



anchorwood bank

# Barnstaple's new riverside quarter



*Artist's impression of completed site*

## Welcome to our exhibition of plans for new homes and commercial phases 2a and 2b of Anchorwood Bank.

Anchorwood Bank is the most important development site in Barnstaple. Over the next five years, owners North Devon Homes and Wessex Investors intend to create an exciting new riverside quarter for living, shopping and relaxing right next to the town centre, along with creating hundreds of new jobs.

Once complete the development is expected to have generated at least £3million in contributions to

projects that will benefit Barnstaple including flood protection works, improvements to the town centre and to local pedestrian and cycle links.

Your views on the project are important to us. Please take the time to review the information provided, speak to one of our team, and fill in a feedback form before you leave the exhibition.

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# About this exhibition



Outline planning permission is already in place for a comprehensive regeneration scheme across the site with a range of uses including a new ASDA store, up to 350 new homes, additional retail space and leisure uses including restaurants and cafés.

Phase 1 of the development which includes the new ASDA, a nature reserve, highways works and a riverside walkway linking the Tarka Trail with Long Bridge is already underway and will be completed in 2016.

We are seeking your views on Phase 2 and the detailed planning applications associated with it:

- The detailed masterplan layout and design style of the new homes to be developed by North Devon Homes and Pearce Homes;

- The Phase 2a retail and food area which will create quality new space for four high profile retail operators and 2-3 major family restaurant names;
- Uses for the Phase 2b area adjacent to Long Bridge, including the site's remaining Oliver Buildings.

# Site layout and design



Anchorwood Bank site masterplan

The overall site layout for Anchorwood Bank has already been determined by the planning permission granted in 2013.

Vehicle access will be via a new signal controlled junction on the A3215 with the new ASDA store to the west of the access and the Phase 2a retail and food area to the east.

New homes will be located on the riverfront side of the development, ensuring an attractive view from the northern bank and a pleasant living environment. The Phase 2b area is adjacent to Long Bridge and is occupied by the Oliver Buildings.

Outside space has always been a priority and the whole site has been laid out so that visitors and locals alike are able to make the best use of Anchorwood Bank's inspiring location. A nature reserve is being created to the west of the Taw Bridge and the riverside walkway and cyclepath will span the entire

boundary of the site connecting the Tarka Trail to Long Bridge. New public space will be created next to Long Bridge and there will be a large park allowing visitors to walk from the river to the centre of the site. Walkways, small piazzas and landscaped areas will be included throughout.

In the longer term, a footbridge to be delivered by Devon County Council and partially funded by the development will create a second link between Anchorwood Bank and Barnstaple town centre.

The architectural style of the whole of Anchorwood Bank is intended to reflect the site's industrial and maritime history and respect the historic setting of Long Bridge.

# Homes at Anchorwood Bank

Artist's impression of new homes



New homes at Anchorwood Bank have been designed by local architects Woodward Smith and will be built by local housing experts North Devon Homes and Pearce Homes.

North Devon Homes and Pearce Homes have a proven track record of delivering innovative, imaginative and high quality regeneration projects within the local area. The site is one of a number of major local investments by both companies to provide quality new homes for sale which will generate the funds to create additional affordable homes in the community.

Sensitivity to both the site's setting and to the local area has led to the decision to pursue a lower density of housing rather than the existing planning

permission. Up to 180 homes are proposed – a mixture of houses and apartments including around 38 affordable homes. Works will begin early 2016 with the first homes available from 2017.

A mix of modern townhouse-style 2-4 bedroomed homes is planned with larger homes located on the riverside close to Long Bridge. Homes on the western side of the development include apartments adjacent to central park and a new village green is proposed in this area. High quality modern building materials will be used to recall the former use of the site.

# Retail and food



Artist's impression of phase 2a retail and food area

Anchorwood Bank is an attractive site for retail and food businesses looking for high quality new space in Barnstaple and will enhance the town's reputation as a destination for visitors from across North Devon and beyond.

The Phase 2a commercial area located to the east of the access road into the site comprises four new retail units, two to three family café/restaurant units with external seating areas and ample parking. The area's boundaries will be fully landscaped to create a pleasant and attractive environment and it will be linked by walkways to other parts of Anchorwood Bank including the Oliver Buildings and Long Bridge.

The clean design of the units makes reference to the site's industrial past, using jade cladding and red brick to provide contrast to the detail of the local vernacular.

The new space has attracted a number of exciting well known occupiers wanting to locate in Barnstaple. Negotiations are well advanced with announcements due shortly.

# Phase 2b the Oliver Buildings



Artist's impression of future area next to Long Bridge

The Phase 2b area includes the Oliver Buildings which housed parts of the showroom and offices of the Shapland and Petter furniture company. The area is key to the regeneration and completion of the Anchorwood Bank site.

The buildings have Grade 2 listing status and have long been in a poor state of repair. These factors, and the requirements for flood protection, present some major challenges to the objective of creating a modern day iconic space for Barnstaple.

In the coming months the development team will be working closely with local stakeholders, including North Devon District Council and Barnstaple Town Council, to look at viable future commercial uses for the area that will achieve the objectives of reinvigorating a derelict space, whilst also respecting the historic setting.

Potential uses could include a family pub/restaurant, a hotel, specialist assisted living homes and heritage interpretation space.

Finding a viable use for the area including the Oliver Buildings is essential if we are to create the public realm and attractive architecture that has always been desired for this part of the site to create the link between the town centre and Anchorwood Bank.

We would like to hear your ideas on what you would like to see in this area.



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## Thank you

Thank you for visiting our exhibition – we are very excited about the second phase of the Anchorwood Bank project and hope you are too.

Your views are important to us so please complete a feedback sheet before you leave.

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