

# CONSULTATION DOCUMENT

 dandara

BALLASALLA  
**PHASE 3**  
SEPTEMBER 2021

# WELCOME

Thank you for taking the time  
to look at our proposals

## PURPOSE

The following consultation pages outline our design proposals for the development of homes and community facilities within the Phase 3 area of our development at Ballasalla.

This document aims to:

- Give you a flavour of the overall site plan
- Show you the outline design of Phase 3 of the development.

(Please remember: this is work in progress, not the finished design)

Following on from this consultation we will continue to refine the design, and once complete an application for planning permission will be submitted to the Planning Authority.

If you do have any comments regarding the proposals please email: [planningiom@dandara.com](mailto:planningiom@dandara.com)





## SITE LOCATION

The overall development site lies on the south-eastern side of Ballasalla, between Douglas Road and Balthane Industrial Estate.

The new by-pass road is currently being constructed and will sweep around the residential area, bridging over the existing railway line and linking up with a new junction which is being created by the Dol at Balthane Corner.

The development will be for predominantly residential purposes, with public open space and community / neighbourhood facilities.



## PLANNING HISTORY

The masterplan area extends to approximately 19 hectares and is allocated for development – as “Site 3” – in the Area Plan for the South (APS). The APS includes a development brief which outlines the Department’s expectations regarding development of the site and it includes guidance in respect of land use, phasing and the provision of an Urban Primary Distributor Road – or by-pass – to run between Balthane Corner and Glashen Hill.

Detailed planning approval for Phases 1 & 2 of residential development and for the whole of the by-pass road (from Douglas Road/Glashen Hill to the rear of Railway Terrace at Balthane Corner) was granted in August 2019, and construction is now well underway. Following further design work we now intend to seek detailed approval for the third phase of development within the masterplan area.





# CONCEPT

Concept images

CONCEPT IMAGES



sketch of site plan

PHASE 3

Site characteristics and planning requirements have influenced the design process for Phase 3, including;

- the location, positioning and character of existing development in the vicinity of the site
- the natural characteristics of the site, including trees and ecology
- the relationship of the site to the approved by-pass road
- the facilities to be provided within the neighbourhood centre
- the need to create development of distinctive character whilst still maintaining visual coherence with previous phases
- consideration of views out from the site, and into it from adjoining areas
- the need for connectivity within the site and to adjoining areas
- how to optimise the community value of approved open space by considering its relationship to proposed housing and neighbourhood facilities.



CONCEPT IMAGES



sketch overview

OVERVIEW

The design of Phase 3 responds to the identified site constraints and requirements in a number of ways, including;

- Single storey dwellings are located adjacent to the railway line in the north eastern part of the site to reflect the existing dwellings to the north
- All of the dwellings in the vicinity of the railway line are positioned so as to avoid conflict with existing trees
- Footpaths will connect to (and run through) new and previously approved Public Open Space, and to the railway station
- Parkland public space will be located on the western side of the site, with houses positioned so as to overlook the area. It will connect into further open space which is likely to be created as part of work undertaken by Dol to connect the by-pass road to the existing highway
- Existing mature vegetation on the northern side of the by-pass road will be retained where possible
- The neighbourhood centre is positioned so as to be readily accessible for new residents as well as users of the by-pass road
- The footpaths and cycle routes established in Phases 1 & 2 will continue through Phase 3 towards Balthane Corner.

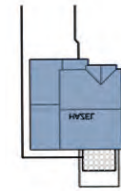


# CONCEPT PLAN

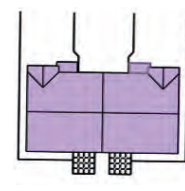
Design development



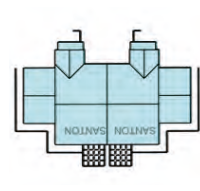
SITEPLAN



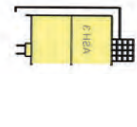
Hazel  
(03 nos)



Maple-semi  
(06 nos)



Santon  
(08 nos)  
(11 nos with garage)



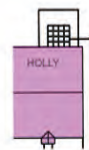
Ash 3  
(15 nos)  
(02 nos with garage)



Hawthorn  
(06 nos)



Larch 3  
(12 nos)  
(01 nos with garage)



Holly  
(06 nos)  
(02 nos with garage)



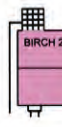
Ash 2  
(08 nos)



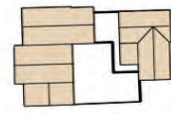
Larch 2  
(14 nos)



Birch 3  
(affordable housing)  
(08 nos)



Birch 2  
(affordable housing)  
(25 nos)



Neighbourhood  
Centre

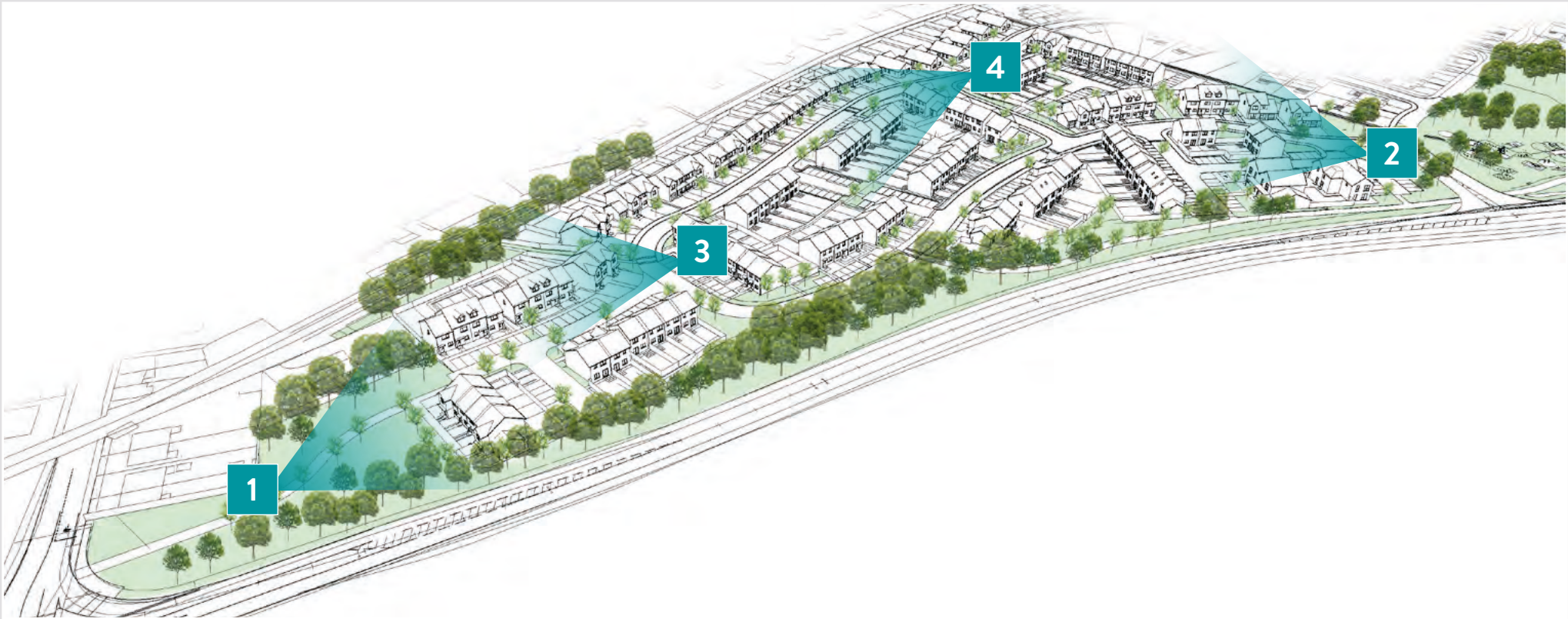
TOTAL (131 nos)



# SITE SKETCHES

Concept images based  
on site analysis

INDICATIVE SKETCH VIEWS



Some of the dwellings located towards the western end of the site will overlook the public open space, which is intended to provide a more relaxed parkland setting in contrast to the natural play area proposed to the east.



There will be a mix of single storey, two and two and half storey dwellings, with a wide range of house types and sizes. The development will include affordable housing on site.



There will be a pedestrian link from the development to the Railway Station.



Dwellings in the north eastern part of the site which are adjacent to the railway line are intentionally kept single storey.



# SITE SKETCHES

Neighbourhood Centre &  
Natural Play Area



NEIGHBOURHOOD CENTRE

Within the Neighbourhood Centre there is provision for a children’s nursery and shop units with apartments over. The use and layout of the shop units will be flexible to maximize opportunities for occupation. The shop unit overlooking the natural play area (page 14) could be used as a coffee shop or gelateria, becoming a place for residents and visitors to meet and relax.



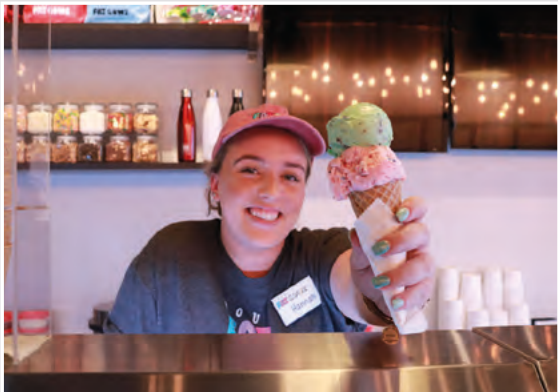
The Neighbourhood Centre is located towards the entrance into Phase 3 and will provide a focal point to the overall development. The natural play area is located in the foreground of the image. The Neighbourhood Centre will reflect the scale of the setting and draw on the materials and massing of the adjoining dwellings.



View towards the shop unit located overlooking the natural play area, which may provide the opportunity for a coffee shop or gelateria.



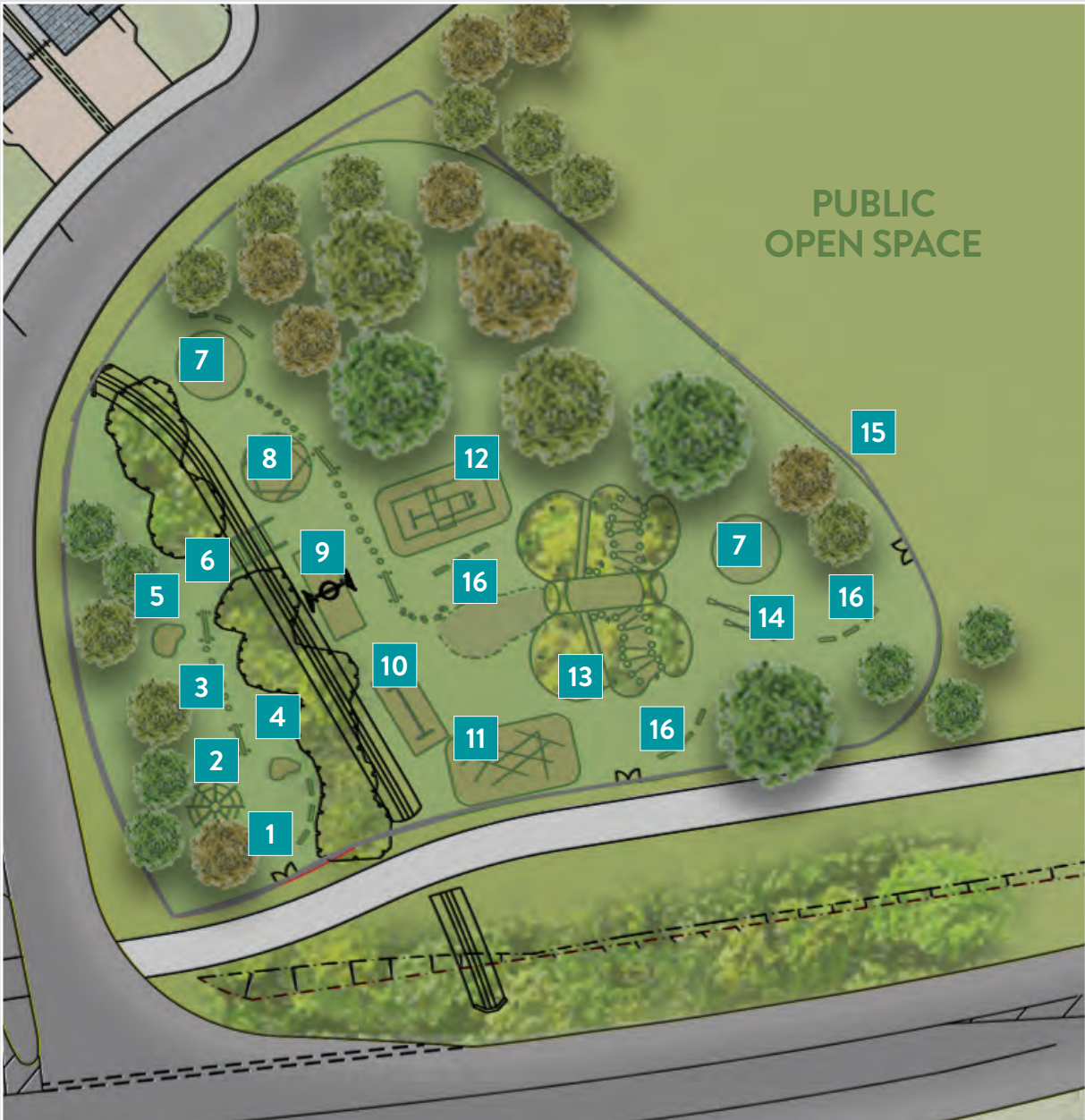
extract from masterplan





NATURAL PLAY AREA

It is proposed that within the open space opposite the Neighbourhood Centre, there will be a ‘natural play area’. This would be a space designed to allow children to nurture their sense of adventure through the use of natural structures and features.



The sketch above illustrates ideas of the type of natural elements and equipment that could be designed into this open space.



rope climber



wobble board



stepping logs



stepping boulders



climbing boulder



footbridge over Ronaldsburn



round house



tyre structure



pod swing



swings



climbing structure



tower



tube



see-saw



bow top perimeter fencing



timber benches



