

## Welcome

Thank you for attending this consultation event for proposed affordable homes at Osborne Drive, Dumfries. This event is part of the Pre-Application Notification (PAN) process, giving the community a chance to view early proposals and provide feedback.

### Development Aims

- Support Dumfries' Local Housing Strategy
- Help reduce fuel poverty and carbon emissions
- Bring new homes, jobs, and investment to the area
- Community informed design

### The Proposal

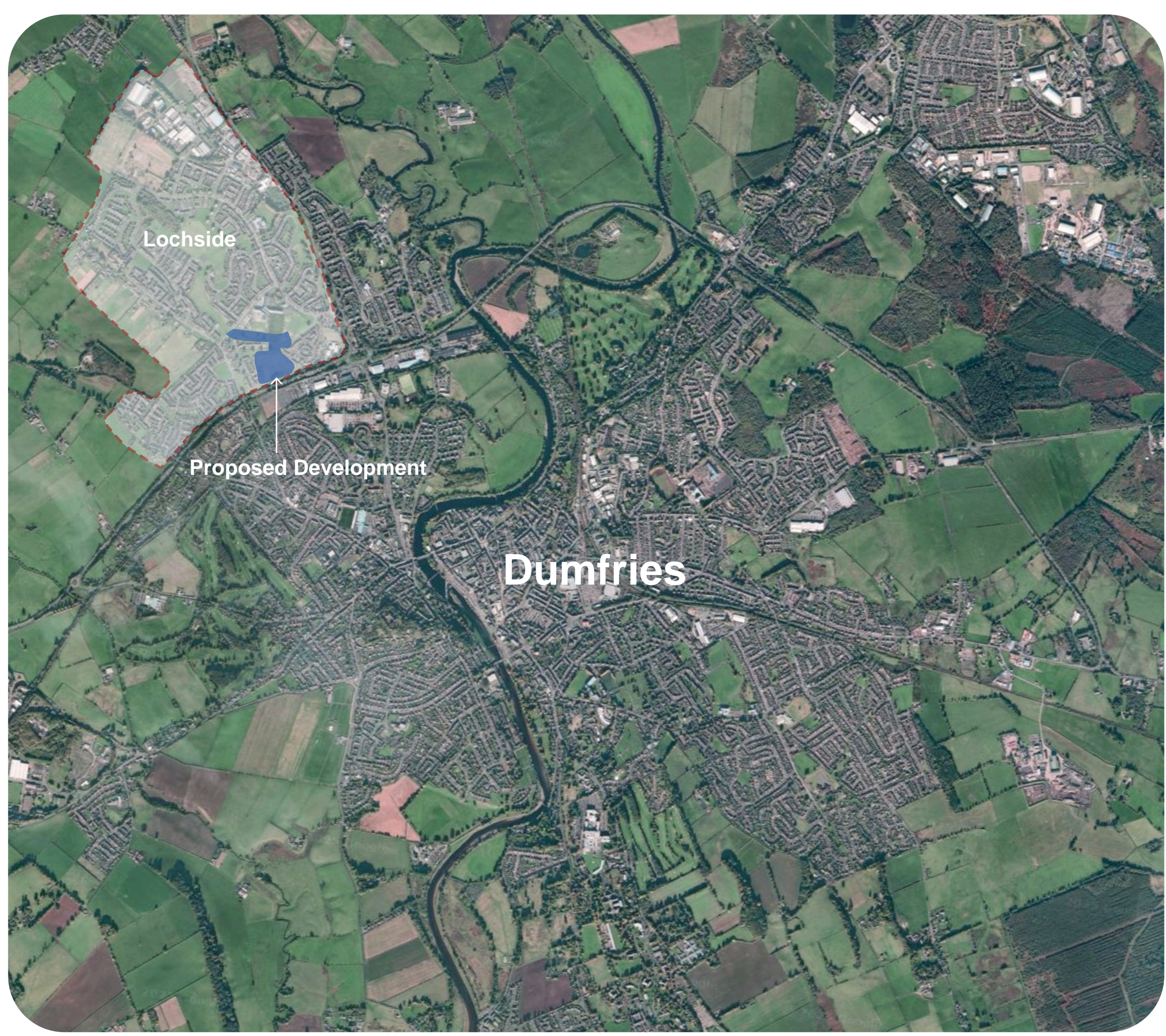
- Informed by the Lochside Masterplan, developed by Wheatley Homes South and Dumfries & Galloway Council
- Around 85 new affordable homes
- A mix of family homes and amenity properties
- Enhanced green space, including a community garden, play areas, dog park, and wildlife zones
- Pedestrian and cycle connections to nearby services and neighbourhoods



Scan this QR code for more information

## Site Location

Lochside Regeneration



## Site Parameters

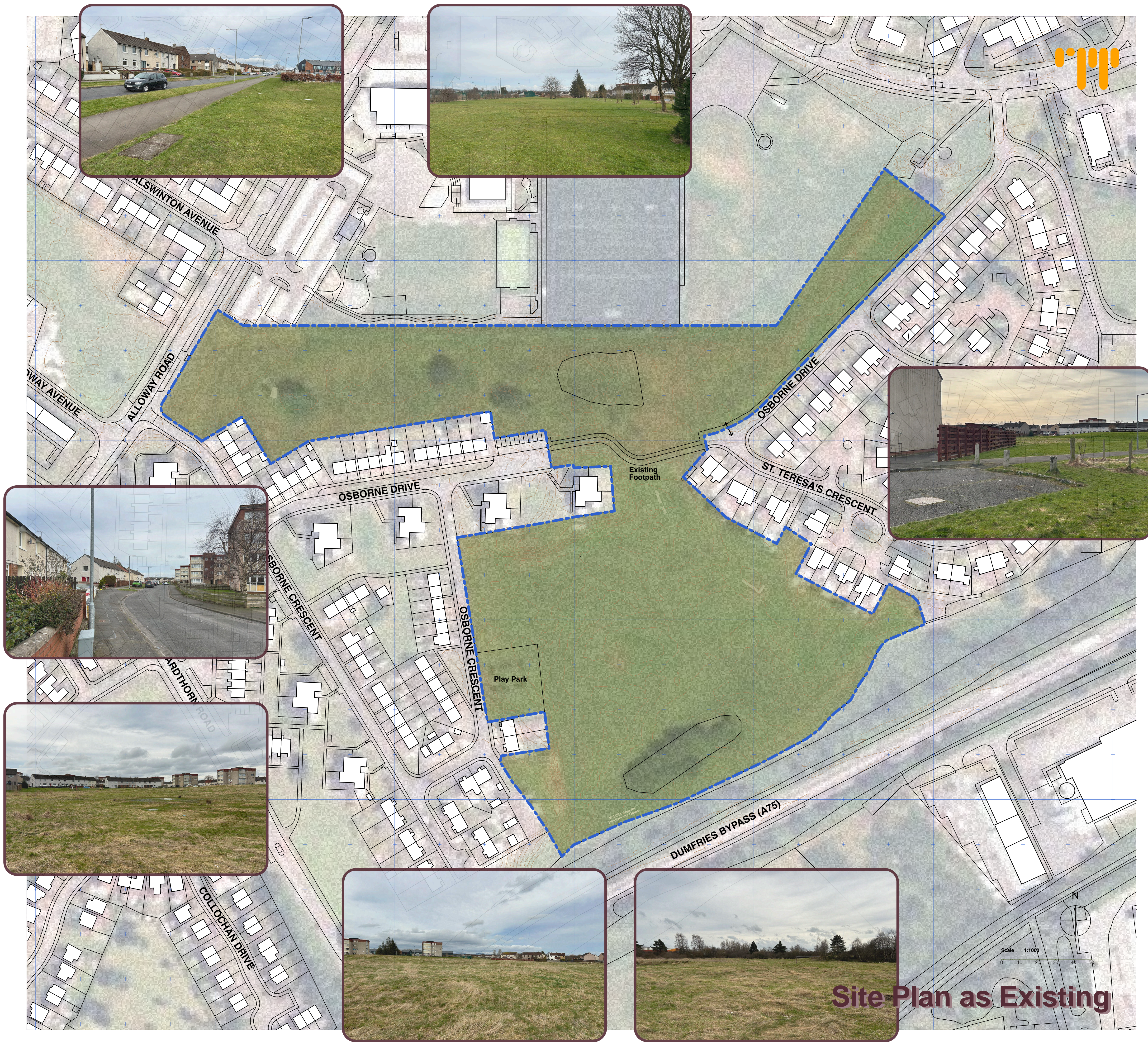
Masterplan Extract






# Existing Site

- Within the south of Lochside, bounded by the A75
- An area of open, undeveloped green space
- Informally used without formal access, play areas, or maintained open space
- Existing play park will be removed and replaced with a new play area in the proposed public open space to the east
- Opportunity to create a well-connected, inclusive neighbourhood
- Supports the placemaking aims of the Lochside masterplan

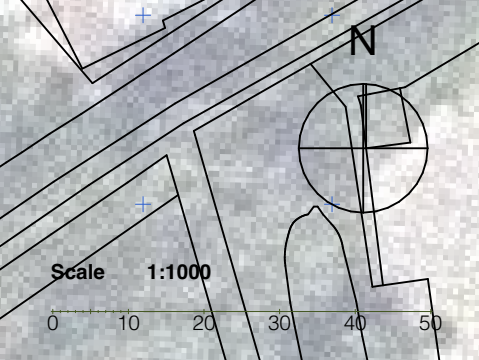


Key



Site boundary

Site Plan as Existing





## Proposed Site

This consultation is being carried out on behalf of Wheatley Homes South for the development of around 85 homes across a mix of houses and flats, with associated infrastructure, open space, and landscaping.

- A mix of energy-efficient homes designed for a variety of household needs
- Retention and enhancement of green space, including biodiversity and wildlife zones
- A community garden to encourage local food growing and social interaction
- A dog park and play areas to support health, well-being, and intergenerational use
- Well-connected pedestrian and cycle routes linking to nearby neighbourhoods, schools, and local services

**Key**

- Site boundary
- House unit
- primary parking surface
- primary road surface
- wildflower planting
- public green space
- outlook design
- Site-wide design features



**Site Plan as Proposed**



## Proposed House Types

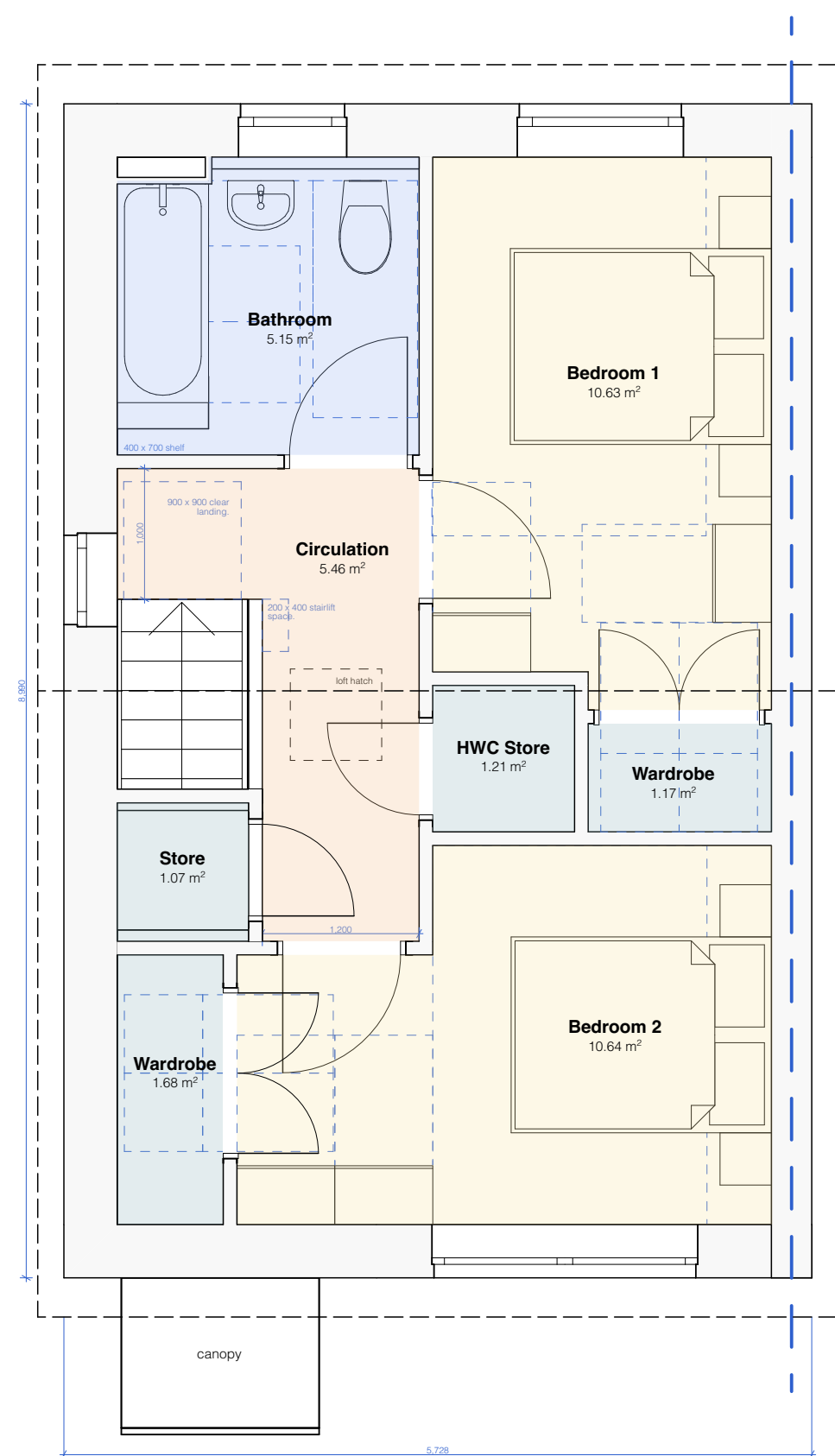
### 2 - Storey Houses Floor Plans



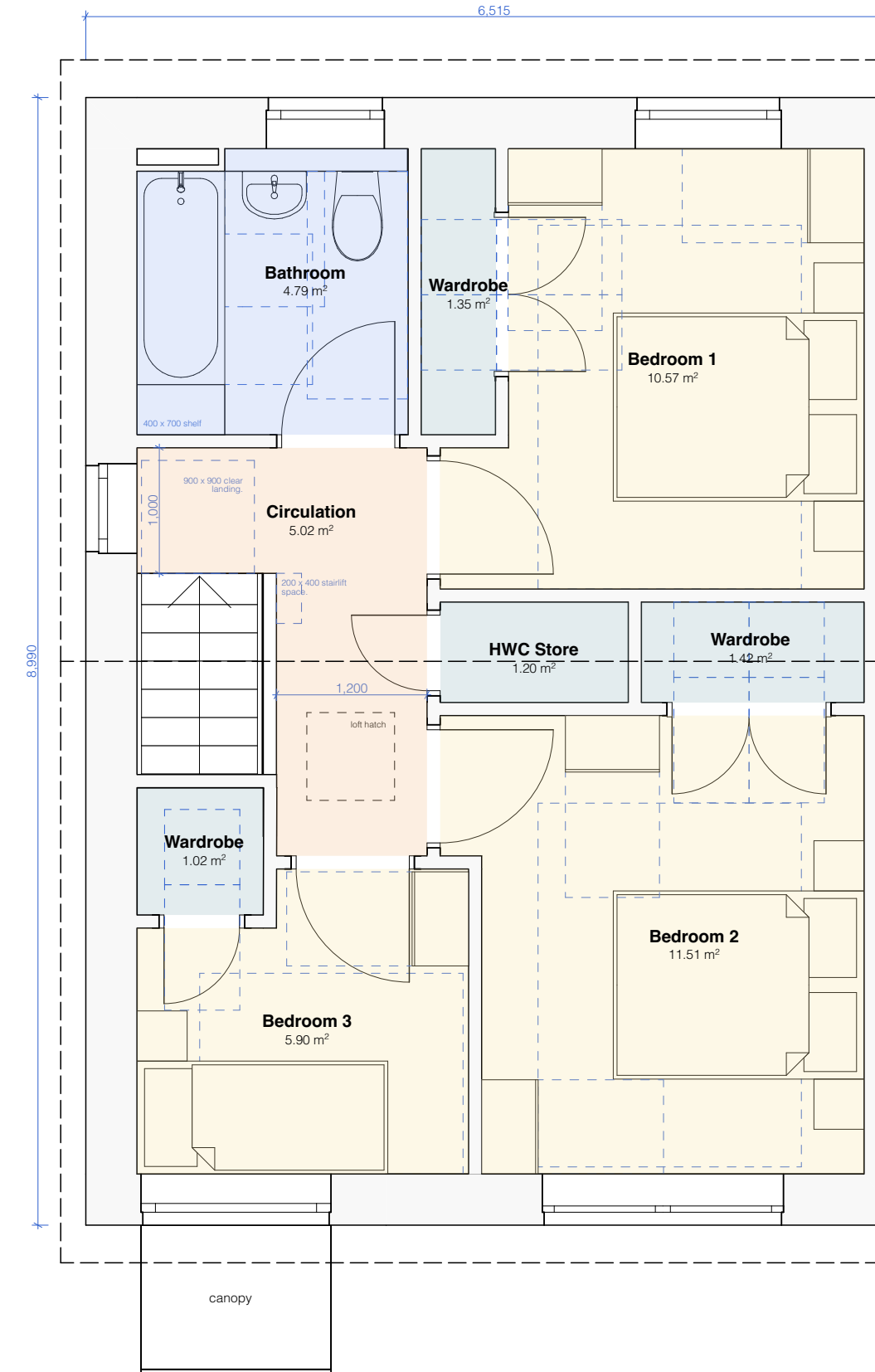
The house type mix and designs will be developed as the layout progresses based on local need.

The house type mix offers a range of mainstream two-storey houses, cottage flats and amenity bungalows.

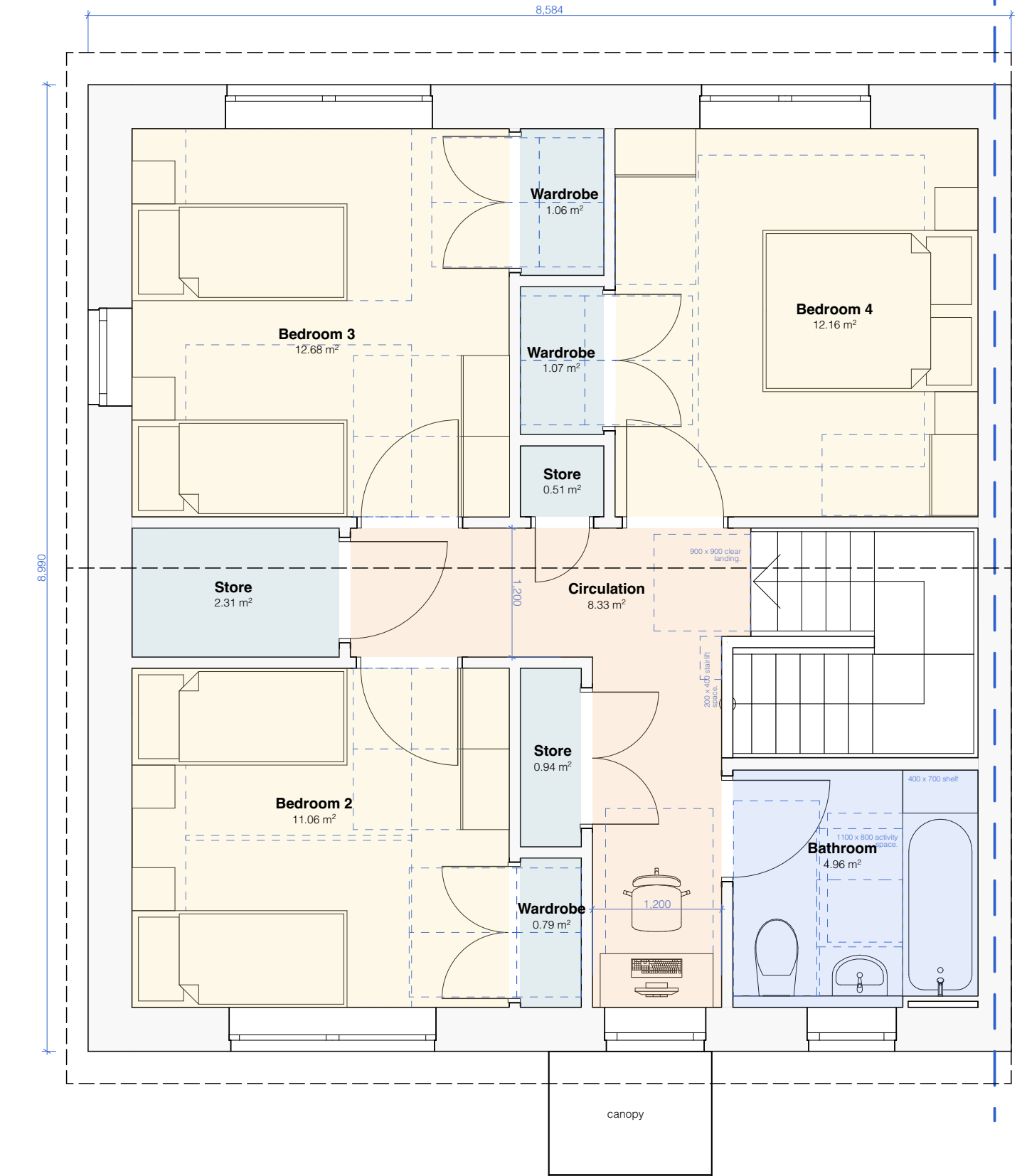
Each house will be designed to be energy-efficient and have 2 parking spaces and a private rear garden.



**First Floor as Proposed**  
1:50

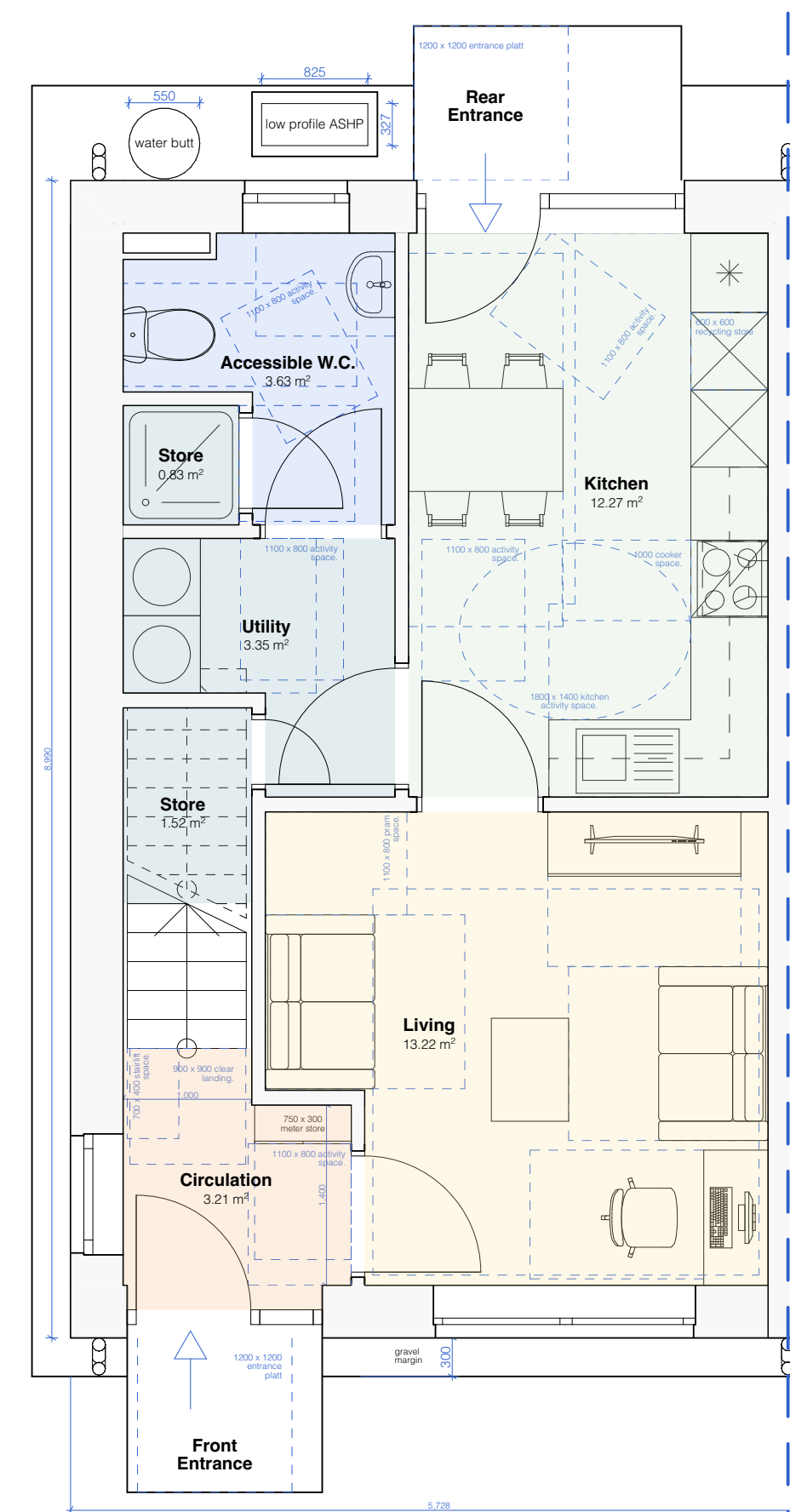


**First Floor as Proposed**  
1:50



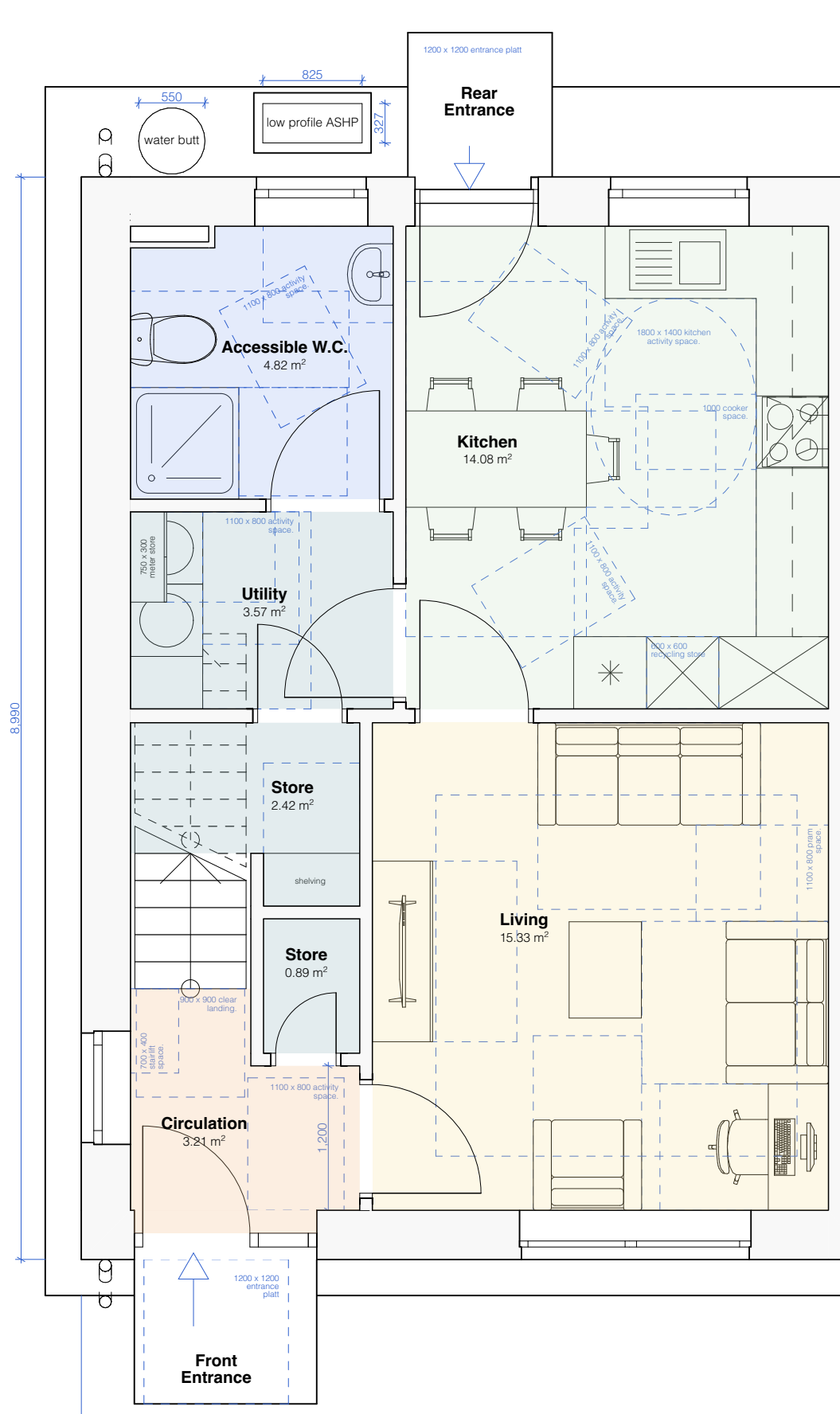
**First Floor as Proposed**  
1:50

### House Type A 2 Bedroom / 4 Person



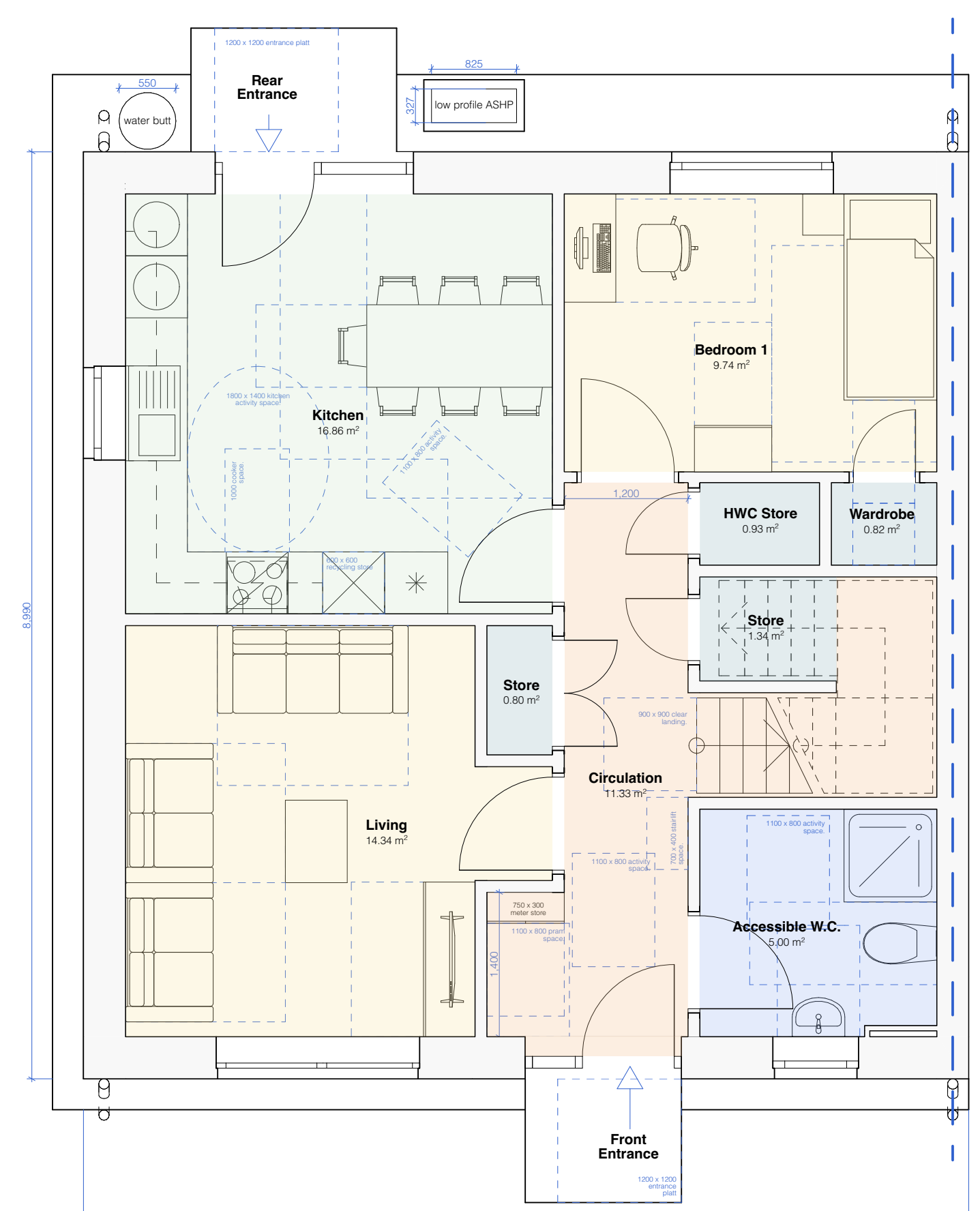
**Ground Floor as Proposed**  
1:50

### House Type B 3 Bedroom / 5 Person



**Ground Floor as Proposed**  
1:50

### House Type D 4 Bedroom / 7 Person



**Ground Floor as Proposed**  
1:50





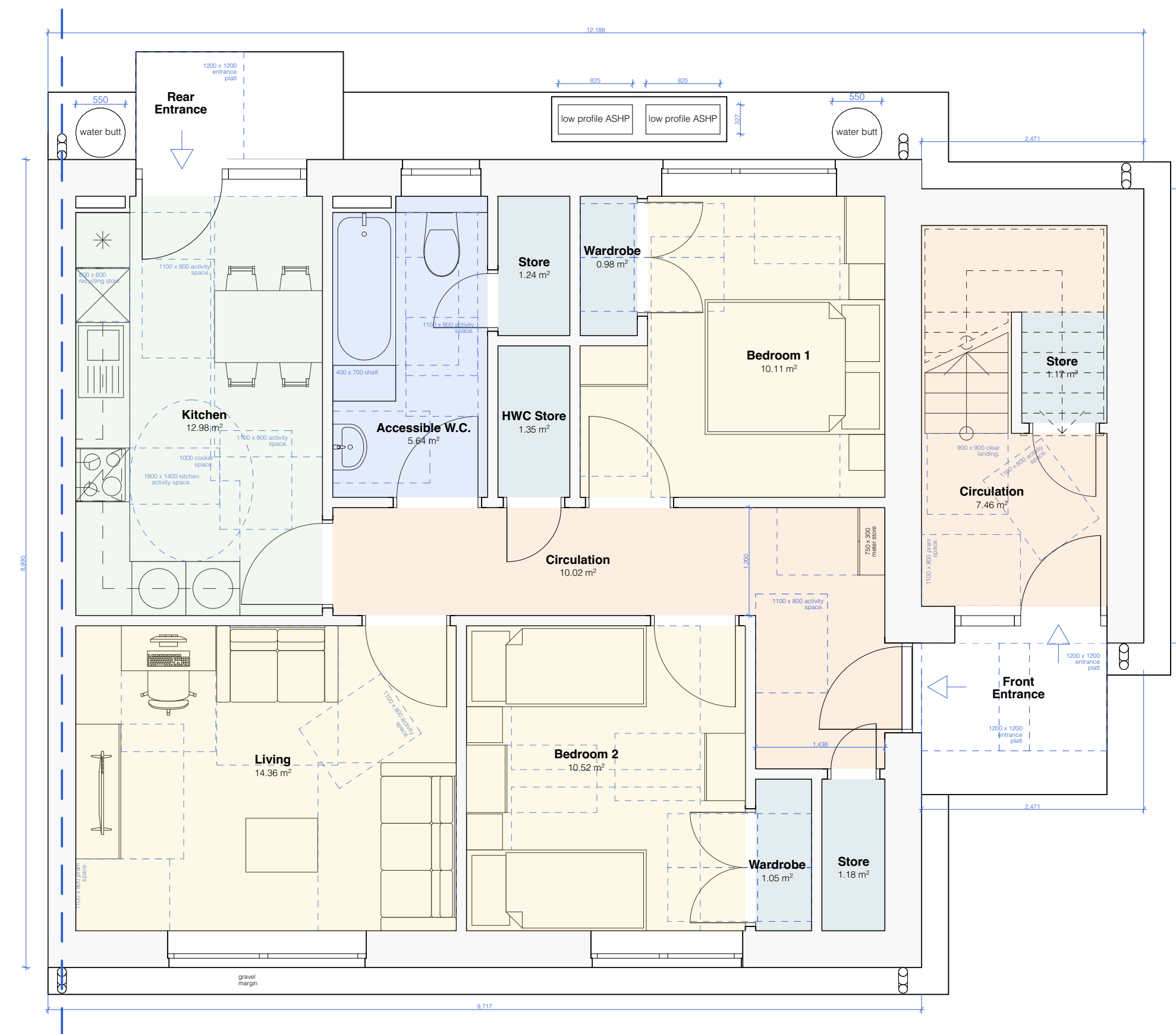
## Proposed House Types

Cottage Flats and Bungalows Floor Plans



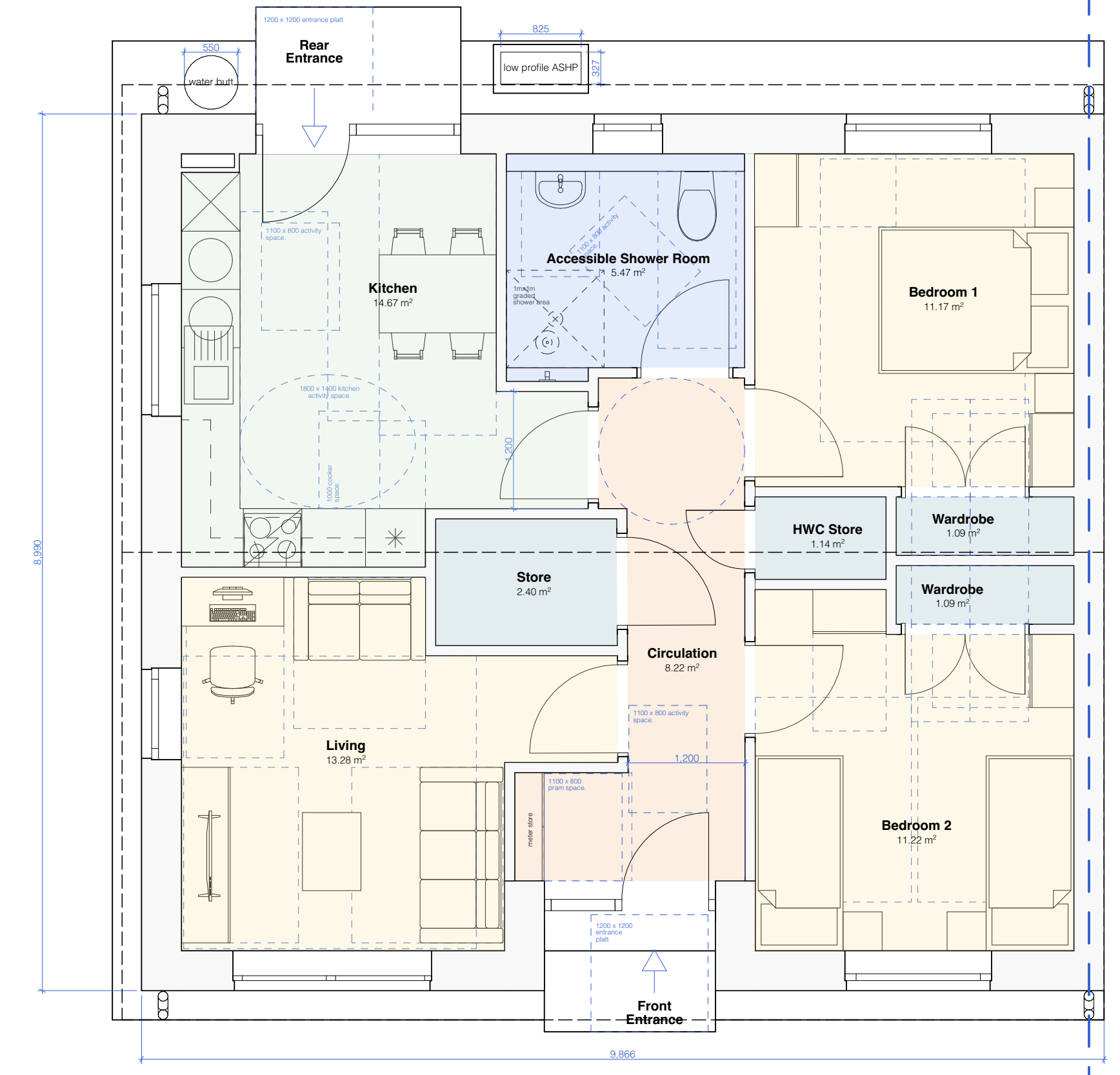
Scan this QR code  
for more information

### House Type C 2 Bedroom / 4 Person



Ground Floor as Proposed  
1:50

### House Type E 2 Bedroom / 4 Person



Ground Floor as Proposed  
1:50

### Indicative Street Elevations



Site Section A-A  
1:200



Site Section B-B  
1:200