

HUNTLEY DOWN, MILBORNE ST ANDREW



Wyatt Homes

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WYATT
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HOMES

WYATT HOMES

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

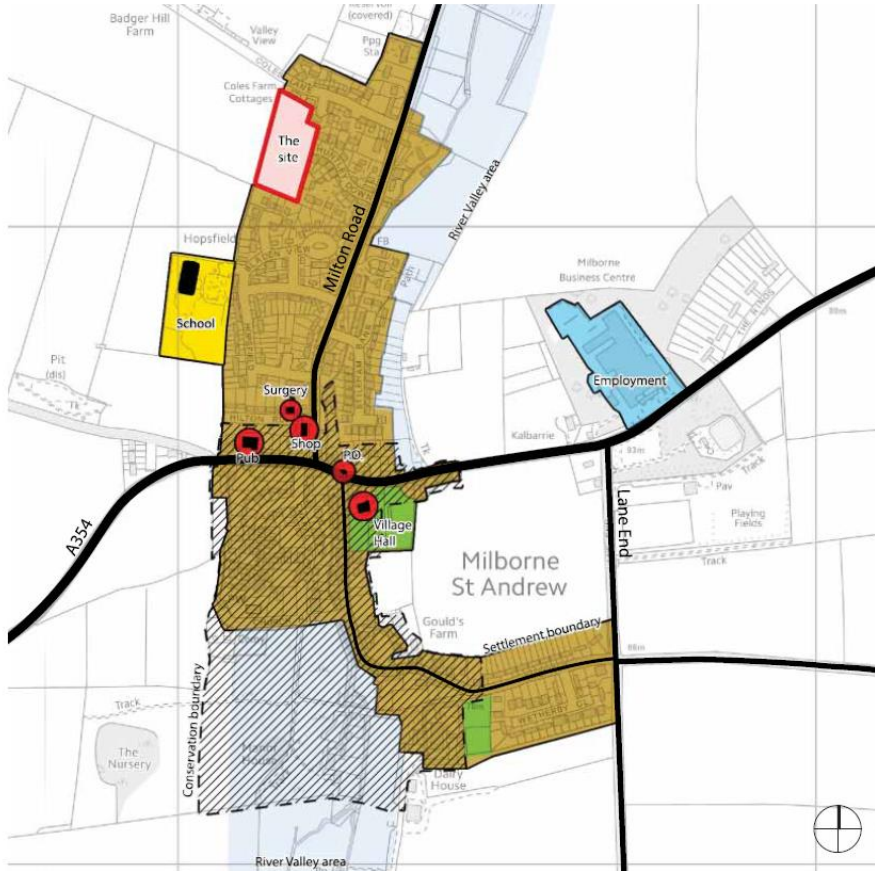
Morgan Carey Architects are an award winning practice who have established a sound reputation for contextual design, working within very special and conservation environments, balancing sensitivity of design with commercial reality.

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



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SITE



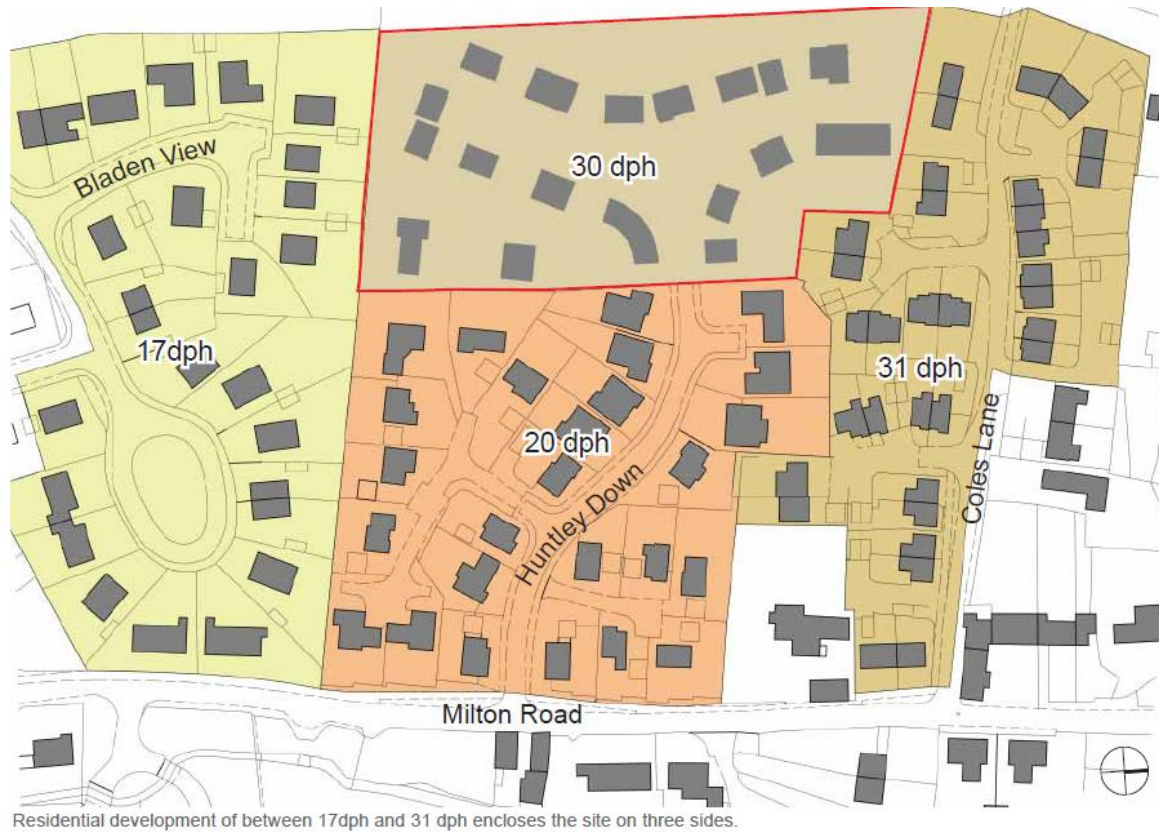
The site is located on the western side of the winterborne valley at the top end of Huntley Down. It is not within the settlement boundary but wrapped by existing development.

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CONSTRAINTS

Being on the valley escarpment means that the site is sloping with a change in level of 10 m from the south east to north west. The western boundary is formed by a densely planted hedgerow and poplar trees.



DENSITY



In close proximity to the proposed development at Huntley Down the surrounding character is defined by residential development of up to 2 storeys at a varying density between 17 dph and 31 dph.

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PROPOSED SITE PLAN



We propose 30 dwellings arranged in a mix of terraced, semi detached and detached forms. All the houses have private gardens that can be accessed without going through the dwelling and most have 'in curtilage' parking nearby. Generous front garden spaces allow for level access to the houses.

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PROPOSED CHARACTER 1



A pair of curving cottages in chequer flemish-bond brickwork leads into the main space where the houses are arranged around a green bank. The green bank provides space for a substantial new tree to grow.

The space is terminated by a generous 'farmhouse' in stone and flint.

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PROPOSED CHARACTER 2



References are made in the detailing to nearby historic features; such as the pointed brick arched gate on Milton Road. The dwellings are two-storey in a mixture of brick, flint, stone, clay tile and slate.

Front gardens are defined by low brick walls and the space leads through to the yard beyond...

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STREET SCENES

The illustrations above gives an example of the proposed dwellings and building relationships.

Note the strong simple gable element at the head of Huntley Down, new tree, planted bank and wooded backdrop.



HIGHWAY LAYOUT

The road has been designed to be fully adopted by Dorset County Council and achieves a gradient of 1:12 with space for turning.



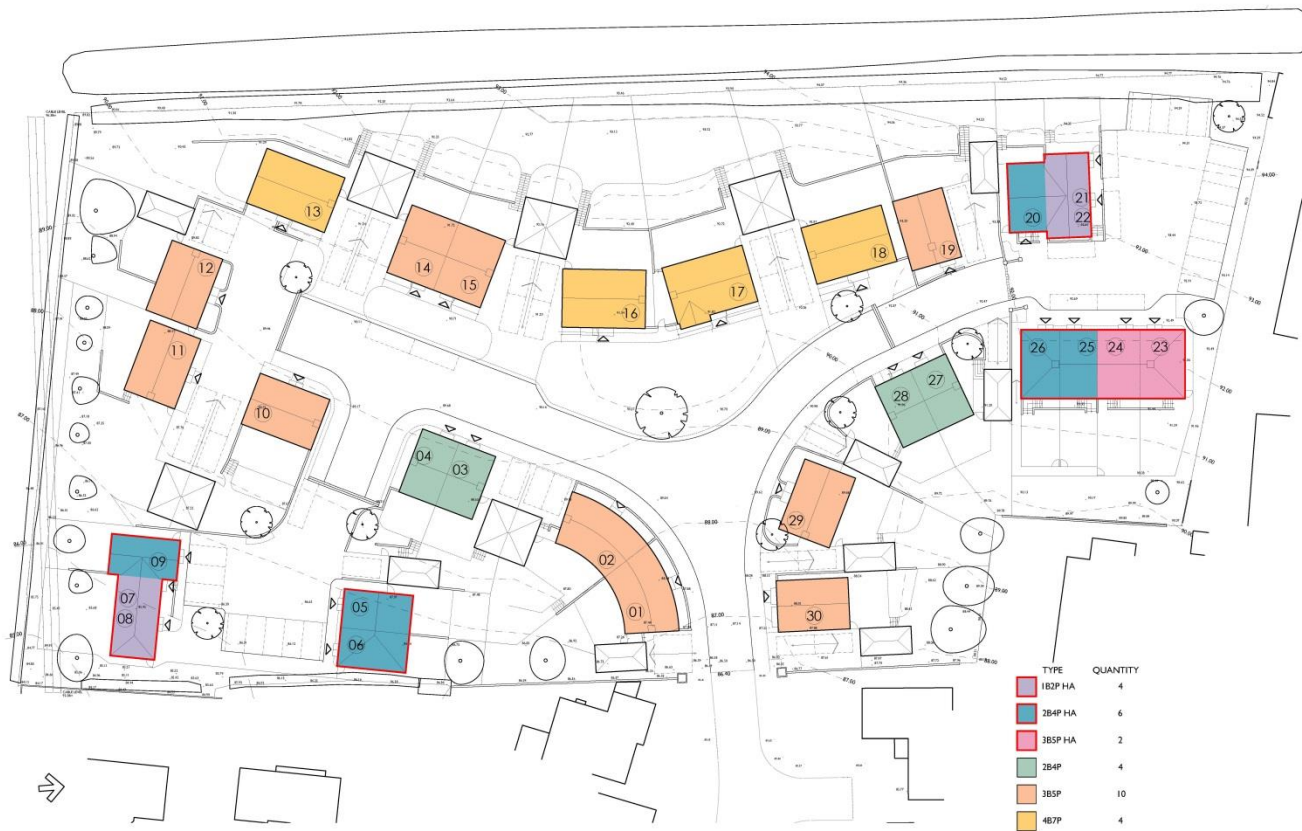
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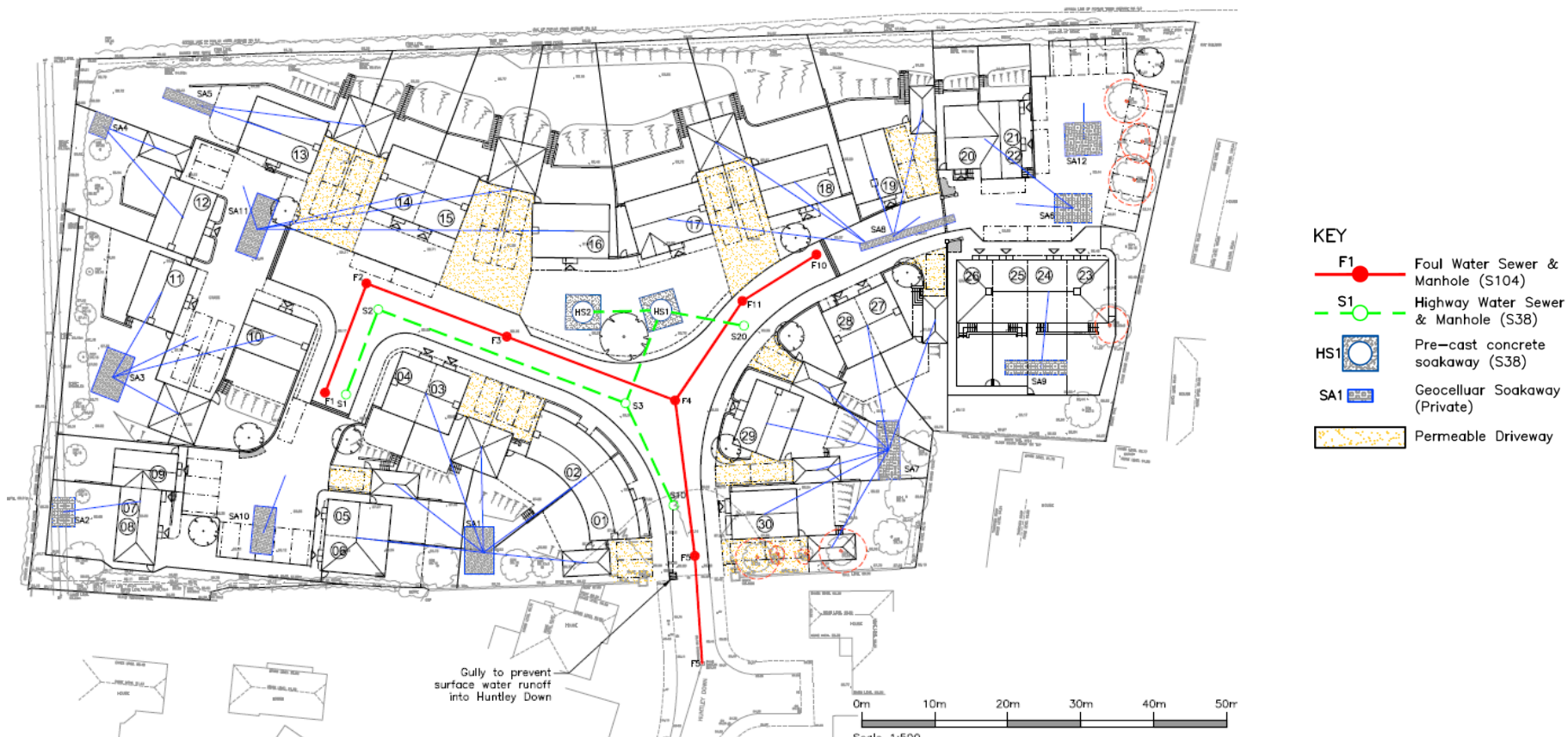
GREEN INFRASTRUCTURE

The majority of trees on the site are to be retained. In addition, new trees are proposed within the public realm.

A green corridor is retained to connect reptile habitats to the open countryside.

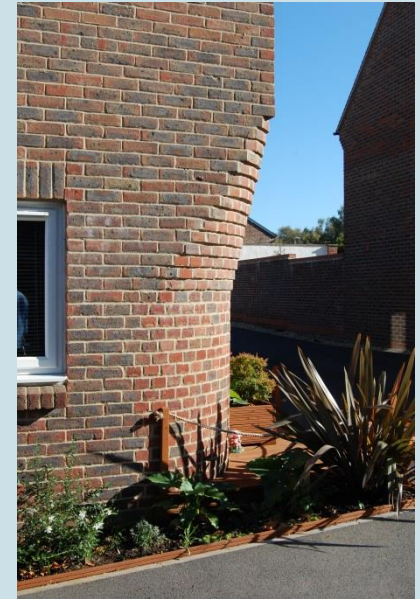


PROPOSED HOUSE TYPES AND MIX



SURFACE WATER DRAINAGE

Ground investigations have revealed that soakaways can function. Permeable surfaces and storage will enable the surface water run-off rate to match greenfield levels.



ANY QUESTIONS?

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

