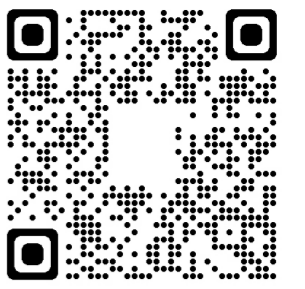


01 HILLSIDE FARM, DUFFTOWN INFORMATION



Scan for feedback survey

Who is commissioning this Housing Strategy?



Client

Moray Council

Client Partner

Dufftown and District Community Association (DDCA) and supported by the Community Housing Trust (CHT)



Who is working on its delivery?

COLLECTIVE ARCHITECTURE

Lead Consultant

Director
Jude Barber
MArch, ARB

Project Architect
Ross Aitchison
MArch, ARB

Architectural Assistant
Katie Munro
MArch

Collective Architecture was established to pursue themes of participation and sustainability in architecture, we have a long and vibrant history of working within local communities to instil a renewed life and a sustainable future within places. We work across scales and sector with experience in strategic planning, refurbishment, new build, commercial, community, exhibitions, landscape and lighting.

Collective Architecture will act as Lead Consultant and oversee the process, ensuring effective communication between all team members.



Sub Consultant Team

Structural Engineer
Narro Associates

Quantity Surveyor
Talbot

Landscape Architect
Raeburn Farquhar Bowen

Collective Architecture's qualified team of Sub-Consultants will further strengthen the level of design service provided.

Who owns the land allocated for housing?

The present owner of the farm field is Mr Wiseman. The Farmland is designated for residential development within the Moray Local Development Plan 2020.

Who is funding this project?

The project is part of the Moray Growth Deal's Housing Mix Delivery project, with £25,000 coming from the Scottish Government and Moray Council. The masterplan is also part-funded by Dorenell Windfarm Community Benefit Fund, administered by Foundation Scotland.

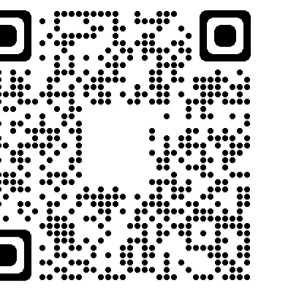


Scottish Government
Riaghaltas na h-Alba
gov.scot



COLLECTIVE ARCHITECTURE

02 HILLSIDE FARM, DUFFTOWN CONSULTATION 1 SUMMARY



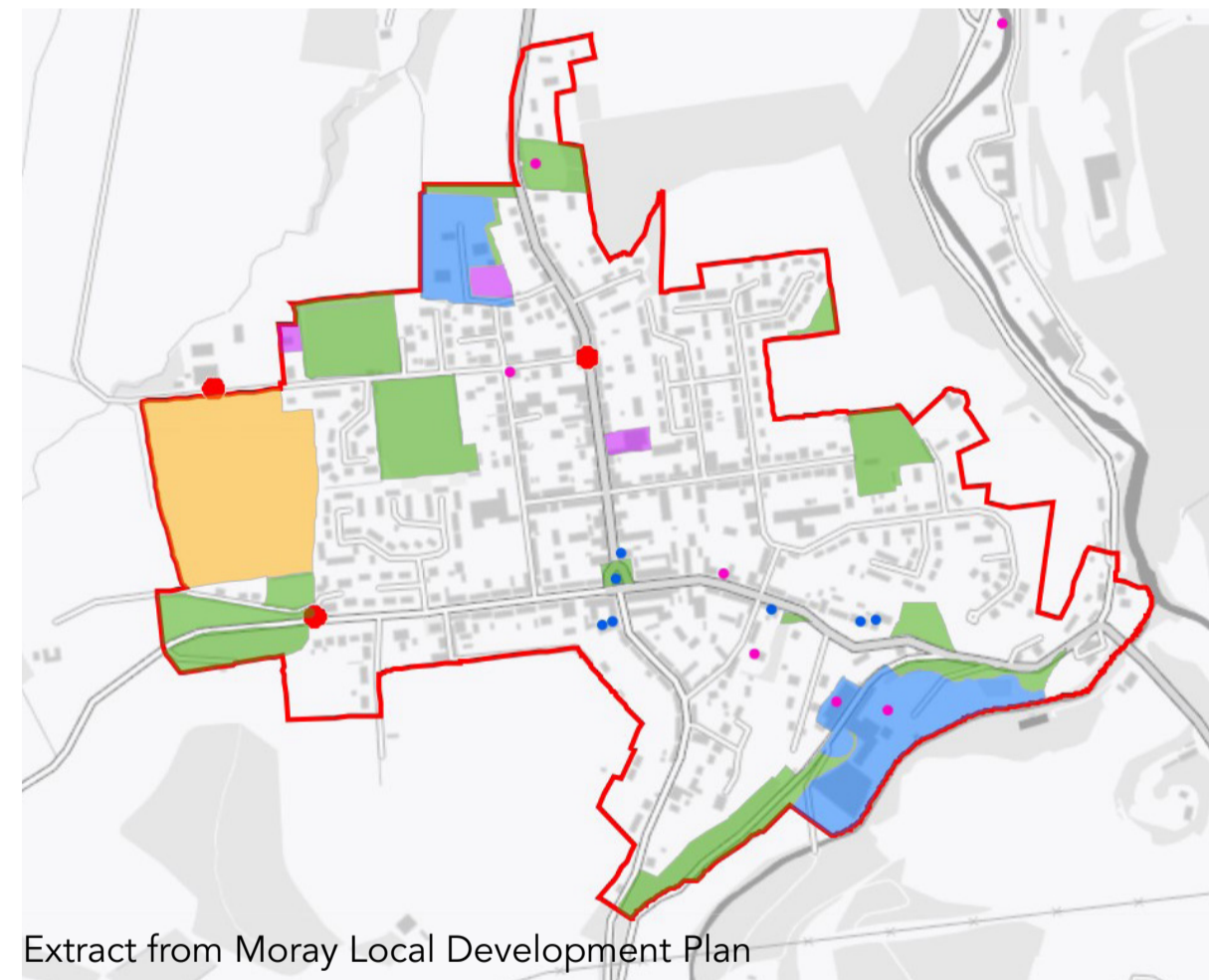
Scan for feedback survey



Moray Local Development Plan (MLDP)

Hillside Farm sits to the Western edge of Dufftown, Moray. The site is located behind a line of trees that separate the edge of the town from the surrounding fields and farmland. Hillside Farm benefits from scenic views to the Conval Hill.

The site is designated for Housing in the 2020 Moray Local Development Plan.



Extract from Moray Local Development Plan



What facilities are missing in Dufftown or what could be improved?

There were overriding feelings that the town centre of Dufftown was **losing key amenities** due to service closures; eg a bank and post office. There were greatly missed by the community and many would like to see these reinstated.

Socially there are a range of venues that host weekly local **clubs** that are well attended by older residents.

There was a desire for **amenities** and outdoor facilities that would cater to the **younger** demographic of Dufftown, both present and future residents of the town, facilities and eateries etc.

There was also suggestions regarding **tourism**, facilities for campers, EV, tourist and local history and information building.

Improved **local transport** and questions around local healthcare and developer contribution were raised, questions can be viewed on the FAQ board.

Greenspace Character

Ideas around greenspace character areas were generally well received; designing high quality spaces between buildings would overall assist in creating a rich living environment that would contribute positively to the character of Dufftown. There was particular favour for designing a **buffer parkland** to ensure the green outlook for existing boundary residents.

Low maintenance planting and **indigenous** species will be prioritised in green spaces. The question of who maintains communal greenspace areas was raised and will be resolved as the proposal develops. Opportunities for gardening should be supported but not as to stretch the workload of community gardening groups.

Moving around and Site Entrance Scenarios.

Majority of people said they travel locally by car or foot.

Some said they would **use the bus** more often to travel to nearby towns if it ran more frequently or they lived closer to a bus stop.

The site entrance scenarios were discussed. Improvements to the Market Green and 'arrival' to Dufftown alongside a new junction were seen as favourable. Planning for **pedestrian safety** was seen to be a priority, along with reducing car speeds into the town.

There was support for a new bus stop in proximity to the Market Green, placed respectfully in relation to existing properties as well as improved **cycle routes**.

Residents adjoining the new prospective road junction expressed concerns around traffic, noise, and visual appeal was understood that these options would be developed more fully to understand their feasibility.

Responses to new homes

Thank you to Communities Housing Trust that came to support the event! To see more information about potential housing tenures for the Hillside Farm please visit their website.
<https://www.chtrust.co.uk/>

The community recognised the need for housing that allowed present resident's needs to change and be supported through a variety of housing options for different income brackets without moving away.

Low cost rental options with priority for young families and key worker housing for ensuring the vitality of the community.

Encouraging people to move to Dufftown was also know to be important for a diversity neighbourhood.

Site Opportunities

Enhancing the existing environment and safeguarding the historic trees on the corner of the green was seen as a priority.

Many people were interested in how local **ecology** could be conserved and enhanced through the proposals, perhaps even providing new habitats for insects and swifts.

As an area in proximity to wind energy generation there was interest in the **energy potential** of the new homes at Hillside farm; district heating, utilising passive solar gain (building orientation) and energy efficiency (low running costs) were mentioned.

People showed general support for the path network that connects the new housing at Hillside farm to the outdoors, green spaces and back to Dufftown, respecting neighbours property boundaries.

Site Challenges

At the consultation we were made aware of potential **drainage** issues to the site boundary against existing homes. The proposal will improve and deal with existing drainage issues and not exasperate the problem.

Residents raised concerns around **water** supply and increasingly drier summers. The site will only be developed once there is the appropriate water supply available as seen fit by Scottish Water.

We were also made aware of **sewage** blockages and bursts occurring locally and that residents of Dufftown were concerned with new homes placing strain on the existing infrastructure. The site will only be developed if the current sewage network has appropriate capacity / undergoes the appropriate upgrades.

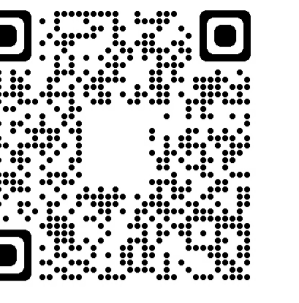
It was preferable that **roads**, excessive **parking** and infrastructure were minimised where possible.



Graphic utilising quotes from the feedback forms

03 HILLSIDE FARM, DUFFTOWN SITE CHALLENGES

& OPPORTUNITIES



Scan for feedback survey



Site Challenges

- Existing Dufftown entrance sign at the settlement edge location doesn't provide a strong sense of arrival to town.
- Historic town edge at tree-line around historic Market Green.
- Complex existing junction arrangement unsuitable for new development with poor visibility.
- Rear fences to existing properties create negative boundary.
- Existing tree belt to western boundary should be retained.
- Substantial heritage trees at town entrance.
- Narrow unadopted farm track requires to be upgraded to formal road.
- Private property boundaries in proximity to road, may prove challenging for road upgrading and widening.
- Substantial level change (c.20-30m) within site, falling towards the north.
- Substantial level change across Market Green restricting new site entrance.
- Existing water main to be diverted.
- Sewer connection at Kinivie Court.
- Stream and site low point (X).
- Potenital environmental offsets

Site Opportunities

- Opportunity to establish the historic tree-line as the settlement edge.
- Re-establish 'Market Green' as a positive gateway space in the wider townscape.
- Simplify the existing junction arrangement and form new junction to open up the Hillside Farm site.
- Create stronger connections for active travel to the town centre.
- Tie into local walking route / scenic path network
- Existing tree line forms soft boundary to the settlement.
- Substantial heritage trees could be retained.
- Opportunity to work with site topography to create different character areas and accommodate a variety of different housing tenures. Roads to follow countours.
- Sloping site provides long views out towards landscape in north.
- Opportunity to create an active travel gateway close to town and working with and between the existing heritage trees.
- Access Road North of Conval Street is adopted to the South West corner of the Site.
- Secondary pedestrian access from Hill Street.
- Swales and rain gardens into SUDs for water management

04 HILLSIDE FARM, DUFFTOWN PROPOSED STRATEGY



The layout accommodates around 100 homes; providing a mixture of houses, flats and bungalows.



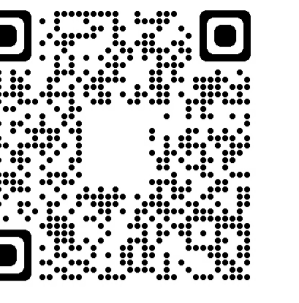


Key

- Private gardens
- Public green lanes and greenspaces
- Rough Grass parkland with wild planting
- SUDs
- Shared Surface Block Paving Colour 1
- Shared Surface Block Paving Colour 2
- Tarmac Road
- Footpath
- Grasscrete Paving
- Formal play space
- New housing
- Existing trees
- New trees - native species varieties
- Nature play equipment
- New Signage (town or viewpoint)
- Communal waste points
- Allotment shed
- Benches
- Mobility Hub Location



06 HILLSIDE FARM, DUFFTOWN STREET CHARACTER



Scan for feedback survey

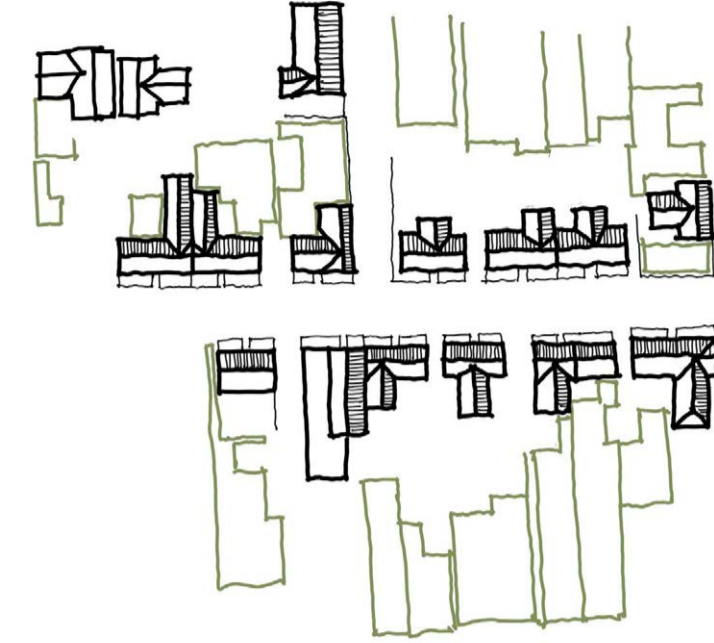
Existing Street Qualities

We want to ensure that new housing at Hillside Farm feels like Dufftown, by retaining the personality of existing streets and introducing new ideas to the area through the masterplan to provide flexibility for accommodating a variety of house types for different people.

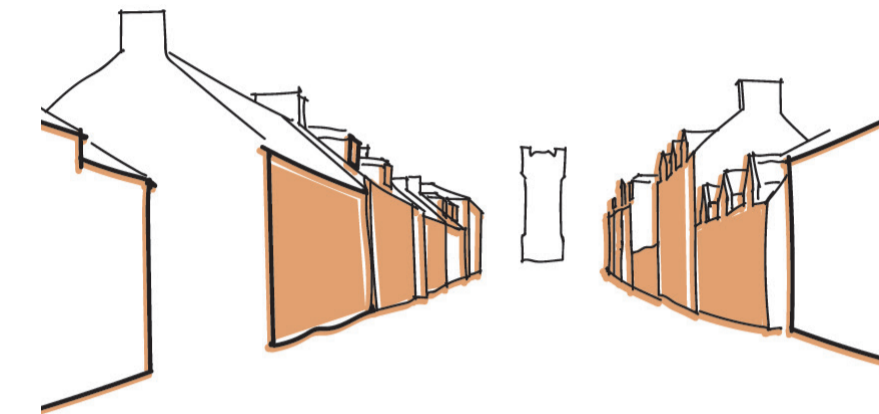
Building proportions, building density, public space and materials will be carefully considered to ensure that the new housing contributes positively to the wider town.



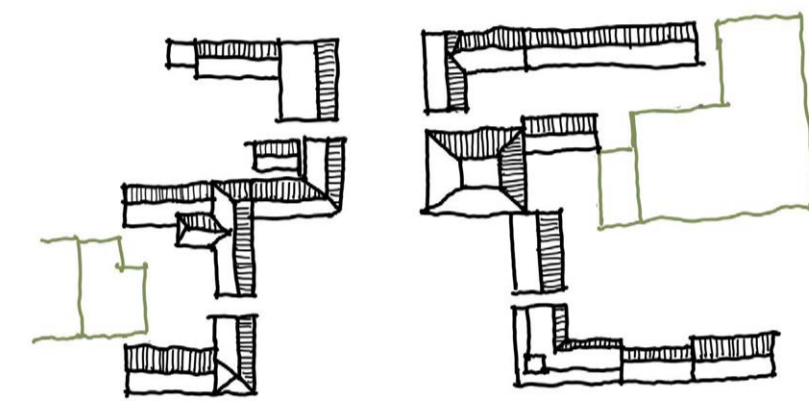
Old Mart - Smaller gardens building fronts to street



Albert Street - small front boundary walls, large rear gardens



Streets terminating at prominent buildings / views



The Clocktower square - strong street corners



Conval Street - space for people cars and bikes

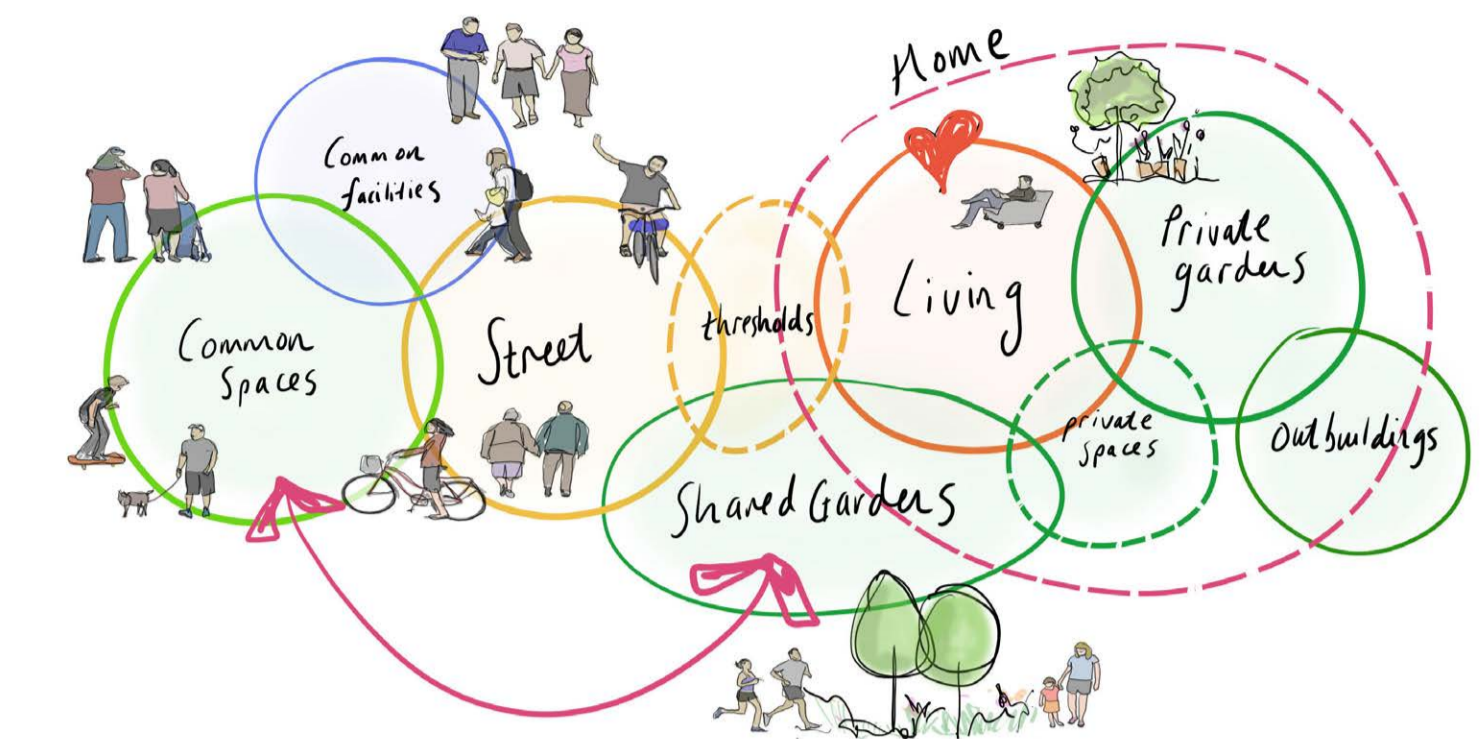


Ferrier Road - streetfronts and lanes to housing on the hill



Albert Street - gable ends stepping along street, broken by dormers and chimneys

Making places and fostering encounters



Mature green edge



Swales and drainage, open space



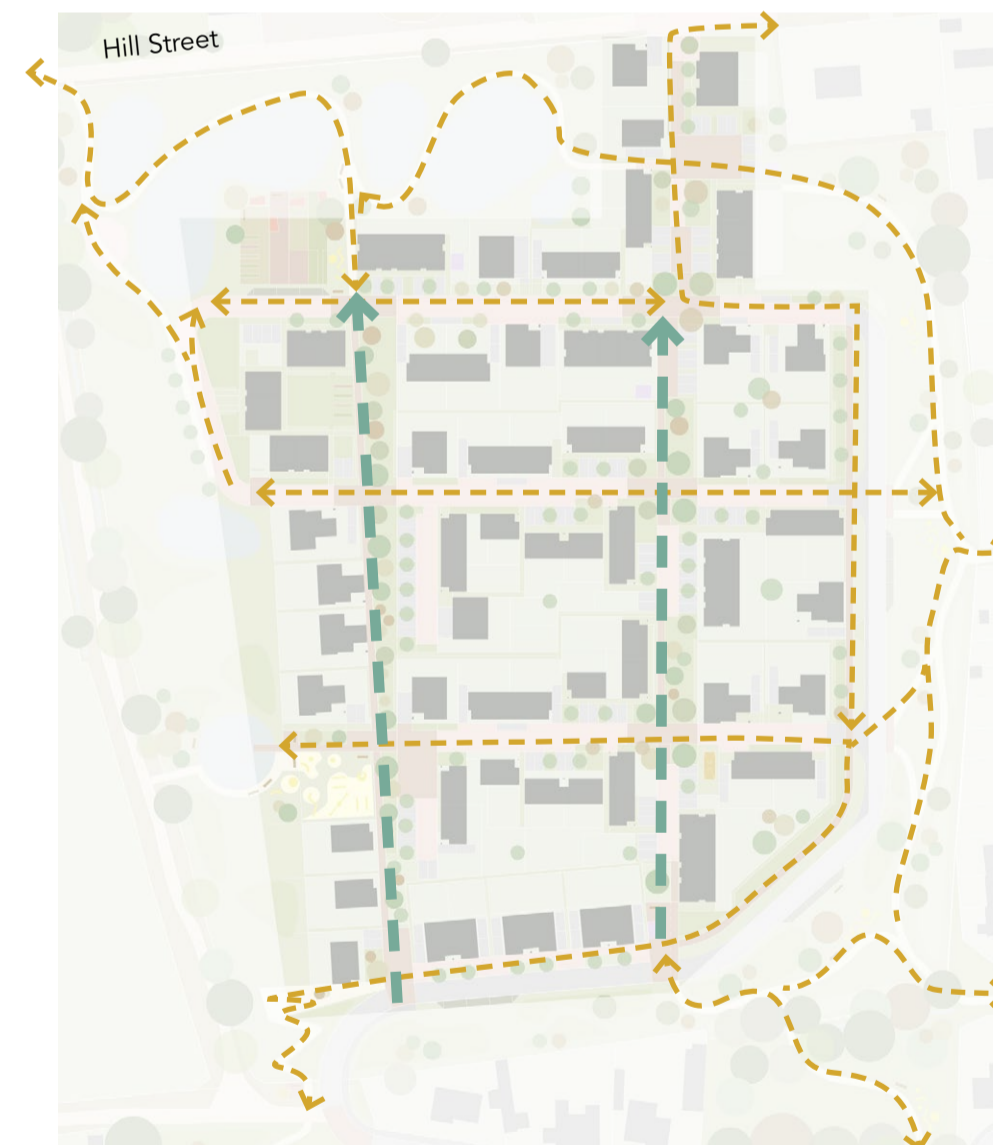
Streets away from cars

New Street Qualities



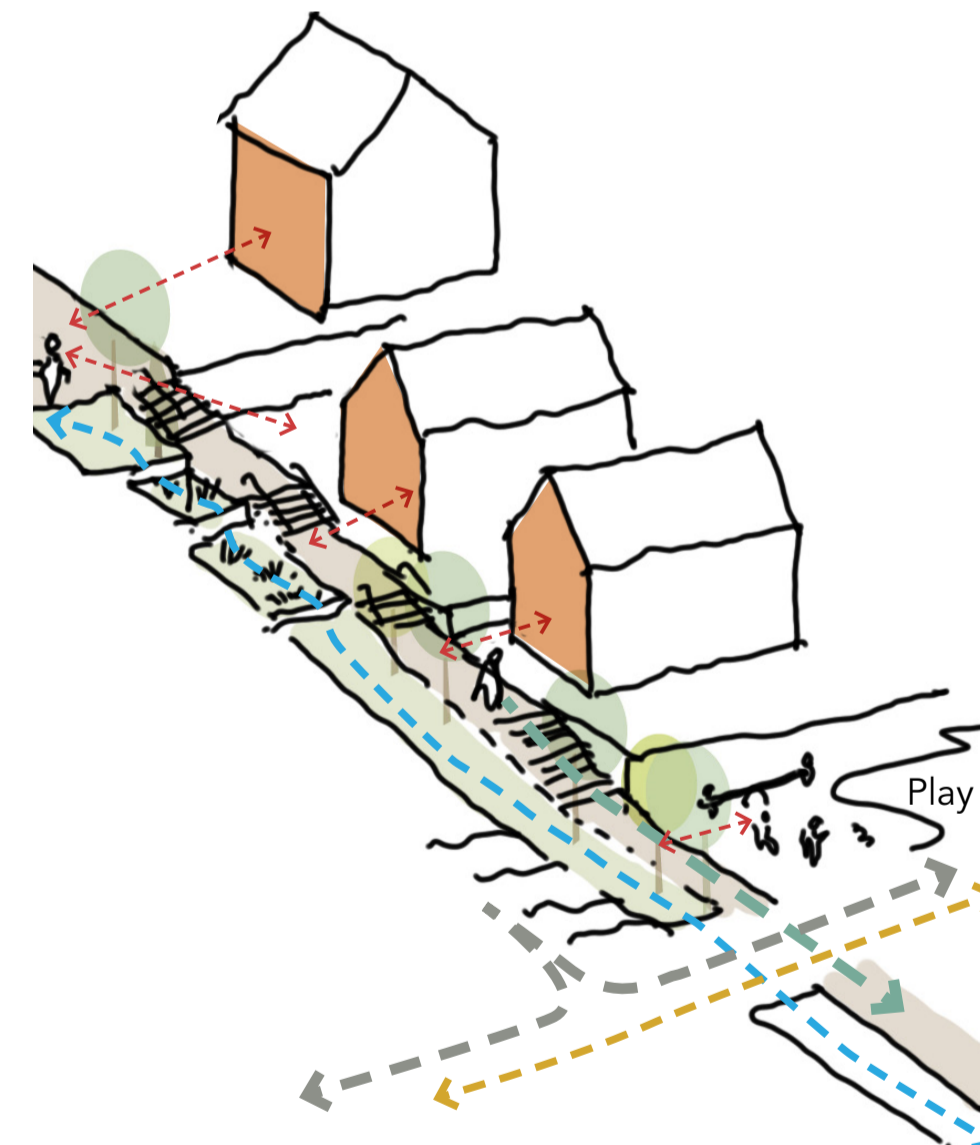
Key elevations and street corners

- Street spaces
- Key corners and elevations
- Key buildings



Pedestrian movement diagram

- Shared Surfaces and Active Travel Routes
- Stepped Lane



Lanes; people, water management and biodiversity

- Water capture via raingardens and swales
- Walking, cycling, wheeling
- Stepped lane - green blue infrastructure
- Shared surface, parking and cars
- Safety and overlooking



Minneapolis bins, noticeboard, seating



West Midlands Cycle hire



Shelter

Space for a Mobility Hub?



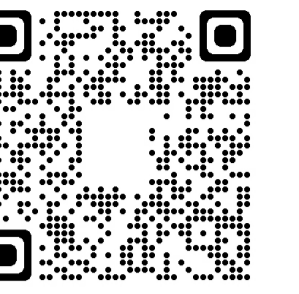
original graphic CamoUK

What would be useful in a Dufftown Mobility hub?

A mobility hub is a recognisable place which offers different and connected transport modes supplemented with enhanced facilities and information features to both attract and benefit the traveller. A hub aims to locate public and shared mobility modes, eg bike, e-car, reduce reliance on private cars and improve the surrounding public realm, create clear travel signage and identifying features that make it accessible to all.

Uses may include a shelter, an ebike stand, co-car, wifi, bike fixing station, parcel lockers, kisoks, water fountain, cafe, co-work space, place for a dial up bus.

07 HILLSIDE FARM, DUFFTOWN CHARACTER AREAS & MATERIALS



Scan for feedback survey

Existing materials in Dufftown



Stone Render Slate Metal cladding Timber

Landscape Material Palette



Sets and paving Fencing and gabions Native Tress Beach hedging Wildflower swales

Landscape and townscape colours



Landscape and townscape colours



Character Areas Key

Character Zone 1 - The Western Edge

Viewed through the trees the natural materials integrate with the woodland edge. The homes step down the hill and provide a green outlook. Large windows provide natural surveillance over the shared park space and bright doors face the lane.

Character Zone 2 - Grid Core

Here venacular materials are used in a formal setting. Corrogated or zinc metal forms a crisp outline and the street looks like a single metal wrap with gables and entrances picked out in familiar accent colours.

Character Zone 3 - Connecting East

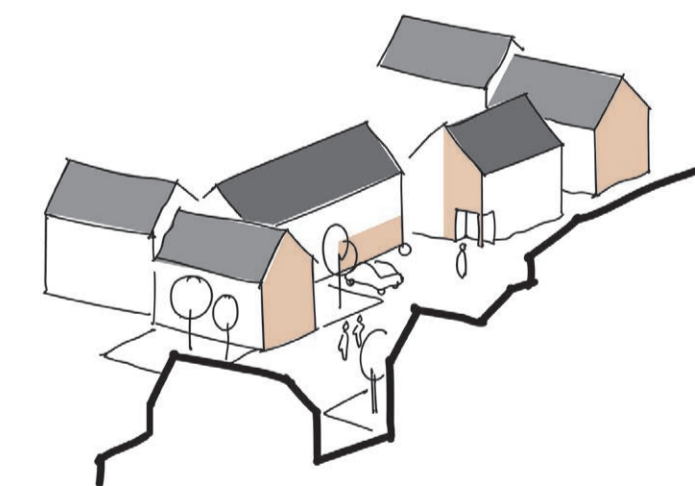
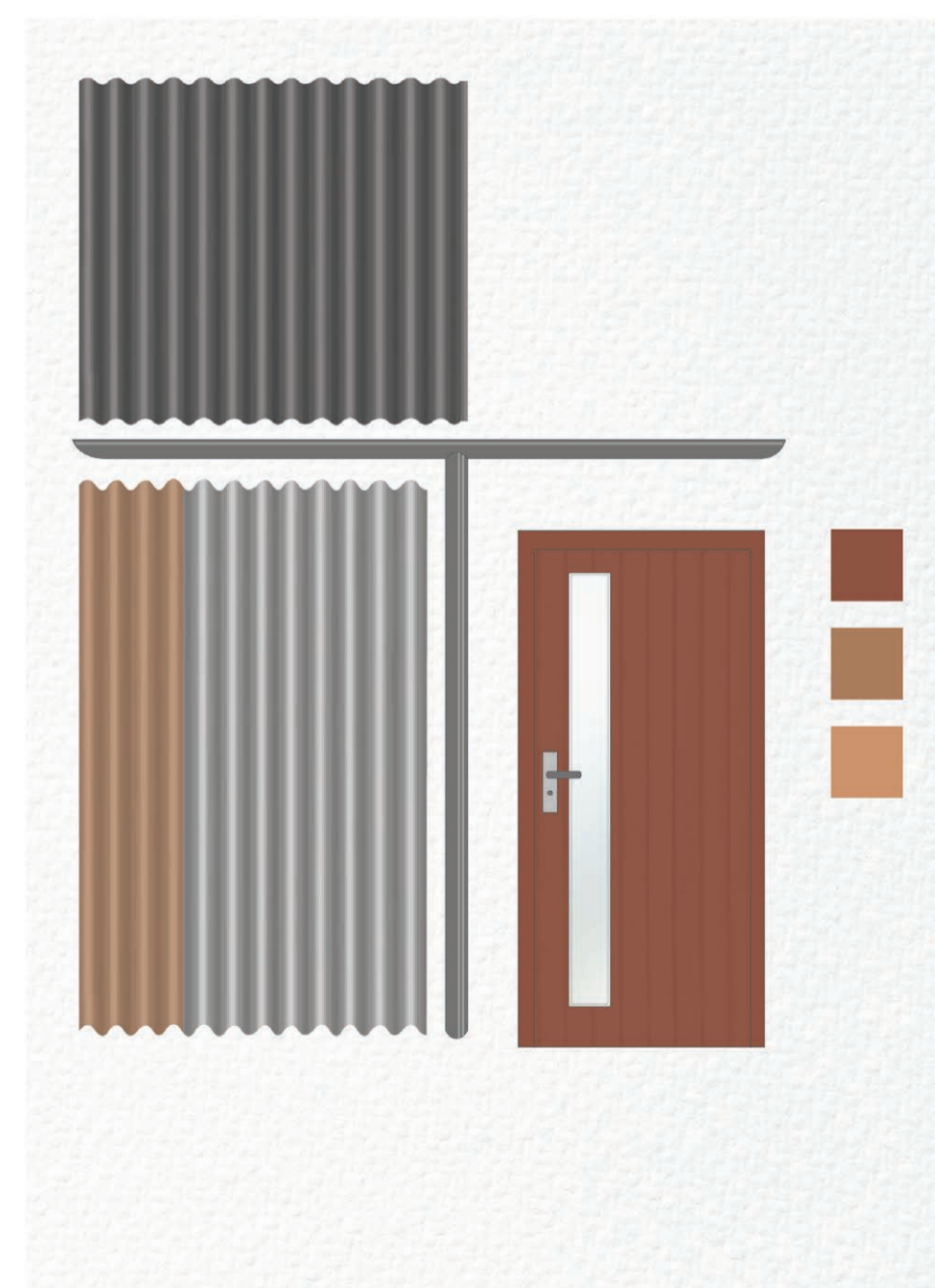
The avenue and greenspace knits Hillside to wider Dufftown. Materials are combined sharing characteristics with Character areas 1&2 providing the main corner and entrance into each street. Combined materials reflect the housing opposite.



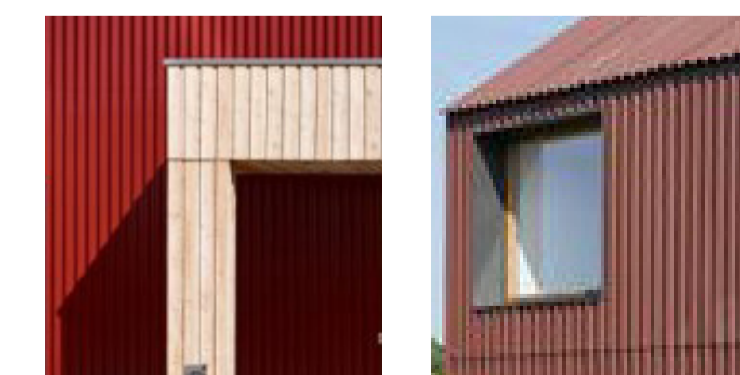
Roof - Slate
Cladding - Natural Timber
Rainwatergoods - Light grey metal
Doors - Accent Colour



Athron Hill - Fraser Livingston Architects Breanish - Dualchas Architects



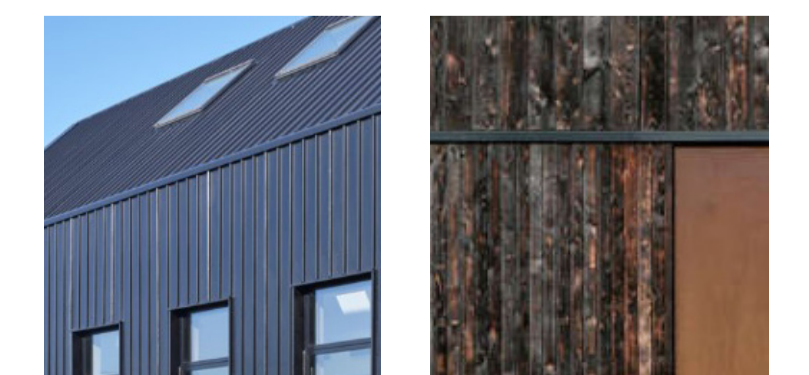
Roof - Dark grey metal
Cladding - Light grey or orange metal
Rainwatergoods - Dark grey metal
Doors - Accent Colour



Larick Centre - Collective Architecture Bru 1.25 - SoHo Architektur



Roof - Dark grey metal or slate
Cladding - Light grey metal or timber
Rainwatergoods - Light grey metal
Doors - Accent Colour



Lochshore Park Hub - Collective Architecture An Office - Loader Montieth

08 PROJECT TIMELINE

HILLSIDE FARM, DUFFTOWN

A **feedback survey** is available at the QR Code along with a copy of the information boards:



Future Phase 1

It is the ambition of DDCA to develop 20 new homes as part of a first phase on the Hillside farm site. These will look to be a mix of types and tenures to meet an established local housing need. DDCA have produced a business case for this development and are working with CHT. Moray Council is also looking to develop and deliver homes as part of Phase 1 for local housing need. Combined, there will hopefully be a range of affordable, accessible and energy efficient homes at Hillside will hopefully be delivered for the community.

The diagram below indicates a proposed Phase 1 area to the South of the site.



Plan of Work

Scope of this draft Masterplan

Design Principles
Early engagement
Reporting

August 2024

Project developed and taken to Planning

'The RIBA Plan of Work Organises the process of briefing, designing, delivering maintaining operating and using a building in eight stages. It is a framework for all disciplines on construction projects and should be used solely as guidance for the preparation of detailed professional services and building contracts.' - RIBA.com



Sketch view of shared surface street



Sponge Park, Manchester - BPD
Above - Raingarden, Sheffield - RFB
Below - West Highland Way Milngavie
Clayfields - Mikhail Riches
Above - Gistel - Witherford Watson Mann / Below - Malings - Ash Sakula Architects
Above - Paseo de St Joan - Lola Domènech / Below - Langerak, Netherlands - Maccreanor Lavington

9th August - Community Event 01
Introducing the Project

This event gave an opportunity to ask questions about the Hillside Farm Housing strategy project and learn more about the design process.

Feedback surveys open for 2 weeks after Event 01

early December - Community Event 02
Developed Proposals for Hillside Farm Masterplan

The second event will focus on the developed proposal for the site and character principles for housing.

Feedback surveys will be open for 2 weeks until the 20th December.

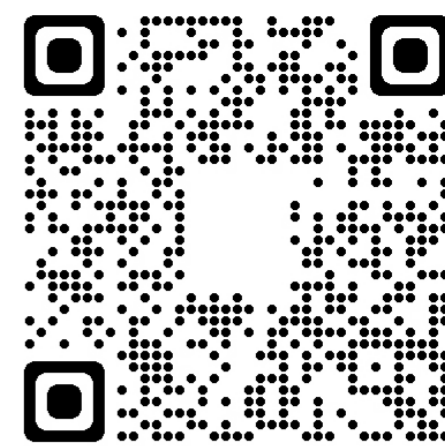
March 2024
Submission of a Draft Masterplan to Planning Committee

Feedback welcomed through a formal 8 week consultation period led by Moray Council.
http://www.moray.gov.uk/moray_standard/page_150071.html

August 2024
Submission of final Masterplan to Planning and Regulatory Services Committee

09 HILLSIDE FARM, DUFFTOWN

FAQs | FREQUENTLY ASKED QUESTIONS



Scan for feedback survey

Why is this important?

Feedback from the community has shown that the limited availability of good quality affordable and secure accommodation is limiting families' ability to move to or remain in the community, existing businesses to grow and new businesses to start up. For the community to revive, grow and attract new young, economically active residents and businesses this housing shortage needs to be addressed.

Why this site?

Due to the topography of the area and the town's existing land use pattern there is very limited availability of land suitable for residential development. The Hillside Farm has been zoned in the Local Development Plan for housing and has been identified as suitable for community-led and social housing.

Who will build the houses and for whom?

It is proposed that mixed tenure community-led homes will be developed by Dufftown and District Community Association in partnership with Moray Council, who will also provide a further 20 homes for social rent. The community-led homes will include a mix of affordable housing tenures including social rent equivalent and discounted sales. The latter will be protected as affordable with the Rural Housing Burden and all community-led properties will be controlled by Dufftown and District Community Association on behalf of the community. It is anticipated that the remaining parts of the site will be developed for private, owner-occupancy housing by a developer.

How do I apply for a Council House or a DDCA Home?

Information on applying for a Council House and the Council's Allocations Policy can be found at http://www.moray.gov.uk/moray_standard/page_40839.html
Contact DDCA for more information regarding future homes.

Is there enough educational capacity for an increase in the town's population?

The pupils generated by this development are zoned to Mortlach Primary School and Speyside High School. The current physical capacity of Mortlach Primary School is 57% and Speyside High School is 72% and therefore can accommodate the additional pupils.

Is there enough healthcare capacity for an increase in the town's population?

Developers will contribute towards expansion of healthcare in the town.

Is there enough utility capacity for the development?

There is currently insufficient capacity within the local wastewater treatment works to accommodate foul water from the proposed development. An upgrade from Scottish Water would be needed. The project team are speaking to Scottish Water about the development.

What will you do about green spaces?

Quality green space is just as important as the homes themselves, making the most of existing trees, green connections to the town and the sites' views will be central to the design alongside introducing a new play space and park to the neighbourhood.

What will the homes look like?

The homes are not yet designed. The focus of this Masterplan is to work out the site layout and design principles that subsequent developments will adhere to. Character and layout are shown on the boards which reflect local characteristics. We would like your feedback on the ideas suggested.