

INTRODUCTION TO HAWKFIELD HOMES

Hawkfield Homes is a privately owned developer specialising in developments within established towns and neighbourhoods, 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 constructing schemes 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 developments which enhance local neighbourhoods and provide people with comfortable and enjoyable places to live. We look forward to creating an attractive new development on the site of the Former Co-op store in Calne, 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

Nash Partnership is a multi-disciplinary practice of urban designers, planners, architects and specialists in regeneration and conservation. Our projects range 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 and Landscape
- Ecology
- Drainage
- Ground Conditions
- Archeology
- Transport
- Energy

nash
partnership

Previous Projects



Hope House, Bath



Kingston Mills, Bradford on Avon



Omega Place, Bath



Former Alcan Factory, Midsomer Norton

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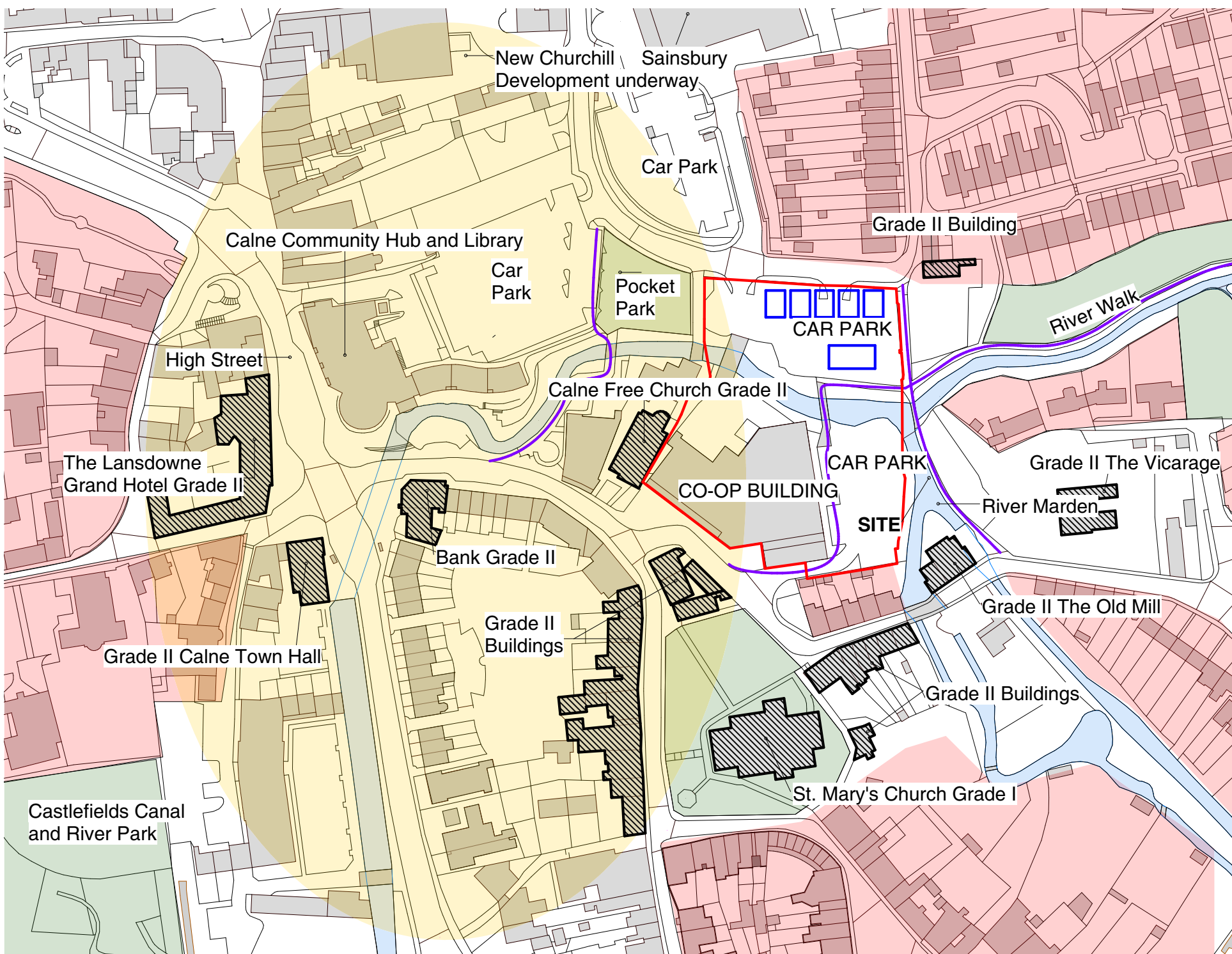

HAWKFIELD
HOMES

3 THE SITE

Aerial Photograph



Town Centre



- Residential Areas
- Existing Public Pedestrian Routes
- Listed Buildings
- Town Centre Core

Heritage Quarter Map



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SITE PHOTOGRAPHS



View along The Pippin - with St. Mary's Church



View of Car Park on Co-op building – southern part of the site



Pedestrian Bridge / River Marden connecting the northern and southern parts of the site



View along Mill Street

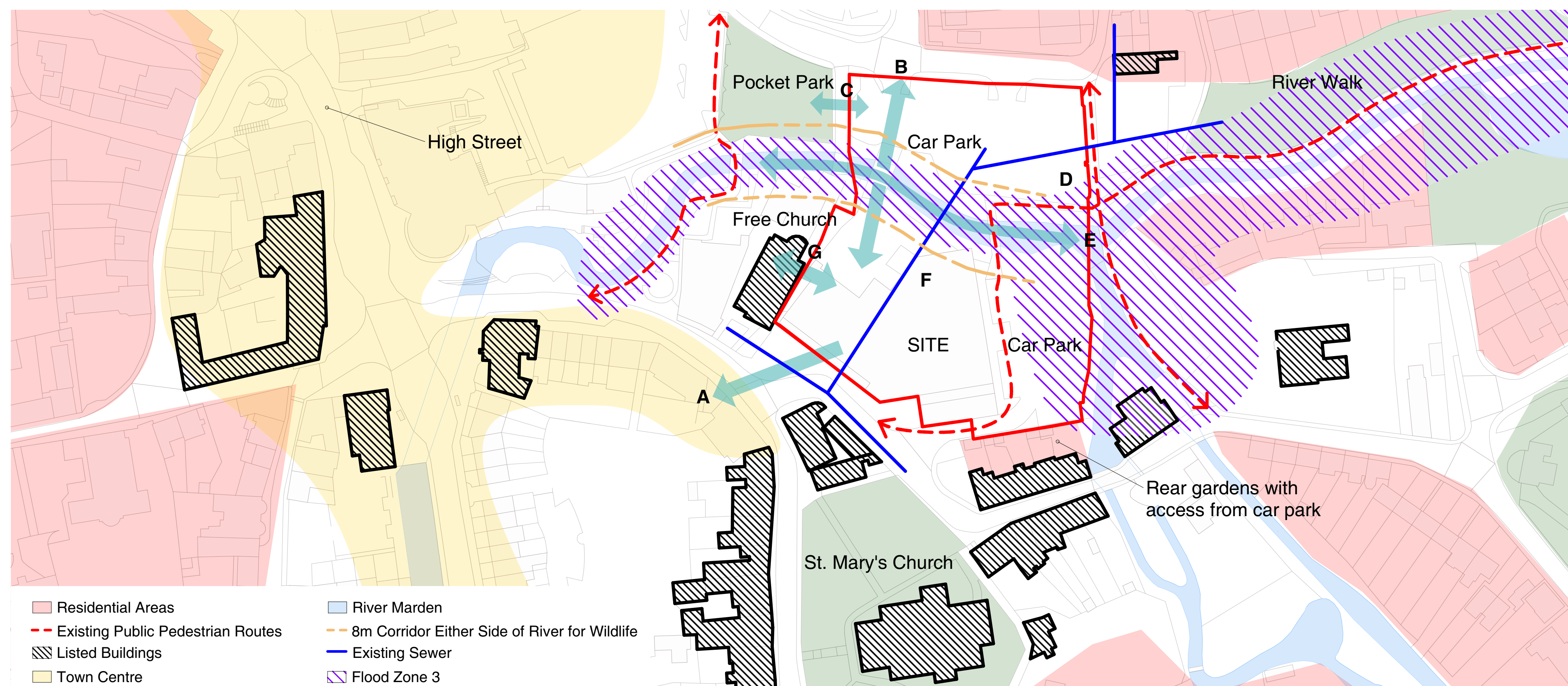


View from The Pippin - northern part of the site



View from St. Mary's Church

Site Analysis Diagram



Constraints

The site presents a number of constraints that will require careful consideration as part of the design evolution process. However these constraints also lead to opportunities for the redevelopment of the site as outlined above and right. Constraints include:

1. Existing below ground sewer main travels through the middle of the site.
2. Relationship to existing listed houses located to the south east of the site.
3. Various listed buildings located close to the site including the adjacent Calne Free Church (Grade II) and the prominent St Mary's Church (Grade I). The setting of these buildings will require careful consideration.
4. Part of the site is located within Flood Zone 3 (along the river and within the car park next to the existing building).

5. 8m wildlife corridor required on both sides of the River Marden.

Both the northern and southern areas of the site have large areas of hard standing and car parking with existing vehicular access from The Pippin and Mill Street.

Opportunities

The big opportunity is to enhance the design quality of this part of the centre and to bring life to a disused site, taking account of the way town centres are needing to adapt. Specific design opportunities include:

- A ➡ Opportunity for the development to strengthen the centre through new pedestrian links, landscaping, town centre living and the provision of new commercial / community frontage facing onto Mill Street
- B ➡ Opportunity for the development to use the existing vehicular entrance from The Pippin plus the existing vehicular bridge to allow vehicle access to both the northern

and southern parts of the site. This brings an opportunity to remove the existing vehicular access into the site on Mill Street, reducing traffic along the high street and town centre.

C ➡ Opportunity to create new pedestrian links between the northern car park part of the site and the existing Pocket Park to the north-west.

D ➡ Opportunity to improve pedestrian links through the site and along the river.

E ➡ Opportunity to introduce more greenness through tree planting, public open space, wildlife habitat and gardens.

F - Opportunity to divert the Sewer Main across the site to a new position that avoids placing it below the new buildings.

G ➡ Opportunity to enhance the setting of Calne Free Church, by creating space between it and the new buildings, and to improve the view from the grounds of St Mary's Church.

Calne Community Neighbourhood Plan

Key Policies

Policy WS2.2

Developments to relate to Calne Masterplan:

- Consider vision and evolving plans deriving from the vision
- Contribute to Master Plan Objectives, especially benefits to vehicular, pedestrian and cycle movement

Policy BE1

Landscaping to integrate developments.

Policy BE2

High quality design to contribute to local distinctiveness.

Policy BE4

Respect the distinctive character of the conservation area.

Policy NE3

Consider habitat potential, including the river corridor.

Policy NE4

Adopt an aspirational approach to conserving energy.

Policy GA1

Maximise potential for walking, cycling and use of public transport.

Policy GA2

Ensure no detriment to highway network and air quality.

Calne Masterplan



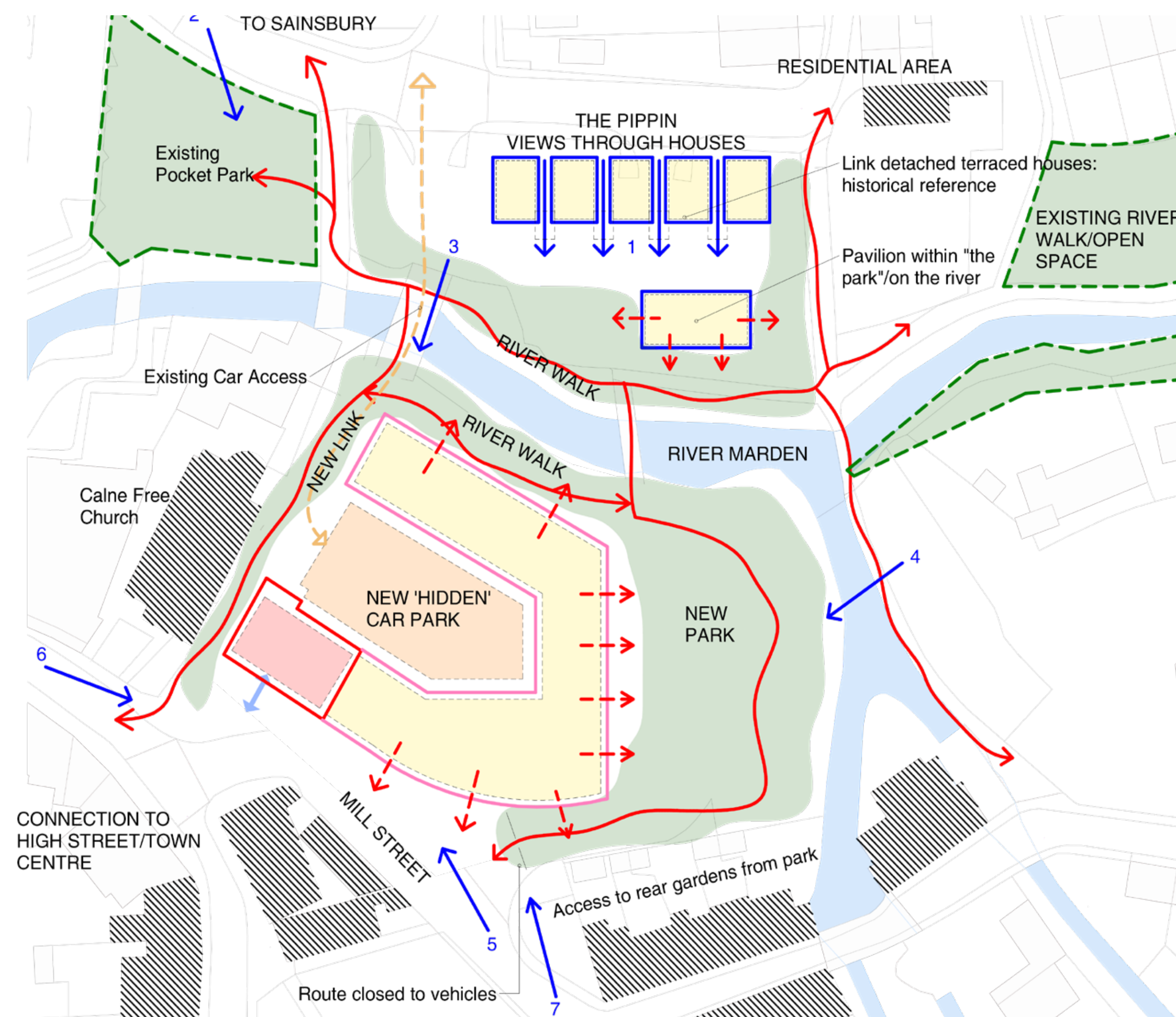
F Cooperative North

Residential over three floors
6no.townhouses, 3no 2 bed flat:

G Cooperative South

Retail
Residential over 3 floors
300sqm
14no townhouses, 3no flats

Concept Diagram



- | | |
|---|--------------------|
| ↔ NEW BUILDING SET BACK FROM CALNE FREE CHURCH TO IMPROVE SETTING | — PEDESTRIAN LINKS |
| ■ PROPOSED COMMERCIAL/COMMUNITY USE AT GROUND FLOOR | ■ RESIDENTIAL |
| → RESIDENTIAL OVERLOOKS/RESPONDS TO NEW PARK AND RIVER WALKS | ■ TWO STOREY |
| ■ NEW LANDSCAPING ALONG RIVER + PARK WITHIN FLOOD ZONE | ■ THREE STOREY |
| ■ TWO STOREY NEXT TO CALNE FREE CHURCH | ■ LISTED BUILDINGS |
| → VEHICLE ACCESS - UTILISING EXISTING ENTRANCE OFF THE PIPPIN AND EXISTING VEHICULAR BRIDGE | |
| → VIEWS | |

Concept

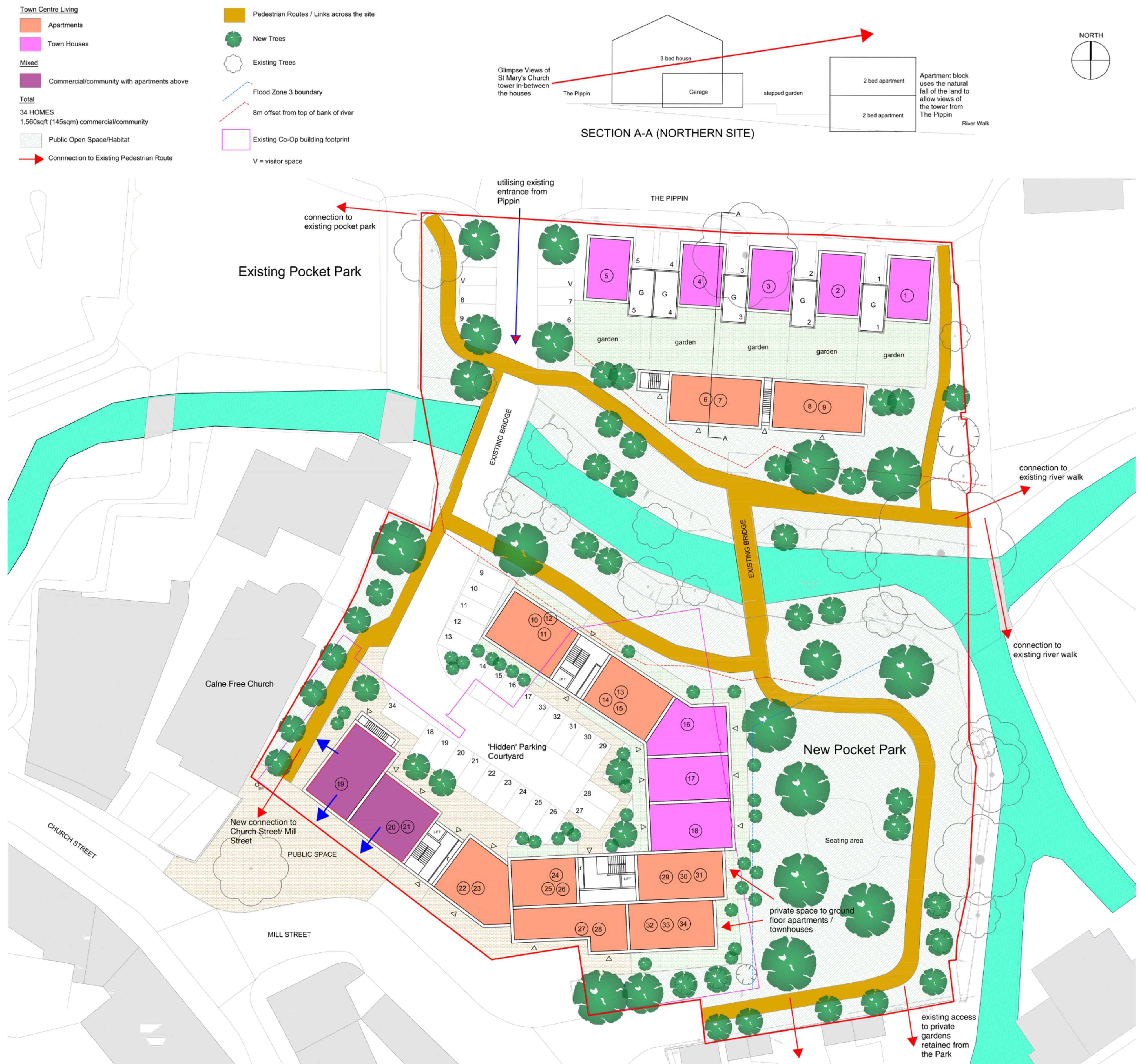
The concept plan draws on the Calne Masterplan which is linked to Calne Community Neighbourhood Plan. It aims to capitalise on the opportunities described on the previous board, to bring new life to this part of Calne, improve pedestrian connections and enhance the character and quality of this area of the centre. The concept seeks to introduce high quality town centre living, space for commercial and/or community use, new pedestrian routes, public open space, landscaping and enhanced space for nature.

The Calne Masterplan shows buildings of 3 storeys but we are proposing variation in heights, with a mix of 2 and 3 storey buildings. The concept shows a new building to replace the existing unattractive former store building. This is proposed as 2 storeys next to Calne Free Church, and set back from this listed building, enabling a new link from The Pippin to Church Street/Mill Street via the existing bridge. Two storeys are also proposed on The Pippin and fronting the new pocket park. Important views identified from our site analysis are:

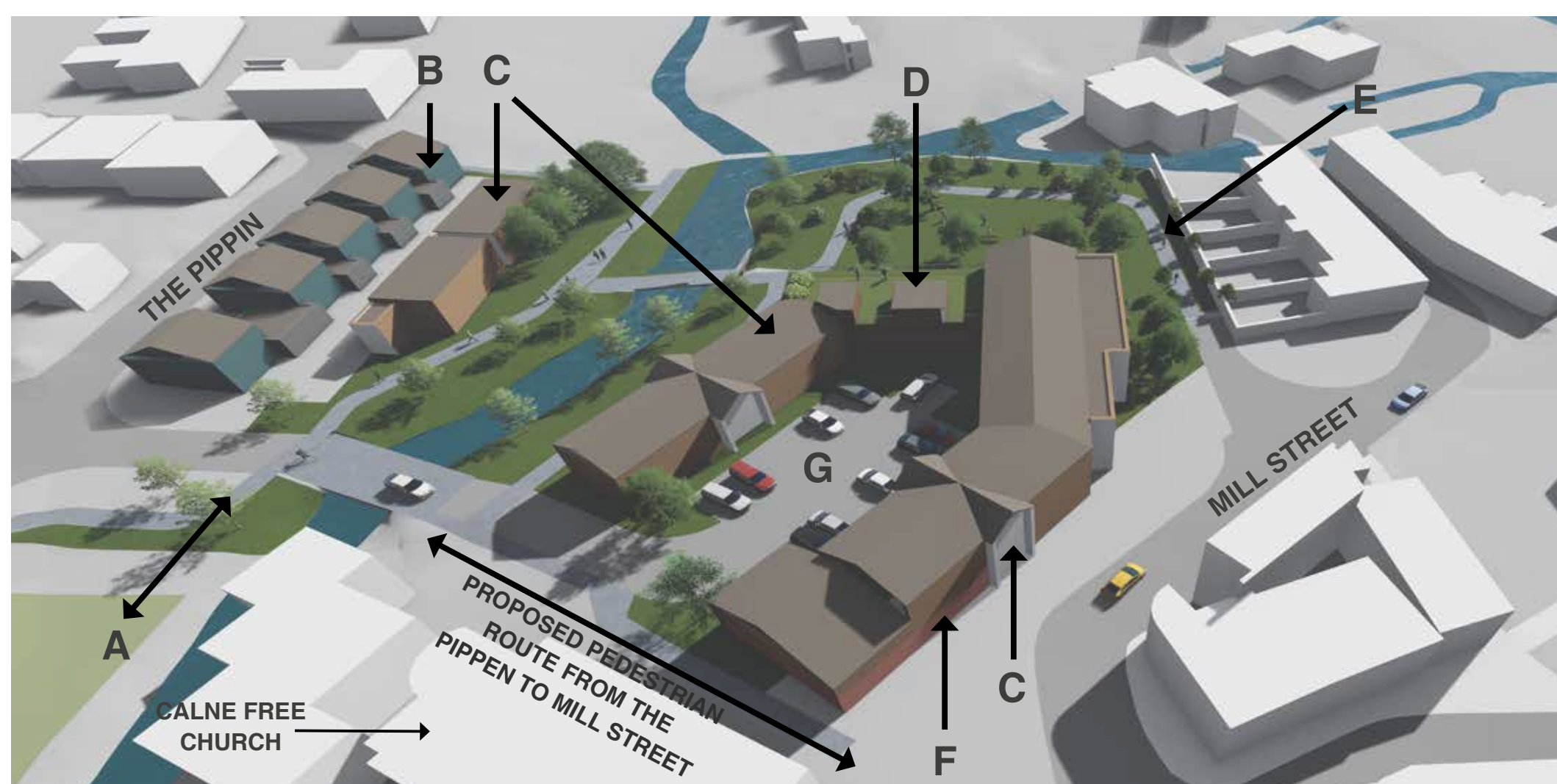
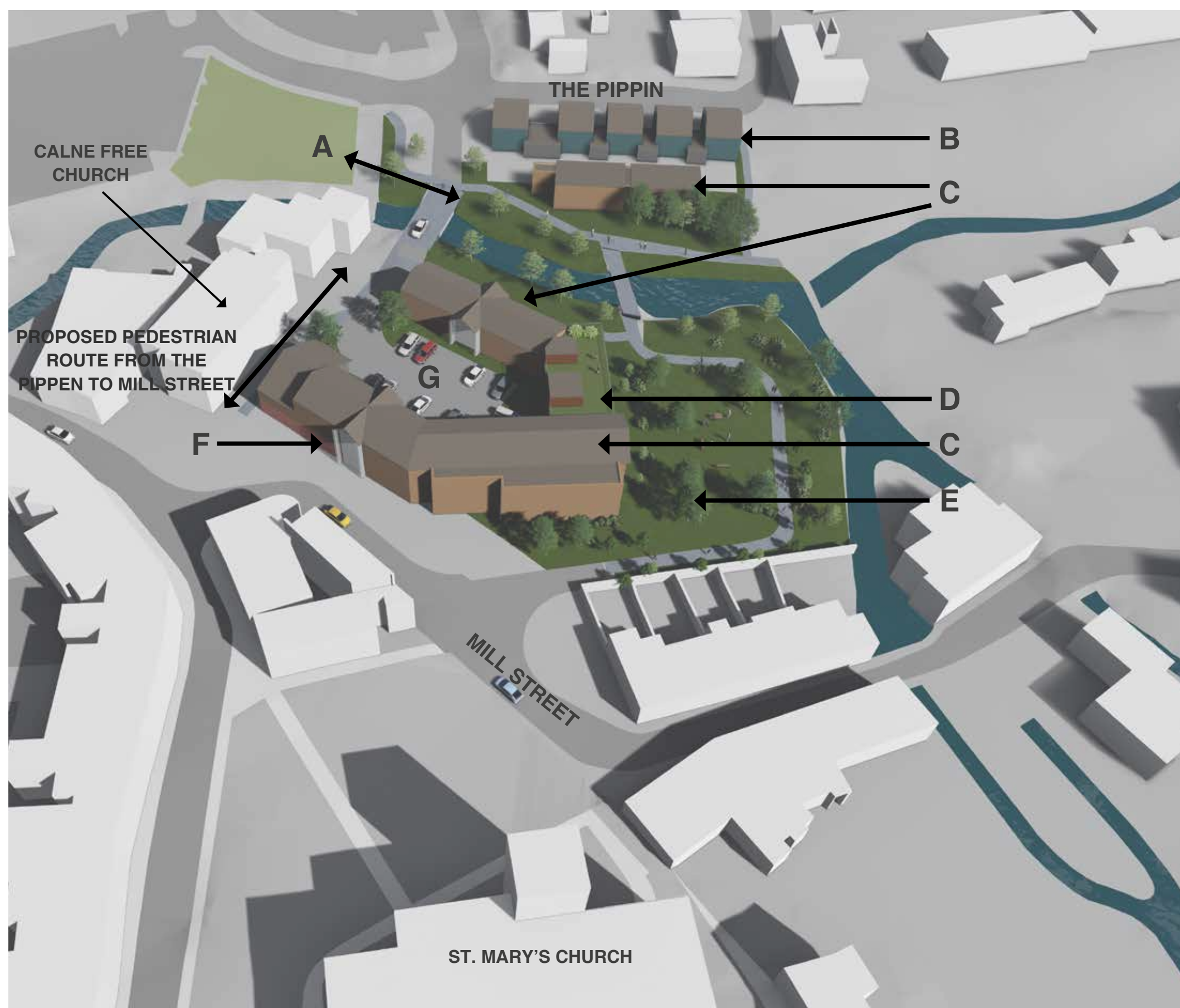
1. Glimpsed views to be created from The Pippin between 2 storey new buildings.
2. Retained view from Sainsbury towards St Mary's Church via controlling the height of the new buildings.
3. New view created from The Pippin through to Church Street
4. View of the new landscaped park from the existing eastern river walk
5. View of development along Mill Street (westwards) - buildings of quality and character to enhance the street-scene
6. View of development along Mill Street (eastwards) - buildings of quality and character to enhance the street-scene
7. Views from the grounds of St Mary's Church – buildings of quality and character to enhance the setting of this listed building

PROPOSED SITE PLAN

The site plan below is not finalised but is a work in progress to invite ideas and suggestions and to aid discussion.



Initial Sketch 3D View



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:

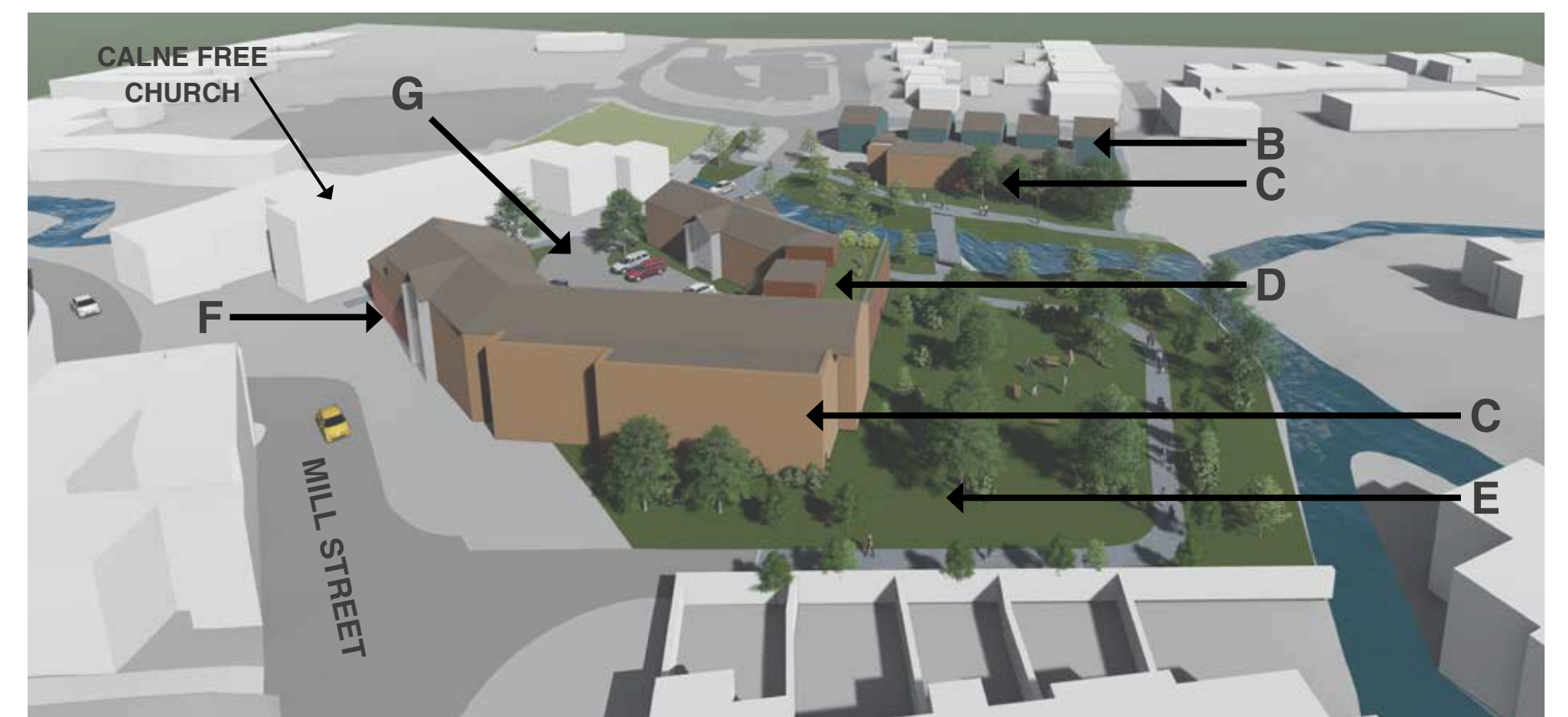
Nash Partnership,
23a Sydney Buildings,
Bath
BA2 6BZ

Email:

calne@nashpartnership.com

Precedent Images:
Character/Appearance

- A - Existing Pocket Park connects with proposed river walk/new park on site
- B - Houses along The Pippin
- C - Apartments
- D - Townhouses with roof gardens
- E - Proposed Pocket Park
- F - Commercial/community use at ground floor to Mill Street
- G - Hidden Car Park for the residents



We would be grateful if you could let us have any comments by the end of the day on 10th April. 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. Target submission: early to mid May.

Wiltshire 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.