

APPENDIX JT2 - JT16
Drawings and Images



Aerial Photo with Planning Boundaries

KEY:

- Site Boundary
- PROW
- Proposed Porous Asphalt in Light Buff, 6mm Aggregate
- Proposed Asphalt in Dark Buff, 10mm Aggregate
- Proposed Gravel Grid in Buff Colour
- Proposed Natural Stone Paving
- Proposed Tegular Block Paving
- Proposed Self-Binding Gravel in Golden Buff Colour
- Existing Hedgerow
- Proposed Mixed Native Hedge
- Proposed Clipped Yew Hedge

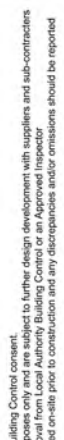


ACCOMMODATION SCHEDULE

- Food Store - 1,455.3sqm (15,665sqft)
- Offices - 181.3sqm (1,951qft)
- Cafe - 222.2sqm (2,392sqft)
- Estate Agent - 98.9sqm (1,065sqft)
- Hairdresser - 100.0sqm (1,076sqft)
- Funeral Care - 100.0sqm (1,076sqft)
- Dentist - 100.0sqm (1,076sqft)
- Vet - 100.0sqm (1,076sqft)
- 2no. 2 Bed Flats - 71.2 sqm & 72.5sqm (766sqft & 780sqft)

St Gregory's C of E
Primary School, Marnhull

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 • All works shall be in accordance with the current British Standards and any amendments thereto.
 • All dimensions shall be checked on site prior to construction and any discrepancies shall be reported to the Architect immediately.



Rev.	Date	Drawn	Checked	Date	Drawn	Checked
P3	04/03/23	JT	JT	03/02/23	JT	JT
P2	20/04/23	JT	JT		JT	JT
P1	11/04/23	JT	JT		JT	JT
B	01/01/23	JT	JT		JT	JT
A	01/02/23	JT	JT		JT	JT

Issued for: **PLANNING**

Project No: **22039**

Drawing: **Proposed Block Plan**

Scale: **1:500 @A1**

Drawn By: **JT**

Checked By: **JT**

Date: **03/02/23**

Project Client: **Tess Square Marnhull Village Centre**

Project Location: **St Gregory's C of E Primary School, Marnhull**

Project Address: **27 Glasshouse Station, Fryern Court Road, Fryern, Dorset, DT11 9JL**

Project Contact: **Corstorphine & Wright**

Project Phone: **01423 65666**

Project Website: **corstorphine-wright.com**

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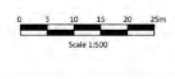




- SUMMARY**
- Site Area 7.99ha
 - N. of dwellings 120 units
- HOUSING MIX**
- 2 Bedroom units 79m² (33no.)
 - 3 Bedroom units 93m² (31no.)
 - 3 Bedroom units 97m² (6no.)
 - 3 Bedroom units 102m² (13no.)
 - 4 Bedroom units 106m² (2no.)
 - 4 Bedroom units 116m² (6no.)
 - 4 Bedroom units 135m² (5no.)
- Total of 96 housing units
- 60% Open market (72 units)**
40% Affordable housing (48 un
 (AR) 17% Affordable Rent = 8
 (FH) 52% First Home = 25 units
 (SO) 31% Shared Ownership =
- PARKING**
- 192 allocated parking spaces
 - 27 garages
 - 15 visitors parking
- BUNGALOW MIX**
- 2 Bed Bungalow 76m² (4no.)
 - 2 Bed Bungalow 77m² (11no.)
 - 2 Bed Bungalow 95m² (3no.)
 - 3 Bed Chalet Bungalow 115m² (
- Total of 24 bungalow units
- PARKING**
- 48 allocated parking spaces
 - 24 garages
 - 4 visitors parking
- Proposed vehicular access
 - Red line boundary
 - Soft buffer
 - Right of way (N47/28)
 - Possible alternative ROW
 - Indicative diverted public sewer (to be confirmed by specialist)

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Rev. Date Check

Rev.	Date	Details	Drawn	Checked
P4	26.02.25	Pedestrian access removed from Schoolhouse Lane	SL	JT
P3	15.03.24	Easement line added, ROW Gates	MBC	MBC
P2	01.03.24	Indicative drainage, right of way, Gates added, Footpath omitted	MBC	JT
P1	30.06.23	Scale bar amended	MBC	JT
*	06.04.23	Issued for planning	MBC	JT

Issued for:

PLANNING

Indicative Proposed Site Layout
 Butts Close, Marnhill

Project/Client:
 Marnhill Commercial Centre & Residential Sites

Project No:
 22039

Scale:
 1:500 @A0

Dwg No:
 P201

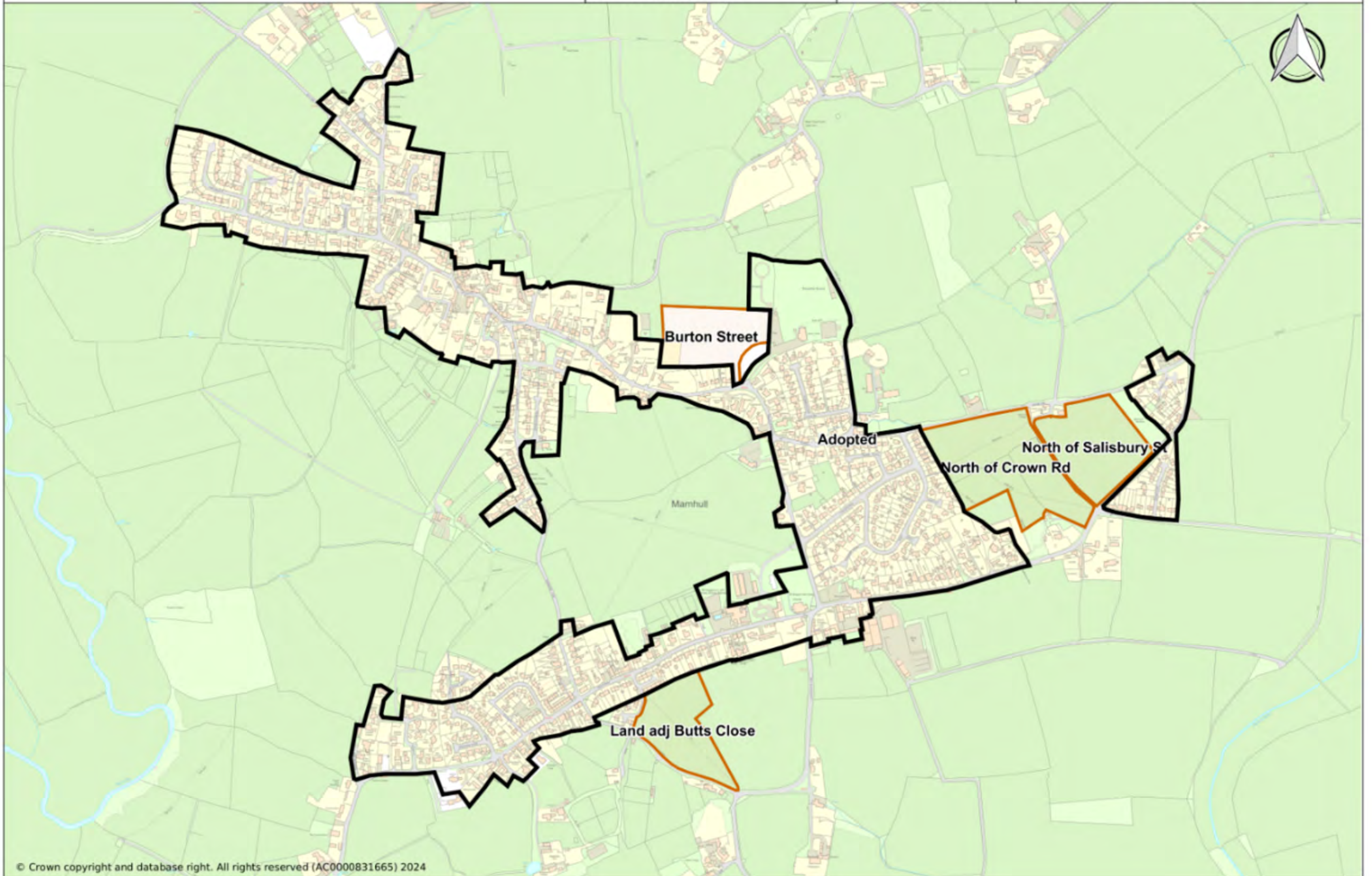
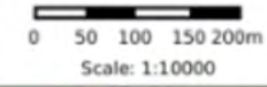
Rev:
 P4

Corstorphine & Wright

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 01425 655806

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AERIAL OVERVIEW FROM NORTH-EAST

JT7



AERIAL OVERVIEW FROM SOUTH-WEST

JT8



FOOD STORE FRONTAGE

JT9



Marnhull material and vernacular palette overview

Figure 26: Positive examples of material and vernacular building features found throughout Marnhull.

Colour palette



Roofing

Red clay tiles



Gabled roofs with varying orientations. The left two has a street-facing double gable.

Grey clay tiles



Crossed gable-roof (foreground) and hipped roof (background) with a lower projecting skillion roof.

Grey thatch



Crossed gable thatch roof with eyebrow dormers and a gable simple clay tile porch roof.

Facades

Red brick



Semi-course Marnhull stone with limestone cill and brick dressing.

Grey stone



Rough course stone that has a darker hue than the Marnhull stone

Light render



Light coloured render including thin render over a stone wall.

Fenestration



Sash window with wooden frames and glazing bars.



Casement window with chamfered stone mullions.



Natural wooden porch and fenestration with painted glazing bars.



Double storey bay window with glazing set back into the walls to add relief.

Architectural detailing



Detailed wooden gable front porch with tile roof.



Exposed timber gable structure painted black and exposed purlins.



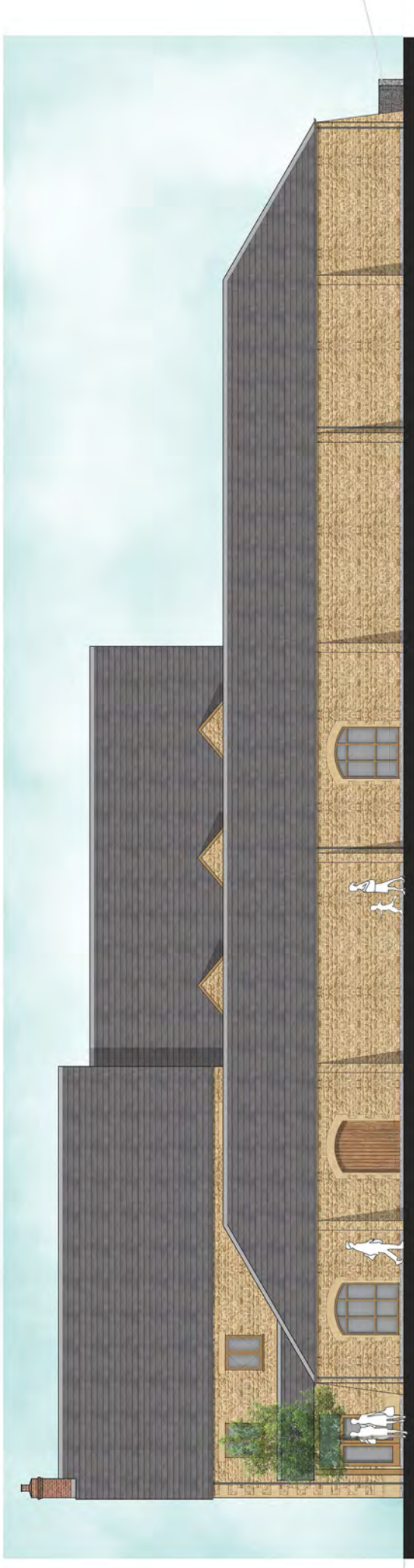
Stone chimney protruding from wall (front) and brick chimney stack (back).



Gable wall dormer (left) and roof dormer (right) aligned with lower windows.



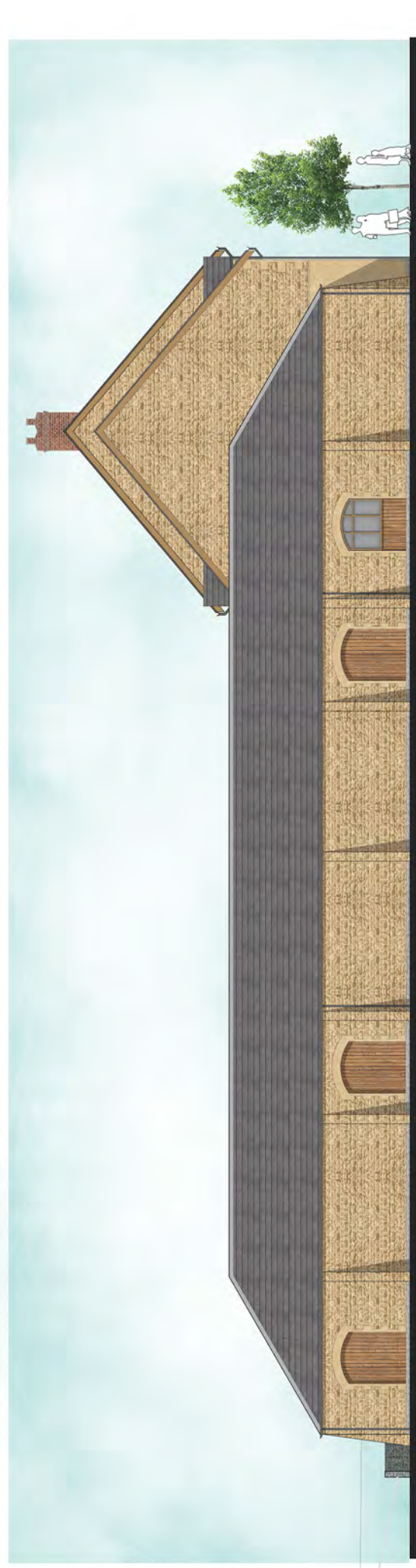
North - East Elevation



South - West Elevation



North - West Elevation



South - East Elevation

Notes:

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Drawn By: LH
 Date: 10/02/23
 Checked By: JT
 Date: 10/02/23
 Issued for: P1 12/04/23 Issued for Planning

UH JT
 Down Out
 Date: 10/02/23

Issued for: **PLANNING**
 Drawing: Food Store Elevations
 Project No: 22039
 Scale: 1:100 @A1
 Draw No: 107 P1
 Project/Client: Tessa Square
 Marnthull Village Centre

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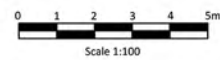


North - East Elevation



South - West Elevation

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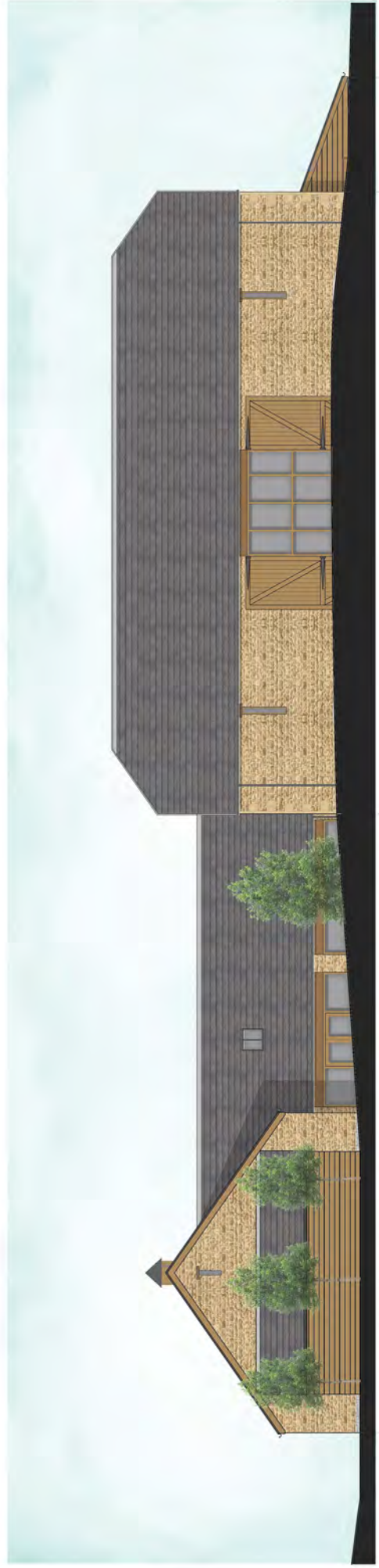
Rev. Date Details

P1 12/04/23 Issued for Planning		LH	JT
Rev.	Date	Drawn	Chkd
Drawn By:	Date:	Checked By:	Date:
LH	10/02/23	JT	10/02/23

Issued for:	
PLANNING	
Drawing:	Project No:
Business Unit Elevations	22039
Scale:	Scale:
1:100	1:100 @A1
Dwg No:	Rev:
109	P1
Project/Client:	
Tess Square Marnhull Village Centre	

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South - East Elevation



South - East Internal Elevation



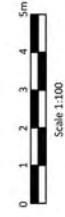
North - West Elevation



North - West Internal Elevation

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Rev.	Date	Details	Drawn	Checked
P1	12/04/23	Issued for Planning	LH	JT

Rev.	Date	Details	Drawn	Checked
U1	10/02/23		LH	JT

Issued for:

PLANNING

Drawing: Business Unit Elevations and Sections
Project No: 22039
Scale: 1:100 @A1

Project/Client: Tess Square Marnhill Village Centre
Drawn No: 110
Rev: P1

CART BARN AND ANCILLARY STORAGE BUILDINGS

Simple single-storey cart barns and storage buildings forming a fully enclosed courtyard. Outward facing elevations primarily 'solid' with buttress walls and smaller window openings; inner elevations to the courtyard more open with mix of arched openings, single doorways, and windows of varying sizes. This accommodates the primary retail store sales areas and back-of-house storage, plant, refuse, kitchen, and staff facilities. Roof spaces will be 'open', with vaulted ceilings, exposed timber trusses, and use of conservation style roof lights.



Facades facing the open green spaces to the west and north are primarily 'solid' with buttress walls and smaller window openings, courtyard elevations (facing parking square and pedestrian areas) comprise support posts/columns 'infilled' with fully glazed shop fronts. These accommodate the smaller, flexible use, commercial units. Roof spaces will be 'open', with vaulted ceilings, exposed timber trusses, and use of conservation style roof lights.

ANCILLARY LEAN-TO SHEDS

In materials matching their 'parent' buildings. These accommodate cycle parking with Sheffield stands for security and some refuse storage.



DOVE COTE

Traditional dove cote, marking the open gap below where pedestrians can walk through to the open green spaces to the west.



ENCLOSED COURTYARD

Fully enclosed courtyard surfaced with mix of heritage-agricultural materials such as granite sets, stable paviers, redbrick paviers and resin bound gravel. This is a flexible space and could accommodate a range of uses such as garden-centre style sales space, outdoor dining/café seating, food stalls, outdoor showroom space for garden furniture sales. This space is accessed through the primary retail unit.



CARRIAGE HOUSE WITH HAYLOFT

Subservient to the Dairy but similarly detailed, 1 and a half storeys, with stone-arched 'former' carriage entrances and 'former' dormer-roofed hayloft doors. This accommodates part of the primary retail store and the post office on the ground floor, and residential apartments above.



DAIRY

Most 'articulated' and visually prominent building in the group, 2-storeys, with dressed stone facades, 'cast iron' style columns and chimney. This accommodates the primary retail store main entrance and checkouts on ground floor and office space above.



FARM COURTYARD

Bounded by the Dairy, Cart Barn, Threshing Barn and existing Doctors Surgery. This provides accommodates parking, outdoor dining, service vehicle access, and pedestrian access to the retail/commercial units within the cart barns.



TESS'S WELL

A new, traditional style well-head, built over an existing well. It is our understanding that this Well was referred to in Thomas Hardy's 'Tess of the D'Urbervilles', and has led to the name of the scheme 'Tess Square'. The existing well is currently a hole in the ground capped with a stone, but the scheme looks to create a traditional well feature to compliment the surrounding public space.



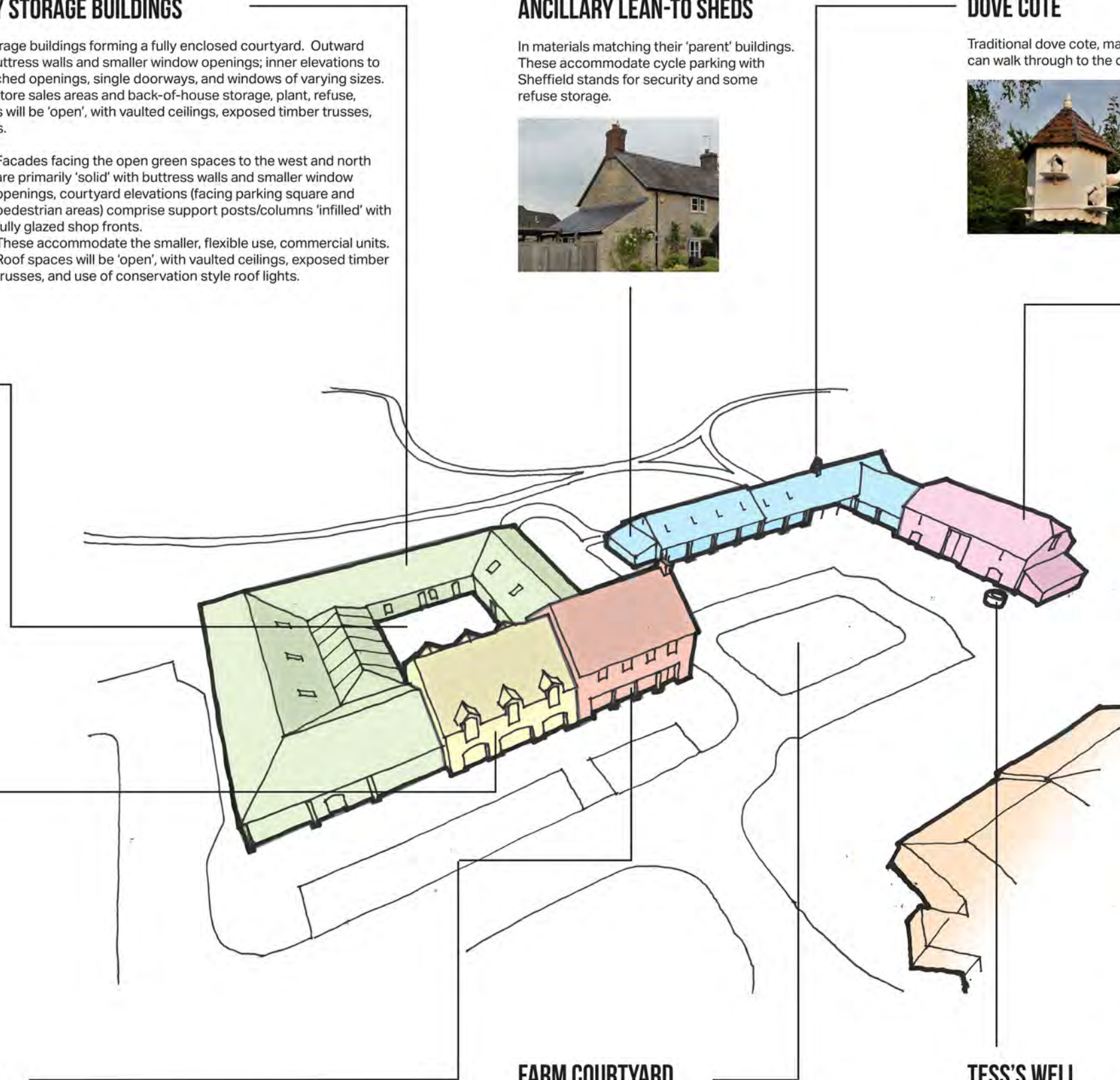
THRESHING BARN

Traditional 'threshing barn', 2-storeys high, with mostly solid facades. A large, full-height 'cart' entrance is centred on the courtyard elevation, and lower, smaller openings either side. The pitched roof is half-hipped and will be open/vaulted inside with exposed timber roof trusses. This 'barn' will accommodate a café/restaurant with outdoor seating in the south-facing courtyard, and on the northern side with views out across the green open spaces to the north and west.



EXISTING DOCTOR'S SURGERY

The orientation of the existing surgery building has been used to set that of the proposed buildings, in order to: tie the proposed buildings into the surrounding built context, 'legitimise' the orientation of the existing surgery buildings, have the doctors' surgery 'complete' the third side of a notional farm courtyard. The orientation of the existing and proposed buildings, courtyards and car parks, allow the combined development to fit neatly against the eastern boundary, leaving the maximum possible area of open green space to the west.



CAFE AND BUSINESS UNITS

JT15





ACCOMMODATION SCHEDULE

Food Store	- 1,455.3sqm (15,665sqft)
Offices	- 181.3sqm (1,951qft)
Cafe	- 222.2sqm (2,392sqft)
Estate Agent	- 98.9sqm (1,065sqft)
Hairdresser	- 100.0sqm (1,076sqft)
Funeral Care	- 100.0sqm (1,076sqft)
Dentist	- 100.0sqm (1,076sqft)
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St Gregory's C of E
Primary School, Marnhull

St Gregory's the Great
Church

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- All works and materials to be used shall be specified in the Bill of Materials and any discrepancies shall be reported to the Architect immediately.

Scale 1:500

No.	Date	Drawn By	Checked By	Date	Drawn	Checked
P1	17/06/24	Small car park access resources, parking user PROW amended	JT		JT	
P2	25/04/23	PROW line amended	JT		JT	
P3	11/04/23	Issued for Planning	JT		JT	
C	10/03/23	Revisions to: car park for stacking, redline and drainage	UH		UH	
B	06/02/23	Minor amendments	UH		UH	
A	03/02/23	Proposed contours added, site boundary amended	UH		UH	

PLANNING

Project No: 22039
 Drawing: Proposed Site Layout
 Scale: 1:500 @A1
 Drawn By: TESS
 Checked By: JESS
 Date: 06/02/23

Project/Client: TESS Square
 Marnhull Village Centre

Issued for: **BrightSPACE architects**

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