



Proposed Development Strategy **Blairmains, Blairlogie**



— Proposed Development Area

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The Site

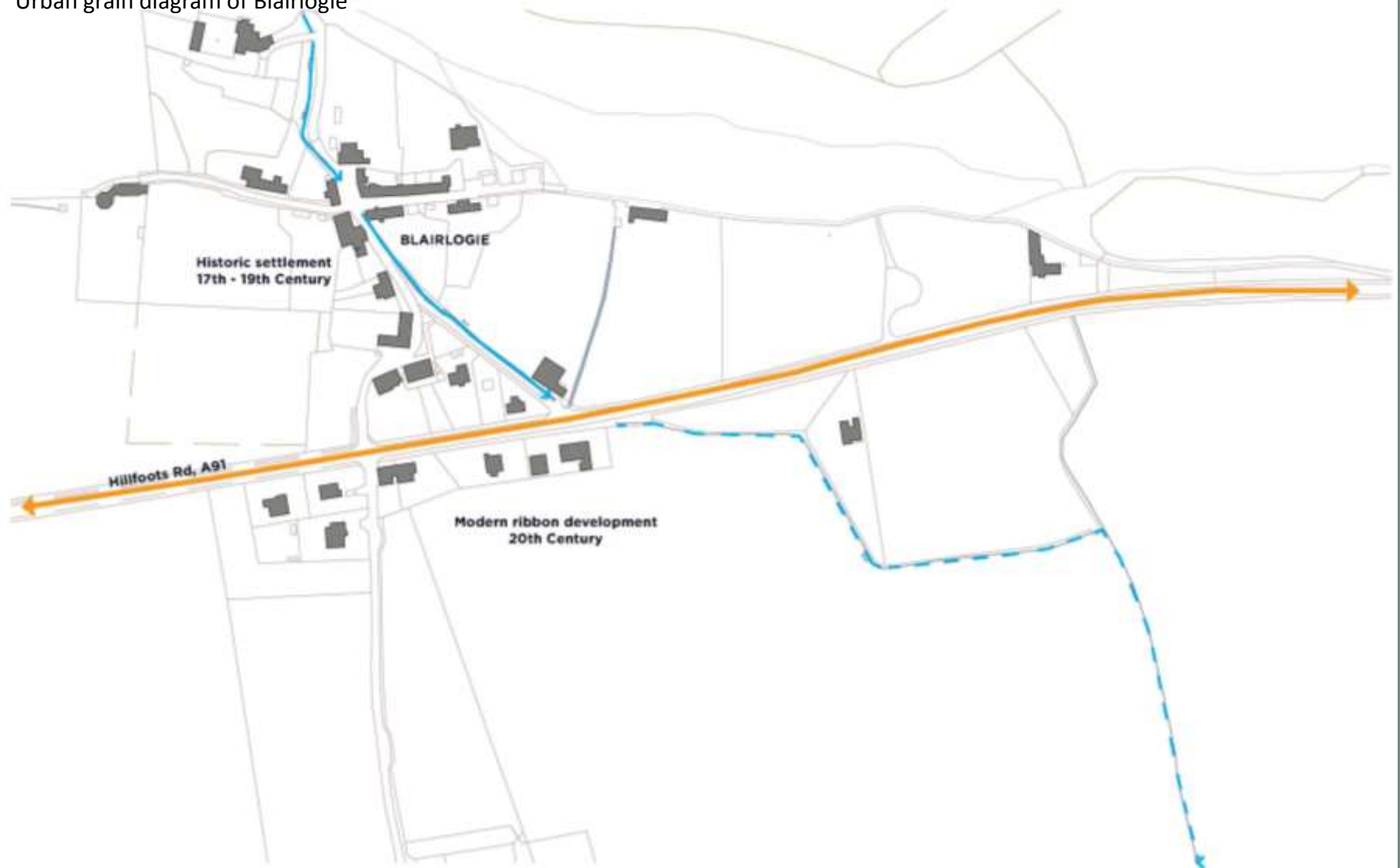
View from Dumyat



— Proposed Development Area

Landscape Context

Urban grain diagram of Blairlogie



Urban Grain



Historic settlement: 17th – 19th century

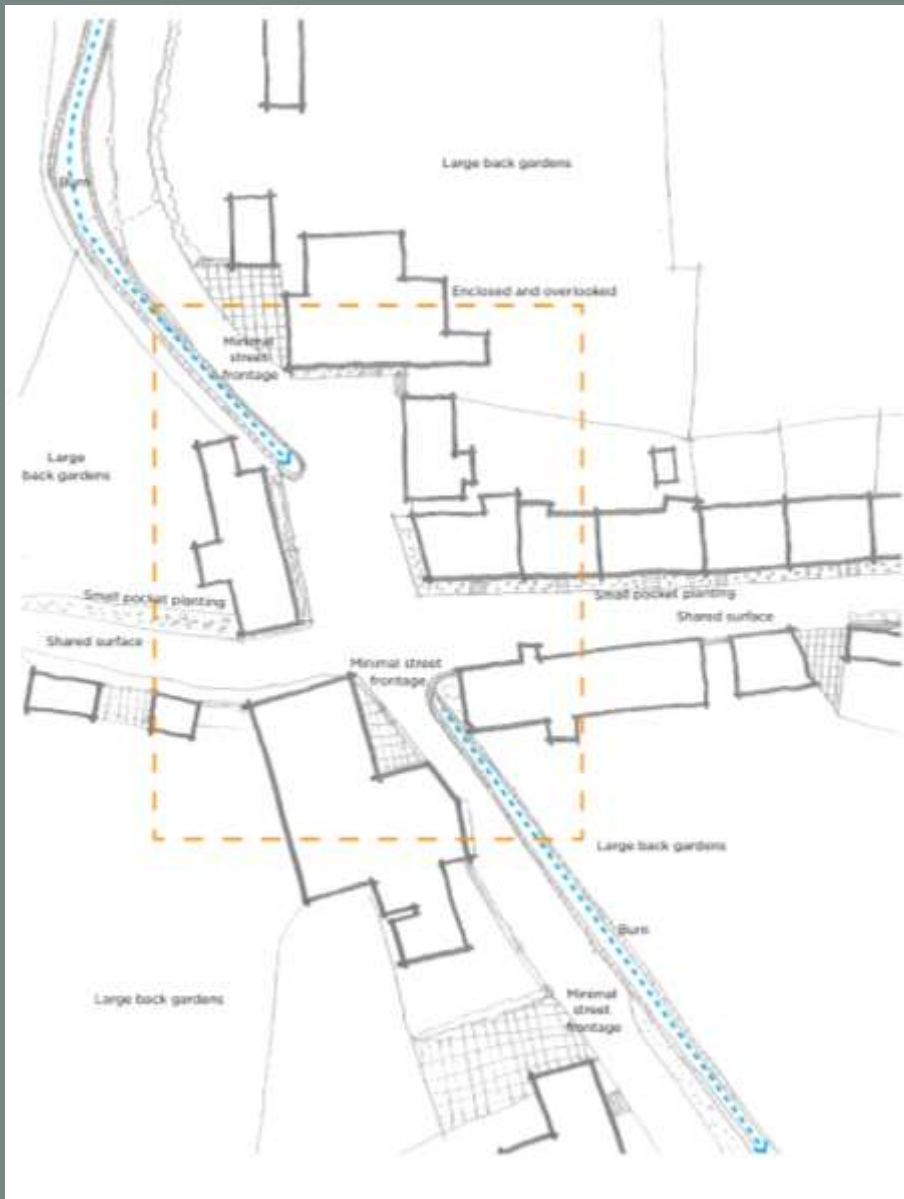


Modern ribbon development along Hillfoots Road: 20th century

Character



Historic Settlement: Layout and Character



Minimal street front gardens and large back gardens create **enclosed and continually overlooked streets**.

Informal groupings around street structure gives an individual and organic feel to the structure of the village.

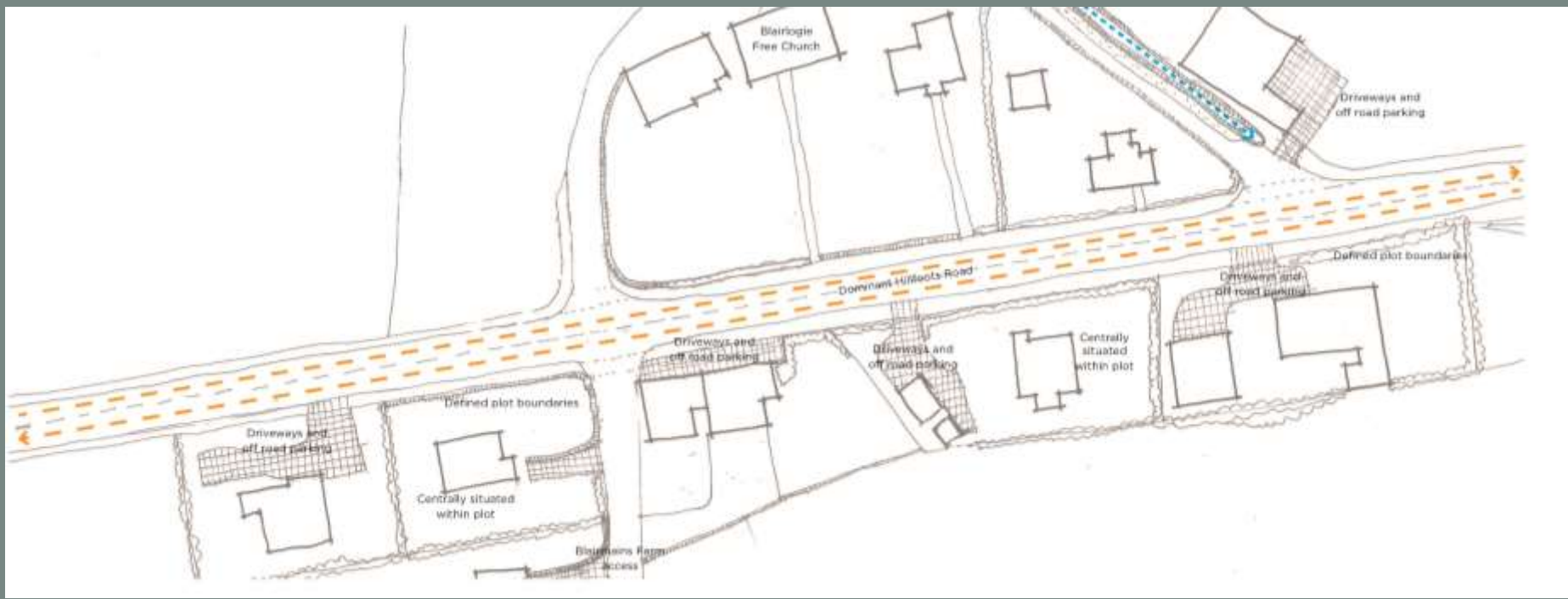
Shared surface streets add to the enclosed and sheltered character.

Alignment to **natural features** such as tree groupings, the topography and burn make the village seem “nestled” within its surroundings.

Historic Settlement: Design Principles



Later Development: Detailed Character



Individual houses create a diverse feel to the ribbon development, however, the buildings lack the richness and character of the houses in the historic settlement.

Majority of square plots and buildings are situated well within the plot which gives the impression of small gardens in comparison to the historic settlement.

The buildings are uniformly aligned to Hillfoots Road with individual driveways and off-road parking.

Well defined plots with a mixture of hedges, trees and different walls which lacks a sense of continuity among the individual houses.

Later Development: Design Principles



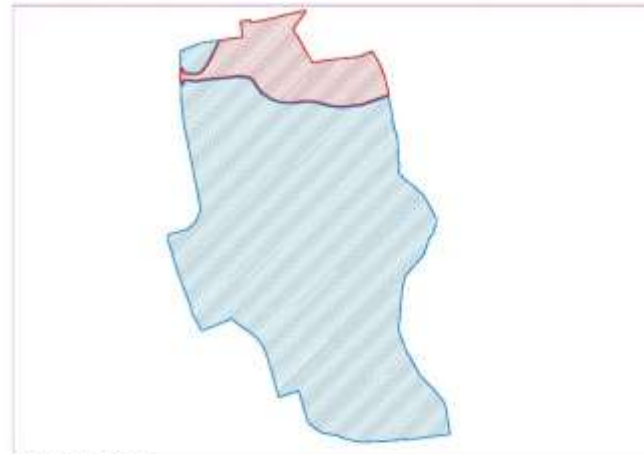
— Previous Development Area

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Previous Development Boundary



New Community Square - New layout for further details
 Community car parking spaces
 Pedestrian and secure vehicle access to allotments and Community Pond - Access provides safe pedestrian link for existing residents to all Community facilities



13 New community allotments (10m x 20m) with associated pathways and vehicle parking
 Sewage treatment plant serving any new development and water recycling provision - subject to MBPA approval (REF: COM0110033)
 0.2500 pond for treatment of surface water drainage - landscaped to form Community Pond

- Notes**
1. Drawings are property of Mactis Associates and should not be reproduced without written consent.
 2. Do not scale from drawings.
 3. All dimensions to be checked on site prior to growing materials.
 4. Drawings should be read in conjunction with all structural and services engineer drawings and specifications.

Previous Proposal



Starting point: the view from Dumyat

Revised Development Proposal



Creating a landscape framework

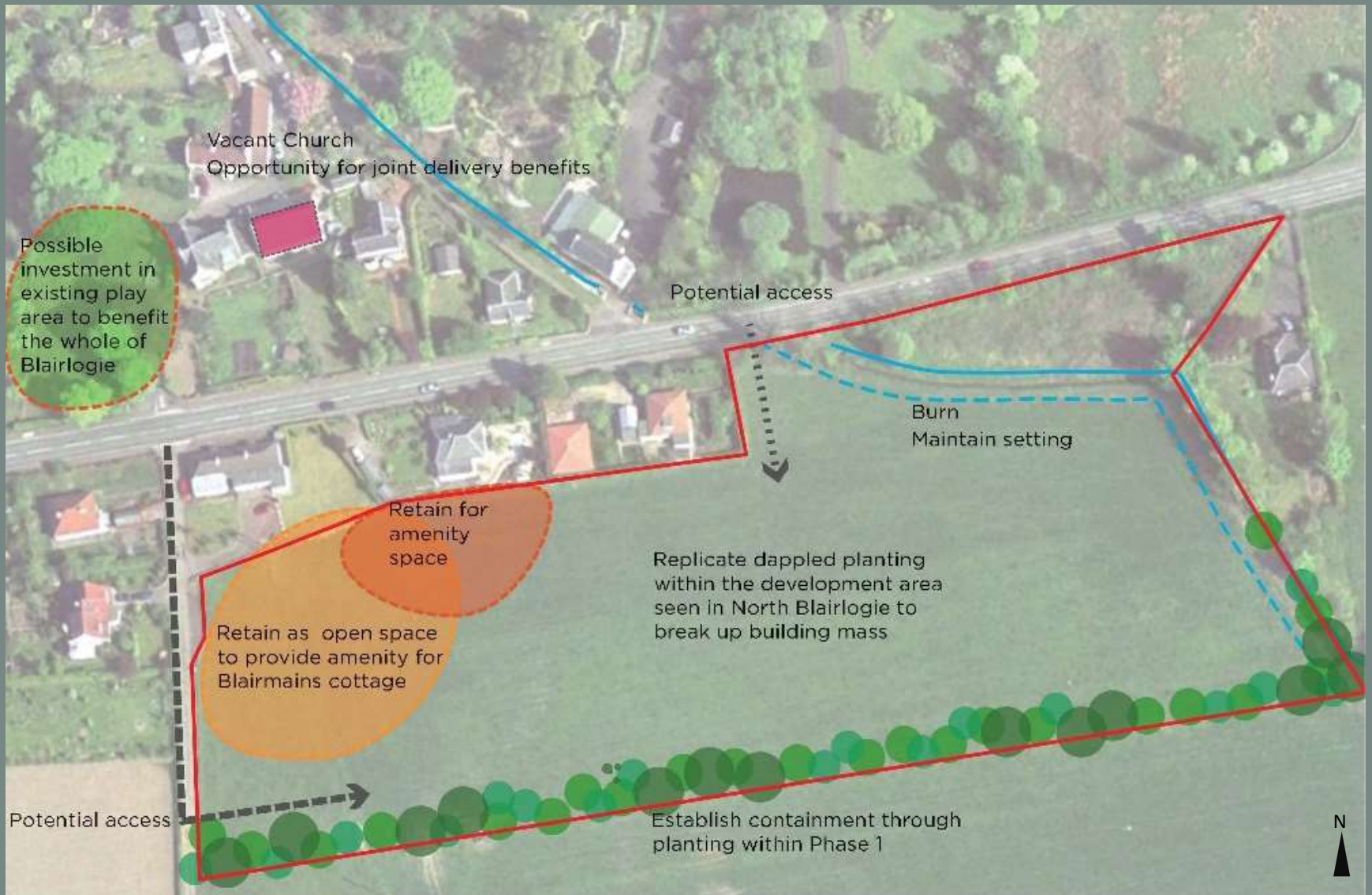
Development Proposal



Proposed Development Area

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Revised Development Boundary



Proposed Development Area

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Design Principles

Design Principles for the new development should be as follows:

- The development should seek to positively contribute to the Conservation Area and be properly integrated and not a bolt on;
- Simplicity of building form with common materials;
- Individuality through detail in terms of window positioning and scale, doorways and other features;
- Use the landscape to break up the building mass;
- An absence of lines and markings, with shared surface and inherent low speed design features;
- Traffic calming measures to A91;
- Low carbon housing designed to meet the 2016 Scottish Building Standards and Scottish Building Regulations Section 7 Gold Standard for sustainability.

Design Principles



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Development Proposal

- 13 architect-designed new homes within landscape setting: a planned next step in the evolution of Blairlogie;
- Conservation Area status does not preclude the principle of development but does influence and control design;
- Analysis shows a natural edge could be created to Blairlogie which would be reinforced through new planting: this would contain the edge of an expanded settlement and improve on local habitat linkages;
- An open space setting would remain with the remainder of the Blairmains land area and arguably the Conservation Area will be better defined;
- Vehicular/ pedestrian access would be taken off the Blairmains access road;
- Additional pedestrian access to Hillfoots Road encourages permeability;
- Building footprints reflect those of the existing properties;
- No flooding constraints have been identified by SEPA for the site.

Summary