





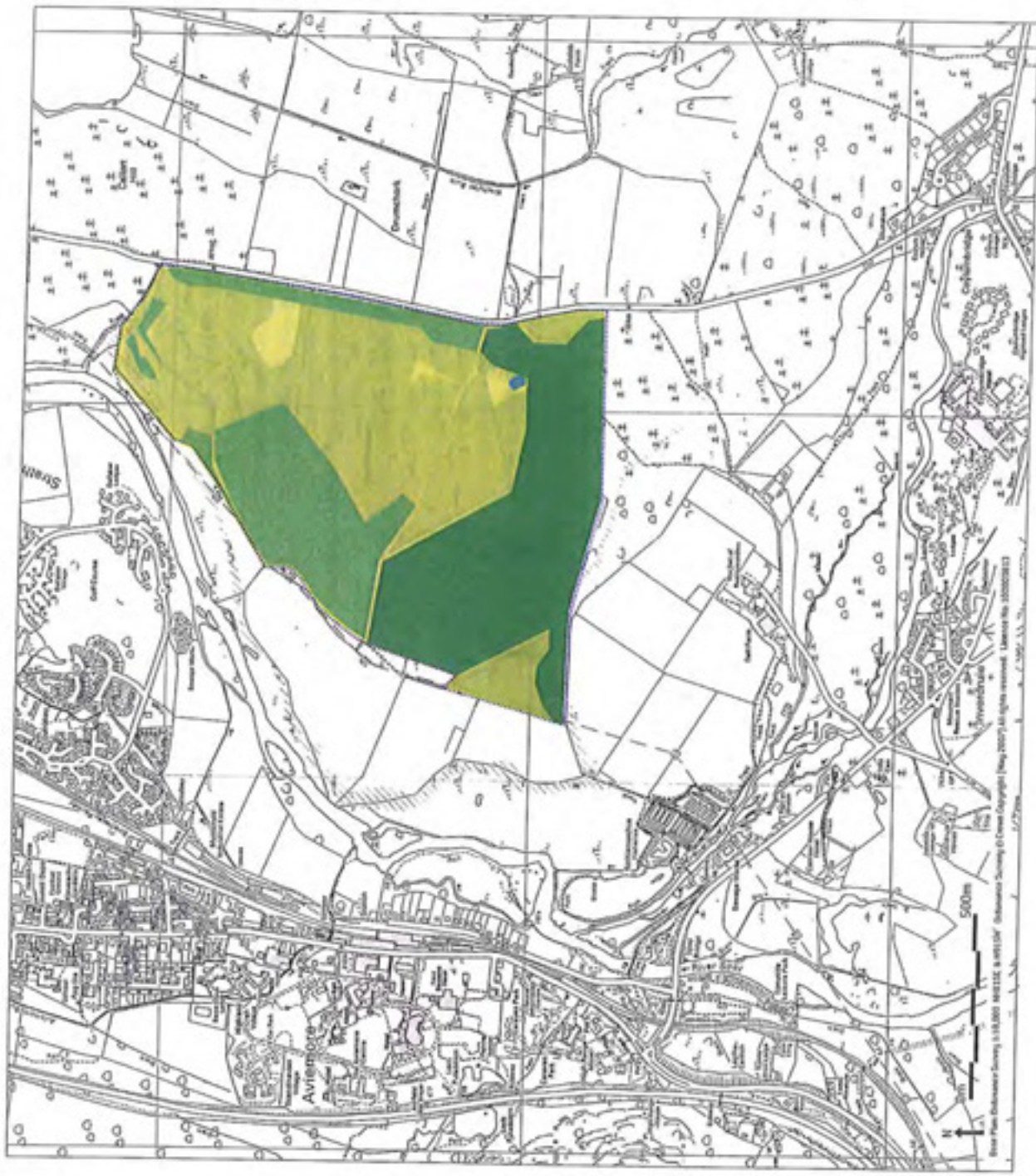


APPENDIX I

09/155/CP

PERIOD ZERO 1ST JULY 2008

- KEY**
-  THE ANCIENT WOODLAND INHERITANCE (UNENCLAVED) (P. LANDSCAPE)
 -  PLANTATION
 -  MIDLAND WITH SCATTERED MATURE PINE AND PLANTED WITH PINE AT WIDE SPACING FROM 1956
 -  OPEN GROUND
 -  ESCARPMENT
 -  AN CAMAS MOH SITE BOUNDARY AS SETTING IN THE LOCAL PLAN



PERIOD A 2011

KEY TO PROPOSALS

-  SMI - Ancient Woodland Inventory: Long Established (of plantation origin)
-  Major areas of retained & new woodland including Perimeter Woodland Planning
-  Major areas of open ground with trees including Open Amenity Areas
-  Lower density zones: Detached houses 1-2 storeys, 4.8m high, including minor open space and woodland areas
-  Medium density zones: Detached & linked houses 1.5-2.5 storeys, 6-10m high, including minor open space and woodland areas
-  Higher density zones: Town houses & linked houses up to 2.5-3.5 storeys, 10-15m high, including minor open space and tree planted areas
-  School site recreation
-  Playing fields recreation
-  High Street zone, as higher density zone with Apartments / townhouses. Possible mixed use ground floors, Hotel, Pub, C&A, Community buildings
-  Escarpment
-  New main pedestrian / Cycleway routes
-  Bus route 16 general vehicle access & bus turning

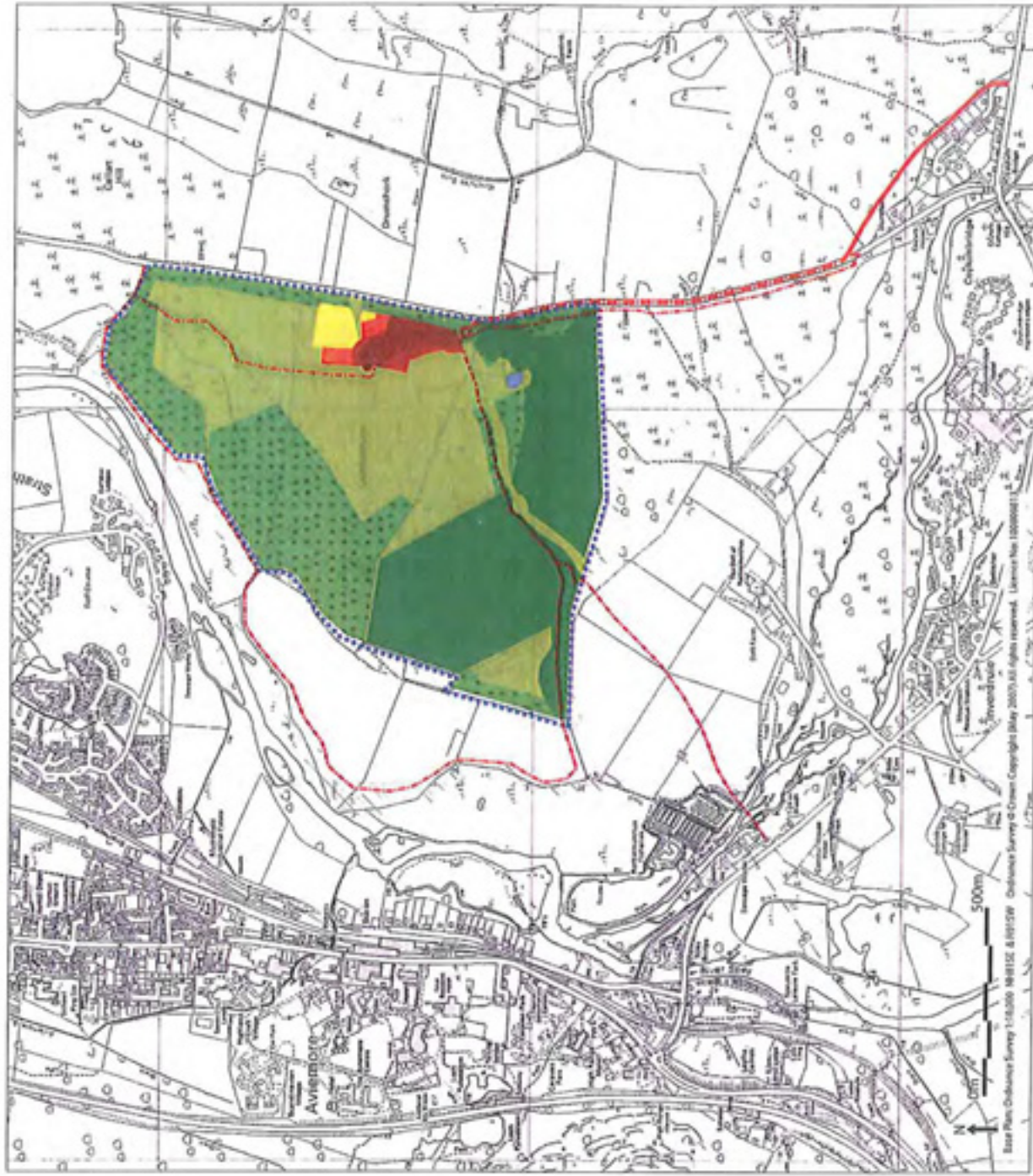
-  Air Camas May site boundary as defined in the Local Plan
-  B170 Upgrade
-  Coplanability / Relocated road

SEA ASSESSMENT PERIODS

Period	A	B	C	D	Total
2006 - 2011	25	45	25	465	485
2011 - 2016	25	45	65	295	335
2016 - 2018	25	45	125	275	475
2018 - 2027	25	45	205	675	955
Total	100	180	415	1695	2390

Number of residential units per period

Period	A	B	C	D	Total
2006 - 2011	25	45	25	465	485
2011 - 2016	25	45	65	295	335
2016 - 2018	25	45	125	275	475
2018 - 2027	25	45	205	675	955
Total	100	180	415	1695	2390



PERIOD B 2016

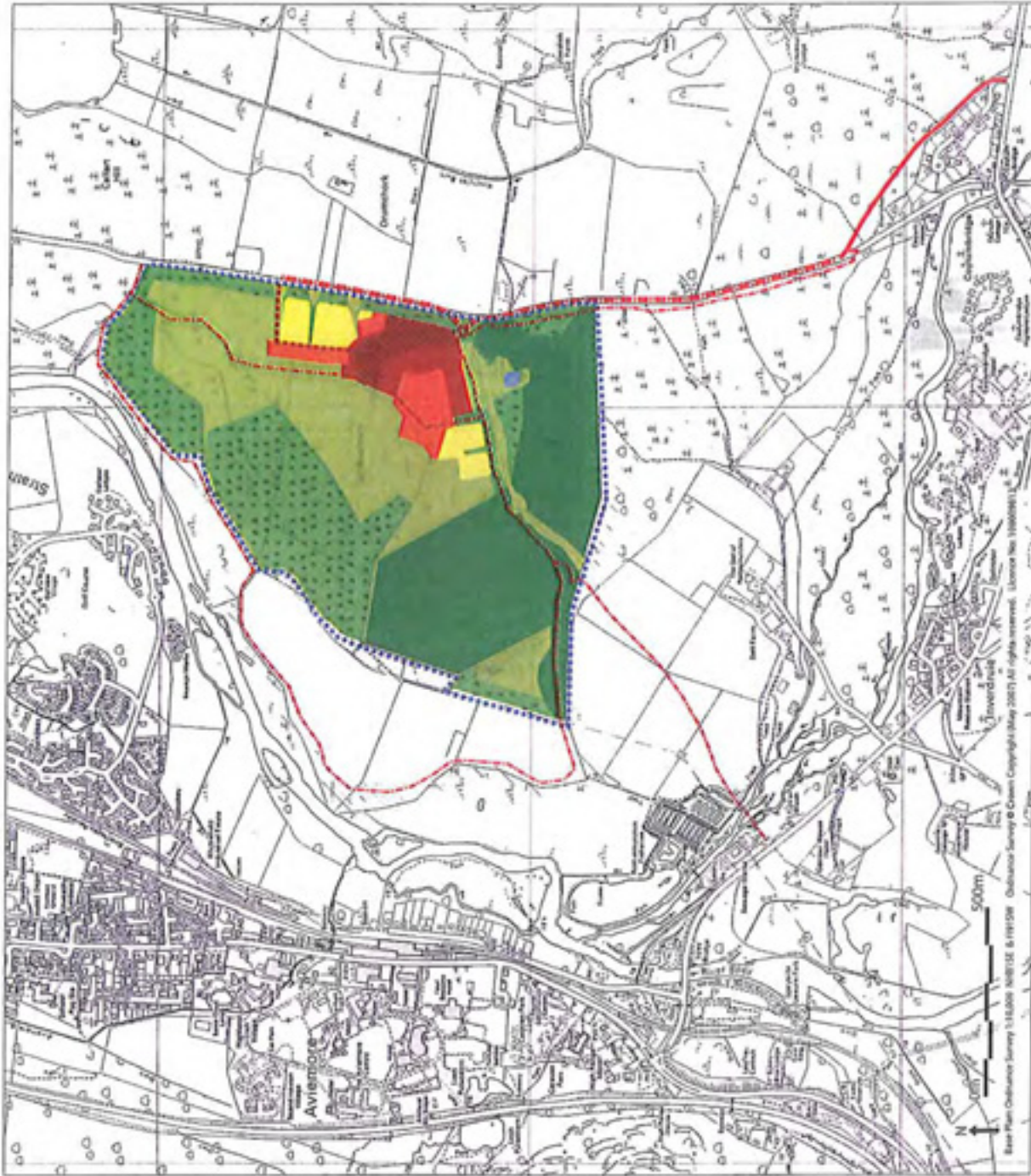
KEY TO PROPOSALS

- SMI Ancient Woodland Inventory; Lumpy Established (for plantation origin)
- Major areas of retained & new woodland including Perimeter Woodland/Planting
- Major areas of open ground with trees including Open Amenity Areas
- Lower density zone: Detached houses 1-2 storeys, 4.4m high, including minor open space and woodland areas
- Medium density zone: Detached & linked houses 1.5-2.5 storeys, 6-12m high, including minor open space and woodland areas
- Higher density zone: Town houses & linked houses up to 2.5-3.5 storeys, 10-15m high, including minor open space and tree planted areas
- School site reservation
- Playing fields reservation
- High Street zone, as Higher density zone with: Apartments/Flats, Possible mixed use ground floor, Hotel, Pub, Cafés, Community buildings
- Escarpment
- New main pedestrian/cyclist routes
- Bus routes (if general vehicle access)

- An Canvas Mtr site boundary as defined in the Local Plan
- B107 Upgrade
- Cycle route; Relocated road

DA ASSESSMENT PERIODS

PERIOD	2006-2011	2011-2016	2016-2021	2021-2027	TOTAL
Lower density	20	20	40	40	120
Medium density	80	80	200	200	560
Higher density	80	150	120	270	620
TOTAL	180	250	360	510	1300



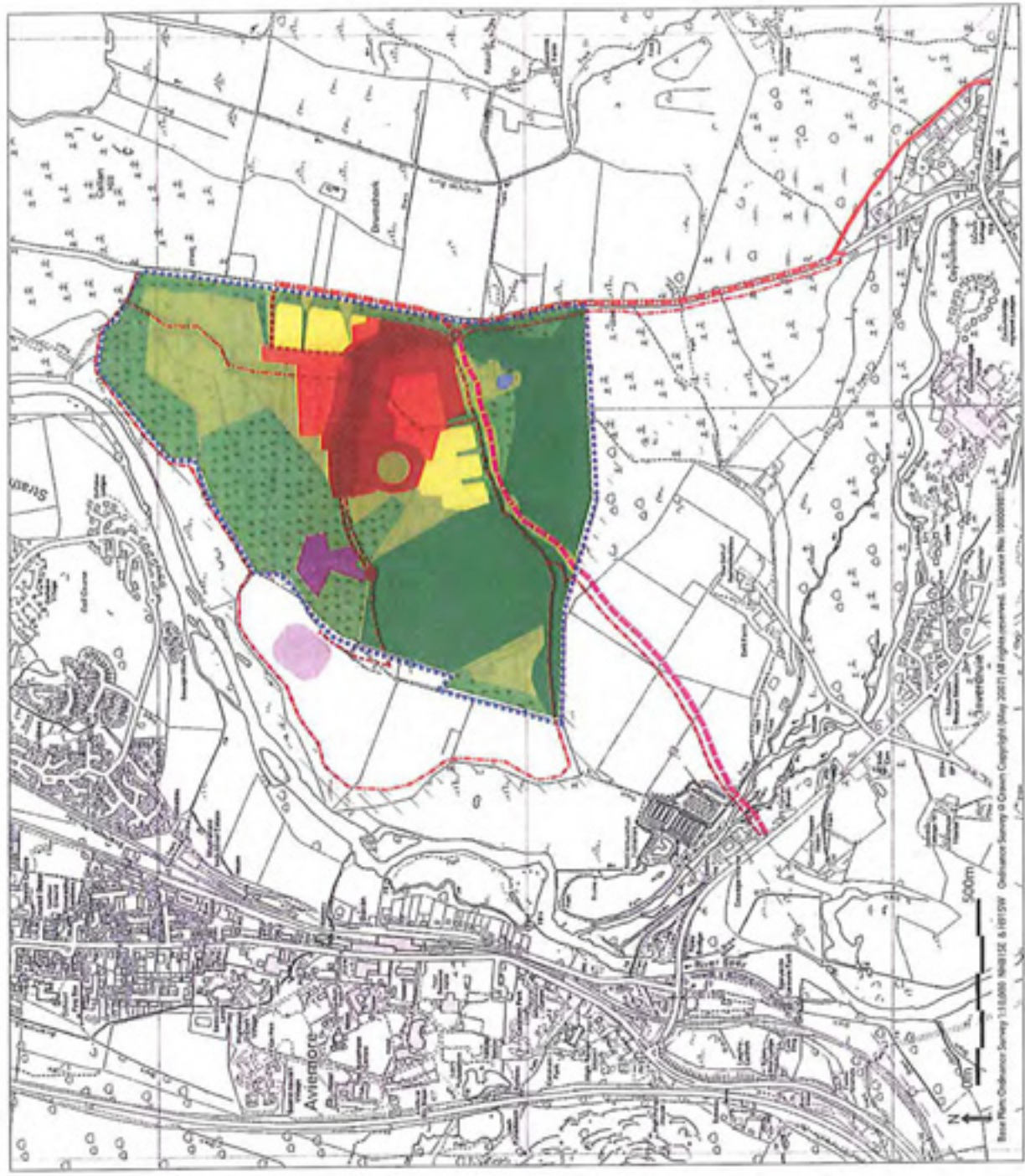
PERIOD C 2018

KEY TO PROPOSALS

-  SMH Active Woodland Inventory: Long Established (if plantation origin)
-  Major areas of retained & new woodland including Perimeter Woodland Planting
-  Major areas of open ground with trees including Open Amenity Areas
-  Lower density zone: Detached houses 1-2 storeys, 4-6m high, including minor open space and woodland areas
-  Medium density zone: Detached & linked houses 1.5-2.5 storeys, 6-10m high, including minor open space and woodland areas
-  Higher density zone: Town houses & linked houses up to 2.5-3.5 storeys, 10-15m high, including minor open space and tree planted areas
-  School site reservation
-  Playing fields reservation
-  High Street zone, in Higher density zone with: Apartments / townhouses, Possible mixed use ground floors, Hotel, Pub, C&A, Community buildings
-  Escarpment
-  New main pedestrian/cycleway route
-  Bus route (if general vehicle access)
-  New B375 road layer for construction traffic (Dab-station road)
-  Air Camas May site boundary as defined in the Local Plan
-  B375 Upgrade
-  Cynlunnidgen - Relocated road

EA ASSESSMENT PERIODS

PERIOD	A	B	C	D	Total
2006 - 2011	25	45	25	400	495
2011 - 2016	25	50	45	200	360
2016 - 2018	80	190	120	275	665
2018 - 2027	120	310	200	875	1505



PERIOD D 2027

KEY TO PROPOSALS

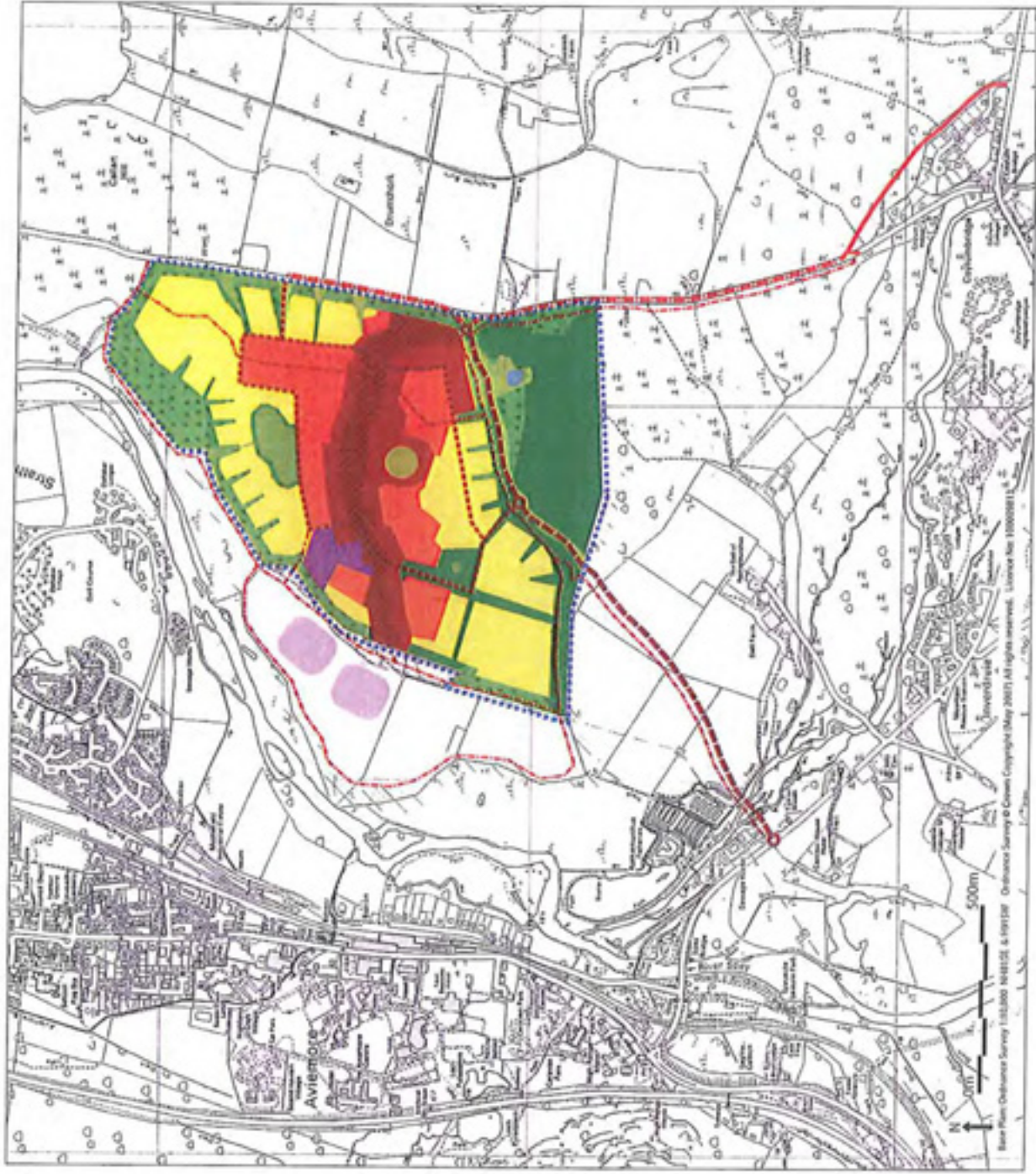
- SMI Ancient Woodland Inventory Long Established (or plantation origin) to be retained
- Major areas of retained & new woodland including Pioneer Woodland Planting
- Major areas of open ground with trees including Open Amenity Areas
- Lower density zone: Detached houses 1-2 storeys, 4-8m high, including minor open space and woodland areas
- Medium density zone: Detached & linked houses 1.5-2.5 storeys, 6-10m high, including minor open space and woodland areas
- Higher density zone: Town houses & linked houses up to 2.5-3.5 storeys, 10-15m high, including minor open space and tree planted areas
- School site reservation
- Playing fields reservation
- High street zone, in Higher density zone with: Apartments / townhouses, Possible mixed use ground floors, Work / Pub, Cafés, Community buildings
- Escarpment

- New main pedestrian / Cycleway routes
- Bus routes (6 general vehicle access)
- New B970 road (sub-station route)

- All Carriageway boundaries as defined in the Local Plan
- B970 Upgrade
- Cyclebridge: Relocated road



- EA ASSESSMENT Period A 2006-2011
- Period B 2011-2016
- Period C 2016-2021
- Period D 2021-2027

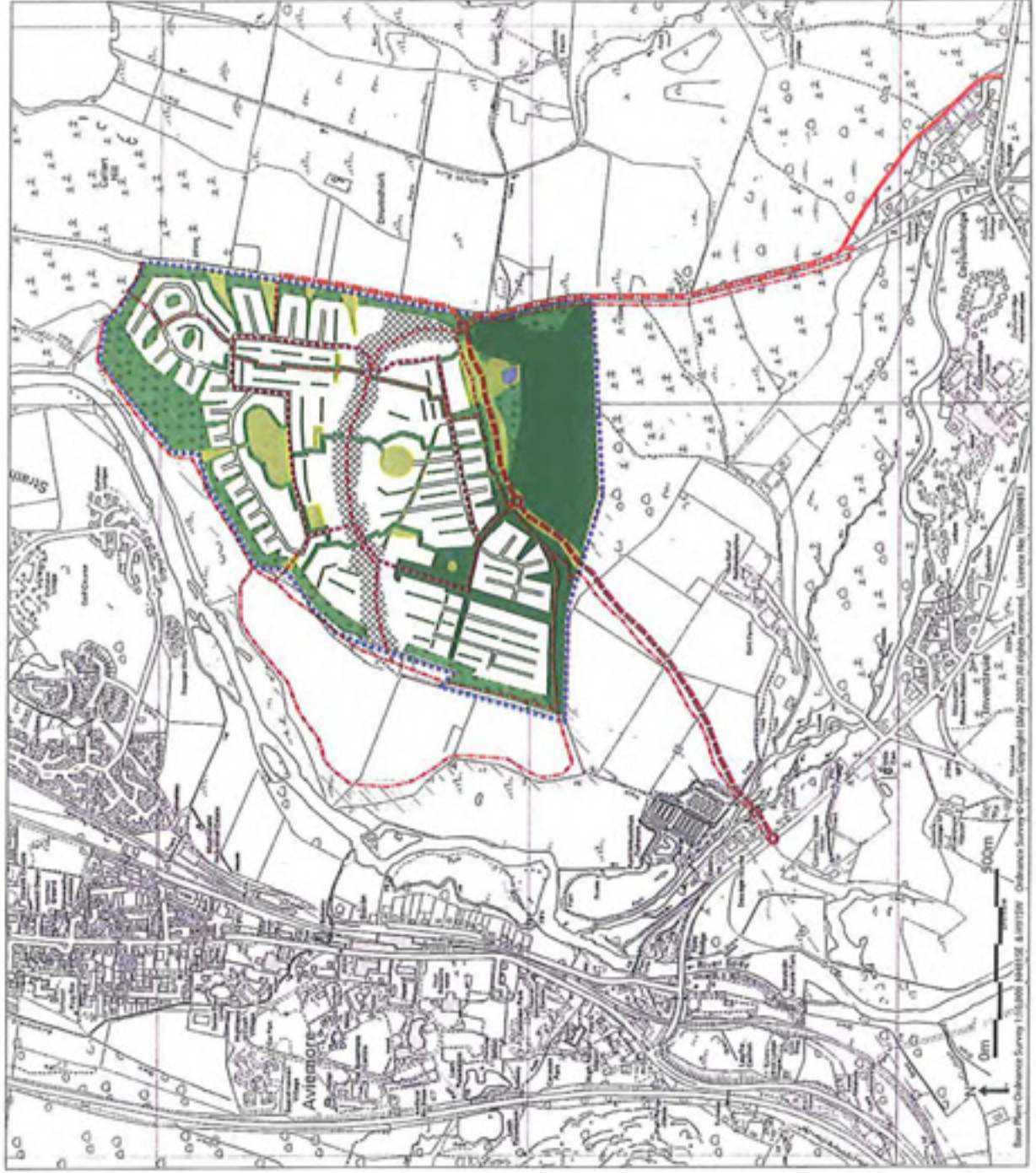
Numbers of residential units per period	EA ASSESSMENT				Total
	A	B	C	D	
Lower density	25	40	20	400	485
Medium density	25	80	40	200	345
Higher density	40	150	250	600	1040
Total	125	270	260	870	1585



PERIOD D 2027 WOODLAND, TREES & OPEN SPACE

KEY TO PROPOSALS

-  S&K Ancient Woodland Inventory
Long Established (of plantation origin)
-  Major areas of retained & new woodland
including Preservative Woodland Planting
-  Major areas of open ground with trees
including Open Amenity Areas
-  Street trees
-  Garden boundary planting strips
-  Tree link
-  High Street zone
-  Escarpment
-  New main pedestrian/
Cyclistway routes
-  Bus Route
(5 general vehicle access)
-  New B176 road (bus-station route)
-  An Camas site plan boundary
as defined in the Local Plan
-  B176 Upgrade
Cyclistways - Relocated road



TEST: LOWER DENSITY



TEST: MAIN CROSS



ENCOURAGING COMMUNITY LIFE

SOCIAL LAYOUT



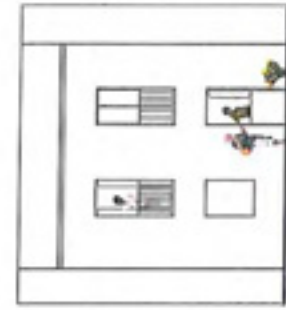
People scale
Dimensions of the in-between spaces would be small and appropriate to personal scale and walking speed.



Front to front
Entrances to dwellings would be orientated towards each other to allow people to meet when coming and going.

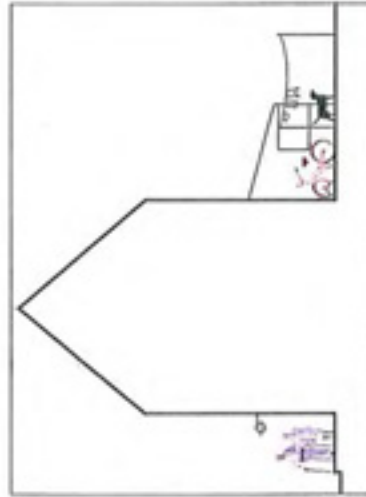


Home office to street
Home activities which have a somewhat more public character can be orientated to the street, giving life and daytime surveillance.

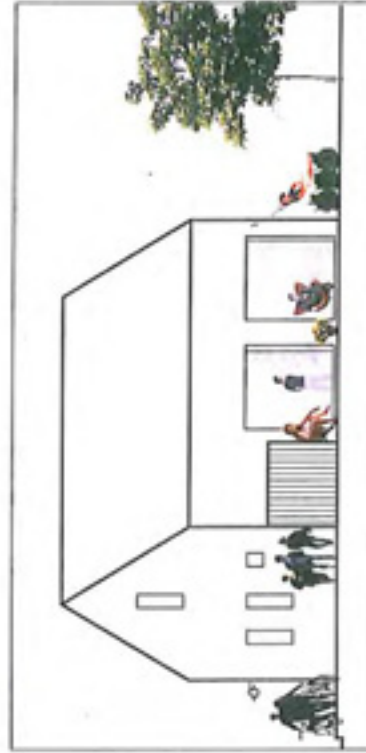


Friendly openings
Openings which encourage interaction between inside and out, such as french windows and stable doors, would be particularly welcome.

FRONTS AND BACKS



Formal Front - Informal Back
Promote discipline of tidy ordered fronts which face public life, where the postman and visitors come, with hidden informal backs, with greater freedom of architectural expression as well as behaviour.



Smaller Windows to the Street-Larger Windows to the back
For reasons of privacy, there would generally be smaller windows towards the street, particularly at ground level, while there would be an opportunity to have much larger windows to the rear, towards courtyards and gardens.



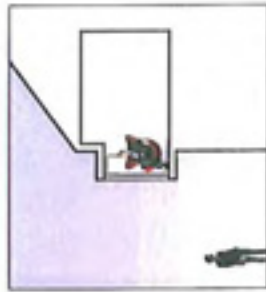
Outside stairs
Outside staircases apart from making coming and going activities more visible, also become personal spaces for informal 'staying activities' like sitting in the sun or for personalisation with potted plants, etc.

SURVEILLANCE



Surveillance

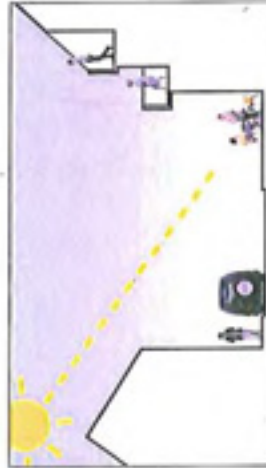
Every public space would be overlooked by a window. Bay windows give much better surveillance of the street than normal windows. There would be no blank gables.



Sitting space in window

To make the bay window really work, it would be possible to stand or sit in the window space.

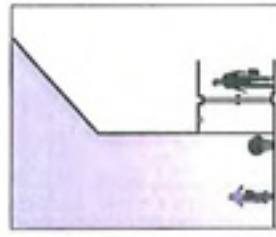
CLIMATE



Making the most of sunny aspect

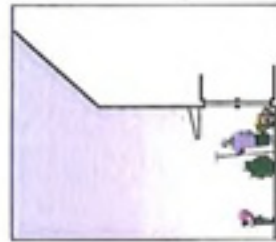
The buildings would adapt to the orientation of the sun, to make attractive places and spaces to spend time. Peoples' presence in these spaces in turn improves surveillance.

PRIVACY THRESHOLDS



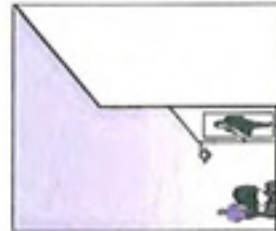
Setback door

The setback door gives a better buffer towards the street, as well as giving shelter when coming and going. It also can be a place to sit and spend time as well as a place to leave possessions and to personalise.



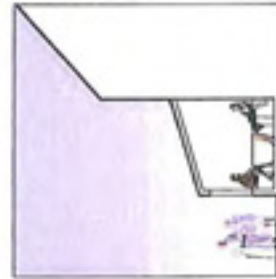
The front garden

The small garden gives a buffer towards the street without isolating the household from public life. It offers a space to spend time as well as express personality and pride.



Porches

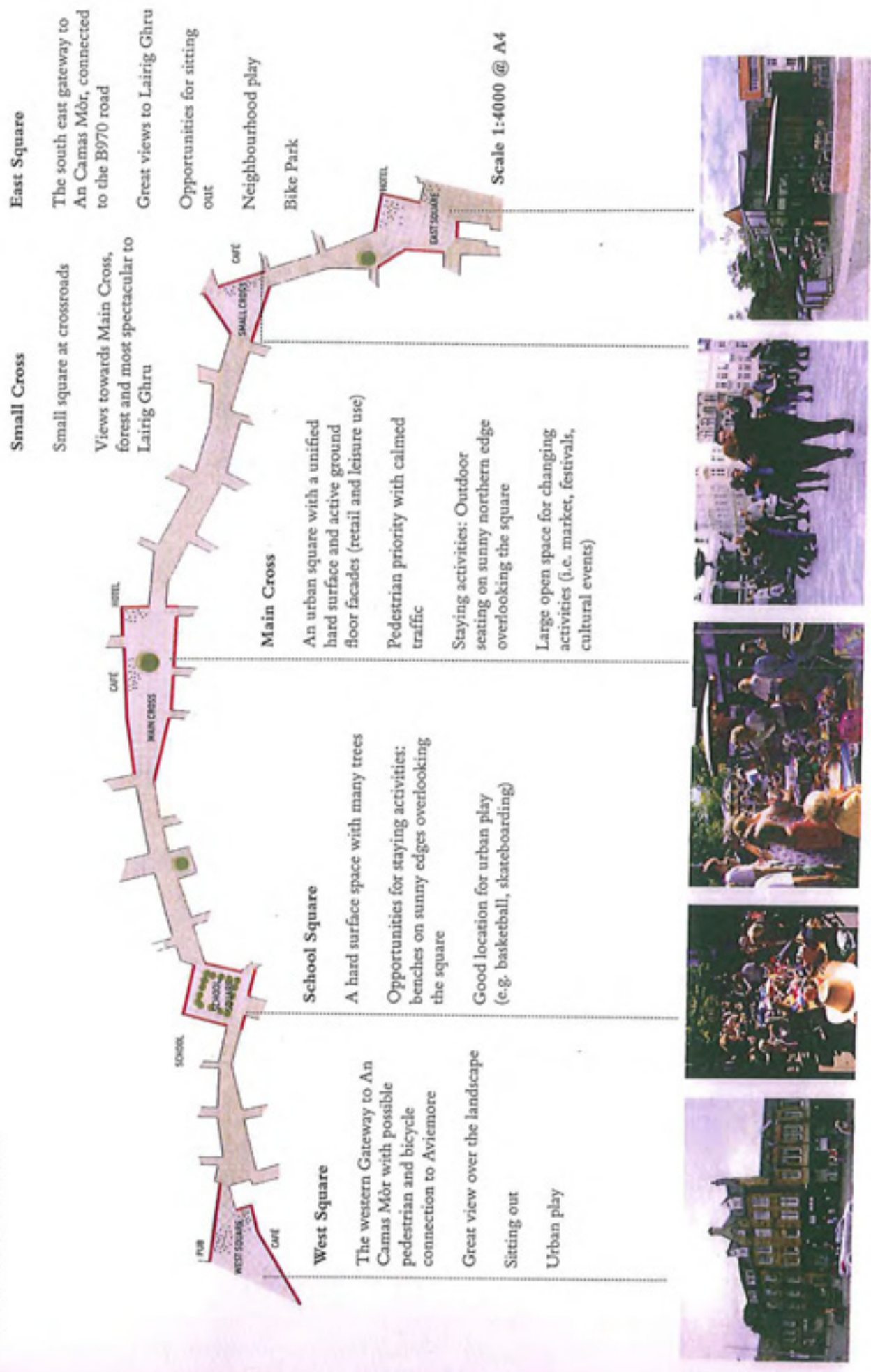
Apart from the climatic advantage, porches give a good buffer towards the street and a significant space for personalisation.



Veranda

The most generous gesture to the street is the veranda, which apart from creating a strong buffer space, gives an attractive, sheltered space for spending time.

THE HIGH STREET



LAYOUT PRINCIPLES

BUILDING LAYOUT AND MASSING PRINCIPLES

Before considering the actual design of the buildings, it is important to establish a logic for the placing of each building on its plot as well as the volume of the building in relation to its surroundings. It is important to establish a discipline, which maintains certain key aspects to maintain the coherence and identity of the place as a whole, while allowing individualism and personalisation, which in turn encourages longer term commitment to the place.

POSITIONING ON THE EDGE OF THE PLOT

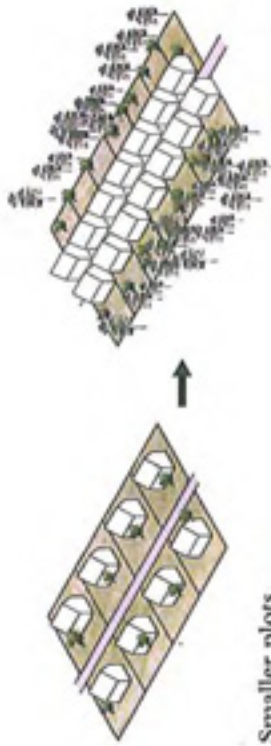
Generally, buildings would be placed close to the street, creating better microclimate and improving surveillance of the public spaces, as well as fostering community feeling with people meeting as they come and go. Additionally this would increase the useful garden area at the back.

DIVERSITY

Plots would range in size, even on the same street to accommodate a range of different building types. The character of different areas and neighbourhoods would be varied, by the massing, street & woodland planting and other means.

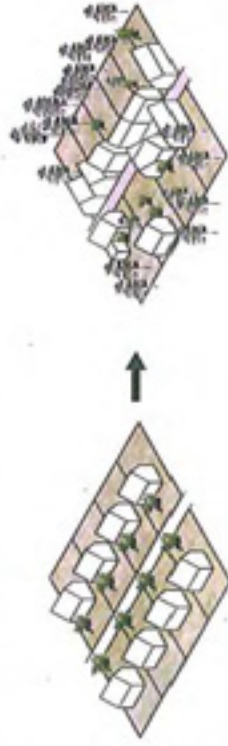
JOINED-UP BUILDINGS

In the higher density areas, buildings would be joined up to maximise the buildable area, as well as for passive solar gain and shelter from the wind.



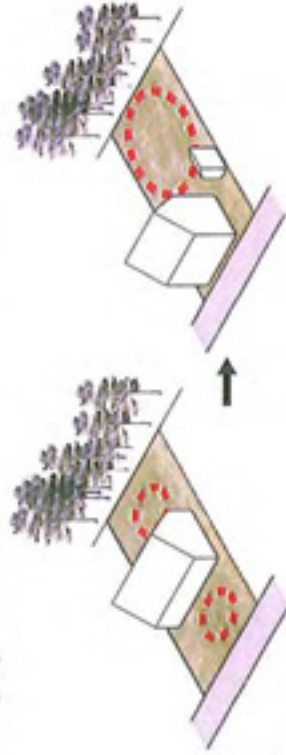
Smaller plots

A key concept in the sustainable design of An Camas Mòr, is the notion of the smaller foot print. Greater density would give many advantages including an improved microclimate, greater proximity for walking and affordability, as narrower plots reduce the cost of infrastructure and so can be more affordable.



Massing

The buildings would generally be low and more compact to provide the best microclimate around the buildings. Pitched roofs perform aerodynamically, minimising wind turbulence whilst enabling maximum sunlight penetration.



Fronts & backs

There would be clear order of disciplined and coherent design of the fronts of buildings while at the backs there would be as much freedom as possible, subject only to any negative effect on neighbours.

LAYOUT PRINCIPLES

CREATING POSITIVE SPACE

Rather than buildings having many appendages, the different volumes would create positive, enclosed space, for usefulness, privacy and microclimate advantage.

OUTBUILDINGS

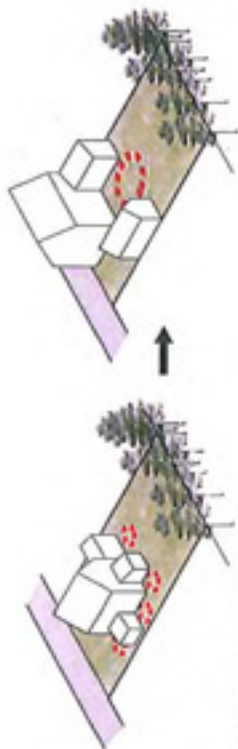
Plots would be able to accommodate not just a principal dwelling, but also outbuildings to allow for growth, additional space and changes of use in time.

PRIVACY

Generally, the distance between the rear of buildings between facades is to be at least 20m and the master bedroom would normally be to the rear. The overlooking of back gardens is less of an issue when the main activity area in gardens is closer to the house and protected by the house. Windows are not generally permitted on shared boundaries, but side windows onto a house's garden would be very desirable. Narrower streets and having houses on the street mean that this dimension is less on the front, but the effect of this can be improved by making sure that houses are staggered and do not face each other directly. Privacy in the garden at ground level at the front can be accommodated by sheds, fences and to the rear with hedges and similar.

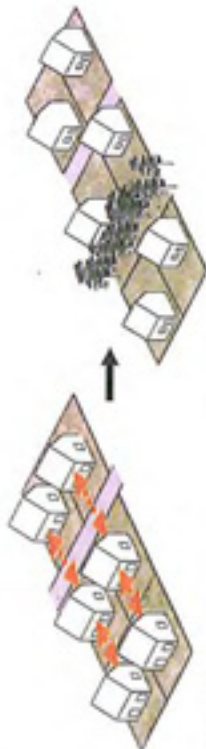
VIEWS

Due to the density of the settlement not many buildings would have views of the Cairngorms. Some of the upper floors would have views of the mountains, while most would have local views of trees.



Creating positive space

Where possible, any advantage would be taken to provide secure, physically and aesthetically attractive spaces.



Privacy

Overlooking would be minimised by introducing biosrips and staggering buildings.



3 types of view

Distant Overlooking Close

DIFFERENT DENSITIES

It has already been established in the brief for An Camas Mòr that the community has to accommodate a wide range of households and activities. These different use requirements also have different massing requirements. Therefore, the site is zoned into three different areas each with its own appropriate massing. Within each density zone there would be a variety of densities, avoiding obvious boundaries between different zones. The density in terms of units per hectare would range from 10 to 50, with an average of 23 for the 72 Hectare core development area. For comparison a city centre would have 70, Coylum Road is 7 and the new planned village at Poundbury in Dorset is 34.

HIGHER DENSITY

The densest zone in An Camas Mòr would be the 'High Street' area. It is here that the widest range of activities would be concentrated: residential buildings in the form of large and small town houses, terraced houses, apartment buildings with large and small flats, as well as cottages, courtyard and mews buildings, shops and offices, other business premises, public buildings, community uses and special buildings such as hotels. All of these would be made up of joined-up buildings, fronting right up to the street, making blocks with an almost continuous and dense edge and with soft landscaping. Building heights would vary between 2-3.5 storeys.

MEDIUM DENSITY

These intermediate zones, immediately adjacent to the High Street would be predominately residential, mostly in the form of houses, though other uses would be possible. There would be some small business premises and possibly a few big sheds for specialised workplaces. The buildings would be mainly detached and semi-detached, with the fronts and sides of buildings right up to the edge of the plots. Building heights would vary between 1½ - 2½ storeys.

HIGHER DENSITY



MEDIUM DENSITY



LOWER DENSITY



Higher density town houses & apartment buildings with commercial ground floor, 2½-3½ storeys, (10-15m high). Density approx. 40 units/ha (16 units/acre)



Medium density residential, 1½-2½ storeys, (6-10m high). Density approx. 20 units/ha (8 units/acre)



Lower density detached, 1-2 storeys, (4-8m high). Density approx. 13 units/ha (5.5 units/acre)

LOWER DENSITY

The areas towards the edge of An Camas Mòr would be almost exclusively residential. There would be a range of plot sizes to allow different kinds of houses, including some very large ones. Home workplaces that do not disturb neighbours would be encouraged.

All buildings would be detached and staggered to give the feeling of more space, some closer to the street, others set further back. Whilst the landscape assessment is based on these being 2½ storeys high, it would be expected that building heights would be generally lower.

DESIGN GUIDELINES WORKPLACES

As an important part of the sustainability brief includes local employment, a wide range of possibilities for incorporating workplaces has been considered.

FRONT ROOM OFFICES

The smallest and simplest would be 'front room' home offices in terraced houses.

LIVING ABOVE THE SHOP

The ground floor of the larger town houses would be designed with higher ceiling height to allow use as a shop, workshop or office premises.

GROUND FLOOR PREMISES

The ground floor of apartment buildings would also include higher ceilings and free floor plans to allow multiple business premises.

BARN AND BIG SHEDS

To allow more specialised businesses, possibly including some manufacturing or larger retail premises, larger shed or barn-type buildings would be planned. These could contain large internal volumes, while in massing terms would not be out of scale with surrounding domestic architecture.

OUTBUILDINGS

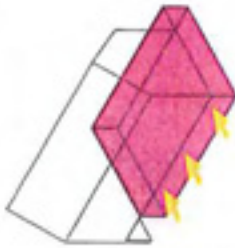
Outbuildings behind houses or apartments could accommodate offices, studios or workshops. These could be accessed either through pends or from the rear.



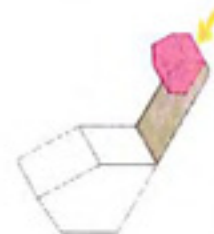
Home office as part of terraced house or townhouse.



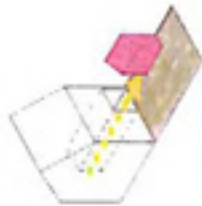
Office or retail use at ground floor of apartment building.



Large shed for more space demanding workplaces.



Workshops in the backyard of terraced houses with access through pend or from the rear.



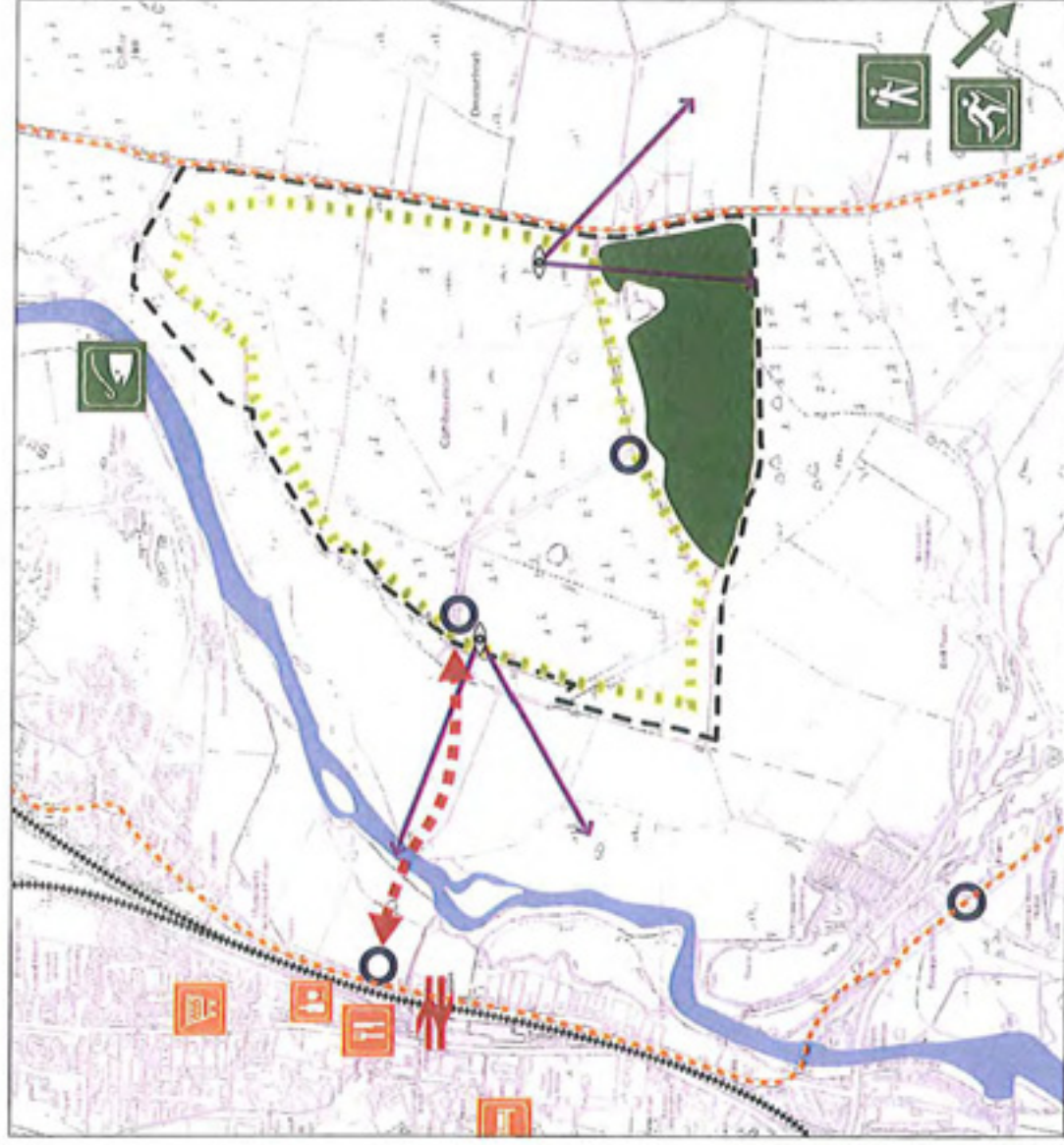
Workshops in the backyard of apartment building with access through pend or from the side.



OPPORTUNITIES

The south and west sides of the site are sheltered from the winds coming down the valley by existing mature trees on a generally level and good draining glacial terrace above the floodplain. The site is generally covered with young planted and regenerating woodland in the area that was heath which would provide further shelter and a rich environment. Within the site are a variety of features which give good opportunities for parks. The distant views out of the site, particularly to the Cairngorms and the Monadhliath, to east and west are excellent. The existing network of paths and roads give opportunities for good connections. The River Spey and its banks, to the east, provide potential opportunities for recreation and a connection to Aviemore.

-  WOODLAND
-  SITE BOUNDARY
-  DEVELOPABLE AREA
-  RIVER SPEY
-  VIEWS TO MORNATH-LAIRIG DHRU
-  RAILWAY LINE
-  POTENTIAL ACCESS POINT
-  POTENTIAL CONNECTION AS PART OF THE COMMUNITY'S PARK PROPOSAL
-  NATIONAL CYCLE NETWORK
-  EXISTING AMENITIES



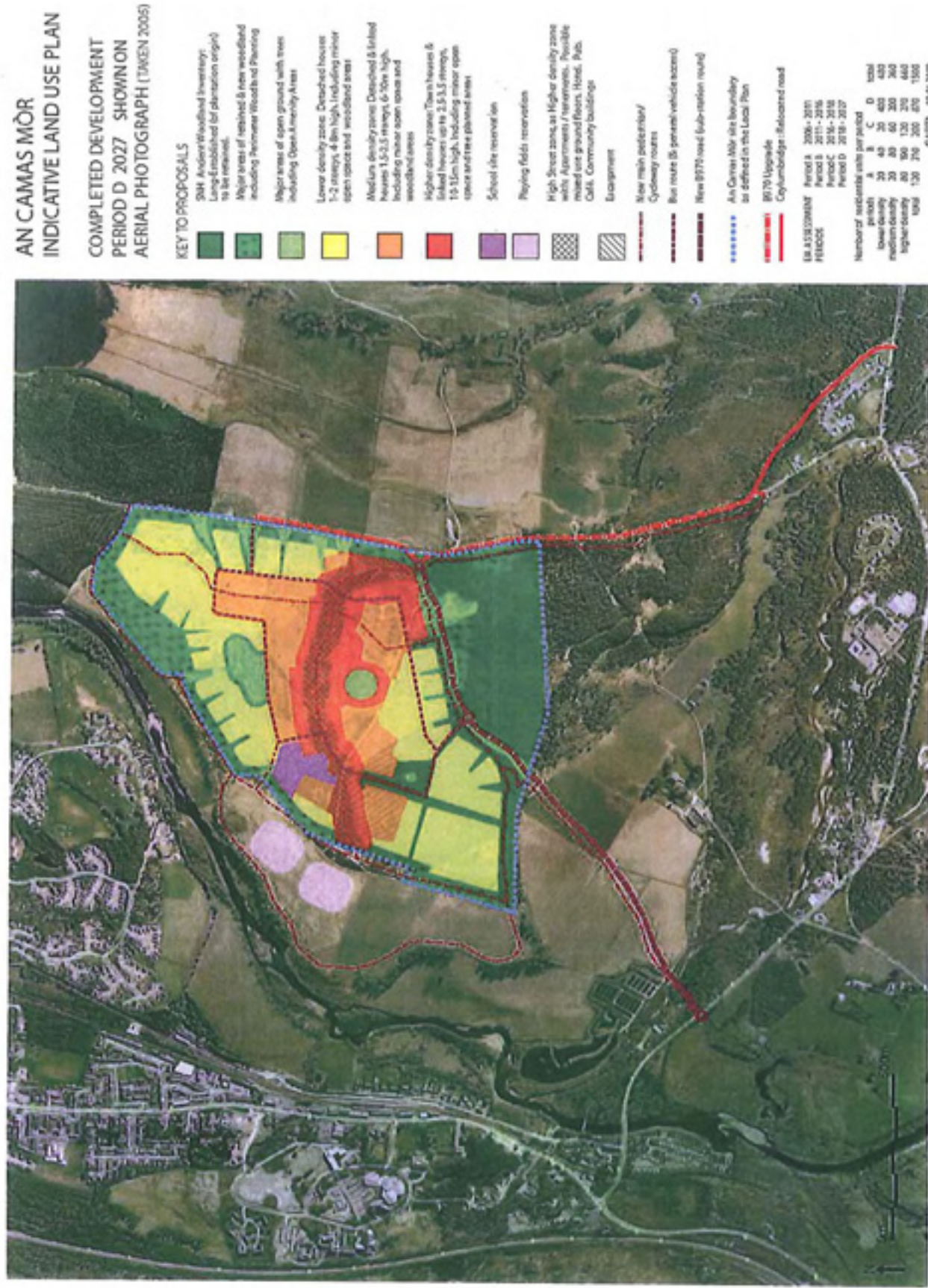


Figure 8 Indicative Land Use Plan Assessment Period D 2027 shown on 2005 Aerial Photograph