

DESIGN GUIDELINES

GENERAL

Following the granting of Outline Consent, an appropriate general 'style' of the public face/fronts of buildings would be developed to give a distinctive identity to the settlement. The detail would vary with the location, eg., on the High Street and higher density areas the fronts would be fairly constrained in siting, style and materials. Work on developing guidelines remains to be done, however for the purpose of testing the Proposed Masterplan the following have been considered:

CREATING CONFIDENCE

Guidelines are intended to assist the short and longer term marketability of the properties, easing social interaction and maintaining the value of the properties within the settlement. Whilst circumstances change, e.g. with regard to alternative energy generation, it is envisaged that the Guidelines would be based on sufficiently fundamental principles and general enough to last for a very long time. Any alterations to the Guidelines would need to go through a thorough consultative process. Within the general guidelines more detailed guidance might be promoted on a street or neighbourhood basis.

FREEDOMS

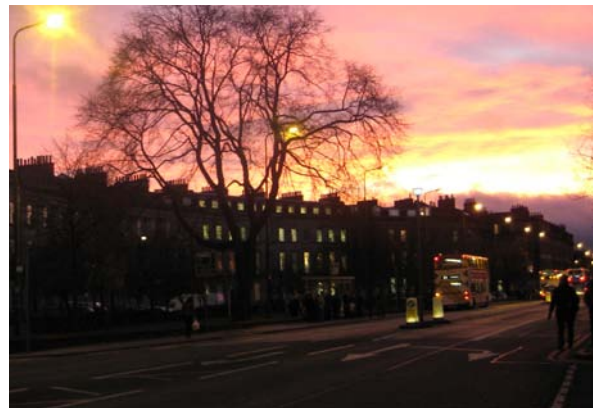
The Guidelines would allow people to know where they can do whatever they wish, within the constraints of Technical Standards. This is seen as a considerable attraction, to builders of all kinds, including self-builders, and users. In general there would be very limited control of the rear of buildings in the Higher & Medium Density areas except with regard to overlooking and less in the Lower Density areas. Variation and individual responses would be encouraged.

APPLICATION

Guidelines would apply to all the construction, public and private, residential and non-residential, to bring an air of cohesion and a distinctive style to An Camas Mòr as a whole.

MANAGEMENT & MAINTENANCE

As part of the ethos of An Camas Mòr, the good management of the place is necessary to protect the environment, everyone's investments and maintain good relations. This would be done by consultation with a specially established Community Association of which all properties, residents and businesses would be a member. The guidelines would be written to ease good maintenance.



Edinburgh New Town.

Strict guidelines on the layout, design, materials and details have given the New Town an enduring value, whilst allowing for some informality to the rear and internal flexibility. Built environments that people find most attractive generally have a high degree of underlying order.



Coylum Road

The Guidelines used at Coylum Road have given a degree of order to the development, whilst allowing a wide variety of solutions, particularly to the rear.



Cramond

Traditional construction generally did not need guidelines to maintain simplicity as there were a limited range of materials available. Most of the materials were obtained locally or transported by water.