

Feasibility Study

3844: Lymington Road Coach park, Torquay

Date: 19/10/2020



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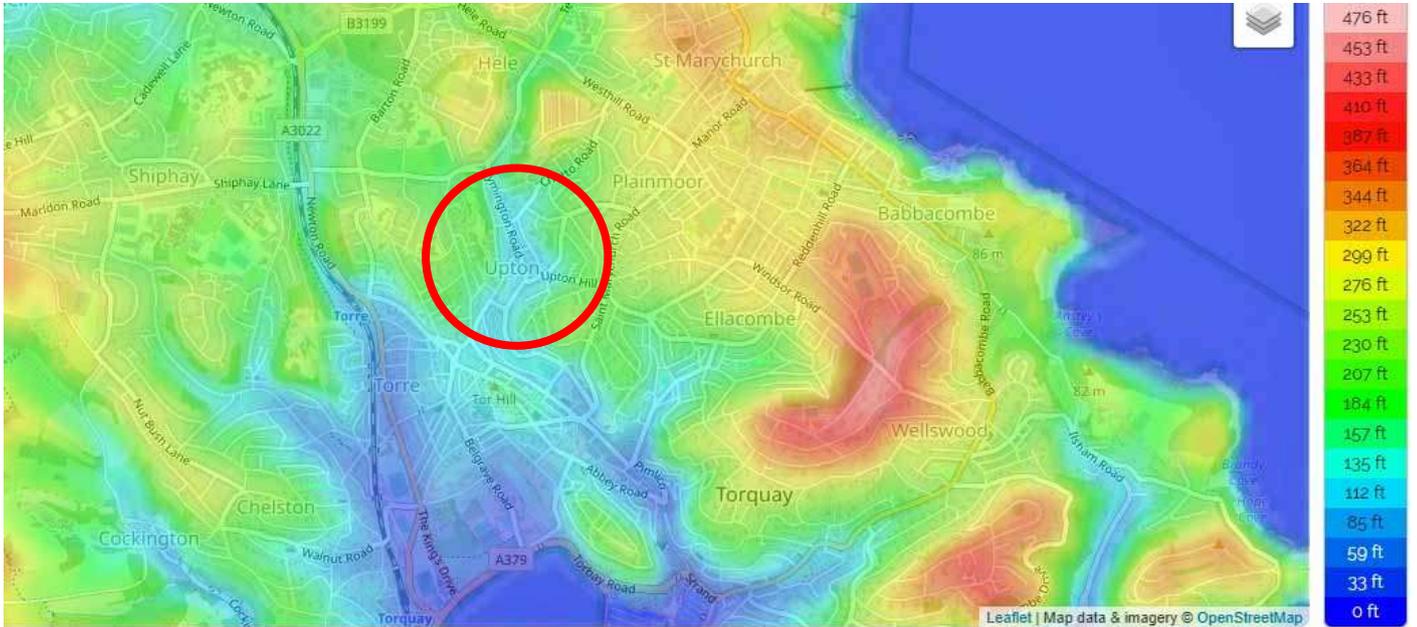
1. Introduction

- 1.1 This Feasibility Study has been prepared by TDA to explore the commercial options for the re-use of this redundant site situated at Lymington Road Coach Station, Torquay.
- 1.2 The proposed site lies adjacent to the recently built Torbay Business Centre which offers small to medium rentable office suites under the governance of Torbay Council.
- 1.3 The proposed site has been identified as an area suitable for further business regeneration and to as such to develop small (circa 1350 square feet + further mezzanine space) B1 light industrial and A2 units providing new commercial opportunities to include office, light industrial and customer facing uses such as printers, marketing, web design, and professional services.
- 1.4 This Feasibility study has examined the impact on the existing Coach Park facility and Business Centre and provides details on how the current coach parking could be realigned to provide an integrated vehicle strategy for both the new development and the coach park.

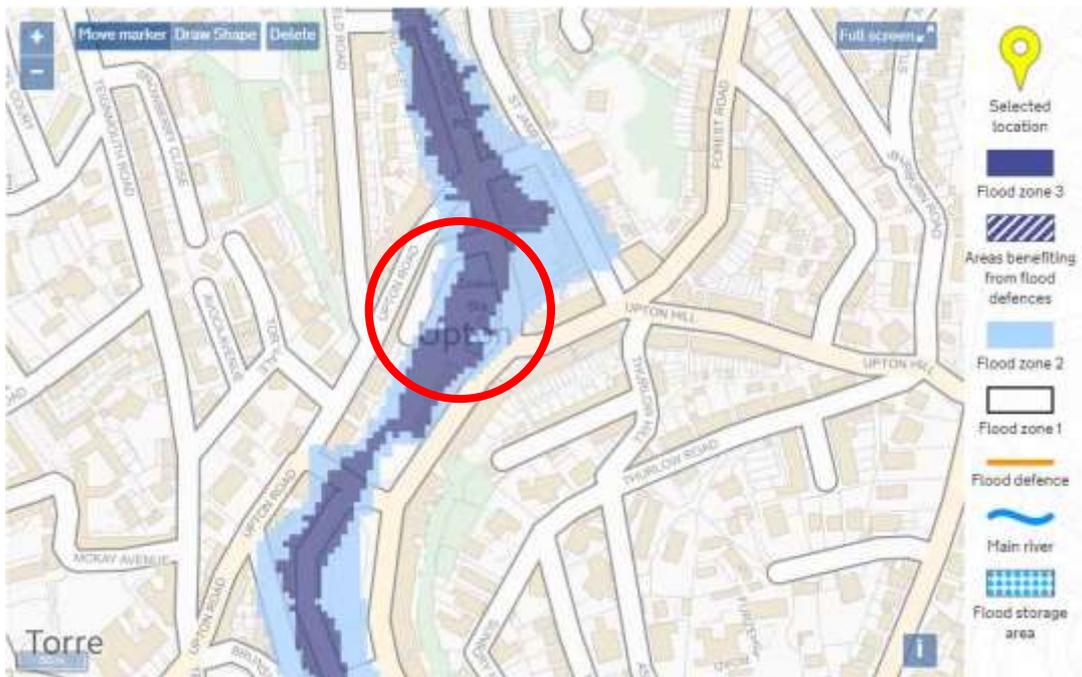


2. Existing Site and Context

2.1 The existing coach park is situated within the Upton district of Torquay, within the lower valley floor some 120 feet above sea level.



2.2 The site is situated within Flood Zones 2 & 3 with the coach park categorized as a flood water storage area.



- 2.3 The flood risk is identified as predominantly medium to low risk sea water flooding with low risk surface water flooding contained largely to the north end of the site where the site levels fall away.
- 2.4 The existing topography indicates the eastern edge of the site along Lymington Road is elevated 300-500mm above the main coach park site and with the adjacent Torbay Business Centre elevated to match.



- 2.5 The coach park has been designed with a pronounced fall to the centre of the site to channel flood water away from the peripheral areas.
- 2.6 There are a number of South West Water mains sewer drains running around and through the site one of which will require relocation.



Plan showing mains sewer to be relocated

2.7 There are several established trees that line Lymington Road along the eastern edge of the site, some of which are showing enlarged root growth which is affecting the pavement surface.



2.8 Further tree survey work is anticipated and carried out following BS:5837:2005 guidance by a qualified arboriculturalist to establish the species, growth patterns and root protection in order to inform the correct method of sub-structural works.

2.9 The new development will remove the existing building on the site which contains a public toilet and several defunct rooms which once served the coach park.





SITE AREA 0.24 Ha



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NEW BUSINESS UNITS
 LYMINGTON ROAD COACH STATION,
 TORQUAY

3844.SLP.01 - LOCATION PLAN
 Scale 1:1250 @ A3

Existing Location Plan



SITE AREA 0.24 Ha



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3844.AL.01 - EXISTING SITE PLAN
Scale 1:500 @ A3

Existing Site Plan

3.0 Proposed Site Layout

- 3.1 The proposed layout optimises the maximum available land within the existing site constraints.
- 3.2 Following established commercial models for small to medium business units the site has the capacity to accommodate 5 single storey units each offering 1340 square feet (124.5 square metres) of ground floor space.
- 3.3 Each unit has the additional option to include a first floor mezzanine at 930 square feet (86.4 square metres).
- 3.4 Each of the units is oriented to face into the coach park with an external parking apron directly outside.
- 3.5 The units are accessed via a separated vehicular route which shares the main entrance into the coach park.
- 3.6 A raised pedestrian pavement forms a distinct separation between the new units and coach park which is arranged to provide 3 separate coach parking bays and passenger drop zones with shelters.
- 3.7 One of these bays is doubled-sided to allow international coach docking.
- 3.8 Vehicles from the new development will leave the site via the existing coach park exit, following the one-way strategy.
- 3.9 The existing public toilets are to be replaced with a new small separated unit.



SITE AREA 0.24 Ha



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NEW BUSINESS UNITS
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3844.AL.02 - 5 UNIT SITE PLAN
 Scale 1:500 @ A3

Proposed Site Plan

3.0 Proposed Elevation Options

- 3.1 Drawing reference to the surrounding residential scale of buildings and the adjacent Torbay Business Centre with its simple palette of materials the elevations have been carefully arranged.
- 3.2 Each unit has been positioned on the site to utilise an efficient amount of space which will allow it to sit both central to the area and provide external areas for parking and landscaping.
- 3.3 This layout provides a series of connected and stepped units which are reflected in the elevational treatment with each unit seen in its own form – not unlike a series a beach huts.
- 3.4 Elevation options as illustrated below include:
 - Zinc coated metal wall and roof cladding – Verdigris green coloured
 - Polyester powder coated aluminium windows and doors
 - Natural stone ground floor walls option
 - Painted render ground floor walls option
 - Double or mono-pitched roof form option



VERDIGRIS ZINC METAL CLADDING/STONE OPTION

Public facility WC

5.3m eaves height
8.3m ridge height



VERDIGRIS ZINC METAL CLADDING/RENDER OPTION

Public facility WC

5.3m eaves height
8.3m ridge height

NEW BUSINESS UNITS
LYMINGTON ROAD COACH STATION,
TORQUAY

3644 AE.01 - 5 UNIT ELEVATION FROM COACH PARK
Scale 1:200 @ A3

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TDA

