



Preliminary Design Proposals for the Re Development of the site of 341 and 305 Caledonia Road

New Gorbals Housing Association is developing proposals for the re development of the site of the multi storey blocks at 341 and 305 Caledonia Road, which will be demolished during 2024. The Association's objective is to develop social rented housing to replace the previous 276 flats.

The proposals are aimed at providing housing to meet a range of housing need, particularly larger families and people with mobility issues (including wheelchair users).

The mix of seven storey, four storey and two storey elements reflects the existing buildings in the area, including the Silverfir Court Tracoba blocks, the Maisonette blocks and the new build developments on Old Rutherglen Road and Oregon Street. Developing blocks taller than four storeys allows us to incorporate lifts to upper floor flats. The two storey elements add to the number of back and front door houses in the area.

All of the new homes will be energy efficient with the objective of reducing heating costs for tenants. Heating is likely to be by heat pumps and solar panels will be incorporated where possible.

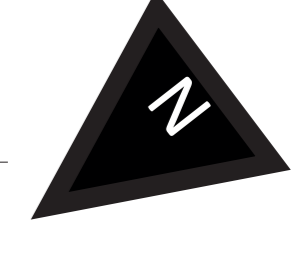
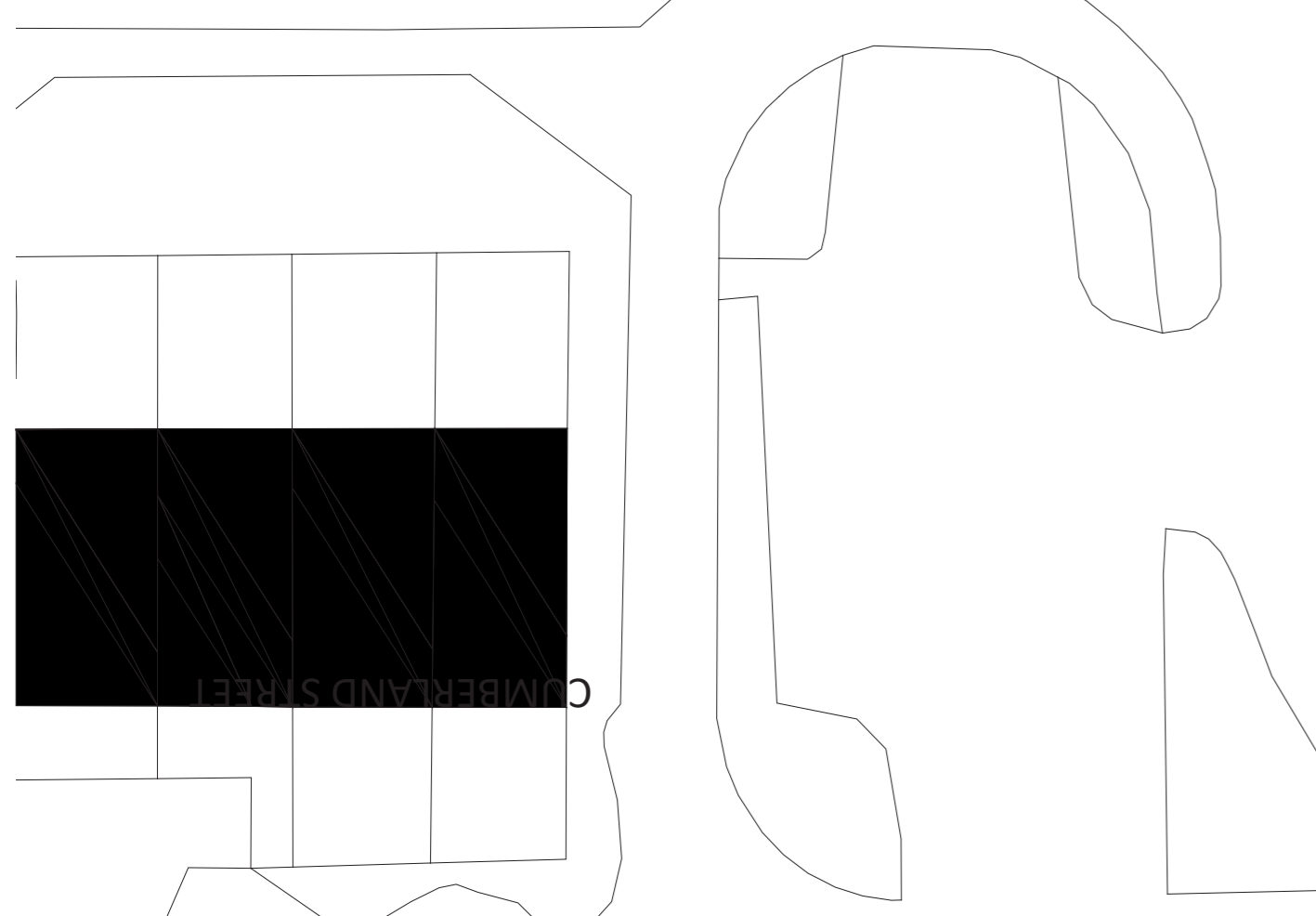
The development follows the successful Crown Street model with maisonettes on the ground and first floors with flats above, sharing a private back court area. The proposals also include a number of 2 storey terraced houses. The Association is also exploring the options to provide a community useable room/ community facility.











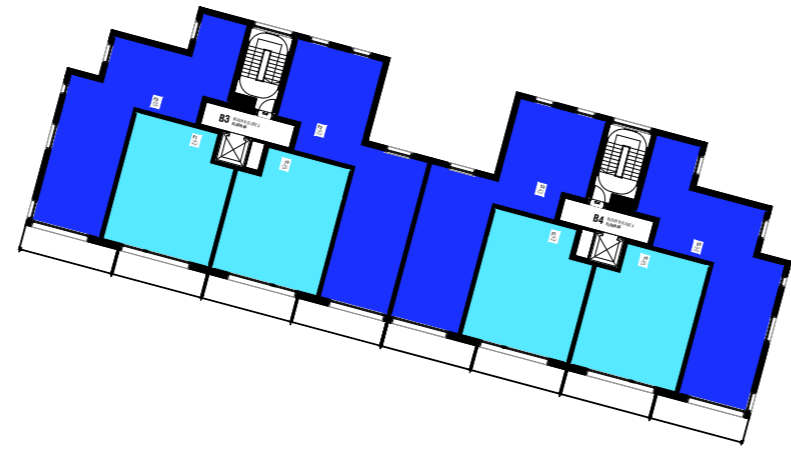


06 - SIXTH FLOOR

1B-2P NO. 8
2B-3P NO. 2
2B-4P NO. 4

SUB TOTAL 14

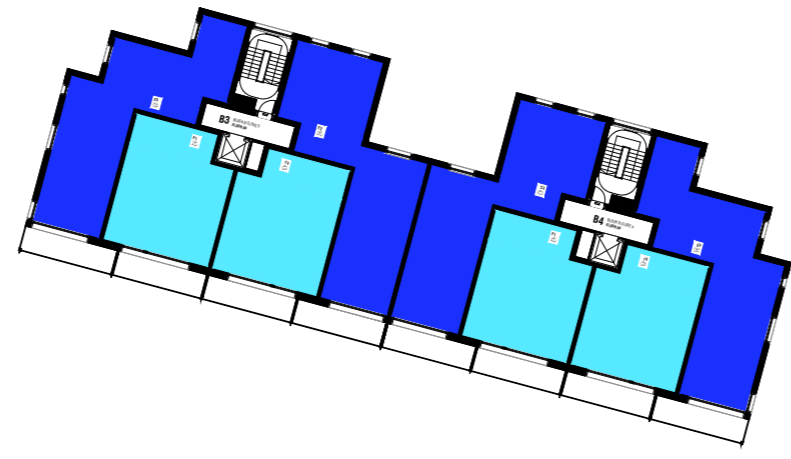
2 PERSON FLAT	55.6m ²
3 PERSON FLAT	67.2m ²
4 PERSON FLAT	78.5 & 81.5m ²
5 PERSON FLAT	92.8m ²
3 PERSON WCH FLAT	81.5m ²
4 PERSON WCH FLAT	96.6m ²
6 PERSON MAISONETTE	113.8m ²
8 PERSON MAISONETTE	129.9m ²
SERVICE	
AMENITY (ROOF TERRACE)	



05 - FIFTH FLOOR

1B-2P NO. 8
2B-4P NO. 8

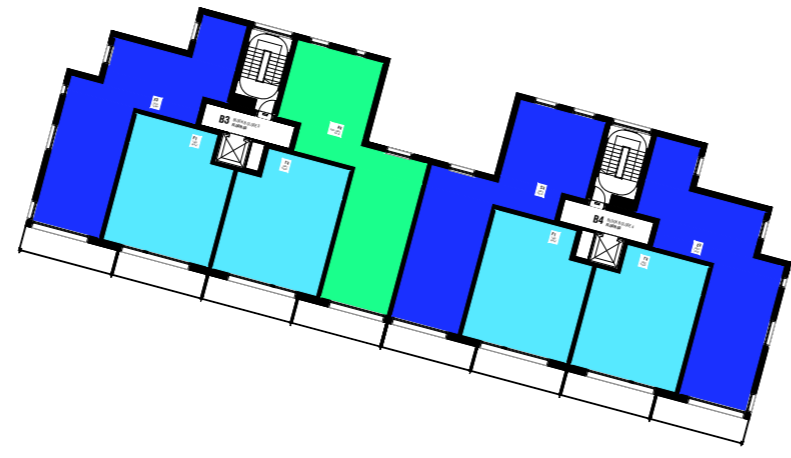
SUB TOTAL 16



04 - FOURTH FLOOR

1B-2P NO. 8
2B-4P NO. 8

SUB TOTAL 16



03 - THIRD FLOOR

1B-2P NO. 8
2B-3P WCH NO. 2
2B-4P NO. 6

SUB TOTAL 16



02 - SECOND FLOOR

1B-2P NO. 8
2B-3P WCH NO. 4
2B-4P NO. 4

SUB TOTAL 16



01 - FIRST FLOOR

3B-5P NO. 4
2B-4P WCH NO. 4
3B-6P COUNTED ON GROUND
4B-8P COUNTED ON GROUND

SUB TOTAL 8



00 - GROUND FLOOR

1B-2P NO. 4
3B-6P NO. 4
4B-8P NO. 4

SUB TOTAL 12

BEDROOMS	NO.
1B-2P	44
2B-3P	2
2B-3P WCH	6
2B-4P	30
2B-4P WCH	4
3B-5P	4
3B-6P	4
4B-8P	4
TOTAL	98

