



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 are engaging in a number of consultation events to gather feedback.



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. Their 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

When the site went back on the market last year, the Development Trust partnered with Grampian Housing Association to successfully bid and acquire the site from the City Council. As part of the bid process, a multi-discipline team produced a set of initial costed proposals. The same team has now developed these initial ideas to produce the proposals outlined here which are being consulted upon to help inform the forthcoming planning application. The team consists of:

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



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, reinstating it to closer 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.

