

Balhousie Resident Event



*PERTH &
KINROSS*
COUNCIL

 **TRAIL**
ARCHITECTS

Perth Grammar School
30 October 2025

Introduction

- Welcome
- Who's in the room:
- Elaine Ritchie, Strategic Lead Housing and Communities
 - PKC Officers – Housing, Housing Strategy & Development Plans, and Communications
 - Trail Architects
- Purpose of the event:
 - Reflect views presented at previous session
 - Present a proposal based on feedback received
 - Breakout sessions - discuss the proposal



Context

- Council policy to use of site for affordable housing
- National Housing Emergency Declared - significant supply and demand pressures locally
- Housing Waiting List – 3,500 applicants with highest demand for one bedroom accommodation
- Any proposed mix, needs to meet housing need and demand
- Council stock and new builds – more than 8,200 social-rented properties with around 200 properties added per year through new-builds and buybacks



Affordable Housing

- PKC Council Housing - **Landlord**
- **Allocations - Common Allocations Policy** – adhering to housing and homeless legislation.
- **Profile of social housing applicants is varied;**
 - Families **priced out** of private rental/ownership market
 - Existing tenants who are **under-occupying or overcrowded**
 - People who need to move for **medical reasons**
 - People **experiencing homelessness** for a range of reasons
- **Management & Maintenance** – High repairing and energy standards, with substantial investment in properties, paid for by tenants through rents.
- **Funding:**
 - **Housing Revenue Account** (Tenants' rents) - majority of funding.
 - **Scottish Government Grant.**
 - **Council Tax 2nd / Empty Homes** (Surcharges earmarked for affordable housing).



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Demolition Update

- Demolition Contractor has now carefully salvaged most of the ornate architectural features.
- We anticipate beginning the reduction of the remaining front elevation next week. This phase will include a more detailed investigation to locate the time capsule
- Once the building is reduced to ground level, the focus will then turn to clearing the final remnants of the building.
- Asbestos monitoring has been ongoing throughout the project.
- The site will then be made safe and left secure.



PREVIOUS EVENT (18/09/2025)

POINTS RAISED AND DISCUSSED

DIVERSE HOUSING OPTIONS: PROVIDE A VARIETY OF ACCOMMODATION TYPES, NOT ALL 1 BEDS. QUALITY HOUSING AND SOME ACCESSIBLE UNITS.

CHERRY PRUNUS TREES: RETAIN THE EXISTING CHERRY TREES AND KEEP MATURE TREES.

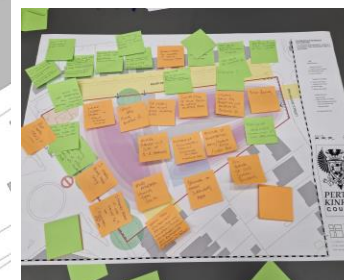
BOUNDARY CONDITIONS AND GREEN SPACES: LIMIT SOLID FENCING AND SHEDS. INCORPORATE LANDSCAPING AND BIODIVERSITY.

HERITAGE MATERIAL USE: REUSE SANDSTONE FROM THE SCHOOL BUILDING AND OTHER RETRIEVABLE FEATURES.

BINS AND PARKING: PLENTY PROVISION FOR NEW PROPERTIES IN ANY NEW PROPOSALS.

DESIGN CONTINUITY: CONSIDER THE DESIGN AND SCALE OF SURROUNDING HOUSING. PITCHED ROOF FORMS AND A DESIRE FOR RED BRICK. APPRECIATE STONE IS NOT VIABLE.

SITE CIRCULATION/ACCESS AND TRAFFIC INCREASE CONCERNS.



OPTION 1

CENTRAL BLOCK TO REPLICATE SCHOOL MASSING



NOT A RATIONAL FORM FOR NEWLY DESIGNED HOUSING, TOO MANY SAME-SIZED UNITS IN ONE BLOCK, NOT IDEAL. IT WOULD NOT BE POSSIBLE TO RECREATE THE QUALITY OF THE ORIGINAL BUILDING IN CONTEMPORARY AFFORDABLE DESIGN.

A BUILDING LOCATION IN ONE LARGE BLOCK LIMITS WHAT CAN SENSIBLY BE DONE WITH THE REST OF THE SITE, CUTTING DOWN FLEXIBILITY. THE BUILDING WAS ORIGINALLY DESIGNED VERY SPECIFICALLY AS A PUBLIC SCHOOL, NOT A HOUSING BLOCK.

OPTION 4

COMPACT CENTRAL BLOCK WITH MORE STOREYS



MANY OF THE SAME ISSUES AS OPTION 1. DOES FREE UP MORE EXTERNAL SPACE BUT NOT IN A USEFUL OR DESIRABLE WAY.

OPTION 2

SIMPLIFIED CENTRAL BLOCK TO REPLICATE SCHOOL MASSING



HAS ALL THE SAME ISSUES AS OPTION 1, BUT IS POTENTIALLY EVEN LESS DESIRABLE AS A BUILDING COMPOSITION.

OPTION 5

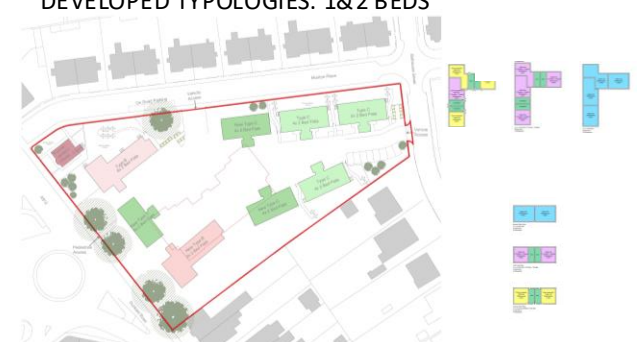
PERIMETER NEW BUILD SCHEME NEW TYPOLOGIES. 1 & 2 BEDS



EFFICIENT USE OF THE SITE BUT DOES NOT OFFER SOME OF THE MORE DESIRABLE MIX OF HOUSING TYPOLOGIES

OPTION 3

PERIMETER NEW BUILD REUSING PREVIOUSLY DEVELOPED TYPOLOGIES. 1&2 BEDS



PROVED TO BE UNVIALE DUE TO UNTS NOT DESIGNED FOR THE SITE-SPECIFIC LOCATIONS, NOT AFFORDABLE IN TERMS OF THE UNIT NUMBERS POSSIBLE

OPTION 6

PERIMETER NEW BUILD SCHEME USING A VARIED HOUSING OFFERING



EFFICIENT USE OF THE SITE, THIS OPTION CREATES MORE OPPORTUNITIES FOR ACCESSIBLE GROUND FLOOR UNITS WITH SECURE PRIVATE GARDENS AND 3-BEDROOM HOUSES WITH SECURE PRIVATE GARDENS

RANGE OF UNIT TYPES
AND SIZES 1-3 BEDS TO
CREATE A MORE VARIED
COMMUNITY

ACCESSIBLE UNITS TO
SUIT A VARIETY OF USERS

MINIMISE GARDEN FENCING
TO PROVIDE COMMUNAL
GARDENS AND PERMEABLE
SITE WHERE POSSIBLE

RETENTION OF HERITAGE
FEATURES INCLUDING THE
CREATION OF A PEDESTRIAN
ARCHWAY FROM THE
RECOVERED SCHOOL FEATURES
AND PUBLIC INFORMATION
BOARDS

OPPORTUNITIES FOR
ENHANCED BIODIVERSITY

SECURE BICYCLE PARKING IN
LINE WITH DESIGN STANDARD

AIR SOURCE HEAT
PUMP UNITS

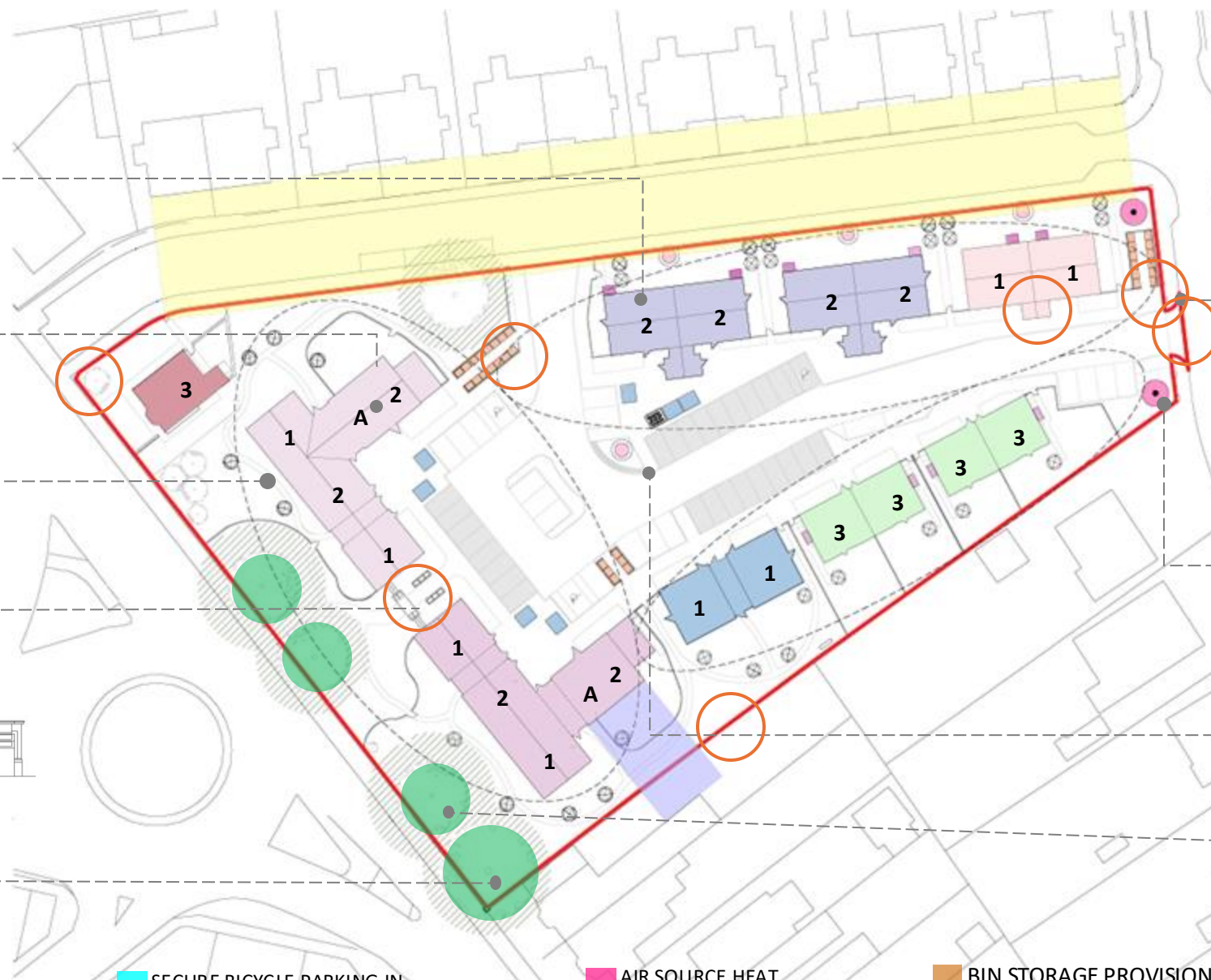
BIN STORAGE PROVISION IN
LINE WITH DESIGN STANDARDS

RAILINGS RETAINED
& PILLARS REPLACED WITH
SCHOOL STONE IF
POSSIBLE

POTENTIALLY VIABLE
CHERRY TREES RETAINED
AND REPLACEMENT
PLANTING INCORPORATED.

SPECIALIST DESIGN NEW
LANDSCAPING SCHEME FOR
FULL SITE GREEN SPACE

MATURE TREES
RETAINED



IMPROVED SITE DRAINAGE

PREVIOUS CHEVRONS
REPURPOSED TO 3 PARKING
SPACES

PITCHED ROOF FORMS AND
CONSIDERATION OF SCALE
OF SURROUNDING HOUSING

2 STOREY DUAL FRONTAGE
COTTAGE FLATS FACING
MUIRTON PLACE TO
CONTINUE THE STREET

TRAFFIC FLOW AND
CAPACITIES WILL BE
ASSESSED BY PKC ROADS
TEAM AND ENGINEERS AS
PART OF A FUTURE
PLANNING APPLICATION

2-WAY VEHICULAR
ACCESS

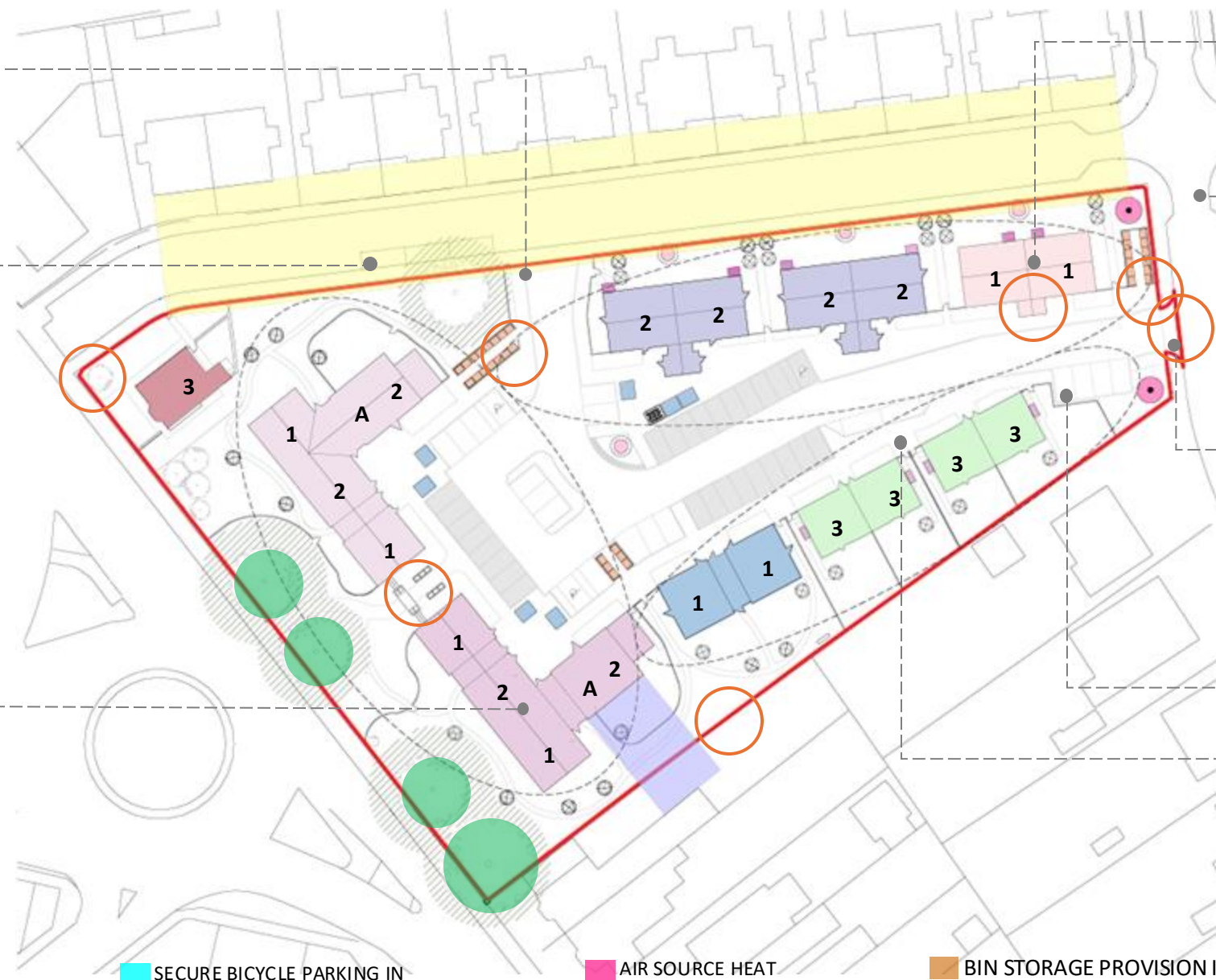
A TOTAL OF 50 PARKING
SPACES

WELL-LIT AND SAFE
PEDESTRIAN ROUTES

SECURE BICYCLE PARKING IN
LINE WITH DESIGN STANDARD

AIR SOURCE HEAT
PUMP UNITS

BIN STORAGE PROVISION IN
LINE WITH DESIGN STANDARDS

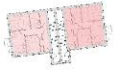




1, 2 BEDS
3 STOREYS



2 BED MAIN DOOR
COTTAGE FLATS



1 BED MAIN DOOR
COTTAGE FLATS






3 BED
JANITOR HOUSE

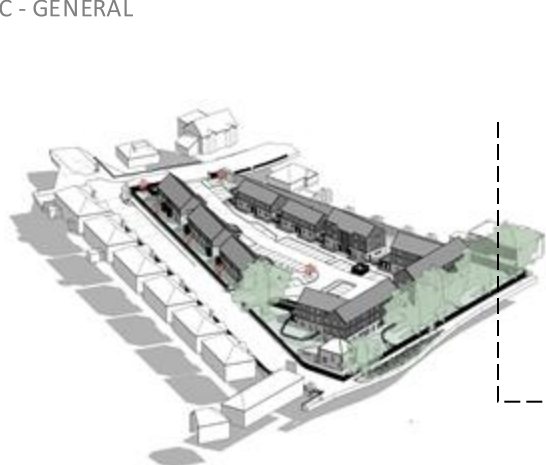


1 BED FLATS
2 ½ STOREYS



3 BED SEMI
DETACHED HOUSES

SCHEDULE OF ACCOMMODATION		
	TYPE	NUMBER
	1 BED UNITS	20
	2 BED UNITS	22
	3 BED UNITS	5
	TOTAL	47 UNITS
	TOTAL PARKING	50 SPACES
	TOTAL CYCLE PARKING	48 SPACES
	TOTAL BIN PROVISION	33 x 1100L BINS + PRIVATE



AERIAL TOWARDS FORMER JANITOR'S HOUSE



3 STOREY HOUSING.
FACING DUNKELD ROAD



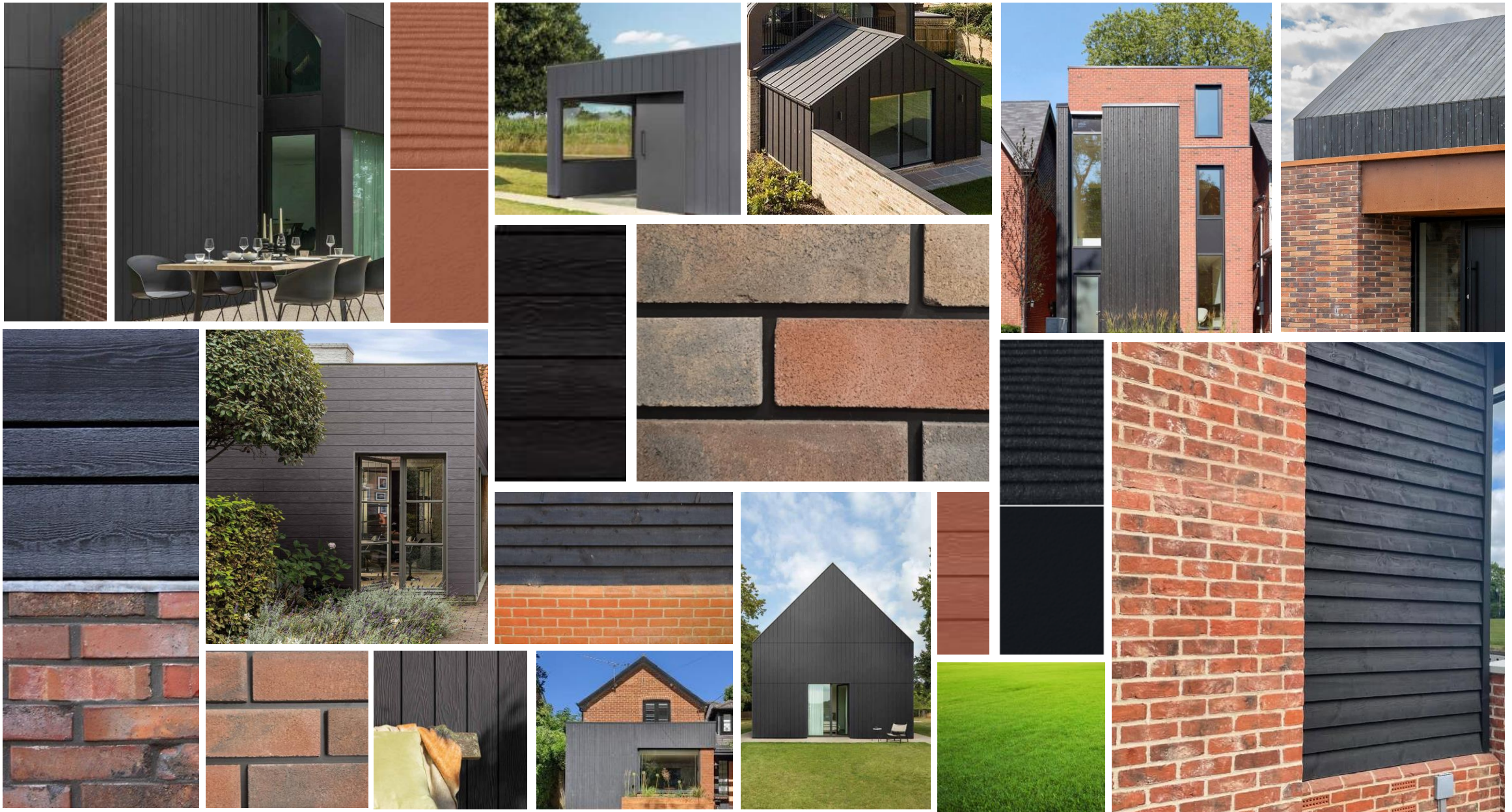
2 STOREY DUAL FRONTAGE COTTAGE
FLATS. FACING MUIRTON PLACE TO
CONTINUE STREET



TWO STOREY TO BALHOUSIE STREET



COURTYARD TOWARDS DUNKELD ROAD





OPTIONS EXPLORED BUT DISMISSED







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Break Out Sessions

- Ground rules
- This is an opportunity to share your thoughts
- The room will be split into breakout groups
- Each group will be led by Trail Architects supported by PKC Officers
- Proposed option / plan layout will be available at each group
- Only one person speak at one time.
- Please be respectful of others' views. This is a space for constructive dialogue.
- An option to make comments if you can't stay for the breakout session



Next Steps

- Collate information from the breakout sessions and consider if any changes can be made.
- Proposal amended and planning application made – late 2025/early 2026 - planning application process will provide a further opportunity to make any comments or raise concerns.
- Dedicated web page - source of information and updates.
- Thank you for your time.