**Heritage Impact Assessment:** Paint Station, Brixham

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| **HELAA2021 Ref:** | 21B007 |
| **Site Address:** | Paint Station, Brixham |
| **Site Area (ha):** | 0.96 |
| **Site Yield:** | 22 |
| **HIA Assessment** |  |

**Site overview and heritage context:**

The site is located adjacent to the border of the Higher Brixham Conservation Area which can be found to the southwest. Ground levels differ across the site with the northern element of the site sitting in an elevation position above the lower parts to the south bordering Rea Barn Road, which provides the access point to the site. Existing residential development surrounds the site on all sides. Development on the site has been partially completed.

**Planning History:**

P/2006/1066 - Erection Of Church/Community Building Together With 35 Residential Units With Vehicular/Pedestrian Access; Parking; Infrastructure – Approved 30/08/2007

P/2007/1247 - Formation Of Additional Coach House And Revised Internal Layout Of Blocks A & D TO Provide 2 Additional Apartments – Approved 24/09/2007

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| **Heritage Asset Affected by Allocation** | **Designation** | **Contributing Elements to Significance** | **Impact of Development on Significance** | **Mitigation Measures for any Identified Harm /Opportunities to Enhance Significance** | **Impact on Significance with Mitigation in place** |
| Higher Brixham Conservation Area | Conservation Area | The conservation area retains a village character to its western half and a more urban character to the eastern and northern parts related to the outward expansion of Lower Brixham in the later 19th century. The site sits outside, but adjacent to, the conservation area and makes a limited contribution to its significance. | The development of the site to the quantum stated could be achieved whilst utilizing an urban grain and scale which sensitively relates to the surrounding townscape.  This would have a neutral impact to the significance of the conservation area. | n/a | Neutral |