

Nithsdale Crescent Bearsden

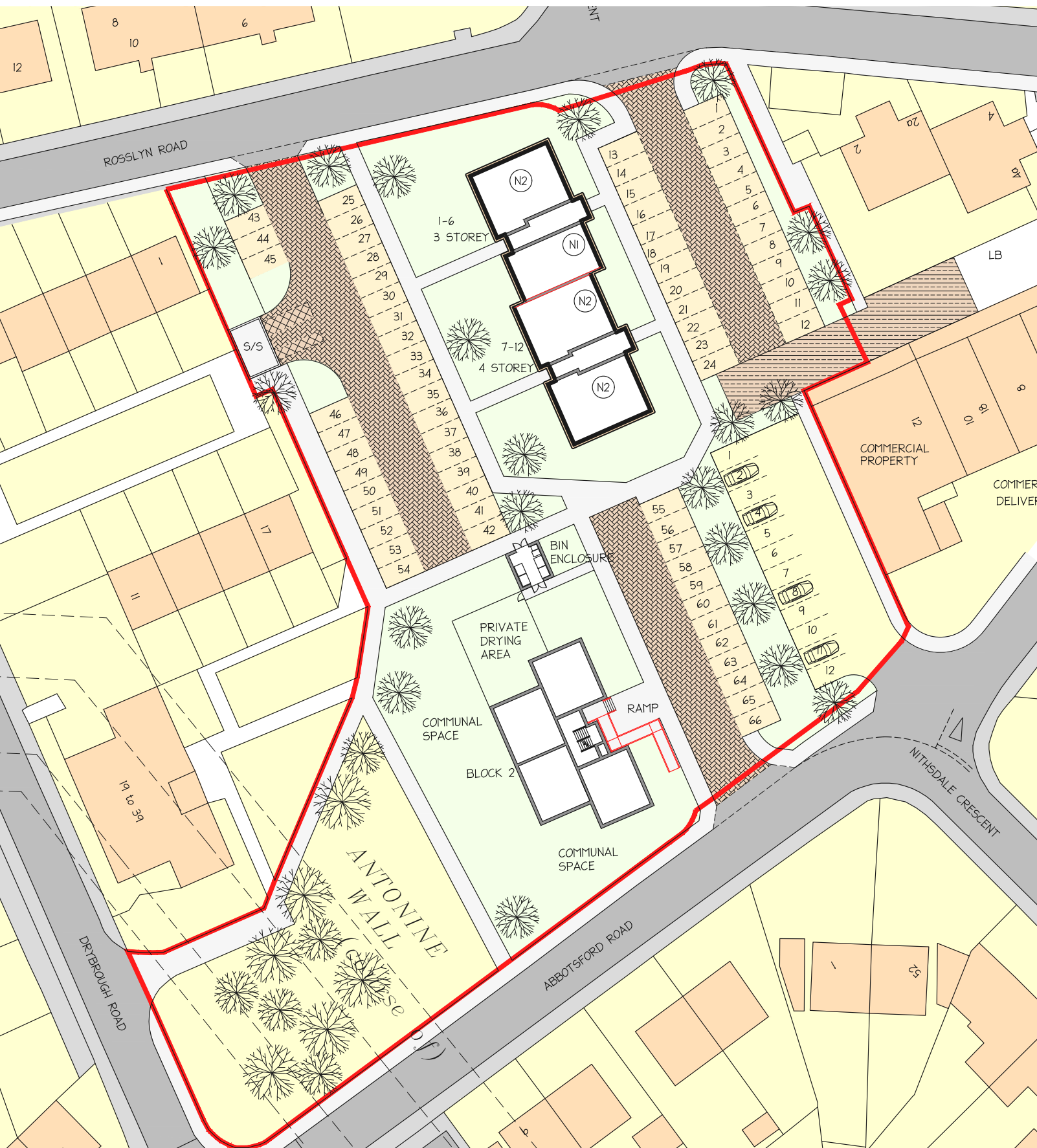
02:DESIGN DEVELOPMENT



Option 1 Site Plan:

Complete internal and external refurbishment of both blocks to a high quality standard including environmental improvements.

PROPOSED DWELLINGS	8 No.
1 BED 2P FLATS	8 No.
TOTAL PROVIDED	24 No.
NEIGHBOURING DWELLINGS SERVED BY CAR PARK	8 No.
2 BED 2P FLATS	8 No.
TERRACE HOUSE	8 No.
TOTAL EXISTING	24 No.
TOTAL NEW & EXISTING	48 No.
PARKING IN CURTILAGE	8 No.
PARKING UNALLOCATED	40 No.
TOTAL PROVIDED	48 No.
TOTAL REQUIRED	48 No.
PARKING DEFICIT	0 No.



Option 2 Site Plan:

Complete internal and external refurbishment of Block 2 (30-50) and demolition of Block 1 (8-28) to develop with new, modern, high quality housing.

NEW DWELLINGS	1 No.
TYPE B 4A/5P HOUSES	1 No.
TYPE N1 3A/4P COTTAGE	4 No.
TYPE N2 2A/2P FLATS	4 No.
TYPE N3 3A/4P FLATS	2 No.
TOTAL NEW	11 No.
NEIGHBOURING DWELLINGS SERVED BY CAR PARK	8 No.
2 BED 2P FLATS	8 No.
TERRACE HOUSE	8 No.
TOTAL EXISTING	24 No.
TOTAL NEW & EXISTING	35 No.
PARKING IN CURTILAGE	8 No.
PARKING UNALLOCATED	40 No.
TOTAL PROVIDED	48 No.
TOTAL REQUIRED	48 No.
PARKING DEFICIT	0 No.



Option 3 Site Plan:

Demolition of both blocks to be replaced with new, modern, high quality flatted block located so as to minimise costly services and sewer diversions.

NEW DWELLINGS	8 No.
TYPE B 4A/5P HOUSES	8 No.
TYPE N1 3A/4P COTTAGE	4 No.
TYPE N2 2A/2P FLATS	4 No.
TYPE N3 3A/4P FLATS	2 No.
TOTAL NEW	18 No.
NEIGHBOURING DWELLINGS SERVED BY CAR PARK	8 No.
2 BED 2P FLATS	8 No.
TERRACE HOUSE	8 No.
TOTAL EXISTING	24 No.
TOTAL NEW & EXISTING	42 No.
PARKING IN CURTILAGE	8 No.
PARKING UNALLOCATED	40 No.
TOTAL PROVIDED	48 No.
TOTAL REQUIRED	48 No.
PARKING DEFICIT	0 No.



Option 4 Site Plan:

Demolition of both existing blocks to be replaced with new, modern, high quality housing that reflects the scale, massing and streetscape of the surrounding locale, accepting that costly services and sewer diversions will be required.

NEW DWELLINGS	1 No.
TYPE B 4A/5P HOUSES	1 No.
TYPE N1 3A/4P COTTAGE	4 No.
TYPE N2 2A/2P FLATS	4 No.
TYPE N3 3A/4P FLATS	2 No.
TOTAL NEW	11 No.
NEIGHBOURING DWELLINGS SERVED BY CAR PARK	8 No.
2 BED 2P FLATS	8 No.
TERRACE HOUSE	8 No.
TOTAL EXISTING	24 No.
TOTAL NEW & EXISTING	35 No.
PARKING IN CURTILAGE	8 No.
PARKING UNALLOCATED	40 No.
TOTAL PROVIDED	48 No.
TOTAL REQUIRED	48 No.
PARKING DEFICIT	0 No.

Preferred Site Plan

- SITE BOUNDARY
- PROPOSED NEW DWELLINGS
- PARKING ACCESS
- IMPROVED AMENITY SPACE
- GRASS AREAS
- PAVED AREAS
- NEIGHBOURING AREAS
- NEIGHBOURING ROADS
- NEIGHBOURING BUILDINGS

NEW DWELLINGS	
TYPE B 4A/5P HOUSES	8 No.
TYPE N1 3A/4P COTTAGE	4 No.
TYPE N2 2A/2P FLATS	4 No.
TYPE N3 3A/4P FLATS	2 No.
TOTAL NEW	18 No.
PARKING PROVIDED	4 No.
PARKING UNALLOCATED	31
TOTAL PROVIDED	35



Option 4 was deemed the best option based on the balance of capital cost against the benefits of providing high quality, sustainable housing that meets the local housing need and provides the greatest regeneration impact.

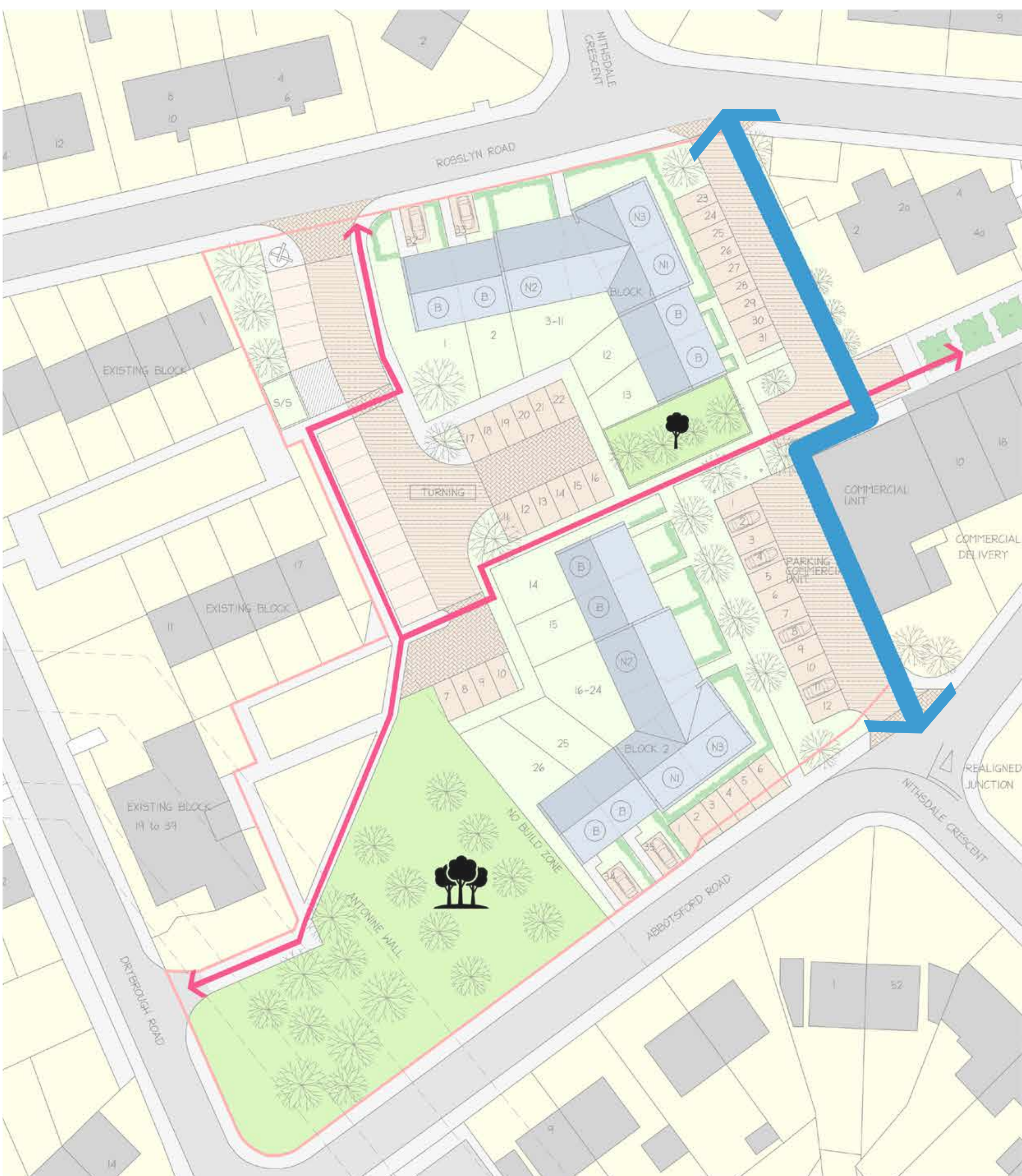
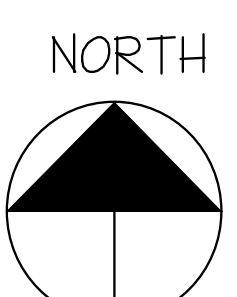
The proposal provides 26 new dwellings, revised up from 24 in the original feasibility study, 14 of which have private front doors and an element of private gardens. This is the only option which offers this type of housing. The reduction in number of dwellings as compared to Option 3 is mainly due to the reduction in height of buildings across the site so as to provide some 2 storey family housing badly needed in the area.

The pedestrian links between Abbotsford Road and Rosslyn Road are maintained but formalised with good supervision from the new dwellings. A combination of in curtilage and communal parking is provided. Where possible in curtilage parking is provided to the houses and cottage flats with private entrances. Communal parking mainly provided for existing neighbouring properties, visitors and residents of the 3 storey flatted block.

Main Routes Through Site

KEY:

- Main Pedestrian Route
- Secondary Pedestrian Route
- Principal Open Space
- Secondary Open Space



View From Abbotsford Road

EAST dunbartonshire council