

PERTH AND KINROSS COUNCIL**Housing and Health Committee****27 August 2014****Muirton Regeneration Up-date****Report by Executive Director (Housing and Community Care)****PURPOSE OF REPORT**

This report provides an up-date on progress with the regeneration of the Muirton area. In particular, the report covers the revisions made to the Masterplan and recommendations for the future of the shops on Dunkeld Road.

1. BACKGROUND

- 1.1 The first phase of the regeneration of new housing for social rent in Muirton by Caledonia Housing Association was completed in August 2007. Since then four further phases have been completed, with Phase 4 completed in April 2013 providing 16 houses for shared ownership and a further 4 houses for social rent.
- 1.2 In February 2013 Housing and Health Committee approved a report (Report No. 13/59) proposing a Partnering Agreement involving Caledonia Housing Association, Fairfield Housing Co-operative and Perth and Kinross Council to dispose of the remaining Perth and Kinross Council land at Muirton, Perth.
- 1.3 Housing and Health Committee later agreed in March 2014 (Report No. 14/116) to the development of 25 houses by Fairfield Housing Cooperative which is Phase 5 of the development.
- 1.4 This leaves 57 affordable housing units for rent and 64 Low Cost Home Ownership units or equivalent 'intermediate' tenure housing to be developed when funding becomes available, as well as 80 units of private housing to be built and sold.
- 1.5 A Board, chaired by Caledonia Housing Association's Chief Executive, meets quarterly to oversee the programme and includes the Convenor of Housing and Health Committee and the Executive Director, Housing and Community Care.

2. UPDATE ON PROGRESS

- 2.1 Work is underway to begin Phase 5. To date the site boundaries for this phase of development have been agreed and the Council have now secured ministerial approval for the disposal of the site. A detailed Planning Application for the development of the site will be submitted imminently with a

view to making a start on site in October 2014. This timescale would mean that the next 25 houses to be built in Muirton would be completed by September 2015.

- 2.2 Caledonia Housing Association has arranged for the Master Plan to be updated and a copy of the revised Master Plan is included as Appendix 1 to this report. The main areas reviewed and revised were:-

- Mix of Housing to be developed.
While the overall numbers are close to what was included in the original brief (approximately 200 excluding Phase 5) the overall number of flats is reduced and the number of cottages has been increased. The mix in the size of the accommodation to be provided has been modified to include a greater proportion of one bedroomed accommodation to address the current needs.
- Sustainable Urban Drainage System (SUDS).
The SUDS requirements have been modified to meet current standards of surface water being pre-treated before it is released to the SUDS pond.
- Parking
Arrangements for parking have been reviewed and a compromise of a mix of parking in front of plots and some to the side of plots is sought.

3. OPTIONS FOR THE DUNKELD ROAD SHOPS AND FLATS ABOVE

- 3.1 Options for retaining or replacing the existing shops on Dunkeld Road have been explored in earlier Master Plan reviews. There is strong support from local community and elected members that the shops remain at Dunkeld Road, so these will not be included in the Master Plan, but they will be included in a separate environmental improvement scheme to be taken forward by the Council.
- 3.2 The shops are currently well used by the local community as well as by passing traffic and the Council therefore wish to support these businesses to continue to trade. The importance of the improvement of the shops and the environment around the shops to the success of the regeneration of the Muirton area is fully appreciated and the Council therefore wish to retain control over the redevelopment of these properties.
- 3.3 A 'Gateway' feature to the Muirton Estate utilising flats on both sides of the Dunkeld Road junction with Ainslie Gardens is to be explored further. This will be in line with the vision of the Muirton Masterplan to regenerate Muirton to create a better housed, inclusive and sustainable community. An earlier proposal showed replacement shops around a new square at this junction. The junction will still play a significant role as a gateway to the renewed Muirton Estate and should receive special treatment and this should be integrated with the proposed environmental scheme for the existing shops.

- 3.4 The revised Master Plan shows new 2 storey flats alongside the existing shops and flats on the either side of Ainslie Gardens. Issues which will be considered are:-
- Business continuity for existing tenancies
 - Improvements to the pavement and parking alongside the shops
 - Restoration and improvement of the shops (including façade improvements)
 - Form of new flats above the shops
 - Form of open space around the junction with Ainslie Gardens and the new flats
- 3.5 The plan would be to renovate the shops and flats and a range of options for the programming of works will be investigated and discussed with tenants prior to finalising proposals.
- 3.6 A further report on the full details and costs of this work will be brought to a future meeting of Housing and Health Committee.

4. CONCLUSION AND RECOMMENDATIONS

- 4.1 This report provides an up-date on the regeneration of Muirton, Phase 5 of which is in progress. It includes a proposal to separate the shops on Dunkeld Road from the Masterplan, retain these within Council ownership and improve them as part of a separate environmental initiative.
- 4.2 Housing and Health Committee is asked to:
- (i) Note the content of the report and progress on the regeneration of Muirton
 - (ii) Agree to the recommendation to separate the shops along Dunkeld Road from the revised Masterplan
 - (iii) Instruct the Executive Director to bring a further update in six months' time outlining the costs of redeveloping the shops and flats above.

Author

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Approved

Name	Designation	Date
John Walker	Executive Director (Housing and Community Care)	13 August 2014

If you or someone you know would like a copy of this document in another language or format, (on occasion only, a summary of the document will be provided in translation), this can be arranged by contacting Norma Robson



Council Text Phone Number 01738 442573

1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

Strategic Implications	Yes / None
Community Plan / Single Outcome Agreement	Yes
Corporate Plan	Yes
Resource Implications	
Financial	Yes
Workforce	None
Asset Management (land, property, IST)	Yes
Assessments	
Equality Impact Assessment	None
Strategic Environmental Assessment	None
Sustainability (community, economic, environmental)	None
Legal and Governance	None
Risk	None
Consultation	
Internal	Yes
External	Yes
Communication	
Communications Plan	None

1. Strategic Implications

- 1.1 The Perth and Kinross Community Plan 2013-2023 and the Perth and Kinross Corporate Plan 2013-18 have five concurrent outcomes which provide clear strategic direction, inform decisions at a corporate and service level and shape resources allocation. The following are relevant to this report:

- Promoting a prosperous, inclusive and sustainable economy
- Supporting people to lead independent, healthy and active lives
- Creating a safe and sustainable place for future generations

2. Resource Implications

- 2.1 Costs associated with environmental and façade improvements to the shops were previously estimated at £639,000. There would also be further costs to bring the internal fabric of the shops up to current standards. A report on full costs and the source of funding will be brought back to a future Committee.

3. Assessments

3.1 Equality Impact Assessment

Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations

between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the Council to demonstrate that it is meeting these duties.

The proposals have been considered under the Corporate Equalities Impact Assessment process (EqIA) with the following outcome:

- (i) Assessed as **not relevant** for the purposes of EqIA

3.2 Strategic Environmental Assessment

The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals. However, no action is required as the Act does not apply to the matter presented in this report. The matters presented in this report were considered under the Environmental Assessment (Scotland) Act 2005 and no further action is required as it does not qualify as a PPS as defined by the Act and is therefore exempt.

3.3 Sustainability

These proposals meet the following sustainability criteria:

- Where possible, using materials from sustainable sources
- Energy conservation through improved insulation measures
- More efficient heating systems
- More efficient lighting systems

3.4 Legal and Governance

The Head of Legal Services has been consulted and there are no direct legal implications of this report.

a. Risk

The Housing and Community Care Senior Management Team regularly review capital monitoring reports that highlight individual project progress and risks.

4. **Consultation**

4.1 Internal

The Heads of Finance and Legal Services have been consulted on this report.

External

- 4.2 Throughout the remainder of the development Caledonia HA will work in partnership with the Council and Fairfield Housing Coop by seeking the agreement of the board for all strategic decisions taken throughout the progress with the redevelopment.

- 4.3 Caledonia HA are committed to consulting with their tenants and the tenants of Fairfield Housing Association already living in the area and community development will be incorporated into their plans as the development progresses.
- 4.4 The Tenant Committee Report Panel was consulted on this report. They welcome the content of the report and the additional housing that will be made available. The panel felt that the plans were clear and well laid out.

5. BACKGROUND PAPERS

- 5.1 No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied upon to any material extent in preparing the above report. .

6. APPENDICES

Appendix 1

Muirton Estate, Perth
Masterplan Revisions Post Phase 5
May 2014

Muirton Estate, Perth
Masterplan Revisions Post-Phase 5
19th May 2014



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Introduction

The regeneration of Muirton Park has now delivered new housing for all the residents who wanted to stay.

Caledonia Housing Association has reviewed the original brief and issued a new one with an updated mix of housing types and tenures for the remaining phases.

This document explains how the existing masterplan layout can change to meet this new brief.

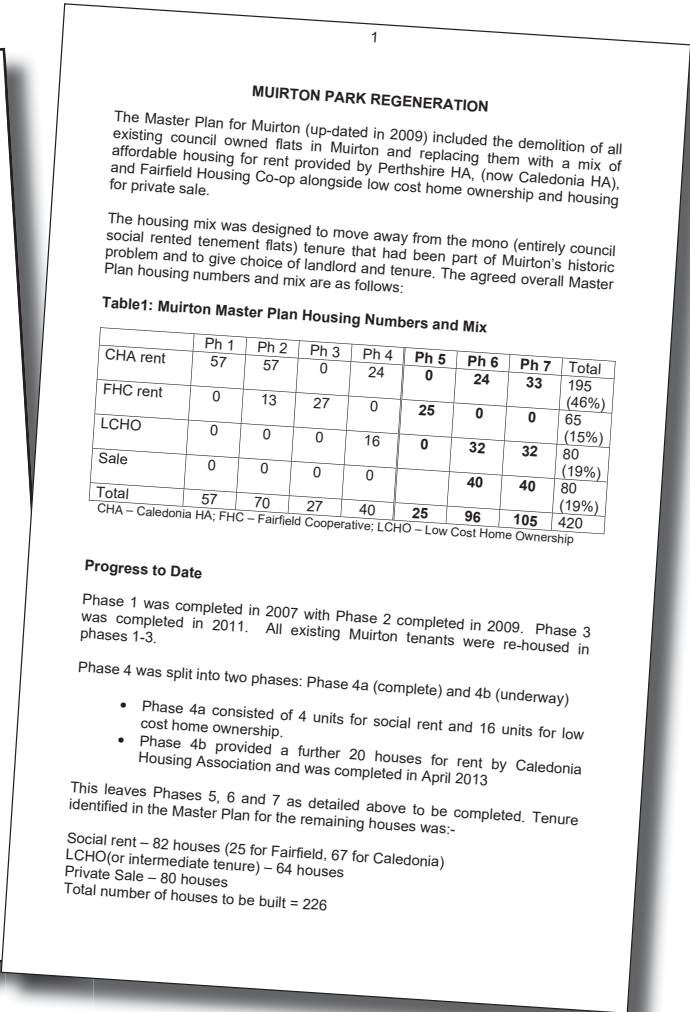
This document also explores three key areas highlighted in previous reports:

- Ways to incorporate new SUDS requirements
- The design and character of an area of older persons housing
- The possibility of incorporating Dunkeld Road shops in new development

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HTA report issued 24h April 2012



CHA revised brief issued 25th March 2014

Revised Brief

Caledonia Housing Association have issued a revised brief.

This reflects changes to the types of tenure, unit size and housetypes that are needed since the masterplan was last reviewed.

This revised brief is shown in the table on the left.

Four new unit types are required. Designs for the other unit types exist in earlier phases.

These new unit types are:

- 2Apt 2Pers Flat
- 2Apt 2Pers Cottage
- 4Apt 6Pers with downstairs bed and bath
- 4Apt 6Pers with integral garage (private sale only)

The Key Principles for the redevelopment of Muirton Park are:

- Create a sustainable development
- Create smaller communities that encourage neighbourliness
- Redevelop as extension of existing town rather than an isolated estate to remove stigma
- Clearly define private and communal spaces
- Create safe streets which provide easy access for residents but prevent 'rat running'
- Create high quality landscaped and amenity spaces and remove high maintenance 'left over' spaces without amenity or ecological value.
- Create better visual and physical links between Balhousie Street, Muirton and the North Inch
- Provide appropriate access and a strong relationship to the proposed community school and running track from Muirton and the rest of Perth

			Social Rented	Low Cost Home Ownership/Mid Market Rent	O outright Sale	Target Totals
	Type	Area	28%	32%	40%	100%
Flats	2Apt 2Pers	50m2	8	4	0	12
	(flat sizes not specified on existing masterplan)					12
Cottages	2Apt 2Pers	50m2	8	8	6	22
	3Apt 3Pers	62m2	4	4	4	12
						34
Houses	3Apt 4Pers	76.5m2	16	20	24	60
	4Apt 6Pers	100m2	16	20	20	56
	4Apt 6Pers with downstairs bed and bath	100m2	5	8	2	15
	4Apt 6Pers with integral garage	100m2	0	0	24	24
						155
Totals			57	64	80	201

Schedule showing totals required by revised brief, compared to totals on the remaining existing masterplan. Minimum unit areas have been supplied by CHA. These areas may increase in order to meet the requirements of Housing for Varying Needs.

Key points are:

- reduction in the total number of flats (flat types in the existing masterplan assumed to be a mix of 3Apt 4Pers and 2Apt 2Pers units)
- increase in the number of cottages
- new 4Apt 6Pers housetypes specified
- slight reduction in the overall number of dwellings

Updating the Masterplan

Existing Masterplan

The original masterplan layout and phasing is shown here.

Key features are:

1. detached, semi detached, terraced houses and bungalows around clear heirarchy of streets
2. central area of older persons bungalows around shared, secure green space
3. road layout of phase 4 compromised by as-built layout (central road removed)
4. 5 storey flats at junction with Dunkeld Road
5. the shops on Dunkeld Road with flats above are retained (these are not included in the schedule of new homes below)
6. SUDS pond
7. open space
8. flats marking renewal of estate along Gowan's Terrace

The remaining phases in the existing masterplan provide the following accommodation:

		Existing Masterplan Totals
Flats	Type	
	2Apt 2Pers	0
	(flat sizes not specified on existing mast	38
Cottages	2Apt 2Pers	0
	3Apt 3Pers	25
		25
Houses	3Apt 4Pers	65
	4Apt 6Pers	81
	4Apt 6Pers with downstairs bed and bath	0
	4Apt 6Pers with integral garage	0
		146
Totals		209



note: existing flats on Dunkeld Road are not included in these totals

Updating the Masterplan Revised Masterplan

The drawing on this page shows how the revised brief could fit on the existing site layout using housetypes and plot layouts proposed at Masterplan stage. These may not be fully suitable anymore: this will be discussed later in the document.

The overall number of flats is reduced, and the number of cottages increased. Houses with integral garages are shown pepperpotted throughout the development. The road layout remains the same.

Key changes are:

1. 3Apt 3Pers cottages replaced with 2Apt 2Pers cottages
2. 4no. flats replaced with 2no. 3Apt 4Pers houses
3. 5 storey flats reduced to 4 storey - potential to form 'Gateway' to Muirton Estate
4. 6no. flats replaced with 1no. 4Apt 5Pers corner house turning corner

Key points are:

1. The desired number of 2Apt 2Pers flats can be met
2. The desired number of cottages cannot be met
3. SUDS requirements may change after consultation with SEPA and Scottish Water.

- completed masterplan phases
- phase 5 (in development)
- remaining masterplan phases

		Revised Masterplan Totals
Flats	Type	
	2Apt 2Pers	24
	(flat sizes not specified on existing mast	24
Cottages	2Apt 2Pers	12
	3Apt 3Pers	12
		24
Houses	3Apt 4Pers	60
	4Apt 6Pers	71
	4Apt 6Pers with downstairs bed and bath	
	4Apt 6Pers with integral garage	24
		155
Totals		203

note: existing flats on Dunkeld Road are not included in these totals

Updating the Masterplan Accommodation Schedule

The revised brief asks for fewer flats, more bungalows, and slightly fewer houses than are on the existing masterplan layout.

The biggest change is the reduction in flats and increase in 2Apt 2Pers cottages.

Finding individual plots for 2Apt 2Pers cottages is difficult because these 2Pers units used to be distributed amongst the flatted blocks so more land is required if they become individual dwellings.

This suggests developing a new typology to meet the needs of the residents fotherwise met by the 2Apt 2Pers cottages.

Although a new 2Apt 2Pers typology is suggested in the CHA brief this suggestion is made in relation to the 2Apt 2Pers flats. These are already accommodated in the original proposal by the flats near Dunkeld Road.

The schedule to the right shows how the totals change when the revised brief is applied to the existing layout.

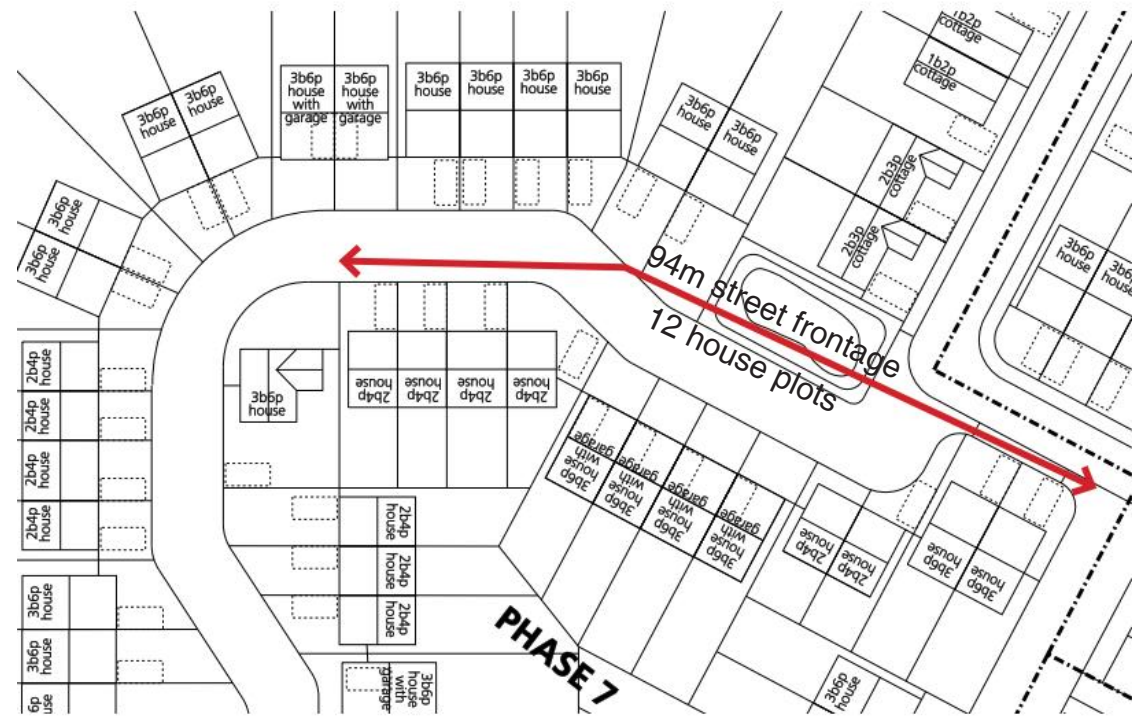
			Social Rented	Low Cost Home Ownership/Mid Market Rent	O outright Sale	Target Totals	Revised Masterplan Totals
	Type	Area	28%	32%	40%	100%	
Flats	2Apt 2Pers	50m2	8	4	0	12	24
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	3Apt 3Pers	62m2	4	4	4	12	12
						34	24
Houses	3Apt 4Pers	76.5m2	16	20	24	60	60
	4Apt 6Pers	100m2	16	20	20	56	71
	4Apt 6Pers with downstairs bed and bath	100m2	5	8	2	15	
	4Apt 6Pers with integral garage	100m2	0	0	24	24	
						155	155
Totals			57	64	80	201	203

note: existing flats on Dunkeld Road are not included in these totals

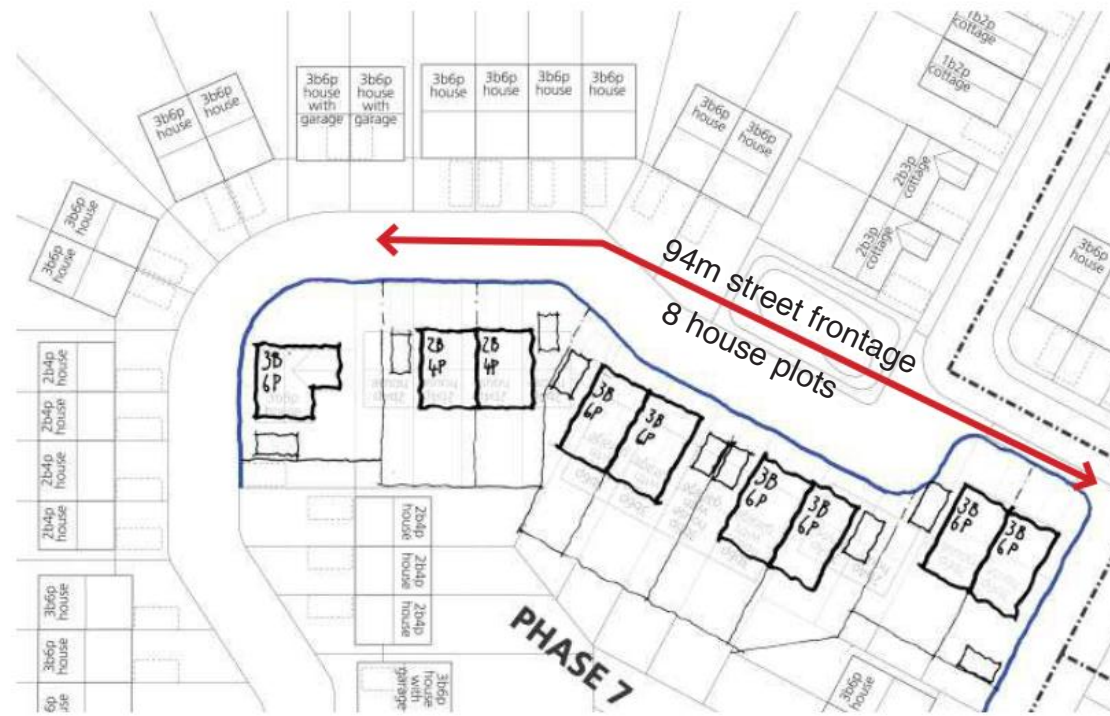
12 more flats than targetted
10 less 1B2P cottages than targetted

(types not distinguished on revised masterplan)

Parking



147 parking to the front
average plot width: 6.5m
length of street (excluding corner house): 94m
total: 12 plots (excluding corner house)



parking to the side
average plot width: 10.5m
length of street front (excluding corner house): 94m
total: 8 plots (excluding corner house)



parking to the side, Muirton Phase 2

Perth and Kinross Council Transport and Planning have indicated that significant stretches of parking in front of plots creates unattractive street scapes and they would prefer to see parking requirements met in other ways.

The remaining masterplan shows parking in front of plots.

If parking spaces were moved to the side of each plot there would be an increase in the average plot width, and a decrease in amount of plots for a given stretch of street.

This is illustrated on the sketch to the left.

The current average plot width is about 6.5m.

The total street frontage with house plots (not including sides of corner plots) is 1068m.

This gives a rough total of 164 plots with parking at the front (which corresponds roughly with the number of house plots in the current masterplan total).

If parking were added to the side of the houses the average plot width increases by roughly 4m to 10.5m. This is made up of 2.5m parking space with 1.5m access path and boundary fence.

This gives a rough total of 101 plots, approximately 38% reduction of the current figure.

(The total would be slightly higher as the width of access paths is included in the figure for parking in front of plots)

A mix of parking in front of plots and to the side of plots should be sought. There are examples of successful streets with this strategy on earlier phases, particularly Phase 2.

Setting and Materials

The setting of good quality homes in well designed streets and open spaces has contributed to the success of the regeneration so far.

A high standard of design has been critical to achieving this success.

Constant feedback and improvement has contributed to the creation of popular, attractive homes.

There has been a coherent approach to materials throughout all the phases.

Successful materials have included:

- timber cladding
- render
- brick
- timber windows
- brightly coloured front doors
- tile roofs

Homes have been complemented by landscaped open places and well designed streets.



Landscape and SUDS

The success of the existing phases of Muirton is not only due to attractive and popular housetypes but also by a high quality, integrated approach to streets, landscaping and SUDS.

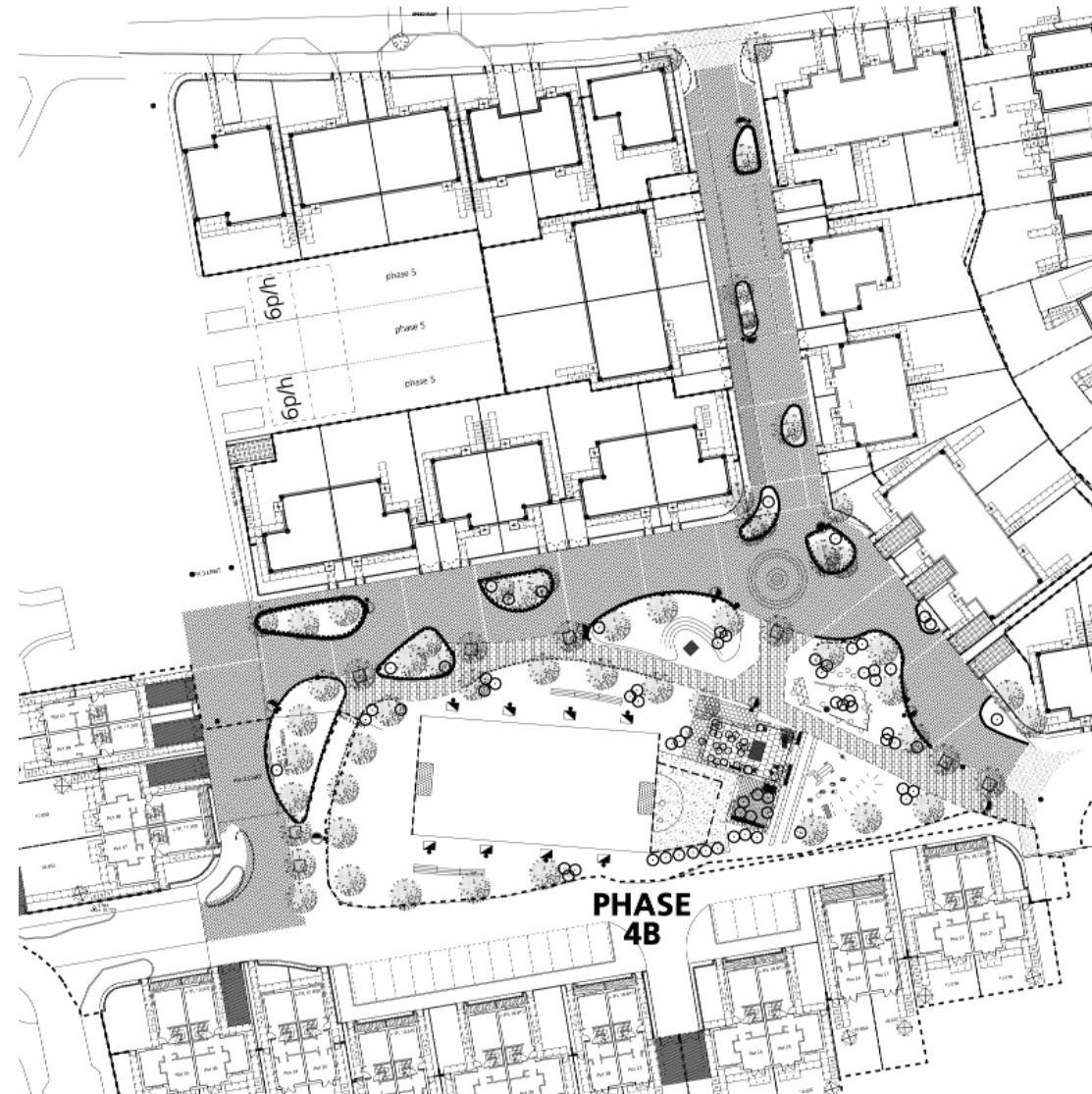
Maintaining this approach to the remaining phases will ensure a coherent identity to the overall estate, with characterful and distinctive streets and areas of openspace contributing to a successful community.

Reviewing the remaining masterplan layout in light of what has worked on earlier phases will ensure this success is carried through to the completion of the regeneration.

The following are outline proposals but the detail requires further discussion.



Phase 1, 2 and 3 streets and landscaped open space areas



Phase 4 streets and landscaped open space areas

Landscape and SUDS

The law affecting drainage at Muirton has changed with the Flood & Water Management Act 2010 and now requires 2 levels of treatment prior to final outfall.

This requires on site water treatment which will affect the layout. There are a number of approaches but we know from previous phases that some are unacceptable to the council given the ground conditions in Muirton.

There are two alternative approaches that seem likely to work:

Bioretention

Hydro Filterra

101 The in principle consequences are described here but analysis of the masterplan will be required to establish the effect of these changes on the proposed numbers.

It should be noted that whilst the remainder of the site may seem like a cleared site, and thus be quite flexible in terms of revising the layout to allow for new requirements, the site is in fact constrained by existing services running in or adjacent to old roads. These were looked at in some detail at the last iteration of the masterplan and should be considered again.



Bioretention

Bioretention takes storm water into planted 'rain garden' areas. These areas can be part of larger spaces or dedicated planting areas, similar to a verge. This approach could work very well in a 'green' residential area like Muirton Park. The issue to note is that this will reduce developable area of the remaining site. The approximate area required is:
25 linear metres of footway/carriageway requires footprint of min. 6.8x9.8m
50 linear metres of footway/carriageway requires footprint of min. 7.8x11.8m
75 linear metres of footway/carriageway requires footprint of min. 8.8x12.8m

On the ratio above, a length of street with eight houses (4 either side) will need to incorporate about 66sqm of Bioretention.

It is likely that this will work quite well in some areas and that generic solutions could be designed for corners, courtyards, focal point features etc.

Above: proposal for incorporating bioretention within public space.



Hydro Filterra

This is effectively a tank below ground with a grill on top. It can be used in conjunction with a tree, looking a bit like a tree grille from the surface.

1 unit can accommodate 90m of footway/carriageway with a footprint of 2x2m. It's unlikely for a residential development that this spacing can be achieved due to topography and depth of water in road channel, other than on tree lined, or verge lined streets. Again this takes up space but could provide an attractive solution.

This solution is well suited to courtyard and parking areas or provided on roads with crossfall at max 30m spacing.

Above: proposal for incorporating Hydro Filterra within tree lined street with parallel parking.

Landscape and SUDS



High Rate Treatment for Road and Car Park Runoff

The Stormwater Challenge

The European Water Framework Directive (WFD) is the single most important piece of water legislation to date. It is a mechanism to drive and achieve sustainable water resources in Europe, to manage and control impacts at source and to collaborate for the long term.

In the UK, stricter legislative requirements will place increased emphasis on the removal of oils, pollutants and sediments from surface water in future, driven by the WFD's 2015 water quality objectives.

Meanwhile current Department for Transport design guidance for highways authorities is encouraging a more integrated approach to improving urban street scenes with greater emphasis on landscaping and amenity.

The implementation of the Water Environment and Water Services Act (Scotland), Flood and Water Management Act (England and Wales) and in particular the introduction of new National Standards for Sustainable Drainage Systems (SUDS) by April 2012, are also likely to require developers and highways authorities to incorporate treatment elements in their SUDS systems.

The Government's consultation on National Standards for the approval of SUDS by the new SUDS Approving Bodies is expected within the next few months. County and unitary authorities are already developing their new roles as Lead Local Flood Authorities as the requirements of the Flood and Water Management Act are gradually implemented.

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Hydro Filtera

The Hydro Filtera system is currently the Engineer's preferred solution, but has limitations and needs to be investigated further. See comments to the right.

Applications

Residential Developments

The increase in private car ownership over the late 20th Century triggered a change in street design to give a primary focus on the movement of traffic. The Department for Transport's Manual for Streets (England and Wales) and the Scottish Government's Designing Streets guidance documents attempt to redress the balance of street design and restore streets as multi-functional environments. These manuals aim to lessen the emphasis on traffic movement, to assign a higher priority to the movement of pedestrians and cyclists and to provide community environments that are distinctive, attractive and safe. The guidance documents also encourage the implementation of a collaborative design approach that considers all the aspects and functions of the street scene, including sustainable drainage, in an integrated manner.



Typical UK street scenes - the roadside drainage is completely independent from the adjacent vegetated strip.



How the street could look using Hydro Filtera™.

Hydro Filtera™ units installed alongside the carriageway with plants selected to conform to biodiversity and landscaping strategies can be an effective way of integrating the drainage into the streetscape. The treated outflow from the Hydro Filtera™ can be connected to an infiltration system (where soil conditions allow) or to a drainage system or watercourse.



Typical US street scene with Filtera® units. (Note: the photograph shows the wide slotted intake used in the USA).

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Allen Gorden have provided the following information:

'The new SUDS rules require road water to have primary + two levels of treatment.

The existing SUDS pond provides 1 level but we will need to provide the second level within the development. There are various ways to do this. The last discussion we had with Roads was that Bio-retention (page 41) would be their preferred solution but it could also be filter strips (page 40)

Either way, a wider than normal service strip will be required at various locations to accomodate these features.

I have looked at the overall drainage and the pinch point I think will be the realignment of the road between Ainslie Place and Ainslie Gardens where the increased road length will put pressure on the already shallow gradients available. We appear to have looked at this for the previous master plan and a solution is possible using 300mm diameter pipes at shallow falls. '

HTA's comments are:

The Hydro Filtera system is currently the Engineer's preferred solution. It is an attractive solution, but also unlikely to be a complete solution for the entire remainder of the masterplan. The standard 1.2m unit may work, but is limited.

It will still require additional road gully's as the water can't be channeled directly into the filter without risk of washing it away so this has engineering implication on the layout and camber of the road.

The units must have planting in them to function properly but the standard size only allows for a limited range of plants and can only take trees up to 2m max height, so this is unlikely to be the complete solution for trees and landscaping across the remaining phases.

Most importantly, although hydro filtera are often used in traffic calming blisters/build-outs, the streets in the remaining phases are generally not straight and wide enough that blisters would be needed. Blisters don't work well with the aspirations of the masterplan as they look like a bit of an afterthought and aren't well integrated to the street layouts.

We need to investigate how to incorporate hydro filter system in more detail to ascertain the best placing and use to meet the aspirations of the masterplan.

SUDS requirements

The areas highlighted on the revised masterplan have the potential to incorporate SUDS

- SUDS pond/basin
- open space with potential for bio-retention
- verges with potential for filter strips, bio retention, or hydro filtera
- shared surfaces with potential for filter strips, bio retention, or hydro filtera

Some work has been done to review the existing masterplan layout in light of updated SUDS requirements.

152 Any strategy will inform subsequent revisions to the layout. The intention should be to integrate SUDS, roads, streets and landscaping as per previous phases.



Dunkeld Road Shops



Proposal to renovate existing shops



Earlier proposal for new square and townhouses replacing existing shops

Options for retaining or replacing the existing shops on Dunkeld Road have been explored in earlier Masterplan reviews.

The Dunkeld Road Shops will not be included in the Masterplan but shall be the subject of a separate environmental scheme by Perth and Kinross Council.

A 'Gateway' feature to the Muirton Estate utilising flats on both sides of the Dunkeld Road junction with Ainslie Gardens is to be explored further.

An earlier proposal showed replacement shops around a new square at this junction.

This junction will still play a significant role as a gateway to the renewed Muirton Estate and should receive special treatment.

Any special treatment should work with the proposed environmental scheme for the existing shops.

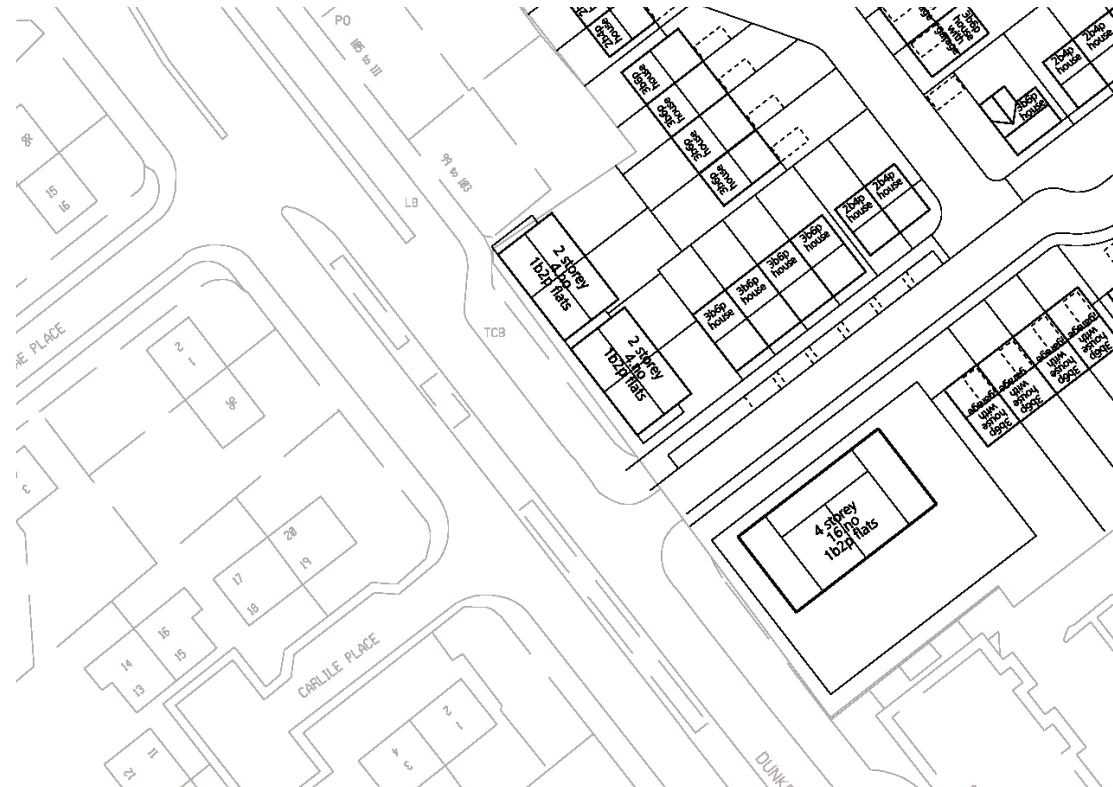
The revised masterplan shows new 2 storey flats alongside the existing shops, and 4 storey on the other side of Ainslie Gardens.

The issues to consider are:

- improvements to the pavement and parking alongside the shops
- restoration and improvement of the shops
- form of new flats adjacent to shops
- form of new 4-storey flats
- form of open space around junction with Ainslie Gardens and relationship with new flats



Earlier proposal for new townhouses and flats with retained shops in background



Current Masterplan proposal - an opportunity exists to create a distinctive gateway to the site which reinforces the positive aspects of the renewed Estate.

Older persons housing

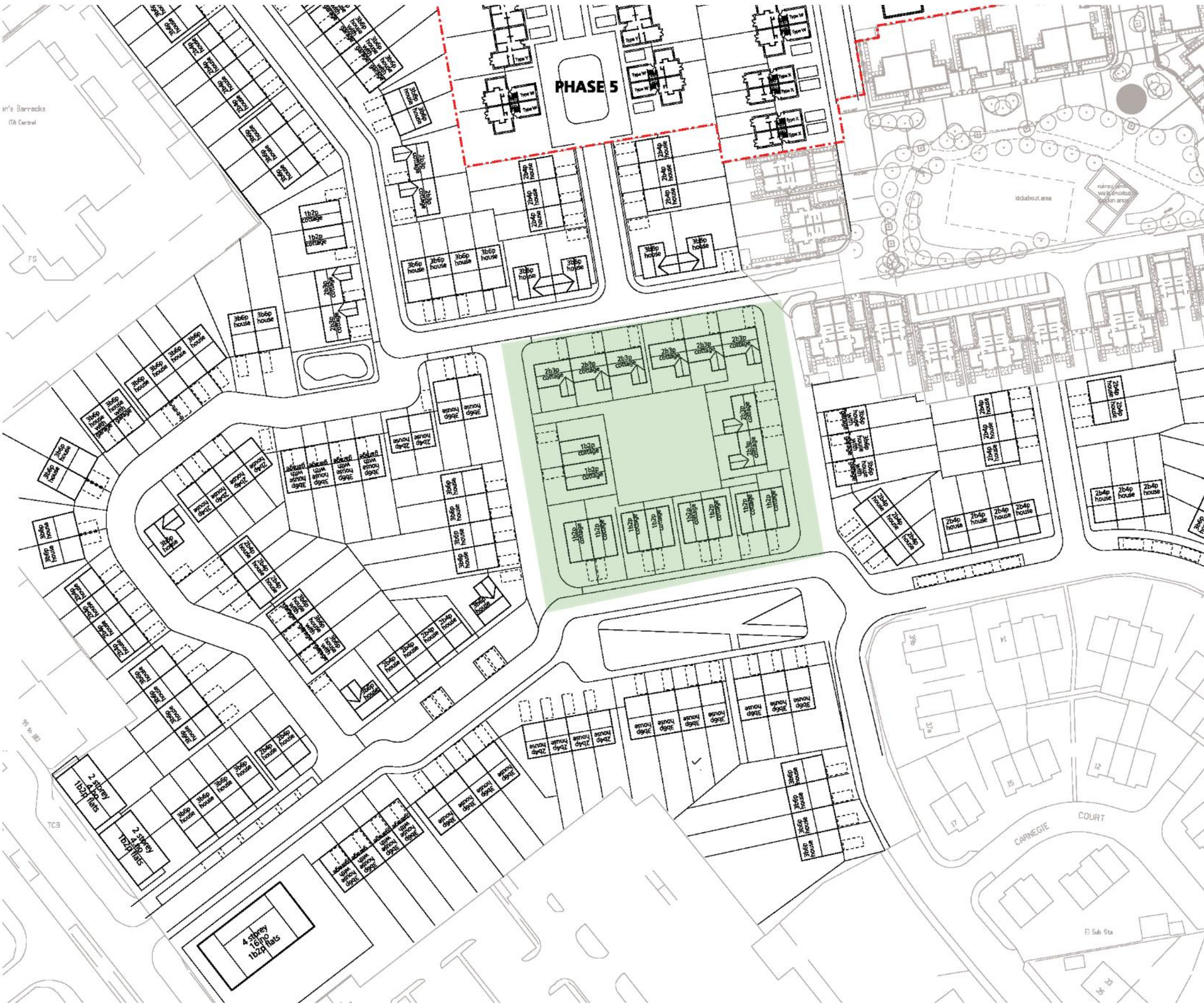
The opportunity to create a cluster of housing for older persons has been explored in earlier Masterplan reviews.

The area highlighted opposite has been identified as a suitable site.

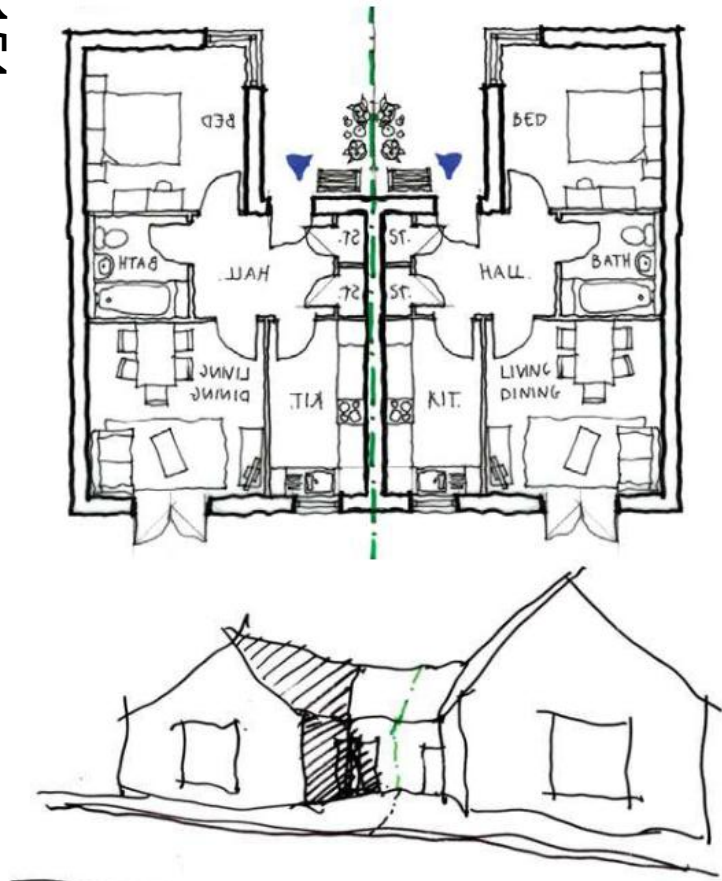
It provides a safe, enclosed open space for the surrounding homes.

The revised masterplan currently shows a mix of 2APt 2Pers and 3APt 4Pers cottages.

A new typology could be developed should a specific need or group of users be identified. An example is shown below.



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New 1B2P cottage developed with older people in mind



— HTA Design LLP
106–110
Kentish Town Road
London NW1 9PX
— 020 7485 8555
info@hta.co.uk
www.hta.co.uk

— **Managing Partner:**
Benjamin Derbyshire
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