

Design and Access Statement

Proposed new Care Home and Assisted Living Accommodation



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IB

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MB

Rev -

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1.0 Introduction

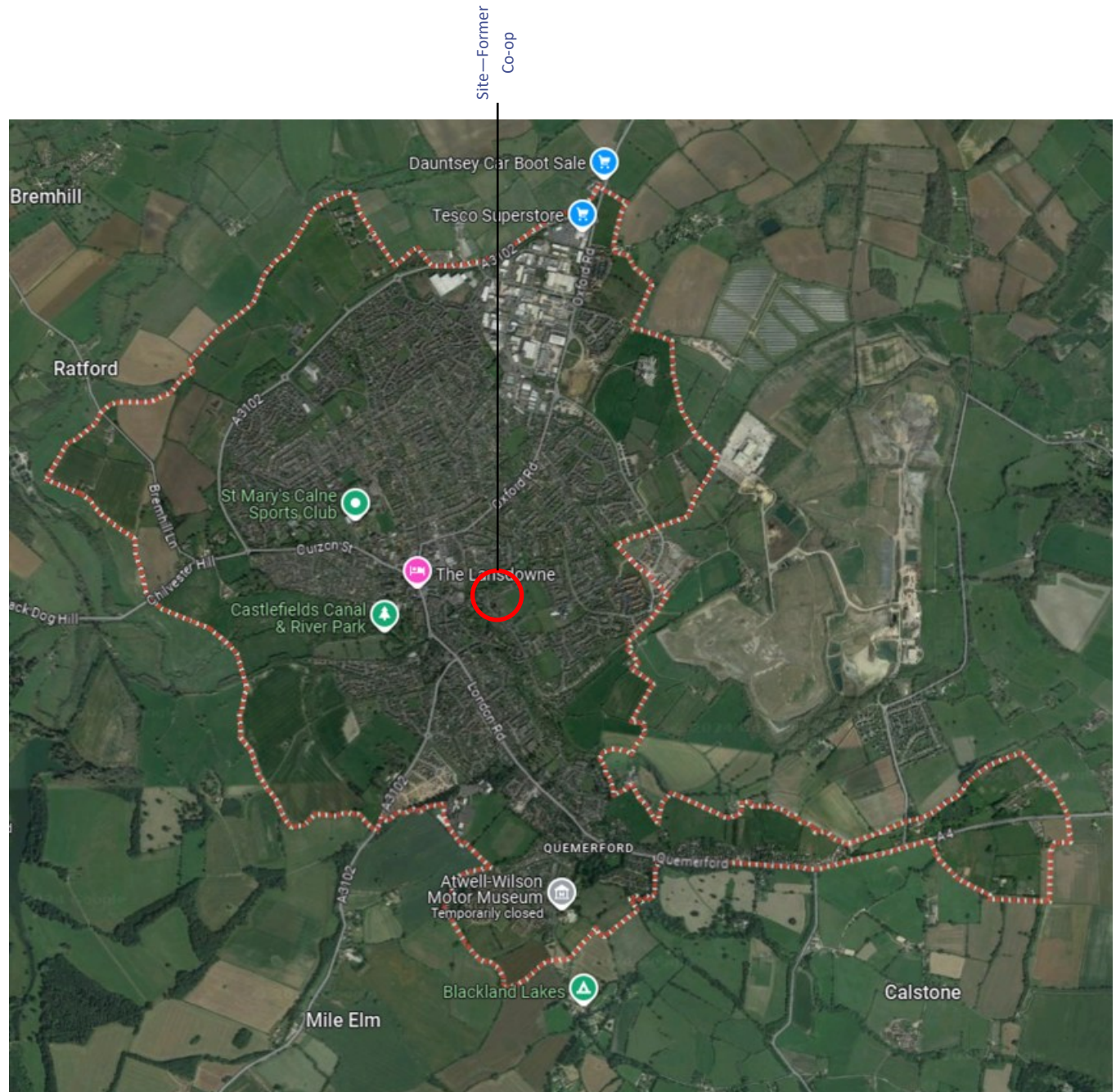
1.1 Application

This Design Statement has been prepared by BBA Architects and Planners (BBA) in support of a full planning application at the site of the former Co-op store at 1-3 Mill Street, Calne (SN11 0HT) and the rear car park accessed from The Pippen.

This statement provides an analysis of the site, the surrounding context and planning/design policy which has informed the scheme design, and the proposals.

This statement should be read in conjunction with the scheme drawings and supporting documents.

The care home and assisted living units will be owned, maintained and operated by Cedar Care.



Calne—Image: google maps

2.0 Site and Context

2.1 Existing Site

The site is approximately 0.77ha and located between the Sainsbury's store and its surrounding shops and the Heritage Quarter. It is close to the Town Hall and library.

It fronts onto Mill Street and stretches back to The Pippen, a residential road at the rear. The River Marden dissects the site and is crossed by two pedestrian bridges which are within the site boundary.

The boundary is shared with the Grade II listed Calne Free Church to the west. To the south are the shops on Church Street and the Grade I listed Church of St. Mary the Virgin.

The area has provided important pedestrian routes connecting the town centre with further shopping areas as well as Calne Recreation Ground and residential areas.

2.2 Site Use

At the time of writing, the southern part of the site is occupied by a derelict Co-op store which closed in 2020. The building has not been used since and its demolition has been secured by a separate planning application, reference PL/2025/02050. The store had included a café and offices above. Following the sale of the site to Cedar Care, a proportion of the car

parking has been reinstated for public use whilst schemes for the site are developed. The car park from The Pippen is fully open whilst a smaller part of the store car park has been retained.

2.2 Planning History

The site had been the subject of a planning application (PL 2022/05621) for Hawkfield Homes for 19 new terraced dwellings on the southern part arranged around a courtyard, and 7 new semi detached and terraced homes on the northern part of the site. The application was withdrawn and site sold after the collapse of the parent company Hawkfield Homes.

2.3 Surrounding Context

The mass of the existing store building has been noted as incongruous in its setting and at odds with the smaller buildings which front the pavements of surrounding streets. The size and form do not allow views through which is a pattern of the surrounding development.



Top: Co-op store in November 2005

Bottom: Parking by store temporarily retained as a benefit to Calne by Cedar Care

2.0 Site and Context



2.4 Site Heritage

Historical maps detail the development of the site which accommodated an infants school and cinema on the southern part now occupied by the redundant store.

A row of terraced houses faced The Pippen at the northern end of the site which were demolished in the late 1950s.

Until 1984, the St. Dunstan Bacon factory dominated the area in front of the store. The site is now home to Carneige Mews and the Heritage Quarter car park. The factory had been the main employer in the town. The Calne Heritage centre contains much information and many photographs to illustrate the historical development of the town.



1844–1888 Map — maps.bristol.gov.uk



1921–1943 Map — maps.bristol.gov.uk



St. Dunstan Factory and Bank House



Rooftop view towards supermarket site



Factory demolition (1984–1985)

Left, architectural model of the Calne library development displayed in the Heritage Centre.

Right, all photographs — Don Lovelock Collection, Calne Heritage Centre, calnepastandpresent.co.uk

2.0 Site and Context

2.5 View Analysis

A series of views were identified by the architects of the previous scheme, many towards the tower of St Mary Church and others from the church (views 3 to 8). Further were identified through the planning process by the Urban Design Officer (1 and 2).



PL/2022/05621 important view—from The Pippen to the northwest of the site



2. PL/2022/05621 important view—from The Pippen to the northeast of the site—*google maps*



3. From eastern river walk



4. From St Mary Church along Mill Street



5. From Church Street



6. From The Pippen



7. From Sainsbury's to St Mary Church



8. To St Mary Church & Free Church

2.0 Site and Context



3.0 Design Development

3.1 Previous Planning Scheme

Full planning permission was sought by Hawksmoor Homes for new dwellings on the site by application (PL/2022/05621) submitted in July 2022. The application was withdrawn when the applicant's parent company entering administration. The previous application generated comments which can be responded to in the new site proposals.

3.2 Previous Planning Advice

Applicant feedback and advice included (but was not limited to) the following comments.

Proposal (PL/2022/05621)

Demolition of existing building and erection of new dwellings with ground floor space for Class E a, c and g (i) use and associated infrastructure, including access, parking, servicing and landscaping.

Urban Design Officer_ 12.09.23

- Additional height above the existing supermarket building to respect the established prospect of the tower of St Marys Church. View from the upper part of The Pippin important and established in 16/05497/PREAPP for residential scheme.
- Parapets and flat roofs are not characteristic of the area – dual pitch roofs of traditional pitch and variation in eave and ridge heights required.



Proposed Site Plan 2022.

Nash Partnership

3.0 Design Development



Proposed South Elevation 2022.

Nash Partnership

- Mansard roofs are not characteristic of Calne. Natural slate and clay tiling encouraged, any metal should be used sparingly and should be zinc sheet.
- Stone and render are the strongly prevailing façade treatments. Buff brickwork is not characteristic of the area.
- Pathways and planting to be traditional as characteristic of the area.
- Gable ends and dormers – subtle variations only are characteristic of the area with these features not oversized.
- The north bank of the River Marden should recognise the significance of the pedestrian and cycle

route along Abberd Brook, a key link between the town centre and the public open space.

Conservation Officer_ 04.12.23

- Don't copy existing 20th Century block which is incongruous and out of context with Calne in scale. The impact of a large building mass in the centre of the historic core of Calne is harmful to the character and appearance of the Conservation area.
- The amenity space around the Mill Street Block needs to improve urban realm and not be private.

- The large opening that was included for access to the courtyard was harmful to character and appearance.

21.10.23

- A characteristic of the town is dense roadside development with access between terraces affording views through. St Mary's Church tower is an important view. Respond to the existing built scale and tight knit character of development – reduce scale and massing of large blocks
- Car parking should not dominate, the town centre location is close to other car parks.

3.0 Design Development

3.3 Calne Neighbourhood Plans and Design Guidance

In addition to the published responses, the following guidance documents are available:

1. Calne Town Council Plan 2014.
2. Calne Community Neighbourhood Plan 2016—2026, made February 2018.
3. Calne Community Neighbourhood Plan—Design Guidelines and Codes, March 2023.
4. Calne Community Neighbourhood Plan 2, 2023 – 38.

3.4 Calne Town Conservation Area

Calne town Conservation Area is identified as a key character area made up of a mixture of architectural styles, details, settlement patterns and building layouts. Historically, much of the Calne Town conservation Area served as the main commercial and retail core of the town and this continues today. In the late 1990s parts of the Conservation Area underwent redevelopment following the demolition of the factory and as this time the river was also redirected.

3.5 Conservation Area characteristics

- The town centre is characterized by hard surfaces and narrow streets with buildings that meet the pavement. Roads become wider towards the

south.

- The River Marsden which runs through the town centre does provide a softer element to the hard surfaces as well as routes to greener spaces and open countryside.
- In addition, there are pockets of green spaces around the centre which are used for community events.

3.6 Building Characteristics

- Roofs are predominately pitched gabled ends as well as cross gabled and hipped roofs. There are some examples of flat roofs in the town centre which includes parts of the new riverside development. The roofline is continuous due to the density of the buildings.
- Town centre building heights are between 1 and 3.5 storeys.

3.7 Opportunities

The report identified opportunities within the Conservation Areas as being to;

- Respect the rich local vernacular
- Preserve long and narrow burbidge plots
- Linear and adjoining typologies should be used as a reference point for new developments as characteristics of the Conservation Area.

- Infill developments should respect context in terms of massing, density, setbacks and materials.
- Respect to short and long distance views.

3.8 Design Guidance and Codes

Guidance is offered on the design of development and expectations for new applications to follow.

- Place making—Safe and attractive developments offering social interaction and layouts that are easily understood.
- Walkable places—Improving walkability in and around the town centre and creating new walking routes where possible.
- Respect to the existing pattern of the town to preserve its character and heritage.
- To aim for a high quality of design respecting the local vernacular.
- Integration with existing streets, paths and established networks.
- Ensure all components of a development relate to each other.
- Incorporation of all necessary services without causing harm to existing features.
- Respect surrounding buildings in terms of scale, height, form and massing.



Roof with grey slates and red brick chimneys



Gabled roof with red clay tiles and stone chimney



Flat roof with limestone ashlar on façade



Exposed rubble on façade



Rendered façade



Rendered façades



Exposed rubble stone



Off-white render and limestone finishings



Materials & Colour Palette

- Provide adequate open space.
- Preserve views.
- Ensure all aspects of the development relate to each other.
- Consider local topography and landscape features.
- Make sufficient provision for sustainable waste management.
- Ensure that places are designed with management, maintenance and upkeep in mind.
- Implement passive environmental design principles both in terms of site layout and specification of energy efficient building services. Incorporate renewable energy sources.

Calne Town Conservation Area

Reference: Calne Community Neighbourhood Plan, AECOM.

3.0 Design Development

3.9 Site Analysis



Site Use

Using the historical planning application (PL 2022/05621) to inform the shape of proposals for a care home.



Flood Risk

The River Marsden dissects the site and has an 8m easement either side to protect against possible flooding.



Public Pathways

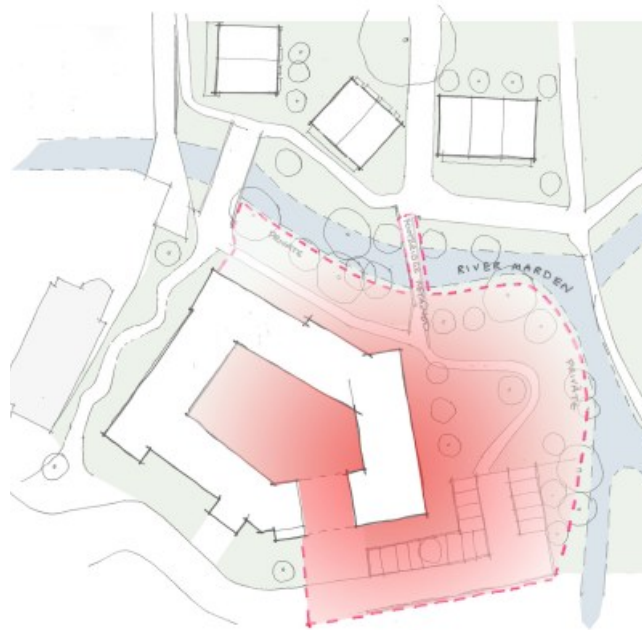
The existing site has been a popular place to park and allowed the public to cut through the site between the Heritage Quarter and The Phippen. Introducing an additional route alongside the adjacent Free Church will give the new development greater separation from the adjacent church than the existing store building, and improve access to the pedestrian bridge which already exists.

3.0 Design Development



Private Pathways

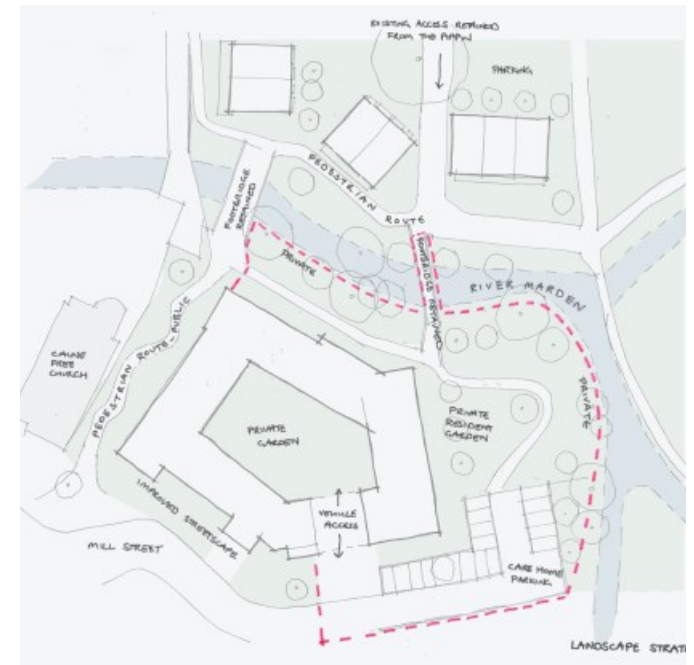
Some parts of the care home need to remain private to protect the residents, some of whom may have dementia or other mental health related conditions. However the gardens and landscaping would still be visible and offer a significant improvement to the existing car park.



Private Spaces

Proposed secure garden spaces and access.

The inner courtyard will remain private but accessible to residents, staff and visitors with access through the proposed care home.



Strategy

Possible landscape strategy.

The building will be buffered by green spaces around its perimeter other than to the front, where the adjacency of the building to pavement is closer to reflect the town centre pattern.

3.0 Design Development

3.10 Pre-application Proposal

A Pre-application enquiry was submitted on the 17th March 2025 to establish support for the proposed care home (on the former Co-op site) in terms of scale and mass. The reference for the application was ENQ/2025/00454.

The assisted living units were not included in the Pre-application because it was the intention to follow the forms established by the previous application.

The proposal sought to address many of the concerns raised against the residential application, whilst balancing this with Cedar Care's requirement to achieve 60 plus bedrooms. 60 or more bedrooms is the optimal number for Cedar Care to provide a viable home combined with the range of facilities and activities they provide for their residents.

The following were considered as parts of the design to provide mutual benefit to the home and Calne;

- Retail units at the front of the building to front Mill Street. Cedar Care provide facilities for their residents that could also be opened to the public, for example cafes, hairdressers and multi-use meeting spaces.
- Maintaining the pedestrian link established for the residential scheme between the building and the adjacent Free Church.



Pre-app Proposed Development



Pre-app River View



Pre-app view Adjacent to Free Church

- A lower roofline adjacent to the Free Church.
- A mixed roof line to reduce the form and scale of the building.
- A landscaped buffer around the building and resident gardens fronting the river.
- Materials in keeping with the locality, with some use of modern materials in key locations.

3.11 Pre-application feedback

Consultee responses were received from Archaeology, Conservation, Drainage, Ecology, Highways and Urban Design. To conclude the process, a meeting was held with the Planning Officer.

Development of the site as a care home was supported in principal, however some concerns were raised by the consultees. The proposal as presented for the pre-application was not supported.

The negative comments related to the form of the building and its suitability for the setting. The revised proposals now seek to address these comments whilst maintaining the accommodation Cedar Care require for the viability of the scheme.

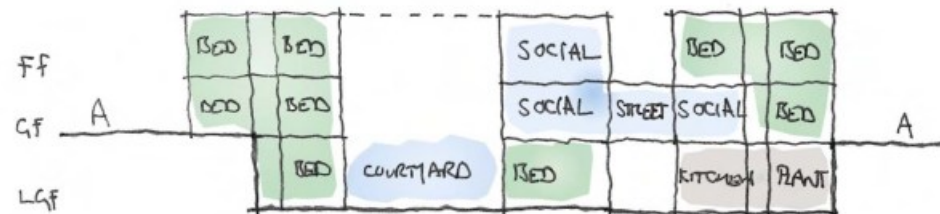
3.12 Design response to Pre-application feedback

The following key changes have been made to the scheme.

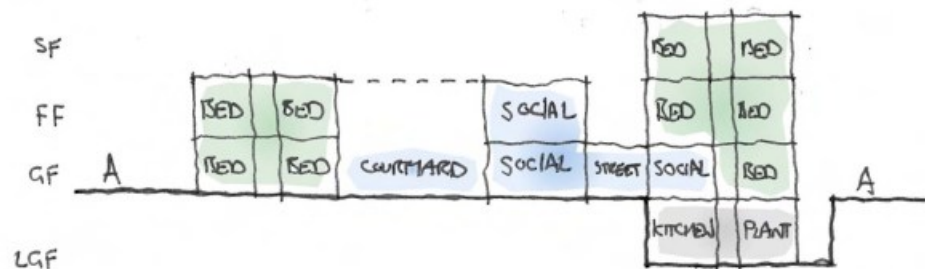
- **Fewer bedrooms**—A reduction in bedroom numbers, the care home will now provide 60 bedrooms, a reduction of 6 when compared with the pre-application scheme.
- **Smaller building**—There has been a strong emphasis on breaking up the development. Initially it was considered as separate buildings with a public route through the site

reflecting the current route across the car park. Refer to next section.

- **New basement level**—Moving plant and support facilities to a basement level reduces the size of the visible building.



Section - New LGF created by lowering courtyard garden



Section

Above and Left:

Options to reduce building scale, new basement level proposals considered during scheme design.

3.0 Design Development

3.13 Pedestrian Routes and Scale

Following the Pre-app responses, options were considered to increase public accessibility across the site which it was recognised would also serve to reduce the size of individual buildings. Routes through buildings and narrower passage ways are common around Calne town centre. However, this is at odds with the requirements of Cedar Care and their duty to protect residents. Many residents will be either physically or mentally impaired either for short

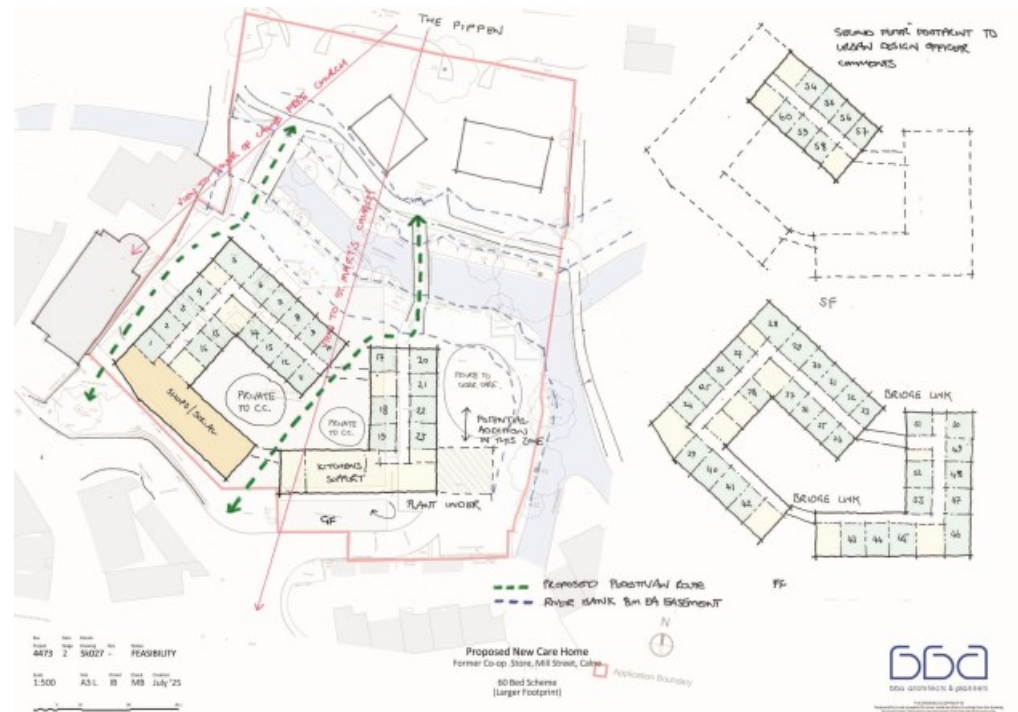
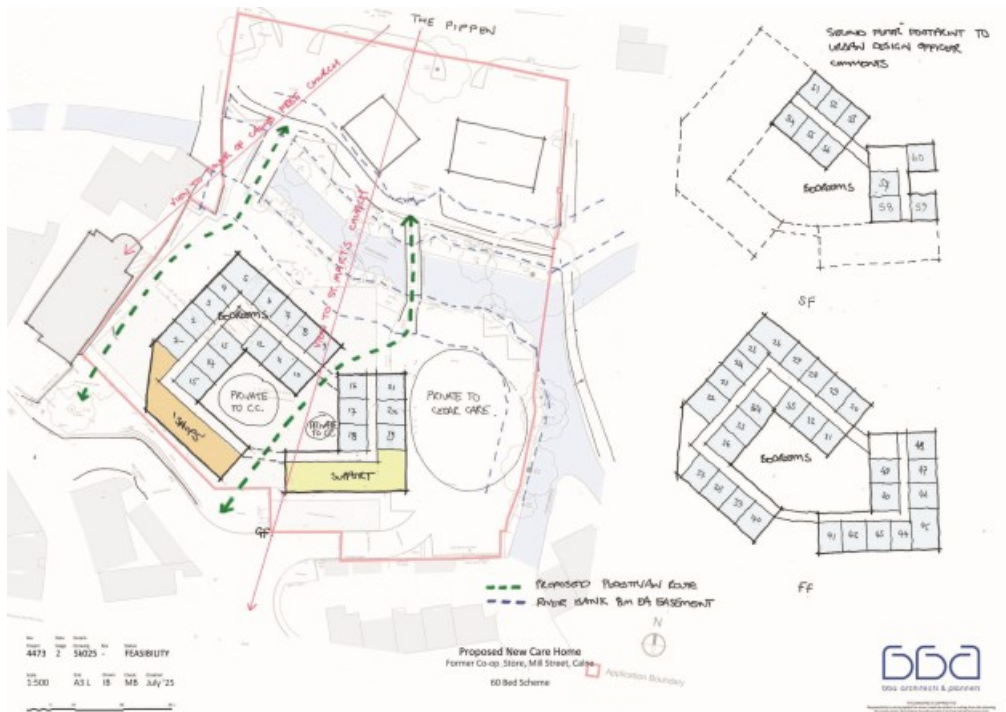
durations or for the whole of their time with Cedar Care. Open routes also compromise building security, visitors to all Cedar Care homes are required to sign in at a reception point before entering the building. Bridge links above a public route were reviewed but require residents and staff to continually change levels, whilst options for a lowered external walkway beneath ground floor level were not progressed due to the flood risks associated with the site and implications of open

steps or excessively long ramps.

Although open public routes through the site ultimately proved unworkable, the form the route could take through the building was retained separating the home visually into two, but with the route enclosed and made private to Cedar Care. There

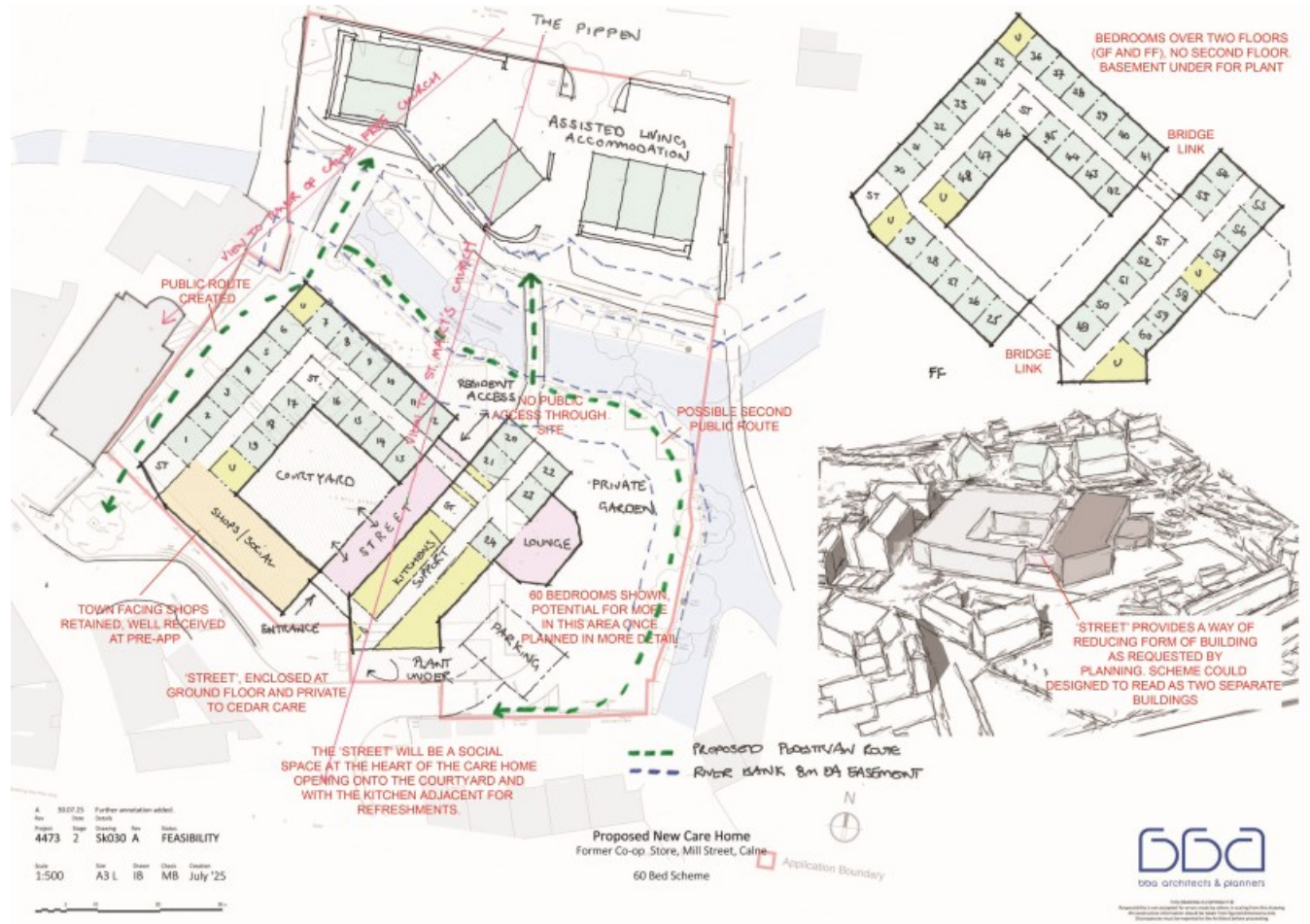
Below left and right:

Options for public routes through the centre of the building compromised the safety of residents.





is an aspiration that it be transparent in design and have the potential to be opened to the public at certain times for occasions or events. Referred to as a 'Street' it contains no private bedroom only rooms that are intended for all residents and visiting public. The Street will be a social space with views to the gardens at the rear and Mill Street at the front.



Left: Calne's pedestrian routes:

Clockwise: New Road towards St Mary's church, Ivy Walk from Church Street, Access route from Church Street and the Town Hall.

Above:

Development of central 'Street' to separate building and reduce scale.

3.0 Design Development

3.14 Building Elevations

The elevations were developed with consideration to the relevant guidance documents identified for Calne and in response to the pre-application feedback, which also mirrors the documents.

The building has been developed as a coherent block but with a visual contrast between the two parts separated by the glazed link. The chosen materials have been selected to reflect the materials used locally, with a combination of stone, render and elements of brick. The roof to the main building is continuous and pitched, with limited gable features. Only the three storey elements include any visible sections of flat roof. As identified, the development now proposed is a smaller building than that previously shown.

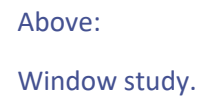
The building is set back at all elevations to improve pedestrian access and the public route adjacent to the church straight to provide clear sight lines. The main entrance is set back between the two building to acknowledge the pattern of pathways around Calne. The height of much of the building is lower than the previous Co-op store.

Right:

Development sketches for building elevations.



Applying local detail into the elevations of this development help it to fit into its context more seamlessly.



3.0 Design Development

3.15 Assisted Living Units

The principal for residential units accessed from The Pippen had been included with the previous application (PL 2022/05621), and although the site has been a car park for many years, historical maps identify buildings previously stood in the proposed location. The smaller units and residential use reflects many of the properties already on The Pippen, whilst their location at the front of the site provides the opportunity to conceal the parking spaces behind, the existing terraced houses on the road do not have private driveways.

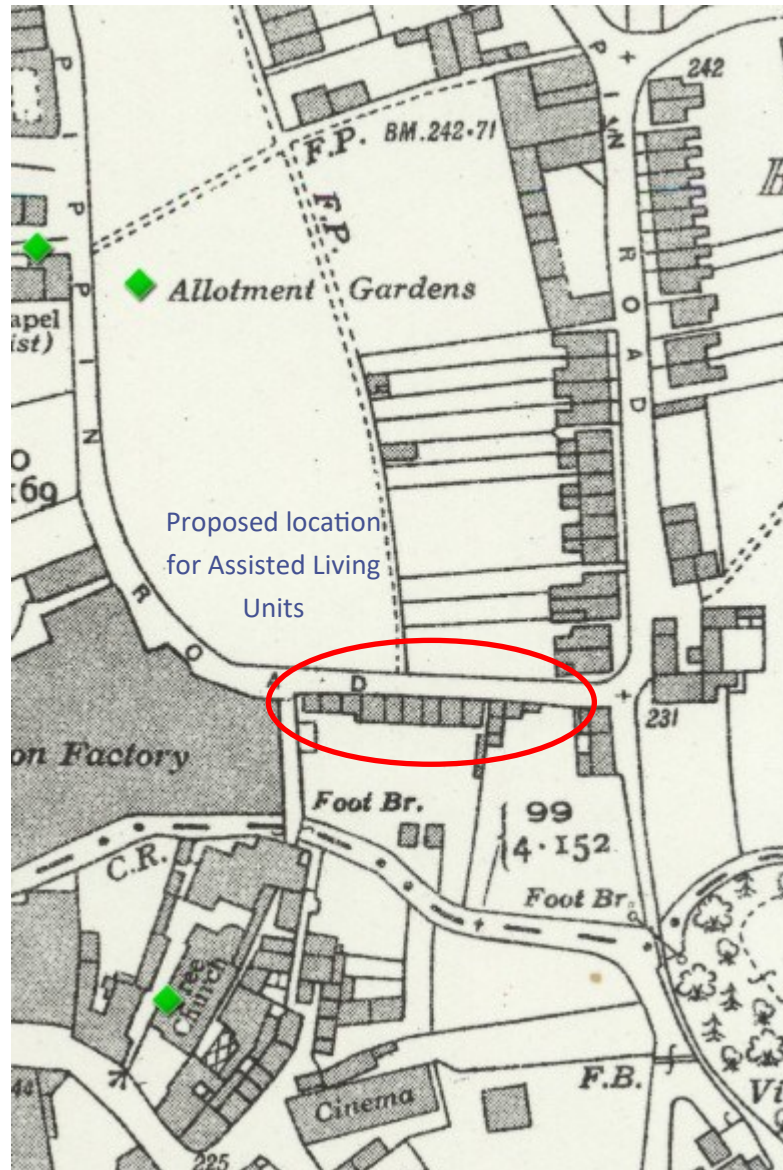
The location of the units has been developed to continue the pattern of residential development north of the river and maintain the views across the river, especially towards the church towers.

The long individual plots still present here are not replicated for Cedar Care, individual large gardens are not appropriate for the proposed use, but large areas of communal landscaping will still be incorporated.

Rubble stone is selected for the elevations to reflect the existing buildings.

Right:

1921–1943 Map — maps.bristol.gov.uk



Top: The Pippen viewed away from the proposed site

Bottom: An initial view study by Greenhalgh. The units have been relocated to improve the views of the church from The Pippen.

4.0 Summary

Permission is sought to develop a 60 bedroom care home with associated leisure and support facilities combined with landscaped gardens and car parking on the site of the former Co-op store on Mill Street. Permission to demolish the existing building has already been obtained by separate application. To the north of the Co-op site, permission is sought to develop 7 Assisted Living units which will also be owned and operated by Cedar Care.

The application follows a Pre-application enquiry for the care home, and the scheme now proposed has been carefully developed to respond to the feedback obtained whilst fulfilling the requirements of Cedar Care. The Assisted Living units have followed the pattern established by the previous residential application.

Across both sites, the development seeks to bring improvements for Calne developing a derelict site to one to which will offer benefits to the local town in terms of appearance, connectivity, shared facilities and employment opportunities.

