

INTRODUCTION TO HAWKFIELD HOMES

Hawkfield Homes is a privately owned house builder. We specialise in developments within established residential areas, including sites within conservation areas and with listed buildings.

Our approach isn't based on standard design. Instead we create bespoke designs for each development, taking account of the local area. Hawkfield Homes has a flexible approach and works with the local community and neighbours through the design stage and in managing the construction. When we are on-site building

our new homes we always ensure there is an experienced Site Manager overseeing the works, to ensure a professional approach and provide a point of contact for neighbours.

Hawkfield Homes is driven by providing good quality homes which enhance local neighbourhoods and give people comfortable and enjoyable places to live. We look forward to creating attractive new homes on the site at Bath Old Road in Radstock, but first we would like to hear your views before we proceed with more detailed design work.



**HAWKFIELD
HOMES**

Previous Projects



Marybrook Mews, Berkeley, Gloucestershire



Curzon Court, Clevedon, Somerset



Chapel View, Alveston, South Gloucestershire



Antons Corner, Bishopsworth, Bristol

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THE PROJECT TEAM

Working on behalf of Hawkfield Homes, Nash Partnership is undertaking design and planning work to create proposals for the development of the land at Bath Old Road.

Nash Partnership is a multi-disciplinary practice of urban designers, planners, architects and specialists in regeneration and conservation who have helped create a wide range of successful developments, from small residential schemes to large mixed-use developments such as the redevelopment of the former Alcan factory site in Midsomer

Norton and the award winning Kingston Mills development in Bradford on Avon.

Nash Partnership is working alongside a number of technical specialists covering topics including:

- Trees
- Ecology
- Drainage
- Ground Conditions

nash
partnership

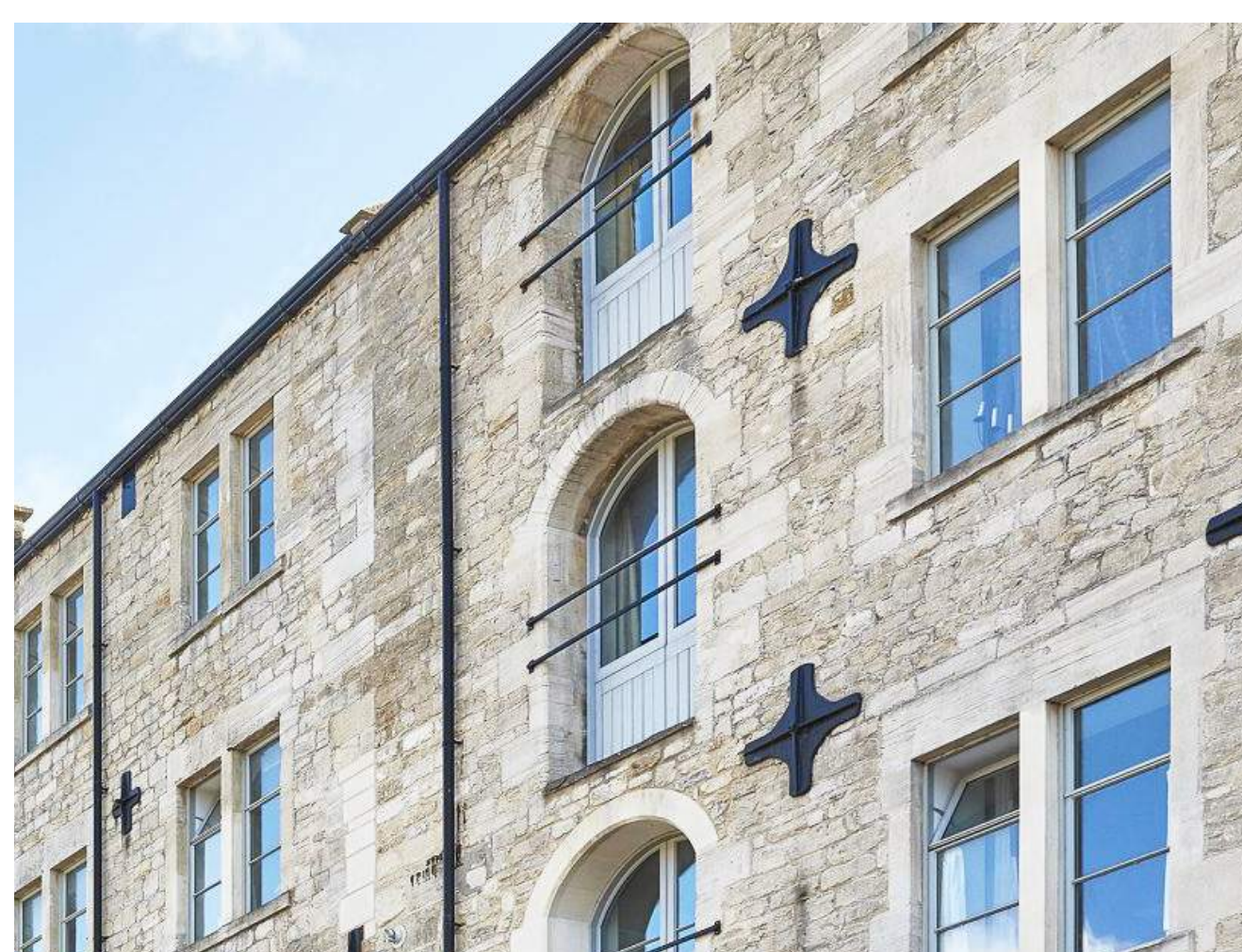
Previous Projects



Hope House, Bath



Leacroft House, West Harptree, Somerset



Kingston Mills, Bradford on Avon



Mill Lane, Wiltshire

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partnership


HAWKFIELD
HOMES

Aerial Photograph



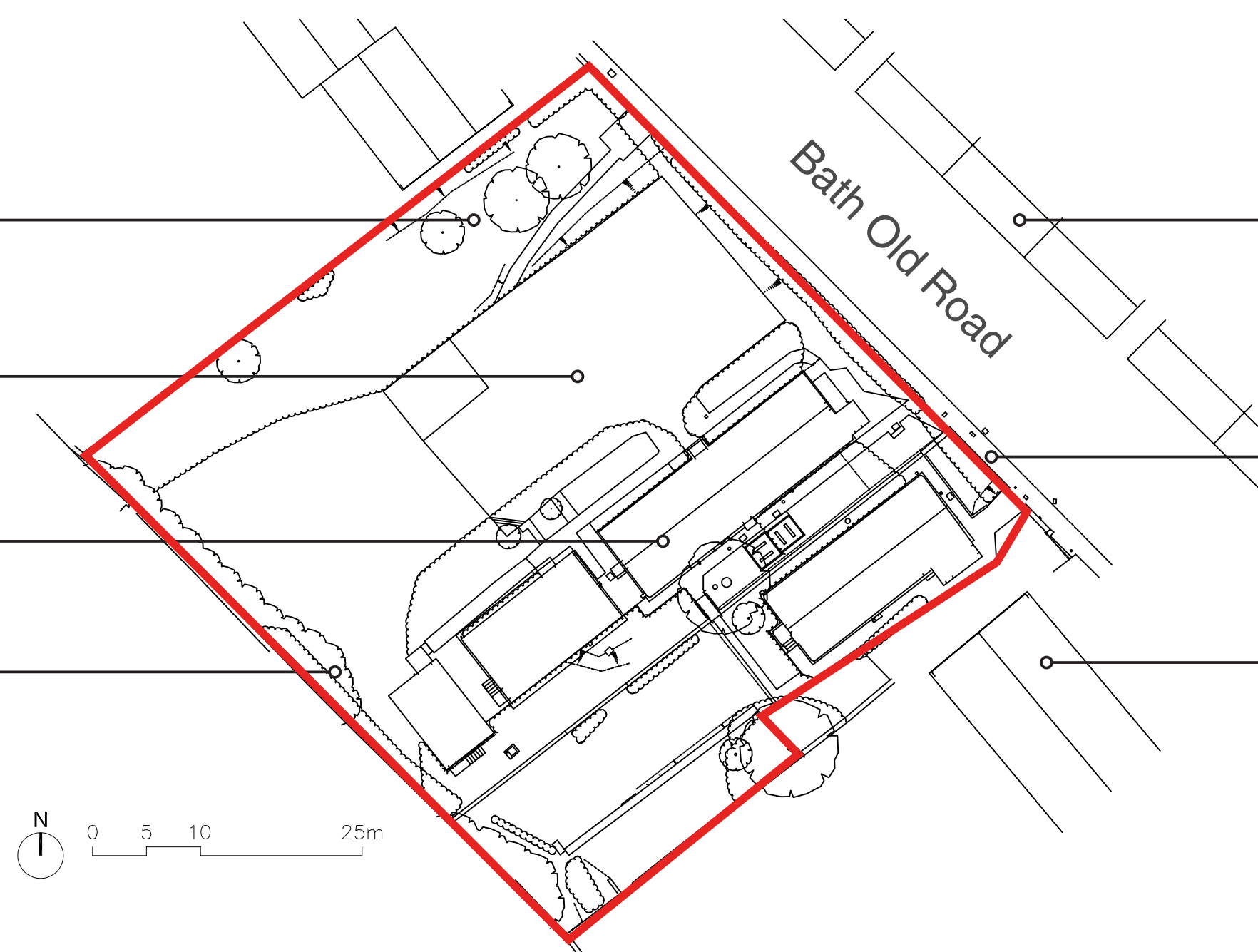
Existing Site Plan

Overgrown with
weeds and shrubs

Disused tarmac area assumed to
have previously been a playground

Derelict school buildings

Cypress trees overhanging boundary



Existing two storey houses
opposite the site

Existing pavement

Neighbouring houses: Two
storey with rooms in roofs

Site Photos



Current view of the site from the road



View inside the site

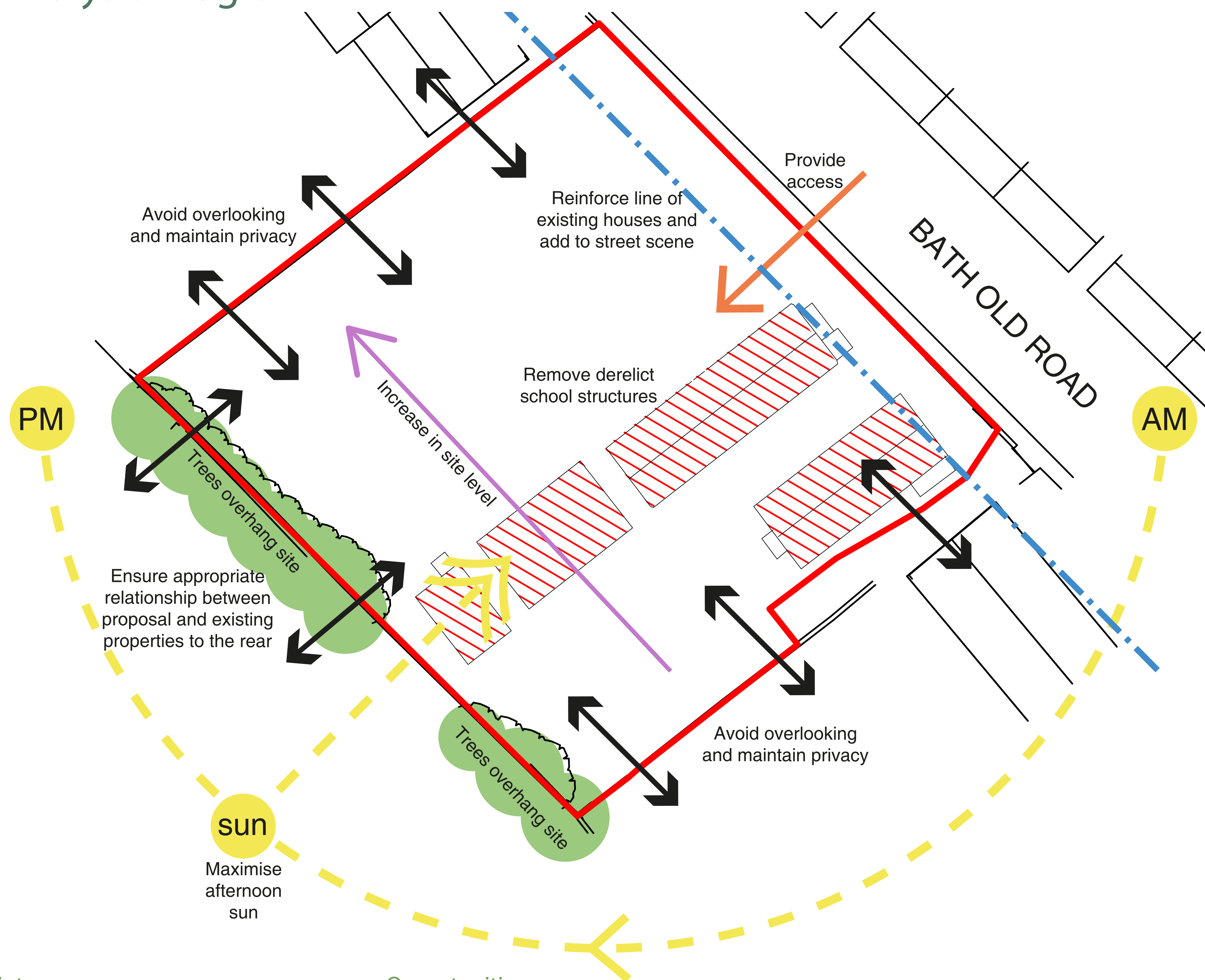


The site is overgrown with weeds and shrubs

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CONSTRAINTS AND OPPORTUNITIES

Site Analysis Diagram



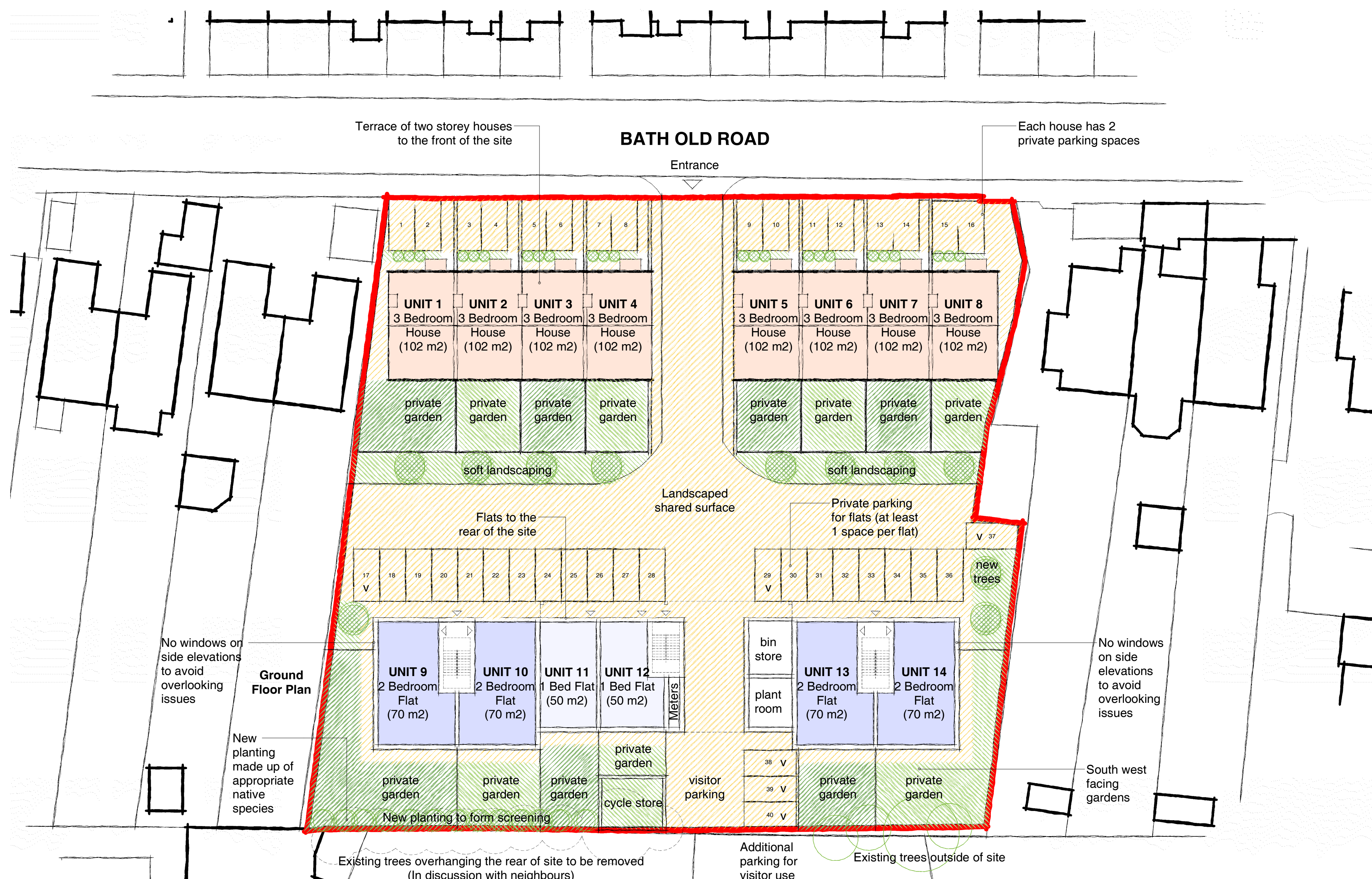
Constraints

- The site is in a conservation area.
- The privacy of the houses and gardens of neighbouring properties must be retained.
- There should be no windows on the proposed development that produce overlooking issues.
- The site has a change in level of approximately 4 metres from one side to the other.
- A number of trees outside the site overhang the south west boundary.

Opportunities

- Derelict school buildings and structures can be removed.
- Proposed new built form can reinforce the line of existing houses on the road and can add to the street scene and character of the area.
- New site access can be provided to allow the rear of the site to be utilised.
- All new houses could have allocated parking spaces within the site to avoid the need for new residents parking on Bath Old Road.
- Required parking spaces could be located in front of each dwelling to avoid an unsightly centralised "car park" zone.
- The orientation of the site means that the proposed dwellings could benefit from south west facing gardens and good levels of daylight. Photovoltaic solar panels could be proposed on roofs to provide a source of renewable energy.
- The new development could host a landscaped area that could have new trees and planting.
- There are opportunities to enhance wildlife habitat with new planting and nest boxes.
- There is potential for a mix of houses and flat types to meet different needs.

Proposed Site Plan



Initial Proposal

The draft proposals include:

- Eight houses on the road frontage (two storey homes).
- Eighteen flats to the rear of the site (two storey building with rooms in the roof)
- A mix that's made up of one, two and three bedroom homes.
- Affordable housing.
- Private rear garden areas.
- Landscaping in public shared areas.

- New tree planting within the site and on the rear boundary.
- A new access road to allow the rear of the site to be accessed.
- Photovoltaic solar panels on south facing roofs to create renewable energy.
- 40 car parking spaces are proposed on the site. These could be allocated as follows:
 - 2 private parking spaces to the front of each of the houses (16 spaces total).

- 1 private parking space for each of the flats (18 spaces total).
- 6 non-designated parking spaces for visitors to the development.
- Secure, sheltered cycle storage for all units.

ACCOMMODATION SCHEDULE:

8 x 3 bedroom Houses

12 x 2 Bedroom Flats

6 x 1 Bedroom Flats

Total = 26 Homes

Initial Sketch 3D View



Next Steps

Comment forms are available for you to let us have your views. These can be left in the comment boxes or returned as follows:

Post:
Nash Partnership,
25 King Street,
Bristol
BS1 4PB

Email:
batholdroad@nashpartnership.com

We would be grateful if you could let us have any comments by the end of the day on Friday the 6th of March. The display material and comment form will be available on-line in the News section at www.nashpartnership.com until this time.

Our next steps will be to:

- Consider all the comments received.
- Complete all the necessary technical studies.
- Develop detailed design proposals.
- Submit a planning application.

Bath and north East Somerset Council, as the local planning authority, will then consult on the submitted planning application before reaching a planning decision.

Thank you for taking the time to visit this consultation event.