

SITE PHOTOGRAPHS



CHARACTER STUDY

The village presents a mix of architectural styles, with post-war developments existing alongside properties dating back to Tudor times and earlier.

The houses are generally of stone, brick or render under clay or slate roofs, and often include full or half dormers.



1 - Crown Road farmhouse comprising of gabled stone walls, arched stone window headers and timber window frames.



2 - Crown Road x Church Hill



3 - St Gregory's Church on New Street



4 - Houses in New Street with stone, thatched roof and contrasting clay tiles on neighbouring property.



5 - Stone block house with white window frames.



6 - Stone block house with white window frames along Sackmore Lane



7 - Red brick houses along Butts Close with white window frames.



8 - Render house with brown window frames along Chippel Lane.



9 - Houses in Schoohouse Lane built on stone block and slate roof.



NEIGHBOURING DEVELOPMENTS



AMB Developments Ltd
Musbury Lane, Marnhull

Site Plan

SCHEDULE

UNIT 1	3B5P	95-100m ²
UNIT 2	3B5P	95-100m ²
UNIT 3	3B6P	100-105m ²
UNIT 4	4B7P	150-155m ²
UNIT 5	4B7P	150-155m ²
UNIT 6	4B7P	150-155m ²
UNIT 7	4B7P	150-155m ²

Legend:

- Existing Trees
- Trees to be removed
- Proposed Trees
- Proposed native hedge planting
- H/L electricity cable to be re-routed underground through site
- Extent of Root Protection Area (important trees indicated with diagonal hatch)

THE GOODS SHED
SANDFORD LANE
WAREHAM BH20 4DX
TEL: 01929 537474
mca@morgancarey.co.uk
www.morgancarey.co.uk

MORGAN CAREY ARCHITECTS with MCA LAWRY

Date: Nov 2021
Scale: 1:500
21156.01 G



OUTLINE PLANNING APPLICATION P/OUT/2021/05266 . Granted.
Proposed site plan for Land north of Crown Road, Marnhull.
Scheme achieved planning approval on appeal in 2022. Total number of houses for this scheme is 70.
The proposed mix of dwelling houses includes 11 bungalows, 38 semi-detached houses and 21 detached houses.
A pre-school facility and community workshop are also incorporated in the scheme.

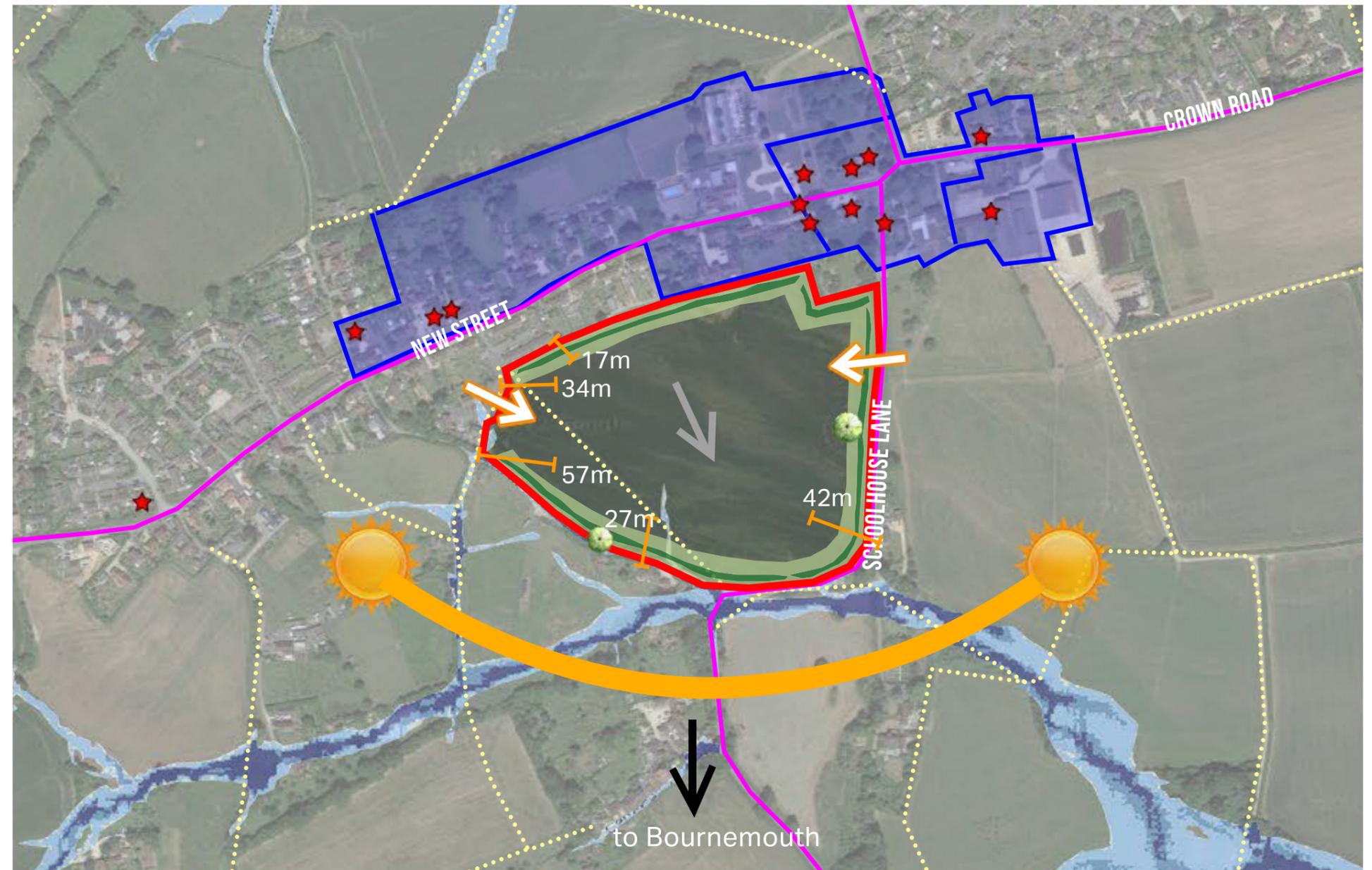
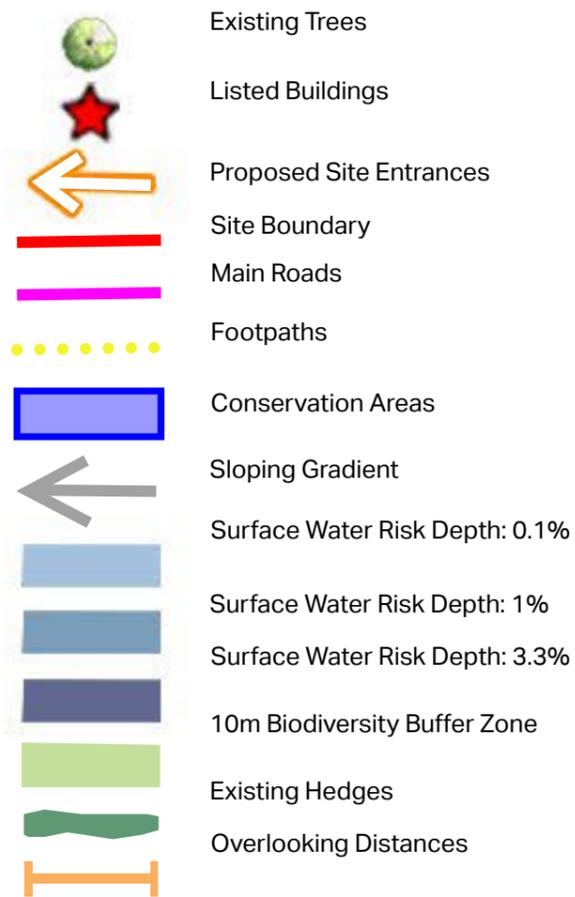
OPPORTUNITIES AND CONSTRAINTS

Opportunity to maximize the existing natural assets of the site including the trees, hedges, and views.

A green buffer of 10m from existing hedgerows to be provided.

All overlooking issues have been addressed with a soft green buffer and a minimum distance of 21m from neighbouring existing properties.

Take advantage of the site slope and provide a SUDS pond on the lower part of the site.



PROPOSED STRATEGY

ACCESS POINTS AND CONNECTIVITY: Vehicular access to the site, has been positioned by Butts close and Schoolhouse Lane. A raised table connects both main roads when they reach the POS.

BUILT FORM AND CHARACTER AREAS: The informal and traditional character of the surrounding Marnhull cottages and two-storey buildings is continued into the site by setting the plots at varying distances back from the access road and from each other; varying the plots orientations to present both side and front elevations and including a mixture of detached, semidetached, terraced 2-storey dwellings with gables, dormers and chimney stacks, as well as 2 and 3 bedroom bungalows. An open and permeable street scene is maintained in front of the plots with areas of soft landscaping.

APPROACH: The proposal seeks to retain and reinforce the existing hedgerows along Schoolhouse Lane and Chippel Lane to maintain a soft border along the Lane and a green outlook from the properties directly opposite.

GREEN SPACES: Within the site, hedgerows and trees are to be introduced in the areas in front of the plots and between driveways and garages in order to break up the areas of hardstanding and maintain soft borders. The Public Right of Way from Chippel lane towards Butts Close allows us to propose a trees and greenery between the right of way and the main road, creating a softer relationship between pedestrians and vehicles. Offsetting the plots from the access road with a mixture of public and private soft landscaping also helps to maintain a natural openness and views to the surrounding countryside. A generous amount of landscaped Public Open Space is proposed to provide amenity and play space for the residents as well as sustainable drainage features and natural habitat.

- Site Boundary
- - - Vehicular Routes Through Site
- · · · · Pedestrian Routes Through Site
- - - Consideration of Neighbouring Properties Required
- - - 10m Soft Buffer
- ↔ Overlooking Distances from Neighbouring Buildings
- Proposed Areas of Development
- Proposed Public Green Spaces
- Proposed SUDS Area
- Raised Table Road
- - - Uninterrupted View Point Through Site
- Existing Hedges
- ↔ Access Points to Site
- ★ Proposed LAP and LEAP Play Areas
- ★ Proposed Feature Units
- Existing Trees



PROPOSED SITE LAYOUT

In-curtilage parking has been prioritised where possible, to minimise the impact of on-street parking. Visitor parking spaces have been indicated on strategic points. The dwellings are positioned to overlook the streetscape and areas of soft landscaping. They are supported with ample private amenity spaces.

SUMMARY

Site Area 7.99ha

no. of dwellings 120units

HOUSING MIX

● 2 bedroom units	79m ² (33 no.)
● 3 bedroom units	93m ² (31no.)
● 3 bedroom units	97m ² (6 no.)
● 3 bedroom units	102m ² (13 no.)
● 4 bedroom units	106m ² (2no.)
● 4 bedroom units	116m ² (6no.)
● 4 bedroom units	135m ² (5 no.)
<hr/>	
Total of 96 housing units	

PARKING

	192 allocated parking spaces
⊙	27 garages
□	15 visitors parkings

BUNGALOW MIX

● 2 bed bungalow	76m ² (4no)
● 2 bed bungalow	77m ² (11no)
● 2 bed bungalow	95m ² (3 no.)
● 3 bed chalet bungalow	115m ² (6no.)
<hr/>	
Total of 24 bungalow units	

	48 allocated parking spaces
⊙	24 garages
□	4 visitors parking

➔ Indicative proposed main vehicular access

➔ Indicative proposed emergency access and maintenance

Redline boundary

Soft buffer



UNIT TYPES

A variety of house types have been indicated to introduce a mix of unit sizes and architectural details to the site. With a mix of 2, 3, 4-bed units, 2 bed bungalow and 3 bed chalet bungalows the site can accommodate a mix of occupants and offers a visual variety that embraces the styles and materials of the cottages and houses in the local context. This will all be detailed at Reserved matters stage.

- 
2 Bedroom Units (33no.)
- 
3 Bedroom Units (50no.)
- 
4 Bedroom Units (13no.)
- 
2 Bedroom Bungalows (18no.)
- 
3 Bedroom Chalet Bungalows (6no.)



ACCESS

The existing access through Butts Close is to be maintained. A secondary point of access has been proposed. We believe the proposed location will help maintain good visibility along Schoolhouse Lane to ensure the safe manoeuvring of vehicles into and out of the site.

The access roads have a simple shaped layout with secondary roads spurring on either side and a raised table connecting both when they reach the POS.

Turning heads have been provided on specific road ends for use by refuse and emergency vehicles.

Private drives can also be found between and in front of the dwellings, leading to the garages / parking areas.

The footpath on the site has been designed to mark the link the Right of Way N47/28 (Access from Chippel Lane on the West towards Butts Close to the North).

Maintenance access to the attenuation pond is provided from Chippel Lane.

-  Pedestrian Footpath
-  Primary Road
-  Secondary Road
-  Private Drives
-  Driveway
-  Visitor Parking Spaces
-  Raised Table



BUILDING HEIGHTS

At the entrance to the site along the length of Butts Close and continuing into New Street the predominant scale of the existing dwellings to the North is two storey dwellings with occasional single storey bungalows.

The proposed dwellings are one to two storeys to eaves level, with pitched roofs above. The larger houses are generally positioned deeper into the site or in areas fronting the green spaces.

On the eastern side of the site, bungalows and chalet bungalows have been proposed to keep the building height scale in relation to Schoolhouse Lane as low as possible.

The site layout is arranged to have a low density, with rear gardens, driveways and sub-servient garages positioned to create large gaps between some of the dwellings.

The scale of the proposal has been carefully considered to best relate to the neighbouring context and tie the scale of proposal in with the surroundings.

KEY

	Single Story Buildings
	1.5 Story Buildings
	2 Story Buildings
	2.5 Story Buildings
	Garage



AFFORDABLE HOUSING



Total of 120 units.

Affordable housing 40%

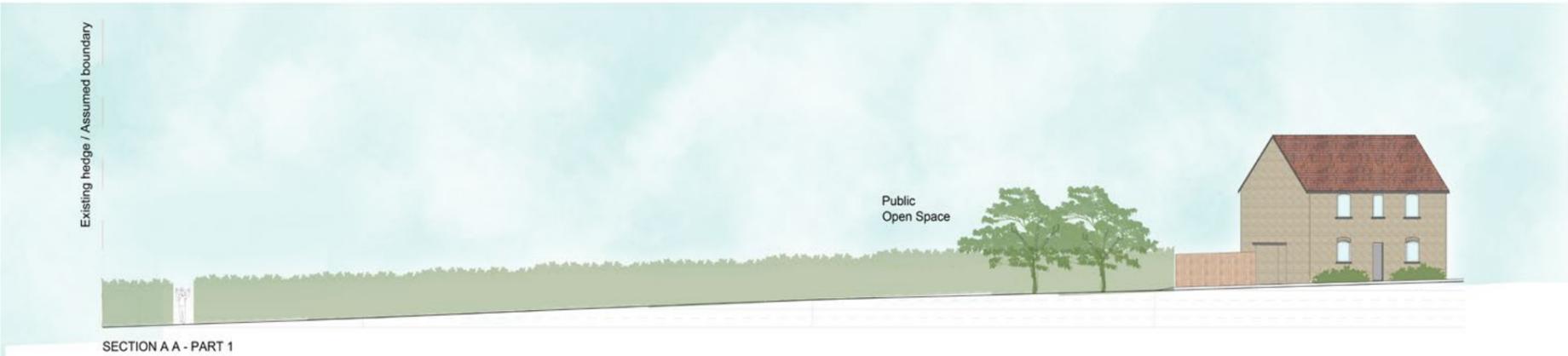
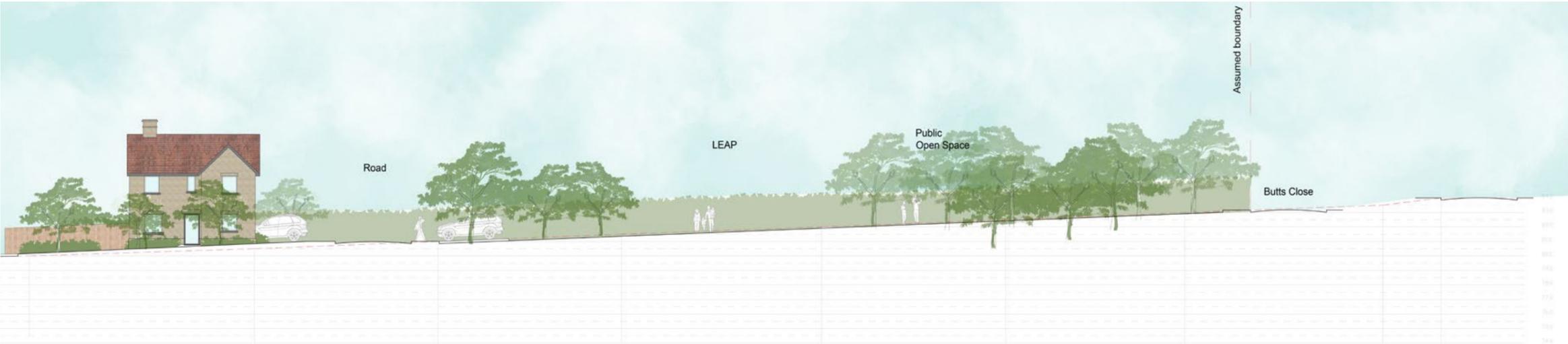
- 72no. Open Market
- 48no. Affordable

8no. Affordable rent.

15no. Shared ownership.

25no. First home.

INDICATIVE SITE SECTIONS



--- Existing ground levels
 — Proposed ground levels

NOTE: Site sections are indicative of general character only

INDICATIVE SITE SECTIONS



--- Existing ground levels
--- Proposed ground levels

NOTE: Site sections are indicative of general character only

TESS SQUARE & BUTTS CLOSE, MARNHULL



SUSTAINABILITY

In developing the proposal, we have focused on three areas of Sustainability: Environmental, Economic and Social.

ENVIRONMENTAL:

- Sustainable location within the village.
- The site is well located for transport and movement networks and has easy access to existing facilities and services.
- Surface water attenuation is provided on site, offering increased habitat and biodiversity.
- The site is well screened, set back from the main road and assimilates well into the local area.
- Prioritisation has been given to the pedestrian and cycle links.
- Provision of Electric Vehicle charging points.
- Soft green buffer between existing hedges and new buildings, increasing habitat and biodiversity.



ECONOMIC:

- Job creation through construction employment over the duration of the build period.
- There will also be additional spending impacts in the area as construction contractors and workers purchase goods and services from local providers. This in turn will support indirect jobs in the supply chain and induced jobs within these local shops and services.
- The proposed development will deliver up to 122 new homes at a range of sizes and therefore Council Tax bands.
- The development will also contribute to the local area through planning obligations that will be used to fund new services and infrastructure.



SOCIAL:

- Areas of Public Open Space have been provided adjacent to the Public Right of Way.
- Suitable mix of sizes and types of homes.
- Quality of urban design with focus on active frontages and greening of streets.



It is felt that the three dimensions of Sustainability have been appropriately balanced to form a Sustainable Proposal.

SUMMARY

If approved, the proposed development will provide the village with flexible, attractive, and easily accessible commercial accommodation, suited to the type and size of commercial businesses and local services that villages such as Marnhull need in order to thrive. Alongside these commercial units, the retail offer, Post Office and opportunities for cafés and restaurants, will help to create a destination development for village residents and visitors alike. The large and newly accessible areas of proposed green open space will significantly add to the village's existing outdoor amenity and recreation spaces for residents and visitors to enjoy nature and the outdoors.

The site's village-centre location, position of proposed buildings, and multiple points of pedestrian access, will maximise footfall to the occupying businesses, and will encourage visitors to use non-car modes of transport. The position of proposed buildings in Tess Square retains the largest possible area of publicly accessible green open spaces, to the south and west of the buildings, which abut and connect visually to the open fields that extend away from the site to the west. Sitting the new buildings close to Church Hill road, also minimises the visual impact the new buildings will have on the views back towards the proposals from the open countryside to the west.

The retained and enhanced green open spaces will be attractively landscaped, with footpaths, benches, new tree planting, areas of wild flower meadow, and natural surface water drainage attenuation features planted with species suited to this use. The Public Rights of Way that currently cross the fields within the proposals site will all remain in place, unaltered, and will be fully integrated into the proposed landscape improvements. The proposed landscape improvements around the existing PRow's will enhance the experience of walkers using those footpaths.

The proposed car park and new footpaths adjacent to St Gregory's Church will provide a much safer and more convenient drop-off facility for children being brought to the school by car, relieving congestion around the school entrance and improving safety for pedestrians and cyclists moving around the school entrance at the peak hours of drop-off and pick-up.

Butts Close proposes 120 new houses including a mixture of detached, semi-detached, terraced 2-storey dwellings, as well as 2 and 3 bedroom bungalows to enable the site to accommodate a mix of occupants. This will offer a visual variety that embraces the styles and materials of the cottages and houses in the local context. On the East side of the site bungalows and chalet bungalows have been proposed to keep the building height scale in relation to Schoolhouse Lane as low as possible to respect this context of an important route into Marnhull. Within the site, hedgerows and trees are to be introduced in the areas in front of the plots and between driveways and garages in order to break up the areas of hardstanding and maintain soft borders. A generous amount of landscaped Public Open Space is proposed to provide amenity and play space for the residents as well as sustainable drainage features and natural habitat.

In summary, the proposals will:

- enhance and support Marnhull's local businesses and services
- improve the retail offer to village residents
- provide and increase public access to significant green open spaces
- provide safer and more convenient school and Church drop-off and parking facilities
- Provide a variety new homes to accommodate a mix of occupants.

Given the significant benefits the proposed development will bring to Marnhull village, and with the minimal visual impacts it will have on the wider rural setting, the applicant respectfully asks that these proposals be granted planning permission.



BrightSPACE

architects

Contact Details

Company: BrightSpace Architects
RIBA Number: 20004348

Address: 27 Glasshouse Studios
Fryern Court Road
Fordingbridge
Hampshire
SP6 1QX

Telephone: 01425 655806
Email: office@brightspacearchitects.com
Website: www.brightspacearchitects.com