

# LANDSCAPE CHARACTER

This is a prominent site at the north western corner of the village, previously used as a garage and restaurant. Development offers an opportunity to reinforce the settlement edge and establish a more attractive approach to the village.

# ENVIRONMENTAL CAPITAL

Asset: Employment site.

Current value: Low.

Proposal: Replace with housing. Introduce new trees and shrubs with native species to improve habitat.

# SUSTAINABILITY INDICATORS

## Resource minimisation.

Enclosed courtyard enhances shelter. Terraced housing to minimise heat loss from external walls. Sustainable drainage to safeguard water quality. All parking areas should have permeable surfaces.

## Design quality.

Local distinctiveness preserved through:

- massing following the curve of the site boundary and simple detailing to improve quality of approach to village;
- rendered finishes in typical local colours.

## Opportunity and equity.

House types to meet local affordable needs.

# DEVELOPMENT PRINCIPLES

The buildings form strong visual edge to the village, set close to the back of the footpath with minimal private space at the front. An enclosed courtyard conceals parked cars and private gardens in the view from the main road and the surrounding countryside. Access to the parking area should be as narrow as possible to emphasise the curve of the building frontage and avoid opening a view into the parked cars. Boundaries between public and private spaces will need to be robust walls and gates to avoid creating a neglected, untidy parking area. Two or three houses should overlook the parking area for added security.

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10 DWELLINGS WITH PARKING COURTYARD

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# Brixham Cross, Hillhead

03/01

