

LANDSCAPE CHARACTER

This is a sheltered hollow in the diverse area of countryside on the northern edge of Kingsbridge. The landform provides visual containment for recent development and a tranquil setting for the hospital and health centre. This containment beneath the lower ridges is visually important in providing a countryside framework to the built environment and a well-defined town edge.

The land is used for rough grazing. It has an area of scrub and hedging at the bottom of the valley, but as the land rises it forms a more open low plateau with wide views to the countryside. The site has good hedgerows towards the upper part. The area is well used for walking and informal recreation.

ENVIRONMENTAL CAPITAL

Asset: Hedges, hedgerow trees, grassland.
 Current value: Habitats for wildlife, town edge linking to the wider countryside
 Proposal: To protect and enhance throughout the site; through improved management and new planting of indigenous and naturalised species.

SUSTAINABILITY INDICATORS

Resource minimisation
 Terraced housing to reduce heat loss. Sustainable drainage scheme. All parking areas to have permeable surfaces.

Design quality
 Siting to keep development below ridge line, emphasising containment in landform and avoiding visibility from the south.
 Immediate local distinctiveness continued through detailed design similar in character to hospital complex.
 Existing hedgerows and trees incorporated into development proposals throughout the site.

Access and Integration
 Improved footpath and access to informal recreation.

Opportunity and Equity
 House types to meet local affordable needs.

DEVELOPMENT PRINCIPLES

The housing should form a single building mass following contours so that development is contained within the hollow around the health centre. Access to a shared car park at the lowest level avoids roadworks cutting across the hillside and disrupting the landform.

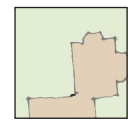
Building design to respond to the character of the hospital with stepped ridges, gables and chimneys; grey roof tiles above pale rendered walls.

Communal gardens are essential to avoid a clutter of fences subdividing the hillside, and a robust new hedge and tree belt must create a strong south western boundary along the ridge line.

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20 - 25 TWO AND THREE STOREY HIGHER DENSITY TERRACED HOUSING PLUS



20 - 25 THREE STOREY APARTMENTS WITH CAR PARK TO FRONT AND COMMUNAL GARDENS



NEW PLANTING, OPEN SPACE AND FOOT PATH LINK

DRAFT FOR CONSULTATION - JANUARY 2002

Treblepark, Kingsbridge

