

## DIFFERENT DENSITIES

It has already been established in the brief for An Camas Mòr that the community has to accommodate a wide range of households and activities. These different use requirements also have different massing requirements. Therefore, the site is zoned into three different areas each with its own appropriate massing. Within each density zone there would be a variety of densities, avoiding obvious boundaries between different zones. The density in terms of units per hectare would range from 10 to 50, with an average of 23 for the 72 Hectare core development area. For comparison a city centre would have 70, Coylum Road is 7 and the new planned village at Poundbury in Dorset is 34.

### HIGHER DENSITY

The densest zone in An Camas Mòr would be the 'High Street' area. It is here that the widest range of activities would be concentrated: residential buildings in the form of large and small town houses, terraced houses, apartment buildings with large and small flats, as well as cottages, courtyard and mews buildings, shops and offices, other business premises, public buildings, community uses and special buildings such as hotels. All of these would be made up of joined-up buildings, fronting right up to the street, making blocks with an almost continuous and dense edge and with soft landscaping. Building heights would vary between 2-3.5 storeys.

### MEDIUM DENSITY

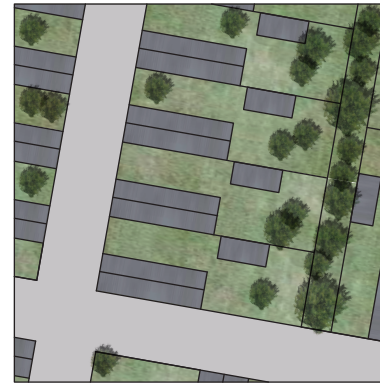
These intermediate zones, immediately adjacent to the High Street would be predominately residential, mostly in the form of houses, though other uses would be possible. There would be some small business premises and possibly a few big sheds for specialised workplaces. The buildings would be mainly detached and semi-detached, with the fronts and sides of buildings right up to the edge of the plots. Building heights would vary between 1½ – 2½ storeys.

### HIGHER DENSITY



**Higher density town houses & apartment buildings with commercial ground floor, 2½-3½ storeys, (10-15m high). Density approx. 40 units/ha (16 units/acre)**

### MEDIUM DENSITY



**Medium density residential, 1½-2½ storeys, (6-10m high). Density approx. 20 units/ha (8 units/acre)**

### LOWER DENSITY



**Lower density detached, 1-2 storeys, (4-8m high). Density approx. 13 units/ha (5.5 units/acre)**

### LOWER DENSITY

The areas towards the edge of An Camas Mòr would be almost exclusively residential. There would be a range of plot sizes to allow different kinds of houses, including some very large ones. Home workplaces that do not disturb neighbours would be encouraged.

All buildings would be detached and staggered to give the feeling of more space, some closer to the street, others set further back. Whilst the landscape assessment is based on these being 2½ storeys high, it would be expected that building heights would be generally lower.