

# Proposed St Kilda, Brixham Hospital: November 2012 Torbay Design Review Panel – Briefing Document



Above: Northerly view from development plot towards Greenwood Road

Below: Looking north-west down Penn Lane with development plot on right-hand side of road



Below: Proposed Site Plan

## MASTER PLAN PROPOSALS

### Residential Care Accommodation

Provision of 3 x 12no bedroom wings of high quality care for people with dementia, the elderly and intermediate rehabilitation to facilitate earlier discharge from the adjacent hospital.

Particular considerations have been made to promoting independence, physical health and well-being for the residents whilst corresponding to the surrounding landscape. Achieved by maximizing use of natural daylight and sunlight, as well as providing south-facing secure external areas that can be warmer for longer, and are screened off in a non-oppressive way that encourages residents to use, and engage in, the outdoors.

### Day Centres

Single-storey block to create two day centre areas; one for the elderly and one for people with dementia. Setting at the higher end of the site with own main entrance, its height has been restricted in order to minimize the impact of this part of the development on the adjacent residential houses and bungalows.

### Relocation of TCT Zone Team and Domiciliary Care Offices

Who currently are housed in a modular semi-permanent unit. To relocate and occupy the top floor of the central part of the scheme, away from care home operations and with own separate main entrance.

### External Areas

The development enables rationalization of the external spaces for car parking, and takes into account the need for staff and visitor parking associated with the development, but also improving on existing provision by about 25%. Integration of carefully located planting and "green spaces" to reduce the impact of the additional parking and accessible and logical pedestrian circulation routes around the site.

To reduce potential light pollution into neighbouring properties, low level directional lighting to be provided.



Below: Site Section (south-east to north-west), and 3D Perspective (with north-east elevations in foreground)

