

Bellsmyre regeneration

Frequently asked questions



What changes have been made to the proposal following the 2019 consultation events?

The 2019 consultation events raised issues regarding flatted blocks, housing mix, number of units, open space, private areas and parking. In response to these items we have made the following

- *all 3-storey flatted blocks have been removed from the plans. The proposal now only includes 3-storey townhouses and 2-storey semi-detached houses, terraced housing and cottage (four-in-a-block) flats*
- *the number of properties has been increased to 150, where previously we had made allowance for 147*
- *the amount of public open space has been significantly increased, with allocated spaces for play areas, seating, allotments and landscaping.*
- *100% parking provision has been achieved as well as 25% visitor parking*
- *the proposal now creates a defined link between existing pedestrian routes*
- *priority of the proposed streets has been given to pedestrians and cyclists*
- *a sustainable drainage strategy has been proposed to reduce flood risk*

Will private space be provided for residents?

All houses have a private front and rear garden which consist of a paved area and grassed area. All cottage flats have a private shared front and rear garden, again with a paved and grassed area. Bin stores are located within these private areas as is a rotary dryer. Some gardens are graded to the rear to account for the sloping site, however all gardens have been provide with sufficient level space.

Will residents have access to private parking?

Majority of the properties have their own private in-curtilage parking space. However, there are also some properties with dedicated parking spaces out with the curtilage of the property. Large car parking areas have been reduced where possible and replaced with green spaces to avoid car parking dominating the streets.



Will level access be provided to properties?

We have aimed to achieve level access to both the front and rear of properties, however this has not always been achievable due to the sloping site. All houses and cottage (four-in-a-block) flats therefore have at least one level access entrance. In most cases this has been achieved at the entrance closest to the dedicated parking space.

Will there be a variety of property type and size?

We have provided a wide variety of housing types.

- There are single storey properties within the cottage (four-in-a-block) flats for residents with reduced mobility.
 - There are properties ranging from 1 - 4 bedrooms to accommodate various family sizes.
 - We have proposed semi-detached houses, terraced houses as well as 3-storey town houses.
 - We have also made allowance for properties with large gardens to accommodate families with children, as well as properties with smaller gardens for to suit different resident needs.
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Has the impact of Covid-19 influenced the proposal?

It has become clear over the course of recent months that access to external spaces is important for our physical and mental wellbeing. This is one of the reasons why there is an increased allocation of public open space within the proposal. The large useable open spaces provide areas for children to play and residents to socialise and exercise safely. Wide public footpaths have been designed to allow pedestrians and cyclists to pass at a safe distance and within properties we have aimed to provide study space to allow residents to work from home.

