



TORBAY REGENERATION VISION: BRIXHAM

Torquay | Paignton | Brixham

CONTENTS

Torbay Regeneration Vision

01	Brixham Introduction	02	Brixham Analysis	03	Brixham Indicative Regeneration Vision
	Key Focus		Key Focus		Key Principles
	Heritage		Heritage		Roles of the sites
	Present Day		Social Demographics		Key Interventions
			Key Aims (Policy)		Summary
			Town Centre Zones		
			Uses		
			Conservation Areas		
			Vehicular Routes		
			Car Parks		
			Pedestrian Routes		
			Green Spaces		
			Topography		
			Flood Zones		
			Placemaking & Circulation		
			Summary		

BRIXHAM

Introduction

BRIXHAM

Key Focus

The Heart of the English Riviera

The vision for Brixham is to thrive as a vibrant coastal community, blending historic fishing heritage with modern amenities to attract visitors while supporting local businesses and residents.

Key proposals include improving connectivity between Central Car Park and the harbour, refurbishing the market structure, and adding benches and planters along the harbour. Plans for South Quay Car Park focus on creating a pedestrian-friendly space with murals or a green wall, family-friendly zones, street food, seating, and expanded crabbing and waterfront activities, potentially linked to New Pier and the Fishmarket by a bridge.

Further enhancements include upgrading the Town Square bus shelter as a gateway to the town and addressing the Western End of Fore Street's disconnection from Middle Street and the harbour loop to revitalize this area.



BRIXHAM

The Town's Origins

Brixham from 'Brioc's village'

Brixham, a picturesque fishing town in Devon, is nestled on the southern edge of Torbay's coastline. Known for its rich maritime heritage, it played a pivotal role in shaping modern trawling and retains its charm with a bustling harbour and historic architecture.

From its prehistoric origins to its evolution as a modern fishing port and tourist destination, Brixham's story is one of resilience, innovation, and cultural pride. Its timeline reflects significant moments in its development, from ancient human habitation and medieval maritime growth to its role in wars and its architectural legacy. Each period contributes to the unique character of the town, which today balances its historic roots and thriving cultural/ tourism scene.

Roman and Saxon Influence (1st Century to 11th Century)
During the Roman period, Brixham's strategic coastal location fostered minor trade and settlement activity. Artefacts such as pottery and coins suggest a modest Roman presence. By the Saxon era, Brixham had begun to emerge as a small fishing village, eventually being mentioned in the Domesday Book of 1086. This era laid the groundwork for the town's identity as a maritime community.

Expansion and Defence (18th to 19th Century)
The 18th and 19th centuries marked a period of growth and innovation. Brixham became renowned for its trawling techniques, cementing its status as a leading fishing port. The Napoleonic Wars brought fortifications to Berry Head, protecting against French invasions and highlighting the town's strategic importance. Architecturally, the harbour area expanded, with traditional cottages and maritime infrastructure shaping the town's distinctive character.

Cultural Heritage
Brixham's cultural heritage is deeply rooted in its maritime history and fishing traditions. Renowned as the birthplace of modern trawling, the town has long been a hub of innovation and industry. Its vibrant harbour remains the heart of the community, surrounded by historic fishermen's cottages and maritime landmarks like Berry Head. Festivals, such as the Brixham Pirate Festival and Fishstock, celebrate its seafaring past, while local museums preserve its rich legacy.

Prehistoric Beginnings (Paleolithic to Iron Age)
Brixham's origins trace back to prehistoric times, with evidence of early human habitation found in nearby sites like Kents Cavern and Berry Head. The natural limestone caves provided shelter and resources, making the area a vital hub for early communities. Tools, bones, and artefacts unearthed here highlight Brixham's connection to ancient human activity, laying the foundation for its cultural heritage.

Medieval Maritime Growth (12th Century to 16th Century)
In the medieval period, Brixham grew as a fishing and trading port. The construction of St. Mary's Church in the 14th century introduced a significant architectural landmark that became central to the community. The town's seafaring culture expanded, with its fishermen venturing further afield, marking the start of its reputation as a hub for maritime activity.

Tourism and Modern Identity (20th Century to Present)
The 20th century saw Brixham adapt to the challenges of industrial decline by embracing tourism. World War II brought disruption, but the town remained resilient, contributing to coastal defence efforts. Today, Brixham balances its rich fishing heritage with modern attractions, drawing visitors to its picturesque harbour, annual Pirate Festival, and preserved architectural landmarks. Its unique blend of history, culture, and natural beauty continues to make it a cherished destination.

BRIXHAM Heritage

1860 →

Between 1860 and 1870, Brixham transitioned from a quiet fishing village into a bustling maritime hub, renowned for its vibrant fishing industry and shipbuilding activities. This decade witnessed significant improvements in harbour infrastructure, with the construction of Brixham Breakwater in 1867, providing safer mooring for vessels and boosting trade. The town's economy thrived as its fleet of trawlers gained national recognition, and Brixham became a key supplier of fish to London and other cities. Meanwhile, the community expanded with new homes and businesses catering to the growing population of fishermen, shipbuilders, and their families. Brixham's reputation as a hardworking maritime town was solidified during this period of industrial and economic growth.



1900 →

Between 1900 and 1930, Brixham embraced its dual identity as a thriving fishing port and an emerging seaside destination. The completion of the Great Western Railway's extension to nearby Paignton brought more visitors to the area, increasing Brixham's popularity as a picturesque getaway. Local entrepreneurs capitalized on this influx, with guesthouses and small hotels springing up to accommodate tourists drawn by the town's charm and stunning coastal scenery. At the same time, Brixham's fishing fleet modernized with the introduction of steam trawlers, ensuring its continued prominence in the industry. By the end of the decade, Brixham had successfully balanced its traditional maritime heritage with the allure of coastal tourism.



1930 →

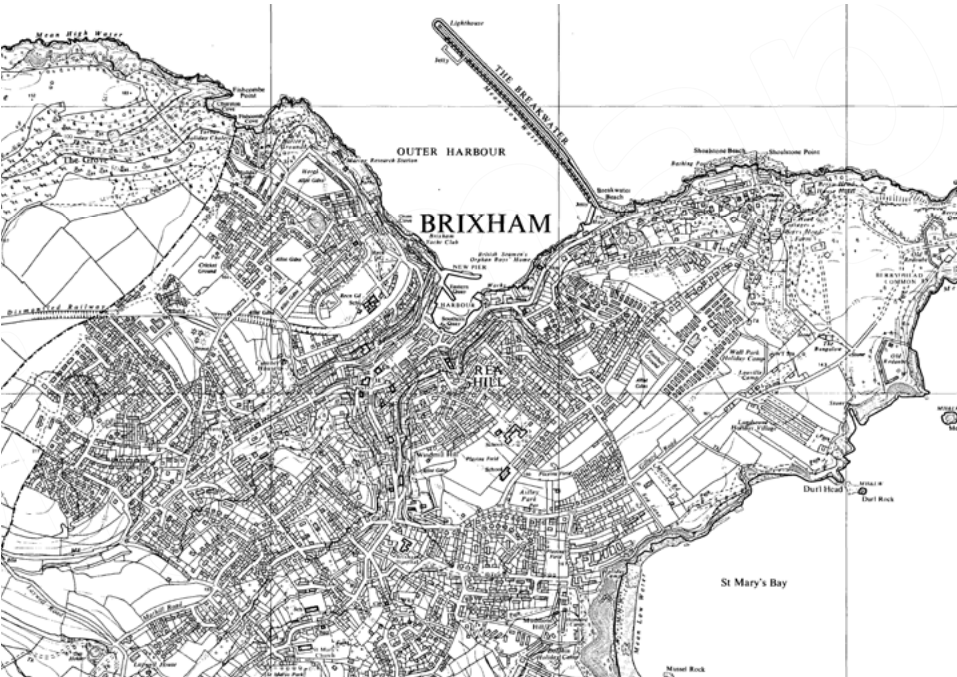
The 1930s marked a period of transformation for Brixham as it embraced the growing popularity of domestic holidays. The town saw the development of new amenities, such as improved bathing facilities, promenades, and attractions to cater to families seeking seaside leisure. Regular bus and ferry services linked Brixham with nearby Torquay and Paignton, fostering a sense of connection within the English Riviera. Despite the pressures of economic depression, the fishing industry remained a cornerstone of the local economy, bolstered by government initiatives to support British fisheries. As tourists mingled with fishermen on the bustling quayside, Brixham's unique blend of industry and charm continued to define its identity.



BRIXHAM Heritage

1960 →

During the 1960s, Brixham experienced a cultural and economic shift as post-war prosperity brought an increase in leisure travel. Caravan parks and holiday camps flourished, providing affordable accommodations for families seeking seaside fun. The fishing industry adapted to modern demands, with new technologies enhancing efficiency and preserving its status as a key employer. Local festivals, such as the Brixham Trawler Race, began to attract larger audiences, blending tradition with entertainment. The town's maritime heritage was increasingly celebrated, with efforts to preserve historical landmarks like the replica of Sir Francis Drake's Golden Hind ship, which became a centerpiece of tourism.



1980 →

By the 1980s, Brixham had fully embraced its role as a historic fishing port and tourist destination. The town's picturesque harbour became a draw for artists and photographers, while seafood restaurants and pubs thrived on the reputation of fresh, locally caught fish. Heritage preservation efforts gained momentum, with the establishment of museums and historical trails showcasing Brixham's rich maritime past. However, the fishing industry faced challenges due to quotas and economic pressures, prompting diversification into shellfish and other markets. Despite these changes, Brixham retained its traditional character, appealing to visitors seeking an authentic coastal experience.



1990 →

From the 1990s to the present day, Brixham has evolved into a vibrant community blending tradition with modernity. The town has seen continued investment in its harbour and infrastructure, with marinas catering to leisure sailors alongside working fishing vessels. Festivals, such as the Brixham Pirate Festival and Fishstock, celebrate local culture and draw crowds from across the UK. Sustainable tourism initiatives and environmental conservation efforts reflect a growing awareness of the need to protect the coastline and marine life. Today, Brixham stands as a testament to its enduring heritage, combining a thriving fishing industry with a welcoming atmosphere that appeals to both residents and visitors.



BRIXHAM Present Day

A Historic Maritime Hub

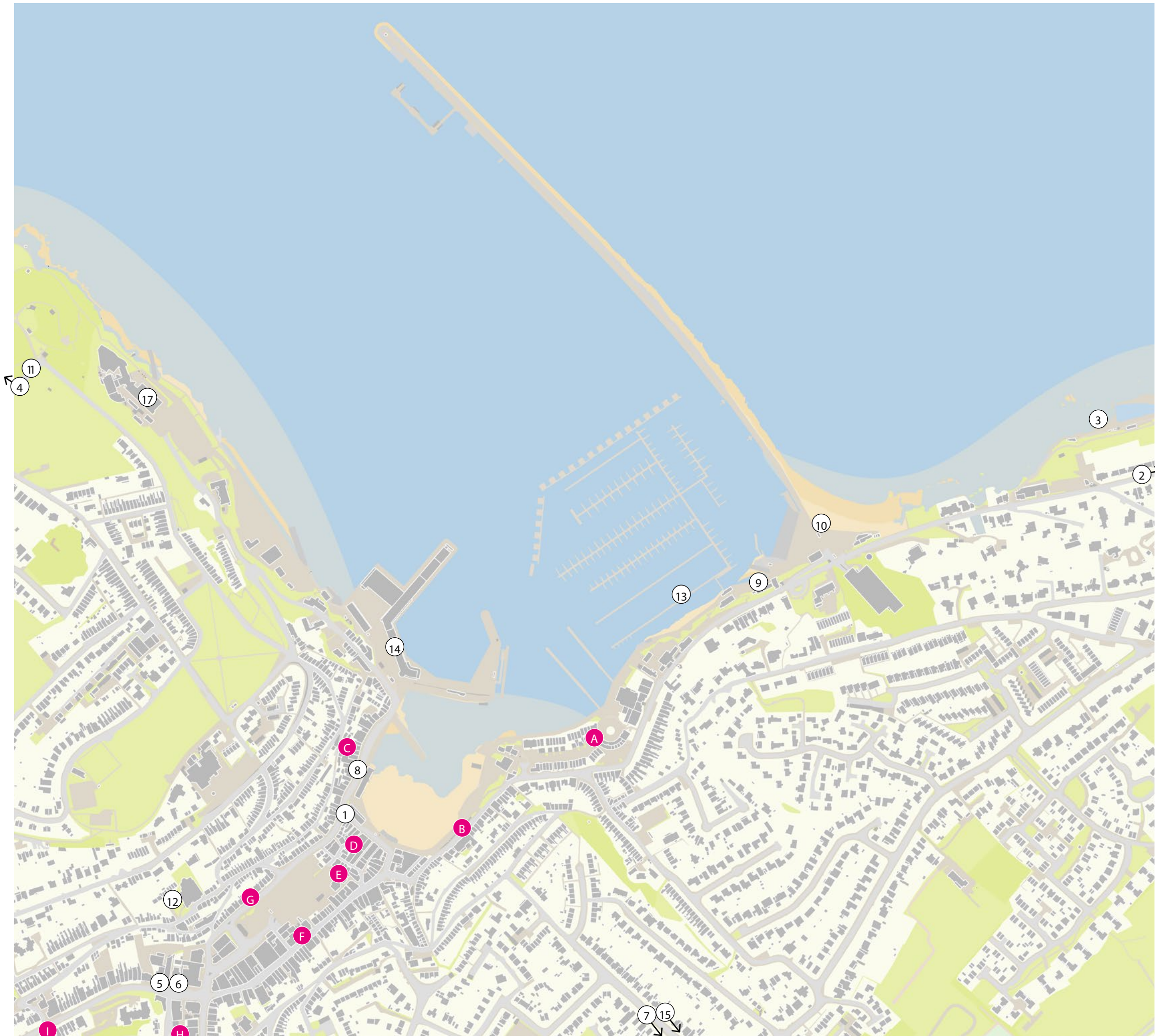
Brixham's economy remains rooted in fishing, with the town boasting one of the most productive fish markets in the UK, complemented by a growing tourism sector.

A unique blend of cultural heritage and natural beauty, including the iconic Berry Head, makes Brixham an attractive destination for visitors and a welcoming community for residents. However, the town faces challenges such as limited infrastructure and a need for sustainable development to support local businesses and residents.

Brixham requires carefully planned growth and investment to enhance its economy and community facilities while preserving its maritime traditions and outstanding natural environment.

- 1 The Golden Hind
- 2 Berry Head Nature Reserve
- 3 Shoalstone Swimming Pool and Beach
- 4 Brixham Battery
- 5 Brixham Museum
- 6 Brixham Town Hall
- 7 Brixham RFC
- 8 Boat Trip Kiosks
- 9 Lifeboat Station
- 10 Breakwater Beach
- 11 Fishcombe Cove
- 12 All Saints Church
- 13 Marina
- 14 Fishmarket
- 15 Indoor Swimming Pool
- 16 Brixham Harbour Lighthouse
- 17 Brixham Labs (University of Plymouth)

- A Marina
- B King Street
- C The Quay
- D The Strand
- E Pump Street
- F Fore Street
- G Middle Street
- H Bolton Street
- I New Road



BRIXHAM

Visual Snapshot



BRIXHAM

Town Analysis

BRIXHAM

Movement Routes

- Primary Vehicle Routes
- Primary Pedestrian Routes
- Secondary Pedestrian Routes
- Pedestrian Zone
- Car Park

This chapter examines the existing town to provide qualitative and quantitative analysis of its current layout, topography and constraints. It concludes with opportunities and constraints, based upon these physical characteristics.

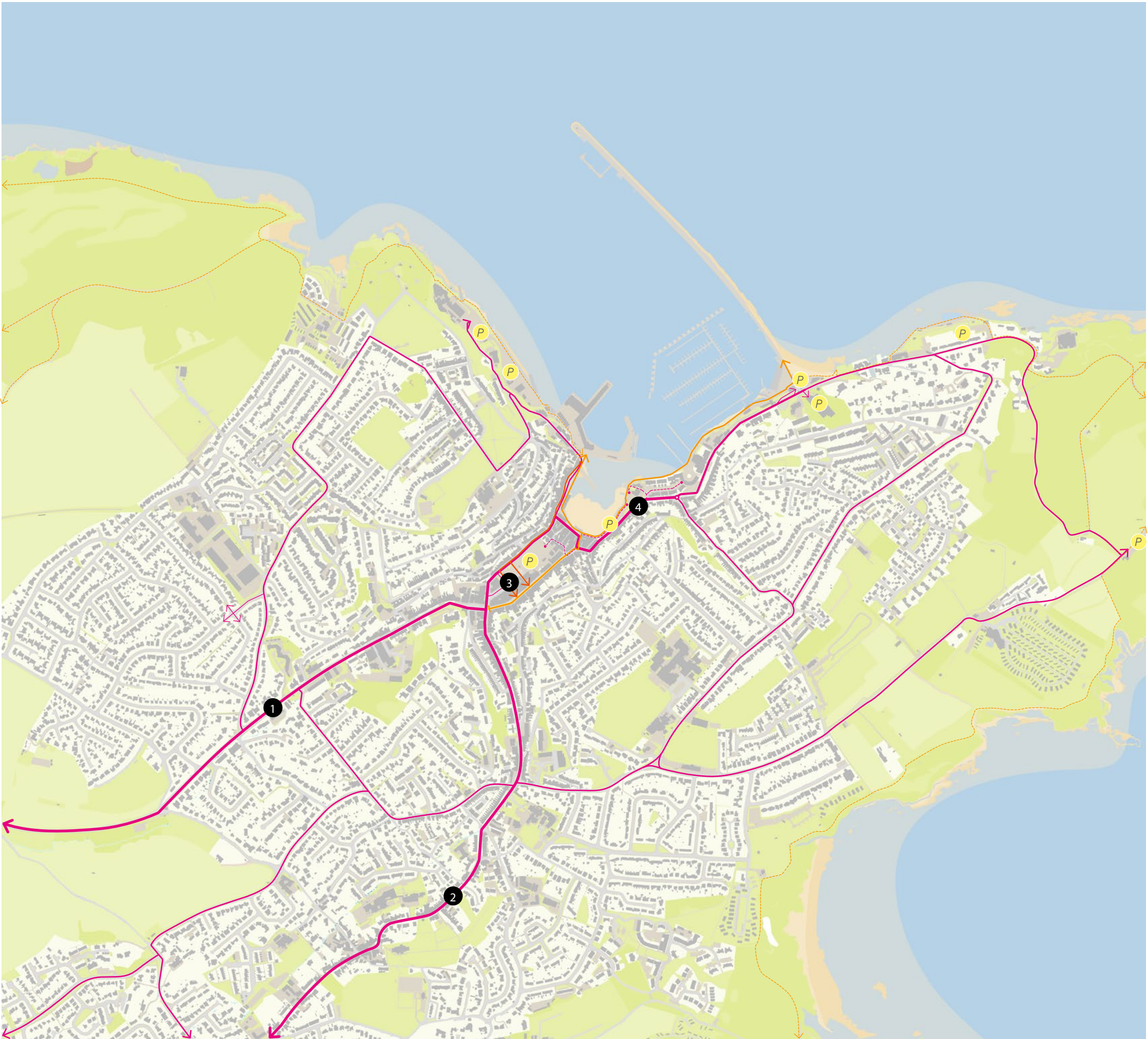
Access into the town is via car, bus, bicycle or walking.

1. New Road is the key road link to Paignton via Churston Ferrers and Galmpton.
2. Bolton Street leads to Milton Street and links to Hillhead and on to Kingswear and Dartmouth.

These two routes are the key accesses into the town centre. The tributary, secondary roads leading off these access the various residential neighbourhoods of Brixham.

3. These routes coalesce at a mini gyratory system at Brixham Central car park, which is the major car park at the centre of town and a bus stand.

4. The route beyond the car park becomes very narrow and leads on to additional parking and attractions.



BRIXHAM

Routes & Zones

- Town Centre Zones
- Retail / Business with residential over
 - Primary Shopping Frontage
 - Commercial / Offices
 - Residential
 - Public Open Space
 - Principal Holiday Accommodation Area
 - Transport Gateway
 - Main pedestrian Route

A more detailed map of the town centre is shown later in this vision. This zone plan illustrates how the town has grown around its market and along the key routes into the centre as outlined on the previous page.

At the harbour and along Fore Street are the major retail and food and beverage offers of the town. Hotels, bed and breakfasts and holiday homes surround these commercial activities on the hills above, with residential neighbourhoods surrounding these.

There is a significant amount of green space surrounding Brixham, providing ample opportunities for leisure activities for residents and visitors.



BRIXHAM

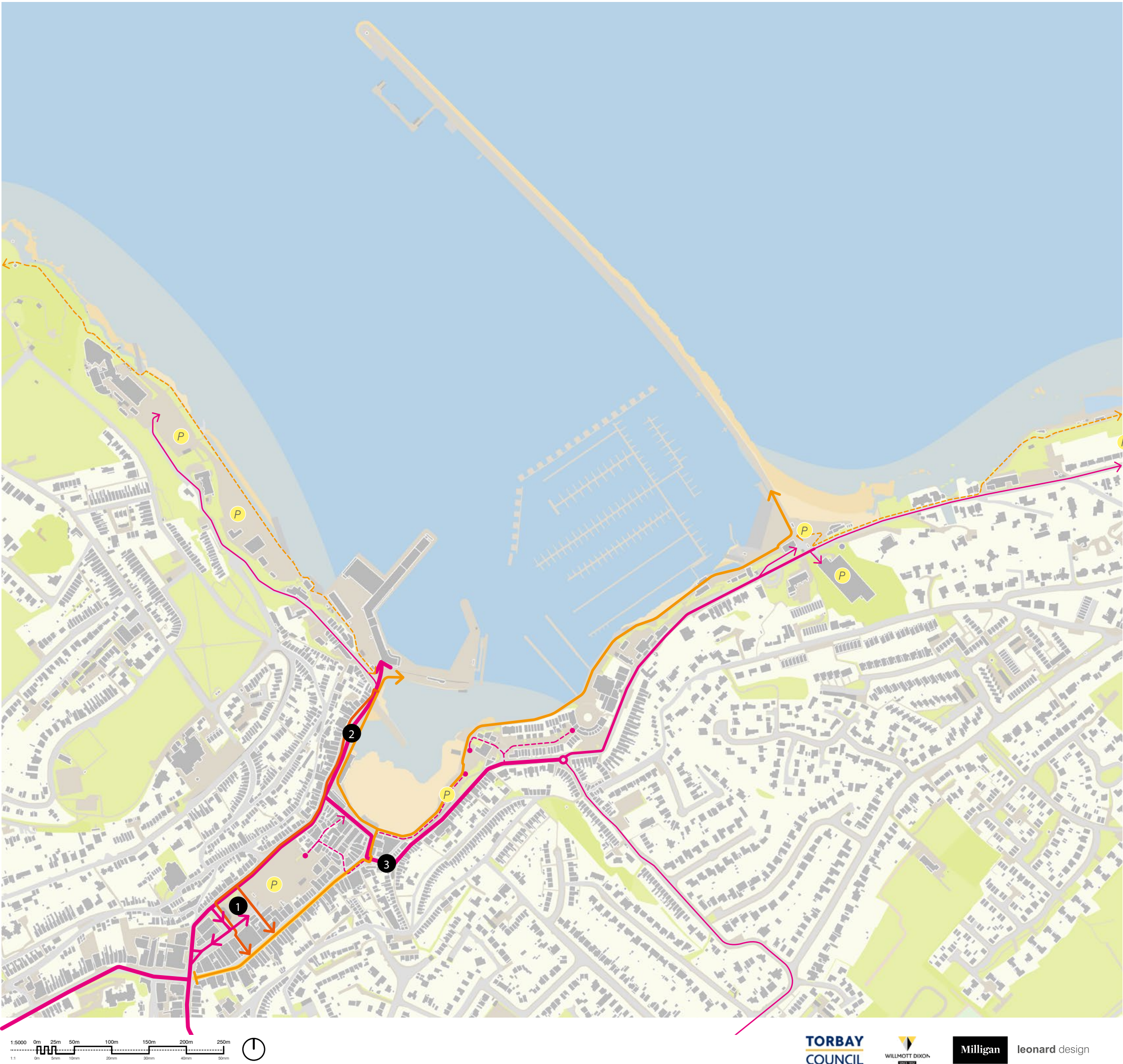
Movement Routes

- Primary Vehicle Routes
- Primary Pedestrian Routes
- Secondary Pedestrian Routes
- Pedestrian Zone
- Car Park

1. Zooming in to the town centre, the key role of the Brixham Central car park can be seen. Its close adjacency to the harbour and easy access into Fore Street provides an ideal location to capture traffic before it has to traverse past the harbour, therefore conflicting with pedestrian traffic.

2. The Fishmarket is a key industry for Brixham's economy, and a fundamental parts of the town's identity. The only access available to this area is via The Quay, running past the retailers, cafes and restaurants along Middle Hill and the harbour.

3. There is a pinch point for traffic and pedestrians where The Strand meets King Street. Here two blind corners bisect the pedestrian environments of Fore Street and the harbourside.



BRIXHAM Movement Routes

- Primary Vehicle Routes
- Primary Pedestrian Routes
- Secondary Pedestrian Routes
- Pedestrian Zone
- Car Park
- Bus Stop
- Stretch of Fore Street disconnected with the loop of the Harbour - Fore Street - Town Square - Middle Street

Zooming in once more to look at the pedestrian experience of the town centre, the harbour provides the obvious public centre where the town revolves around. This loop and the connection to Fore Street are vital, as well as its connection to the Central Car Park and appropriately located bus stops.



BRIXHAM

Primary Loop

- Primary town centre loop
- * Stretch of Fore Street disconnected with the loop of the Harbour - Fore Street - Town Square - Middle Street
- > Links from Brixham Central Car Park

The primary retail loop of the town centre includes Fore Street, to The Strand and back along Middle Street which then connects back into Brixham Central car park at various locations.

1. The Western End of Fore Street should be the gateway into the town as it lies at the junction of Bolton Street and New Road where most traffic into the town must travel past. It however suffers because of its distance from the harbour and disconnection from the loop with Middle Street, leading to a number of vacant units.



BRIXHAM

Primary Loop

Key Public Realm

- Primary Vehicle Routes
- Primary public realm
- Secondary public realm
- Public Structures
- Car Park to Harbour
- Residential neighbourhoods to Fore St.

Concluding this section on movement into the town centre, a number of key areas include:

1. The link between Central Car Park and the harbour along Paradise Pl. and Pump Street.
2. The market structure on the harbour.
3. The general provision of street furniture along the harbourside.
4. South Quay Car Park.
5. Relationship between the harbour and the water-based activities.
6. The access into Brixham Central car park and the bus stand.
7. The Western End of Fore Street.
8. Pedestrian routes from residential areas surrounding the primary retail loop. The level changes mean a significant number of steps down to the Fore Street and King Street.



BRIXHAM Car Parks

Brixham does not have a train station, so the road network is key to its mobility. Therefore parking is a key consideration and there are a number of car parks across the town centre:

Council Car Parks

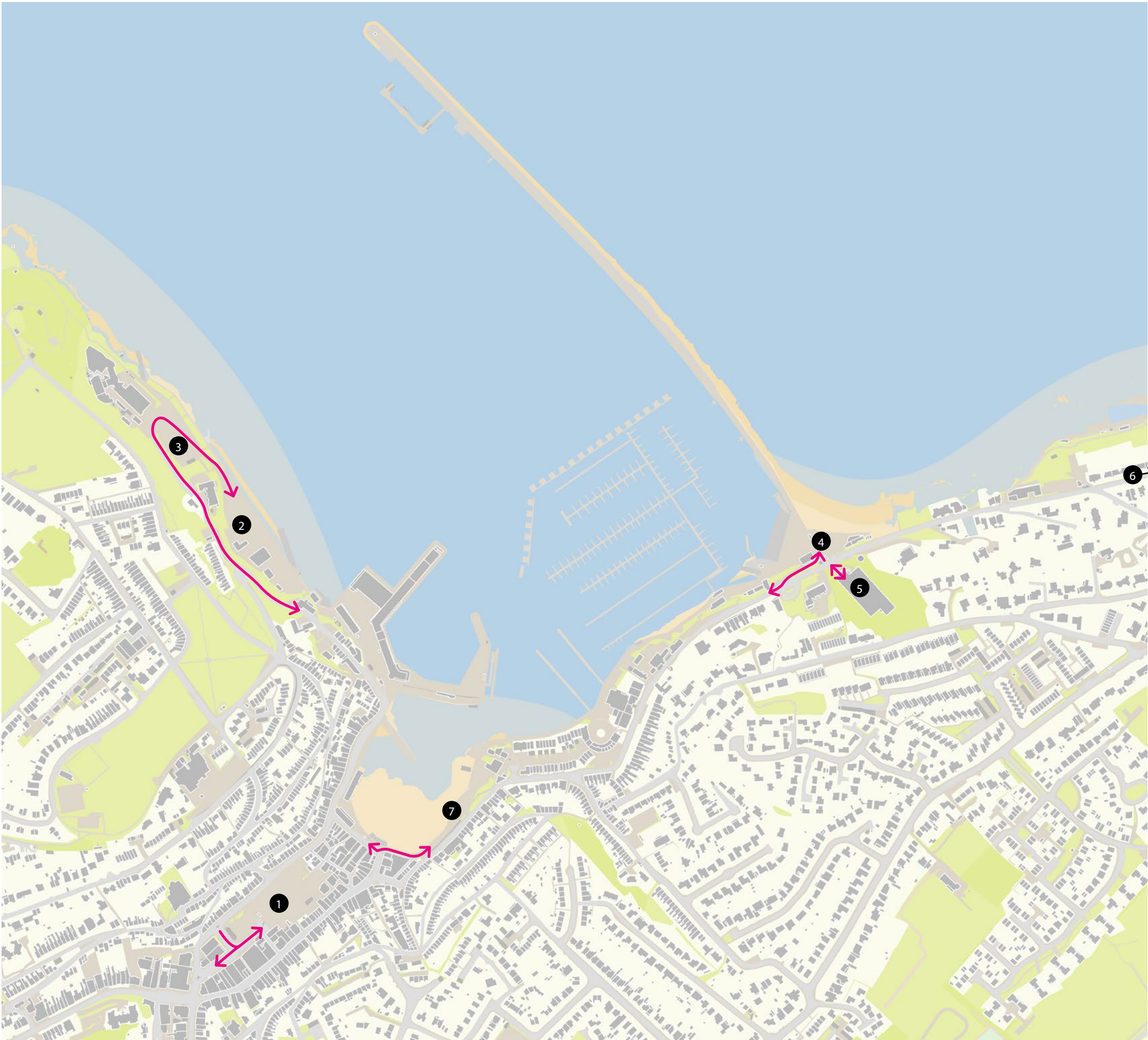
- 1. Brixham Central (163)
- 2. Oxen Cove (101)
- 3. Freshwater (86)
- 4. Breakwater (65)

Private Car Parks

- 5. Brixham Marina (450)
- 6. Shoalstone Seawater (67)

Permit Only Car Parks

- 7. Southern Quay (57)



BRIXHAM

Key Pedestrian Links

As illustrated in the movement routes, there are a number of key pedestrian links throughout the town centre which link key attractions in the town to the arrival points.

These key places are, in general, along the coastline and around the loop of Middle Street and Fore Street.

- 1

The Golden Hind
- 2

Berry Head Nature Reserve
- 3

Shoalstone Swimming Pool and Beach
- 4

Brixham Battery
- 5

Brixham Museum
- 6

Brixham Town Hall
- 7

Brixham RFC
- 8

Boat Trip Kiosks
- 9

Lifeboat Station
- 10

Breakwater Beach
- 11

Fishcombe Cove
- 12

All Saints Church
- 13

Marina
- 14

Fishmarket
- 15

Indoor Swimming Pool
- 16

Brixham Harbour Lighthouse
- 17

Brixham Labs (University of Plymouth)
- A

Marina
- B

King Street
- C

The Quay
- D

The Strand
- E

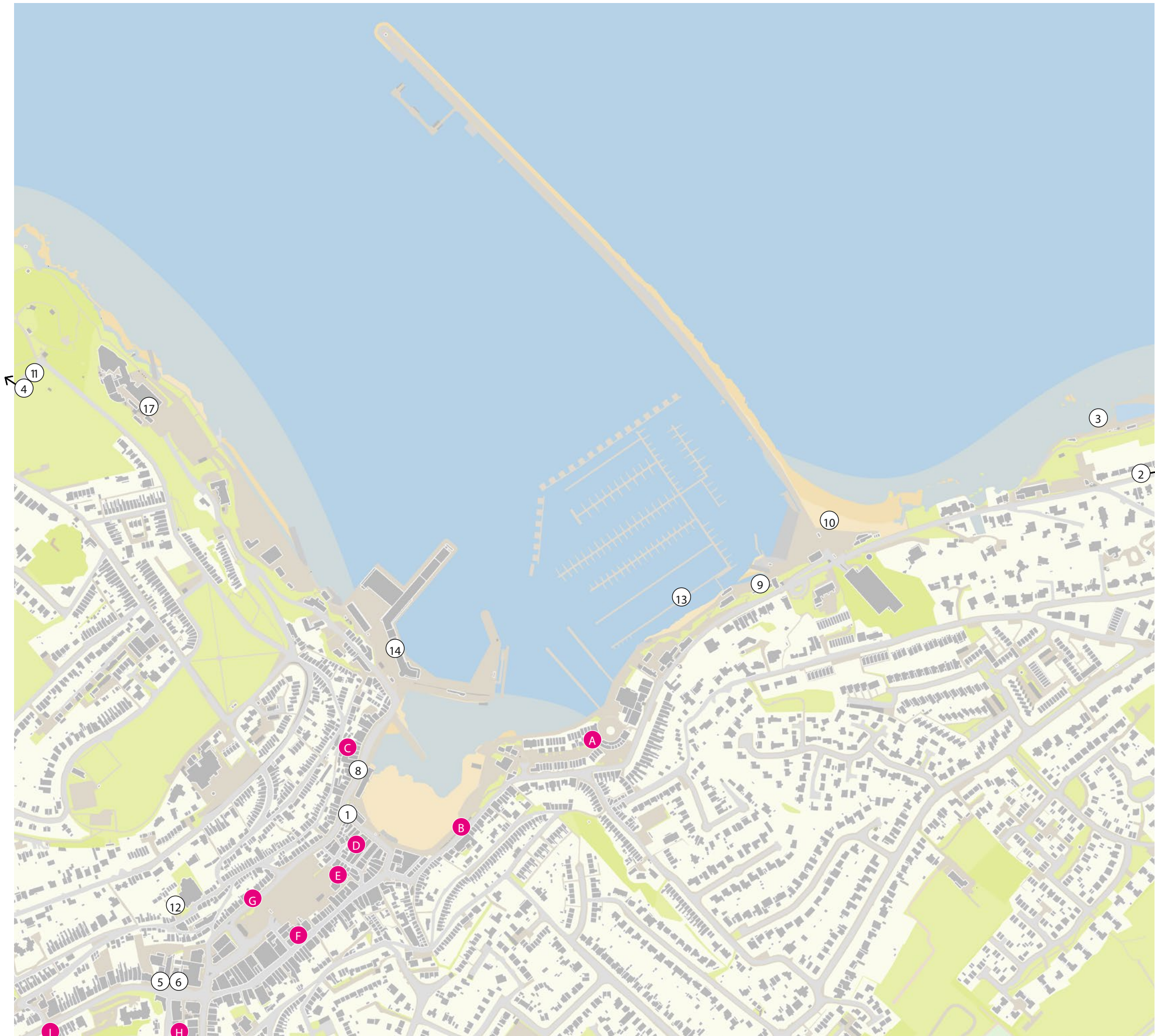
Pump Street
- F

Fore Street
- G

Middle Street
- H

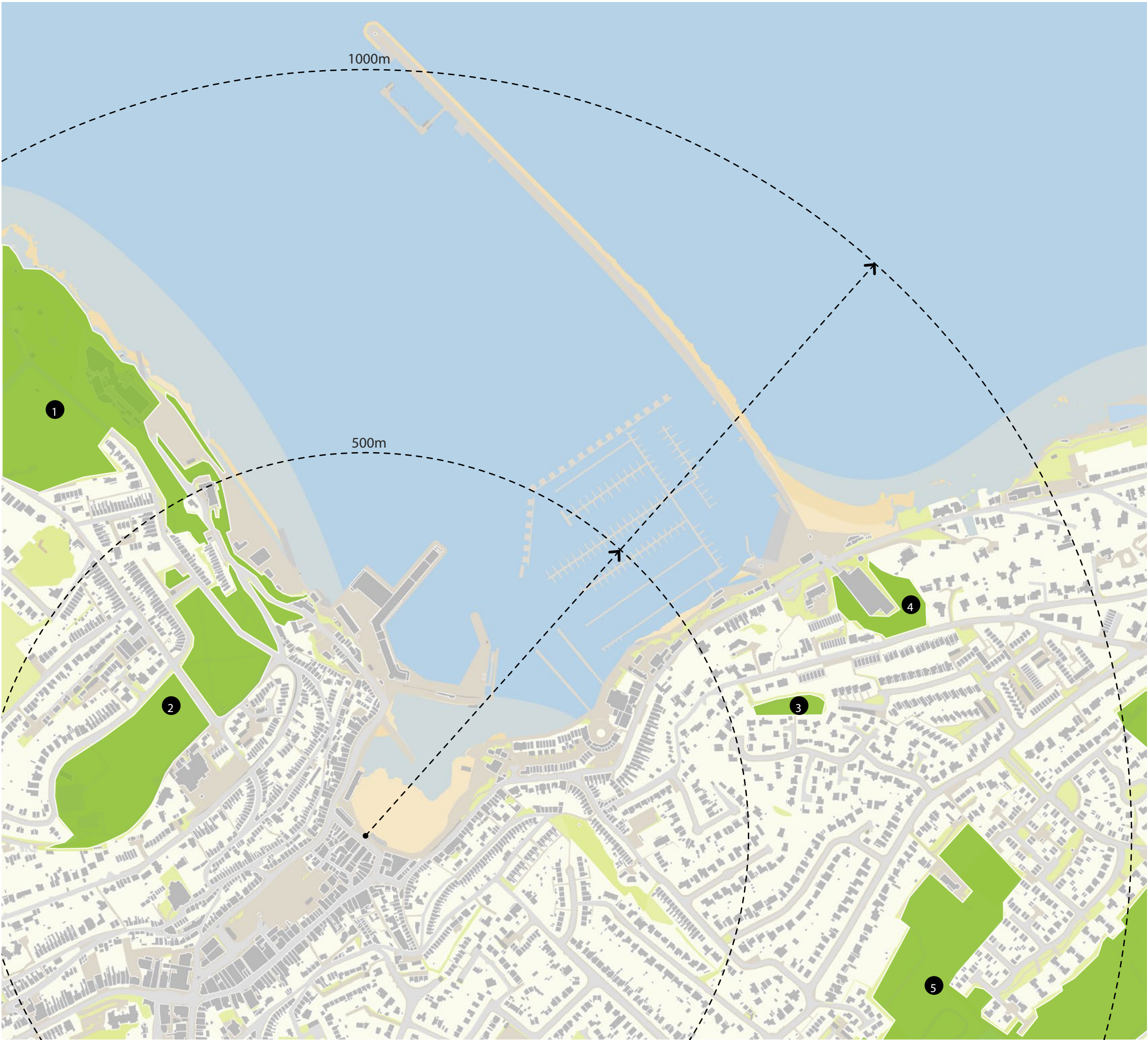
Bolton Street
- I

New Road



BRIXHAM Green Spaces

There are numerous green spaces in and around Brixham within walking distance from the town centre. These provide vital amenity for the residents and visitors of the town.



- 1 Bonsey Rose Gardens
- 2 Furzeham Green
- 3 Heath Park
- 4 Brixham Marina Car Park
- 5 Wall Park Allotments

BRIXHAM Green Spaces

When zooming out to encompass the overall town the surrounding green spaces of Churston Woods, Berry Head and Lupton House and Gardens provide Brixham a defined outer boundary and significant amount of high quality amenity space.

These areas are vital to the future of the town's character and attractiveness to residents and visitors.

- 1 Bonsey Rose Gardens
- 2 Furzeham Green
- 3 Heath Park
- 4 Brixham Marina Car Park
- 5 Wall Park Allotments
- 6 Berry Head Nature Reserve
- 7 Queen Elizabeth II Field
- 8 Astley Park
- 9 Brixham College Grounds
- 10 Lupton Trust
- 11 Churston Woods
- 12 Landscope Holiday Park
- 13 St Mary's Park
- 14 St Margaret Clitherow Catholic Primary Grounds
- 15 Parkham Field
- 16 Dixon's Allotments
- 17 Penn Meadows

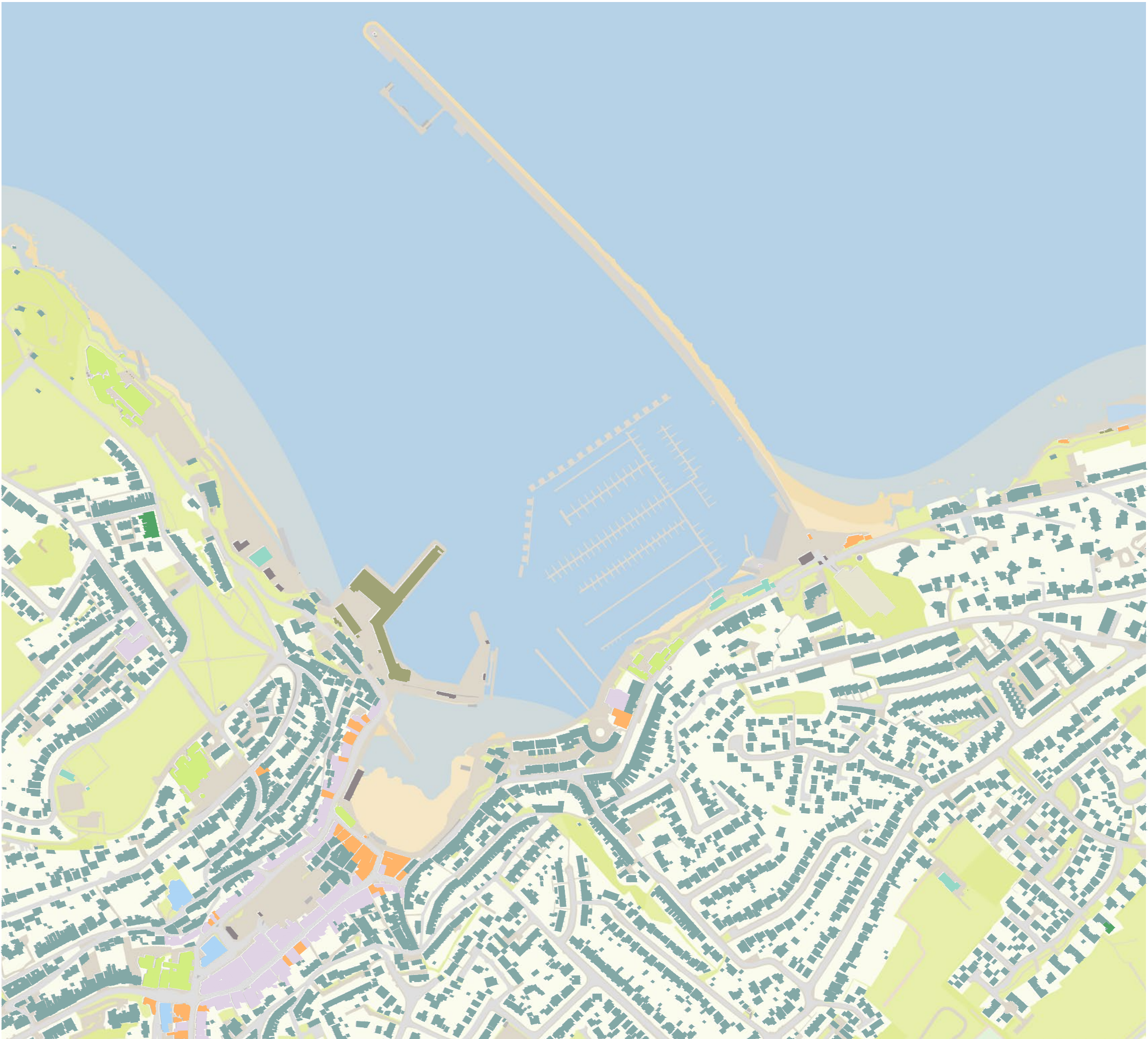


BRIXHAM

Ground Floor Uses

The uses on the ground floor show how people experience the centre of town. This diagram shows the retail, commercial and food and beverage offers coalesce around the harbour and along Fore Street and Middle Street.

- Residential & B&B's
- Hotels
- Shops
- Food and Beverage
- Church
- Community
- Leisure
- Multi-Storey Car Park
- Warehouse / Light Industrial
- Storage



BRIXHAM

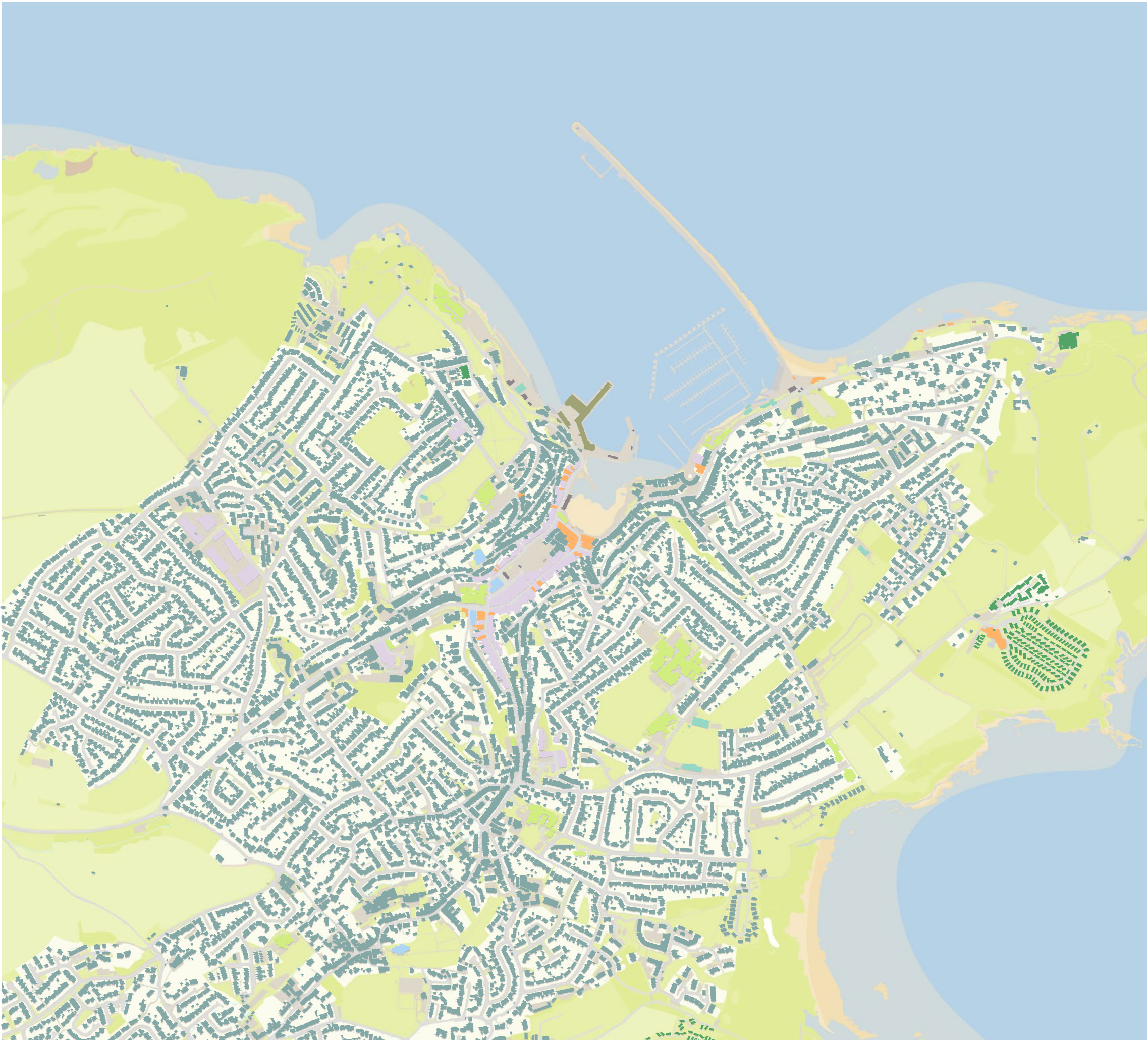
Ground Floor Uses

When zooming out the delineation between residential neighbourhoods and the commercial centre of the town can clearly be seen.

At the harbour and along Fore Street are the major retail and food and beverage offers of the town. Hotels, bed and breakfasts and holiday homes surround these commercial activities on the hills above, with residential neighbourhoods surrounding these.

There is a significant amount of green space surrounding Brixham, providing ample opportunities for leisure activities for residents and visitors.

- Residential & B&B's
- Hotels
- Shops
- Food and Beverage
- Church
- Community
- Leisure
- Multi-Storey Car Park
- Warehouse / Light Industrial
- Storage



BRIXHAM Conservation Areas

The boundary of the Brixham Town Conservation Area was last reviewed in 2016. There was a review of the area that began in November 2024 that took place over 5 weeks.

A number of minor amendments to the boundary are recommended within this Conservation Area Appraisal, as yet speculative.

A It is proposed to extend the boundary to include the historic buildings at Furzeham Primary School and the adjacent historic railway bridge. The school complex contains several attractive Victorian buildings which demonstrate the growth of Brixham during the 19th century.

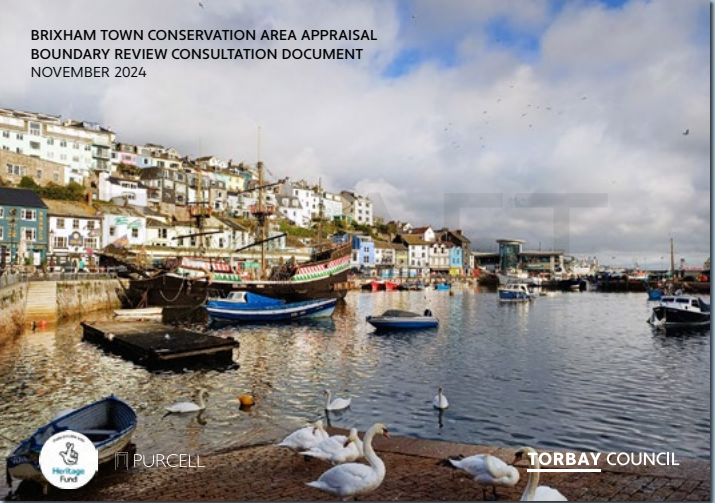
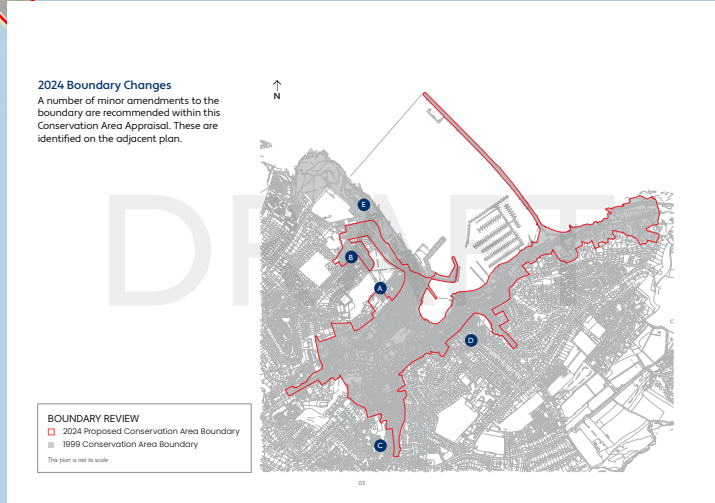
B It is proposed to extend the boundary of the conservation area to include several late 19th and early 20th-century suburban terraces to the north of the town centre – on North Furzeham Road, Higher Furzeham Road, Bella Vista Road, Queens Road, Alma Road, and Holborn Road.

C It is proposed to exclude the inter-war terraces on Garlic Rea, Rea House (off Great Rea Road) and the modern residential development at the top of Elkins Hill.

D It is proposed to revise the boundary to exclude Battery Gardens, Oxen Cove, Northern Quay and its environs. Battery Gardens was added to the conservation area in 1999. The site has since been designated as a scheduled monument by Historic England.

*There are other changes to the conservation boundary outside of the map scope

— 2024 Proposed Conservation Area Boundary
■ 1999 Conservation Area Boundary



BRIXHAM

Listed Buildings

There are a number of listed buildings around the centre of the town, reflecting the historic origins of where the town grew from. These need to be respected and supported to ensure the character of the town is maintained.

- Grade I Listed
 - Grade II* Listed
 - Grade II Listed
- * Torbay Council are currently reviewing the conservation areas

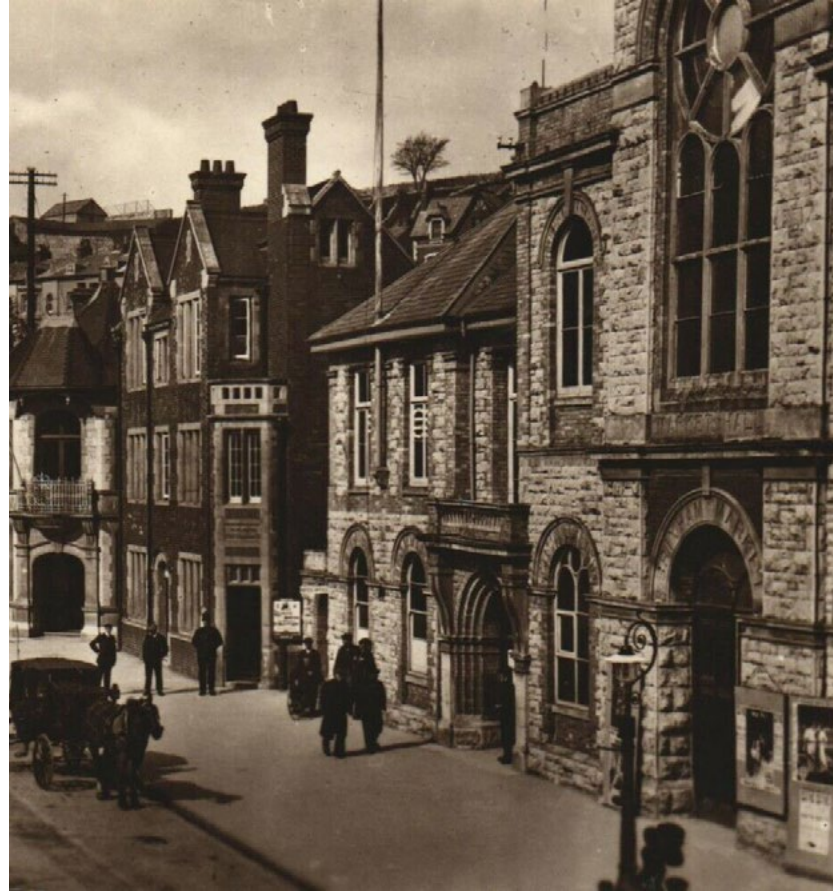
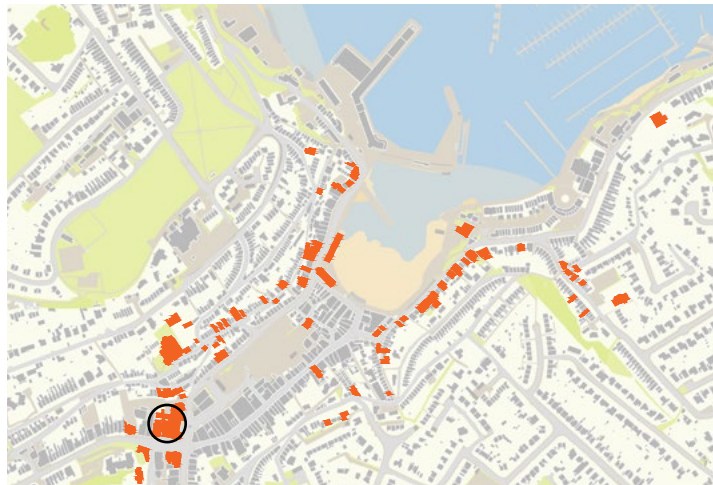


BRIXHAM Town Hall

The town hall was built to replace an earlier market house from the late 18th century that stood by the harbour. The building was designed as a combined town and market hall to serve the growing fishing community, and was originally designed to house all the business in the town.

When it first opened, it was occupied by the Magistrates Court, Local Board, Education Board and the Harbour Commissioners, with agricultural and fish market on the ground floor. After significant population growth, largely associated with the fishing industry, the area became an urban district with the town hall as its headquarters in 1895. The building served as the headquarters of Brixham Urban District Council throughout much of the 20th century until the area was absorbed into Torbay in 1968.

Today, the building serves multiple purposes. The town hall became the home of Brixham Town Council shortly after it was established in 2007. The building also houses the Brixham Theatre, which has been managed by the Brixham Arts & Theatre Society since 2008. The market hall was converted into a community centre and charity shop for Brixham Does Care, a befriending charity founded in 1978. The building continues to play an important role in Brixham's civic and cultural life, maintaining its status as a focal point for the community over its 130-year history.



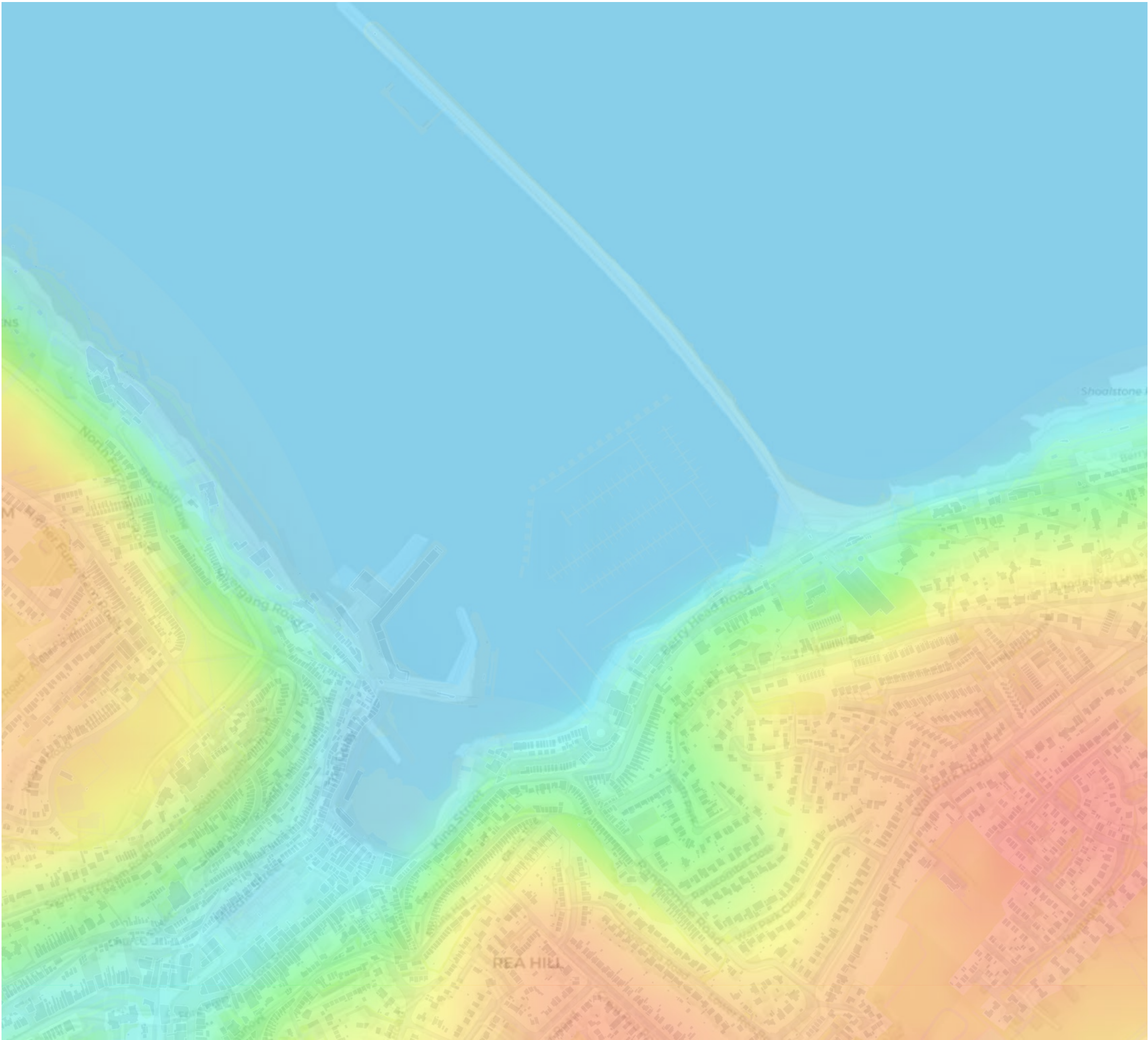
BRIXHAM

Topography

When zooming out the delineation between residential neighbourhoods and the commercial centre of the town can clearly be seen.

At the harbour and along Fore Street are the major retail and food and beverage offers of the town. Hotels, bed and breakfasts and holiday homes surround these commercial activities on the hills above, with residential neighbourhoods surrounding these.

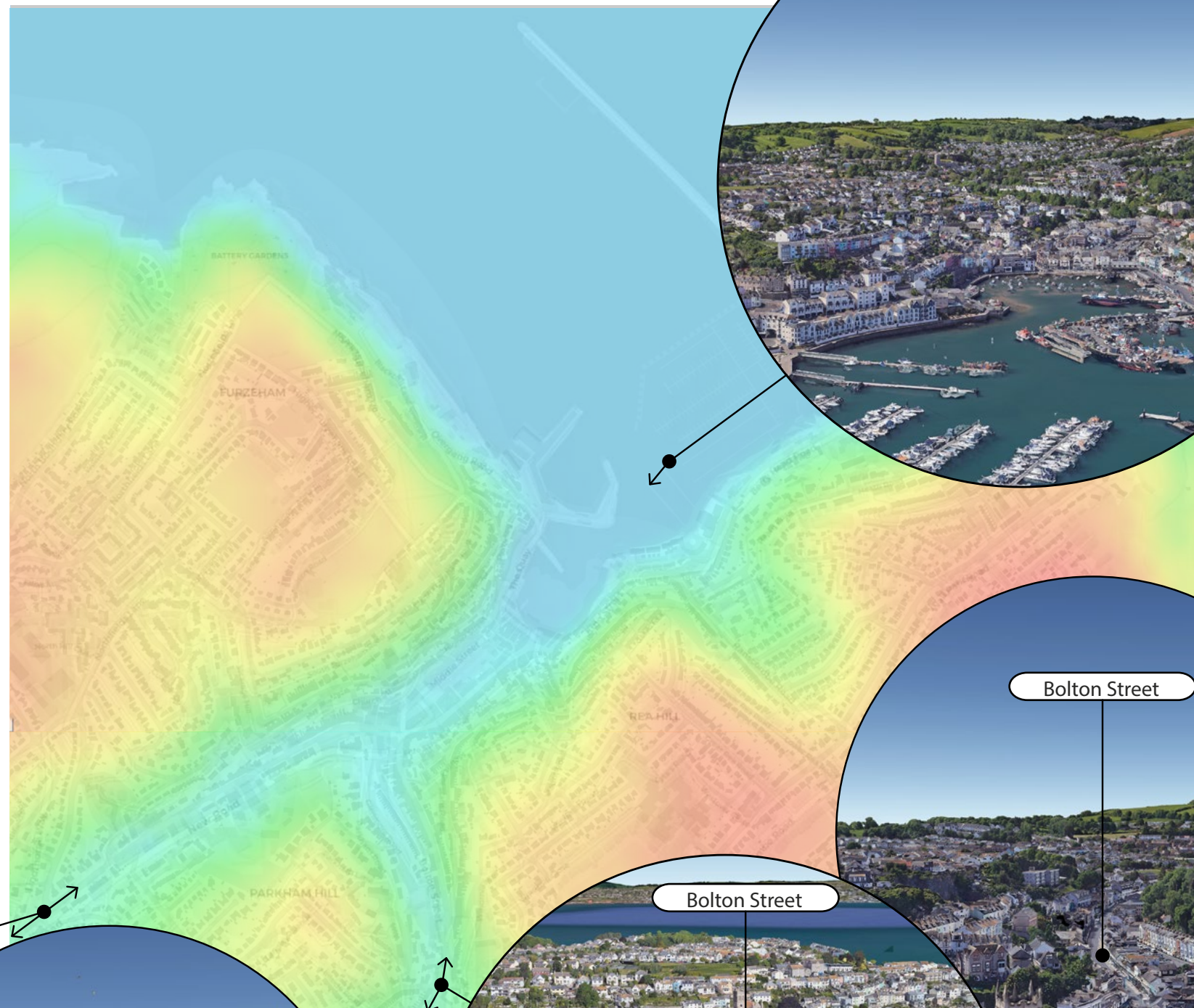
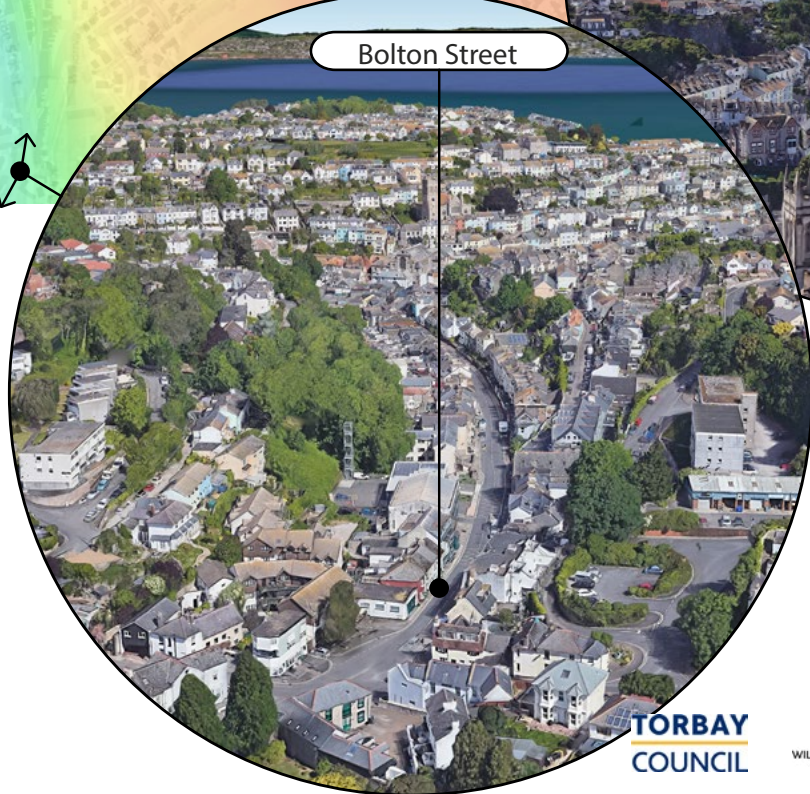
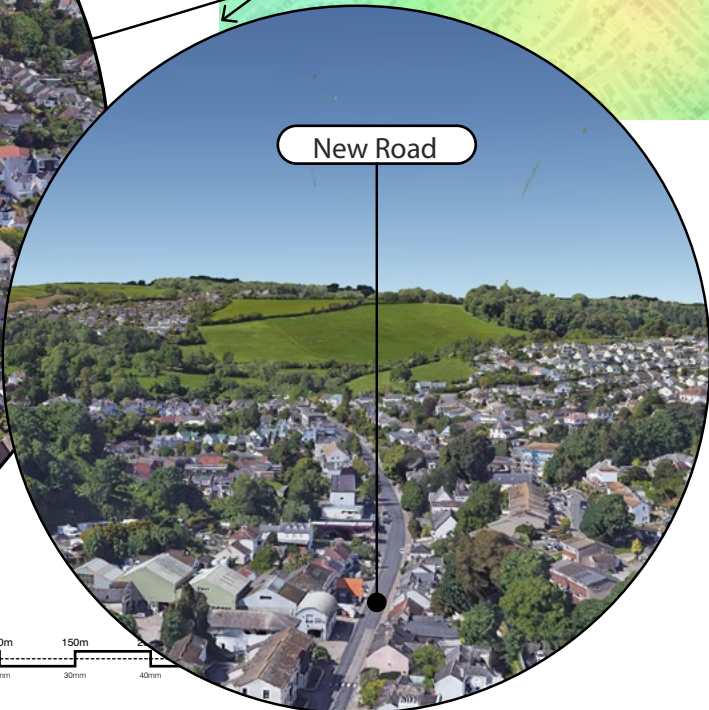
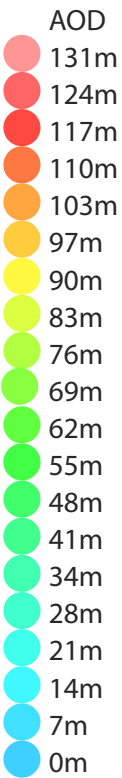
There is a significant amount of green space surrounding Brixham, providing ample opportunities for leisure activities for residents and visitors.



BRIXHAM Topography

Zooming out illustrates the low lying topography along the key movement routes into Brixham. These can be seen in the imagery shown around the plan.

- 1. New Road looking towards the harbour.
- 2. New Road leaving Brixham.
- 3. Bolton Street looking towards the harbour.
- 4. Bolton Street leaving Brixham
- 3. From the harbour looking landwards.



BRIXHAM Flood Zones

The flood zones for Brixham lie from the harbour, Brixham Central car park and a short way up New Road and Bolton Street. Generally following the low-lying topography from the previous pages.

From the government's Flood Map for Planning service at:
www.flood-map-for-planning.service.gov.uk

-  Flood Zone 2
-  Flood Zone 3
-  Main River

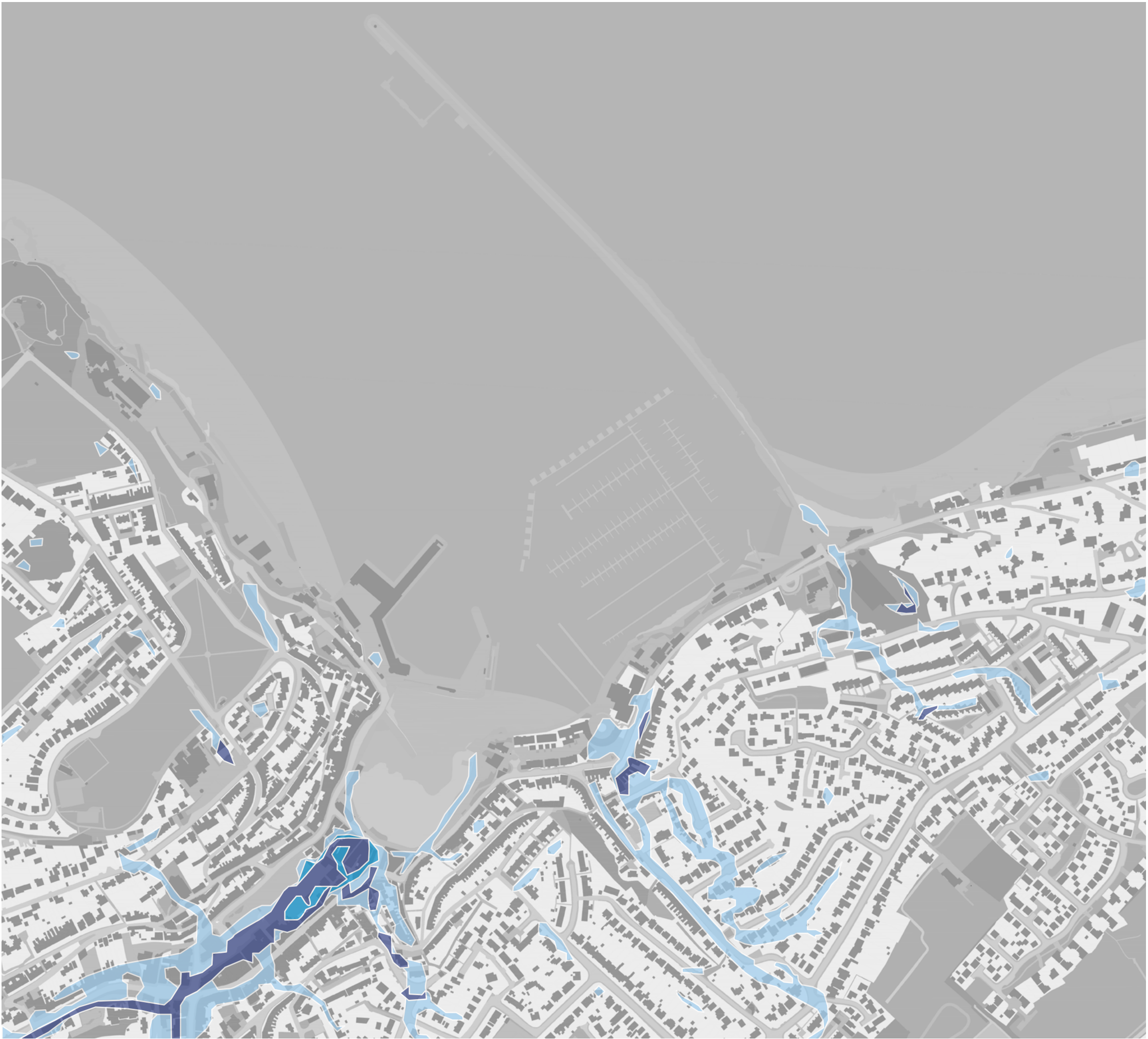


BRIXHAM Flood Zones

Surface water flooding also lies along the low-lying topography of the town, particularly around Brixham Central Car Park.

From the government's Flood Map for Planning service at:
www.flood-map-for-planning.service.gov.uk

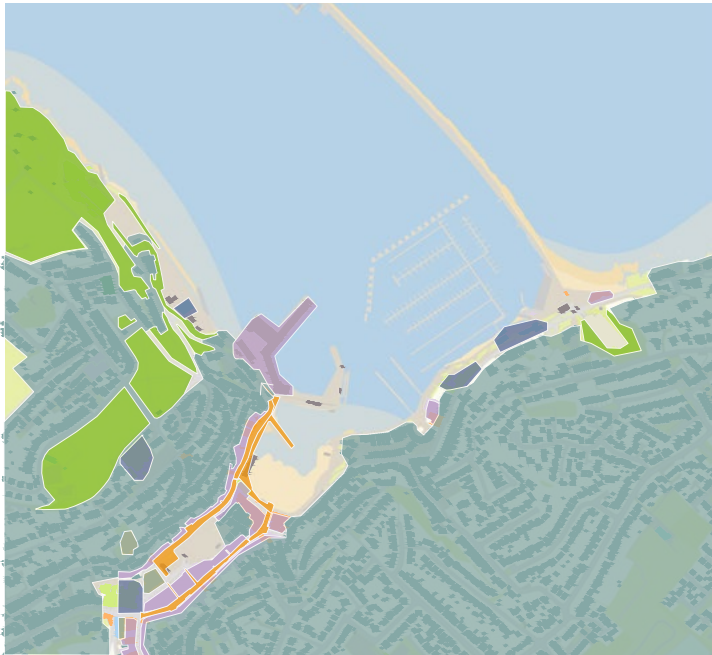
- Surface Water
- High [More than 3.3% chance each year]
- Medium [Between 1% and 3.3% chance each year]
- Low [Between 0.1% and 1% chance each year]



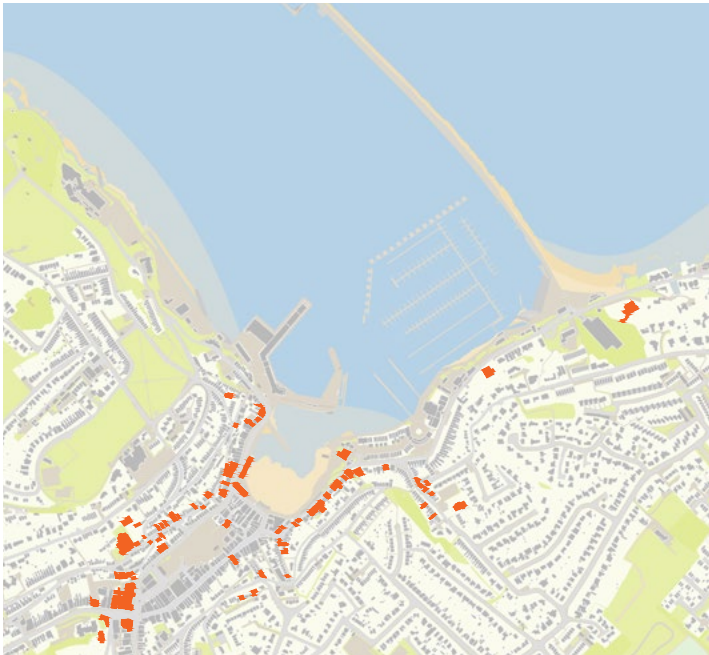
BRIXHAM

Mapping Summary

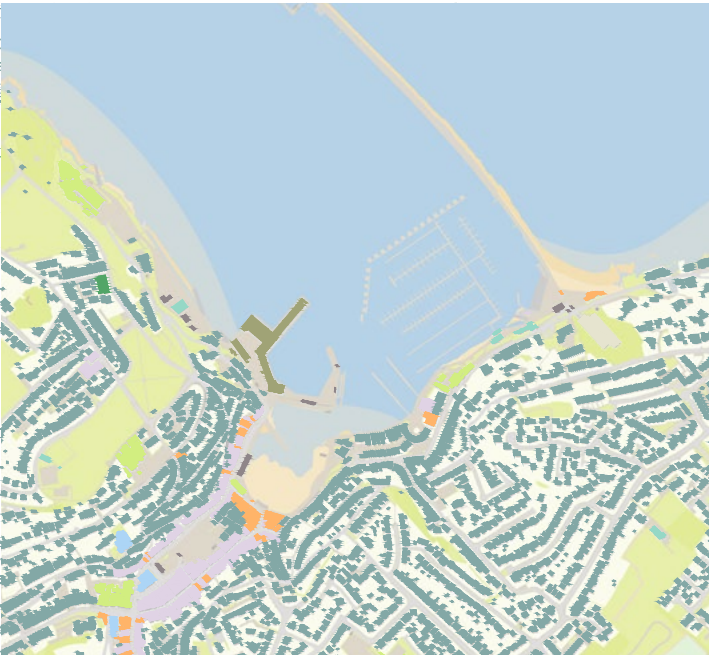
This chapter has analysed the physical characteristics of Brixham across a series of maps. The following page combines this into a series of strengths and weaknesses to output a number of opportunities for the town.



Zones



Listed Buildings



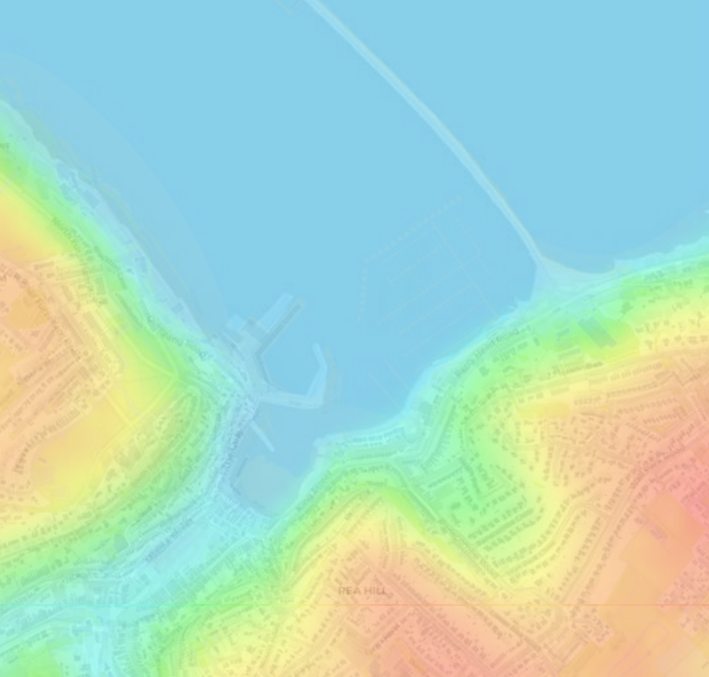
Uses



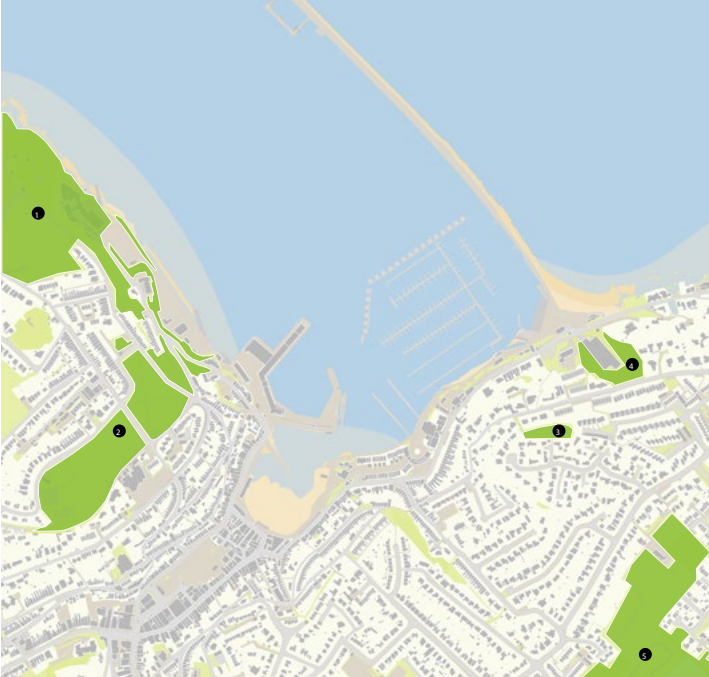
Movement



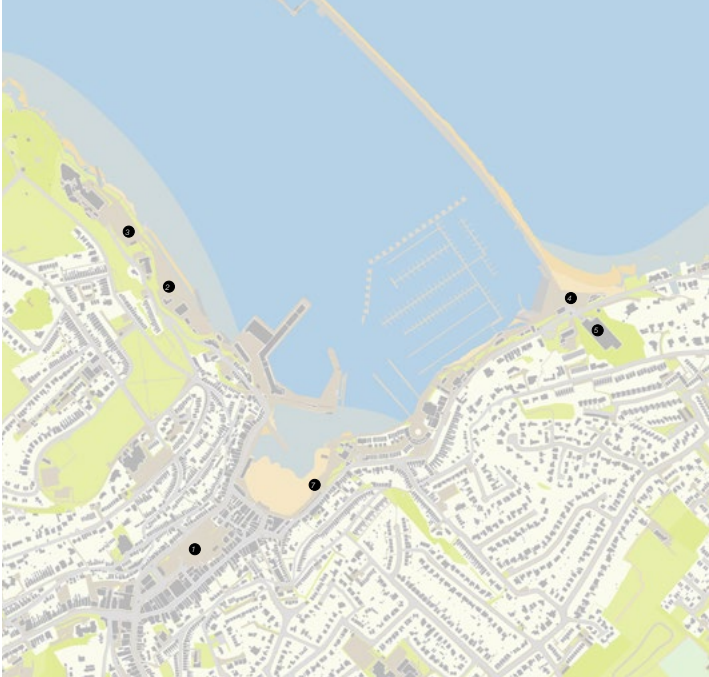
Flood Zones



Topography



Green Space



Car Parks

BRIXHAM

Summary Analysis

Strengths

- 1. Brand: Known as the heart of England’s seafood coast, celebrated for its vibrant fishing industry.
- 2. Heritage: Rich maritime history and strong community ties, with iconic attractions such as the replica of the Golden Hind.
- 3. Fishing Industry: Home to one of the most significant fishing fleets in the UK, with Brixham Fish Market renowned for its high-quality seafood and exports.
- 4. Tourism Appeal: Offers a unique mix of traditional charm and coastal beauty, attracting families, couples, and nature enthusiasts seeking authentic experiences.
- 5. Natural Environment: Proximity to stunning coastal paths, wildlife reserves, and beaches, making it a haven for outdoor activities and eco-tourism.
- 6. Local Business Community: A robust network of independent shops, cafes, and restaurants providing a distinctive and personal retail and dining experience.
- 7. Cultural Events: Hosts popular annual events such as the Brixham Pirate Festival and the Trawler Race
- 8. Community Spirit: Strong sense of community identity, supported by active local organizations.
- 9. Accessibility: Compact and walkable town layout, with close links between the harbour, local businesses, and amenities.
- 10. Food and Drink: A rising destination for food tourism, with acclaimed seafood restaurants and a focus on local produce.
- 11. Parking Availability: Reasonable parking capacity

Weaknesses

- 1. Connectivity: Poor linkage between Central Car Park and the harbour via Paradise Place and Pump Street, making navigation less intuitive for visitors.
- 2. Market Structure: Outdated and underutilized market space limits potential for increased footfall and activity.
- 3. Public Realm: Insufficient benches and planters along the harbour reduce opportunities enjoyment of the waterfront.
- 4. Underutilized Spaces: South Quay Car Park lacks pedestrian-friendly features, offering little visual or functional appeal for visitors and families.
- 5. Family-Friendly Amenities: Limited options for children’s activities and family-oriented spaces along the waterfront.
- 6. Harbour Loop: The lack of a complete harbour loop, such as a bridge linking South Quay to New Pier and the Fishmarket, disrupts pedestrian flow and connectivity.
- 7. Town Square Gateway: The bus shelter and surrounding Town Square area fail to create an inviting or coherent entry point into the town.
- 8. Western End of Fore Street: This area suffers from its distance from the harbour and disconnection from the Middle Street loop, leading to reduced foot traffic and vacant units.
- 9. Parking and Accessibility: While parking availability is reasonable, there is further potential to improve access for visitors and locals alike.

Opportunities

- 1. The link between Central Car Park and the harbour along Paradise Pl. and Pump Street.
- 2. Refurbishment or replacement of the market structure.
- 3. Improved provision of benches and planters along the harbour.
- 4. Activation of the South Quay Car Park for pedestrians, such as creating a proper ‘Brixham backdrop’ for photos and visitors, e.g. murals or a green wall.
- 5. Turn the space into a family friendly zone, with more street food offers and space to sit and children to play (e.g.. crabbing along the wall). There is potential to extend a pontoon to create additional space for crabbing & waterfront activities.
- 6. Potential to complete the loop around the harbour with a bridge linking South Quay to New Pier and the Fishmarket.
- 7. Away from the harbour, the bus shelter and surrounding area of Town Square could be improved to create a better gateway into the town.
- 8. The Western End of Fore Street should be the gateway into the town, however suffers because of its distance from the harbour and disconnection from the loop with Middle Street, leading to vacant units.
- 9. Integrate parking access to the main attractions and amenities.

BRIXHAM
Neighbourhood Plan &
The Brixham Town Centre Masterplan
2012–2030. Adopted June 2019

BRIXHAM

The Brixham Town Centre Masterplan (2019)

The Brixham Town Centre Masterplan is a key component of the Brixham Peninsula Neighbourhood Plan, 2012 - 2030 and as such provides information that is important for the Brixham Vision to recognise its importance.

The Town Centre Masterplan, Town Design Statement and Brixham Peninsula Neighbourhood Plan brings ‘a community approach to planning our sustainable future.’

Overleaf shows key points from the Neighbourhood Plan on a map of Brixham, followed by a brief synopsis of the Town Centre Master Plan.



Brixham Town Centre Master Plan

Proposed

An integral part of the Brixham Peninsula Neighbourhood Plan

Adopted - June 2019



Brixham Peninsula Neighbourhood Plan

Policy Document

2012–2030

Protecting the Green and the Marine —Ensuring the Future



Brixham

Town Design Statement



Brixham is special because of its rich history and heritage and its community

An integral part of the Brixham Peninsula Neighbourhood Plan

BRIXHAM Neighbourhood Plan

Some of the major themes of the Neighbourhood Plan include:

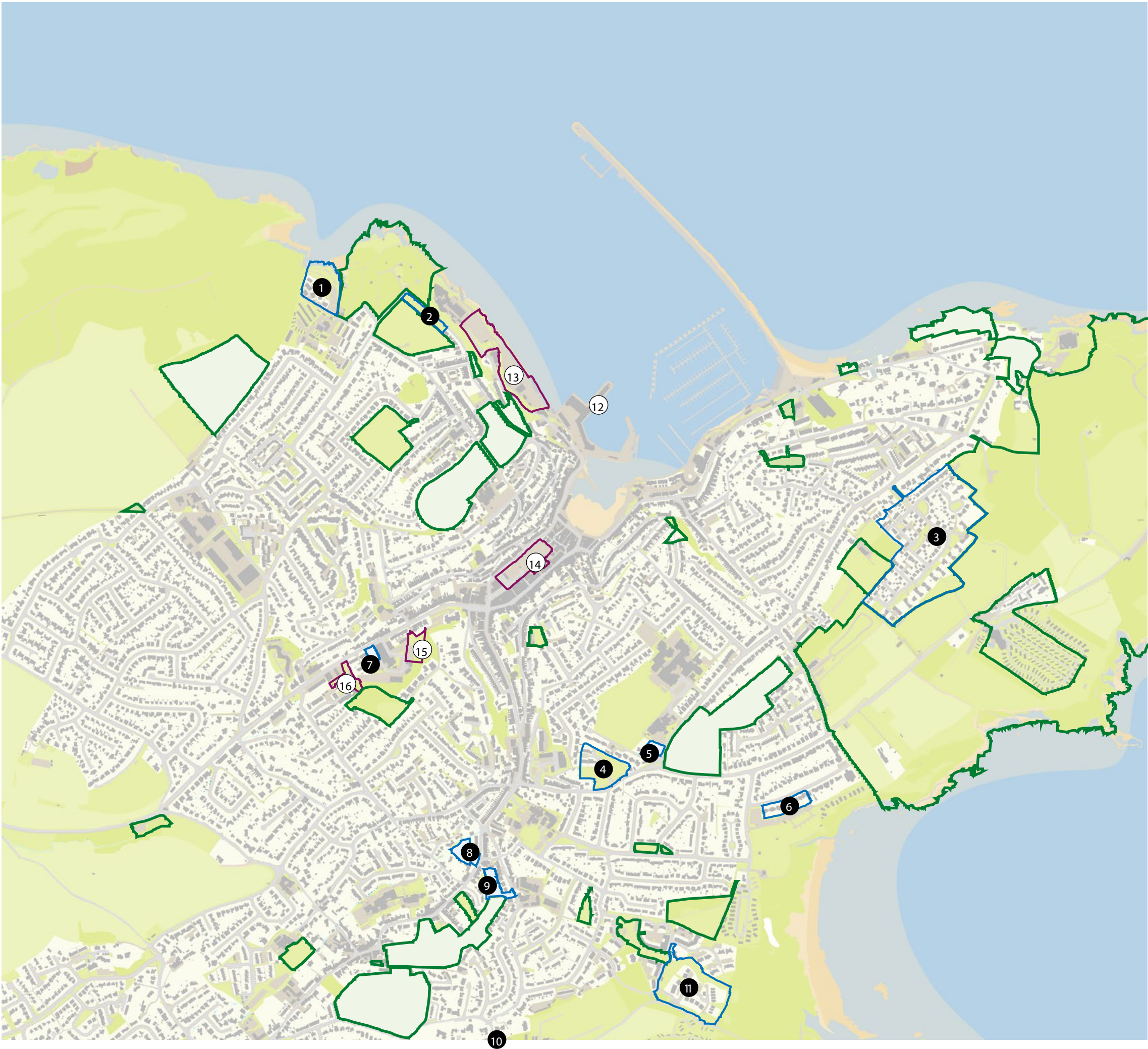
- Housing and growth to direct development in appropriate locations and controlling second homes so local housing remains viable for residents. Housing sites are outlined in blue on this plan.
- Employment and the economy to protect sites for key marine, fishing and light industrial employment. Employment sites are outlined in purple on this plan.
- Protecting key green spaces to avoid coalescence. Open green space is outlined in green on the plan.
- Enhancing the town centre, retail and tourism.
- Recognising the need to improve walking & cycling routes, better connectivity and integrated transport to support sustainable development, balanced with parking demand.
- Ensuring quality and character in design.

Housing Sites

- 1. Fishcombe
- 2. Northcliffe Hotel
- 3. Wall Park Holiday Camp
- 4. Kings Drive
- 5. Brixham Police Station
- 6. Douglas Avenue
- 7. Former Jewsons
- 8. St Kildas
- 9. 16-26 Castor Road
- 10. St Mary's / Old Dairy
- 11. Sharkham Village

Employment

- 12. Brixham Harbourside Economy
- 13. Oxen Cove and Freshwater Quarry
- 14. Brixham Town Centre
- 15. Torbay Trading Estate
- 16. 74 New Road



BRIXHAM

The Brixham Town Centre Masterplan (2019)

The Town Centre Masterplan emphasizes the vital role of the Town Centre and outlines a vision for a mixed-use development aimed at addressing current challenges.

These include inefficient transport systems, poor connectivity between the two main shopping streets, and aesthetic shortcomings. It also proposes space for new employment opportunities, housing, and the creation of a town square.

Key areas of focus

- 1 Bolton Cross – the gateway to Brixham
- 2 Market Street – a cohesive transport system
- 3 Middle Street – the primary access road and artery to the fishing industry
- 4 Fore Street – the primary retail trading centre of Brixham
- 5 The Town Centre Redevelopment Site – (the missing link) an opportunity for change
- 6 The Inner Harbour – Brixham’s identity
- 7 The Outer Harbour – the future and beyond.



BRIXHAM

The Brixham Town Centre Masterplan (2019)

The masterplan outlines key opportunities for the 7 areas, summarised below:



Bolton Cross

- To redevelop the former Threshers site into a mixed use residential premises with 2 small ground floor business start-up units.
- To enhance the directional signage and key location signage including a "Welcome to Brixham" arch above Fore Street.
- To enhance pedestrian links across Bolton Cross including a Shared Surfacing for traffic and pedestrians.



Market Street

- To provide a designated and safe bus terminus with sheltered waiting area and public information hub.
- To provide enhanced directional signage and extended junctions to allow clearer wayfinding.
- To create two distinct routes into the town: one a designated bus lane leading directly to a repositioned terminus, the other to the harbour and new multi-storey car park accessed off Middle Street or alternatively leading back out of town.



Middle Street

- To provide improvements in highway routes and road network geometry.
- To provide improvements in controlled parking facilities and less reliance on on-street parking.
- To provide enhanced way finding and directional signage for both commercial and tourist facilities.
- To improve the existing public realm and create an enclosed "urban corridor" through the town lined with buildings on both sides.
- To provide increased connectivity to Fore Street and other areas of the town centre to increase retail viability.



Fore Street

- To provide improvements in road surfaces and street lighting.
- To provide improvements to the built environment and encourage owner participation.
- To encourage new businesses and reinforce existing businesses through support funding and rate relief.
- To actively promote and encourage artisan markets and create a destination town.



The 'Town Centre Regeneration Site'

- To provide a new 200-space multi-storey car park.
- To provide small to medium ground floor level retail units
- To provide a medium to large three- to four-storey mixed use commercial/ hotel/retail unit.
- To provide 20 to 30 affordable housing units
- To provide an attractive public realm and street scape interlaced with Fore Street to encourage a revitalized shopping experience
- To provide a new sense of place and a Public Square for showcasing artisan markets, events and entertainment.
- To extend and enhance the lanes and passageways around the site to improve the tourist experience and encourage artisan workshops, galleries etc.



The Inner Harbour

- To reorganise the harbour into discernible zones,
- To provide a permanent sill and create a floating harbour,
- To create a Heritage Fleet dock between the Middle Pier and the End Pier,
- To provide a swing bridge link between the End Pier and King's Quay,
- To provide floating decked pontoons for activities,
- To relocate the existing car parking spaces and provide SME business units along Southern Quay,
- To provide a new public event platform on Middle Pier central to the natural amphitheatre,
- To provide a new Maritime Heritage Museum on the End Pier with direct visual links to the working harbour and heritage dock.
- To encourage further leisure activities and events along the harbour side



The Outer Harbour

- To provide a new northern arm breakwater pier to provide protected moorings and sheltered landing platforms to the outer harbour.
- To extend the existing commercial harbour and processing facilities and provide new opportunities for marine-based business and tourism-based facilities – "The Brixham Shellfish Village Experience".
- To provide a new leisure marina extending the existing moorings and Chandler support facilities.

BRIXHAM

Indicative Regeneration Vision

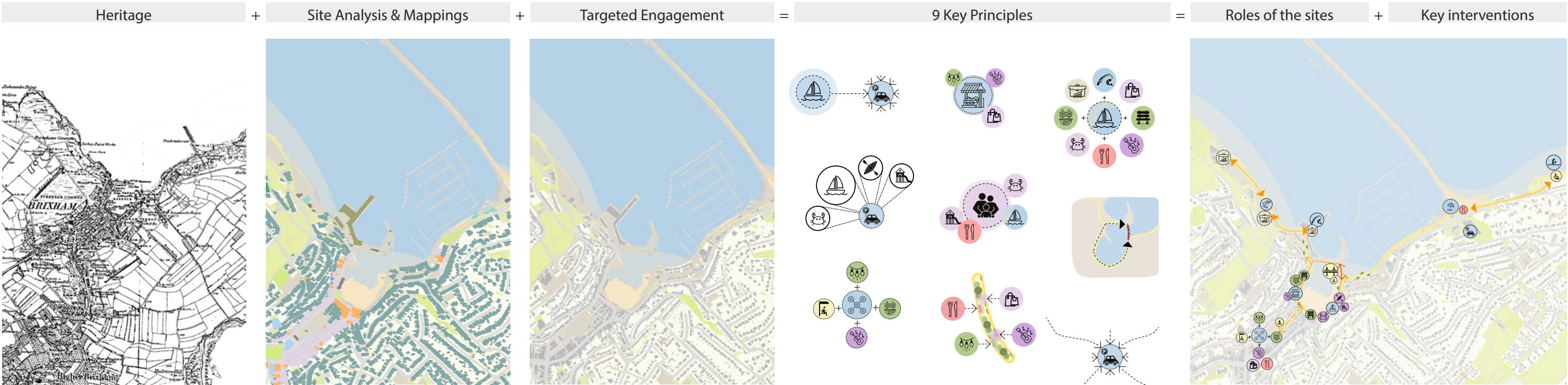
BRIXHAM

Indicative Regeneration Vision

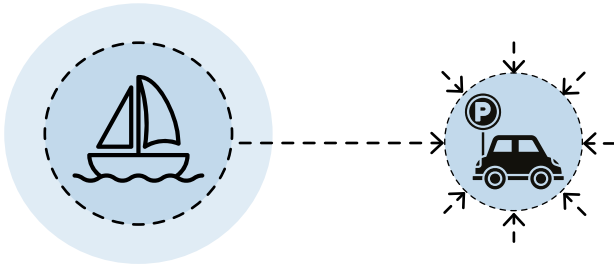
This chapter combines the learnings from the first 2 chapters, including heritage, Brixham's identity, the site analysis and mappings, and key policy documents, with workshops to result in a number of key principles.

These key principles inform the overall strategy for the area. The roles of the different sites are then outlined, before identifying a number of key interventions that can contribute to the overall vision over time.

Overleaf are outlined the 9 key principles identified for the regeneration of Brixham.



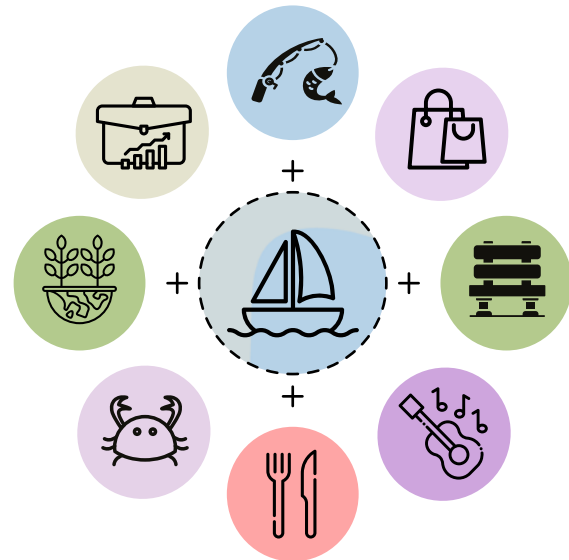
BRIXHAM Key Principles



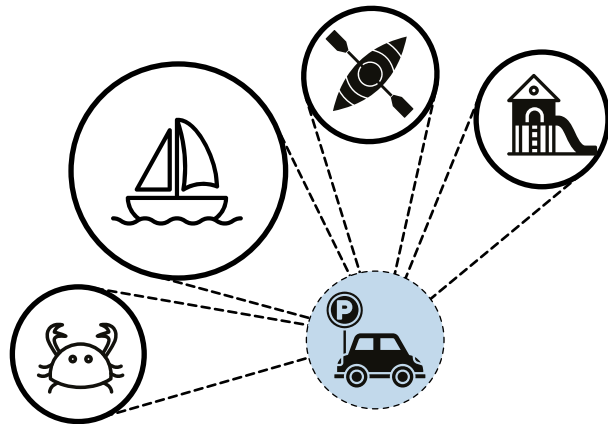
Enhance connectivity between the harbour and central car park.



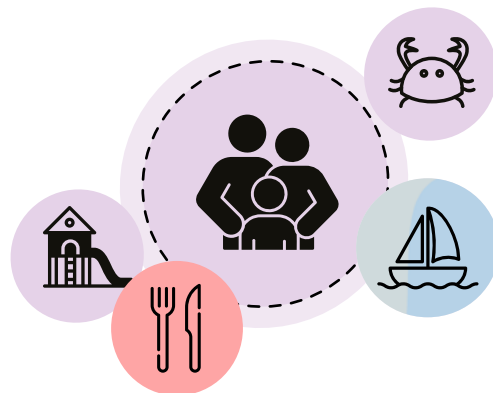
Reimagine the market structure.



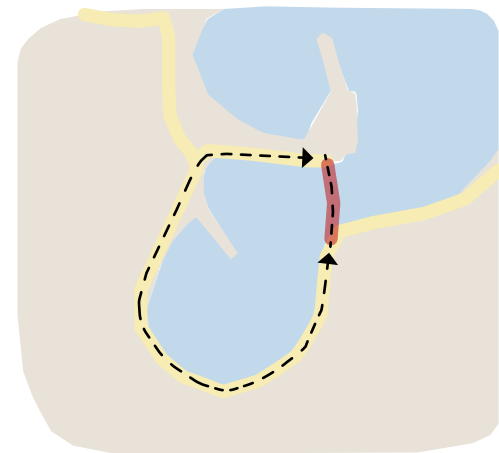
Activate public spaces along the harbour.



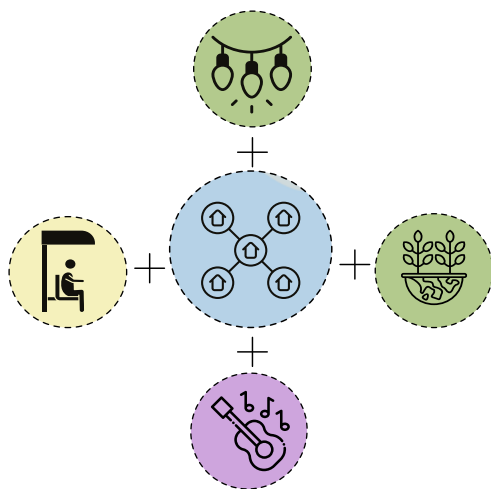
Transform South Quay car park into a visitor attraction.



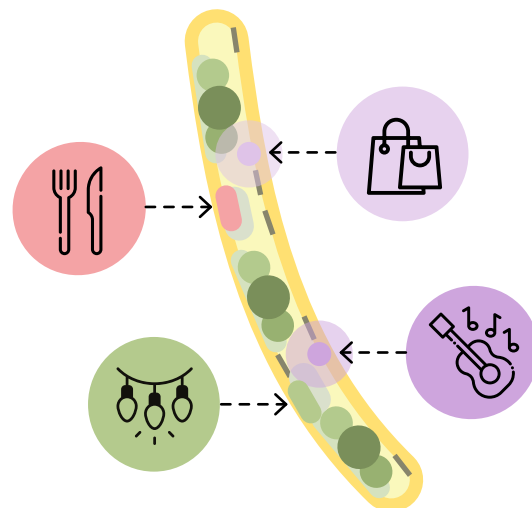
Create Family-friendly zones.



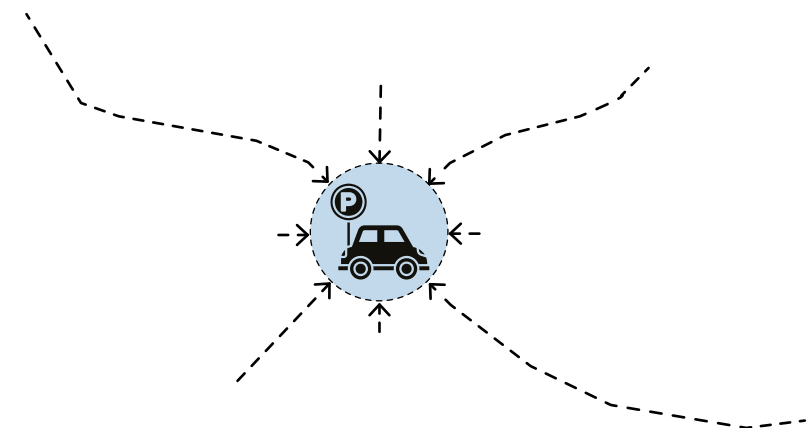
Complete the harbour loop.



Upgrade the town square and the bus shelter.



.Revitalise Fore street



Develop a clear wayfinding strategy to signpost local attractions.

BRIXHAM

Key Focus Areas

From the previous site mappings, internal workshops and engaging key stakeholders, the following list of key sites have been identified across the town centre.

These are accessed and connected via the established movement framework of the town, ie. the major routes of New Road and Bolton Street.

- Proposed

1 Car Park & Bus Stand

2 Fish Market

3 Oxen Cove Car Park South

4 Oxen Cove Car Park North

5 Brixham Laboratory
- Opportunities

6 Fore Street

7 Inner Harbour

8 Market

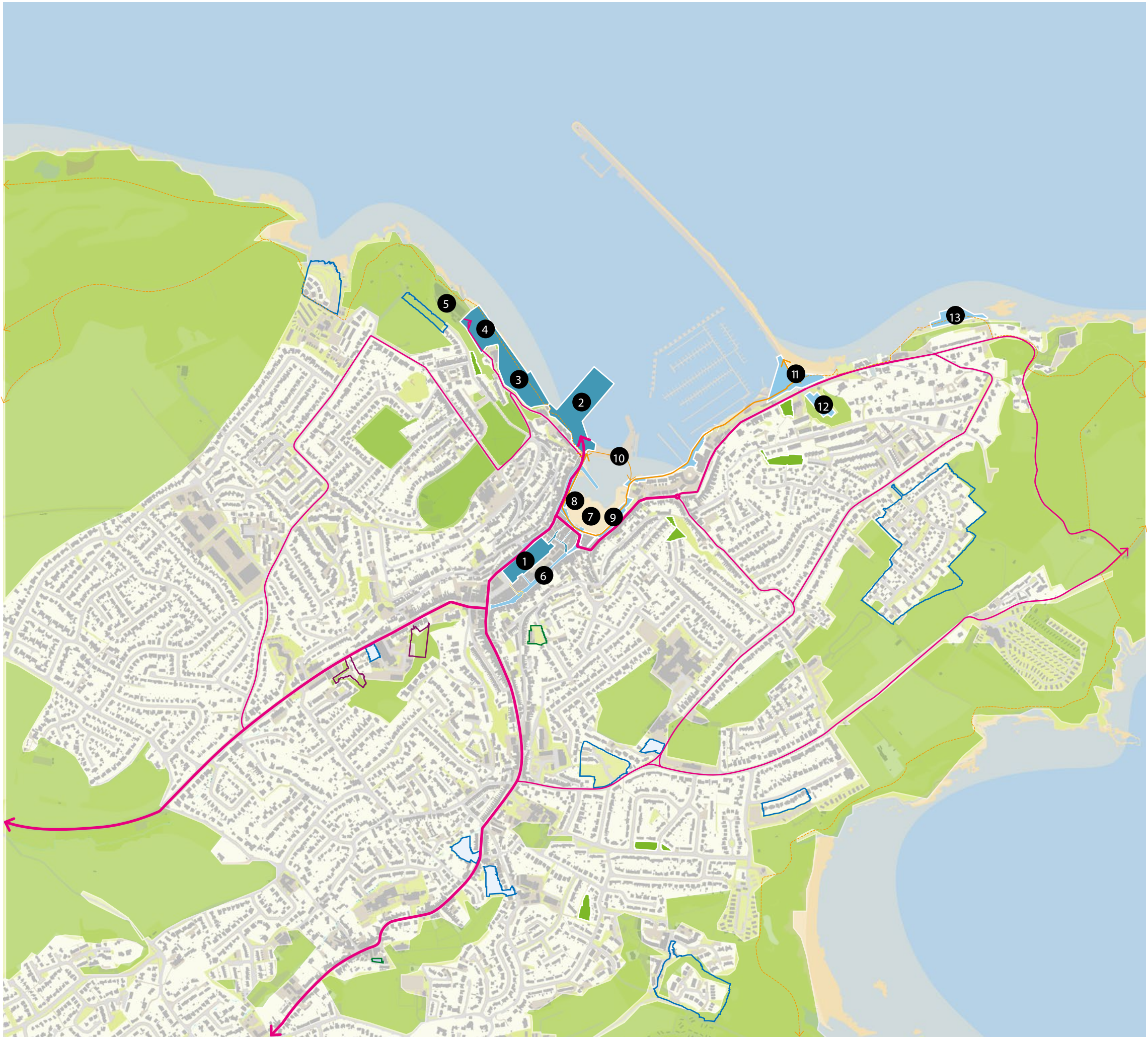
9 South Quay Car Park

10 Bridge & Quay

11 Brixham Marina Car Park

12 Breakwater Beach Car Park

13 Shoalstone Seawater Pool



BRIXHAM

Key Focus Zones

- Simplifying the diagram from the previous page illustrates a number of key points:
- Brixham Central car park is a key arrival point to capture visiting traffic to ensure it does not travel past the harbour, therefore reducing the conflict with pedestrians.
 - The Fishmarket is a key employer of the town and its access is vital.
 - ‘Overflow’ parking can be accommodated at Oxen Cove if the capacity at Brixham Central is reached.
 - The harbour area is key for visitors. Retaining its activity and vitality is pivotal for the town.
 - The retail core along Fore Street is well served by the car park, however the western end needs support to ensure it does not fail.
 - Wayfinding and signage needs to engage with visitors from the moment they get off the bus/out of their car to pull people along the waterfront towards Berry Head.
 - The green spaces surrounding the town should be preserved to ensure

Overleaf zooms in on the centre of town to illustrate the impact of these sites in how the town centre would operate.

- Parking
- Retail Core
- Harbour
- Industry
- Leisure
- Protected Green Space

- Neighbourhood Plan:
- Residential Opportunity Sites
 - Employment Opportunity Sites



BRIXHAM

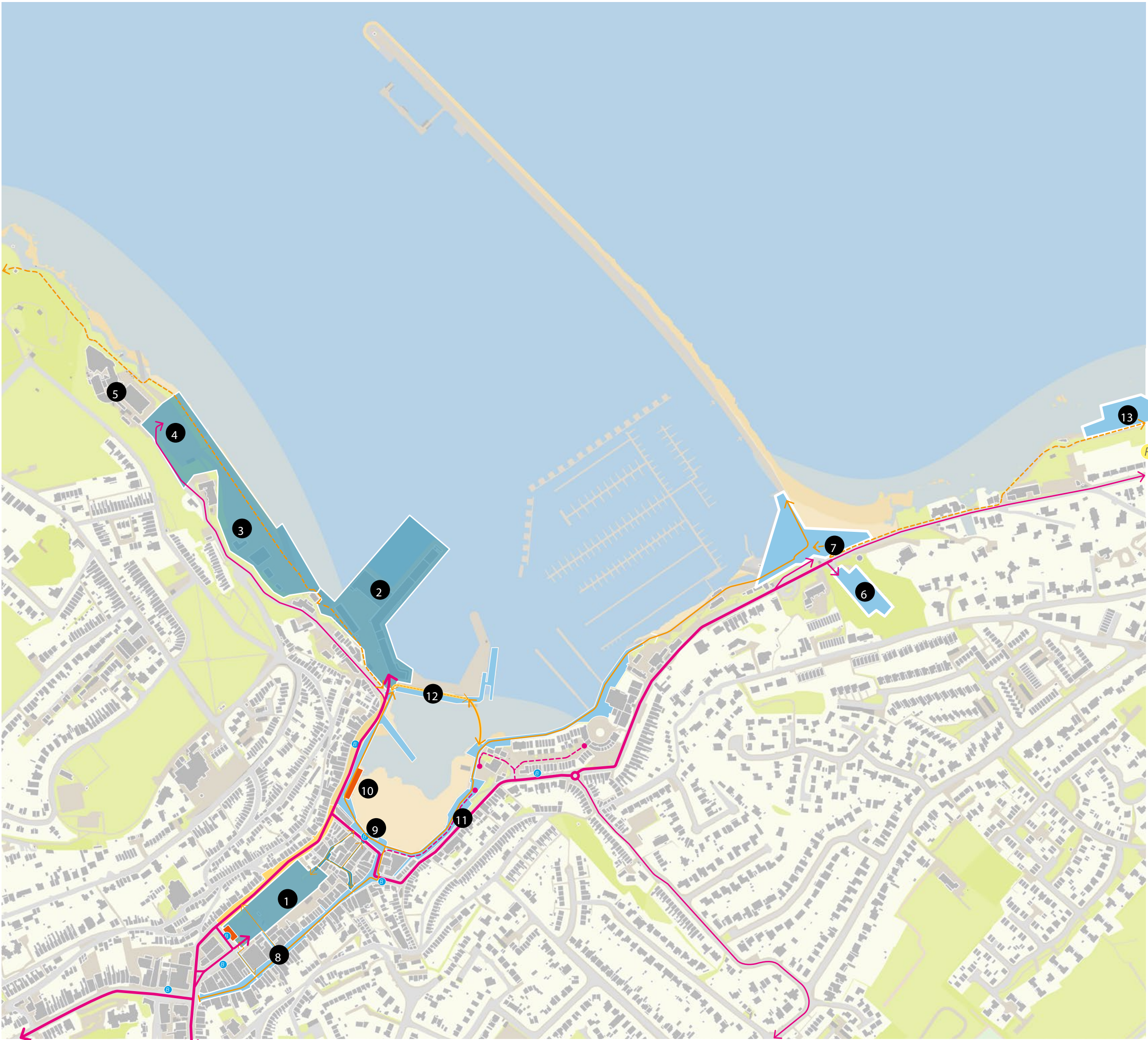
Town Centre

Opportunity Sites

Zooming in to the centre of town the impact of the various different sites can be seen, with the road network connecting the various sites.

The rest of this document looks at each site in more detail.

- Proposed
 - 1 Brixham Central Car Park and Town Square
 - 2 Fish Market
 - 3 Oxen Cove Car Park South
 - 4 Oxen Cove Car Park North
 - 5 Brixham Laboratory
-
- Opportunities
 - 6 Brixham Marina Car Park
 - 7 Breakwater Beach Car Park
 - 8 Fore Street
 - 9 Inner Harbour
 - 10 Market
 - 11 South Quay Car Park
 - 12 Bridge & Quay
 - 13 Shoalstone Seawater Pool



BRIXHAM

Inner Marina & Car Park

The inner marina acts as the heart of the town and is where industry, local residents and tourists meet. The Brixham Central car park acts as the main arrival point, leading south to Foree Street as the major shopping street and north east to the harbourside, where the main restaurants, cafe's and public realm are. This is the launching off point for tourist activities.

Major maritime industries are located at the north of the inner harbour and are accessed along The Quay. This co-location of maritime industry and tourism provides Brixham with its unique character and should be supported, however it does have its own issues, namely access. The Quay houses many restaurants, cafe's and shops, but also is the main arterial route for deliveries to and from the Fishmarket (2) so is a busy, lorried, route. Management of this arrangement is pivotal to the future vitality of the town.

The other side of the harbour leads on to the outer harbour and attractions such as the lighthouse, seawater pool and Berry Head.

- Proposed

1

Brixham Central Car Park and Town Square

2

Fish Market

3

Oxen Cove Car Park South

4

Oxen Cove Car Park North

5

Brixham Laboratory

● Opportunities

6

Brixham Marina Car Park

7

Breakwater Beach Car Park

8

Fore Street

9

Inner Harbour

10

Market

11

South Quay Car Park

12

Bridge & Quay

13

Shoalstone Seawater Pool



BRIXHAM

Primary Loop

Key Public Realm

- Primary Vehicle Routes
- Primary public realm
- Secondary public realm
- Public Structures
- Car Park to Harbour
- Residential neighbourhoods to Fore St.

Concluding this section on movement into the town centre, a number of key areas include:

1. The link between Central Car Park and the harbour along Paradise Pl. and Pump Street.
2. Refurbishment or replacement of the market structure.
3. Improved provision of benches, planters and along the harbour, as well as bicycle parking.
4. Activation of the South Quay Car Park for pedestrians.
5. Potential to complete the loop around the harbour with a bridge linking South Quay to New Pier and the Fishmarket.
6. Away from the harbour, the bus shelter and surrounding area of Town Square could be improved to create a better gateway into the town.
7. The Western End of Fore Street should be the gateway into the town, however suffers because of its distance from the harbour and disconnection from the loop with Middle Street, leading to vacant units.
8. Pedestrian routes from residential areas surrounding the primary retail loop. The level changes mean a significant number of steps down to the Fore Street and King Street.



BRIXHAM

Inner Marina & Car Park

The many attractions of the inner harbour are illustrated here.

- F&B
- Bars and restaurants
 - Al-fresco seating areas

- Attractions
- 1 The Golden Hind
 - 2 Brixham Museum
 - 3 Brixham Town Hall
 - 4 Boat Trip Kiosks
 - 5 All Saints Church
 - 6 Marina
 - 7 Fishmarket

- A Marina
- B King Street
- C The Quay
- D The Strand
- E Pump Street
- F Fore Street
- G Middle Street
- H Bolton Street
- I New Road

- Primary town centre loop
- Stretch of Fore Street disconnected with the loop of the Harbour - Fore Street - Town Square - Middle Street
- Links from Brixham Central Car Park
- Pedestrian route from Brixham Cross to Outer Harbour
- Parking



PROPOSED SITE Brixham Central Car Park

This historic site in Brixham has evolved from an open watercourse to agricultural land, cottage industry, housing, and a gas works. A post-war brutalist multi-storey car park and bus terminus occupied the site until their demolition in 2004, leaving a void in the town's centre.

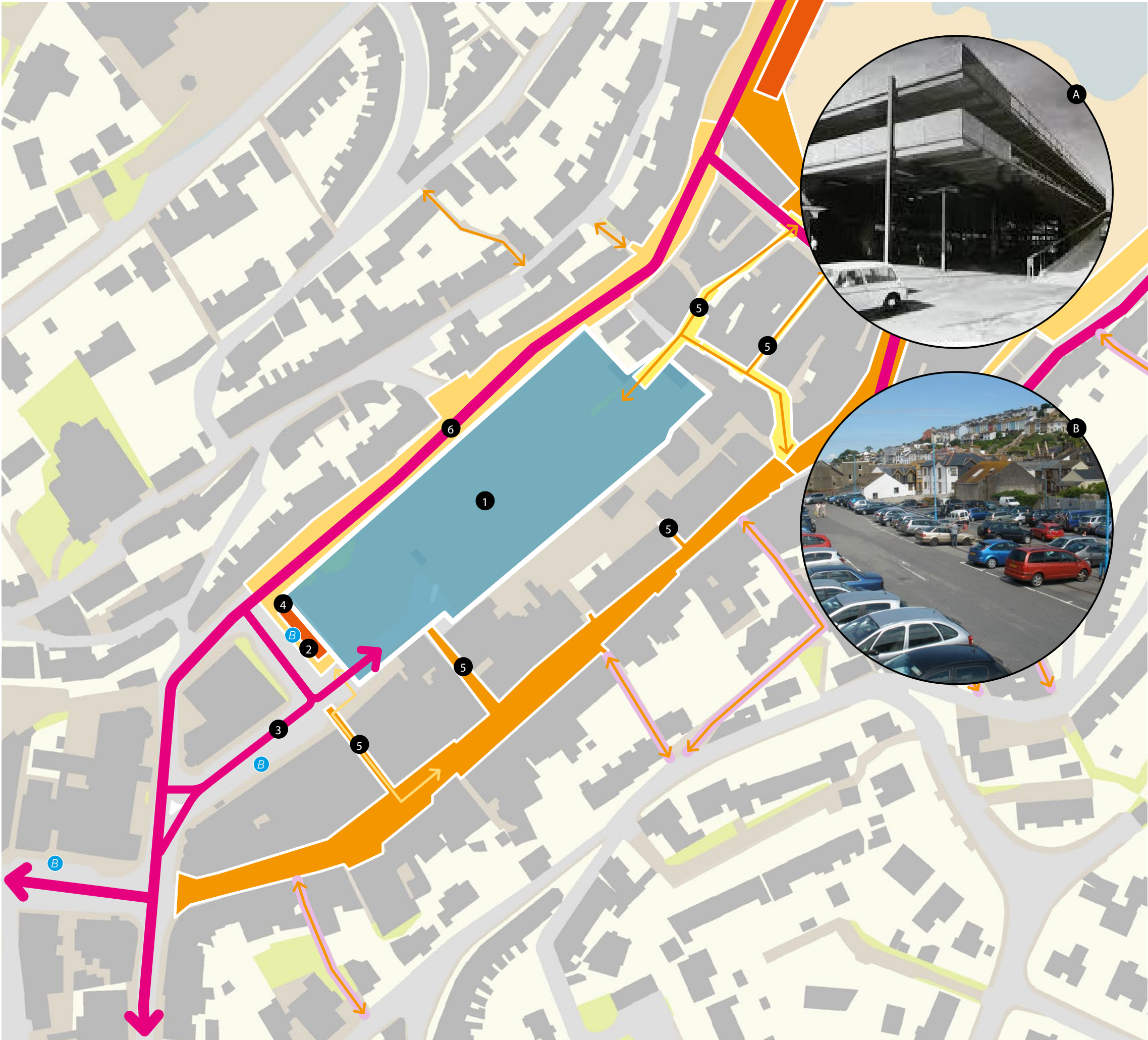
In 2012, a Tesco proposal for a 2,800 sqm retail space, secondary units, housing, and a 338-space car park was approved but later abandoned due to market shifts.

- Previous proposals also looked at:
- 200-space multi-storey car park,
 - 1,450 sqm of small-to-medium retail units
 - 3-4 storey mixed-use commercial/hotel/retail unit (2,250–3,050 sqm)
 - 20-30 affordable housing units above retail
 - An enhanced public realm
 - New Public Square for artisan markets, events, and entertainment.

The Opportunity:
As the key arrival point for the town centre, it is the prime opportunity to capture traffic before it has to traverse through the centre of the town (past the harbour).

- 1 Therefore a maximum capacity car park should be provided.
- 2 Improved bus stand and infrastructure at Town Square.
- 3 Improved gyratory system around the Baptist Church to improve its setting.
- 4 Improved and enhanced public realm.
- 5 Improved connections to Fore Street and The Strand.
- 6 Ensure the impact on Middle Street is minimised and commensurate to the gain of parking space.

- A Brutalist multi-storey car park
- B Existing car park

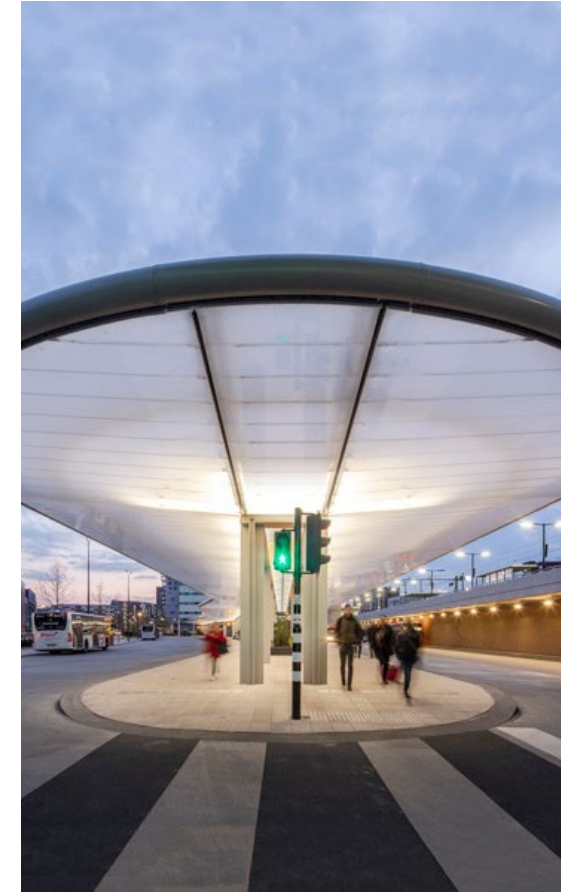
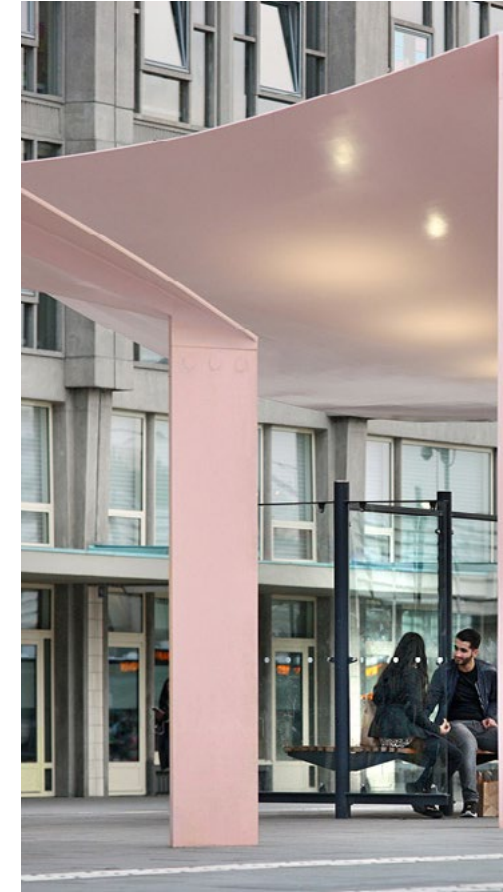


PROPOSED SITE Brixham Central Car Park

Any development of the car park should take the opportunity to improve the gateway into the town with a statement.

The bus stand at Town Square has the opportunity of being a statement arrival into town, as well as providing vital amenity. Shown here are a few examples of bus stands elsewhere that have acted as a transformative presence for their area.

A new bus stand could be coupled with the development of the multi-storey car park and public realm to create a coordinated entrance into the town centre.



PROPOSED SITE

Fish Market

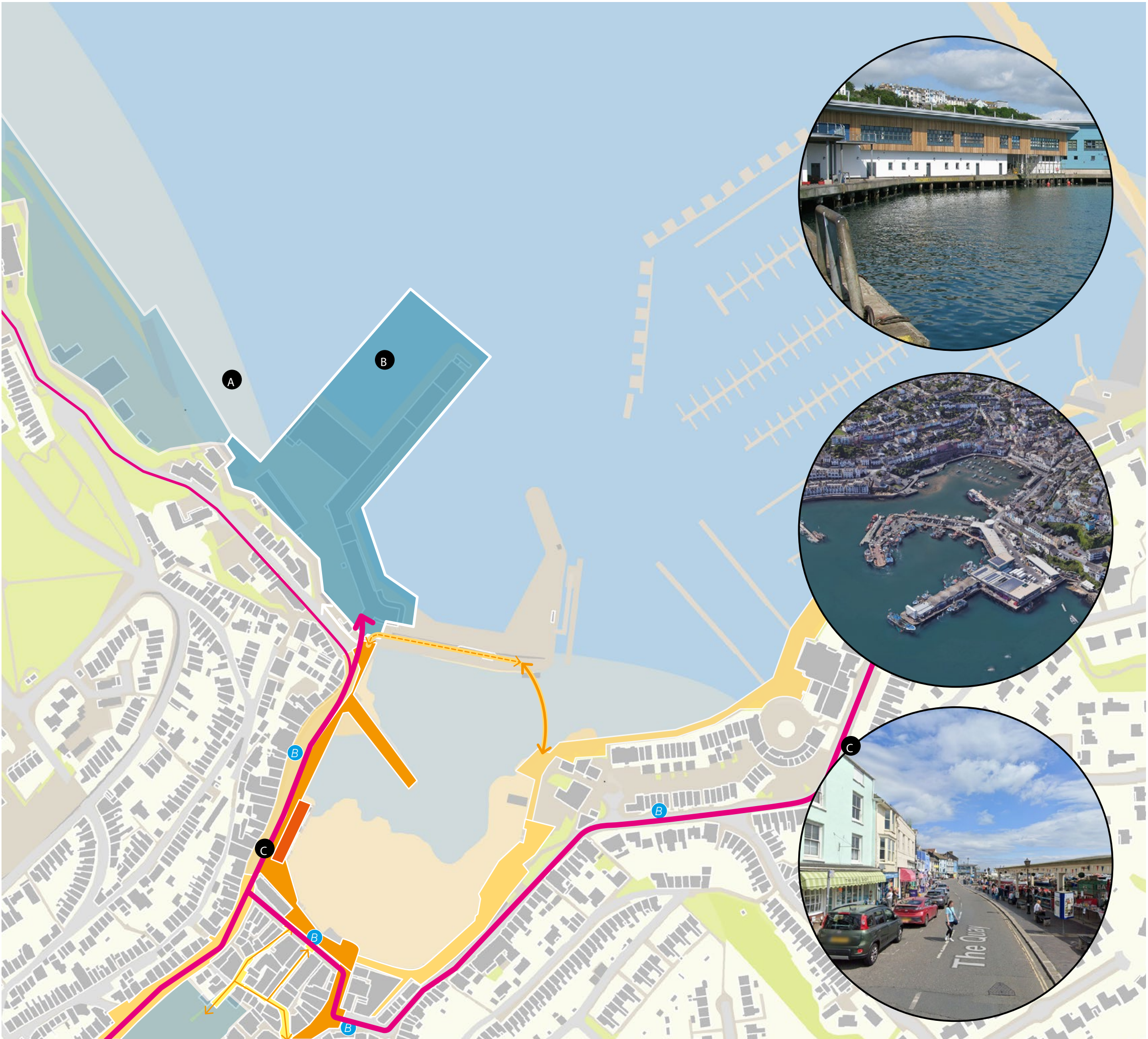
The fish market, designed by consulting engineers Arup, were generally supported by the existing beam and pile arrangement. The redeveloped fish market was opened by HRH Princess Royal in March 2011 and included a new fish market, extended quayside, new fish processing space, restaurant and fishmongers.

Current proposals include:

On the 21st February 2019 the Council unanimously agreed to support the principle of a capital infrastructure investment scheme to expand the fabric of the commercial fishing port at Brixham harbour.

These investments could lead to an increase in landed fish value of up to £20 million per year within five years – creating a forecasted 150 additional year-round jobs and more than £11 million, adding value per year in fishing and linked activities. The two options are listed below:

- A** A land-bridge linking the fishmarket area to Oxen Cove. This bid was unsuccessful.
- B** This option will aim to create a lip and access to the fish market for the smaller vehicles used by buyers and normally the partial cause of congestion within the present lorry parking area.
- C** Access for lorries and all deliveries leaving the Fishmarket have to travel via The Quay, which is central to Brixham's visitor offer with shops, restaurants and cafe's lining the street and fronting onto the harbour. Any expansion to the fishmarket needs a strategy to ensure The Quay can both accommodate the additional traffic whilst retaining the charm and appeal of the harbour area.



A
B Oxen Cove
C Existing Oxen Cove Car Park
Jetty



PROPOSED SITE Brixham Laboratory

Introduction:

Brixham Laboratory is a leading research hub specializing in marine and environmental sciences.

The proposed concept for Brixham Laboratory, owned by Plymouth University, aimed to support aquaculture and fisheries with market-driven R&D and analytics. However, the original concept has been scaled down due to insufficient public funding.

Proposal from Sustainable Leadership Ltd:

Sustainable Leadership Ltd, recommended creating an innovation centre at Brixham Laboratory to support industry-focused research including:

- Outreach and collaboration with R&D, fishers, aqua-culturists, and other sectors. Interactive platform with virtual and physical components.
- Networks connecting academia, the seafood industry, and the public.
- Branded engagement initiative.

The Opportunity
Innovation, technology and R&D to support the maritime industry in Brixham at a convenient site which already has infrastructure.



OPPORTUNITY SITE

Brixham Marina Car park

Introduction:

The existing Brixham Marina multi-storey car park is located on the inland side of Berry Head Road. Built on the site of Breakwater Quarry, the car park is surrounded by steep cliffs on three sides, with a tunnel leading from its ground floor under Berry Head Road to Breakwater beach.

Previous proposals for the site:

- The proposal for the neighbouring Breakwater Beach car park (7) was rejected in 2024.
- The multi-storey car park currently has 450 spaces across 8 levels.
- The planning scheme proposed to add 400 more parking spaces.
- This is to compensate for the loss of 42 spaces at Breakwater Beach from their proposed development.

The Opportunity
The site is a prime opportunity for additional car parking floors due to the steep cliffs surrounding it therefore minimising the impact on residents, buildings and the view across the bay.

However this should be balanced against the impact on the roads system that additional parking here would provide.

Overleaf illustrates the routes to the car park which would be impacted by a significant raise in parking numbers.

- A** Brixham Marina multi-storey car park entrance
- B** Brixham Marina multi-storey car park aerial
- C** Stepped down access to Breakwater Beach



OPPORTUNITY SITE Brixham Marina Car park

There are 2 major routes to the car park. Each have their own positive and negative points, outlined below:

1. Most direct route via New Road and Middle Street passing the harbour. Googlemaps identifies this route as 'the fastest, despite the usual traffic'.

Pros:

- Shortest route.

Cons:

- Adds traffic to an already congested route.
- Severs the pedestrian connection between Fore Street and the harbour (pictured).

2. Alternative route via Drew Street and Ranscombe Road.

Pros:

- Avoids congesting the centre of the town.

Cons:

- Directs traffic through residential areas (pictured).



OPPORTUNITY SITE

Breakwater Beach Car park

Introduction:

The site includes the existing Breakwater Bistro and the nearby car park area. It consists of a surface car park fronting onto the beach, the Bistro restaurant building, and some beach huts.

It can be accessed from:

- Berry Head Road via steps descending from the road
- Stepped route from the southwest coast path
- A tunnel linking to the adjacent Brixham Marina multi-storey car park

Previous proposals for the site:

A proposal was developed in 2024 as modular units inspired by the local context of Brixham being a fishing port and are designed to look like fishing huts that sit on top of a solid plinth.

This scheme has been rejected.

The Opportunity

Any development should be sensitive to the scale and character of the area, take advantage of, and retain public access to, the stunning views across the sea and towards the lighthouse.

The site has the potential to be an anchor to draw visitors along the sea wall from the harbour area to extend the spend and duration of stay for visitors.

- A** Sea View from Breakwater Beach Car park
- B** Aerial View of Breakwater Beach Car park
- C** Reed Holland Architects Rejected Proposal



OPPORTUNITY SITE

Fore Street

Introduction:

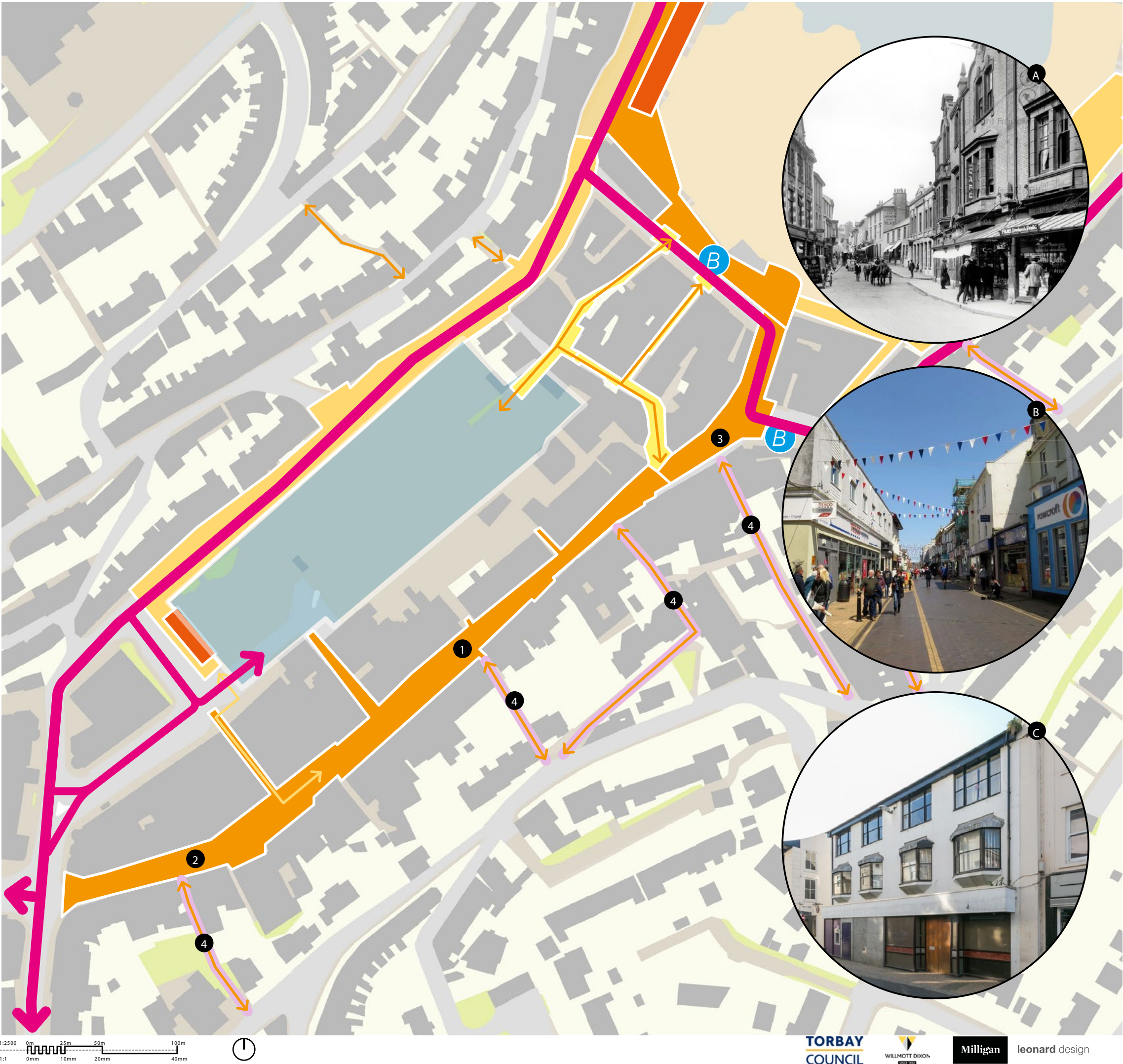
Fore Street, once a thriving hub, now struggles with vacant units and neglected investment, reflecting broader economic challenges. Seen as lagging behind Paignton and Torquay, Brixham's potential as Torbay's fishing and heritage centre remains underutilized. Local initiatives like rate relief, start-up support, and grants could drive its revitalization.

Opportunities for improvement include:

- To provide improvements in road surfaces and street lighting.
- To provide improvements to the built environment and encourage owner participation.
- To encourage new businesses and reinforce existing businesses through support funding and rate relief.
- To actively promote and encourage artisan markets and create a destination town.

1. The Main stretch of Fore Street.
2. The western end of Fore Street struggles as it is off the loop from Brixham Central car park. Support is needed to reinvigorate this end of the high street.
3. The connection to the harbour is severed by the busy vehicular route along The Strand, which is amplified by the closely packed buildings.
4. Pedestrian links down from surrounding residential neighbourhoods.

- A Fore St 1922
- B Fore St 2024
- C Fore St Empty Units



OPPORTUNITY SITE

Fore Street

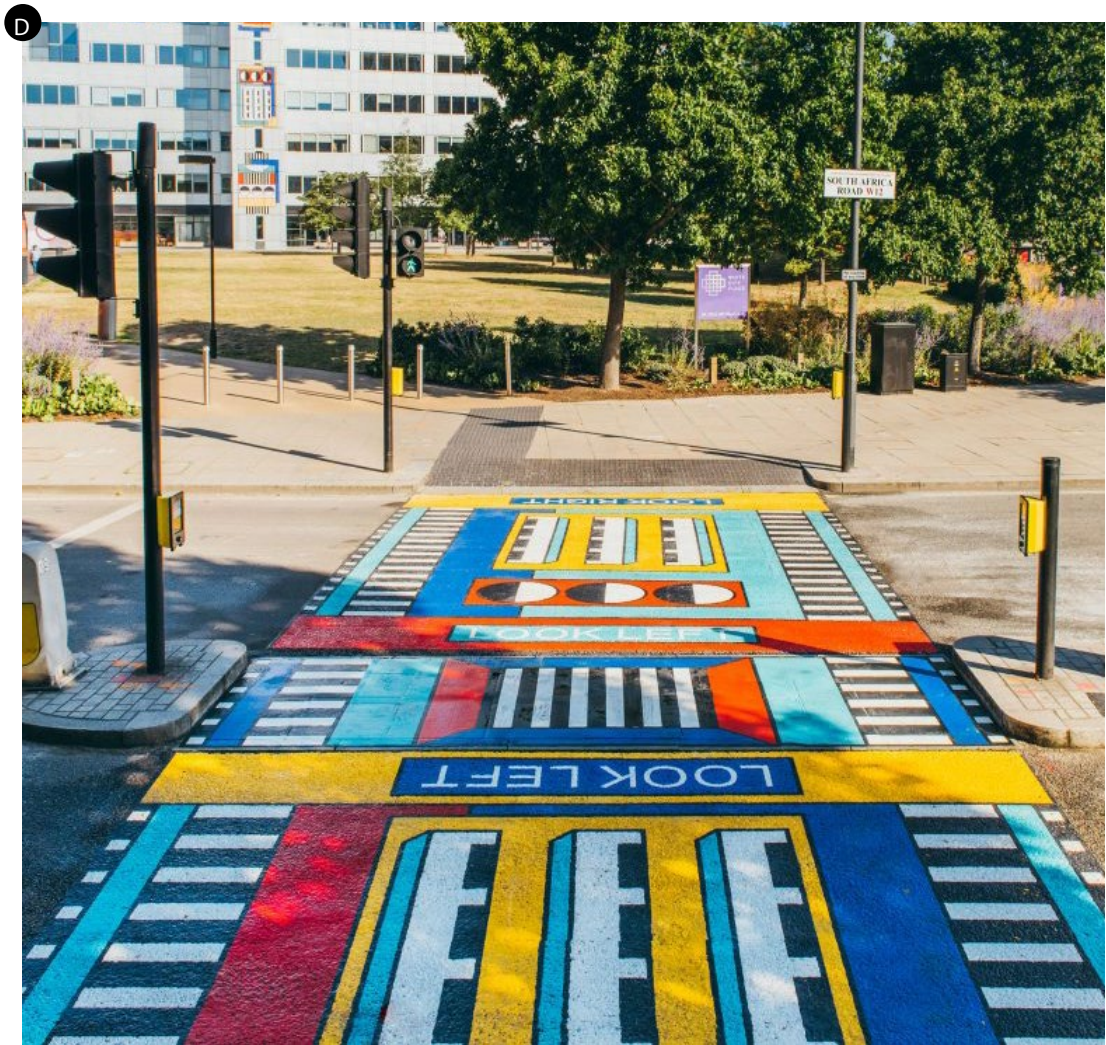
Examples of successful retail streets include:

- A 'In Bloom' town centre strategies.
- B Paint activations
- C Lighting installations
- D Re-imagining crossings
- E Umbrella installations along the high street

Improve the main retail street of the town.

A sequence of activations and installations along Fore Street could link to the wider programme of events in the town, adding variety and activity to the high street.

These installations shouldn't impact the clear width of the already constrained street and should tie into and reflect the successful festivals and events already held in the town such as the pirate festival and trawler race shown below.



OPPORTUNITY SITE

Inner Harbour

Introduction:

Brixham’s inner harbour, surrounded by steep terraces forming a natural amphitheatre, is the town’s unique selling point and a symbol of its fishing heritage.

Improving the environment for visitors

The benches currently around the harbour are under-sized, without back supports and located in the middle of the public realm, therefore cluttering the space. Bins are likewise uncoordinated and not located in optimal locations.

These should be updated to accommodate a wider variety of numbers of people and be located next to and looking over the harbour to avoid clutter along the coast path route.

The street furniture in general should reflect a holistic design strategy for the whole of Torbay and link into the Torbay Story.

- ✕ Small benches (no back support)
 - ✕ Benches with back support
 - Kiosk
 - Monument
- *More detail can be found in proposals for Brixham’s Public realm.



OPPORTUNITY SITE

Inner Harbour

1928



Present Day



OPPORTUNITY SITE Inner Harbour

Improving the environment for visitors

The benches currently around the harbour are under-sized, without back supports and located in the middle of the public realm, therefore cluttering the space. Bins are likewise uncoordinated and not located in optimal locations.

As part of the 2014/2016 Harbour Arm refurbishment, over thirty wooden benches were specially made for the space. These were created from the tropical hardwood fenders that once served as buffers between ships and the harbour wall.

Bench surfaces are gently curved so that the rain runs off, but also so that they are equally comfortable to sit on from either side. The strength of the greenheart wood means it does not need an under frame and can be supported on simple metal frames that follow the dovetail shape of the wooden block.



Eden Dock, London. Seating, planting and events



Bispevika, Oslo waterfront



Eden Dock, London. Diversity of planting

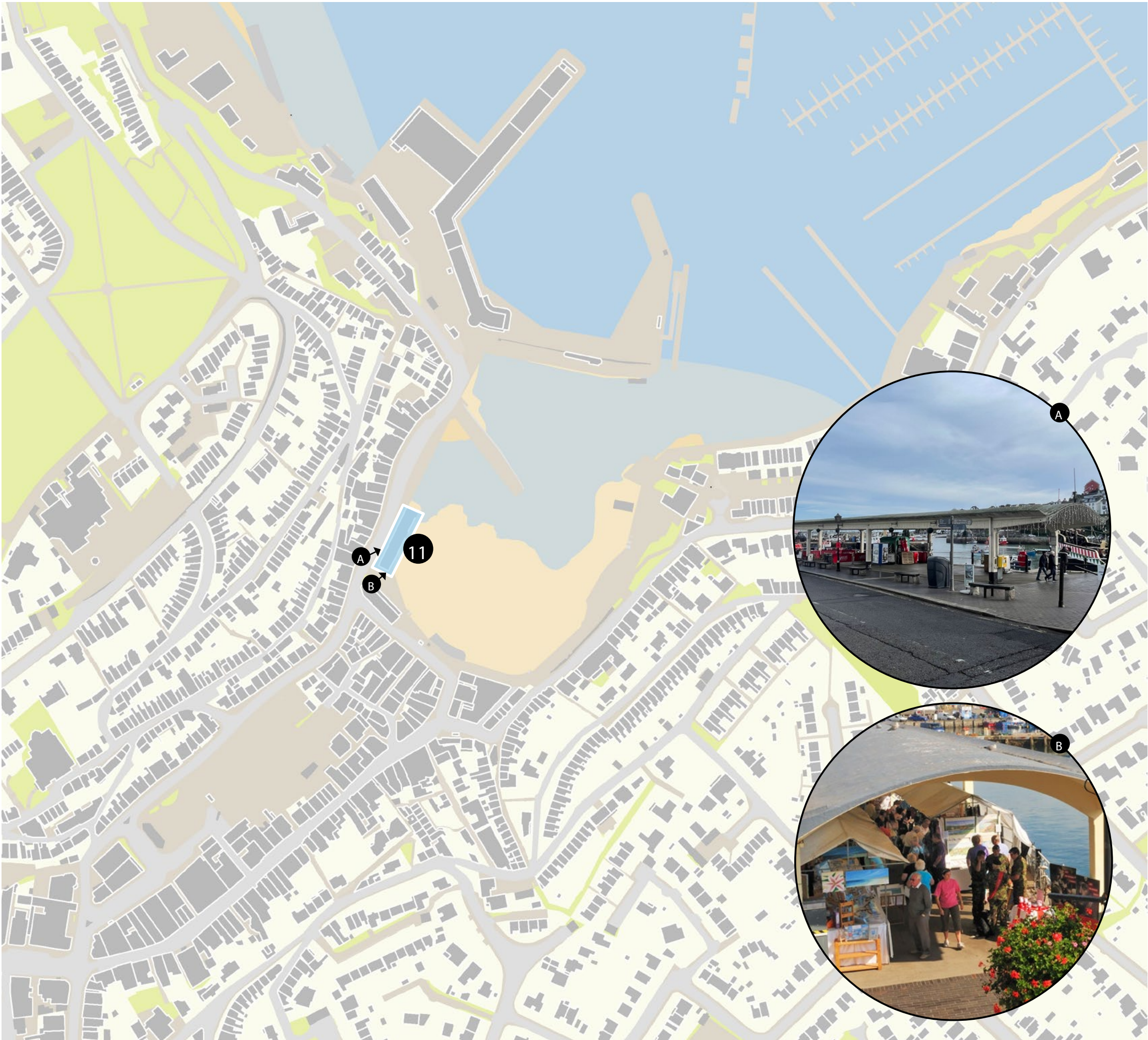
OPPORTUNITY SITE

Arts & Crafts Market

Introduction:

The current concrete structure is not the same level of quality as the rest of the historic town. It provides vital utility for the town centre and the art and craft market but could, and should, be an iconic part of the town centre experience.

- A Non market day
- B Market day



OPPORTUNITY SITE

Arts & Crafts Market

Opportunity:

If the structure were to be refurbished or replaced it could act as a catalyst for the harbour area, providing a greater range of uses and attractions for visitors, just as Folkestone, Brighton and Great Yarmouth.



Folkestone Harbour, before regeneration.



Folkestone Harbour, after regeneration.



Folkestone Harbour, Goods Yard market.



Great Yarmouth Market, before.



Great Yarmouth Market, after regeneration.



Shelter Hall, Brighton. Abandoned in the 1990's.



Shelter Hall, Brighton. Re-imagined as a food hall.



OPPORTUNITY SITE

South Quay Car park

Visitor Journey

The South Quay area is currently a permit-only car park. Representing a third of the harbour public realm there is the opportunity to significantly improve and diversify the Brixham harbour area to cater for a wider variety of visitors. There are 4 clear opportunities to transform this area:

-  The retaining wall, a blank canvas opportunity. Murals, art, green walling or a combination of all could transform the wall into an instagrammable signature for the town.
-  Family zone. Over time convert from a car park into a family-friendly area with seating, greenery, areas to play and food vendors.
-  Short-term location for street-food vendors.
-  Potential crabbing / family entertainment pontoon.



South Quay, the blank retaining wall - a blank canvas opportunity.



OPPORTUNITY SITE South Quay Car park

Activating the waterfront.

The opportunity to activate the waterfront for the benefit of residents and visitors by building on the already popular marina's edge.

Examples in Copenhagen, Oslo and Aarhus create destinalional public spaces on the water, bringing in visitors and providing utility for residents.

Murals, family-friendly activities, pop-up food and beverage and retail and leisure opportunities could all activate and enhance the experience of the town centre.



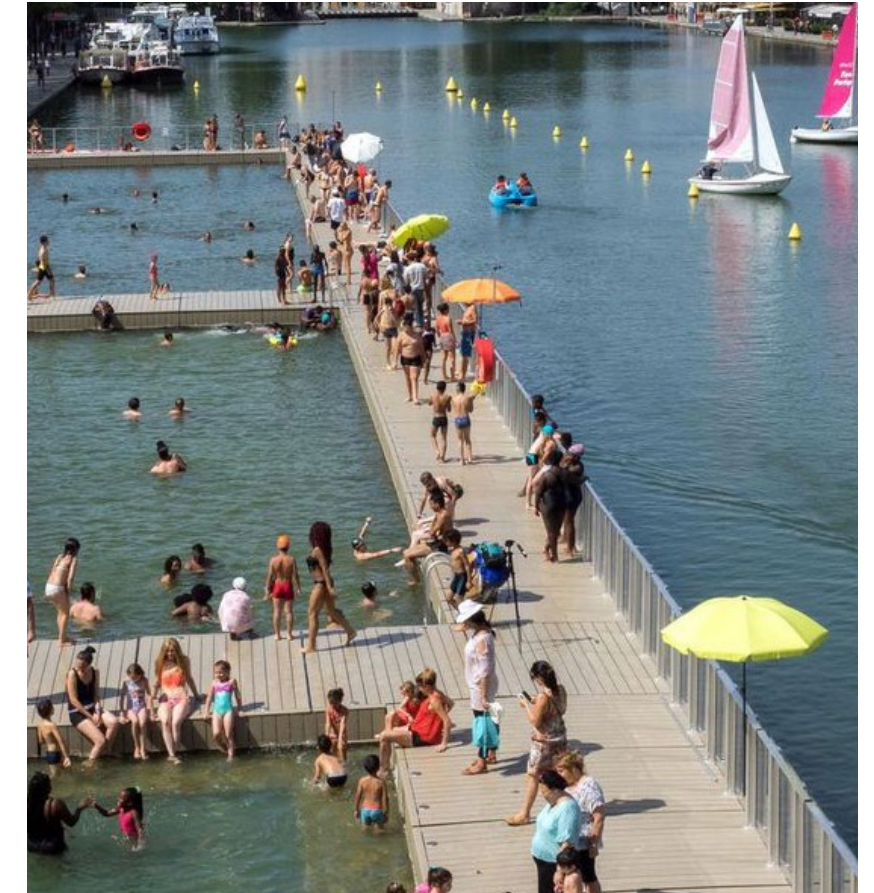
Green wall



Street food vendors



Large-scale mural



Pontoon



Family activities eg. crabbing



Outdoor seating and social areas



Pontoon

OPPORTUNITY SITE

South Quay Car park & Inner Harbour

Activating the waterfront.

A partnership between the Eden Project and Canary Wharf has coupled biodiversity with spaces for activities, events and art on the waterfront, providing visitors with places to rest, relax and enjoy.



Eden Dock, London. Seating, planting and events



Eden Dock, London. Diversity of planting



Kalvebod, Copenhagen, boardwalk



Bispevika, Oslo waterfront



Families crabbing off the marina, Brixham

OPPORTUNITY SITE

Bridge & Quay

Visitor Journey

The harbour loop could be completed by linking the south-west coast path across to New Pier. This would require changes to the way New Pier and the Harbour operates, however the bridge could open to allow shipping traffic into the harbour.

By implementing this bridge, the harbour can become an entirely connected visitor experience, and by reducing the traffic into the harbour, waterborne activities could also launch from the harbourside.

- A** View back towards the harbour and New Pier (right)
- B** New bridge.
- C** Operation of New Pier altered.
- D** A new range of water-activities could take place in the harbour.



OPPORTUNITY SITE

Bridge & Quay

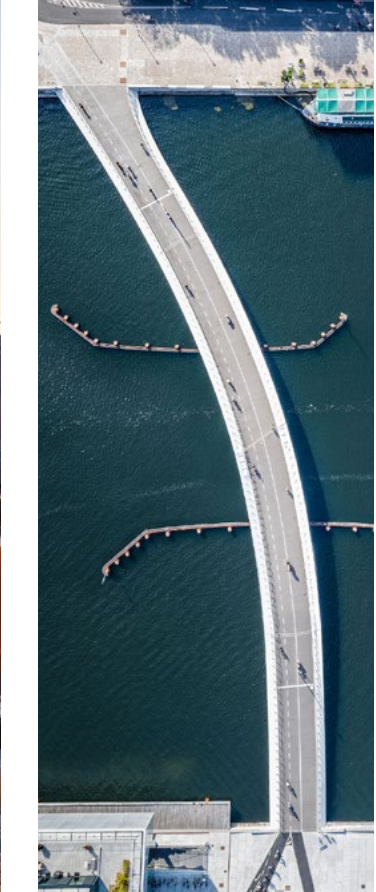
V&A Waterfront Swing Bridge, Cape Town and Lille Langebro, Copenhagen.

The same strategy is used to connect the V&A waterfront in Cape Town. The swing bridge allows traffic through whilst providing access for thousands of people every day.

On a much larger scale, Lille Langebro in Copenhagen accommodates over 10,000 cyclists every day, relieving traffic from the neighbouring vehicular bridge and further connecting safe cycling infrastructure across the city.



Lille Langebro, Copenhagen



Lille Langebro, Copenhagen



Swing Bridge V&A Waterfront, Cape Town



Swing Bridge V&A Waterfront, Cape Town



Torquay Marina Bridge

OPPORTUNITY SITE Bridge & Quay Complete the harbour loop

Wider regeneration, as at Folkestone.

By working through the steps outlined in the previous pages of this document, a wider regeneration of the entire harbour can be aspired to.

As referenced in this document, Folkestone has undergone significant regeneration over the past 5 years with the creation of the Folkestone Harbour and Seafront Development Company. It aims to revitalise the harbour area to create a new seafront for residents and visitors and includes renovated train station, swing bridge and viaduct, harbour arm public realm, reused lighthouse, boardwalk, street furniture, restored Custom House as well as plans for new homes.



Historic lighthouse.



Falling into disrepair.



Re-imagined as a cafe & restaurant.



Working industrial train station.



Falling into disrepair.



Re-imagined as a key part of the public realm.



Historic viaduct and bridge.



Unused when trains ceased running to ferries.



Revitalised as a linear park with a swing bridge.



Light-industrial heritage.



Disused and abandoned.



Cleared and reconnected via a boardwalk.

OPPORTUNITY SITE

Shoalstone Seawater Pool

Introduction:

Shoalstone Seawater Pool is located on the coastline in Brixham, offering scenic views of the harbour and the sea. While it is an important and popular destination in the town, its connectivity to the rest of Brixham can be seen as somewhat limited, especially for those traveling on foot or public transport

Opportunities for improvement:

- Enhance signage and walkways for easier navigation from Brixham town centre to the pool.
- Introduce frequent, direct public transport or a tourist shuttle to improve access.
- Upgrade accessibility with ramps, smoother paths, and nearby parking for disabled visitors.

- A Shoalstone seawater pool
- B Stepped access to pool
- C Shoalstone seawater pool aerial

- Pedestrian route from Outer Harbour to Shoalstone Seawater pool (0.6km)



OPPORTUNITY SITE

Shoalstone Seawater Pool

Activating the waterfront.

There is opportunity to activate the waterfront by maximising the potential of Shoalstone seawater pool, an existing popular asset.



Shoalstone seawater pool, Brixham



Sea lido, Aarhus



Kalvebod, Copenhagen



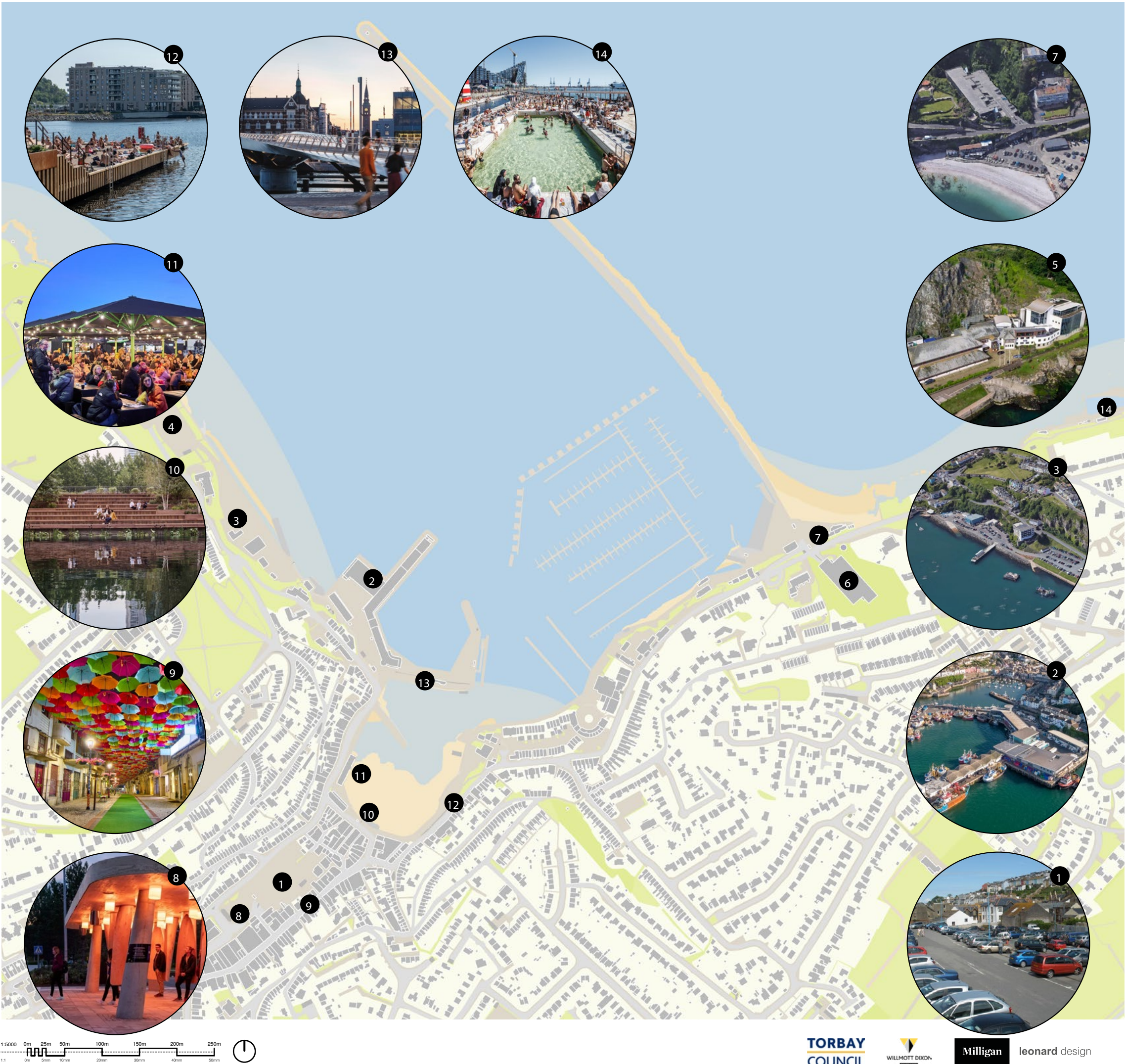
Sea lido, Aarhus

BRIXHAM Key Sites Summary

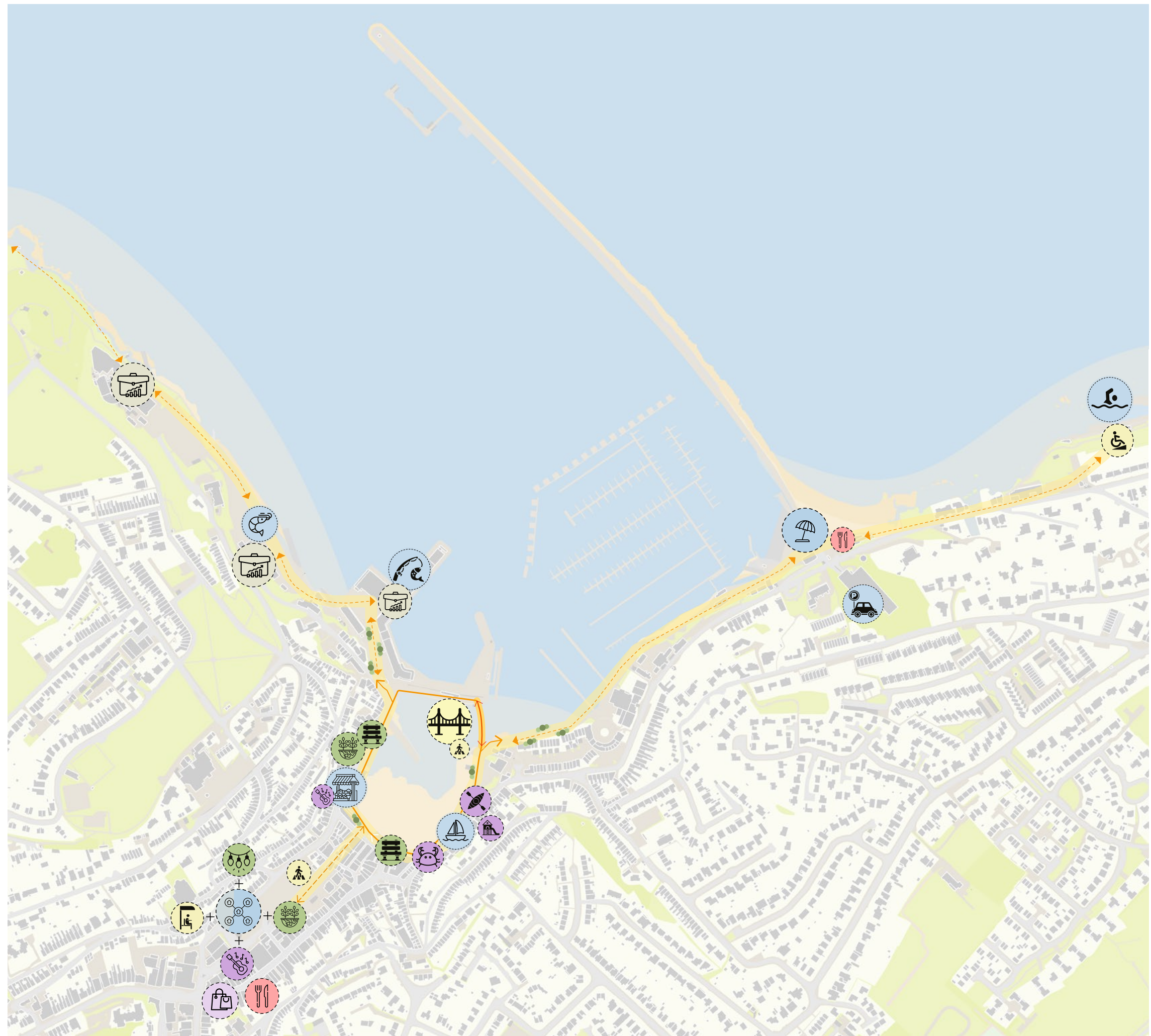
This long-list of projects, interventions and opportunities provide a variety of different opportunities to improve the vitality and vibrancy of Brixham, building on its established strengths and tackling some of its physical barriers.

Overleaf is a summary of the key focus areas where interventions could make the most impact.

- 1 Brixham Central Car Park
- 2 Fish Market
- 3 Oxen Cove Car Park South
- 4 Oxen Cove Car Park North
- 5 Brixham Laboratory
- 6 Brixham Marina Car Park
- 7 Breakwater Beach Car Park
- 8 Town Square
- 9 Fore Street
- 10 Inner Harbour
- 11 Market
- 12 South Quay Car Park
- 13 Bridge & Quay
- 14 Shoalstone Seawater Pool



Integrate parking with key attractions by ensuring clear wayfinding and convenient parking access for visitors to key amenities.



www.leonard.design

Nottingham UK

Albion House
5-13 Canal Street
Nottingham
NG1 7EG

+44 (0) 330 165 7889

London UK

Baird House
15-17 St Cross Street
London
EC1N 8UW

+44 (0) 207 440 9960

Berlin GER

Dom Palais
Charlottenstraße 62
10117 Berlin

+49 (0) 301 663 6573

Kuala Lumpur MY

Unit 11-01A
Vida Bukit Ceylon
Jalan Ceylon
50200 Kuala Lumpur

+60 (0)3 2022 2105

Sydney AU

Level 1, 60 Miller St
North Sydney
NSW 2060

+61 (0) 498 323 080