

The Project Timeline

Note: These dates are indicative and subject to change

Mar 2018	The decision was made to close the Care Home due to reduced demand and a move to supporting people to live in their own homes.
Apr 2019	The Toy Library moved out in April 2019.
2019	An options appraisal was carried out on possible use of the site for housing. In October, the Councils Housing and Communities Committee approved the project being added to the Strategic Housing Investment Plan
Aug 2019	The last residents moved out of the care home
2020-2024	The building was used by NHS Tayside for Pandemic related services then as the base for community care and treatment services.
Nov 2023	The Housing and Wellbeing Committee agreed to back the proposal for the site to be used for affordable housing designed to suit the specific needs of older people
Apr 2024	Procurement process started to appoint a design team to take forward the demolition and design of the new housing.
Jul 2024	Design Team appointed and the outline design process was started.
Nov 2024	First public information event held to share the first draft proposals.
Feb 2025	Tender process started to choose a demolition contractor.
We are here	Second and final public information to share the draft project proposals prior to these being developed ready for a planning submission.
Aug 2025	Target date for submitting Planning Application.
Sep 2025	Building Warrant application process starts.
Sep 2025	Demolition Work Starts.
Oct 2025	Planning Application Decision.
Nov 2025	Demolition completed.
Nov 2025	Tender Process started for appointment of a contractor to build new housing.
Dec 2025	Building Warrant Stages Completed.
Jan 2026	Contractor Appointed.
Feb 2026	Construction Phase Mobilisation.
Mar 2026	Construction Work Commences.
Sep 2027	Construction Completed.

The Brief



APPROXIMATELY 40 NEW HOMES



1 & 2 BEDROOM HOMES

Why New Homes?

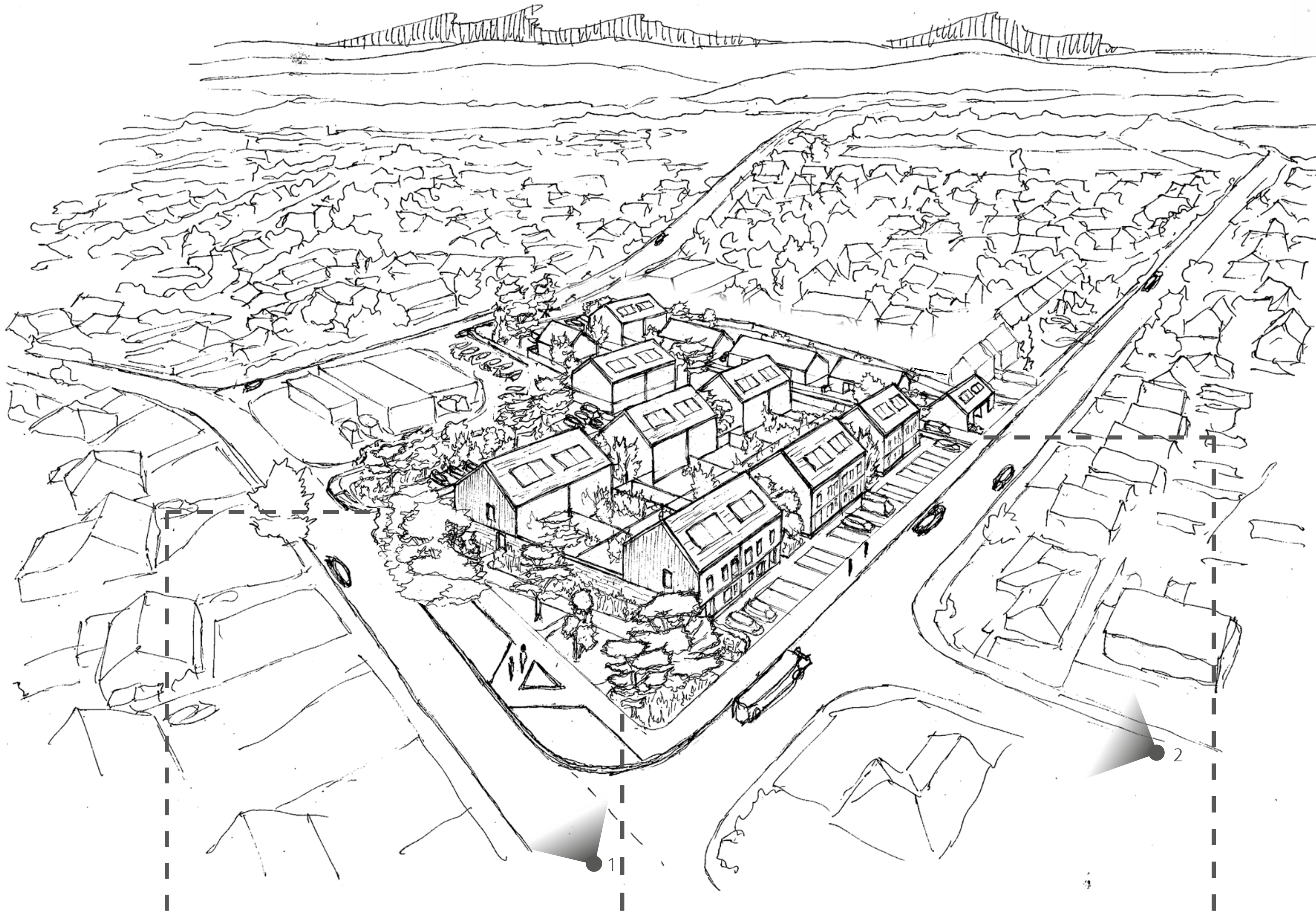
PERTH AND KINROSS COUNCIL’S WAITING LIST FOR HOUSING CURRENTLY STANDS AT.

- 533 1 BEDROOM HOMES
- 299 2 BEDROOM HOMES
- 41 3 BEDROOM HOMES



Response Summary

Following the previous community consultation, conducted in November 2024, we tested many different site strategies and unit layouts before coming to the current proposed masterplan. This was to address the feedback we received during the first consultation event, which led us to focusing on reducing the impact of the development on the immediate surroundings and a shift to prioritising older people in the new homes. On this page there are sketch diagrams highlighting these key design alterations, along with an aerial sketch to show the general massing approach. Imagery is shown at the bottom of the page, to provide insights into how certain external spaces could look and feel, let us know what you think!



Existing Access Retained

Example of Expanded Greenspace

Example of Pedestrian Avenue

Example of Greenery Between Parking/Shared Surface Zones



1. Blocks Recessed from the Street Edge to Encourage Planting

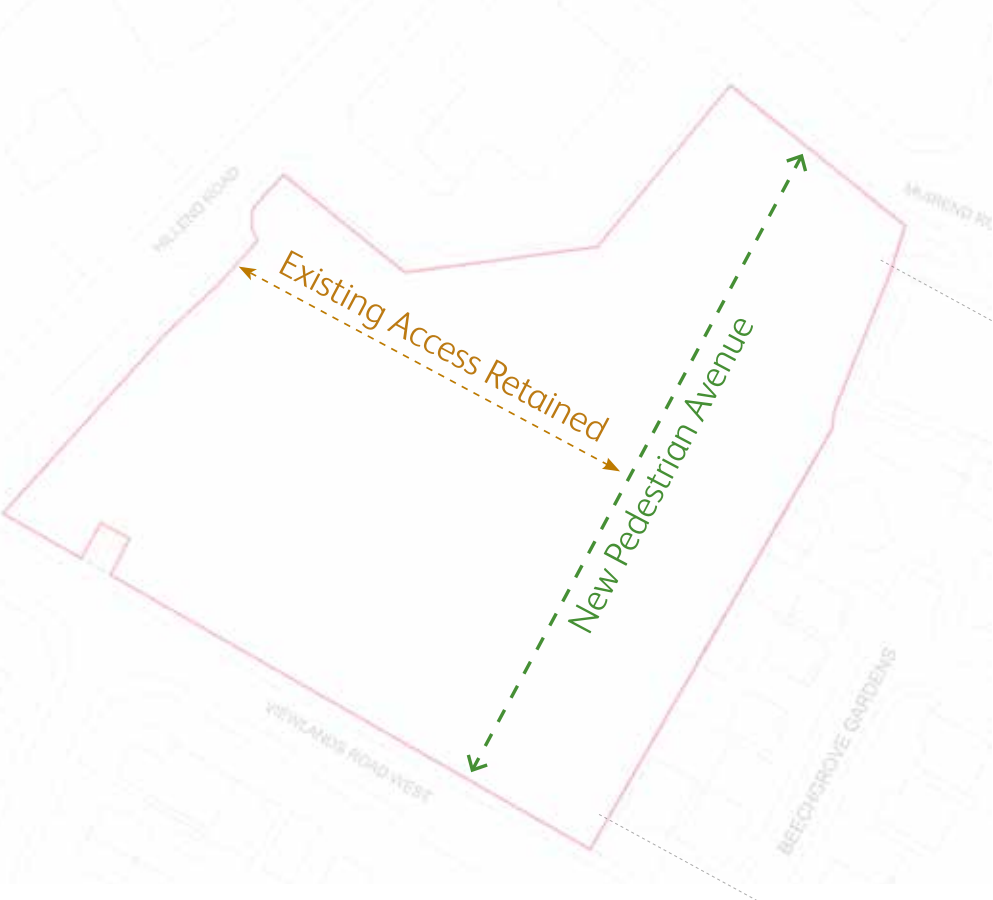
Greater space has been provided between the development and neighbouring bungalow properties, helping reduce the visual presence of new blocks on the site and to expand the existing greenspace along Hillend Road.



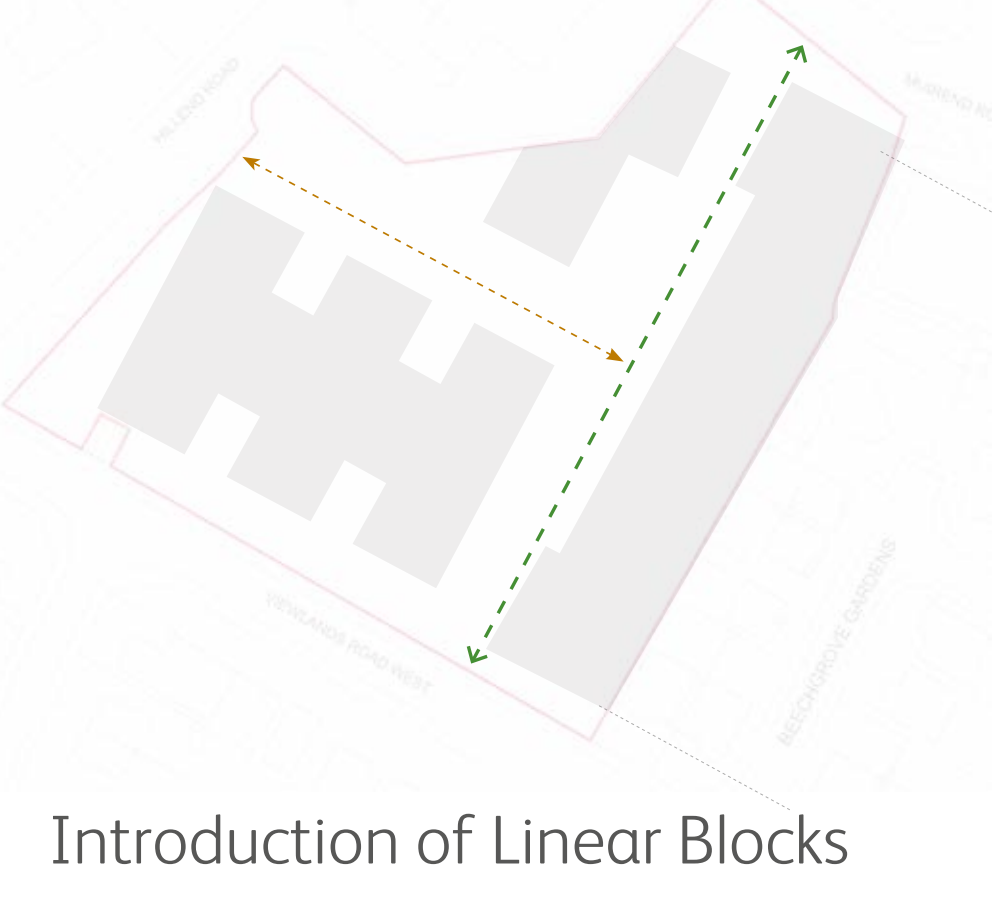
2. Semi-Detached Form Adopted

All terraces have been removed on the site in favour of semi-detached blocks, to help reduce the visual density of the site and reflect the more sub-urban Context of the area.


Concept Diagrams



North/South Pedestrian Axis
Supported by a Secondary East/West Vehicle Access



Introduction of Linear Blocks
Defining Termination of Muirend and Viewlands Road



Greenspace Along Routes/Boundaries
Ensuring all properties have a Connection to Nature,
Using Greenery to Break-Up Dense Blocks

Proposed Site Plan



Key

- Dark Green - Public Greenspace
- Light Green - Private Greenspace (Back Gardens)

Proposed Housing Mix

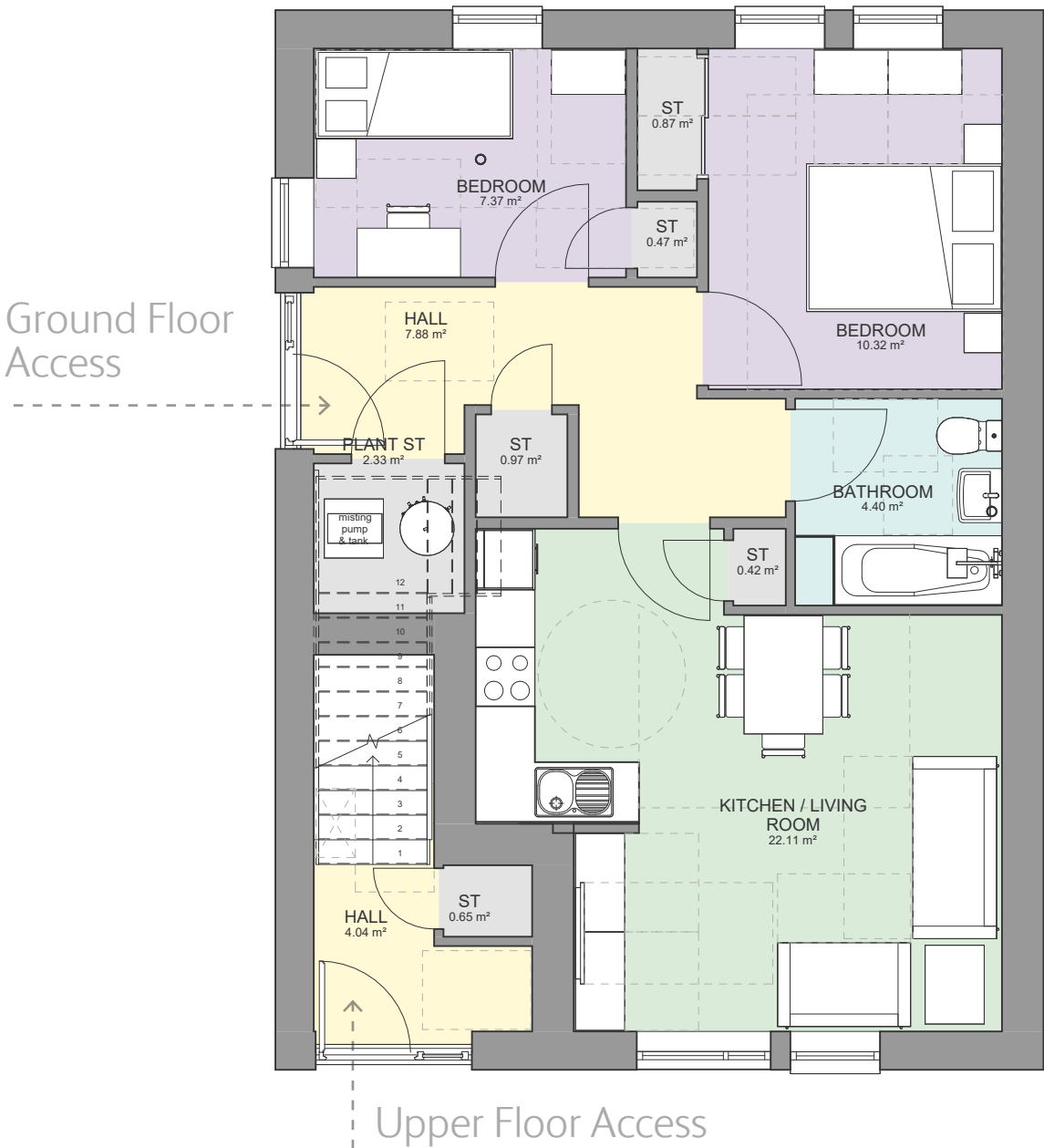
- A - Ground Floor: 2B3P Cottage Flat - 16 units (39 %)
- First Floor: 2B4P Cottage Flat - 16 units (39 %)
- B.1 - 1B2P Bungalows: 4 units (10 %)
- B.2 - 1B2P Bungalows WC: 3 units (7 %)
- B.3 - 2B4P Bungalows WC: 2 units (5 %)

Approximately 65 parking bays
Wheelchair Properties: 5 units (12 %)
1 Bed Properties: 7 units (17 %)
2 Bed Properties: 34 units (83 %)

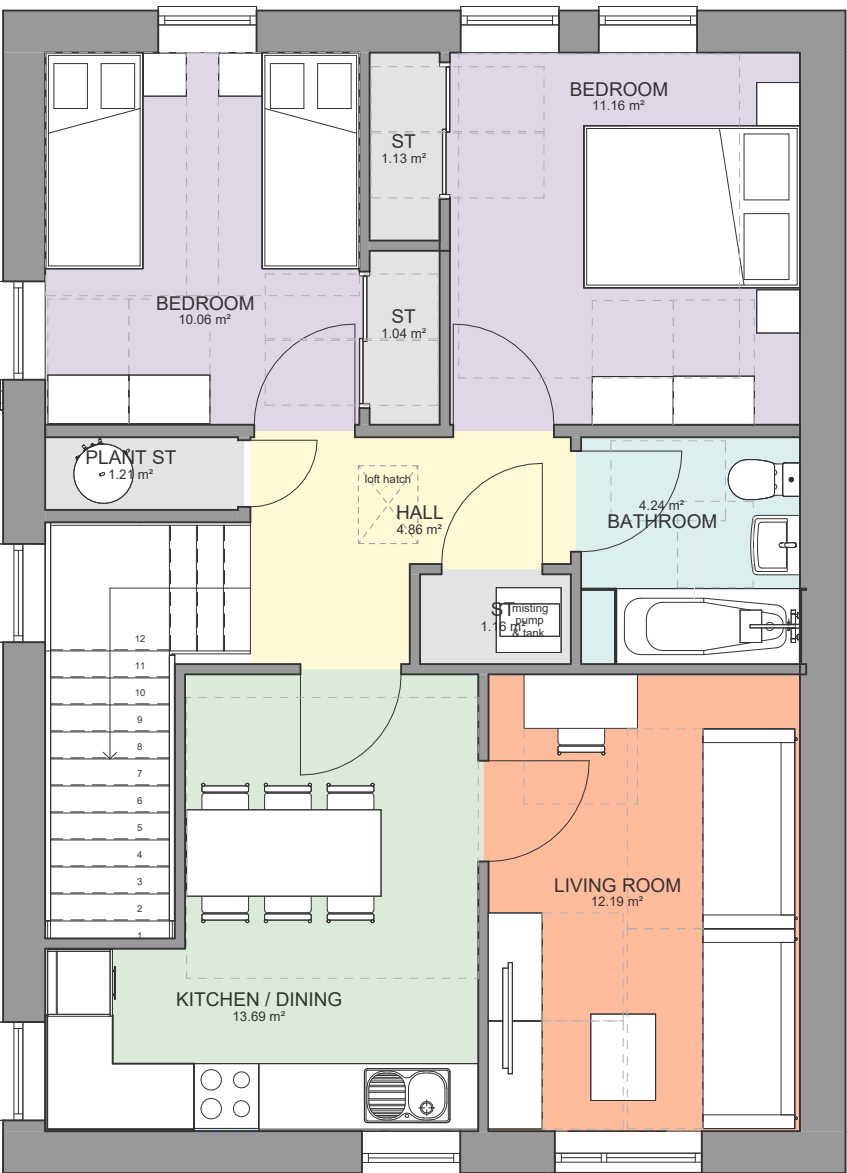
Total - 41 Units

Proposed Home Layouts

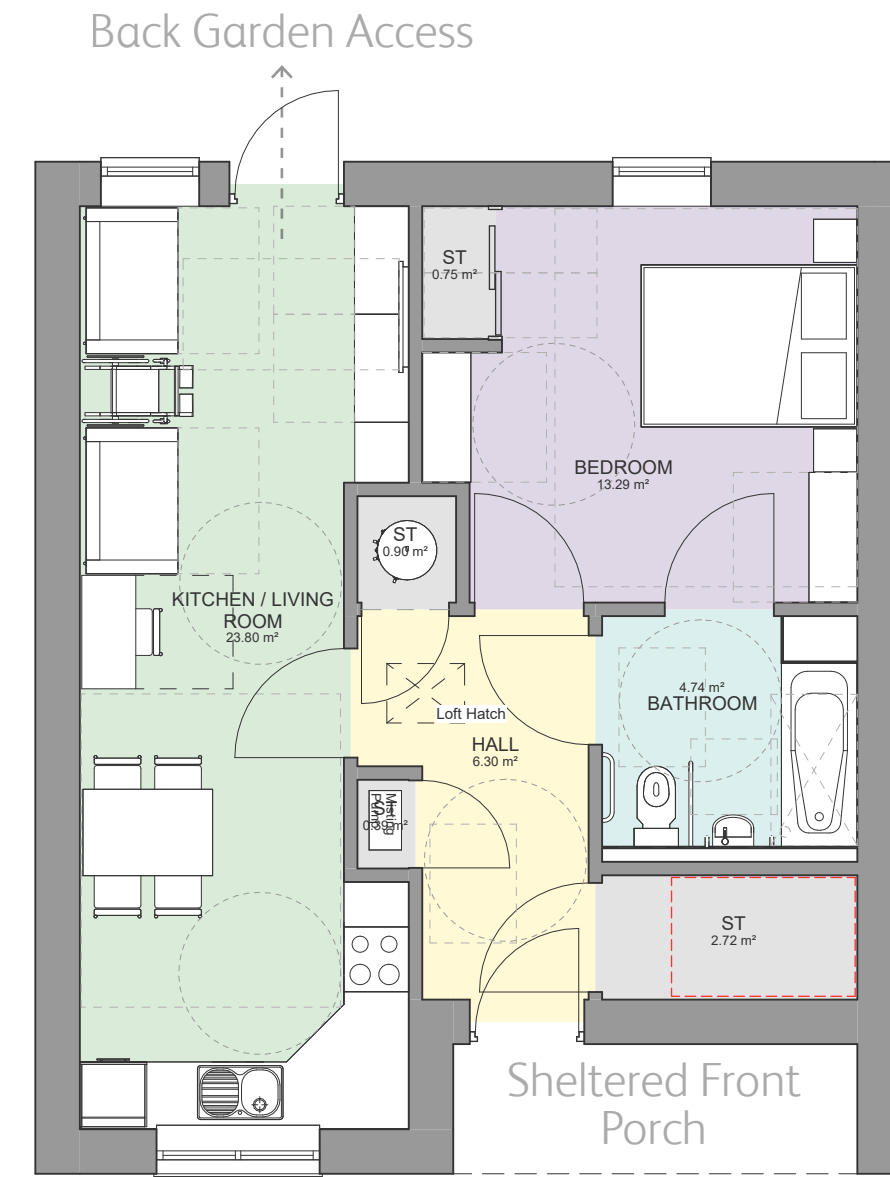
Draft unit plans have been displayed below, showing the type of properties that would occupy the site. These include a mix of wheelchair accessible and general needs properties. To the right of this page is a look and feel section, highlighting the types of materials and design elements which have been considered for this development, please let us know what you think!



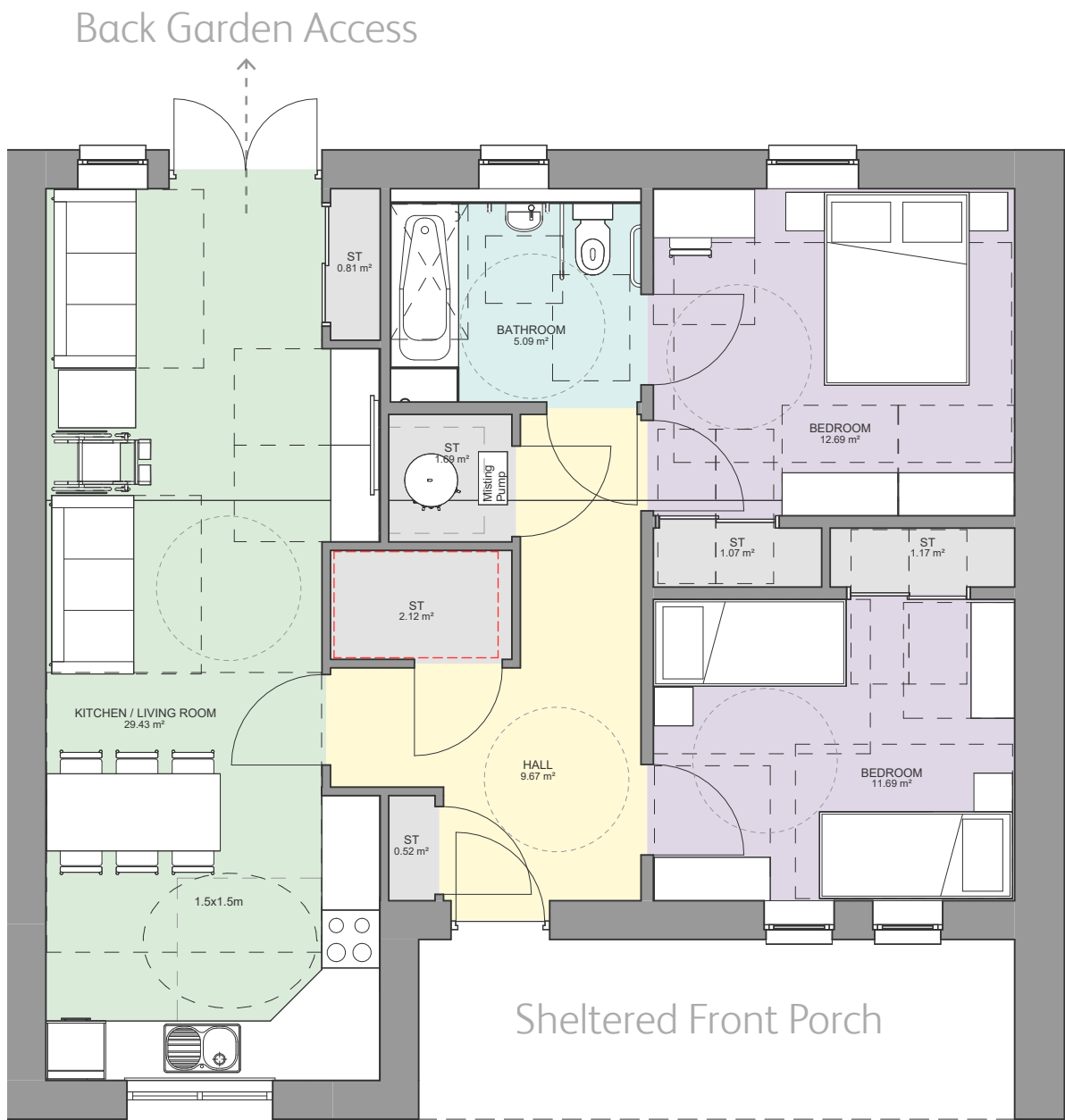
Type A Cottage Flat (Ground Floor)
2 Bed 3 Person (Ground Floor)



Type A Cottage Flat (First Floor)
2 Bed 4 Person (First Floor)



Type B.2 Bungalow
1 Bed 2 Person (Wheelchair Accessible Unit)



Type B.3 Bungalow
2 Bed 4 Person (Wheelchair Accessible Unit)

Material Context and Colour Palette of the Surrounding Area



Modern Building Examples

See below examples of buildings that have a similar colour and material palette to the local context above.

