

Key Questions:

1. Does the Care Home development integrate with its surroundings and demonstrate a sustainable approach in design?
2. Is the extent and scale of the proposed built form along the boundaries of Penn Lane and Penn Meadows appropriate in this location and how would this scale of development impact on the character of the area?
3. Is the architectural approach sympathetic to the character of the area?
4. Does the proposed development promote an attractive environment for the residents and is its landscape setting and site orientation utilized to best affect?



Above: Panoramic View of main Greenwood Road Entrance

Below: Panoramic View of top part of site off Penn Meadows



Above: Site-wide context

Below: Wider context



SITE BACKGROUND

Located about 0.7 of a mile from Brixham’s centre and 0.8 of a mile west of St Mary’s Bay.

Brixham is a local hospital that provides high quality treatment, and comprises:

- 20-bed inpatient facility
- Minor Injuries Unit (MIU)
- Outpatient clinics
- Physiotherapy
- Family health services

The original and current hospital was built in 1928. The accommodation has since been extended and incorporates the Briseham Unit for inpatients, built in 1985.

The hospital site occupies an area of 1.45 hectares (3.58 acres); it slopes steadily downwards from Penn Meadows on the east side, to Greenwood Road on the west end of the site.

On the west face of the site is the main entrance and car park, accessible off Greenwood Road. There is another access off Penn Meadows that provides staff parking as well as direct route to the main entrance of the Briseham Unit. This access also serves the adjacent ambulance station.

The site is not located within a designated conservation area but does abut a conservation area at its north boundary, in accordance with the adopted Torbay Local Plan.



STRATEGIC APPROACH

The proposed development, illustrated opposite, has been borne out of an evolving and thorough due diligence process that has identified facts of material relevance to optimizing a workable, efficient and affordable sustainable development, whilst at the same time giving due consideration of its relationship with existing building usages, neighbouring buildings and its contribution to streetscape as a whole.

Philosophy:

- Placement of the scheme on the site creates a feeling of “occupied space” and improved overall security of the site;
- Respects the layout and natural contours of the site to rule out concerns of over-development and massing in appearance;
- Ensures that adequate parking is maintained on the site without detriment to its visual impact and improving its ecological merit;
- Provides a scheme that reflects both the functions of the building and the period of its construction;
- Makes sure that future-proofing and flexibility of the development are not compromised