

WHO ARE CAPABILITY SCOTLAND



Capability Scotland delivers exemplary care, support, and education for disabled children and adults across Scotland.

We were founded in 1946 and have always strived to be a major ally in supporting disabled people to have full equality of opportunity and participation as citizens of Scotland.

Our Vision

An inclusive Scotland where everyone has the opportunity to have their voice heard, contribute to society and fulfil their potential.

Our Mission

We will strive to deliver the highest quality services, tailored to the individual needs of disabled people.

We will work in partnership to create innovative solutions which enable our people to achieve their goals.

We will put the people we support and learners at the heart of everything we do and will make sure their voices are heard loud and clear.

anderson bell + christie

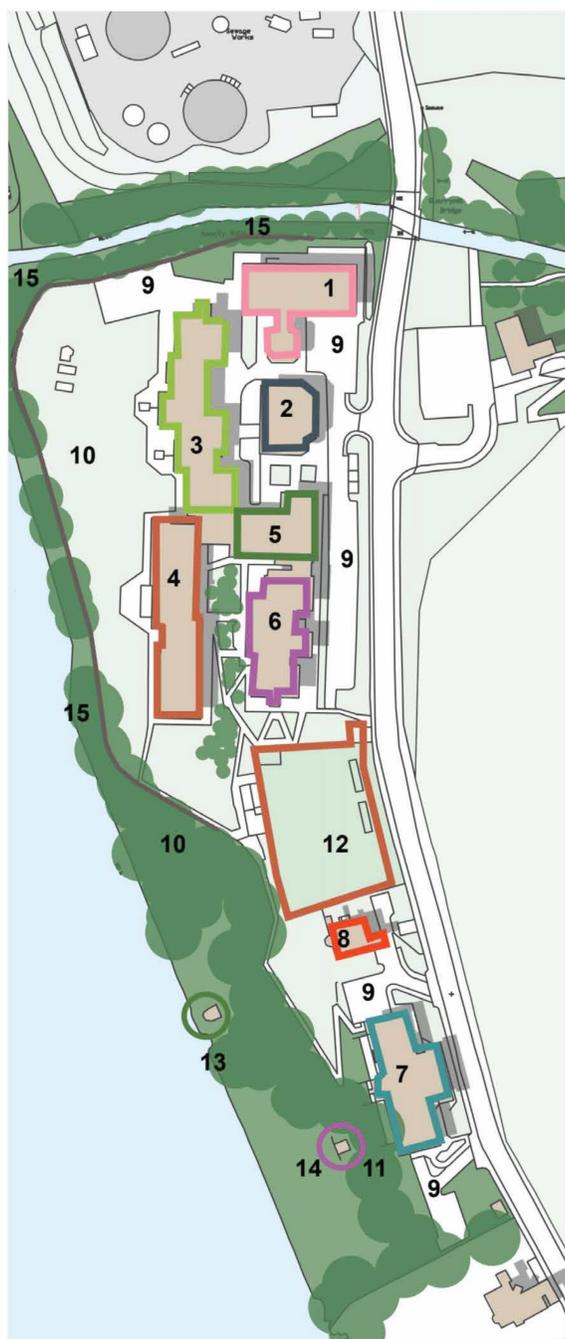
Anderson Bell + Christie (AB+C) Architects have been working with Capability Scotland since 2018 when we were initially commissioned to appraise their site at Upper Springland, Perth with a view to its refurbishment and alteration to suit present-day standards. Concerns about flood risk, however, have meant that Capability Scotland are now considering relocating to a new site, at Glover Street, in Perth City Centre.

This new development at Glover Street is an opportunity to design exemplar care facilities for the people Capability Scotland support and their staff, utilising new ideas for accessible and inclusive design. The design principles previously developed at the Bertha Park site, of creating enabling and innovative care accommodation will be retained at Glover Street. Capability Scotland are currently progressing concept designs for Glover Street, equivalent to RIBA Stage 2. Capability Scotland are developing a vision for an exemplar, updated model of care which captures a best practice approach derived from developing and ongoing, long term relationship with a network of partner organisations.

The new city centre site at Glover Street offers even greater opportunities for the people Capability Scotland support and their staff to integrate with the wider Perth community. A wide ranging 'Co-Production' design process is already underway with the people Capability Scotland support, relatives, staff and other key stakeholders being consulted on the design. This will culminate in an upcoming full planning application for the OICP site at Glover Street.



Upper Springland Site Plan



Capability Scotland's current site in Perth is to the north of the city at Upper Springland.

The existing site is houses 60 people supported by Capability Scotland, and hosts a further 40 people (non resident) who attend 'The Studio' for day services (shown as no.1 on site plan).

The grouping of buildings include 3no. Residential Services with staff facilities, a theatre and existing health and well-being suite (Hydro Pool, Gym and Rebound space).

The buildings at Upper Springland are several decades old and are beginning to constrain the workings of Capability Scotland and their residents on a day to day basis.

Relocating will help Capability Scotland continue the exemplar care they provide while providing opportunities for further improvements.

Key

- 1: Resource centre
Constructed 1978 and extended 1987
- 2: Theatre / recreation centre
Constructed 1987
- 3: Annaty House; residential accommodation
Constructed 1978
- 4: Tayview House; residential accommodation
Constructed 1982
- 5: Foyer and therapy areas
Constructed 1982
- 6: Tummel & Rosiebank; residential accommodation
Constructed 1987
- 7: Macmillan and Kinnoull House (disused)
- 8: Springland House
- 9: Parking
- 10: Recreation space used by Capability Scotland
- 11: Steeplly Sloping Woodland
- 12: Garden House and Walled Garden (C Listed)
- 13: Historic Boathouse (B Listed)
- 14: Springland Fernhouse Well (C Listed)
- 15: Area behind flood defences



GLOVER STREET SITE

Our Inclusive Community Project

The Proposals at Glover Street in Perth city centre, have been named "Our Inclusive Community Project" by Capability Scotland as a recognition of guiding principles of the project: Inclusion and Community.

Inclusive

Being inclusive is central to the work of Capability Scotland; working as they do with individuals with a wide spectrum of ages and needs. The people Capability Scotland support at Upper Springland have complex needs with Capability Scotland tailoring care to the individual. Moving to a new site creates the opportunity for Capability Scotland to create purpose built state of the art facilities and design accommodation that meets all the needs of the people Capability Scotland support and their staff.

Community

Capability Scotland have an established community at Upper Springland and the new development at Glover Street will build on this foundation.

The opportunities at Glover Street are for Capability Scotland to open up their doors to a wider community in Perth, the new development will invite stakeholders and visitors to share in Capability Scotland's knowledge and foster more varied interactions for the people they support.

Glover Street

Following an exhaustive site optioning process Capability Scotland were introduced to the site at Glover Street as an opportunity to embed themselves in Perth city centre with all the amenities and links that this offers.

The site occupies the southern end of the existing Perth Leisure Pool and Dewar's sites.



Locating the site at Glover Street



Connections and Routes around the Glover Street site

GLOVER STREET SITE

Considerations



Dewar's Centre

Perth Leisure Pool

Key site considerations at Glover Street are:

- Working in close proximity to existing leisure facilities

To address this we will - create a clear distinction between the construction site and live buildings with a site perimeter fence and construction traffic will be contained within this enclosure. The Existing road accessing the Dewar's centre will remain open during the build.

- Noise from Glover Street road traffic and the train tracks to the east

To address this we will - ensure residential buildings facing onto noisy roads and train tracks will have acoustically enhance windows and doors to avoid sound travelling into the living spaces. Noise created by building plant will also be acoustically screened to avoid noise leaking out to neighbouring buildings.

- Changes in Levels across the site

To address this we will - The OICP Glover Street building will have a consistent internal floor height to allow level access for wheelchair users around the site

- Outlook onto large leisure buildings

To address this we will - carefully position windows, balconies and porches from living spaces to not look out directly at these large neighbouring buildings.

- Water management

The design team have engaged a specialist hydrologist to review proposals. The initial results from the Hydrologist suggest the proposed OICP development can be designed to avoid all areas of flood risk.

Opportunities



Lloyd's Pharmacy (Glover St.)

Medical Centre (Glover St.)

Key site opportunities at Glover Street are:

① - **Close connections to local and national transport links**

The Glover Street site is a short walk from local bus stops and Perth Train and Bus stations. At Upper Springland, CS residents are on the edge on the city and as such transport links/opportunities are fewer leading to car dependency.

② - **Proximity to existing leisure facilities**

The Glover Street site will allow CS residents access to existing leisure facilities such as Perth Leisure Pool and the Dewar's Centre. Whilst resident specific health and well-being facilities (Hydro, Gym, Rebound) will be provided within the Community Hub at Glover Street, opportunities to attend publicly accessible facilities will help Capability Scotland integrate into the wider community.

③ - **Proximity to existing healthcare facilities**

Glover Street already has a Health-Centre and Pharmacy directly adjacent to the site and these amenities in close proximity will be valuable to CS residents living at Glover Street.

④ - **Control and accommodate the existing North-South pedestrian route**

Glover street has a preexisting pedestrian route running north-south and while this route needs to be controlled to protect the privacy of CS residents it can also provide activity and interactions which CS residents do not have access to at Upper Springland.

Phase 1A



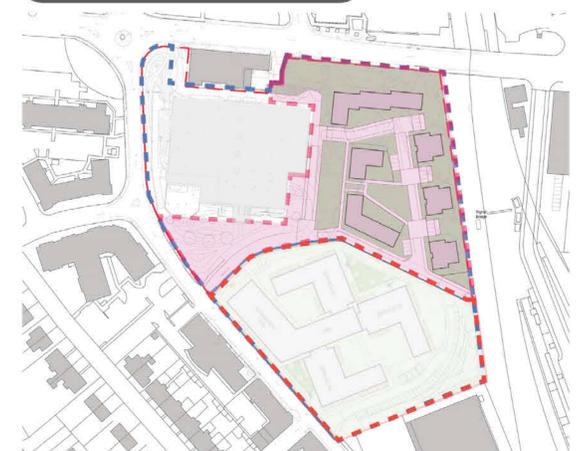
Enabling Works

Phase 1B



OICP Construction, PLP and Dewars retained

Phase 2



Neighbouring Housing masterplan construction

DESIGN PROPOSALS

Proposed Site Plan



Proposed Site Plan Drawing showing location and orientation of each element of the building i.e Community Hub, Residential Services, Link etc

Axo View



Illustrative Sketch Axonometric View of OICP Glover Street with the Dewar's Centre in the background

APPROACH TO BUILDINGS

Street Visuals



Residential Services From Street



Residential Services From Street



Porches and Balconies From Street

Precedents - Balconies + Courtyards



External Precedents showing stacked gardens and Balconies



External Precedents showing shared Courtyards



THE BUILDING PLANS

Proposed Plans



Residential Service Plans



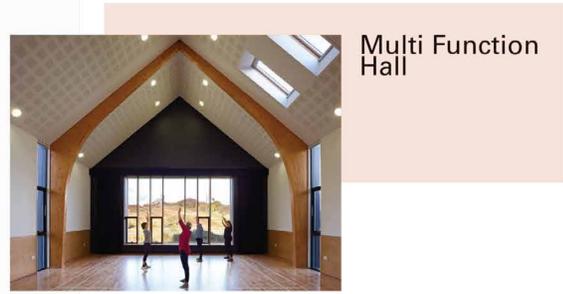
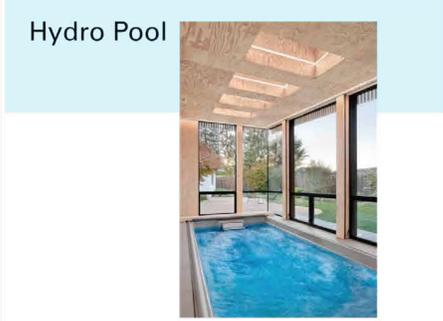
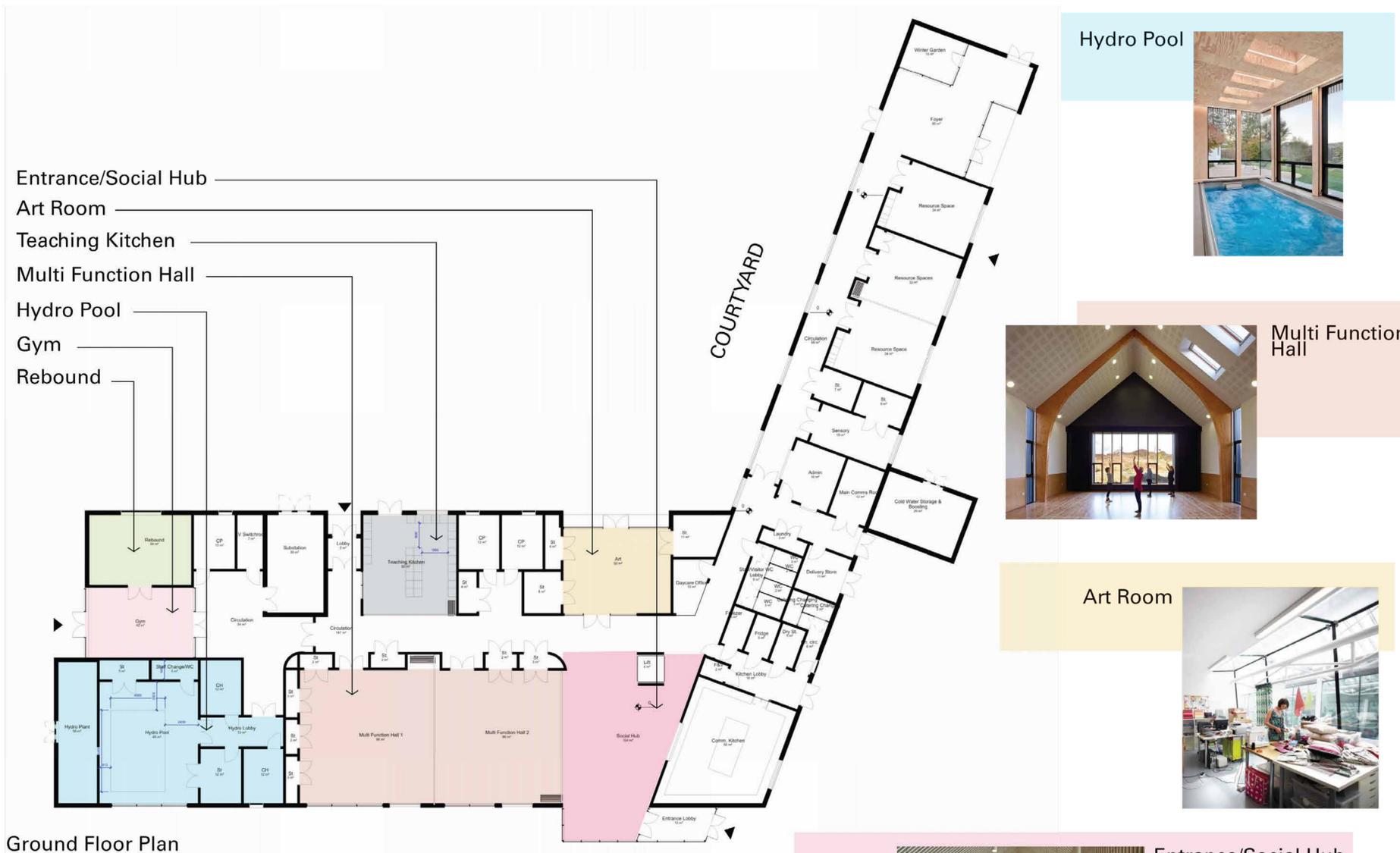
Ground Floor Plan



First Floor

THE COMMUNITY HUB

Proposed Hub Plan



Ground Floor Plan

GLOVER STREET

Hub Views and Precedents



Interior View of Hydro Pool



Precedents of Interior spaces - Linked views and activity



External Precedents showing cladding and lighting ideas



External Precedents showing massing and scale