



## Academy Court | Forfar

Redevelopment of the former Chapelpark primary school site to form council flats + houses



Housing Led Regeneration



Angus Council Housing Asset

# Housing Led Regeneration

Our Approach

Our Challenges



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## Our Approach

- Regeneration strategy
- Project Development
- Aims
- Design
- Engagement

## Our Challenges



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## Our Challenges

- General Progress
- Engineering issues
- Back to the Community
- Lessons Learned





# Regeneration Strategy



- Angus is home to 2% of Scotland's population
- Has 55000 houses of which 20% is social housing
- Current affordable housing waiting list is over 3000
- Scottish Government target of 50,000 new homes to be achieved
- Angus provide 70 new units per year
- Capital spend of nearly £20M

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- Focus on three aspects People, economy and place
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## Successful regeneration is much more than that

### It's about

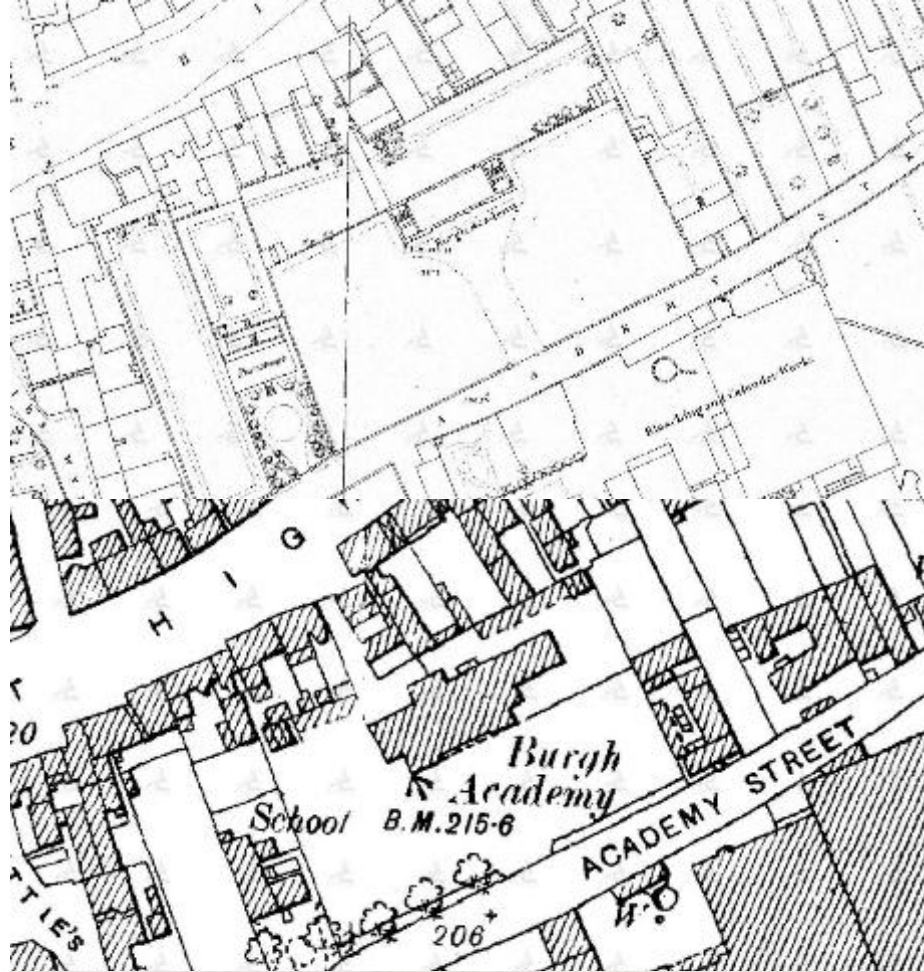
- drawing together other components into a co-ordinated plan
- stimulate a vibrant economy
- create employment and training opportunities
- improve visitor and resident facilities.
- minimising child poverty
- reducing inequalities
- focusing on key aspects of each locality identified in Charettes
- bringing empty brownfield sites and buildings back into economic and social use





## Project Background

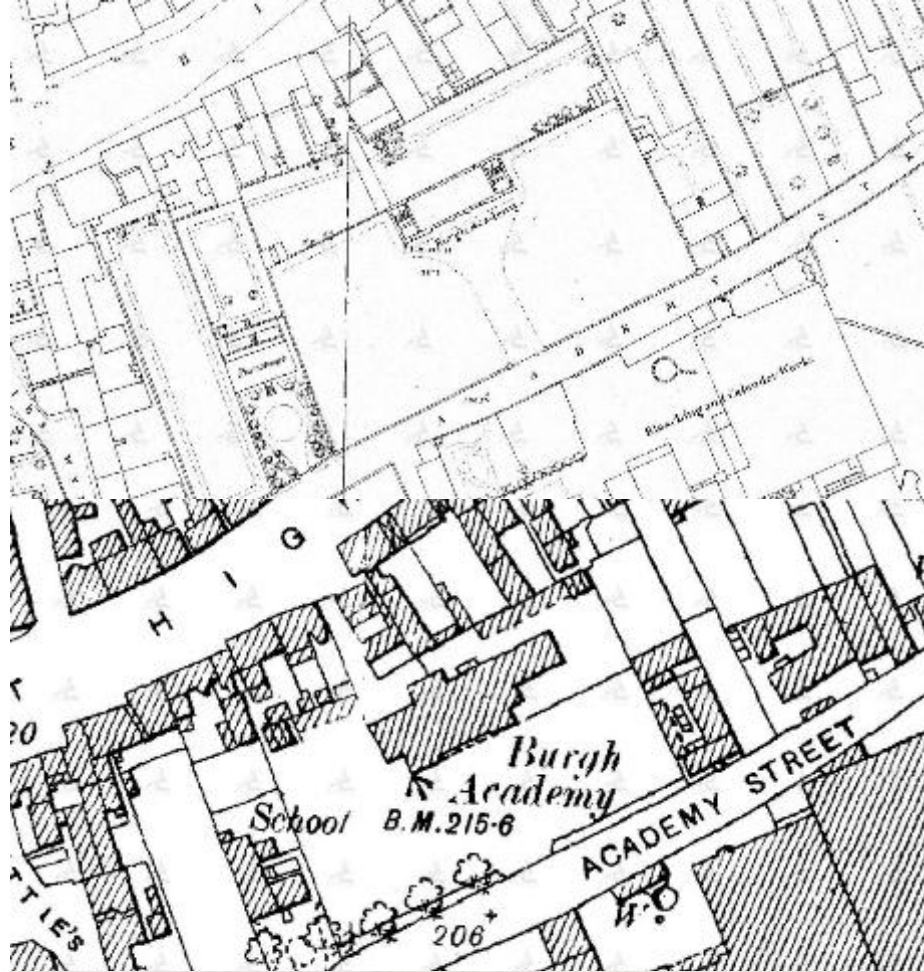
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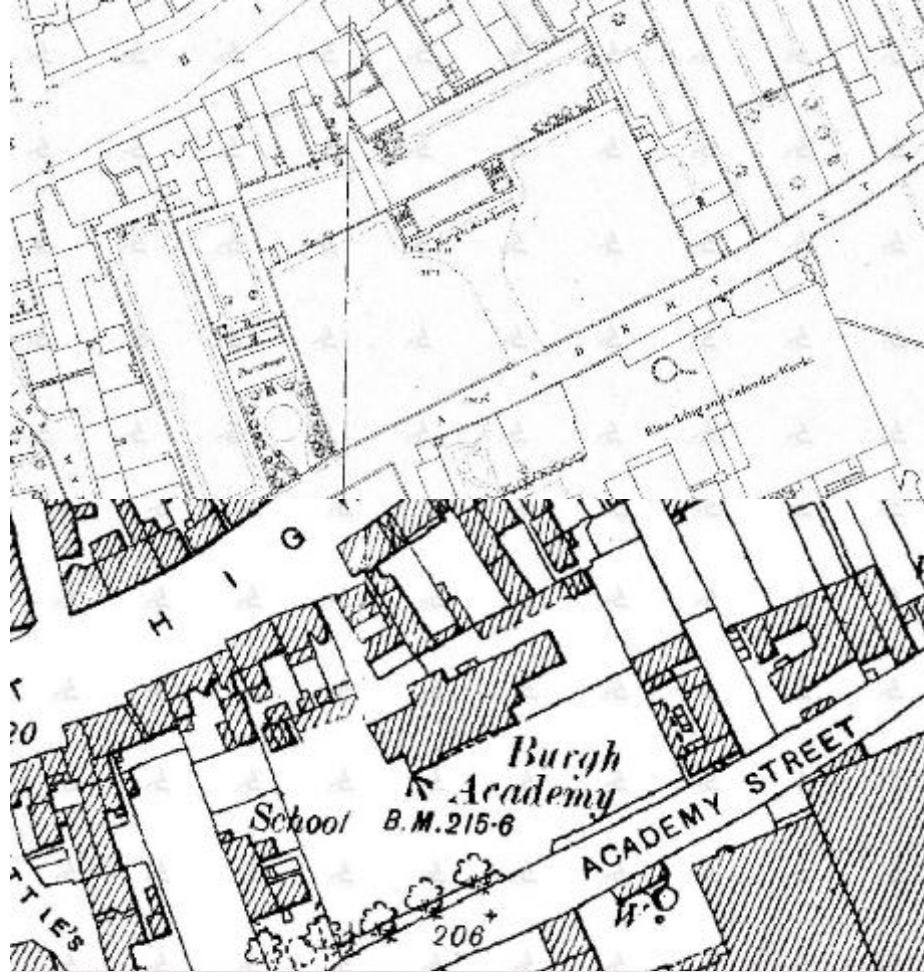
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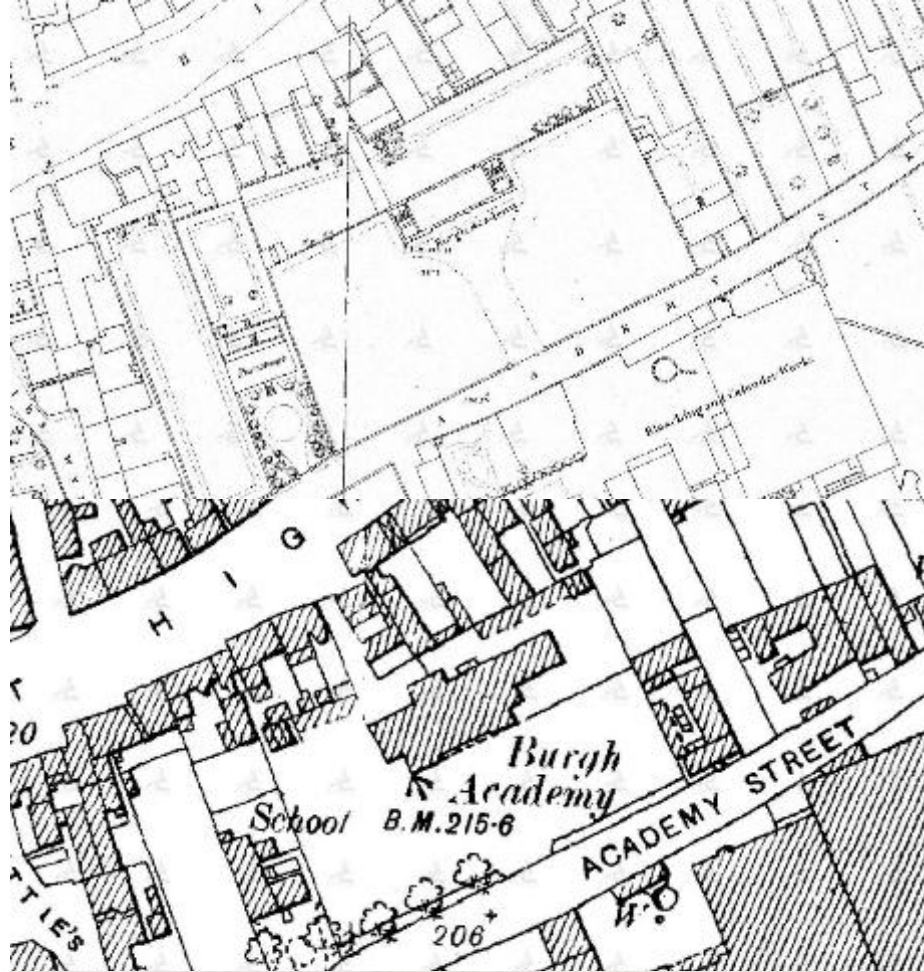
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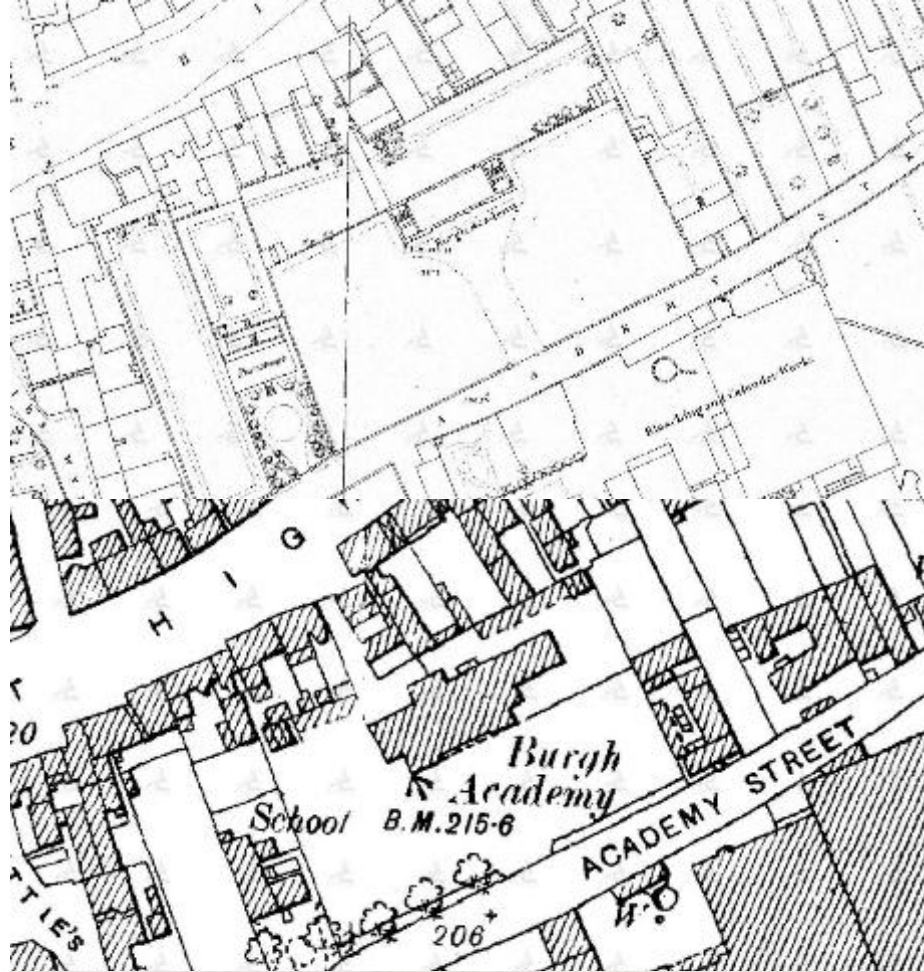
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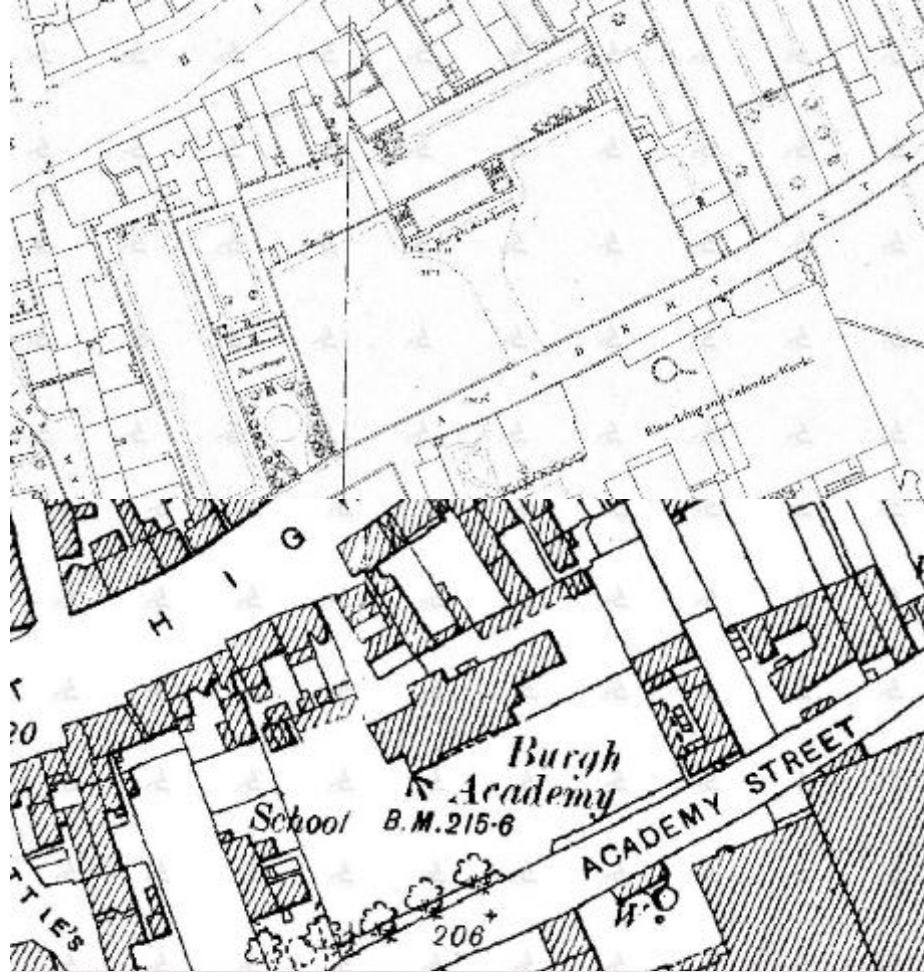
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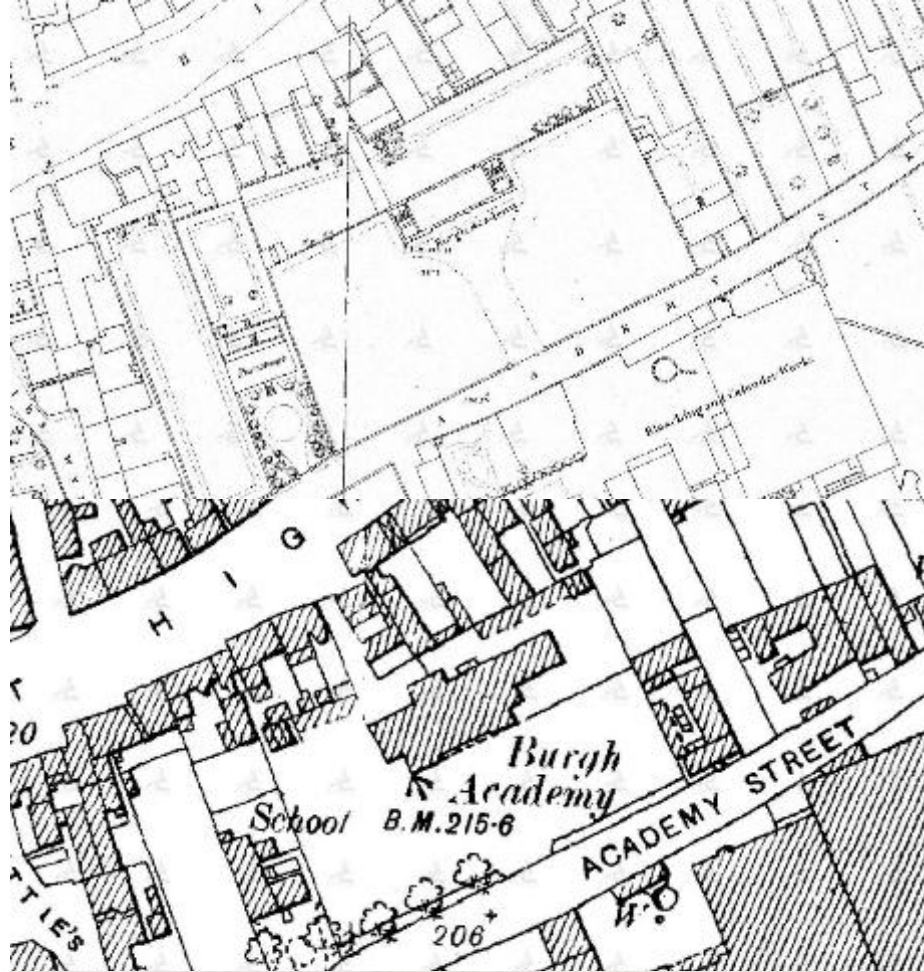
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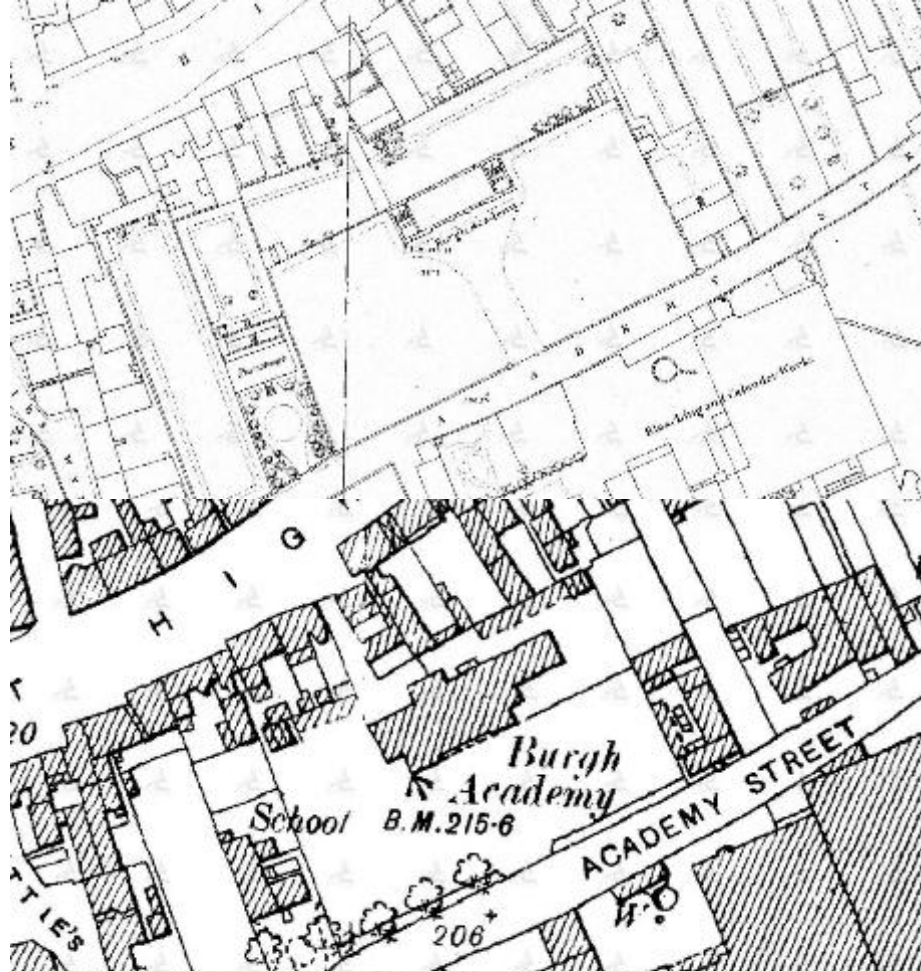
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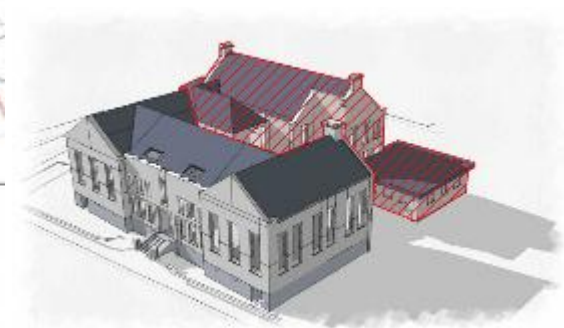
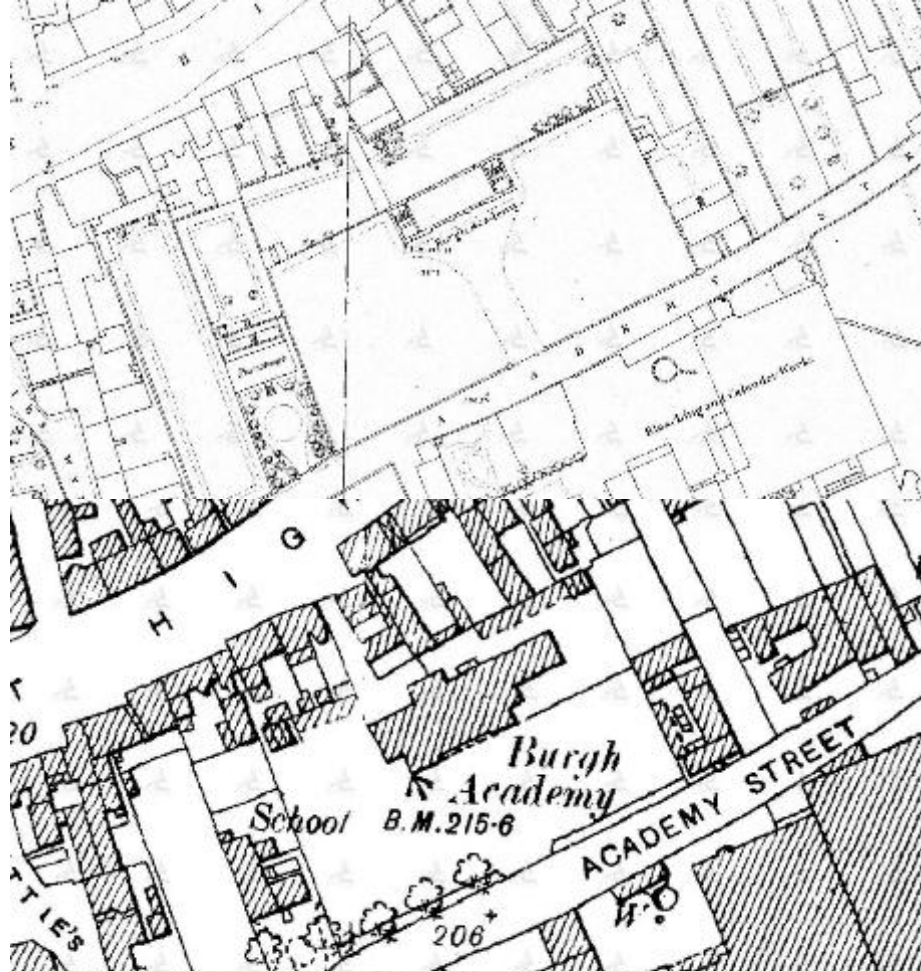
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- MVHR units to provide good quality ventilation
- Foster a community environment with town centre living



# Design Development



**PATINA LINE - LIVING MATERIAL**  
Natural material  
100% recyclable



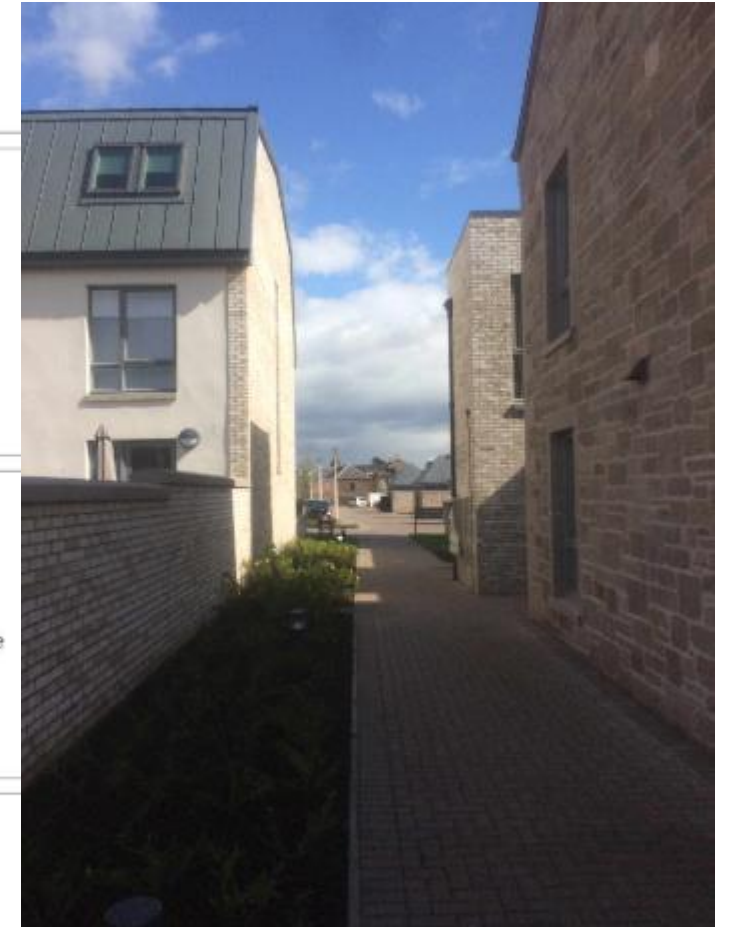
Vandersanden-group  
**Quartis / attitude.**  
unicoloured light metal grey  
100% recyclable



**Equitone [natura] N154 Cream White**  
Fibre Cement Rainscreen  
100% recyclable



**RATIONEL PATUS + Timber**



# Design Development and Engagement

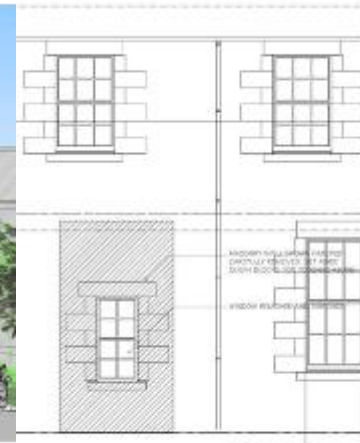
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- kitchen and bathroom samples selection





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- Tenant Information Events
- Meet your neighbours
- kitchen and bathroom samples selection
- Open Day held on completion



# Our Challenges



## Annexe Demolition



Demolition of  
20<sup>th</sup>C additions.  
Could we have  
challenged and  
demolished more?





## Annexe Windows



Tall windows need  
addressed to  
achieve an  
additional floor

## Annexe Windows



Tall windows need addressed to achieve an additional floor



Steel support to floor splitting windows

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## Annexe Engineering discoveries

Issues with quality of stonework resulting in back wall needing removed with roof in place





February 2017





## Annexe Stonework Interventions



## Main Building Spine Wall





October 2017





## October 2017 | General Progress



## Finished Product









Back to the Community





## Open Day with 700 Visitors





## Multi Generational Engagement





Division of large volumes & large windows resulted in some issues with fire escape



Early allocation resulted in shifting tenant needs through course of project- design changes & extra cost

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Agreement to keep existing buildings resulted in uncovering of hidden cost as build progressed

**Expectation Management  
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## Lessons Learned



Early allocation resulted in shifting tenant needs through course of project- design changes & extra cost



Parking provision for town centre living has proved in excess of requirement

Division of large volumes & large windows resulted in some issues with fire escape



Agreement to keep existing buildings resulted in uncovering of hidden cost as build progressed



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