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REPORT

Report Subject: Planning application no. 2/2008/1138, Erect 141 dwellings, business and retail development and the formation of a vehicular and pedestrian access (Reserved matters against outline planning permission 2/2002/0880 for appearance, landscaping, layout and scale) at Land adjacent to Greenacres, Salisbury Road, Shaftsbury.

Report to: WESTERN AREA COMMITTEE

Date: 22 January 2009

Authors: Andrew Bidwell, Principal Planning Officer (Western Area)

1. Report Summary:

This report is presented to members in order that any comments they may wish to make regarding this application can be made to the case officer at North Dorset District Council. The case officer will then have the opportunity to take into account the comments of WAC in determining the application.

2. Background

Members will recall that they have previously commented on applications affecting this site including under the above outline planning application. This proposal is a reserved matters application seeking approval of Appearance, Landscaping, Layout and Scale.

The applicants have submitted an extensive application with documents including 'Urban Design Strategy' 'House Types' document a 'Planning Supporting statement' and a 'Design and Access Statement'.

In order to assist members in clarifying the details of this proposal AB will present the application in the normal way. For the purpose of this report the Design and Access Statement from the application is set out below.

The following statement is a summary statement that identifies how this planning application reflects the design standards set out in the adopted URBAN DESIGN STRATEGY Nov 2007 and updated URBAN DESIGN STRATEGY Dec 2008

LOCATION

The proposed development is located on the eastern edge of Shaftsbury

to the north of the A30 Shaftesbury Salisbury Road and approximately 1km from the town centre. For the purposes of this application the site is known as Coles and Kavanaugh. The site is located on the northern edge of the A30 with its western boundary formed by the rear gardens of Linden Park and Pix Mead Gardens. The proposed development at East Shaftesbury also by Persimmon Homes forms the eastern and northern boundaries and development will be continuous with this scheme when complete

DENSITY

The application site is located within the medium to high density area as indicated on page 28 of the UDS. The density of proposals development is 38 dph which is just under the average density of 40 dph for this part of development.

DESIGN

In terms of neighbourhood structure the site falls within the character area identified as Greenacres on page 30 of the UDS. The neighbourhood is contained within the boulevard to the south and the east west wildlife corridor of Meles Mead. The neighbourhood is intersected by a retained hedgerow that runs north to south from the main square of the overall development. This hedgerow terminates in a green space East Green to the south which contains a combined I cap and LAP overlooked by adjacent housing. A second green space the Rickyard is located in the south west corner of the development overlooked by detached houses the space contains a LAP and provides pedestrian access from existing development to the west to the Salisbury Road.

The most public face of this development area will be the dwellings that face onto Salisbury Road itself. The concept of a boulevard in this location has been through a process of re evaluation following consultation with North Dorset District Council. The proposals include a new traffic light controlled junction forming the vehicular and pedestrian access into the scheme. The importance of this entry point is reflected in tall 3 storey classically proportioned buildings including a shop with flats above

To the west of the access the built form quickly reduces from taller continuous buildings into a less rigid form of 2 storey semi detached and detached properties in order to create an appropriate transition into the more broken form of detached existing housing. To the east of the access the 2 and 3 storey buildings retain their classical proportions albeit with a variety of roof configurations reflecting roofscape of historic Shaftesbury.

The character of the main street that runs from Salisbury Road through the development will change from the more formal arrangement of polite terraces through to cottages at the eastern end. To the north of this street are a series of secondary streets and back lanes that provide access

to and parking for the long terrace facing Meles Mead. The built form reflects the status of these streets with detached cottages and short terraces in the local vernacular. The lanes also contain an element of contemporary buildings from 2 and 3 storey houses to flats over garages to reflect pages 78 81 of the UDS. A landmark contemporary building is located on plot 88 which will be very visually prominent within the next phase of development.

ARCHITECTURAL STYLE MATERIALS

The built form within this development will broadly follow the local vernacular style common to Shaftesbury. The double fronted two storey house is particularly common in Shaftesbury and has been used throughout the scheme. Formal townhouses have been situated in important locations along the Salisbury Road frontage and the residential square plots 17 18 76 78 and 96 98. Houses that form the southern side of Meles Mead are designed as a long 2 storey terrace punctuated by 3 storey gable fronted stone faced properties similar to terraces found at Saint John s Hill. This will achieve a natural progression of architectural styling from the classical along Salisbury Road to cottage forms within the development. Larger detached properties around the Rickyard will have an element of arts and crafts styles to differentiate this space from the rest of the scheme.

The scheme will incorporate a mixture of brick, painted brick render and greensand as set out on page 35 of the UDS. Roofs will be Recon slate concrete plain tile and pantile.

Traditional Building Features

In order to respect the local vernacular typical building forms and materials it is also intended that the traditional detailing is to be expressed in the main building features to be seen at close quarters as follows:

Eaves details, gable end details, chimneys, dormers, rooflights, entrance roof canopies windows and doors.

Open eaves detail

Throughout the scheme it is intended to avoid boxing out soffit details and use varying types of open eaves construction to both traditional and contemporary buildings types. These should relate to and tie in with gable end bargeboard or verge details.

Gable end detail

It is proposed throughout the scheme that either projecting bargeboards or finely cut finished verge details be constructed to tie in with the eaves details. The various bargeboard details must project outward and clearly demonstrate the supporting wall plate and purlins which are brought forward and fixed. The wall plates where shown on drawings should

rest on the terminating eaves detail This will also avoid the boxing out of bargeboards often seen in modern traditional developments in the local area.

Brick finish chimneys

All brick chimneys are to have varying corbel projecting course details to continue the styles reflected in the local area.

Windows Doors

Timber constructed painted sash casement windows with varying patterns and proportions which are typical of the local area will add variety and interest throughout the development. Entrance doors will also vary in traditional designs and patterns and along with the windows conform to the hierarchy s between the house cottage and key building types.

Dormers entrance canopies

It is proposed that the dormer construction types and entrance canopy roof construction types and their variations will be formed out using traditional mouldings proportions that will respect the above design principles with some classical elements where necessary.

ACCESS

Vehicular access will be from Salisbury Road and although access to further phases of development will be provided between plots 85, 86 and 121, 122 this will not be available until those phases are partially complete.

The development has been designed in accordance with the design code to maximise opportunities for movement by pedestrians and cyclists through the site. Links to adjacent development from Salisbury Road be available through the Rickyard and will allow pedestrian movement. The pedestrian link that follows the existing hedgerow will provide direct access to the main square of the overall development.

Blister kerbs at road edges will enable blind or partially sighted people to negotiate the scheme.

Houses will be designed with level access to the front door wherever possible if site levels prohibit this then access will be from the rear. All houses will be designed to new latest Building Regulations Part M for disabled access. All affordable units are designed to SDS requirements.

SECURE BY DESIGN

The layout design follows secure by design principles. Dwellings

orientated to face the street with the main access also from the street. Dwellings have been located opposite the entrances to parking courts allowing these entrances to be naturally policed from habitable rooms opposite.

Mews areas have been designed to accommodate parking areas directly overlooked by houses and flats.

4. Recommendation(s):

That members consider the application presented to them and that their comments be forwarded on to the case officer at North Dorset, for consideration..