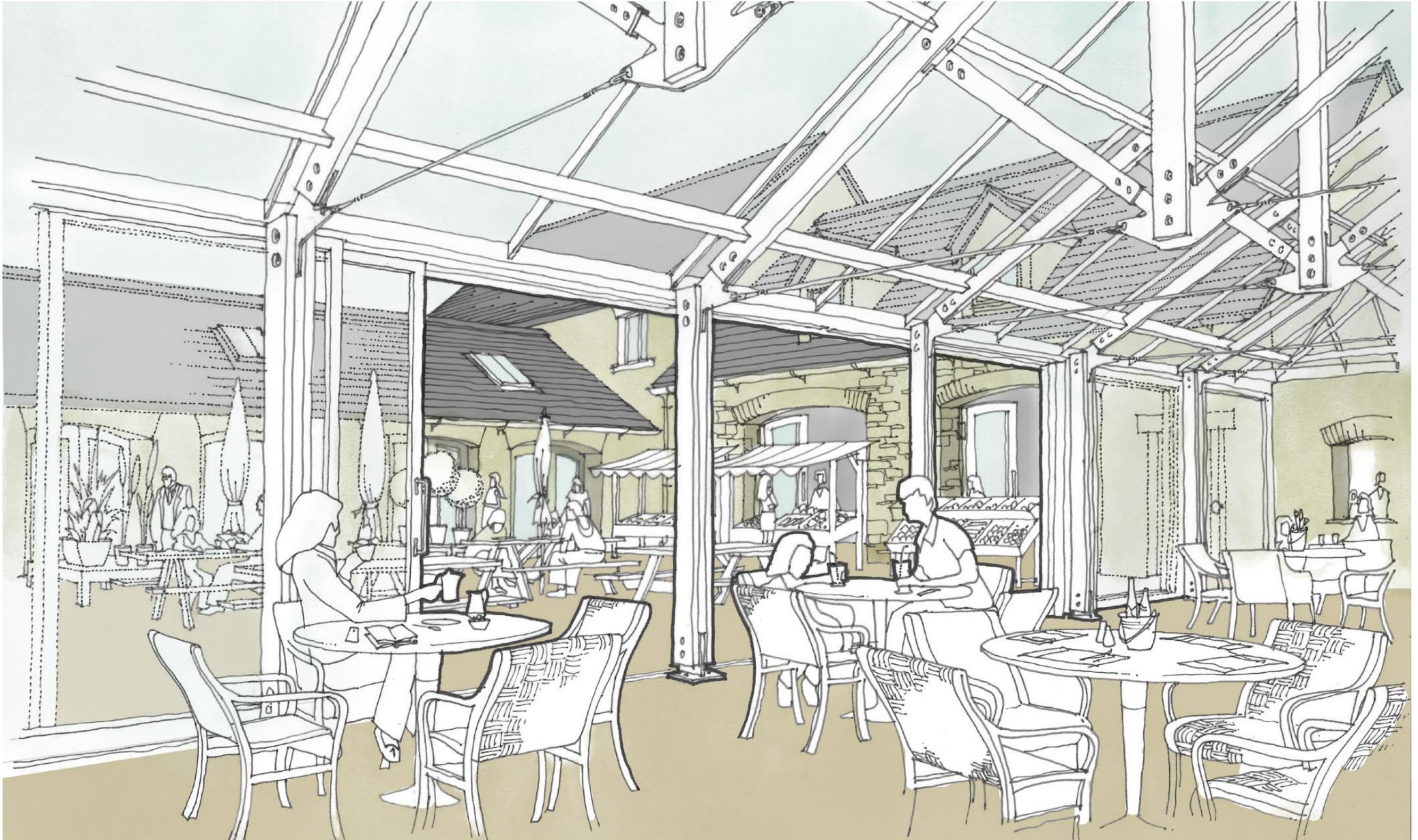
SKETCH OF FOOD STORE



SKETCH OF CAFE AND BUSINESS UNITS



SKETCH OF INTERNAL COURTYARD TO FOOD STORE



PROPOSED SITE LAYOUT



Ground Floor Plan



Roof Plan

LANDSCAPE STRATEGY

The Landscape strategy proposes a high quality scheme which will reconnect green infrastructure, provide new and enhanced wildlife habitats and offer public amenity and safe circulation between proposed buildings and existing local buildings. The public realm and car park will be enhanced with new trees and landscape planting to create a pleasant environment to these spaces.

The site is broadly divided into two areas, comprising the high quality building frontage and its associated landscaping, and more natural open space to the west of the site.

The western portion of the site will be a naturalistic open space characterised by native planting, including a new mixed native hedgebank along the western boundary which broadly follows the historic field pattern. Overall site design and new tree planting in this open space has been sensitively located to maintain views through to the church tower.

A five metre buffer to the existing hedge on the northern boundary maintains the existing wildlife link and bat corridor and is further enhanced by additional native tree planting. Species rich grassland & wildflower meadow provide visual interest and enhance biodiversity in the green space to the south.

The attenuation ponds and swales provide sustainable drainage for surface water run-off, as well as providing visual interest, creating new habitats and enhancing biodiversity.

The proposed self-binding gravel paths that cross the open space link key access and desire lines and deliver inclusive routes with gradients of 1:20 or shallower. Additional mown paths provide more direct but slightly steeper routes, while maintaining the route of the existing public footpath.

A new Yew hedge is proposed along the southern boundary, as well as bordering the area of the existing barns, which will be restored to a private garden. Planting along the eastern boundary consists of native trees within amenity grass and bulb planting.

A stepped path leads from the open space to a central focal point that leads into the shop frontage public space. This focal point provides the opportunity for retaining structures to incorporate seating and the planting of shade loving species.

High quality paving and soft landscaping links the shop and building frontages and also provides opportunities for visitor cycle parking and seating. A mix of insect and bird attracting shrub and herbaceous planting, along with further tree planting provides all year round visual interest.

The proposed café provides the opportunity for more formal seating and tables, with an area of less formal seating to the rear of the café with views over the proposed ponds.



Grey natural stone paving to public spaces



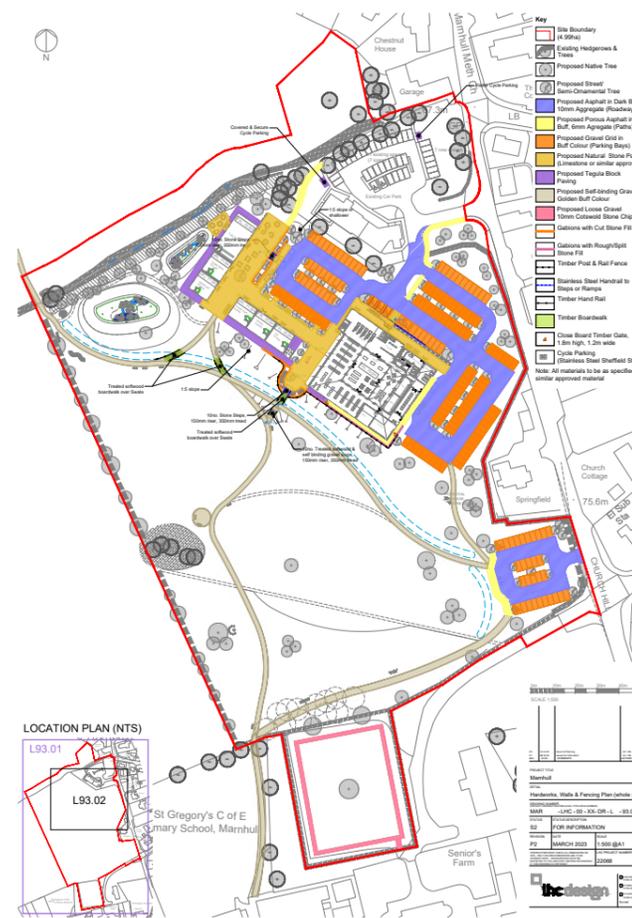
Proposed Gravel Grid in Buff Colour (Parking Bays)



Gabions with Cut Stone Fill



Proposed Tegula Block Paving



Gabions with Rough/Split Stone Fill



Proposed Self-binding Gravel in Golden Buff Colour



Planting in the gabions adjacent to the cafe will be a mix of herbaceous, grasses, shrubs and trees of a birch variety.

ACCESS AND TRANSPORT

This planning application is accompanied by a detailed Transport Statement, prepared by Paul Basham Associates; document ref: 106.0026/TS/2. Please refer to that document for full details of the traffic impact studies, proposed parking provision, servicing access, access/egress visibility splays, and swept path analysis.

The following is a summary of the key points in that Transport Statement where they relate to the layout and design and of the proposed commercial centre in respect of vehicular access, and sets out the design principles of the pedestrian access to and around the site, and to the building entrances.

The primary vehicular access to the proposed development is off Church Hill, via the Doctors' Surgery's existing car park and its junction to Church Hill. Pedestrian and cycle access to the commercial centre is broadly level, with multiple points of entry, from Church Hill, and from the surrounding open space via multiple new foot paths created in the green open spaces to the north, west and south of the proposed buildings. The proposed car park for St Gregory's Primary School and St Gregory's Church is also accessed off Church Hill, via a newly created access point. The proposed car park and connecting footpaths for St. Gregory's Church and School will provide new and safer parking and drop-off facilities for those buildings.

The commercial centre's car parks are arranged to minimise walking distances to the building entrances, and to and the key outdoor amenity spaces. The car parks and approaches to the building entrance generally follow the gentle slopes of the existing topography; where level changes between the car parks and building entrance are necessary, ramps and steps compliant with Approved Documents Part K and M are provided, with the necessary handrails and landings. Once pedestrians have moved from the car parks to the pedestrian areas, they will be able to move safely around and access all building entrances and outdoor amenity spaces without crossing any vehicular access roads.

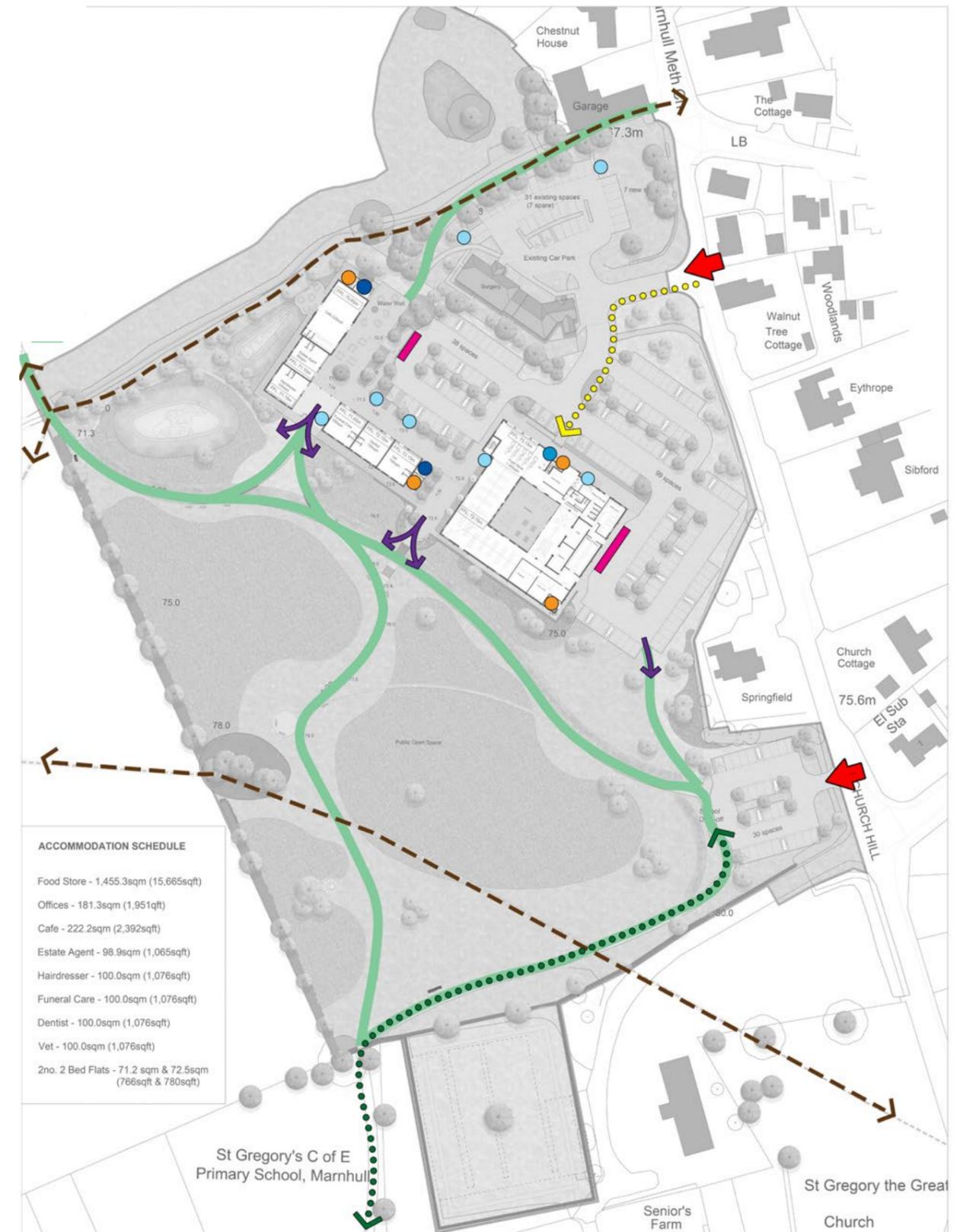
External paving immediately in front of building entrances will be level, and all building entrances will have level thresholds, in compliance with Approved Document Parts K and M.

Landscape proposals for the green open spaces include paths with multiple connections to the school, church commercial centre, Public Right of Way paths and to the village. The proposed paths also provide a circular circuit in the open space for exercise, dog walking, and access to the green spaces. The proposed paths and the destinations they connect, will encourage the use of non-car modes of transport to and from the village. The arrangement of the proposed buildings and the gaps between them provide ample and convenient access from the commercial centre to the open green spaces, increasing the pedestrian connectivity.

Public visitor cycle parking hoops are provided in multiple locations, close to building entrances and to the access points to the green open spaces, including 10 that are sheltered from the elements within the covered walkway between business units. Secure staff cycle parking spaces for the various uses are enclosed within the two lockable lean-to ancillary buildings at either end of the business units.

It is anticipated that the appeal of the newly accessible green spaces and the 'draw' of pedestrian and cyclists to those green spaces, will increase the footfall to the commercial centre businesses, thereby contributing in an environmentally sustainable way to the commercial success of the proposed development.

-  Primary vehicular access from Church Hill
-  16 staff cycle parking spaces
-  2 residential cycle parking spaces
-  52 public cycle parking spaces
-  Pedestrian links from commercial centre to green open spaces
-  Service vehicle parking bays
-  Refuse storage locations
-  Primary pedestrian access from Church Hill
-  Pedestrian link from school drop-off/ parking to school
-  Existing Public Rights of Way (PRoW)
-  Pedestrian routes around and through green open spaces



TYPOLGY DIAGRAM

CART BARN AND ANCILLARY STORAGE BUILDINGS

Simple single-storey cart barns and storage buildings forming a fully enclosed courtyard. Outward facing elevations primarily 'solid' with buttress walls and smaller window openings; inner elevations to the courtyard more open with mix of arched openings, single doorways, and windows of varying sizes. This accommodates the primary retail store sales areas and back-of-house storage, plant, refuse, kitchen, and staff facilities. Roof spaces will be 'open', with vaulted ceilings, exposed timber trusses, and use of conservation style roof lights.



Facades facing the open green spaces to the west and north are primarily 'solid' with buttress walls and smaller window openings, courtyard elevations (facing parking square and pedestrian areas) comprise support posts/columns 'infilled' with fully glazed shop fronts. These accommodate the smaller, flexible use, commercial units. Roof spaces will be 'open', with vaulted ceilings, exposed timber trusses, and use of conservation style roof lights.

ANCILLARY LEAN-TO SHEDS

In materials matching their 'parent' buildings. These accommodate cycle parking with Sheffield stands for security and some refuse storage.



DOVE COTE

Traditional dove cote, marking the open gap below where pedestrians can walk through to the open green spaces to the west.



THRESHING BARN

Traditional 'threshing barn', 2-storeys high, with mostly solid facades. A large, full-height 'cart' entrance is centred on the courtyard elevation, and lower, smaller openings either side. The pitched roof is half-hipped and will be open/vaulted inside with exposed timber roof trusses. This 'barn' will accommodate a café/restaurant with outdoor seating in the south-facing courtyard, and on the northern side with views out across the green open spaces to the north and west.



ENCLOSED COURTYARD

Fully enclosed courtyard surfaced with mix of heritage-agricultural materials such as granite sets, stable paviers, redbrick paviers and resin bound gravel. This is a flexible space and could accommodate a range of uses such as garden-centre style sales space, outdoor dining/café seating, food stalls, outdoor showroom space for garden furniture sales. This space is accessed through the primary retail unit.



CARRIAGE HOUSE WITH HAYLOFT

Subservient to the Dairy but similarly detailed, 1 and a half storeys, with stone-arched 'former' carriage entrances and 'former' dormer-roofed hayloft doors. This accommodates part of the primary retail store and the post office on the ground floor, and residential apartments above.



DAIRY

Most 'articulated' and visually prominent building in the group, 2-storeys, with dressed stone facades, 'cast iron' style columns and chimney. This accommodates the primary retail store main entrance and checkouts on ground floor and office space above.



FARM COURTYARD

Bounded by the Dairy, Cart Barn, Threshing Barn and existing Doctors Surgery. This provides accommodates parking, outdoor dining, service vehicle access, and pedestrian access to the retail/commercial units within the cart barns.



TESS'S WELL

A new, traditional style well-head, built over an existing well. It is our understanding that this Well was referred to in Thomas Hardy's 'Tess of the D'Urbervilles', and has led to the name of the scheme 'Tess Square'. The existing well is currently a hole in the ground capped with a stone, but the scheme looks to create a traditional well feature to compliment the surrounding public space.



EXISTING DOCTOR'S SURGERY

The orientation of the existing surgery building has been used to set that of the proposed buildings, in order to: tie the proposed buildings into the surrounding built context, 'legitimise' the orientation of the existing surgery buildings, have the doctors' surgery 'complete' the third side of a notional farm courtyard. The orientation of the existing and proposed buildings, courtyards and car parks, allow the combined development to fit neatly against the eastern boundary, leaving the maximum possible area of open green space to the west.

