

Balhousie Resident Event



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COUNCIL

 **TRAIL**
ARCHITECTS

Perth Grammar School
30 October 2025

Introduction

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



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Context

- Council Committee approved 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**
- Mix of affordable tenures will be considered, though **majority will be social housing.** Other affordable tenures subject to financial appraisal.



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PKC Housing

- PKC Council Housing

- Allocations - Common Allocations Policy – adhering to national housing and homeless legislation.
- Management & Maintenance – High repairing and energy standards, with substantial investment in properties, paid for by tenants through rents. Allocated Housing Officer.

- Other Tenures considered

- Mid-Market Rent & Low-Cost Home Ownership.

- Funding

- Housing Revenue Account (Tenants' rents).
- Scottish Govt Grant.
- Council Tax 2nd / Empty Homes (Surcharges earmarked for affordable housing).



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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.

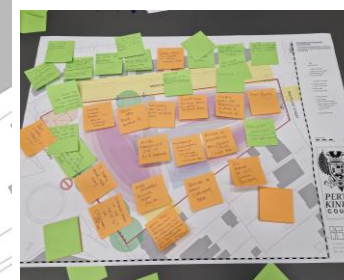
BOUNDARY CONDITIONS AND GREEN SPACES: LIMIT SOLID FENCING AND SHEDS. INCORPORATE LANDSCAPING AND BIODIVERSITY.

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

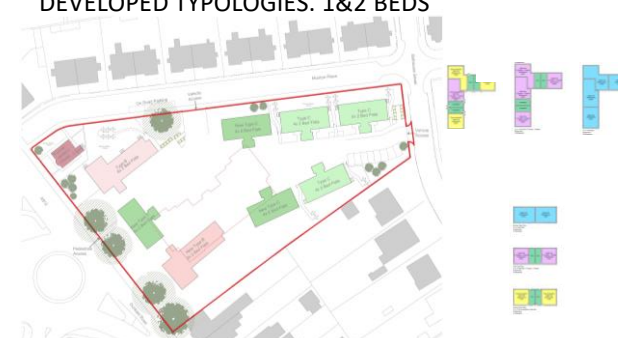
PERIMETER NEW BUILD SCHEME NEW TYPOLOGIES. 1 & 2 BEDS



EFFICIENT USE OF THE SITE BUT DOES 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 NUMBER POSSIBILITY.

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

SPECIALIST DESIGN NEW
LANDSCAPING SCHEME FOR
FULL SITE GREEN SPACE

ACCESSIBLE UNITS TO
SUIT A VARIETY OF USERS

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

MATURE TREES
RETAINED

OPPORTUNITIES FOR
ENHANCED BIODIVERSITY

RAILINGS RETAINED
& PILLARS REPLACED WITH
SCHOOL STONE IF
POSSIBLE

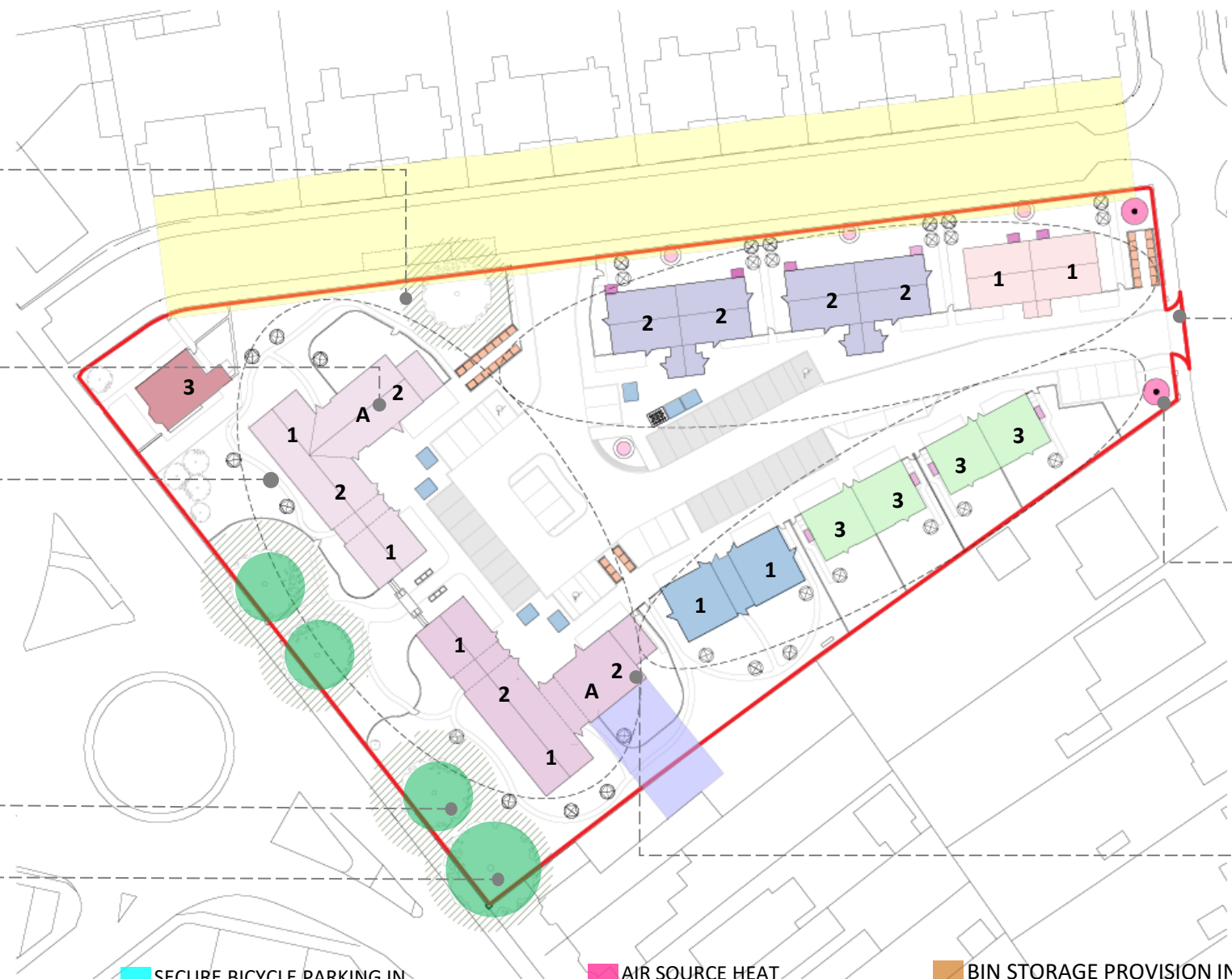
POTENTIALLY VIABLE
CHERRY TREES RETAINED
AND REPLACEMENT
PLANTING INCORPORATED.

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

SECURE BICYCLE PARKING IN
LINE WITH DESIGN STANDARD

AIR SOURCE HEAT
PUMP UNITS

BIN STORAGE PROVISION IN
LINE WITH DESIGN STANDARDS



IMPROVED SITE DRAINAGE

PREVIOUS CHEVRONS
REPURPOSED TO 3 PARKING
SPACES

CREATE PEDESTRIAN ARCHWAY
FROM THE RECOVERED
SCHOOL FEATURES AND
PUBLIC INFORMATION

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

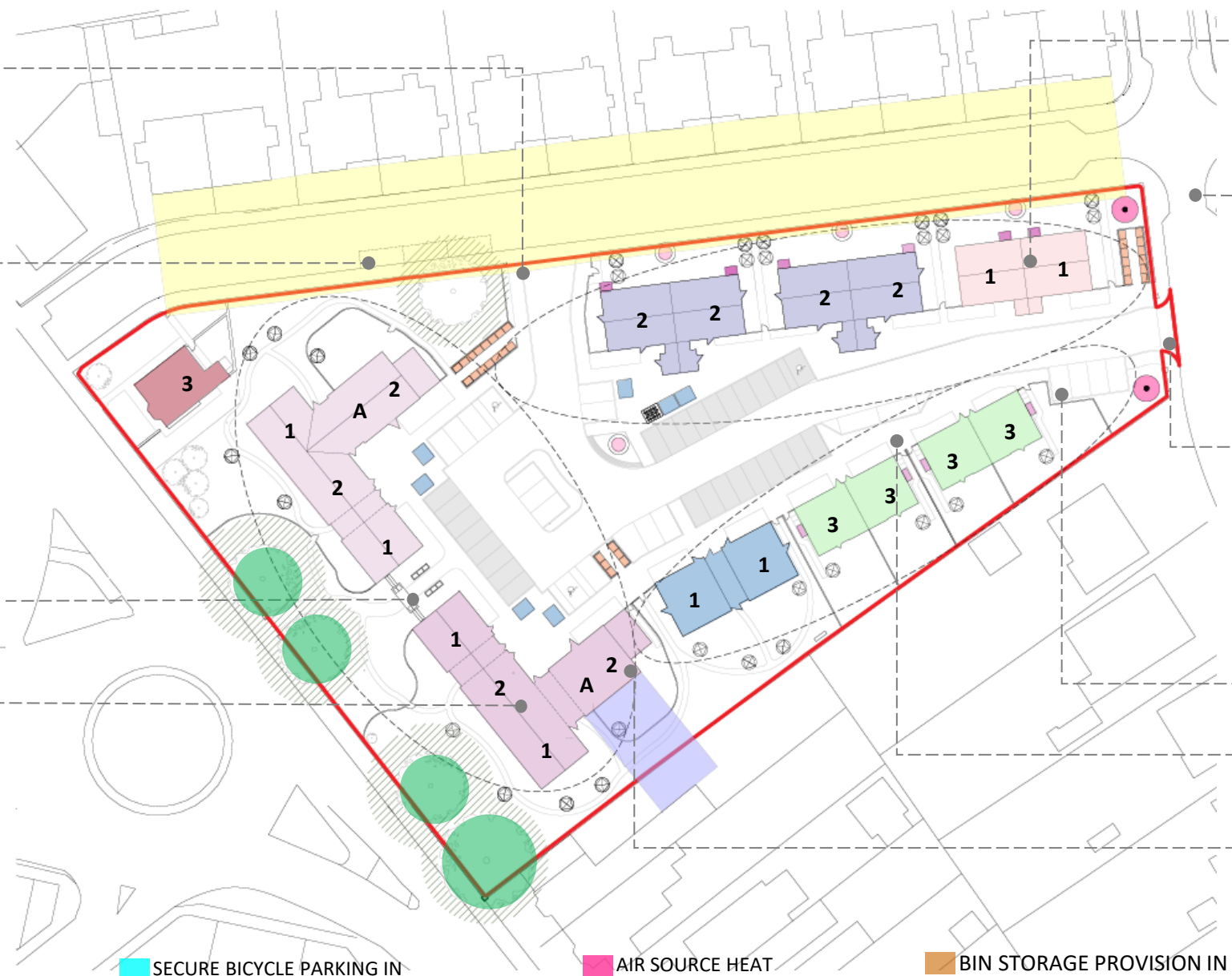
WELL-LIT AND SAFE
PEDESTRIAN ROUTES

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

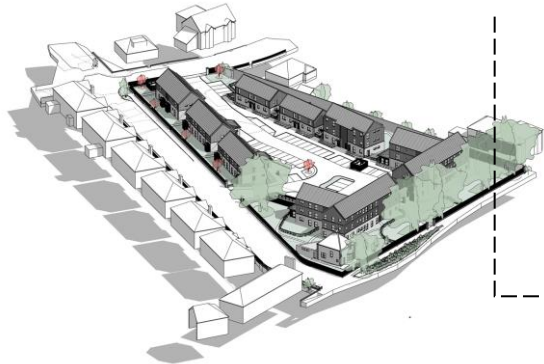


1 BED FLATS
2 ½ STOREYS



3 BED SEMI
DETACHED HOUSES

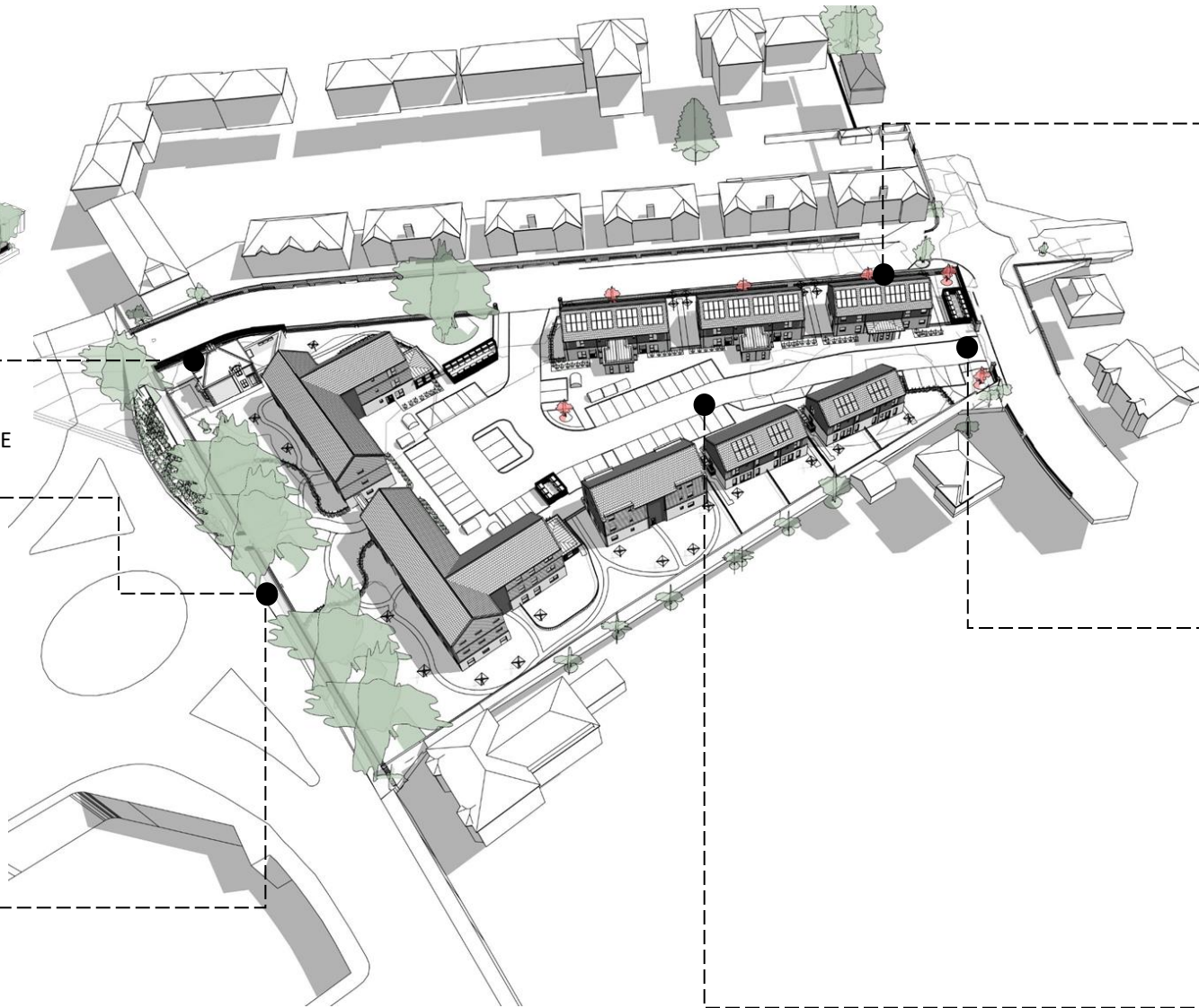
| SCHEDULE OF ACCOMMODATION | | |
|---|---------------------|------------------------------|
| | TYPE | NUMBER |
|  | 1 BED UNITS | 20 |
|  | 2 BED UNITS | 22 |
|  | 3 BED UNITS | 5 |
| | TOTAL | 47 UNITS |
| | | |
| | TOTAL PARKING | 50 SPACES |
| | TOTAL CYCLE PARKING | 48 SPACES |
| | TOTAL BIN PROVISION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



AERIAL TOWARDS FORMER JANITOR'S HOUSE



3 STOREY HOUSING.
FACING DUNKELD ROAD



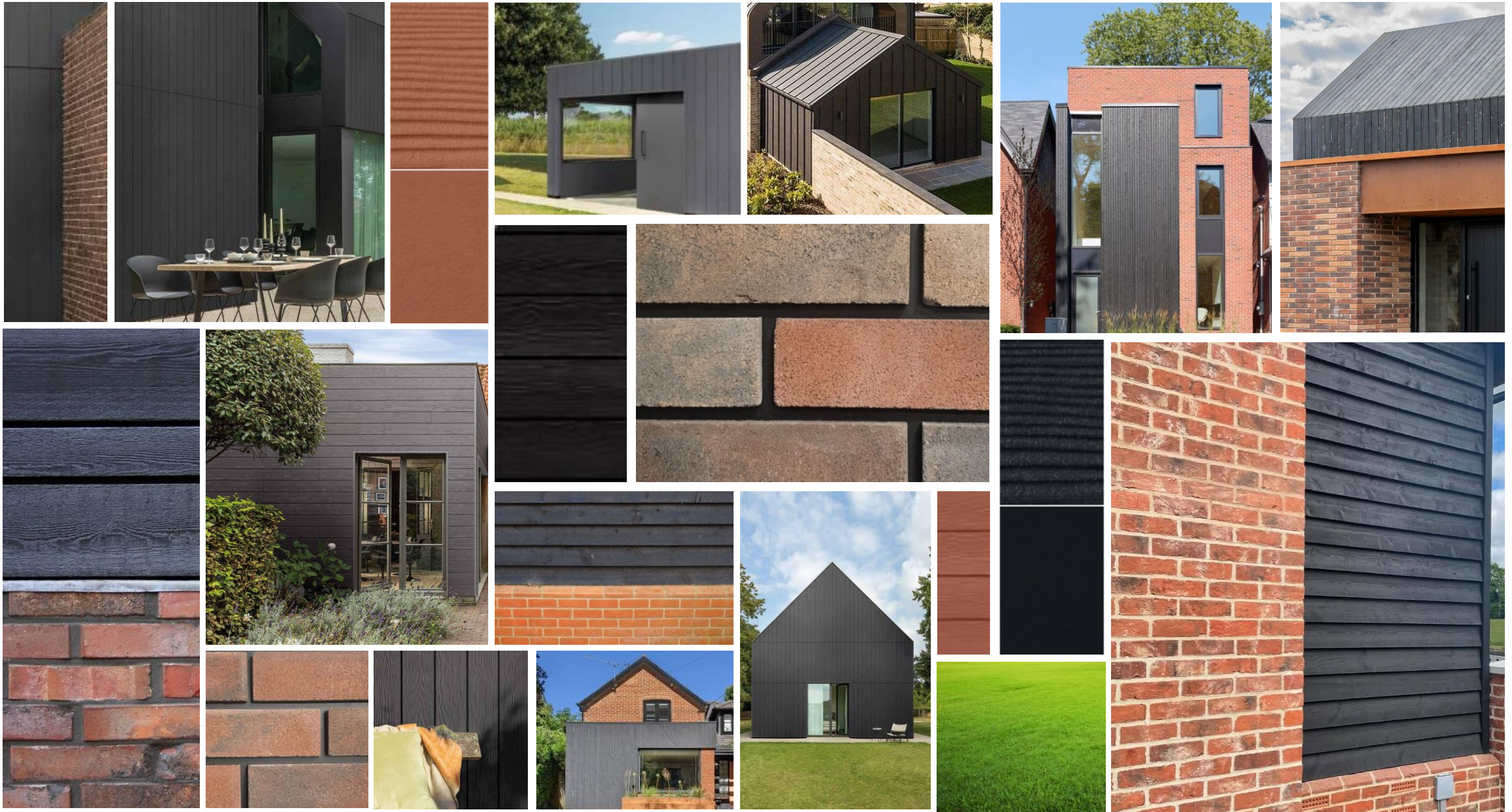
2 STOREY DUAL FRONTAGE COTTAGE
FLATS. FACING MUIRTON PLACE TO
CONTINUE STREET



TWO STOREY TO BALHOUSIE STREET



COURTYARD TOWARDS DUNKELD ROAD





OPTIONS EXPLORED BUT DISMISSED







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