

Pre-application Report

Old Dartmouth Hospital

September 2025

Simon Knight Architects



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Introduction

Pre-Application Report

Simon Knight Architects have been commissioned by our Client, Creare Ltd, to explore design options to replace the existing derelict old hospital on the South Embankment in Dartmouth.

This document forms part of a pre-application for the property and has been prepared to accompany the drawings in order to better describe the site and its context, document the design process we have embarked upon and provide additional information and context to our proposals.

We look forward to working pro-actively with the planners to achieve a high quality piece of architecture on this unique waterfront site.



About Us

Simon Knight Architects

We are an RIBA Architectural Practice based in the heart of St. Albans and pride ourselves in delivering high quality architectural design that is sensitive to its historic context, but contemporary in design.

We offer the full architectural service along with Passive House consultancy and are here to help guide clients through any project from start to finish. We work in a range of sectors and at different scales but treat every project with the same level of care and attention.

We are passionate about high quality contemporary design and approach every project with a fresh perspective; seeking to fulfil the design brief, whilst being sensitive to the context and our environment. Our designs are contemporary in nature but often inspired by the traditional vernacular forms and materials we find at our sites.



Simon Knight
Director - Simon Knight Architects



About Us

Creare Ltd.

Creare Ltd - Property Development

Project Examples:

Yeomans Avenue

A successful development of 4 bedroom detached units using modern methods of construction. The layout of the development around a private drive and the care taken in the design on the internal arrangement particularly appealed to young families as proven by the sales achieved.

Bray Stables Part Refurbishment / Part New Build 4000sqft property

The old barn and stables in Harpenden, has retained many original external features, while inside has a very modern and contemporary feel.

Essex House

Located on Victoria Street in St. Albans, planning granted to covert into residential dwellings offering apartment living within the vibrant city centre.

Harewood 4000sqft property

A bungalow on a rural plot comprising 1.5 acres with views over the Green Belt. Use of low-maintenance materials for external cladding.



Paul Ulmer MRICS
CEO



Site Location

Dartmouth

Old Dartmouth Hospital
South Embankment
Dartmouth
TQ6 9BD

— Site Boundary



Site Location

Dartmouth

Dartmouth has a fascinating and rich history reaching as far back as the Celts and Saxons.

The river Dart, with its excellent deep water harbour, has been used by man for many thousands of years. The first established settlement in the area, was at Townstal, up the hill from the river.

In more recent years the town has needed to adapt to the growth of tourism and the increasing volumes of traffic that this generates.

The street elevation of Dartmouth's South Embankment is hilly, featuring steep ascents and descents, indicating a significant change in elevation.

Dartmouth is situated on the western bank of the River Dart's estuary, and its terrain contributes to the overall changes.

Whilst the exact street elevation is not provided, the nature of the landscape suggests that the South Embankment, like other parts of Dartmouth, experiences variations in height.

The reclamation of the Quay began in 1585 to provide extra housing land and expand the port facilities. The significance lies in its position - the past and present water's edge, the area acts as a buffer zone and promenade between the town and the river.

The majority of the buildings along the South Embankment date from the 1890's.



Site Photos

Mansion House Street



Site Photos

Mansion House Street

Old Cottage Hospital Building [1890's]

The Dartmouth and Kingswear Community Hospital building forms part of the former hospital, and the Old Cottage hospital facade will be retained as part of the proposed development. Traditionally constructed with prominent double gable end, and pitched roof, of brick construction.

The existing 1970's extension will be demolished and replaced with apartment block more suitable to the scale of the adjacent buildings, but whilst also respecting the historic context of the site, south embankment and the old cottage hospital building.



Site Photos

South Embankment

Key Characteristics

South Embankment is a busy thoroughfare, with pedestrian links from North Embankment to Bayard's Cove, creating a route for movement and activity.

Old Cottage Hospital Building Facade

The original Old Cottage building sits in a prime location along this bustling embankment. Traditional in form, it dates back to 1890's and was later connected to an extension through high level extension in the 1970's.

The extension sits further back into the site, and does not reflect the character or styles of the neighbouring and adjacent properties. As such the proposed development, seeks to demolish the [non-original] 1970's extension but retain and refurbish / convert the original cottage building.

By retaining the original facade, proposals will incorporate a full refurbishment programme to upgrade the building fabric and windows, and to carry out necessary brickwork and roof repairs, to generally bring this beautiful character building up to current building regulation standards but in a respectful appropriate manner whilst allowing for modern day living requirements in a new contemporary apartment block, finishes to the highest standard throughout.



Site Photos

South Embankment

Historical Influences

The majority of the buildings along the South Embankment date from the 1890's.

South Embankment and Mansion House Street are both located within the Dartmouth Conservation Character Area Three.

Buildings are arranged in tight urban blocks, creating canon effects along the narrow linking streets of Oxford Street, Mansion House Street and alongside the Raleigh Hotel.

The grid-iron street pattern of the reclaimed land contrasts with the more organic medieval landscape.

Four storey buildings heighten the sense of enclosure around the Boat Float.

York house, dates from 1893 and is a fine example of a half-timbered building on a prominent corner position.

Gables alternate with parapets, given a very varied roof line and defining individual units.

Bayards Cove castle features prominently within this Character Area. It is more than just a tourist attraction, but also a landmark building. It closes the row of 17th century houses centred on the Customs House. The cobbled Quay, the commanding views over the water and the sheltered seating area encourages visitors to this part of the town.



Site Context

South Embankment Street Elevation



**Former hospital building [1970's extension]
South Embankment**

**The Old Cottage Hospital Building
South Embankment**

Grade 11 Listed Building Listed 23 - Feb - 1994
4 South Embankment

Shop with house above c1890 by EH Back.
Mixed construction, solid side and back walls and timber framed
show front over ground-floor level of painted red brick with Bath
stone ashlar dressings
Ornamental show front in a distinctive Elizabethan style.
Stone doorway with moulded surround to ground floor

York House - Grade 11 Listed Building Listed 23 - Feb - 1994
2 South Embankment

Shop now restaurant with house above 1889 - 1893
Mixed construction; stone rubble with brick and bath stone dressings
and timber-framed show front stacks in the party walls with brick
chimney shafts; flat roof.
Symmetrical 2-window front above. Balconies across both floors.
Second floor balcony is 4 bays in same style as next door



Site Context

Local Planning Authority - South Hams District Council

The site is within the following planning policy areas:

Dartmouth Conservation Area

Natural Environment (DEV23-DEV28)

Climate change, flooding, and coastal change (DEV32-DEV36)

Flood Risk Assessment

Pell Frishmann have been instructed by Create Ltd. to undertake a separate Flood Risk pre-application with the local planning authority. Further information to follow.

Environment Agency's modelling data -

Within the JBA Dartmouth Wave Conditions and Tidal Modelling Updates provided as part of EA Documentation, the extant Dartmouth Hospital building is investigated explicitly.

The report indicates an existing threshold level of 3.06mAOD of the existing hospital building, and a defence level of 3.36m.

Within the product 4 data, the following return periods have the associated approximate top water levels as below (and thus depths above existing threshold level)

1 in 75 year – 3.08,

1 in 200 year – 3.39, (330mm)

1 in 1000 – 3.54, (480mm)

When considering climate change, the design flood level increases to 3.75m AOD (+690mm) and 4.18m AOD (+1120mm) with respective climate change horizons.

The more extreme climate change allowance may present a significant risk to the ground floor of the building, and so we would likely need to ensure any occupier/owner acknowledges the risk.

Design proposals proposed use of commercial on ground floor and residential on upper floors, with the acceptance that residents will be required to shelter in place, in lieu of dry

6.2 Dartmouth hospital

Dartmouth Hospital has a threshold of 3.06mAOD. The defence in front of the hospital has an elevation of 3.36mAOD which is just below a 0.5% AEP event water level. The hospital is first shown to flood during the 1.33% AEP event from waves overtopping the defence in front of the hospital, however there is flood water on the road in front of the hospital from the 50% AEP event. Table 6-5 details the average simulated flood depth on the road in front of Dartmouth Hospital for all the events simulated. The average flood depth on the road during the 1.33% AEP event, when the Dartmouth Hospital is first simulated to flood is the 0.36m.

Table 6-5: Average simulated flood depth on the road in front of Dartmouth Hospital and duration flood level is greater than hospital threshold of 3.06mOD

Event, (% AEP)	Average simulated flood depth on the road in front of the hospital (m)	Duration flood level is greater than hospital threshold 3.06mAOD (hours)
50	0.07	0
10	0.21	0
5	0.26	0
2	0.34	0
1.33	0.36	0.58
0.5	0.68	1.83
0.1	0.82	4.00

Figure 6-9 shows graphically the duration of which the water level is higher than the hospital building threshold of 3.06mOD. The water levels were extracted from the South Embankment road in front of the hospital. Table 6-5 tabulates the duration of which the flood level is greater than the hospital threshold of 3.06mOD.

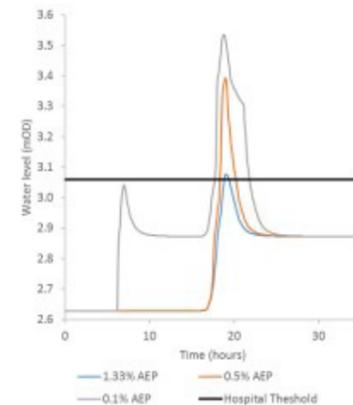


Figure 6-9: Water level during the 1.33%, 0.5% and 0.1% AEP events simulated in relation to the Hospital building threshold. Level extracted from the South Embankment road in front of Hospital building.

At these depths, the hazard rating is classified as a danger for most.



Planning Context

Local Plan

The site is within the following planning policy areas:
Dartmouth Conservation Area

A Conservation Area was first designated by Devon County Council on 12 January 1971, it was later extended on 3 October 1985 under Section 277 of the Town and Country Planning Act 1971. It was extended on 3rd September 1992 under Sections 69 and 70 of the Planning [Listed Buildings and Conservation Areas] Act 1990 and again on 11 January 2013.

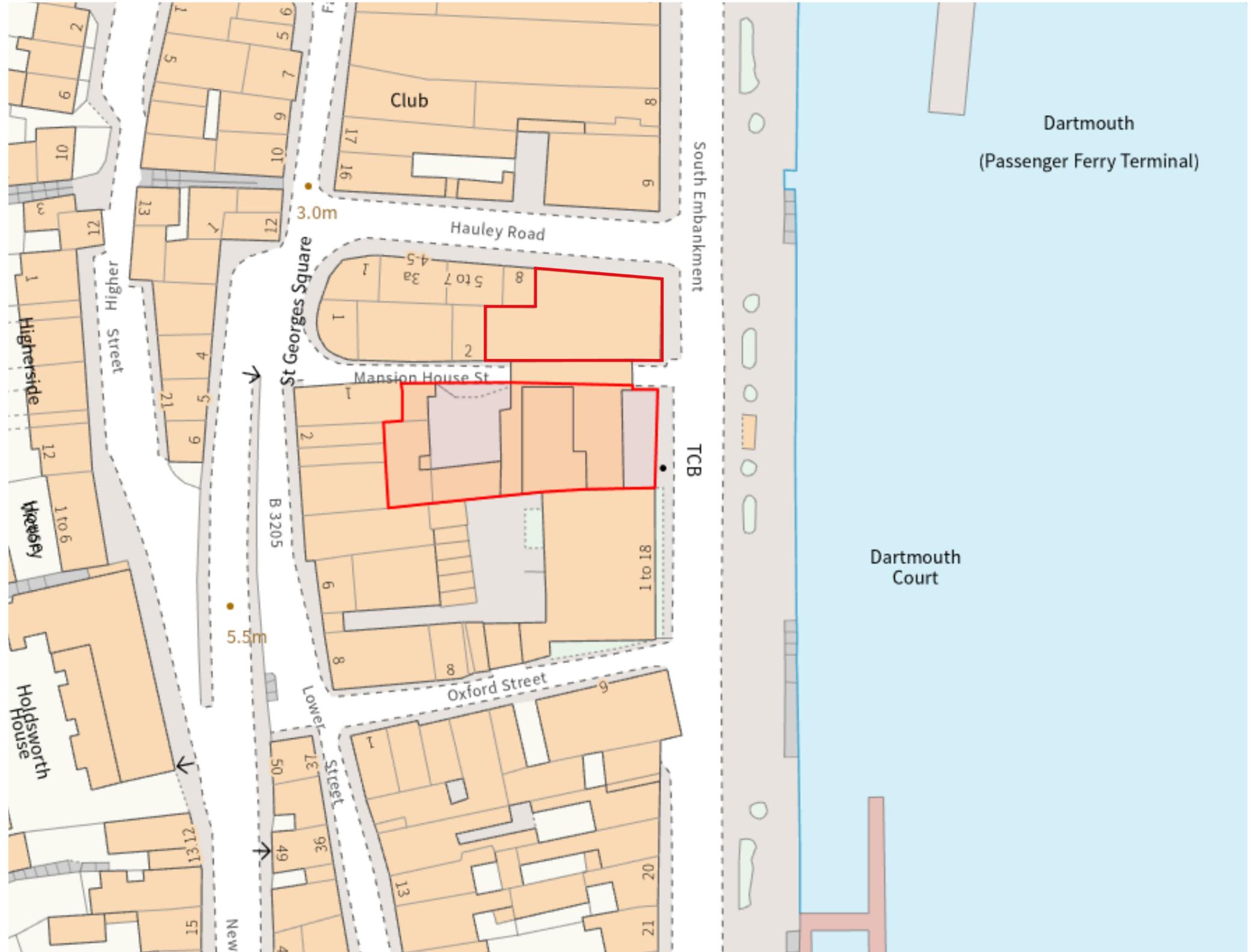
Character Area 3 - South Embankment, The Quay, Spithead, Hauley Road, Mansion House Street, Oxford Street, Lower Street, Cole's Court and Bayard's Cove.

Policy DP6 - Historic Environment

Development will preserve or enhance the quality of the historic environment. The design siting, bulk, height, materials, colours and visual emphasis of proposed new development should take into account local context and in particular the character and appearance of the historic building environment.

Policy SHDC1 - Development Boundaries

Permits development where it is compatible with the character of the site and its surroundings and where there would be no significant adverse effects in relation to traffic and parking, road safety, drainage, the landscape, wildlife and historic interests or local amenity.



Material Considerations

Brick Facades

Existing Old Cottage Hospital Building

Traditional pitched roof forms / double gable end
Predominantly red brick facade
Constructed circa 1890's

The original facade of the Old Cottage building will be retained and restored to its former glory. Key features will be retained, brickwork re-pointed and new windows installed to match the original.

By introducing red brick within any new build elements the proposed facade will sit well in context with the Old Hospital Cottage

In contrast the proposed apartment building that will replace the dilapidated extension will be white render used in a contemporary manner so as to sit as a new addition to the streetscape, but introduced in an appropriate manner to the historic setting of South Embankment and with the other rendered facades in the adjacent building.



Gable Forms

We have sought precedent from the double gable form of the original Old Hospital Cottage building.

By retaining a ridge height limited to the same height as the adjoining apartment block, the proposed development will sit well in context with both new and original architecture of the streetscape.

Arched Window Openings

We have sought reference from the arched openings used in the apartment buildings, to introduce arches to highlight the new shop frontage of the ground floor retail spaces.



Material Considerations

Coastal design + generous balconies

Several apartment buildings on Dartmouth's South Embankment feature balconies, with view of the River Dart, Kingswear and the marina. These balconies offer opportunities to enjoy the scenery, relax and watch the boats go by. Some apartment also provide private balconies and Juliet balconies to allow them to be opened up fully in the summer months.

Some specific examples -

The Quay

One apartment on the first floor has balconies, on either side, offering views of the South Embankment, Kingswear and the marina.

Seascape

Waterfront apartment with a private balcony, with river views.

2 Embankment House

Balcony overlooking the River Dart

Dartmouth House

Apartments with Juliet balconies with river views.

The adjacent apartment building is of white rendered finish with curved balconies adding feature to the main facade which is otherwise reasonably traditional, with a pitched with gable ended bays. The higher gable bay sits alongside the former hospital site, and we have taken reference from this as the highest point of our design.

Arched openings are also used along the first floor doors to balconies which we have also referenced within our retail shop front designs on the ground floor of the proposed development.



Planning Analysis

Devon Historic Coastal and Market Towns

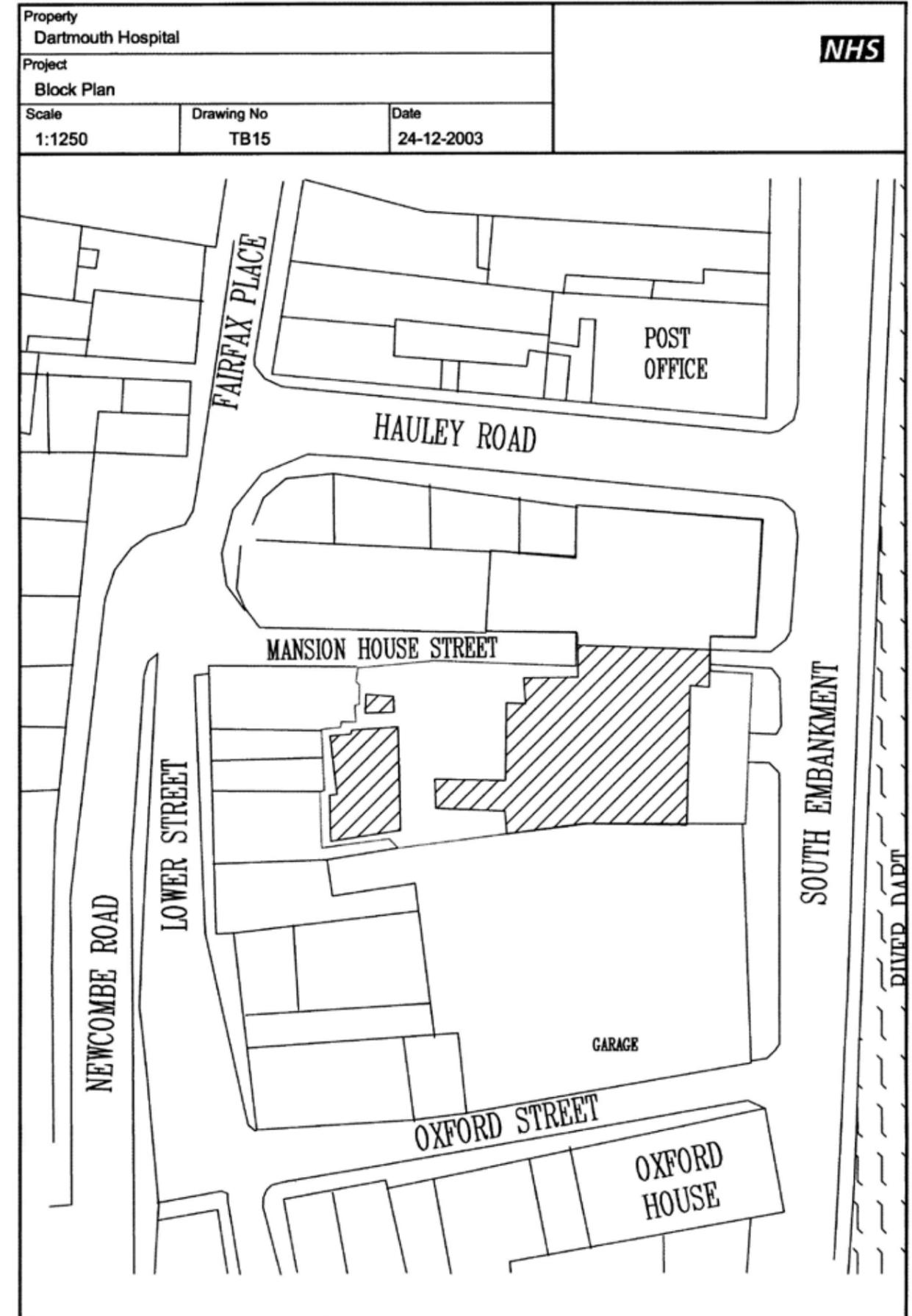
Dartmouth was assessed during April to June 2015 under the Devon Historic Coastal and Market Towns Survey. Part of a national programme of Extensive Urban Surveys initiated and supported by English Heritage [now Historic England]

Dartmouth is unique and is a town which was formed from three settlements [Clifton, Dartmouth and Hardness], it is located on the Dart estuary, developed across a creek, with high, steep land on three sides. The development of the town is restrictive due to its topographical situation. It is characterised by the use of terraces cut along the slope, with stone walls, and houses rising one above the other.

There are two undeniable influences on the way that the town of Dartmouth has developed since medieval times: the sea and the topographical setting.

There are around 40 listed structures within the New Quays area which reflects the extent to which the historic character has been retained. Many of these are late 18th century or early 19th century houses, sometimes with earlier cores.

The exteriors are typically characterised by rough render over stone rubble and the houses along the south-facing sides of the valley are typically two storeys to the north and three to the south, with the views over the town. All these lie within a townscape of predominantly narrow residential streets, which have made vehicular access difficult and, in part, contributed to their survival. The pavements are narrow, running along one side of the street, and rise and fall in steps.



Planning Policies

Local Planning Authority - South Hams District Council

The Local Planning Authority (LPA) for the site is South Hams District Council (SHDC), while the Local Highway Authority (LHA) is Devon County Council (DCC). DCC has published its own guidance document titled "Highways Development Management Standing Advice for the Determination of Planning Applications", which was revised and updated in November 2024. This document provides technical standards and design principles for assessing the highway implications of development proposals.

South Hams District Council has adopted the Plymouth & South West Devon Joint Local Plan 2014-2034 and its associated SPD document, which set out strategic planning policies across the region, including those relating to transport, access, and parking provision - PSWD JLP Supplementary Planning Document

Waste Management (DEV 31) - Refuse Collection

The size and number of refuse bins etc would need to be confirmed by an appropriate consultant, as there are different collection requirements based on the type of retail.

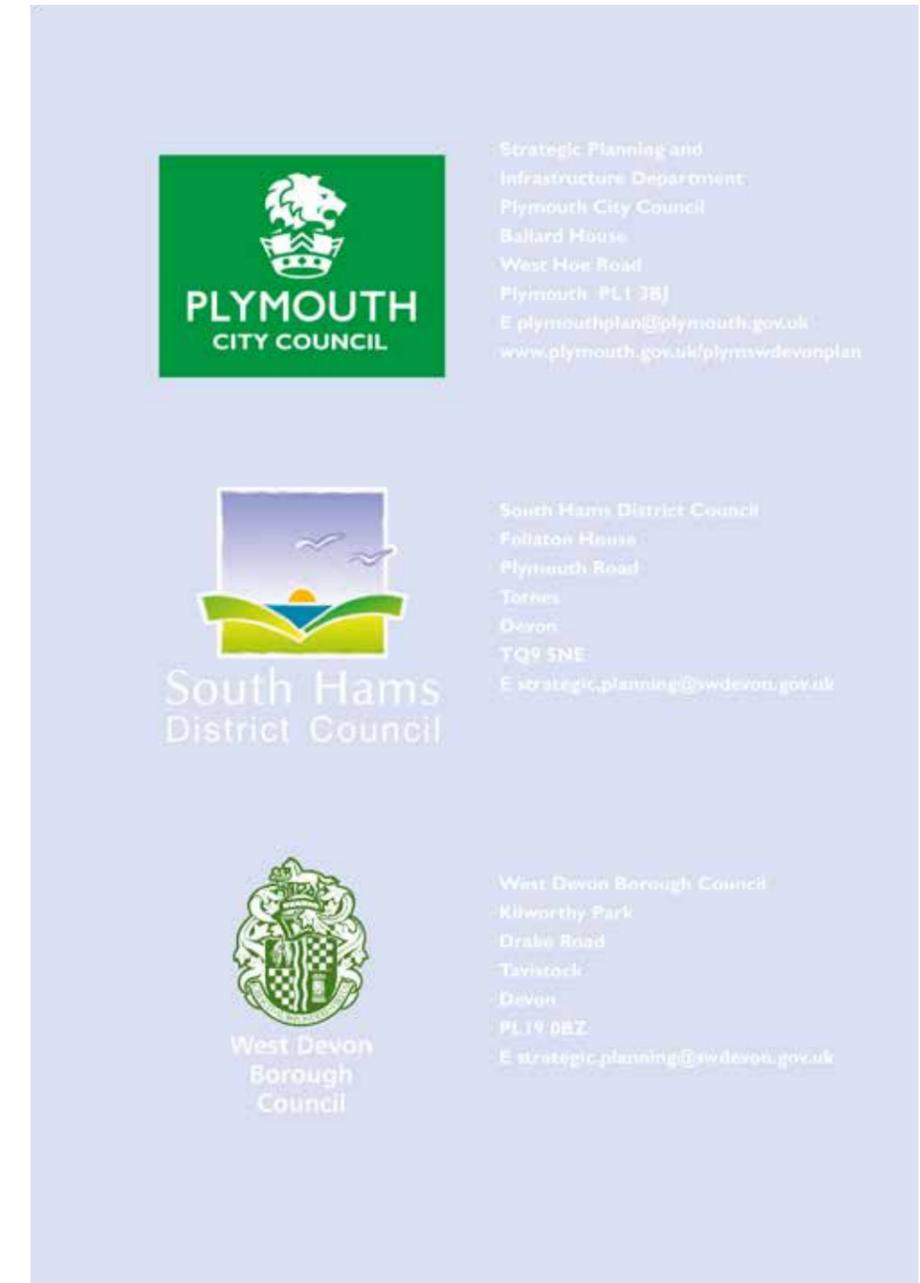
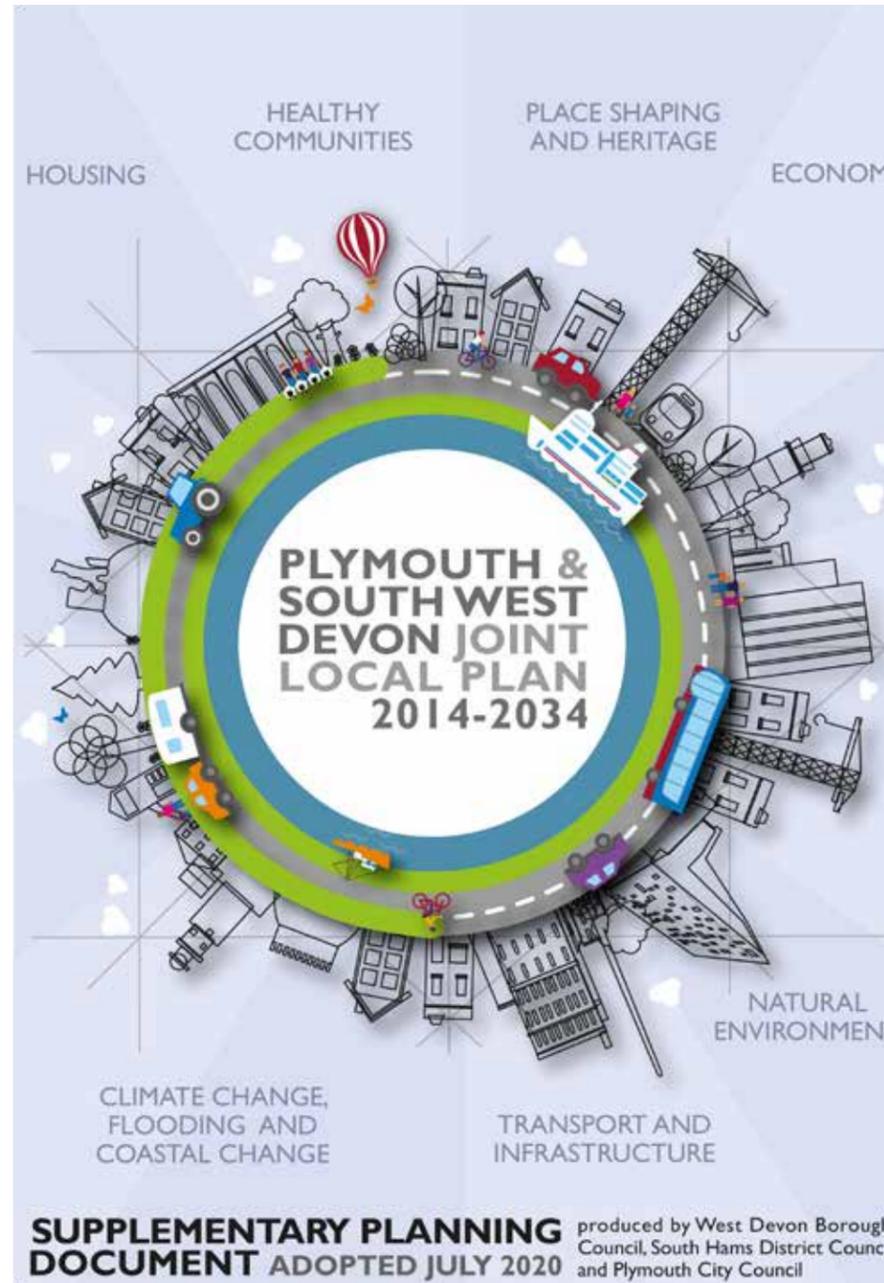
Waste Management (DEV31) Policy within the SPD sets out very clear requirements for waste collection, both in terms of design and access arrangements for refuse collection vehicles (DEV31.1) and providing integrated facilities in new developments (DEV31.2) which have been considered.

Our proposed layout has been designed using the principle that refuse collection operatives should not be expected to move bins more than 25 metres to the collection vehicle, in line with Manual for Streets.

Refuse Provision is shown on the servicing plans illustrated on the opposite page 23 -

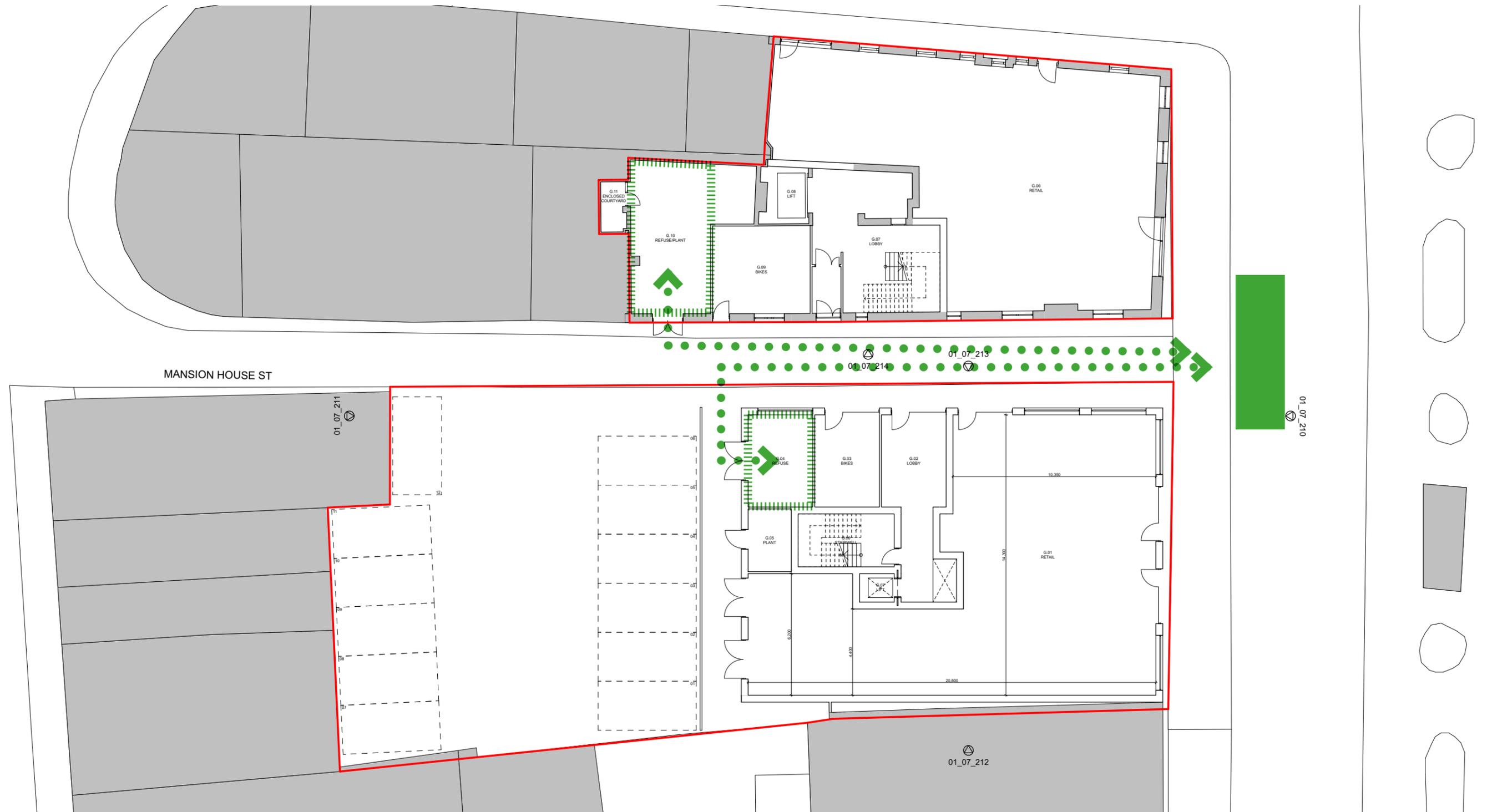
Old Hospital
363-DHD_07_110a- Proposed Ground Floor Plan [G.04]

Old Cottage Hospital
363-DHD_07_110b- Proposed Ground Floor Plan [G.10]



Servicing Plans

Refuse Provision



Scale = 1:200 @ A3

Planning Policies

Local Planning Authority - South Hams District Council

Transport and infrastructure (DEV29-DEV31)

Separate pre-application consultation with Highways
underway - further information to follow.

Vehicle Parking Provision - Residential

The current layout proposes 12 standard parking bays within
the ground floor of the hospital site, these have been set out
to comply with the following standards, with the following
minimum dimensions 2.4m x 4.8m.

DEV 29.2 Parking dimensions

Whilst an assessment against Policy DEV29.3 would
'indicatively' require 16 residential parking spaces, against
the current proposals of 12 spaces, para 8.7 of the SHDC
SPD states that 'Any application that proposes a lower or
higher level of parking will be required to provide evidence to
justify this proposal' and we seek consideration of this on the
grounds of the impact on the function of the highway.

The proposed development is within a sustainable location
with significant local amenities available and is located
less than 200m from the Dartmouth Pontoon Bus stops,
which provide frequent bus services around Dartmouth and
Kingsbridge (for the station and college). As such, we seek
consideration with appropriate justification, that circa 12
spaces would be acceptable in principle.

Blue-badge provision can be provided at the request of the
LPA.

Vehicle Parking Provision - Commercial

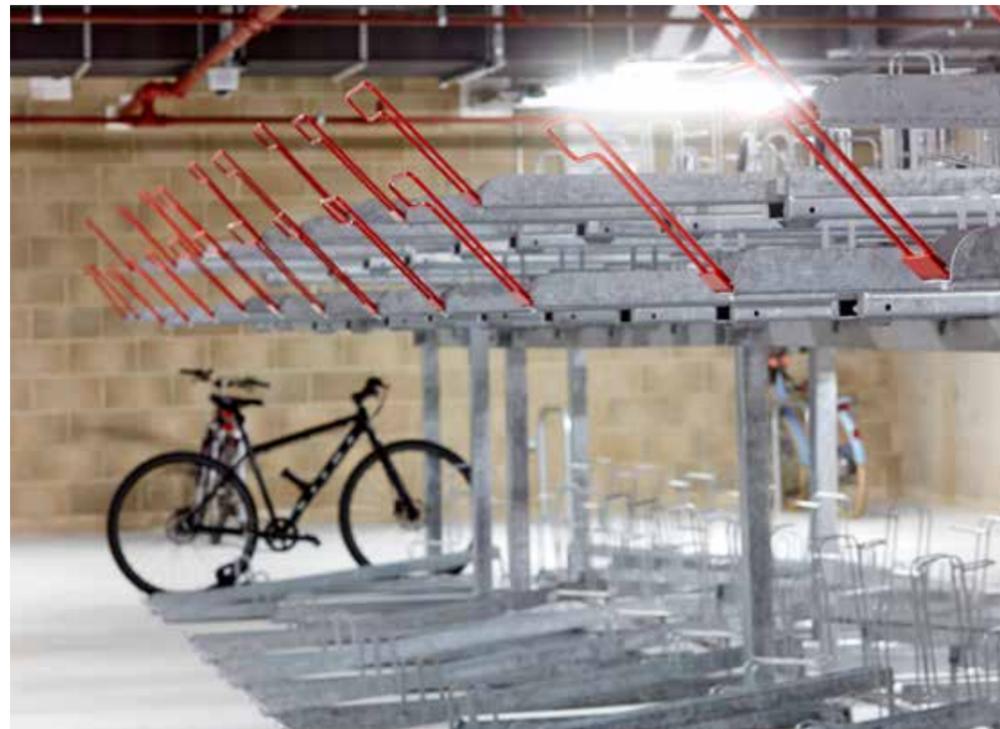
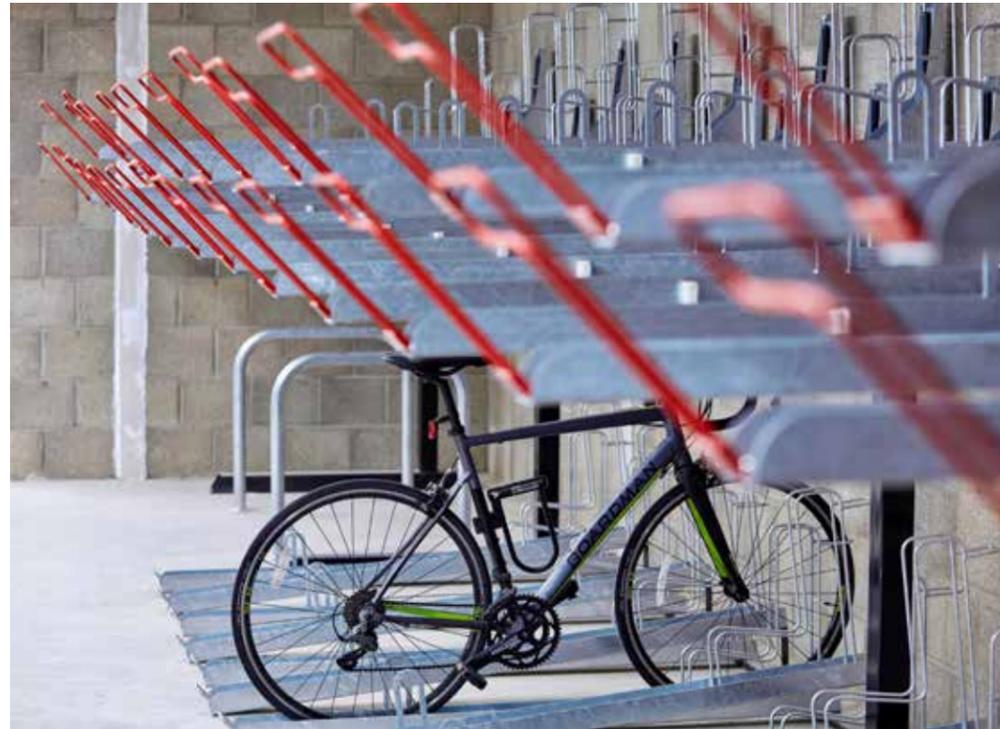
It is assumed that the commercial aspect of the development
will be car-free.

Cycle Parking Provision

As per Table 32 of the SPD, cycle parking is to be provided
at 1 space per bedroom.

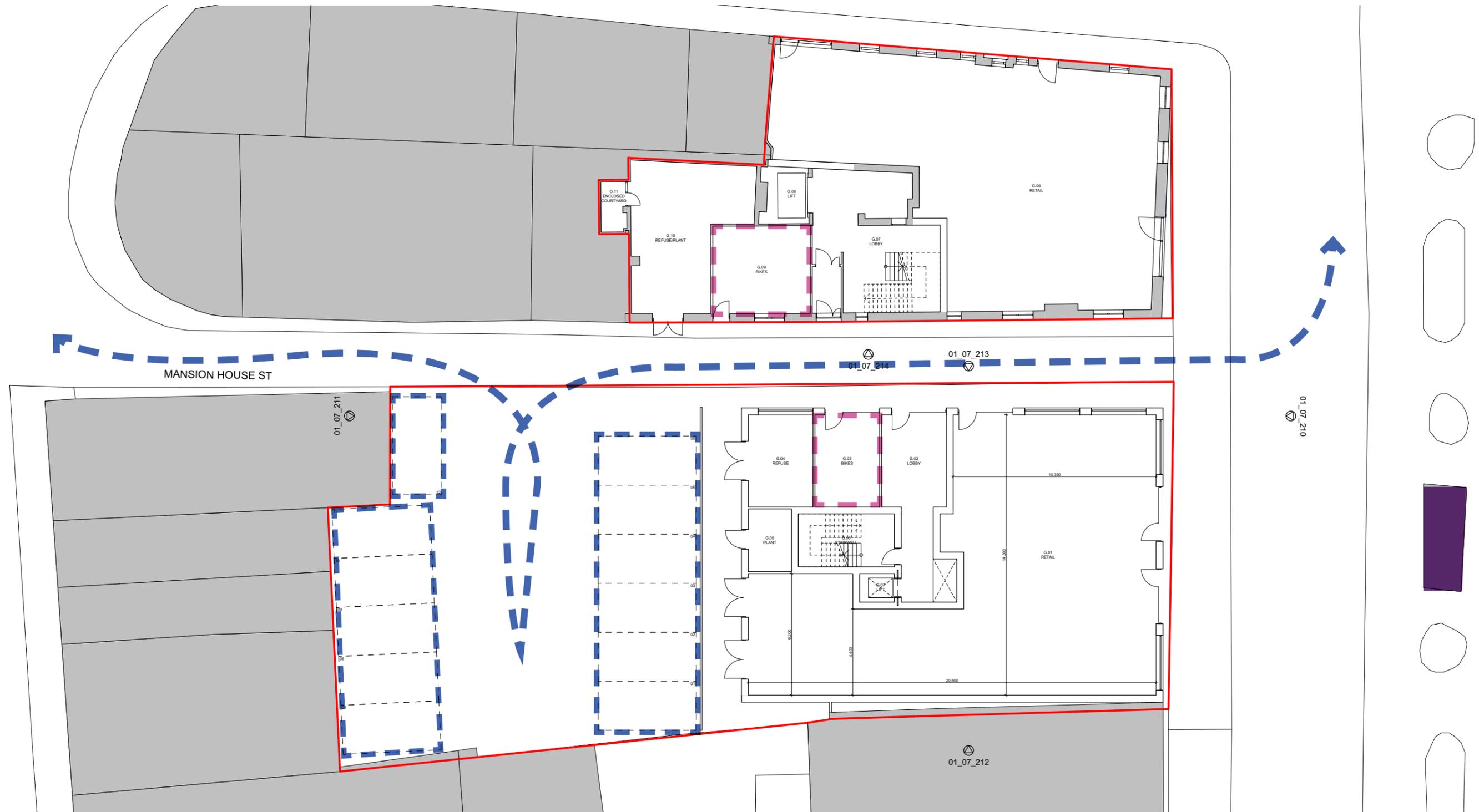
For this proposed flatted development, secure, well-lit,
communal stores will be provided. They will be conveniently
located on the ground floor and contain cycle stands that
allow individual cycles to be secured by both wheels and
frame with standard "D" Locks.

Proposals will include two-tier cycle stackers, supplemented
by Sheffield stands and gas-assisted two-tier stacking cycle
parking (example illustrated opposite - Gas Assisted Two



Servicing Plans

Parking and Bikes



Scale = 1:200 @ A3

Planning Precedents

Local Planning Authority - South Hams District Council

Housing Development Site at College Way, Dartmouth, Devon Planning Ref 15/2492/07/F

This site is in a prominent location on the waterfront of Dartmouth and is a contemporary addition to the streetscape.

Bounded on three sides, College Way to the north, North Embankment [and the River Dart] to the east and Clarence Street to the west it is a highly visible and prominent building.

Policies

Development Boundary
Area of Outstanding Natural Beauty
Within 50m of a Conservation Area
Affecting Setting of a Listed Building

Consultations

Devon County Council – County Highways Authority
No objection in principle but concern raised about inadequate number of proposed parking spaces

South West Water

No comments

Environment Agency

No objections subject to conditions about finished floor levels and submission of a scheme for surface water drainage works

Environmental Health Section

No objections subject to conditions relating to contaminated land investigation

Landscape Manager

No objections subject to open space, sport and recreation contribution

Conservation & Design Officer

No objection subject to conditions about materials

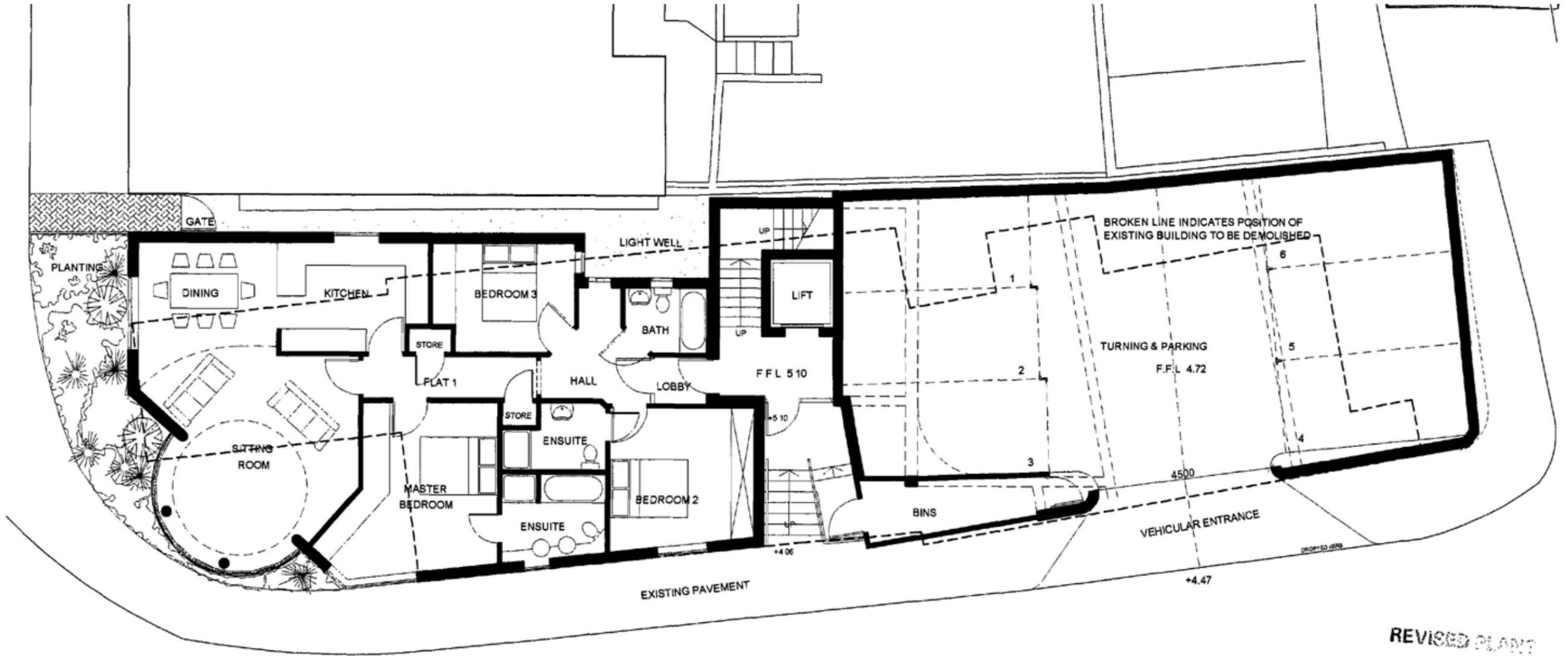
Design Philosophy

From the outset, the agreed design philosophy recognised that any traditional form of pastiche would look incongruous and that a contemporary approach was not only acceptable but preferable on this site.



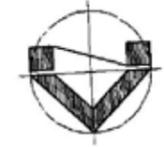
Planning Precedent

Local Planning Authority -
South Hams District Council



REVISED PLAN
15/2492/07/F

COLLEGE WAY



Amendment A: (04/08) Automatic gate to covered parking removed with internal gates; vehicle entrance widened with chamfered corners. New escape door to parking area added.

Scale = PROPOSED HOUSING DEVELOPMENT at COLLEGE WAY • DARTMOUTH
For HAYNE LIMITED

Simc

ASA
Andrew Smith Architects

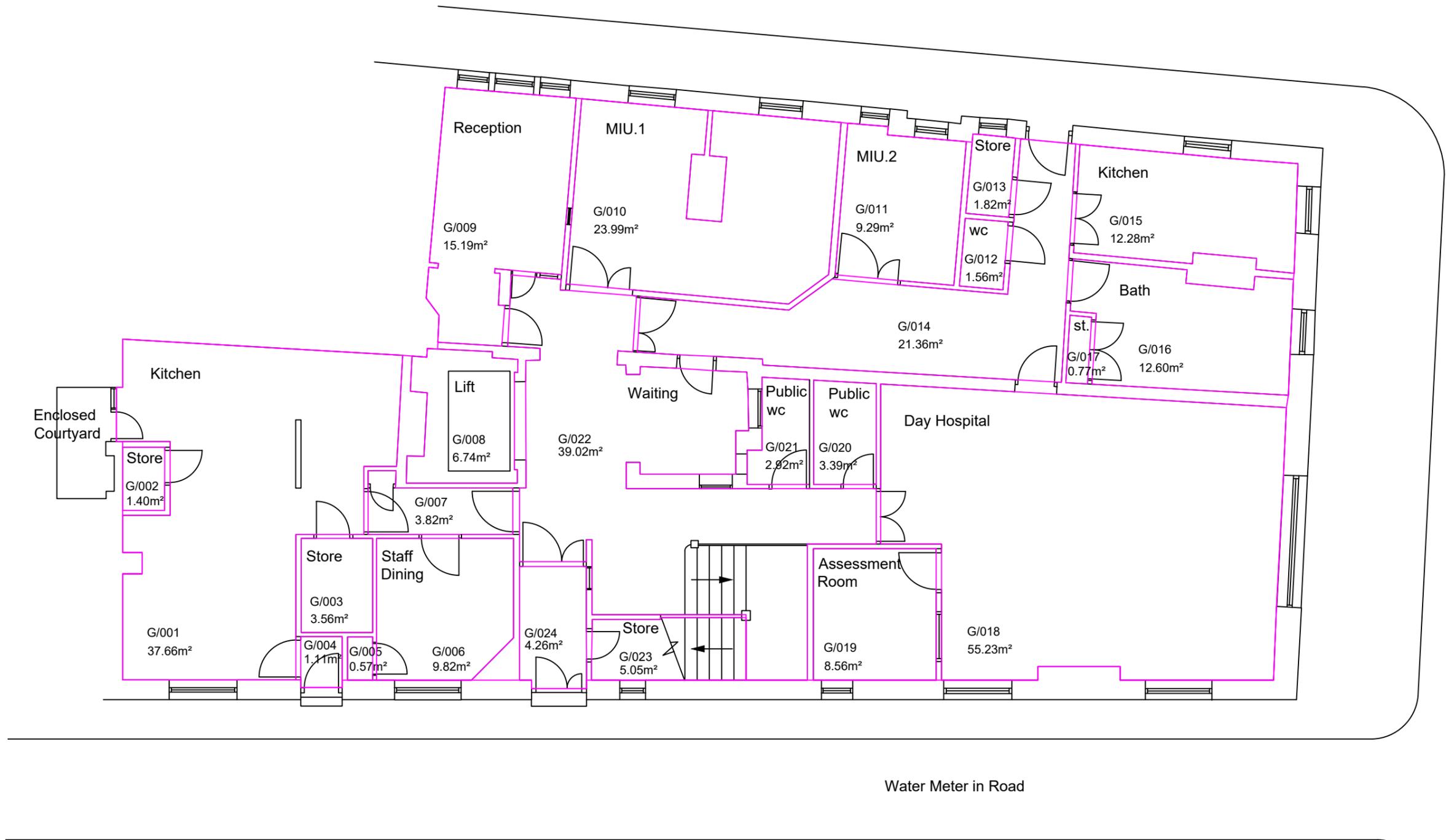
Eastgate House
South Street
Totnes
Devon TQ9 5DZ
Tel: (01803) 865660
Fax: (01803) 865611

PROPOSED GROUND
FLOOR PLAN
Scale 1:100 Drawn BSV
Date November 2007
Drawing No. 05.678.52a

Existing Survey

Existing Ground Floor Plan - College Hospital

GROSS AREA
304.97m²

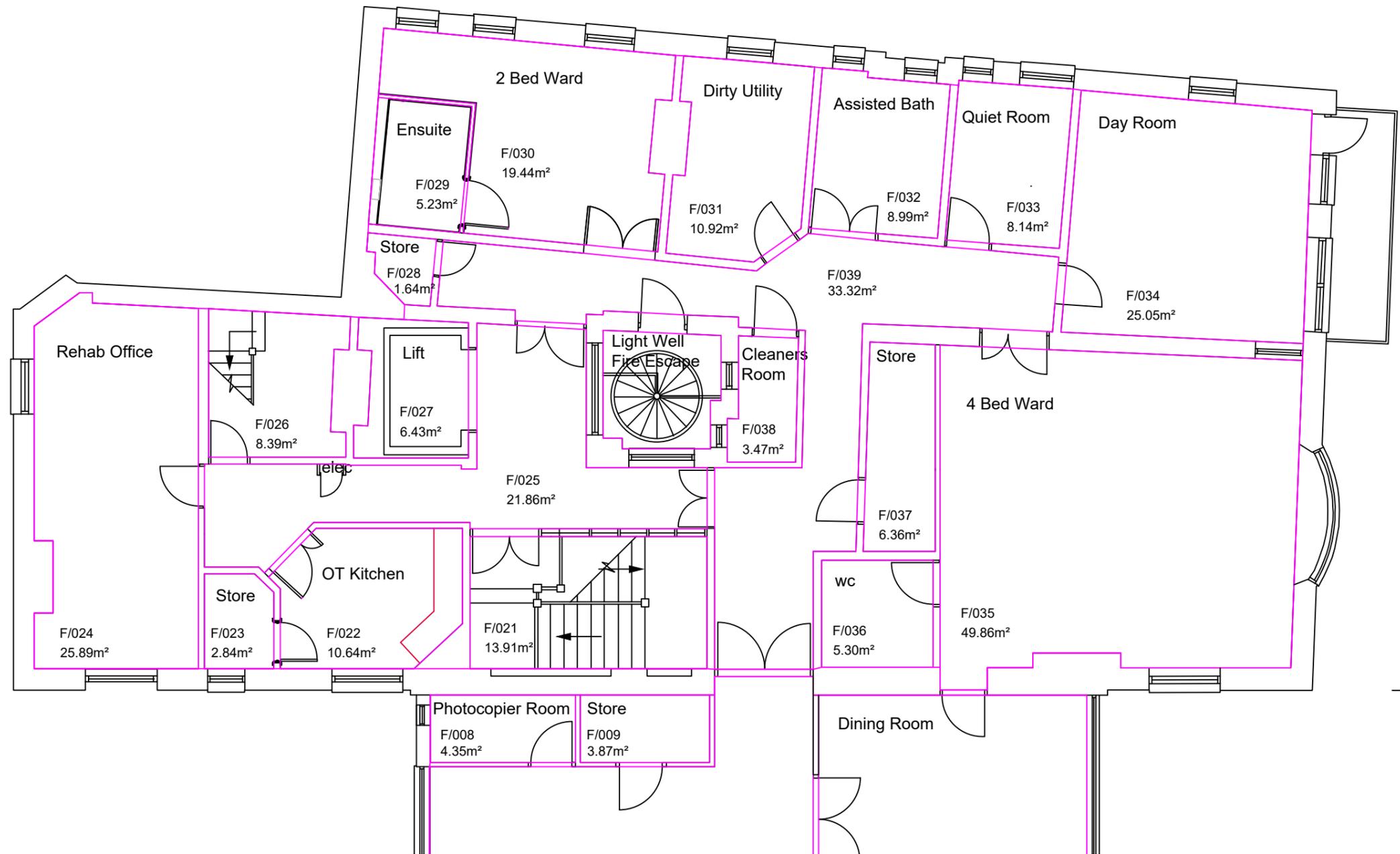


Scale = 1:100 @ A3

Existing Survey

Existing First Floor Plan - College Hospital

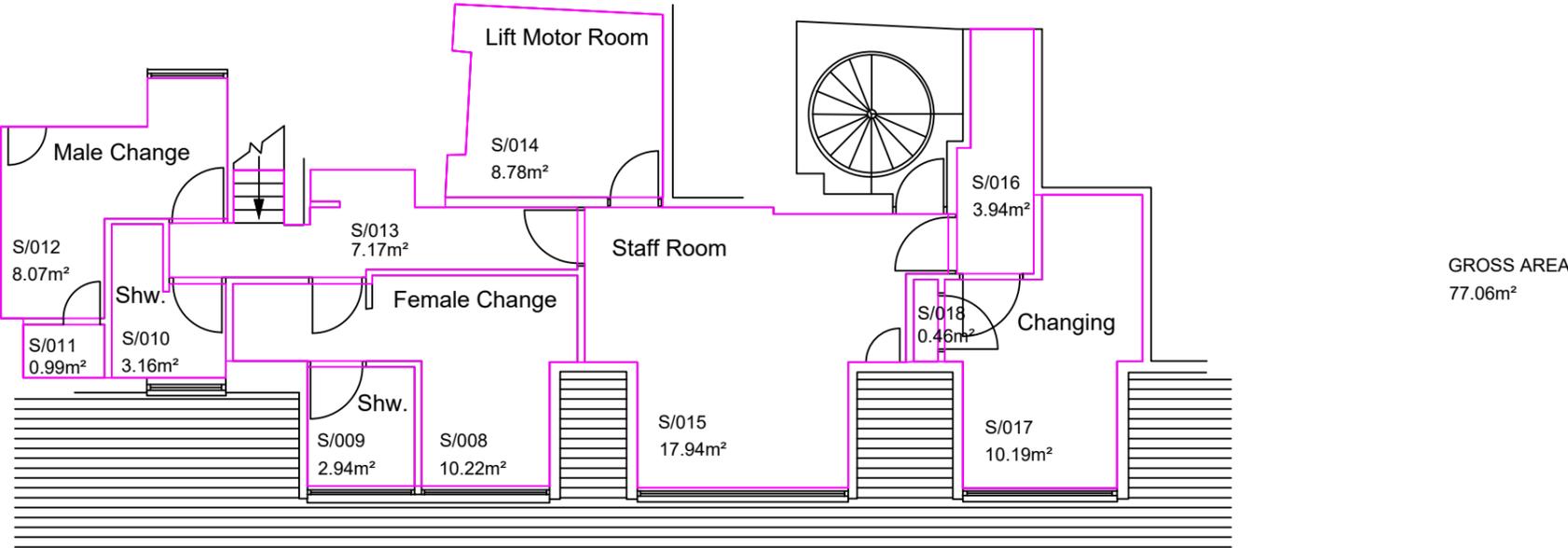
GROSS AREA (Light Well Not Included)
294.14m²



Scale = 1:100 @ A3

Existing Survey

Existing Second Floor Plan - College Hospital



Scale = 1:100 @ A3

Existing Survey

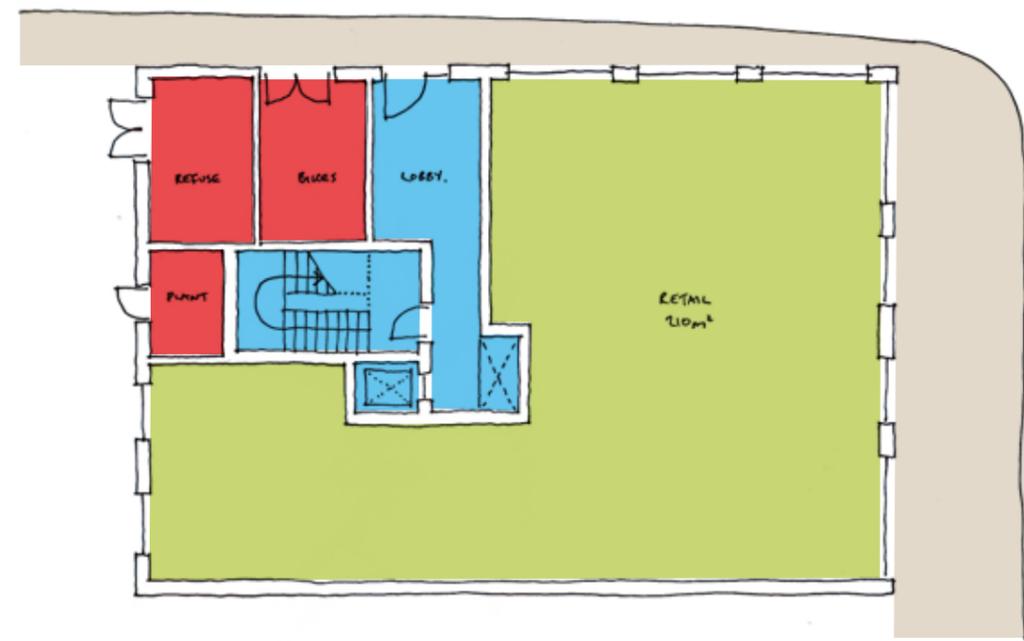
Existing East Elevation



Scale = 1:100 @ A3

Sketch Plans

Design Development



Scale = 1:200 @ A3

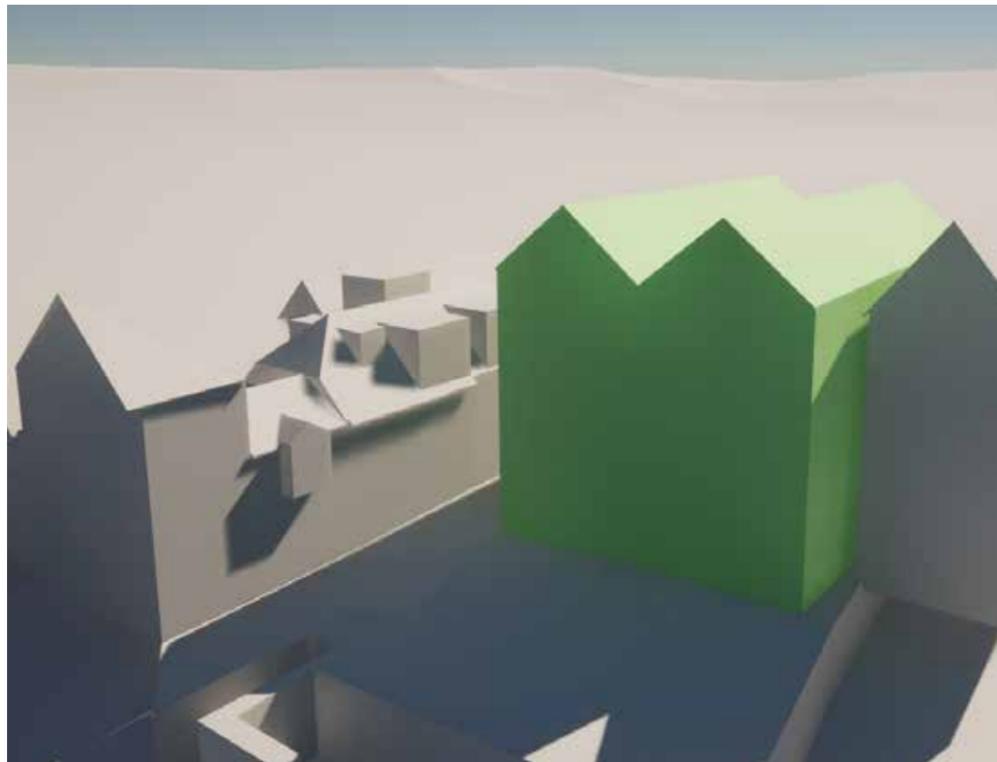
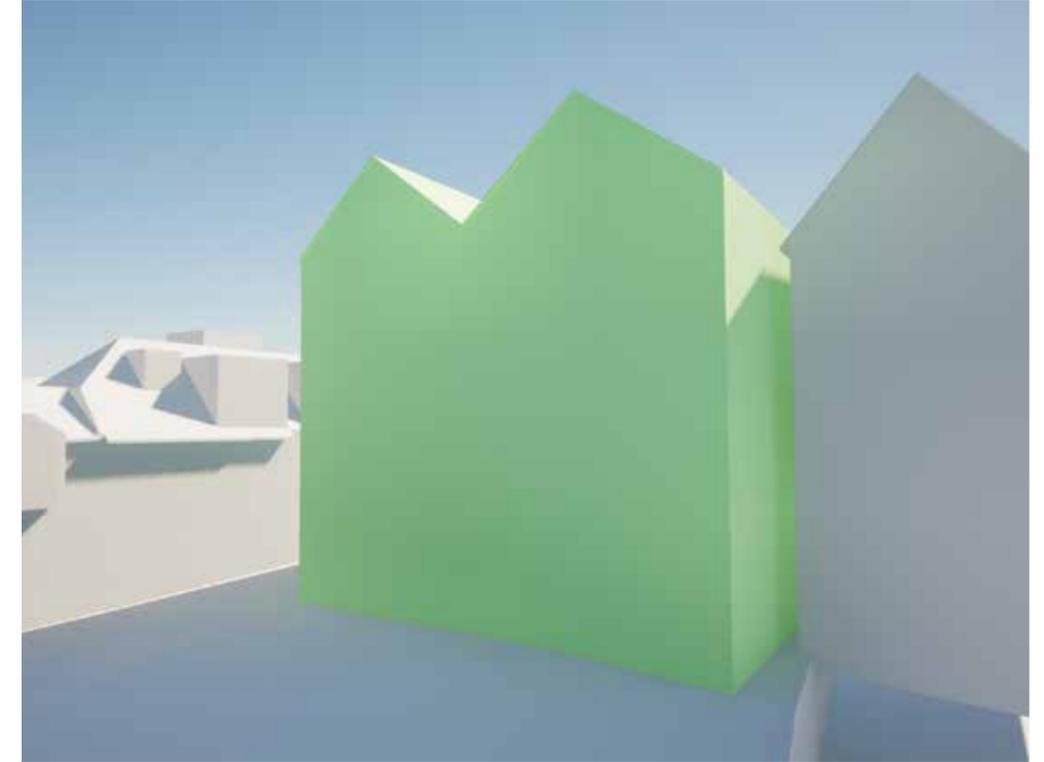
Massing Studies

Massing Model

The massing model images opposite illustrate our design process, when developing our initial concept designs for the replacement building, we fully considered the height and forms of the adjacent buildings.

With proposed roof height to match the adjacent apartment building, and roof forms following the neighbouring building, creating a street presence.

The resultant design, offers a simple form, of a dual pitched roof form, aligning with the neighbouring properties.



Sketch Elevation

Diagram Section

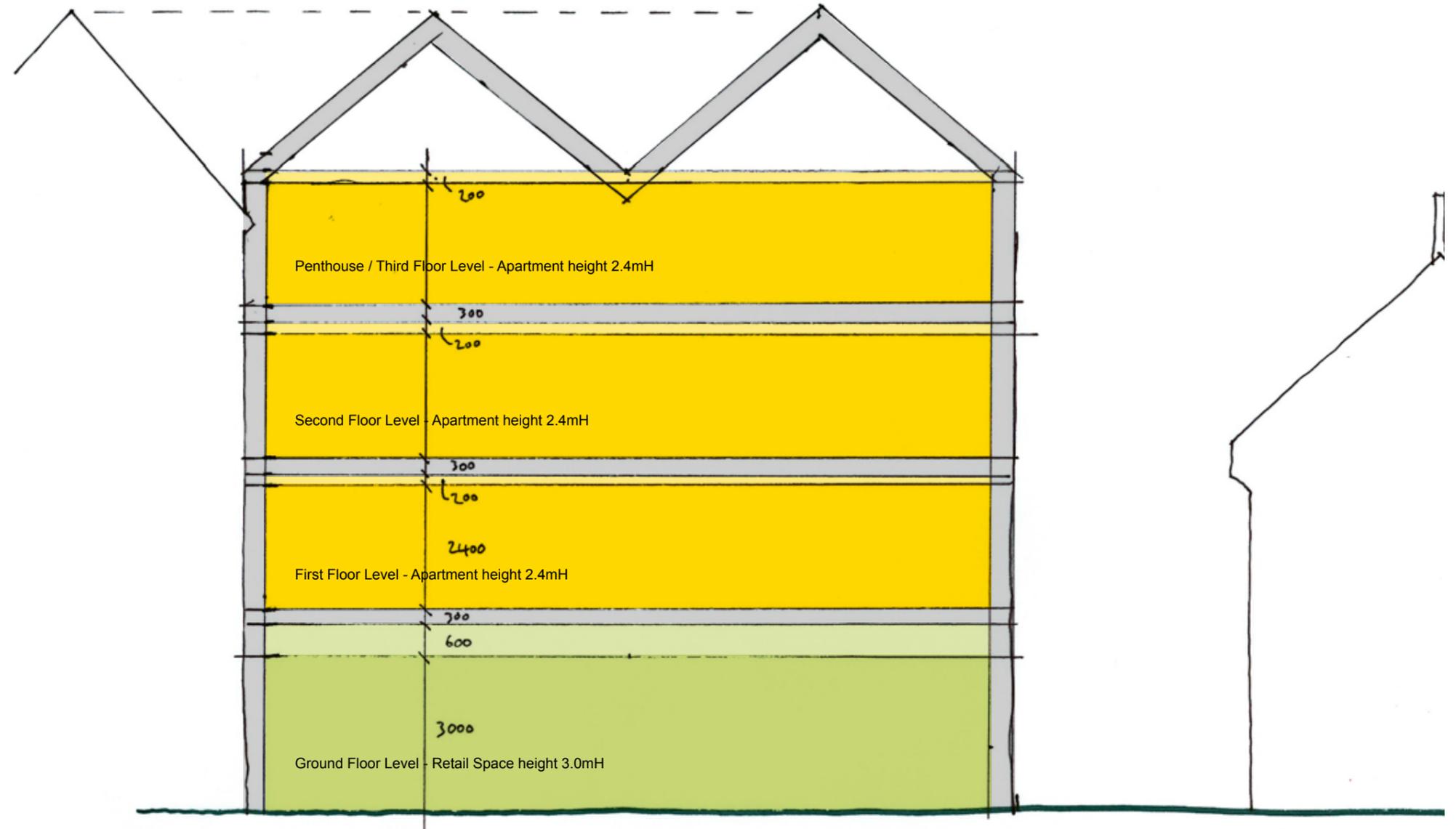
This diagrammatic section, sets out the design principles we have adopted when planning out the levels.

With the higher ceiling height of 3.0m allowed for on ground floor to serve the open plan retail space and a standard 2.4m ceiling height to serve the apartments.

With allowance for floor build up and service zone, the resultant storeys allow for 3 x levels of residential and 1 for retail.

On the upper floor, the apartments, benefit from open vaulted ceilings, to allow more generous penthouse apartments.

We also ensured that the ridge lines of the roof would match the neighbouring properties ridge heights.



Scale = 1:100 @ A3

Sketch Elevation

Design Development

During the design process, we explored several options for materials and roof forms.

We looked at brick and a series of flat roof designs, and incorporated elements of each into the final solution, as illustrated here.



Brick Frontage with wider glazed openings - gable roof forms



Brick Frontage with arched opening - gable roof forms



Smooth white render with larger glazed openings - gable roof forms



Smooth white render, balconies and larger glazed shop fronts - gable roof forms



Smooth white render, balconies and larger glazed shop fronts - flat roof form



Smooth white render, balconies and arched glazed shop fronts - gable roof form

Proposed Plans

Old Hospital - Ground Floor

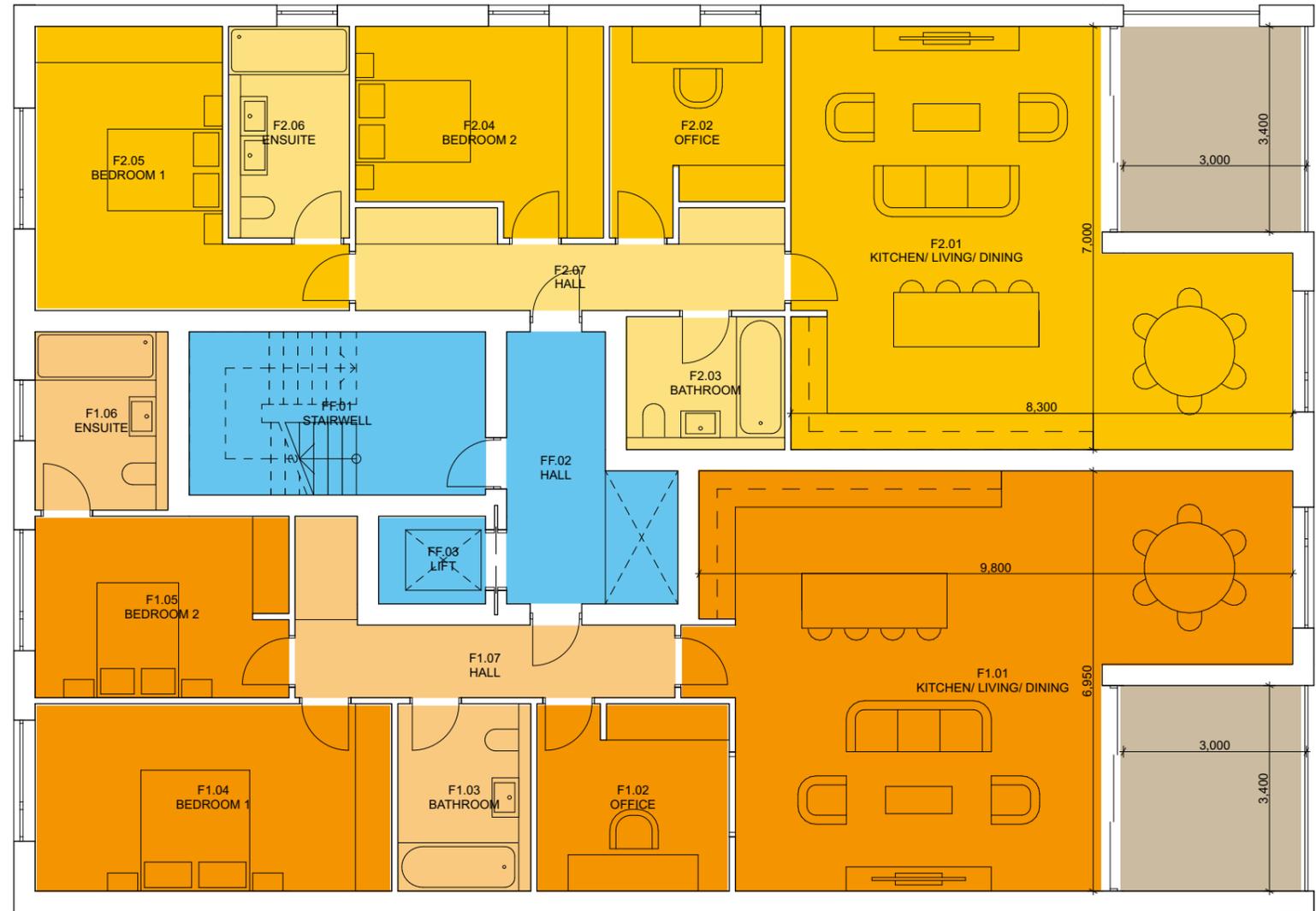


Scale = 1:100 @ A3

Proposed Plans

Old Hospital - 1st - 3rd Floor

01_07_213



01_07_210

01_07_212

Scale = 1:100 @ A3

Proposed Plans

Cottage Hospital - Ground Floor



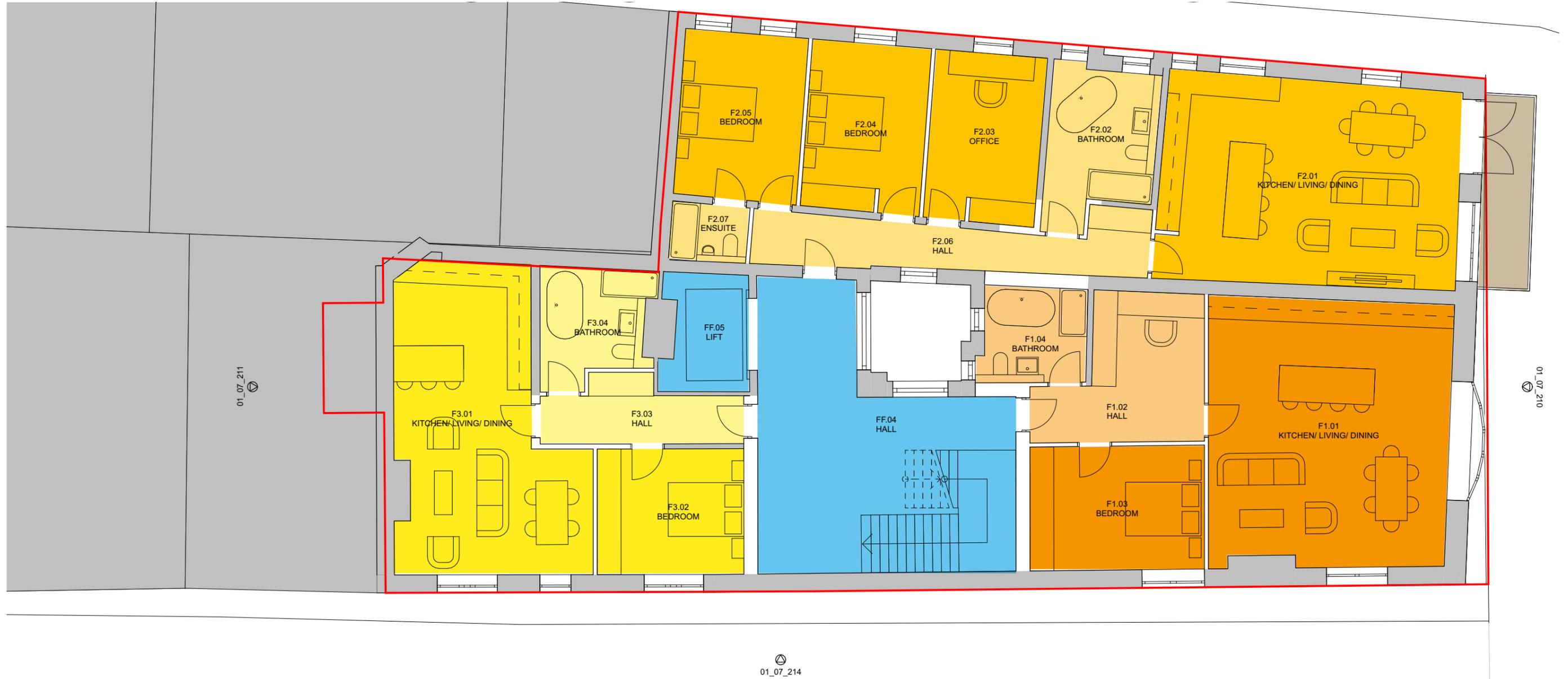
01_07_214

Refer to 363-DHD_07_100a for Proposed Ground Floor Plan - Old Hospital

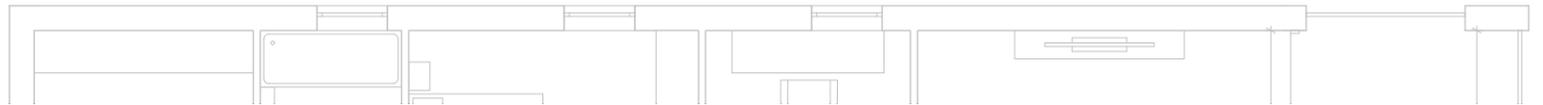
Scale = 1:100 @ A3

Proposed Plans

Cottage Hospital - 1st Floor



Refer to 363-DHD_07_111a for Proposed
First to Third Floor Plan - Old Hospital



Scale = 1:100 @ A3

Proposed Elevations

East Elevation



Scale = 1:100 @ A3

Proposed Elevations

West Elevation



Scale = 1:100 @ A3

Proposed Elevations

North Elevation



Scale = 1:100 @ A3

Proposed Elevations

South Elevation



Scale = 1:100 @ A3

Proposed Elevations

North Elevation



Scale = 1:100 @ A3

Area Schedules

Building and Flat Areas

Schedule of Dartmouth Hospital

		Hospital		Cottage	
		GIA/ m ²	GEA/ m ²	GIA/ m ²	GEA/ m ²
Ground Floor	Retail	207	229	187	211
	Residential	43	49	51	57
	RPB	37	44	65	72
First Floor	Residential	276.2	322.5	294	334.9
Second Floor	Residential	276.2	322.5		
Third Floor	Residential	276.2	322.5		
Total		1115	1290	597	675

Schedule of Flats

		Hospital		Cottage	
		GIA/ m ²	GEA/ m ²	GIA/ m ²	GEA/ m ²
First Floor	Flat 1	121	151	75	89
	Flat 2	111	140	106	123
	Flat 3			60	74
Second Floor	Flat 1	121	151		
	Flat 2	111	140		
Third Floor	Flat 1	121	151		
	Flat 2	111	140		
Ground Floor	RPB	37	44	65	72
Total		733	917	306	358

Artistic Impressions

Street View

Proposals for the new build apartment building, have been carefully selected to suit the surrounding streetscape, with the proposed building height set to align with the adjacent building and the roof form has been designed as a dual gable, creating a simple yet elegant form, which aligns with both the gable ends of the adjacent apartment building and the old cottage hospitable gable ends, creating a unified street presence.

The old cottage building will be carefully restored with the historic fabric of the original facades, preserved but re-conditioned to ensure original brick details, and stonework are re-pointed and restored to allow the original features to be preserved and enjoyed long-term.

Previous ill-fitting additions such as the dominant glazed balcony, which does not suit the architecture of the original cottage building will be removed and replaced with more sympathetic interventions. Windows will be fully refurbished and retained where possible and replaced with suitable timber sash windows to match where previous inappropriate additions have been introduced.

The former hospital building, constructed in the 1970's has served it's useful life and now sits derelict, with opportunity for anti-social behaviour and vandalism.

By bringing the proposed building footprint forward to meet the adjacent apartment building and old cottage hospital, the redundant undercroft car park area will be better utilised, and a new streetscape formed along mansion house road to connect users through the proposed retail spaces.



Artistic Impressions

Street View

Proposed Materials

A simple palette of materials has been selected for the design of the proposed apartment building, creating a clean, timeless look, improving the overall streetscape and kerb appeal of the old hospital site.

Smooth white render provides a clean, durable finish with good weather resistance, enhanced insulation, and aesthetic appeal for the main building facade.

Its white colour reflects solar radiation, contributing to cooler buildings and a less overheated urban environment.

Aesthetically, it provide a clean, yet durable surface, whilst safeguarding walls from weathering and moisture, contributing energy-efficient homes by providing thermal insulation and reducing heat loss.

On the ground level, full height glazing has been introduced in curved shop fronts, to distinguish the differing use class of the ground floor as retail. The glazed shop frontage will provide sleek, professional appearance, whilst maximising light and product viability to attract customers and create a welcoming atmosphere.

The introduction of arched glazed openings, pay homage to the adjacent apartment building, with arched doorways serving the balconies on the lower floor.



Conclusion

Design Statement Summary

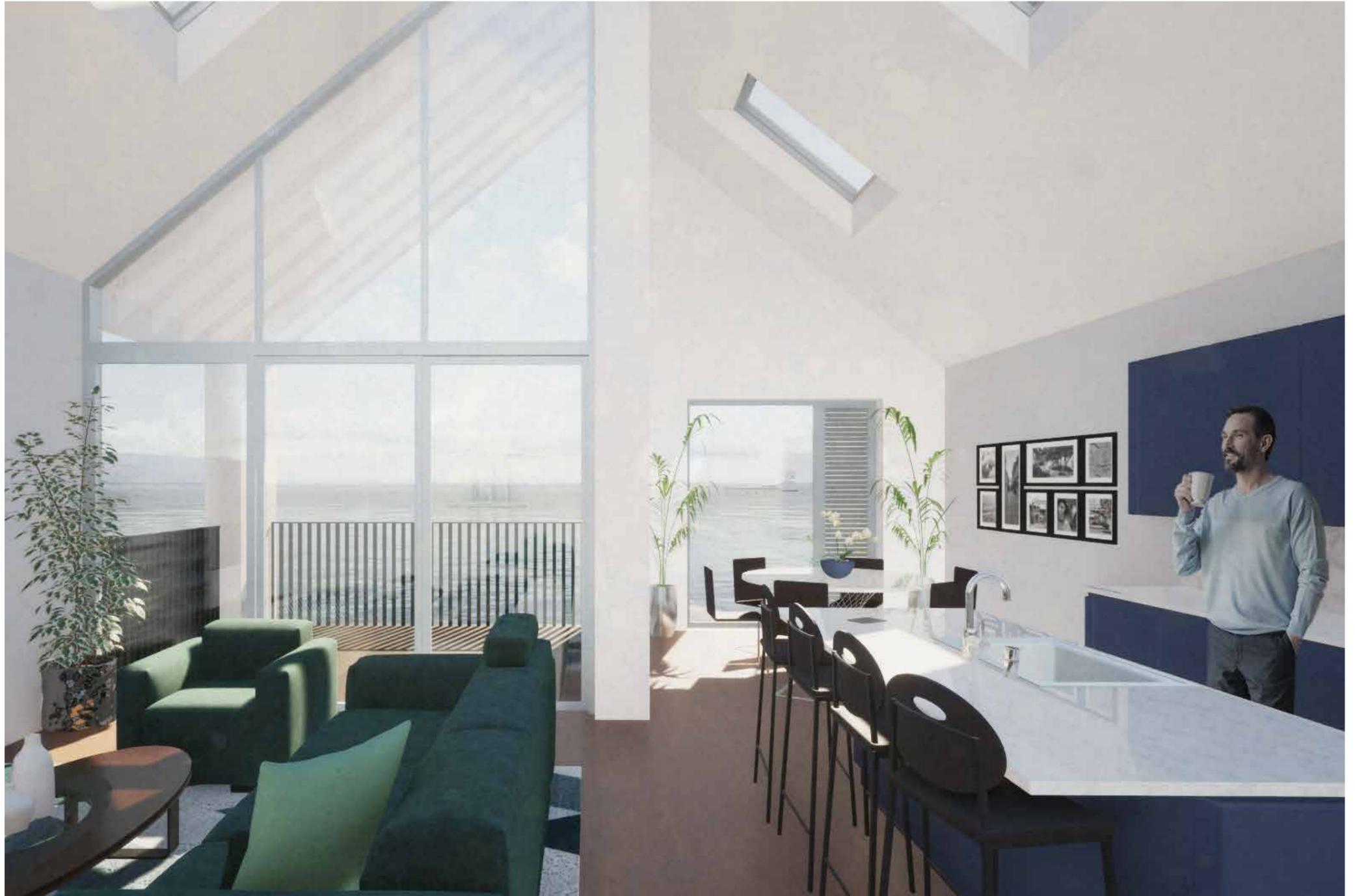
Our design proposals seek to improve the function, use and the visual impact, this building has on the prominent location of Dartmouth's South Embankment.

The old hospital extension is no longer used and sits derelict in a bad state of repair and is not only an eye-sore for the community but poses social concerns. Our proposals seek to demolish the old hospital extension, replacing this with a well considered, addition to the streetscape, offering both commercial and residential premises to benefit the locale and visiting tourists alike.

Careful consideration of key policies, such as flood risk, parking standards, surface water drainage, waste management as well as key design principles have been demonstrated within this document to ensure the proposed development sits suitably within the context of both the listed streetscape and the frontage of river dart promenade.

This document forms part of a pre-application for the site and we would be grateful if this could be taken into consideration when providing the pre-app guidance to allow us to formalise a Full Planning Application in due course.





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