



THE GANNOCHY ESTATE
A Lifetime Neighbourhood

**Masterplan and
Housing Expansion**
July 2016

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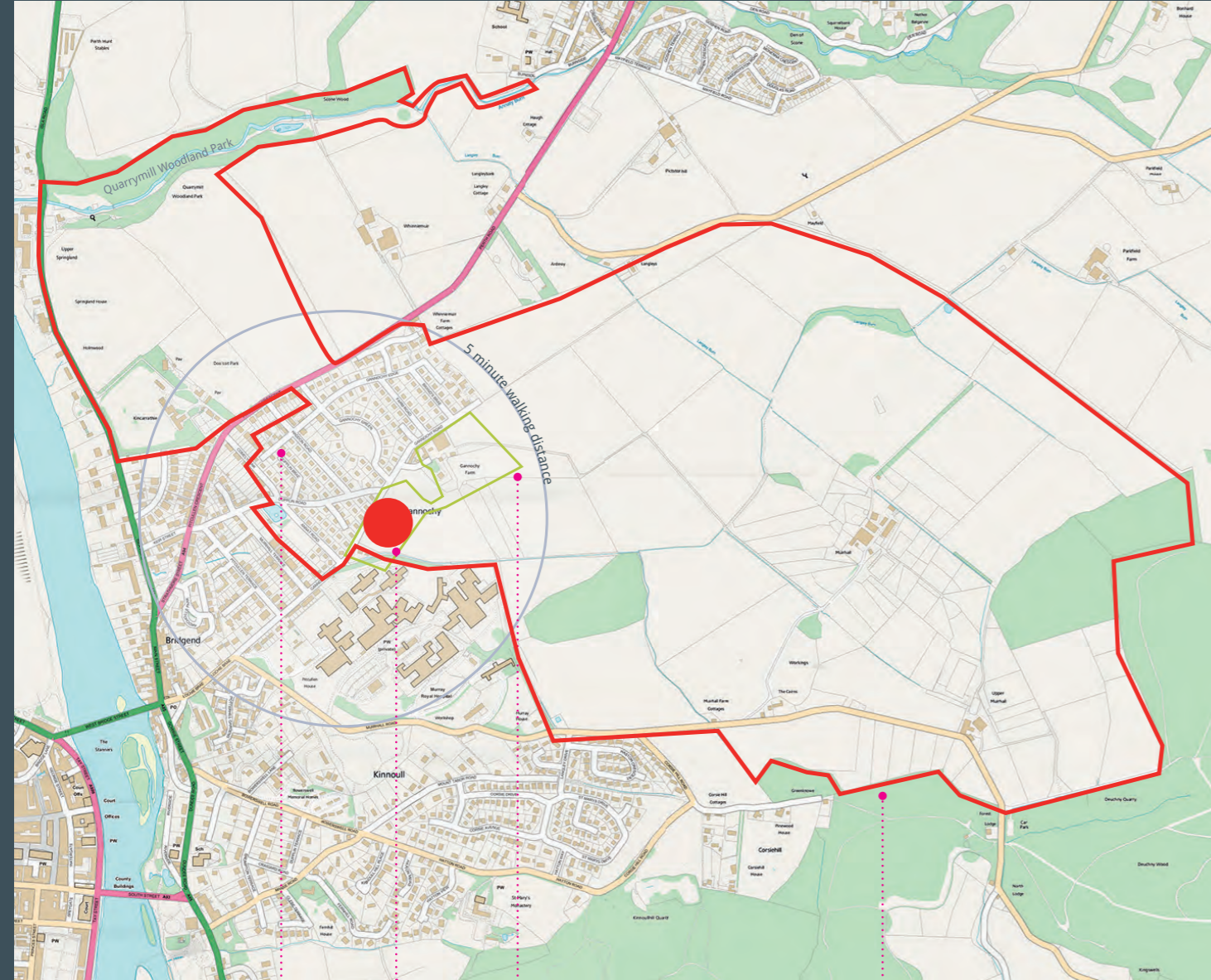
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The Masterplan Area



Opportunities in the existing housing area.

- play areas
- community facilities and spaces
- better parking and access

Potential new housing development

Land zoned for affordable housing in the Local Development Plan

Longer term strategies for the wider Gannochy Estate:

- increasing access and path networks
- improving biodiversity

1.0 Introduction

This Masterplan provides a strategic framework and vision for the long-term development of the Gannochy Trust estate. It has been developed to ensure that the physical environment supports and complements the strategic aspirations and objectives of the Trust in the short, medium and long term. The Masterplan provides an integrated overview of the complete Gannochy estate which:

- Highlights the estate's distinctive and important characteristics.
- Identifies areas for improvement.
- Sets a framework and vision for future development.

Two key factors have determined the timing for the production of this Masterplan:

- The Trust's ambition to extend its 'model' housing estate which was expertly laid out under the direction of the Trust's founder, Arthur Kinmond (AK) Bell, between 1923 and 1931.
- The need for a long-term development framework for the estate which supports and complements the Trust's new Strategic Plan.

This document sets out the key themes that the Trust wishes to address in the development of its Estate, sets guiding design principles which protect and enhance the distinctive characteristics of the estate, and outlines potential areas of improvement and development across the whole estate, with particular focus on the housing expansion. It sets out a vision and identifies development opportunities for the next 15-20 years, therefore certain ideas and projects will not proceed immediately.

An extensive consultation exercise has been carried out in the preparation of this Masterplan involving the Trust's tenants, local community groups and statutory bodies. The Trust intends to continue and develop this consultation and engagement with the community and interested stakeholders throughout the implementation of individual elements of the Masterplan, if and when they are taken forward.



2.0 Vision

2012 was the 75th anniversary of the Gannochy Trust and, to mark the occasion, the Trustees decided to develop and extend the housing estate that was laid out between 1923 and 1931.

The Trustees' vision was one of a 21st century 'model' estate where the residents have a sense of belonging to a community of people with varying levels of ability and which enables their wellbeing. It will be a 'model' estate in two senses:

- A good place to live – true to A K Bell's original intention.
- An exemplar – capable of being replicated by others.

The vision includes the integration of the new homes with the existing community and the Masterplan therefore sets the housing development within the context of the wider Gannochy estate and local area.

An extensive consultation process during 2015 identified three key themes:

3 key themes

Lifetime Neighbourhoods
Healthy Homes
Green Infrastructure

Development of a Lifetime Neighbourhood

It is generally accepted that neighbourhoods should be physically accessible to everyone – from people using wheelchairs to those developing dementia.

Despite this, little attention has been given to how neighbourhoods can accommodate an increasingly frail population. Although many people enjoy good physical and mental health as they age, others do not, and this can limit the ways in which they can socialise, access services and play an active role in their communities.

The Lifetime Neighbourhood Concept

The concept of a Lifetime Neighbourhood has been developed to provide:

- Support for thriving social networks that promote well-being and empower residents.
- Accessible streets, public spaces and facilities.
- High quality built environments with good quality housing.
- Good quality greenspace and green infrastructure.

Towards a Lifetime Neighbourhood

Suggested ways forward for the Gannochy Trust include:

- Tenant involvement in the design of new homes through design workshops, or a steering group.
- Using projects identified within the Masterplan as a focus for resident's activity.
- Support from the Trust (organisational and/or financial) to run regular local events.
- Ongoing contact to determine resident's needs and concerns.

There are opportunities for the Trust to work in partnership with other organisations to explore new ways of providing services. These could include, for example:

- Management of specialist supported housing.
- Training for young people through local voluntary and charitable organisations.
- Community gardening organisations, such as TRELIS.

Getting around

Much of what makes a neighbourhood accessible is in the detail. Good lighting, level pavements, good signage and easy to negotiate road crossings go a long way towards making it easy for people of all ages – from children to the elderly – to get around.

Although the Estate is generally easy to get around, there are some issues:

- Better access to public transport – improved lighting, traffic calming and better located bus stops.
- Better neighbourhood 'markers' and 'signposts' which can assist people with perception problems – for example those with dementia.
- Better walkable environments for older people in and around the housing area, with better signage and seating.
- Improved access to the countryside for families – including "joined up" pedestrian and cycle routes, wayfinding and interpretation.
- Safe routes to children's play areas.
- Potential for future traffic calming in partnership with the local authority.



Healthy Homes for Life

People's housing needs will almost certainly change through their lifetime as they grow older and less able. The concept of Healthy Homes for Life encompasses:

- **Lifetime Homes:** a set of design standards which have been developed to ensure that homes are accessible and inclusive to everyone. Compliance with the standards can offer particular benefits to older people, disabled people and anyone with a physical impairment, whether they live in the property or want to visit relatives and friends.
- **Creating an energy efficient and sustainable home:** an approach which best suits the Gannochy Estate, and which supports AK Bell's original ethos (high build quality and good ventilation). This approach is based upon:
 - A fabric first approach to energy efficiency – maximized insulation and appropriate air tightness.
 - An investigation into a low-tech approach to a 'passive stack' ventilation system.
 - A considered review of appropriate renewable energy systems.
- **Accessibility:** the diagram to the right shows a sample house plan which illustrates the components of an accessible house. It has:
 - Spaces which are easily wheelchair accessible.
 - Features which mean it is easily adaptable to suit a range of physical disabilities.
 - Patio doors and canopies which promote easy access to outdoor spaces.
 - A space suitable for home working.
 - An energy efficient design and a heating system which uses renewable energy.

family sized dining kitchen with sufficient space to turn a wheelchair and good access to a covered outdoor space

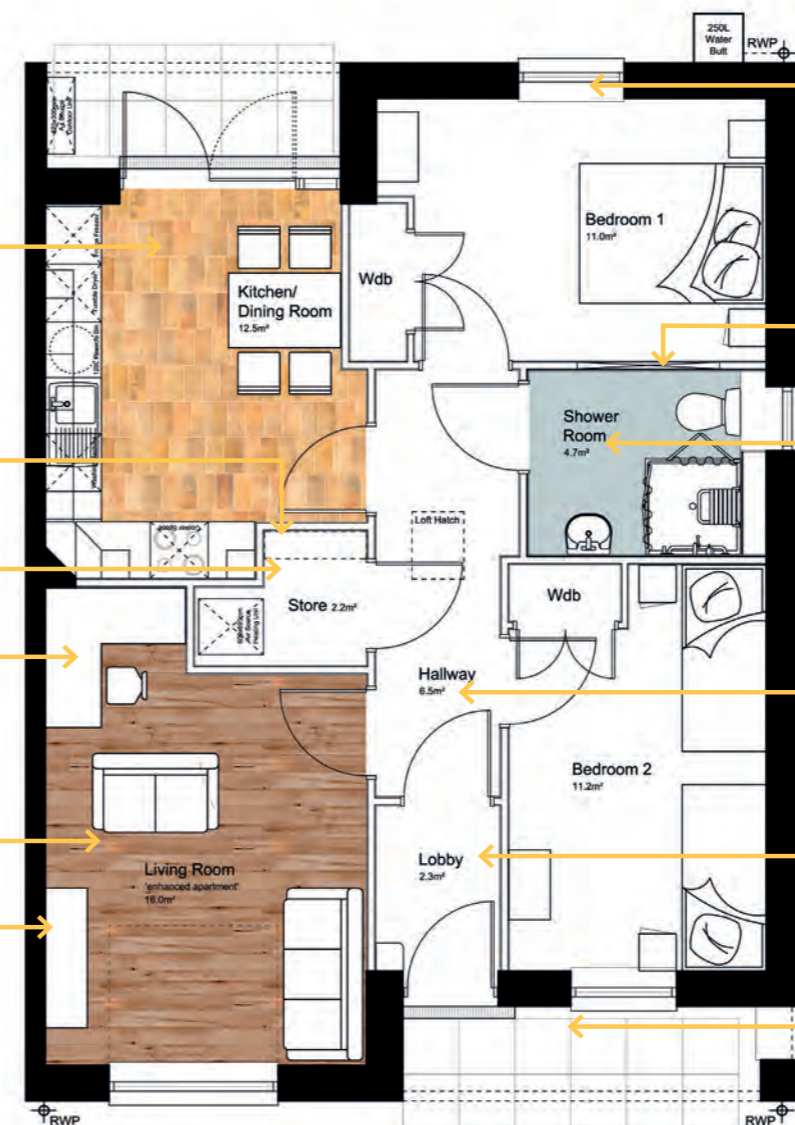
cupboard large enough to accommodate renewable heating system

walls can take a range of different adaptations

space for home working

turning circle for wheelchair possible in all rooms

sockets, controls etc. at a convenient height



window cills are low enough to allow a seated person or a smaller child to view outside

knock-out panel for future hoist

shower room can easily be converted to a wet room for a person with a disability, or a bathroom for a family with a young child

circulation space that is easy for a person using a wheelchair to negotiate

draught lobby

level access between outside and inside covered entrance with charging point for mobility scooter/space for pram or wheelchair storage

Green Infrastructure and Improving Access

Research has shown that attractive, safe greenspaces, easily accessible from people's homes, are significantly associated with participants' satisfaction with life.

Researchers have found that a neighbourhood environment that makes it easy and enjoyable to go outdoors is a significant factor in whether people attain recommended levels of physical activity through walking, and can be a significant predictor of their health in general. Particular areas of focus have been identified as:

Social spaces: most people, and dementia sufferers in particular, appreciate a gradation of sociable outdoor spaces.

Garden spaces: research suggests that the greatest impact on wellbeing comes from having easy access to the outdoors, which could be as simple as an individual patio or simply a green view.

Creating space for food production: through allotments, community gardens and orchards.

Sustainable Urban Drainage Systems: Attenuation ponds, swales and reed beds provide natural ways to reduce flood risk, provide temporary storage and improve water quality, and can also provide an environmental resource for the community.

Biodiversity and a green network: Trees, green spaces, river valleys and waterways, pedestrian and cycle routes can connect places, reflect local character and provide wildlife corridors.

Access: enhancing access to the wider estate and also around the housing area.





3.0 Design Principles

All new design proposals and any alterations to existing buildings and spaces need to be based upon an understanding of the Gannochy Estate's best qualities and an appreciation of the Trust's vision for the future.

A series of design principles have been developed which summarise the key issues which need to be considered for all new development.

*design
principles*

↓
Landscape setting
Greenspaces around housing
Buildings and new development

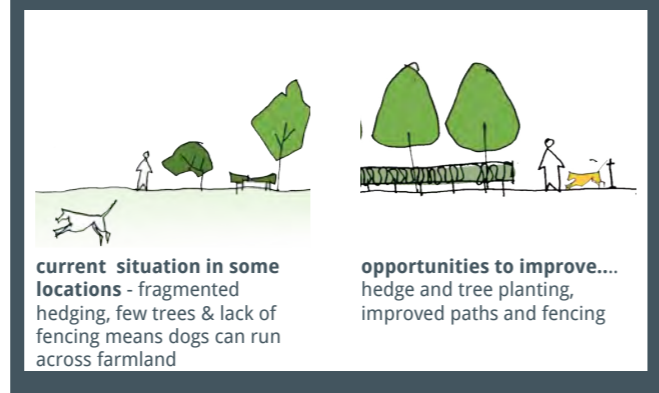
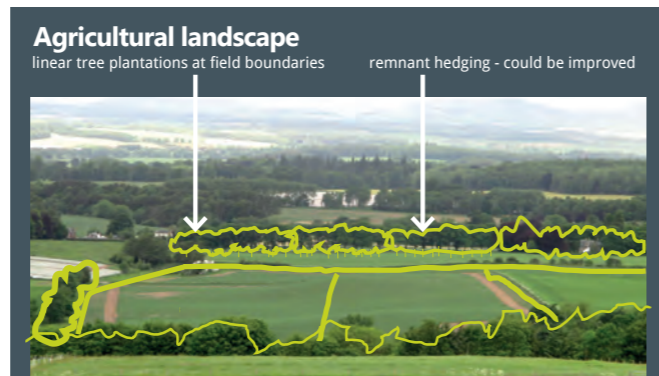
Landscape setting

It is important that any new development integrates with the Gannochy Estate's special landscape setting.

Any proposed improvements should also coordinate with the Tay Landscape Partnership's Tay to Braes Initiative which focusses on improvements to linear habitats for wildlife such as hedgerows, tree lines and watercourses. This approach can also improve connectivity and landscape quality for local people, through a better network of recreational paths and cycle tracks.

The following principles should be observed:

- **Create better access to the countryside** connecting pedestrian and cycle routes.
- **New built form should provide a defined settlement edge** which does not intrude onto the greenbelt.
- **Where possible, opportunities should be taken to improve the landscape setting:**
 - **New hedge planting:** consolidating gaps using hedging appropriate to local character, habitats and species.
 - **New avenues of trees:** a 'once in a generation' opportunity to add new elements to the landscape.
 - **New woodland planting** at watercourses with native species.

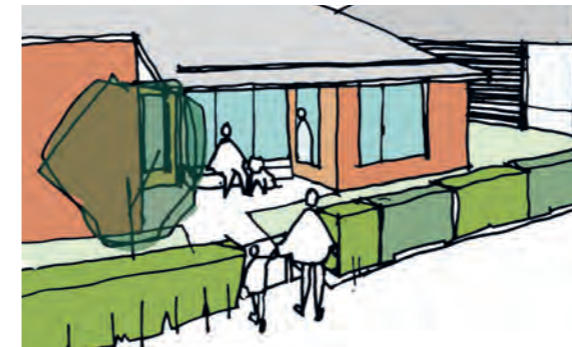


Greenspaces associated with housing

These should:

- Include a range of types of social spaces.
- Be accessible for all.
- Be flexible.
- Provide pleasant shorter routes around the housing area for people who are older or who have a disability.
- Have seating incorporated into key routes.
- Include street trees and beech hedges as boundary treatments.
- Provide suitable play areas for children.

An Accessible Neighbourhood; a gradation of sociable green spaces



- 1** A private sheltered space in a front garden beside the front door allows residents to watch activity from a distance, feeling safe



- 2** A seat integrated with the entrance gate to the front garden allows closer contact with passers-by



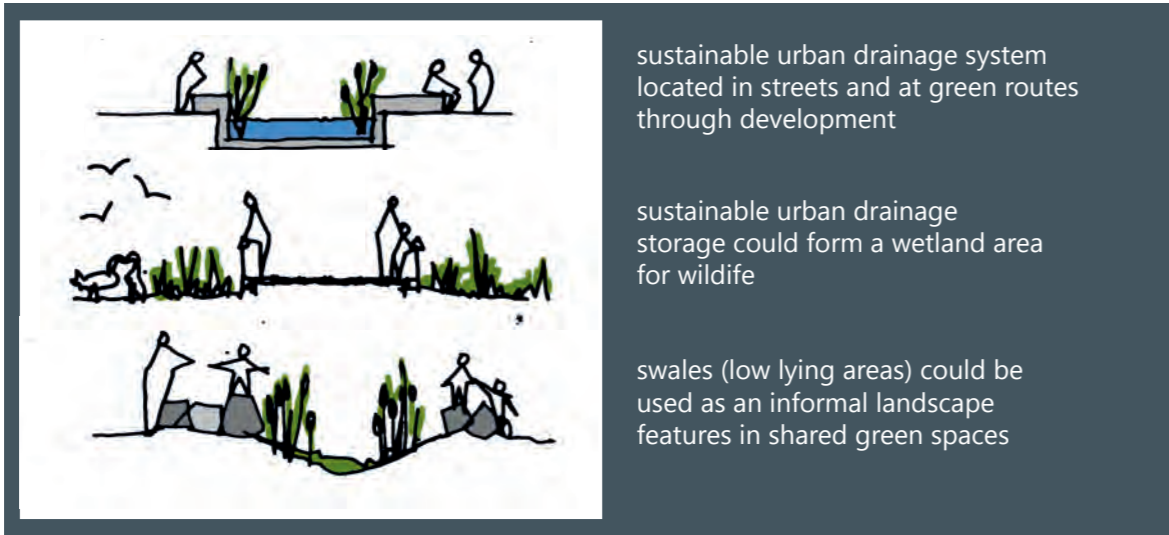
- 3** More enclosed spaces within shared greenspace allows people to join in with activities if they wish



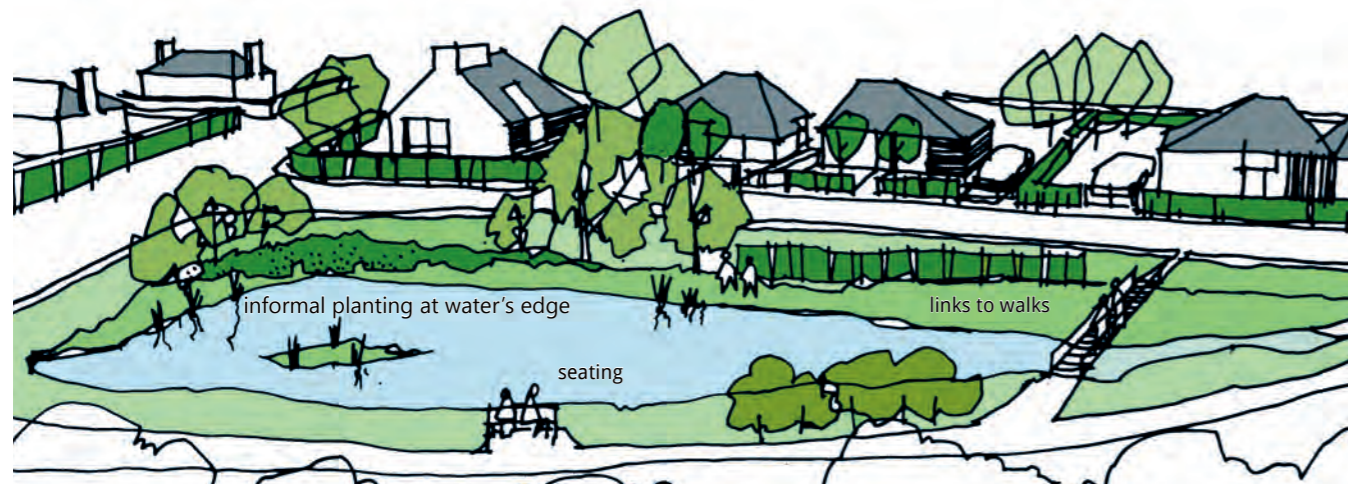
- 4** Greenspaces include spaces to move around and play which are well overlooked

Greenspaces associated with housing: Sustainable Urban Drainage

Proposals utilise a 'natural' approach to sustainable urban drainage, providing a high quality landscape setting for recreation and a habitat for wildlife.



SUDs storage for new housing could form part of a new wetland area for wildlife. Water features used for storage could be a pleasant place to sit or visit, an educational resource for children, and a haven for wildlife.



Buildings and new development: Community facilities

Although Community facilities on the Gannochy Estate are likely to differ from each other because they accommodate a range of functions, they should share some common characteristics:

- They should involve local people in their design and management.
- They should provide a walkable destination for local residents, rather than a facility used by people driving from the wider Perth area.
- The reuse of existing buildings should always be considered before any new community facilities are constructed.
- Community facilities should be accessible for all, including wheelchair users.



Buildings and new development: Retaining the best qualities of existing housing

The exceptional quality of the Estate is created by the attractive, well managed and maintained landscape setting and its well-designed and well-maintained housing stock. It is essential that new development does not detract from this.

It is possible to deliver high quality contemporary design solutions for future Gannochy developments which are well integrated with existing buildings. To achieve this, the following principles should be observed, based upon existing housing:



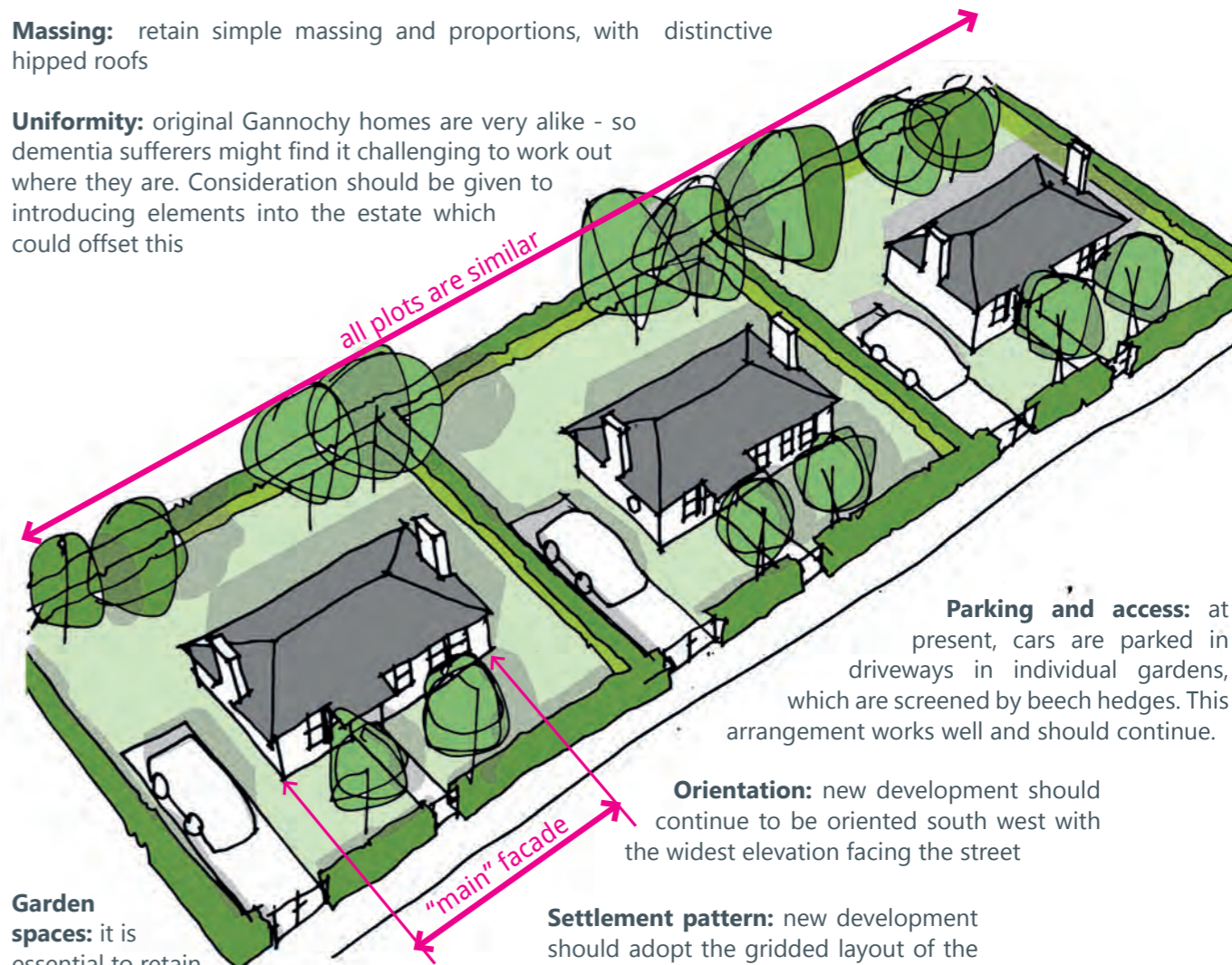
Existing Gannochy houses:

- the best existing houses have generous gardens with trees and well maintained hedges
- they relate to the street in the same way
- they have in curtilage driveway parking
- the basic format is repeated many times

Siting and plot: new homes should have defined front gardens, in the same way as the original Gannochy housing

Massing: retain simple massing and proportions, with distinctive hipped roofs

Uniformity: original Gannochy homes are very alike - so dementia sufferers might find it challenging to work out where they are. Consideration should be given to introducing elements into the estate which could offset this

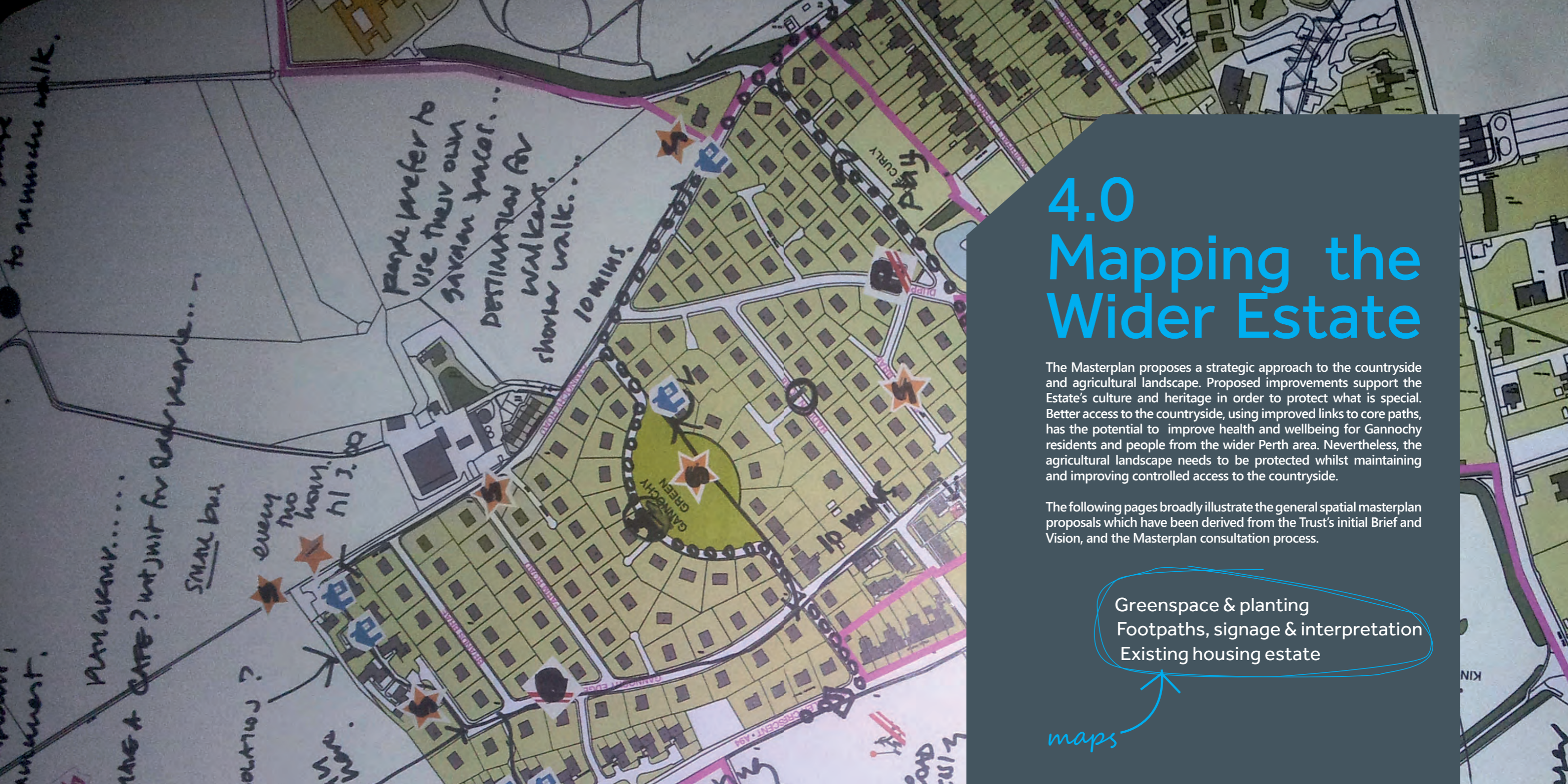


Parking and access: at present, cars are parked in driveways in individual gardens, which are screened by beech hedges. This arrangement works well and should continue.

Orientation: new development should continue to be oriented south west with the widest elevation facing the street

Garden spaces: it is essential to retain beech hedges and the tradition of planting rowan trees at front gates should continue

Settlement pattern: new development should adopt the gridded layout of the original Gannochy Housing Estate



4.0 Mapping the Wider Estate

The Masterplan proposes a strategic approach to the countryside and agricultural landscape. Proposed improvements support the Estate's culture and heritage in order to protect what is special. Better access to the countryside, using improved links to core paths, has the potential to improve health and wellbeing for Gannochy residents and people from the wider Perth area. Nevertheless, the agricultural landscape needs to be protected whilst maintaining and improving controlled access to the countryside.

The following pages broadly illustrate the general spatial masterplan proposals which have been derived from the Trust's initial Brief and Vision, and the Masterplan consultation process.

- Greenspace & planting
- Footpaths, signage & interpretation
- Existing housing estate

maps

Mapping existing features

The Masterplan proposals are designed to:

- Consolidate and improve “Green Corridors” - linear habitats such as hedgerows and tree lines - which allow wildlife to travel from one habitat to another, and from the Gannochy Estate to countryside outwith the Estate boundaries.
- Consolidate and improve “Blue Corridors” - watercourse habitats which also allow wildlife to move through the Gannochy Estate and into the wider countryside.
- Where possible, Blue/Green corridors provide a better network of recreational paths and cycle tracks linked to significant landmarks and places of interest.

Key



Cultural and Heritage Significance

1. Upper Muirhall Enclosure (SAM*)
2. Burial Cist
3. Deuchny Hill Fort (SAM)
4. Gannochy Unenclosed Settlement (SAM)
5. Kincarrathie Doo’cot
6. Quarry Mill Glen Site of Water Mill
7. River Tay
8. Kinnoull Hill Woodland Park



Community Facilities

1. Quarrymill Coffee Shop
2. Gannochy Hall
3. Doo’cot Cricket Pavilion
4. Gannochy Green
5. The Curly
6. The Pond

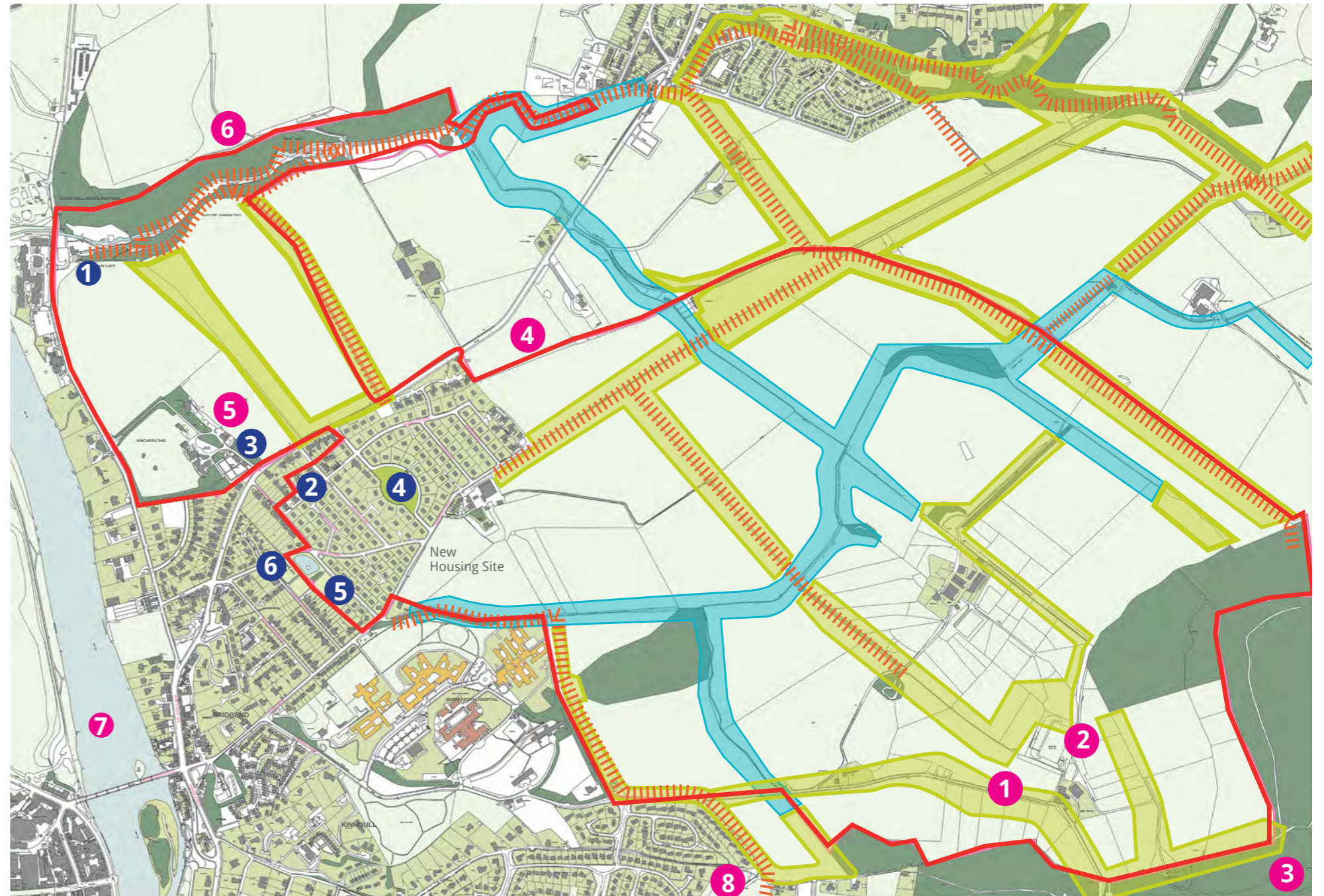
Recreation Corridor

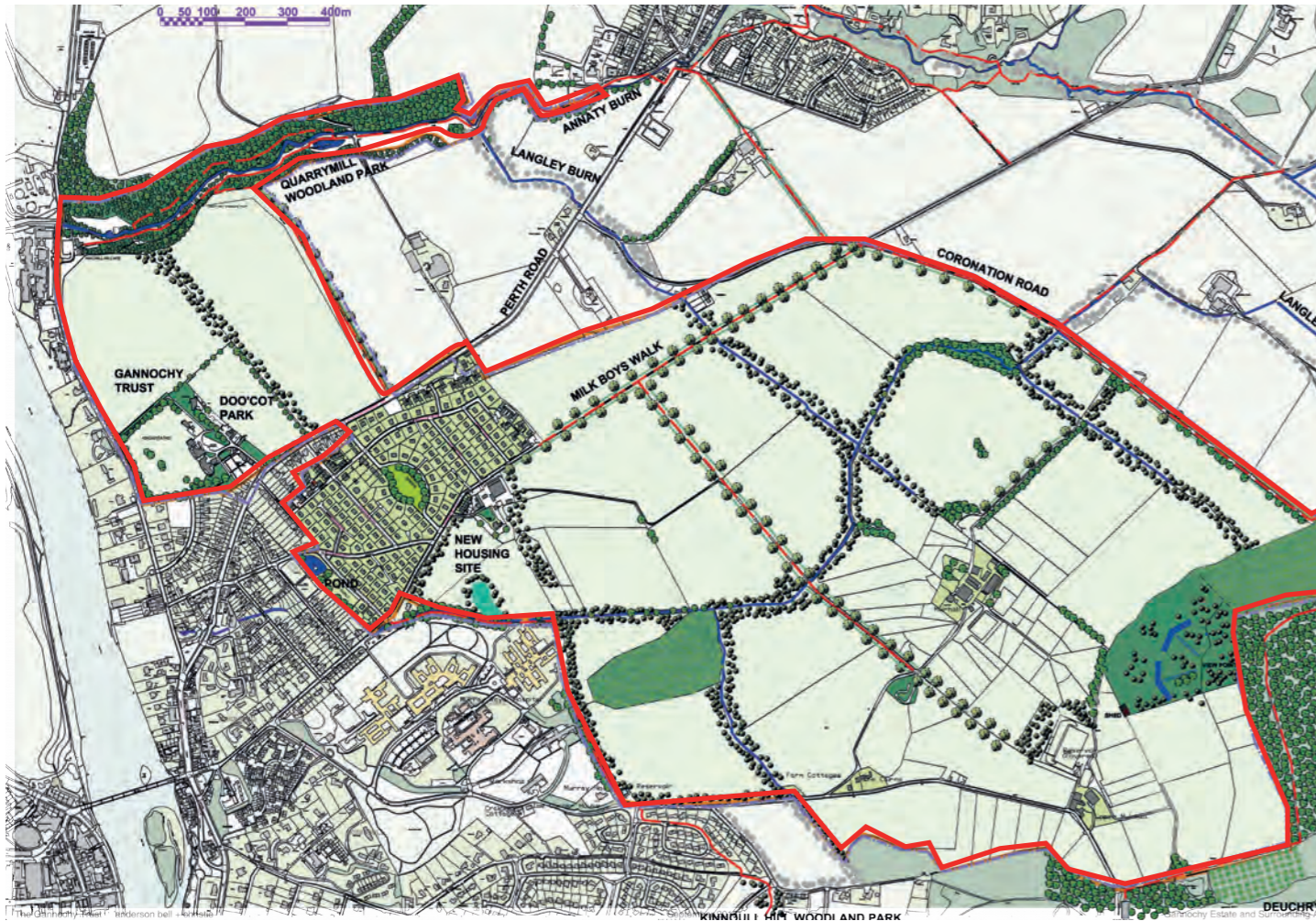
Recreation Corridor

Green/Blue Corridor

Green Corridor

* Scheduled ancient monument





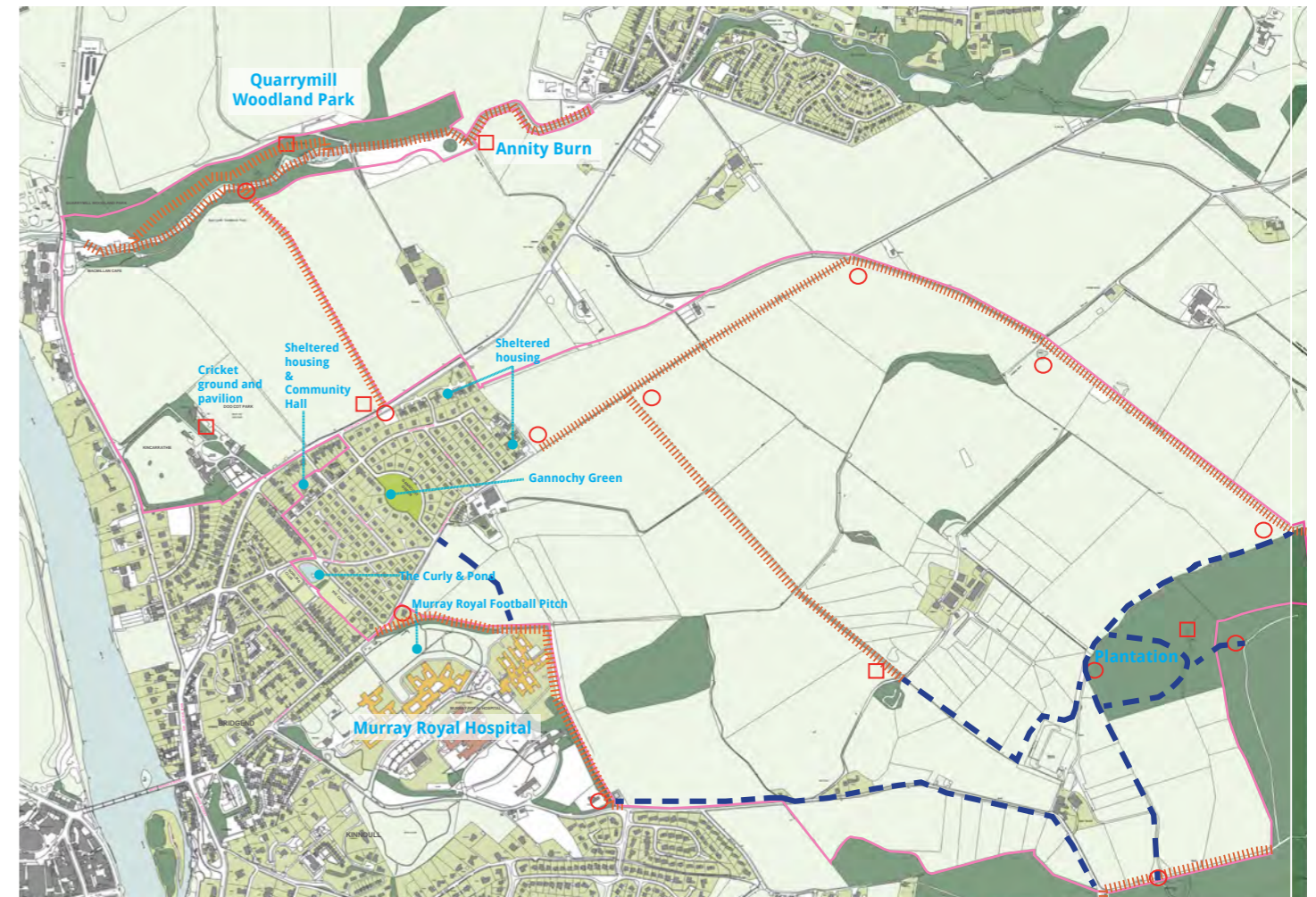
Mapping the Wider Estate: Greenspace & planting improvements

Where current leasing arrangements allow, there are opportunities for:

- New hedge planting: consolidating gaps using hedging appropriate to local character, habitats and species.
- New avenues of trees: a once in a generation opportunity to add new elements to the landscape. However, in some locations the Gannochy Trust only own one side of a path or road and coordination will be necessary with other landowners.
- New woodland planting at watercourses using appropriate native species.

Key

- Existing conifer and deciduous woodland
- New riparian woodland planting
- New standard trees and hedges at field boundaries
- Boundary



Key

- Boundary
- Existing paths
- New footpath routes
- New/updated interpretation boards
- New/updated direction signs

Mapping Potential Footpath, Signage and Interpretation Improvements

Masterplan proposals are designed to:

- Improve the existing path network and landscape, complementing current land uses while extending recreational use.
- Improve access to the countryside - including "joined up" pedestrian and cycle routes which can provide a variety of circular walks.
- New paths should comply with the "Paths for All" specification, as preferred by the Tay Landscape Partnership.
- Paths should avoid farm buildings and their associated work areas where possible.
- Directional signage and interpretation should be updated and improved.





















Housing Estate: movement connections and greenspace

Mapping movement, connections and greenspace developments within the Gannochy Housing Estate

Masterplan proposals are designed to provide:

- Pleasant, shorter walks around the Housing Estate for less mobile people; a circular walk is shown which could link to the new housing area and any potential greenspace associated with it, as well as existing landmarks and greenspaces.
- Walking routes could take local people to an improved Gannochy Hall with a wider range of services and an improved Curly. This walking route should be a priority for traffic calming.
- A range of types of seating to accommodate different uses - people waiting for buses, seats at intervals around key routes to allow people to rest, seats at key greenspaces (such as Gannochy Green).
- Potential to stop up the existing road at Gannochy Green for traffic in order to control 'rat runs' through the development, while still allowing access to existing homes.

Key

-  New outdoor seat / sitting area
 -  Bus stop
 -  Improved road crossing
 -  Existing road crossing
 -  Busy road
 -  Rat run
 -  Potential to stop up road
 -  Main pedestrian circular walk
 -  Opportunity to extend path into new community greenspace
-
-  Bowling Green and Tennis Club
 -  The Pond
 -  The Curly
 -  Gannochy Green
 -  Football Pitch at Royal Murray Hospital
 -  Potential New Community Greenspaces
 -  Leisure Space Linked to New Suds Retention Area
-
-  **Gannochy Community Hall**
 -  **Cricket Pitch and Doo'cot Cricket Pavilion**



5.0 Areas of focus

In addition to the broad mapping exercise described in the previous section, the Masterplan also considers some specific areas in more detail.

These locations not only have the potential for further development, but also tie in closely with the Trust's wider aims and objectives. The proposals indicate the potential to:

- Improve community facilities - maximising flexibility, accessibility and the services on offer.
- Make the most of existing greenspaces.
- Expand the existing housing development, providing new homes which complement existing housing stock.

Many of the proposals indicate the long term potential for existing facilities rather than specific projects for implementation in the short term.

areas of focus - key

1. Quarrymill Coffee Shop
2. Gannochy Community Hall
3. Doo cot Cricket Pavilion
4. Gannochy Green
5. The Curly
6. Housing Expansion area
7. Greenspace / community development associated with housing expansion area

Quarrymill Coffee Shop

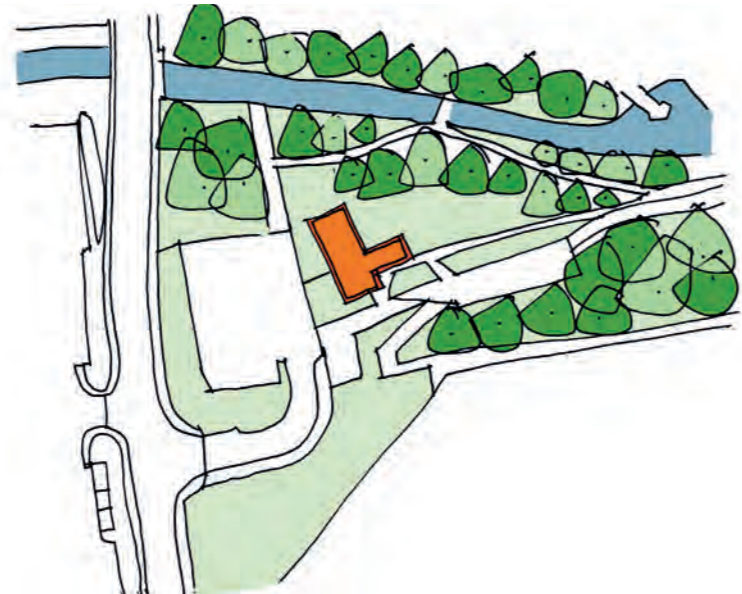
There is potential to extend the Coffee Shop in the future, although there are no plans for an extension at present.

Future extensions could be linked to facilities for training organisations, or to a larger cafe.

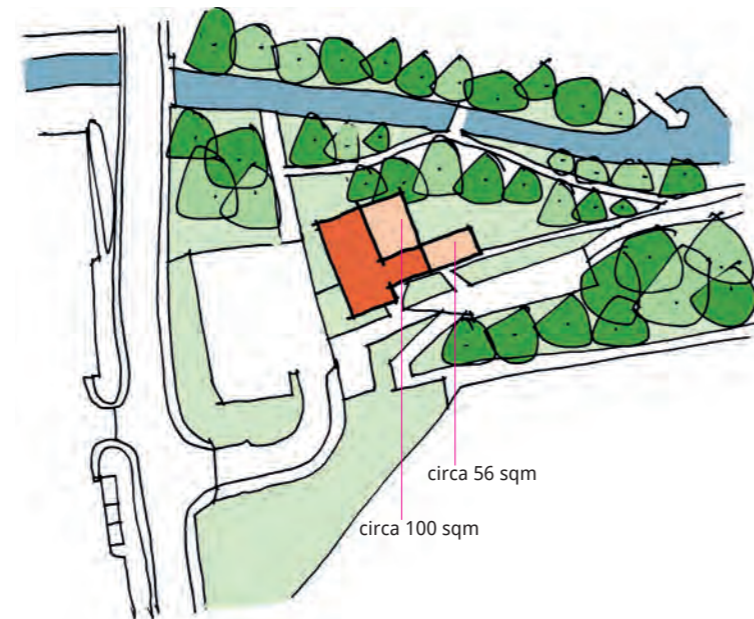
Extending to the north and east of the existing coffee shop, would be relatively straightforward.

Additional parking would need to be considered as part of any extension proposals

As existing



Potential for extension in the long term



Flexible open space for events/ seasonal use

Hall extended to provide more flexible range of spaces

Office

Gannochy Community Hall

There is scope to extend the Hall, or to combine it with the Manager's office to provide more storage and another multipurpose room.

Access for parking is restricted so any proposed activities would need to be at an appropriate scale and developed to attract mainly local people who will walk rather than drive. A revitalised Community Hall has the potential to become a popular, walkable destination for local people and a focus for more community activities than are currently provided. These could include:

- Healthy activities for people as they age.
- A small community café.
- An IT hub.
- A crèche or baby/toddler club.
- A base for local social enterprises to use for meetings.
- Drop in for services eg. chiropodist, social worker.



Hall and Manager's Office could be linked to provide a broader range of more flexible accommodation

Possible extension



sketch showing potential extension to allow better access to first floor

Doocot Cricket Pavilion

Because the Pavilion and the walled garden are so attractive, they have very significant potential for conversion into a venue for events such as conferences, seminars and celebrations. Good access to the Pavilion by car is already achieved, as there is a reasonable level of parking directly beside it.

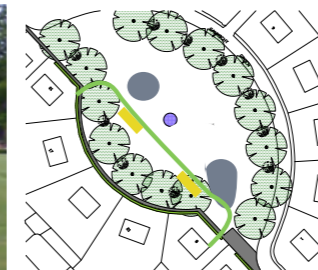
At present, the ground floor is used for changing facilities, and there are two very pleasant rooms on the upper floor which are used for cricket teas. There is potential to combine these two rooms together to form a more flexible events space. This is by no means straightforward, however:

- The Pavilion is a distinctive Listed building, with fire escape stairs and routes which do not comply with modern fire regulations, Further discussion with Building Control is therefore needed.



- Access to the upper floor is not possible for wheelchair users. To comply with current legislation, a lift would be needed together with a suitably dimensioned escape stair for ambulant disabled people.

It is suggested that a more detailed Options Appraisal and Feasibility Study is carried out, separately from the Masterplan.



Gannochy Green

Gannochy Green is a potential venue for special community and family events such as an annual Gannochy Bonfire, Summer Fayre, Garden Show, Neighbourhood barbeques etc. There is already good access to the Green to set up temporary venues.

The Green has a very special landscape quality derived from the mature trees surrounding it and wide views across the turfed central area. Any permanent additions to the Green should not detract from its best qualities, so a simple paved area is suggested which could be used for barbeques and bonfires, so that the grass is not damaged.

Paths across the Green could be improved to provide more opportunities for shorter walks around the Estate.

- Granite setts
- Potential footpaths
- Location for seating

The Curly

Whilst the Curly is currently used for various activities, there is potential for improvement. It is anticipated that more, younger families will be moving into the Estate in the future, and a good quality play area will become a priority for them.

This could include a multi-use games area, with fencing to prevent nuisance from ball games and an informal, landscaped play area suitable for a range of age groups with good quality timber play equipment.

Other greenspaces and community facilities

There is scope to provide further facilities to suit particular user groups such as:

- **A Men's Shed:** a gathering place for men where they can work together on shared, practical projects.
- **"Pop-ups"**: temporary installations, from shelters to artworks.
- **Children's play areas:** Small toddler play spaces could be incorporated within the new housing expansion area if demand exists.





The Housing Expansion Area

The Gannochy Trust wants to continue to provide affordable rented accommodation for a wider range of people:- families and single people of all ages, including those who need some support to live in their own home.

Perth and Kinross Council's Local Development Plan (LDP) includes a site allocated for affordable housing within the Gannochy Trust Estate. It is proposed that part of this site should be used to develop a Housing Expansion Area - providing homes for mid market rent.

It is important that new housing is designed to be more flexible, to enable houses to be adapted to the specific needs of the tenants as their circumstances change.

Consultation and research has suggested a potential housing mix for the expansion area comprising:

- A small number of 1 bedroom properties for general rent.
- A small number of 3 bedroom houses for families with specific support and access needs.
- The majority of houses to be 2 bedroom properties.
- The potential to provide a small number of supported group or adapted houses.

The Housing Site

It has been agreed that the best location for the initial housing development in regard to greenbelt, landscape setting and existing settlement is to the south of the LDP allocated site, utilising part of an unallocated area to the east for greenspace, SUDs and access.

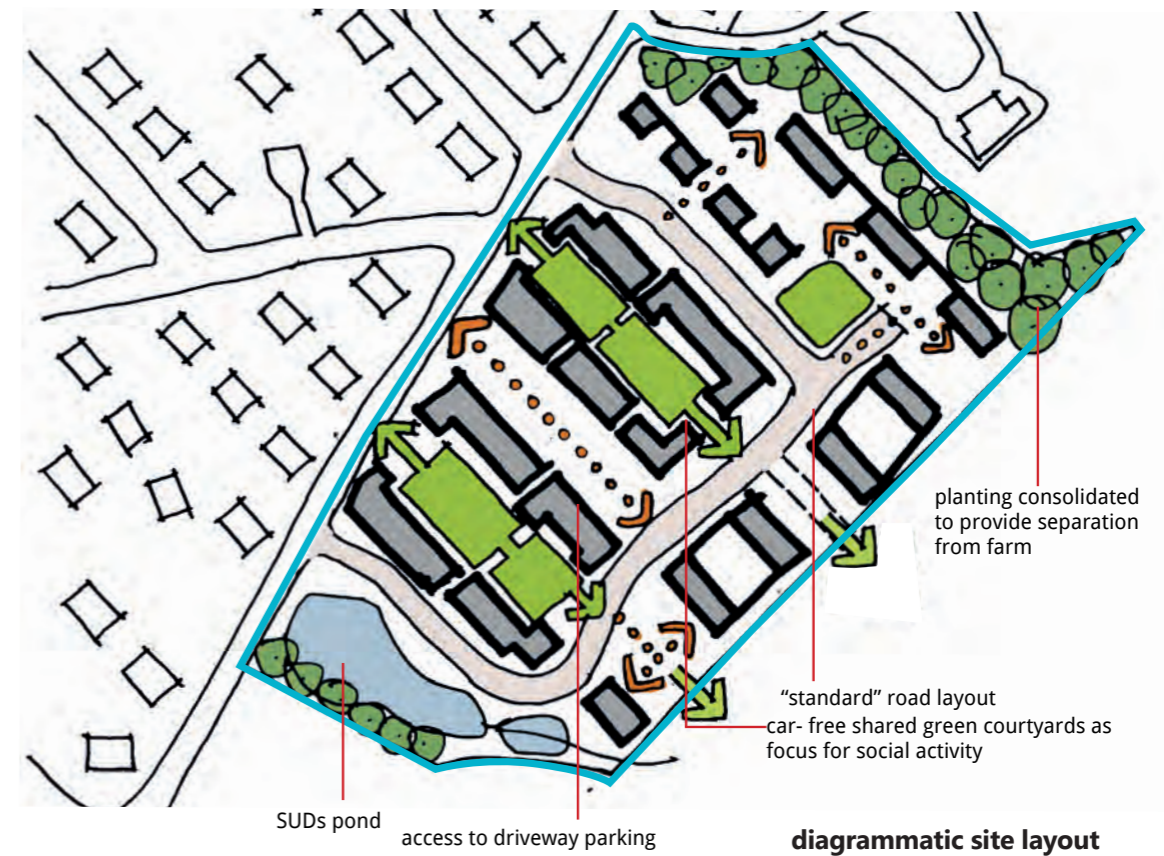
Development in this location will retain Gannochy Farm Steadings as a viable proposition and consolidate new development at the edge of the existing settlement, leaving a clear area of greenbelt land separating Scone and Perth.



The Design Concept

The Gannochy Estate is a special place: thoughtful design, a high quality landscape setting and careful maintenance have resulted in a cohesive neighbourhood with a very distinctive character which retains the design ideas behind the original model village. Because of this, it is important that new development within the Housing Expansion area forms part of the evolution of the Gannochy Estate rather than a standard affordable housing solution.

Sample site layouts and illustrations have been designed as part of the Masterplan process. These are not intended as final proposals but have been developed to communicate the design principles which should underpin proposals for the new housing area.







The new Housing Expansion Area: Artist's impression

These proposals show how the original orientation and 'plot based' settlement pattern can be retained and updated to include streets and spaces which are more sociable.

Different degrees of sociability have been built in to outdoor spaces - from private gardens, through shared greenspaces to opportunities for community gardens and orchards.

There are visual connections to the wider Gannochy Estate through new greenspaces and larger homes act as landmarks to aid in way-finding.

-  large family home as landmark
-  group home or adapted housing
-  potential smaller terrace
-  two bedroom home



Social spaces

The sketch below explains the way in which the site layout should provide a physical framework which helps residents in new housing to feel as if they are part of an established community.

Group homes or adapted homes are deliberately located in the centre of the development, rather than at the periphery in order to make it as easy as possible for occupants to join in with any social activity in outdoor spaces.

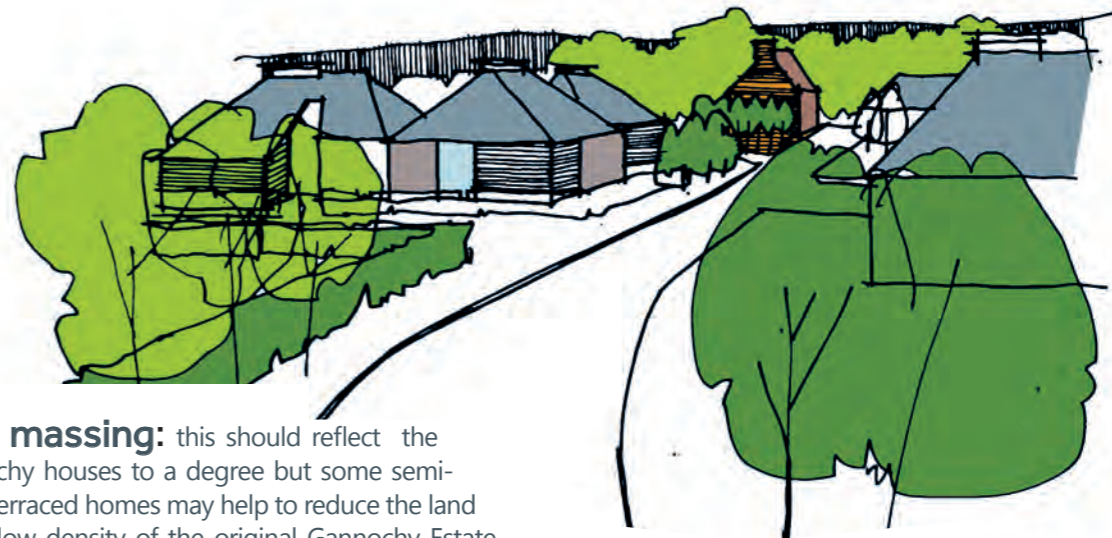
car-free, well overlooked pedestrian path



shared spaces for sitting, growing projects, toddler play

protected outdoor spaces encourage interaction

Group home or adapted housing located so that it is well integrated with other development



Scale and massing: this should reflect the original Gannochy houses to a degree but some semi-detached and terraced homes may help to reduce the land take (the very low density of the original Gannochy Estate would be excessively expensive to replicate).

Although houses share the same massing and scale, it is important that there is some variation in colour and materials to assist people to navigate their way home.



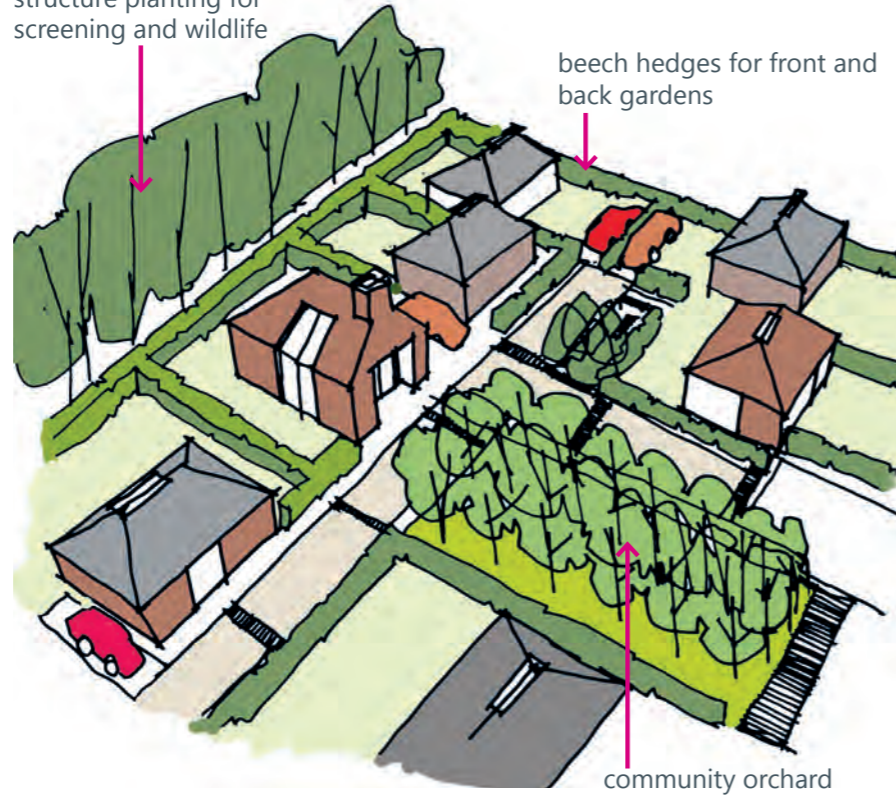
Flexible homes: it is important that the new house types can accommodate families as they change through adaptation and extension. Making sure that residents can always access outdoor spaces easily should be a priority.

Gardens and Greenspace:

Green spaces are as important as the houses themselves. Beech hedges should be retained and used to screen driveway parking, new tree planting should be included, and there are opportunities for sustainable urban drainage to form an attractive part of the landscape.

There is scope to provide other greenspace to serve the wider local community – such as community gardens, orchards, wildlife reserves, informal children's play etc.

structure planting for screening and wildlife

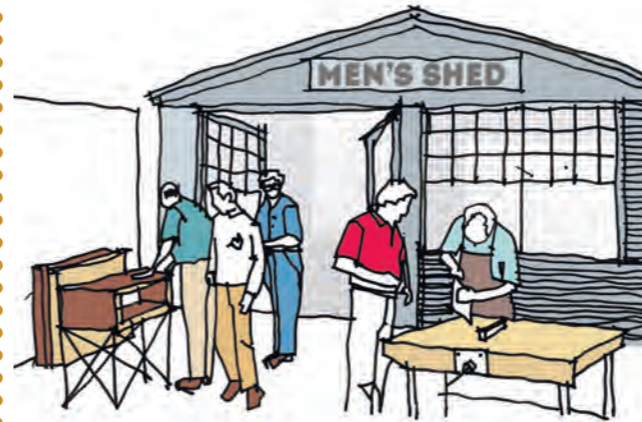
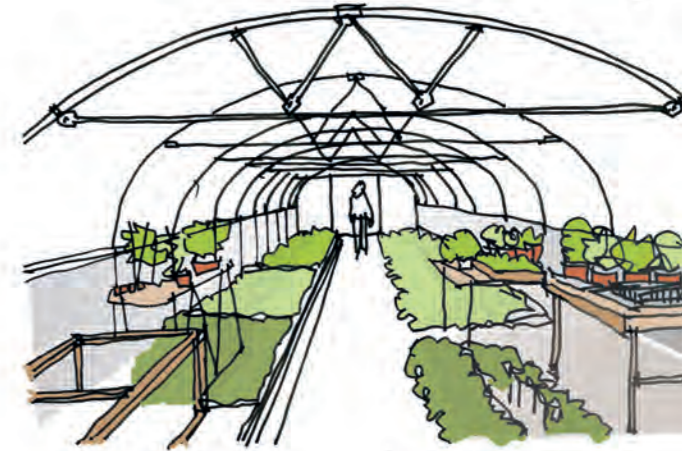


water feature collects surface water and prevents flooding - could be wetland or a pond



Community Greenspace

There is potential for part of the housing expansion area to become a neighbourhood greenspace - an outdoor space that is fully accessible to the whole community; for example, a community garden, community allotments or a wildlife area. It should be a place that the community is fully involved with, from its design and creation to its management and maintenance.



illus: 1. Children's garden; 2. Community polytunnel which can be used to grow on seedlings for resident's gardens; 3. Men's Shed - a therapeutic space for men; 4. Wildlife and education garden

Next steps

The Masterplan outlines a strategy which should enable the Trust to move forward in an inclusive way, involving tenants and local partners in decision-making where possible, and keeping them up to date on developments. It is proposed to:

Keep local people and organisations up to date and involved.

- A further Drop In Day for the community is planned in the short term.
- Ongoing engagement with individuals and groups are planned in the medium and longer term.

Take design proposals for the new housing expansion area to the next stage.

- The design strategy for the new housing expansion area is now being developed in more detail.
- Contact with academic and industry partners is being pursued to develop exemplar technical and delivery solutions.



A sense of connection

Acknowledgements

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Gannochy Trustees:

James Kynaston – Chairman
John Markland
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Ian McMillan
Jane Mudd
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