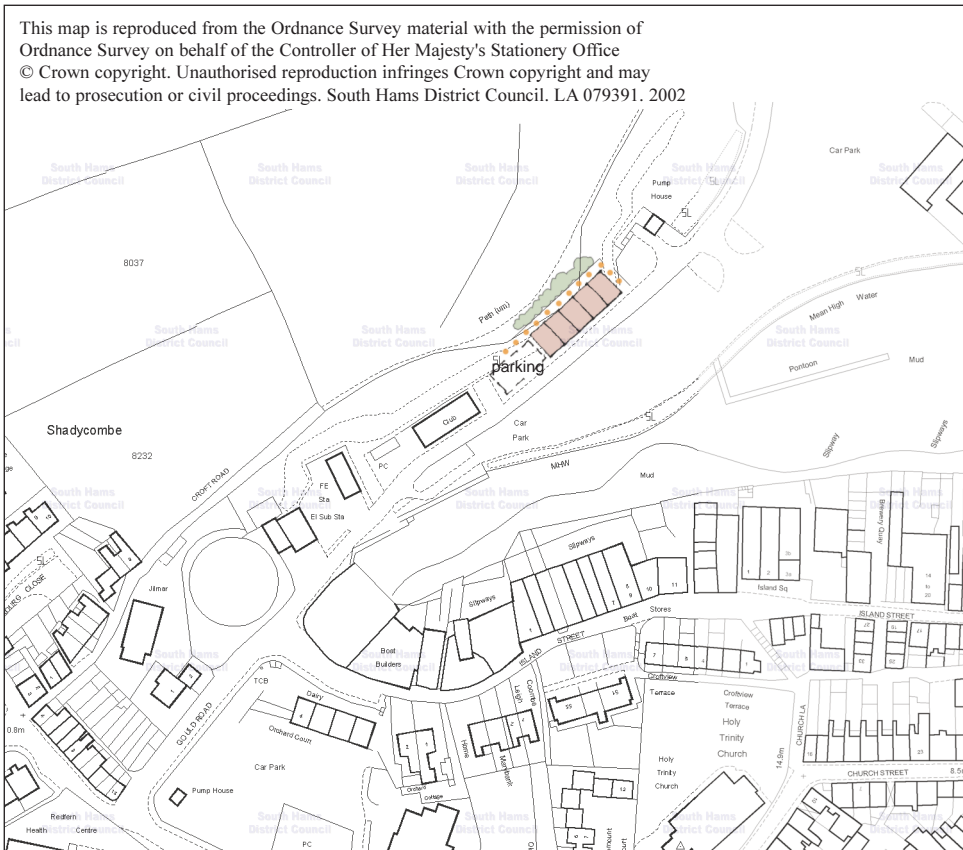


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# Shadycombe, Salcombe



INDICATIVE ELEVATION



## LANDSCAPE CHARACTER

The site is a narrow strip of scrub and grass on sloping land that overlooks the estuary. It lies at the bottom of an undeveloped south-facing hillside with fields and hedges that will form the backdrop to development. The southern boundary is elevated above a road that runs parallel to the site. The land parcel forms an extension to the north eastern edge of the town centre and development will be contained within the urban form.

## ENVIRONMENTAL CAPITAL

Asset: Waterfront views.

Current value: Views from public footpath above the site. The site itself is open in views from the estuary.

Proposal: Use views of the estuary from the development with south facing windows. Create a new elevation with an appropriate waterside character to offset loss of open view.

Asset: Rough grassland.

Current value: Limited habitat.

Proposal: Add new tree and shrub planting between the development and the public footpath to increase habitat diversity.

## SUSTAINABILITY INDICATORS

**Resource minimisation.**

South facing site offers solar gain. Terraced units to minimise heat loss from external walls, cut into slope at lowest level. Sustainable drainage to safeguard water quality. Parking area to have permeable surfaces.

**Design quality.**

Local distinctiveness preserved through:

- rhythmic massing and detailing characteristic of narrow waterfront plots, with repeated gables facing the estuary;
- elevations in stained weather boarding or rendered finishes in typical local colours.

**Opportunity and equity.**

Flexible small business units to meet local needs, preferably for water-related businesses. Workshops at lowest level and office space in lofts above.

## DEVELOPMENT PRINCIPLES

A simple terrace of gabled units extending the urban built form along the waterfront. The terrace should be cut into the hillside and front the estuary across the car park. Access to upper floors may be by a footpath running behind the buildings from the private car parking area.

As the building is set into the hillside, it requires two and a half or three storey units with steeply pitched roofs to achieve a satisfactory massing to define the waterfront. The excellent views from the upper level give an opportunity for feature glazed doors with coloured storm shutters and simple balconies. This would help to integrate the new building into the overall character of development around the estuary.

Front elevations could have distinctive stained weather boarding, elsewhere the buildings should be rendered and painted in neutral tones to blend with the existing buildings in the area.