

home
Scotland



**Mill O' Mains
Community Regeneration Masterplan
Home Scotland**

October 2008
Revised May 2009



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home Scotland

1.0 Introduction & Design Statement

**Mill O' Mains
Community Regeneration
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Masterplan for Mill O' Mains

This masterplan has been produced by HTA for Home Scotland working in close collaboration with the residents of Mill O' Mains and Dundee City Council.

Home Scotland were invited to look at 16 vacant sites on Mill O' Mains in early 2007. The Home Group produced a proposal for developing the 16 sites.

Mill O' Mains benefits from a strong local community and following consultation with local people it was agreed that developing the 16 sites would not tackle the underlying problems that Mill O' Mains was experiencing.

This masterplan sets out a vision for how the estate's problems can be dealt with and a new and better place created.

Overarching Statement

Our masterplan proposals for Mill o Mains are designed to help create a popular sustainable neighbourhood. To do this we need to make Mill o Mains a place where people choose to live, a place that is desirable in Dundee.

We believe that this requires significant change. The existing layout is confusing and unsafe with its separate network of footpaths and cul de sacs. The flats are largely unpopular and should be replaced. The area is isolated within the city and suffers from stigma as a result. The existing open spaces are of poor quality. Our plan proposes to change all these things, creating a new place that is better connected to the rest of Dundee, with family housing with private gardens on conventional streets in a neighbourhood characterised by high quality open space.

To do this we have gone beyond the simple approach of just building new housing on the footprint of the old flats. We have realigned roads, created improved open spaces, greatly increased the proposed supply of new family housing and attempted to look beyond the boundaries of the existing estate, considering how local shops will function in the future and how public transport can be encouraged to serve the area effectively.

This proposal is considerably more expensive than simply building some houses on the open spaces left over by previous demolitions, but we believe it will also bring about long term benefits. We intend to fund part of the increased cost through 'cross subsidy': selling houses on the open market and using the profits to fund improvements to Mill o Mains. We propose that a proportion of the houses we build will be private housing for sale. As we also intend to replace existing flats with new houses with gardens, we need to increase the area of land that is built upon. This means building on existing open space.

Building on these spaces is necessary to bring about the degree of change needed to make Mill o Mains a sustainable, popular neighbourhood, and should be seen in the context of the quantity of open space that Mill o Mains currently sits within. Building on these spaces will allow us to fund the large scale improvements we propose, and will help connect Mill o Mains to its surroundings. We propose to retain and improve significant areas of open space, in Mill o Mains, along the Dighty and in the adjacent Mill o Mains Park.

The proposals balance competing factors in an attempt to create a new place. There will be different kinds of high quality open space for different purposes. There will be popular family houses, for both subsidised rent and private sale, in a safe and well connected neighbourhood. The image of Mill o Mains will have been changed, leaving a regenerated and desirable area of suburban Dundee.

The Future of Mill O' Mains

It is important to note that the proposals within this document should be treated as a minimum standard to achieve a good quality sustainable development.

At every stage all stakeholders involved in the detailed design and delivery of the project should always seek to achieve a higher standard through:

- better design of housing, external landscaping and boundary treatments, as well as other initiatives such as public art.
- the increased involvement of the community in the design of their homes, the renaming of streets, and employment opportunities.
- the development of environmentally sustainable programmes such as community energy projects, combined heat and power, and recycling provisions that empower the local community and exceed current best practices.



Why is Change Required?

The existing residents are at the heart of our proposals and the aim is to improve their quality of life and opportunities.

Over recent years the number of residents has declined dramatically and the area has become less popular. The demolition of flats across 16 sites has removed some of the worst buildings, but left a smaller community and increased the reputation of Mill O' Mains as an area with considerable problems.

At the same time, the 2 storey houses, or semis as they are known locally, remain popular and many have been bought under right to buy.

The redevelopment proposals provide solutions to many of the existing problems and build upon the assets of the area. The regeneration of Mill O' Mains offers a unique opportunity for a better housed, inclusive and sustainable community.

Some of the existing residents have good memories of how Mill O' Mains used to be - an attractive place to live with a strong sense of community. They fondly remember the open plan estate and the way that the separation of cars and pedestrians allowed them to feel that their children were safe. This impression has changed now, and the feeling is of an unsafe place. It is the separation of people and cars, so popular initially, that lies behind many of the problems encountered in Mill O' Mains

This Masterplan proposes a forward looking, creative and innovative solution which will deliver affordable high quality housing, and promote a sustainable neighbourhood that local residents need and deserve.

Many residents have already chosen to make this area their home and these proposals build on their experiences and aspirations for the area. The aim is to encourage them to continue to live in Mill O' Mains and support the community to grow and develop in the future.



The Purpose of the Masterplan Document

This document has been prepared as a design guide for the regeneration of Mill O' Mains.

It includes illustrative material of the proposals which have been developed in consultation with Home Scotland, Dundee City Council, Scottish Government and the residents of Mill O' Mains.

The document acts as a record of the design process that has produced the proposed masterplan layout and the consultation events that have influenced design decisions.

The aim of the masterplan is to illustrate the key concepts relating to density, phasing and layout which should be followed throughout the redevelopment. In support of this we have described design concepts relating to the new street network, the open space and landscape, and the building designs, which should be adopted wherever possible.

The masterplan layout is not intended to represent the final proposal for the new Mill O' Mains.

Each of the phases will be developed in detail with further consultation, and will each be subject to the requirements of a detailed planning application.

This will enable the masterplan concepts to be maintained whilst retaining flexibility to respond to the changing housing needs of the new population within Mill O' Mains specifically and changes to the rest of Dundee generally.



Mill O' Mains

Regeneration Masterplan

Home Scotland

October 2008 - Revised May 2009

Section 1.0: Introduction & Design Statement

The background and the process with key points of the scheme development summarised for ease of reference.

Section 2.0: The Masterplan: Drawing & Description

The Masterplan Drawing illustrates a framework for the proposed redevelopment.

This section also includes a description of the existing estate, the original brief for the redevelopment and the background as to how the scheme has been developed.

Section 3.0: The Design Manual: What will Mill O' Mains be like?

The Design Manual contains information on the key characteristics of Mill O' Mains and is a reference guide for the design of the individual sites.

This section includes:

- Successful Places
- Street Layout and Design
- Landscape Design
- Landscape Strategy
- Community Open Spaces
- Parking Courts & Homezones
- Green Link & Play
- Ecology and Biodiversity
- Boundary Treatments
- Building Design
- Refuse Strategy
- Community Facilities

Section 4.0: Phasing Strategy & Rehousing Programme

This section includes information on the proposed phasing strategy and the rehousing programme.

It also includes information on the different characteristics of some of the different phases, along with the proposed range of densities and housing mixes.

Section 5.0: Services

The services as existing in Mill O' Mains.

Section 6.0: Consultation Record

The Masterplan Drawing and the design principles of the scheme were the subject of extensive resident consultation.

Other key stakeholders were also consulted, and this section records the meetings that have taken place to date.

Mill O' Mains

Regeneration Masterplan

Home Scotland

October 2008 - Revised May 2009



2.0 The Masterplan

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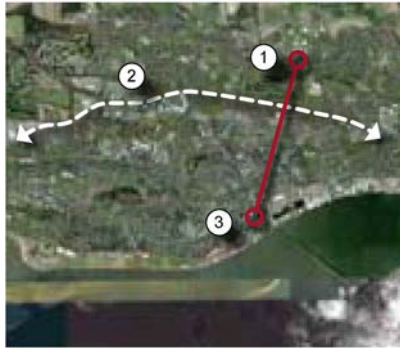
Context

The Design Manual contains information on the masterplan for Mill O' Mains and is based on analysis of the strengths and problems of the area.

This begins with looking at the context of the estate.

Key:

- 1. Mill O' Mains
- 2. Kingsway
- 3. Dundee City Centre
- 4. Fintry
- 5. Farmland
- 6. Caird Park
- 7. ClaverHouse
- 8. Forfar Road (to Aberdeen)
- 9. Morrisons Supermarket



Dundee Context



Local Context



Immediate Context

Analysis

Existing soft landscape 'left over'



Pedestrian routes confused



An analysis of Mill O' Mains was carried out in 2007/2008 and this underpins our masterplan proposals.

The analysis revealed the many positive aspects of Mill O' Mains including the strong community, the popular 2 storey houses and the access to open space.

The process included a walk about around the estate that allowed residents to take Home Scotland and the design team around Mill O' Mains to discuss specific problems. This included:

- Private dwellings and gardens are surrounded on all sides by public space or footpaths, leading to a lack of defensible space.
- It is unclear where front door is (particularly with the 3 storey flats).
- Lack of security of shared flat entrances.
- 2 storey houses are popular and many are privately owned.
- Low appeal of 5 storey walk-up blocks.
- Boarded up properties and gap sites.

Following this discussion and review we reached a conclusion about the main problems facing Mill O' Mains.



Poor definition of public and private space



Hard landscaped areas poorly overlooked



Analysis

The key conclusions of our analysis of the estate are as follows:

- Lack of clear and safe pedestrian routes or views through the estate.
- The existing road layout has a number of problems:
 - i) race track form of circular, untraffic calmed, Hebrides Drive.
 - ii) cul-de-sacs lead to parking courts that are remote from housing and are a focus for vandalism.
 - iii) limited vehicle permeability leads to difficulties for emergency services, as well as day to day visitors.
- Disjointed and poor quality public open space.
- Private gardens lack security.
- Poor definition and layout of public and private areas.
- Good access to Caird Park, Dighty Water and road network.
- Popular 1 & 2 storey houses.

The conclusions above have been formed following extensive consultation with the local residents and DCC and are generally accepted to be correct.



Mill O' Mains

Regeneration Masterplan

Home Scotland

October 2008 - Revised May 2009

Masterplan Objectives



Following the analysis, 5 key objectives have been identified for Mill O' Mains. They can be summarised as:

1. Houses on Streets

With overlooked and adjacent parking and private rear gardens.

2. Good Quality Public Open Space

Spaces that are well located, useable, and overlooked.

3. Better Connections

Legible and safe routes.

4. Popular House Types

Mill O' Mains should be characterised by housing types which are in high demand.

5. Positive Image

Improve perception of Mill O' Mains within the city.

Again, these objectives have been consulted on and are supported by local residents and the Mill O' Mains Task Group.



Proposed Masterplan

Key:

1. Community Hub with shops
2. Sheltered Lounge
3. Hebrides Drive
4. Barra Terrace
5. Mull Terrace
6. Gruinard Terrace
7. Lewis Terrace
8. Harris Terrace
9. Uist Terrace
10. Foula Terrace
11. Colonsay Terrace
12. Lismore Terrace
13. Forfar Road
14. Claverhouse Road
15. Improved Playspace
16. New pitch
17. New Link to Claverhouse
18. New street
19. New shared surface area
20. Dightly Water
21. Improved Bowling Facility

Key Statistics

- Approximately 11 cottages and 232 flats to be demolished
- Construct 308 houses

- Site area approximately 20.95 hectares

- Average density - 28 dwellings per hectare



Bowling Club Improved

New Cottages

New streets through Mill o' Mains

Shopping Area Redeveloped



New Play Area on Site 16

Possible new SUDS pond

New shared surface area

New houses with private gardens

Proposed Masterplan



Mill O' Mains
 Regeneration Masterplan
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Possible link from Mill o' Mains to Claverhouse

The original masterplan showed a link between Mill o' Mains and Claverhouse. This involved creating a new route across Mill o' Mains Park. This route would be lined with homes along one side to provide overlooking. A new football pitch would be provided in the park, and a training area would be created adjacent to the pavillion.

This proposal was consulted on at a public exhibitions in May and September 2008.

When the wider masterplan consultation was carried out by Dundee City Council in spring 2009, considerable objections were raised to this element of the overall masterplan proposal.

The drawings on these pages show the contentious area, the remainder of the masterplan proposal remains as consulted on with residents of Mill o' Mains throughout 2008.

The masterplan will bring improvements to Mill o' Mains and provide vastly improved housing for many existing residents. Phases 1-3 of the masterplan, providing 210 new homes and the demolition of the existing flats, will be carried out before the link would be provided. The link is not scheduled to be constructed until 2015 or 2016, it is decided to build it at all.

It is proposed that the masterplan progresses in order to begin to deliver new housing on Mill o' Mains and that further work is carried out exploring the pluses and minuses of the link.

The issues to be explored would include:

- 1) Public Transport. Would a link provide improved access from Mill o' Mains to the rest of Dundee, particularly the city centre?
- 2) Improved accessibility. There is evidence from regeneration projects elsewhere that places that are easy to get to and easy to move through are more prosperous in the long term, and hence more sustainable, than places that are isolated.
- 3) Road safety. Can residents concerns about safety be dealt with using modern techniques for traffic calming?
- 4) Green space. Can the green space be provided elsewhere, or in an improved form?



Contentious masterplan area highlighted: the remainder of the masterplan can be developed whilst further research is carried out into the pluses and minuses of linking Mill o' Mains to Claverhouse.

Mill o' Mains improvements

The perspective shows the elements of the masterplan that are widely supported and can be progressed whilst further work is carried out on the contentious area at Mill o' mains Park.

It is noted that there have been objections to developing the land either side of Eriskay Drive.



Local Plan Standards: Proposed deviation.

The masterplan has been developed on the basis of deviating from the minimum garden size standards set out in the local plan.

There are two reasons for this, both of which relate to the masterplan objective of improving Mill o' Mains as a whole:

- 1) We want to create new streets that are continuous with existing building lines. To achieve this successfully we need to use similar garden sizes to the existing 'semis' on Mill o' Mains.
- 2) We are aiming to replace flats in this location with houses, and create a mixed tenure community. If we build to the garden sizes set out in the local plan all the houses would be required for replacement of existing social housing and no private housing would be introduced.

We believe the use of terraced houses and working to existing building lines will help create new streets that will transform the environment of Mill O'Mains, whilst retaining the best of its character.

This proposal was discussed with Dundee City Council in August 2008 and agreement was given in principle to developing the masterplan on the basis of the reduced garden sizes.



Sketch showing proposed street in Mill o' Mains, with new housing integrated with existing, and in-curtilage parking provided for new and existing dwellings.

New Streets

One of the main elements of the proposed masterplan is to create new streets whilst retaining most of the existing cottages and all of the 2 storey houses.

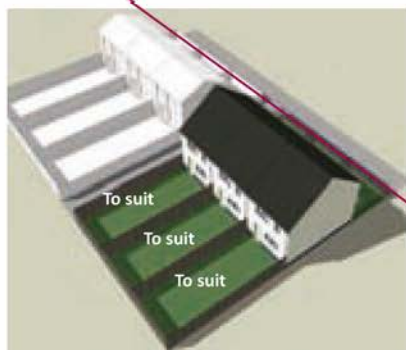
This requires the retention of building lines to the front of the property.

Consequently back to back distances are generally pre-determined.

To achieve the minimum garden size of 120m² the depth required for the 2 & 3 bed terraces would be between 21-23m, giving a back to back distance of approximately 45m.

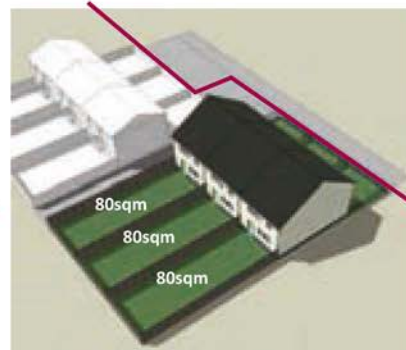
This compares with the current back to back distances of circa 20m.

We believe, therefore, that the desired integration of new street networks and new buildings with existing can only be achieved with reduced garden areas.



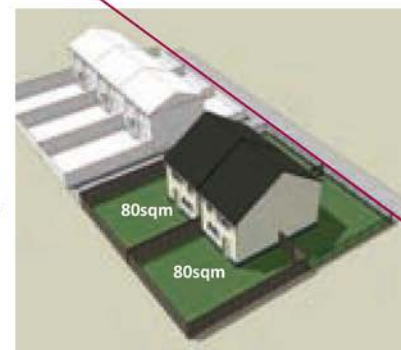
Garden Sizes as shown

The garden sizes proposed allow continuous street frontages to be maintained. The garden sizes are similar to the existing sizes.



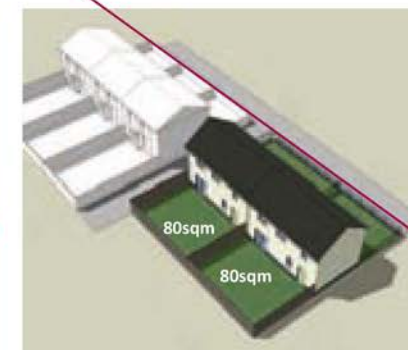
Achieving Local Plan standards

To achieve Local Plan standards we could have substantially longer gardens than the neighbouring houses, but this would prevent us forming the streets that are central to the masterplan proposals.



Achieving Local Plan standards

To achieve Local Plan standards we could make all the new homes semi detached, but this would not match the existing terraces, and we would not be able to build enough houses to meet the masterplan requirements.



Achieving Local Plan standards

To achieve Local Plan standards we could make all the new homes wide frontage. This would give us similar form to the existing, but we would not be able to build enough houses to meet the masterplan requirements.

Creating a Mixed Tenure Community

Mill o' Mains will have a mixture of private homes for sale and subsidised homes for rent, as well as possible shared ownership options.

This mix will help to create a community that is sustainable in the long term, a place where people choose to buy as well as to rent.

The tenure of the homes will not be recognisable externally, they will be designed to look the same. There will be a variety of designs, creating an interesting street scape, but this variety will not reflect the different tenures.



Local Plan Compliance:

It is intended that the masterplan will achieve the standards as set out in the Dundee Local Plan Review 2005 other than the usable garden size areas. In addition, the following standards are difficult to achieve in some cases:

- *At least 1 parking space within the curtilage of each house.* In some shared surface areas this may not be possible and alternative solutions will need to be provided. The existing dwellings do not have in curtilage parking, and whilst the masterplan will provide the streets necessary to allow this to happen, it will require cooperation from individual owners.
- *50% of all houses to have a garage or space for one.* We can provide this in areas of detached houses, outside Hebrides Drive. Within Hebrides Drive the terraced housing that we want to use makes this impractical.

The illustration on this page shows compliance with key local plan standards.

Local Plan Standards: Proposed Garden Sizes

New Gardens

The average garden size will be 100m², generally gardens will be a minimum of 70m². This is a good size for an average family home given the constraints of the existing estate.

We believe this provides a reasonable compromise which will allow new streets to be provided and each dwelling to have a suitable, usable private garden as shown.

It also allows for similar housetypes matching those retained, thus providing better integration of the urban fabric.

The minimum acceptable garden size will be set on each Phase as individual site characteristics affect the provision.





3.0 The Design Manual

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Successful Places

At Mill O' Mains we aim to make a sustainable place with safe, high quality streets and spaces that promote a high standard of living.

To create these kinds of places the following seven key objectives need to be satisfied:-

Character

To promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, landscape and culture.

Continuity and Enclosure

To promote the continuity of street frontages and the enclosure of space by development which clearly defines private and public areas.

Quality of the Public realm

To promote public spaces and routes that are attractive, safe, uncluttered and work effectively for all in society, including disabled and elderly people.

Ease of Movement

To promote accessibility and local permeability by making places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport.

Legibility

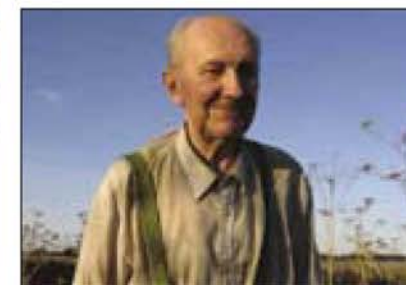
To promote legibility through development that provides recognisable routes, intersections and landmarks to help people find their way around.

Adaptability

To promote adaptability through development that can respond to changing social, technological and economic conditions.

Diversity

To promote diversity and choice through a mix of compatible developments and uses which work together to create viable places that respond to local needs.



Street Layout & Design: Strategy

Bus shelter, Mill O' Mains



Public Transport

1. It is proposed that all buses will travel around Mill O'Mains along Hebrides Drive.
2. The existing stopping places will be retained, with the aim that bus stop at the shops be enhanced.
3. If required it is proposed that additional bus stops should be provided. Dundee City Council are working with the bus companies to provide solutions to the currently poor services.
4. The design of Hebrides Drive will need to ensure that buses will have clear access, allowing for delivery and refuse vehicles.
5. Bus stops and adjacent roads and pavements must be designed to accommodate low floor buses.

Shared surface at Chatham, Kent



Potential Improvements

1. Create a network of streets that enable convenient access for residents to their homes, whilst avoiding fast routes through for non residents.
2. Reuse some of the existing road to minimise disruption to residents and the costs associated with moving existing services.
3. Redesign the layout of other sections of road that do not contain a large amount of services.
4. Redesign Hebrides Drive to slow traffic and avoid rat running.

Traffic Calming

Traffic speeds will be controlled through positive design features rather than negative prevention measures such as:-

- curving alignments and varying carriageway widths.
- gateways formed by trees, bollards or buildings.
- low shrubs and hedges delineating carriageway boundaries.
- changes in surface materials and edge restraints reducing apparent carriageway widths.

Traffic Calming on secondary streets to keep speeds down to 20mph: maximum unrestrained length 40m.

Road Strategy - Key Concepts

The roads strategy is intended to provide a framework that can be designed in detail, phase by phase, in consultation with the council's roads engineers:

- Hebrides Drive to be maintained as the major access route around Mill O' Mains, for buses, refuse lorries and private cars.
- The existing terraces are extended to create connections through Mill O' Mains, whilst keeping speeds down.
- A new bus stop will be created in a 'village square' on Hebrides Drive.
- Streets will be designed as through routes to give convenient access to all of the dwellings.
- All new routes will be designed to keep traffic speeds down.
- The majority of new dwellings will be located on shared surface streets.

The streets in Mill O' Mains

The proposal for the streets in Mill O' Mains is directly linked to wider regeneration objectives.

These have identified the replacement of the footpaths and parking courts as crucial to achieving success.

At the same time, it is desirable to retain as many of the existing houses and cottages as possible.

Consequently, the streets need to be small scale to allow them to be threaded through the existing estate.

In Mill O' Mains we propose that the streets will be small scale and designed to keep traffic speeds down through their geometry.

Street Layout & Design

The following pages illustrate the hierarchy of streets.

A variety of street trees provide a human scale to the proposals and an attractive environment.

It has also been assumed at this stage that the trees will be adopted and maintained by Dundee City Council.

Shared surface at Bishop Auckland by HTA



Parking Provision

In order to achieve the density required to deliver a regeneration proposal for the area that is both financially viable and meets the objectives of the stakeholders, a density of 30-40 dwellings per hectare is required.

To achieve the required density and to integrate with the existing dwellings that do not have in-curtilage parking, a proportion of the parking will be on-street.

The advantage of on-street parking is that spaces can be shared between the dwellings, taking account of the fact that some people have 2 cars and others do not have any, whilst providing flexibility for visitor parking.

The other advantage is that the parked cars are overlooked and conveniently located in front of the dwellings and that the streets have a more neighbourly feel for the pedestrians.

Parking will be required to meet the current Dundee City Council standards.

Shared surface development in Malmo, Sweden



Junctions & Visibility Splays

One of the key principles is to locate buildings as close to the junction as possible, while ensuring that visibility splays are maintained for safety. This helps to maintain a continuous street frontage.

Streets should be designed so that exceeding the speed limit proposed is very difficult, thus ensuring that minimum visibility splays can be achieved. Building up to the junctions encourages this by forcing drivers to keep speeds to a minimum due to the reduced visibility through the corner.

Designing junctions so that they have a character or become spaces of their own is encouraged. This can be done through altering building lines, and using street furniture and landscape planting.

Parking spaces cannot be located within the visibility splay from the major road for a distance of 60m. This assumes that the traffic is controlled to a speed of 20mph. At 30mph a distance of 90m is required. Where junctions occur between 20mph roads or lower it is proposed that on-street parking within the vision splay be allowed.

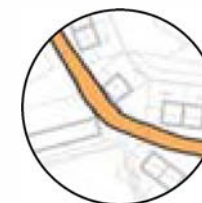
Street Layout & Design: Hierarchy

Key:



Major Residential Access Road

Serving approximately 500 dwellings. This is an existing road, that, at its peak, served 700 dwellings.



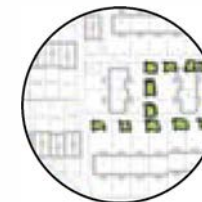
Minor Residential Access Road

Serving approximately 350 dwellings.

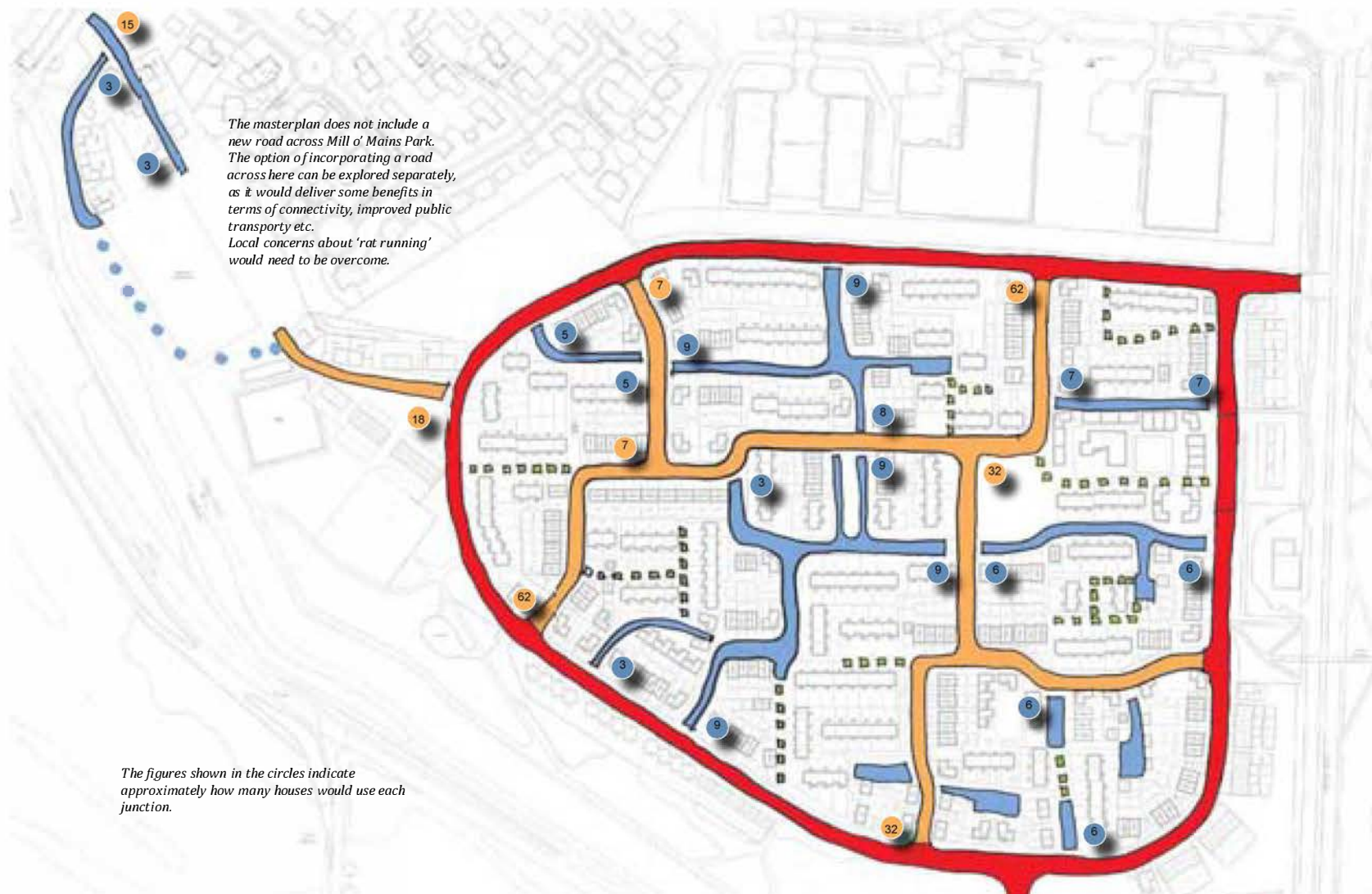


Shared Surface Streets & Courtyards

Serving up to 70 dwellings.



Existing Footpaths



The masterplan does not include a new road across Mill o' Mains Park. The option of incorporating a road across here can be explored separately, as it would deliver some benefits in terms of connectivity, improved public transport etc. Local concerns about 'rat running' would need to be overcome.

The figures shown in the circles indicate approximately how many houses would use each junction.

Street Layout & Design: Hebrides Drive

Major Residential Access Road

Serving approximately 500 dwellings, this is an existing road that, at its peak, served around 700 dwellings.

It is now signalled as a 20mph limit.

Proposals

Add traffic calming. We propose to add retrospective traffic calming such as 'cushions' around the road and to create two new sections where traffic speed will be slowed considerably. These are:

1. at the shops, where we will create an area where it is easy to stop to visit the shops and where the traffic is slowed to walking pace.
2. at the bend at the west side, where there have been issues with speeding on the bend. We propose to add a chicane to this section.

Additional traffic calming could be in the form of:

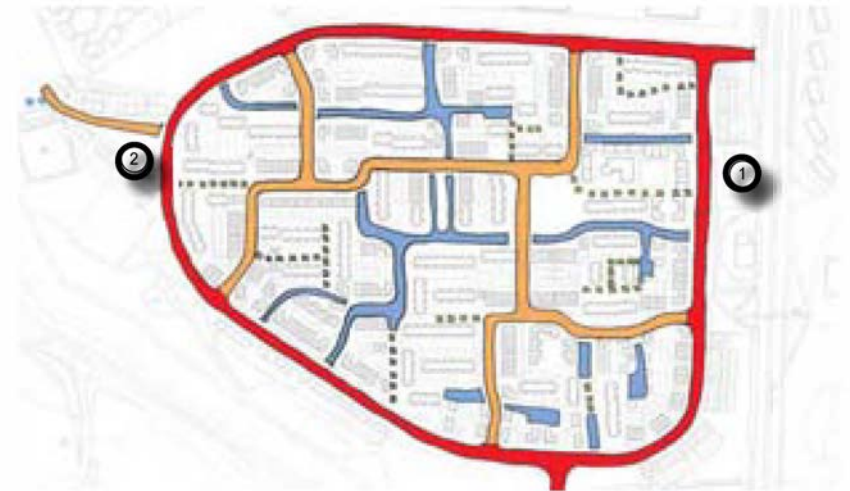
- 'cushion' speed humps.
- alterations at the junctions, although preferably not raised tables.
- road narrowings and chicanes.



Major Residential Access Road



Hebrides Drive is currently sign posted as 20mph limit.



Proposed Road Hierarchy



We propose to introduce traffic calming on Hebrides drive at the existing shops. This could be by making a central island with trees and parking, and diverting the traffic around this.



Hebrides Drive is also a bus route.

Street Layout & Design: New Streets



Proposed Road Hierarchy



Ardler, Dundee

Minor Residential Access Road

These routes would provide the north-south and east-west access across Mill O' Mains that has been identified as being crucial to the regeneration of the estate.

These streets would serve between 50 & 100 dwellings and would be designed to keep speed below 20mph.

Proposals

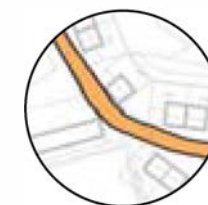
- 5.5m carriageway, 1.8m footpath either side.
- On and off carriageway parking.
- 10m minimum radius bends.
- These roads would be quite narrow with building frontages at 16m-20m separation.

Additional traffic calming could be in the form of:

- 'cushion' speed humps.
- alterations at the junctions, although preferably not raised tables.
- road narrowings and chicanes.



Ardler, Dundee



Minor Residential Access Road

Street Layout & Design: Shared Surface

Shared Surface Streets

Some streets will be designed as shared surface areas to naturally slow traffic, by varying carriageway widths and alignments, and using parked cars, trees and street furniture

This will create a more pedestrian friendly environment whilst still providing good access for cars to all dwellings, with convenient parking and a greener, higher quality streetscape

Proposals

- Shared surface of variable width.
- Shared streets do not differentiate between the footpath and road carriage way
- Bends and manoeuvring spaces designed to suit refuse lorry.
- Traffic calming by way of trees in carriageway, street furniture etc.
- Landscaping, street furniture and changes in carriageway line are utilised to keep speeds to a minimum.
- Building frontages can be narrowed to 15m separation and accommodation over garages is encouraged, within the larger blocks, although this should not be the main building typology.



Shared Surface Streets & Courtyards



Muirton, Perth



Proposed Road Hierarchy



Muirton, Perth

Street Layout & Design: Footpaths



Proposed Road Hierarchy



Mill O' Mains, Dundee

Footpaths

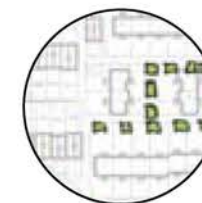
In some areas, in order to retain the maximum number of existing dwellings, it will be necessary to retain the existing footpaths.

Proposals

- no vehicle access.



New housing estate, Newcastle



Existing Footpaths

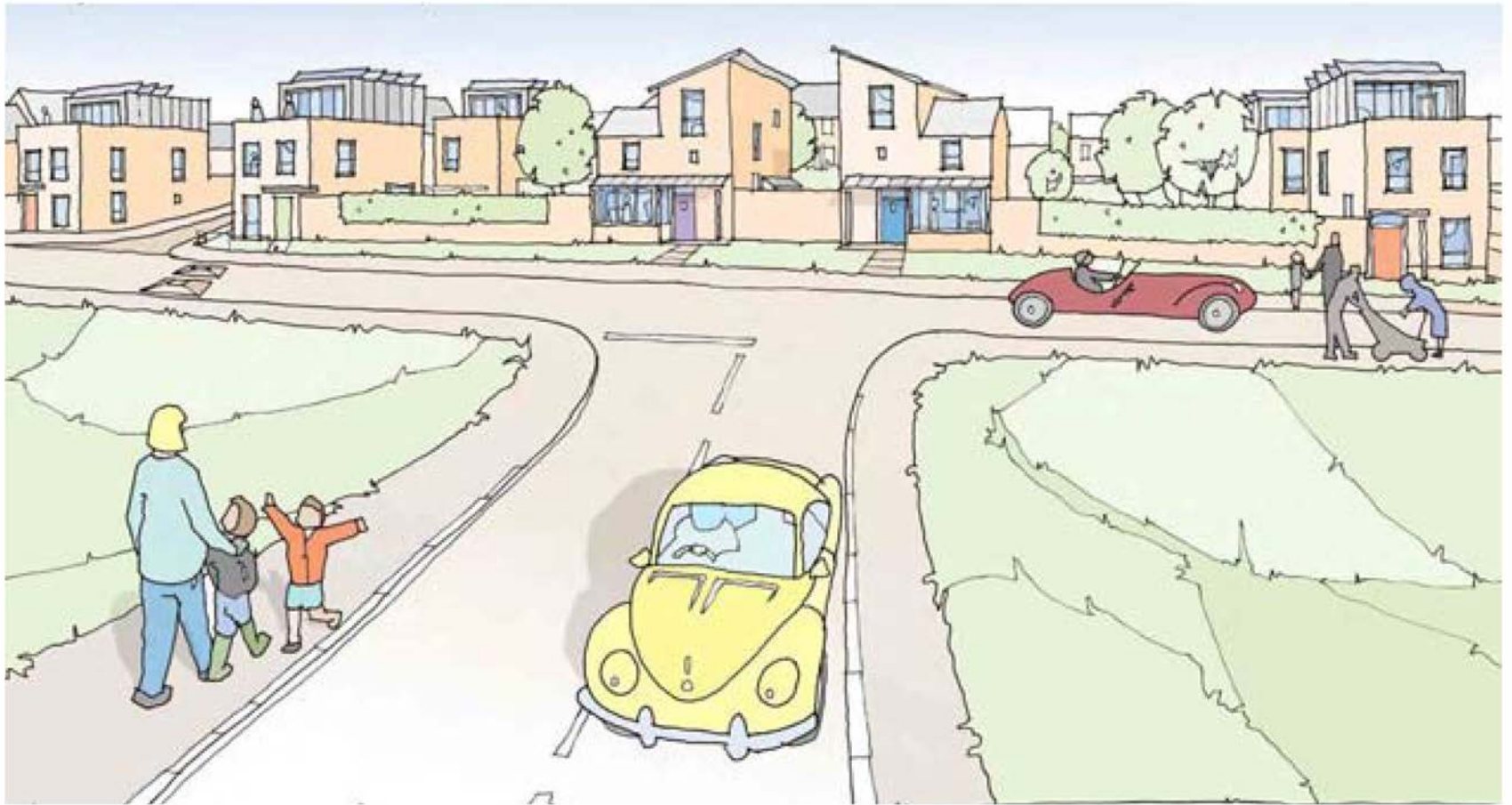
Street Layout & Design

Hebrides Drive

Proposals

Additional traffic calming could be in the form of:

- 'cushion' speed humps.
- alterations at the junctions, although preferably not raised tables.
- road narrowings and chicanes.



View from Eriskay Drive



Major Residential Access Road

Street Layout & Design: Hebrides Drive Shops



Hebrides Drive

Proposals

Add traffic calming. Create a shared surface, pedestrian dominated 'square'. We would like to create an area where it is easy to stop to visit the shops and where the traffic is slowed to walking pace.



Shared Surface Streets & Courtyards
Serving up to 70 dwellings.

Street Layout & Design: New Streets

Proposals

- 5.5m carriageway, 1.8m footpath either side.
- on and off carriageway parking.
- 10m minimum radius bends.

Traffic calming by way of narrowed sections and speed control bends to be agreed with Dundee City Council.



Minor Residential Access Road



Typical New Residential Street

Street Layout & Design: Shared Surface Areas



Typical Shared Surface 'Homezone'

Proposals

- shared surface of variable width.
- no footpath.
- bends and maneuvering spaces designed to suit refuse lorry.

Traffic calming by way of trees in carriageway, street furniture etc.



Shared Surface Streets & Courtyards

Landscape Design

Introduction

Mill o' Mains is well located for open space: the Dighty City Park Wildlife Corridor runs along the south and west edges of the estate and Caird Park lies to the south.

Within the estate the open space is generous. This space is intended to be amenity space for the hundreds of people living in flats, who have no private outside space. The masterplan proposes to change this fundamentally by demolishing the flats and making much of the existing open space into private gardens.

This shift from shared open spaces to private gardens supports the proposal that houses are the right typology for this area, rather than flats, and will help make Mill o' Mains an attractive, sustainable place in the long term.

Problems with Existing Landscaping

Typically the surrounding green spaces are not well overlooked reducing levels of security and safety particularly where used for play areas.

- The landscape spaces that are accessible to all members of the public and are used as paths through the area. Attempts to introduce rudimentary fences to try to allocate some of the spaces to individual flat blocks have not been successful.
- Some, but not all of the open spaces have a run down feel.
- Inadequate play equipment.
- Difficult and time consuming, hence expensive to maintain.

Potential

The following will be looked at in more detail:

- Landscape Strategy.
- Community Open Spaces.
- Parking Courts & Homezones.
- Green Link & Play.
- Ecology & Biodiversity.
- Boundary Treatments.



The proposals replace public open space....



...with private gardens.



A new village green will be created, complimenting the open space along the Dighty Wildlife Corridor.



A new square will be created on Hebrides Drive.

Mill O' Mains

Regeneration Masterplan

Home Scotland

October 2008 - Revised May 2009

Landscape Strategy



New pathways along green link



Small local green spaces



Pedestrian friendly parking courts



Landscape Strategy

1 The Dighty Wildlife Corridor

The facilities and landscape here are to be improved. The route through here is part of the Dundee Core Path Network.

2 Village Green

3 New Square

4 Secondary public green space

5 Shared surface areas

6 Existing landscape buffer

7 New landscape buffer

Key Concepts

One of the key initiatives of the masterplan is to make the public open spaces safer and to give them a variety of different characteristics. To meet the objectives of the design the masterplan proposes the following:

Character

The masterplan creates a series of individual open spaces of varying sizes with differing activities and landscaping, to provide open spaces which aid identity and promote a sense of locality;

Continuity and Enclosure

All spaces are bounded by continuous building frontages where possible. This helps to clearly define the spaces, ensures that the maximum number of people experience the space and improves security through overlooking.

Quality of the Public Realm

The development of some areas of existing open space, combined with the additional funding received from developers, will ensure that a higher quality of open space can be provided and that a sustainable level of maintenance is achieved;

Ease of Movement

Internal open spaces are inter-connected by cycleways and footpaths to encourage movement. New cycle paths and footpaths are proposed to connect across and along the open spaces around the site;

Legibility

The linking of the internal public spaces and the promotion of differing characters of open space will help to create clear legibility across the area;

Adaptability/Diversity

The large spaces surrounding the area are inherently adaptable and will provide a great deal of diversity due to their size. Internal spaces will be less flexible, but streets and avenues can be landscaped with different tree species to create diversity.

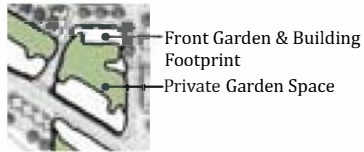
New Private Gardens

The principle change in land use proposed in the masterplan is the change from public spaces around flats, or spaces left over after the demolition of flats, to private gardens.

This diagram shows the extent of the new private gardens proposed for Mill o' Mains.

The private gardens will be complimented by:

- The Bowling Green: used for Fun Days and other community activities.
- A new, informal, village green at the centre of the area.
- A new square with shops.
- Play facilities along the Dighty Wildlife Corridor including an equipped play area, MUGA and youth shelter.
- Enhanced landscaped open space either side of Eriskay Drive.
- New shared surface streets that allow cars to pass through but are designed with pedestrians, cyclists and informal play in mind.



The 4 masterplan proposals will replace much of the existing open space with private gardens, whilst creating a new village green.

Mill O' Mains

Regeneration Masterplan

Home Scotland

October 2008 - Revised May 2009

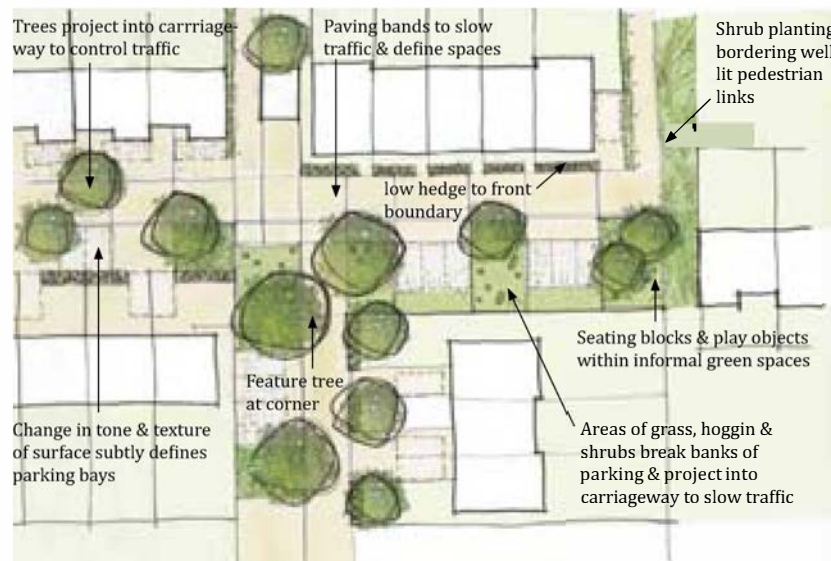
Parking Courts & Homezones

The use of carefully placed planting, on street parking with level footpaths/ road surfaces and various forms of soft and hard landscaping help to reduce traffic speeds and create people friendly areas.

- These should be designed to be family friendly areas.
- Level footpaths and road surfaces will work well with careful use of surface colour, pattern and texture. Unbound surface materials e.g. hoggins, gravel, woodchip are not desirable as they displace easily, however bound gravel could be used appropriately.
- Trees projecting into the carriageway to control traffic will need the protection of metal tree guards against vehicle damage and vandalism.
- Large areas of grass, shrub planting, seating and play objects within informal greenspaces will need to be protected from over-run by vehicles.



Main Square at Shops



Pathways bordered by seasonal flowering shrubs



Seating under flowering trees



Tree planting between parking bays



Pedestrian prioritised shared surface



Informal play elements within lawn areas



Open lawn areas for picnics and relaxing



Typical Parking Court

Community Open Spaces

A key new open space will be formed in Mill O' Mains, adjacent to the sheltered lounge.

The masterplan proposes to relocate the shops opposite to where they are currently located and form new living spaces above.

A new 'village square' is proposed with both hard and soft landscaping, street furniture and public art to enhance the quality of the space and help with traffic calming.

- Safe permeability must be provided within the 'village square' between shops, parking and pedestrian areas.
- Main square at shops - Small flowering trees can be stunning over a brief season and careful selection is needed to ensure these are non-fruiting varieties as these can be a source of complaint where they overhang cars and damage paintwork.



Bench seating shaded by trees



Paved area and seating spills out in front of shops



Raised kerb defines trafficable zone



Paving bands define square and slow traffic through space

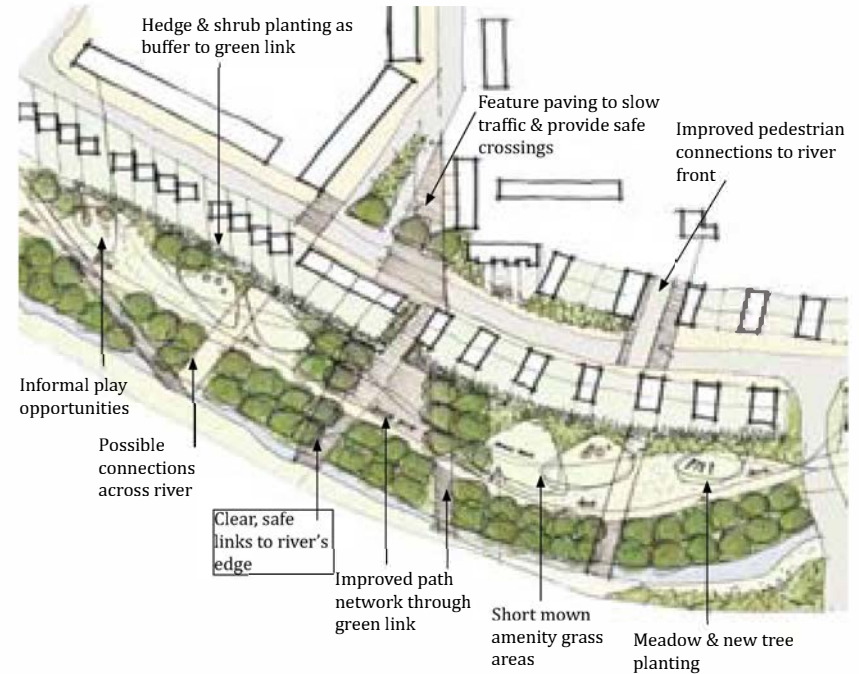


Village Green

Green Link & Play

There is the opportunity to create a number of new green spaces of high quality, linked to the wider countryside beyond.

These spaces should be designed to have different characters to respond to the different needs of all members of the community.



Part of proposed green-link adjacent Eriskay Drive

Green Link & Play



Improved paths for cyclists and pedestrians



Clear paths leading to river's edge



Potential connections across Dighty Water



Informal play integrated into landscape

Seating, paving, lamp posts, waste paper bins, bollards, signage and other external work elements will all be selected from an agreed palette of materials to provide coherence and consistency in Mill O' Mains and the surrounding area.



Sports pitches well connected along green link



Flowering shrub and wildflower frames grass areas



Informal play trails along green link



Short mown paths through meadows



Informal play using natural elements



Play equipment for all ages



Outdoor gym equipment located along path network



Open grass areas for diversity of activities adjacent to main path

Ecology & Biodiversity

The masterplan seeks to make the most of the existing ecological strengths, by maintaining existing trees wherever possible and ensuring good continuous green connections through the site.

The new landscaped areas will be maintained by Dundee City Council although their commitment will be much reduced owing to the reduced size and number of green spaces. Accordingly the visual and biodiversity value of these spaces should be significantly enhanced.

Furthermore provision of private gardens for every dwelling will encourage a much wider range of planting as people gain an interest in gardening that had previously not been possible. This may include growing vegetables and herbs which could have additional health benefits to families.

The detailed design of each of the sites should be developed in accordance with the requirements of the Nature Conservation (Scotland) Act 2004.

Future phases should consider nesting boxes designed as an integral part of the housing design, to support local species.

Grass roofs on key buildings could further enhance biodiversity and could be included on the roofs of key buildings.

Again more homes with gardens could encourage a greater number of families to keep pets.

The gardens also provide additional space to encourage recycling and composting.

The design of each phase should pursue initiatives to ensure that these opportunities are exploited wherever possible to the greater good of the Mill O' Mains.

Specific Points to Note:

- Development mitigation should be planned for key Dighty species (otter, badgers, bats and possibly watervoles), together with the invasive plant species e.g. Giant Hogweed.
- Demolition of existing properties should be outwith the bird breeding season so as not to destroy swift (swallow, house martin and house sparrow) nests and bat maternity roosts.
- As well as mature trees, existing boundary hedges or treelines should be retained - continuity of such mature boundaries will be important in safeguarding existing populations of birds, bats and invertebrates. If these features are removed, they should be destroyed outwith the bird breeding season.
- Provision of fruit trees towards the back or side of private gardens should be included.
- 'Nesting bricks' integral to the building construction below the eaves should be considered.



Boundary Treatments



Parking courtyards and homezones could have low robust shrub planting and a change of pavement treatment to define the private zone.



Improvements to boundary treatments should reflect the character of the street, the proposed and existing architecture, and be designed to enhance a feeling of safety and security.

New and improved fences and privacy strips will be simple, robust and ensure a coherent palette is used across the site.

- To be constructed from robust materials eg. masonry or railings especially to the front of dwellings with close boarded fencing preferred to the rear

- The height of the boundary treatments must satisfy Secure by Design recommendations

- Hedges as boundary treatments also help to support a huge variety of species and also help enhance the streetscape visually.



Minor residential streets and wider front gardens could have clipped hedges and a low permeable fence that encourage a sense of community.



Low metal railings provide a robust, secure and consistent language across the site.



Clipped hedges or low shrub planting behind railings provides additional privacy and enhances ecology across the site.



Existing

Proposed Improvements

Building Design: Introduction

Popular Housetypes on Mill O' Mains

The two storey houses on Mill O' Mains are very popular.

We believe that short terraces of 2 storey homes are a good model for this location, and these are the predominant type for the masterplan.

79% of these houses are now privately owned.

The masterplan proposes to retain all of the existing terraced houses.

For the new build we propose to use some 2 & 3 bedroom terraced houses that will blend with the existing.

Using these types will assist in creating new streets and a new environment.

By using similar types to the existing, the new houses will blend with the existing.

We believe this is important in creating consistent streets that improve the environment overall.

We also aim to replace the boundary treatments to the existing dwellings which will help to create consistency along the new streets.

New Housing Key Concepts

Home Scotland will provide houses for rent that are designed to meet Housing for Varying Needs and are designed to barrier free standards.

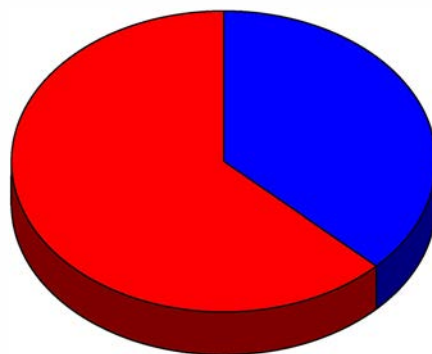


Existing 2 Storey Terraced Housetypes in Mill O' Mains



2 Storey Terraced Housetypes in Ardler, Dundee

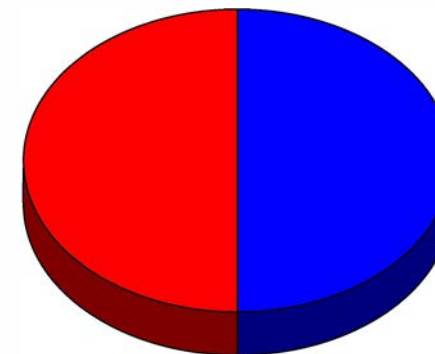
63% Social
(283 units)



Mill O' Mains tenure split now

37% Private
(168 units)

50% Social
(155 units)



Tenure split of proposed construction

50% Private
(155 units)

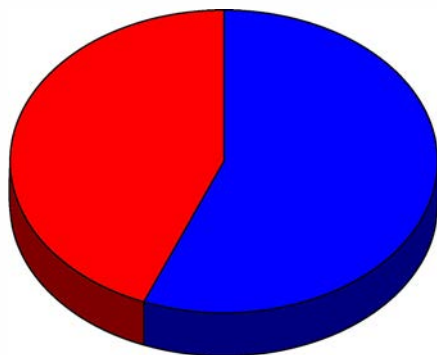
Building Design



Existing tenure mix for Mill O' Mains

44% Social
(233 units)

56% Private
(285 units)



Tenure split on completion of redevelopment



Proposed Street View, Phase One

Housing Mix

In general the following mix of dwelling types has been proposed across the site

This mix is subject to modification according to the changing needs of the incoming population, however, it provides a sensible range of dwelling types to suit a variety of needs:-

- 15% 2 bedroom 4 person flats
- 15% 2 bedroom 4 person houses
- 25% 3 bedroom 4 person houses
- 25% 3 bedroom 5 person houses
- 20% 4 bedroom 6 person houses

These are intended for guidance only and will vary from phase to phase according to the requirements of the incoming tenants, or the known demands of the market

Tenure

- 50% open market/ 50% affordable
- tenure should be "diverse, attractive and mixed"
- different tenures should not be clearly discernable in terms of design

Entrances

- Entrances are to be designed as a feature of the buildings
- All ground floor flats are to have their own front door that is separate from a shared staircase to the upper floors
- This provides additional activity, animation and overlooking of the street and ensures that the adjacent garden areas are secure

Building Design: Typical House Design

The New Houses

We propose to vary the houses on different phases but Home Scotland have a standard range that will be used as a starting point for the design.

The range is designed to suit the needs of the existing community and new residents.

It will include everything from two bedroom three person cottages (one double bedroom and one single) to large four bedroom seven person houses.

The vast majority of the new accommodation will be houses but some flats may be provided in each phase, subject to the housing need of those moving in to the phase, and agreement with Dundee City Council (this would be a deviation from the Local Plan).

Home Scotland will provide houses for rent that are designed to meet Housing for Varying Needs and are designed to barrier free standards.

Kitchens have enough space for a table and chairs.

Access to rear garden via utility room

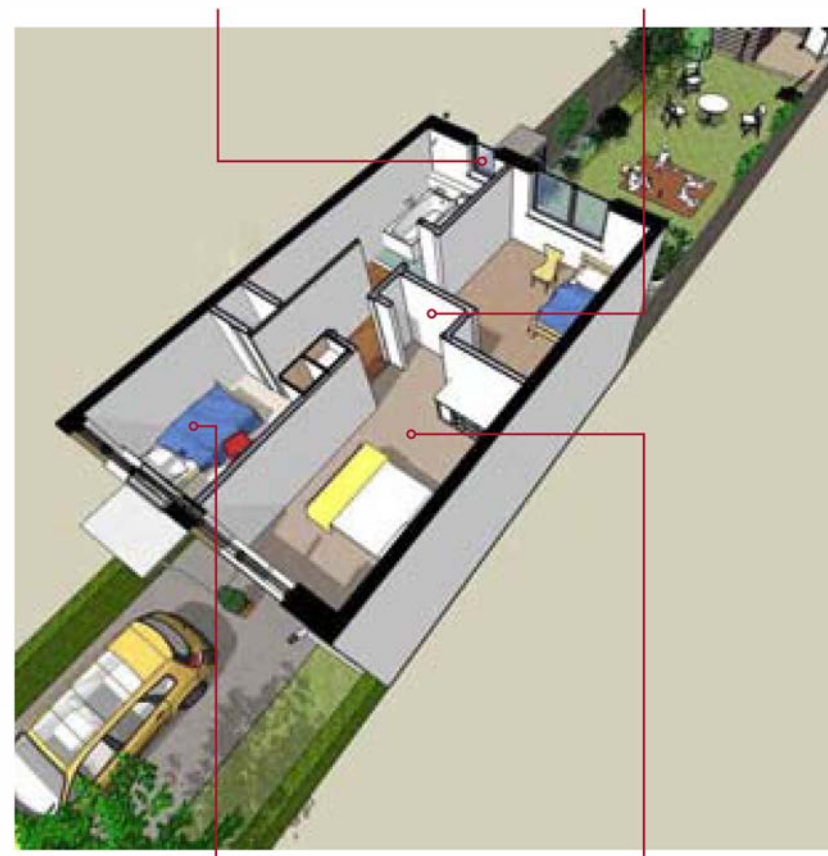


*Level access at front door
(where achievable given site levels)*

Ground floor WC can have shower added in the future if required

Natural light and ventilation to bathroom

Bedrooms separated by storage cupboards: good sound insulation



Some houses have home office

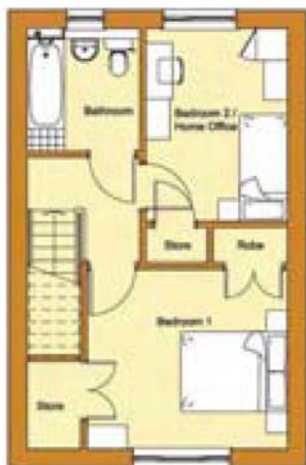
Spacious double bedrooms

Building Design: Typical House Design

Terraced Houses B331 - 2 bed 3 person



Ground Floor Plan



First Floor Plan

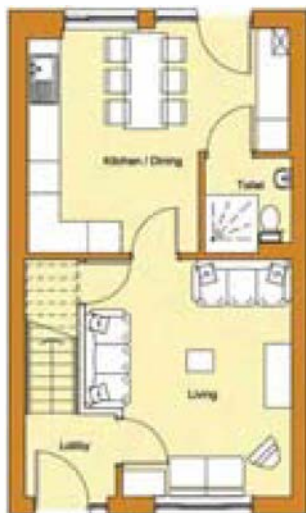
Terraced Houses B541 - 3 bed 5 person



Ground Floor Plan



First Floor Plan



Ground Floor Plan



First Floor Plan



Second Floor Plan

Terraced Houses B691 - 4 bed 6 person

Proposed Terraced Houses

A sample of the proposed housetypes are shown here.

These housetypes are intended to be used in short terraces, and are similar to the existing houses that characterise Mill O' Mains.

In addition there may be bespoke units, principally around the sheltered lounge, over the shops (possibly) and overlooking the Eriskay Drive.

Building Design: Feature Buildings

Key Building Frontages

The intention is that the new housing in Mill O' Mains blends in with the existing. We are trying to create a place that is attractive and comfortable to live in. With this in mind, the building designs should be subtle whilst of high quality.

There are a number of places within Mill O' Mains that require a more distinctive design response. These are on the south facing slopes over looking Caird Park, around the new shops and at the link to Claverhouse.

1. South Facing Slope in Phase 1

This is a key view into Mill O' Mains for passers by on the Forfar Road. The perception from here will help shape people's perception of the new Mill O' Mains. Demonstration 'Eco Homes' - this area could be a development to showcase a new type of environmentally friendly home with sun spaces, 'green' roofs, natural wool insulation, resource recycling and enhanced energy efficiency.

Some of these concepts could be developed further for integration into future phases. These would be developed as a demonstration project which could be used to raise the profile and change the image of Mill O' Mains.

Additional grants would be need to be gained to help achieve these additional measures.

2. Community Hub

The development around the community hub can be different from the family housing throughout the rest of Mill O' Mains.

3. The Pitches at Claverhouse

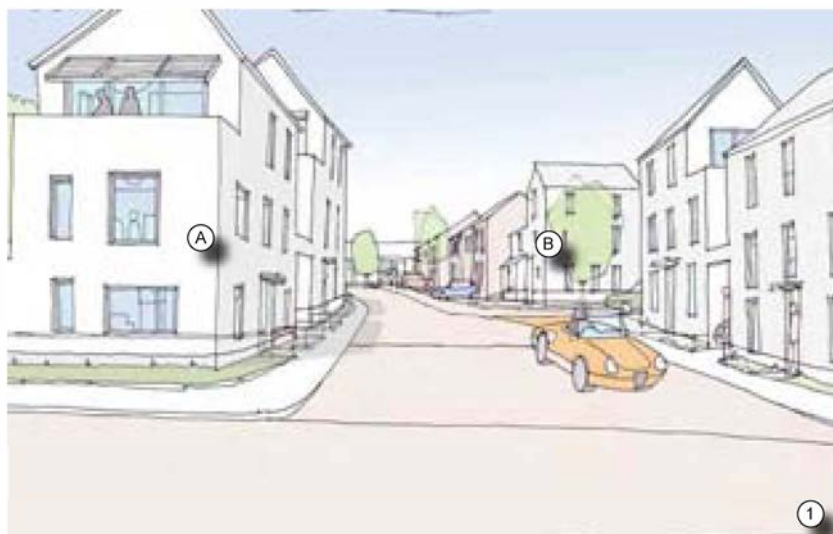
There is the opportunity here to make somewhere with a village green feel, with the community centre on one side and housing overlooking the new pitch.



Mill O' Mains

Regeneration Masterplan
Home Scotland October 2008

Building Design: Feature Buildings



The Buildings Within a Phase

The design of all buildings should not be treated equally, even within a phase.

The buildings have a hierarchy of importance based on their role in providing legibility, defining street edges and contributing to neighbourhood security

This could include landmark buildings at the entrance to the site or higher buildings such as 3 storey town houses on corners.

On each phase the following should be noted:

- Houses on corners can contribute greatly to security by providing additional windows to increase overlooking, and legibility through use of colour and different materials to form memorable junctions

- Houses should respond to views into and through the site. Houses located at the end of streets or facing public spaces should be enhanced. this could be through the use of coloured elevations or additional windows.

1. Sketch View looking north up Barra Terrace in Phase 1. The corner house (A) needs to overlook both streets. It is also important that the house that looks down the street (B) is designed to respond to this view.

2. Gable overlooking open space with large windows.

3. Corner houses provide overlooking to both streets.

4. Coloured gables or other features can respond to views within Mill O' Mains.

Building Design: The Cottages

The Cottages in Mill O' Mains

The Cottages in Mill O' Mains are popular and we have retained them where possible in the new layout.

However, a number of the improvements to Mill O' Mains are not possible if all of the cottages are retained.

Proposed Cottages

We have proposed three main clusters of cottages in the revised masterplan. These are shown here.

Location 1:

We propose to build cottages in phase 1. This location, adjacent to existing cottages, is a good one.

Location 2:

We propose a cluster of cottages and other housing for older adults around the sheltered lounge.

Location 3:

A location has been identified for a third cluster, although this is optional.

It is not the intention that cottages should be limited to these areas and all phases can provide a number of cottages, as required.



2 Storey Cottages adjacent to flats (flats demolished 2007 - 2008)



Location of cottages to be demolished shown in red



Proposed locations for new clusters of cottages on Mill O' Mains

Building Design: The Cottages

Indicative Design of the New Cottages

We are proposing to build new cottages to replace the existing. The new designs should improve upon the existing cottages in the following ways:

- They should have level access, for easy wheelchair use.
- They should have less garden space to be maintained by residents, whilst still providing useable outside space.
- They should be arranged to provide good security and safety for residents.

To achieve these we have illustrated a proposal for cottages grouped around a shaded garden.

Each dwelling has its own front door and own area of private external space.



Indicative view of shared garden in cluster 2, or 3.



Indicative views of proposed cottages.



Indicative views of proposed cottages.

Refuse Strategy

The Existing Situation

At present residents of Mill O' Mains need to take their refuse to communal storage areas.

This is inconvenient and the recycling area takes up a large amount of space.

The proposed street network is designed to allow access to all dwellings for refuse collection, and to do away with the communal bin stores.

On a dwelling by dwelling basis we do not want to have bins in front gardens and so need to provide access to the rear of the properties.

Whilst this is straightforward for detached and semi-detached dwellings, it is more complicated for mid-terraced houses.

Two suitable options are shown opposite.

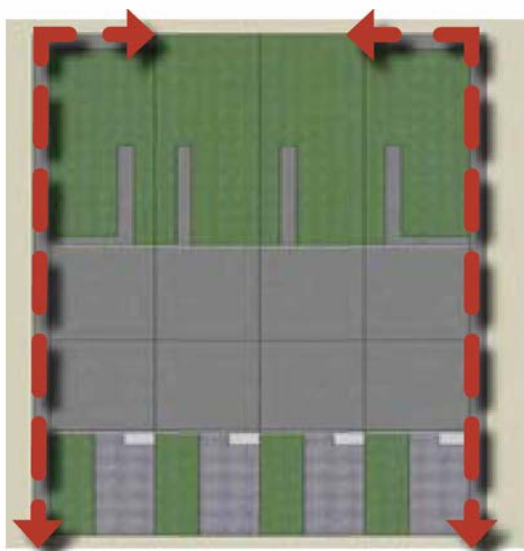


Existing communal bin storage in Mill O' Mains

Mill O' Mains

Regeneration Masterplan
Home Scotland October 2008

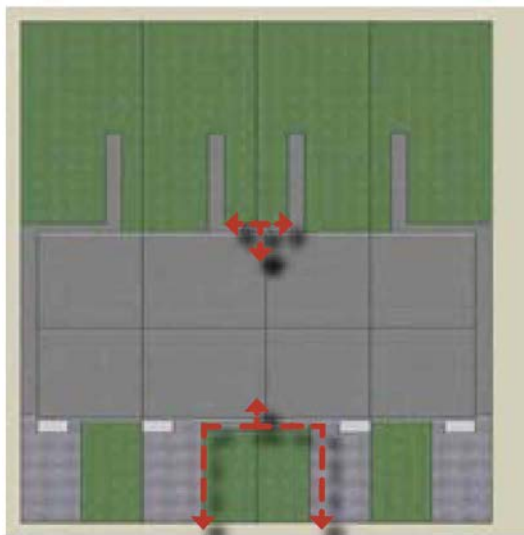
Refuse Strategy



Option 1 - Footpath
 A footpath being run around the end terrace property providing direct access to the mid terrace properties rear gardens.

Advantages
 - No additional house types required.
 - Minimised length of terrace.

Disadvantages
 - Requires more garden space than close option.
 - A long route, therefore less likely to be used.
 - Requires to be lit by Landlords supply to comply with Secure by Design.



Option 2 - Close
 A close access between two mid terrace property's providing direct access to the rear gardens.

Advantage
 - A short route, therefore more likely to be used.
 - Larger upper floor
 - Requires less garden space than footpath option.

Disadvantages
 - Alternative house types with widened upper floors.
 - Wider length of terrace.



Requirements

Direct access to rear gardens is desirable to:

- avoid refuse storage in front gardens.
- allow for cycle storage.
- allow access for tools and equipment

Options

1. Run a footpath around gardens.
2. Close access shared between two mid terrace properties.

Community Facilities

Local Amenities

There are some good existing amenities in Mill O' Mains.

However, most of these are isolated and on the periphery of the estate, which means they are vulnerable to vandalism and graffiti.



Existing shops



Existing play facilities



Sport pitch alongside Dighty Water with Claverhouse beyond

Community Facilities



Community Pavilion



Community Centre

The masterplan incorporates the following proposals to help provide solutions to these issues including:

- form a new retail and commercial hub, possibly adjoining and utilising the facilities of the existing garage on the Forfar Road.
- form an additional link to Claverhouse with housing near the Dighty Water and around the existing pavilion.
- remove communal bin storage and provide individual refuse facilities for each dwelling.

In addition, a list of projects to run in parallel with the masterplan has been produced and will be administered by the Mill o' Mains Task Group. This includes exploring the opportunity to improve or increase the community facilities, and looking at options for how this can be funded.



New retail units with accommodation above



Communal units around a shared private garden

Mill O' Mains

Regeneration Masterplan

Home Scotland

October 2008 - Revised May 2009



4.0 Phasing Strategy

home
Scotland

Mill O' Mains
Community Regeneration
Masterplan
Home Scotland
October 2008
Revised May 2009

Phasing Strategy

Phasing Approach:

The following phasing strategy is based on the commitment to demolition all of the flats in Mill O' Mains at the earliest stage possible.

The 5 storey flats will be demolished first following completion of the Phase 1 build.

- Pros - fewer, larger, development phases allow early completion of masterplan.
- Once areas are redeveloped there is no need to return to them with disruptive demolition and construction.
- Cons - need to commit to redeveloping flats.

The strategy is to carry out works to existing dwellings at the same time as constructing new dwellings. This will require the agreement of residents in each area.

Mill O' Mains circa summer 2008

- 60 Cottages
- 151 Terraced Houses
- 232 Flats

Key:



current phase



previous phase



proposed demolitions



Mill O' Mains

Regeneration Masterplan

Home Scotland

October 2008 - Revised May 2009

Phasing Strategy



Phase 1 Construction

- Start on site October 2009
- Build 64 New Houses
- Complete December 2010
- Residents move in September to December 2010

Phase 2 Enabling Works

- Demolish 90 flats & move residents out September to December 2010
- Demolition by March 2011

Key:



current phase



previous phase



proposed demolitions

Phasing Strategy

Phase 2 Construction

- Start on site April 2011
- Build 73 New Houses
- Complete October 2012
- Residents move in August to October 2012

Phase 3 Enabling Works

- Demolish 74 Flats, 11 Cottages & Shop Units
- Move residents out August to October 2012.
- Demolition by January 2013.

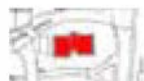
Key:



current phase



previous phase



proposed demolitions



Phasing Strategy



Phase 3 Construction

- Start on site March 2013
- Build 81 New Houses & Shop Units
- Complete September 2014
- Residents move in July to September 2014

Phase 4 Enabling Works

- Demolish 68 flats
- Move residents out July to September 2014
- Demolition by December 2014

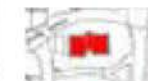
Key:



current phase



previous phase



proposed demolitions

Phasing Strategy

Phase 4 Construction

- Start on site March 2015
- Build 90 New Houses
- Complete October 2016



Key:



current phase



previous phase



proposed demolitions

Mill O' Mains

Regeneration Masterplan

Home Scotland

October 2008 - Revised May 2009

Phasing Strategy



Complete Masterplan

- Demolish 232 flats
- Demolish 11 Cottages
- Demolish Existing Shop Units
- Build 308 New Houses
- Build New Shop Units
- Completed by October 2016

Key:



current phase



previous phase



proposed demolitions

Mill O' Mains

Regeneration Masterplan

Home Scotland

October 2008 - Revised May 2009



5.0 Services

home
Scotland

Mill O' Mains
Community Regeneration
Masterplan
Home Scotland
October 2008
Revised May 2009

Services

Existing Services

One of the primary factors affecting the redevelopment of Mill O' Mains is the myriad of existing services that are interwoven within the site.

The phasing, extent and timing of the works will be carefully co-ordinated and managed throughout to minimise disruption and inconvenience to the local residents.



Key:-

- Gas
- Electrics
- Water
- Wastewater
- Virgin Media

Rear entrance



Front entrance

Mill O' Mains

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6.0 Consultation Record

**Mill O' Mains
Community Regeneration
Masterplan
Home Scotland**
October 2008
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Consultation: A Summary

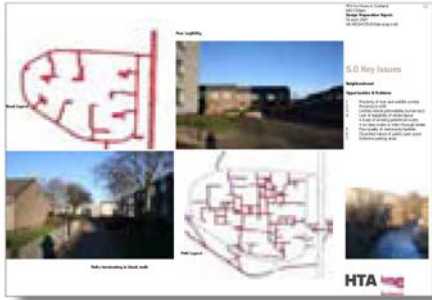
Consultation on this specific masterplan began in April 2007 and will continue beyond the submission of the masterplan in September 2008

2007

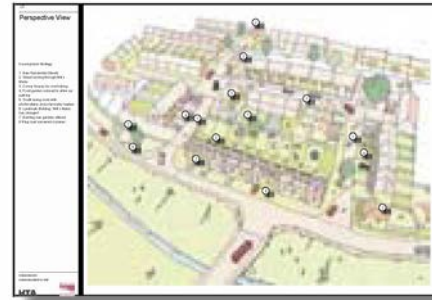
April: Design Preparation Report.
May: Design Development Report.
June: AGM.

2008

January: Walkabout.
February: Presentation & Discussion.
March: Sketch Masterplan Concepts.
April: Routes, Access & Parking.
May: Exhibition.
June: Sketch Design for Phase 1.
July: Open Space & Landscape.
August: Safety, Security & Sustainability.
September: Submission & Exhibition.



AGM Presentation, 2007



Land Use Group Presentation, March 2008



Open Exhibition, May 2008



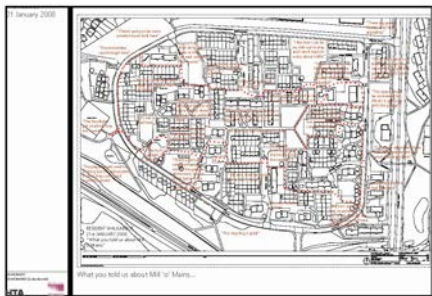
Walkabout, January 2008



Land Use Group Presentation, April 2008



Land Use Group Presentation, June 2008



Walkabout Review, February 2008



Land Use Group Presentation, May 2008



Land Use Group Presentation, July 2008

Future Consultation

It is proposed that all future developments should go through a consultation process with the Land Use Group (LUG) consisting of:

Meeting 1:

Brainstorm Meeting:

An opportunity for the LUG and the architects to meet and discuss the opportunities of a site

Meeting 2:

Initial Proposals Review:

The architect presents their initial proposals to the group, who provide feedback

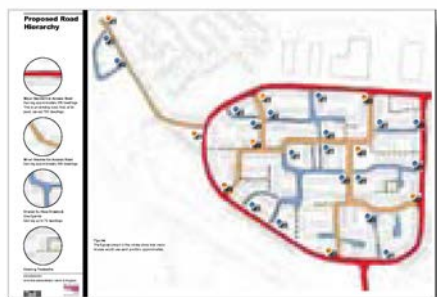
Meeting 3:

Submission Review:

LUG review the submission prior to issue and small amendments should be incorporated



Land Use Group Presentation , August 2008



Land Use Group Presentation , September 2008



Land Use Group Presentation , August 2008





7.0 Revisions to Masterplan Document

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Revisions to the Masterplan Document

- Pg 2 'Executive Summary' changed to 'Introduction'.
- Pg 3 'Executive Summary' changed to 'Introduction'.
- Pg 4 Overarching Statement added.
- Pg 7 'Executive Summary' changed to 'Introduction'.
- Pg 14 Plan updated to reflect Planning Permission for land north of Hebrides Drive.
- Pg 15 Perspective revised to reflect changes to Masterplan drawing.
- Pg 16 New page. Showing road link through Mill O'Mains Park can be explored in future.
- Pg 17 New page. Showing road link through Mill O'Mains Park can be explored in future.
- Pg 18 Illustrations showing problems with meeting garden size from local plan added. Masterplan updated. Notes on mixed tenure removed. Street name added.
- Pg 19 Note added stating 75% of dwellings to have 3 or more beds. New note on tenure split.
- Pg 20 Image shows 100 sqm garden. Minimum garden size of 70m2 generally noted. Note added re establishing minimum size phase by phase.
- Pg 23 Text amended to reflect ongoing work with bus companies. Traffic calming to Hebrides Drive covered on page 26.
- Pg 25 Note on visibility splays re written. Note added re Option of exploring a road across Mill O' Main Park can be explored separately.
- Pg 27 Notes added re traffic calming.
- Pg 34 Landscape section revised generally.
- Pg 37 Green Link & Play - annotation of drawings made clearer.
- Pg 38 Green Link & Play - annotation of drawings made clearer.
- Pg 44 Note revised to make flats subject to need (phase by phase) and agreement with DCC.
- Pg 46 Keyfrontage at park revised.
- Pg 53 Paragraph added noting that additional or improved community facilities are part of the list of projects to be taken on by the Task Group.
- Pg 56 Note added regarding carrying out works to existing at same time as new build.
- Pg 60 Plan updated to reflect Planning Permission for land north of Hebrides Drive.
- Pg 61 Plan updated to reflect Planning Permission for land north of Hebrides Drive.