

An Camas Mòr

Community Events Summary
February 25th - 28th 2018

“The aim is that people will want to come and see how it can be done in a better way and encourage others to up their game! We should be pioneering things here”

Local business owner
Workshop Participant

Gehl





Gehl

Gehl Team:

David Sim — Partner, Creative Director, Architect

Louise Jane Martine — Landscape Architect LMLI MDL, Project Manager

Elena Balabanska — Architectural Assistant

Marie Boye Thomson — Graphic Designer

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**Thank you to
everyone from the local
community who took part and to:**

Pupils and staff at Kingussie High School and Grantown Grammar.

Pupils and Staff at Aviemore Primary School. Members and staff of the Cairngorm Business Partnership, Staff at The Highlands Small Communities Housing Trust, Members of Aviemore and Vicinity Community Council, The Cairngorm Hotel and Staff at Rothiemurchus

Shaping our future community

— Foreword from Aviemore and Vicinity Community Council

I first became involved in the An Camas Mòr project 6 years ago when I joined Aviemore and Vicinity Community Council, which I am currently Vice Chair and Secretary of. Over the years I have had a huge number of conversations about the project and as time has gone by these conversations have become more and more positive.

3 years ago I joined the board of Aviemore Community Enterprise ACE, which I am chair of. The community company already leases and operates a community park along the Aviemore side of the river Spey and the vision has always been for this to be tied together with a similar community space between the Spey and An Camas Mòr.

Sister Community

An Camas Mòr is not only incredibly important for the long term viability of our community but it's also a huge opportunity for those of us that live here to shape our future community. It's important people keep talking about and asking for what they want out of our new sister community, be

that housing type, affordability or essential community facilities such as schools, sports pitches, indoor sports facilities, village hall, etc.

A Shared Vision

It was great to see the almost unanimous support and positive approach from everyone attending the community events. It showed that there is a great shared vision of what could be delivered. Personally the site walk was really rewarding, seeing 50 people relatively new to the project understanding the thought and vision that has gone in to the project and engaging in how it can be made even better was enlightening. Conversations ranged from the need for essential local facilities to how we make the community about local needs in the long run.

Exemplar New Community

Since the events the response has been a buzz about the project with talk turning to when and how we can help deliver the vision. It is essential at a local level that the project moves forward to provide a structured and sustainable wider community, rather

than the bit by bit development without planned infrastructure that Aviemore has seen in recent history. At a national level An Camas Mòr has already shown a bold vision of being an exemplar new community, its setting in a sensitive area and the prioritisation of environment shows how sustainable communities can be developed for the benefit of the local population and the environment.

Local Housing Needs

The project is unique in that it has local housing needs as its main core value, rather than building houses purely for profit. The proportion of affordable housing through a variety of means has never been proposed on this scale previously and there is a desire to explore new ownership/ rental options to ensure that housing is made available to people who live and work locally in the long run rather than some of the historical quick wins.

Aviemore is already stretched as a community with people now commuting here as a place of work as well as a tourist destination. Local businesses are saying they are

struggling to recruit enough local workers and if people are moving here for skilled work they can't find houses that they can afford. We have to make sure we have the right mix of housing and support facilities for us to grow as the wider community with Aviemore and her sister An Camas Mòr.

Alastair Dargie

Vice Chair and Secretary Aviemore and Vicinity Community Council Chair, Aviemore Enterprise Company







”

This is rare. It is unusual to be included in such a structured process. We feel empowered to be included on the project journey. - **Calum**

”

Following on from an informative afternoon visiting the site and hearing David speak about the project, Louise’s workshops invited all of those attending the opportunity to voice our opinions about many aspects of design. Whether it be the home we would like to occupy or the amenities we would like An Camas Mòr to have. Everyone’s input was welcome and encouraged. It was a very inclusive event - **Heather**

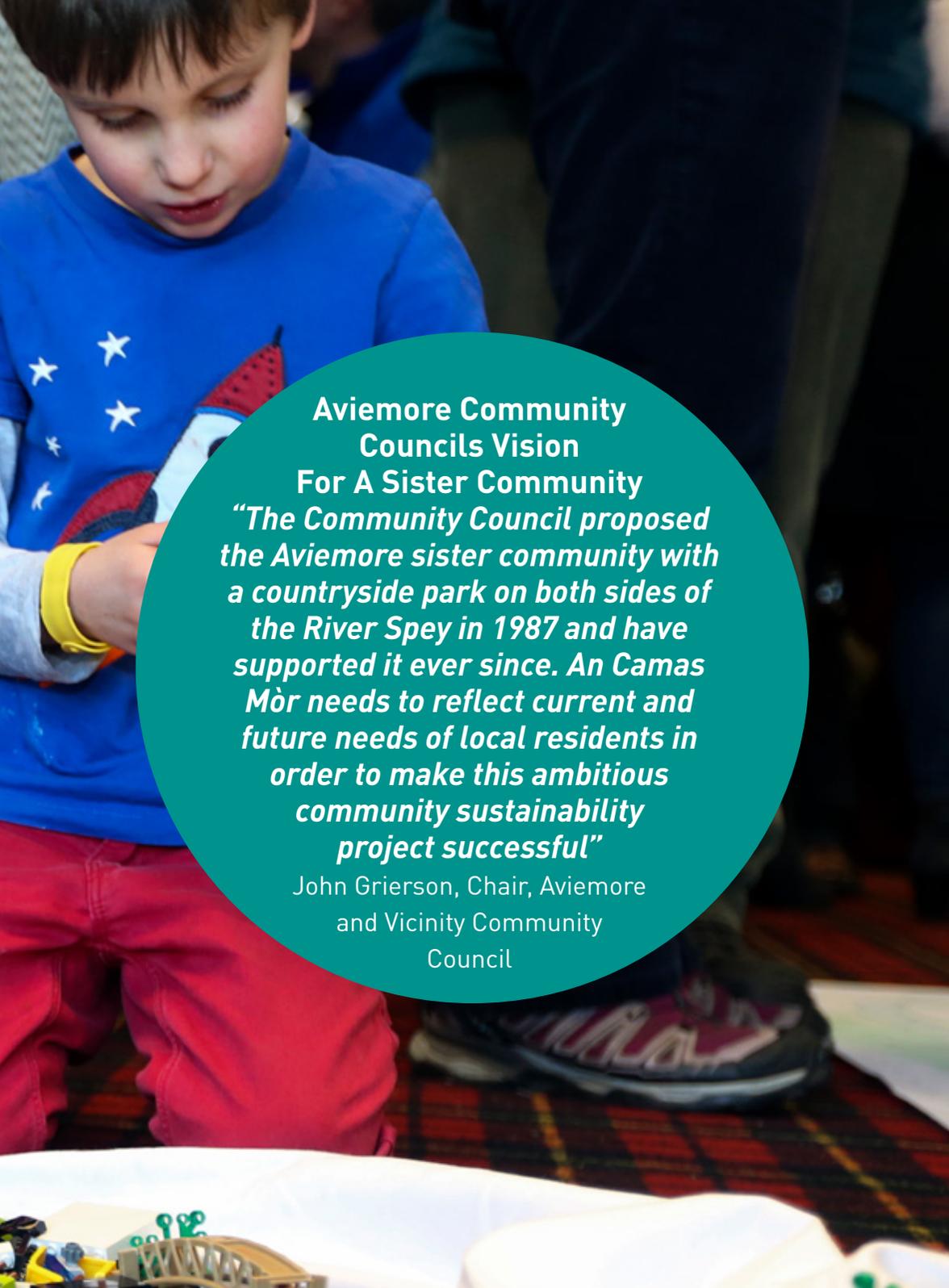


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Illustration Legend



**Aviemore Community
Councils Vision
For A Sister Community**

“The Community Council proposed the Aviemore sister community with a countryside park on both sides of the River Spey in 1987 and have supported it ever since. An Camas Mòr needs to reflect current and future needs of local residents in order to make this ambitious community sustainability project successful”

John Grierson, Chair, Aviemore
and Vicinity Community
Council



Who we are

Meet the Event Team

The Future of Living, Learning and
Working in the National Park

Gehl, Places for People and Places by
People

Round-up from The Highlands Small
Communities Housing Trust

Community Led Events February 2018

— Meet the Team

The workshop team was supported during the week by local members of the community including:

John Grierson, Chair, Aviemore and Vicinity Community Council

Alastair Dargie, Vice Chair and Secretary Aviemore and Vicinity Community Council Chair Aviemore Enterprise Company

Ollie Bray, Head Teacher at Kingussie High School

Fiona Beaton, Administrator at Rothiemurchus

Mark Tate, Chief Executive at Cairngorms Business Partnership



David Sim
Partner + Architect
Creative Director at Gehl

David is originally from Linlithgow and first visited Aviemore on family holidays. David is renowned as an inspiring educator and lecturer, and has taught at architecture and design schools all over the world. As Creative Director of the office David's focus is on applying Jan Gehl's theories to projects at a range of scales.

David and the Gehl team have already created a plan for the village. The plan is based on local aspirations, and ideas from a series of workshops and public meetings between 2005 and 2010.



Louise Jane Martine
Landscape Architect
Project Manager at Gehl

Louise is originally from the Borders of Scotland and lives in Copenhagen. Louise studied at the Glasgow School of Art and at the University of Copenhagen. Her expertise lie in applying Gehl's Life, Space, Buildings methodology to framework plans, public space and landscape design.

Louise has worked on masterplanning frameworks and landscape projects all over the world, from Argentina, Scandinavia to Scotland.



Ronnie McRae
Chief Executive Officer, The Highlands Small
Communities Housing Trust

Ronnie is responsible for leading HSCHT to achieve its aims of affordable rural housing delivery, helping communities become sustainable and viable in the long term.

Having grown up in north-west Sutherland, Ronnie understands the need for community sustainability.

Ronnie is a Member of the Chartered Institute of Building and is a Chartered Environmentalist.



Johnnie Grant
of Rothiemurchus

Born in Rothiemurchus, Johnnie remembers when the only local school for Aviemore was at Inverdrue. Our distinctive countryside arises from centuries of human interaction with the natural environment.

Johnnie, by taking the advice of world class architects continues his family's long term commitment to sustainability by enabling people to make their homes, work here and care for the world class natural heritage of Rothiemurchus enabling wildlife to thrive.

An Camas Mòr

— The Future of Living, Learning and Working in the National Park

Although I am an architect, I would say that An Camas Mòr is not only a project about architecture and design. More than anything, it's a project about people. We have the responsibility to make something exceptional in Scotland, a really great place, a platform for a better quality of everyday life and a place some really great and hard-working people will be proud to call home.

In February 2018, together with my Gehl-colleague and fellow-Scot Louise Martine, I visited Aviemore and the surrounding area to lead a series of workshops with local people.

This report is a summary of what we saw and heard on our visit. It's purpose is to present the voice of

the community to Kate Forbes MSP and her colleagues at the Scottish Parliament in June 2018.

A Sister Community

The idea of building a sister community across the Spey at An Camas Mòr, which came from the Aviemore and Vicinity Community Council, has been around for some 30 years, and I have personally been involved in the project since 2005. (And to be clear, I have been coming to the Aviemore area for my holidays since I was two)

For me, as a Scot who now lives in Scandinavia and works all over the world, I can see the enormous potential to work with the local community to create a place like no other in the UK.

Involving People in the Process

Over the years, I have met some truly amazing people who make up the diverse and dynamic community around Aviemore.

I have always been impressed by the dedication and hard work that the local people invest in this special place. Over these last days I have been humbled by their



sincerity participating in the on-going consultation process, always so actively engaged in the future of their local community.

In particular, I was moved by the younger generation and their genuine enthusiasm and above all their sensible ideas. One young person spoke about feeling empowered to actually be part of the design process in such a structured way, and that is certainly something we want to continue.

Highland Life

We have a vision of place which is as much about creating jobs and

learning opportunities as delivering affordable homes for local people, appropriate to Highland life.

David Sim
Creative Director, Partner and Architect at Gehl



Gehl

— Places for People and Places by People

Life first, then Space and afterwards Buildings

Our focus is creating places for people. People are the starting point in our work. Gehl has collaborated with many places around the world from Christchurch in New Zealand, and Bergen in Norway to New York City, as well as many other smaller communities, and we are proud to be a part of An Camas Mòr team.

Our process always begins with people, by listening and engaging with the future residents of a community, which is why we turn the design process upside down and start our projects by planning for life first - then space - then buildings. Essential to the success of a place is that the future residents have a shared understanding of sustainable development.

More than mixed-use

Resilience comes from diversity. Therefore, we never plan just a housing estate, or a business

park, or a campus, or shopping centre or even a cultural precinct. We always strive to make vibrant neighbourhoods, living urban quarters, authentic pieces of village, town or city. We push for an ambitious level of mixed use, with places that accommodate a wider range of different activities, functions, spaces, building typologies, dimensions and forms of tenure, to make places where different kinds of people can live locally throughout the different phases of their lives.



**Gehl
Copenhagen**

See our work at gehlpeople.com

— Images

Top left: Mountain village just south of Bergen in Norway on the edge of The Canada Forest
Top: Site visit with the local community at An Camas Mòr Aviemore 2018
Left: Mixed-used Masterplan, Lille, France

Affordability

— Round up from The Highlands Small Communities Housing Trust

HSCHT carried out the housing needs survey for An Camas Mòr and were part of the recent community workshops.

People Centered Community

During the process of listening to those via the survey and also the workshops it's clear that this proposed development is resonating with a large sector of the community and is an opportunity to create something special and completely different in Scotland via a people centred community that meets the needs of a modern and changing world.

Highland Principles

From what we're seeing ironically this is actually going back to more established historical Highland principles where all ages live, play, learn and work together supporting their community and environment without the need to travel or commute extensively.

The survey showed strong demand for a range of mixed affordable tenures that would increase affordable options and complement social rent including self-build plots which is now an option thanks to support mechanisms put in

place by Scottish government.

Homes for People in Local Jobs

Larger businesses wanted housing opportunities where their employees could walk or cycle to work and the housing survey had 520 respondents representing 1135 people and a large number indicated a desire for live/work housing units which would allow them to work from home and create new business within the community they live in. We feel this will allow families to be more supportive on issues like child care and elderly care in informal ways both of which are increasing society problems.

Pioneering Spirit

HSCHT would love to see what in our opinion would be the first truly sustainable and inclusive extension to an existing community that is centred round people and community, and we'd like to see this in the Highland area where there is a history of innovation, community resilience and a pioneering spirit."

Ronnie MacRae
Chief Executive Officer at HSCHT

"Homes for local people, not holiday homes"

With the support of the Community Council, The Highland Small Communities Housing Trust (HSCHT) carried out a survey for An Camas Mòr to find out what local people would like from homes and what is truly affordable.

HSCHT understand that open market homes can be beyond the means of many local people. Therefore HSCHT provide low-cost home ownership models as a way of broadening access to home purchase in the communities they serve. HSCHT do this by protecting the affordability and availability of homes we facilitate, thereby permanently protecting the investment and value for local people.

Some of these could be used at An Camas Mòr to ensure homes are not lost to holiday or second homes, and are always available to locals to raise their families in the area.

For example a Rural Housing Burden Title ensures that when you move you get your share of the value back. HSCHT then has the first right to buy back the property from you, with the aim of securing another local purchaser. This ensures the home stays in the community and does not become a holiday home!

Details at:
hscht.co.uk/rural-housing-burden1



520

Responded to the survey



401

Completed the survey



1,135

Potential residents represented.
Approximately 1/3 population of Aviemore



41%

of households have children under 16





What we did

Site Visit

Share Your Ideas Workshop

Recreation and Homes Workshops

Ideas for the High Street with
Aviemore Primary

Public Space Survey with Kingussie
High and Grantown Grammar

Business Breakfast with Cairngorms
Business Partnership members

Presentation at Scottish Parliament*

*Due to severe weather in February this
presentation has been postponed until June 2018

We have met with almost 200 local people over 4 days

Who have participated in site walks, presentations and workshops



DAY 1

Share Your Ideas

Site Visit

The day started with around 40 people joining the site walk. The route took us past the site of the new approach road from the south and up through agricultural fields to where the new connection with Aviemore will be across the Spey.

We stopped to look at the site for the new countryside park and where the park will meet the High Street. The walk finished at one of the site's special landscape features, the central kettle hole, which will become an important public space for the project.

Project Vision Presentation

David presented the project to an engaged group from the local community with a short discussion afterwards. No presentation is complete without a lego corner! The young people in the audience created their dream homes surrounded by trees.

Future of Homes and Recreation Workshops

The day ended with two lively workshops. The first focused on the future of homes in the National Park (see page 30 + 43) and the other on recreational facilities (see pages 33, 40, 41 + 42)



We have listened and exchanged ideas.

With Primary 7 at Aviemore Primary School

What does a landscape architect and architect do?

We talked to the pupils about what it's like to be an architect and landscape architect and why these two professions make a great team. David even unpacked his rucksack to show the pupils what tools he uses for work, coloured pencils, laptop, thermals for going on site, passport for all the travel, diary and sketchbook.

Where do you live?

Around the big floor map we introduced An Camas Mòr project and asked the class to show us where they live. (below right)

What can we find along the High Street?

The class had some great ideas including; a good old fashioned bike shop, a nice hotel, mountain shop,

laundrette, information centre, coffee shop with elderly people's home above, stationery shop and many more.

Vision for a joined-up High Street

Using mixed media and reference images the pupils drew their ideas of what they would like to see along the High Street. (right) Including what would be found in the street or along the pavement, at the ground floor, at the first floor and on or in the roofscape.

At the end we brought all the individual drawings together to join them up (below left and page 16 + 17) and make a complete street. As we do at the office the class did an interim and final pin-up.



Ideas for An Camas Mòr High Street

— By Primary 7 at Aviemore Primary School





We have surveyed and observed

With pupils from Kingussie High School and Grantown Grammar School



Places for People

The day began with assembly led by Gehl, followed by an exercise on Favourite Places around the floor map. We like to start with what people love and where people are meeting. This helps us to get a better understanding of the local community and can help to shape design guidelines for the project.

12 Quality Criteria Survey in Aviemore

We spent the morning in Aviemore using our Gehl tool The 12 Quality Criteria to assess how Aviemore's public spaces are performing (top and pages 20 + 21) We look

at criteria such as the pedestrian experience and safety, micro-climate, opportunities for sitting and staying and opportunities for play.

Back at the school in small groups the students presented their findings back to the whole group over lunch.

Future of Recreation and Homes Workshop

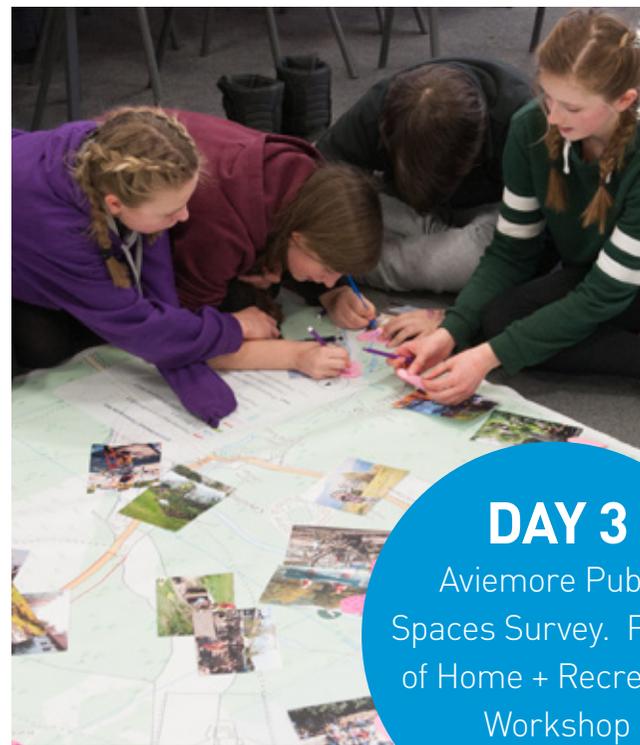
The afternoon focused on recreation, the planned countryside park and homes of the future. The pupils had some really insightful and practical ideas and these will

help to shape the next stage of the design for An Camas Mòr

Careers

Following the workshop we screened part of our film the Human Scale which documents David's experiences working on the Recovery Plan for Christchurch in New Zealand after the devastating earthquake in 2011.

The day finished with a lively informal discussion about what it's like to be an architect, the different paths we have taken to get where we are and a typical day in the life at the Gehl office!



DAY 3
Aviemore Public Spaces Survey. Future of Home + Recreation Workshop





Aviemore's Public Spaces Survey

— Learnings for An Camas Mòr with Kingussie High and Grantown Grammar School

The 12 Quality Criteria helps us evaluate the experiential quality of a space by evaluating its ability to provide features that are protective, comfortable, and enjoyable. The user simply attaches a positive, negative, or neutral value to each criteria so we can see patterns in spaces.

12 Urban Quality Criteria



Protection

Protection against traffic & accidents — feeling safe

- Protection for pedestrians and cyclists
- Eliminating fear of traffic
- Safe crossings

Protection against crime & violence — feeling secure

- Lively public realm
- Allow for passive surveillance
- Diversity of functions 24/7/365
- Well lit / lighting in human scale

Protection against unpleasant sensory experiences

- Wind/draft
- Rain/snow
- Cold/heat
- Pollution
- Dust, noise, glare

Comfort

Opportunities to walk/cycle

- Room for walking
- Interesting façades
- No obstacles
- Good surfaces
- Accessibility for everyone

Opportunities to stop & stay

- Attractive & functional edges
- Defined spots for staying
- Objects to lean against or stand next to
- Façades with good details that invite staying

Opportunities to sit

- Defined zones for sitting
- Pleasant views, people watching
- Good mix of public and café seating
- Resting/waiting opportunities

Opportunities to see

- Reasonable viewing distances
- Unhindered views
- Interesting views
- easy orientation
- Lighting (when dark)

Opportunities to talk & listen

- Low noise levels
- Public seating arrangements conducive to communicating, 'talk spaces'

Opportunities for play & exercise

- Allow for physical activity, exercise, play & street entertainment
- Temporary activities [markets, festivals, exhibitions etc]
- By day and night
- In summer and winter

Enjoyment

Dimensioned at human scale

- Dimensions of buildings & spaces in observance of the important human dimension in relation to senses, movements, size and behaviour

Opportunities to enjoy the positive aspects of climate

- Sun/shade
- Heat/coolness
- Shelter from wind/breeze

Aesthetic qualities + positive sensory experience

- Good design and detailing
- Good materials
- Fine views/vistas
- Rich sensory experiences: trees, plants, water

12 QUALITY CRITERIA

Name _____
Place 27/02/18
Date Kingussie

For each category - draw a face
Feel free to write comments
underneath about why you have
chosen this category

😊 Good 😐 In-between 😞 Bad

PROTECTION	Protection against traffic & accidents — feeling safe 😊 <i>no crossing/accidents busy road</i>	Protection against crime & violence — feeling secure 😐 <i>near to night club dark</i>	Protection against unpleasant sensory experiences 😐 <i>bad smell, no/very little noise</i>
	Opportunities to walk 😊 <i>not even possible not interesting</i>	Opportunities to stand/stay 😐 <i>not too many chairs/benches functional path</i>	Opportunities to sit 😐 <i>seats/tables to sit but uncomfortable</i>
	Opportunities to see 😊 <i>view outside the village, trees/forest</i>	Opportunities to talk and listen 😐 <i>hard to hear over the noise</i>	Opportunities for play and exercise 😐 <i>only park with music</i>
COMFORT	Dimensioned at human scale 😐 <i>walking to park being</i>	Opportunities to enjoy the positive aspects of climate 😊 <i>multiple sunny areas under</i>	Aesthetic qualities + positive sensory experience 😐 <i>not good view not details, green</i>

Pupils Observations from the new shopping centre

- - 3 pavements NOT connected
 - Not safe at night. Not many windows
 - Not protected at night
 - Right next to cars and very windy
 - Too close to cars
 - No sitting places
 - No opportunities to play and exercise
 - Just big sheds
- +
 - No outdoor seating
 - Paths not in a good place
 - It's designed as a car park!
 - Good views
 - Can see the Cairngorms
 - Big views

Pupils Observations from the park at Cairngorm Avenue

- - Narrow pavements / paths
 - No opportunities to play
 - Trees look out of place
- +
 - Monument
 - Planting for wind protection

Pupils Observations from the Station Forecourt

- - Not enough shelter
 - Designed for cars not people
 - Not nice when it is dark. Does not feel safe at night
 - Need a few more bike parking spaces
- +
 - Great views to the mountains and trees
 - Village character and good human scale
 - Space for temporary events

Pupils Observations from the Tunnel area. (This will link to the new pedestrian bridge)

- - No pedestrian crossings
 - Busy Road
 - Bad smell, dark and dingy, not nice
 - Not nice to stand and stay
 - Dark, does not feel safe at night
 - Dark and no houses
 - Uneven and narrow path
 - Noise from road and nightclub
 - Possible to fall in
- +
 - Trees
 - Water

Key Observations from Tesco Car Park

- - Busy main road
 - Windy, noisy traffic, smelly
 - Narrow pavements
 - No benches or places to sit
 - All concrete no natural materials
- +
 - Nice views of the hills

We have gathered and listened to views

With members of the local business community.

A Place for People. A Place by People

The morning began with a Presentation by David Sim focusing on Gehl projects from around the world including An Camas Mòr with a focus on mixed use masterplans and communities. Plus a brief re-cap on community findings from the weekend workshops and schools activities.

The Future of Working and Business in the National Park

Following the presentation we asked the members to discuss three questions in small groups.

We asked 1. In general terms how do you see the future of working in the National Park? 2. How do you see your own business developing in the future and what role can An Camas Mòr play? 3. What facilities are missing in your local area that could help your business? (see page 38 + 39 for their answers)



DAY 4
Business
Breakfast
Briefing







1

What do local people care about?

- Affordability
- Community Facilities
- Flexible Working
- Appropriate Materials + Design
- Living Close to Nature
- Everyday Life Needs
- Active Lifestyles + Being Outdoors
- Multi generational
- Lifelong Learning

What do local people care about?

— An up-to-date picture in 2018

All comments included in this report are allowed for in the design approved at Planning Permission in Principle issued in 2014.

Affordability by design

The number one concern for local people is affordability. We know from experience that for a project to be sustainable it is vital that a community can accommodate a broad demographic spectrum in terms of age, education, economic and physical activity, skills and wealth. In the design process this means recognising the need for different household types and sizes, different income groups and different lifestyles. Equally affordable homes are not just a matter of finance – An Camas Mòr has thought through the different ways that make a home affordable. An Camas Mòr is designed to use energy carefully to ease the cost of living both financially and environmentally.

Recruiting and Retaining Staff in the Local Area

Local businesses highlighted in the Cairngorm Business Partnership's Summer 2016 Business Barometer

that the lack of affordable and suitable housing was the single most important issue they face when recruiting staff. From our findings for this report this is still the case. An Camas Mòr will give people who work locally a fair opportunity to buy, rent or build a home they can afford.

Changes since 2008

In general the findings of this report confirm what people were saying 10 years ago. There are however several interesting changes. The biggest change is that people are interested in opportunities to work from home. An Camas Mòr will need to reflect this both in terms of design and community facilities. There has been a bigger shift towards an interest in timber buildings and locally sourced materials.

What happens Next?

Findings from the community events will be used to inform the plans to be prepared and submitted to the Authority for approval. Professional advice is that this process could take one year with the first homes becoming available in 2020 at the earliest.



Affordability



Community



Flexibile Working



Appropriate Materials and Design



Living close to nature



Everyday life needs



Active lifestyles and being outdoors



Multi-generational

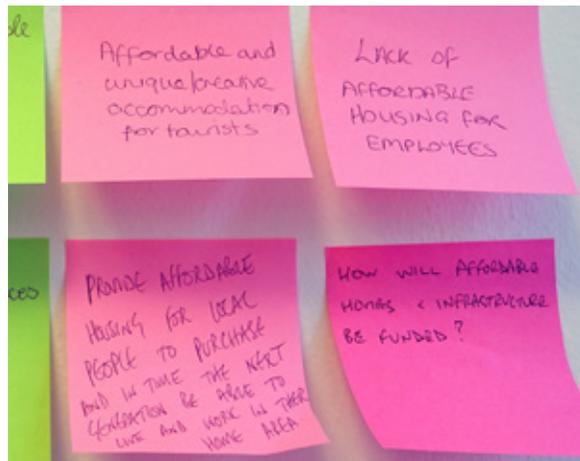
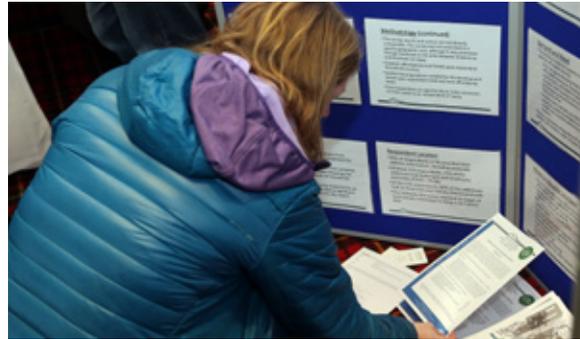


Lifelong Learning

1 Affordability

”

Provide affordable housing for local people to purchase and in time the next generation will be able to live and work in their home area.



”

The challenge is to keep housing affordable for local people. Recruitment is constrained by a lack of rentable or appropriate accommodation.

! Key Ideas and Questions from the Community

- Affordability for all abilities and for people with disabilities. A proportion of affordable homes is a good idea if Aviemore is going to grow
 - Affordable commercial rents and option to buy
 - Affordable for this place and this community
 - More affordable work premises
 - Bring down other costs in housing i.e. heating and electricity for minimum wage employees
 - Affordable housing helps recruitment for business
 - Provide increased rentable accommodation to enable mobility of labour
 - Barrier for growth is employment. Where are they going to live? An Camas Mòr can provide housing for staff
 - Affordable housing - ensuring it does not go on the open market
 - We are very happy with the concept in general - especially not holiday homes. Is this enforceable, or is it just another nice idea?
 - How will affordable homes and infrastructure be funded?
- Page 46 for answers to FAQs

2 Community

”

A place where people can walk, meet and communicate. I would like to see a community that can live safely and be cared for. Some kind of co-op is essential.



”

So inspiring! This project is responding to changing needs and making community integral to the way we live.



! Key Ideas and Questions from the Community

- Rentable workshop spaces for artists and crafters could give An Camas Mòr a creative slant
- Small “Highland Kirk” similar to the size of the Episcopal church at Inverdrue
- Opportunities for community woodland projects
- Community Hall, multi-use rooms and environmental project space
- People can run workshops, community meets if there is a weather proof shelter - possibility to be open sided
- How does it function as a community as it gets built? When do community facilities get built? (shops, schools etc...)
- What about schools? Aviemore Primary is bursting at the seams - Page 46 for answers to FAQs

3

Flexible Working



Sharing workspaces will lead to more collaboration in the community



Scalability for growing our business is key. Scope to be able to work from home with services such as flexible childcare, co-working places, shared services and support for micro local businesses is vital.

! Key Ideas and Questions from the Community

- Flexible working
- Please pioneer childcare!
- Better Transport Links
- Co-working and hot desking could lead to better collaboration in the community
- Provide facilities and services for people working from home. For example, shared services, shared office spaces
- Look at logistics - goods in and out for flexible micro workshop style business
- Living and working in the same place
- Communication Infrastructure
- Communal meeting places, day and night
- Encourage businesses to be sustainable
- Connectivity and better broadband
- Encourage small businesses to start and grow. An Camas Mòr can compete with Aviemore to lower rents
- Flexible planning for the future
- Page 46 for answers to FAQs

4

Appropriate Materials and Design

”

Storage space is vital - stop throwaway culture



”

Homes here need space for wet coats and boots, fire wood storage, maximum natural light and good insulation.

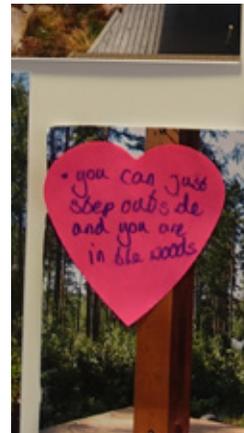
! Key Ideas and Questions from the Community

- Space for allotments or will gardens in high density areas be big enough?
- Wood and natural stone. No plastic!
- Mixed hedge row boundaries i.e. hawthorn, snowball bush and cotoneaster etc...
- Maximum use of Scottish timber, Potting sheds
- Please no eye sores tacking onto the B970. And No car or Lorry Access onto the B970 ever (See page 44 for answers)
- Large windows, avoid north facing aspects, shoe and boot storage space on entry
- Living rooms opening to gardens. Space for outbuildings and or garage with electricity
- Decent size porch. Windows in bathrooms, shower rooms and WC
- Smaller detached homes, Open sided shelters
- Some houses should be left as shells to allow owners and renters to change internal size and living needs. Moveable walls for flexibility
- Office units should not equal boring!
- Page 46 for answers to FAQs

5 Living Close to Nature

”

Life on the edge of the forest. Provide good natural light and large windows for views



”

A good mix with nature and close to neighbours. Create lively relaxed community spaces for people to meet.



! Key Ideas and Questions from the Community

- Ponds or Jetty for education and interaction with water
 - Encourage the younger generation to go and explore their wider natural environment. Strong links with natural materials
 - Encourage children to interact, explore and study the National Park. Opportunities for practical education sessions
 - Woodland lined gardens
 - Flowing interaction of outdoor and indoor space
 - Integrated and reflective of the natural environment
 - Need more focus on the National Park Conservation to help my business
- Page 46 for answers to FAQs

6 Everyday Life Needs



Catering for everyday life. The cooperative, the pharmacy, childcare and workplaces all on the same street and close to home. Primary 7 pupil at Aviemore Primary School



”

So inspiring! This project is responding to changing needs and making community integral to the way we live.

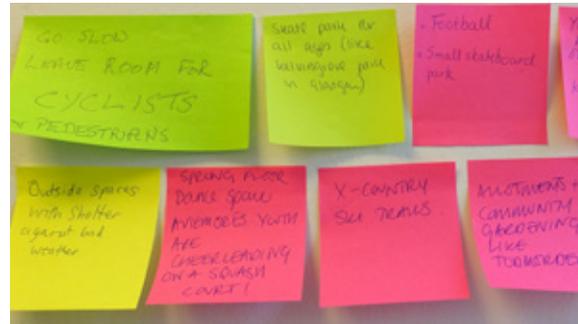


! Key Ideas and Questions from the Community

- Access for strollers
 - Wheelchair accessible tracks that aren't short
 - Small shops like a coop good for convenience and means I can walk instead of driving into Aviemore centre
 - Connectivity! Whole office team work from home but 2 out of 6 do not have suitable broadband
 - Cooperative Care and
 - Childcare
 - Better local public transport links
 - Space for the bins, the washing and the shopping!
 - How can we encourage families in the new community to have one car only?
- Page 46 for answers to FAQs

7

Active Lifestyles and Being Outdoors



”

The community needs year round opportunities for our kids!



”

Promote visual safety for all people and definitely for cyclists.

! Key Ideas and Questions from the Community

- Pedestrian and Cycle safety along the B970 is a concern (see page 44 for answers)
- Create continuous road edges. Promote visual safety for all and definitely for cyclists.
- Within An Camas Mòr separate cycling lanes for safety of cyclists, pedestrian and cars alike.
- Create a path similar to the logging way. Incorporate this path with exercise equipment e.g. push ups, monkey bars, swings and rope climbing etc...
- Allotments and community gardening
- Cross Country Ski trails
- Skate park and bike skills park for all ages
- The extreme west corner of the south boundary of the proposal is a very beautiful area and favourite for walks - can the footpath please be reinstated at the perimeter of that part of the development?
- Will there be existing rangers on site or is there a need for an additional ranger service on the High Street for example?
- Outdoor pursuits so drying areas for bikes and equipment
- A variety of routes in the countryside park
- Sports pitches, swimming pool and ice Rink
- Page 46 for answers to FAQs

8

Multi generational



”

Facilities for both the elderly and childcare facilities are vital. Collaboration of different people and ages. Somewhere where people can get together and support each other.

! Key Ideas and Questions from the Community

- Facilities for the elderly. What about a nursing home for the area or even day centre?
 - Indoor play and museum options for youngsters
 - Shared homes, inter generation or shared units. Common rooms and common storage. Spare bedrooms for carer or visitors.
 - Seating for pensioners around the perimeter
 - of the site - viewing benches. One or two covered as bus stop at Hilton Coylumbridge Hotel
 - Play facilities for all age groups not just the younger ones. Make it fun for ages!
 - Accessible paths for all age-groups and abilities
- Page 46 for answers to FAQs

9 Lifelong Learning



”

Create spaces for the arts and develop pathways into careers and businesses. An Camas Mòr needs to inspire and to encourage all age groups

! Key Ideas and Questions from the Community

- Focus on skills for the younger generation
 - Provide learning opportunities for the next generation of local jobs
 - Facilitate informal networking for lifelong learning
 - Further education and lifelong learning opportunities in the local area - people can be trained here i.e. builders, joiners estate workers
 - An Camas Mòr could offer potential for further education related to the National Park / environmental studies and building
 - Provide space for workshops, classrooms, evening classes etc... for people of all ages and abilities
- Page 46 for answers to FAQs





Sustainable Design Guidance

Future of Working in the National Park

Favourite Places

Recreation

Homes

Masterplan Framework Work in Progress

FAQs

Timeline and Next Steps

Future of Working in the National Park

The word clouds represent the different keywords that came up during our discussion with the Cairngorms Business Partnership members. The bigger the words are, the more frequently they were used. We asked: In general terms how do you see the future of working in the National Park? How do you see your own business developing in the future and what role can An Camas Mòr play? and What facilities are missing in your local area that could help your business?



! Key Ideas and Questions from the Business Partnership Members

- An Camas Mor will offer appropriate mix of housing and allow integration
- Barrier for growth is employment. Where are they going to live? An Camas Mor could provide housing for our staff
- Provide affordable housing for local people and in time the next generation will be able to live and work in their home area
- Please pioneer childcare!
- It is a challenge that recruitment is constrained by a lack of rentable and appropriate accommodation
- It is a challenge to keep the houses affordable for local people
- How do we limit second home occupation - are there real plans to control this?

- Page 46 for answers to FAQs



Experiential Tourism
 Connected **Engage with community**
 Accomodation **Jobs** Retain employees
 Appropriate Mix of Housing
Childcare **Local** Culture
 Higher standard
 Sustainable Destination **Mobility**
Affordable Housing People Authenticity
 Small Businesses
 Local Produce Well insulated homes
Natural Environment **Housing**
 Flexibility

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Care **Reliable connectivity**
 Ice Rink
Communal Meeting Spaces
 Health Centre For all abilities
Village Hall Community Hub
 Sport facilities for active young
 Indoor recreation **Shared workspaces**
Range of housing
 Training on the job **Cooperative Childcare**



The plan is phased over about 30 years, with about 50 homes a year, integrated with vital services. With enough jobs and community facilities to support a healthy population and environment. Whilst respecting local wildlife and providing off site ecological enhancement

The floor map summarises ideas for the project from the community workshop. Some favourite places from the community are also mapped here.



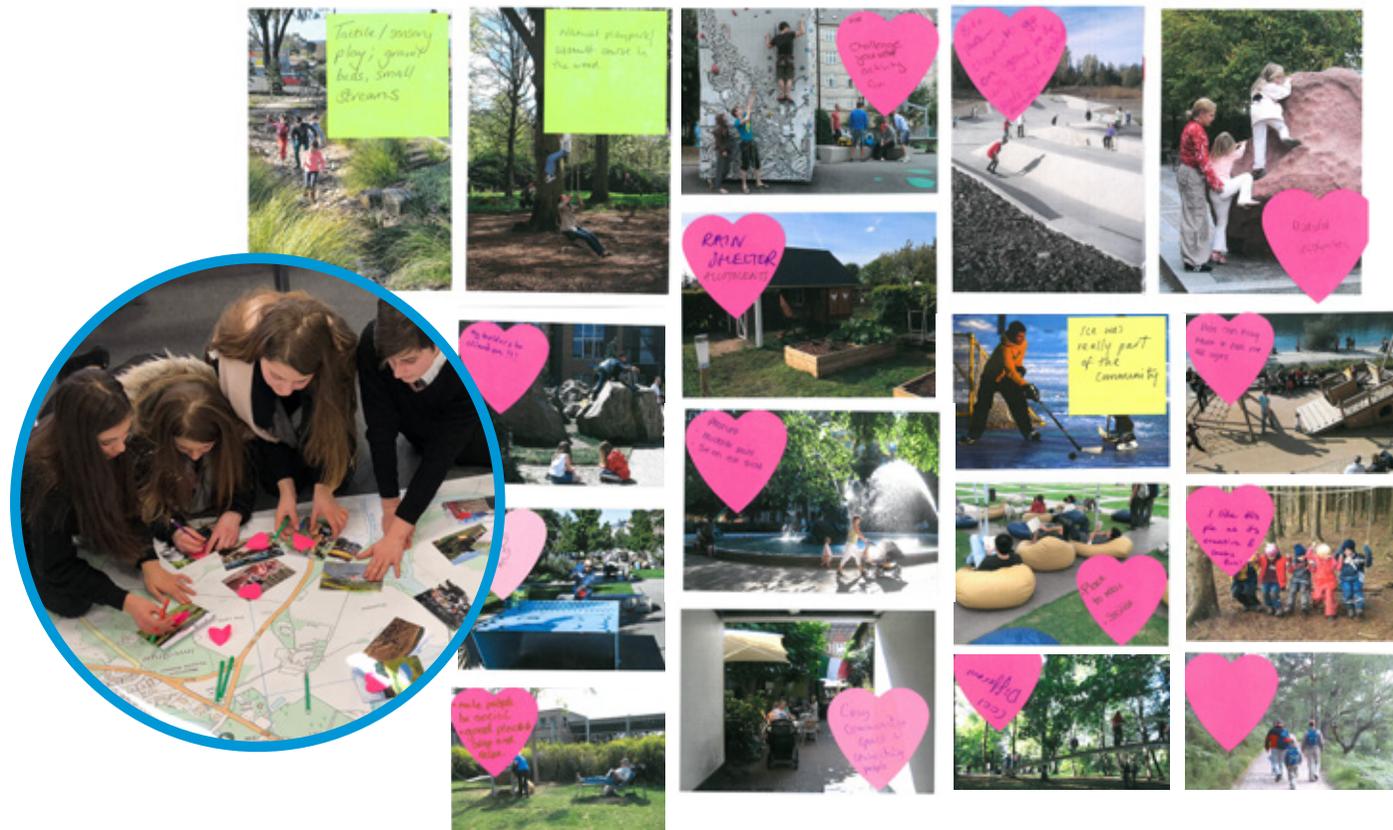
Where is your favourite Local Place?

The goal of this exercise was to gather the communities ideas and understand what qualities of space they enjoy and value in their local area. This will help to inform the Recreation Management Plan. Local people like to spend time being active outdoors, enjoying the views, spending time in peaceful places but equally being at local lively social and cultural events. Jack, age 6, says he loves the spiderman play park!



What kinds of recreational activities would you like to see at An Camas Mòr?

The goal of this exercise was to understand the types of activities people would like to do at An Camas Mòr. This will help to inform the Recreation Management Plan. Being active in all weathers is important, sports facilities close to home, opportunities for all age groups and specific needs such as an Ice Rink, Skatepark, Allotments and walking routes. Below is a snapshot of key images chosen by local people and young people at Kingussie High and Grantown Grammar



What qualities would you like to see in the homes at An Camas Mòr? What materials do you think are appropriate?

The goal of this exercise was to gather ideas and understand what qualities people value. This will help to inform the Sustainable Design Guidance and the Housing Delivery Plan. There was an interest in self-build projects, use of local materials especially wood and stone, living close to other people, living close to nature and practical design solutions for living with the Scottish weather. Below is a snapshot of key images chosen by local people and young people at Kingussie High and Grantown Grammar.



Masterplan Framework

— Work in Progress

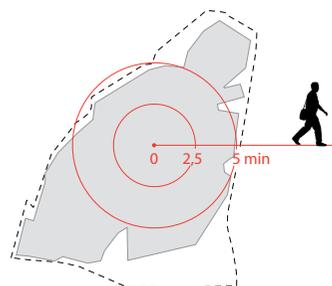
Compact and Local

The Plan for An Camas Mòr is based on the idea of the compact footprint. The idea is that the majority of the settlement is within a radius of five minutes walking distance (or 400 meters) This means that most local journeys would be short enough (in time and distance) to make walking the best option.

Important too is the idea of concentrating as much developoemnt as is reasonable, on as small an area as possible, to protect other more sensitive areas from unnecessary development in the future

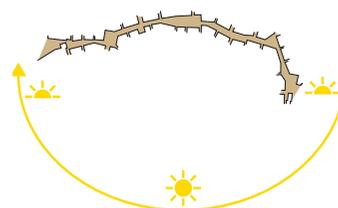
Woodland Setting

The whole settlement would be placed in a woodland setting and surrounded by a woodland edge.



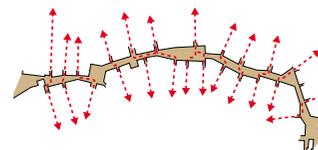
Compact Footprint

The small footprint and dense building pattern would make walking distances short, pleasant and safe.



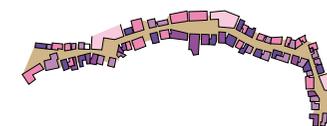
East-west curved High Street

The curved High Street runs from east to west catching the sun throughout the day.



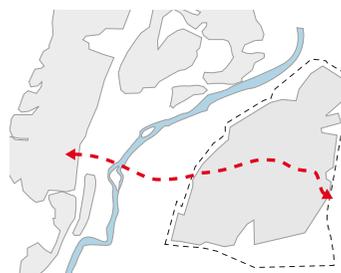
Streets off the High Street

The streets off the High Streets would be shifted to prevent wind tunnels and to create an interesting walk through the built fabric.



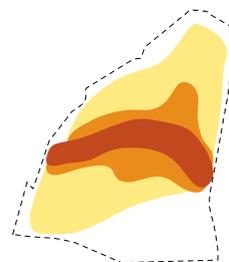
Services along the High Street

Services, commercial, community and leisure uses would be concentrated along the High Street.



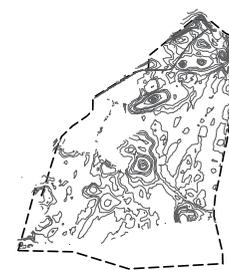
Notional route

A bicycle and pedestrian route, meandering through the recreational park, would connect An Camas Mor with Aviemore.



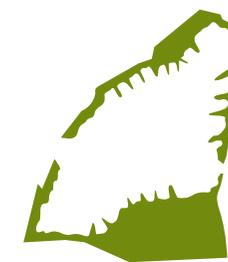
Notional density

The built mass would be denser along the High Street and less dense towards the site edges.



Topographical influence

Natural topographical elements including existing kettle holes will be preserved and used for recreation and play.



Green edges and wedges

The plans are designed to bring the forest into the village. Green crossings between corridors will create a network that supports the migration of wildlife.

Masterplan Framework

— Work in Progress

Project Background

The initial vision of a planned sister community for the Aviemore area across the River Spey came from Aviemore and Vicinity Community Council. The Scottish Government Sustainable Communities Initiative selected the plans for An Camas Mòr as one of 11 exemplar proposals from a short list of over 80.

The Design Team

A project team of respected experts has been created to collaborate with the community and its representatives. Gehl Copenhagen are part of this team. The firm is at the forefront of sustainable design and includes Scottish architect David Sim.

Planning Status

Planning Permission in Principle was granted by The Cairngorms National Park Authority in 2014. The successful application was for a new sustainable community including space for 1100 jobs, community buildings, playing fields and up to 1500 residential units.

The extension being sought is to enable the completion of additional studies to outline the wide range of benefits to the National Park, to its current and future population and to the business community. The planning permission has been revised to bring it up to date and align it with the revised Framework Masterplan.

The application is well thought through, there are comprehensive recommended conditions, the proposal has been in the public domain for 25 years, and the fundamental public interest in terms of environment, economy and culture is overwhelmingly in support

— Minutes of the Cairngorms National Park Authority Committee held on 23.08.13 Paragraph 20



FAQs

— Do you have other ideas or questions? Please contact the team at hello@ancasmor.com

Sustainable Development

All ideas included in this report are allowed for in the design approved at Planning Permission in Principle issued in 2014.

Affordability

How will affordable homes and infrastructure be funded?

The Highland Council has indicated that in the first phase it would like to provide 80 affordable homes. Also, we have worked closely with the Highlands Small Communities Housing Trust which has a special legal arrangement for ensuring full time occupation of homes in perpetuity; see page 9. The proportion safeguarded in this way will be a balance between meeting affordable needs and the costs of infrastructure, planning conditions and the Section 75 agreement; it will also be affected by changing social and economic requirements over the thirty-year period of

development and beyond.

Community

How does it function as a community as it gets built?

The Environmental Statement socio economic report is based on there being a job for every home. It expects commuting across the River Spey to become equal in both directions and to be mainly by foot or bike.

Will there be a School and Community facilities?

The date that the school is built is a Council decision. There is a plan for a community hub from the start. It is expected that opening up An Camas Mòr will bring many people to enjoy its countryside and this should help support a café from early on. The plans include a commitment to provide a hall. Other new communities have built premises for a nursery school from early on as well.

Appropriate Materials and Design

No eyesores from the B 970. From the start the plans have included

a shelter strip of trees 30 meters wide alongside the B970; this is approx the same distance back from the road as the Coylum Bridge Hotel. It is to be a woodland community with no buildings higher than the tree canopy: the plans have been approved based on landscape character and visual assessments; this demonstrates that it will only really be visible from the top of nearby hills, hard to see from Cairngorm.

Living close to nature

More focus on the National Park conservation. The planning committee noted that the fundamental interest in terms of environment, economy and culture is overwhelmingly in support. When first adopted into the local plan An Camas Mòr was recommended to have trees planted on the site so biodiversity on site has already been enhanced. Also, places nearby have been identified for the enhancement of biodiversity covering an area well in excess of the planned village area. This includes the encouragement and safeguarding of montane vegetation beyond Rothiemurchus lodge, wet woodland and lowland

heath areas. An Camas Mòr is the conservation solution to the environmental, social and economic needs of Aviemore and Vicinity

Everyday Life Needs

Although walking and biking will be the preferred form of transport the plans provide parking for more than one car per household and for commercial and community premises according to the roads authority guidelines.

Active lifestyles

B970 safety. Many have commented, currently the public sector requires the new road over the River Drurie to be built in advance of any development so under these circumstances there is only a need for emergency service vehicles and perhaps the public bus to use the B970 Nethy Road. Off road cycle and foot paths are to be provided to Coylum Bridge, Inverdrurie and Aviemore.

Rangers; one of the attractions of the community is planned to be a cooperative body that provides ranger led services to ensure

maintenance and responsible use of outdoor access facilities that are not adopted for maintenance by the Council. The legal arrangements for this will be outlined in the Section 75 agreement between the developer and the authority.

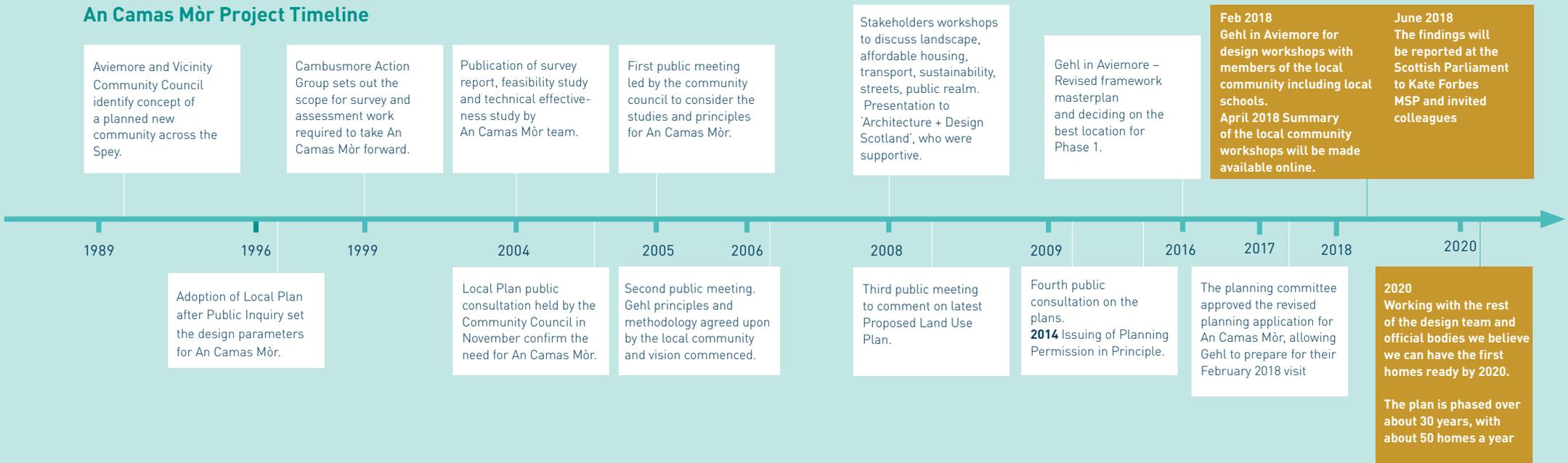
Swimming; public pools are notoriously expensive to operate, and it requires a community with a larger population than Aviemore to justify them; there is also an ambition for an indoor sports centre and ice rink. The plans for An Camas Mòr should open up these opportunities.

Contact the team
at hello@ancasmor.com
or on facebook
[@ancasmor](https://www.facebook.com/ancasmor)

Timeline and Next Steps

— Community involvement since 1989 and Gehl since 2004. The project will be built over at least 30 years.

An Camas Mòr Project Timeline





If the feedback from the community has sparked any ideas or questions we would love to hear from you. Please contact the team at: hello@ancasmor.com

01479 810647 Monday - Friday
For general information, the masterplan report and the environmental assessment visit ancasmor.com

We are on facebook
[@ancasmor](https://www.facebook.com/ancasmor)

