

# 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



Antons Corner, Bishopsworth, Bristol



Chapel View, Alveston, South Gloucestershire

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partnership



**HAWKFIELD**  
HOMES

# 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 Rush Hill, Bath.**

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

including the Hope House development in Bath 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
- Transport

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## Previous Projects

Hope House, Bath



Leacroft House, West Harptree,  
Somerset



Kingston Mills, Bradford on Avon



Mill Lane, Wiltshire

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**HAWKFIELD**  
HOMES

# THE SITE : RUSH HILL, BATH

## Aerial Photograph



## Existing Site Plan

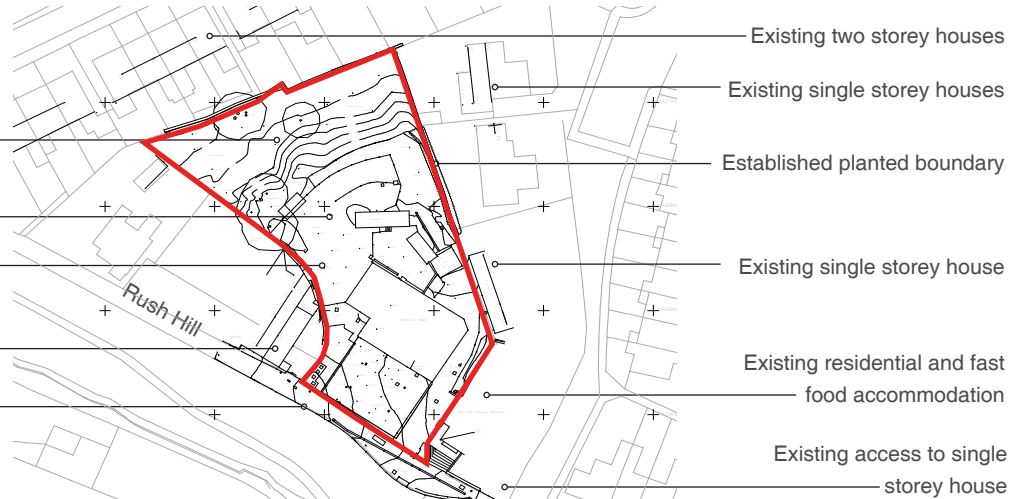
Existing bank with low quality vegetation and detritus

Existing hard standing and existing temporary structures

Former garage, forecourt and awning facing Rush Hill

Existing 2 storey house

Existing access



## Site Photos



Current view of the site from Rush Hill with the former garage and forecourt visible in the foreground



View inside the site



Rear view of the site with the overgrown bank and waste detritus visible

# CONSTRAINTS & OPPORTUNITIES

## Site Analysis Diagram



### Constraints

- The site is a former garage site and therefore may have ground contamination to deal with.
- Neighbouring residential properties necessitate a careful approach to the design to safeguard amenity.
- To the rear of the site there is a change in level of approximately 3 metres from the hard standing to the bottom of the existing bank.

### Opportunities

- Use of brownfield land to contribute to Bath's pressing need for new homes.
- Potential for a mix of houses and bungalows.
- Enhance the appearance of the site, including new houses on the frontage to reflect the character of the area.
- Reduce traffic compared to existing use.
- Rationalise access to one point of entry and exit.

# INITIAL PROPOSALS

## Proposed Site Plan



## Initial Proposal

The draft proposals include:

- Three town houses on the street frontage (two storey homes with dormers in the roof).
- Four mews houses to the rear of the site (two storey homes with integrated parking).
- Two courtyard houses in the middle of the site (single storey homes with on plot parking).
- A mix that's made up two and three bedroom homes.
- Private rear gardens to all dwellings.
- A shared surface residential 'home zone'.
- Single access on to Rush Hill to replace existing double access.
- New tree planting within the site and on the existing sloped bank.
- Photovoltaic solar panels on south facing roofs to create renewable energy.
- 17 car parking spaces proposed on the site, with 2no. parking spaces for each two and three bed house, and 1 visitor parking space.
- On plot secure, sheltered cycle storage is proposed for all units.

## ACCOMMODATION SCHEDULE

2no. 2 Bed 3 Person courtyard houses

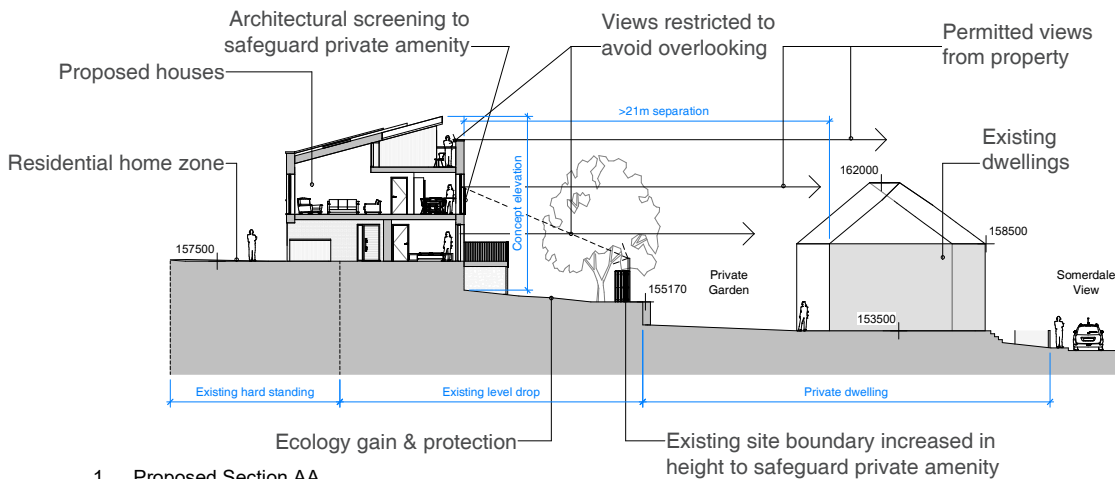
4no. 3 Bed 6 Person mews houses

3no. 3 Bed 5 Person town houses

**TOTAL = 9 Homes**

# INITIAL PROPOSALS

## Site section through mews house and adjacent dwellings

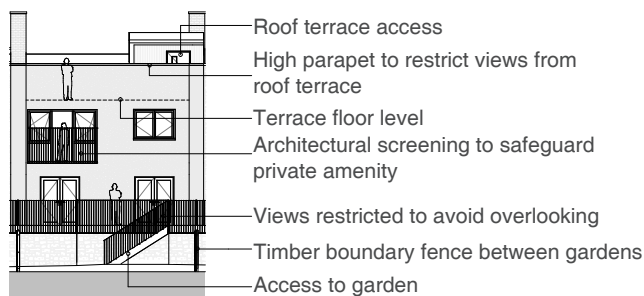


This section demonstrates the 3m level change from the centre of the site to the bottom of the sloped bank at the rear of the site.

The proposals incorporate design measures to enable the new homes to benefit from long distance horizontal views whilst protecting the amenity of neighbouring properties:

- High parapet to terrace
- Architectural screening
- Rear boundary enclosure at height to prevent views

The elevation study below indicates where architectural screening might be located.



Indicative architectural privacy screening

## Next Steps

Comment forms are included for you to let us have your views. These can be returned to the following address:

### POST

Penelope Merrick  
Hawkfield Homes  
Unit 3 The Stables  
Victoria Road  
Clevedon  
BS21 7SJ

### EMAIL

rushhill@hawkfieldhomes.co.uk

### TELEPHONE

07817 212601

We would be grateful if you could let us have any comments by the end of the day on the 12th of April. The display material and comment form will be available on-line in the News section at [www.nashpartnership.com](http://www.nashpartnership.com) until this time.

Our next steps will be to:

- Consider all the comments received
- Complete all the necessary technical studies, including contamination, transport and ecology.
- 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 view this consultation document.