

TWEEDBANK CARE VILLAGE

Project Introduction & Site Overview

The principle of expansion on the Lowood Estate was established in the 2016 Scottish Borders Local Development Plan where Lowood Estate was allocated for mixed use development. Being a site of high quality parkland with a mature tree setting, the "Tweedbank - Vision for Growth and Sustainability Supplementary Planning Guidance and Design Guide" sets out the principles for a 'landscape led' approach to any new development.

Lowood Estate is bounded by a large meander in the River Tweed to the north, east and west, and the Borders railway to the south. Mature trees surround the site to the south and the pond forms a scenic setting to the east. A new access road will be formed to link the site to Tweedbank and the railway station.

The new Care Village will provide 60 bedrooms and amenity facilities which support independent and small-group living and promote social inclusion, in a safe and secure, non-institutional, environment for residents and staff. The buildings shall be set within an secure external environment which provides residents with space for socialising, exercise and connection with nature to promote a healthy and active lifestyle.



Dashed line denotes 20 minute walking distance zone from site.

Borders General Hospital

TWEEDBANK CARE VILLAGE

Landscape Concept

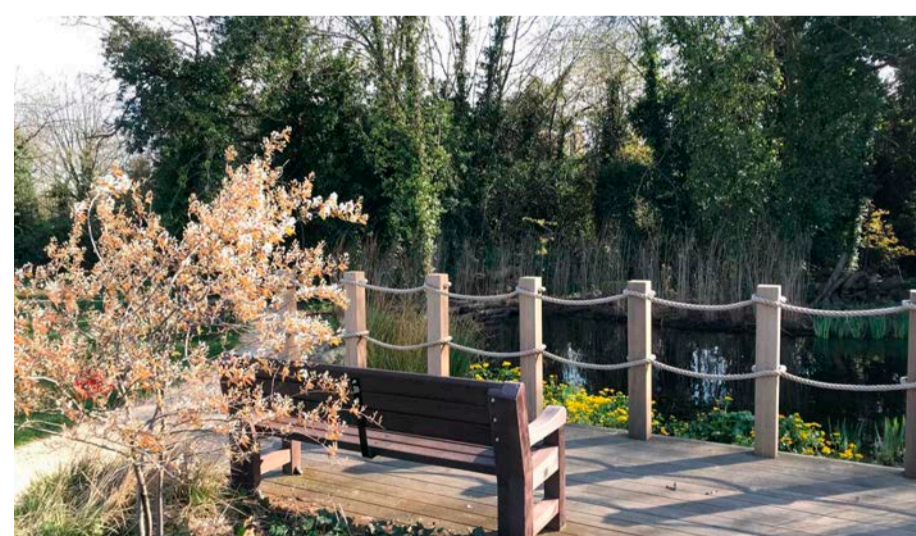
The site provides opportunities to create an exemplar development, sympathetic to the character of the Lowood Estate whilst having its own sense of place. Established mature woodland provides natural shelter, as does the bowl shaped topography of the site. This wood land adds to the character and seclusion of the place. New pedestrian routes enhance the recreational greenspace opportunities within the site and along the riverbank.

The pond becomes a focal point for the site providing a destination area with opportunities for tranquil contemplation areas. Managed wetlands provide opportunities for increased biodiversity.

The three buildings, amenity block and two residents blocks surround a protected central space, where residents can feel part of a community. The layout follows a spatial hierarchy between communal spaces accessible for residents and visitors, and more private areas associated with individual residential units.

The detailed landscape proposals routes have been progressed which take into consideration Care Inspectorate and client comments about accessibility and amenity space for walking, growing and sensory environments.

The wider setting will reflect the wider character of Lowood Estate, with meadow grass banks and specimen broadleaved trees.



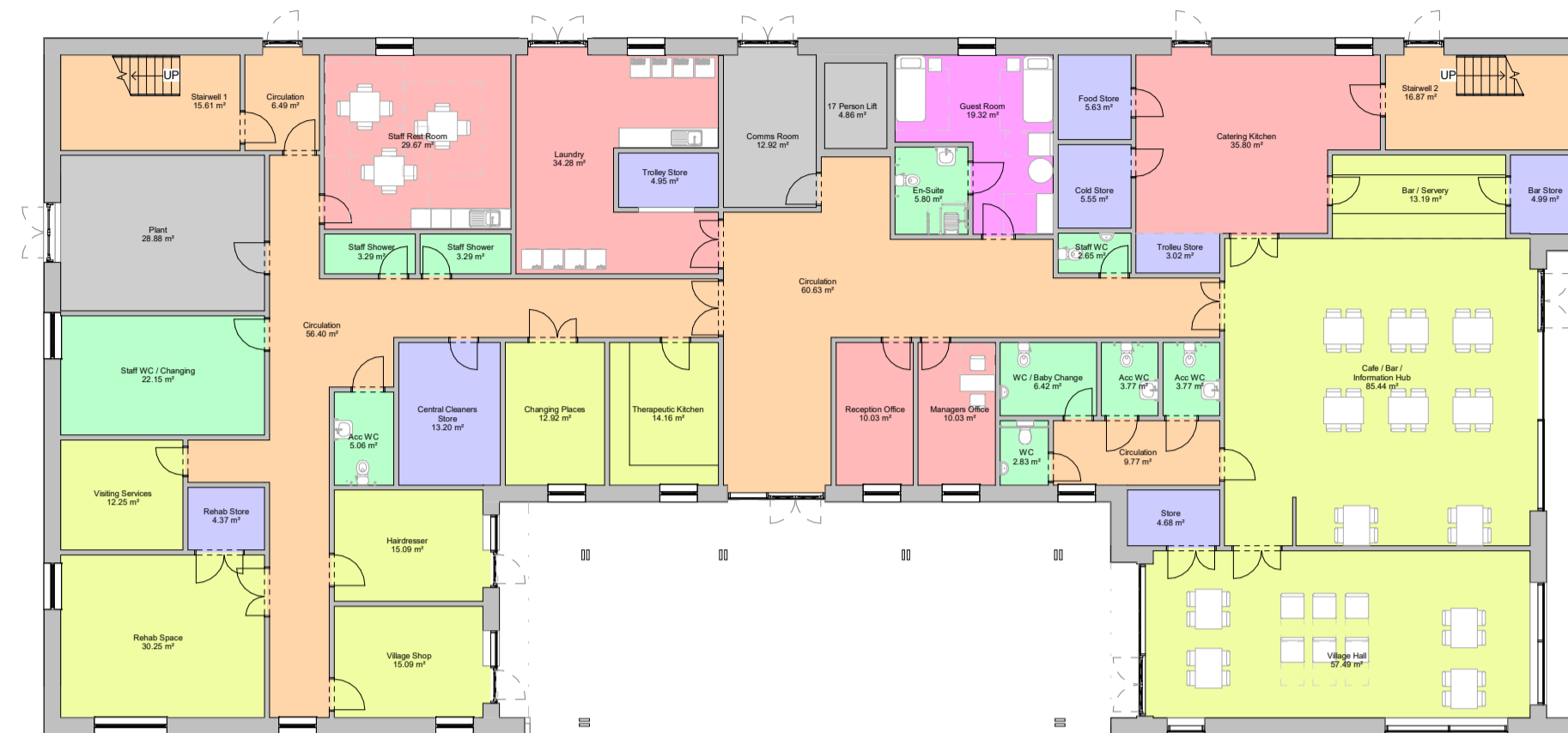
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Building Concept

The scale and massing of the buildings is key to creating the 'village' character of the development. The two storey high buildings with pitched roofs, give a domestic scale whilst still providing enclosure to the protected courtyard space. Accommodation is arranged into 10 flats, each with their own front door, living and dining spaces. Each flat has 6 bedrooms which adds to the intimacy and privacy for the residents. Every ground floor bedroom has direct access to an external space. The upper floor has external terraced areas which are accessed from the main lounge rooms.

The amenity building to the North of the site houses the support facilities for the residents. A hairdresser and village shop encourage day to day activities, particularly important for dementia sufferers, and a village café allows residents an alternative to dining within their flats. The café will be open to the general public and enjoys an external terrace with views over the pond.

The U shaped buildings take their simple roof form from traditional barn vernacular with prominent gables forming distinctive shapes when viewed from key landscape settings. A masonry ground floor plinth with dark clad upper level roots the buildings in the Lowland environment, using materials appropriate to the area.



Amenity Block - Ground Floor



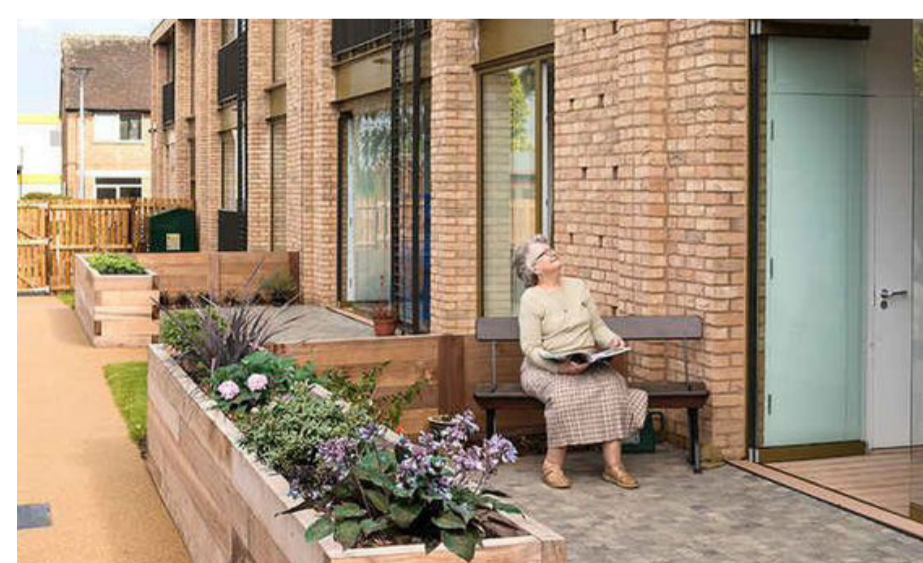
Residential Block - Ground Floor



Amenity Block - Level 1



Residential Block - Level 1



TWEEDBANK CARE VILLAGE

Site Massing

jmarchitects

Turner & Townsend

LUC

Consulting Engineers LLP

Goodson Associates
Consulting Civil & Structural Engineers

Scottish Borders COUNCIL



Have your say... Email: ResidentialCareProgramme@scotborders.gov.uk

Comments can be made until DATE HERE 2023