

Rose Court, Galashiels, December 2018



RIHAF

Development of the Year Award

October 2019

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All 10 homes are for social rent, and have three bedrooms, making them suitable for families. We know from our housing needs analysis that there is high demand for family homes in the area. They are also within easy walking distance of local shops and Primary School.

The new family homes are spacious and have all new modern heating and hot water technology as well being highly insulated. They also benefit from back gardens, dedicated parking and a porch area to the front, allowing Tenants to take advantage of the views while seated outside.

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The homes are Silver Standard and have highly efficient double glazing and photovoltaic panels on the roof that provide ancillary power to reduce overall power consumption and lower utility bills.

Arranged in a convex crescent, facing south towards the valley with large windows to take in the views towards the Eildon Hills, parking is clustered against the retained upper slope to allow the new curved terrace to align with the top of a remodelled embankment, giving the homes an elevated significance.

Small pairs of sheltered terraces are recessed into the outer south facing curve giving, articulating it and adding shadow and a change in material from white render to warmer natural larch.

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The build has also benefited the wider community, with builders Harts employing a local young person as an apprentice. Earlier this year the build featured in a Developing the Young Workforce video which showcased careers in construction.

Architect Oliver Chapman said:

“The project’s success is a testimony to excellent SBHA’s determination to find an architectural solution that capitalises on the site’s wonderful position in the valley and restores pride in the estate.”

Thanks to their vantage point, the homes can be seen at some distance, and have become a landmark in the area.

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Ten high-quality homes have been created, which enjoy a stunning outlook over Galashiels.

Feedback from Tenants living in the new homes has been positive, and visitors have commented that the block is very striking, vastly improving the overall look of the area.

"We're really excited to be moving into a lovely new home."

"The views over to the hills from the big living room windows are fantastic!"

SBHA feels that the way in which the build makes the challenging location work to the advantage of the new homes is something that others could learn from.

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Judith Cleghorn, Chair of Galashiels Community Council, said:

“On behalf of the Langlee Residents Association and the Galashiels Community Council, I am delighted to see these bright, modern houses in Rose Court, and would like to thank SBHA for keeping us up to date with progress.”