

Chapter 9: Housing Typologies Indicative ground Floor Plan

The Spatial Framework supports approximately 300+ units and associated mixed use space in a sensitive woodland and parkland setting. The proposals would achieve a medium density of 48/49 dwellings per hectare. The following drawing demonstrates how this can be achieved using site specific 2/3, 4 & 5 bedroom housing types. Due to topography and the unique character of the site, a more detailed study of the typologies and the neighbourhood clusters was prepared in order to test the spatial strategy. This deliberately avoids the use of typical volume housing typologies and concentrates on creating a more contextual and site specific response. The strategy opens the door for the development of housing typologies which are unique to the Scottish Borders, perhaps referring the historic buildings and enclosures of the area.

The key house type employed across the scheme is a 2-3 storey 2-5 bedroom house. By varying its arrangement the following block types (but not limited to them) can be achieved:

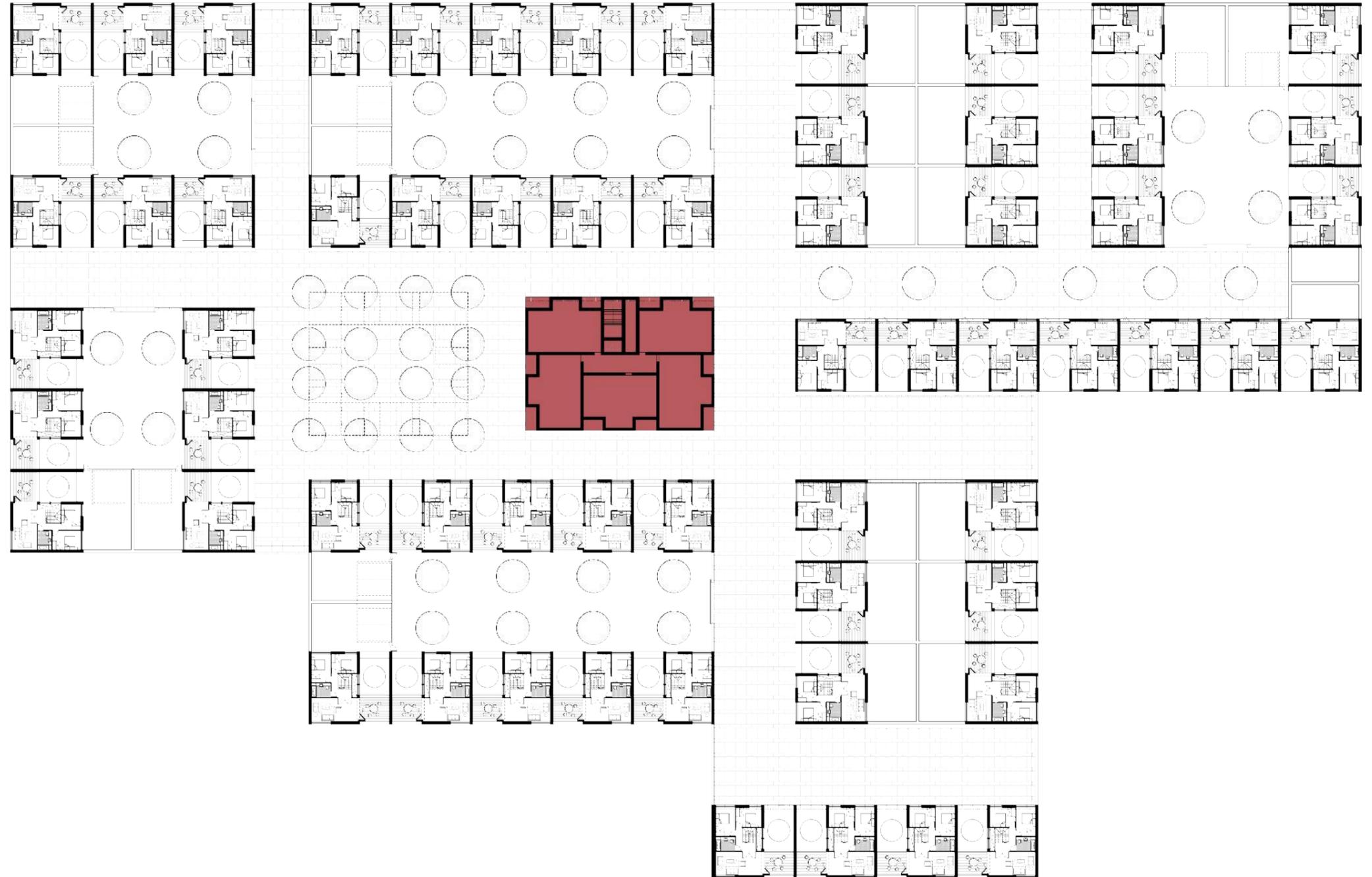
- Back to back housing with generous walled private gardens,
- Houses sharing a communal hard landscaped yard (used for cars to enter the integrated garages),
- Houses sharing communal garden/allotment,
- Terraced mews housing with integral courtyards and terraces.

Each cluster has a marker building with flexible ground level community uses at its heart. The hard/ soft landscape treatment is a direct reference to the warp and weft of the tweed fabric - the public realm treatment could perhaps vary between clusters giving each one a distinctive character. The majority of parking is on-plot with a limited number of parking spaces carefully integrated into the square design for residents and visitors. It is envisaged that the housing clusters will be mixed-tenure and tenure blind.

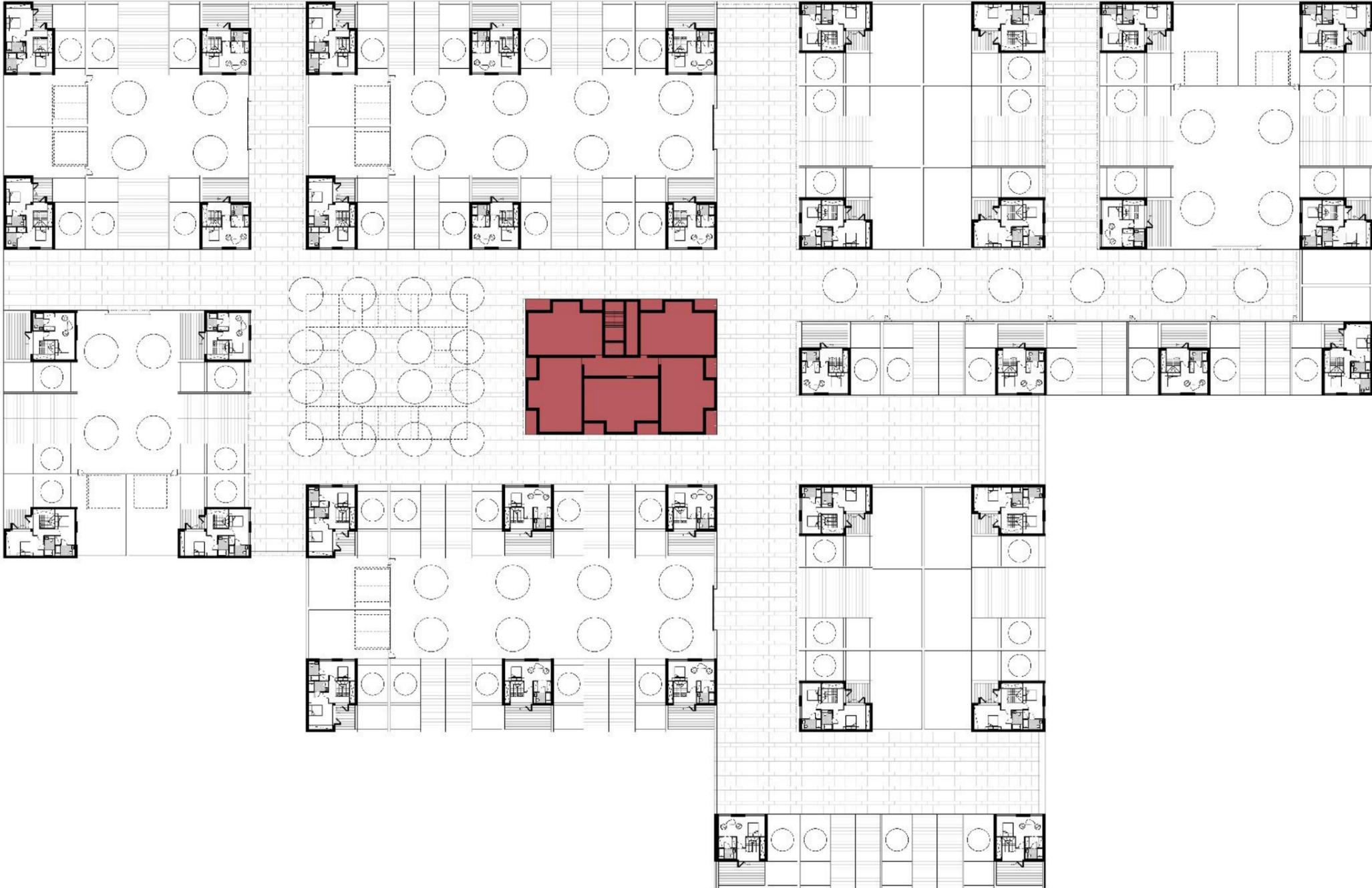
The housing could predominantly accommodate a wide range of potential purchasers/ residents – the current local residents, people working in the emerging business park or those commuting to and from Edinburgh by train.



Chapter 9: Housing Typologies Indicative First Floor Plan



Chapter 9: Housing Typologies Indicative Second Floor Plan



Chapter 9: Housing Typologies Indicative housing typologies

Each indicative house type features:

- a ground floor courtyard and a first floor terrace,
- two living spaces on the ground/ first floors,
- integrated garage parking,
- a ground floor study/ work room/ bedroom,
- the houses lend themselves to prefabrication.

The indicative dwelling types should be appraised and revised to meet the minimum spatial requirements set out by the Scottish Government as the land parcels are offered for development or redevelopment.



Chapter 10: The Train Station Parking Expansion



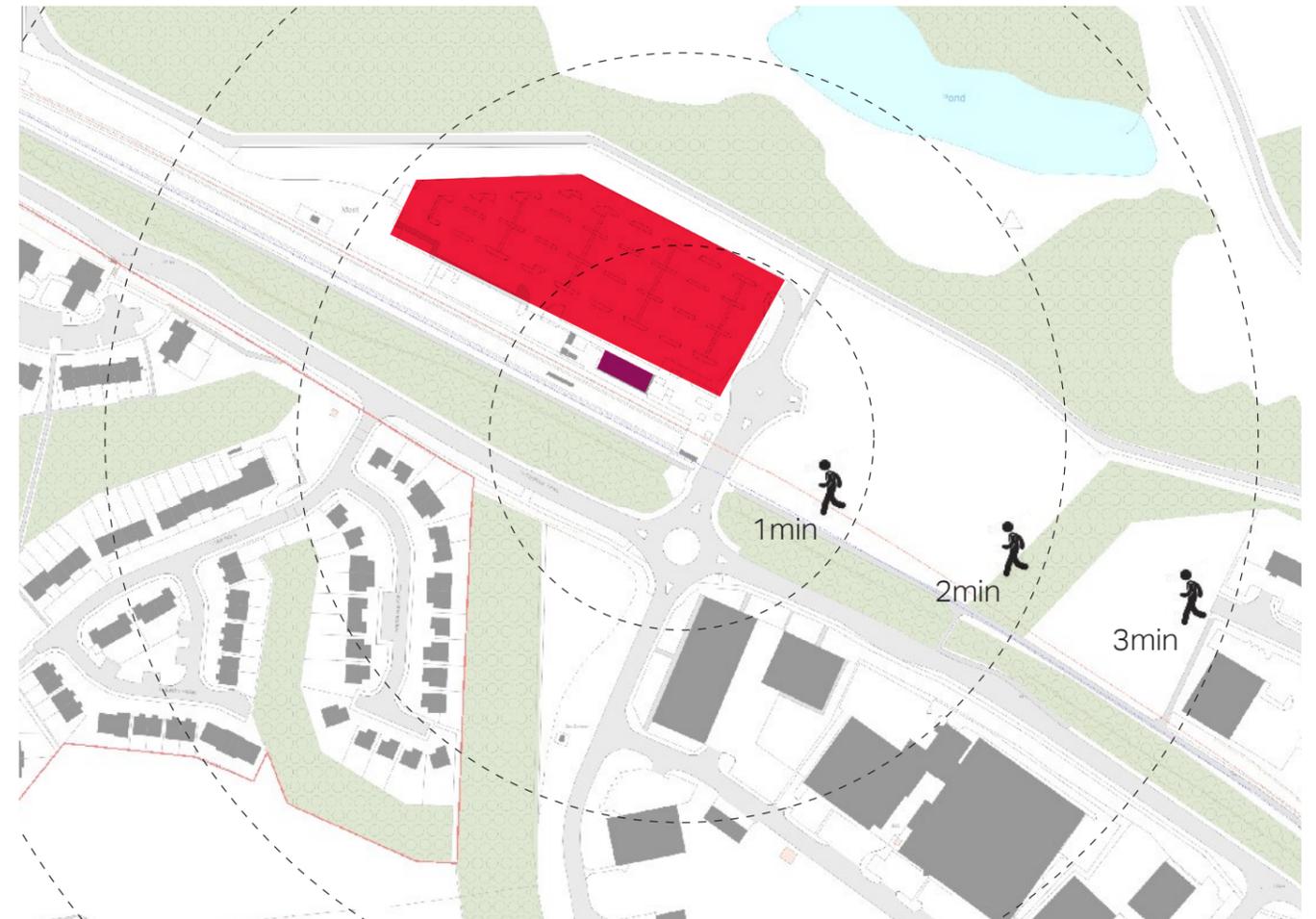
Chapter 10: The Train Station Parking Expansion

As part of the design development of the Spatial Framework a study into improvement of the train station parking capacity has been conducted. It demonstrated that by making existing parking more efficient and by slightly extending the existing car park the capacity could be increased by 100+ spaces leaving the rest of the adjacent Quarry Site for future employment space.

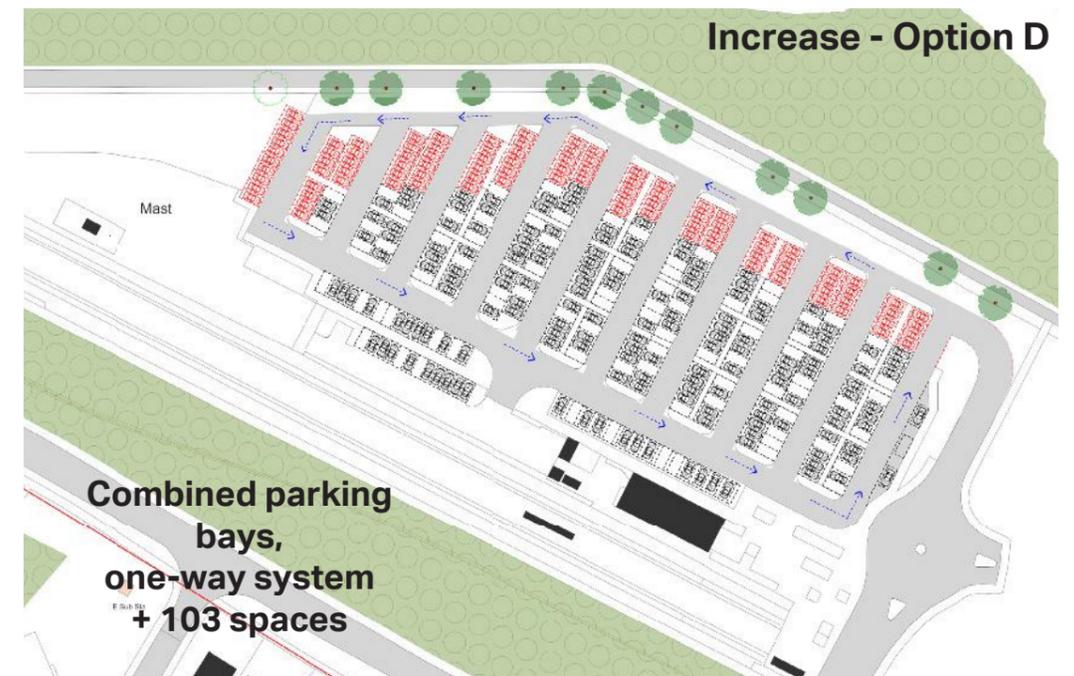
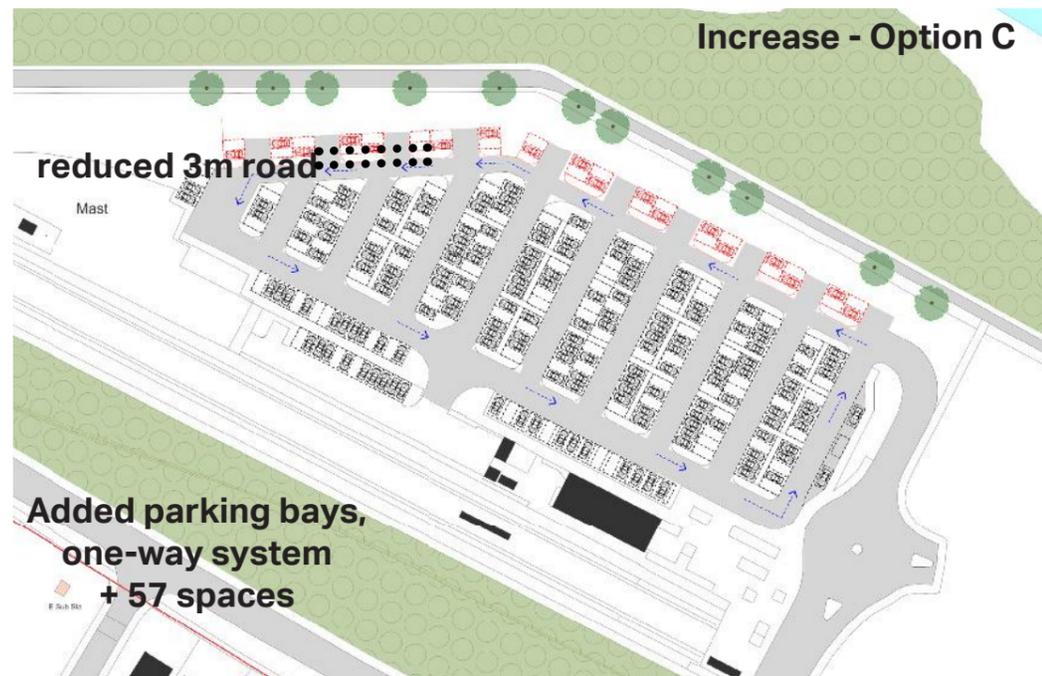
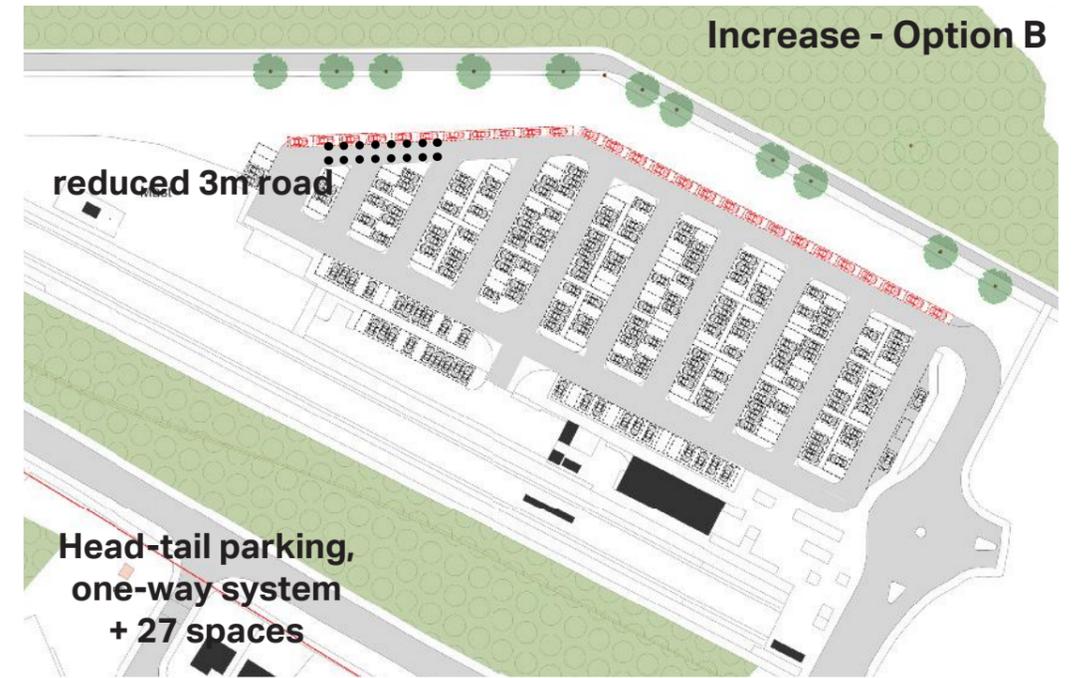
In a consultation with Scottish Railways (August 2017) a strategy to accommodate predicted future car parking demands has been aired. Although the aim of the Spatial Framework is to promote walking and cycling the projected increase in parking levels could be eventually alleviated by the introduction of on-street parking along Tweedbank Drive (allowing narrowing of the road as a traffic calming measure) and/ or potentially constructing a second storey of parking over the existing train station parking area with 'green wall' solution to parking structures. This may ultimately help to mitigate the visual impact of parking on arrival into Tweedbank Station.

Current Parking approx 232 spaces

Required increase approx 50% = 116



Chapter 10: The Train Station Parking Expansion Optimal arrangement for increasing parking around the station

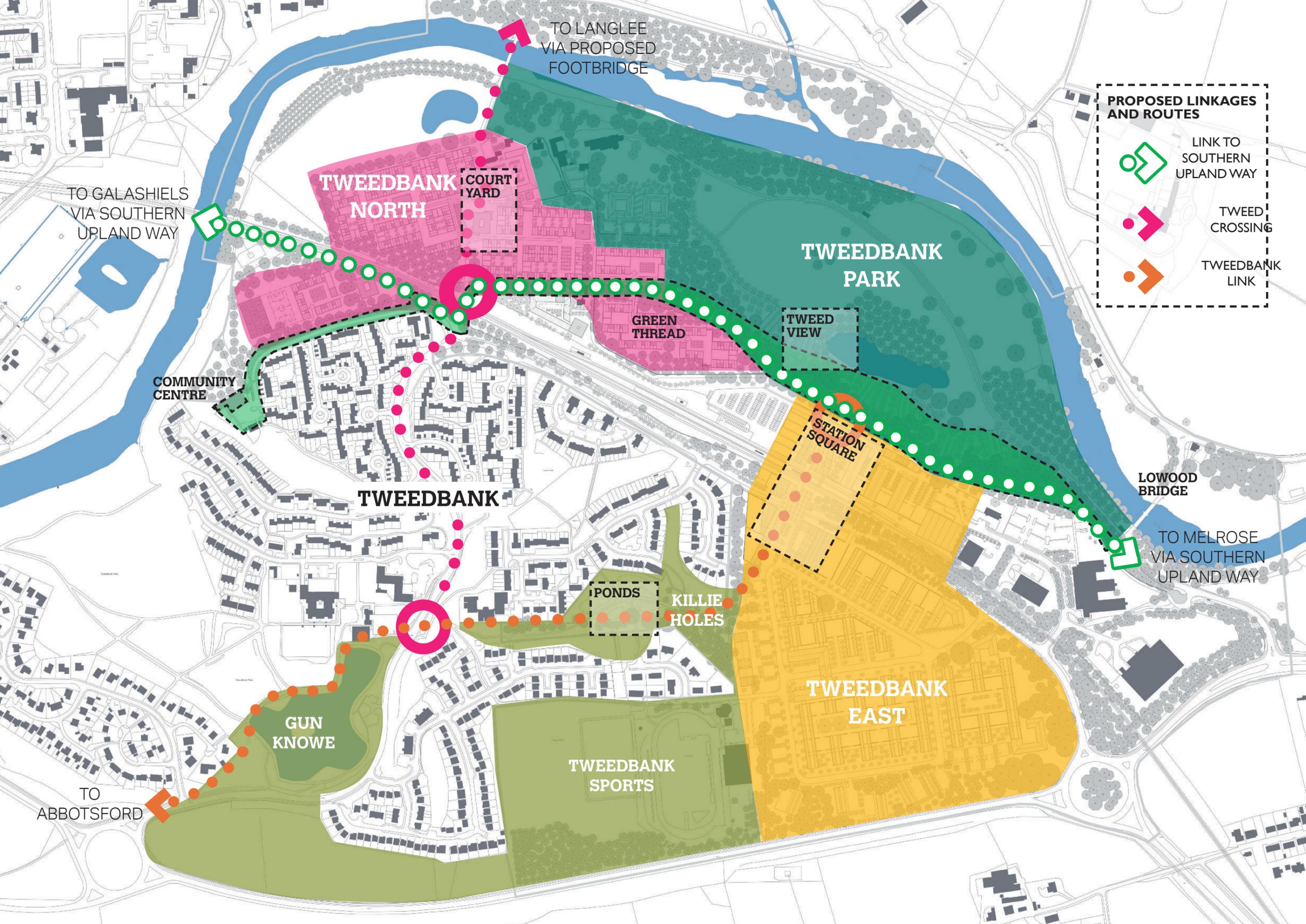


Chapter 10: The Train Station Parking Expansion



Chapter 11: Landscape Design by Wardell Armstrong



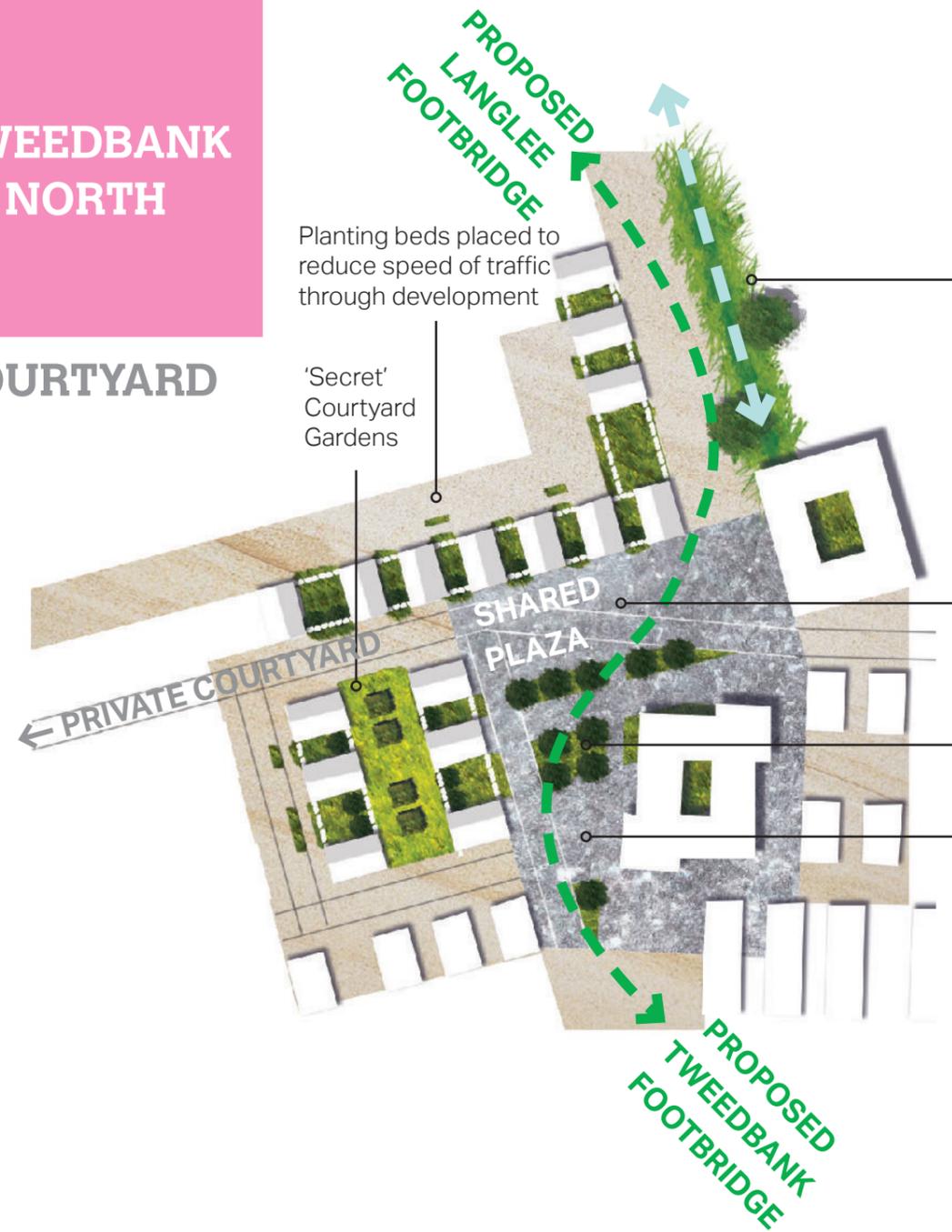


Landscape Character of Tweedbank



TWEEDBANK NORTH

COURTYARD



KEY OBJECTIVES

- Soft landscape weaves private and public spaces together to create visual unity but respect private space through boundaries and green screens
- Draw existing community through development using the 'Green Thread' and provide spaces and opportunities for interaction
- Shared 'Secret' Gardens create private space with individual character. **Enclosed from public with strategic framed views in to create interest.**



Landscape Vision - Accordia - Thrive
Image sourced from www.landscapeinstitute.org



Landscape Vision - South Staithes, Gateshead - Celebrate

Landscape Tweedbank North: Courtyard

Outdoor Rooms provide a private space that links visually to the public street



Sandstone, resin bound gravel and Concrete Aggregate Blocks



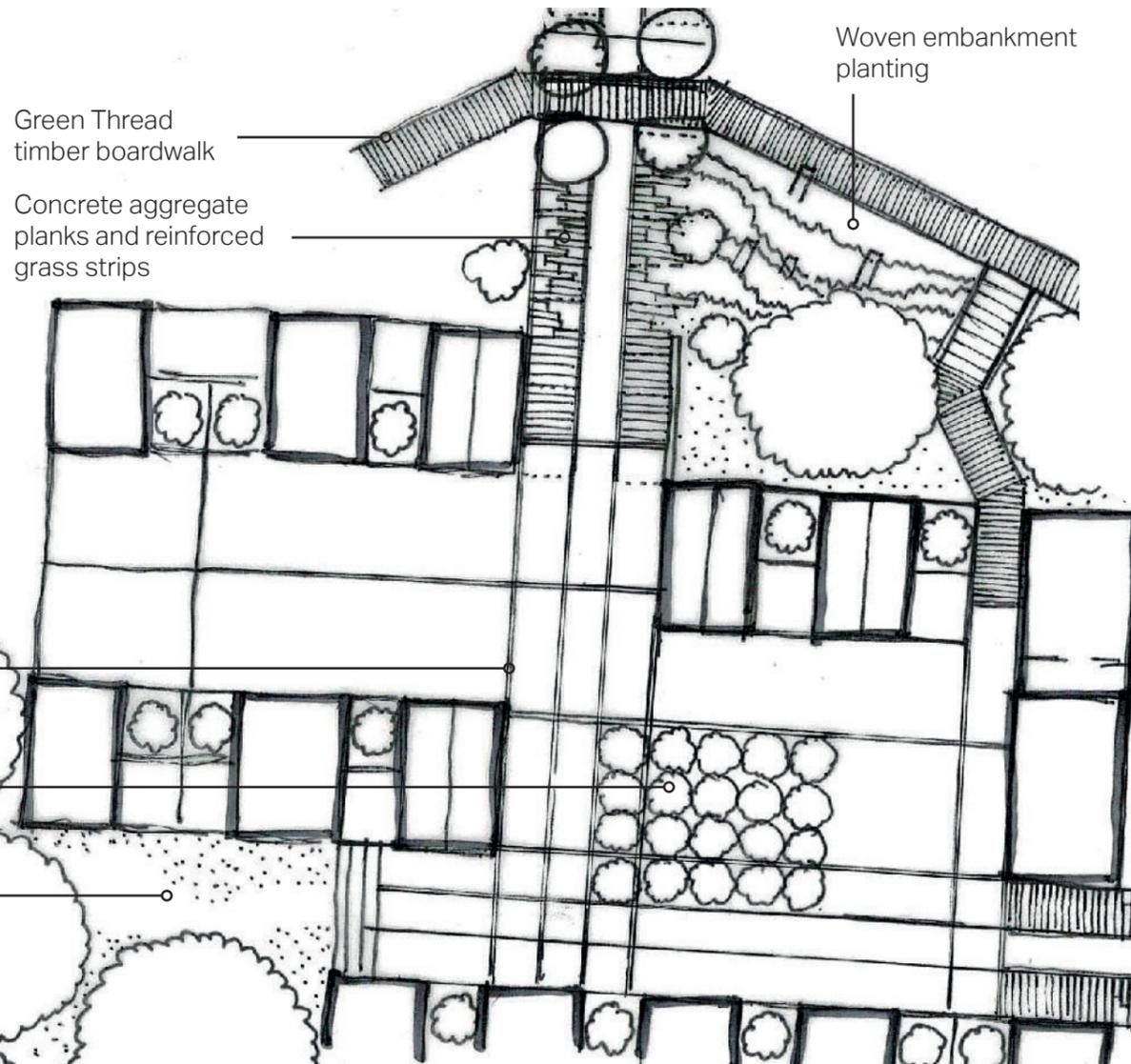
Clear stem native tree planting for low level framed views



Formal 'overcheck' landscape structure within courtyards unravelling to informal 'natural' structure at green thread



Opportunities for external play



Planting schemes unique to each courtyard to create distinct identity and outdoor rooms



Meadows with open tree planting to rear of properties

Flush granite strips define trafficked areas within shared courtyard

Bosquet of trees to formal courtyard

Wildflower meadow with informal mown paths

Private courtyard sketch illustrating weave of private and communal space



Integrated SUDS weaves formal garden landscape with wider informal landscape of the River Tweed