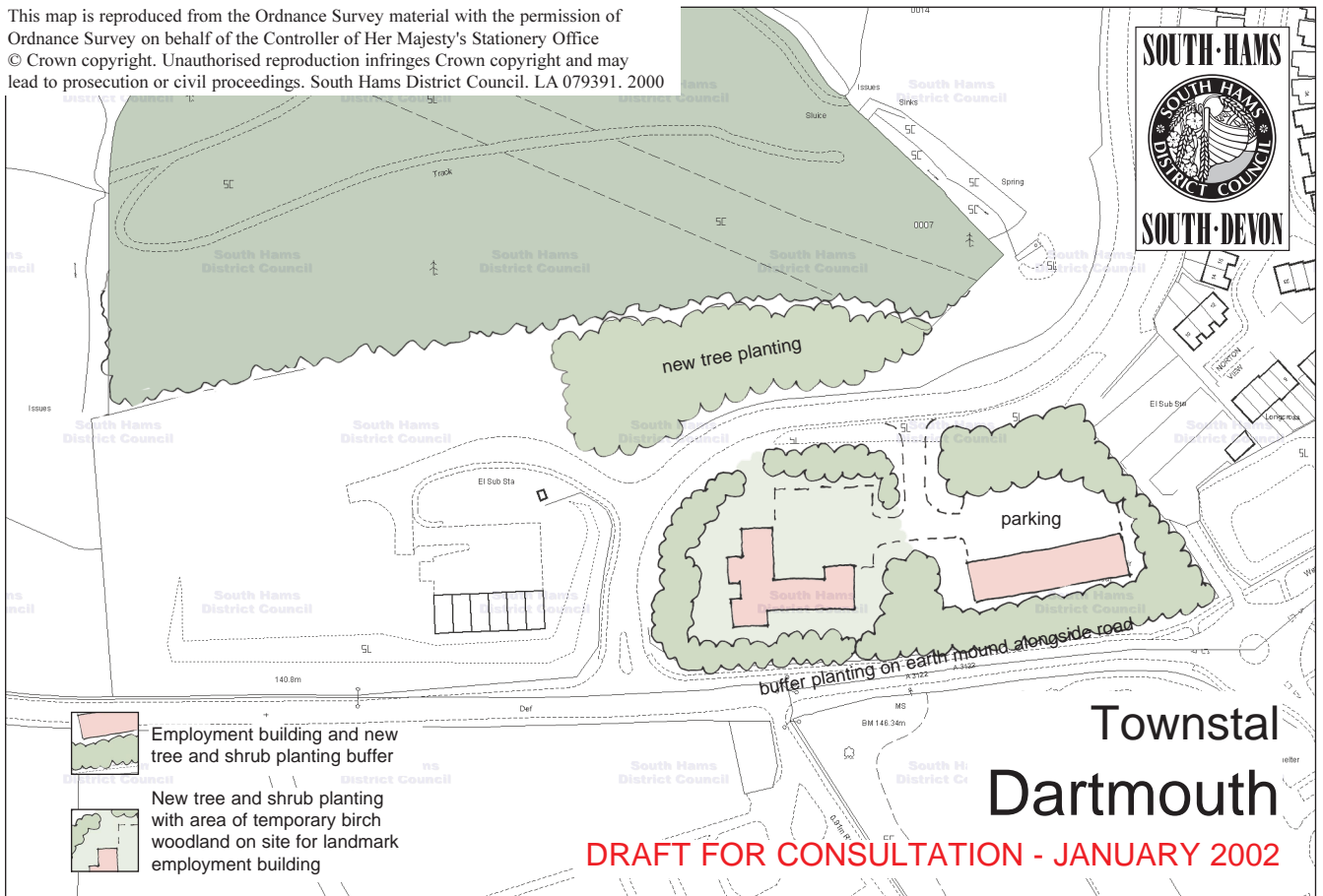


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LANDSCAPE CHARACTER

This site completes an existing employment area on the A3122 at Townstal, at the western edge of the town. The road runs along a ridge and has extensive views to the north. The existing development is cut into the north facing slope of the hillside below the road level. This second phase will use a small area of neglected rough pasture. At this point the slope has become more gentle and the land is approaching the same level as the road. The site is prominent in views from the north and east. Development at the western end, facing the A3122, will become significant as defining the outer limit of Dartmouth.

ENVIRONMENTAL CAPITAL

Asset: Exposed edge of ridge.

Current value: Sensitive setting and important views.

Proposal: Minimise visual impact of development, introduce appropriate new planting to all boundaries.

SUSTAINABILITY INDICATORS

Resource minimisation.

Sustainable drainage to safeguard water quality. Parking areas to have permeable surfaces.

Design quality.

Skyline and views mainly protected by using low buildings cut into the hillside, parallel to the road. The landmark building should also be set amongst planting but provides an opportunity for modern design of the highest quality.

Opportunity and equity.

Flexible accommodation options to meet a wide range of local employment needs.

DEVELOPMENT PRINCIPLES

The site is an important part of the setting of Dartmouth when approached from the west. Recent development in this area has not been able to create an attractive 'gateway' to the town. The proposed residential, leisure and employment development south of the A3122 will help to address this problem. Development of the eastern part of this small site should be subordinate and seek to conceal the new buildings within dense tree belts. This should be achieved by:

- Single storey buildings with shallow roof pitches in a dark, non-reflective covering to reduce the impact of development in the wider landscape setting.
- A single long structure that may be subdivided into varied unit sizes to meet a wide range of accommodation needs.
- The building should be cut as low into the hillside as possible, with some of the spoil used to create mounding alongside the A3122. The ridge of the new roof should not be higher than two metres above the level of the earth mounding. The mounding should be planted with hedging and appropriate trees, using species that take account of the significant wind exposure on this ridge.

Development of the western part of the site should be a landmark building that creates an impressive gateway on the approach to Dartmouth. The offices of a research or hi-tech company would be appropriate. The prominent position demands an imaginative design and the building must present attractive elevations to all sides. It should not exceed three storeys in height. As this site is so prominent in the approach to the town, the western part should be planted with birch and other quick growing species to form a temporary woodland screen until a suitable user is found.