

6.0

Landscaping

Public Open Space

The development of this brownfield site is unlikely to result in a significant loss of functional open space. Falkirk Council Landscape Officer has confirmed the existing site is not currently viewed as high quality open space. The proposed development provides an opportunity to improve the quality of external open space. Nearby playground encouraging wider use. In addition to the external spaces provided within the site there is substantial high quality, functional and diverse public open spaces immediately adjacent to the site. These include Victoria Park playing field & courts, numerous playgrounds and a public garden. Upgrading works to the public garden are proposed to begin early 2019 as already discussed in this Statement.

Landscaping Works

As indicated on the proposed site plan, the proposed development buildings are surrounded by a range of landscaping and amenity spaces across the site. Hedging provides segregation of different spaces, delineating public from private use, and when mixed with timber fencing also provides security around the site boundary. Pedestrian paths provide ease of movement throughout the site, both for residents wanting to access their flats and the public wishing to pass through the site.

A tree survey was carried out in July 2018 by Arboricultural Consultant, Alan Motion. The full survey and report can be supplied if necessary. There are 13 existing trees within and immediately adjacent to the development site. As many of the healthy trees will be retained as possible. Nine existing trees will be removed and replaced with ten new trees. There have been no trees placed under protection in the tree survey report. The report also includes specifications for constructing car parking spaces within the root protection zone of some of the trees which will be abided by. The council Landscape Consultant expressed concern that we are proposing to remove 2 existing lime trees to create the new car park entrance, disrupting the lime avenue along Thornhill Road. We looked at trying to relocate the car park entrance to be able to retain at least one, if not two of these trees, however in doing so rendered the car park impossible for refuse vehicles to negotiate through. We have taken the consultants advice however and have introduced 3 new lime trees along the frontage of Thornhill Road adjacent to the car park entrance/where the existing lime trees are positioned. This will retain the avenue of lime trees importance within the streetscape.

Along with the replacement trees we are designating open grassed areas as well as native shrub planting areas to help create protection and privacy to ground floor windows as well border pathways and car parking.

Maintenance

All proposed planting will be installed in the first planting season after building completion and will be monitored and maintained periodically thereafter. Any unsuccessful planting will be removed and re-planted in the next planting season.



7.0

Waste, Recycling & SUDS

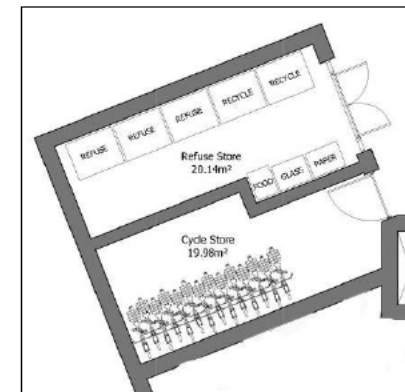
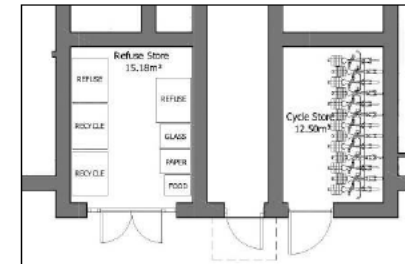
Bin stores are provided in each block. Each store is internal, accessed from outside and located with level access to the central parking court for ease of refuse collection.

Block A (9 units) has allowance for:

- 2 x 1280L refuse bins
- 2 x 1280L package recycling bins
- 1 x 360L glass recycling bin
- 1 x 360L paper recycling bin
- 1 x 240L food bin

Block B (14 units) has allowance for:

- 3 x 1280L refuse bins
- 2 x 1280L package recycling bins
- 1 x 360L glass recycling bin
- 1 x 360L paper recycling bin
- 1 x 240L food bin



SUDS

This application includes a Sustainable Drainage System that has been designed by Rudd Davidson Consulting Engineers. This will be located beneath the car park, and a copy of the design has been included in this submission.

8.0

Security

An 1800mm high timber boundary fence with hedging will be placed on all boundaries around Block B and between the application site and community centre. This is to create a physical boundary for the site while surrounding views will be maintained for the residents on all floors due to the building ground floor level being higher than the path and fence/hedge level. A 900mm high hedge will bound Block A and the grass amenity and parking area behind it as this is a more overlooked area with less risk of intrusion. The eastern boundary between Block A and the neighbouring property on King Street will have an 1800mm high timber fence.

Secured By Design

The development will be certified Secured by Design, Silver Award. We have had confirmation from our SBD officer that Silver Award is acceptable on this site.

Construction

Throughout the construction period the site will be secured by 2400mm high Heras security fencing around the site perimeter with site access and egress through the designated gate on Thornhill Road.

9.0

Conclusion

This proposal for 23 Affordable Housing units will be owned and managed by Registered Scottish Landlord, Link Housing Association and Paragon Housing Association.

It is an ideal development for this long-standing brownfield site in Falkirk close to the town centre, local amenities & public transport. The two buildings sit comfortably on the site and their aesthetic and size complement and rejuvenate the existing character of the neighbourhood.

Having refined the site throughout the pre-application consultation period, we strongly believe that the final layout presented for this application is a successful balance of buildings, landscaping, thoroughfares and car parking providing what will be a successful development for the neighbourhood.

We submit this proposal with confidence that it meets requirements and respectfully ask that you support this application.

END