

BLANDFORD HILL, MILBORNE ST ANDREW



Wyatt Homes

David Wyatt
Tim Hoskinson
Laraine Southwood

Morgan Carey Architects

Paul Harrington

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Wyatt Homes are locally based regional house builders with an outstanding reputation for delivering attractive and successful developments designed and built to the highest standards.

The company has become a leading name in quality place making, working closely with local communities in the development of sustainable new neighbourhoods.

Wyatt Homes has a long standing connection with Milborne St Andrew with successful developments at Huntley Down, Coles Lane, Brooklands, Orchards Rise (St Andrews View) and the Milborne St Andrew First School.



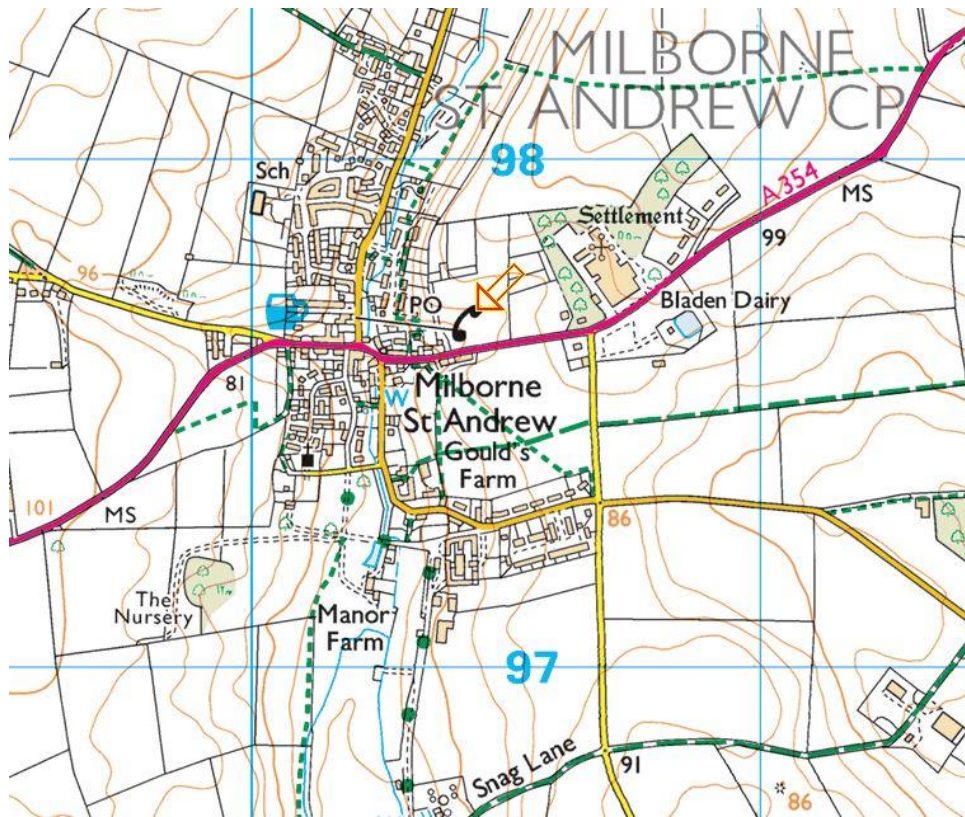
MORGAN CAREY ARCHITECTS

Morgan Carey Architects are an award winning practice who have established a sound reputation for contextual design, working within very special and conservation environments, balancing sensitivity of design with commercial reality.

We insist upon quality, obtain huge job satisfaction and seek to infect others with the same enthusiasm. We are based in Wareham and work mainly in Dorset and the south west.

INTRODUCTION





SITE



The site is located on the east side of the village above the winterborne valley and Milborne Brook. It is approximately 2.7 hectares in area and the whole site comprises a roughly L-shaped parcel immediately north of Blandford Hill/A354.

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LOCAL PLANNING POLICY



The site is not within the defined settlement boundary but directly adjoins it at its south western corner where it also connects to the Conservation Area. On Blandford Hill there are some Listed Buildings whilst the western boundary of the site adjoins the edge of the river valley

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SERVICES



The site is crossed by overhead electricity cables and there are sewers along the eastern edge. The electricity cables could be re-laid underground whilst the sewers have no-build easements that would need to be respected

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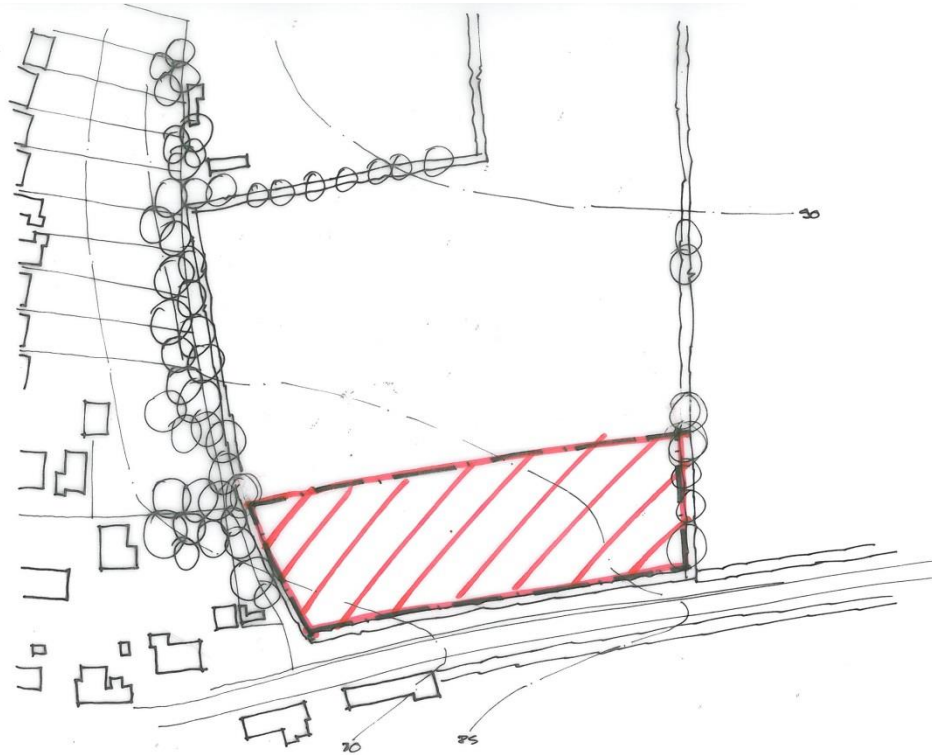


HEDGES AND TREES



The valley escarpment is densely planted and the site is contained to the south and east by mature hedgerows and trees. The western and northern boundaries are less mature and agricultural in form.

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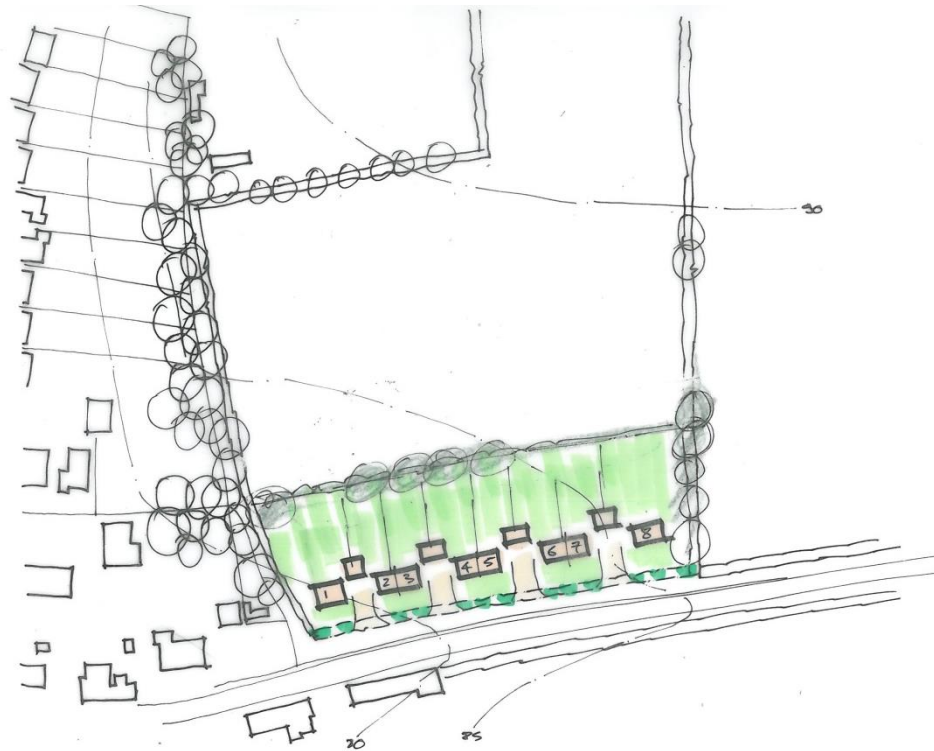


NEIGHBOURHOOD PLAN PREFERRED OPTION



The neighbourhood plan has identified an area of land adjacent to Blandford Hill. It has been suggested that developing this at a density of 17 dwellings per hectare would yield approximately 11 dwellings. What are the implications?

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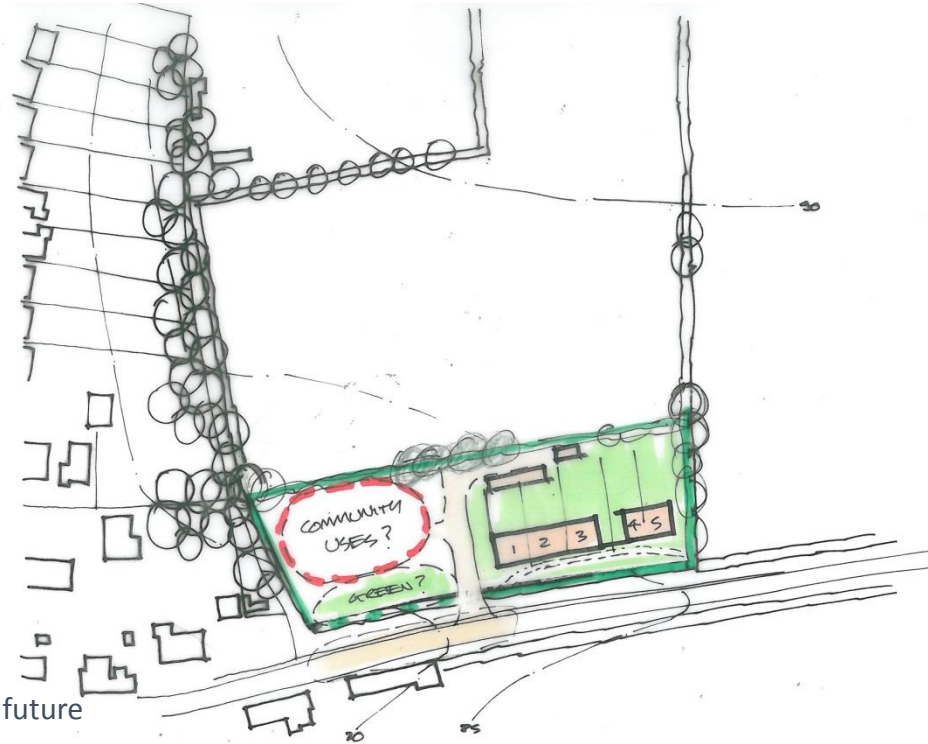
- 8 dwellings
- Potential highway issues
- Loss of hedge
- 'Suburban character'
- No opportunity for long term future needs
- No community benefits
- Possibly no requirement for affordable dwellings

OPTION 1 - DEVELOP FRONTAGE



The site frontage alone does not provide sufficient land to deliver a viable scheme that meets the wider aspirations and community requirements identified in the emerging Neighbourhood Plan. The quantum of development would be insufficient to deliver the aspirations for community facilities, open space, affordable housing, traffic calming, and other environmental or public realm enhancements.

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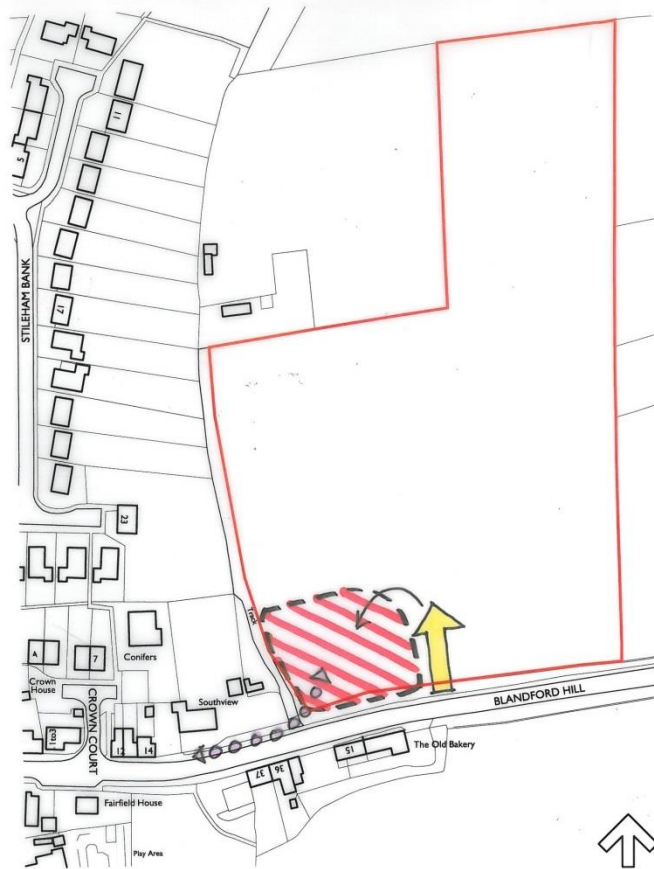
- 5 dwellings
- Highways issues minimal
- Potential to retain more of hedge
- Opportunity for village character
- Opportunity to access other land for future
- Some accessible open space
- Significant amount of circulation for a small number of dwellings
- Possibly no requirement for affordable dwellings
- Land identified for Pre-school & Surgery (not deliverable with 5 houses)

OPTION 2 – INTRODUCE COMMUNITY USES



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FIRST PRINCIPLES - COMMUNITY FACILITIES?

A need for a pre-school and surgery has been identified. It makes sense for these facilities to be located on the lower slope and as close to the village centre as possible. In addition this provides for good vehicle access and pedestrian connections.



A COMMUNITY SPACE?

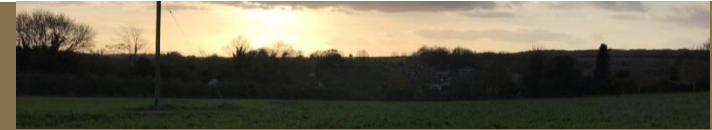


In addition to physical community structure, there is an opportunity for a new village open space, woodland or viewpoint at the top of the site. This may offer the opportunity to allow future connections to the village network of footpaths. A 'village circuit' and access to otherwise private land to view the wider landscape.

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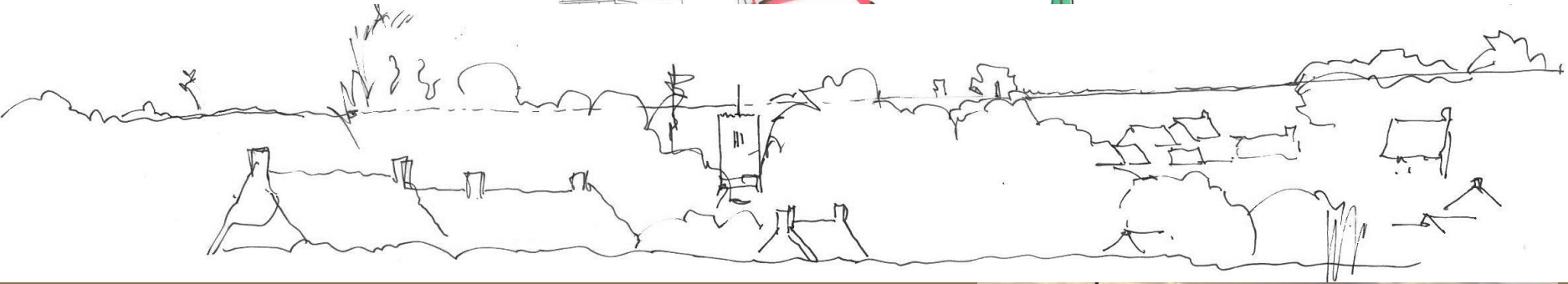
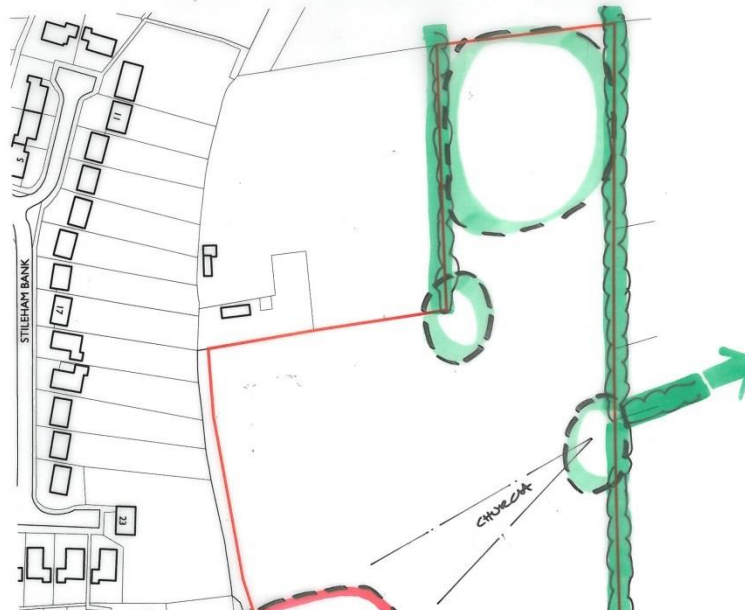


GREEN VILLAGE SPACES



The mature hedgerows provide an opportunity to introduce a series of visually and physically connected spaces climbing the hill. Midway, there is a fine vista of St Andrews Church nestled on the south side of the valley.

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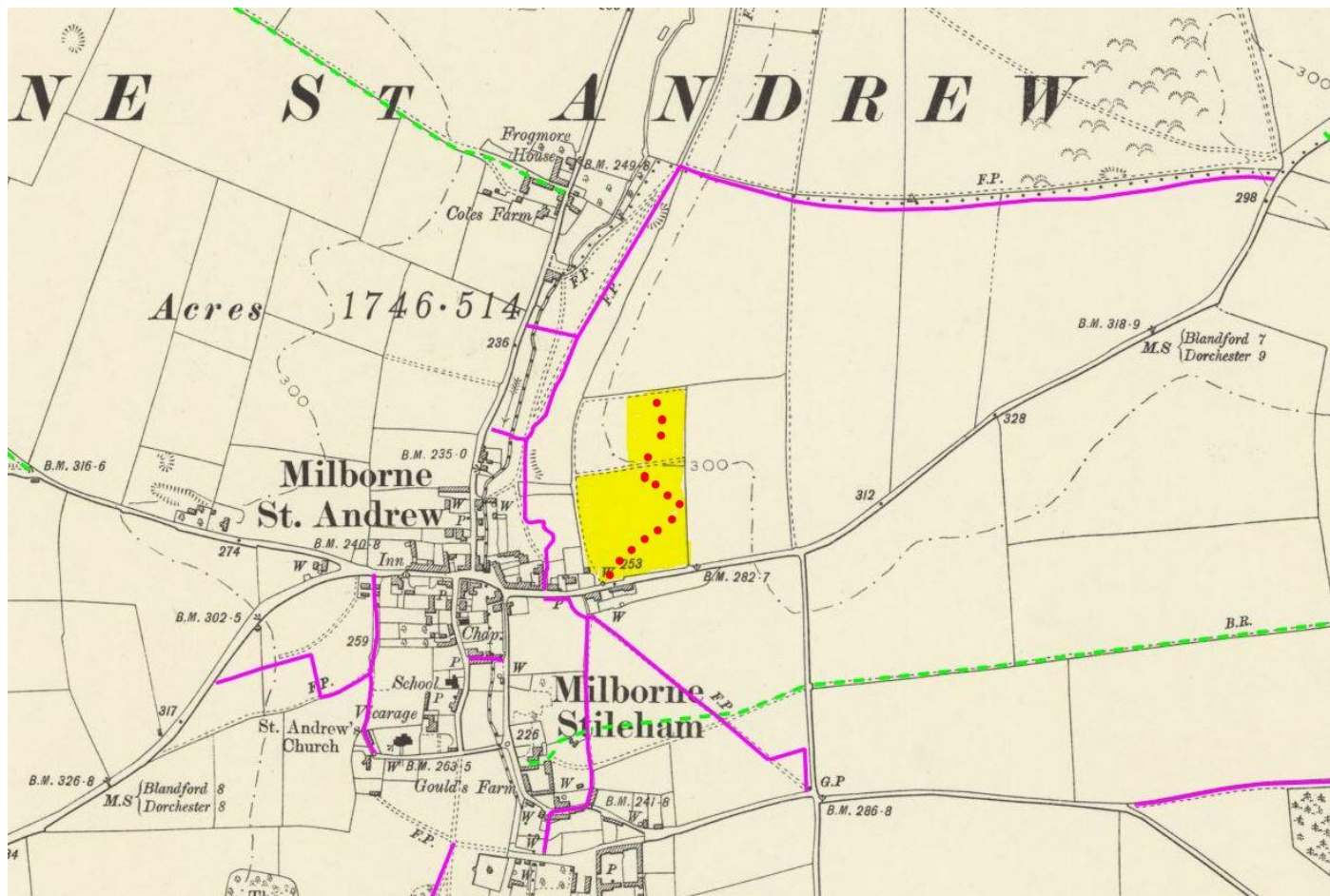


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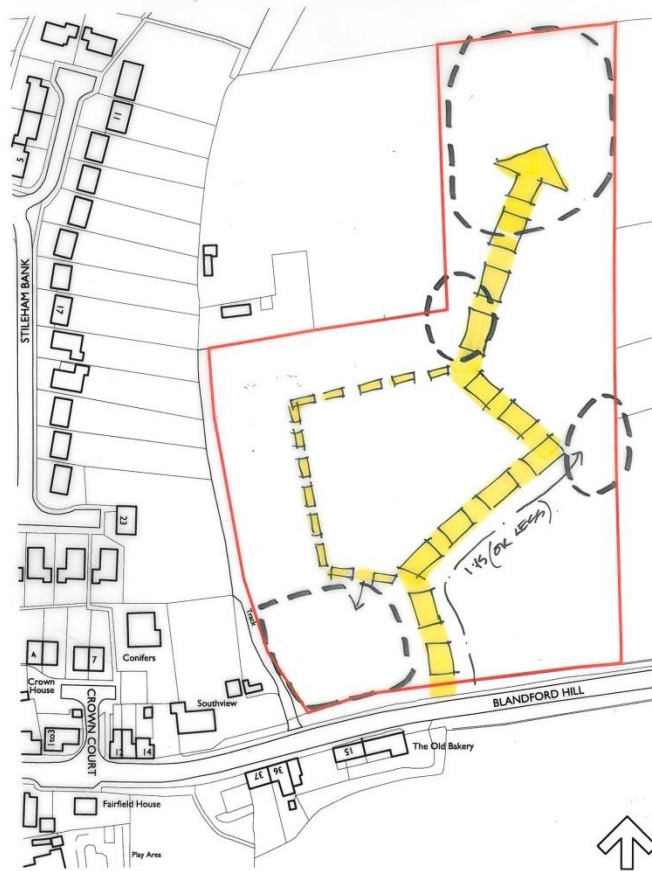


FOOTPATH NETWORK (AND FUTURE CONNECTION?)



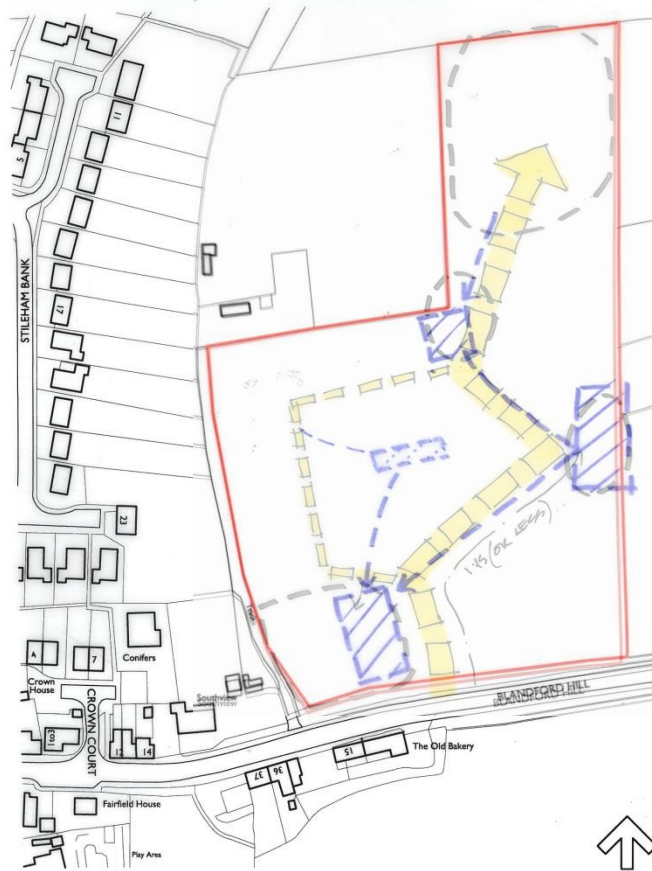
The villages were very different in 1913. However routes and connections survive; some threaded through more recent development so that there is an extensive length of local footpaths and bridleways. Generally these relate to topography, historic ownerships and desire lines. However, there is a lack of a 'village circuit' without resorting to walking adjacent to roads. The site could provide an opportunity for the start of a new connection to 'complete the circuit'...subject to adjacent land owners consent of course!

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CIRCULATION/VEHICLE ACCESS

Changes in direction of the vehicle access up the hill, controls traffic speed and reduces the gradient whilst also connecting the spaces.



DRAINAGE



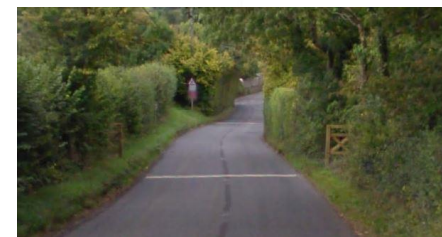
It is then possible for these spaces to provide areas for surface water attenuation and reduce the surface water run-off by slowing the flow to greenfield rates. Soakaways and permeable yards/drives further reduce the run-off from the site.

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MAKE VILLAGE 'PLACES'

The spaces, circulation and connections create a framework of village spaces that connect the 'rural' to the 'village' and the creation of a new village 'space'.



SLOW THE TRAFFIC – A VILLAGE GATEWAY



We propose to retain part of the hedgerow along Blandford Hill, preserving the rural character and retaining the illusion that the village 'hugs' the valley edge. However, a rural character may lead to faster vehicle speeds so by being 'bold' and opening up the hedgerow in part, we can create a village 'gateway' where the presence of buildings and community uses can encourage traffic to slow. Further on road traffic works and public realm enhancements could take place to encourage a reduction in speed – see similar, sensitive proposals in South Perrott on the A356.

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SKETCH LAYOUT



This framework enables us to create a layout and pattern that creates a series of village spaces that respond to the character of the site and feel 'connected' to the village. The above sketch shows a pattern with a range of dwellings types that could be adapted to meet the village need. The illustration shows approximately 40-45 houses.

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Pre-school

Parking/drop off

Surgery/GP



PRE-SCHOOL & SURGERY



The gateway space can contain a surgery as an important 'lodge' or gatehouse to the village; and a preschool as a simple agricultural building with it's own secure courtyard/garden.

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A NEW VILLAGE SPACE



The pre-school is low-slung and simple in form, forming the northern side to a secure 'walled garden'. The simple agricultural form can oversail the garden wall to provide sheltered waiting space for parents adjacent to an area for parking. The surgery could be two storey and the levels used carefully to maintain privacy for patients. It could adopt a locally distinctive thatched roof to maintain a good visual connection to the old bakery.

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VILLAGE GATEWAY



The simple two-storey lodge form of the surgery acts as a gatehouse to the village and signals to drivers that they are no longer driving over the downs. The pre-school is humane in scale and kept away from the main road. Built development, combined with sensitive landscaping, traffic calming and public realm improvements can slow traffic and celebrate the entrance to the village.

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VILLAGE CHARACTER AND SCALE



The proposals change the landscape close to the village centre to create a positive space with views through to mature greenery. The community facilities will create vibrancy and encourage the development to feel part of the village. The image above illustrates how simple, traditional dwellings can create an appropriately scaled backdrop and a range of places to live.

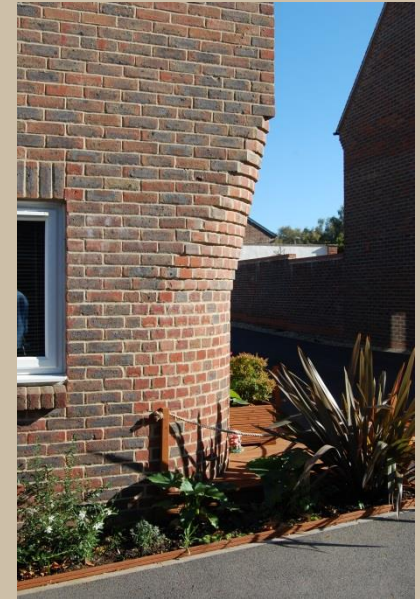
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- **Community benefits:** GP surgery and pre-school
- Design: create a **gateway** to the village
- Traffic management: **slow traffic** at the entrance to the village
- Parking: space to meet relevant standards
- Type of houses: **mix of house types** and sizes ranging from 1 to 4 bed including apartments, terraces, semi-detached and detached.
- **Affordable housing** to meet local needs: mix of tenures including affordable rent and shared ownership.
- Open space: **community spaces**, tree planting and landscaping
- Flood risk: **reduce run-off**



CONCLUSION



ANY QUESTIONS?

Examples of both Wyatt Homes and Morgan Carey Designed places in Dorset villages

