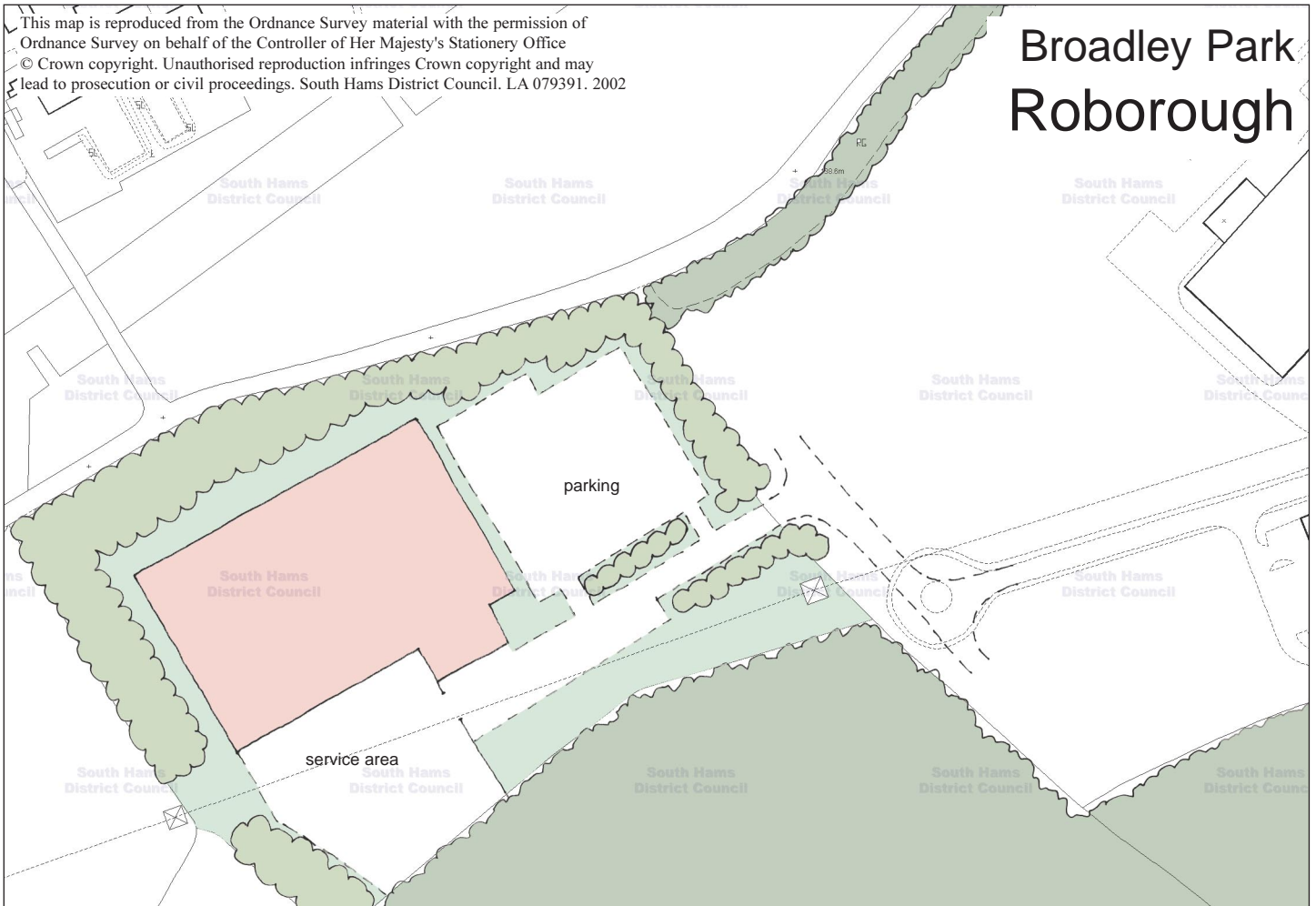


Broadley Park Roborough



LANDSCAPE CHARACTER

The existing employment area of Broadley Park is on an elevated east-west ridge on the northern outskirts of the built up area that extends from Plymouth. This site will round off the western end of the employment area. It is grassland, gently sloping towards the south, and well-contained by existing woodland adjoining the southern boundary. The elevated position means that a large building could be visible over a wide area including the Tamar/Tavy Area of Outstanding Natural Beauty.

ENVIRONMENTAL CAPITAL

Asset: No assets within the site.

SUSTAINABILITY INDICATORS

Resource minimisation.

South facing site offers solar gain benefits that should be exploited by locating office areas on the southern side of the building. Sustainable drainage to safeguard water quality. Parking areas to have permeable surfaces.

Design quality.

The site is suitable for a single large employment building but its impact in distant views should be minimised.

Opportunity and equity.

This is one of few sites that could accommodate a large building to satisfy manufacturing employment opportunities.

DEVELOPMENT PRINCIPLES

Development here will be a natural extension of the existing industrial area but it is important to contain the new building within the landscape, and soften the transition between town and country at this urban edge.

This should be achieved by:

- Shallow roof pitch in a dark, non-reflective covering to reduce the impact of development in the wider landscape setting.
- The mass of the building should be screened with generous buffer strips (30 metres minimum) of dense tree planting.
- Car parking should be kept in the north-eastern part of the site and surrounded by tree planting. Operational parking and loading areas should be in the south west, hidden from the countryside by the building and peripheral planting.