

Land Adjacent to Mill Street, Fontmell Magna

Introduction

This document has been prepared for the consideration of the parish council in relation to the proposed residential development located at the land adjacent to Mill Street, Fontmell Magna. This document should be read in conjunction with Ken Parke Planning Consultants' supporting submission.

This proposal presents an opportunity to positively transform the existing agricultural land on the edge of the village centre into a thriving place to live which is well connected to the existing facilities and infrastructure.

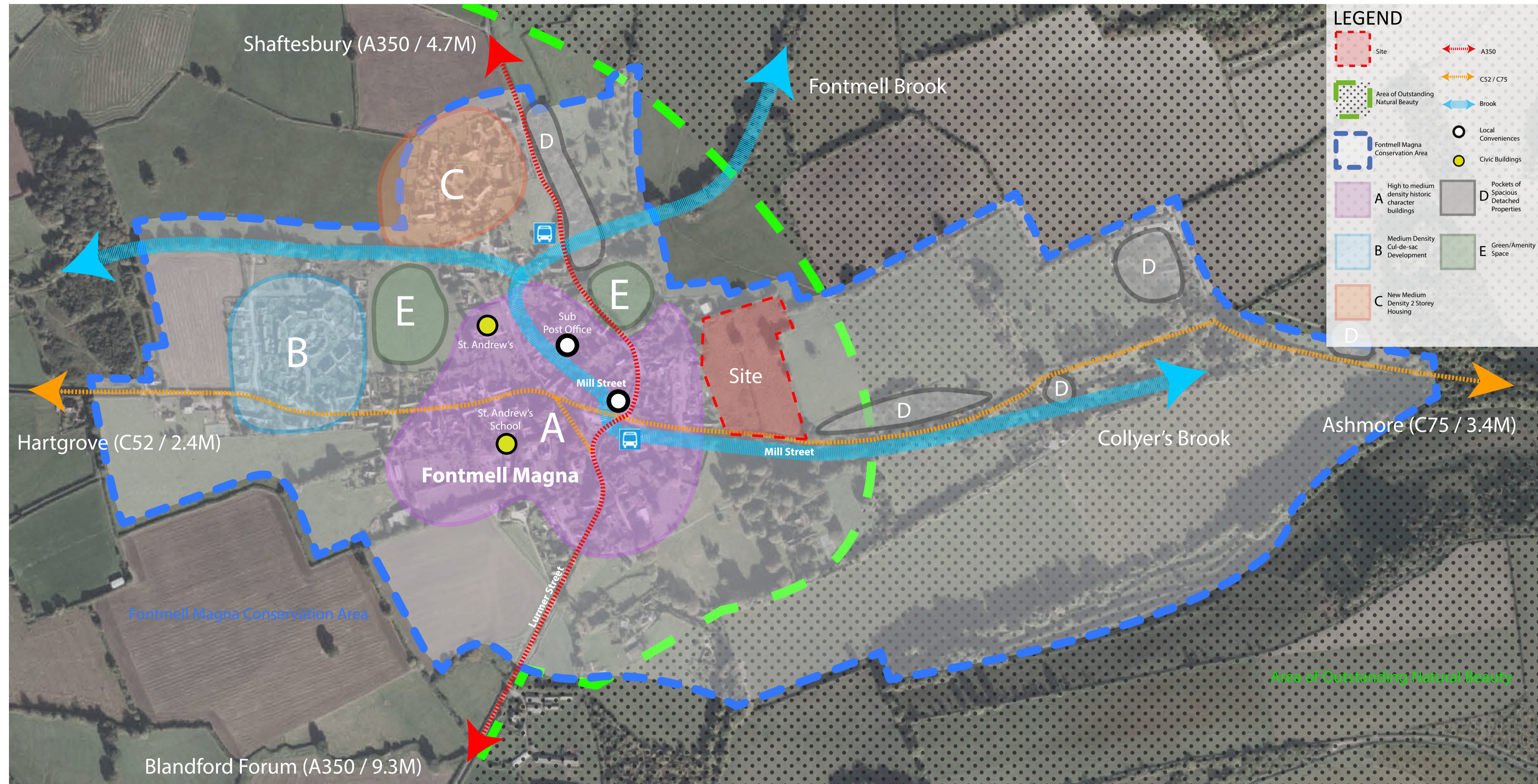
Site location

The land is located to on the eastern edge of the village, adjacent to Mill Street along its southern edge. Mill Street is an adopted highway running eastwards from the village centre. It adjoins the A350 Lurmer Street at its western end, which runs northwards to the larger settlement of Shaftesbury and southwards to Blandford.

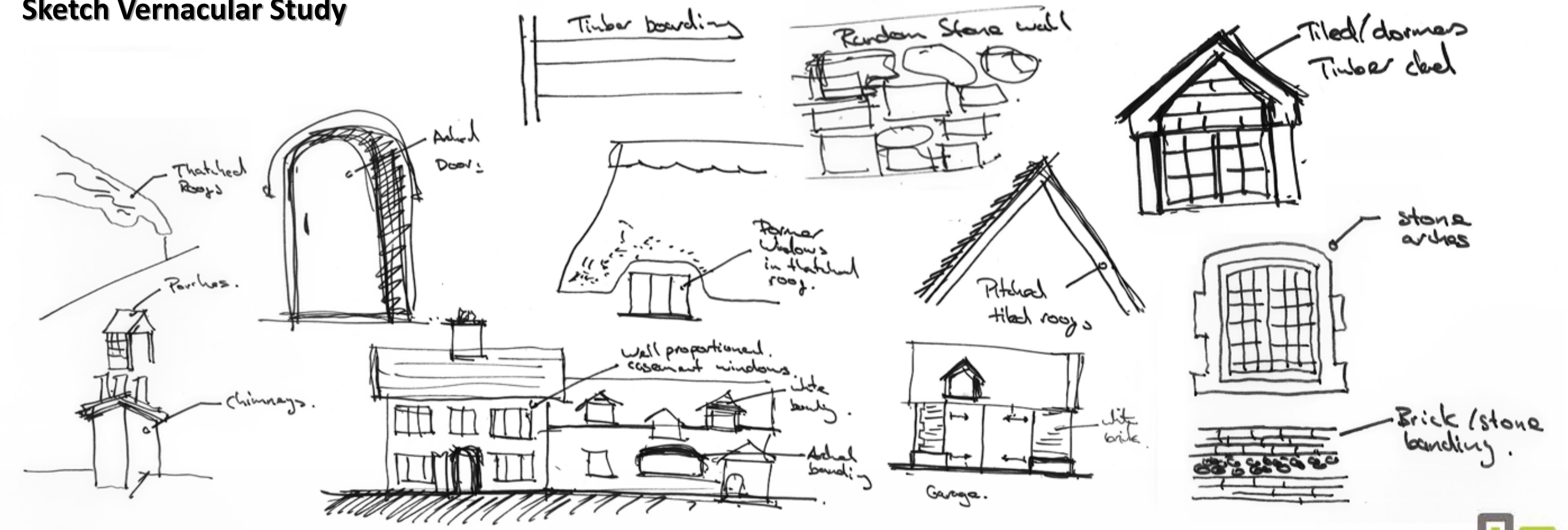
Key characteristics of Fontmell Magna

Fontmell Magna is characterised by a variety of architectural styles and features, however, there are a number of key themes within this historic village that have been referenced in order to assist in the development of this proposal. These themes include:

1. Well-proportioned two storey terraced and semi-detached cottages with steep gables, chimneys, porches and a variety of roof coverings, in particular, thatched with dormer windows.
2. External wall materials are predominantly stone and brick with the occasional render and timber cladding.
3. Ornamental features include flint and brick bandings, arched stone window surrounds, timber entrance doors and casement windows.



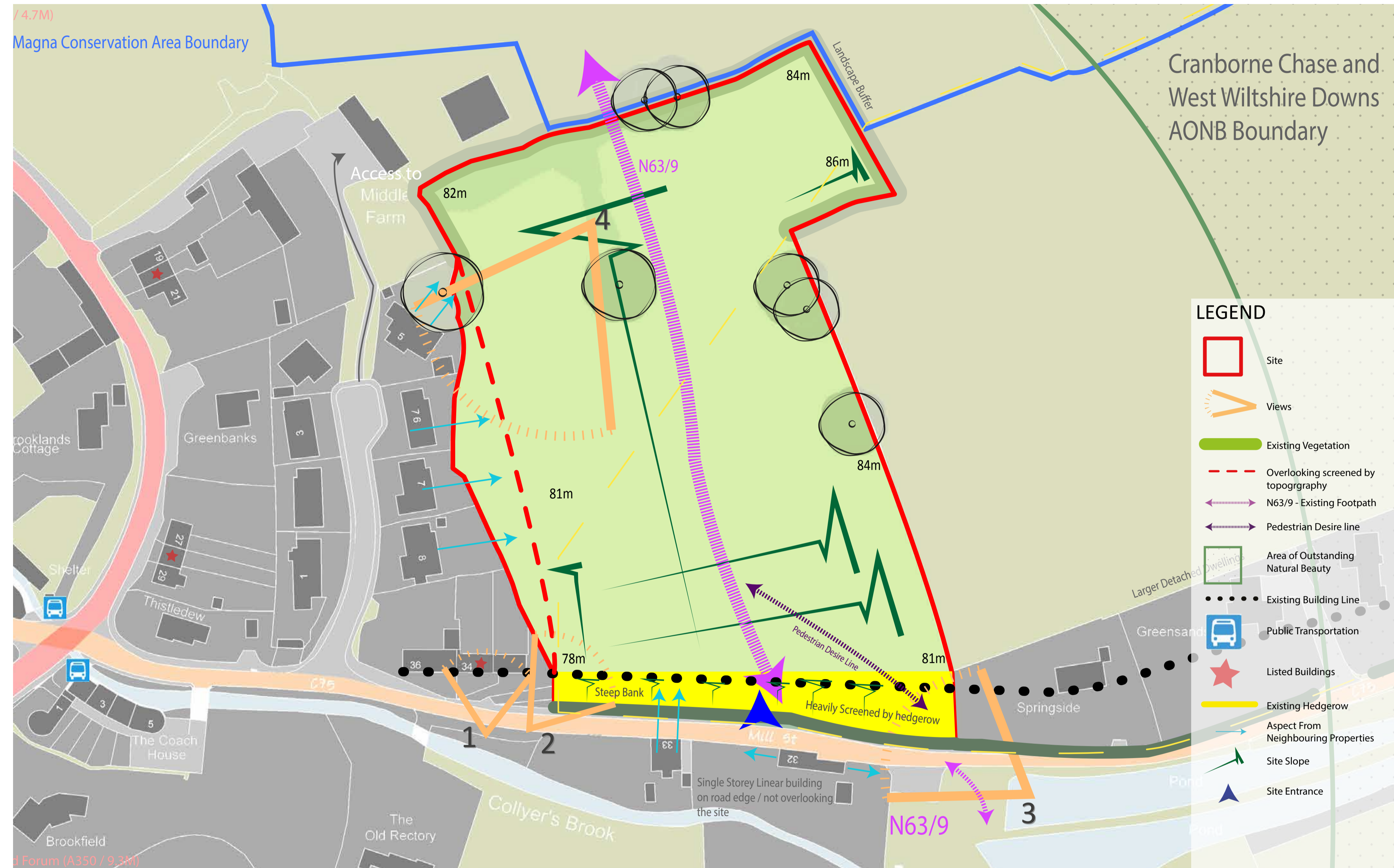
Sketch Vernacular Study



Site Analysis

Key Considerations

- Two adjoining fields with access points to the south
- Recently approved main access adjacent to no. 32 Mill Street
- The land is set behind a mature hedgerow, there are limited views in to the site from the public highway
- To the north and east, the site adjoins open fields
- The south-east corner of the site adjoins a ribbon of residential development
- To the west of the site lies Collyer's Rise, a residential close
- The topography falls from the north to the south and from the east to the west
- An existing footpath runs through the site from Collyer's Brook to fields beyond



1 - No. 34 Mill Street



2 - View looking east along Mill Street



3 - Main access to site



4 - View from site looking south-west

The Proposal

Design characteristics

- Key Features:

- o High quality crescent properties that overlook semi-public greenspace help to create a sense of arrival.
- o Large semi-public amenity spaces that also connect to the existing greenspace adjacent to Collyer's Brook.
- o The proposal will aim to keep the majority of existing trees and hedges.
- o Preserve the privacy and amenity of adjoining neighbours by retention and reinforcement of existing green boundaries.
- o Continuation of existing street scene.
- o Maintain and reinstate existing hedgerows and trees to provide visual screening to AONB and Conservation Area.

- Density:

- o Generally, low density to the perimeter of the site with medium density towards the centre.
- o Long frontage 1.5- 2 storey character cottages set back from Mill Street with low level walls, planting and banked front gardens.
- o Medium density smaller 3/4 bedroom properties towards the centre of the site with smaller landscape frontage and rear gardens.
- o Low Density 4-5 bedroom detached properties with spacious gardens to the north of the site.

- Amount:

- o The indicative sketch proposal indicates 29 plots within the 1.95HA site. This equates to a low density scheme of approximately 15 units per hectare.
- o The applicant is willing to provide a mix of open market and starter homes to assist in achieving the housing need in Fontmell Magna.

- Materials:

- o Building facades generally consist of brickwork, timber cladding and render.
- o Roof coverings are to consist of a mixture of thatch, plain clay and slate tiles.
- o The indicative architectural features include steep pitched gables, projecting timber canopies, feature stone and brick banding, flat porches, timber clad dormer windows and chimneys.



Concept Sketch View 1



Perspective sketch view 01 - Along Mill Street complimenting the vernacular architecture of Fontmell Magna

Concept Sketch Views 2 & 3



Perspective sketch view 02 - High quality crescent properties that overlook semi-public greenspace creating a sense of arrival



Perspective sketch view 03 - Larger detached properties to the north of the site with spacious gardens