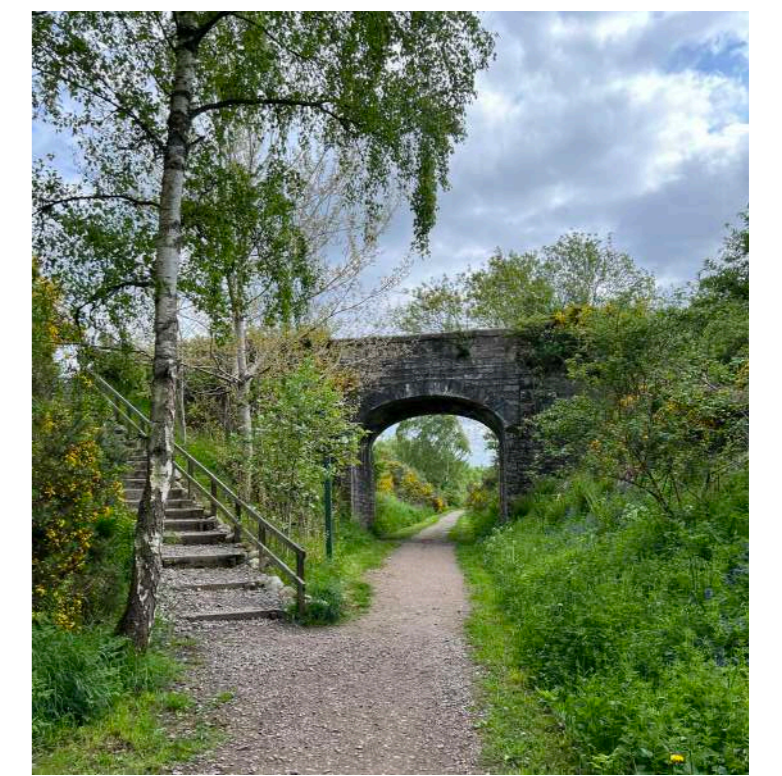
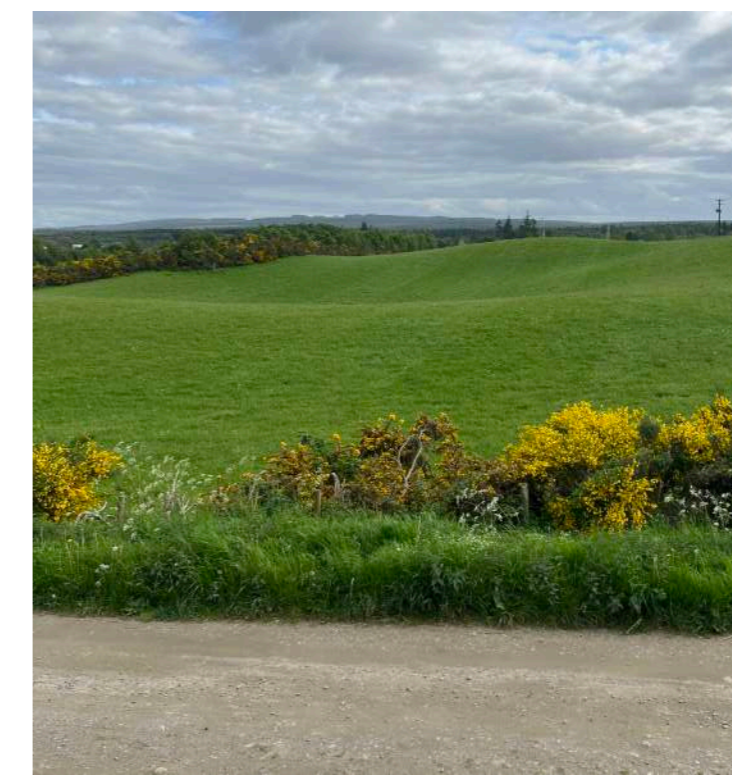


Where is it?



The Dallas Dhu site lies on the southern edge of Forres on the Moray Firth coastline. The site is allocated for housing development in the Moray Local Development Plan 2020 and is intended to be an exemplar new community of homes. A Masterplan produced by Urban Animation was adopted as Supplementary Guidance by Moray Council in 2018.

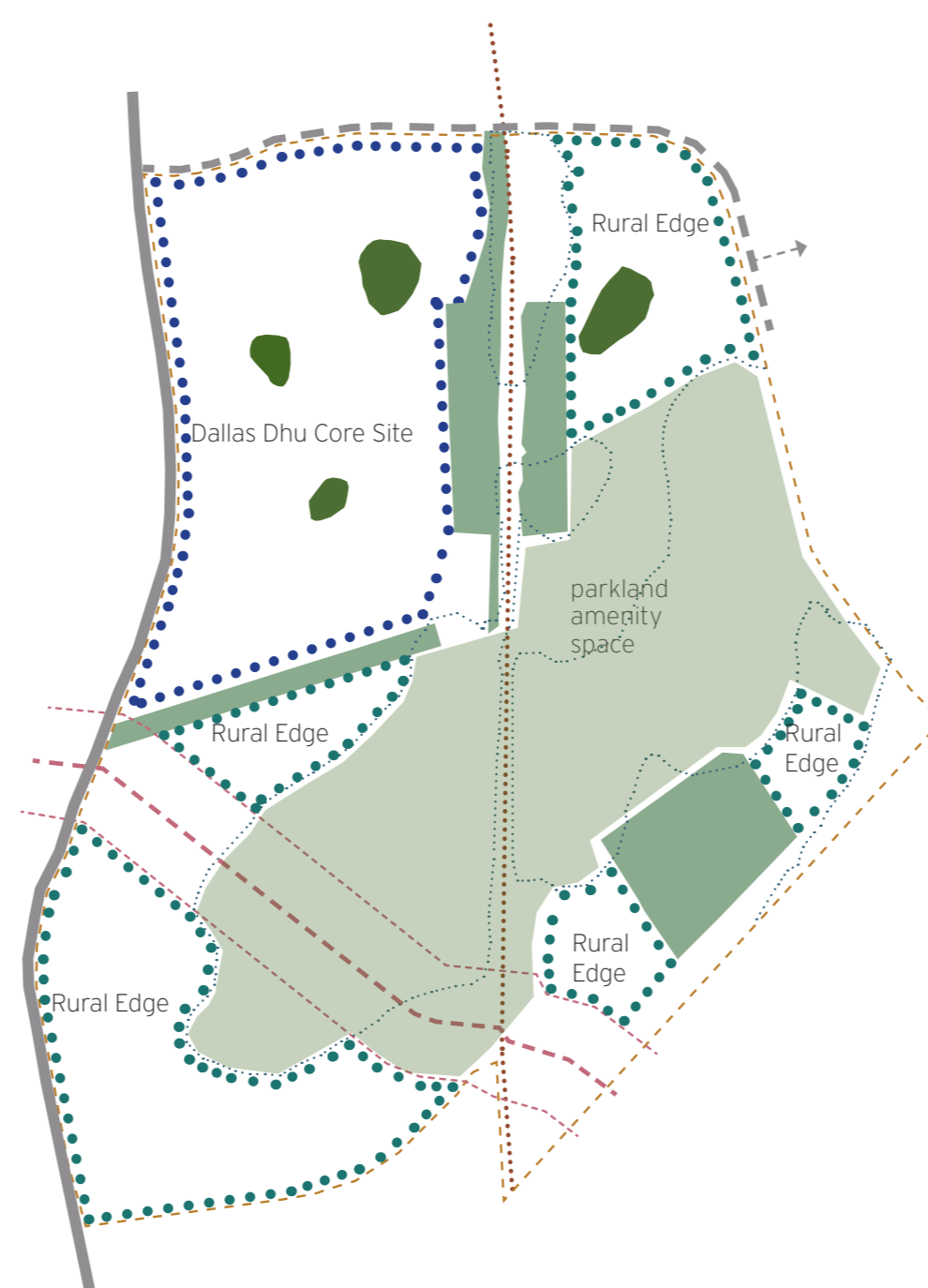
Moray Council is working collaboratively with Altyre Estate, the land owner, and Grampian Housing Association to achieve the highest possible standard of development, delivering a future-proofed, multi-generational neighbourhood with excellent low-carbon credentials. This is a Moray Growth Deal project where Moray Council, in collaboration with Grampian Housing Association, are bringing forward the first phase of 24 affordable homes and up to 10 serviced plots for a housing innovation project and/or self build.



Existing site constraints



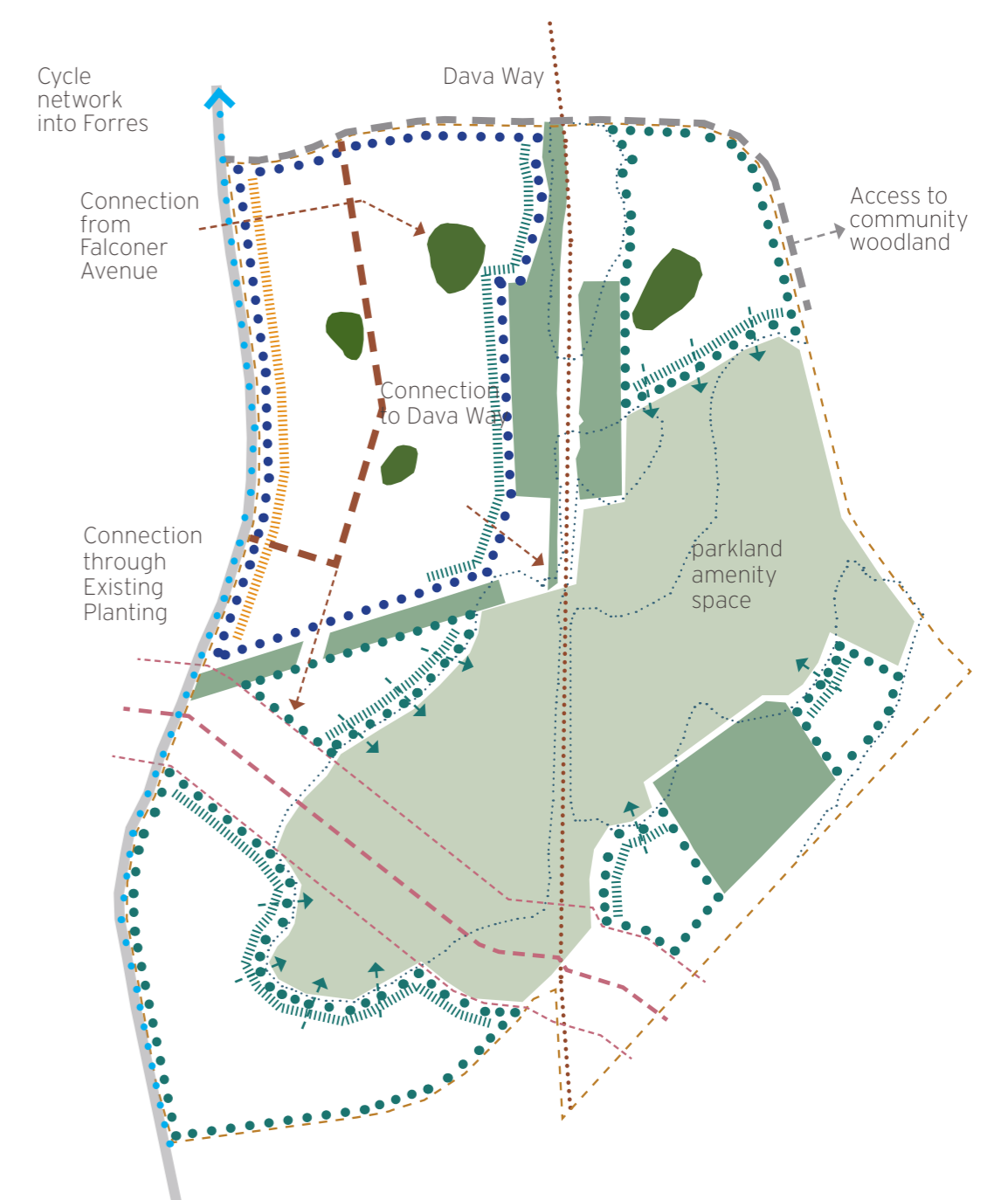
Division of character areas within site



The area defined by the flood storage area shall form a zone of extensive new amenity space for the wider development to share.

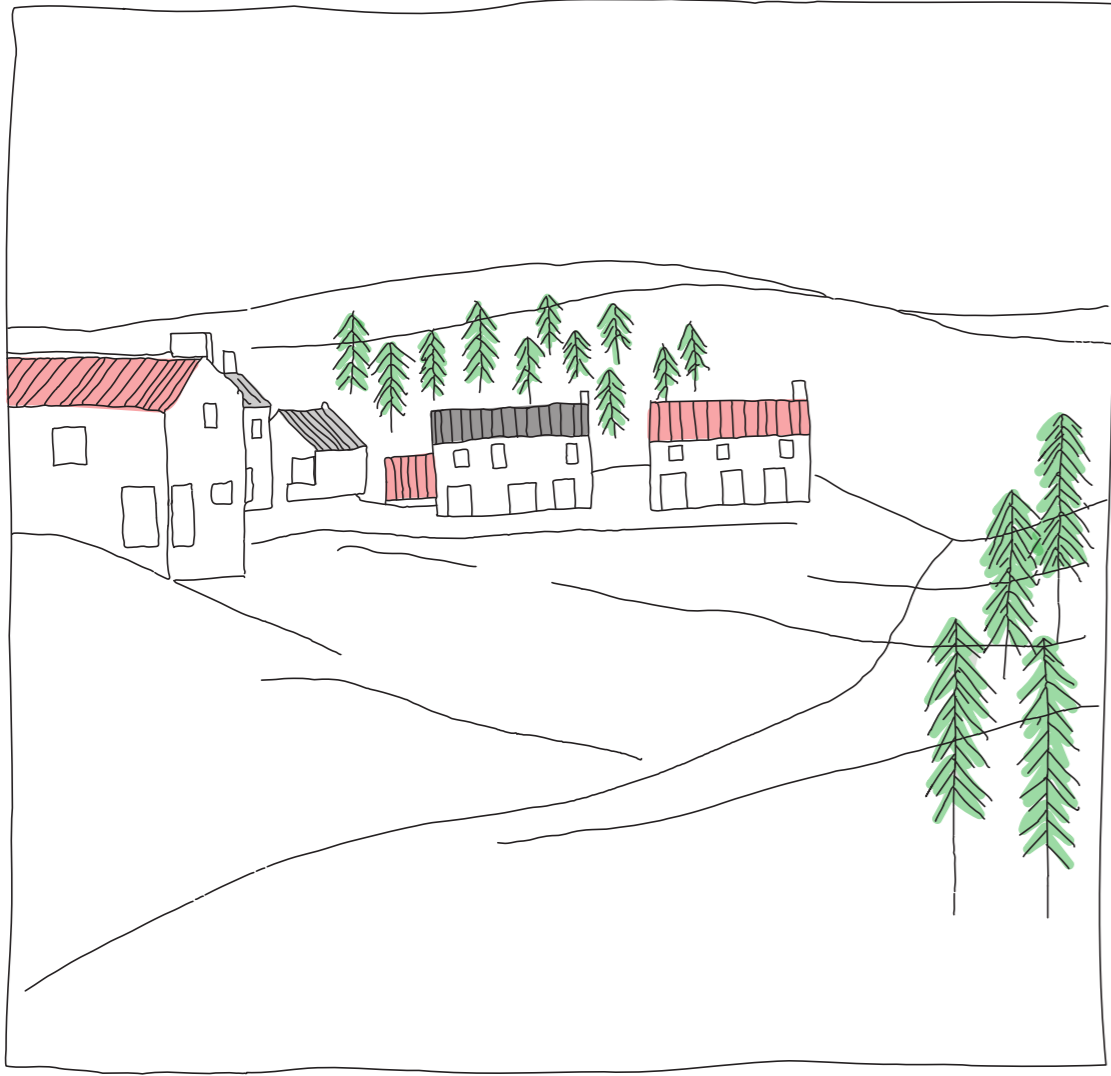
With this zone straddling the Dava Way path network, there is the opportunity for residents from beyond the immediate development to use and enjoy the landscaped space, physically stitching the new homes into the existing infrastructure of Forres.

Connection to surrounding amenities





What are the project ambitions?



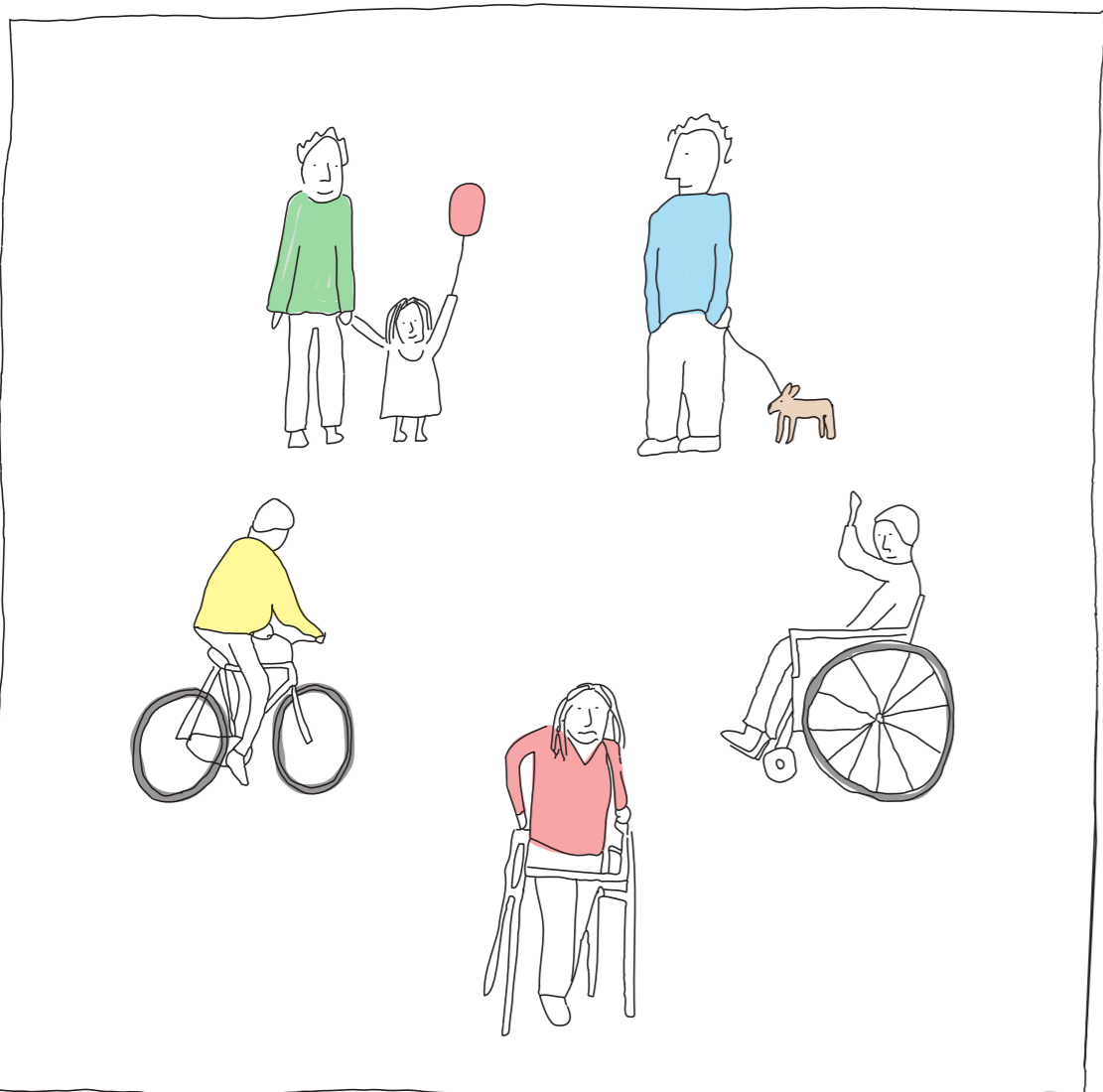
Appropriate design for Forres, retaining existing character & topography of the site



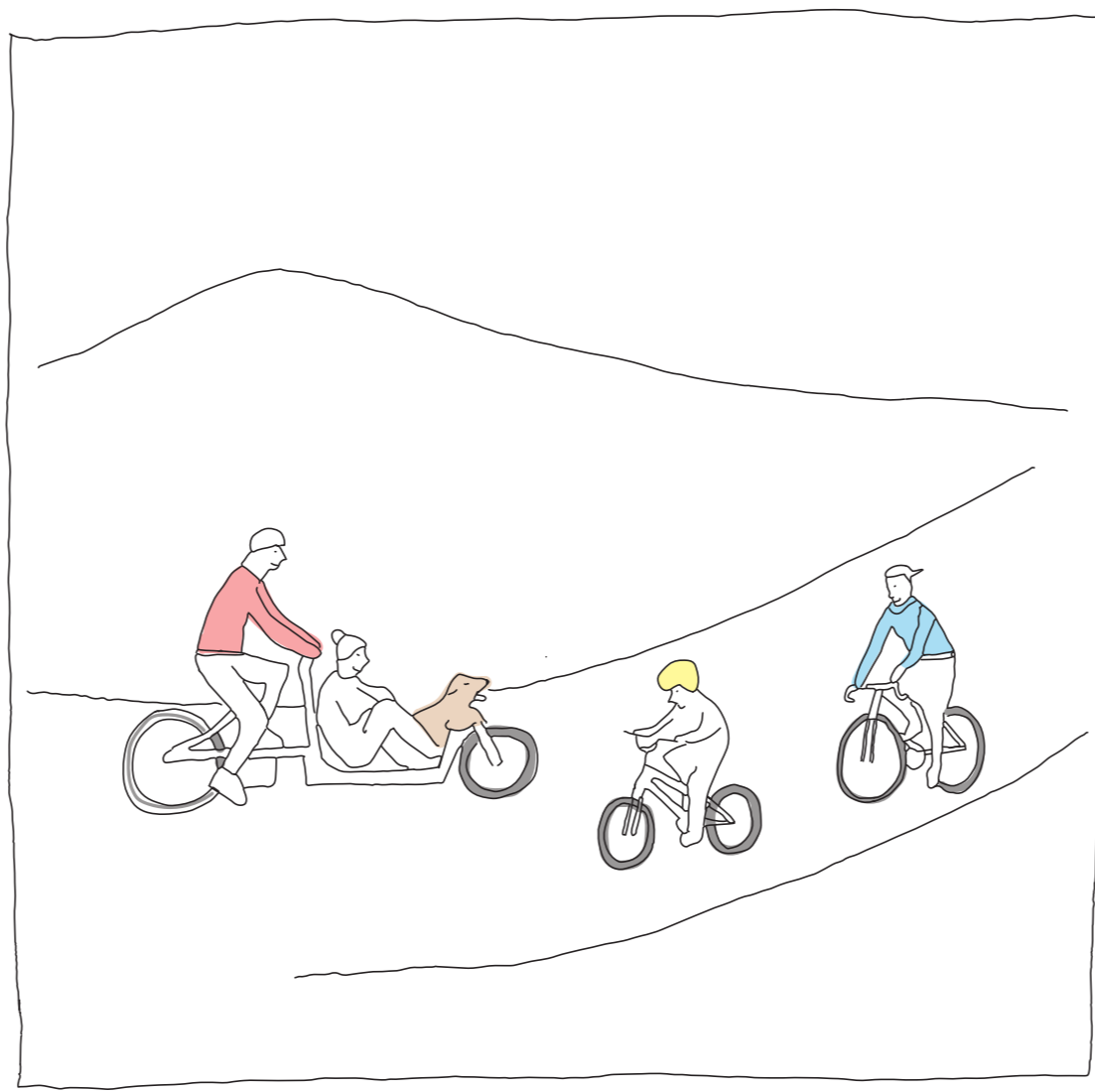
Retaining wildlife and increasing biodiversity



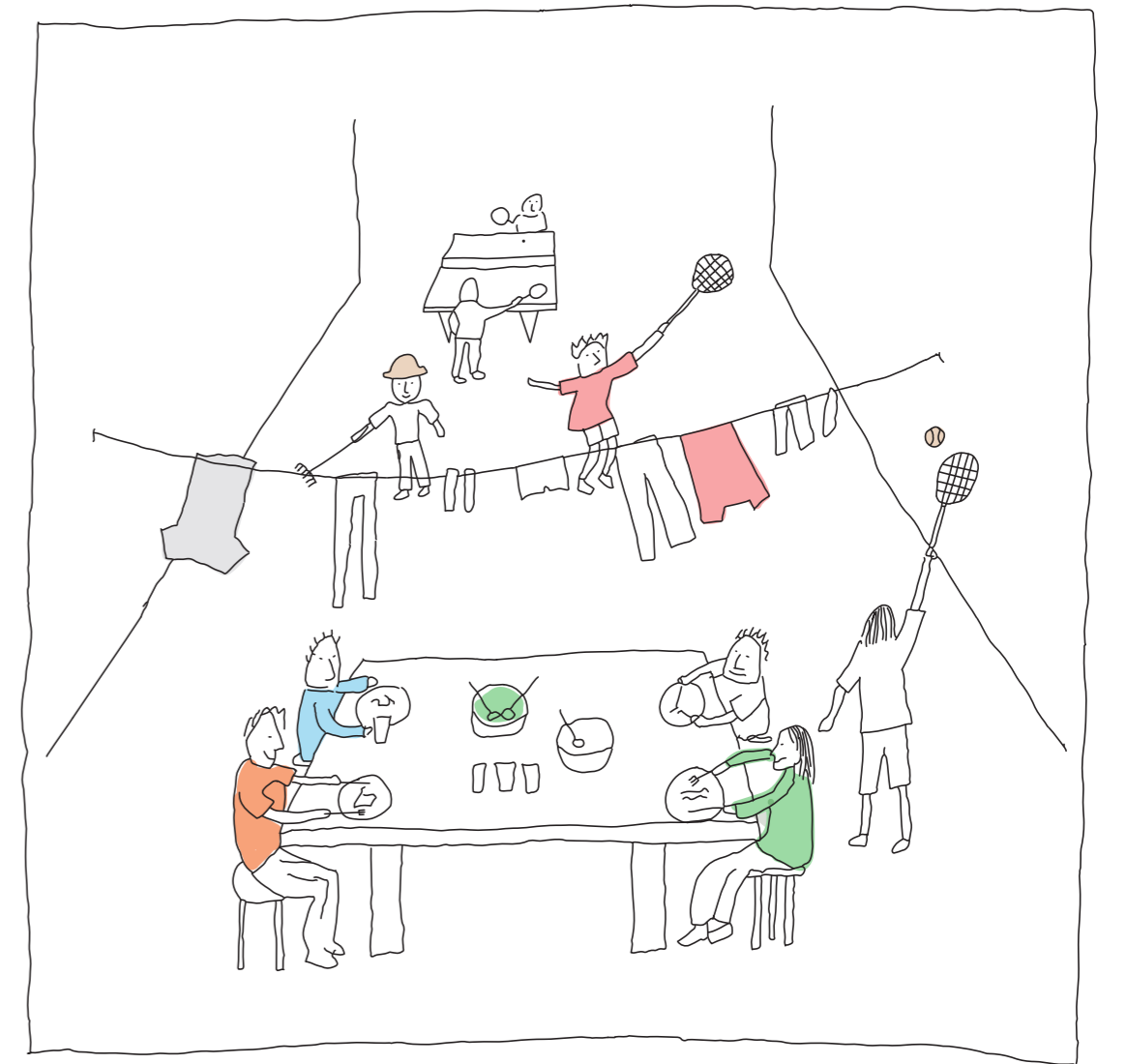
A mix of housing for a diverse range of people at different stages of their lives



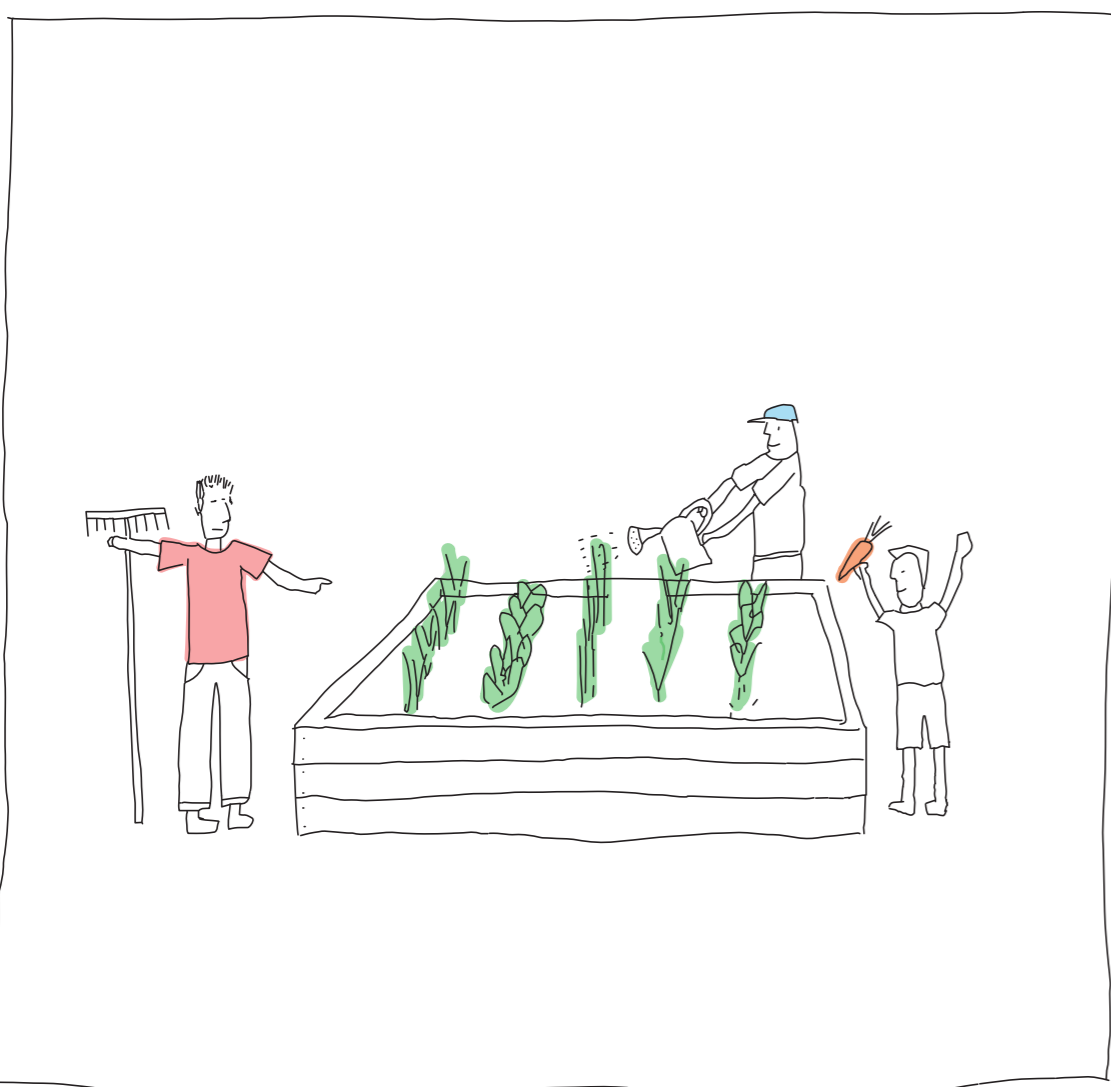
Inclusive, pedestrian friendly streets which aren't dominated by cars



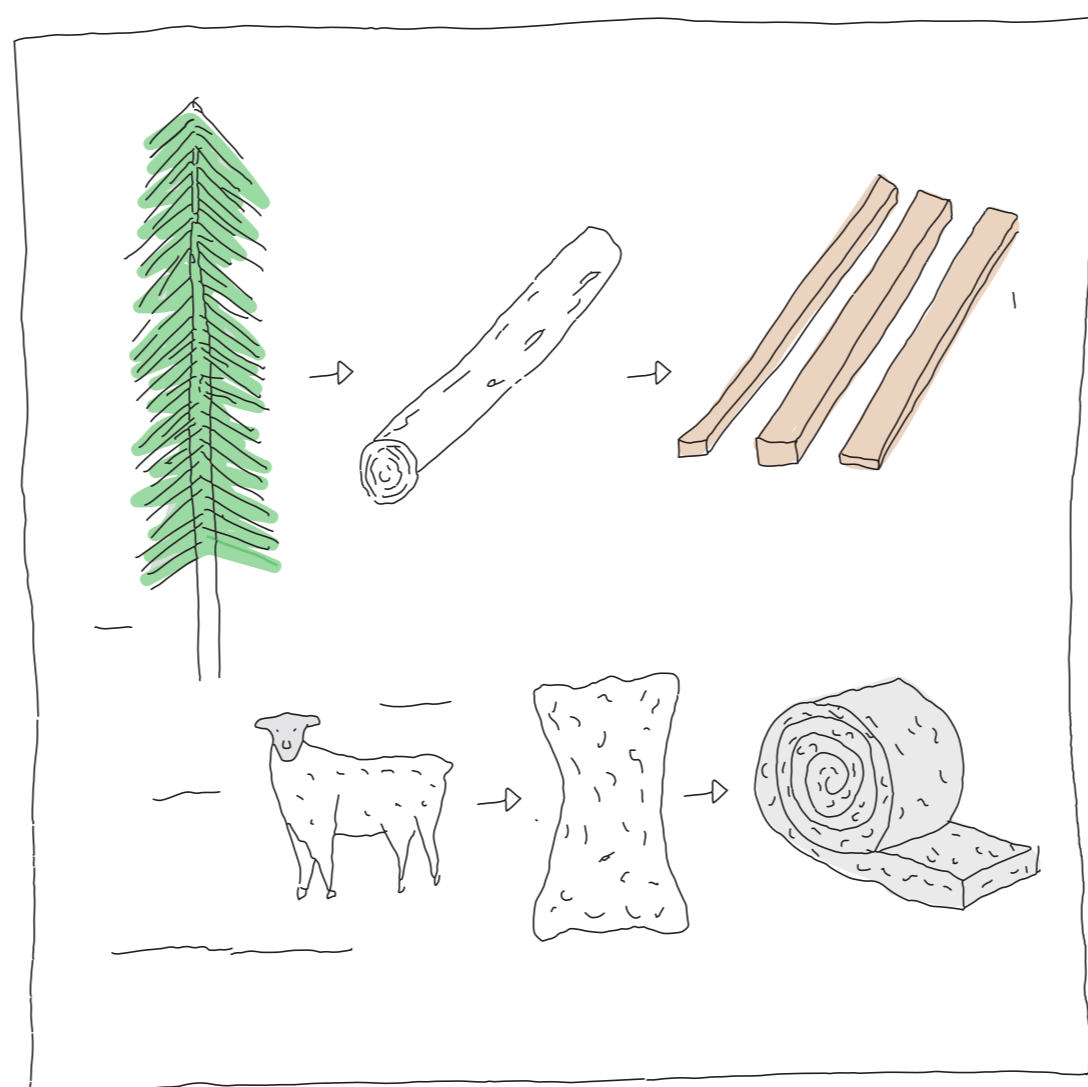
Safe cycle networks away from traffic



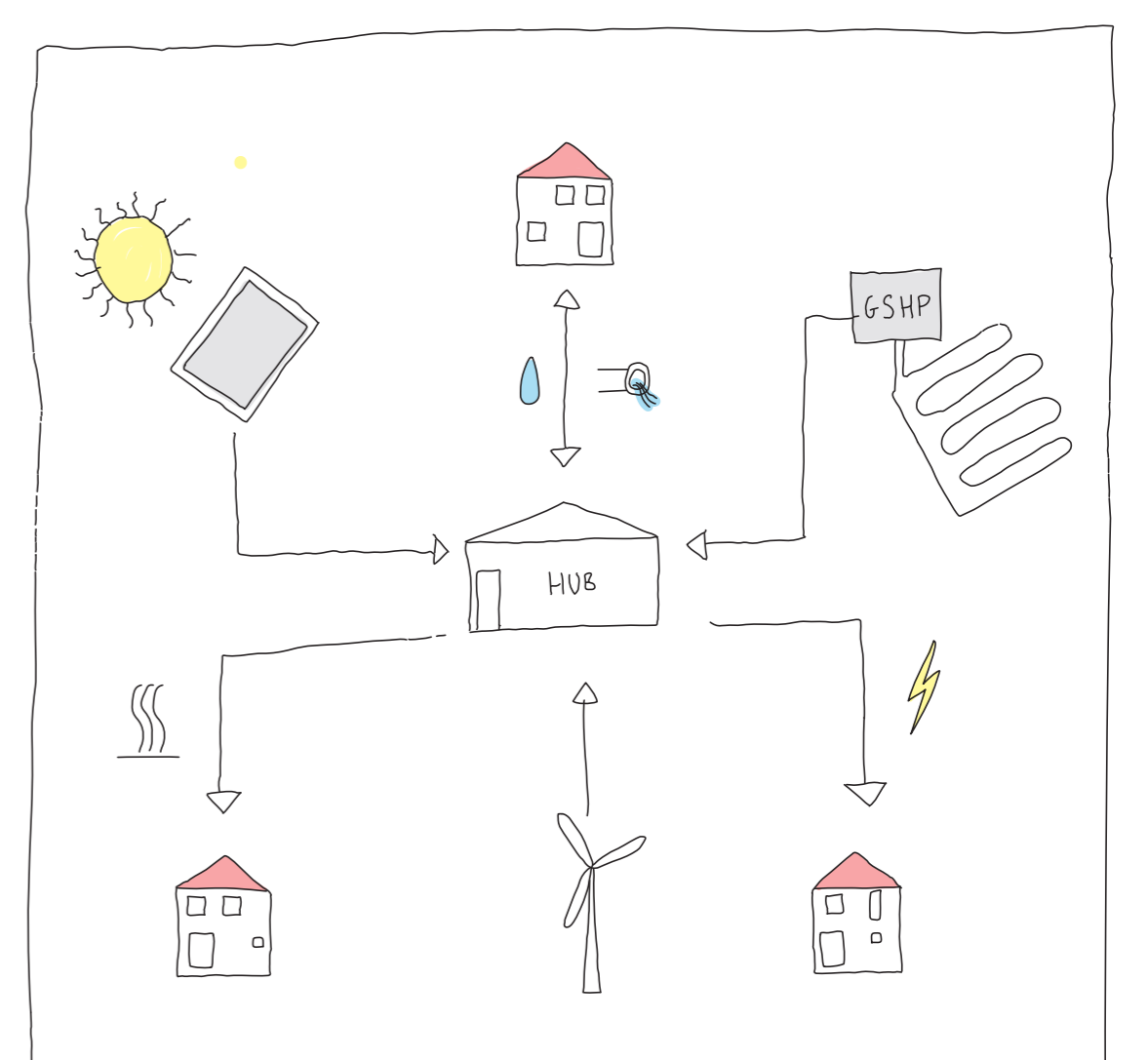
Shared amenity space with community focused facilities and safe spaces for children to play



Community growing areas



Low carbon homes made from sustainable and natural materials

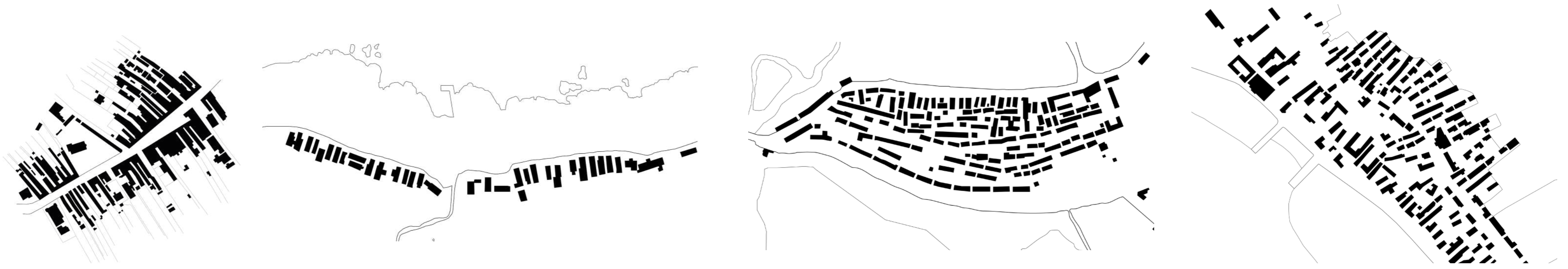


Powered by renewable energy

Are there any other ambitions you feel are important at Dallas Dhu?



Will it fit in to the wider surroundings and the context of Moray?



Forres



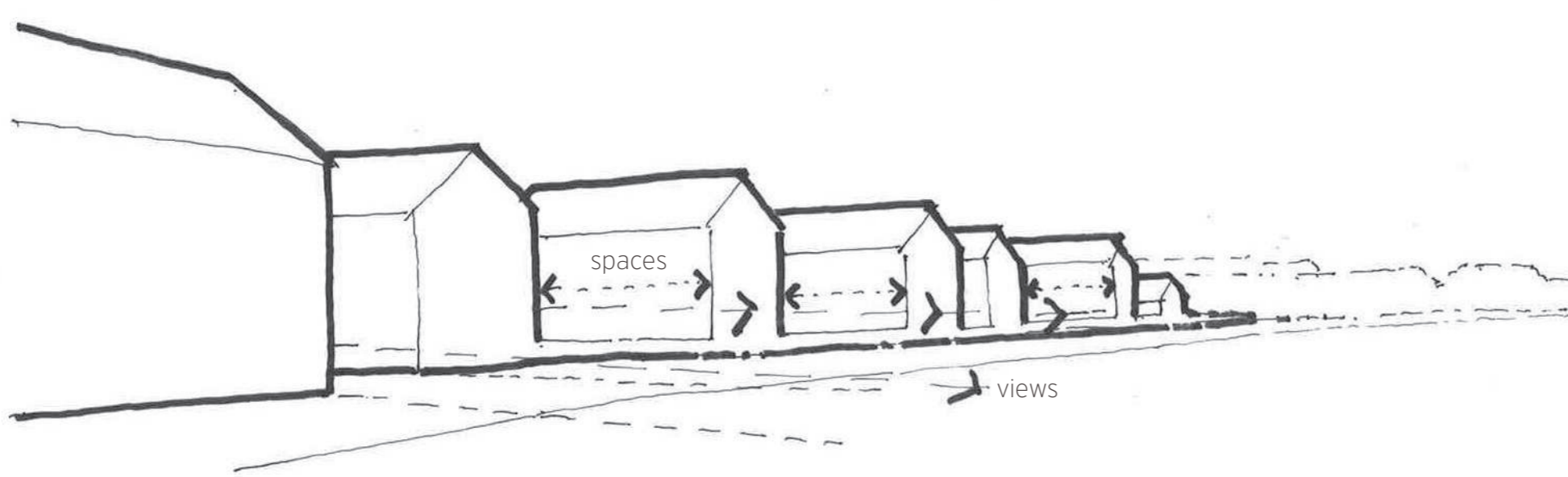
Crovie



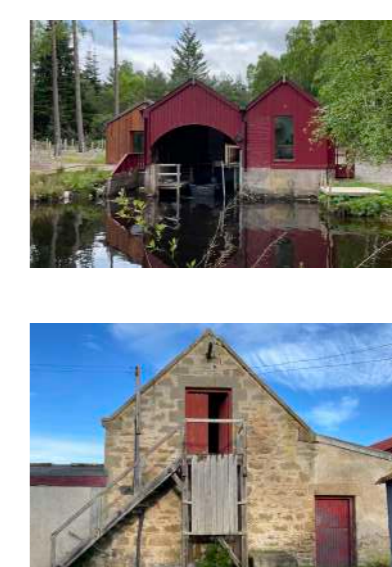
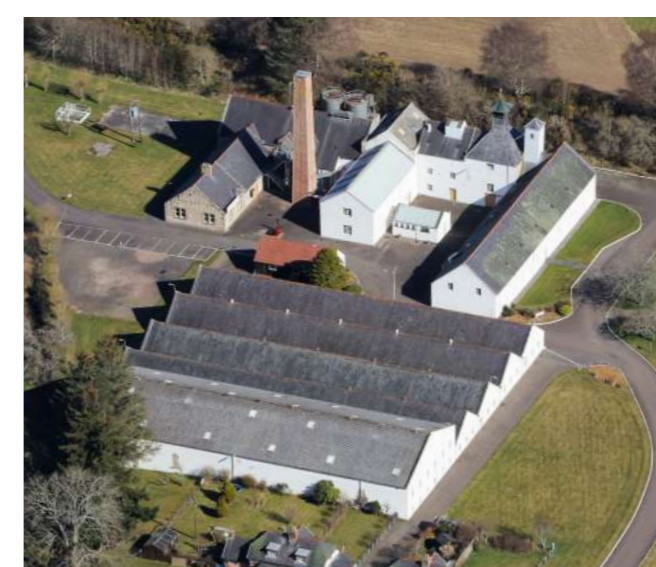
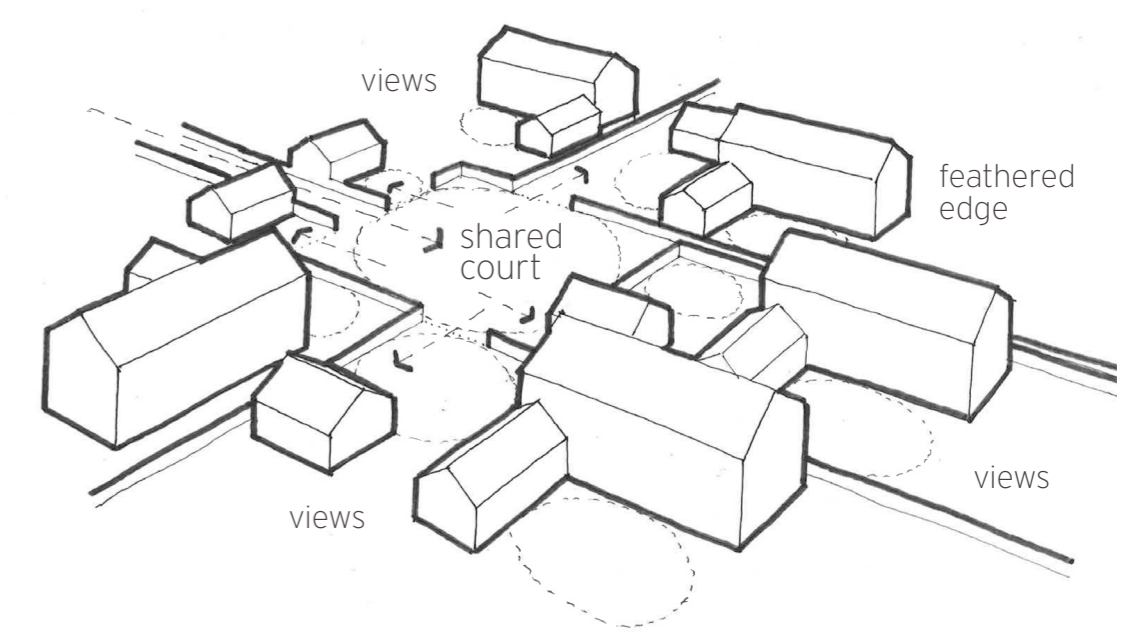
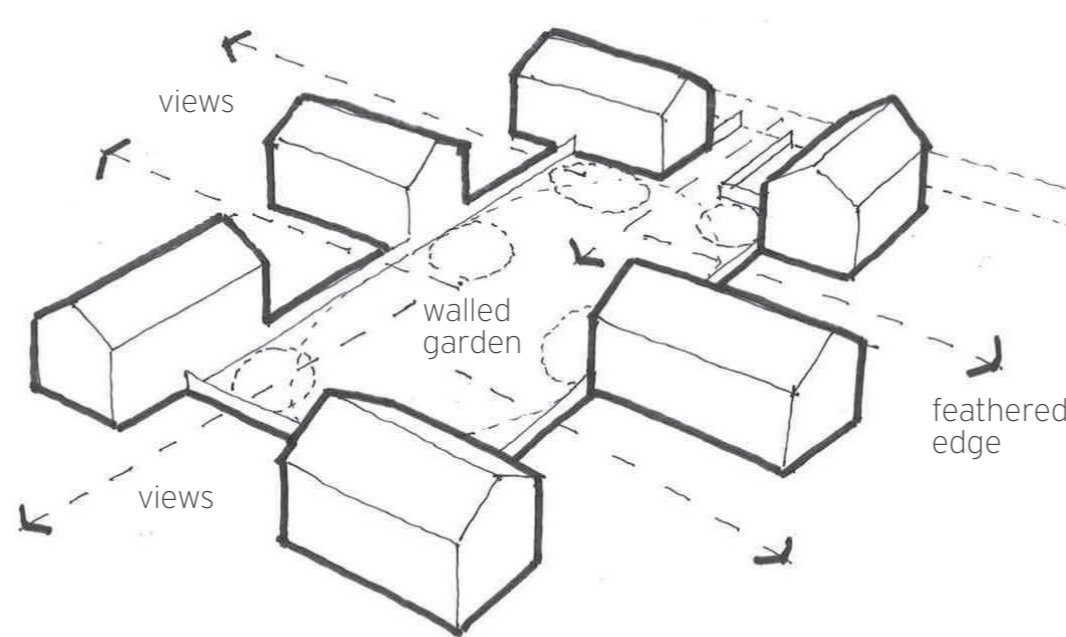
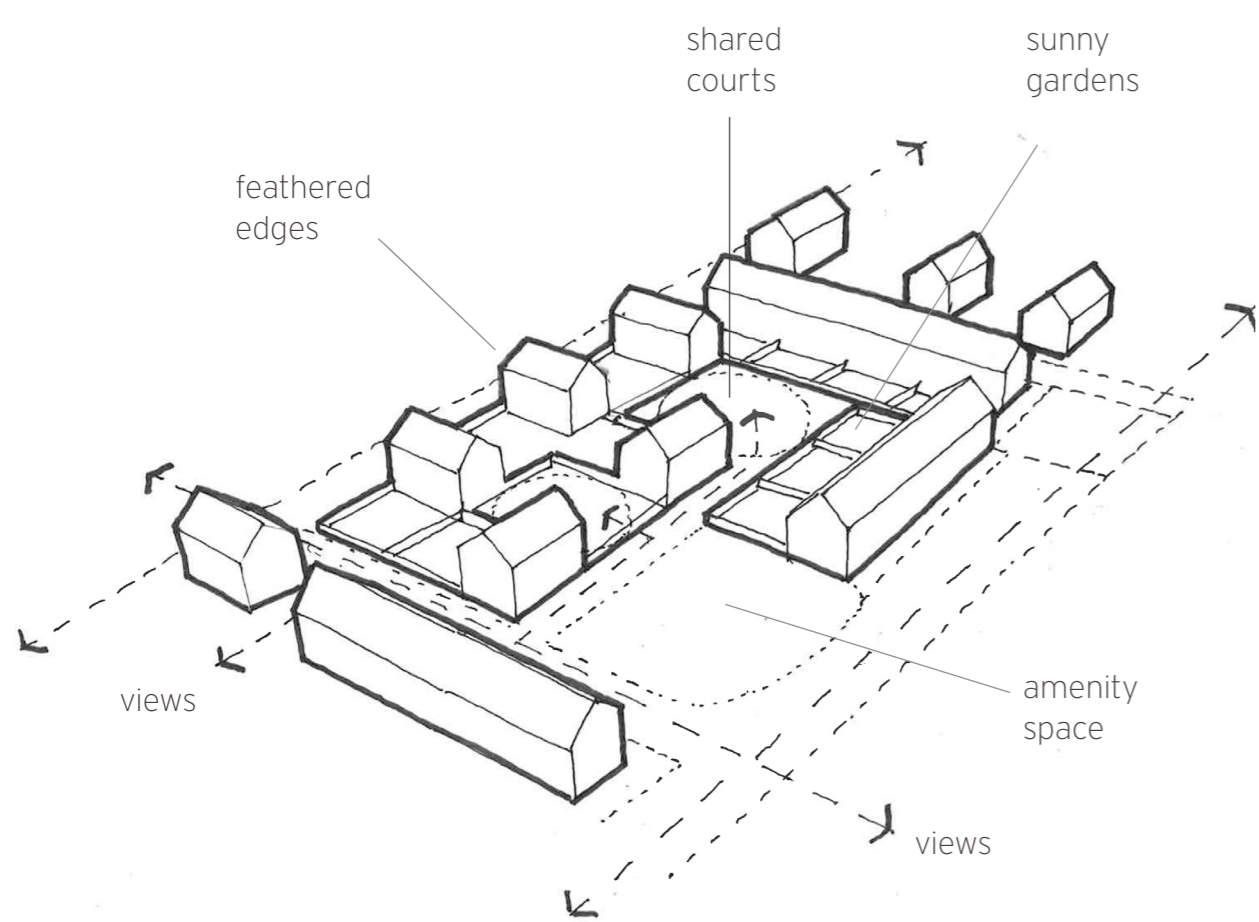
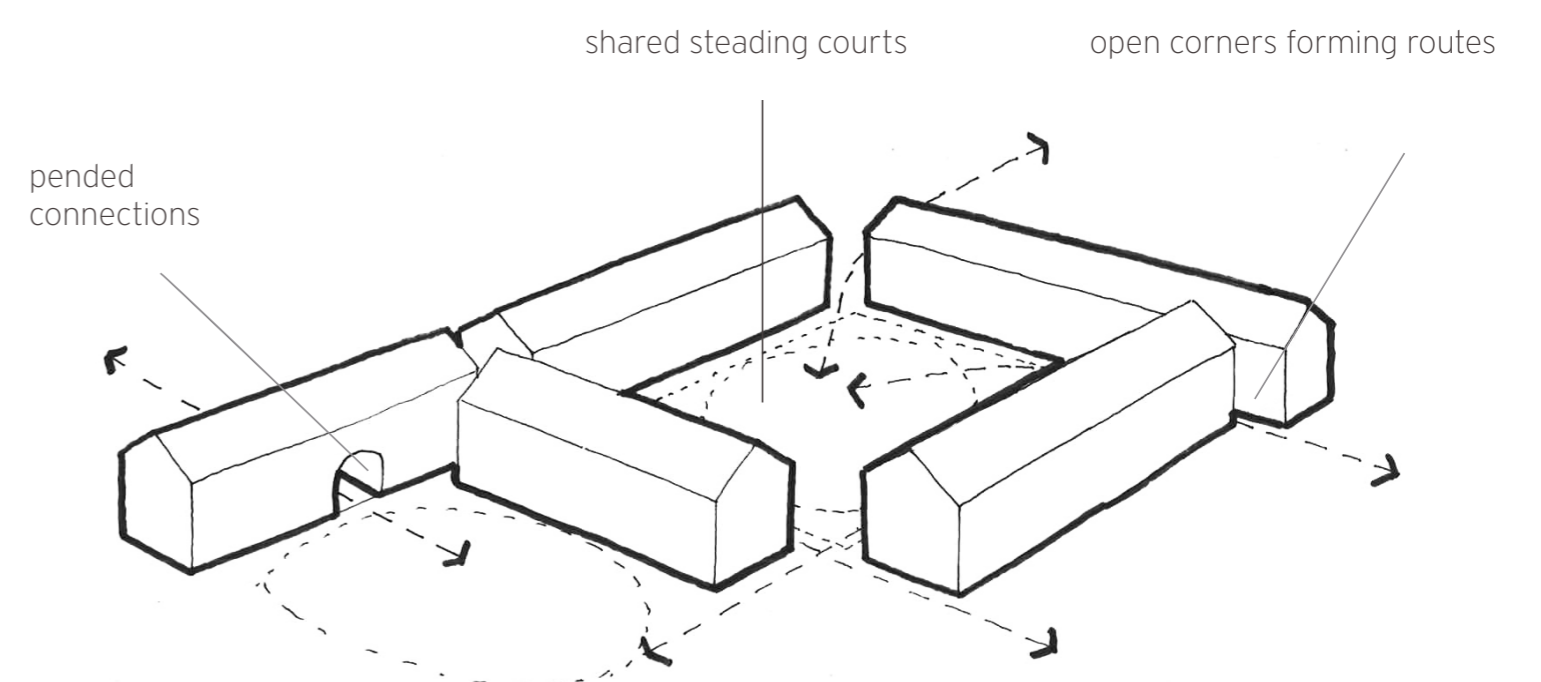
Seatown, Cullen



Findhorn



Mannachie Road massing forming a continuous frontage with spaces between and views through





Where will phase 1 be?



Approximately 60% of the proposed development is allocated for public amenities, providing shared accessible green space for the Forres community.

New connections will be formed across the development linking onto the Dava Way with existing connections retained.



- House Types
- 1 bed 2 person cottage flat - 50m² - 4 No.
 - 2 bed 3 person amenity bungalow - 72m² - 6 No.
 - 3 bed 5 person amenity bungalow - 114m² - 2 No.
 - 3 bed 6 person 2 storey house - 114m² - 5 No.
 - 4 bed 7 person 2 storey house - 135m² - 2 No.
 - 4 bed 7 person 3 storey house - 140m² - 2 No.

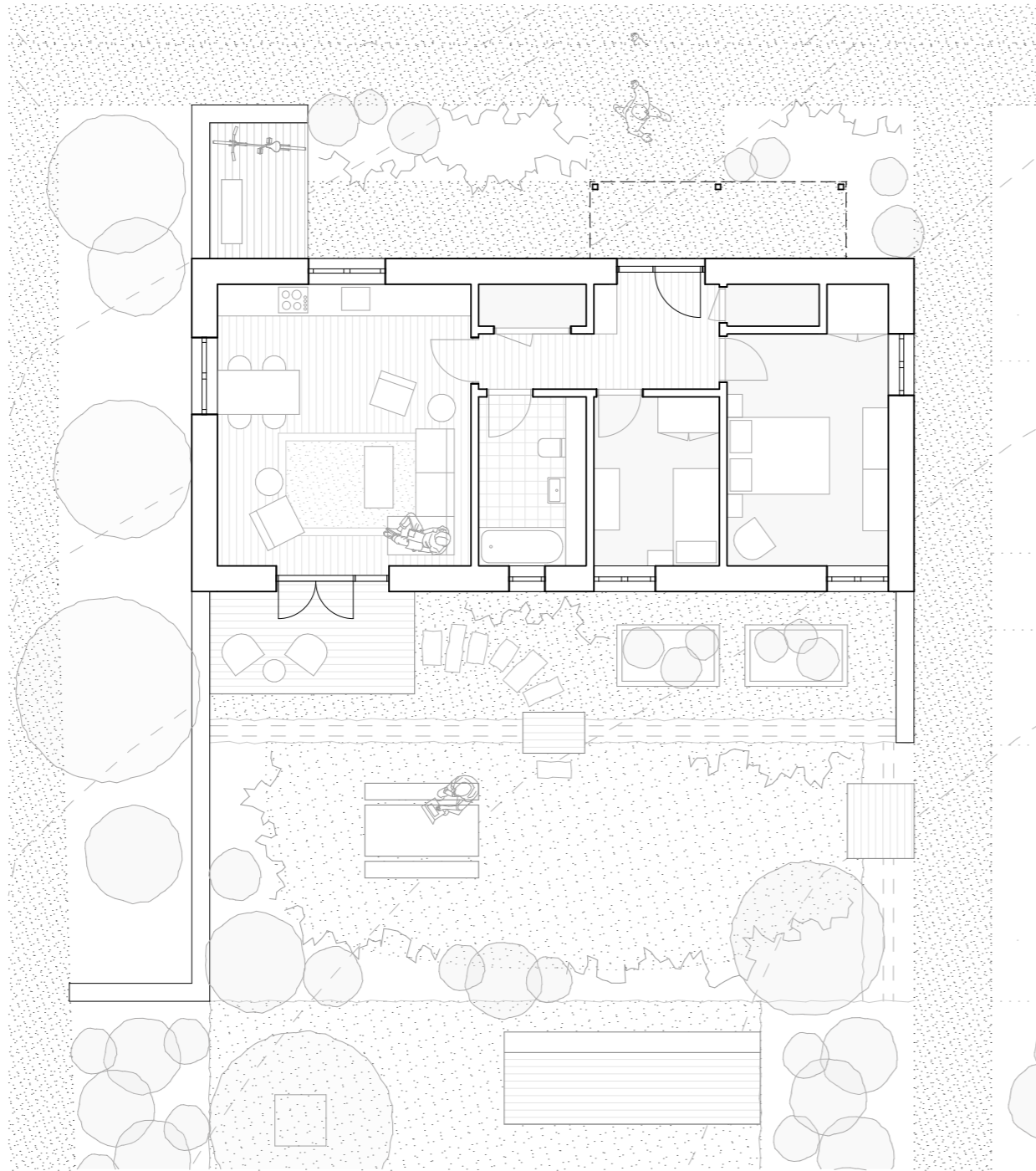


What might the layout of the houses be like?

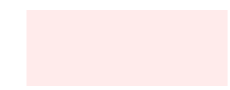
2-BED 3-PERSON
AMENITY BUNGALOW



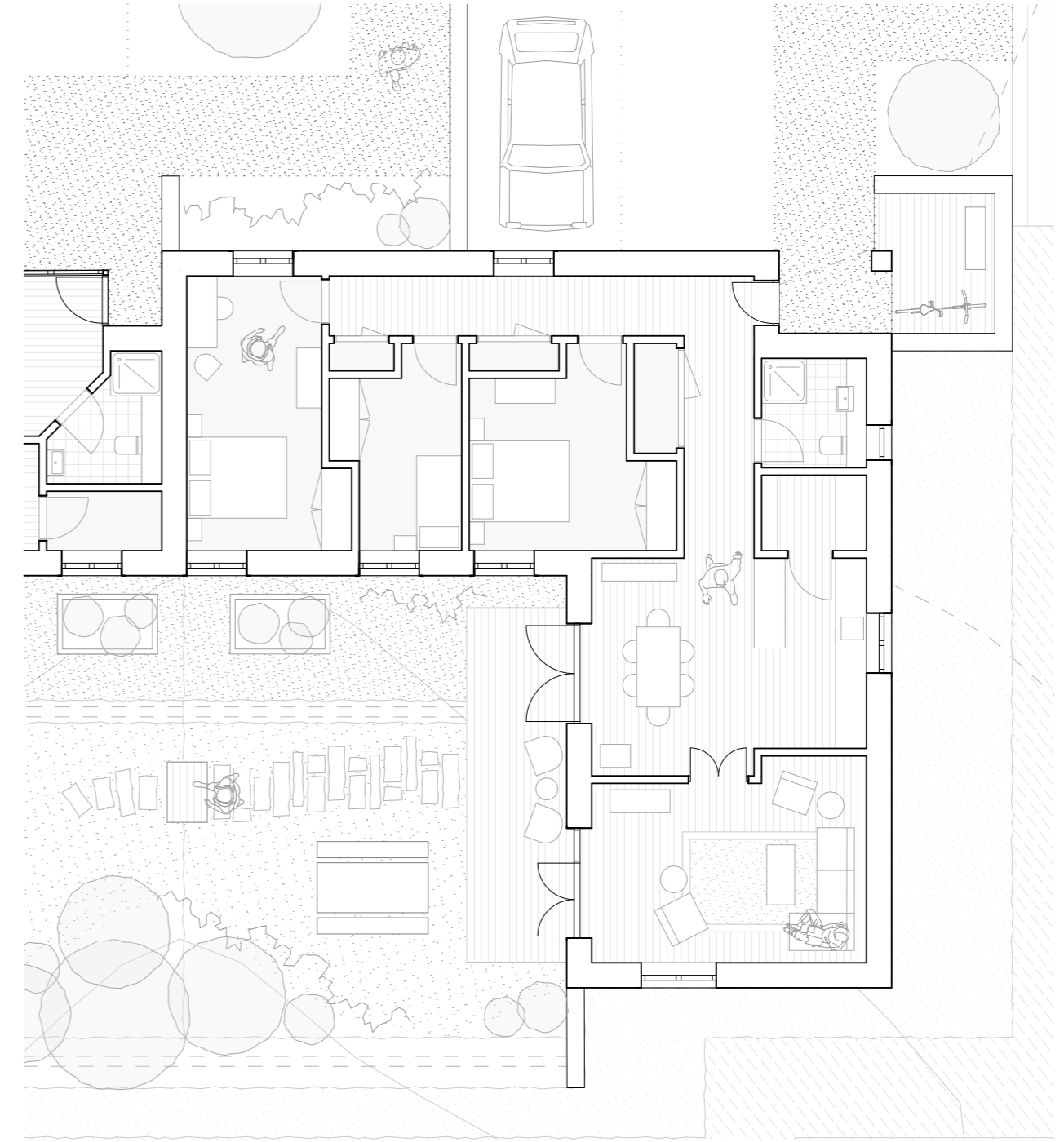
GROUND FLOOR



3-BED 5-PERSON
AMENITY BUNGALOW



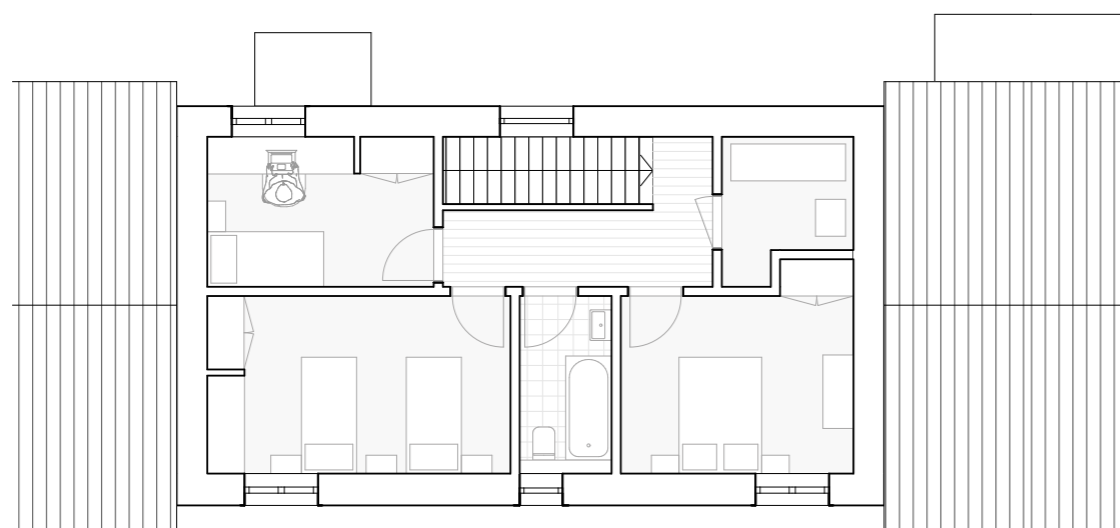
GROUND FLOOR



4-BED 7-PERSON
2-STOREY HOME



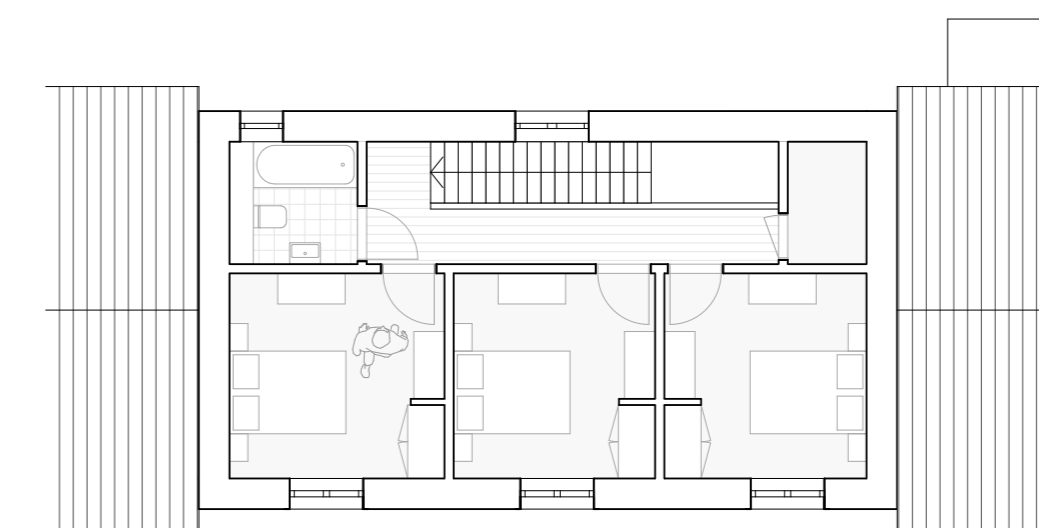
FIRST FLOOR



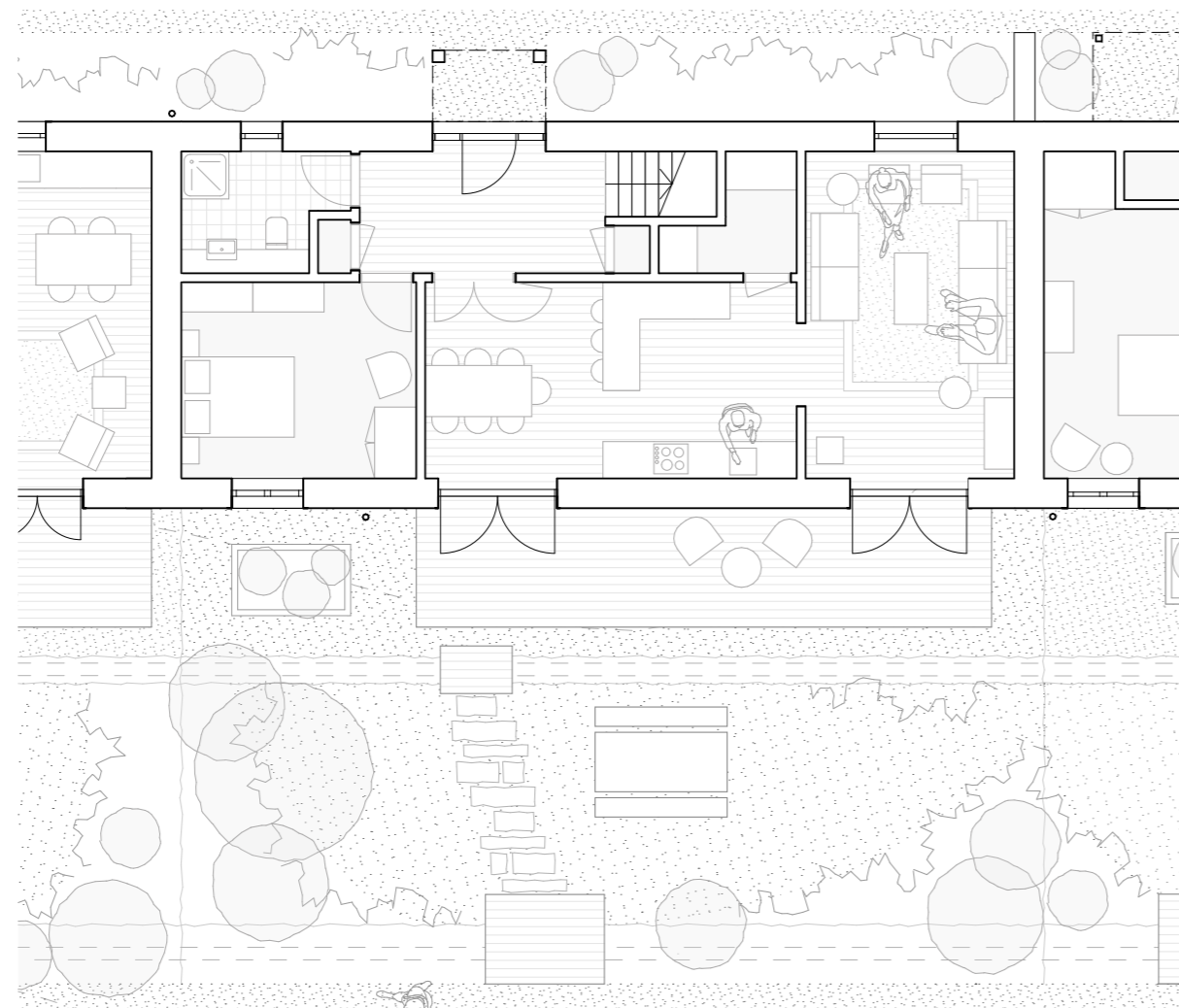
3-BED 6-PERSON
2-STOREY HOME



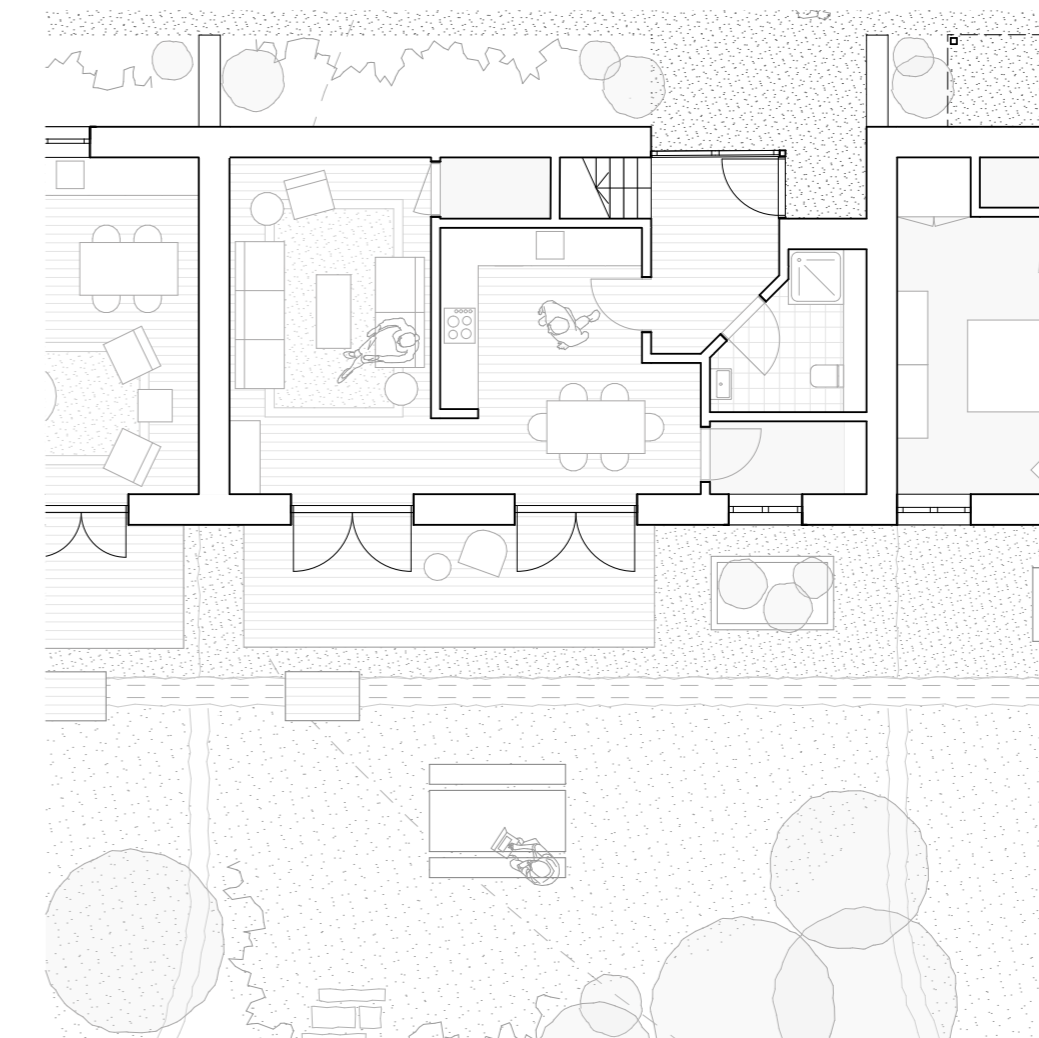
FIRST FLOOR



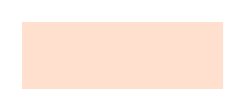
GROUND FLOOR



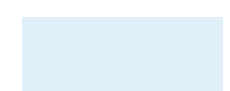
GROUND FLOOR



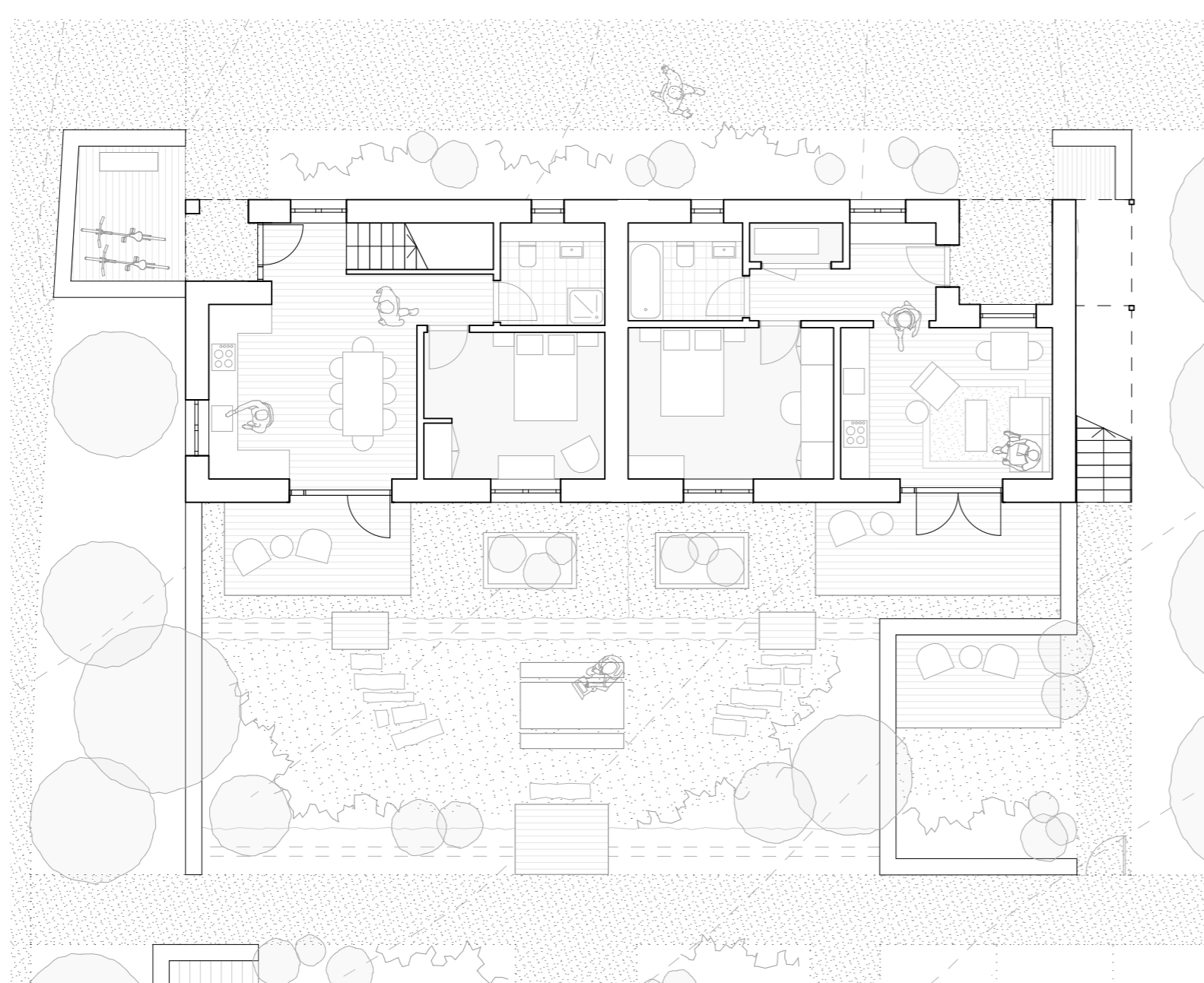
4-BED 7-PERSON
3-STOREY HOME



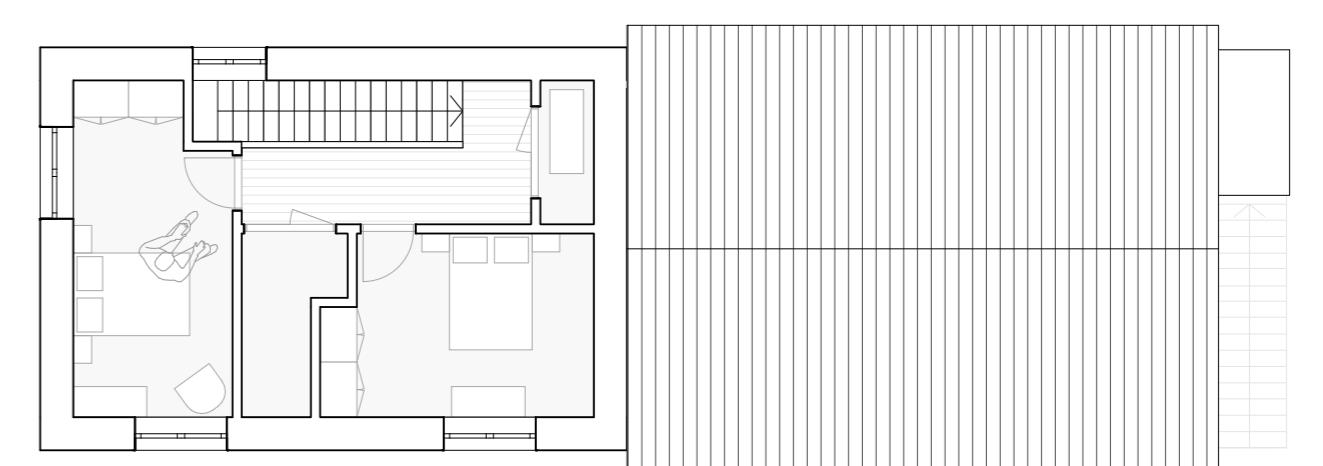
1-BED 2-PERSON
2-STOREY COTTAGE
FLAT



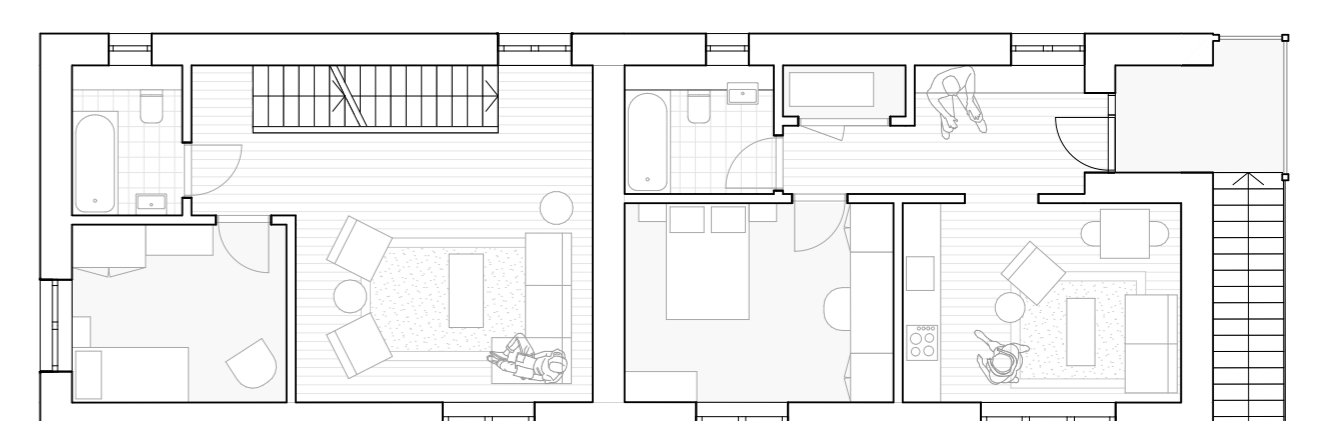
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

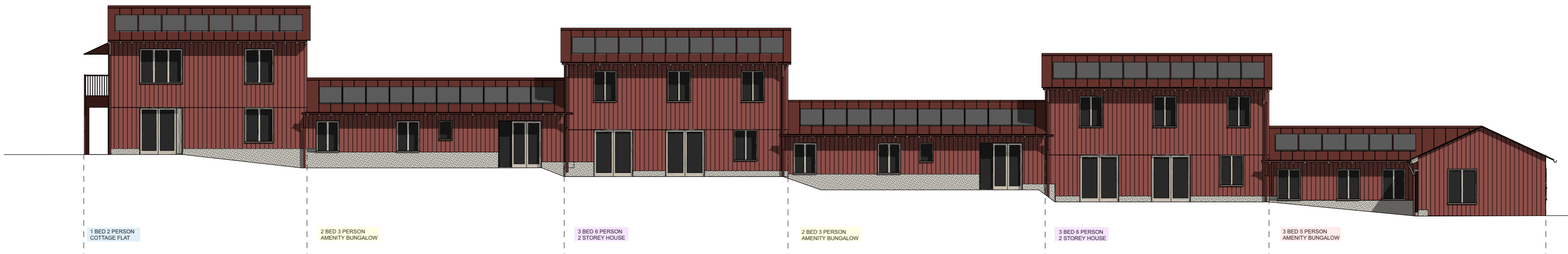




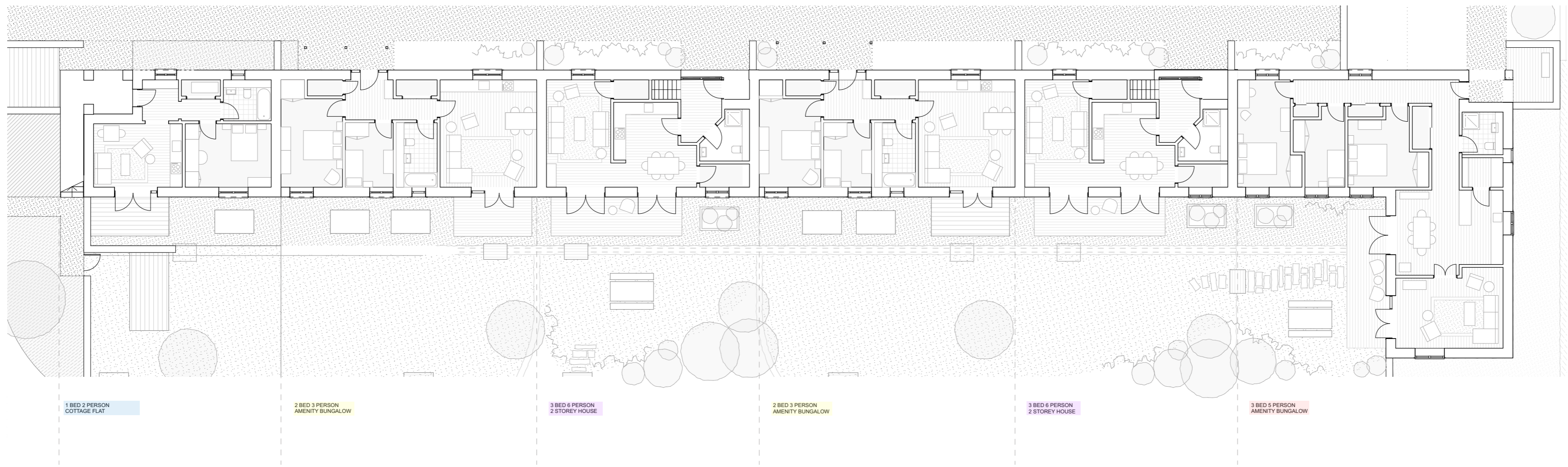
What might the housing terraces be like?



ELEVATION 01 - TERRACE 05



ELEVATION 02 - TERRACE 05



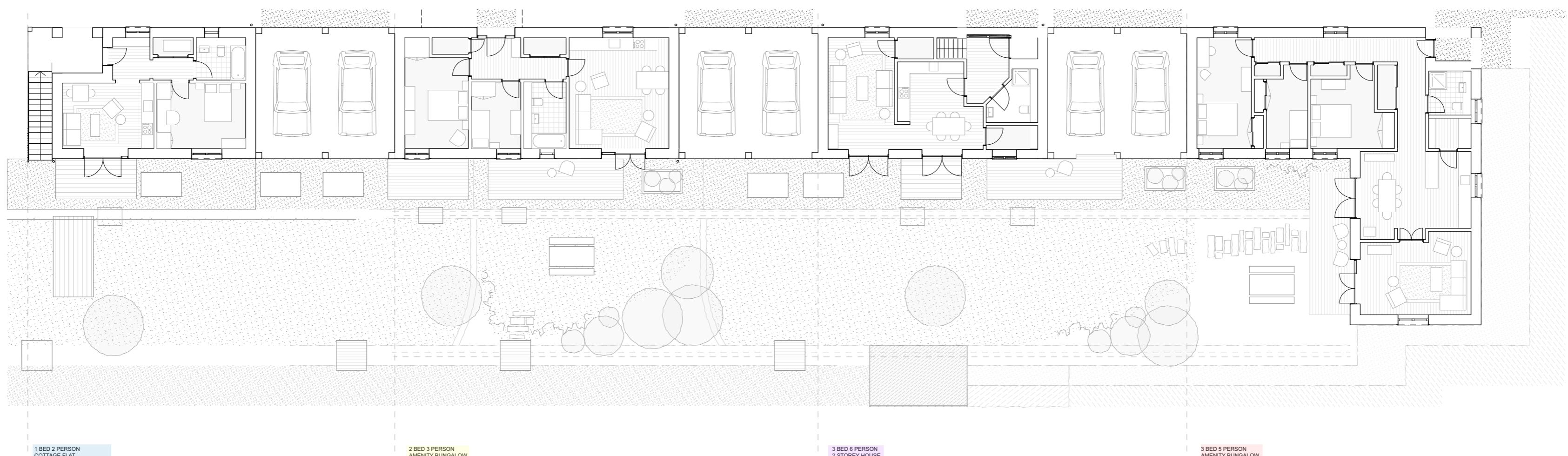
GROUND FLOOR PLAN - TERRACE 05



ELEVATION 01 - TERRACE 06



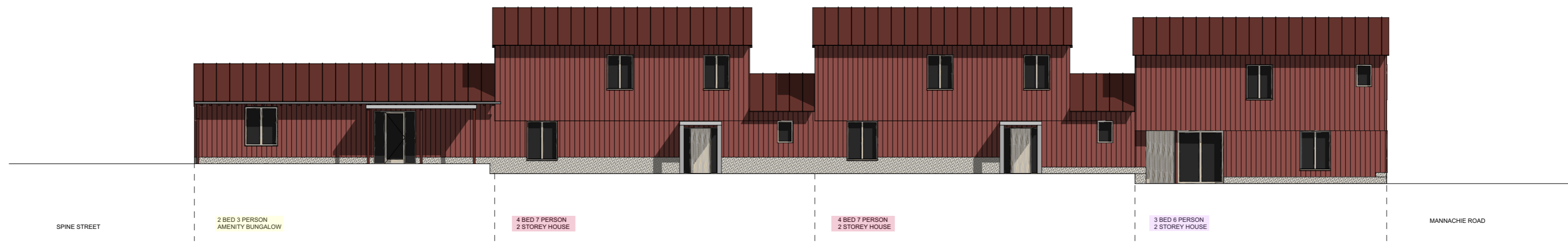
ELEVATION 02 - TERRACE 06



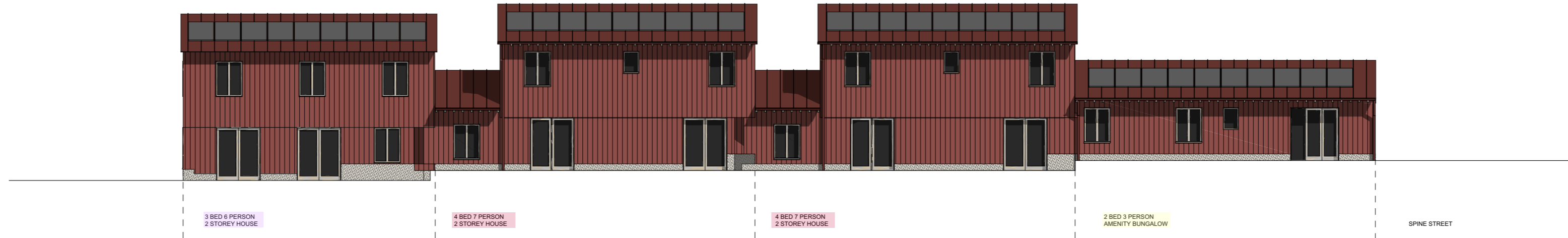
GROUND FLOOR PLAN - TERRACE 06



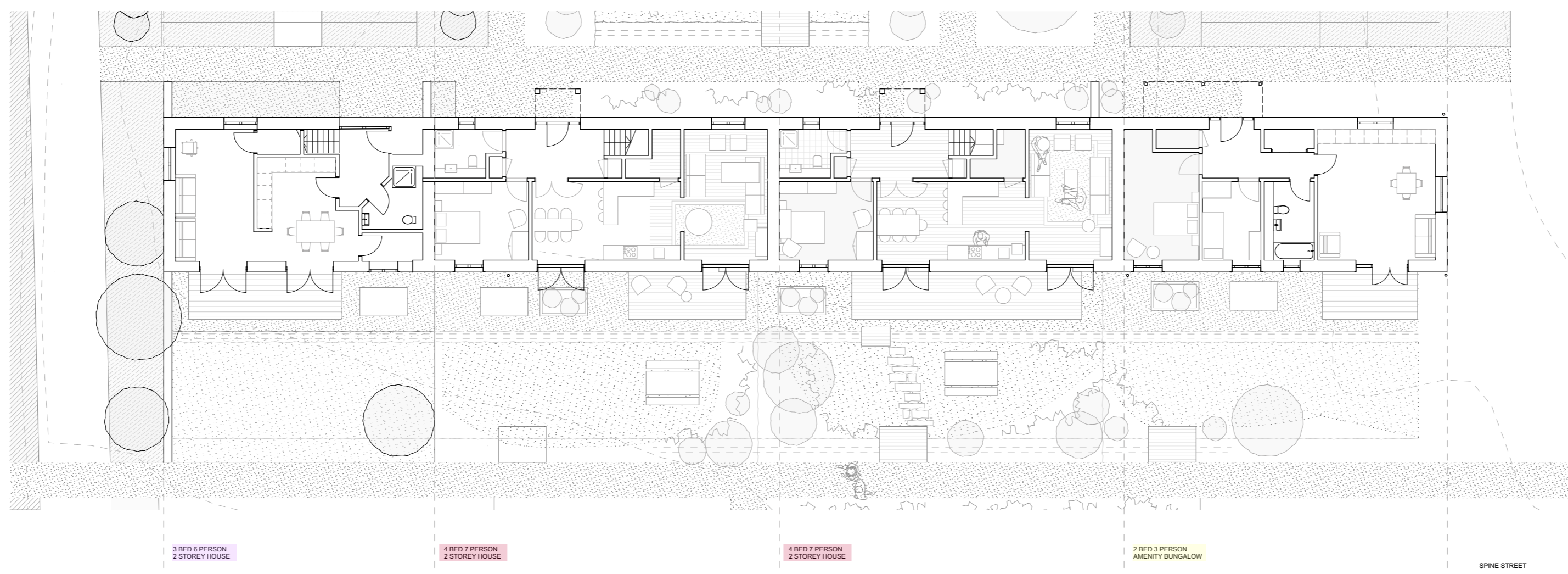
What might the housing terraces be like?



ELEVATION 01 - TERRACE 03



ELEVATION 02 - TERRACE 03



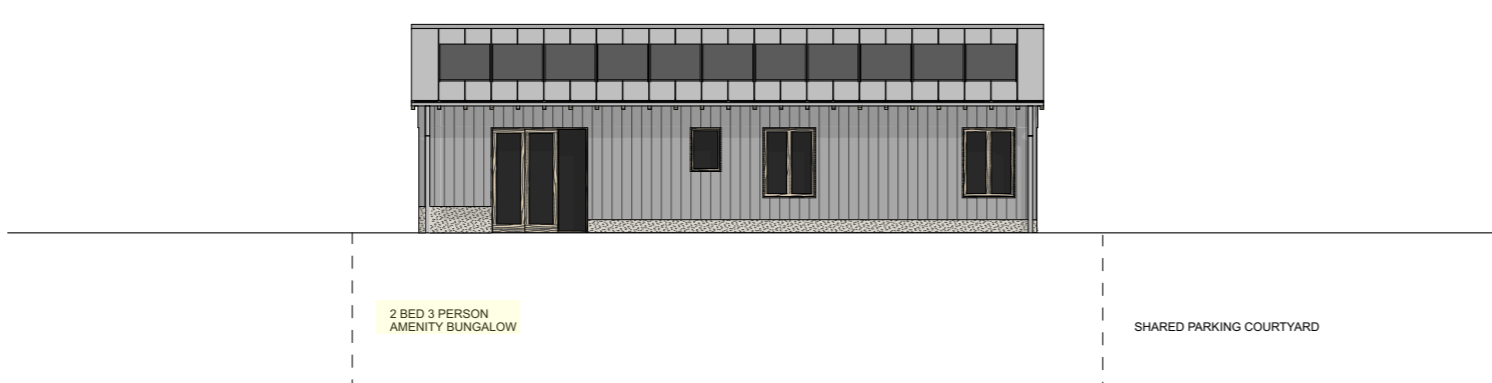
GROUND FLOOR PLAN - TERRACE 03



ELEVATION 01 - TERRACE 01



ELEVATION 02 - TERRACE 01



ELEVATION 01 - TERRACE 02



ELEVATION 02 - TERRACE 02



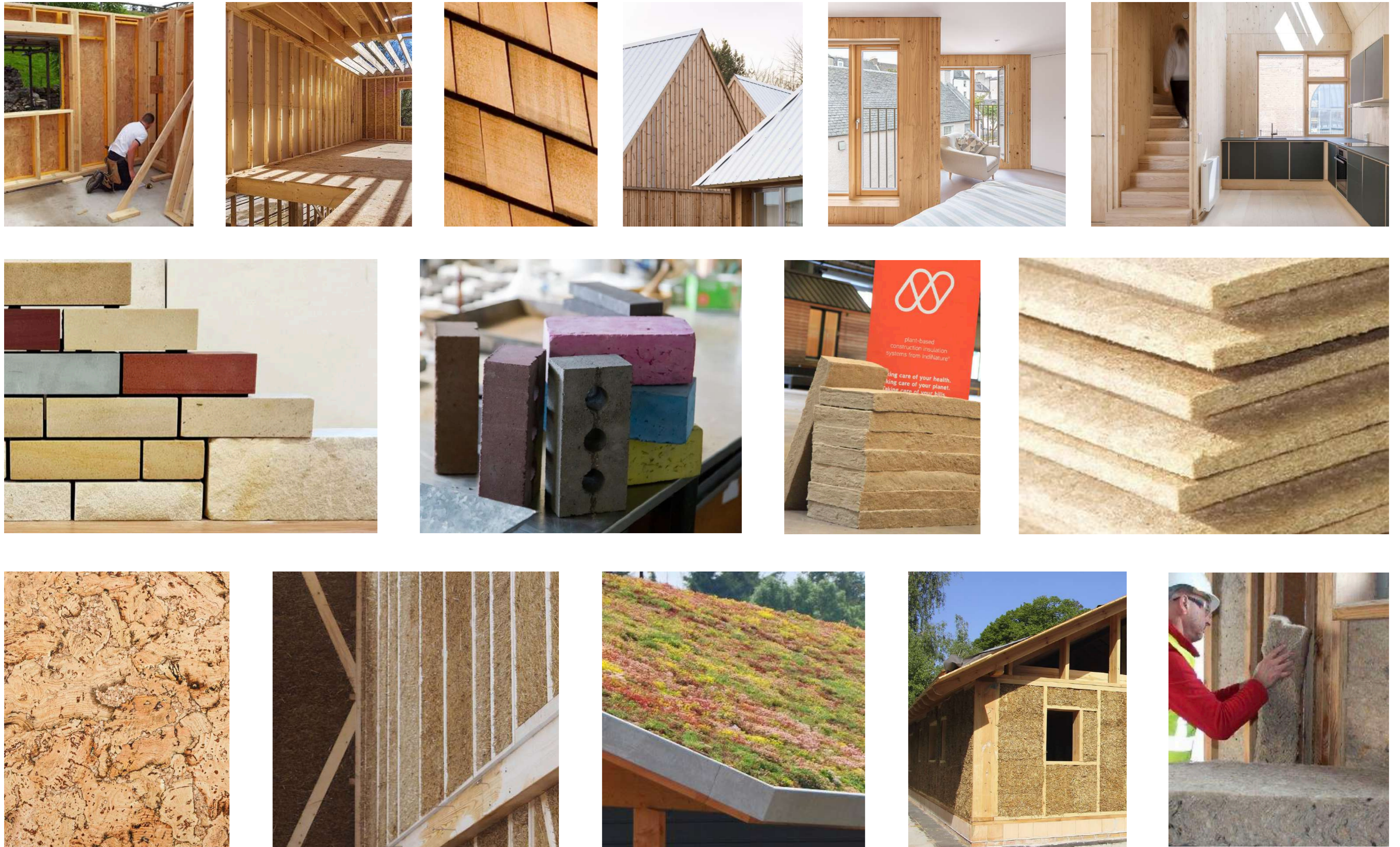
ELEVATION 01 - TERRACE 04



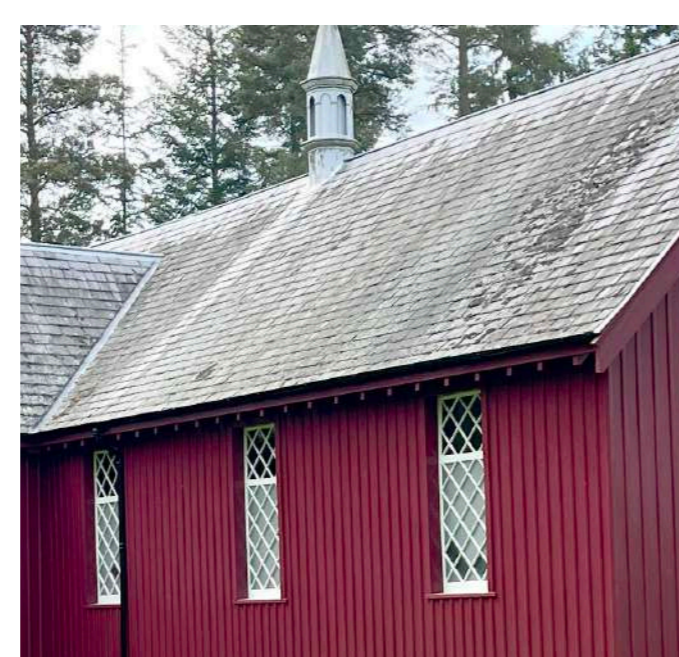
ELEVATION 02 - TERRACE 04



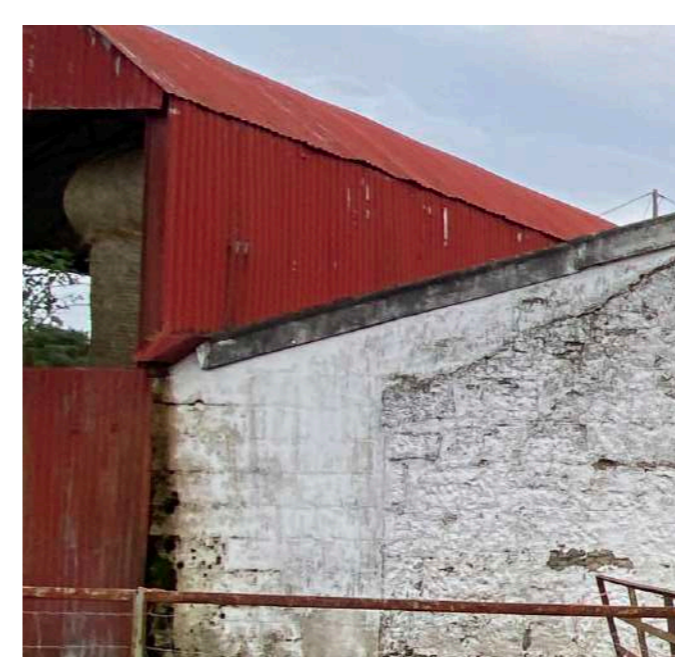
What might the houses be made from?



Dallas Dhu Distillery



Altyre Estate



Mannachie Farm



Brodie Castle



Metal roof

Black stained timber cladding
Stone base



Red metal roof

Red stained timber cladding
Stone base



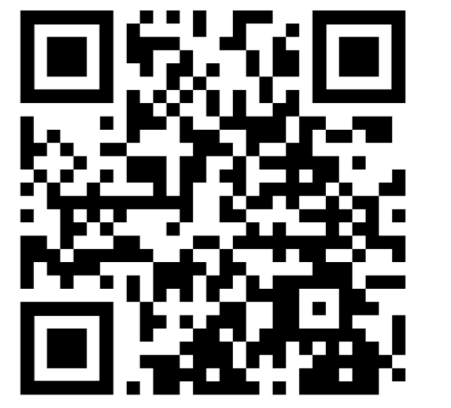
Red metal roof

White render
Stone base



Metal roof

Timber cladding (to weather naturally)
Stone base



What might the houses be made from?

TEXTURED RENDER & METAL ROOFS



RED TIMBER CLADDING & METAL ROOFS



WEATHERED TIMBER CLADDING & METAL ROOFS

BLACK TIMBER CLADDING & METAL ROOFS

What are we doing to encourage biodiversity?



- Informal native tree/hedge lines to provide commuting routes for bats and general wildlife connectivity across the site
- Woodland diversification through replanting of existing blocks and provision of new native woodlands
- Creation of new ecological habitats - wildflower meadows and aquatic/marginal planting in wetland areas

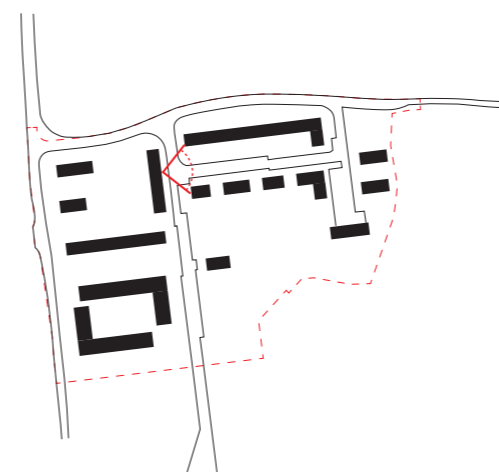
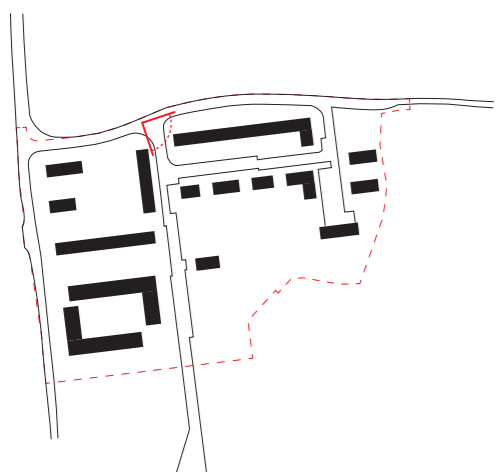
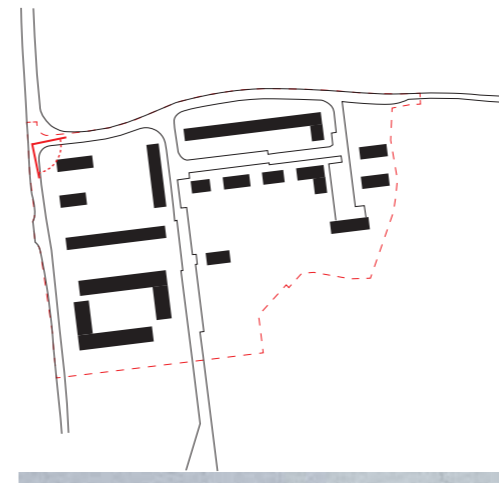
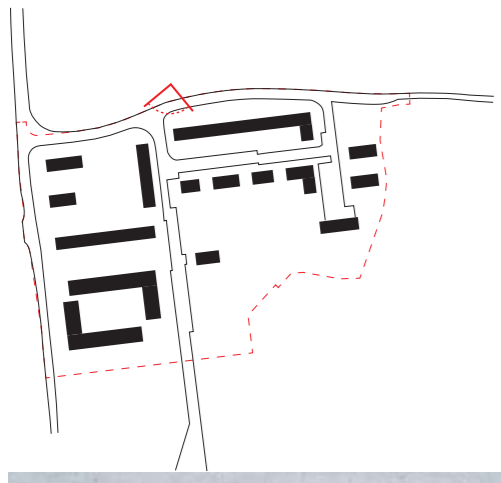


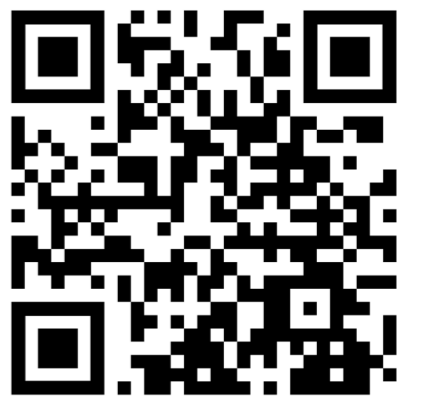
- Bat-friendly lighting system with retained dark corridors
- Provision of orchards and fruit-growing areas
- Provision of bee bricks, bat boxes and swift boxes on houses
- Provision of amphibian ladders in road gullies
- Planted rain gardens and swales as part of road drainage system



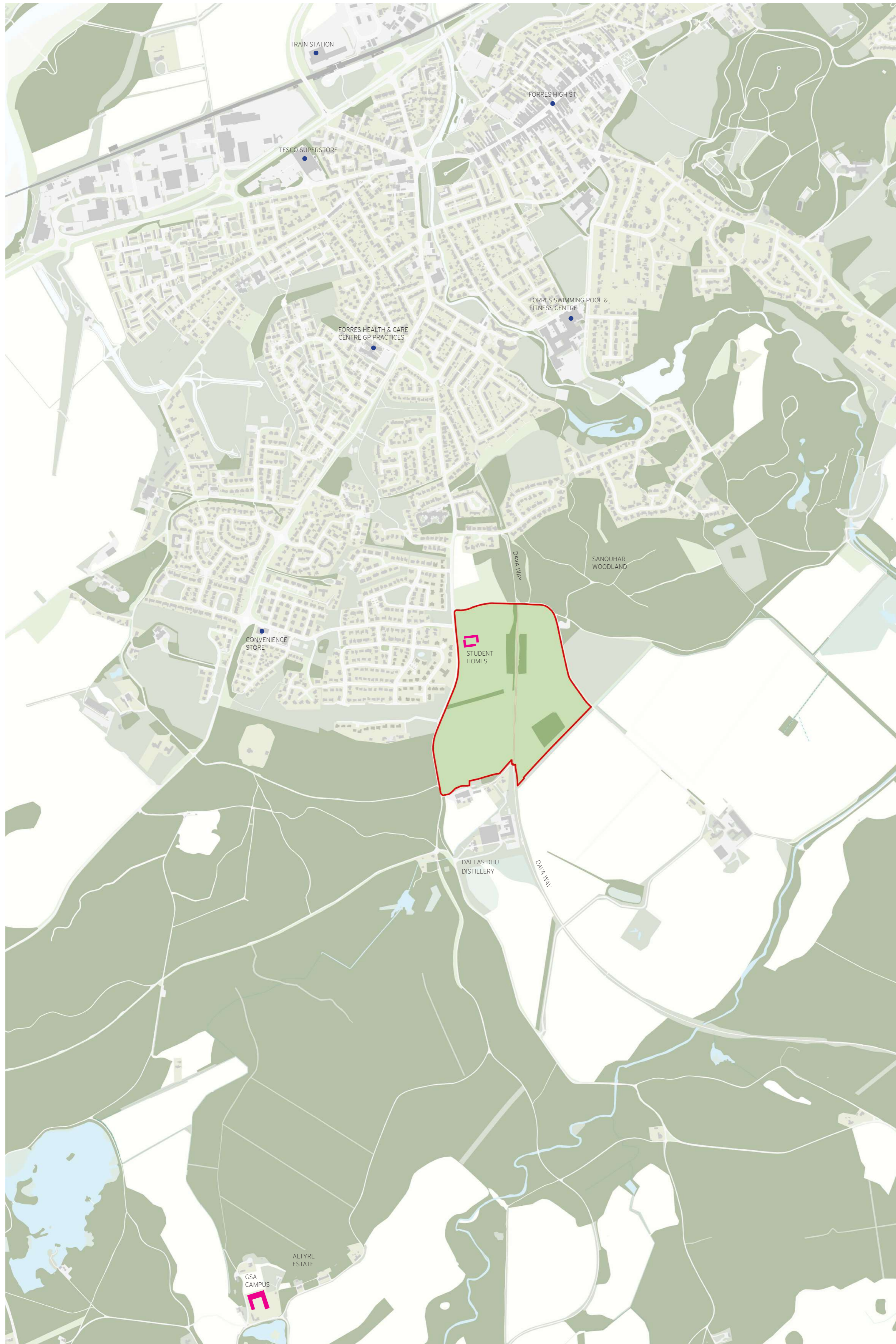


What might the buildings and streetscapes feel like?

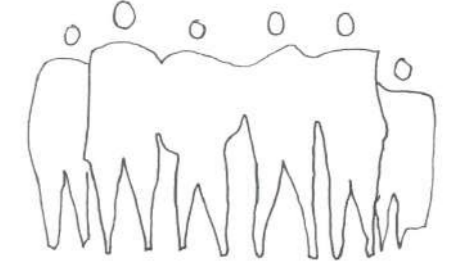




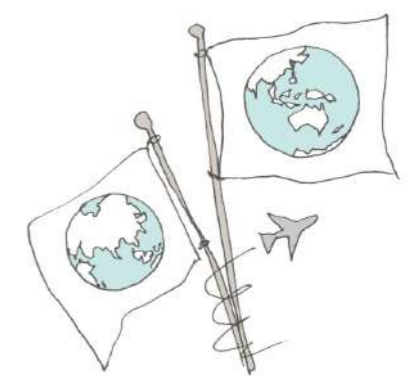
Student homes Where is it and what benefits will the student homes bring?



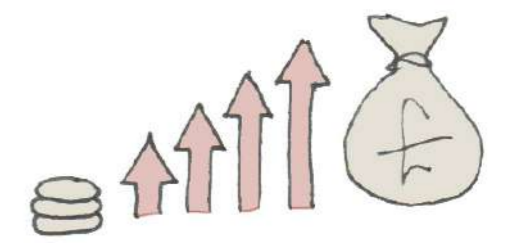
£1.4m



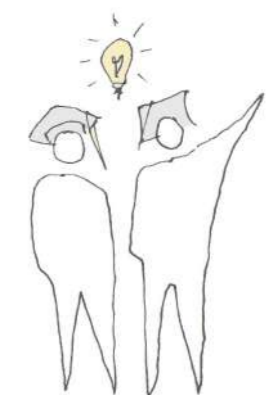
Up to 70 international students in the region, bringing over £1.4m economic impact in the local area.



Presence of international students contributes to cultural and economic diversity of the region.



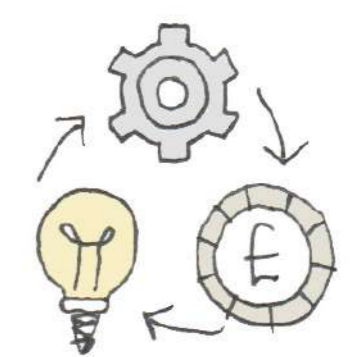
Long-term investments into the region due to Right-to-Work Visa's.



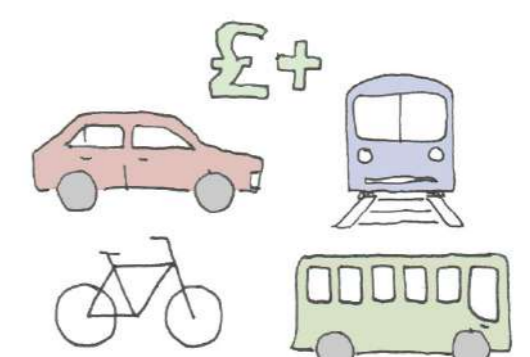
Highly educated and skilled students/future employees.



Potential for new businesses and local recruitment driven by international student talent.



Community engagement enabling Design Innovation to positively impact businesses, education, health and wellbeing.



Infrastructural improvements to transport links due to increased demand.

SCHOOL OF INNOVATION AND TECHNOLOGY
THE GLASGOW SCHOOL OF ART

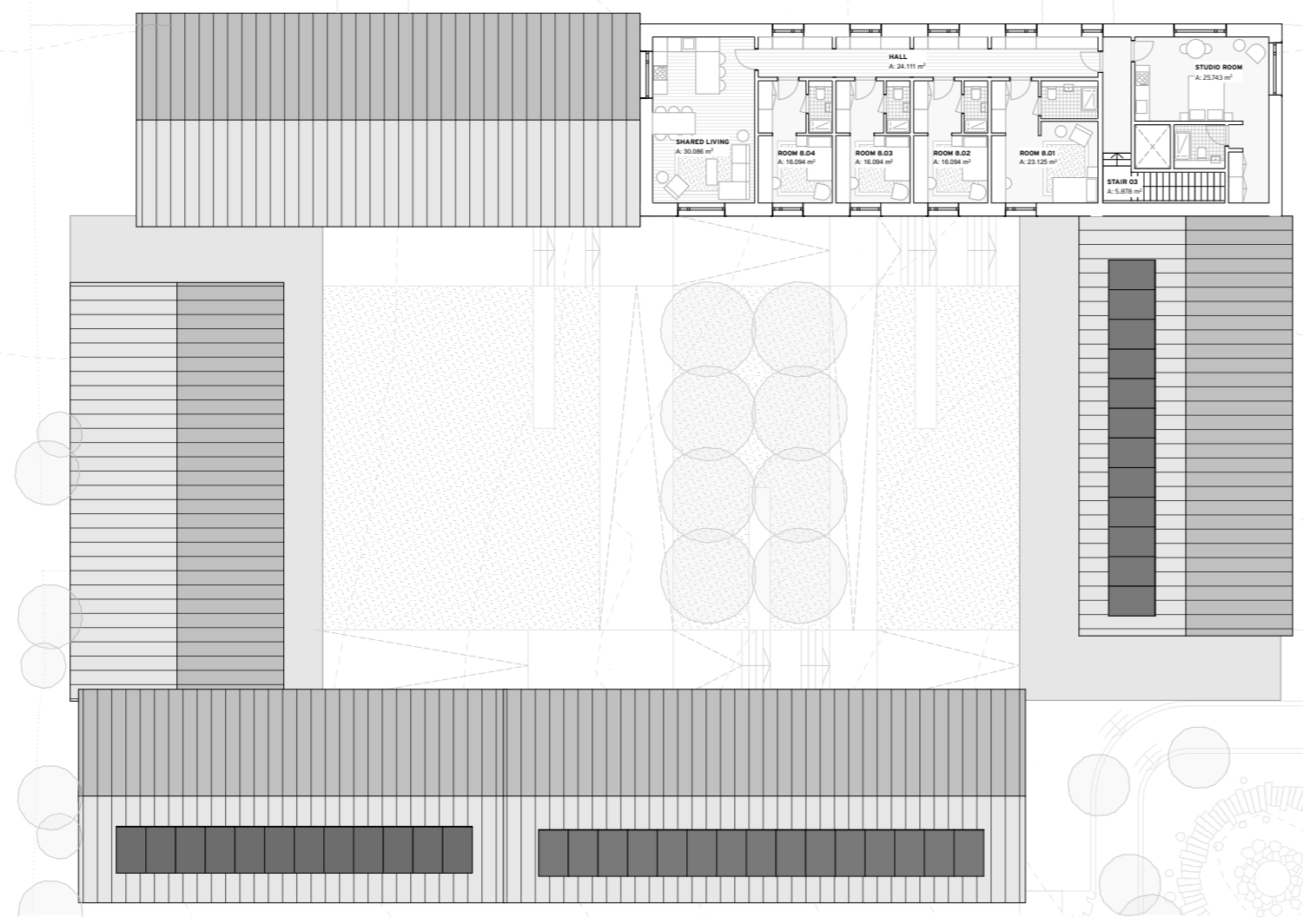
Supports the established and successful Glasgow School of Art Highlands Campus based at Altyre Estate.

Site connectivity and distance to local services

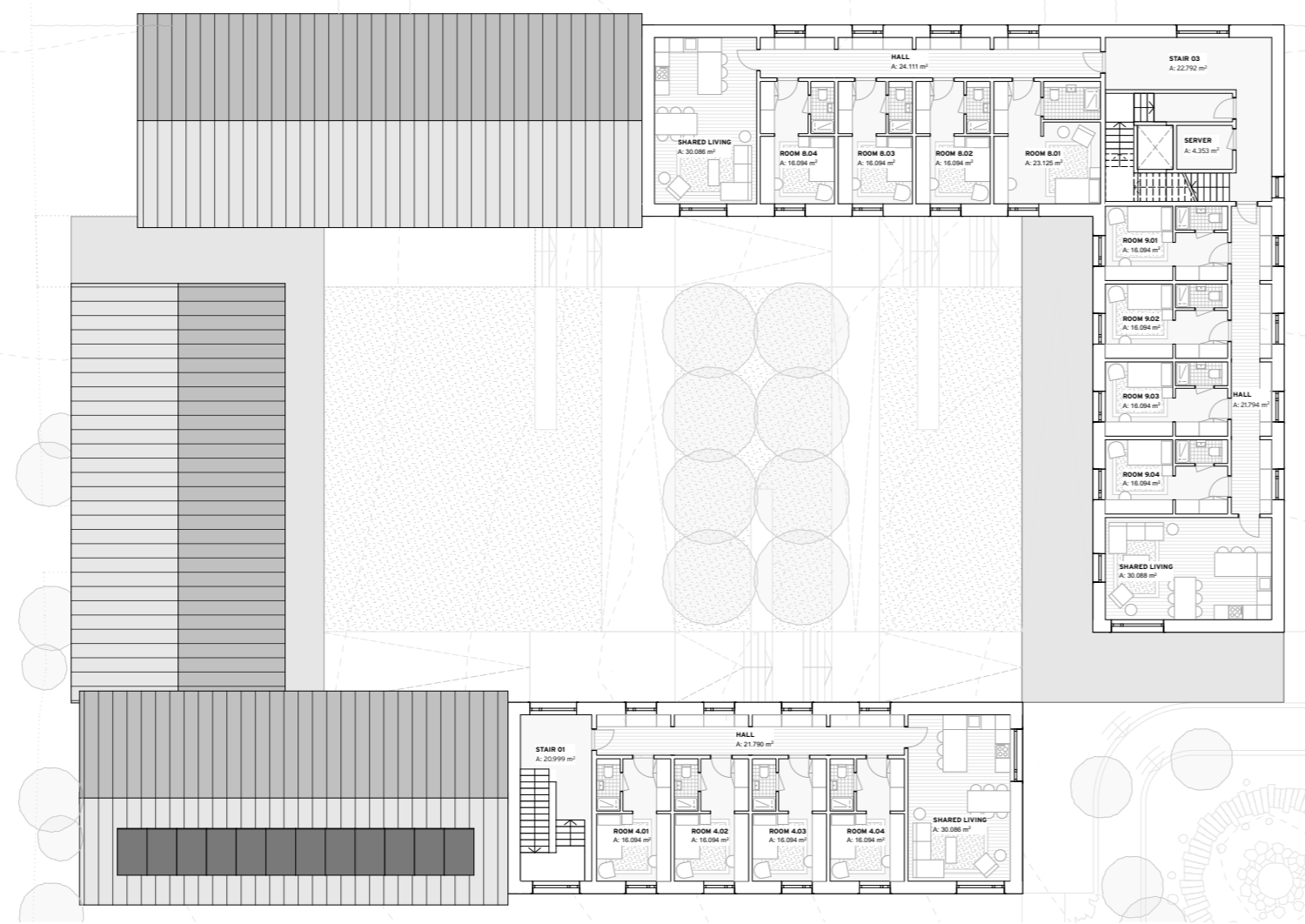
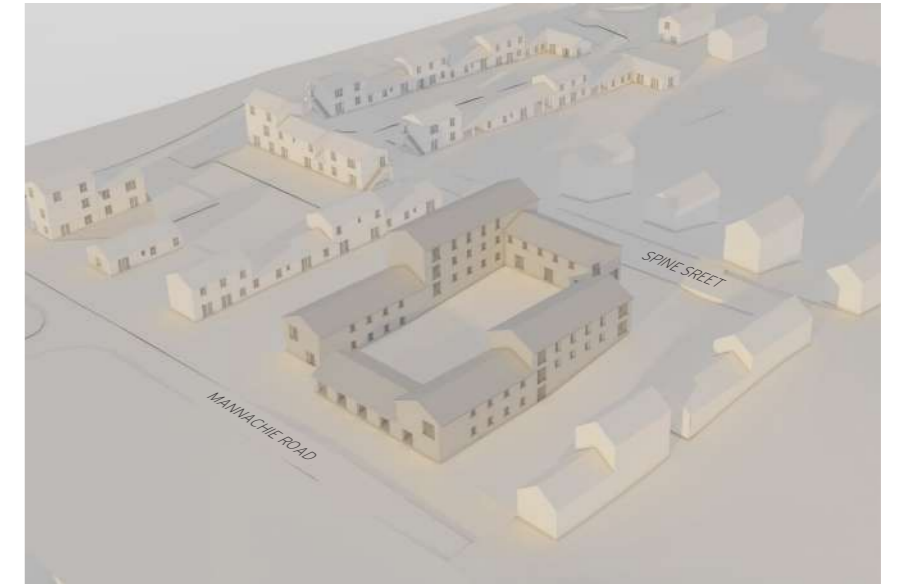
- 5 min walk to bus stop at Mannachie Rd - Falconer Ave Junction
- 10 min walk to Co-op convenience store
- 15 min walk to Forres Health & Care Centre GP Practices
- 25 min walk to Tesco Superstore
- 25 min walk to Forres
- 30 min walk to Forres High St
- 30 min walk to GSA Campus at Altyre Estate



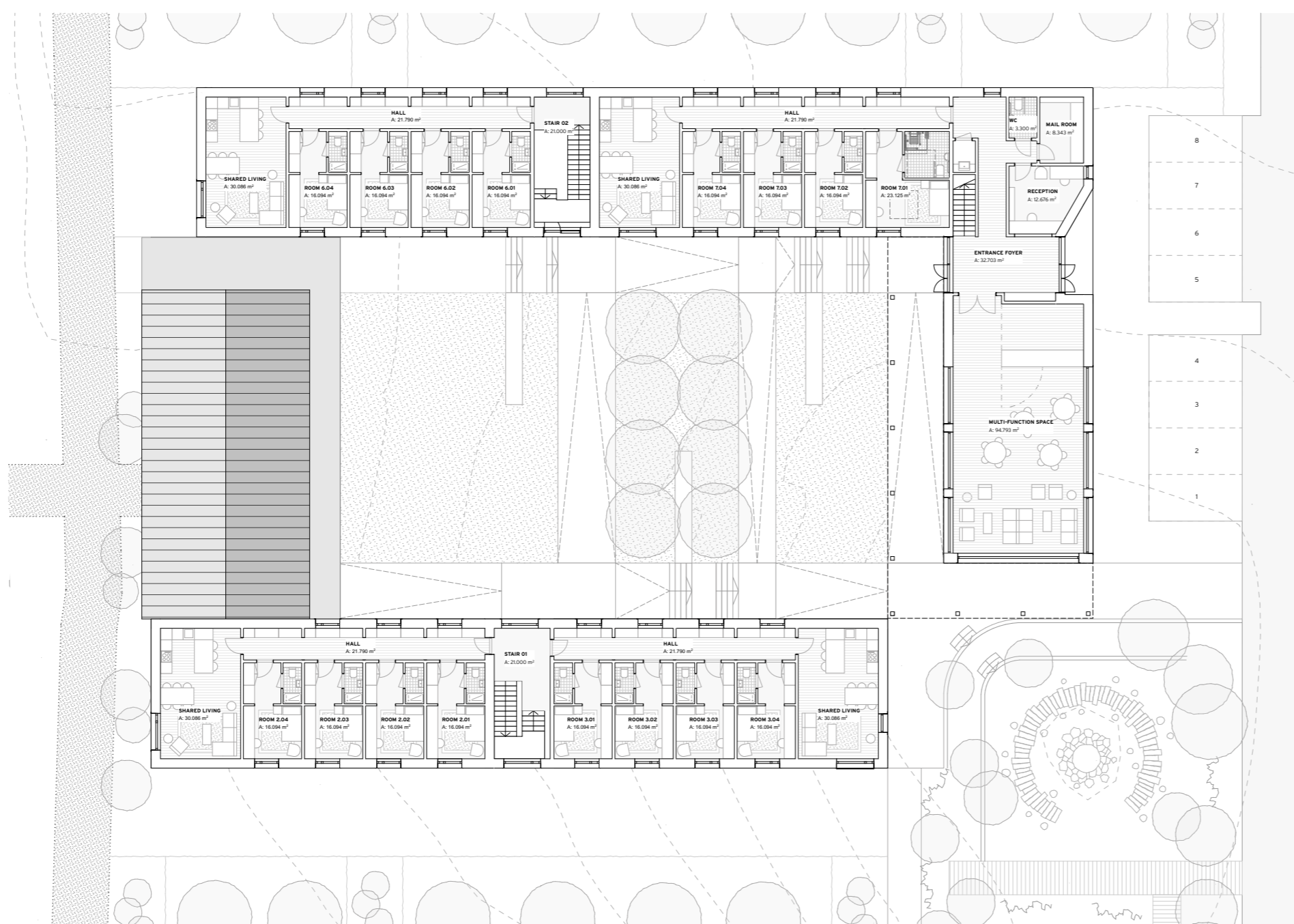
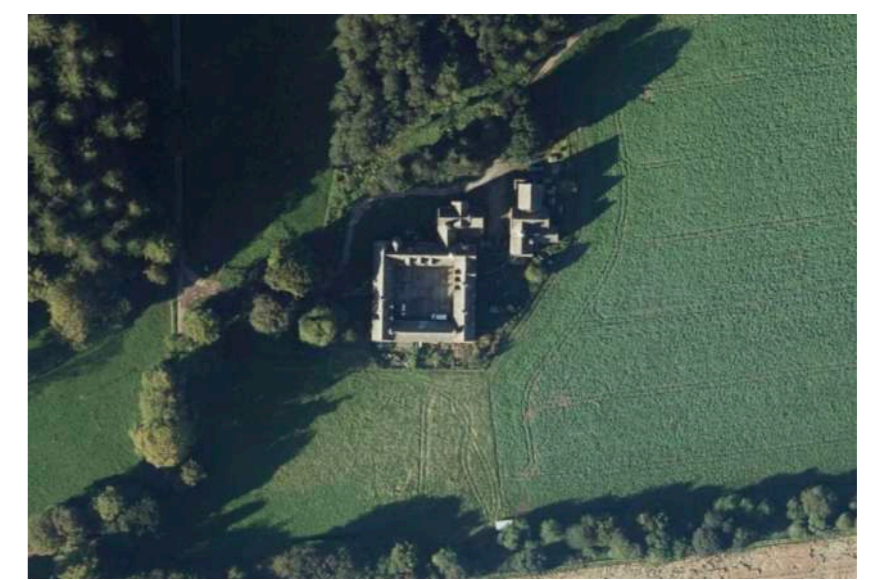
What might the layout of the students homes be like?



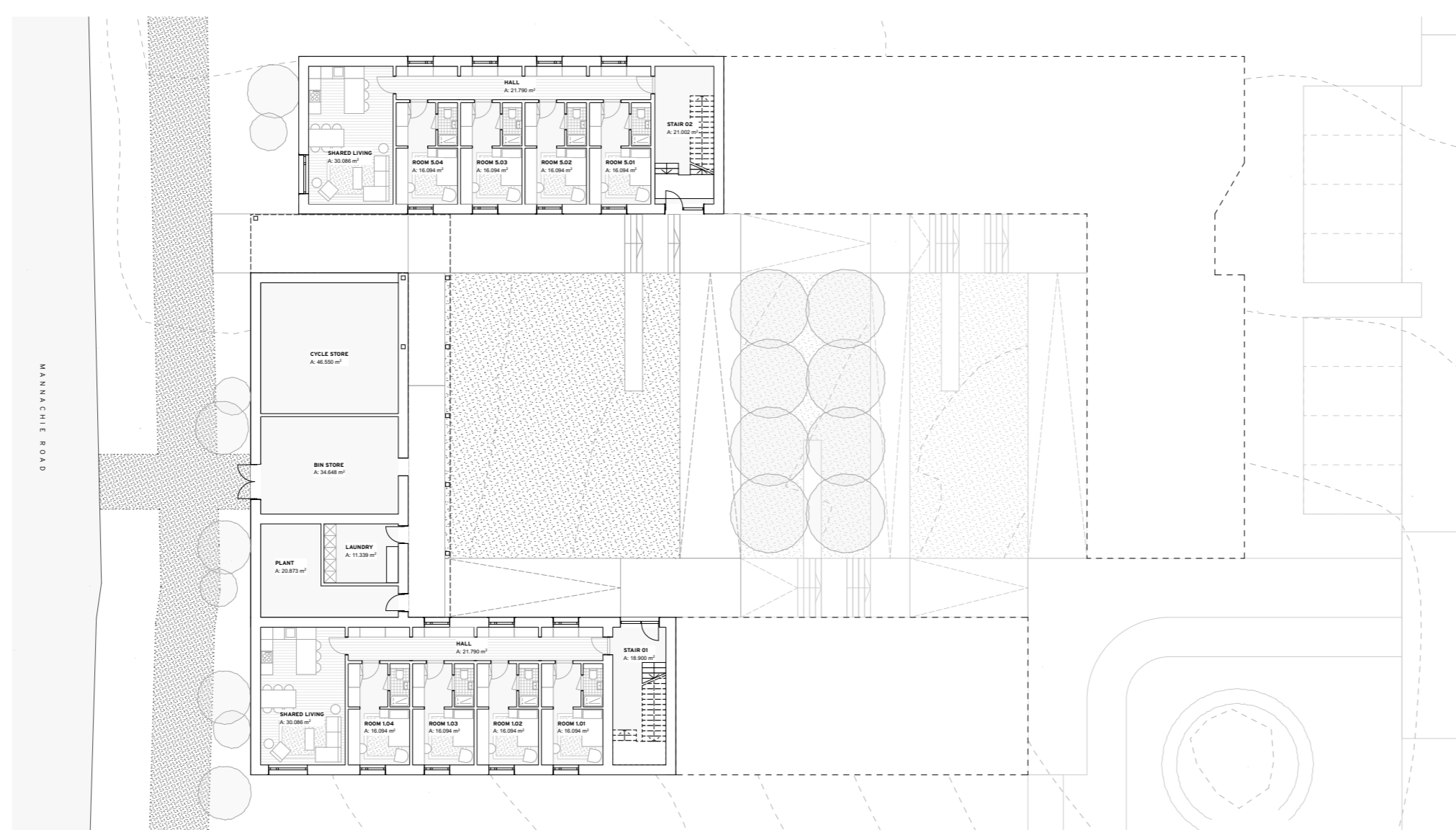
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

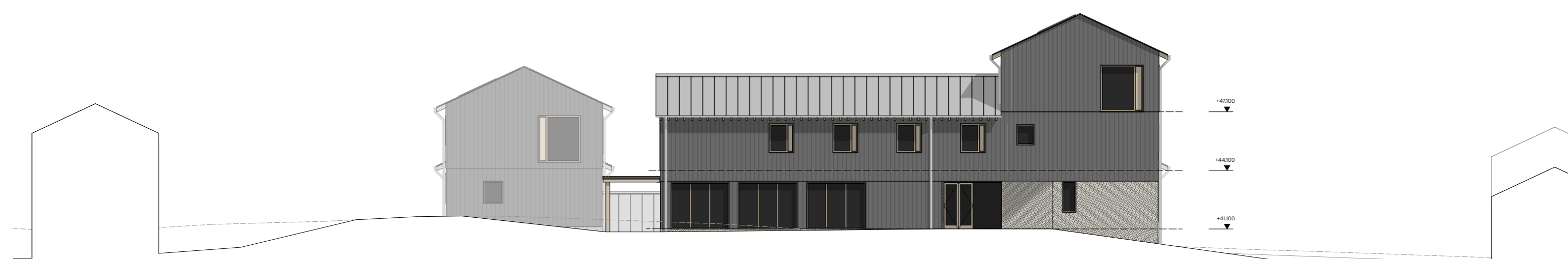


LOWER GROUND FLOOR





What will the student homes look and feel like?



EAST ENTRANCE ELEVATION



SECTION 01



SECTION 02



VIEW FROM SPINE STREET



COURTYARD VIEW



VIEW FROM MANNACHIE ROAD

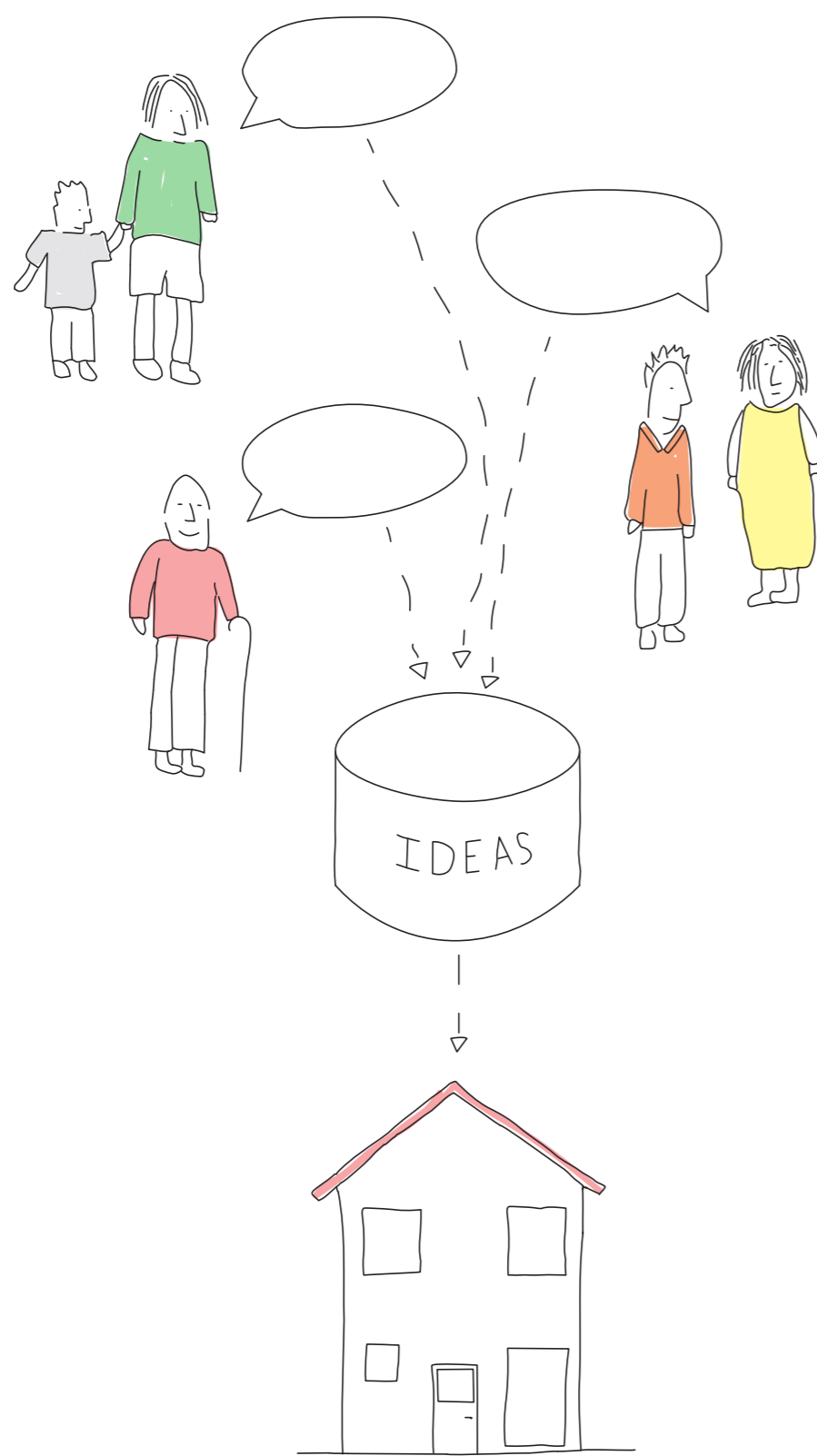
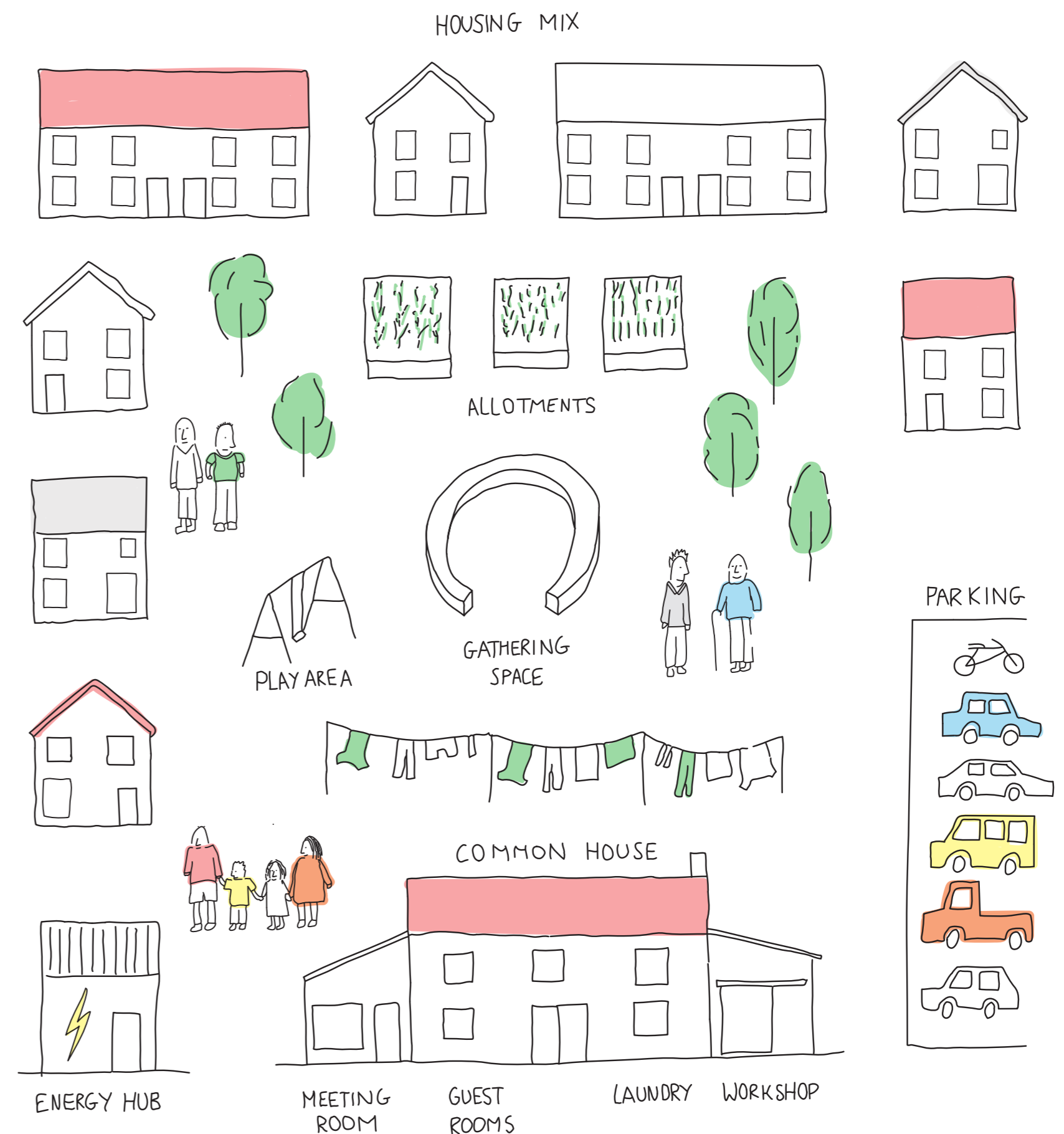




What could housing innovation be? How can I get involved?

What is co-housing?

- Cohousing is an intentional community of homes clustered around shared space.
- Each family home has traditional amenities.
- Shared spaces typically feature a 'common house'
- Common facilities may include a large kitchen and dining area, laundry, and recreational spaces, shared outdoor space, parking, walkways, open space, and gardens.
- Residents come together to manage their community and share activities and resources such as heating systems and community vehicles.



What is collective custom build?

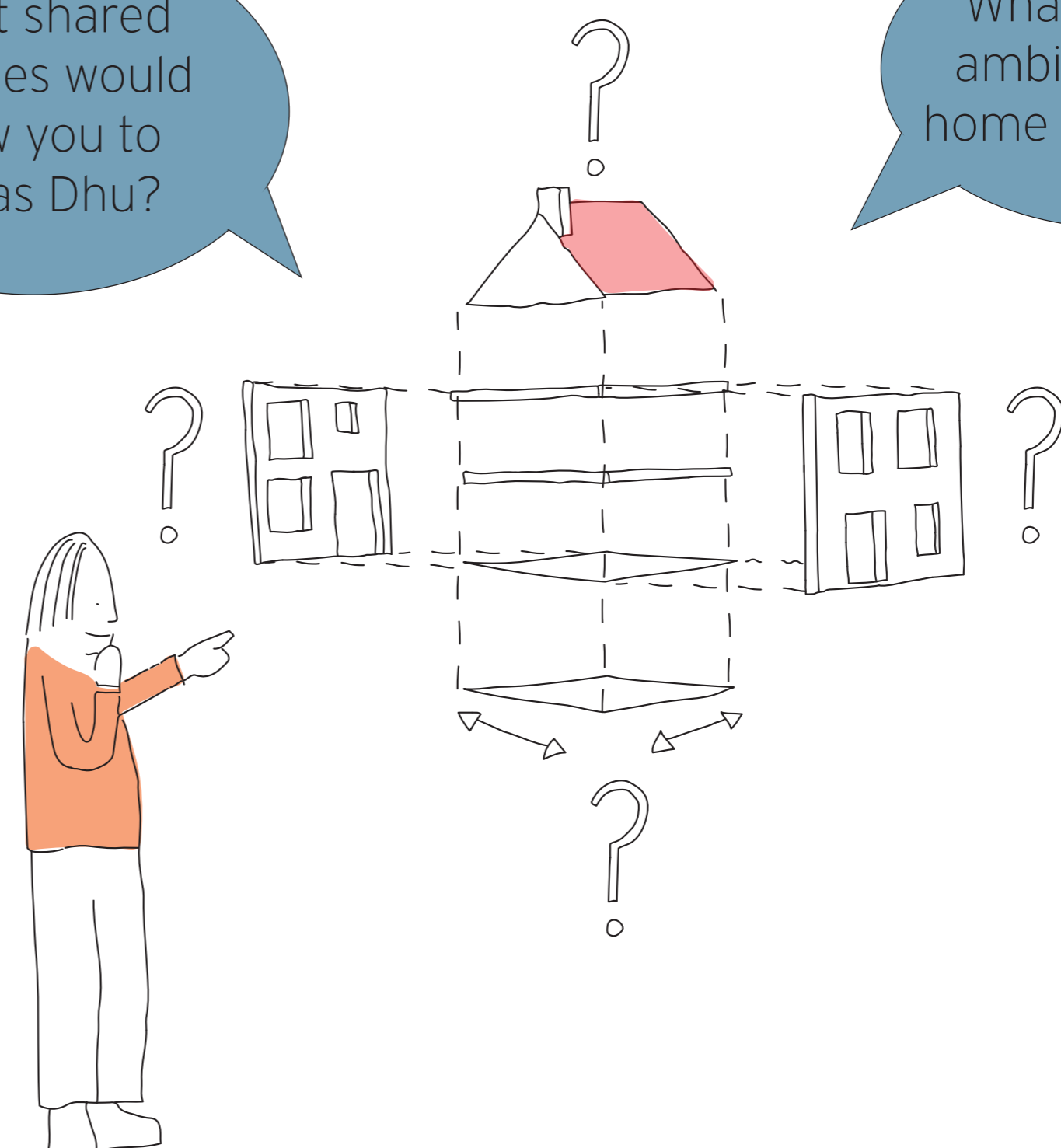
- Collective self build is where a group of people get together to build homes alongside each other on a larger site.
- Choice and development can be controlled to varying degrees, depending on the development control requirements.
- By building together the group can share costs associated with sewerage, drainage and roads and can often share builders again reducing costs by having a larger contract.

What would you be interested to see or get involved with?



What shared facilities would draw you to Dallas Dhu?

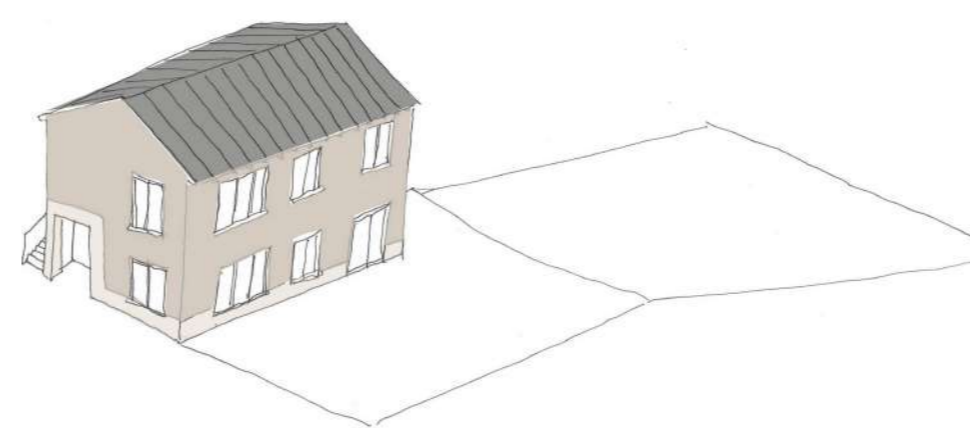
What are your ambitions for a home on the site?





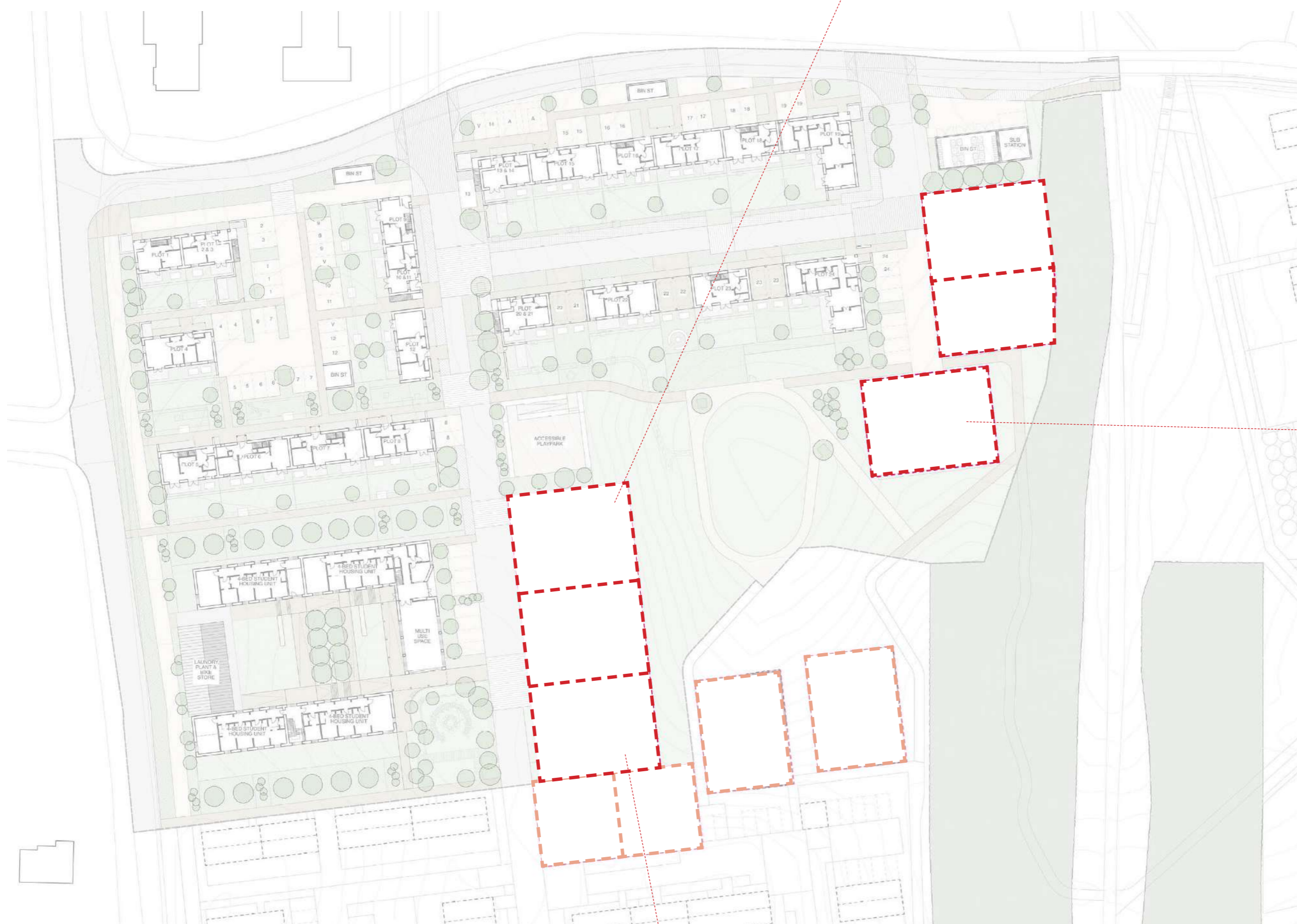
Where are the housing innovation plots? What might the innovation plots be like?

- The site plan indicates the plots earmarked for housing innovation in the Phase 1 area.
- It is important to note the plots are shown indicatively only at this stage, with the exact number of dwellings, size and type subject to interest from the wider community.
- Examples of housing arrangements for the development of the housing innovation plots are illustrated, these are indicative only and show the potential flexibility of house types, designs and typology flexibility.
- Note the process for the innovation plots is under development and is indicative only to enable discussion.



Example arrangement - detached two-storey house on sloping site

- Innovation plot proposed within the Phase 1 development
- Future innovation plots indicated for future phased development



Example arrangement - three-storey house and cottage flat formed in a terrace



Example arrangement - 3 individual two-storey houses formed in a terrace

What is included in a plot?

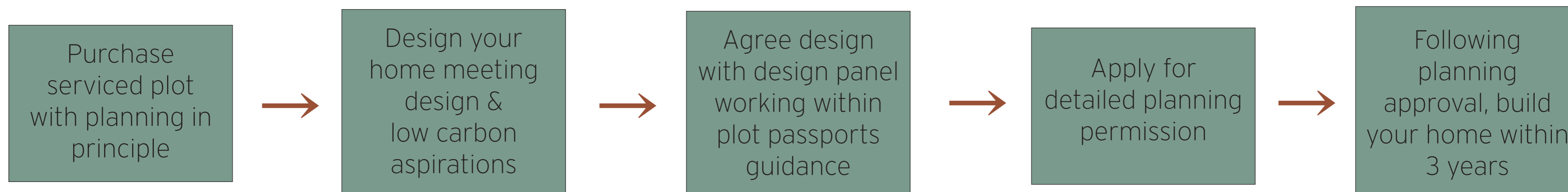
- Plot size and cost will vary on a plot by plot basis.
- The plot will have service provision for surface and foul water drainage, electricity, water supply, telecoms (no gas permitted within development)
- A Plot Passport / Design Criteria guidance for development.

What is a Plot Passport?

- A Plot Passport is a design guide document and mechanism to ensure high-quality design is delivered within the development.
- The guidance provides flexibility and alternative options for your house design while ensuring consistency across the entirety of the Dallas Dhu masterplan and Design Code established in Phase 1.
- The Design Criteria or Plot Passport guidance could include details on the plot features, including orientation, garden size, access and parking; options for the choice of a limited palette of materials; minimum sustainability performance; energy strategies and service provision; even details on the procurement and delivery of homes.

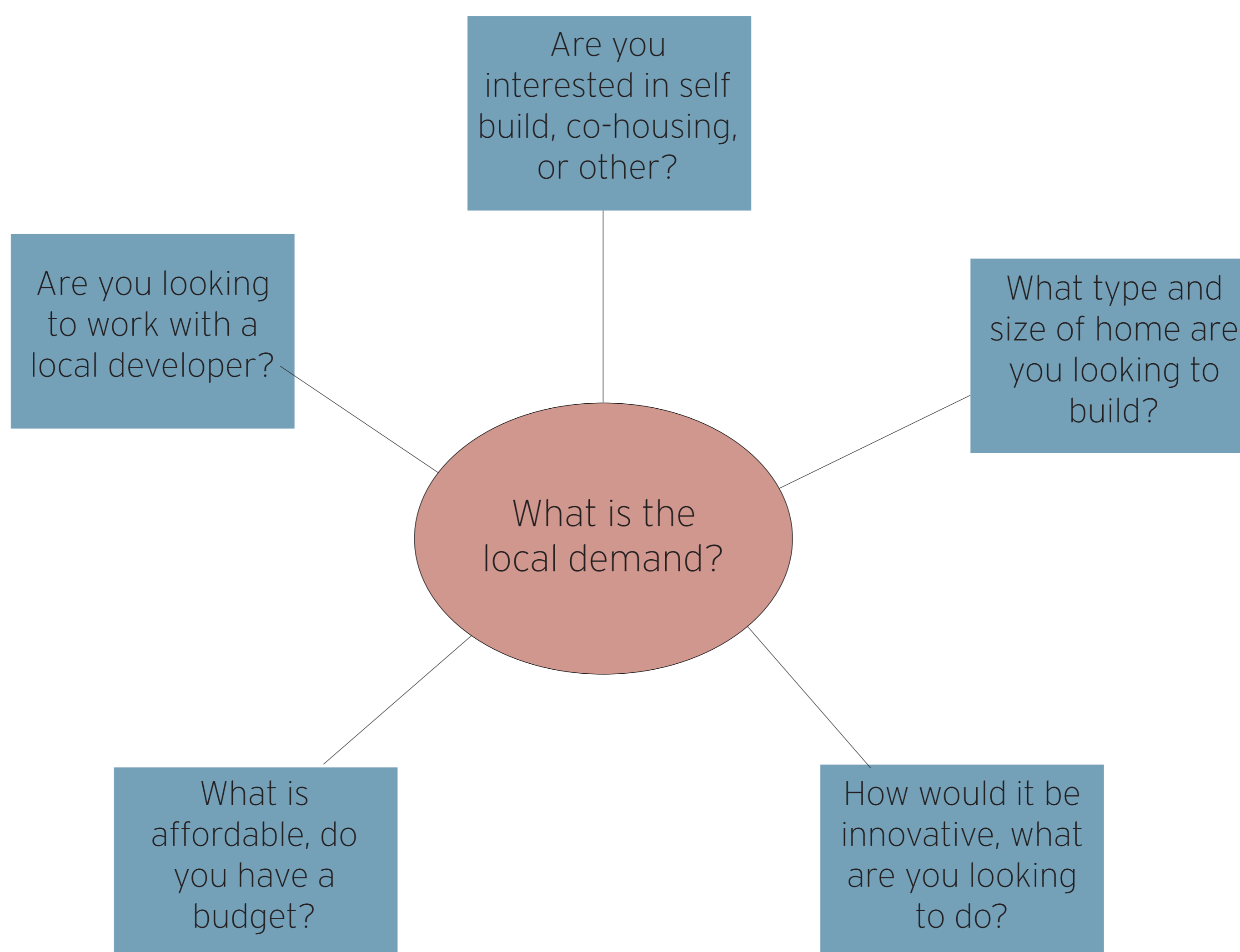


What is the process?



Are you interested in purchasing an innovation plot?

Please add your comments on a post-it below.





What infrastructure improvements are being proposed?



What is being done to improve road safety?

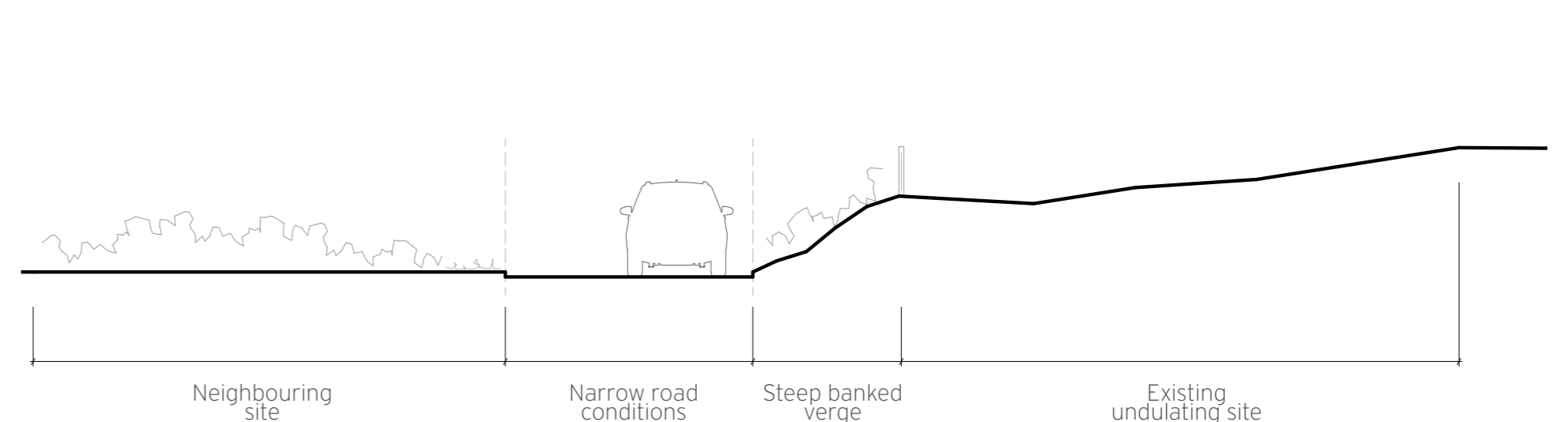
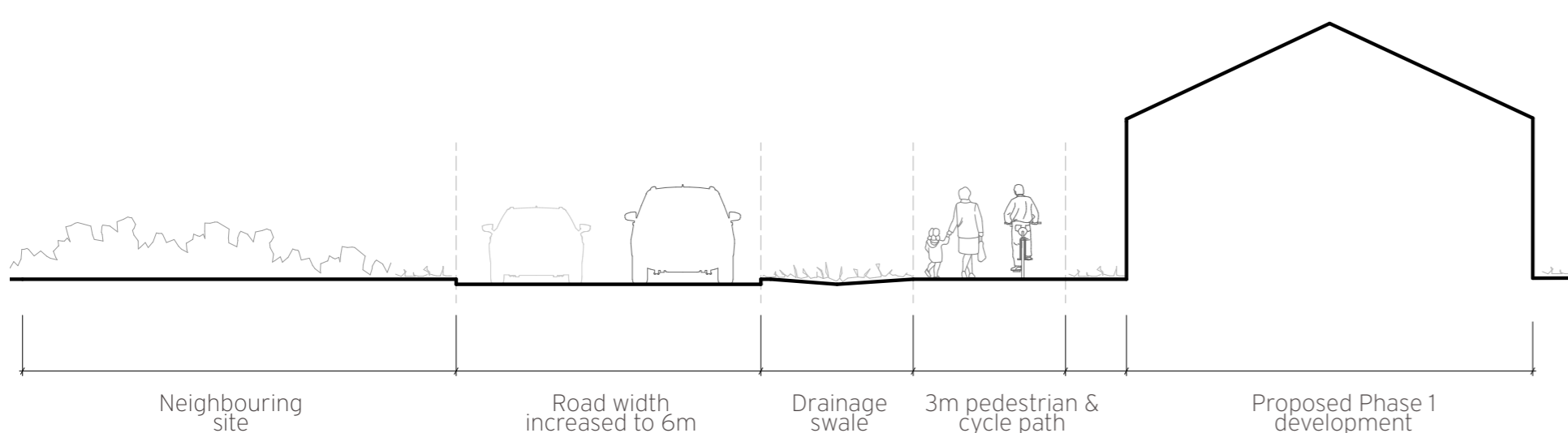
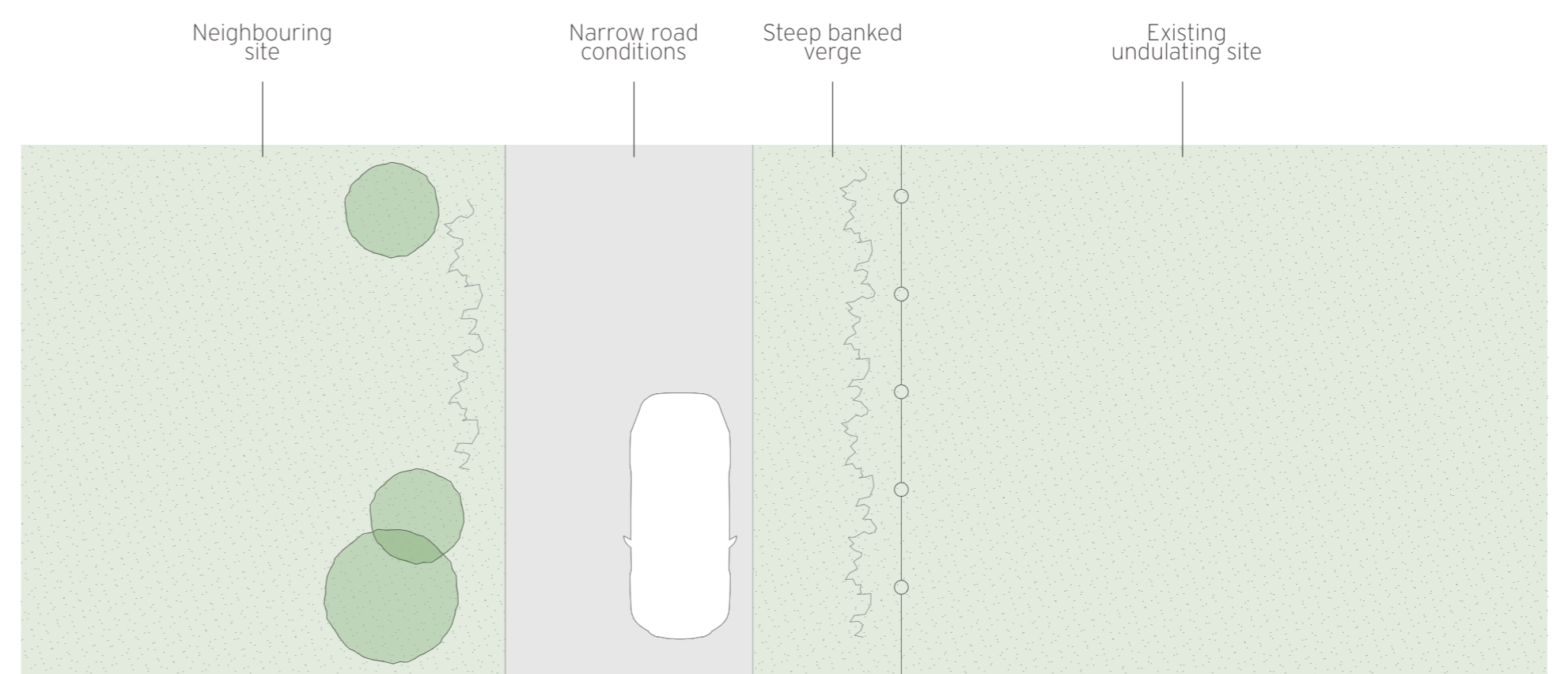
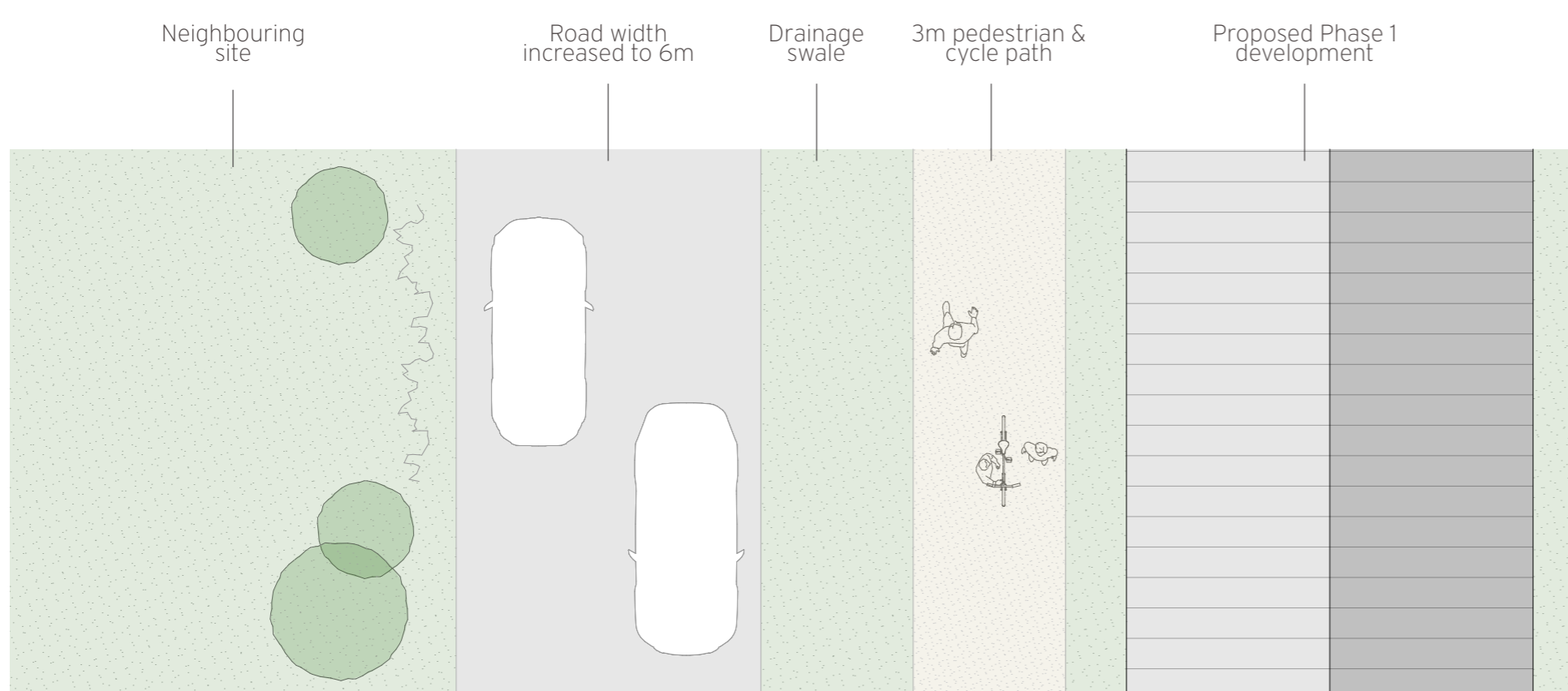
- Sanquhar Way junction serving development improved with appropriate visibility splays in accordance with surveyed speeds and/or posted limits.
- Mannachie Road widened across the length of the proposed development to improve road safety.
- New 3m wide shared cycle and pedestrian footway set back from road edge and separated by drainage swale.
- New traffic island crossing connecting to Falconer Avenue.
- New junction into development designed to appropriate visibility splays and pedestrian safety measures.

Does the road have capacity for the proposed development?

- A full transport assessment (which has been scoped with Moray Council) will accompany the Detailed Planning application. The assessment will discuss road capacity and traffic conditions.
- Speed readings accumulated over seven days taken from 165m south of Falconer Avenue showed that 85% of northbound speeds were 34.7mph and 85% of southbound speed was 32.2mph.
- Results from speed survey data collection will be used to assist with the design and layout of any new or improved junctions, ensuring road user, pedestrian and cyclist safety is prioritised.

What is not being addressed by this development?

- Matters raised outwith the Dallas Dhu development area have been recorded and passed onto Moray Council Transportation for further review as part of the ongoing assessment process.
- The proposals will be assessed by Moray Council Transportation team against existing road network capacity.
- The proposal will improve the existing road network within the outlined development area, including road widening, improved visibility splays and the introduction of new shared cycle and pedestrian pathways.



PROPOSED IMPROVEMENTS TO INCLUDE ROAD WIDENING, DRAINAGE SWALE, PEDESTRIAN AND CYCLE PATH

EXISTING ROAD CONDITIONS