



UNDERSTANDING THE COMMUNITY NEEDS & ASPIRATION

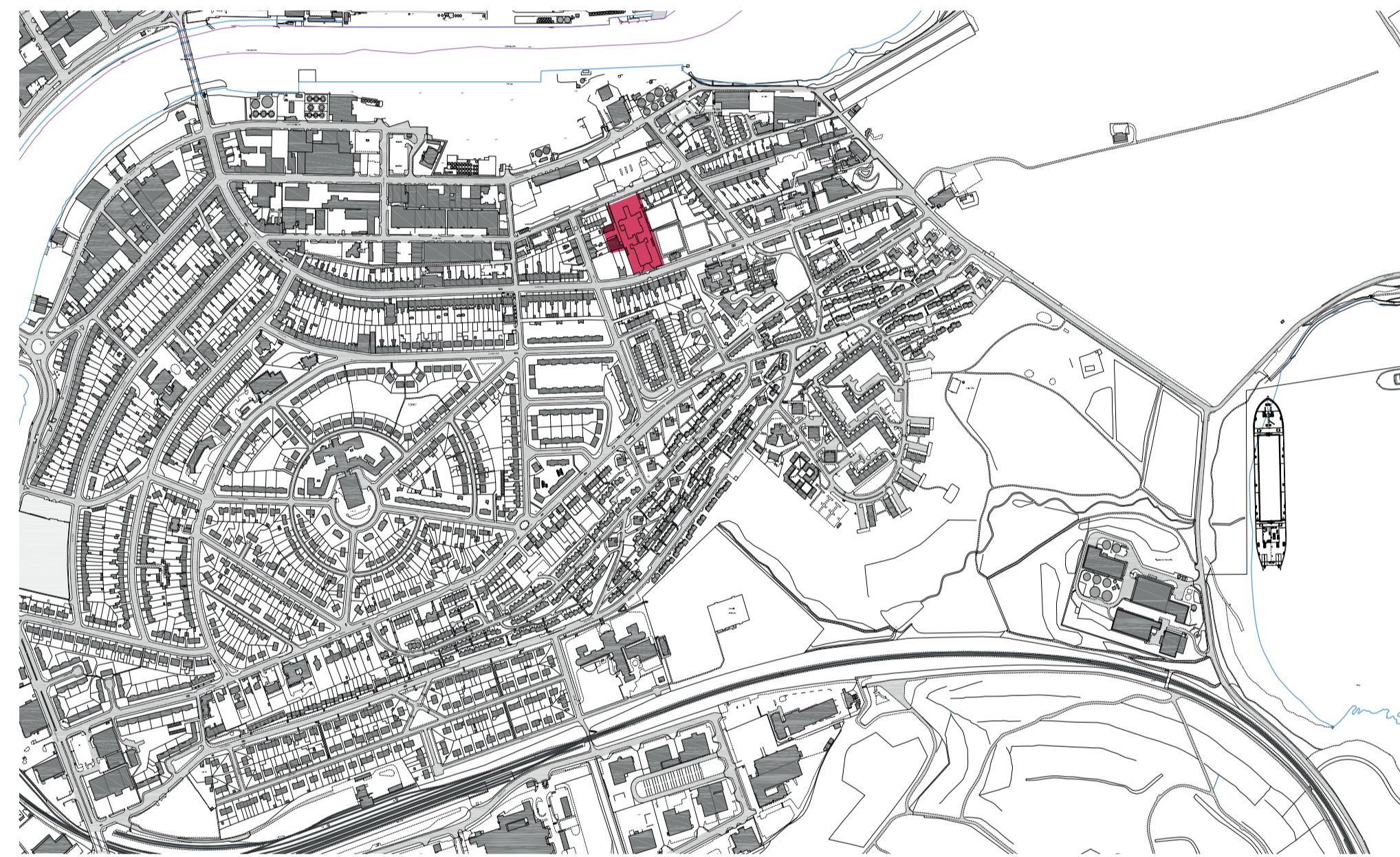
WHAT DO YOU WANT TO SEE HAPPEN?

We don't just want a solution, we want the best solution. One which is carried out with the community's interests and aspirations at its heart and meets established local needs.

Over the years many of these aspirations and needs have been brought to the attention of Torry Community Council and are regularly being confirmed to members of Torry Development Trust. However, to ensure that these are captured in an objective and verifiable way, we will engage in a number of consultation events and utilise a number of outreach channels. These will include:

- Public exhibition events to display options
- Public forum event to explain ideas, options, opportunities and challenges, delivery methodology and to engage in a question and answer session to ensure all issues are fully aired
- Social media campaign to ensure an ongoing and lively discussion

There is a lot of dissatisfaction among Torry residents over the perception of many years of unfulfilled promise and missed opportunities. We intend for this project to be a means of channelling the untapped energy and potential of the community to the achievement of an ambitious and exciting common goal.



The site is located between Victoria Road and Abbey Road in Torry. It was formerly the Victoria Road Primary School which closed its doors around 10 years ago. Since then, it has lain empty and been susceptible to bouts of vandalism. A planning application to demolish the buildings and build new housing was rejected in 2016. Since then, Torry Development Trust has been formed and has been pursuing alternative uses for the site which centre around retaining the existing buildings. The aims are as follows:-

- **TO MEET COMMUNITY NEEDS, LOCALLY**
- **TO RESTORE AND BRING THE GRANITE HERITAGE BACK INTO USE FOR FUTURE GENERATIONS**
- **TO CREATE HOUSING, COMMUNITY AND OUTDOOR SPACE FOR LOCAL USE**

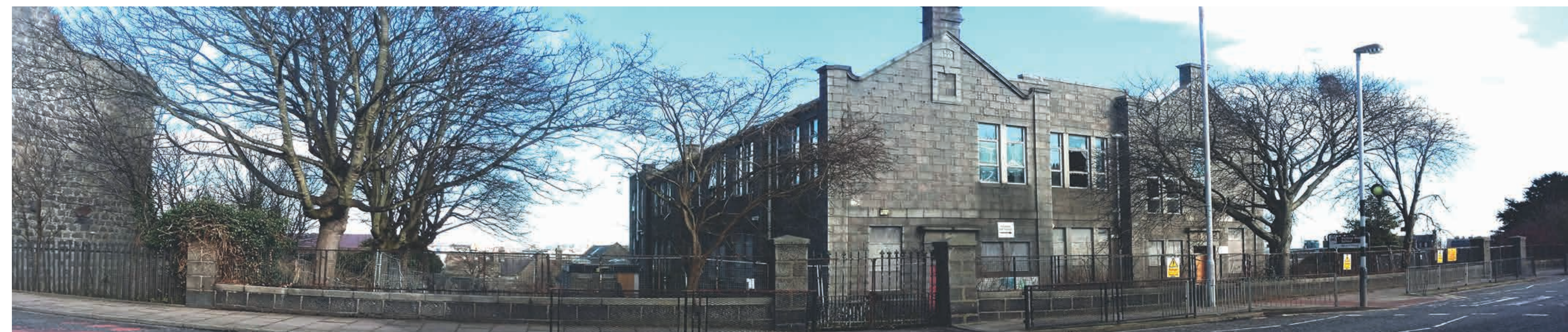
The Development Trust has assembled a multi-disciplinary team to produce the proposals outlined here which will be consulted upon to help inform proposals for the site. The team consists of:-

Architects: David Murray Associates
 Structural and Civil Engineers: Cameron Ross
 Cost Consultants: Beedie Mitchell

Additional input from the following organisations has also been forthcoming:-

Scottish Towns Partnership (STP)
 Development Trusts Association Scotland (DTAS)
 Grampian Housing Association

The proposals that are being consulted upon here will form part of a bid by the Torry Development Trust to acquire the site from the City Council. Help us to get your backing for them by giving us your feedback.



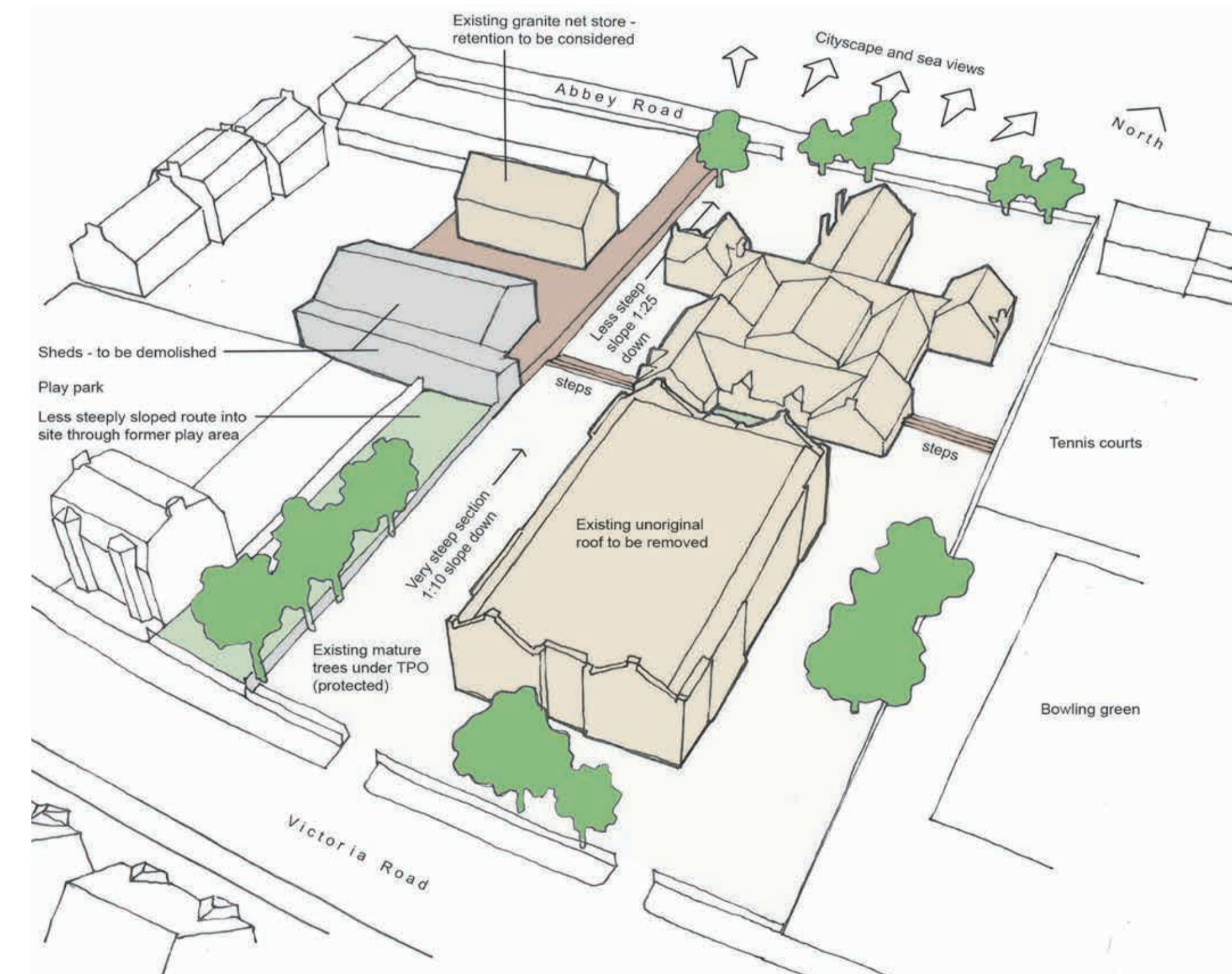
THE SITE

The site slopes down considerably from South to North by approximately 9m, the steepest section being the southern half where the slope significantly exceeds the maximum recommended accessibility gradient. This creates a physical barrier to fully accessing the site and addressing this will be critical to opening the site up to everyone.

The existing buildings are constructed of local granite and have been in existence for well over 100 years. Despite over the past decade being subjected to neglect, vandalism and weather ingress, the existing built fabric remains sound - this situation won't last forever however, and with each winter being exposed, the stonework will deteriorate further. That is why it is critical to secure a viable future for the buildings and take this opportunity to protect the area's granite heritage.

Removing unoriginal features such as the replacement roof on the main school building is proposed, and reinstating it to its original profile. In addition, existing buildings of no architectural merit such as the utilitarian sheds to the west will be demolished to clear room for new development, benefitting the project's overall viability. The retention of the granite (former) net store is to be considered.

The existing trees come under a TPO (tree preservation order) and it is envisaged that the majority of these will be retained and incorporated into new landscaping within the site. There is also an opportunity to link into the adjacent sports & play facilities from within the site, creating a network of open space for local use.





INITIAL PROPOSAL

HOMES & COMMUNITY FACILITIES

CONCEPT

The site will be open, accessible and useable by all of the community - these buildings are a community asset after all, and should remain that way even after conversion.

HOMES

Good quality affordable homes is a need identified by the local community and confirmed by the housing waiting list - we are proposing 100% affordable homes for a wide variety of people including the young, old, families and the homes may also include some with special needs support.

COMMUNITY FACILITIES

A variety of other uses and facilities can potentially be provided which will serve the residents and their neighbours from the surrounding area. The need for a nursery has been identified, as well as some community space possibly for a café, afterschool club, meetings, etc. What would you want to see?

ACCESSIBILITY

Making the site more physically accessible to people of all ages and abilities by providing ramps and steps to deal with the sloping site.

PUBLIC OUTDOOR SPACE

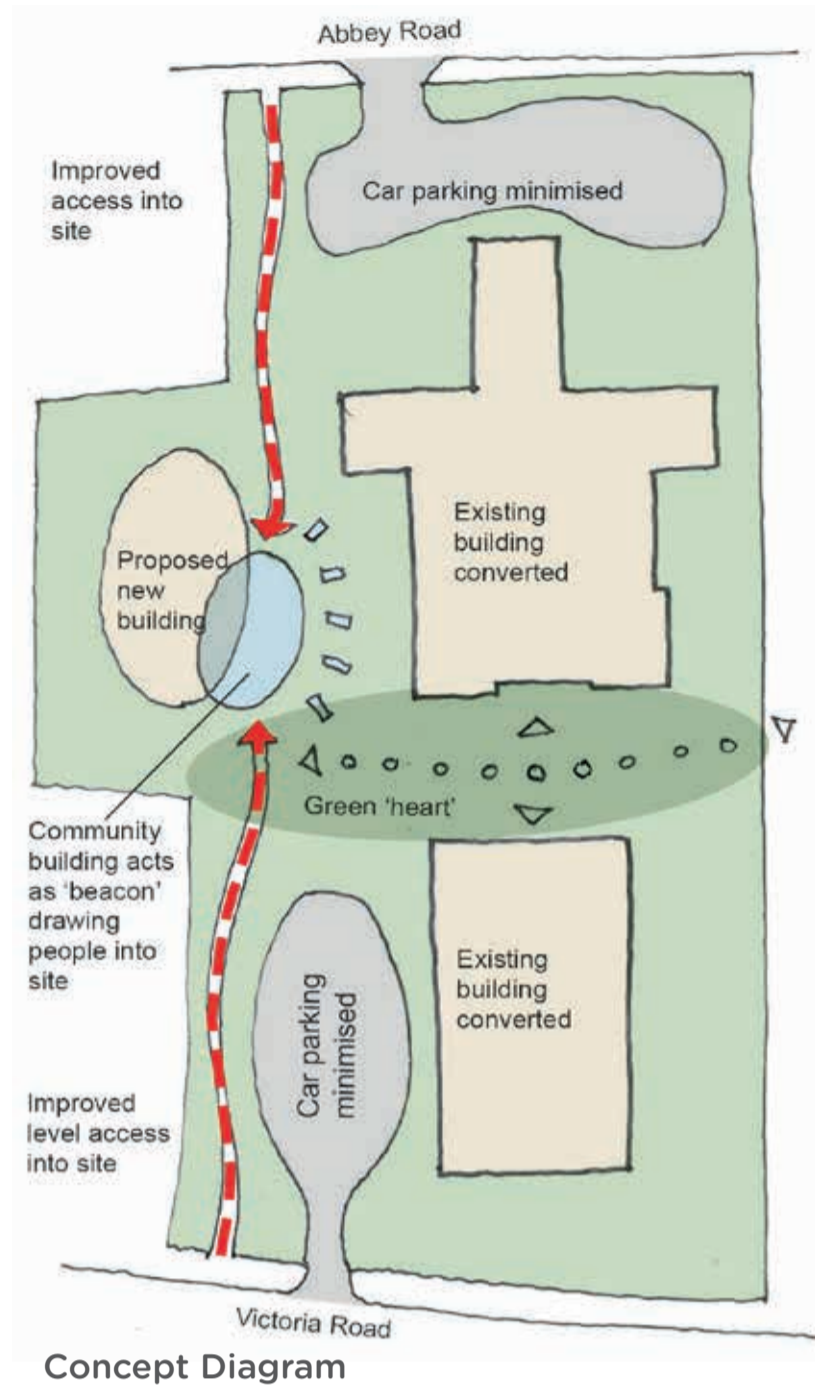
As well as providing key links throughout the site and beyond, the outdoor space which will be a combination of hard and soft landscaping, will be accessible to the community to enjoy.

CAR PARKING

Will be kept to a minimum given the excellent transport links and located to the edges of the site so as to ensure the heart of the site is a safe and pleasant place for pedestrians

THE EXISTING (FORMER) NET STORE BUILDING

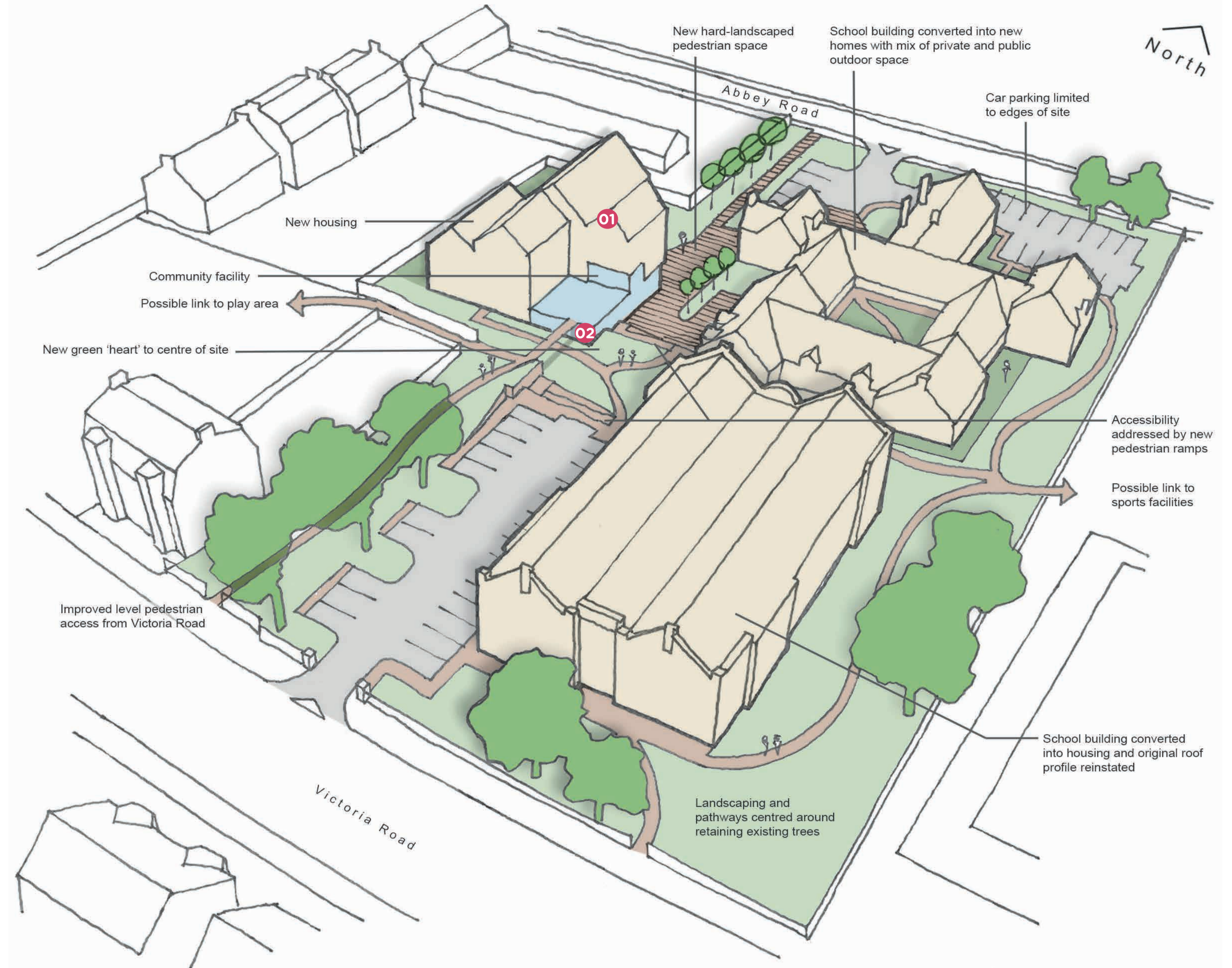
This proposal has been developed on the basis of demolishing the existing net (former) store building, as retaining it would heavily constrain the quality and type of accommodation able to be created



01 New housing with community facility at ground floor. (Credit: Trodahl Architects)



02 Pedestrian bridge link (Credit: design / buildLAB)



As Existing view from Victoria Road



As Proposed view from Victoria Road



As Existing view from North



As Proposed view from North



View from hard landscaped area looking North