

### Key Design Principles

#### 1. Providing a Diverse and Sustainable Housing Mix

The proposals look to achieve approximately 70 new homes for affordable rent with an anticipated mix of 2-3 bed 2-storey houses and 1-2 bed flats/cottage flats. All properties will be designed to adopt the governments **Housing for Varying Needs (HfVN)** standards and that of Police Scotland's **Secured by Design (SBD) guidance**. A percentage of the units will also be designed to **wheelchair adaptable** standards. A fabric first approach will be adopted throughout to **provide warm & healthy homes** - prioritising high levels of insulation, ventilation, airtightness and low carbon heating solutions.

#### 2. Providing Usable Open Space

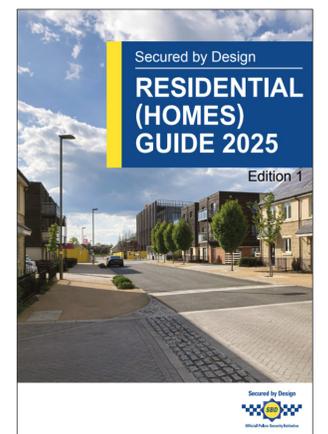
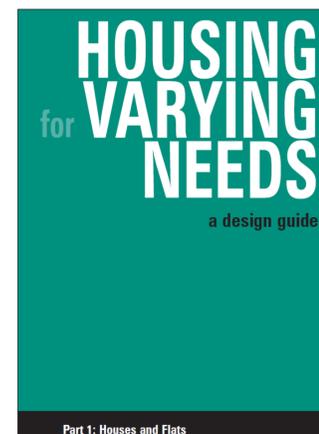
Given the sites current designation as an Urban Greenspace, the proposals will look to **maximise open space and amenity**. Consideration will be made to incorporating a mix of **formalised amenity** such as the inclusion of distinct spaces for sitting/playing, **incidental amenity** by including pockets of green spaces and trees within streets and **community led amenity** with proposals for a potential community growing space currently in discussions. In line with current planning requirements, an emphasis will also be placed on encouraging and enhancing biodiversity by providing a mix of plant species across the site.

#### 3. Providing Connectivity to the Wider Community

The proposals seek to respond to the formal and informal path routes that already exist around and through the site. **Vehicular access** will be maintained directly from Commercial Road. Streets will be developed to **Designing for Streets** principles - adopting traffic calming measures and placing emphasis on the provision of **safe and pleasant pedestrian routes, punctuated by areas of green space**.

#### 4. Providing Facilities for The Local Community

A new **Multi-Use Games Area (MUGA)** will be located on the site for use by both the school and the wider community. Early proposals also indicate the potential for a **community growing space** adjacent the school.



- Site Boundary
- Terraced/Semi Detached Homes (3 bedroom)
- Terraced/Semi Detached Homes (2 bedroom)
- Flats (1 bedroom)
- Flats (2 bedroom)
- Cottage Flats (1 bedroom)
- Private / Communal Gardens
- Amenity Space
- ↔ Vehicular Access to Sites
- ↔ General pedestrian links through site (connectivity)
- Potential Retention
- 2** Storey Height

