Land to the East of Holywell, Yeovil
Design Review for John T Cullen esq
Introduction

This Design Review has been prepared by Bryant Priest Newman Architects as part of a collection of formal representations to the South Somerset District Council. This Design Review reports on the potential residential extension of Yeovil town into the landscape to the Southwest of the existing settlement on the land to the East of Holywell.

The layout has been based upon guidelines as set out in the South Somerset District Council’s Proposed Submission for the South Somerset Local Plan 2006 - 2028, in June 2012.
Evolution of Yeovil

Yeovil has steadily grown since 1890 with the main areas of growth to the North West and the North East. The growth to the NE follows the Northern edge of the railway East and then curves North along the Lyde Road. The growth to the NW is along main roads with built form being especially dense between the A3088 Lysander Road and the A30 West Coker Road.

Prior to 1962 most built form had been along the main roads which left open field land between. From 1962 - 1991 these open spaces were built on and filled in. Today there still remains a lot of open green space amongst the built form within the town.
The land to the East of Holywell in relation to the surrounding area
The existing site access lies south of Chestnut Lodge and Pinwood.
Land to the East of Holywell, Yeovil. John T. Cullen. Design Review

Photos | Surrounding Context

Point A

Point B
Photos | From the Ridge

Views along the ridge
**Evolution of the Representation Site**

The site was made up of a selection of fields, until the mid 20th Century when a house and bungalow (called 'Chestnut Lodge' and 'Pinwood') which still stand were built to the North West corner.
Context Uses

The immediate area surrounding the land to the East of Holywell which will be referred to as the site, is predominantly residential edging into rural countryside. The villages of West and North Coker sit to the South of the site down a steady slope. The main centre of Yeovil sits to the North East. Yeovil Country Park is a brief walk to the North East along the A30 West Coker Road.

The site is bordered to the north by the Yeovil Court Hotel and residential properties accessed off the A30 West Coker Road / service road and Wyvern Close; to the east by properties on Helena Road; to the south by large properties including ‘Mellowstones’ and ‘Avalon’; and to the west by Holywell, a deeply incised lane to East Coker. A track runs along the southern boundary of the site which connects the farm (marked as 03 on the plan) to Nash Lane.

The area is well serviced with a Petrol Station Garage, a Hotel and bus stops.

The site has been identified for residential use. This would enable residents to take full advantage of the facilities and job opportunities within Yeovil, the centre being approximately 3.5km (2.2 miles) away, as well as other local towns such as Taunton, Bridgewater and Weymouth being within an easily commutable distance.

The site has previously been recognised as a suitable location for residential development within the South Somerset Strategic Housing Availability Assessment (SHLAA) (2009 and 2012).

The representation site is approximately 10 hectares in area.
Density Study along the West Coker Road
(Red representing the most dense through to yellow at the least dense.)

The existing density levels of the residential areas along the West Coker Road range from 23.5 dwellings per hectare down to the least dense at 5 dwellings per hectare.

The density currently being proposed for the land to the East of Holywell, Yeovil, or the site is 20-25 dwellings per hectare which is slightly higher than the average housing density in the area, however this can be justified as it is in line with national guidance densities for new build developments.

At this density the number of properties on the site would be between 194 - 240, with on-plot parking to meet The Somerset Parking Strategy for a Residential Area within Yeovil which is classed as a Zone A area.
**Approx. 1930 era West Coker Road**
The maps illustrate a scattering of Bungalows and 2 Storey houses, with large gardens to the front and rear. These buildings are very low density, objects placed within the wider landscape, with the surrounding area consisting of open fields and parkland. Helena Road begins to develop, creating a more residential feel than rural.

**Approx. 1960-70 era West Coker Road**
This map illustrates the in-fill development of gardens along the West Coker Road and Helena Road. Nash Lane also is becoming more residential in feel as it stretches to the South. The field line to the track leading to Nash Farm seems like a natural boundary to the residential development.

**Approximately 1980 - present West Coker Road**
Further garden in-fill development so that very little open space with the option of development to residential is left. The large Watercombe Heights housing estate is built on the North side of West Coker Road, anchoring the housing to Yeovil.
**Representation Site Constraints**

**Levels** - The topography of the site is gently sloping towards the south, below the crest of the ridge occupied by the A30 West Coker Road. The site levels off to the South, however the lane running along the Western site boundary begins to steeply dip, creating a steep bank. The bank has well developed hedgerows and trees which provide a good degree of screening to the site and visually separates the site from West Coker.

**Trees and Hedgerows** - The site is bounded by well developed hedgerows with trees dotted throughout. It is proposed within the landscape strategy to enhance the hedgerows along the boundary lines to provide screening of the site from surrounding properties. A large Oak Tree sits on the Northern site boundary which will be kept for ecological reasons.

**Ecology** - Any developments will be designed to include improvements to habitat already present on the site and the creation of new habitats, increasing the biodiversity across the site. The site boundary should include an ecological buffer zone to protect existing habitat and encourage the use of the site by wildlife. It is also suggested that the site create new habitat that connects existing wildlife areas for use as commuting corridors by various species. Furthermore the potential presence of bat activity across the site is acknowledged and any lighting schemes should be designed so as to minimise any potential impacts upon this species group.

**Access** - The site is currently accessed via a farm gate off Holywell Road. Access is being proposed via two junctions: a dedicated roundabout off Holywell which will run into the site along the boundary of the existing Pinwood bungalow, and a secondary priority access through an existing residential dwelling No. 169 West Coker Road to the North. There will also be a pedestrian access which will connect the site to the track running along the southern boundary connecting to Nash Lane.

**Residents** - Residents living in properties which bound the site have all been fully involved with the development of the scheme. The design and layout of the scheme is sympathetic to the surrounding styles and densities found within the area.

**Watershed and Drainage** - The site is situated on south facing slopes which provide natural drainage in a southerly direction.
Proposed Zoning

- **Low density housing**
- **Medium density housing**
- **High / Medium density housing**
- **High density housing**
- **Heavy foliage | trees and hedgerows**
- **Access roads across the site**

The site zoning has been informed by the surrounding site context, the shape of the site, the access points and the proposed road layout.

The lower density properties are located in a remote area of the site providing lots of greenery and privacy, within easy access of the main road accesses around the site but set back enough to remain quiet and exclusive.

The medium density properties are mainly located along the roads as they enter the site, and at points where a vista is created at the end of long runs of road.

The high density properties are located at a distance from the main accesses, along site boundaries which abut existing gardens.

**Low density housing**

- medium to large properties, with large front gardens, trees and foliage placed adjacent to access roads to give a good first impression on entering the site.

**Medium density housing**

- trees and hedgerows in gardens and along roads create green corridors across the site.

**High / Medium density housing**

- housing at the end of vistas to create views.

**High density housing**

- heavy foliage, trees and hedgerows.

**Access roads across the site**

- 100% on-plot parking leaving streets to be free of on-street parking.

**Heavy foliage | trees and hedgerows**

- large rear gardens incorporate ecological and landscape buffers.

**Access roads across the site**

- medium / high density housing bounding existing housing.

- gardens back onto gardens and fronts onto fronts which is good urban design practice.

- pedestrian link lined by housing, trees and foliage providing natural surveillance and a welcoming impression.

- low density housing in green + quiet area of site away from existing properties and roads.

- medium / high density housing at the end of vistas to create views.

- large rear gardens incorporate ecological and landscape buffers.
Proposed Plan in Context

NOT TO SCALE.

- accesses planted with trees to create attractive and welcoming views from road
- Heavy tree planting along Pinwood garden boundary to provide screening from views inwards and outwards from site
- hedgerow to incised lane managed for wildlife habitats and continued privacy
- planting of hedgerows and trees to screen the site from views inwards and outwards
- ecological buffer
- buffer areas enhanced for biodiversity and informal screening
- pedestrian access from track
- existing large Oak trees
- repair and replanting of hedges along existing garden boundaries
- minimum of 21m between existing houses and proposed
- wildlife corridors along roads and front gardens
- active frontage facing onto streets
- gardens back onto gardens
**Context Analysis - Housing**

**Density:** Low - medium density, small to medium bungalows and 2 storey houses.

**Materiality:** Red Brick / Buff Brick / White, Cream and Beige Stucco Render / Timber Cladding dark stained or white painted / limestone cladding

**House Type:** Bungalows, Detached, Semi-Detached 2 storey houses

**Era:** Ranging from 1930s to present. South of West Coker Road 1930's Bungalows, 2 storey detached and semi detached homes are interspersed with 1960-70's bungalows and 2 storey detached houses. Some modern builds, renovations and extensions. North of West Coker Road 1990's - present housing estate.

**Gardens + green space:** - large gardens, with long driveways, established planting, grass verges and trees run along the pathways and roads. Very rural / village in feel.
Example Market House
Types: 118 sqm | 3 Bed | 2 Storey
Scale: 1:200

Currently the design and type of property is to be determined at a later phase of development, therefore the built form is represented by blocks of grey on the layout plan.

Examples of the type of Market House and Affordable house have been included to give a better understanding of the type of development being proposed.
Example Market House Types:
193 sqm | 4 Bed | 2 Storey

Scale: 1:200

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Potential Elevations

Potential Plan

Potential Built Areas
Example Market House Types: 288 sqm | 5 Bed | 2 Storey

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Examples of the type of Market House and Affordable house have been included to give a better understanding of the type of development being proposed.
Example of Affordable House Types:

Scale: 1:200

117 sqm | 4 Bed | 3 Storey

105 sqm | 3 Bed | 3 Storey

79 sqm | 2 Bed | 2 Storey
Precedent Analysis: Wyndham Park, Yeovil

Aerial view of Yeovil showing the relation between Site A and Wyndham Park.

Wyndham Park entrance from Lyde Road.

1, 2, 3, 4 Bed Homes from £139,950.

New Residential Development by Barratt Homes and David Wilson Homes. The site is situated to the North East of the current town border.
Conclusion

This Design Review demonstrates the potential the land east of Holywell has for becoming a residential development as part of an urban extension of Yeovil, Somerset. This review considers Density, Design, Materiality, Sustainability, impact of the proposed development, views and ecology, landscape design and transport design as submitted in accompanying reports.

The layout is considered to adhere to various policies as set out in the SSDC's Proposed Submission South Somerset Local Plan 2006- 2028, June 2012.

This Design Review concludes that the Representation Site, located to the east of Holywell, adjacent to an established residential area and currently comprised of open field land with several residential properties located to the North and Western boundaries is suitable for a proposed development which will be designed to the design principles laid out in the Local Plan. A housing density of approximately 20 - 25 dwellings per hectare is proposed on the Representation Site which is approximately 10 hectares in area, which would provide an approximate property number of between 194- 240.

Currently the house type is not being identified however this Design Review does give some examples of the type of house which could be proposed should residential status be deemed agreeable for the Representation Site.

Vehicular access to the Representation Site will be via a dedicated roundabout off Holywell bordering the site to the west; and a priority access through the residential dwellings to the north. Pedestrians and cyclists will be able to access the site via the site access junctions, the internal access road, and pedestrian / cycle access to the south east boundary of the site which connects to a track which eventually connects to Nash Lane, this will allow pedestrian permeability throughout the site.

The Representation Site is available for delivery immediately without reliance on the phasing of the rest of the urban extension.

The Representation Site layout design incorporates habitat as advised in the ecology report. Green corridors run along roads and pathways, an ecology buffer runs along part of the site boundary and is incorporated into gardens. Trees and hedgerows are maintained and nurtured where possible.

The layout is sensitive to existing residents and properties, especially where over -looking could be of concern. Back gardens back onto back gardens and minimum distances are adhered to as laid out in Design Guides for residential areas.
Inglemount

175

159a

157a

159

Yeovil

Court

Hotel

CR

HELENA

ROAD

El

Sub

Sta

7

153

23

3

161

7

155

12

32

14

11a

5a

3a

16

11

13

Ecological buffer zone

Wildlife corridors lining roads and incorporated into gardens / Green Buffer zones

Access roads

Diagrammatic massing arrangement of proposed houses

Front Gardens

Rear Gardens

Pedestrian link lined by housing, trees and foliage providing natural surveillance and a welcoming impression

Sensitive positioning of housing to minimise overlooking of existing properties

Large rear gardens incorporate ecological and landscape buffers

Trees and hedgerows in gardens and along roads create green corridors across the site

100% on-plot parking leaving streets to be free of on-street parking

Houses at the end of streets creating focal points of interest

Medium to large properties, with large front gardens, trees and foliage placed adjacent to access roads to give a good first impression on entering the site

Road widths adhere to Manual for Streets guidelines

Medium / High density housing bounding existing housing

Gardens back onto gardens and front onto front which is good urban design practice

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Pedestrian link lined by housing, trees and foliage providing natural surveillance and a welcoming impression

Proposed number of dwellings: 194 - 240

Site area: 10 ha

20-25 dwellings per hectare

Land to the East of Holywell Road, Yeovil

Indicative Block Site Layout Plan

1:500

@A3

1:1000

@A1

1976. R2

07.08.12

Notes

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