

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 to the rear of Carnival Court apartments in Bridgwater, 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

**nash
partnership**



**HAWKFIELD
HOMES**

THE PROJECT TEAM

Working on behalf of Hawkfield Homes, Nash Partnership is undertaking design work to create proposals for the development of the land to the rear of Carnival Court in Bridgwater.

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

nash
partnership

Previous Projects

Hope House, Bath



Leacroft House, West Harptree,
Somerset



Kingston Mills, Bradford on Avon



Mill Lane, Wiltshire

nash
partnership

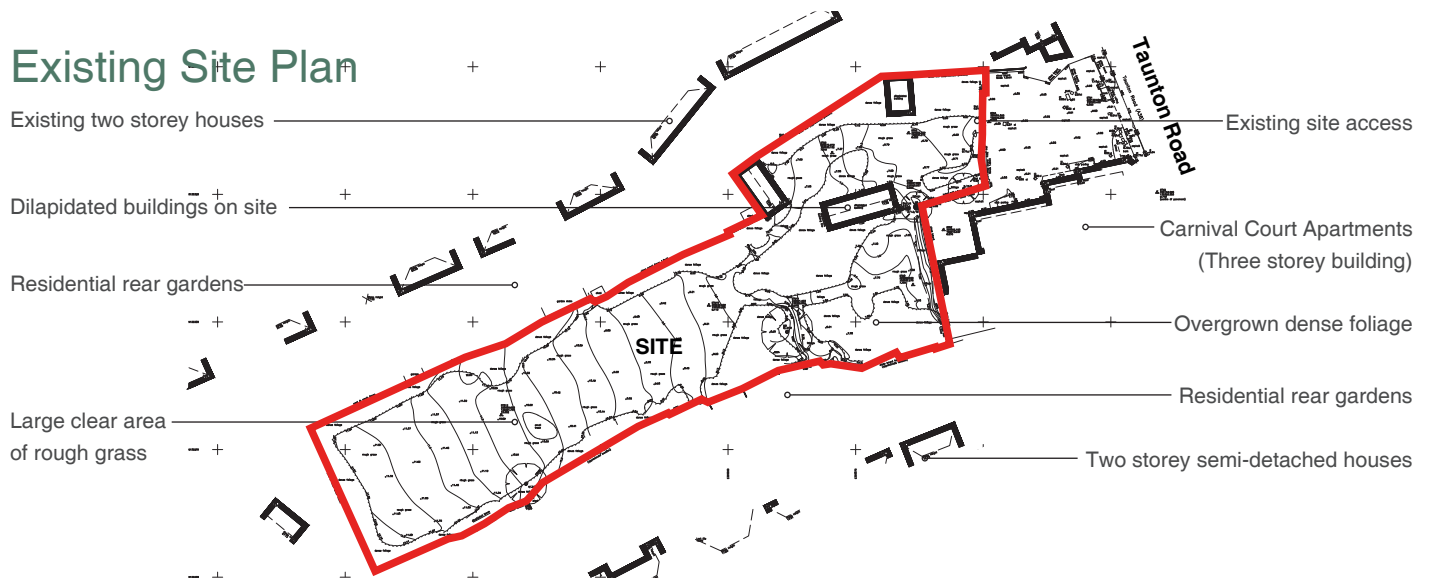

HAWKFIELD
HOMES

THE SITE IN BRIDGWATER

Aerial Photograph



Existing Site Plan



Site Photos



Existing Carnival Court apartments building viewed from Taunton Road.



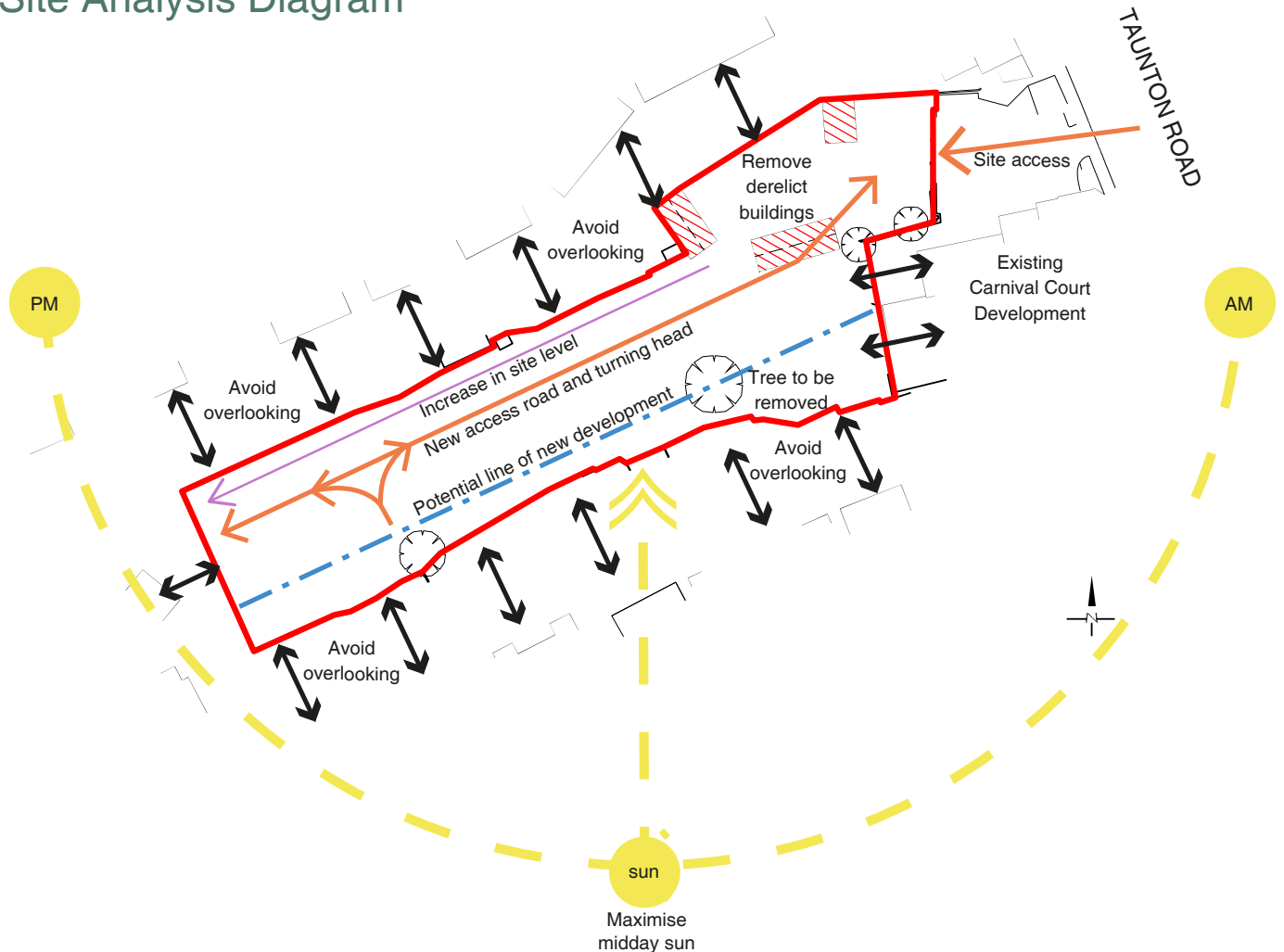
Access to the site is through the car park of the Carnival Court Development.



Existing dilapidated single storey building within the site.

CONSTRAINTS & OPPORTUNITIES

Site Analysis Diagram



Constraints

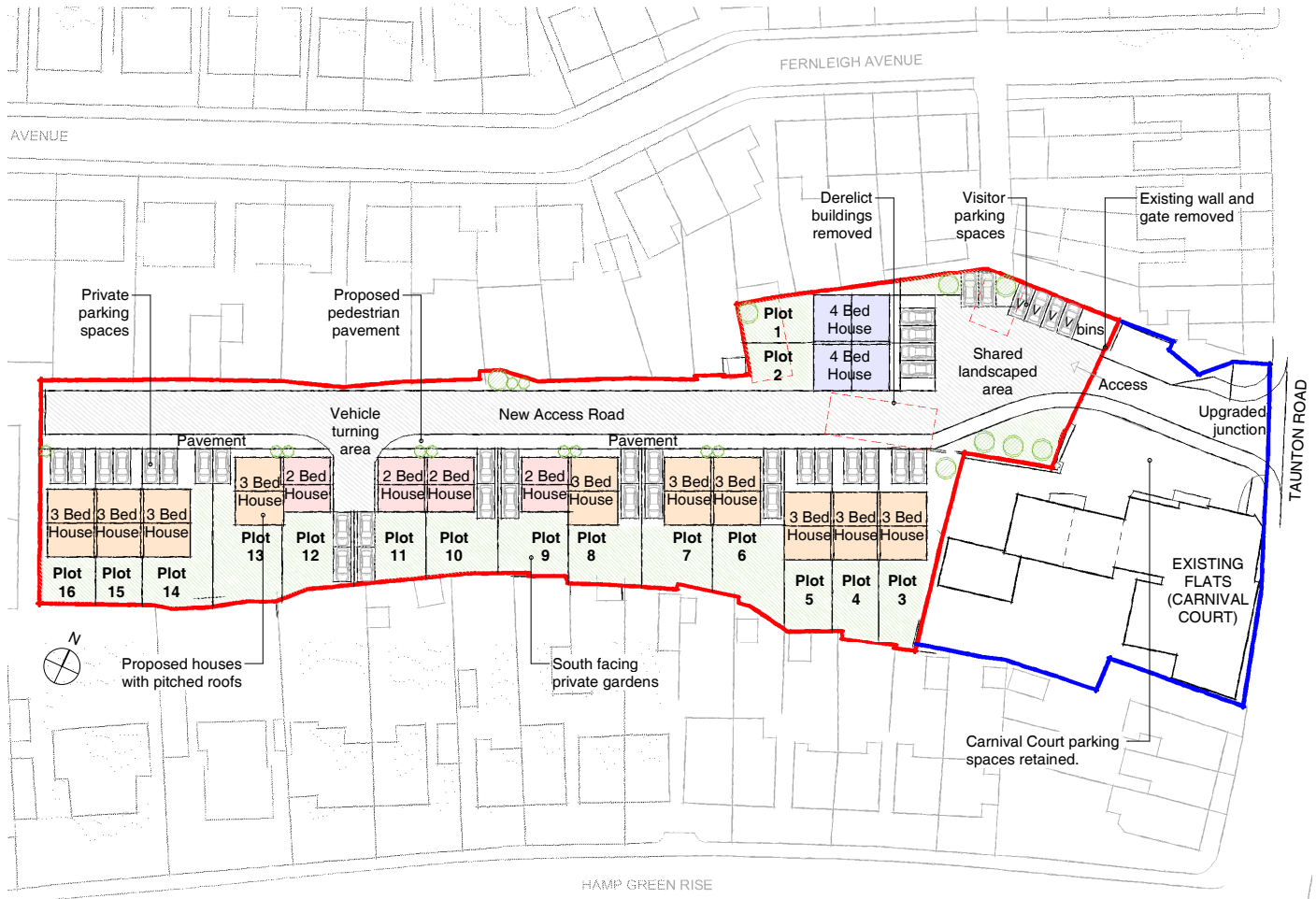
- There are existing residential properties and gardens around the perimeter of the site.
- The privacy of the houses and gardens of neighbouring properties must be retained. The proposed development must not create any overlooking issues.
- Access to the site is via the parking area of the neighbouring development (Carnival Court).
- The shape of the site means that a new road and turning head will be required to provide access to the length of the site.
- There is a change in level of 5 metres from the entrance of the site to the rear (east to west).

Opportunities

- The appearance of the site can be enhanced with well designed houses and landscaping.
- The existing dilapidated buildings and structures can be removed.
- New site access can be provided to allow the rear of the site to be utilised.
- All new houses can have allocated parking spaces within the site to avoid the need for residents to park on the road.
- The orientation of the site means that the proposed dwellings can benefit from south facing gardens and good levels of daylight.
- Photovoltaic solar panels could be proposed on roofs to provide a source of renewable energy.
- Proposed landscaped areas can have new trees and planting.
- There are opportunities to enhance wildlife habitat with new plants and nest boxes.
- There is potential for a mix of house types including different sized houses to meet different peoples needs.

INITIAL PROPOSALS

Proposed Site Plan



Initial Proposal

The draft proposals include:

- 16 new build houses.
- A mix that's made up two, three and four bedroom homes.
- Affordable housing.
- Private rear gardens to all houses.
- Landscaping in public shared areas.
- New trees and planting within the site.
- A new access road and turning head to allow the rear of the site to be accessed
- Works to the entrance junction of Carnival Court to provide access to the site.
- Carnival Court parking spaces to be retained.
- Photovoltaic solar panels on south facing roofs to create renewable energy.
- On plot secure, sheltered cycle storage is proposed for all houses.
- A total of 38 car parking spaces are proposed on the site.
- 2 private parking spaces are proposed for each new house. 3 spaces are proposed for the 4 bed houses.
- 4 non-designated parking spaces are proposed for visitors to the development.

ACCOMMODATION SCHEDULE

4 x 2 bedroom houses

10 x 3 bedroom houses

2 x 4 bedroom houses

TOTAL = 16 Homes

NEXT STEPS

Aerial Photograph Of Existing Site



Next Steps

We would be grateful if you could let us have any comments by the end of the day on the 13th of April 2020. The consultation material and comment form can be viewed on the 'News and Views' section of Nash Partnership's website: www.nashpartnership.com listed under 'Public consultation: HP, Bridgwater'. Comment forms can be returned to the following address:

POST

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

EMAIL

hp@hawkfieldhomes.co.uk

TELEPHONE

07817 212601

Our next steps will be to:

- Consider all the comments received.
- Complete all the necessary technical studies, including transport and ecology.
- Develop detailed design proposals.
- Submit a planning application.

Sedgemoor District 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.