

PROPOSED LAYOUT

COMPACT

The plan for An Camas Mòr is based on the idea of the compact footprint. The idea is that the majority of the settlement is within a radius of five minutes walking distance (or 400 metres). This means that most local journeys would be short enough (in time and distance) to make walking the best option. Important too is the idea of concentrating as much development as is reasonable, on as small an area as possible, to protect other more sensitive areas from unnecessary development in the future.

DESIGN ORIGINS

Traditional places most often grow up along routes, between other places. In this way there is a potential to connect An Camas Mòr to the neighbouring settlements of Aviemore to the west and Coylumbridge to the south-east. This notional route is an important ingredient in generating the plan form and it has the potential to become the direct walking route from the Speyside Way at Aviemore to the Lairig Ghru Pass through the Cairngorms to Braemar and Royal Deeside.

HIGH STREET

Taking inspiration from traditional Scottish towns, the main concept for the plan is to make a single main street, a 'High Street'. It seems logical that this would be orientated along the notional connecting route between Aviemore and Coylumbridge. Additionally, this idea is reinforced by the study of traditional Scottish town plans, which shows that East to West is the favoured orientation of High Streets.

CURVED FORM

Again, study of traditional settlements shows that high streets are often gently curved to reduce the effect of wind, and vary in width - narrowing to reduce wind and widening to create sunny spaces. These simple concepts have been included in the plan.

HIGHER DENSITY CENTRE

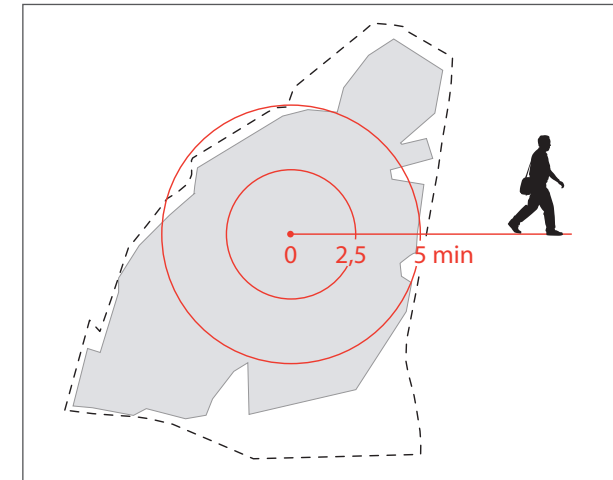
The concept would be further developed by making assumptions of higher density and greater diversity along the High Street, allowing for slightly higher buildings, joined-up buildings and a range of other uses than residential. The plan would allow for a concentration of services, employment and public buildings, as well as leisure facilities along the High Street. The rest of the settlement relates to the High Street with side street connections, of different scales and characters, with narrower wynds and lanes, as well as wider streets to accommodate the distribution of traffic. This 'fish-bone' plan is typical of traditional Scottish towns and villages. The idea of the side streets would be to give every home in An Camas Mòr a direct relationship to the centre and therefore a clear sense of identity. They would also allow almost every dwelling in the village to be within five minutes of the High Street. The side streets would be staggered to reduce the negative effect of wind, as well as to reinforce the importance of the High Street as the main thoroughfare.

INFLUENCE OF TOPOGRAPHY

The topography of the site has had a great influence on the plan, with the contours effecting the routing of the High Street, as well as the significant landscape forms such as the characteristic topographical kettleholes generating open spaces. Additionally existing mature trees have been incorporated within the plan.

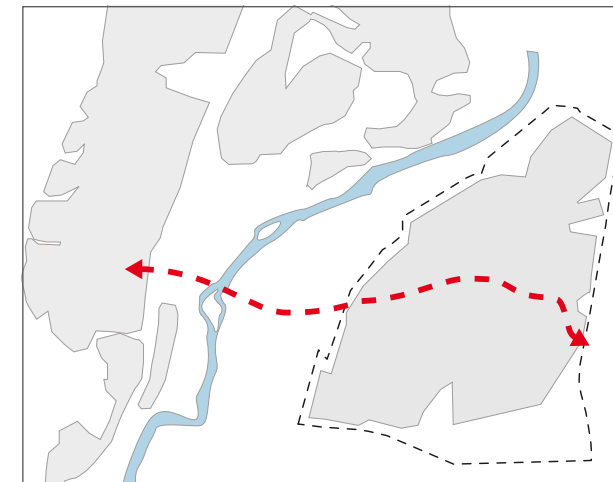
WOODLAND SETTING

The whole settlement would be placed in a woodland setting, by being surrounded by a woodland edge. This gives a strong connection to the natural landscape, with views of trees at the end of every side street. The woodland connection would be extended by the creation of forested wedges which penetrate deep into the plan, enhancing the sense of connection to nature.



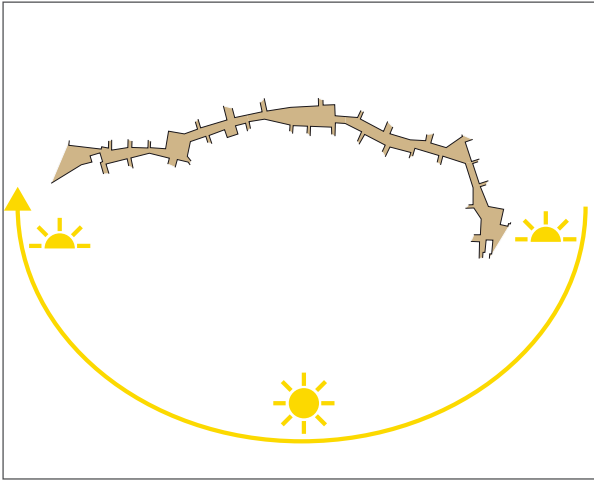
Compact footprint

The small footprint and dense building pattern would make walking distances short, pleasant and safe.



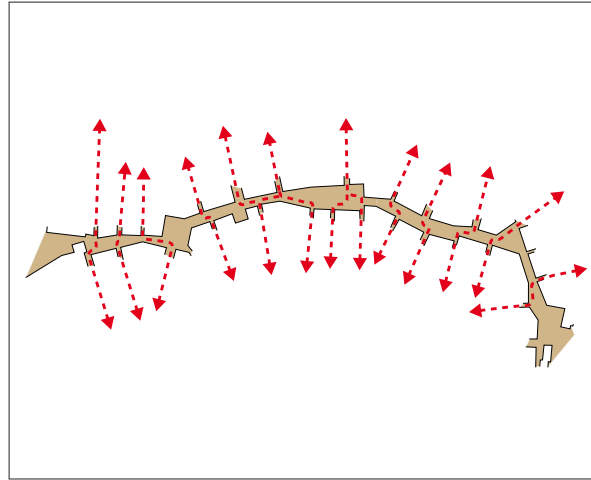
Notional route

A bicycle and pedestrian route, meandering through the recreational park, would connect An Camas Mòr with Aviemore.



East-west curved High Street

The curved High Street runs from east to west catching the sun throughout the day.



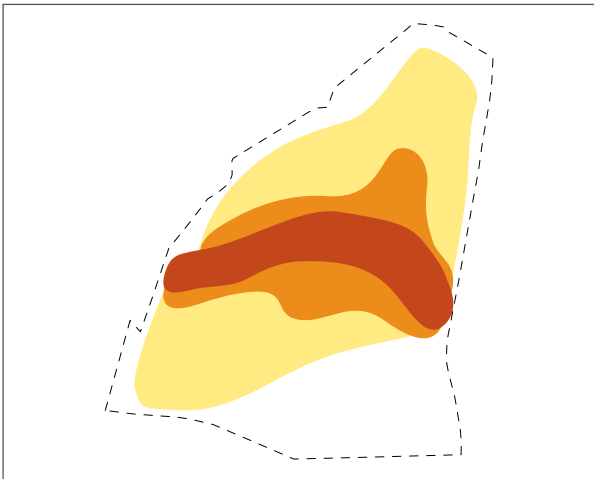
Streets off the High Street

The streets off the High Streets would be shifted to prevent wind tunnels and to create an interesting walk through the built fabric.



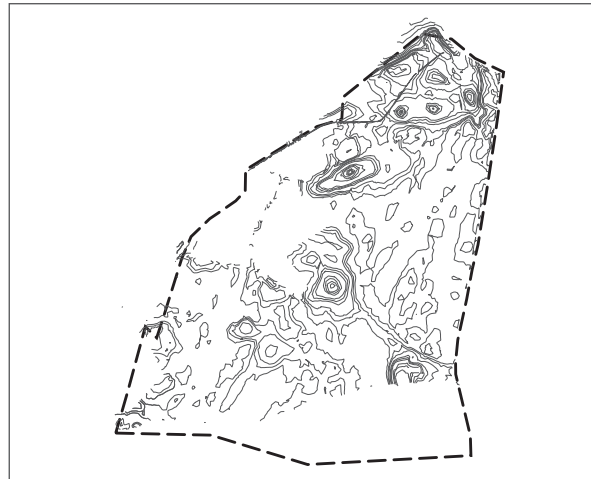
Services along the High Street

Services, commercial and leisure uses would be concentrated along the High Street.



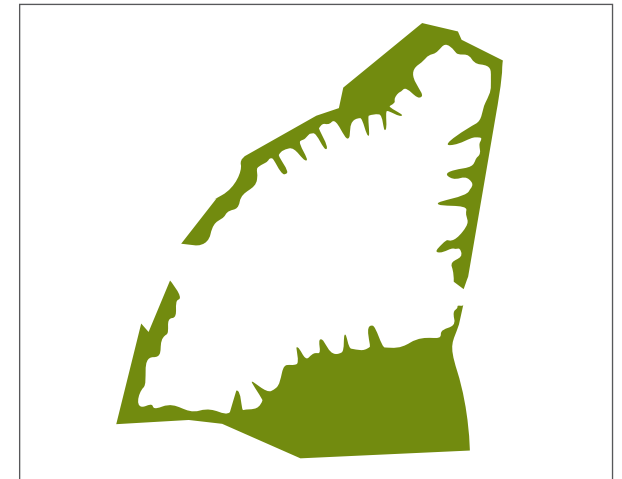
Notional density

The built mass would be denser along the High Street and less dense towards the site edges.



Topographical influence

Natural topographical elements would be preserved and used for recreation and play.



Green edges and wedges

Green edges and wedges would shelter the community and would give close contact with nature from within.

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SPACES FOR LIFE

The design process started by considering life and the range of different everyday life needs that should be accommodated in the new settlement. The plan would accommodate the different and sometimes conflicting requirements in distinctly different kinds of spaces.

The public spaces within An Camas Mòr, would be divided into three distinct types:

SPACES OF ESSENTIALLY URBAN CHARACTER

'The busiest and most accessible places'. These would basically be the High Street and the spaces contained along it. The needs of commerce, community and culture generate the greatest footfall and traffic, as well as the widest diversity of activity. These spaces would require flexibility, robustness and appropriate landscaped.

Hard, flat surfaces with suitable hard-wearing and easily maintained materials are proposed, to allow the full range of activities to take place. Attractive appearance and quality would also be important as they invoke identity and feelings of civic pride, which have a direct influence on the longer-term social and economic sustainability of the place. The quality of the design and the care in placing of street furniture, planting, lighting, signage, artwork and detailing are also vital for the same reasons.

OPEN SPACES WITH A PARK CHARACTER

'Places for activities'. These are soft-landscaped places such as the open spaces created around landscape features, as well as the smaller local 'pockets' of green such as play spaces. These spaces would allow for a range of uses, both passive and active recreation, as well as a wide range of users, young and old, locals and visitors.