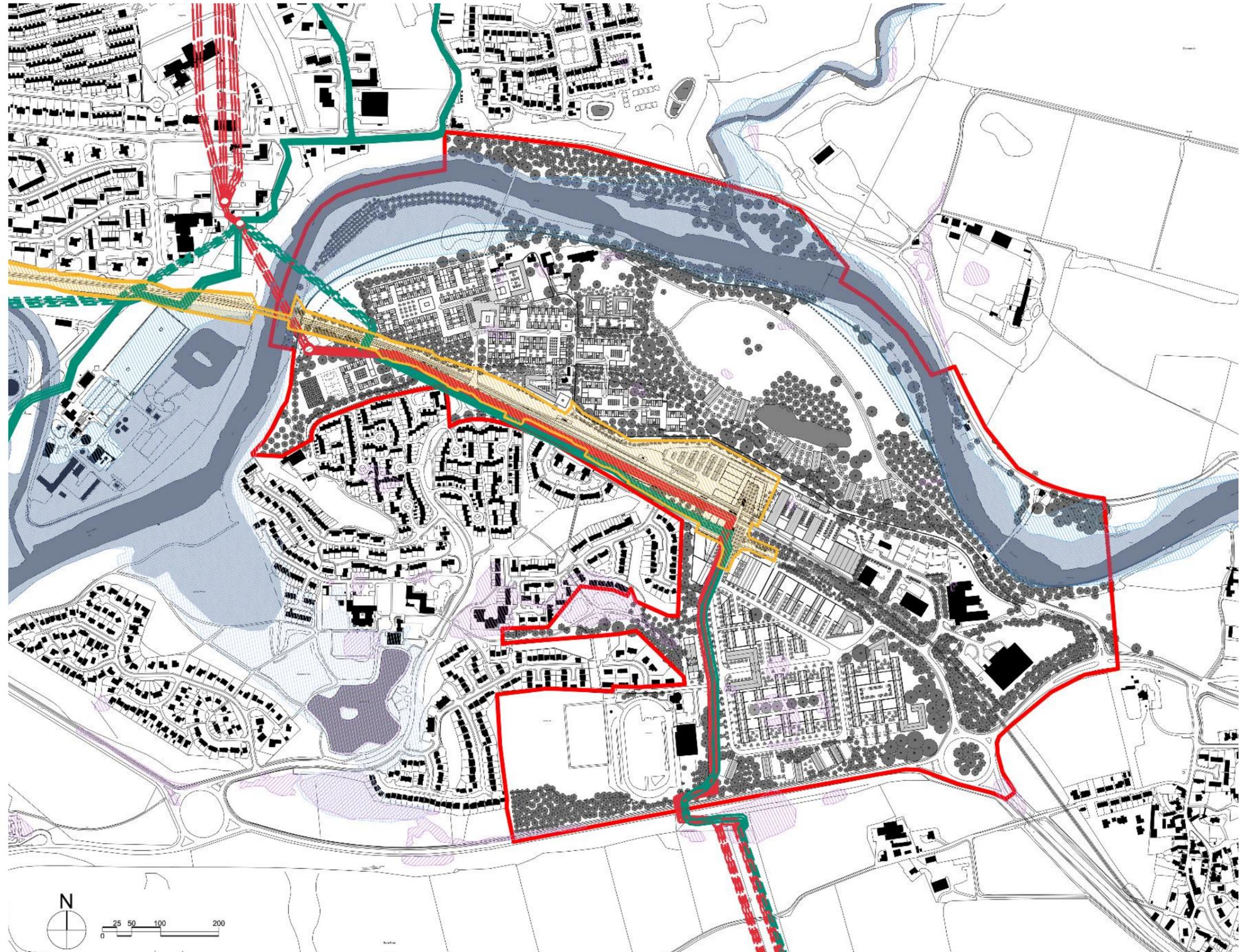


Chapter 5: Spatial Framework Site constraints

The relevant utility companies have been consulted and surveys conducted where required. The information on the existing utilities and infrastructure have been taken into consideration whilst designing the Spatial Framework. Key factors include:

- The location and easement zone of the 33KV cable.
- The location of easement zone of the grid transmission line,
- Area within Network Rail Land Ownership,
- The flood zone,
- Areas prone to significant surface water runoff.

Further detailed surveys will be required as the Spatial Framework develops towards implementation.

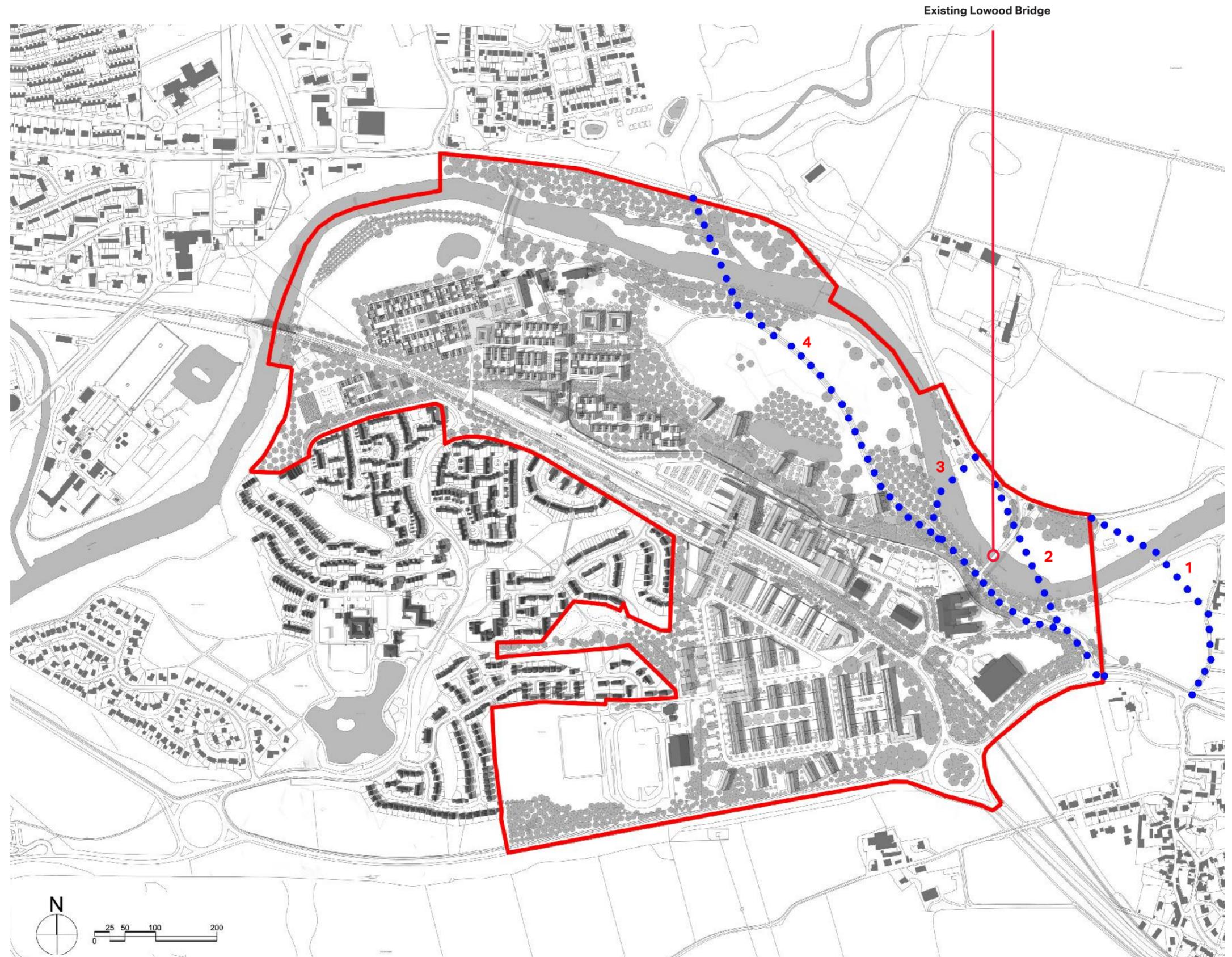


- Key:
- High risk of flooding
 - Medium risk of flooding
 - Low risk of flooding
 - High risk of surface water
 - Grid transmission line easement
 - 33KV Cable easement
 - Network Rail land ownership

Chapter 5: Spatial Framework Potential future Lowood bridge locations

While the proposed Spatial Framework is not reliant on the addition of a new vehicular bridge to relieve traffic on the existing historic Lowood bridge, the study takes cognisance of and does not compromise the potential positions of a future 'relief' bridge suggested by the Scottish Borders Council.

There are currently four potential locations identified on the adjacent plan. These should form the focus of future detailed studies and appraisals



Chapter 5: Spatial Framework Figure ground plan of proposed framework



Chapter 6: Massing Studies



Chapter 6: Massing Studies Overview

The main objective of the Spatial Framework on the Lowood Estate site is to develop a medium density residential neighbourhood expansion to the west leaving the highly sensitive natural setting to the east untouched as much as possible. The housing is arranged in 'clusters' defining a distinctive residential neighbourhood. Built on the site of the young tree plantations the new housing is surrounded and sheltered by retained and reinforced mature deciduous tree belts (dark green in the diagrams below).

Numerous new trees (light green in the diagrams below) will be planted across the Spatial Framework to compliment the existing woodland character and reinforce the existing shelter belts. This will minimise the visual impact of new development on the surrounding landscape.

Each 'cluster' has a proposed small area of flexible space (community, local retail, studio/workshops) at the base of a 'marker' building (red in the adjacent diagram) at its centre to foster a mixed use character to the development. The townscape markers aid in wayfinding across the framework.

The 'business space' areas proposed within the framework are more structured and are expressed as a slightly courser grain (see image on the opposite page). This reflects the functionality and scale of the buildings and land parcels. Parking courts within walled enclosures are proposed. This strategy will provide the necessary parking allocation to the business unit floor space while minimizing the visual impact of cars and service vehicles on the proposed street network and surrounding landscape.

Building heights for business units are generally shown indicatively as 2 storeys or 8m to the eaves (with additional mezzanine accommodation available in the roofspace). This should be assessed for each parcel as it is offered for development or redevelopment.



View from South East towards the residential housing clusters on Lowood site

Chapter 6: Massing Studies View from south east



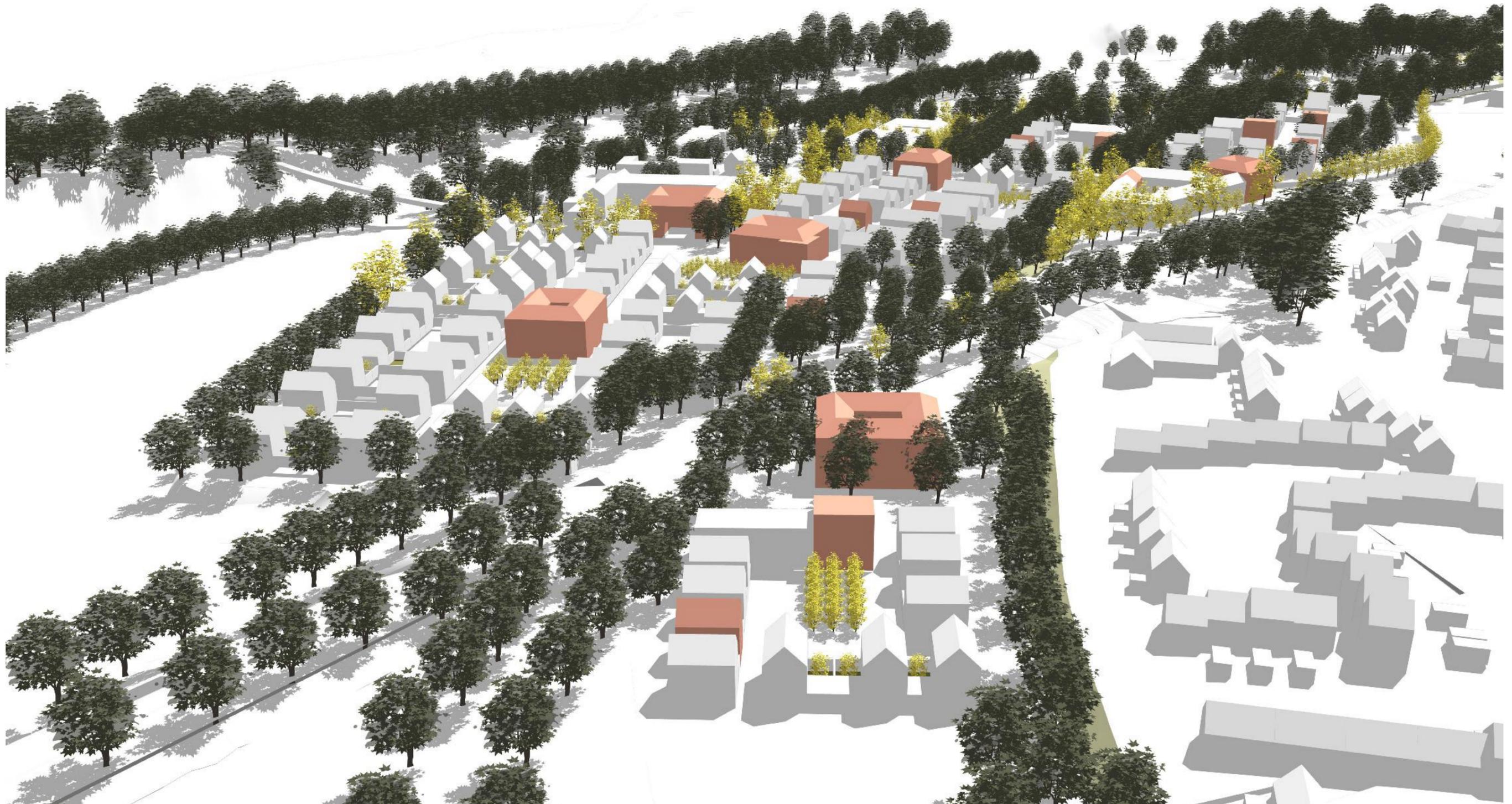
View from South East towards the new business space to the north and south of the railway

Chapter 6: Massing Studies View from north west



View from North West towards the residential housing clusters on Lowood site and the new business space beyond

Chapter 6: Massing Studies View from south west



View from West towards the residential housing clusters on Lowood site

Chapter 6: Massing Studies Residential Clusters A-D from south east



View from South East towards the residential housing clusters on Lowood site

Chapter 6: Massing Studies Residential Clusters A & B from the west



View from West towards the residential housing cluster A

Chapter 6: Massing Studies Residential Clusters B from south east



View from South East towards the residential housing cluster B

Chapter 6: Massing Studies Residential Cluster C from the south east



View from South East towards the residential housing cluster C

Chapter 7: Character Study - The Station Square

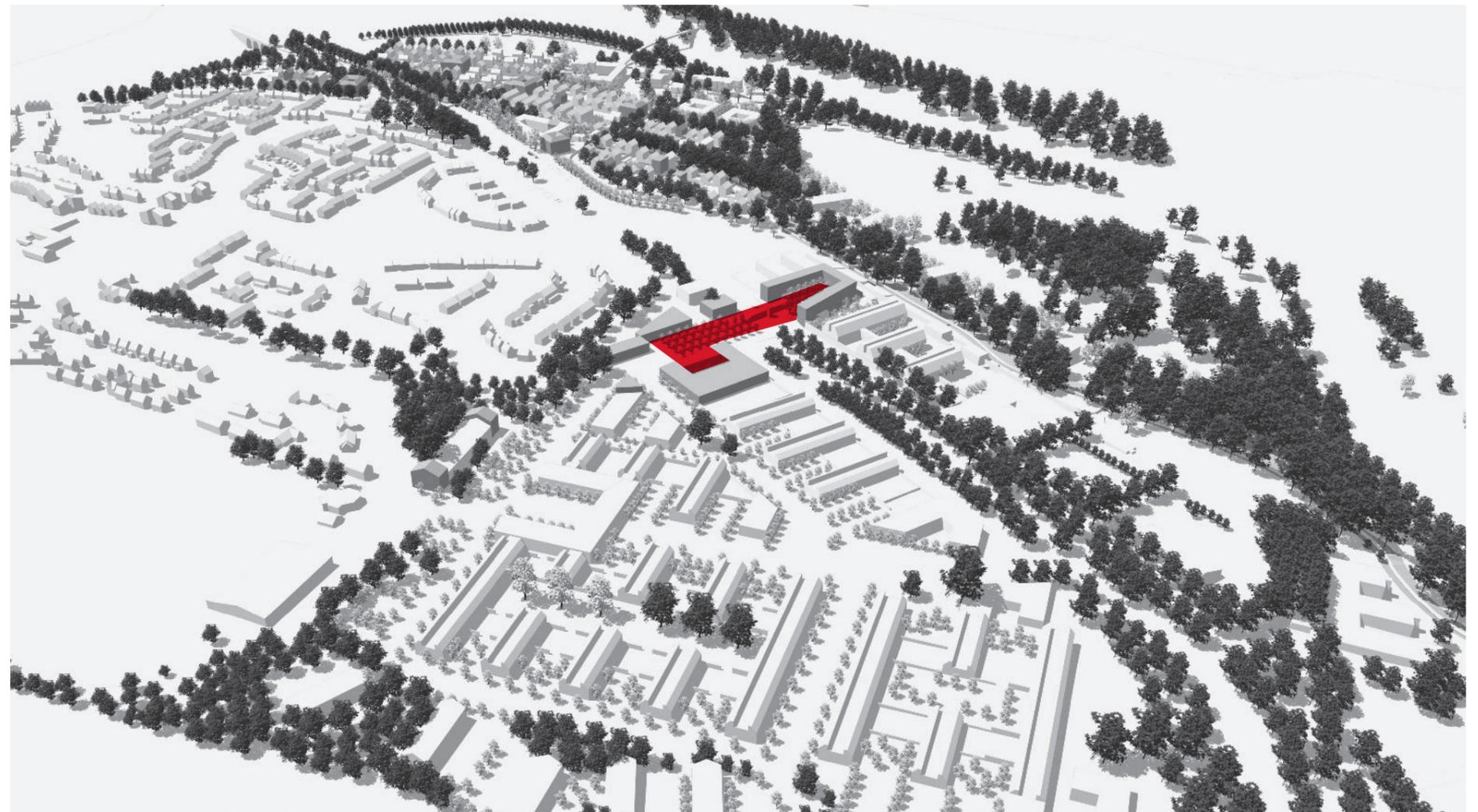
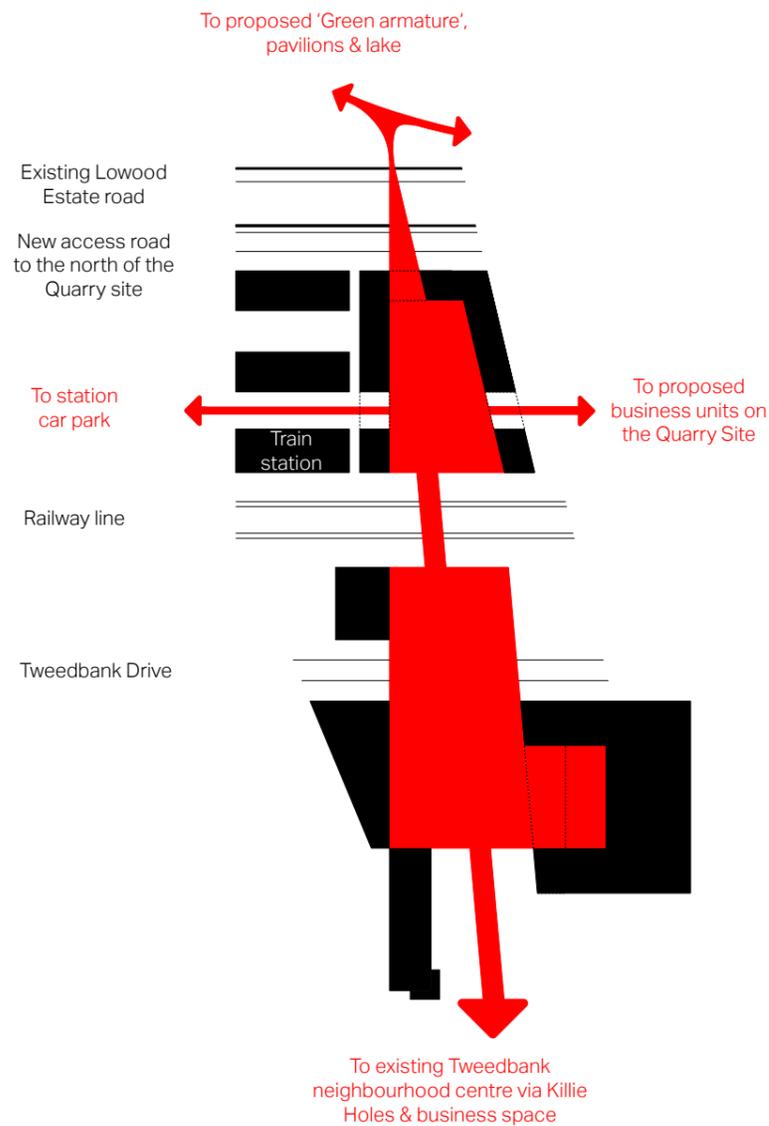


Chapter 7: Character Study - The Station Square Overview

The plan looks to maximize the potential of the station and adjacent arrival space - the Station Square - to create a new mixed use focus (with facilities such as retail, crèche, health and well-being, hostel, bicycle hire etc.) to support the surrounding business accommodation and residential neighbourhood. Initial studies of the station square explore the opportunities to create a new tourist attraction and to attract inward investment to the area.

Initial feasibility studies have been undertaken in parallel to the Spatial Framework to investigate how the Station Square could be formed and occupied by various businesses in the initial phases of the project. These include a new brewery, a manufacturing space for an expanding electronic engineering company and new office buildings for a government agency and an IT consulting company.

It is envisaged that ultimately the square will be a shared space for pedestrians and cyclists with limited vehicular access for deliveries etc. Tree planting within the space should reflect its civic nature and purpose. The ground level activity should deliver a rhythm and scale appropriate to the importance of this urban space.



Key showing the location of the proposed Station Square

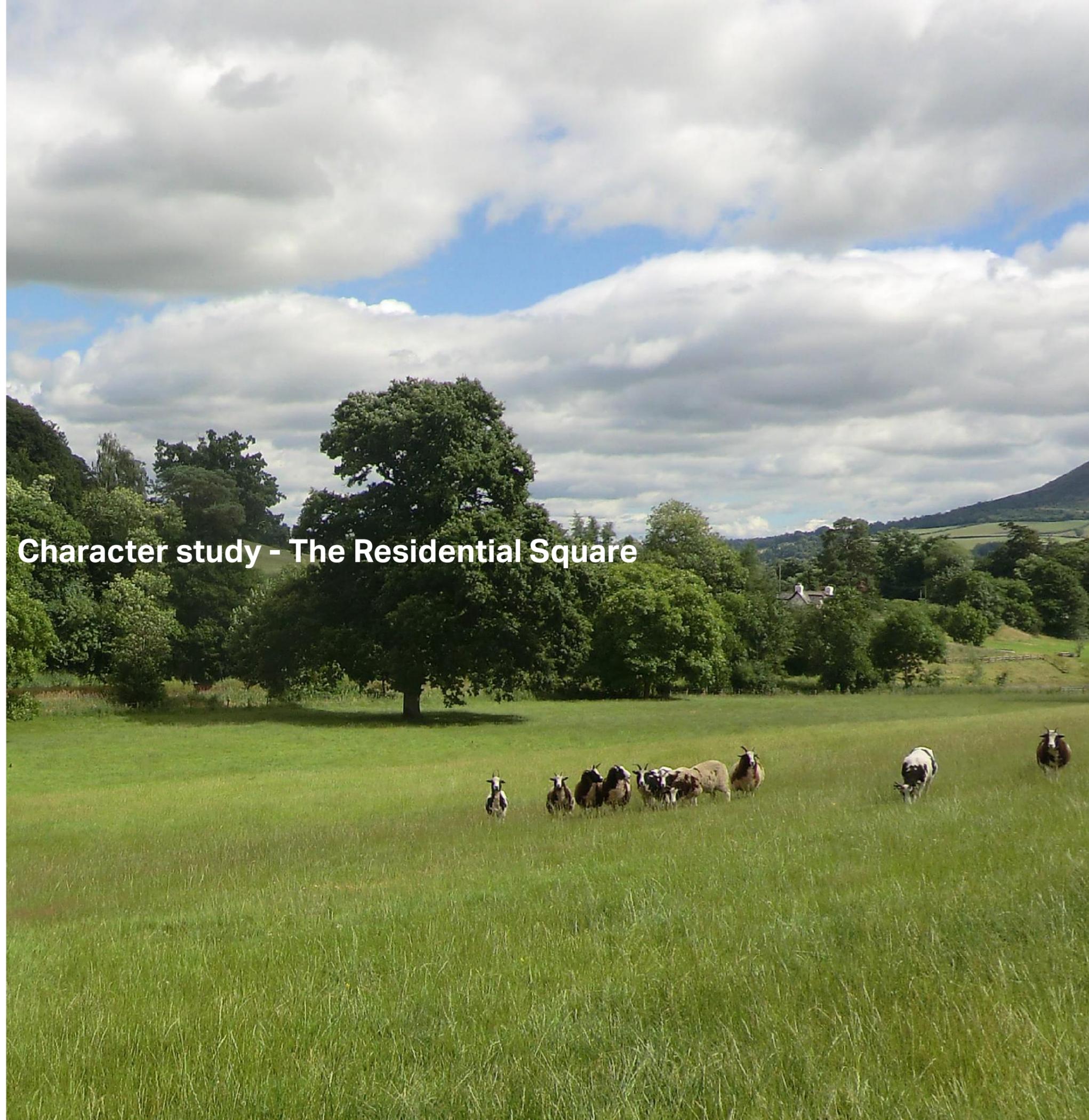
Chapter 7: Character Study - The Station Square Street perspective



Chapter 7: Character Study - The Station Square Concept sketch showing a potential location of a brewery on the eastern edge of the Station Square



Chapter 8: Character study - The Residential Square



Chapter 8: Character Study - The Residential Square Overview

The proposed residential clusters on the Lowood Estate are located within a woodland setting, with trees (existing and new) screening the new development from the sensitive river Tweed landscape and minimising the visual impact from surrounding areas. A small area of flexible space (community, local retail, studio/workshop) is proposed within each cluster. It is envisaged that each residential cluster would have a unique character reflecting the vernacular forms and culture of the Borders.



Key showing the location of the proposed Residential Square

Chapter 8: Character Study - The Residential Square



Looking North towards the Residential Square

Chapter 8: Character Study - Typical Residential Street



Looking West towards a proposed typical residential street within the Lowood site

Chapter 9: Housing Typologies

