

# Craiginn Terrace

## Welcome

Public consultation is an important part of the planning process and something that Blackridge Developments Ltd takes very seriously. This public consultation allows those who may be affected by the development proposals the opportunity to express their opinions prior to the application being submitted.

We therefore encourage you to respond to our proposals. Once you have reviewed the plans, and asked any questions that you have on them, please leave any comments or feedback you have on our questionnaire.

Please note that any comments you make will be reviewed by the project team and inform any necessary amendments to the proposals at this stage. Any comments made at this time are not representations to the planning authority and would not be considered as part of any future planning application. When a planning application is submitted there will be an opportunity to make representations to the planning authority at that time.

## Our Company

Blackridge Developments Ltd is an arm of a multi disciplined real estate investment & development group. Our companies are presently undertaking projects within the hotel, hospitality, office and residential markets throughout the UK & Ireland.

## Development Proposal

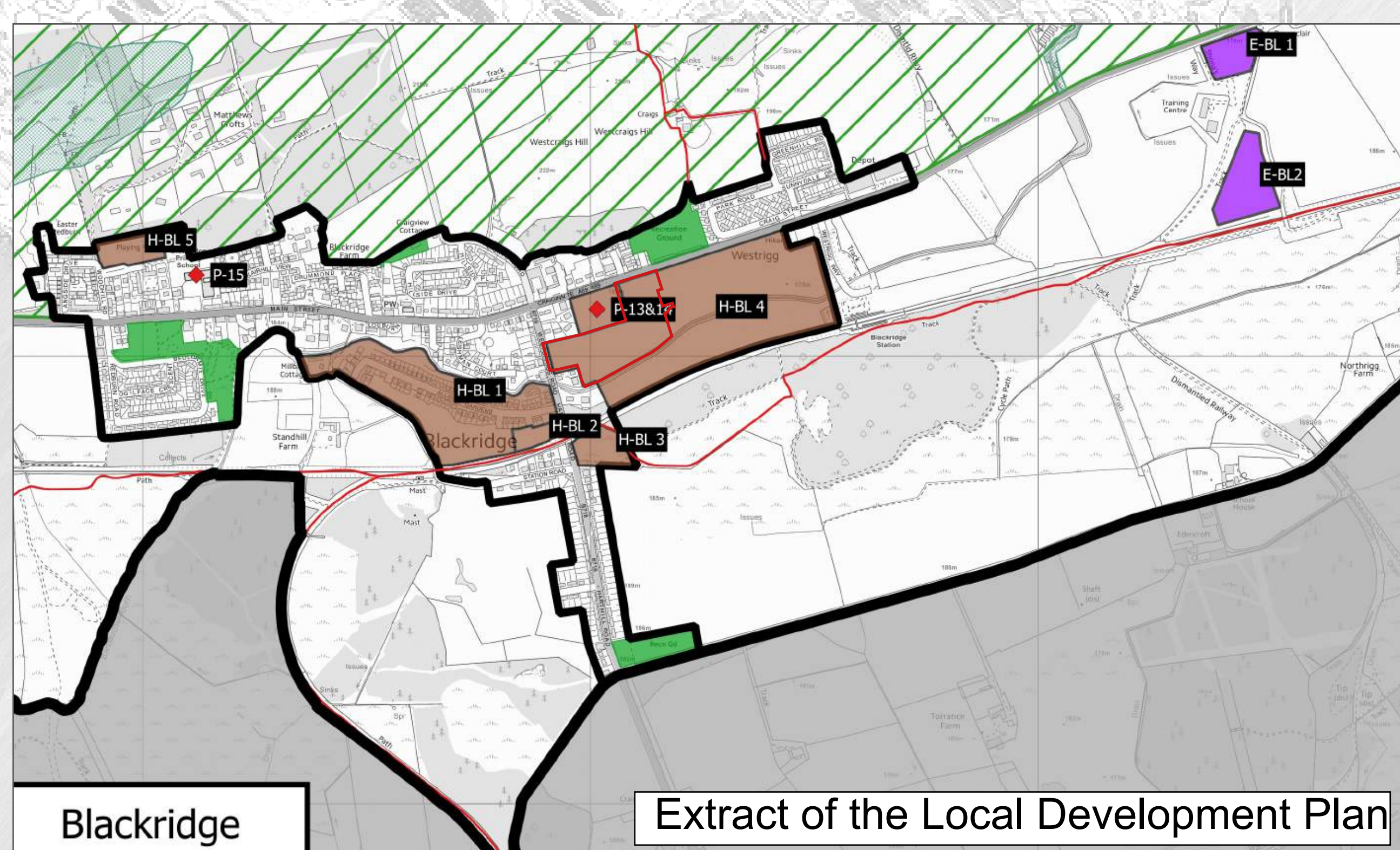
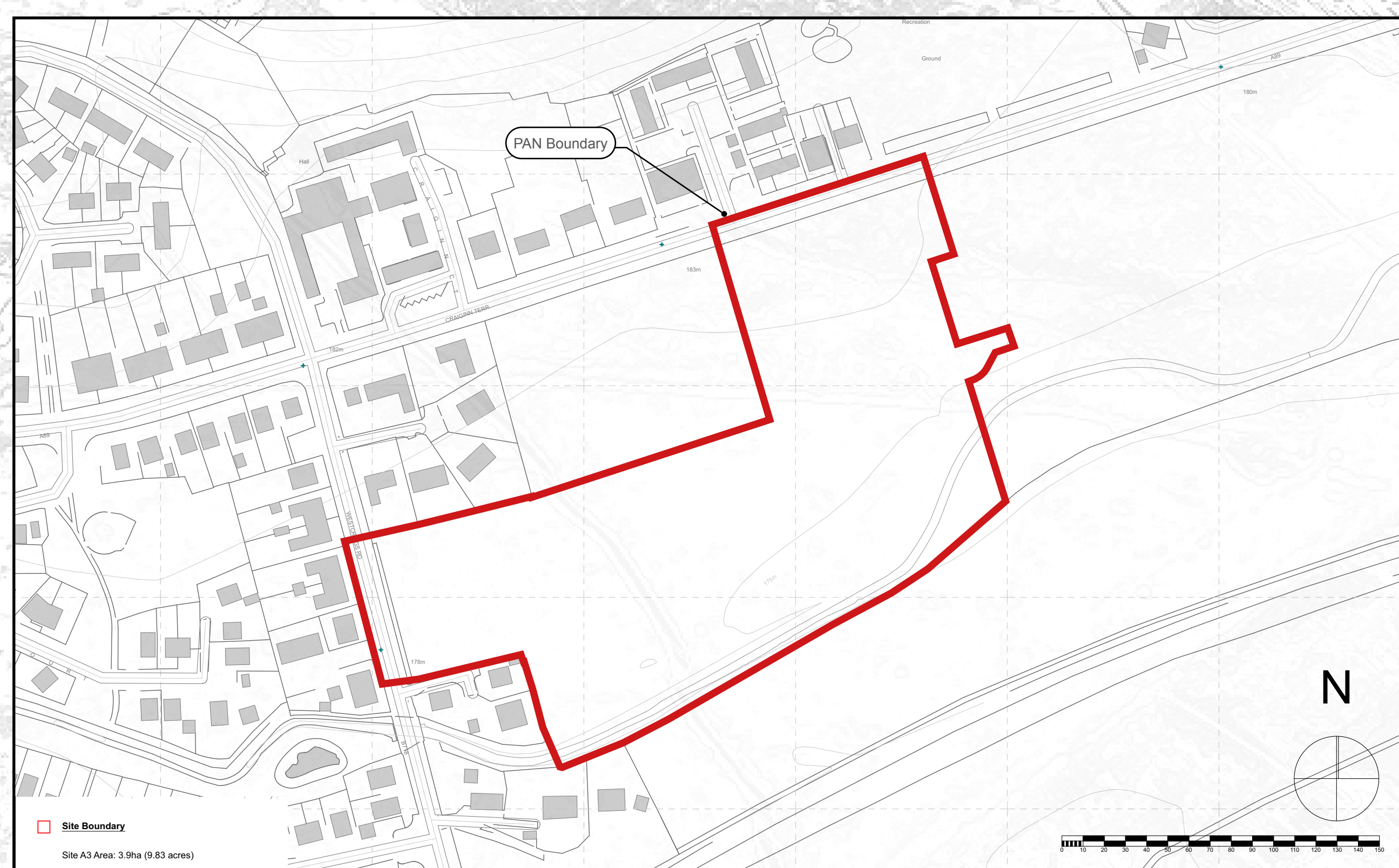
Planning Permission is being sought for the following development description:

**Residential development comprising circa 80 new homes, car parking, open space, access and associated infrastructure.**

## The Site

The subject site extends to circa 3.9 hectares (9.83 acres) and is located within the Blackridge village boundary. It is bounded to the south and east by our private residential development. To the west and north west of the site are existing residential properties along Westcraigs Road, and affordable homes currently being delivered by Cairn Housing Association. To the north of the site is Craiginn Terrace.

West Lothian Council have in the past been minded to grant planning permission for residential development on this site (subject to Section 75 contributions).





# Appraisal

## Noise

A noise impact assessment will be carried out to ensure that the internal and external acoustic environment meets current standards for dwellings. We have identified that there is the potential for rail noise and road traffic noise to affect the proposed development site; we will quantify and assess these sources through comprehensive baseline surveys and consultation with West Lothian Council.

We will consider appropriate mitigation measures to ensure that the World Health and British Standard recommendations for gardens, bedrooms and livingrooms are met. This is likely to influence the layout of dwellings across the site, specification of effective boundary treatments and defining the requisite acoustic performance of the facade elements, including glazing and ventilation.

## Flood Risk

A flood risk assessment has been undertaken for the site, this indicates that an area of land alongside Barbauchlaw Burn is most at risk of flooding, due to the low lying topography in this area.

Development will be limited to areas out with the predicted floodplain. Finished floor levels will be designed to an appropriate height above surrounding ground levels, with finished ground levels sloping away from buildings.

## Natural and Historic Environment

A previous desktop appraisal indicates that there is limited ecological value within the field environments of the site. There are no designated areas of ecological value within the site which could constrain its development.

There are no Conservation Areas or Scheduled Monuments or Gardens and Designed Landscapes within or close to the site. There are no Listed Buildings within the site. The former Westcraigs coaching inn is located approximately 160m from the north western boundary, and 110m from the western boundary. The development of the site will not adversely affect the setting of this listed building.



## Transport

The proposed development is well located for access to a range of sustainable modes of transport. It is adjacent to Blackridge railway station where there are typically two trains each hour to Edinburgh and two to Glasgow. The A89 is served by frequent buses to Armadale, Caldercruix, Bathgate, Airdrie, Whitburn, Harthill, and Livingston. National Cycle Network Route 75 runs to the south of the railway line and this forms part of a long distance route from Edinburgh to Glasgow.

The planning application will be accompanied by a Transport Statement report. This report will describe the existing transport network around the site and describe the transport infrastructure that will be provided as part of the development (such as links to local footpath or footway networks).

Blackridge is ideally located for easy access to Edinburgh, Glasgow and the surrounding areas.

### BY TRAIN

Armadale	4 mins
Bathgate	8 mins
Livingston North	13 mins
Airdrie	14 mins
Edinburgh Haymarket	30 mins
Glasgow	40 mins

### BY BUS

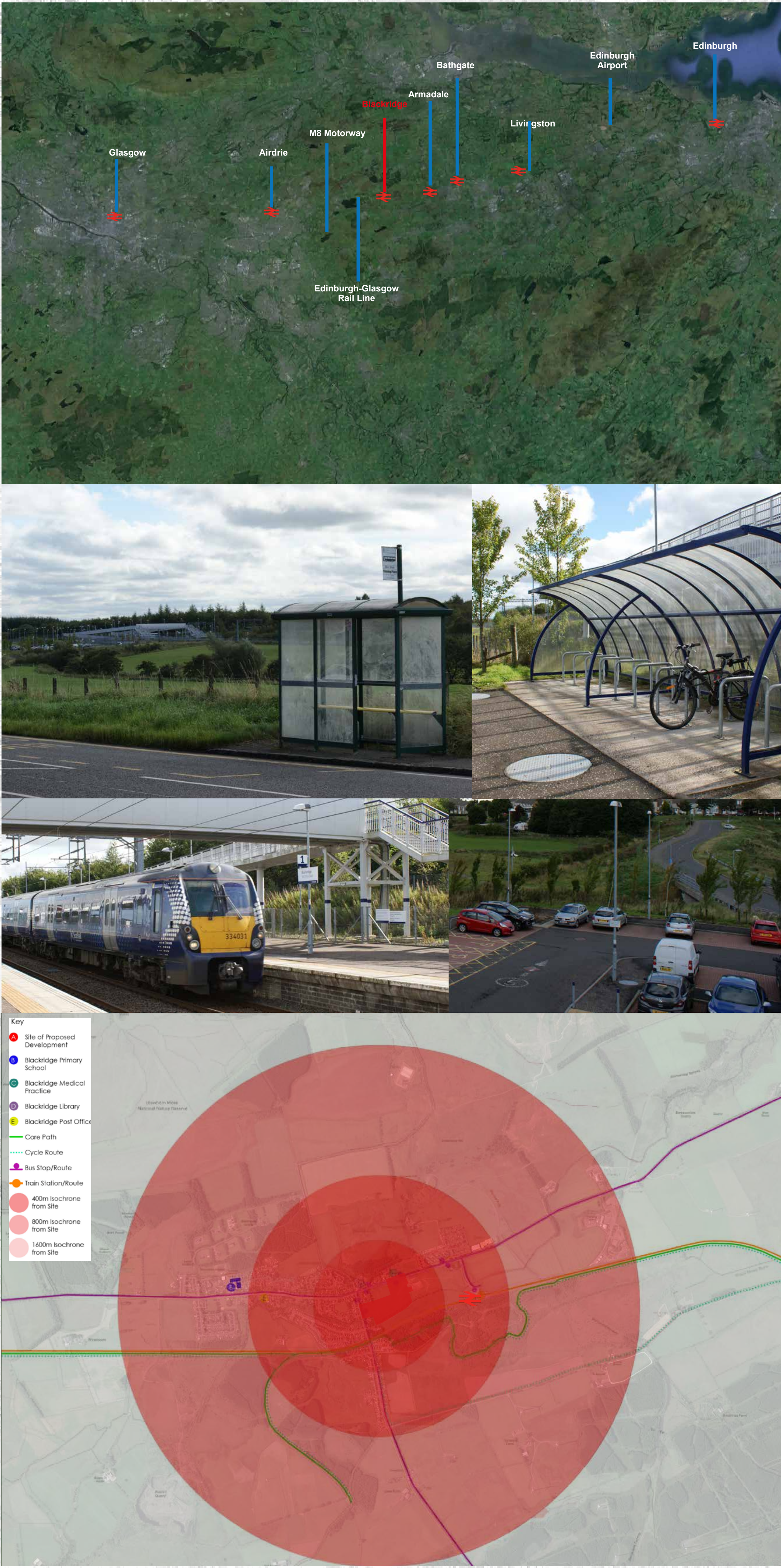
Armadale	13 mins
Caldercruix	25 mins
Bathgate	28 mins
Airdrie	30 mins
Whitburn	35 mins
Harthill	46 mins
Livingston	1hr 10mins

### BY CAR

Livingston Centre	20 mins
Linlithgow	20 mins
Falkirk	30 mins
Cumbernauld	30 mins
Glasgow City Centre	35 mins
Edinburgh City Centre	50 mins

### AIRPORT DRIVE TIMES

Edinburgh Airport	30 mins
Glasgow Airport	45 mins



Craiginn Terrace  
Residential development



# Design Proposal



## Distinctive



## Safe & Pleasant



## Welcoming



## Adaptable



## Resource Efficient



## Easy to move around

## Distinctive

The existing features of the site, including the watercourse and topography, will be utilised to create a place with a strong sense of identity. The Barbachlaw Burn will be integrated into a greenspace structure that will form the core of the proposed development. The inclusion of an integrated network of residential streets, paths and open space, will ensure the creation of a cohesive and inclusive community.

### Safe & Pleasant

Movement around the development will be prioritised for pedestrians. Shared surfaces will be provided where possible, and street design will accord with 'Designing Streets' to slow traffic and provide interaction between housing and streets. All open spaces will be actively overlooked to ensure a safe and pleasant environment. The proposals accord with the principles in Secured by Design. Public spaces will be of an appropriate scale to encourage use. Key pedestrian routes through these spaces will also be overlooked by homes to ensure these are well used and provide passive surveillance.

## Welcoming

The development will form an attractive streetscape to the Westcraigs Road and the A82. The street facing homes at Craiginn Terrace and Westcraigs Road will complete the streetscape at the centre of the village, creating a strong sense of place. Buildings frontages will form focal points to ease navigation and define the various streets within the development.

### Adaptable

The development will complete the residential and open space elements of the wider site allocation. Craigninn Terrace will be a place where people can live, work and play. A range of different house types and tenures will be provided as part of the development, to meet local housing need and demand. The greenspace, paths and routes will promote biodiversity as well as providing a choice of attractive pedestrian routes. This will include areas for play and recreation. The development will form a socially inclusive community that will be able to adapt over time.

### Resource Efficient

The inclusion of a variety of different land uses within the centre of the village and adjacent development will reduce the need for car journeys. The development is close to public transport routes, ensuring all homes are within easy walking distance of these services. Additionally, shared surfaces will be incorporated to prioritise and encourage pedestrian movement within the development in accordance with 'Designing Streets'. Homes will include photovoltaic panels, rainwater harvesting and will be thermally efficient, thus contributing to tackling climate change

## Easy to move around and beyond

A clear movement hierarchy is proposed which allows ease of movement through the development. Street design will encourage pedestrian movement, in accordance with 'Designing Streets' giving pedestrians priority over vehicles and naturally slowing traffic. Movement around the development is focused on providing pedestrian and cycle access to the various land uses and greenspaces within the development. All parts of the development have easy access to public transport. Public spaces will be overlooked to encourage passive surveillance.



## Vision

Blackridge is located at the heart of Scotland's Central Belt and has excellent public transport links to Glasgow and Edinburgh.

There is an opportunity to create a sustainable development providing homes for a range of residents, who will contribute to supporting local services. The development of this site will strengthen the continued success of Blackridge.

The site offers the ability to provide an appropriate density of development close to a transport route and at the heart of the village.

The design offers a range of contemporary family homes and a substantial public space benefiting the whole community.

The sketch concept illustrates our initial thoughts on how this could be achieved, subject to design development and discussion with the Local Authority



## Environmental Sustainability

The principle of our approach to construction is to propose a thermally efficient, modular designs which will reduce operational load, lowering carbon emissions.

All buildings delivered as part of this development will need to meet the exacting standards of the current Building Technical Standards.

A number of elements may be incorporated into the design of new homes, these may include:

### Photovoltaic roof panels

**Photovoltaic roof panels**  
The roof design allows the potential to incorporate arrays of solar PV panels.

## Rain Water Harvesting

To reduce the consumption of fresh water, a rain water harvesting system will be installed. This will collect and reuse rain water for irrigation of soft landscaped areas.

The incorporation of a mix of uses in the wider site, continuity of public open space, SUDS measures and a hierarchy of streets focused on prioritising the pedestrian over vehicles will ensure this proposal is sustainable.

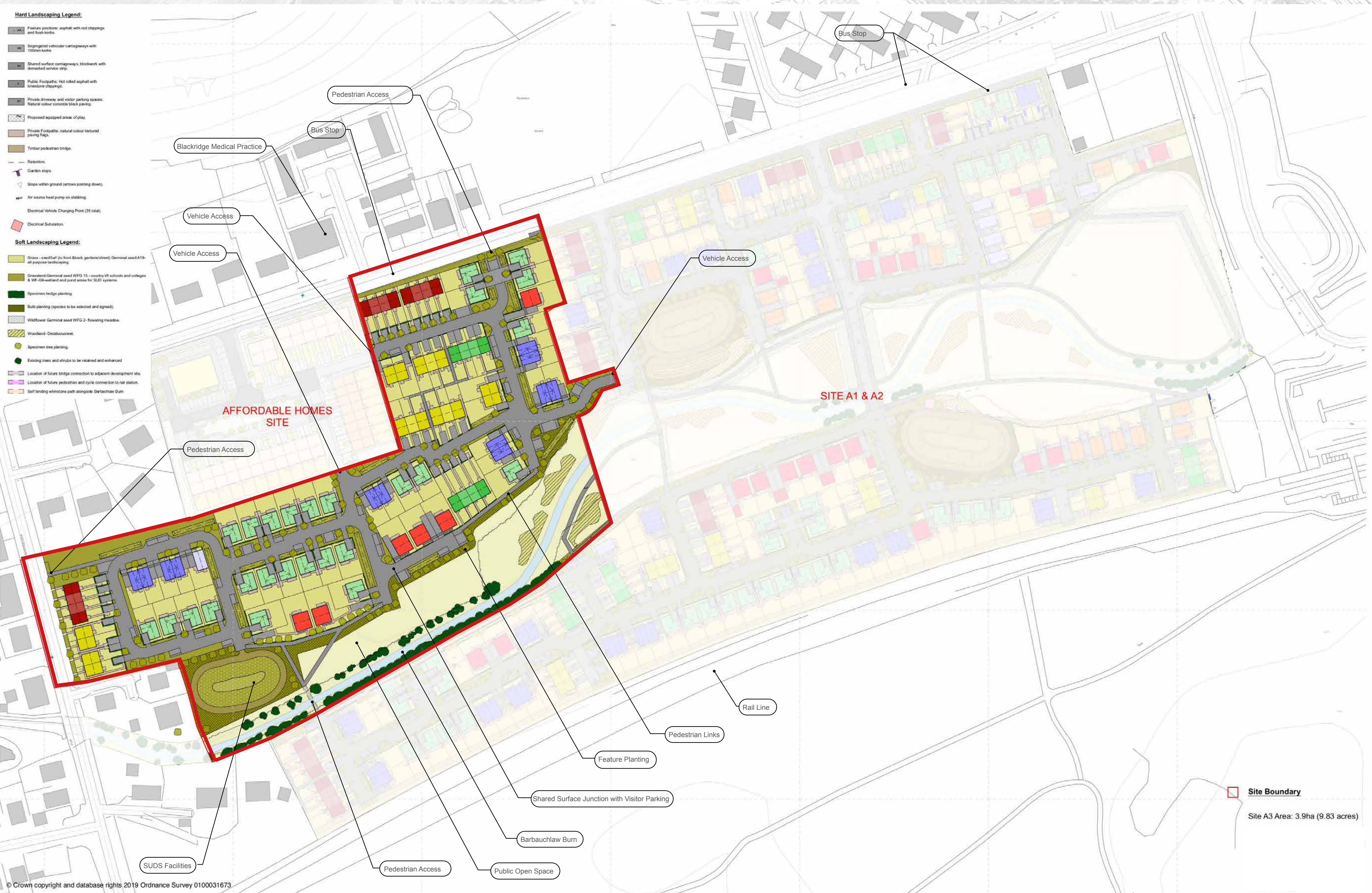
# Craiginn Terrace

## Residential development



# Design Proposal

## Proposed Development



## Proposed Development in Context of Approved Development



## Land Use and Built Form

These residential proposals will provide approximately 80 new homes, car parking, open space, access and associated infrastructure works. This will provide opportunities to maintain housing supply in West Lothian by bringing new housing to the market.

Within the site a variety of densities, property types and tenure will be provided. The majority of the site will provide a range of family homes. The appropriate number, type and tenure of affordable housing will be defined in consultation with the council.

The form of this proposal responds to the location of the site and its surroundings. The development framework in the plan above illustrates the land uses and built form of the proposed development.

## Streets

*‘Good street design can promote a better quality of living for everyone’.* This statement in ‘Designing Streets’ illustrates a key principle of this proposal focusing on creating good places in which people want to live.

The layout of streets provides an easily accessible layout for pedestrians and cyclists. This will promote sustainable modes of transport, particularly to the key amenities within Blackridge.

A new hierarchy of streets, lanes and footpaths will be formed, prioritising the pedestrian in accordance with ‘Designing Streets’. The use of shared surfaces, appropriate gradients, tonal variation and tactile surfacing will be considered amongst other design features will be incorporated.

## Open Spaces

Active and safe places are an important element in delivering an attractive environment. To achieve this, building frontages will overlook streets, greenspaces and play areas to provide appropriate passive surveillance, reducing the risk of crime and vandalism.

The development of the greenspace strategy has been informed by the existing opportunities the site has to offer. These are supplemented by new features, in particular the SUDS facilities and the play areas, which are set within and form part of the open space for the site.

Open space in the form of a Green Corridor is provided through the centre of the site alongside the Barbauchlaw Burn. This provides an opportunity to connect to the existing path network and open space strategy within Blackridge.





# Design Proposal

## Proposed Homes



**The Rannoch**  
Two bedroom terrace with en-suite.



**The Kinloch**  
Two bedroom terrace with home office



**The Duchray**  
Three bedroom terrace and semi detached



**The Livet**  
Three bedroom semi detached



**The May**  
Three bedroom detached



**The Devon**  
Three bedroom detached



**The Eden**  
Four bedroom detached



**The Alladale**  
Five bedroom detached



**Craigninn Terrace**  
Residential development