



SAM FOSTER
ARCHITECTS

Community Consultation 1
13th March 2019
Feedback

Feasibility study for community-led housing
Kindrochit Court, Braemar

Braemar Community Ltd

Introduction

On Wednesday 13th March 2019 a drop-in consultation was held between 3-7pm at Braemar Village Hall to canvas the views and opinions of those in Braemar about potential community-led housing at the Kindrochit Court site. The drop-in was organised by Braemar Community Ltd and held by Rural Housing Scotland and Sam Foster Architects.

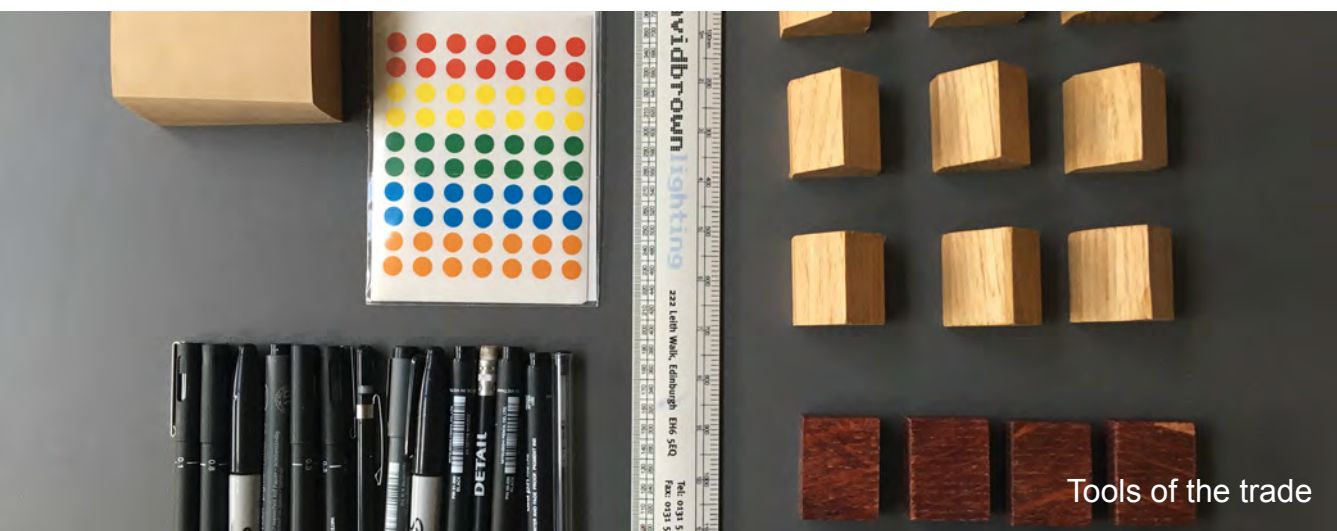
The consultation asked two core questions:

1. What type and tenure of housing is needed in Braemar, and at what sort of cost?
2. If you think there should be housing on this site, how should it be arranged and what should it look like?

This brief document summarises the responses to these questions.

Findings

1. The majority of those in need of housing are looking for rented property, though there is also reasonable demand for low cost home ownership and some interest in plots for self-build.
2. Most people are looking for 2-bedroom and 3-bedroom homes.
3. The majority of those who attended are **in favour of** community-led housing being developed on the Kindrochit Court site;
4. There is concern about the lack of sunshine on the site - especially in winter - caused by the trees on neighbouring land to the south-west;
5. There is some concern about the condition of stability of the trees on the adjacent land;
6. There is concern over the existing **site access**, and suggestion that consideration be given to a new road access from the golf course road to the south-west of the site;
7. There is some demand for simple workshops on the site, for low-key activities such as storage and joinery;
8. Retaining access to the existing paths around the site is essential.



Priorities and Concerns

The poster below highlights the most significant priorities and concerns that the community has about the project. These are supplemented by hand-written Post-It notes.

Your Priorities and Concerns

Community housing development at KINDROCHIT COURT

for Braemar

COMMUNITY CONSULTATION
13th March 2019

Please use **THREE** sticky dots on each of the two tables below to tell us your priorities and concerns.

If you have other priorities or concerns that we should know about please write them on a Post-It Note and stick it below the table so that others can vote on it too.

What are your priorities for the project?

Energy efficiency for comfort and low heating/electricity bills		20
Ability for houses to be extended in the future		2
Space to be able to work from home		4
Affordability of rent		22
Generous room sizes and ceiling heights		
Use of affordable, natural, Scottish building materials		11
Private garden space		9
Incorporation of renewable energy generation		6
Use of part of the site for specific community function		1
Selective planting of trees to provide shelter		4
Full accessibility by all ages		9
WORKSHOPS		7

Do you have concerns about the site or project?

Exposure of the site to prevailing winds		
Impact of the new buildings on the ecology of the site		7
Impact of construction traffic on existing roads		8
Overshading of buildings by the trees		3
Site isn't large enough for all these houses		1
Where do the workshops get relocated to?	 <i>THERE ARE NO WORKSHOPS</i> <i>yes there is.</i>	2
There's no housing need in Braemar		
Houses would be better in a different location		13
Capacity of existing power / drainage / water supply to serve new buildings		3
Timescale for building the houses		4

TELL US
YOUR
THOUGHTS...

2023

THINK TREES HAVE
THEIR BEST
NEEDS REQUIRING

AS MUCH
SUNLIGHT
TO ALL
HOUSES AS
POSS.

HOUSES
WITH
OUTSIDE
SPACE
RATHER THAN
FLATS!

Gardens are
important for
family housing.

More traditional
looking houses

Small,
affordable
housing:
for locals,
to buy or rent.

Been in for
piping for
over 20 years
How much
longer?

check water
+ sewerage
capacity!

create
community
wood in
rest of the
wood:

Take over
off golf course
Road?
investigate

What happens to
road if not
adopted? Who
owns after it?

OUTSIDE
SPACE
FOR ALL
DWELLINGS

How much
outside
space
would be
allocated?

STREET
LIGHTING.
WHO DECIDES
WHERE?

TREES
REQUIRE
MANAGING

NO HOLIDAY
OWNERSHIP
NEW HOMES
FOR PEOPLE
LIVING IN VILLAGES

SHARED
OWNERSHIP
DETACHED HOUSES
& LOW LEVEL

IF YOU MUST
HAVE HOUSES
- MAKE IT
A NEW
DEVELOPMENT

CARS &
TACKLING
AN ISSUE

Tree
management
plan
vital

HOUSES FOR
RENT NOT
FOR ~~SALE~~
OUTRIGHT
OWNERSHIP

WRONG
PLACE
- SHOULD BE
ON BOUNDARY
GROUND BOUND
BACHMANN!

MUST
PRESERVE
EXTENSIVE
PARKS

take new
woods of
community
woods?

Road past
bunkhouse
not suitable
for more
traffic

MAX 5
DWELLINGS
FOR HOUSING
2 UNITS FOR
COMMERCIAL USE

trees could
make
houses drier

Affordable
Houses to
rent or buy.
But the site
proposed not
enough suitable
roads, traffic etc

FIRST THE
HOUSES &
THAN THE
WOODS A
COMMUNITY
WOOD.

For site to be
attractive &
thick surrounding
woods need
"managed" (advised)

Potential
business space?
Jobs in village
that would pay
enough to own?

better a terrace
than individual
houses with
little space
in between

Better
footpaths
around
site

Some workshop
units / facilities are
a risk. Rent etc.
There is a demand
for it.

Clap down a
weekends
noise & sound
copy of the survey

Survey which is
affordable???

Need Rental homes
not 2nd homes
Bungalow >
Low level
only
Need houses for
local workers

Tree Houses
No cars

PARKING
VERY
IMPACTANT
IMPACT ON
LOCAL RESIDENTS

Need houses for
village residents
who need a job
great hotels

houses along
road are
the thing -
work is to be
done

IDEAL
2 BED UNITS
6 FLATS
5 COTTAGES
SEEMS IDEAL

space to work
from -
important

too dark -
not suitable
for housing

need for
workshops in
village.

Transcribed Post-It notes grouped generally into subjects raised

House types/size (8 notes)

Small affordable housing for locals to buy or rent

No holiday ownership! New homes for people living in village

Shared ownership, detached houses and low-level

Houses for rent not for outright ownership

Affordable homes to rent or buy but the site proposed not really suitable - road traffic etc

Survey which is affordable?

Need rental houses not second homes! Bungalows low-level only. Need houses for local workers

Rented houses for village residents who need and not just hotels

Building layout / design (18)

Houses with outside space rather than flats!

As much sunlight to all houses as possible

Space to work from is important

More traditional looking houses

Better as terraced than individual houses with a little space in between

Potential business space?

Jobs in village that would pay enough to own?

Gardens are important for family housing

Some workshop units/facilities are a must. Rent etc. There is a demand for it

Outside space for all dwellings

How much outside space would be allocated?

Site is too dark. Not suitable for housing

Street lighting? Who decides where?

If you must have houses make it a mews development

Wrong place! Should be on redundant ground behind Balnellan

There is a need for workshops in the village

Maximum five dwellings for housing, two units for commercial use

Treehouses, no cars

Ideally two bed units six flats five cottages seems ideal

Surrounding trees (8)

Many trees past their best, need replacing

Create community wood

Trees require managing

Tree management plan vital

Take over woods as community woods?

Trees could make the houses dark

Forget the houses and make whole area community wood

For site to be attractive I think surrounding woods need managed/reduced

Site access, paths and parking (7)

Must preserve existing paths

Better footpaths around site

Take access off golf course road? Investigate

What happens to road if not adopted? Who looks after it?

Cars and parking are an issue

Road past bunkhouse not suitable for more traffic

Parking very important! Impact on other residents?

General (2)

Been in pipeline for over 20 years how much longer?

Check water and sewage capacity!

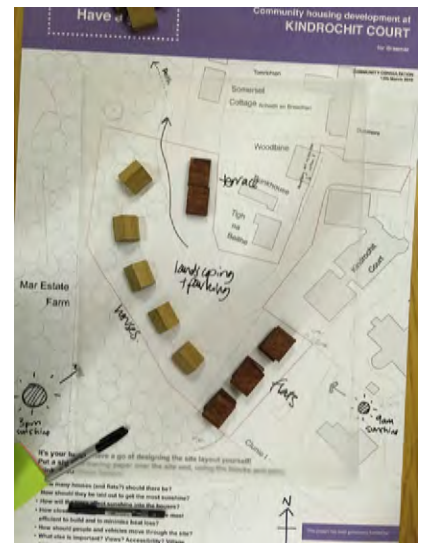
Summary of site layout design ideas



Courtyard in centre of site
Layout for sunshine



Split courtyard at north end
Flats at south end
Open space between for sun



Split courtyard at north end
Flats at south end
Open space between for sun



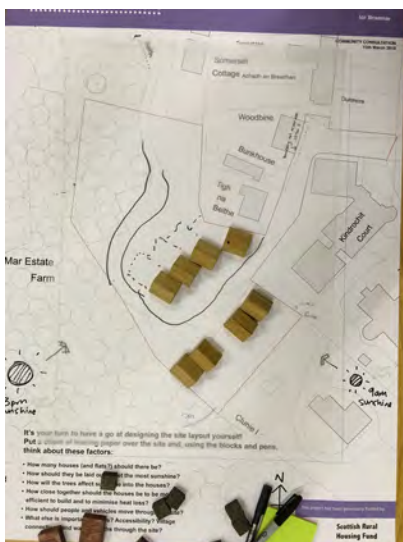
Small terrace of flats, south
orientation
Separate houses at north end



All houses and flats at north end
Arranged for lots of sunshine



Courtyard cluster of houses and
flats in centre of site



Terraces at south end of site
Orientated for sunshine
open ground to north



2 terraces at south / east side of
site. Away from trees for sunshine



2 terraces of houses; 1 terrace of flats
Open central space with access
through middle

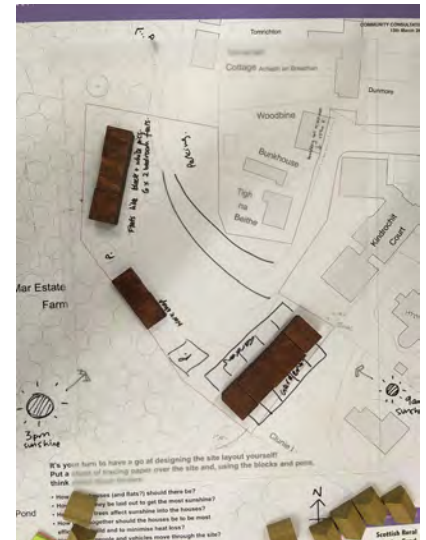
Summary of site layout design ideas



2 clusters of houses with central space between
Flats at north end

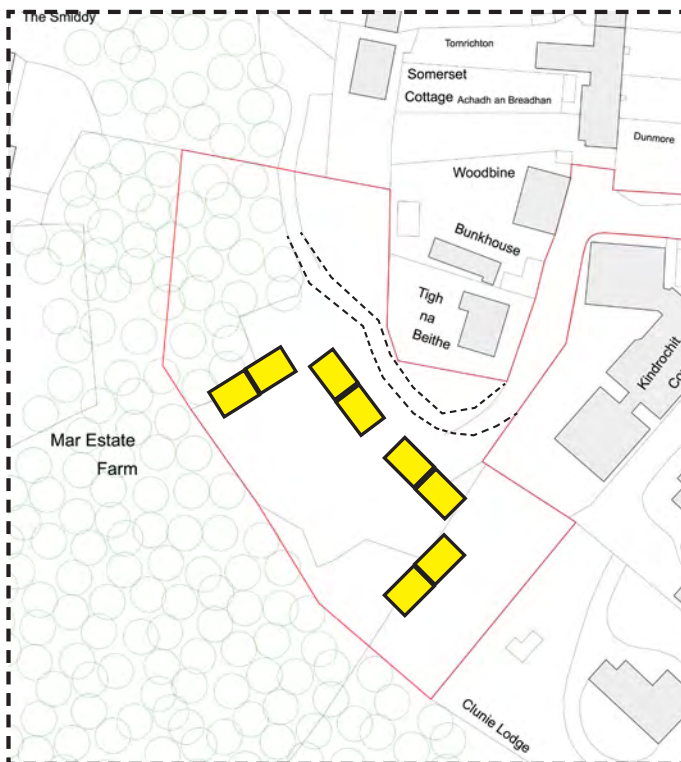


Small terraces of flats and houses arranged for sunshine
Workshops in darkest part of site

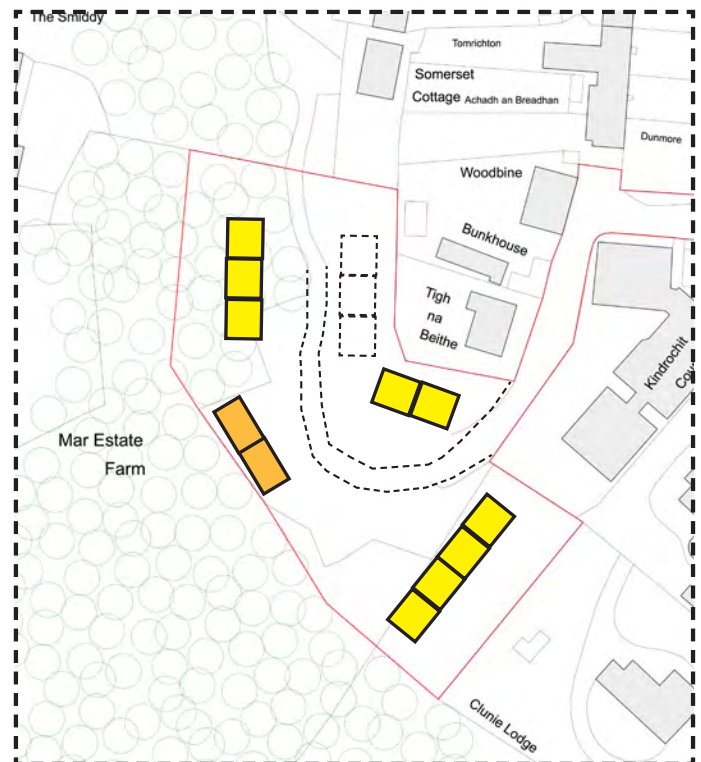


2 terraces at each end of site
Workshops in darkest part of site

Predominant layout themes



Courtyard arrangement / tight clusters
Arranged to optimise solar gains

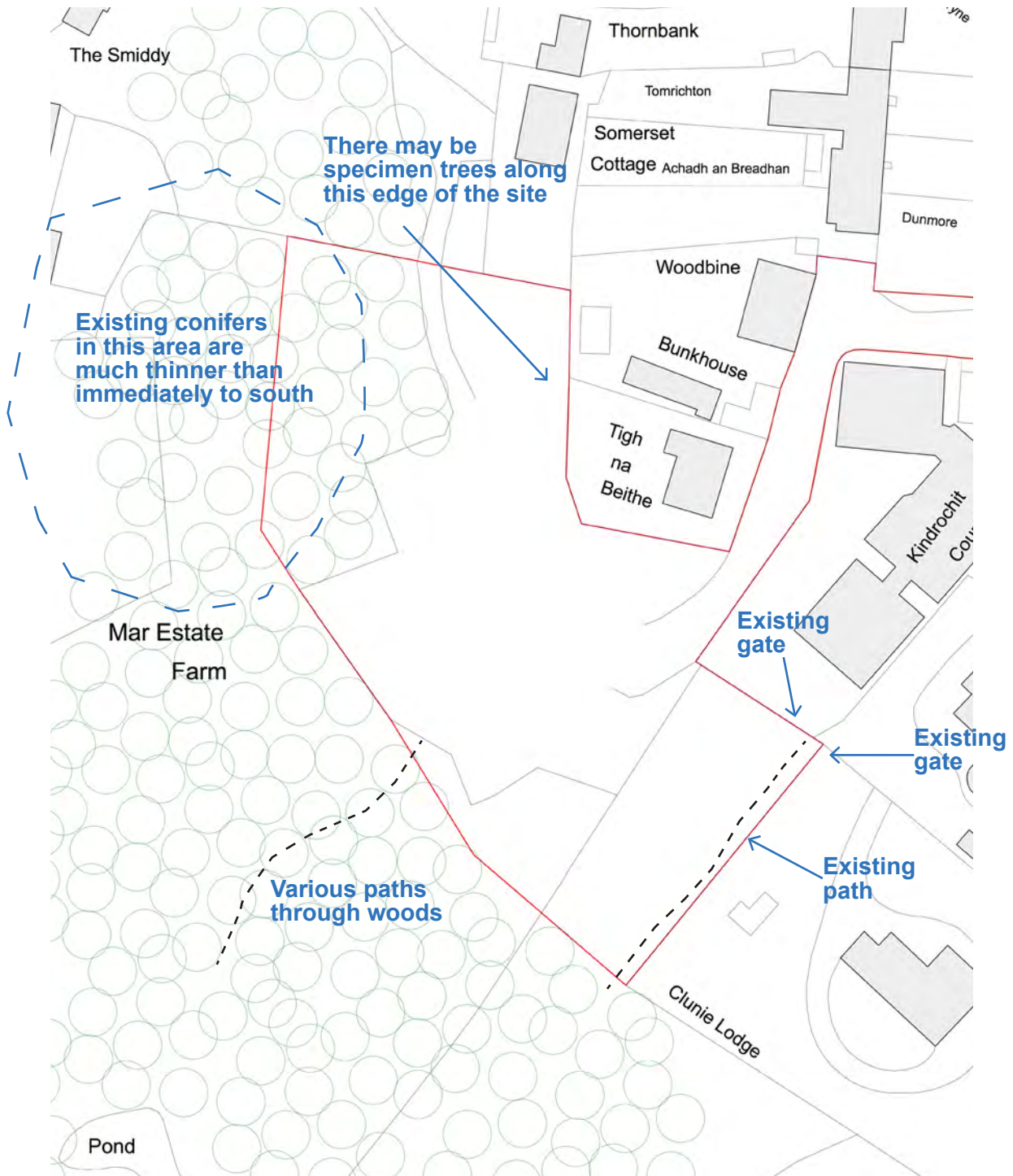


Range of terraces of flats and houses with separate workshops in darker part of site

Houses and flats arranged to minimise effects of overshadowing by trees

Access through centre of site (from existing track OR new road from golf course)

Additional information learned about the site



Housing design preferences

The poster below highlights which of the images of house styles received the greatest preference.

