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Design and Access Statement: Detailed Proposals Revision B October 2022

# **ABERFELDY** VILLAGE MASTERPLAN

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**This report is an update to the version dated April 2022 that was submitted to the Council in support of the hybrid planning application. This updated version has been prepared principally in response to the changes to the Outline Masterplan as set out in the Design and Access Statement Addendum prepared by Levitt Bernstein Architects which details the amendments to the Proposed Development. The sections of this report that are different from those contained in the version submitted in April 2022 are contained on pages 5–6; 11; 14; 16–18; 28; 150; 174–177; 272; 312; and relate to the revised arrangements to Nairn Street with the removal of block A3 and improved public realm .**

Cover and Below: Artist's impression of Aberfeldy Street looking North from Blair Street



# Contents


**1 INTRODUCTION: PHASE A** **4**
- Introduction 5
- Executive Summary 6
- The Team 7
- The Site 8
- Phase A 9
- Phase A Architect 10
- Hybrid planning application 11
- Report structure 12
- Planning Policy 13
- Planning Timeline 14

**2 PHASE A: PATCHWORK** **14**
- Phase A 15
- Built Character 18
- Heritage + Listed Buildings 19
- Aberfeldy Context 20
- Patchwork 22
- Taxonomy 25
- Landscape & Public Realm 27
- Engagement 28

**3 PLOT F: TOWN SQUARE** **37**
- Area Analysis 38
- Narrative 40
- Massing Development 43
- Streetscape 48
- Facades 52
- General Arrangement 56
- Residential Design 60
- Accommodation Mix 64

**4 PLOT H: ABERFELDY STREET** **65**
- Area Analysis 66
- Narrative 70
- Massing Development 73
- Streetscape 80
- Facades 92
- Kirkmichael Road 97
- General Arrangement 100
- Residential Design 102
- Accommodation Mix 106
- Facades 107
- General Arrangement 111
- Residential Design 113
- Accommodation Mix 117

**5 PLOT I: BRAITHWAITE PARK** **118**
- Area Analysis 119
- Narrative 121
- Massing Development 124
- Streetscape 130
- Facades 133
- General Arrangement 137
- Residential Design 141
- Accommodation Mix 145

**6 PLOT J: LOCHNAGAR STREET** **146**
- Area Analysis 147
- Narrative 151
- Massing Development 155
- Streetscape 161
- Facades 163
- General Arrangement 167
- Residential Design 168
- Accommodation Mix 172

**7 PUBLIC REALM** **173**
- Play and Open Space Provision 174
- Play Space Provision 175
- Space Provision 177
- Plots F + H 1, 2, 3 178
- Town Square 192
- The High Street – Aberfeldy Street 202
- The Play Street - Kirkmichael Road 210
- Roof Terraces for F and H3 219
- Materials and Technical Details 225
- Plot J 240
- Plot I 257
- The Parks 267

**8 INCLUSIVE DESIGN** **311**
- Inclusive Design 312
- Access & Maintenance 322

**9 ACCOMMODATION SUMMARY** **333**



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Every effort has been made to acknowledge the source of photographs and illustrations; we apologise for any errors or omissions.


Document control register

| DATE | ISSUE | NOTES |
|---|---|---|
| October 2021 | P | Planning Issue |
| April 2022 | Revision A | Revised Planning Issue |
| October 2022 | Revision B | Revised Planning Issue |
| | | |
| | | |

# 1

# INTRODUCTION: PHASE A

# Introduction

This Design and Access Statement: Detailed Proposals has been prepared by Morris+Company and LDA Design and is submitted in support of a hybrid planning application for the Aberfeldy Village Masterplan. The hybrid planning application is made in relation to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the south west of Abbot Road (the "Site") on behalf of The Aberfeldy New Village LLP ("The Applicant"). The hybrid planning application is formed of detailed development proposals in respect of Phase A for which no matters are reserved ("Detailed Proposals"), and outline development proposals for the remainder of the Site, with all matters reserved ("Outline Proposals"). The Detailed Proposals and Outline Proposals together are referred to as the "Proposed Development".

The Proposed Development comprises the comprehensive redevelopment of the Site. The Proposed Development will provide new retail, workspace and community floorspace along with residential dwellings and the pedestrianisation of the A12 Abbott Road vehicular underpass to create a new east to west route. The Proposed Development will also provide significant, high quality public realm, including a new Town Square, a new High Street and a public park.

This report is an update to the version dated 19th October 2021 & April 2022 that were submitted to the Council in support of the hybrid planning application. This updated version has been prepared principally in response to the amendments to the Outline Masterplan extents and specifically the blocks to Nairn Street, where the previously proposed A3 block has been removed.

The purpose of the Design and Access Statement is to outline the detailed portions of the development proposals for Phase A.

The Design and Access Statement supports and should be read alongside the associative material submitted as part of this Hybrid Application. Part of which includes, the Masterplan Design and Access Statement Revision A, Design+Access Statement Addendum, Design Code Revision B, Parameter Plans Revision 2 and Development Specification as prepared by Lebitt Bernstein Architects.




Fig.1 Aerial sketch of the proposed Aberfeldy Village Masterplan

# Executive Summary

The following design and Access Statement describes the detail proposals of 'Phase A' that are set within the masterplan for the Aberfeldy and Nairn Street Estates in East Poplar. Together, these extents form an ambitious proposal to create a new, cohesive neighbourhood that celebrates the areas rich heritage and diverse community within East London.

In summary Phase A seeks approval for:

- High quality housing – a total of 277 affordable and private homes
- Near 50% of homes of affordable tenure
- A revitalised high street and new town square with a wealth of retail and community offers
- New affordable workspace
- Substantial upgrades to existing open spaces including Leven Road Open Space and Braithwaite Park
- Extensive public realm improves including new play and open space for all years

There are x4 dedicated plots within Phase A detailed proposals; Plot F adjacent to Ettrick, Aberfeldy and Blair Street; Plot H at Aberfeldy Street; Plot I adjacent to Braithwaite Park; Plot J, on Lochnagar Street. Whilst all exhibit contrasting locations, characteristics and demands, the design responses have been framed from a deep understanding of the site and extensive community involvement. All contributing to building and public realm proposals that may reflect the character of the neighbourhood, whilst seeking to sustain and reinforce a sense of community across Aberfeldy.

The detailed proposals sit within the wider outline proposals of the masterplan, which support this application. The extents of which seeks approval for:

- High quality housing - a total of up to 1609 affordable and private homes
- Improved east west connections including the pedestrianisation of vehicular underpass
- Improved east west connections including the pedestrianisation of the vehicular underpass and provision of a direct link to Jolly's Green
- New public open space including up to 2814m$^2$ delivered as part of Highland Place
- Substantial upgrades to existing open spaces including Leven Road Open Space, Braithwaite Park and Jolly's Green
- Traffic calming of Abbott Road to create a pedestrian focused healthy street

The new Aberfeldy Village Masterplan is a once in a generation opportunity to stitch east and west Poplar together and will realise the regeneration of the neighbourhood and secure growth on a strategic scale in one of east London's most important areas. It will bring about a substantial range of social, economic and environmental benefits and will fulfil the potential of the site as an Opportunity Area, Housing Zone and Neighbourhood Centre. Moreover, and most importantly, this development will create a new destination to live, work and visit.

The outline proposals support this application and can be found in the corresponding documents and respective Design and Access Statement: Masterplan.



Phase A Detailed Proposals (yellow) set within wider Masterplan Outline Proposals (red line)

# The team

## Crafting the masterplan together

Ecoworld and Poplar HARCA, as the joint partners of Aberfeldy New Village LLP, have commissioned Morris+Company with a team of expert designers and consultants to recast the previously approved Aberfeldy Village Masterplan, drawing in the Nairn Street Estate to the north of Aberfeldy, Balmore Close, Abbott Road, Blairgowrie Court, Braithwaite Park, and Leven Road Open Space .

As masterplanners, Levitt Bernstein have led the design team including LDA as landscape architects, Velocity as transport consultants, DP9 as planning consultants, and ZCD Architects as play and youth engagement specialists. The design team also includes a range of other specialist consultants as shown in the adjacent list.

Morris + Company joined the design team following Stage 1 as Phase A Architects to lead on the first phase of the masterplan which forms the Detailed Proposals of this hybrid planning application. Morris + Company and Levitt Bernstein have worked closely alongside the team of consultants to deliver this application.

Levitt Bernstein People.Design
Masterplanners and Architect

MORRIS+COMPANY
Phase A Architect

LDĀDESIGN
Landscape Architect

ZCD Architects
Play and Recreation

VELOCITY
Transport Consultant

DP9
Planning Consultant

PETER STEWART CONSULTANCY
Townscape Consultant

KM Heritage
Heritage Consultant

gia
Daylight and Sunlight Consultant

Pinsent Masons
Legal

tma
Tim Moya Associates
Arboriculture Consultant

RWDI
Wind Consultant

parmarbrook
Flood Risk Consultant

DS2
Viability Consultant

BAILY GARNER
Principle Designer

Quod
Education Consultant

TRIUM
EIA Consultant

Lowick
Communications and PR

AND
Retail and Commercial Consultant

MEINHARDT
Structural and Civils, MEP

entran environmental & transportation
Air Quality and Acoustic Consultant

CIRCLE
Cost Consultant

Greengage
Ecology and Sustainability Consultant

AnsteyHorne
Rights of Light Consultant

ELEMENTA
Fire Consultant

HATCH
Socio-economic Consultant

THAMES VALLEY ARCHAEOLOGICAL SERVICES
Archaeology Consultant

CYCLING SCORE
Cycling Consultant

BLACK POINT DESIGN
Visualisation

millerhare
Visual Impact Assessment

LCL Lord Consultants Inclusive Design
Access Consultant

Design team

# The Site

Further information about the history of Aberfeldy and surrounding context is set out in the Design and Access Statement: Masterplan Revision A & Design and Access Statement Addendum, prepared by Levitt Bernstein Architects which supports this application.

## A ground breaking masterplan that can create the greatest possible benefit for the wider neighbourhood

### Existing outline planning permission

The adjacent aerial photograph shows the boundary for the approved Outline Planning Application, which was granted permission in 2012. Phases 1, 2 and 3a of the previously approved Aberfeldy Village Masterplan have been completed on site and are now occupied. Phase 3b is currently on site. These are shown in pink.

### New masterplan scope

The new red boundary line and scope for the new Aberfeldy Village Masterplan includes land to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the south west of Abbott Road. More specifically, this includes the extant phases 4, 5 and 6 of the Outline Planning Permission (OPP) for the previously approved Aberfeldy Village Masterplan which comprises existing affordable homes and the retail and community uses on Aberfeldy Street. In addition, the site also includes Kilbrennan House, Blairgowrie Court, numbers 33-35 Findhorn Street and the Nairn Street Estate. The two local green spaces of Braithwaite Park and Leven Road Open Space situated along Abbott Road, alongside Jolly's Green, have also been included for their enhancement

Annotations on the aerial photograph identify the area's current major landmarks, green spaces and routes, all of which are discussed later in this report and corresponding Design+Access Statement: Masterplan Revision A

Site boundary

Aberfeldy Village built phases 1-3

Aberfeldy Village OPP phases 4-6

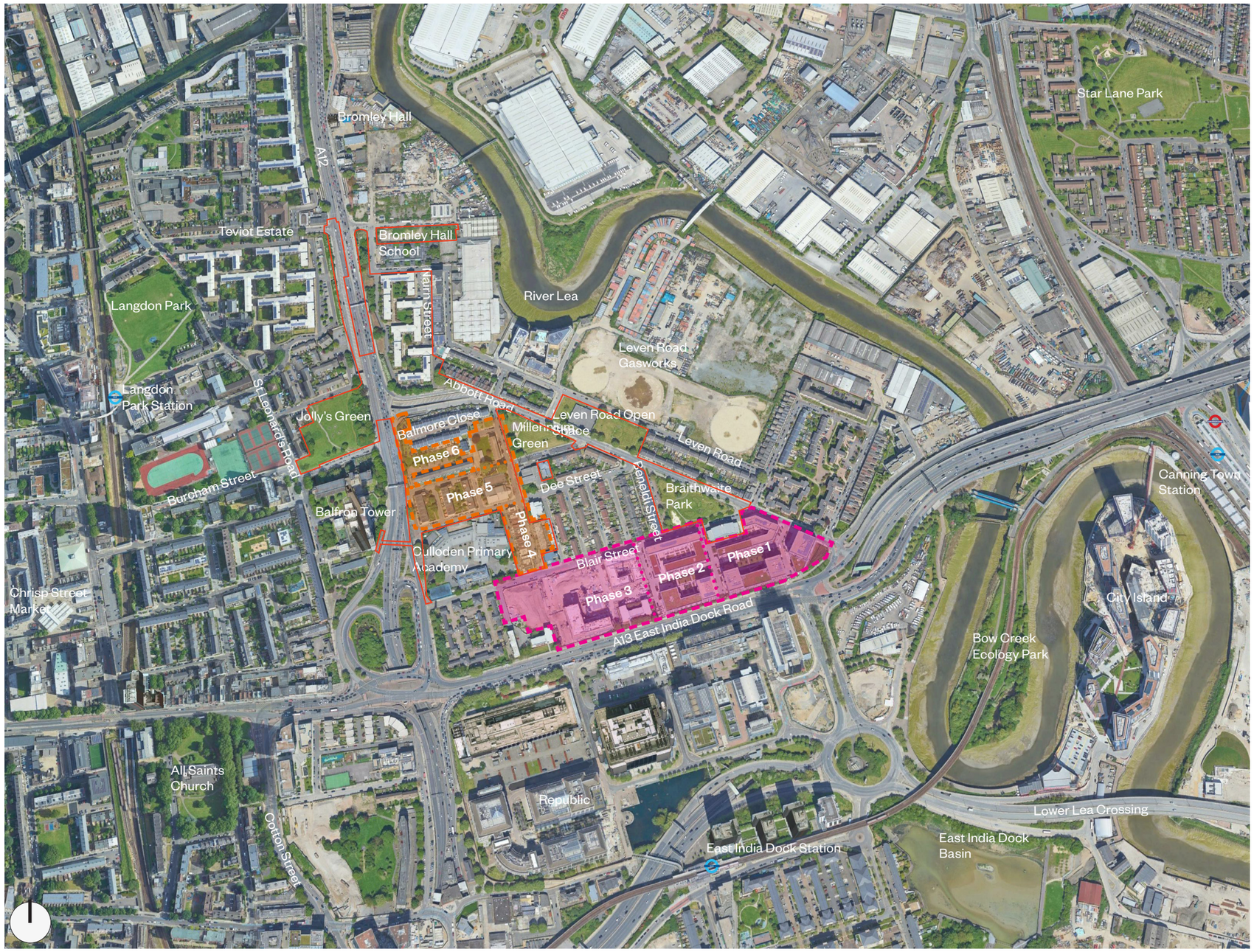



Fig.2 Site location plan

# The Site

## Phase A

Phase A is the first phase of the new Aberfeldy Village Masterplan and, as such, forms the Detailed Proposals of the hybrid planning application. The proposals of which, are set out hence forth in the document.

The location of Phase A is illustrated on the adjacent existing site plan. Phase A includes land at Lochnagar Street and the Allotments in the north of the site; land along Aberfeldy Street and adjacent to St. Nicholas Church; the site of the existing GP surgery; and land along Blair Street adjacent to Braithwaite Park which completes a courtyard building in the earlier Phase 1 of the previously approved Aberfeldy Village Masterplan. Improvements to the existing open spaces of Leven Road Open Space and Braithwaite Park are also included within Phase A.




Site boundary

Detailed Proposals (Phase A)

Fig.3 Phase A location plan

# Phase A Architect

## Morris+Company

Whilst Morris+Company were formally appointed post Stage 1, prior to this a period of design feasibility and competition were undertaken. This was an essential time in the design development, facilitating a period for the team to invest in the neighbourhood and begin forming responses to the site and community at hand. The adjacent image reflects some of the work from this period; a concept sketch speculating on the dialogue between architecture and public realm. Whilst touching on the expression of retail frontages, key to this image was to prompt how design proposals may invigorate the street environment to sustain and celebrate the diverse character of Aberfeldy.

The team at Morris+Company has extensive experience of both housing design and delivery. However, our unique strength lies in our ability to apply a holistic design approach to all schemes, regardless of scale. Our approach is user focused, embedded with community engagement to inform a deeper understanding of how to create high quality homes. Our experience in all sectors, has shown our ability to achieve both quality and density, with sensitivity to the overall composition and tenure of complex development.



Early concept sketch depicting retaiil frontages and street scene

# Hybrid planning application

## Application structure

The adjacent diagram illustrates the structure of the hybrid planning application for the new Aberfeldy Village Masterplan.

### Hybrid application

This Design and Access Statement relates specifically to the Detailed Proposals (Phase A), as set out on the following page, and should be read in conjunction with the Outline Proposals Design and Access Statement, the Design Code, Application Drawings, Parameter Plans and Design Specification submitted as part of the Aberfeldy Village Masterplan hybrid planning application.

- The Masterplan Design and Access Statement, Design Code and Parameter Plans constitute the Outline Proposals of the application.
- The Design and Access Statement: Detailed Proposals and Application Drawings comprise the Detailed Proposals for the first phase, Phase A, of the Proposed Development.

### Supporting documents

A series of additional documents prepared by the design team support both the Outline and Detailed Proposals. These set out the technical strategies for future development of the application Site and help to ensure a robust and deliverable masterplan. A full list of supporting documents are set out in the schedule of documents in the adjacent diagram.

### Surveys

Various site surveys have been commissioned throughout the design process which in turn have been fed into the design. These have included topographic surveys to understand site levels, tree surveys and utilities surveys to determine existing service routes and inform the SuDS strategy.

### Future phases

Design proposals for future phases of the Aberfeldy Village Masterplan must come forward as a Reserved Matters application and should follow the guidance set out in the Parameter Plans, Design Code and the Development Specification.

Please note:

- All References to the Design and Access Statement: Masterplan refer to Revision A dated 4th April 2022, which must be read in conjunction with the Addendum document dated October 2022.
- All references to the Parameter Plans refer to Revision 2 dated October 2022
- All references to the Tall Building Statement and Design Code refer to Revision B dated October 2022.
- For other supporting documents please refer to the most recent revision as set out in the Planning Application Documents and Drawing Schedule dated October 2022, prepared

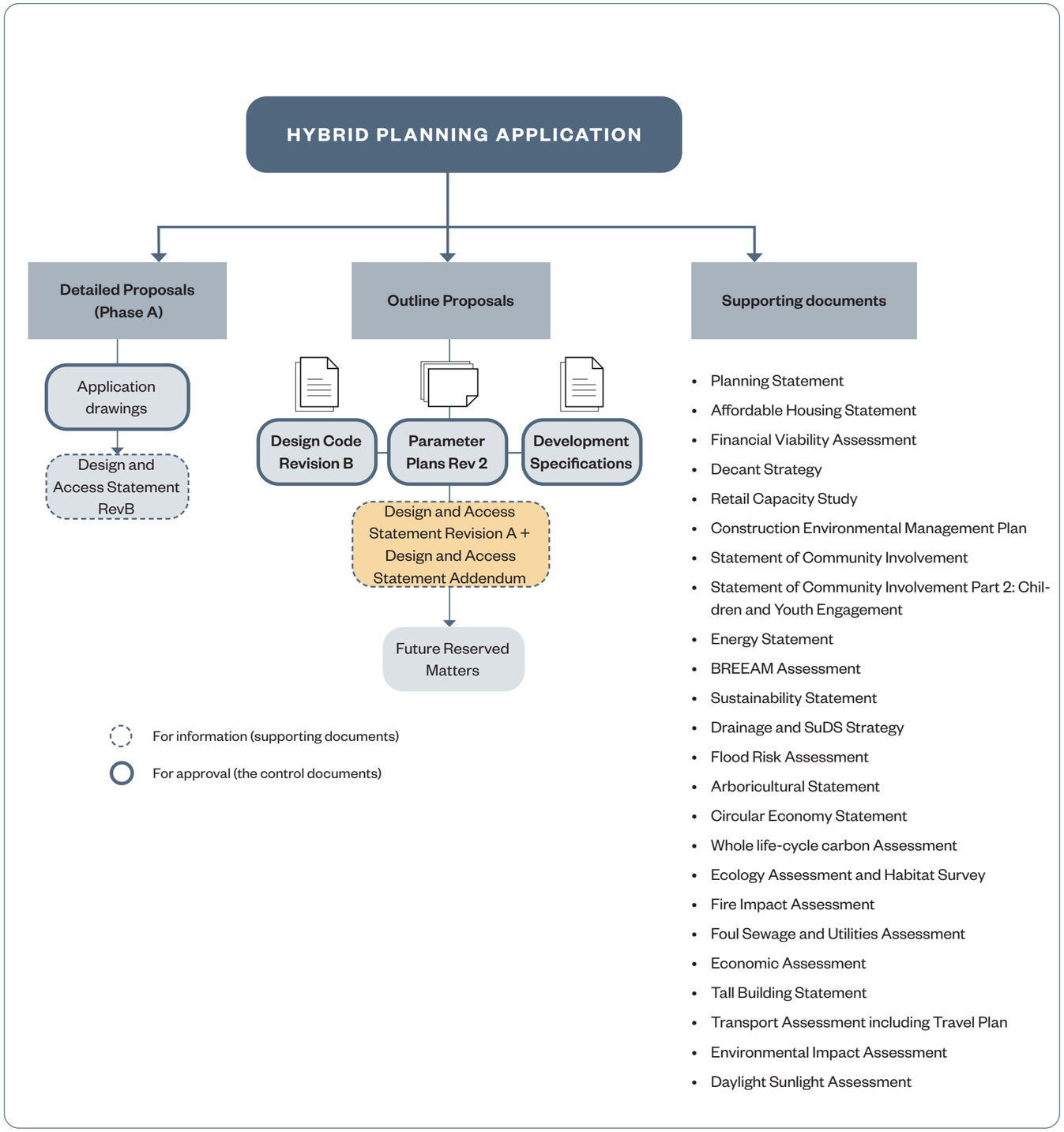



Fig.4 Structure of the planning application

# Report structure

## Design and Access Statement

This Design and Access Statement aims to set out the detailed proposals for Phase A.

This document is structured into nine chapters covering information about the application structure, the site, the vision for each plot within the phase and its design development

A separate chapter on public realm provides detail on the landscape strategy, open space and play space. Whilst an additional chapter reflects the measures for inclusive design and access and maintenance. The final chapter details the accommodation schedule.

In summary the chapters of this Design and Access Statement are as follows.

- Chapter 1: Introduction
- Chapter 2: Phase A: Patchwork
- Chapter 3: Plot F: The Town Square
- Chapter 4: Plot H: Aberfeldy Street
- Chapter 5: Plot i: Braithwaite Park
- Chapter 6: Plot J: Lochnagar Street
- Chapter 7: Public Realm
- Chapter 8: Inclusive Design
- Chapter 9: Accommodation Schedule

For detailed information relating to the later phases of The masterplan, a separate design and access report is included as part of the Hybrid Planning Application.

Both reports should be read in conjunction with other technical documents and reports.

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|---|---|---|---|---|---|---|---|---|
| INTRODUCTION | PHASE A: PATCHWORK | PLOT F: TOWN SQUARE | PLOT H: ABERFELDY STREET | PLOT I: BRAITHWAITE PARK | PLOT J: LOCHNAGAR ST | PUBLIC REALM | INCLUSIVE DESIGN | ACCOMMODATION SUMMARY |
| Sets the purpose and the context of the Design + Access Statement | Area analysis and response | Detailed proposals for plot F | Detailed proposals for plot H | Detailed proposals for plot I | Detailed proposals for plot J | Detailed information on the public realm and landscaping | Sets out the principles and measure for inclusive design | Detailed accommodation summary of unit mix and tenure |
| Introduction | Phase A | Area Analysis | Area Analysis | Area Analysis | Area Analysis | Play + Open Space Provision | Inclusive Design Statement | Accommodation Summary |
| Executive Summary | Built Character | Narrative | Narrative | Narrative | Narrative | Plots F+H | Access + Maintenance Strategy | Unit Schedule |
| Application Site | Aberfeldy Context | Massing Development | Massing Development | Massing Development | Massing Development | Town Square | | |
| The Team | Patchwork | Streetscape | Streetscape | Streetscape | Streetscape | Aberfeldy Street | | |
| Phase A Architect | Heritage - Listed Buildings | Facades | Facades | Facades | Facades | Kirkmichael Road | | |
| Plannning Policy + Timeline | Landscape + Public Realm | General Arrangement | General Arrangement | General Arrangement | General Arrangement | Roof Terraces | | |
| Hybrid Planning Application | Enagagement + Public Consulation | Residential Design | Residential Design | Residential Design | Residential Design | Materials + Technical | | |
| | | Accommodation mix | Accommodation mix | Accommodation mix | Accommodation mix | Plot J | | |
| | | | | | | Plot I | | |
| | | | | | | The Parks | | |

# Planning policy

## Local, London and National policy and guidance

This application has been developed having regard to relevant policy documents from a local to a national scale. These include:

### Local policy and guidance

- London Borough of **Tower Hamlets Local Plan** 2031, adopted January 2020 setting out the strategy for managing growth in the borough over the next 15 years.
- The emerging London Borough of Tower Hamlets **Leaside Area Action Plan** which will set out a strategy for growth and regeneration in the area from now until 2031. The AAP area includes Aberfeldy Village, the application Site for the new Aberfeldy Village Masterplan and its immediate surroundings. Regulation 18 consultation on the AAP has been completed and an updated version was consulted on in the first half of 2022, closing Feb 11th. The Applicant has been involved in the AAP consultation process and submitted responses to ensure that the application for the new Aberfeldy Village Masterplan is in line with the aspirations of the emerging AAP.
- London Borough of Tower Hamlets **High Density Living Supplementary Planning Document**, adopted December 2020. This guidance seeks to provide a clear design vision and set expectations for future development in the Borough and ensure that future high density homes and tall buildings support good quality of life for all residents living and working in these buildings.
- The emerging London Borough of Tower Hamlets **Tall Buildings Supplementary Planning Document** which, when adopted, will guide and influence the design and planning of tall buildings across the borough. Early engagement to gather evidence for the draft SPD was undertaken in early 2021, with formal consultation in early 2022 closing on 4th March 2022. The Applicant has been engaged in this process and submitted representations.

### London policy and guidance

- The new **London Plan**, adopted March 2021, which sets out the framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth.
- The **Housing Supplementary Planning Guidance**, adopted March 2016 which provides guidance on strategic policies including housing supply, density, housing standards and viability.
- The emerging **GLA Good Quality Homes for all Londoners**, a suite of documents that provides guidance on ensuring land is used in the best way to deliver the right quantity of new housing, at the right quality, in the right place and embedding high quality design at the centre of housing delivery. The documents were consulted on in winter 2020-2021 and these responses are being analysed to inform the final version of the guidance.

### National policy and guidance

- The revised **National Planning Policy Framework**, published July 2021, which sets out the government's planning policies for England and how these are expected to be applied.
- The **National Design Guide**, published January 2021, which illustrates how well designed places that are beautiful, enduring and successful can be achieved in practice through the ten characteristics of good design.
- The **National Model Design Code** (NMDC), published July 2021, provides detailed guidance on the production of design codes, guides and policies to promote successful design. The NMDC provides a toolkit to guide local authorities on the design parameters and issues that need to be considered and tailored to their own context, whilst also placing an expectation on involving communities throughout design code preparation.

### Child friendly policy and guidance

The vision for the new Aberfeldy Village Masterplan, which places child friendliness at its heart, is supported by current and emerging policy and guidance at a London and Borough level, as well as best practice gathered from ZCD Architects research and advocacy as child friendly experts.

**London policy and guidance**

Excerpt from the 2021 London Plan Section S4: Play and informal recreation:

'B Development proposals for schemes that are likely to be used by children and young people should:

1. Increase opportunities for play and informal recreation and enable children and young people to be independently mobile
2. For residential developments, incorporate good-quality, accessible play provision for all ages, that:

    a) can be accessed safely from the street by children and young people independently

    b) forms an integral part of the surrounding neighbourhood

3. Incorporate accessible routes for children and young people to existing play provision, schools and youth centres, within the local area, that enable them to play and move around their local neighbourhood safely and independently
4. For large-scale public realm developments, incorporate incidental play space to make the space more playable'

In addition, the GLA's draft Housing SPD and Making London Child Friendly report, both published in 2020, promote good connections between play spaces so that children can independently access them.

**Local policy and guidance**

London Borough of Tower Hamlets draft SPD: Designing for high density living:

Design Guideline 6

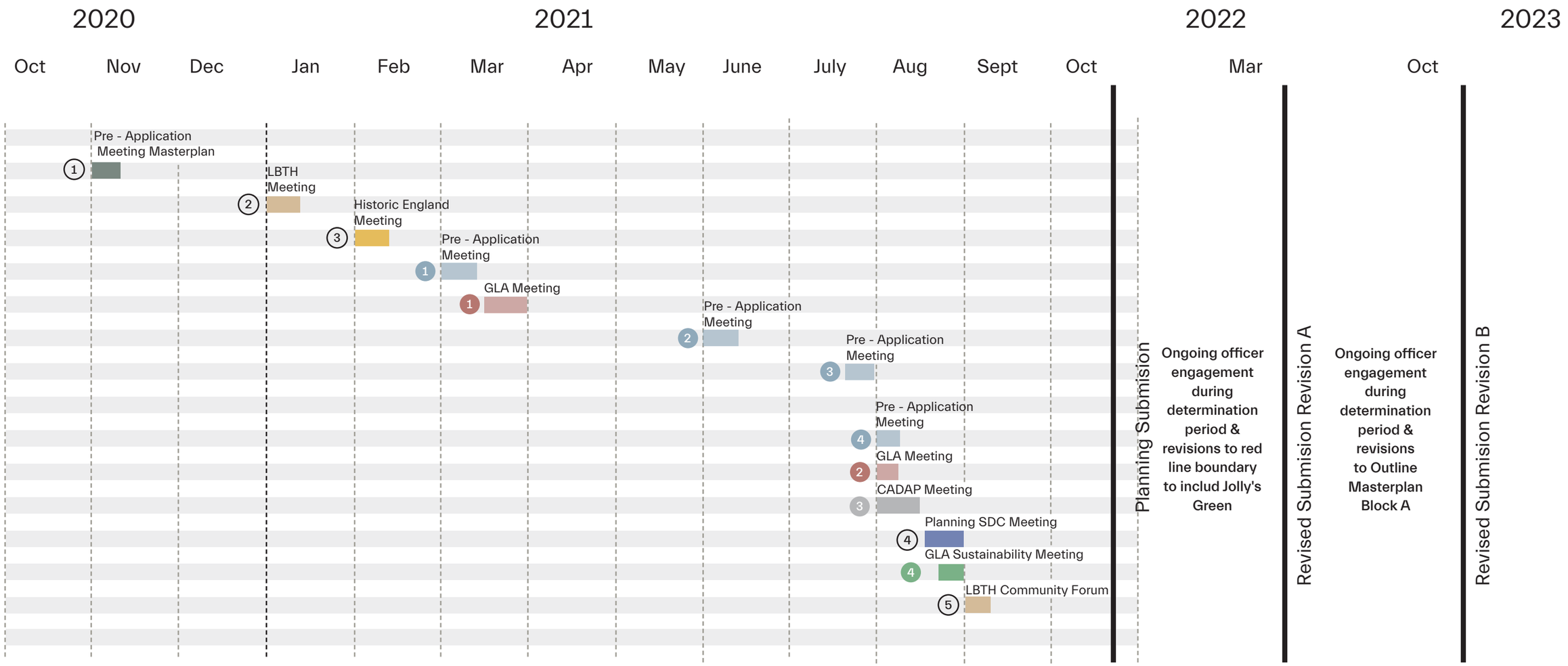
'Public realm including streets should be designed to prioritise the pedestrian and cyclists and encourage incidental play. All play space should be adjacent to or integrated with other public uses including communal amenity space, indoor community rooms or commercial uses.'

### The pre-application process

Throughout the design process and in the production of this hybrid planning application, the Applicant and the design team have been engaged with the London Borough of Tower Hamlets (LBTH) and the Greater London Authority (GLA) through the Pre-Application process. A timeline of engagement and meetings held with both LBTH and the GLA specifically for the detailed proposals (Phase A) is set out on the next page.

Further information about Planning Policy is set out in the **Planning Statement** prepared by DP9 which supports this application.

# Planning Timeline




## Masterplan and Phase A

1. Pre-Application Meeting 13/11/20
2. LBTH Meeting 19/01/20
3. Historic England Meeting 10/02/21
4. Planning SDC Meeting 18/08/21
5. LBTH Community Forum 06/09/21

## Pre-Application Meetings PHASE A

1. Pre- Application Meeting 01 22.03.2021
2. Pre- Application Meeting 02 10.06.2021
3. Pre- Application Meeting 03 22.07.2021
4. Pre- Application Meeting 04 26.08.2021

## GLA/ CADAP Meetings

1. GLA Meeting 01 26.03.2021
2. GLA Meeting 02 03.08.2021
3. CADAP Meeting 01 09.08.21
4. GLA Sustainability Meeting 01 26.08.21

# 2

# PHASE A: PATCHWORK

# Phase A
## Overview

### H Plot H: VIBRANT

**Aberfeldy Street**

- New shops + cafes
- Landscape improvements
- Mix of private, social and shared ownership homes
- New play street to rear of H

### F Plot F: CIVIC

**The Town Square**

- Cafes, shops, workspace, marketing suite at ground
- Private homes
- New community square + playspace

### I Plot i: PARK

- Private homes + shared ownership homes
- Community amenity space on ground floor
- New landscaping

### J Plot J: FAMILY

- Socially tenured family houses
- Community gardens and allotments
- New link to River Lea

x Phase A Plots

01 Masterplan Phases 1-3




Phase A - overview diagram

# Phase A

## Threads of the Masterplan

The four Phase A plots sit at both the heart (Plots F and H) and edges (Plot I and Plot J) of the master plan. They each have a direct relationship and role in strengthening the threads of the master plan.

The `High Street` thread is marked by Plot H and F, with a new town square at the centre of Aberfeldy Street in front of Plot F.

The Community Lane thread leads from Dee Street and Plot F northwards up to Plot J. Kirckmichael Road to the rear of Plot H also acts as an extension of Community Lane as a dedicated Play Street. A very important new link between the existing Culloden Primary School and the pedestrian focused Community Lane.

The new Healthy Street connection extends from the existing Braithwaite Park with the new Plot I opposite it. Furthermore the development at Plot I helps open up and improve the existing connection through to East India Green to the south of Plot I, delivered within Phase 1 of the Aberfeldy Masterplan.

Enterprise Yard extends northwards to Phase A`s Plot J where improved community open space is proposed adjacent to the existing Poplar Works, next to the proposed Lochnagar Street of new family housing. Proposals have also taken into account parcels of land outside the red line (Suggestions about future uses for Bromley Hall School have been considered, such as affordable maker and artist spaces) and how they might also sit comfortably together and extend and strengthen the Enterprise Yard thread, maximising the creative skills and opportunities that exist within the existing and emerging Aberfeldy community.




- Phase A Plots
- Community Lane
- High Street
- Healthy Street
- Enterprise Yard

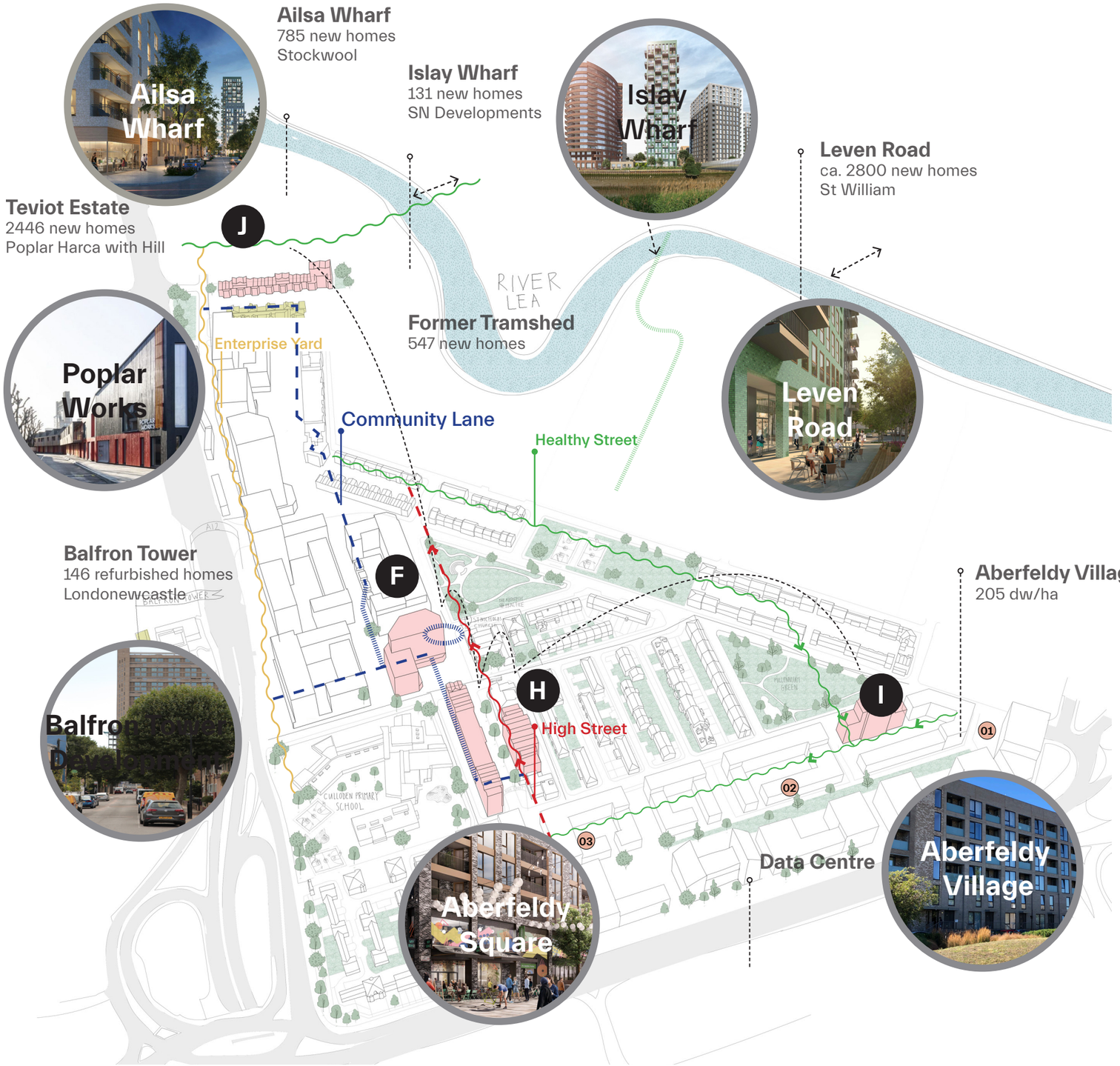
Phase A - Threads of the masterplan

# Phase A

## Emerging Context

Phase A and the Aberfeldy neighbourhood is surrounded by emerging developments in varying stages of development. This evolving cityscape present an exciting opportunity for the wider neighbourhood of Aberfeldy. An overview of the emerging context has been studied in detail alongside our proposals for Phase A.

Further information on the emerging development context around Aberfeldy is set out in the **Design and Access Statement: Masterplan Revision A** & Design and Access Statement Addendum prepared by **Levitt Bernstein Architects**




Phase A - Emerging Context

# Built Character

## Existing Overview



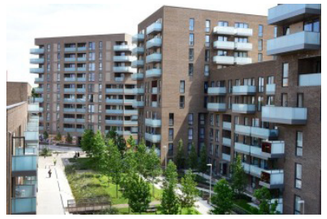
01 Balfron Tower, Grade II* Listed.



01 Aberfeldy Village, Phase 1.



02 Bromley Hall School, Grade II Listed.



02 Aberfeldy Village, Phase 2.



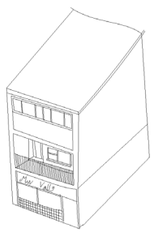
03 Bromley Hall, Grade II Listed.




03 Poplar Works



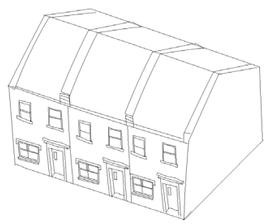

- Listed Buildings
- Community Buildings
- High Street
- School buildings
- Affordable workspace/ studios



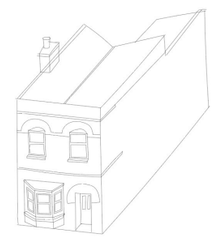
01 Shop/ Residential Typology



02 St. Nicohlas Church Poplar, 1955.



03 Brick Terrcaed House Typology.



03 Victorian House Typology.

# Built Character

## Heritage + Listed Buildings

Of immediate adjacency to Plot J is Bromley Hall School.

Built as a school for physically disabled children by the LCC/GLC Architects' Department under Bob Giles; Bromley Hall School opened in 1968 and was extended 1978-9. This closed in 2002 and the site has remained vacant. The building was listed Grade II in 2012 however it is on Historic England's Heritage at Risk Register where its condition is judged to be 'Poor'.

The building's significance lies in its architectural quality and meticulously planned spaces. It is described in the listing as 'one of the architecturally outstanding schools of the 1960s, combining intimate, child-scaled interiors with bold, expressive external forms reflecting the local industrial vernacular. This 'vernacular' is referenced in the tall, hipped roof forms rising to a canted rooflight which top a series of linked classroom pavilions.'

Designed to sit within an intensely urban setting, the inward-looking building is very much isolated from its context by its 2m high perimeter wall. Its heritage significance does not rely on its setting, however the condition of its present setting, amongst brownfield sites and scrub, is a negative factor which somewhat affects the ability to appreciate its architectural and aesthetic merits.

Whilst the extents of Bromley Hall School are not included within this application, the design proposal has sought to sensitively respond to these considerations, iteratively evolving the massing proposals to ensure any effect on the school's setting is mitigated. Of particular scrutiny, has been the scale of the design at its North West corner to ensure the existing views to the school's roofscape from the A12 / arrival to Lochnagar Street is maintained. These studies are set out in chapter 6.0.

Further detailed information on the wider assets and listed buildings of the site, including Balfron Tower, has been set out in the Design and Access Statement: Masterplan. Please refer to accordingly.

Note: Above extracts taken from the Heritage statement prepared by Heritage consultants; Kevin Murphy Associates.

Further information about heritage assets is set out in the **Heritage Assessment** prepared by KM Heritage, and the **Design and Access Statement: Masterplan Revision A** & Design and Access Statement Addendum, prepared by Levitt Bernstein Architects



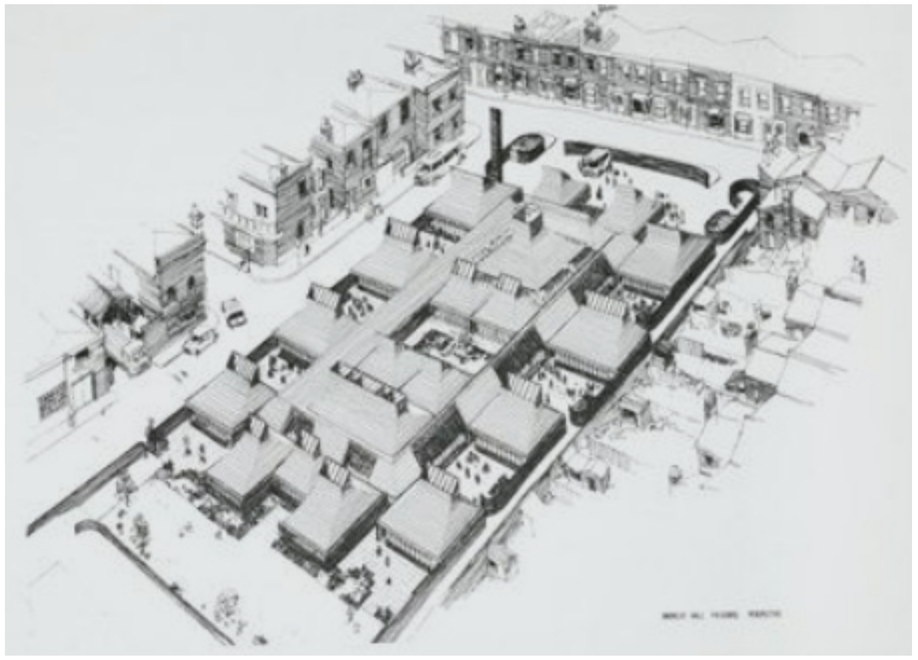




Modern day imagery of Bromley Hall School



Historic imagery of Bromley Hall School



Historic Isoetric drawing of Bromley Hall School

# Aberfeldy Context

## Contextual Grain

### Patchwork

The history and built character of the Aberfeldy neighbourhood has been greatly affected by significant bomb damage and subsequent parcels of land development.

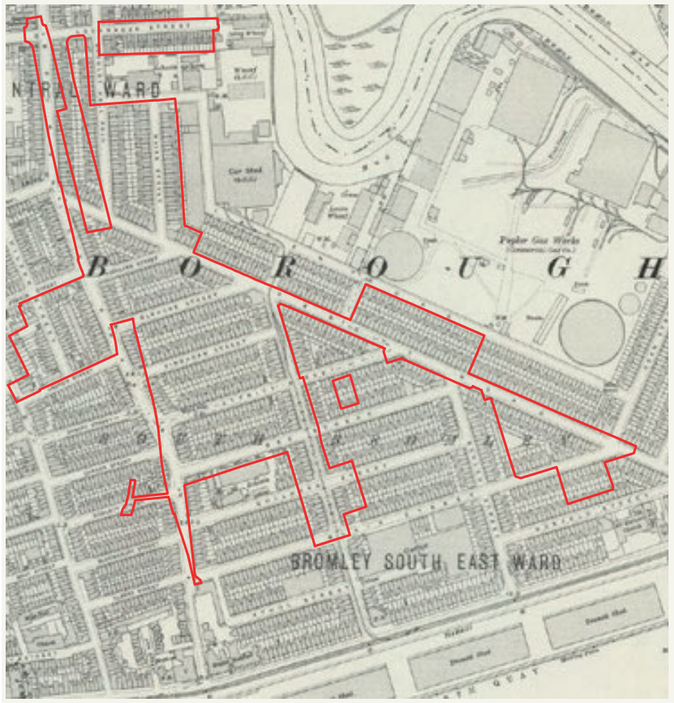
Aberfeldy`s 19th and early 20th century network of terrace housing for dock workers had a clear street pattern, with strong east-west connections, and integration with the residential areas to the west of Aberfeldy.

Post WWII the 19th century Victorian grain of terrace housing was broken up into different sections with subsequent development within each, creating a`patchwork` of interconnected but disparate areas. This is identified on the diagrams adjacent. The intersection of the two major roads (A12 and A13) further separated this Aberfeldy patchwork from its neighbours to the West and South.

Phase A`s plots each occupy a distinct piece of this `patchwork` and our proposals for each plot re-establishes connections, relationships and community links, whilst responding to the local context and built form. Each `patch` of Aberfeldy`s Phase A has a key role to play and a distinct character.

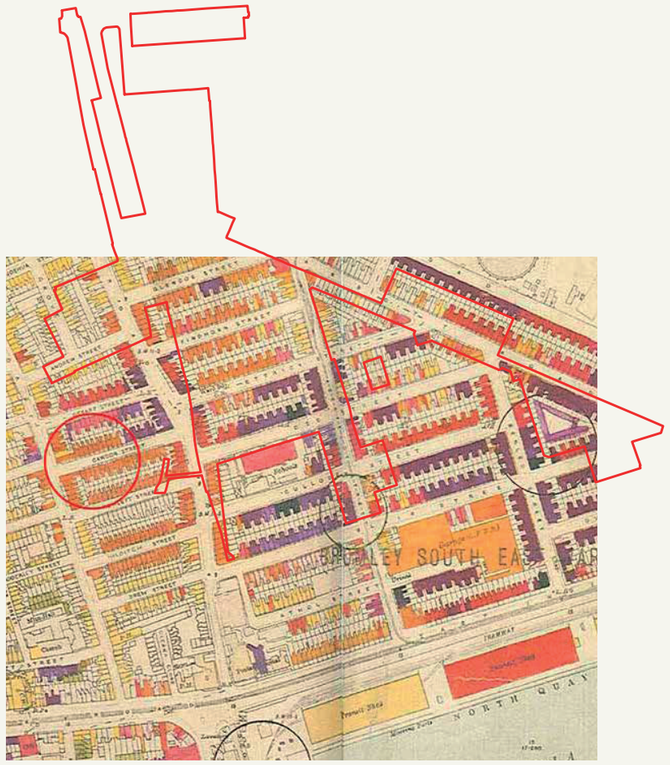
Through defining each patch`s key character we can help to link and respond to both the existing and emerging context and how the community live, work, play, meet and travel across the neighbourhood.

Further information on the detailed history of Aberfeldy is set out in the **Design and Access Statement: Masterplan Revision A** & Design and Access Statement Addendum prepared by **Levitt Bernstein Architects**



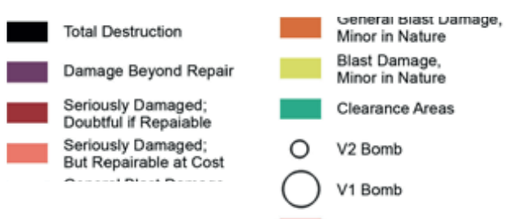

1892-1914

Victorian Terraced Grid.



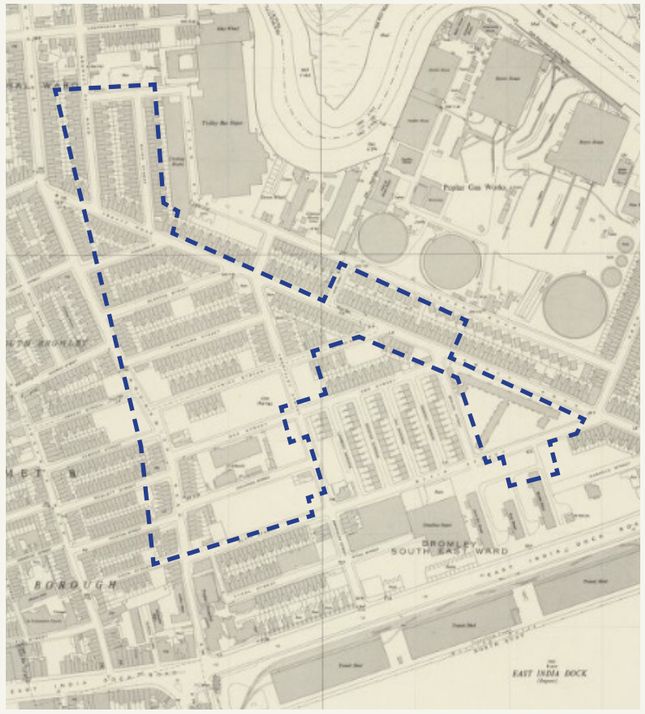

1945

War Damage.



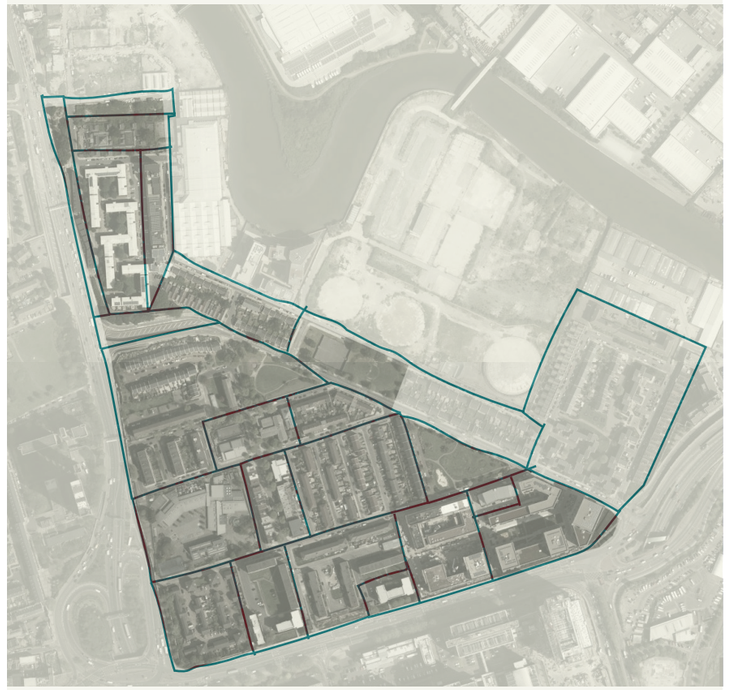
# Patchwork

## Identifying the Patches



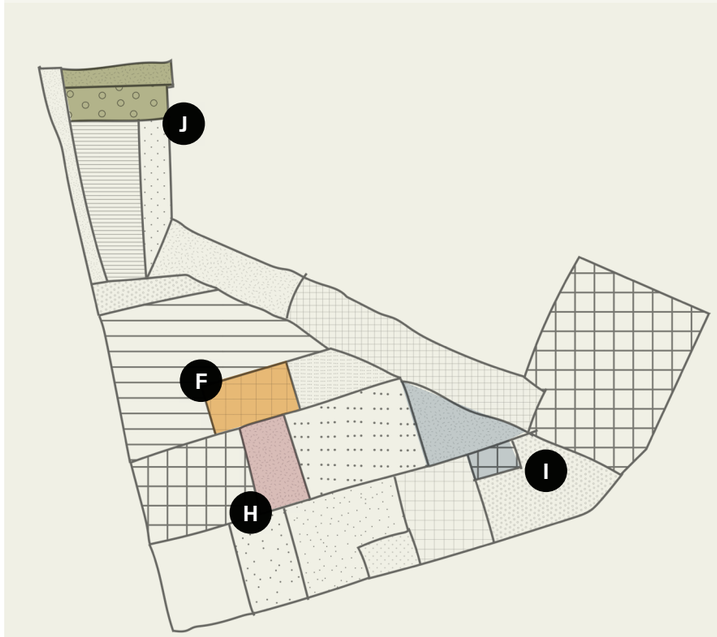

Post WWII 1950

Distinct break in Victorian grain, site has been broken down in different sections, creating a patchwork of interconnected areas.



1945

War Damage.




Post WWII 1950

Distinct break in Victorian grain, site has been broken down in different sections, creating a patchwork of interconnected areas.

# Patchwork

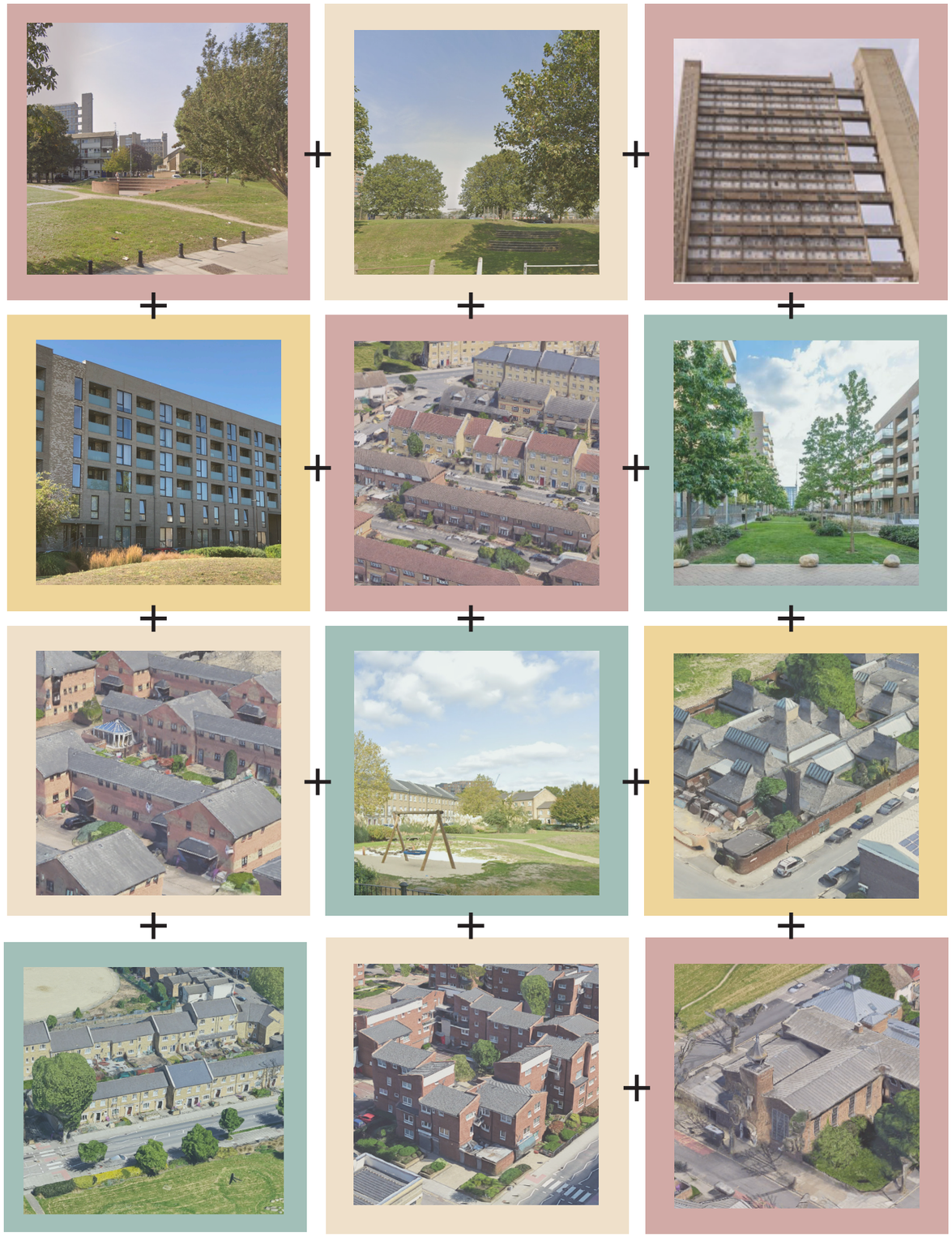
## Character Variation

### Existing Patches

The built character of the existing Aberfeldy `patches` vary in style and scale.

These patches of development are often separated by areas of existing open space (some of which is underused currently), and dividing roads, both reducing the potential for connectivity across Aberfeldy.

The Phase A proposals are acutely aware of this variation in style and scale across the neighbourhood, from the Grade II* listed Balfron Tower to the West and Bromley Hall School to the North, with a host of - predominantly 20th century - development in between, right up to the first Phase of Aberfeldy built around the new East India Green, to the South of Plot I.



Refer to the **Design and Access Statement: Masterplan Revision A** & Design and Access Statement Addendum **prepared by Levitt Bernstein Architects** for walkaround route images of the existing site

# Patchwork

## Defining the Patches

### Four Character Areas

Phase A`s four plots are bounded on all sides by different `patches` that they need to respond to and strengthen their connection with. They each also have a distinct character and focus. We have distilled this into a focused identity for each:

- Plot J - FAMILY - a new street of affordable family housing, with private and communal green spaces, new playspace, and enhanced pedestrian and cycle links to the River Lea. Plot J`s Lochnagar Street will have individual residential front doors directly onto it, front gardens, trees and views of the neighbouring Bromley Hall School roofscape adjacent. Plot J is about family, domestic, improved green space and opening links to the river, school and allotments.
- Plot H - VIBRANT - a local and connected, dynamic and diverse, multi-functioning and inclusive Aberfeldy Street. This plot brings a hub of activity, and our proposals reflect the vibrancy and identity of the local community.
- Plot F - CIVIC - sitting at the heart of the masterplan this plot connects the community by providing a new meeting and event space at its public square. It has key role in linking to Millennium Green, alongside providing new playspace at this junction half way down Aberfeldy Street.
- Plot I - PARK - this plot fronts the existing Braithwaite Park and celebrates this primary frontage and expansive public green space. The homes here maximise long views to the park and beyond. This plot also plays a key role in completing the courtyard to its rear, from the first phase of the Aberfeldy Village development.



# Taxonomy

## Character Variation

Aberfeldy Details

With the character variation of the existing built Aberfeldy `patches`, also comes a variety of material detail. The predominant material to the centre of the Aberfeldy Phase A area is brickwork and prefabricated concrete.

Our taxonomy study adjacent also considers the importance of the wider area, and the industrial past of the docks that was so fundamental to Aberfeldy`s history - looking to East India Docks, the River Lea, Bow Creek and Three Mills.

Also included in the taxonomy study adjacent is tile work from the nearby Susan Lawrence School, a part of the 'Live Architecture' exhibition in Poplar for the 1951 Festival of Britain. After nearly a quarter of buildings in the area had been destroyed or damaged in the war, the Lansbury Estate was selected as the perfect area for regeneration. The Susan Lawrence School was the first building to be reconstructed, as a living example of post-war planning and architecture. The Architectural Review commended the tile work as a way of providing a colourful, hard-wearing finish, with the school as an unusual architectural example of the new interest in child-size, practical spaces.








Photographs - Chris Dorely-Brown, Aberfeldy 2015.

# Creativity

## Vibrant and Local

### Kantha

The Kantha tradition is a centuries-old tradition of stitching together layers of recycled and pre-loved sarees and fabrics into a vibrant patchwork. It originated from the Bengali region of the sub-continent - today the eastern Indian states of West Bengal and Orissa, and Bangladesh. Through this method, layers upon layers of patterned fabrics are stitched together creating bold colours and a rich history woven together with every stitch and patch.

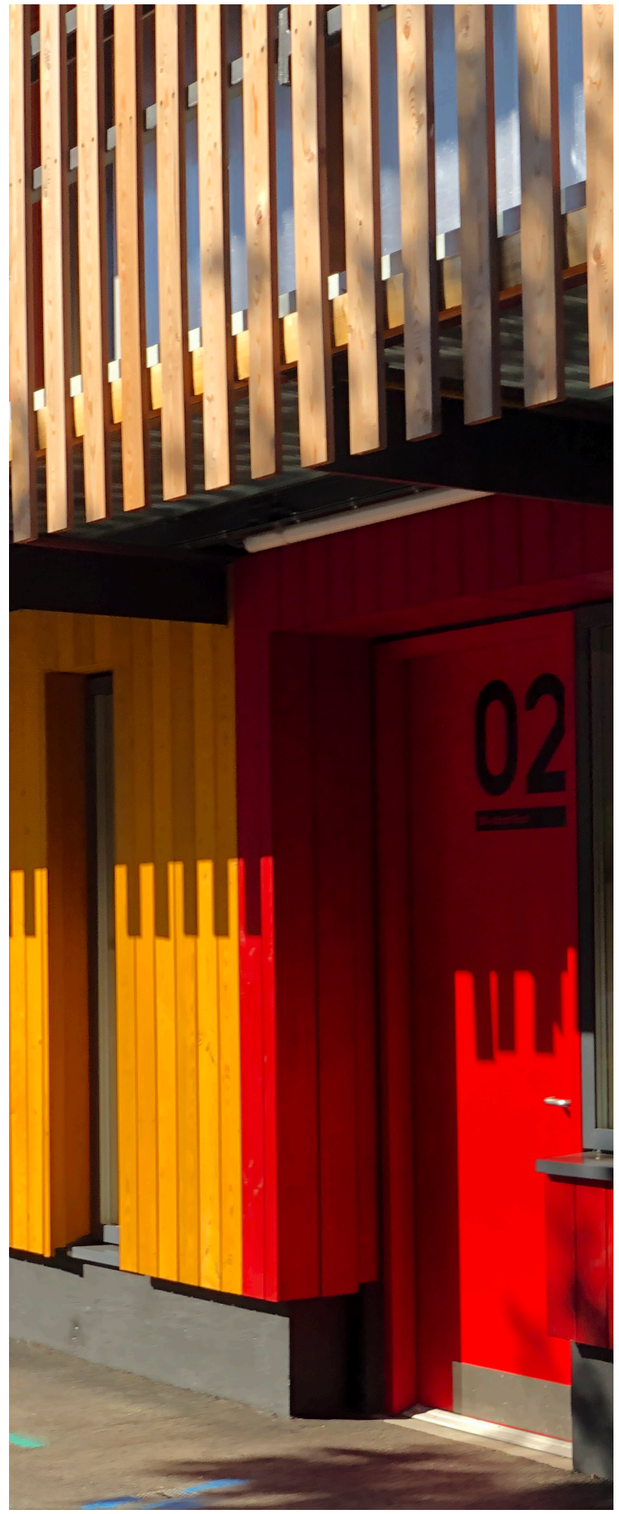
With the local community, the meanwhile project at Aberfeldy Street, painted murals of fabrics on the existing walls of Aberfeldy Street, a patchwork in the Kantha style, with the patterns transposed from fabric swatches from the local community.

This very recent addition to the built character of Aberfeldy celebrates colour, vibrancy, craft and local history.

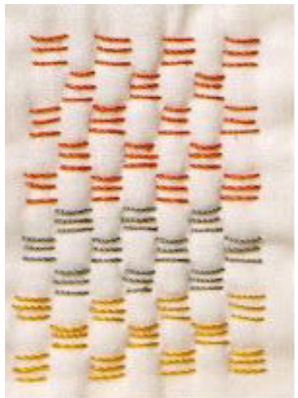
Another recent addition to the Aberfeldy neighbourhood is Poplar Works, also celebrating local creativity and artistry and providing a place to foster new and local talent.

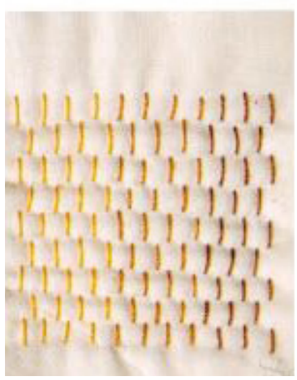
This creative, colourful and unique spirit of Aberfeldy has strongly influenced the design development and fabric of the Phase A architecture.











Further information on the existing meanwhile use concept and murals on Aberfeldy Street are set out in the **Design and Access Statement: Masterplan Revision A** & Design and Access Statement Addendum **prepared by Levitt Bernstein architects which supports this application**

# Taxonomy

## Character Variation

### Aberfeldy Details

These more recent meanwhile use murals on Aberfeldy Street have enhanced the saturation of colour in the neighbourhood, along with pattern, and these have been positively responded to by the local community.

Alongside the existing built context, this creative method of layering and juxtaposing colour and pattern has significantly influenced our design proposals for Phase A. This is an addition to the layered patchwork of Aberfeldy`s history and identity.



# Landscape & Public Realm

## Phase A

The adjacent plan shows the application boundary extents for Phase A set within the wider public realm, landscaping and infrastructural principles for The Aberfeldy Village Masterplan.

Throughout the Phase A design, ambitious measures have been put forward to elevate the existing condition of public realm and deliver wholescale improvements across the estate. This includes a wealth of new communal amenity, play and open space provision.

Whilst much of this is unified with the building specific responses across the plots, notaby, x2 significant portions of additional open space are also included within the detailed proposals for Phase A; Braithwaite Park and Leven Road Open Space. Please refer to chapter 7.0 of this document for full details.

## Masterplan

The adjacent drawing reflects an illustrative impression of the masterplan. These are presented to provide context to the proposals and demonstrate how the wider masterplan would fit into the surrouding context and prospectively come forward. Please refer to chapter 7.0 of the Design and Access Statement: Masterplan Revision A for full details.

Further information about the detailed landscape and public realm proposals for Phase A are set out in **Chapter 7.0 of this document prepared by LDA.** Also, in the corresponding **Design and Access Statement: Masterplan Revision A** & Design and Access Statement Addendum prepared by **Levitt Bernstein Architects** which supports this detailed application.

Detailed Proposals: Phase A Boundary

**The approach is to create a framework for the communal life of the public realm: contact with nature, sociability and community interaction, community events, play and independent child mobility**



Landscape & public realm site plan.

# Engagement

## Phase A Overview

### Key Consultation Activities

Phase A has been co-designed with the local community, through an immersive and extensive set of consultation activities. This has ranged from in-person sessions, 1:1 conversations, virtual forums and presentations, and community events. The feedback from these sessions has been recorded and shared across the Design Team and continually referenced alongside the evolving design.

Below is a summary of the key milestones in the process, and the following page sets these out on a timeline.

- 'Planning for Real `consultation with residents (June-July 2020)
- Resident Ballot, with 93% resident support (Oct 2020)
- Children and Youth Engagement sessions, led by established youth advocate Dinah Bornat of ZCD Architects using their toolkit `Voice Opportunity Power`, with pupils from Culloden Primary Academy and Langdon Park School (Nov 2020 - June 2021).
- Resident Steering Groups, with regular meetings and breakout room discussions on key topics (Dec 2020-July 2021)
- Walking Tours around Aberfeldy and to nearby completed developments (with youth groups, existing residents and key stakeholders)
- Public Consultation (July-Sept 2011)
- `Let the People Speak` Aberfeldy Street (June 2021)
- Drop in events at the Aberfeldy Shop (July-Sep 2021)
- Aberfeldy Neighbourhood Community Forum (Sep 2021)

Further information on the Engagement process is set out in the **Statement of Community Involvement** prepared by Lowick which supports this application.

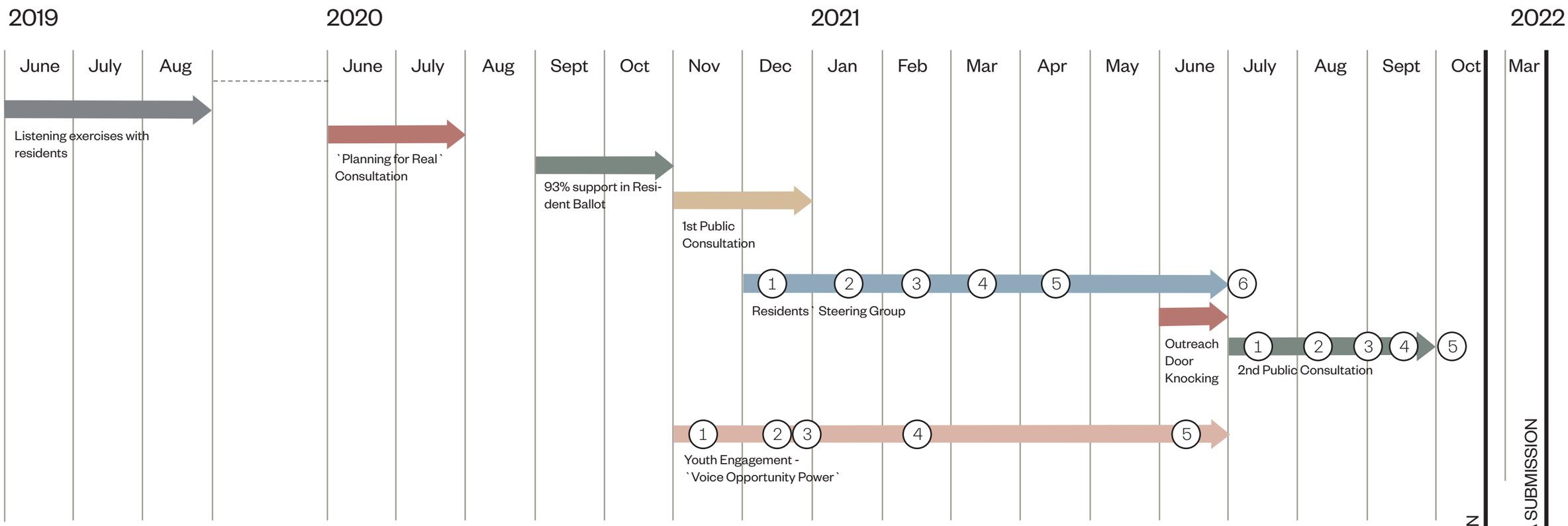
**"It's something that we've not experienced before and it's not an opportunity many people get. It's nice to have our voices heard and our contributions listened to."**

**Shakila Begum and Jumayra Islam, Year 9 pupils, Langdon Park School**



# Engagement

## Timeline




### Residents` Steering Group Meetings

1. Dec 2020 - Homes
2. Jan 2021 - Open spaces
3. Feb 2021 - Streets and transport
4. Mar 2021 - Community, Leisure + Transport
5. Apr 2021 - Phase A Walkaround Tour
6. Jul 2021 - Final proposals

### Youth Engagement - `Voice Opportunity Power`

1. Nov 2020 - Your lived experience
2. Dec 2020 - Show us your neighbourhood
3. Dec 2021 - Tell us what you want
4. Feb 2021 - Tell us how we are doing
5. Jun 2021 - You said, we did

### Public Consultation

1. July 2021 - Aberfeldy St Drop in
2. Aug 2021 - Aberfeldy St Drop in
3. Sept 2021 - Aberfeldy Community Open Day
4. Sept 2021 - Aberfeldy St Drop in
5. Sept 2021 - Community Forum

# Engagement

## Children & Youth Engagement

### Langdon Park School

The findings from the child and youth engagement have been instrumental in shaping the masterplan and landscape design. The team have carried out a rigorous programme of youth engagement, based on ZCD's youth engagement toolkit 'Youth Opportunity Power' with pupils from Culloden Primary Academy and Langdon Park School.

The design process has involved listening to children and young people, finding out their lived experience of Aberfeldy, taking their needs seriously and allowing them to have a meaningful impact on the proposals. Techniques draw on young people's knowledge as local experts and focus not on what they 'like' or 'don't like', but rather on how they feel about places. In this way children and young people also learn how to analyse spaces that they know, which then helps them to begin to look at the proposals for their new neighbourhood. Activities included a walking tour of Aberfeldy, looking at Aberfeldy Street and the open spaces, including the River Lea and a visit to a completed development in Bromley-by-Bow. Secondary pupils developed a manifesto which clearly sets out their wishes for their new neighbourhood. The five themes are:

"1. I want to live in a friendly place.

2. I want to live in a place where I'm free and safe to do what I like

3 I want it to be a place for all ages.

4. I want to live in a green, eco-friendly environment

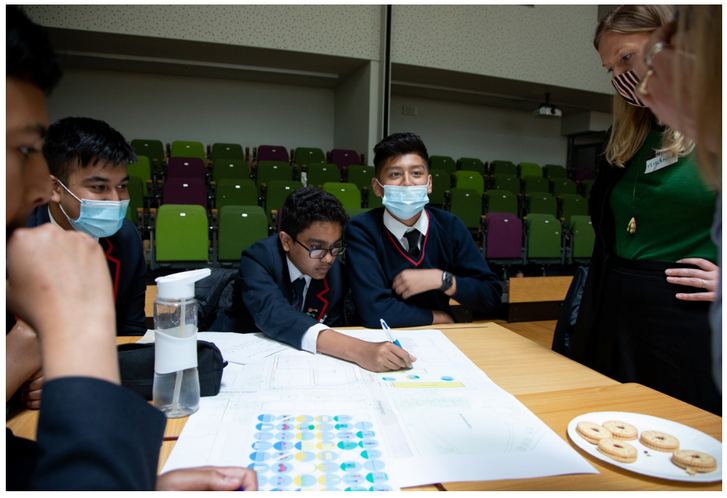
5. I want to be able to get around freely."

The design team witnessed the production of this manifesto and worked to these requests. As designs have evolved the young people have had opportunity to check the manifesto has been met. Other residents and local people, including local councillors and planning officers, have witnessed the young people's work. Their input has had a huge impact on the design of all communal and open spaces within the masterplan and the detail of Phase A - the connections between these spaces, the supporting community uses, meanwhile opportunities and beyond. In the final session (illustrated) young people had opportunity to feedback on the emerging detail of Phase A and to discuss their many creative ideas for meanwhile uses. They talked about maintaining the local community's access to essential services during construction, decoration of the construction hoarding and testing of future masterplan ideas in a `meanwhile` space – for example as playspace, for food growing and pop-up events. The design team's detail designs and visualisations responded to their manifesto. In every instance the parks, streets and squares that were presented to them in the second stage had their wishes in mind. This wasn't a case of making it 'for' children, it was about being inclusive, making them feel part of the design, from putting them in the picture, to thinking of equipment for play, sport and meeting up.

**The session demonstrated how deeply knowledgeable the young people had become about their neighbourhood and the forthcoming regeneration changes. Their comments have added greater depth and nuance to the proposals.**









Further information about Youth Engagement is set out in the **Statement of Community Involvement Part 2** prepared by ZCD Architects which supports this application.

# Engagement

## Public Consultation

### Aberfeldy Street: The People Speak

In June 2021, `The People Speak `on Aberfeldy Street hosted a live consultation event with local residents and young people to discuss the collaborative design process at Aberfeldy.

This also included discussions on the role of meanwhile activities during development projects.











# Engagement

## Community Consultation

### Aberfeldy Neighbourhood Centre

On Saturday 4th September 2021, Poplar HARCA and EcoWorld London held a consultation event at the Aberfeldy Neighbourhood Centre. The event was an opportunity for residents to see and discuss the proposals to deliver new homes, shops, and workspace alongside better connections for walking and cycling and new and improved parks and public spaces.

Over 60 residents attended on the day, as well as ward councillor Rajib Ahmed and representatives from the Aberfeldy Masjid. Residents met with and discussed the masterplan with the project design team. Maureen's pie and mash and curry from The Indian Butler were provided free to attendees. Feedback received from attendees was overwhelmingly positive about the proposals and the event.










# Engagement

## Plot H and Aberfeldy Street

With the Resident Steering Groups we covered key topics to directly inform the brief-making and design of Phase A. These topics included:

- Homes
- Open Spaces
- Streets and Transport
- Community, Leisure and Retail
- Phase A Proposals Walkaround
- Final Proposals - `You said, We did`

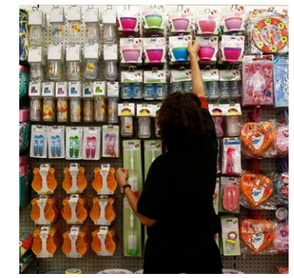
The following pages capture some of the key comments from these sessions in relation to each of the Plots within Phase A.

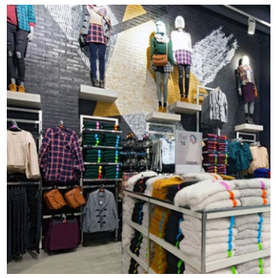
In addressing the proposals for Aberfeldy Street in Phase A, we also worked with a specialist retail consultant, AND. AND helped to advise on the optimum sizing of units to provide a diverse range of affordable offers for local businesses, as well as ensuring flexibility for the future. This enabled us to propose a range of ideas for future retail offers to the local community to respond to. This also sparked conversations about what had been present historically in the area as well as reflecting on certain shops that they currently travel beyond Aberfeldy to visit.

**"We would love to have a diverse range of offers within Aberfeldy so we don`t need to go further and cross the main roads, important for the elderly."**

Take into account the impacts from the pandemic, people are trying to save for the future. This has to be considered for the future uses along Aberfeldy Street.

Boxing would be good, in relation to night crime as well. Maybe other forms of self-defence opportunities










Hardware store – there was one in Chrisp St which is now closed, maybe because not needed enough. Rather than a dedicated hardware store or pound shop it may be better to have a Wilko that can serve as both

Mini supermarket to cater for increased community.

Takeaway – would it be affordable for residents? There has to be an affordable option, as it cannot exclude the existing community.

Healthy eating opportunities

Yes, a butcher with Halal options as well.

Affordable clothes – the existing tailor is very well used. The graduates could work there as well.This could be a very good opportunity for mothers whose first language is not English. It would be a good opportunity for getting a job, as they are very creative.

Bike repair shop





# Engagement

## Plot F Town Square & Plot I

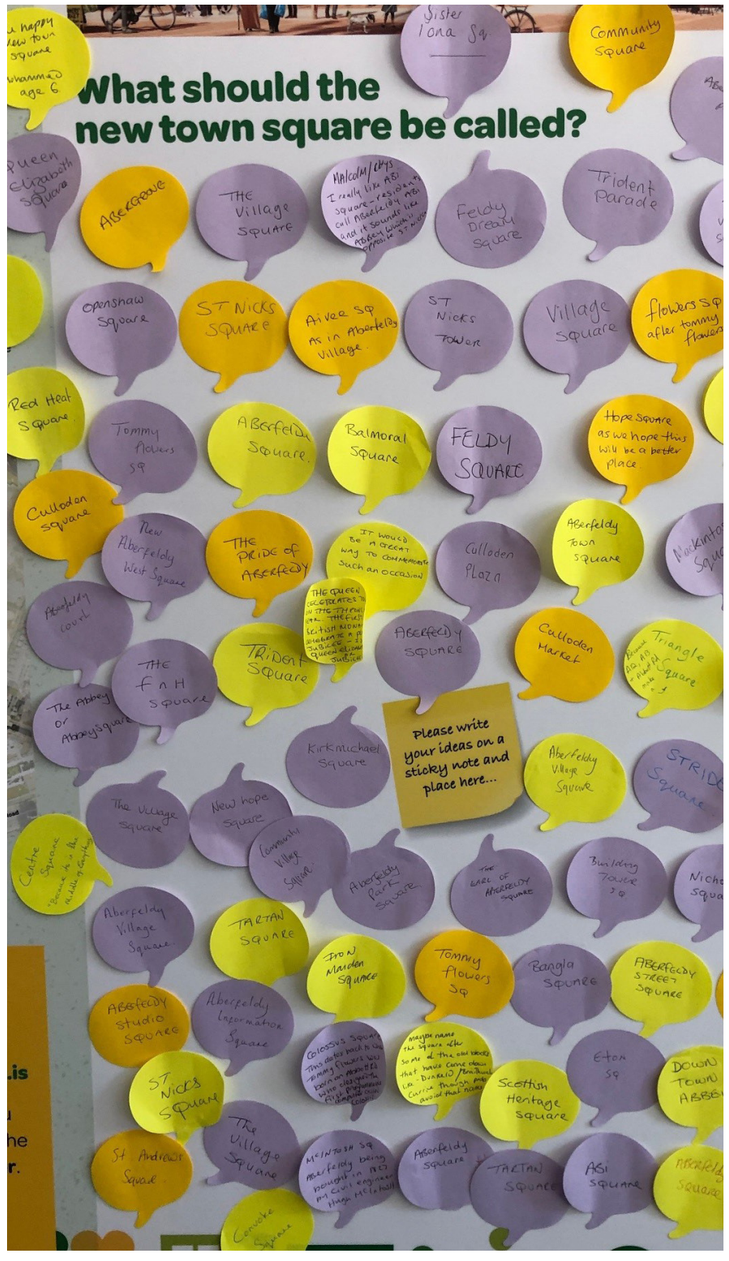
The intent for Plot F and particularly the new Town Square drew a lot of conversation around public realm principles, safety and the naming of the new space. Similarly to Plot H, a lot of conversation revolved around the prospective amenity and retail offers and how these may suit the communities priorities.

The design development for Plot I was also significantly effected by the output of these engagement sessions, where discussions on the safety of Braithwaite Park gave rise to a brief change and subsequent public offer introduced to the building. This is explained further in chapter 5.0 and advocates how an amenity space may benefit the safety and use of Braithwaite Park and wider public realm.









# Engagement

## Plot J - Lochnagar Street

Within the detailed proposals, Plot J has been identified for social tenure family housing and shall re-home a number of existing residents from the Aberfeldy Estate. As such, a significant portion of engagement has been focussed towards these residents and how the design and delivery of the new homes align with their aspirations. Ranging from garden and room sizes, to more holistic requests for particular views, communicating with the end user has been able to inform the design process and tailor the homes with suitability and quality.

The adjacent captures a number of comments expressed throughout the engagement sessions, with the subsequent design responses explained in chapter 6.0.



Terraces or balconies would be very nice

Gardens that offer privacy



Lots of storage in the homes please

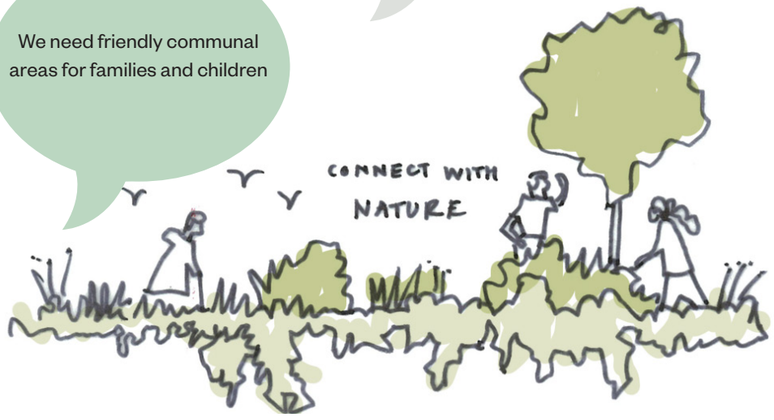
Good sized rooms that aren't too narrow

Front gardens with enough space to separate the home from the street

Toilet on each floor for elderly residents

There should be a door to the garden from the kitchen (not living room)

We need friendly communal areas for families and children




Good sized windows



3

# PLOT F: TOWN SQUARE

# Area Analysis

## Existing Considerations

As part of the detailed appraisal of Plot F, a series of key existing constraints were highlighted as part of the area analysis. These are detailed below, and reflect some of the notable influences considered throughout the design process and subsequent building response to date;

1: Existing Buildings: The current plot has a series of existing buildings located within its extents. This includes the Aberfeldy community centre and its associative public realm and play space. All will be demolished and re-provided as part of the wider estate development. Notably the community centre is currently under construction and being delivered as part of the earlier Aberfeldy Phase.

2: Existing Roads: Given its location Plot F is surrounded by a number of primary road networks; Dee Street, Aberfeldy Street and Ettrick Street. These have been a key point of coordination, with revised arrangements proposed within the masterplan strategy to improve connectivity and access around the estate. For detailed information on the proposed arrangements please refer to the Masterplan portion of the Design and Access Statement. Notably Dee street remains as a key East-West axis, whilst the adjacent portion of Aberfeldy Street is proposed to be stopped up to improved pedestrianised extents.

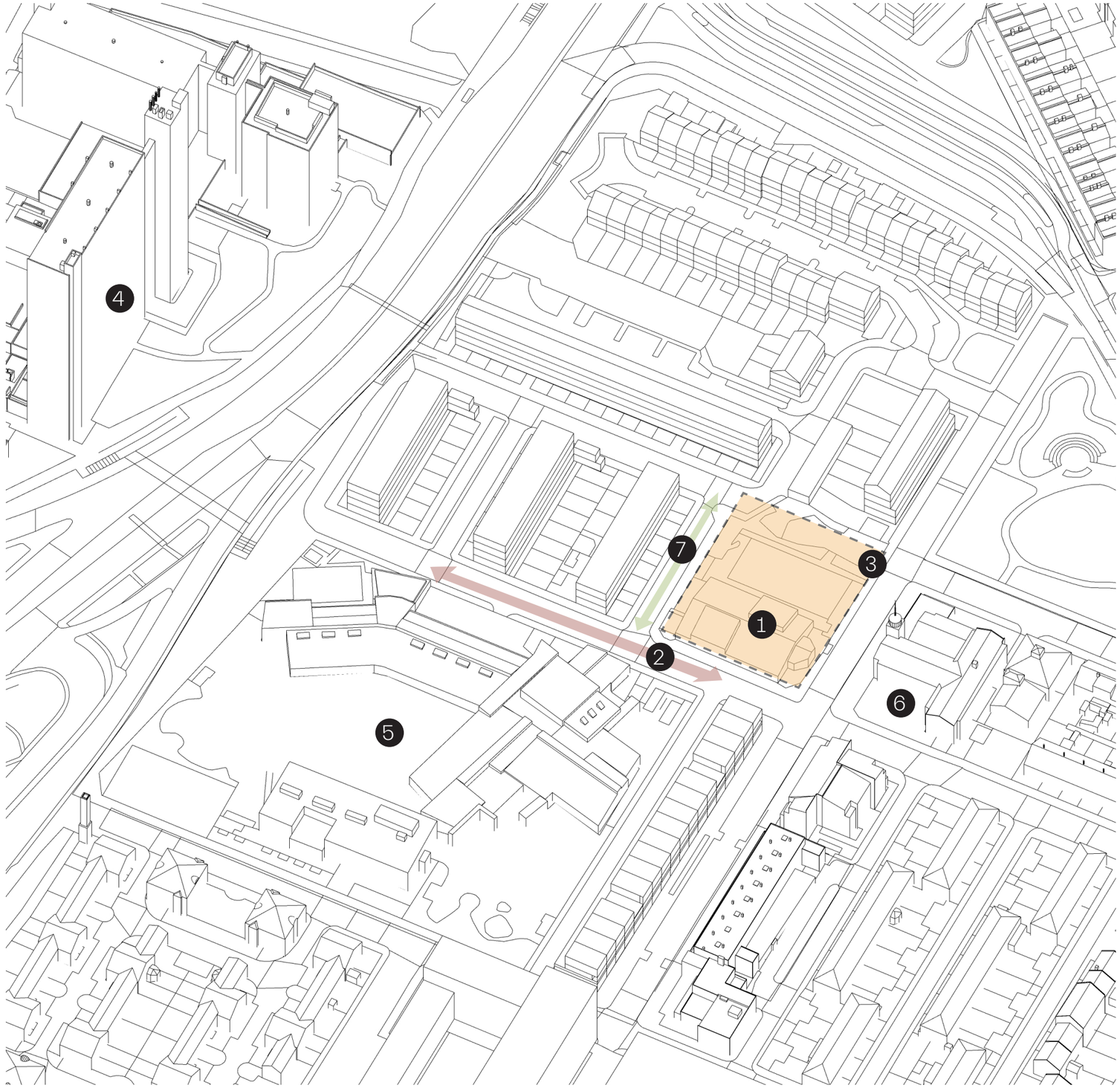
3: Trees: Several mature trees are present in the area, particularly along the northern and southern extents of the plot. These shape the character of Aberfeldy and have been sought to be retained where possible as part of the design and streetscape response.

4: Balfron Tower: View west along Dee street is seen as an important townscape consideration in context of the Listed building. Plot F has sought to suitably address factors of height and facade design and mitigate the impact to the silhouette of Balfron in its proposal.

5: Culloden Primary School: The school is currently proposed to remain in its current location, with Plot F's southern perimeter lying in immediate adjacency. Whilst a townscape consideration in massing, the ground floor and public realm experience has aimed to improve wayfinding, connectivity, and generosity throughout the proposal.

6: St Nicholas' Church: This lies adjacent to the plot extents and is a building of significance both as a physical and community asset. The response to Plot F has strived to be considerate of this in its massing and street frontage, both by setting the proposed volume away from the Church whilst also improving and expanding the immediate public realm.

7: Future Connectivity - Community Lane: Whilst not in the existing condition, the newly proposed North - South axis of Community Lane will define a key thread in the masterplan. This will run along the western edge of the plot, with the articulation of the building integrating active frontage to engage with this and suitably set back façade lines to provide sufficient street width.




Plot F Location Plan and Existing Condition

# Area Analysis

## Existing Considerations



1 View looking North-East towards the existing Aberfeldy Community Centre to be demolished.



3 View to North boundary of Plot F and existing playspace / mature trees

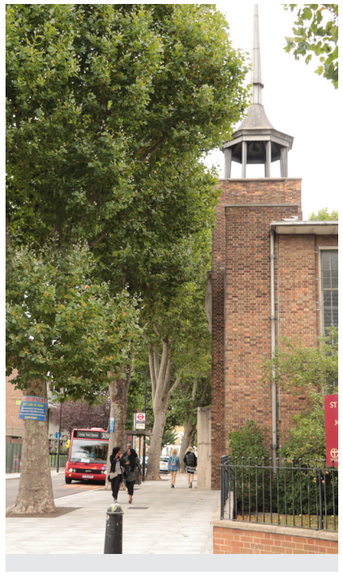


4 View of Balfron Tower looking West across Plot F, along Dee St.



5 Low rise Culloden Primary School to the South-West





6 Views of St Nicholas' Church to the East of Plot F

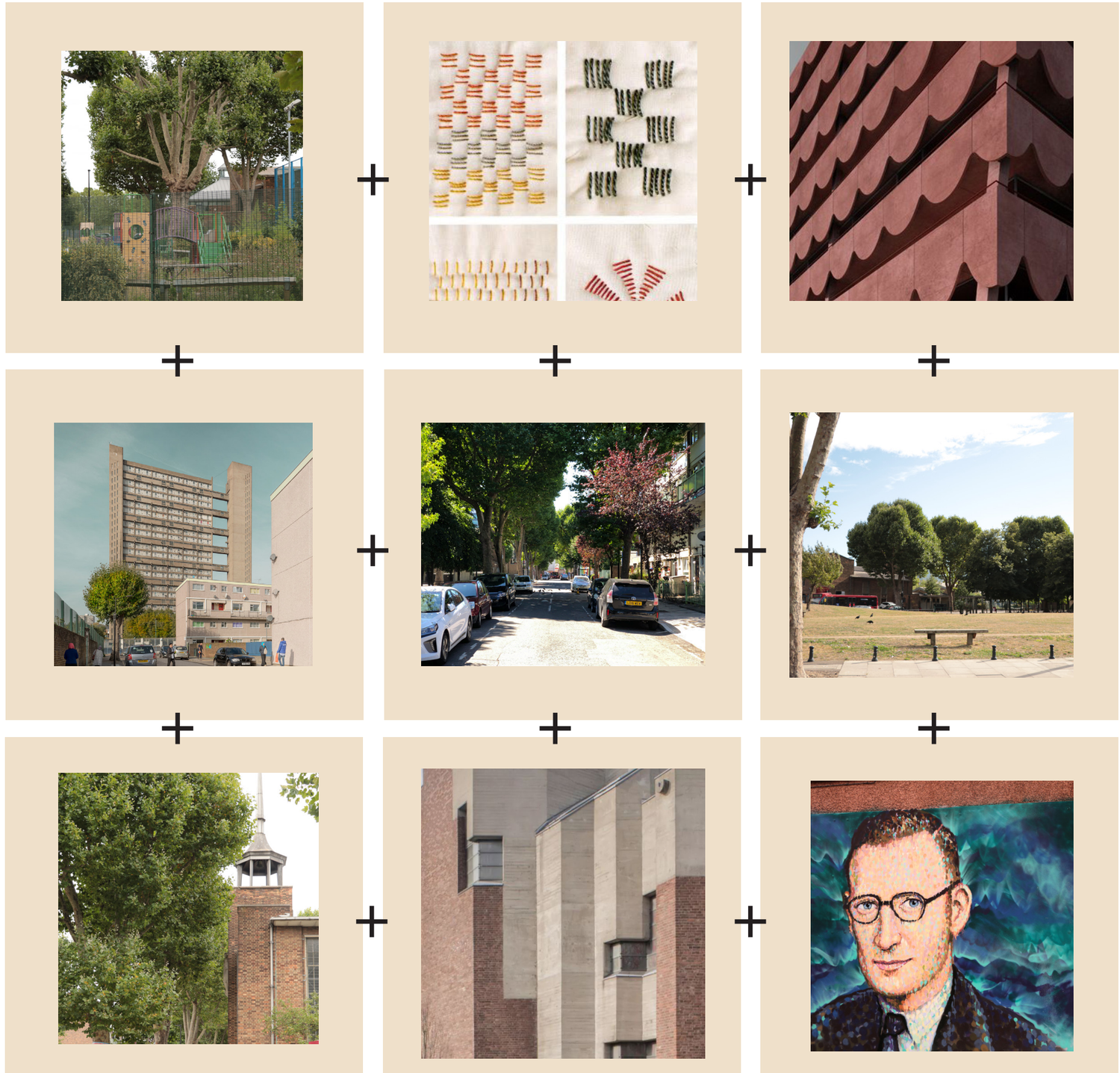


7 View to North / West boundary of plot F to Kilbrennan and Tartan House

# Narrative

## Contextual Patchwork

**The narrative for a ‘patchwork’ of proposals was conceived to suitably knit the design responses of Phase A into the existing grain of Aberfeldy. For each plot (or patch), a series of visual references provided a narrative for the ongoing design response. These reflect existing, envisioned and conceptual conditions;**



Early contextual patchwork of image references

1. Existing playspace to community centre
2. Stitching of kantha fabric
3. Building reference
4. Existing Balfron Tower
5. Existing trees to Aberfeldy Street
6. Existing Millennium Green
7. Existing St Nicholas' Church
8. Building Reference
9. Existing Aberfeldy mural; Tommy Flowers

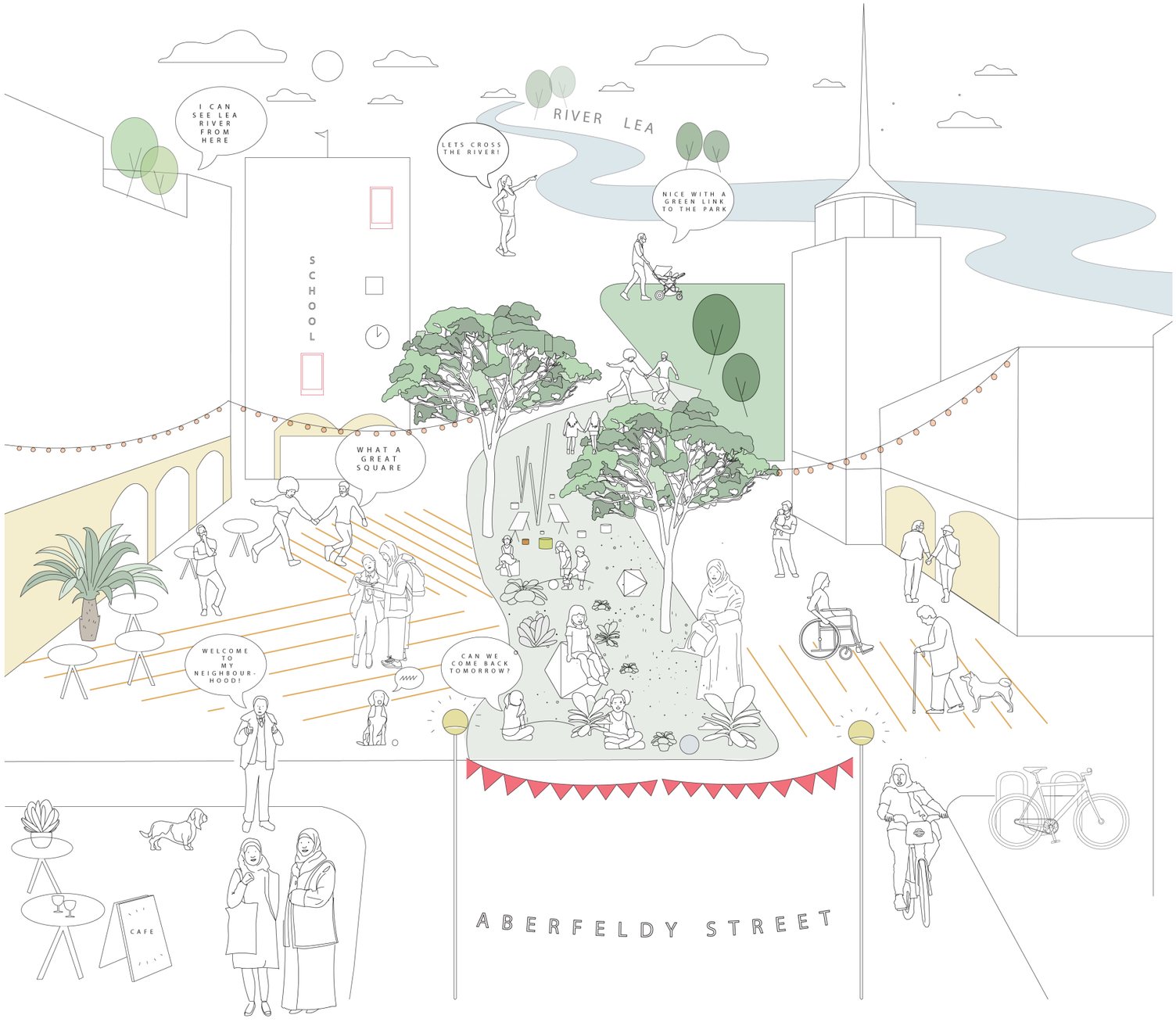
# Narrative

## Concept Response

### How will the design sustain and reinforce a sense of community across Aberfeldy Estate?

As a starting point for each plot design response, a conceptual drawing was developed to prompt ideas and themes for the proposal. Similarly, posing questions as to how the design would sustain and sense of community across Aberfeldy Village Masterplan? Notable observations for Plot F are listed below;

- Celebrate the area
- Stitches into the existing character
- Strengthens the relationship to Millennium Green
- Encourages connections to River Lea
- Creation of community space
- Provides ground floor activation
- Marks arrival point from Aberfeldy Street
- Delivers rooftop terrace space




Early conceptual collage

# Narrative

## Key Design Principles

**...themes of 'civic + congregation' have been a regular touchstone to the evolving design and a prompt as to how building and landscape may become united for common benefit**

The adjacent diagrams represent a series of key principles that have evolved throughout the design process. Whether conceived at inception, or developed through concept stage, all reflect aspirational objectives for the design response and form integral ingredients to the proposal set out in this application;

### 1: Stitch into the patchwork

Plot F sits within a key location of the masterplan where Phase A and outline phases of the Aberfeldy Village Masterplan unite. As such, the desire for a proposal that could suitably unite all threads of the masterplan was vital and create a building and landscape that may catalyse the heart of the community.

### 2: Sculptural Form

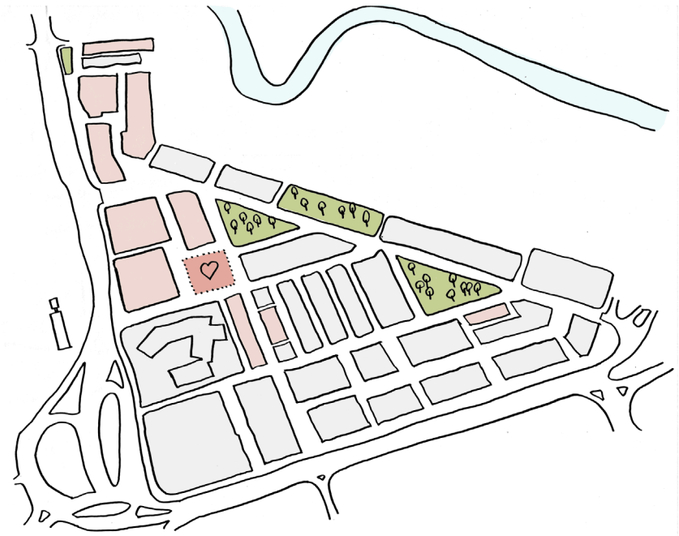
Due to the central location of the plot and the complex adjacencies to both immediate and distant townscape (in the form of Balfron) the building form needed to react in a suitable manner. The requirement for steps and shifts in the volume were envisaged to help navigate the respective demands whilst augmenting a building that could be sculptural in its form. Embracing this to create differing levels of massing was important, whilst utilising the upper most portions to be visually expressed for wayfinding in the immediate context.

### 3: Civic presence + public realm

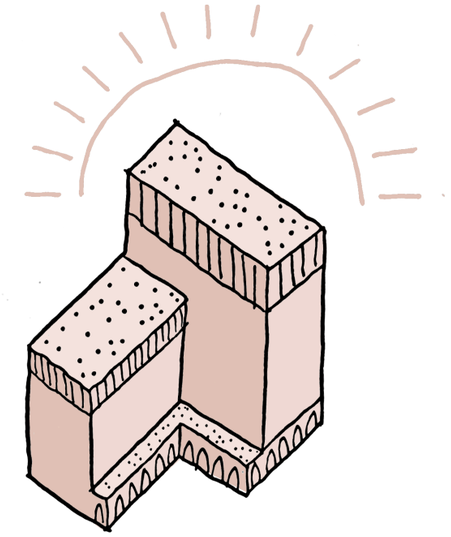
This conceptual diagram speculated on the need for a civic response to the ground floors of the building, whilst being able to shape a generous, congregational space for public activity. These two characteristics of “civic” / “congregation” have been a regular touchstone to the evolving design and a prompt as to how building and landscape may become united for common benefit. The notion of ‘stitching’ into the existing fabric was particularly identified and how retaining existing trees will aid a sense of longevity in the character of the streetscape.

### 4: Private / public

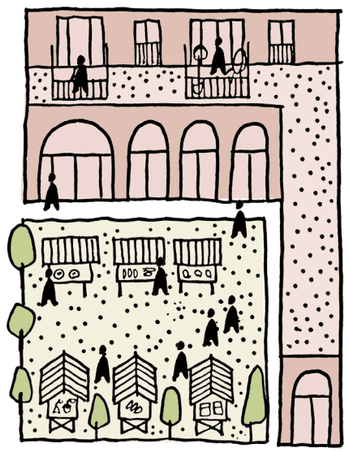
To manage the complexities of public ground vs private upper floors, the sectional arrangement was to be a crucial part of the building’s response and articulation to the street. The concept to project the lower ground floor was conceived to define a civic response to the public realm whilst providing a visual and practical separation from the demands of residential homes to first floor.



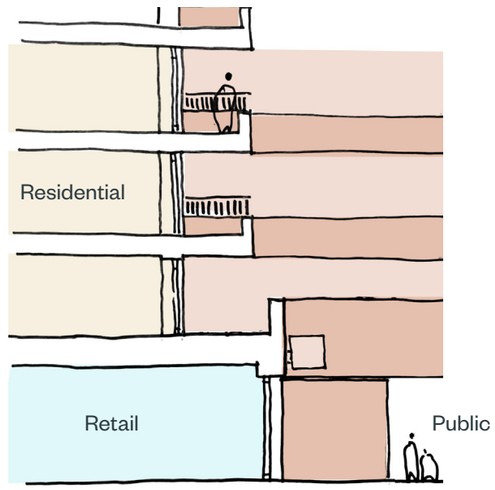
1: Stitches into the existing fabric of Aberfeldy



2: Creating a sculptural response for wayfinding



3: Civic presence with generous and active public realm




4: Defining public & private relationship

# Massing Development

## Key Principles

### Massing

Plot F's massing response transitions between St Nicholas Church and the medium rise later phases of the Aberfeldy Village Masterplan. The plinth and narrowed Eastern elevation respond to the scale and proportions of the church while the remaining blocks both tie into the heights of the neighbouring emerging context to the North and West.

### Views+Aspect

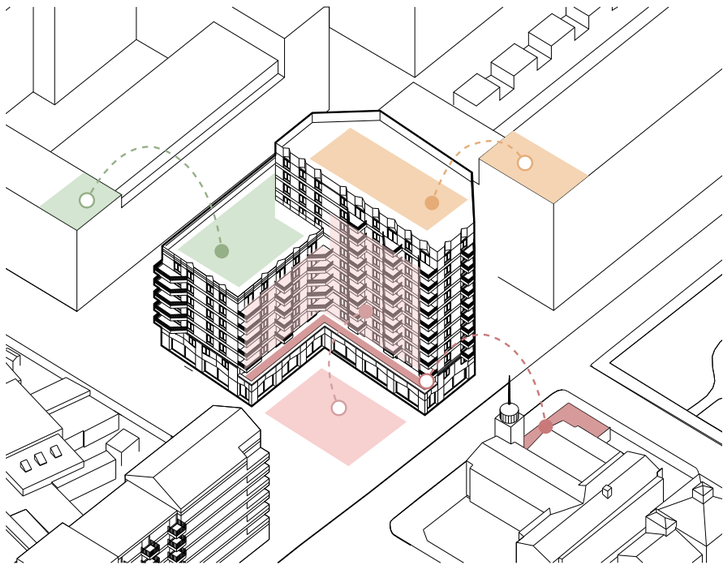
To maximise the opportunity for favourable views and aspect, the building is chamfered in plan increasing the opportunities for light to enter corner units and the Ettrick Street to the North. The chamfers ensure single aspect north units are designed out and that north facing units are all dual aspect and address an open space.

### Internal Programme

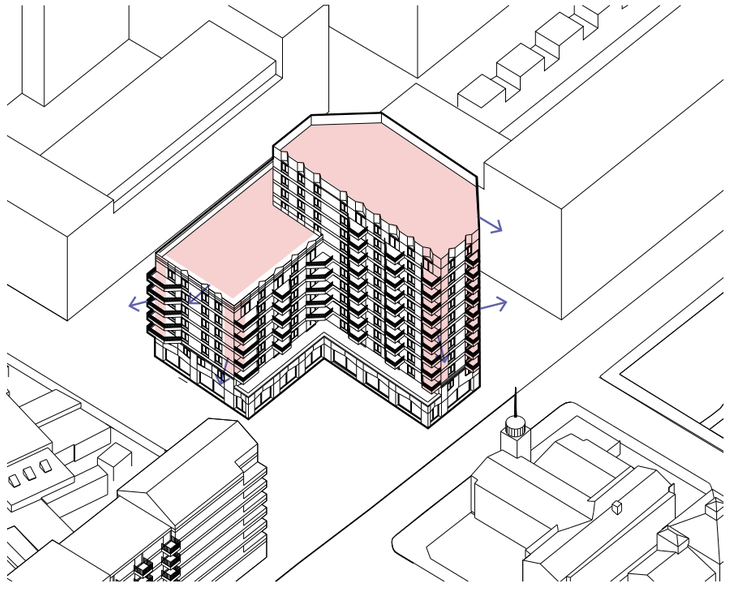
Plot F's frontage at ground is predominantly driven by active retail frontages and expressed as a plinth with its own more robust elevational language. The rest of the block is populated with apartments save for a South facing communal roof terrace which is accessible to residents.

### Section

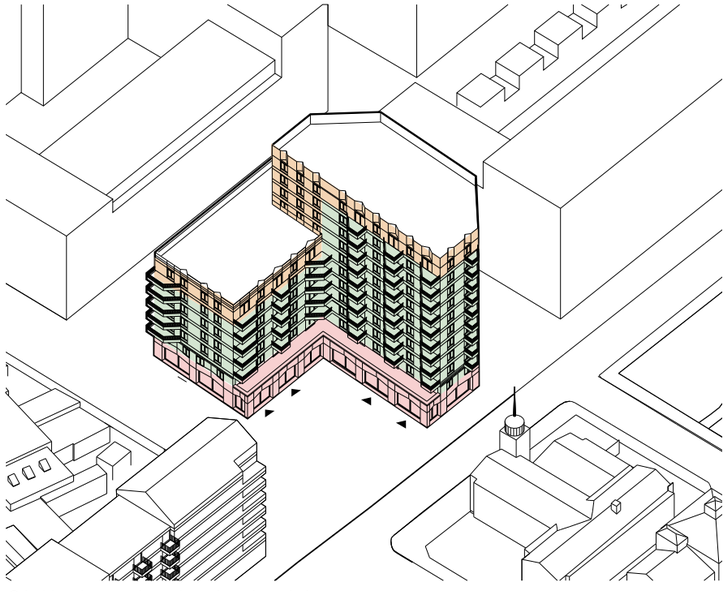
The plinth steps out to preserve privacy to apartments at lower levels around the Town Square. The mass is 'L' shaped in plan setting back majority of Plot F's volume from St. Nicholas Church.



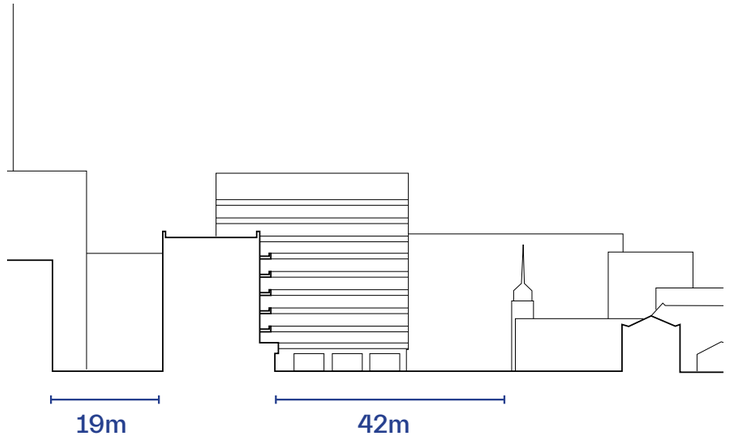
Heights respond to neighbouring buildings.



Utilising setbacks and corners to maximise favourable views and aspect



Stitching the massing volume into the existing townscape




Lining Community Lane, binding The Town Square and Adressing St Nicholas' Church

# Massing Development

## Footprint

Plot F's form is derived from a progressive analysis of the constraints to the plot:

### 1. Aberfeldy Village Masterplan Constraints

The extent of the plot is defined by the Aberfeldy Village Masterplan Parameter Plans

### 2. Defining the 'Town Square`

An optimum 17.1m residential block depth sets the extents of the public realm to the North and West of the plot, whilst defining the Town Square opposite St Nicholas Church. The Southern wing is lowered while to permit key views of Balfron Tower while the North is slightly increased to improve elevational proportions.

### 3.Adjust Heights

The mass of the taller element is cut back in response to existing trees while narrowing the profile of the block from key views minimising its perceived mass.

### 4.New Elevations

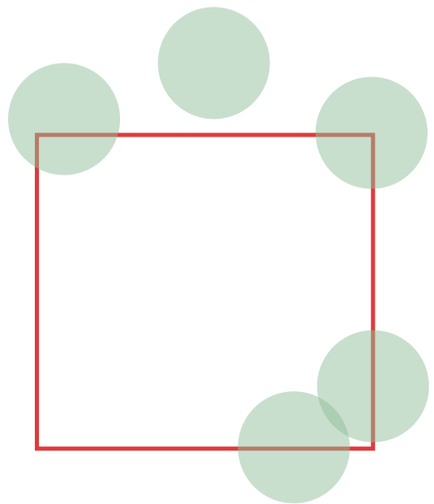
The newly created North-Eastern and North-Western elevations respond to open spaces; Millennium Green and the emerging Community Lane respectively. The chamfers improve daylighting to the neighbouring block to the North.

### 5. Eliminate North Facing Single Aspect Dwellings

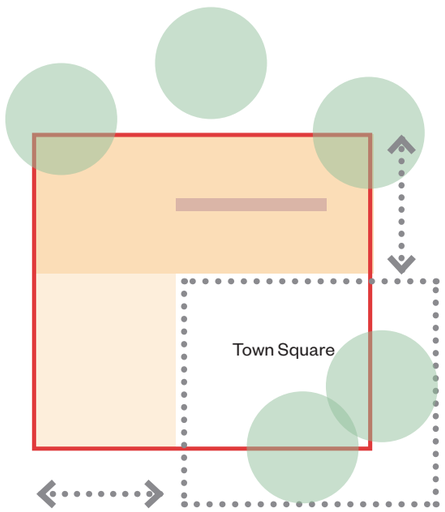
The chamfers are scaled to entirely design out single aspect Northfacing units in the block replacing them with 2 park facing units.

### 6. Core Location

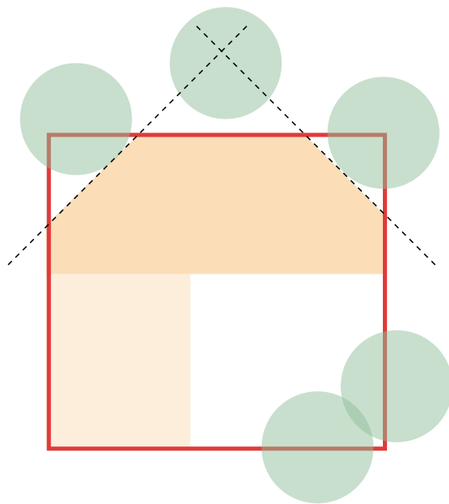
The core is placed in the hinge of the 'L' shaped footprint permitting direct access to the communal roof terrace while allowing apartments to be located along more favourable aspects.



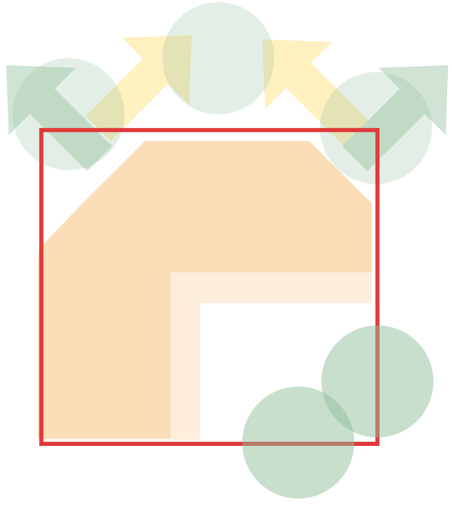
1. LBA masterplan constraints.



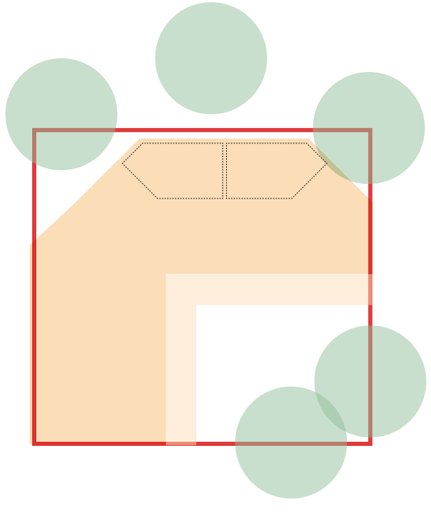

2. Optimum block depth defines the Town Square. View towards Balfron defines taller and shorter volumes.



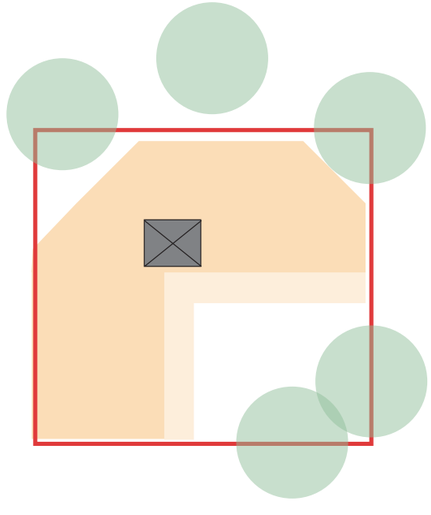
3. Accommodate trees and respond to neighbouring open spaces.



4. Mitigates overshadowing, allows views to parks



5. Design out single aspect north facing units



6. Core in darkest location

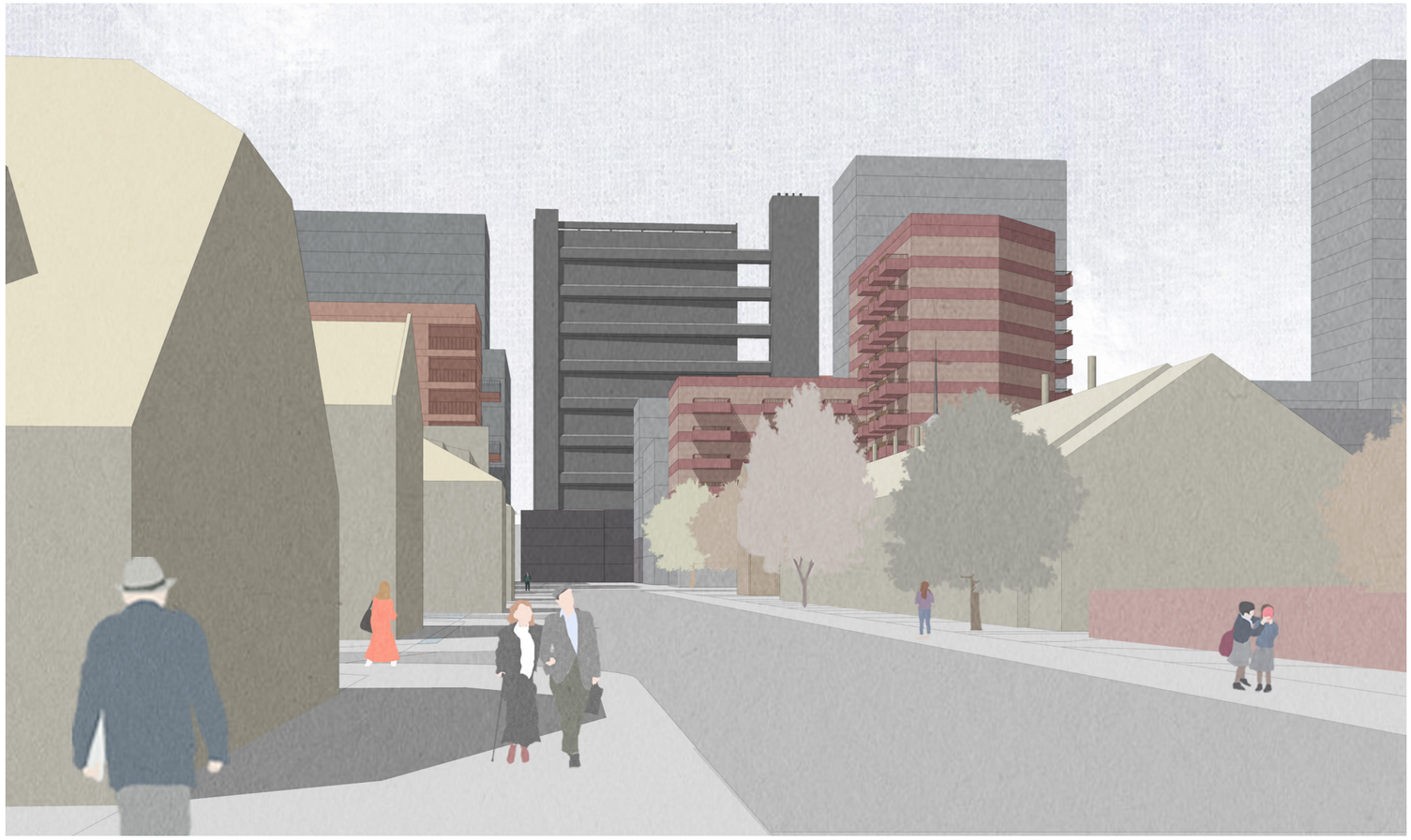
# Massing Development

## Height

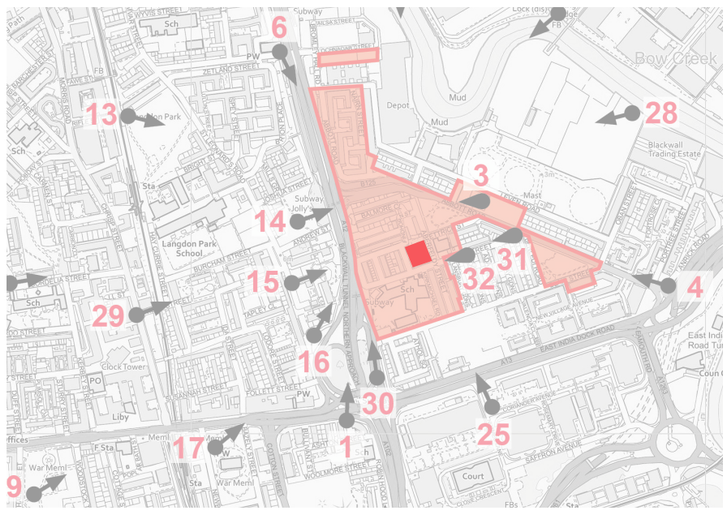
### Balfron Response

Plot F is local marker building and key public space at the intersection of Dee Street and Aberfeldy St. Despite sitting outside the Balfron Tower Conservation Area, Plot F's mass has been refined to consider key dynamic views (Views 31 and 32) of the Tower`s Western elevation by suppressing the Southern wing of Plot F to 7 stories.

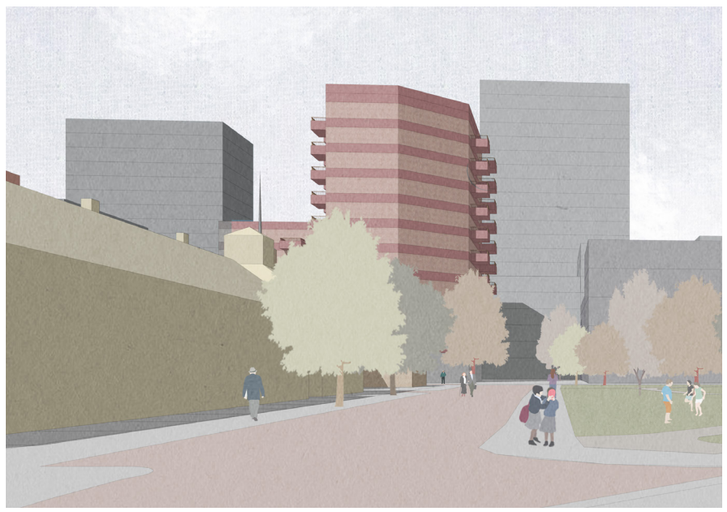
The massing response allows the Northern circulation elements of Balfron Tower and its bridges to remain visible from Views 31 and 32 when approaching Plot F from the East. The taller element's chamfer also decreases its perceived mass from Dee Street views and Millennium Green.



View 31 - Street View Dee Street/ Abbott Road




Key townscape views of Balfron Tower.



View 3 - Millenium Green/ Abbott Road



View 32 - Dee Street, Midway to Plot F

# Massing Development

## Character + Wayfinding

### A Destination in Aberfeldy

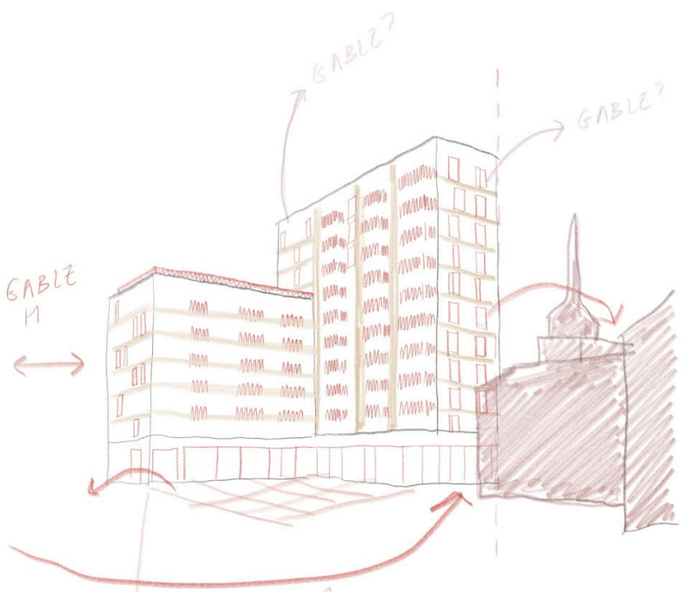
The Town Square terminates Aberfeldy St completing the High St. The square's location at the centre of Aberfeldy Village means it will become a destination within its own right in the masterplan. It's scale permits a variety of activities such as pop-up cinema's and markets.

Plot F's crown incorporates a castellated profile that is recognisable from a distance. Achieved through an eye catching folded red pre-cast detailing visible above existing mature trees and future neighbouring blocks.

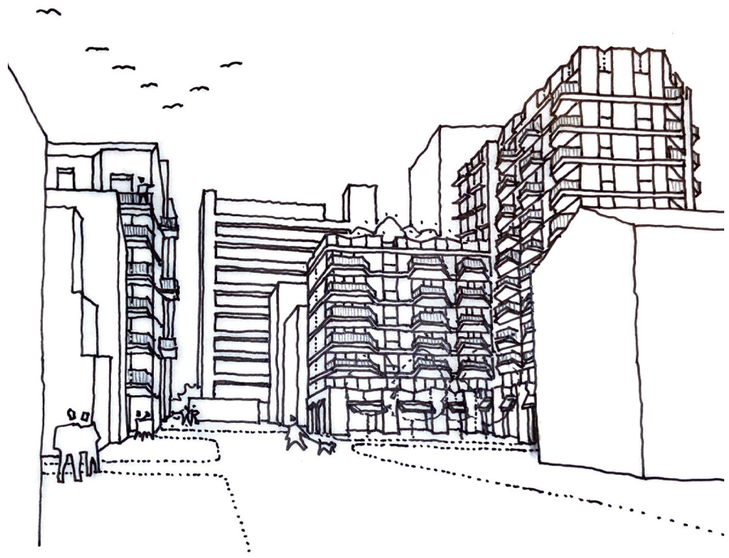
### Bold and Civic

Plot F's role is to act as the centre point for the community and residents and will serve as the backdrop for the lives of locals and events that take place on the Town Square. It will be further animated by the residents of Plot F through their balconies which are focused toward this space wherever possible.

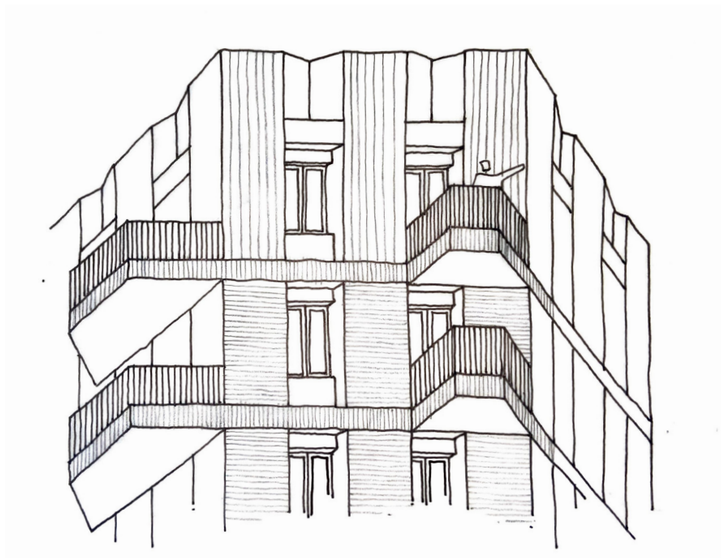
Balconies strengthen the bold chamfered massing moves of the block creating a sense of movement at key corners reflecting Aberfeldy's dynamic and strong character. A vibrant colour rich red colour palette has been selected to aid with identifiability and refer back to East London's red brick warehouses.



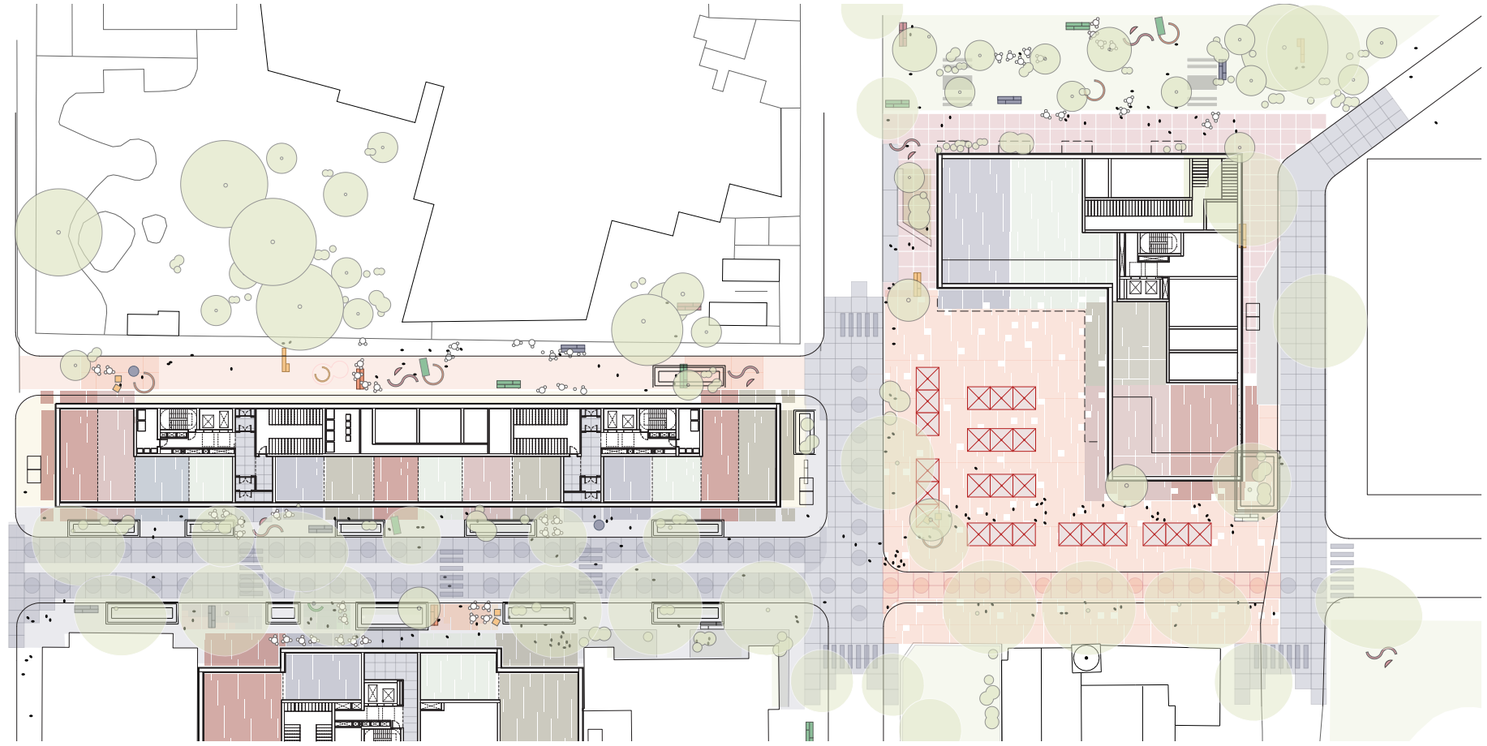

Town Square as destination.



Testing identifiable crown profiles looking along Dee St.



Balconies take cues from the chamfered mass and bring dynamism to the form.



Developmental Sketch exploring connections between Aberfeldy St and The Town Square.

# Massing Development

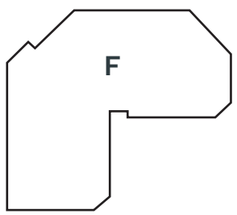
## Proposed

### View from Dee Street

The adjacent view presents an artist's impression of the proposal taken from Dee Street, looking North West. The material and detail façade response shall be outlined in the following pages.



Proposed artist's impression looking North West from Dee Street



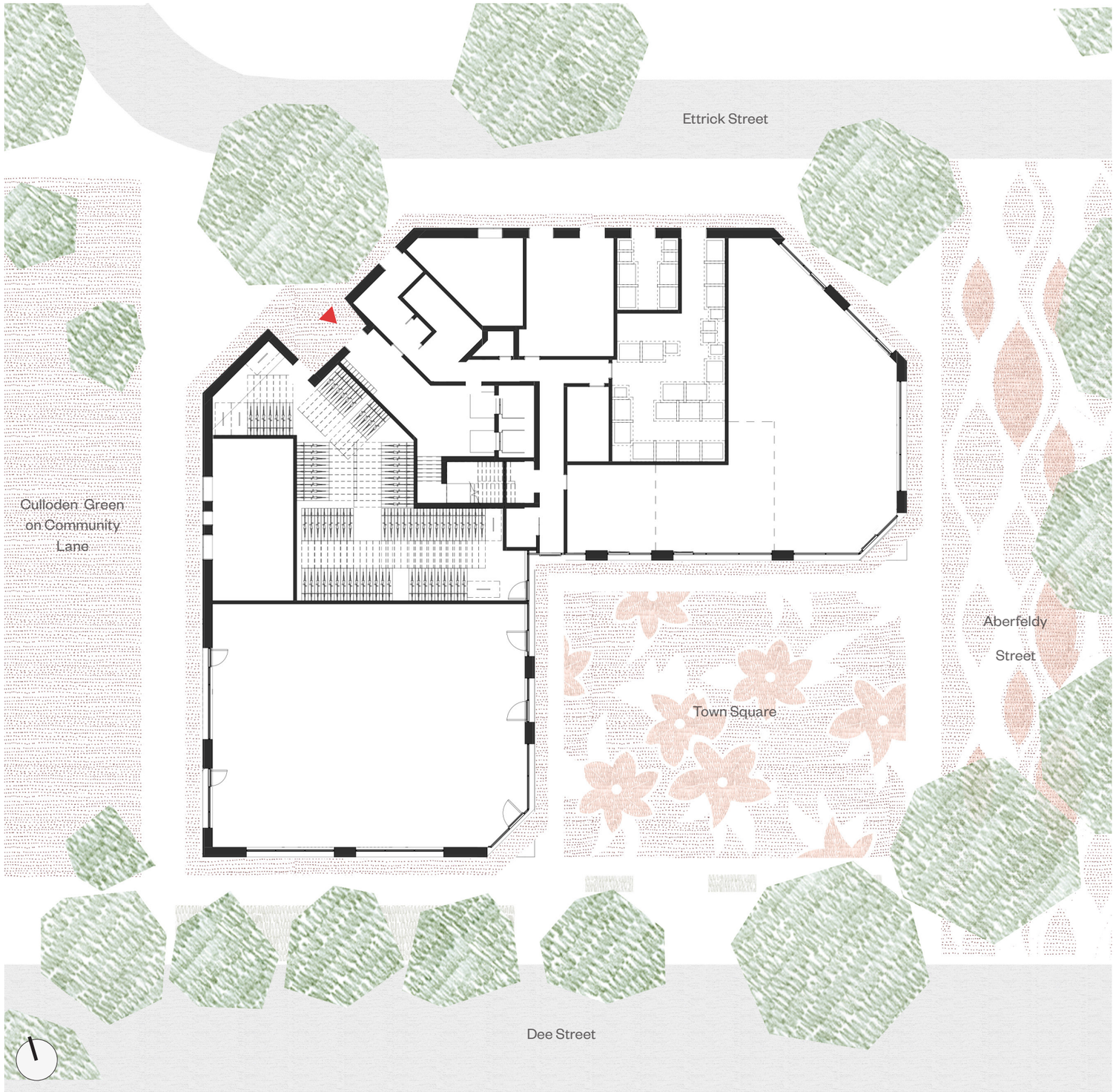
# Streetscape

## Plot Plan

The adjacent plan represents the proposed arrangement for the Plot F. During the design process, key coordination has taken place with the landscape and masterplan architects to devise a generous and diverse public realm. The building stands at the centre of this, with a series of notable key moves including the creation of the new Town Square; the stopping up and pedestrianisation of Aberfeldy Street; and the future delivery of Community Lane / Culloden green. In response, the programmatic arrangement of the ground floor creates public facing activity through the articulation of its mass and defined entrances, seeking to address the numerous adjacent townscape and connectivity considerations. To the building, x2 primary points are provided for the residential portions, accessed off the new square and Ettrick Street; the latter providing the main arrival lobby. For the retail portions several entrance points are located to the building perimeter served off Aberfeldy Street, Dee Street, Town Square and Community Lane. Notably, these retail portions have been used to further the sense of public permeability and address the notable adjacencies of Millennium Green (to the North East) and Culloden Primary Academy (to the South West). These will be key points of pedestrian connectivity.

The landscape strategy has sought to unite the building with its proposed environs and similar to the façade strategy, sought to reference existing Aberfeldy patterns across the proposed hardscaping to provide a unique, playful, and animated street presence. Alongside this, portions of planting, greening and furniture have been used to create a lush and functional heart for the community whilst retaining large extents of existing mature trees. Parking has been distributed along Dee and Ettrick street for blue badge and residents' spaces, with additional provision for a delivery drop off and services parking bay to the north.

For the boundary and phasing extents of Phase A and its respective plots, please refer to the Design and Access Statement: The Masterplan prepared by Levitt Bernstein Architects.




Proposed Plot F Plan

# Streetscape

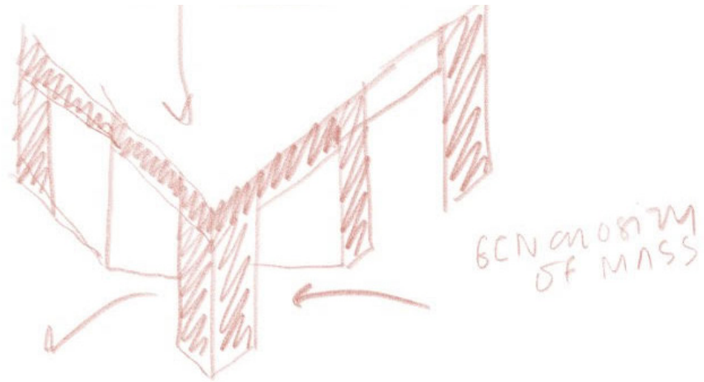
## Design Development

### The Plinth

Plot F's robust precast concrete plinth wraps the perimeter of the building defining shopfronts and primary residential openings. The plinth steps up to secondary facades grounding taller parts of the block..

Chamfered corners at ground encourage circulation and define entrances while frontages are articulated which also populates Aberfeldy St. giving a sense of continuity to the public realm.

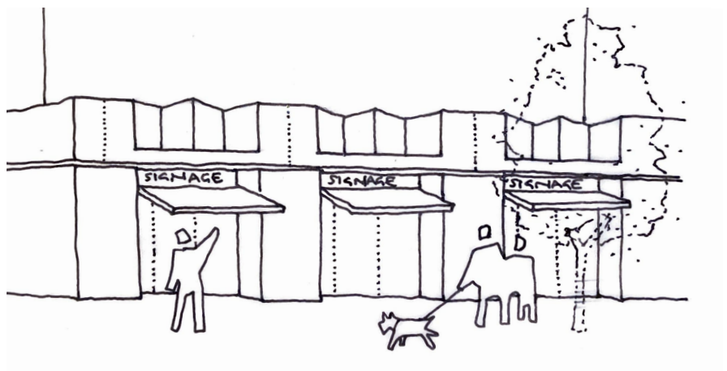
Resident's private roof terraces at L01 are defended from the public square by a rippled solid balustrade. This detail was explored in concert with the crown repeating details and re-enforcing a consistent iconography for the design.




Concept sketch to improve the pedestrian experience around the block



The Aberfeldy Kit populates the precast plinth




L01 pleated precast concrete balustrade sketch.



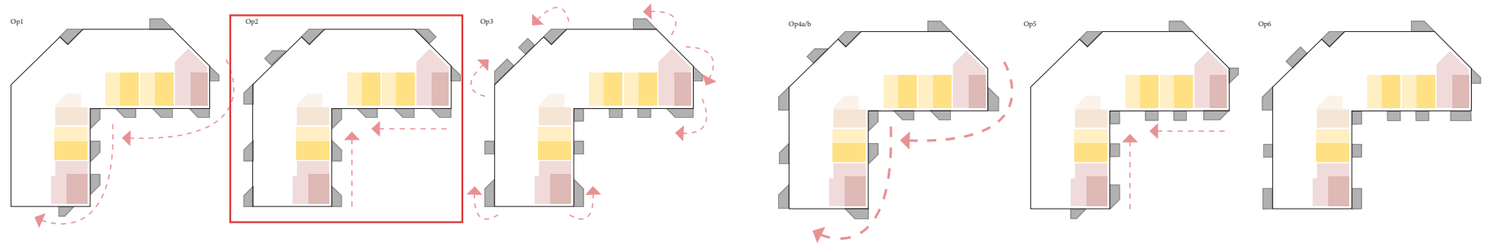

Chamfered corners at ground improve safe circulation of the block and permit long views across the site.

# Streetscape

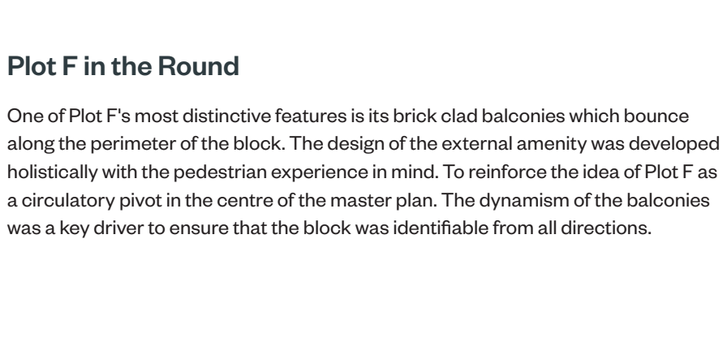
## Balconies as Backdrop

### Plot F in the Round

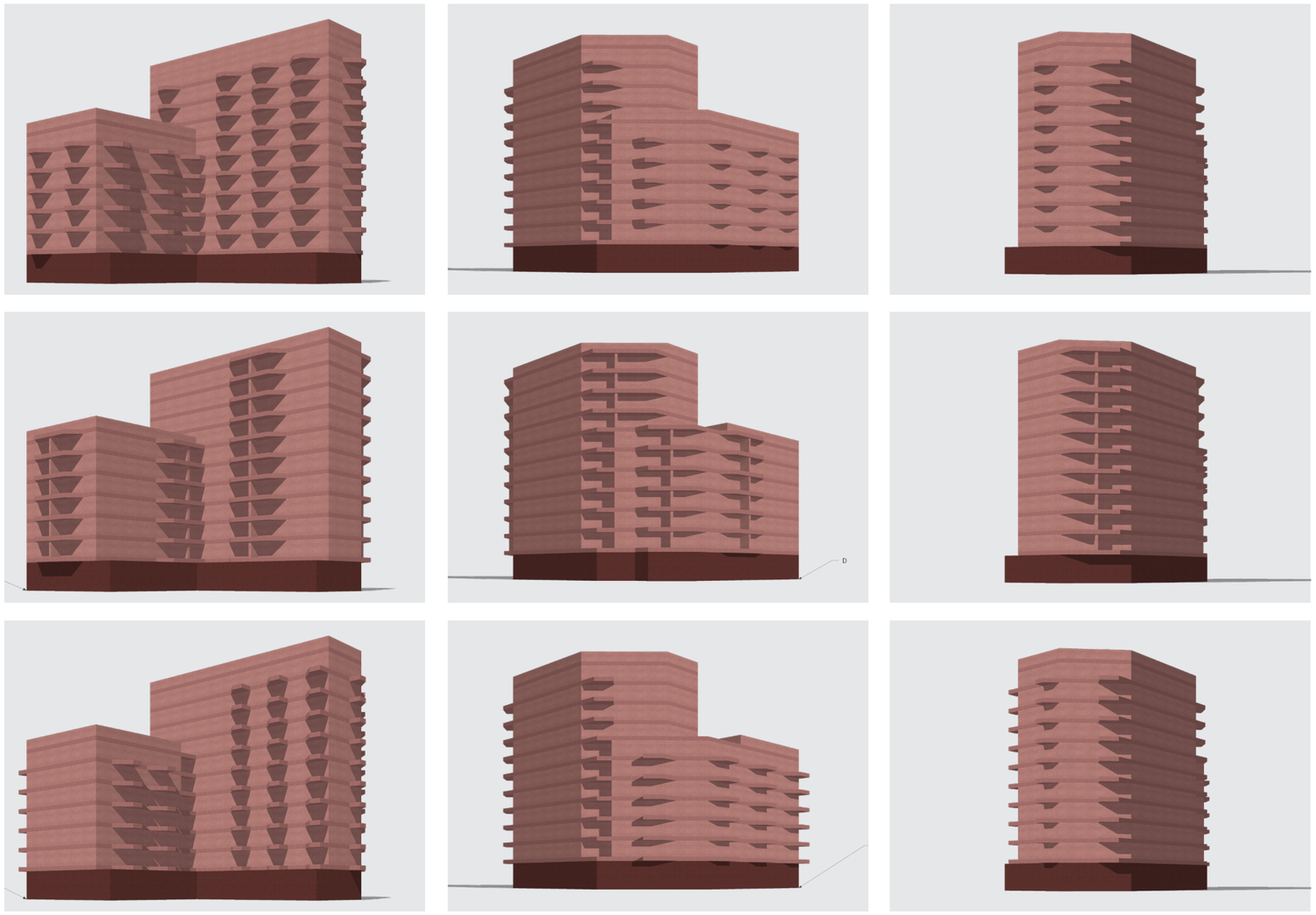
One of Plot F's most distinctive features is its brick clad balconies which bounce along the perimeter of the block. The design of the external amenity was developed holistically with the pedestrian experience in mind. To reinforce the idea of Plot F as a circulatory pivot in the centre of the master plan. The dynamism of the balconies was a key driver to ensure that the block was identifiable from all directions.




Options of alternative balcony arrangements tested around the perimeter of the block considering movement and rhythm in the round.



Options of alternative balcony footprint considered before the chamfered form was arrived at.



Alternative balcony types and arrangements considered in the round with direction and tectonic in mind.


HEALTH FITNESS
CAFE
CAFE
CYCLES
KEEP ACTIVE
KEEP MOVING
RESTAURANT
FRESH
LOCAL
FOOD

# Facades

## Elevations

### Composition

The stepped mass employs a tripartite composition of plinth, middle and crown.

A robust precast plinth, defines All Hallows Sq. while punctured large openings define active shopfronts and residential entrances. The middle is restrained defined by punctured openings and animated by balconies which deftly negotiate corners while the Crown is castellated in profile and identifiable from a distance to aid with wayfinding and celebrate communal roof terrace at L07.

### Aspect

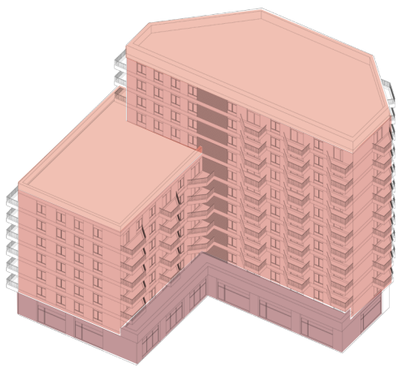
Southern and Eastern elevations wrap All Hallows Sq and provide a backdrop of lively balconies for the vibrant public realm. The North-Easterly elevation benefits from long views over millennium green.  Plot F's western elevation binds community lane providing a playful backdrop of outboard balconies and active frontage to the South-West. The Northern elevation is ordered and restrained providing opportunities for living and balcony spaces to sunnier aspects to the east and west.



North Elevation (Ettrick St.)



East Elevation (Aberfeldy St.)




Isometric



South Elevation (Dee St. and All Hallows Sq.)



West Elevation (Community Lane)

# Facades

## Bay Elevation

### Plinth

The plinth is punctured by large format curtain wall glazing which defines shop fronts and provides opportunities for tenants to express their signage within a considered framework.

Key corners are chamfered to encourage circulation around the block and promote East-West routes across the masterplan. The plinth steps out 2.9m around the Town Square providing roof terraces for units at L01 which are designed with full height solid balustrades to ensure privacy for residents.

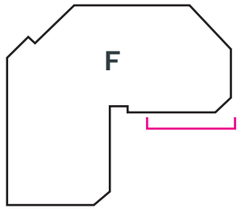
The precast elements are textured and embossed with `Kantha` inspired patterns influenced by the success of the meanwhile patterns that celebrated the diversity of cultures present in Aberfeldy Village today.

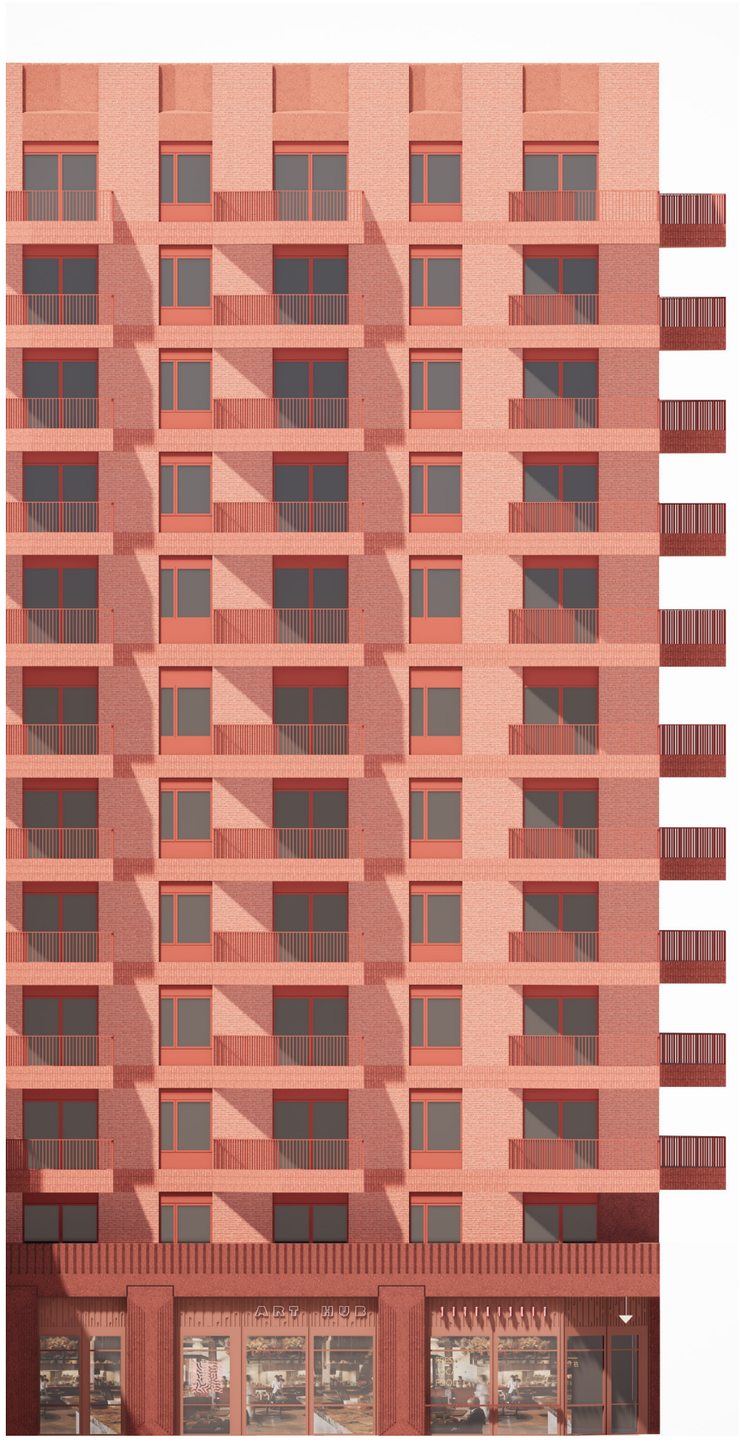
### Middle

The middle is more restrained than the base and is designed to benefit the user experience with large format windows and chamfered brick clad balconies bringing hints of the formal joy of the block directly to the resident experience.

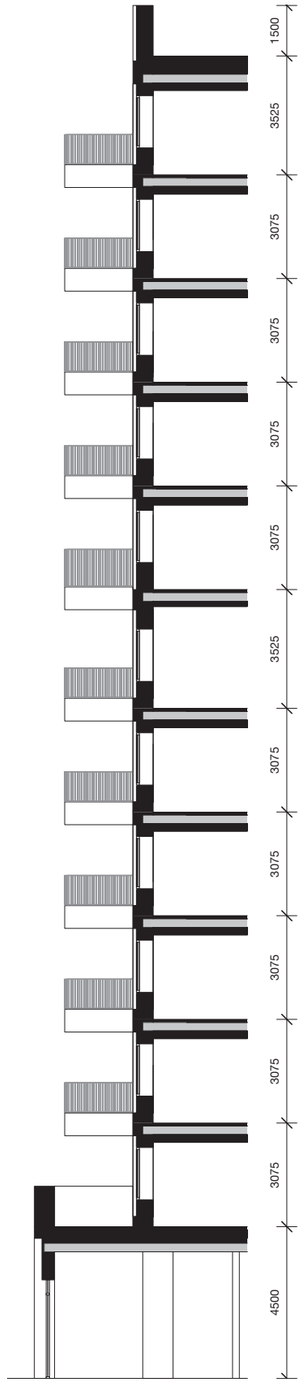
### Crown

The crown grows directly from the brickwork piers of the building and is completed by 'folded' precast elements which are identifiable in profile against the sky from a distance to aid with wayfinding around Aberfeldy Village. The folds correspond to the asymmetrical windows creating a consistent rhythm which is identifiable from all primary views of the block.




Bay Corner Elevation




Typical Section

# Facades

## Detailed Bay Elevation

### Window

Openings are visually elongated by metal panels below and above windows to achieve more elegant proportions. The panel above the window provides an opportunity to discretely ventilate the apartments through the window componentry alleviating the need for superfluous spouts and vents in the brickwork body. An 800mm high cill promotes views out from habitable rooms.

### Pier and Opening

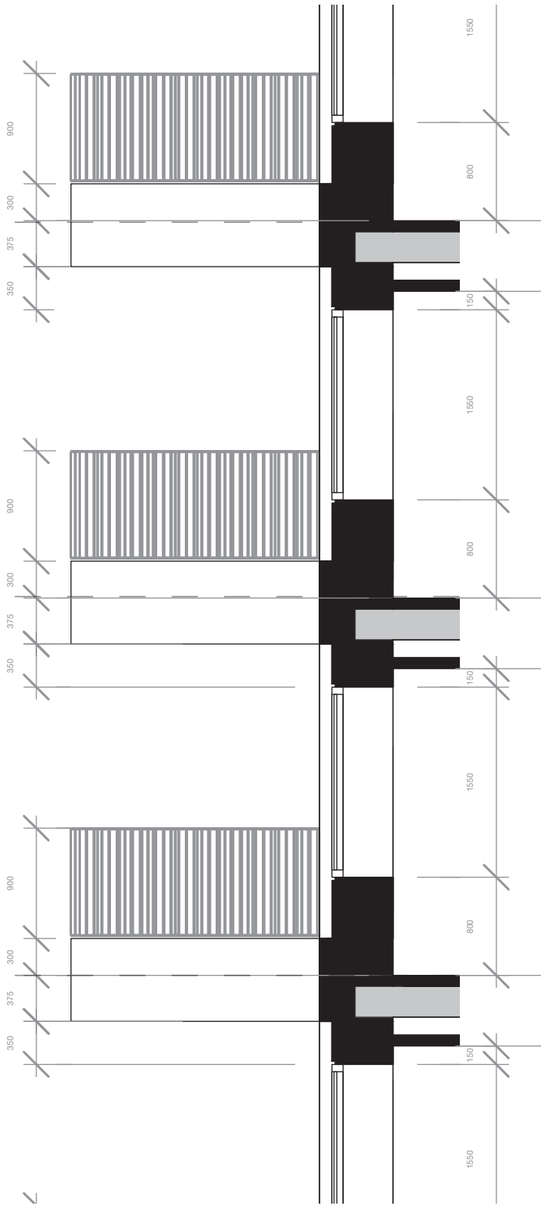
The majority of the elevational language is defined by consistently dimensioned stretcher bonded brickwork piers that define openings. The brickwork piers are of a rich red brick with a flush faced colour matched mortar to accentuate the monolithic tectonic of the block.

### Band and Balcony

Brickwork soldier bands are tonally distinguished from the infill by a darker mortar maintaining the horizontal rhythm of the floors up the façade. Balconies are tied into the banded language of Plot F, taking cues from corners creating dynamic moments and providing a diversity of views for residents.



Detailed Bay Elevation




Partial Section

# Facades

## Material Palette

The adjacent demonstrates a suggestive material palette for Plot F, embodying rich red tones in combination with textured applications of precast concrete.

### Brick

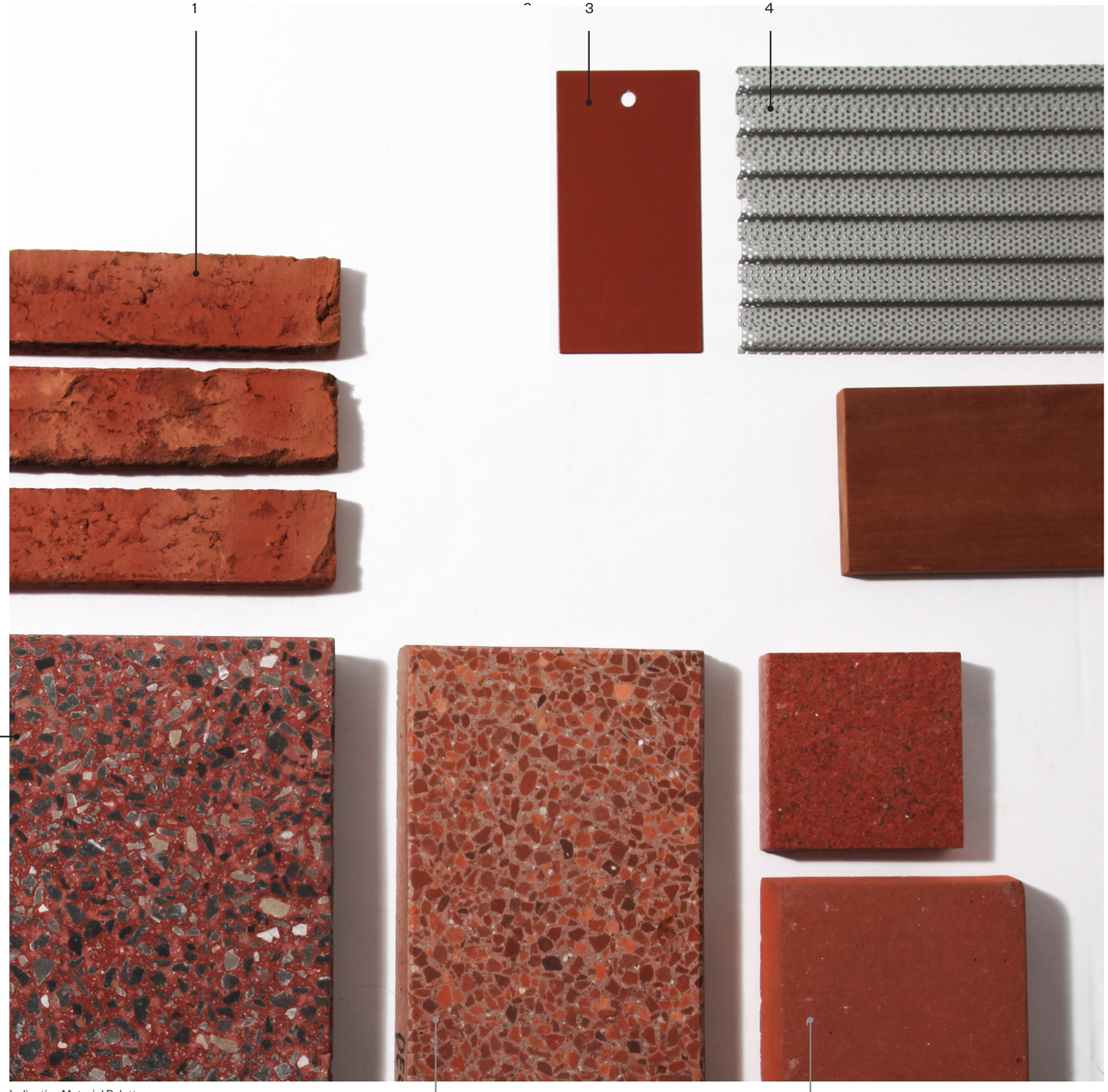
The indicative brick shown represents a textured face whilst consistent in tone to enable a 'sculpted', monolithic impression to the building. A colour matched, flush faced mortar would be utilised to realise this.

### Precast Concrete

Polished and rough faced precast samples are shown for the base and crown of the building with varying scale and hues of aggregate for testing. The exact finish would look to be consolidated at the next stages to allow refinement with specialist input from supplier / contractor.

### Metalwork

Balustrades, window/door frames and vents would be finished in a polyester powder coating (PPC) to ensure a bold and vibrant red finish that will withstand the elements.




Indicative Material Palette

1. Primary facade: textured red brick finish
2. Base and Crown: Textured red pigmented precast
3. Metalwork: Matching tones to balcony / frames
4. Ventilated Panels: To retail frontage - bespoke paint finish to be applied

# General Arrangement

## Ground Floor Plan

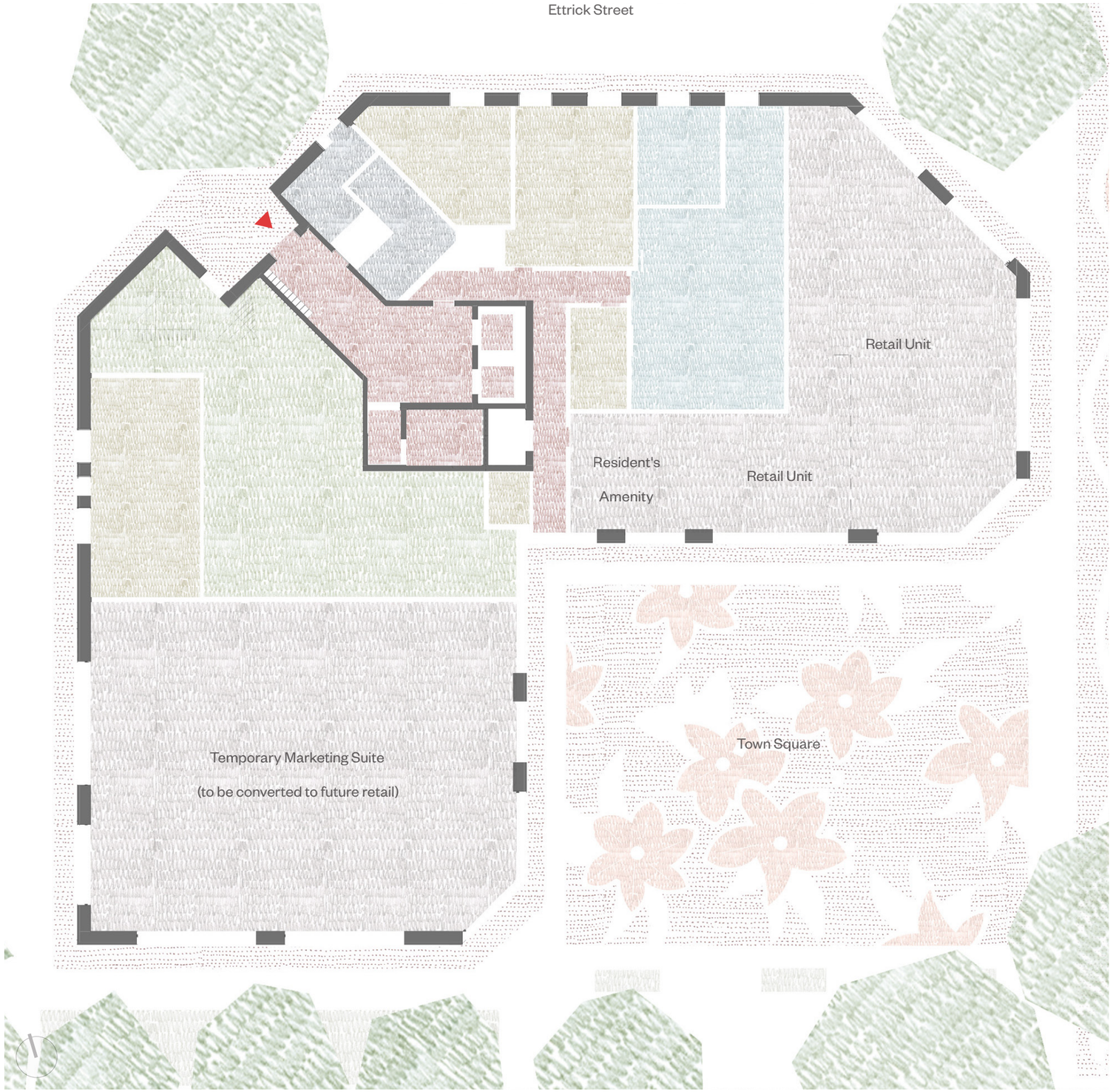
### Retail

In total x3 retail units have been coordinated across the ground floor extents, with the 2 largest volumes occupying the triple aspect frontages to the East and Southern extents of the floorplate. The wealth of community engagement has informed the proposed uses across all retail portions of Phase A, including specialist consultant input from 'AND'. This has resulted in the eastern volume intended as an food and beverage offer, benefiting with prime triple aspect frontage to both the Town Square and Millennium Green. The temporary Marketing Suite holds the southern gable with off street access and will be adapted to future retail use post sales completion. Finally, a third smaller unit addresses the Town Square and targets a form of artist hub that may integrate with the educative emphasis across the masterplan and poplar works. A degree of flexibility is inherent within the design to permit divisibility in the units subject to future market and tenanted demand. Alongside this a dedicated residents' amenity space has been accommodated to allow a flexible space for co-working, events etc.

### Residential

The principal entrance lobby is positioned to the North West portion of the building, directly facing community lane. The latter which once delivered, will provide a prime residential north-south route through the masterplan and enable the residential experience of Plot F to be embedded within these public realm improvements. Crucially, as part of the chamfered mass a mature tree frames the arrival sequence and increases the sense of shelter and greening to the entrance of the building. Sheltered, off street access also lies adjacent to the cycle store. The majority of back of house, refuse and servicing functions have been consolidated to the less trafficked, northern and western elevations of the building, to optimise the retail frontages elsewhere. Notably, a secondary access is provided from the Town Square to allow flexibility in the building management and futureproof connections between both sides of the building. A residents' office will also be accessible off community lane to the West (as part of the Marketing Suite) to provide ongoing residential support.

- Residential Lobby
- Cycles
- Parcels + Security
- Retail + Residents Facilities
- Plant
- Refuse



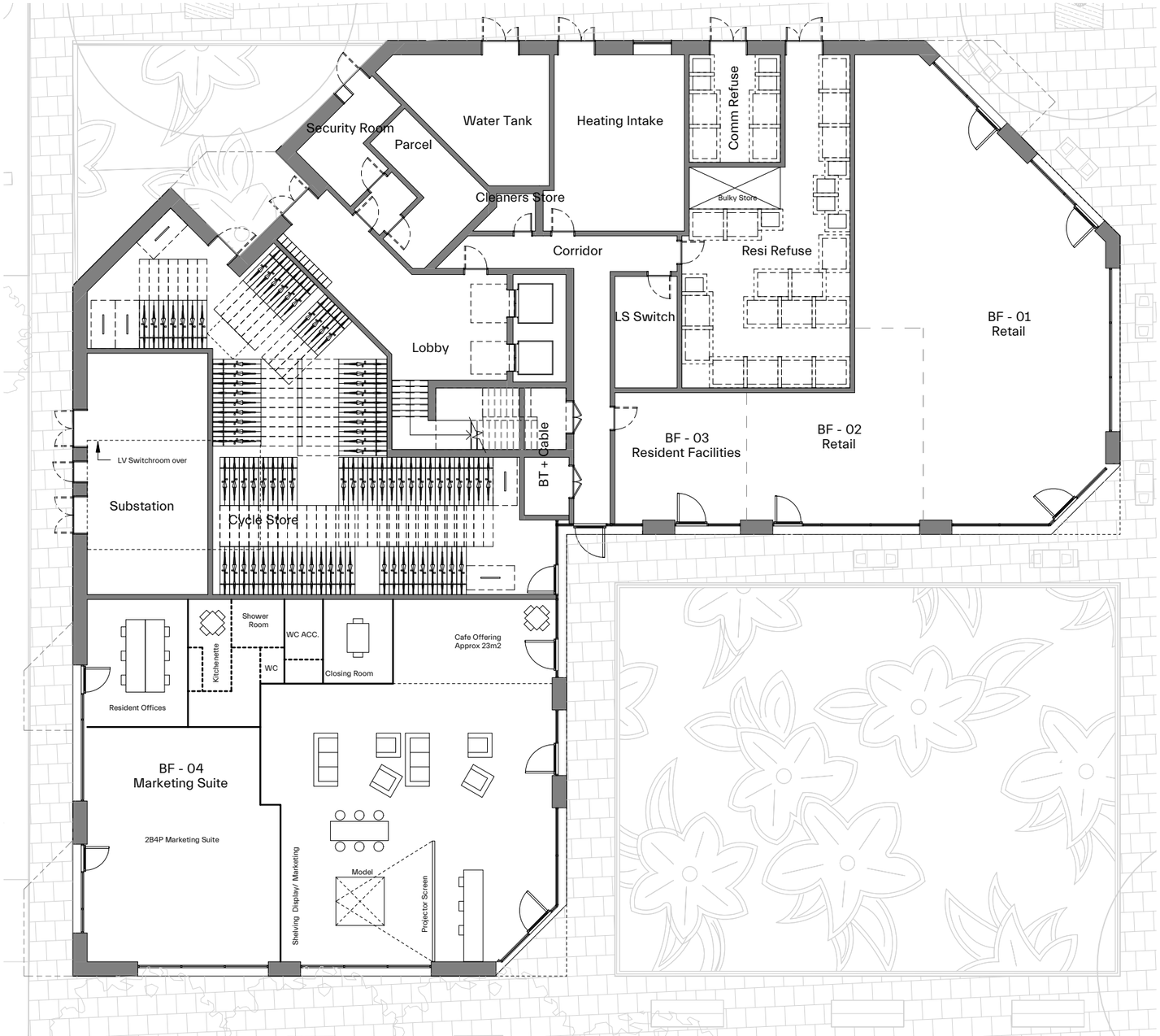

Proposed Ground Floor Plan Plot F

# General Arrangement

## Ground Floor Plan

**Market Bikes:** 166 double stacked spaces
10 accessible spaces

**Retail GIA:** 542 sqm




Proposed Ground Floor Plan Plot F

# General Arrangement

## Access Sequence

### Residential Access

Upon arrival from the north west lobby, a dedicated security office (facing street) and parcel store is accessible. When passed the communal core is present, with twin lift providing vertical circulation to the floors above, alongside an open stair case for visual permeability. Secondary access is provided from the Town Square which connects through the secure corridor to the primary core and entrance lobby to future proof connections.

### Cycles

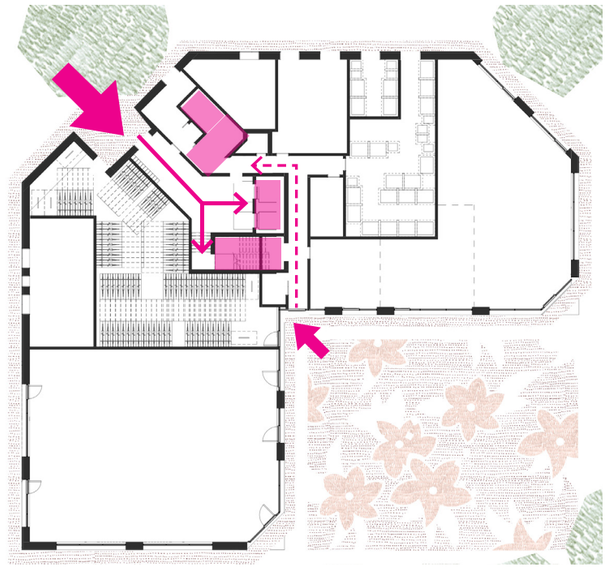
The residential cycle store can be accessed externally from either the North West aspect (Community Lane) or to the East (Town Square). This through route provides both flexibility and safe access/egress for the users. Spaces have been apportioned in line with policy targets. Dedicated retail cycling space and sanitary facilities are provided at H block.

### Servicing + Refuse

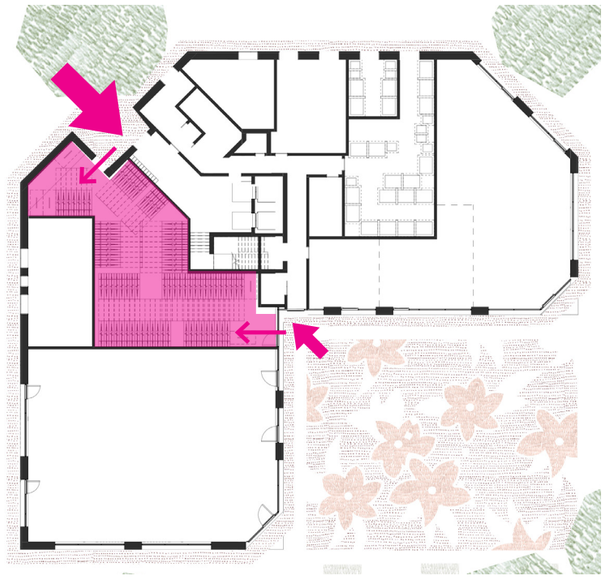
Residential and commercial refuse stores have been located to the North, enabling direct, generous access to Ettrick Street for on-street collection. These have been agreed with the waste officer on a traditional bin store arrangement and coordinated to meet local policy storage requirements. The commercial bin collection will be liaised by estate management, with both stores arranged to permit sufficient circulation and manoeuvrability of bins at capacity. Internally, a secondary corridor provides connection for the residents from the core for ease of waste disposal. Plant rooms lie adjacent to allow both off-street and internal access for maintenance and replacement. To the West a dedicated energy sub-station is directly accessed from the street.

### Retail and Loading

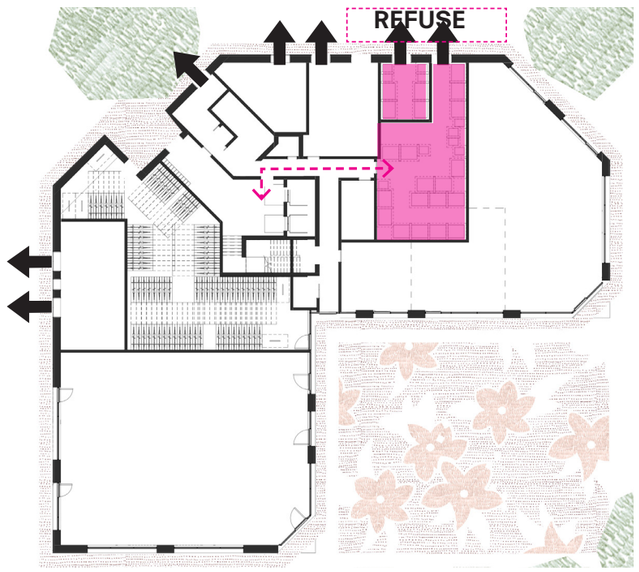
Primary entrances to the retail portions have been articulated to the East, South and Western frontages, with emphasis off Town Square and chamfered elevations to aid visual wayfinding. Loading and servicing will be located off Ettrick Street to the north.



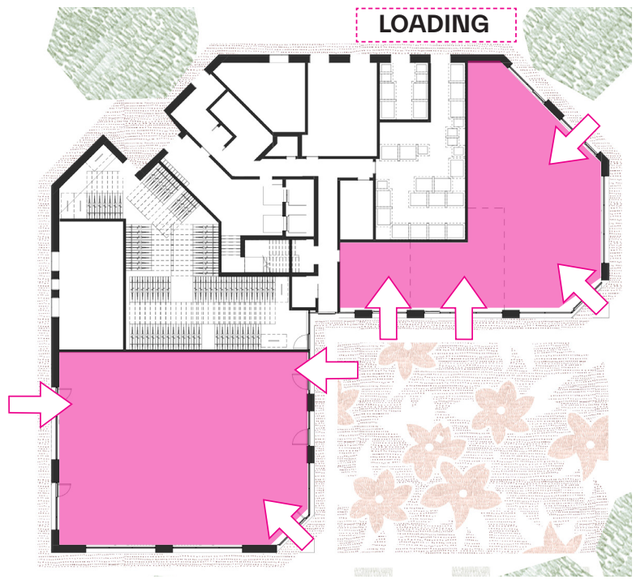
Residential Access



Cycles




Servicing + Refuse




Retail + Loading

Public Acces
Residents Access
Servicing and Maintenance
Connecting corridor

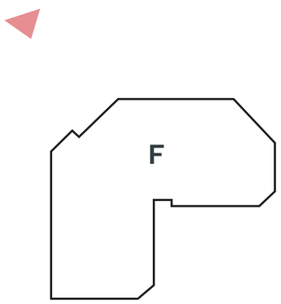
Further information on the refuse plan is set out in the **Waste Management Strategy** prepared by Velocity which supports this application.

# General Arrangement

## Residential Entrance




Image caption



# Residential Design

## Key Principles

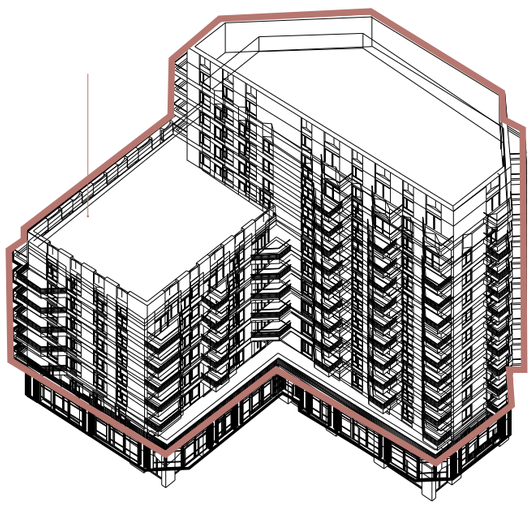
The adjacent diagrams reflect the key layout principles that have been employed across the floorplates to deliver good quality, generously articulated homes.

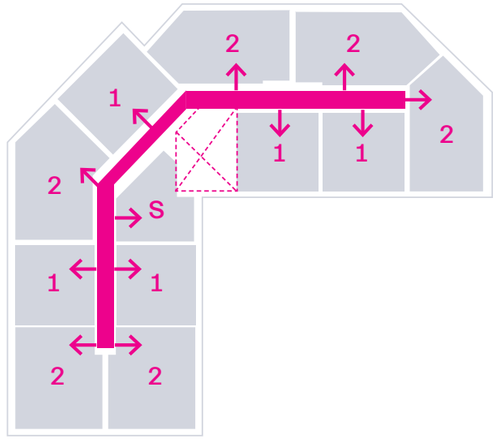
Block F is 100% market tenure and due to the massing eroding at the upper volume, x2 typical residential plans are present across the building; L02-L06 and L07-L011.

At the lower levels, x12 homes varying from studio to 2bed units are arranged around the floorplate. The core is centrally located with x2 winged corridors to mitigate length of access and improve a personalised experience to the residents' front door. Subsequently, a maximum of x6 units are ever served by one length of corridor to improve privacy and access to each dwelling. All homes benefit from projecting balconies for generous private demised amenity, served directly off the living space for a spatial extension of the indoors. Dual aspect corners host the larger homes to optimise internal experience, with chamfered arrangements to the north successfully omitting any single aspect north facing units.

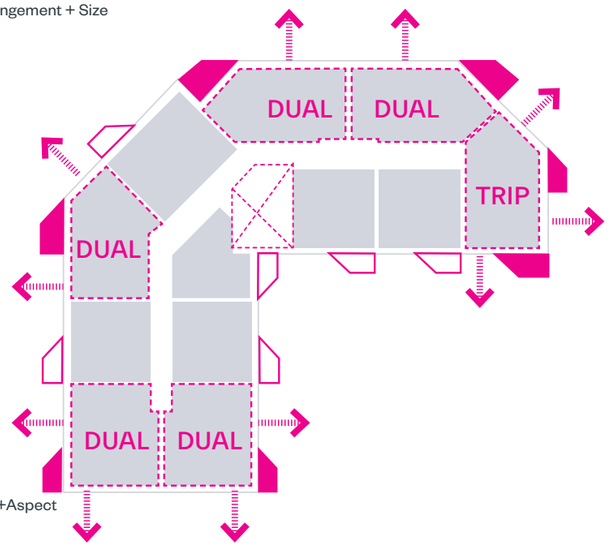
To the upper floors similar principles are employed, however the smaller floorplate gives rise to a reduced x6 homes per core. 3 beds are introduced on these floors and located to the SW to benefit from triple aspect arrangement. Notably a communal roof terrace is provided at the seventh floor for use by all residents of this block. This is verdantly landscaped with integrated furniture to allow workspaces and break out. The arrangements for which are detailed in chapter 07.

L01-L12 100% Market Tenure

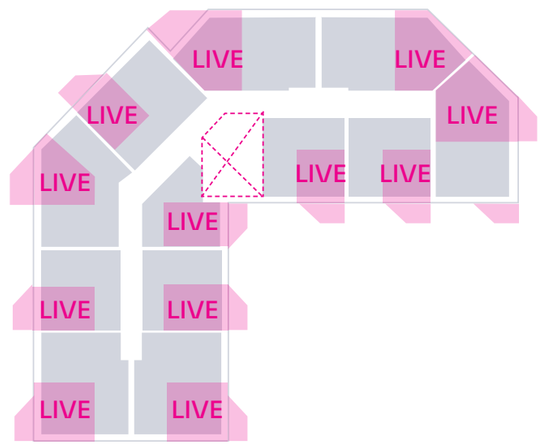




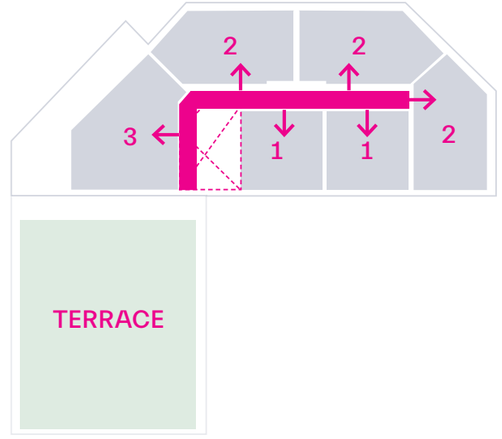

Typical: Unit Arrangement + Size



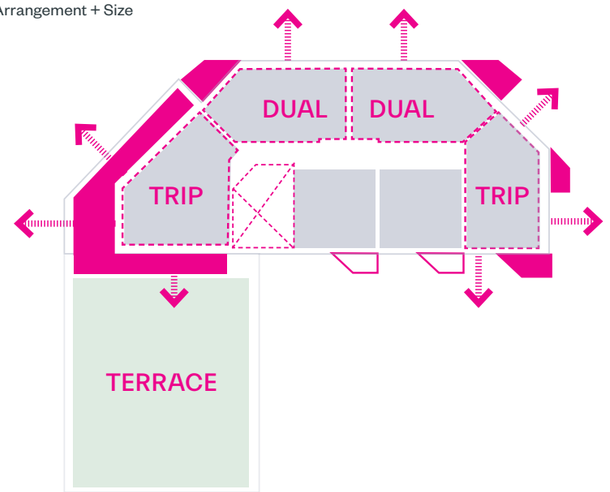

Typical: Amenity+Aspect



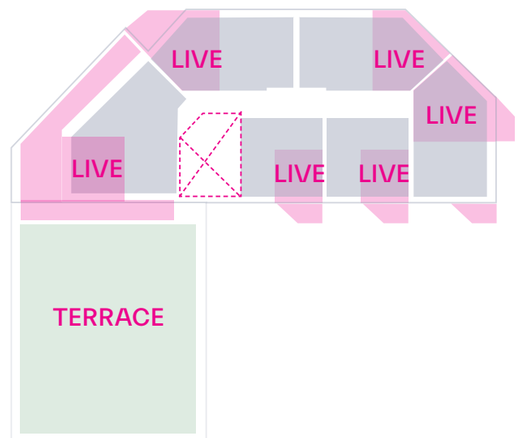

Typical: Living




L07: Unit Arrangement + Size




L07: Amenity + Aspect




L07: Living

# Residential Design

## Typical Floor

### Levels 02 - 06

The adjacent plan demonstrates the spatial strategies delivered across the typical floors L02-L06. All units have been carefully articulated around the floorplate to maximise views and optimise dual aspect, with the additional massing at these lower levels providing multiple corners around the envelope for further benefit. Larger units occupy the corners, with living areas in the optimal location for daylight and connection to external amenity space. Wet spaces and kitchens have been located to the deeper, darker portions of plan to benefit habitable rooms, with instances of secondary circulation to practicably buffer habitable zones and provide storage away from the primary living areas. Most apartments follow a generous, open plan arrangement, with all meeting if not exceeding NDSS space standards. Over 55% of the units are dual aspect, which does not include additional dual aspect balconies where relevant.

To the common corridor, services are centrally located within the landlord demise, easily accessed via riser cupboards to minimise effect to the residents. Well-proportioned lift lobbies are located away from unit entrances to separate circulation and aid privacy.

Note: Level 01 is consistent with the adjacent plan bar a localised plant room which gives rise to a special 1bed unit type.




Proposed Floor Plan Level 02-06

- Studio
- 1Bed
- 1Bed WuD
- 2Bed
- 2Bed WuD
- 3Bed
- 3Bed WuD
- 4Bed
- 4Bed WuD
- 5Bed
- 5Bed WuD
- 6Bed
- 6Bed WuD

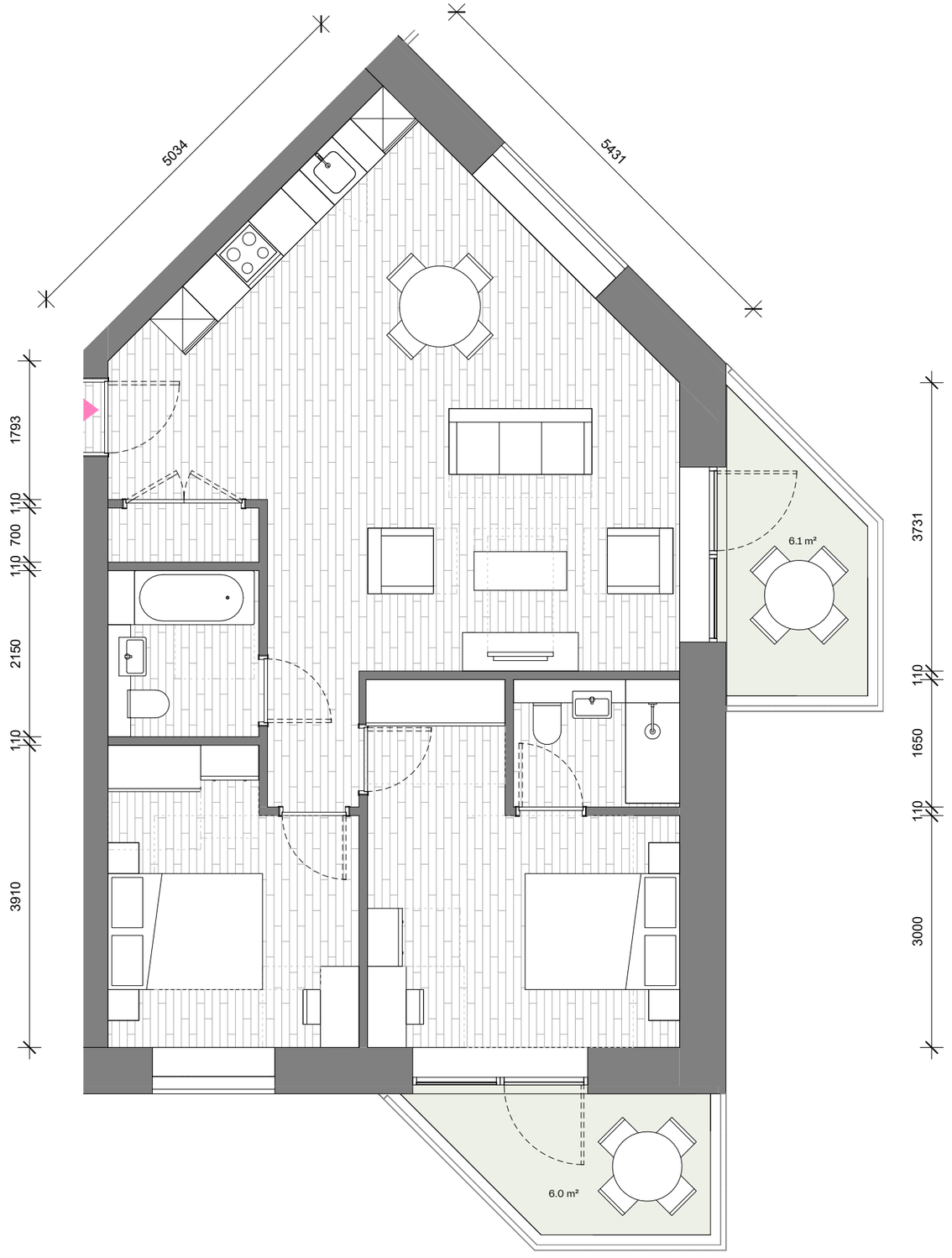
# Residential Design

## Typical Unit

Throughout the concept design key drivers have been developed for the residential arrangements, seeking to optimise the living experience. In unison with the façade development, the units have been considered from a point of habitable comfort, practicality, and aspect, optimising the long ranging views, and seeking consistently good quality daylight in the arrangement. Spacious external amenity is provided, integrated with the material and geometrical intent through the use of a chamfered profile. The façade openings are generous and well-spaced to enable dynamic habitable spaces, whilst passively shaded by the projecting, stacked balcony arrangement above. Where possible, repetitive arrangements have been stacked through the floorplates to enable efficient servicing and structural solutions that will optimise the residential experience.

The adjacent 2 bed example is located at the Eastern end of the building and benefits from a triple aspect arrangement. To optimise this x2 balconies have been provided to encourage flexible living and utilise the differing views over both the Town Square and millennium green respectively. Internally, the dual aspect open plan living / kitchen / dining space is entered directly upon arrival and provides a flexible and generous arrangement, with integrated storage. A small corridor serves the bedroom and sanitary spaces whilst helping to seclude this access from the living space.






2B4P Unit Plan

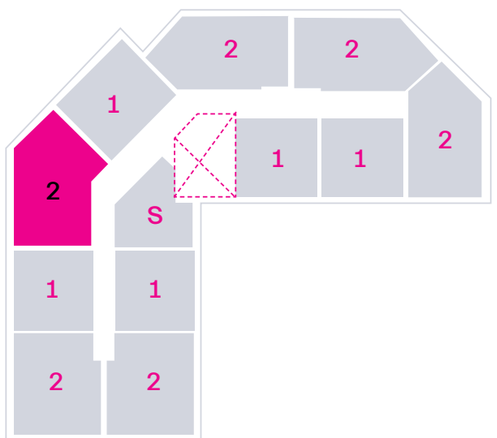
# Residential Design

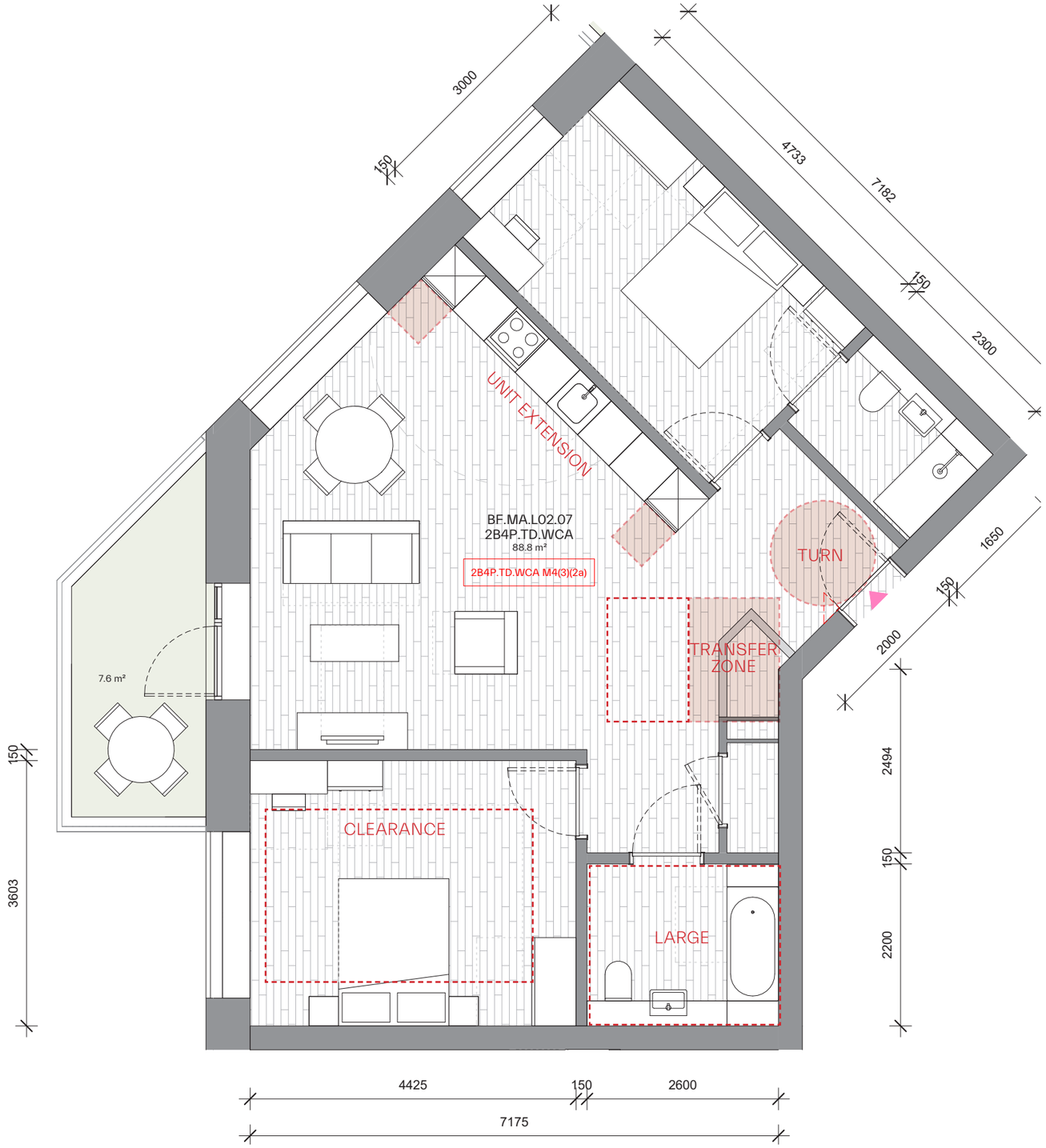
## Wheelchair User Dwelling

### Typical M4(3)2a Adaptable

The units and building proposal have been coordinated to meet Approved Document Part M Volume 1, 2015. Across the market tenure, wheelchair user dwellings are arranged as M4(3)2(a) adaptable layout. In Plot F x1 unit type is being delivered in this arrangement. This is an 2b4p size and located on levels 02-06 within the market tenure. The arrangement of which is demonstrated in the adjacent plan. This achieves x5 wheelchair homes in total across block of F.

Please refer to chapter 8.0 for inclusive design and detail arrangement of units.




2B4P M4(3)2(a) Wheelchair Unit Plan

# Accommodation Mix

## Summary

The adjacent figures detail an area and mix summary reflective of the previous pages and coordinated arrangement for Plot F. Please refer to chapter 9.0 for full Phase A accommodation schedule.

| | Studio | 1 Bed | 2 Bed | 3 Bed | No. of units | Hab Rooms |
|---|---|---|---|---|---|---|
| **Market Total** | 06<br>5.9% | 41<br>40.2% | 50<br>49% | 05<br>4.9% | **102** | **258** |

| | Residential GIA | Residential GEA | Non Residential GIA Retail |
|---|---|---|---|
| **Total** | | | |
| **sqm** | **8,961** | **9,552** | **512** |
| sqft | 96,455 | 102,816 | 5,511 |

| | M4(2)a Homes | M4(3)2(a) Adaptable Wheelchair Homes | M4(3)2(b) Accessible Wheelchair Homes |
|---|---|---|---|
| **Total** | | | |
| **number** | **97** | **5** | **0** |
| % of block | 95.1% | 4.9% | 0 |

| **Unit Aspect** | Single | Semi | Dual | Triple |
|---|---|---|---|---|
| **Total** | | | | |
| **number** | **46** | **0** | **40** | **16** |
| % of block | 45% | 0% | 39% | 16% |

Disclaimer:
All areas in this document are intended for illustrative purposes only. MOCO advise that the validity of all quantities and numbers be subject to a detailed check, audit and sign off by an RICS chartered surveyor. MOCO do not accept any liability for decisions or actions derived from interpretation, extrapolation or use of the areas shown.

Measurements have been calculated in accordance with the UK Government Code of Measuring Practice: Definitions for Rating Purposes.

Refer to the following website for more information:
www.gov.uk/government/publications/measuring-practice-for-voa-property-valuations/code-of-measuring-practice-definitions-for-rating-purposes

Areas such as bike store, bins, and ancillary functions to be confirmed through projects development. Services consultant to confirm requirement for plant

GEA figure excludes colonnade (open sided covered ways) & framed terrace areas (open balconies) - as recommended in UK Government Code of Measuring Practice.

# 4

# PLOT H: ABERFELDY STREET

# Area Analysis

## Existing Considerations

As part of the focussed appraisal of Plot H, a series of key existing constraints were highlighted as part of the area analysis. These are detailed below, and reflect some of the notable influences considered throughout the design process and subsequent building response to date;

1: Existing Buildings: The current plots have a series of existing buildings located within its extents. These are typically retail portions to the ground level with residential above, to both sides of Aberfeldy Street. These are proposed to be demolished and being replaced with the proposals as set out in this application.

2: Party Wall Condition: To the East of the street, at the northern and southern boundary to H3, x2 existing buildings will be retained; Sherman House and Loren Apartments. These will form key adjacencies to the proposal with the massing to be considerate of party wall conditions and associative townscaping implications.

3: High Street: The north-south axis of Aberfeldy Street presents a key existing vehicular and pedestrian route serving the residential homes, retail units and wider community connections. Both a constraint and an opportunity, the proposal seeks to retain the key elements of this street character whilst improving the extent of landscaping, calming traffic and providing a higher quality public realm for the community.

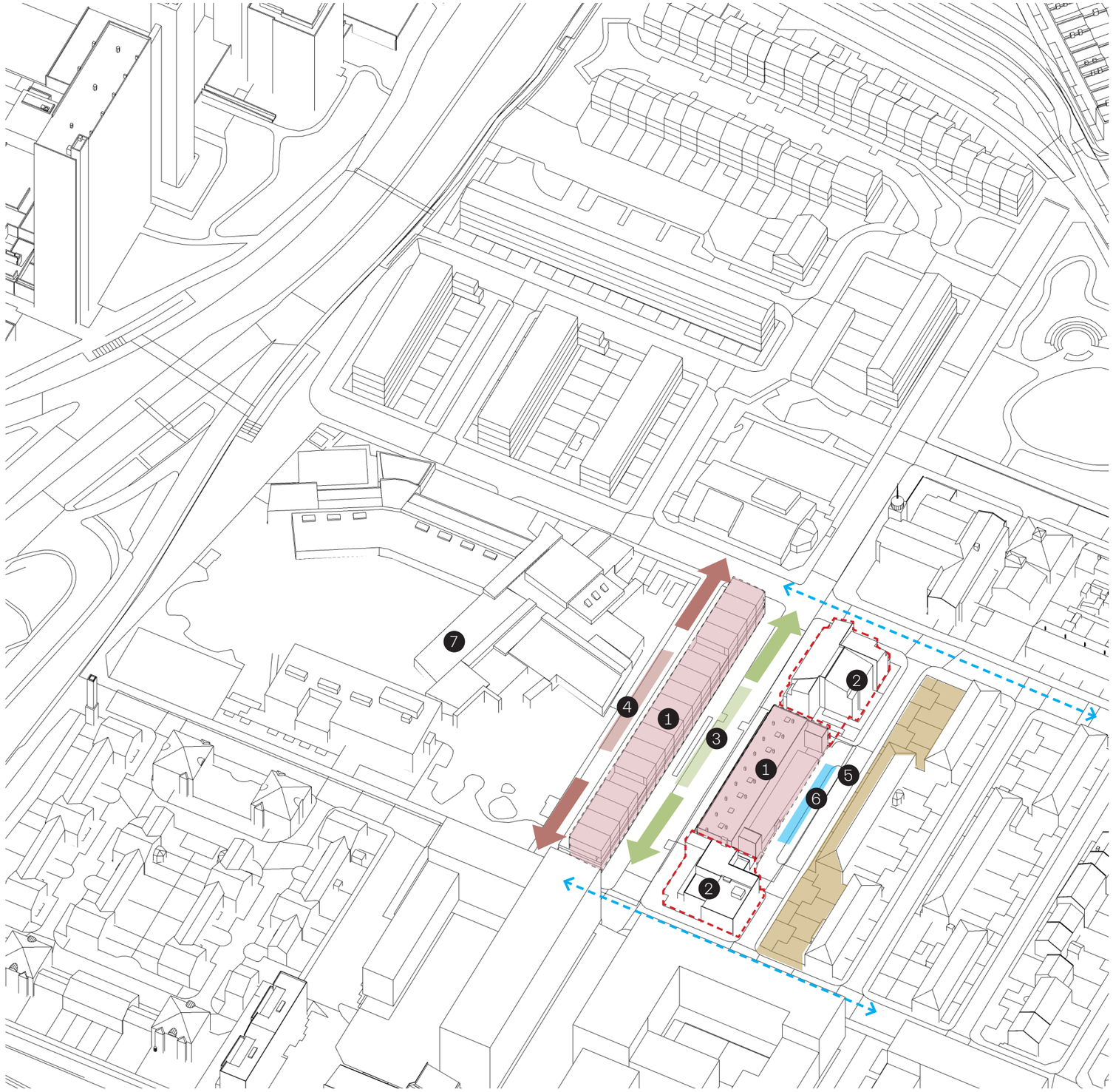
4: Kirkmichael Road: This existing road to the West of the plot has severe issues with overparking and whilst adjacent to Culloden Primary Academy, provides an inhospitable adjacency for the children. This is proposed to be pedestrianised as part of masterplan solution with extensive public realm benefits proposed.

5: Lansbury Gardens: To the East of the plot, this road has a series of low-rise residences to the Eastern edge, whilst facing difficulties with overparking, waste disposal and servicing to the West edge and the effective rear, of the retail units. The massing proposal has sought to be considerate to the overshadowing implications to the residences and ways to mitigate effect, whilst also significantly addressing the ground floor condition and ways to improve the residential experience of the street.

6: Parking: Existing permit parking is located to the rear of H3. Whilst a constraint on the permissible depth of development, this has sought to be rearranged and reapportioned as part of the design for a more successful street arrangement.

7: Culloden School: The school lies adjacent to the Western perimeter of Plot H1/H2. The proposal has aimed to be considerate of the massing and overshadowing implications to the school whilst also addressing principles of connectivity, access and amenity to the ground levels. The proposed redevelopment of Kirkmichael road as set out in chapter 7.0 holds key effect to this.

8: Trees: Similar to Plot F, a wealth of existing mature trees are present along the length of Aberfeldy Street. These have been retained in the proposal and considered in both the street experience and the upper residential views .




Plot H Location Plan and Existing Site Condition

# Area Analysis

## Existing Considerations



1 3 Existing buildings to the West of the plot looking North on Aberfeldy Street



2 8 Loren Apartments to the South West of the plot showing the existing party wall condition.



4 kirkmichael Road looking South



5 Lansbury Gardens looking North



6 Lansbury Gardens existing parking looking South-West



- Connection between Aberfeldy Street and Lansbury Gardens

# Area Analysis

## Existing Retail Use

| | UNIT NUMBER + CURRENT USE | WIDTH |
|---|---|---|
| H1 + H2 ABERFELDY STREET (WEST) | 01 (25) Perfect Fried Chicken | 5.24m |
| | 02 (27) The People Speak | 5.13m |
| | 03 (29) Boxing Club | 5.14m |
| | 04 (31) Barry's Newsagent + Off Licence | 5.14m |
| | 05 Residential Entrance | 5.13m |
| | 06 (33) Limehouse Dry Cleaning + Laundry | 5.15m |
| | 07 (35) Britannia Pharmacy | 5.17m |
| | 08 (37) Raj Rumel Ltd | 5.12m |
| | 09 (39) Poplar Bangladeshi Community Project | 5.15m |
| | 10 (41) Vacant | 5.16m |
| | 11 (43) Vacant | 5.16m |
| | 12 (45) Londis | 5.14m |
| | 13 (47) Londis | 5.27m |
| | 14 Residential Entrance | 4.90m |
| | 15 (49) Culloden Bangladeshi Parents Association | 5.38m |
| | 16 (51) Culloden Bangladeshi Parents Association | 5.03m |
| | 17 (53) Workshop | 5.13m |
| | 18 (55) Miu Valley Takeaway | 5.24m |

Max Width: 5.27m

Min Width: 5.27m

Grain Breakdown: 18

Average Width: 5.15m

Approx Unit Depth: 12.5m

| | | |
|---|---|---|
| H3 ABERFELDY STREET (EAST) | 19 (36) Vacant | 5.58m |
| | 20 (38) Aberfeldy Islamic Cultural Centre | 5.41m |
| | 21 (40) Rainbow Spice (Indian Restaurant) | 5.40m |
| | 22 (42) Umar Grocers | 5.40m |
| | 23 (44) Umar Grocers | 5.40m |
| | 24 (46) Aberfeldy Tailer + Fabrics | 5.38m |
| | 25 (48) Making Space | 5.41m |
| | 26 (50) The Tommy Flowers Pub | 5.69m |

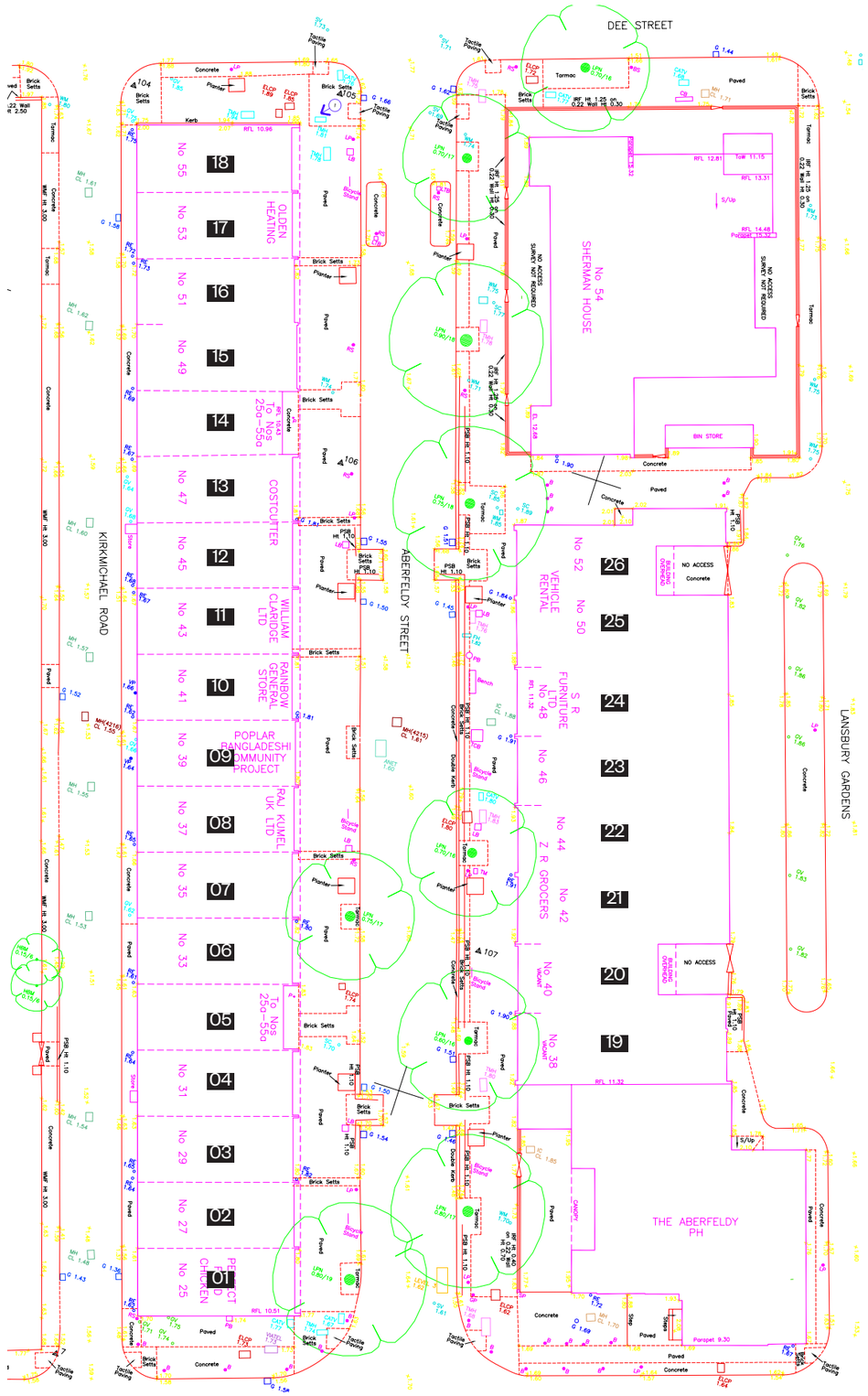
Max Width: 5.58m

Min Width: 5.38m

Grain Breakdown: 8

Average Width: 5.46m

Existing Aberfeldy Street Retail Uses



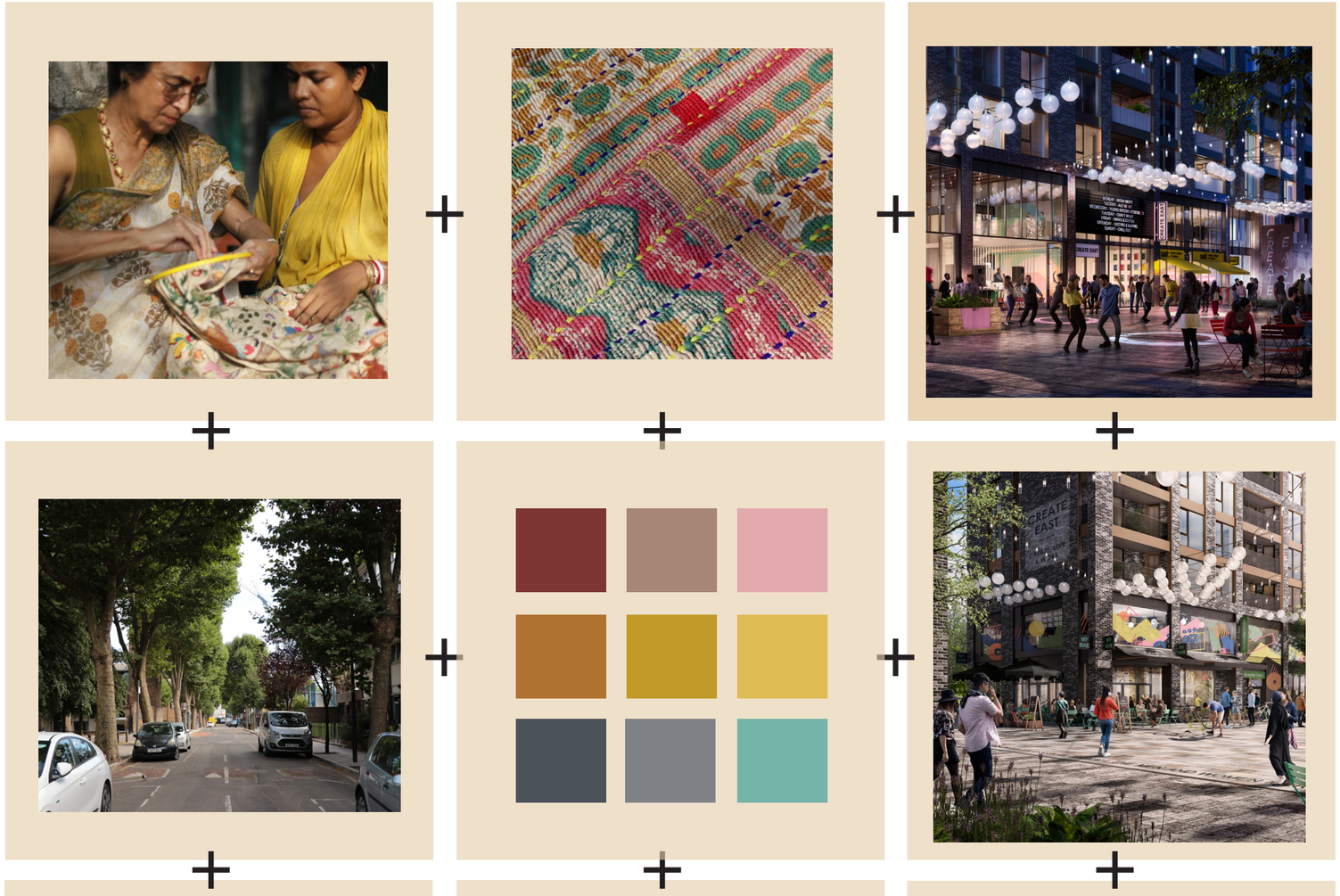

Survey Plan of Aberfeldy Street Ground Level


Barry's
31
25A–
55A
(ODDS)

# Narrative

## Contextual Patchwork

**The narrative for a 'patchwork' of proposals was conceived to suitably knit the design responses of Phase A into the existing grain of Aberfeldy. For each plot (or patch), a series of visual references provided a narrative for the ongoing design response. These reflect existing, envisioned and conceptual conditions;**




1. Stitching of Kantha fabric
2. Kantha fabric
3. Visual of emerging context at Aberfeldy Square to south of Aberfeldy Street
4. Existing mature trees to Aberfeldy Street
5. Colour swatch palette taken from existing context
6. Visual of emerging context at Aberfeldy Square to south of Aberfeldy Street
7. Existing meanwhile use paintwork to Aberfeldy Street residences
8. Visual of emerging context at Aberfeldy Square to south of Aberfeldy Street
9. Existing meanwhile use paintwork to Aberfeldy Street retail

Reference images: key labels start from top running left to right

# Narrative

## Concept Response

### How will the design sustain and reinforce a sense of community across Aberfeldy Estate?

As a starting point for each plot design response, a conceptual drawing was developed to prompt ideas and themes for the proposal. Similarly, posing questions as to how the design would sustain and reinforce a of sense of community across Aberfeldy Estate? Notable observations for Plot H are listed below;

- Celebrates Aberfeldy
- Reflects vibrancy and character of existing community
- Develops Aberfeldy Street retail offer tailored to residents
- Allows affordability for successive growth
- Creates a place for all ages
- Embraces East London identity
- Builds on the meanwhile success
- Provides ground floor activation

The periods of community consultation were crucial in refining these ideas and appropriating the design of the retail offer to the residents' needs.




Early conceptual collage

Further information on the community engagement is set out in **Chapter 2.0 of this document.** Also, in the corresponding **Design & Access Statement: The Masterplan Revision A** & Design and Access Statement Addendum **by Levitt Bernstein Architects** which supports this application.

# Narrative

## Key Design Principles

**Create a unique, energetic character to the length of Aberfeldy Street that may reflect the existing community**

The adjacent diagrams represent a series of key principles that have evolved throughout the design process. Whether conceived at inception, or developed through concept stage, all reflect aspirational objectives for the design response and form integral ingredients to the proposal set out in this application;

### Retail Frontages

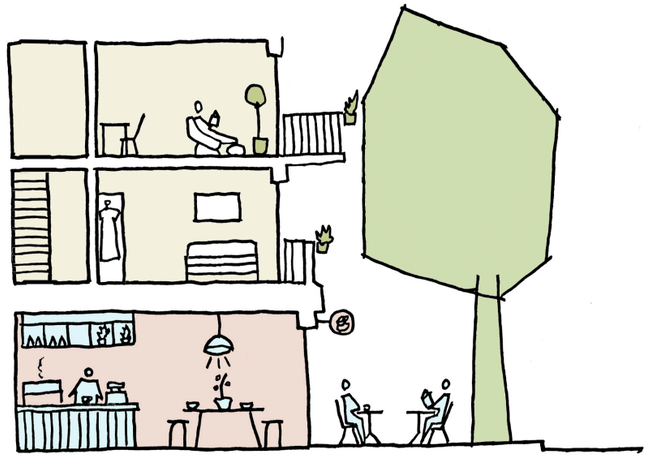
The existing grain of the street has a host of small retail offerings, enabling a diverse mix of uses and shop frontages to be articulated. The proposal seeks to continue this arrangement, with residential homes immediately above offering a visible and audible dialogue between them and the streetscape.

### Public vs Private: Raised Balconies

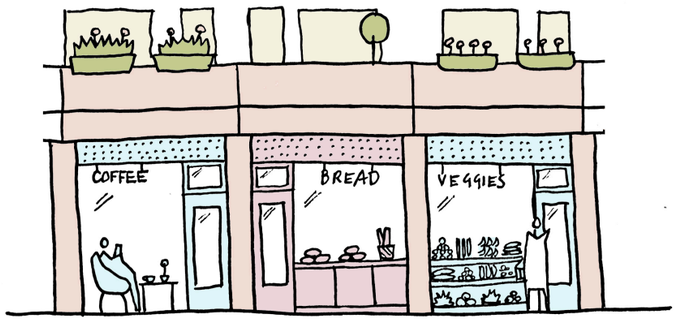
Given the aspiration for a public retail offer to predominantly the whole length of Aberfeldy Street, the residential homes above had to consider how to create a degree of visual and practical separation. A crucial element to this was the balconies and how to successfully resolve a public streetscape that was not overbearingly compressed by a series of private projections above. To appease this condition balconies have been raised to L02, achieved through 2 storey maisonettes and resulting in an circa 7m clear height between pavement and balcony.

### Street Patchwork

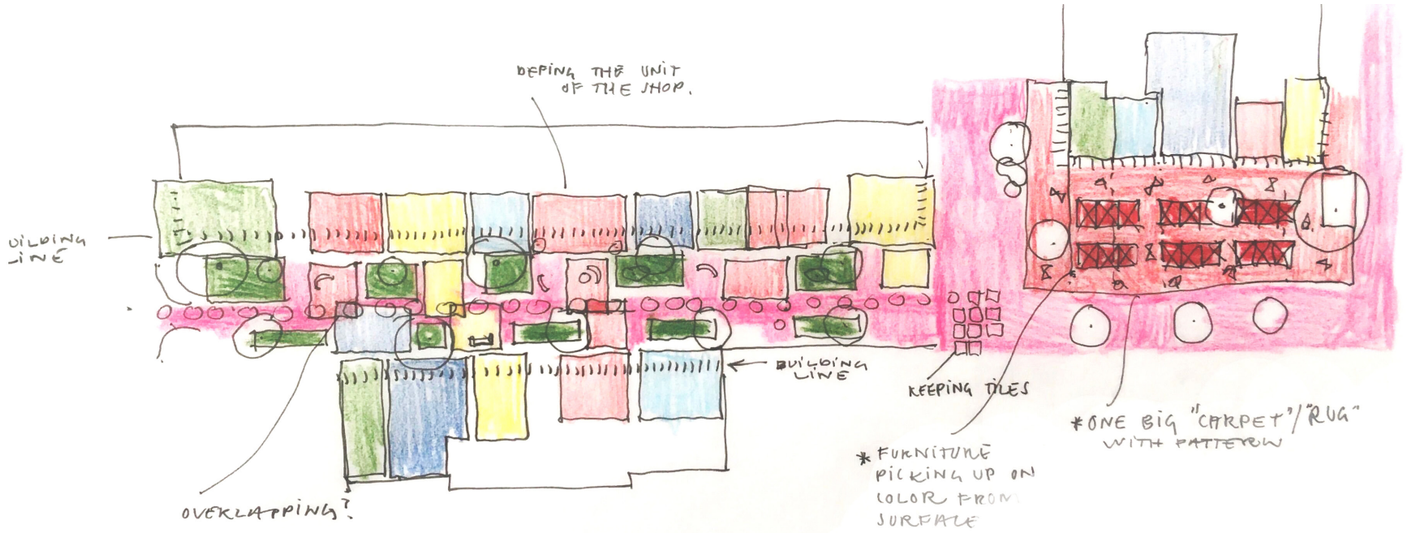
As a response to the Kantha and pattern-making prints embodied across the meanwhile use of Aberfeldy Street, the design proposal wished to employ a similarly dynamic, bright and playful application. Part of this ambition has been conceived through the ground floor treatment, and the notion of 'doormats' that could apply colours and patterns to identify varying uses and ownership along the treatment of the street. This would unite building and landscape, whilst creating a unique, energetic character to continue along the length of Aberfeldy Street and to the Town Square at F.



External amenity is raised to L02 above an active streetscape below.




Smaller retail units encourage a diversity of offerings with residential use above provides natural surveillance.




Doormat patchwork to street that reflects a vibrancy and character of existing community

# Massing Development

## Key Design Principles

### Massing

Plot H has numerous adjacencies to both existing and emerging buildings, which form a series of contextual adjacencies to address. H3 is the most notable, with the massing response seeking to respect the northern and southern party wall relationships through the creation of two 'shoulders', stepping the central higher portion down toward the buildings. Whilst H1 and H2 do not have a party wall condition, the immediate development to the south has formed a benchmark of height to relate to. The proposal is subservient to the forthcoming development, stepping down a number of storeys whilst still retaining suitable height to define a gable end. H3 is 2 stories lower than H1/H2 and was substantially reduced during the design process to mitigate overshadowing to the surrounding residents – particularly relevant to Lansbury Gardens to the East.

### Views + Aspect

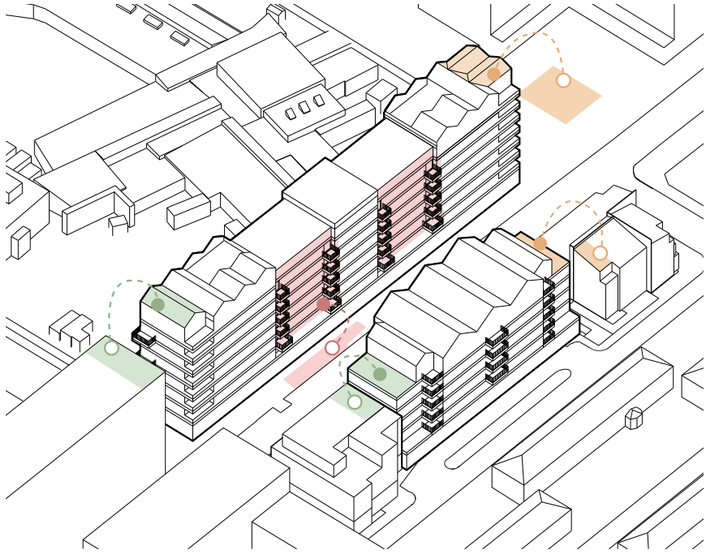
To maximise the opportunity for favourable views and aspect, the massing responses have been iteratively developed to respond to the constrained plots and footprints. H1 and H2 are particularly constrained due to the long, linear plot and shallow depth. This has restricted the mechanisms of which a massing form can erode and adapt. Therefore, the proposal has embraced this, concentrating on well-articulated corners, receded to embed balconies whilst also introducing x2 subtle steps to the middle of the plot to allow greater generosity to the street. H3 is a slightly deeper as a plot and has been able to accommodate several steps in its volume to articulate increased opportunities for dual aspect and views. At ground floor, these have provided greater diversity in the retail frontages and opportunity for a more nuanced streetscape.

### Internal Programme

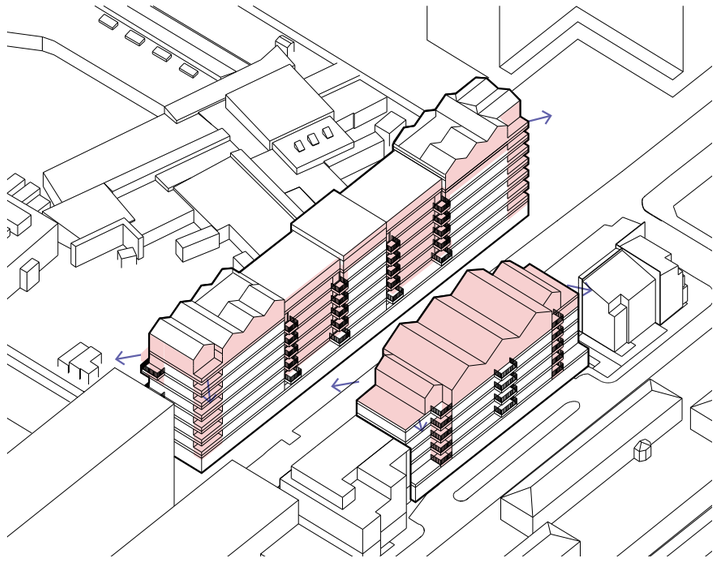
Due to the variety of residential typologies and public ground floor use, the massing response has identified the opportunity to respond to this programme. Notably, creating changes in openings, materiality, and finish to animate the streetscape. To the top floors, pitched roofs further reflect this with a 'special' top floor condition which utilises the storey and a half volume internally for added spatial quality. Externally, they reflect a key narrative and wayfinding piece to the wider townscape.

### Section:

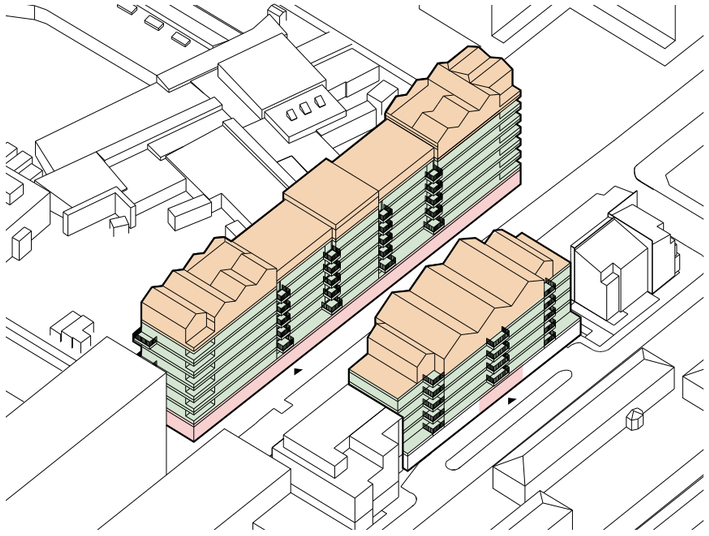
The proposed cross section retains a similar condition to that of existing, with both blocks to Plot H framing Aberfeldy Street below. The massing response has sought to maximise the distance between blocks for privacy and daylight, achieving circa 21.5m distance to the inset portions. The subtle setbacks in both volumes have been crucial to achieve this, whilst appraisal on façade openings, balconies and existing trees have further contributed to the response.



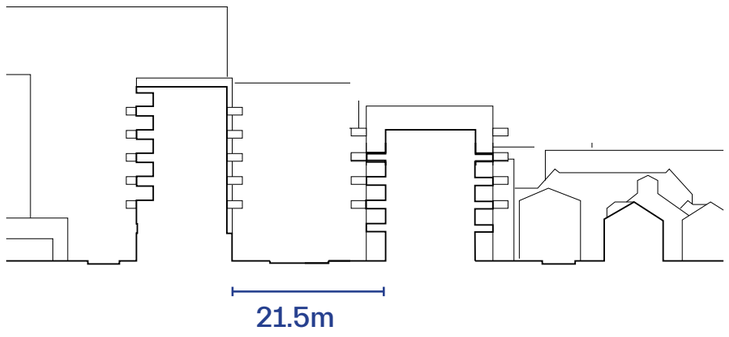
Stitching the massing volume into the existing townscape and emphasising corners



Utilising setbacks and corners to maximise favourable views and aspect



Key programmatic moves expressed through facade




Framing the high street and retaining proximities

# Massing Development

## Wayfinding + Height

### Roofscape

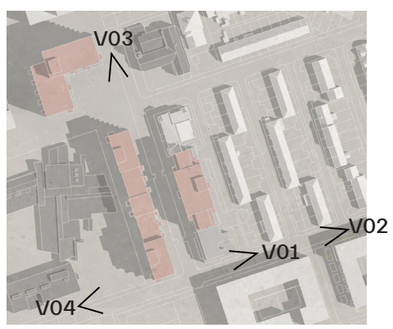
Throughout design development, the gable ends to H1 and H2 were identified as key wayfinding markers to the surrounding townscape. Partly as these moments in massing are visible from numerous unobstructed viewpoints in the context. The long, axial routes of Dee Street and Blair Street lie perpendicular with numerous footfall and vehicular traffic passing. Whilst to the North, the proposed Town Square and longer viewpoints from Aberfeldy Street are framed toward this end.

In the adjacent studies, pitched roofs were utilised to create a playful and dynamic termination to the building, framing the skyline and addressing the streets, particularly to the north, in a gestural, civic manner. Given the linear nature of the block, a continuous flat roof was perceived to provide a relentless, inappropriate response devoid of the character of Aberfeldy and ambitions for the retail street.

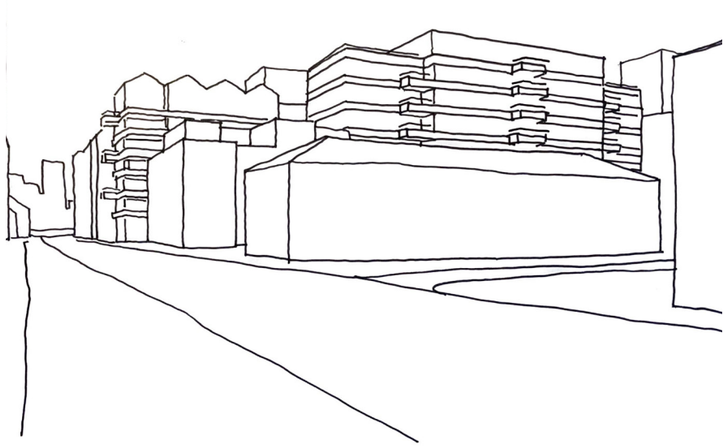
Notably, roof pitches between the south and north are not a symmetric arrangement and adjust to create a nuanced orientation to their context. To the south, the roof descends to the southern edge, articulating the pitched profile to the East and West views to address Blair Street. To the north, the orientation rotates, with the pitched profile articulated toward the northern aspect and Town Square. These were important moves to shape the character of H1 and H2 to their respective environs, whilst ensuring the notion of wayfinding, was not disregarded in favour of uniformity. In turn, the roof form to the North creates a gable end of civic and playful address to the congregational heart of the proposal.

### Daylight + Overshadowing

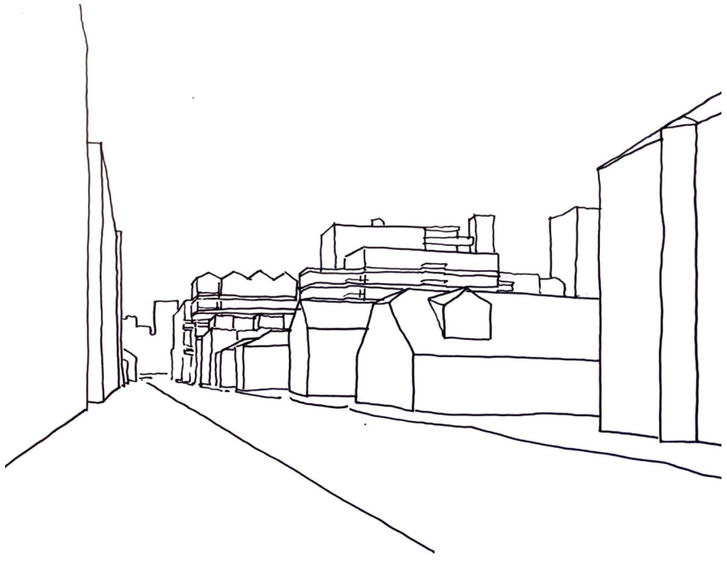
The design development was appraised in the round with overall height. Particularly to H3 which throughout the course of the design was informed by robust technical appraisals to ensure daylight performance of the residences are optimised. Also as to the overshadowing effect to Lansbury Gardens to the East. The adjacent studies reflect a 7 storey volume to the building, which was subsequently reduced to 5 storeys to preserve the internal quality of existing residents.



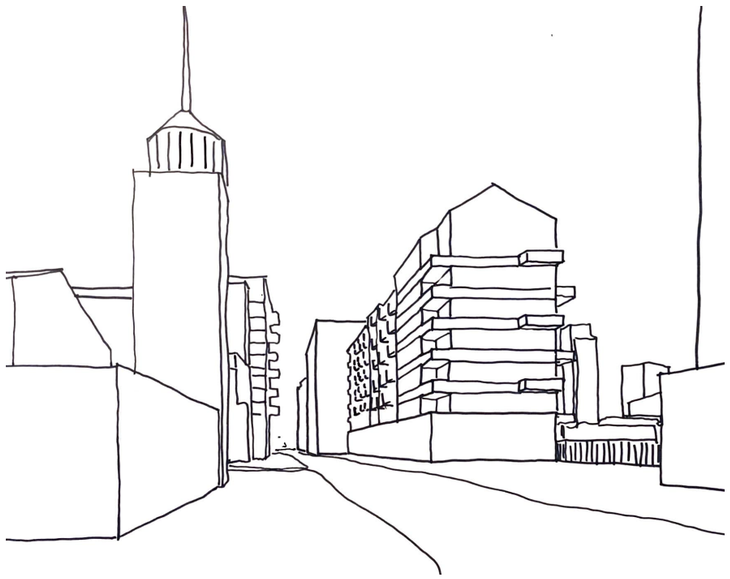

Further information on daylighting performance of the proposal is set out in the **Daylight, Sunlight + Overshadowing Report** prepared by GIA which supports this application.



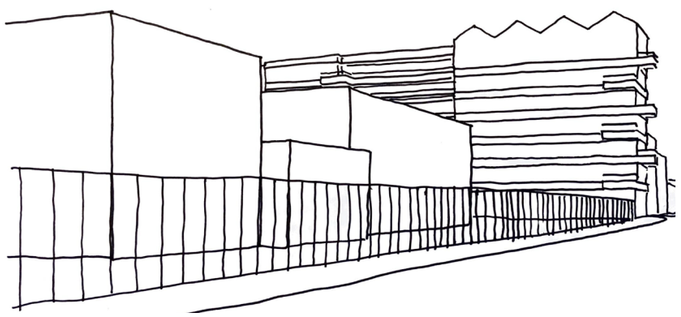
V01 Eastern approach to high street from Blair Street



V02 Eastern approach along Blair Street



V03 From St Nicholas Church looking down High Street



V04 Western approach from Blair Street

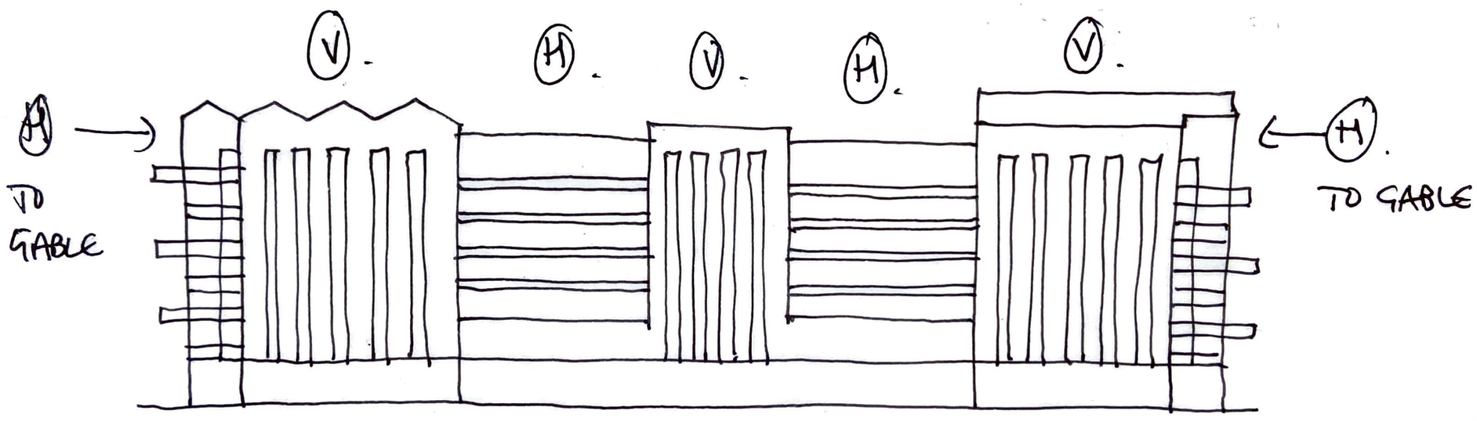
# Massing Development

## Collection of Buildings

### Five Volumes

Early conceptual principles of the design identified the ambition to be of 'East London', in character and identity. The adjacent studies define a collection of buildings to H1+H2. This partly in response to this early ambition, referencing an architectural expression akin to many Victorian streetscapes in the area. But also to break down the linear nature of the block. Whilst the roof forms were one way to achieve this, at street level, the immediate building edges frame the reading and experience of the street. In turn, subtle insets and change of colours have been used to diversify this experience.

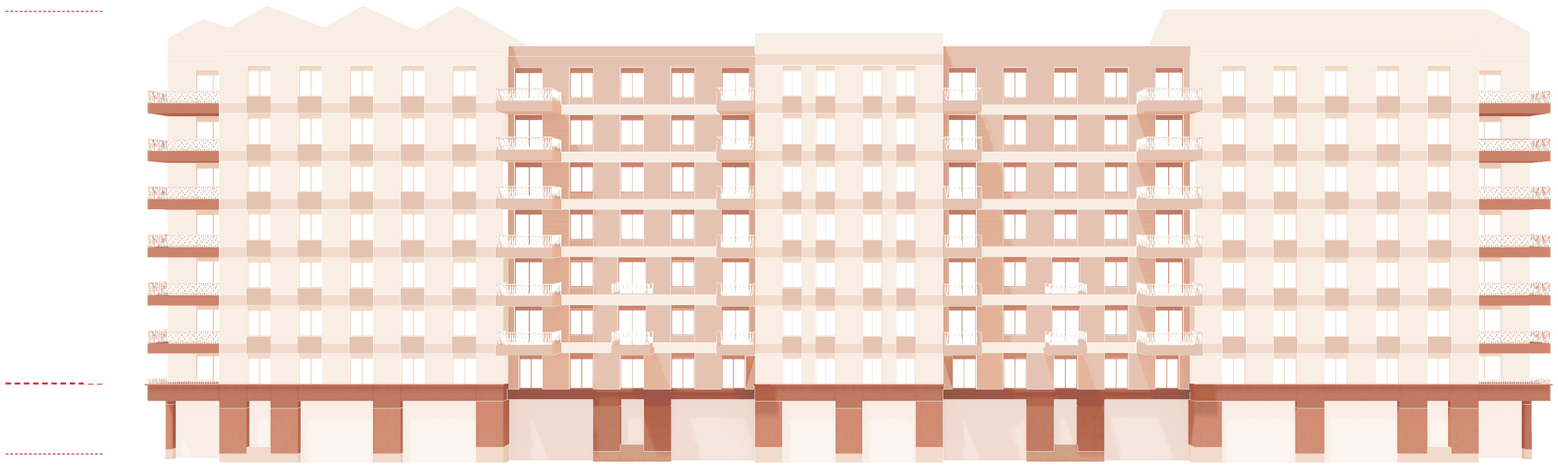
Consequently, the massing is broken into 5 volumes, taking on more vertical proportions and reading as a series of buildings running along the street. In turn this allows a degree of independent character to each volume and creating a visually dynamic and diverse envelope along its length.




H1/H2 ' Collection of Buildings' Sketch



Building precedent image, Soho



H1/H2 ' Collection of Buildings' Collage

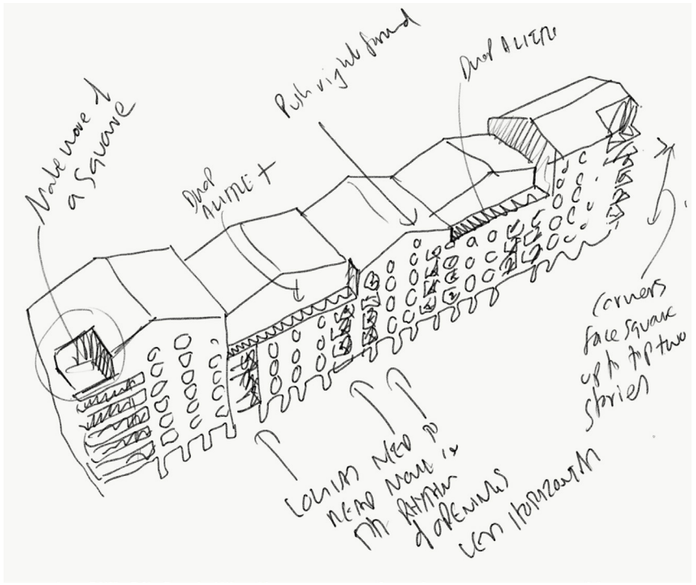
# Massing Development

## Collection of Buildings

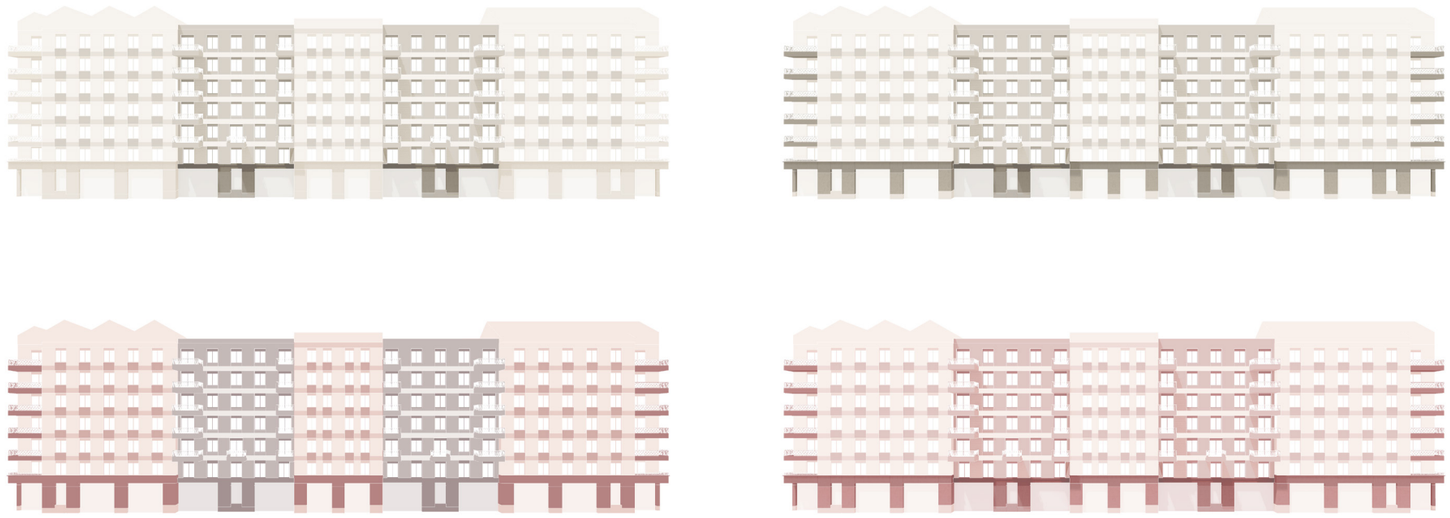
### Colour

Progressive studies explored colour treatment to the buildings and how these may react to the surrounding context and harmoniously unite the series of x5 volumes. Notably, subtle shifts in colour tone between the insets and blocks were deemed to be the most successful, rather than wholesale changes in hue.

The red and orange tones were deemed to offer the most success in responding to the current vibrancy of Aberfeldy Street. It could provide a palette that whilst brightly saturated, has numerous complimentary hues that could cope with subtle variations across the facade. Notably, they are also closest to natural clay tones and subsequently provide textures in keeping with the local brickwork of the area.




Sketch development of building volumes



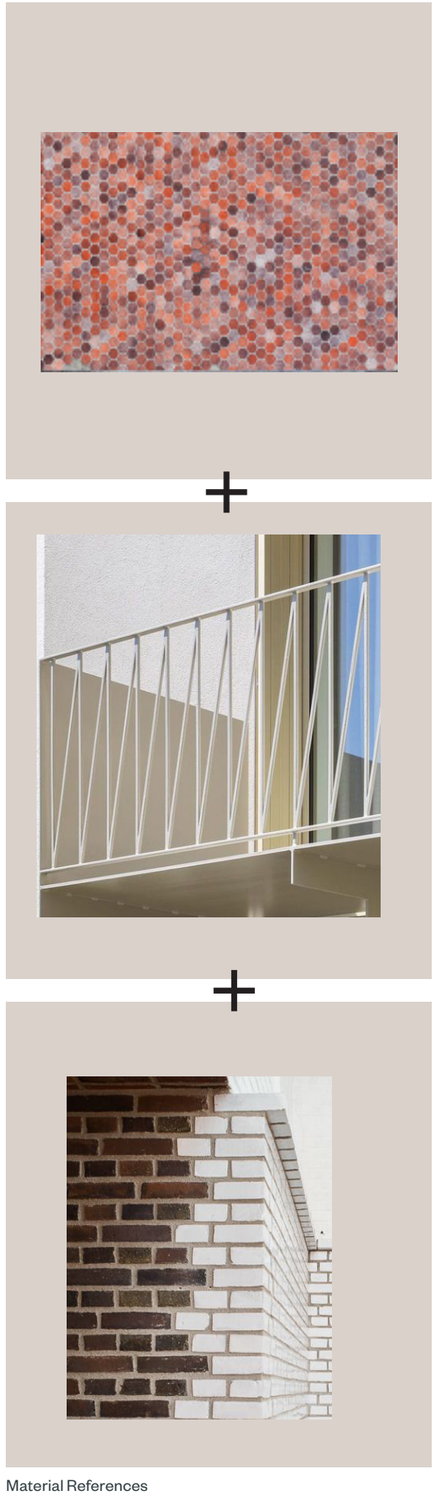
Series of colour studies for the facade response

# Massing Development

## Stitching the Facade

### Detail + Banding

For the façade response, a solution was required that could be harmonious with the collection of buildings and to provide a degree of consistency to the changing volumes along the street. To achieve this, a 'kit of parts' was speculated, enabling a select number of treatments to be layered across the envelope to provide ornament and expression. This notion of a kit was important in defining a series of rules and ensuring an elemental language could be used to subtly change colour or expression where required. Like the principles of Kantha stitching, a rhythmic system would be in order whilst changing in colour to visually animate. Studies explored how these elemental motifs could be applied on the balustrades and window cills, whilst allowing the primary brickwork 'fabric' to remain consistent. Within this a sense of consistent banding would be prevalent, subtly providing a series of horizontal datums that would unite the massing volumes and allow the roof profiles to flourish.



Material References



Kantha Stitches





Facade tests

# Massing Development

## Gable Development

### Composition

As the design for the roof forms evolved, so did the massing and façade composition. Particularly at the gable ends where several conditions come to a confluence. These are notably exposed to the public realm and adjacent buildings alike, with iterations of balconies and windows around the corners enabling a break in the vertical rhythm to articulate a playful, yet refined animation. The corner balcony to Aberfeldy Street in contrast, is indented to the massing, creating shelter whilst also enabling a slender profile to the end elevation. The sense of movement achieved in the façade strikes a commonality with the balconies / façade of Plot F, whilst also mimicking rich red colour tones to provide a unified impression to the street scene.



Sketch development to gable ends of H1



Historic precedent image of East London docks



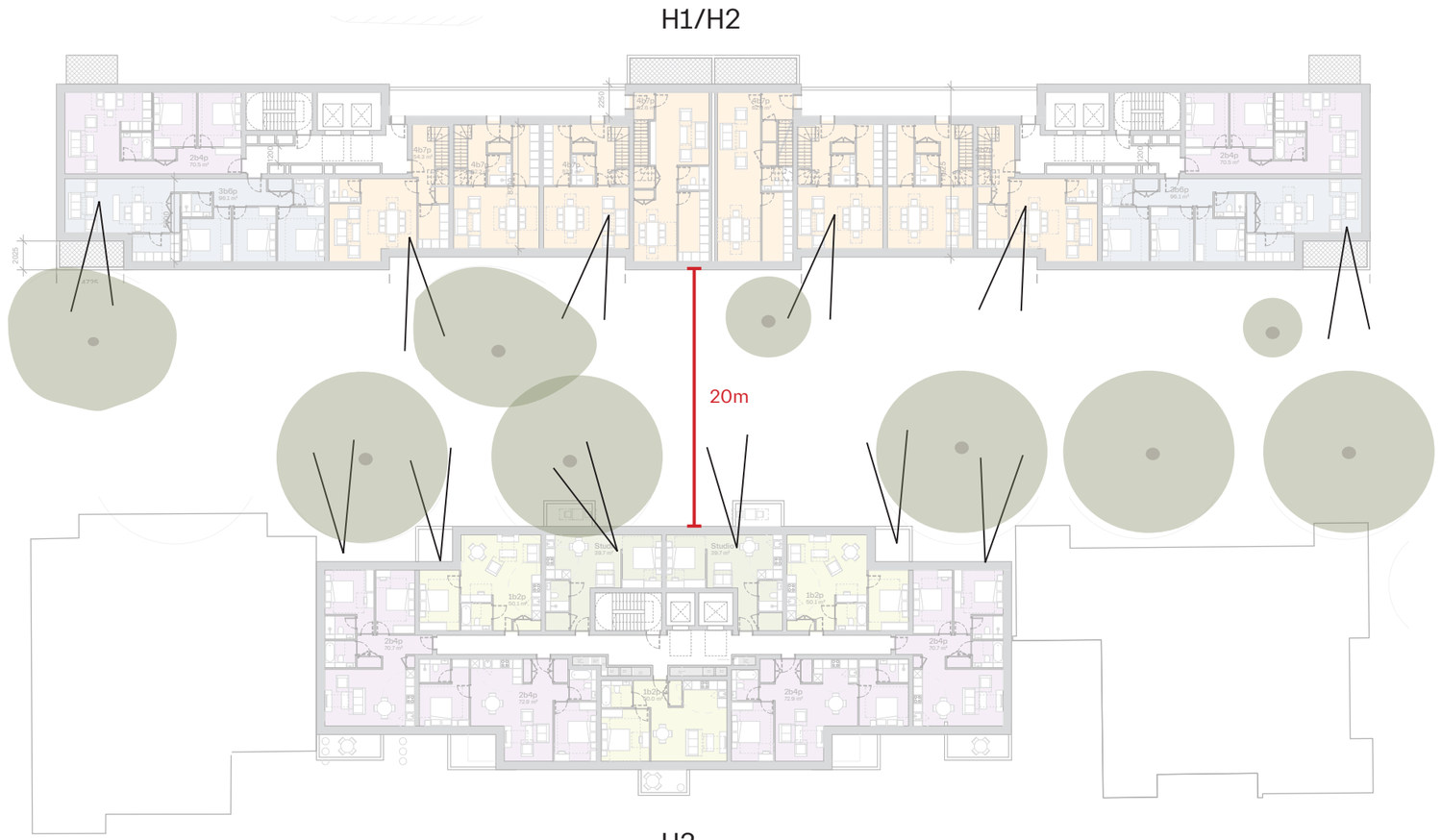
Proposed gable end to H1 as seen from Plot F

# Massing Development

## Existing Trees

Whilst interrogating the massing response, considerations were made to the internal experience of the residences and how balconies and openings would be arranged along the façade length. Of priority was to consider the public vs private adjacencies and how design solutions could aid a sense of separation for the successful functionality of both. The series of mature trees to Aberfeldy Street became of notable influence, with studies exploring at what locations, seasons and heights these would be impactful to the internal views. Whilst internal spaces could experience the sense of living within a beautiful, green canopy, this also provided natural screening and privacy.

Subsequently, the proposed balconies have employed a small upstand to the balustrade and any requirement for fully solid surrounds disregarded. Therefore, unwanted views can be partially protected from the street angle below, whilst also utilising the trees to aid privacy and conceal direct views across the street between H1/2 and H3.




Existing tree positions on Aberfeldy Street



April



July



March



Level 06- Summer



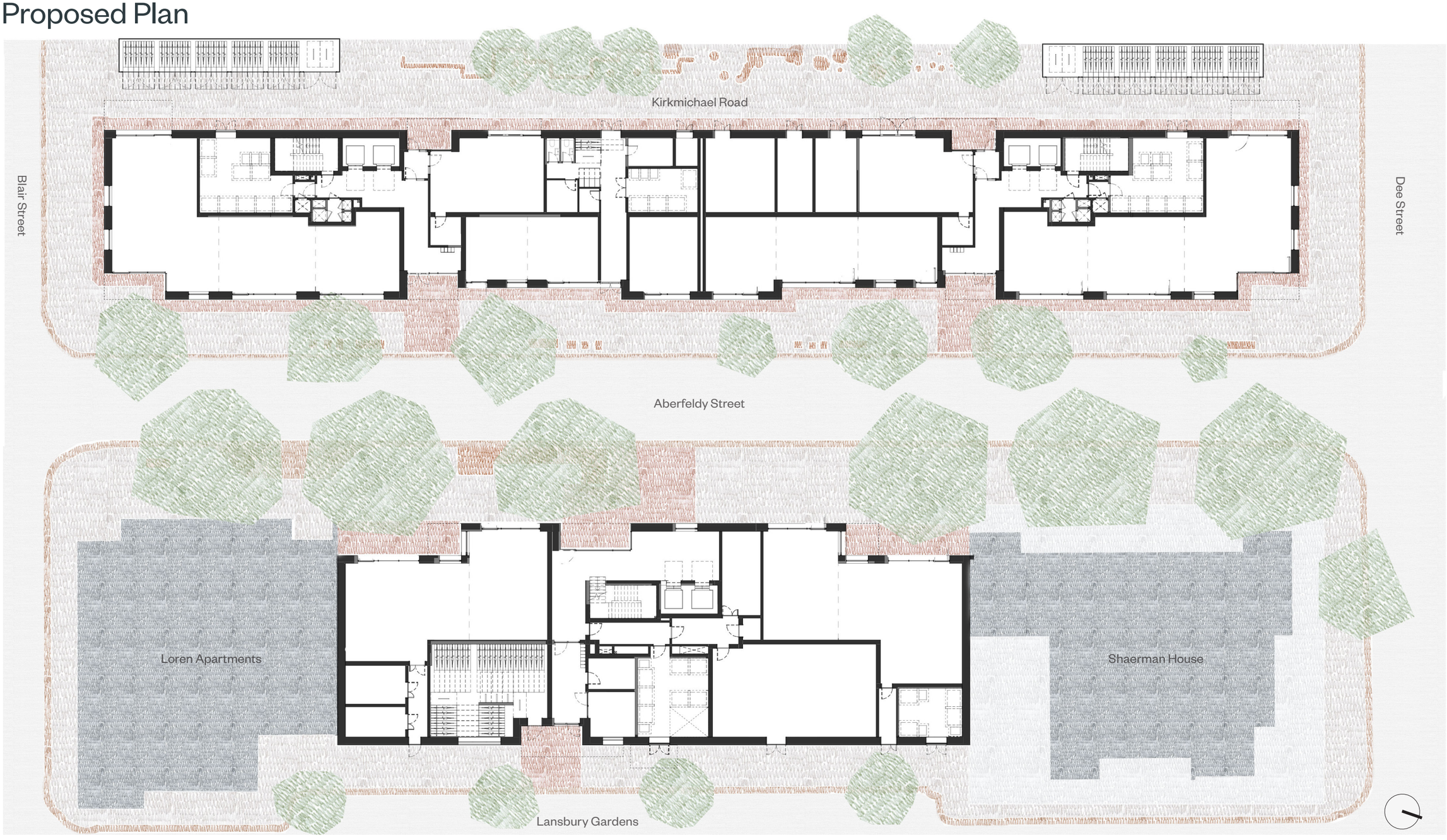
Level 03- Summer



Level 01- Summer

# Streetscape

## Proposed Plan




Proposed Plot Plan to H1, H2 and H3

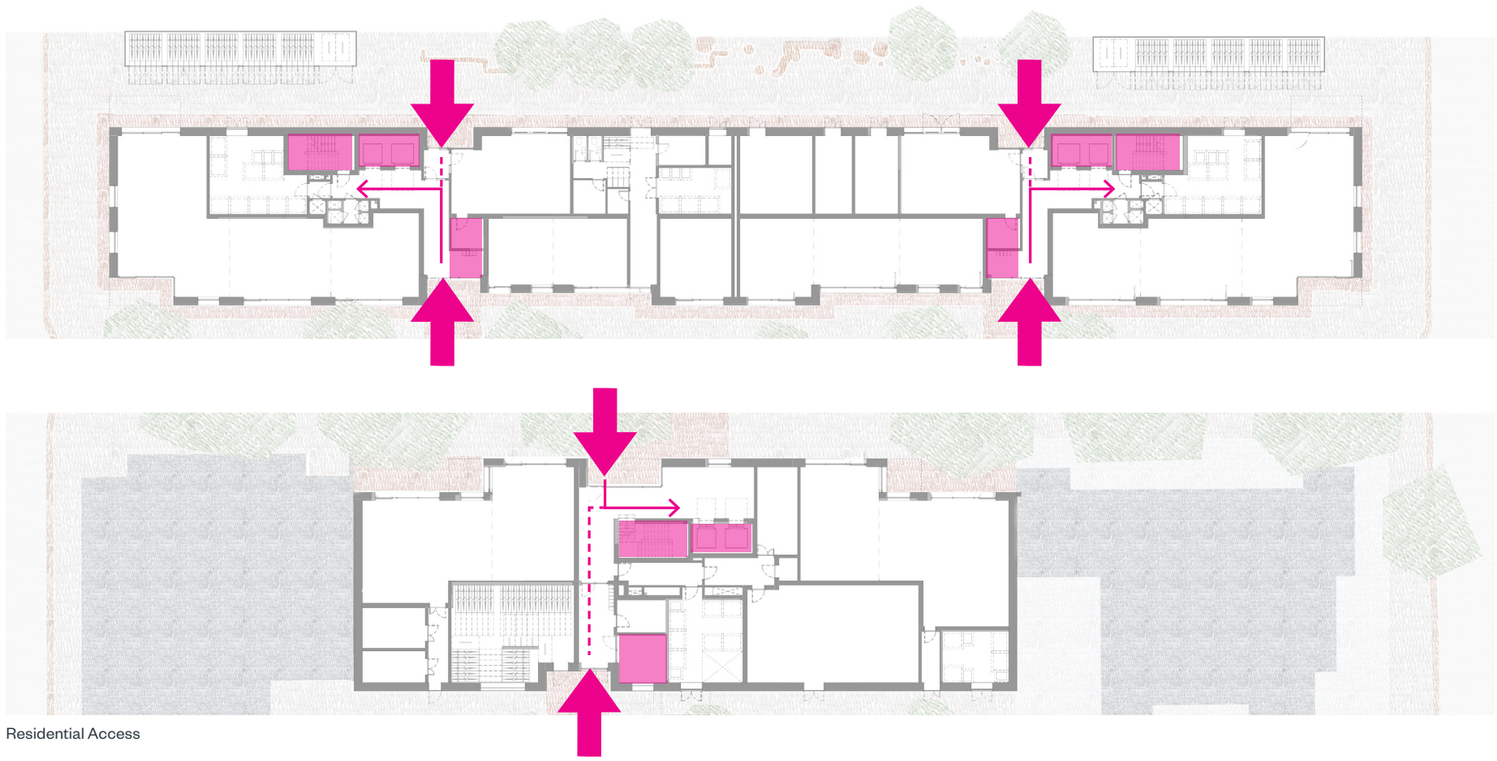
# Streetscape

## Access Sequence

### Residential Access

The primary residential entrances have been located to face Aberfeldy Street. This was arranged to help animate the street throughout the course of the day and provide a diversity in frontage and activity to this prime North-South Axis. In addition, benefitting passive surveillance and security measures of the neighbourhood.

To H1 and H2, upon arrival from the street a generous lobby space for post and circulation is provided. Through access is provided directly to Kirkmichael Road for residents' convenience and further activation of the street. Adjacent to these the lift lobby provides twin lift vertical circulation to the floors above, alongside a dedicated stair core. The arrangement is effectively mirrored between H1 + H2. H3 employs similar principles, with secondary through access to Lansbury Gardens.

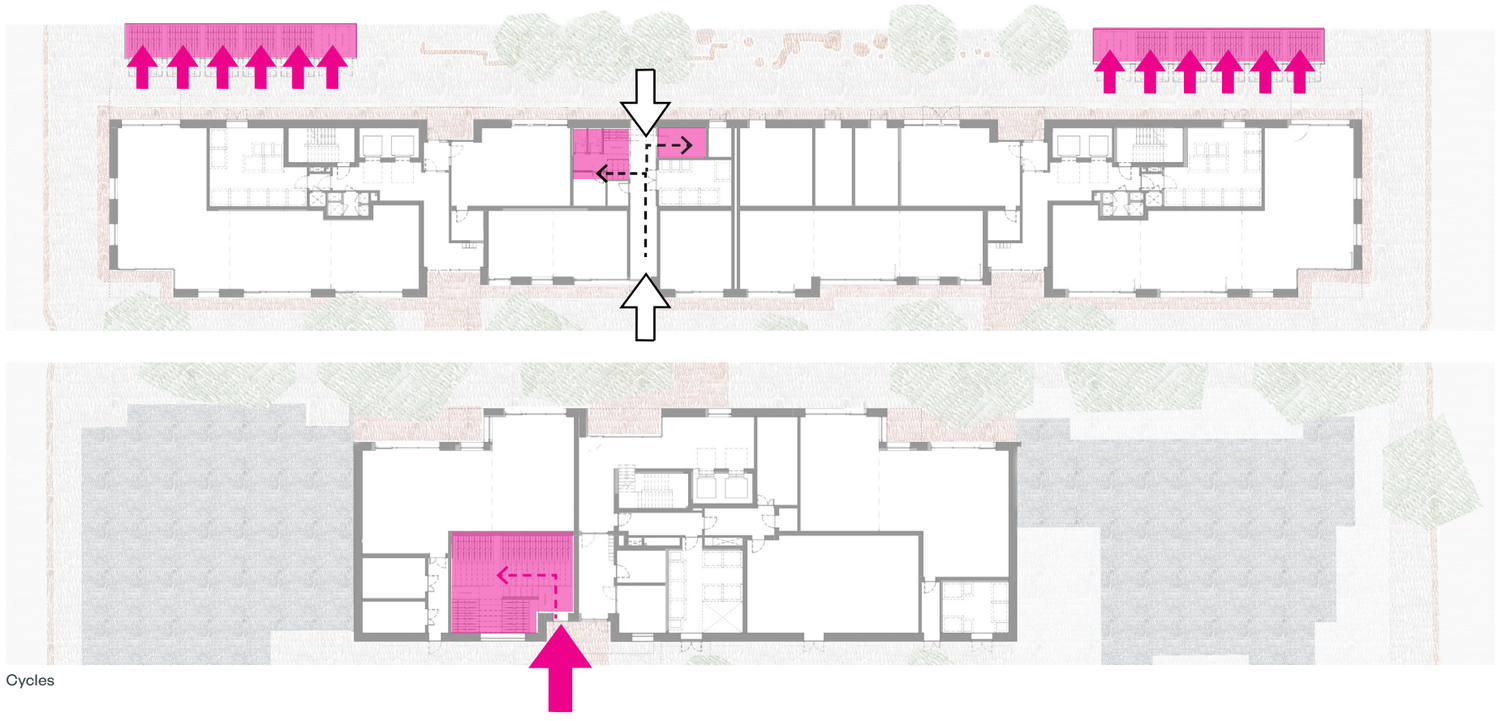


Residential Access

### Cycles

The residential cycle stores for H1 and H2 have been located externally from the Western frontage to Kirkmichael Road. They will be locked, secure, weatherproof and benefit from cctv coverage. The street is fully pedestrianised enabling a safe perimter and access to the store, with generous doors providing access to the storage. Visually, these will sit as bright, patterned pavillions amidst the play street to improve visual wayfinding.

Spaces have been apportioned in line with policy targets. Dedicated retail cycling space and sanitary facilities are also provided centrally to the x2 buildings, accessed via a dedicated commercial service corridor.



Cycles

Public Access
Residents Access
Staff Access
Servicing and Maintenance
Connecting corridor

# Streetscape

## Access Sequence

### Refuse + Servicing

Residential and commercial refuse stores have been located away from Aberfeldy Street to help prioritise retail frontage and public realm. Subsequently these are arranged to Kirkmichael Road and Lansbury Gardens respectively. They assume traditional bin store arrangement, with the residential portions collected on-street, as agreed with the waste officer. The commercial bin collection will be liaised by estate management, with all stores arranged to permit sufficient circulation and manoeuvrability of bins when at capacity.

To H1 and H2, both external and internal access to the residential refuse stores is possible, with lobbied corridor connection from the core allowing residents a more convenient access route with reduced travel distances. Notably due to the refuse stores distance from the kerb edge, collection relies on bin presentation areas to Kirckmichael road prior to collection from Dee Street (H1) and Blair Street (H2). An additional bulky waste store is located centrally to the plan.

To H3 similar spatial strategies are employed, with a secondary corridor that provides connection for from the core for ease of residential waste disposal. Bin collection may operate directly on-street from Lansbury Gardens. Notably at H3 additional service corridors connect Lansbury Gardens to the retail stores for access and maintenance requirements, whilst appeasing waste drop off to the commercial store.

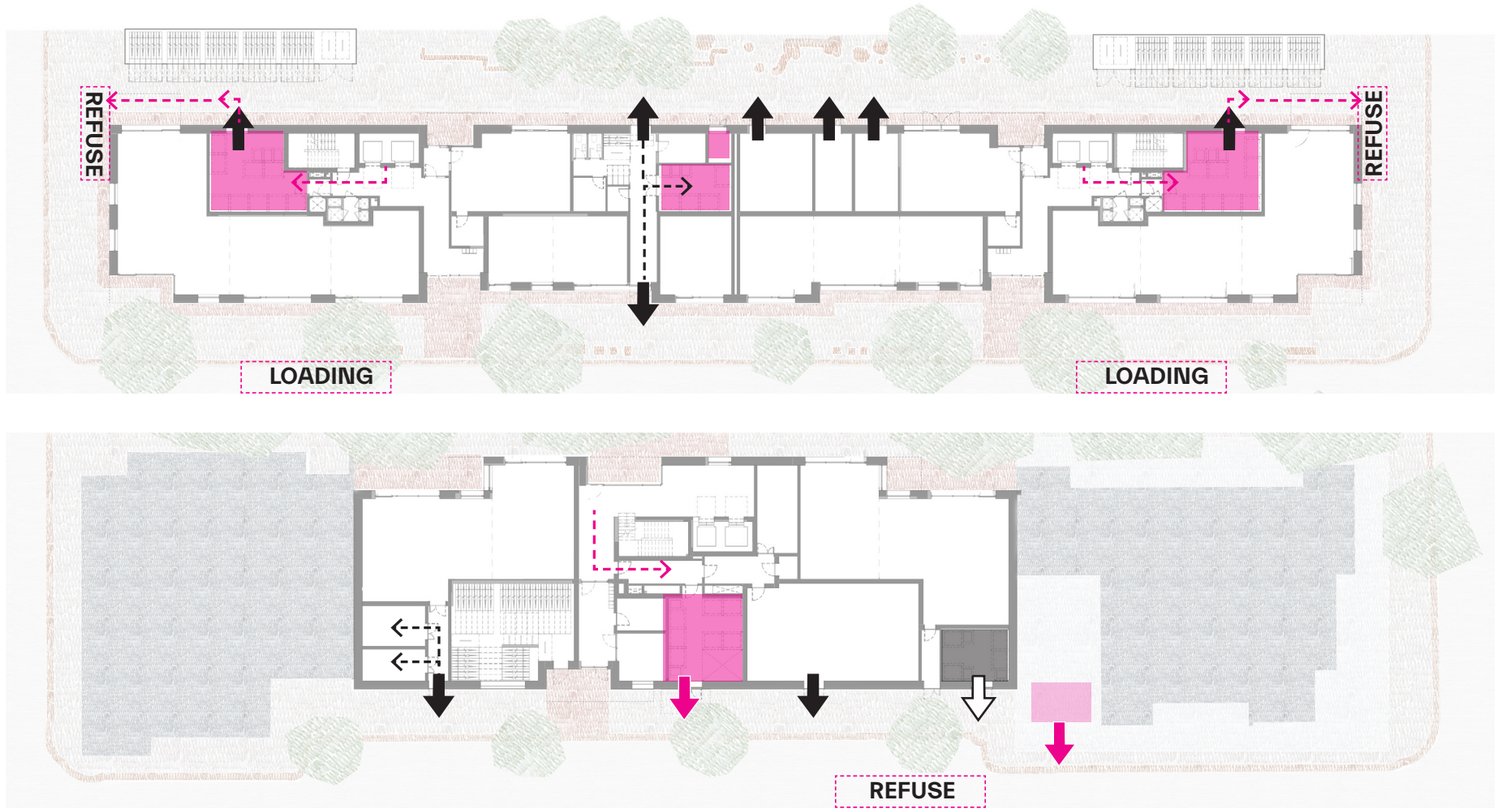
Dedicated loading bays are arranged to Aberfeldy street for deliveries and retail purposes. Plant rooms are either accessed directly off street to Kirkmichael Road or Lansbury Gardens, or via internal secondary corridors where street access is not required for onerous plant replacement.

### Retail Access

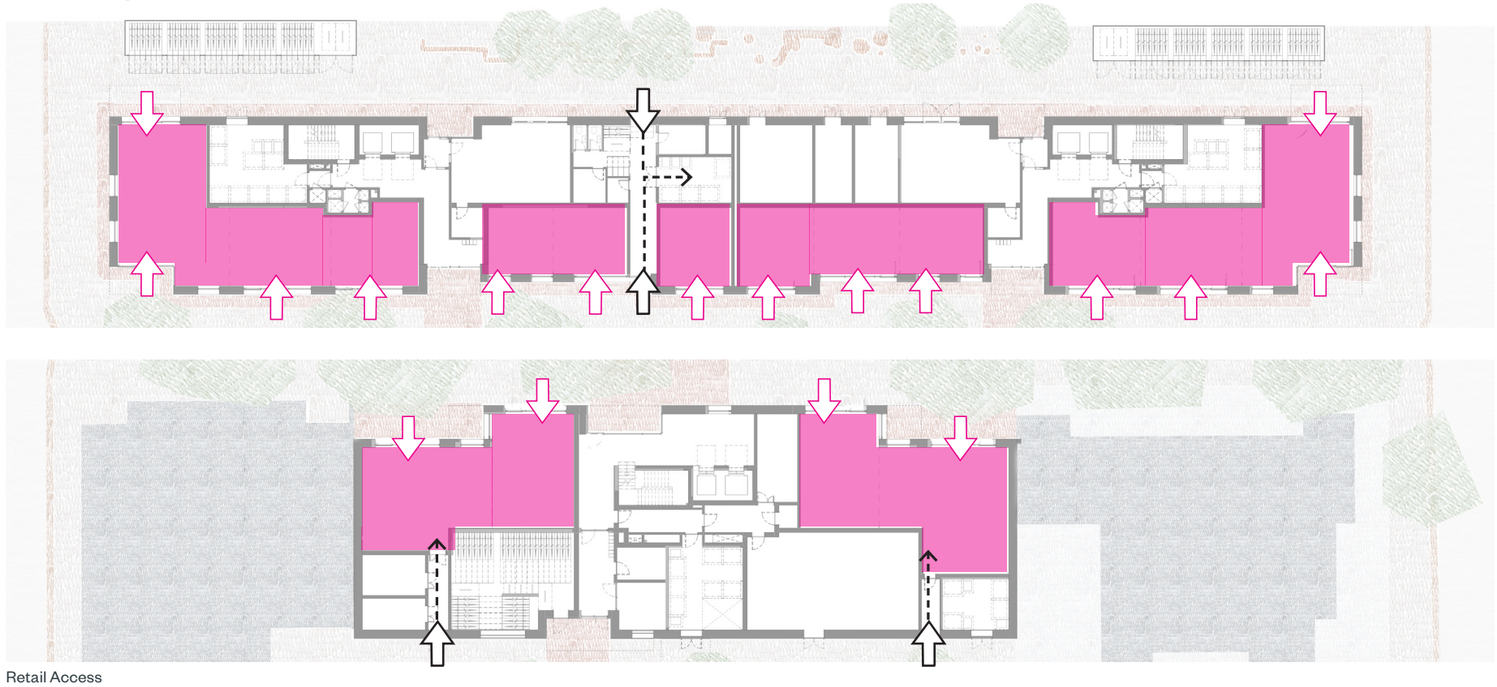
Primary entrances to the retail portions have been articulated to the East and Western frontages serving Aberfeldy Street. To further activate the gables, secondary entrances are located to Kirkmichael Road, extending the glazed envelope around the full extent of corners, and facilitating spill out to the immediate pedestrianised public realm. The dedicated commercial corridor central to H1/H2 provides staff access to the refuse stores, accessible shower and wc's.

- Public Access
- Residents Access
- Staff Access
- Servicing and Maintenance
- Connecting corridor

Further information on the refuse plan is set out in the **Waste Management Strategy** prepared by Velocity which supports this application.




Refuse+Servicing



Retail Access

# Streetscape

## Proposed Retail

The proposed retail frontages stand as a reinterpretation of the existing streetscape. In total x12 units are located along the Western edge of Aberfeldy Street. In contrast to the existing, a greater variety of widths and floor areas are provided across the units, benefiting the future viability of the street and enabling diversity in retail uses. As per the existing, residential sits above retail use, however with amenity projecting over the street from L02 to animate activity and encourage passive surveillance. The aspiration to enliven the street at night has been a key design challenge so that an improved sense of safety can be felt amidst the community. Activating the uses at all hours of the day is key to this and a strong reason for locating residential entrances off the main street access, whilst also introducing significant public realm improvements (refer to chapter 7.0). To the retail fronts consistent datums are present, whilst enabling openings and signage to be articulated with a degree of unique character to each unit.

UNIT NUMBER + CURRENT USE

(01) Large

(02) Medium

(03) Medium

(04) Residential Entrance

(05) Small

(06) Small

(07) Small

(08) Small

(09) Small

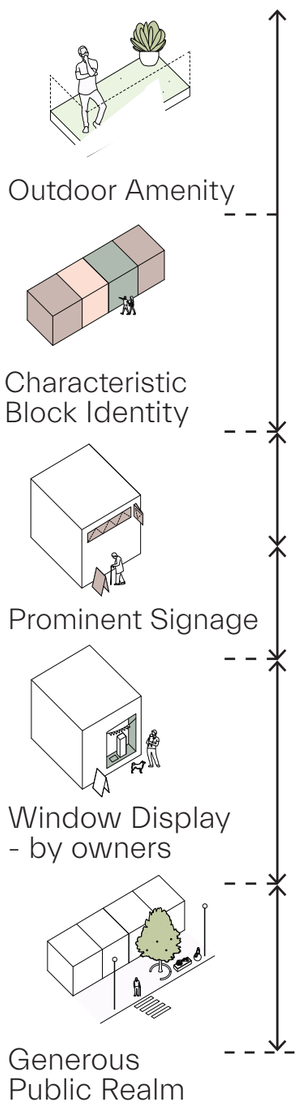
(10) Small

(11) Residential Entrance

(12) Medium

(13) Medium

(14) Large

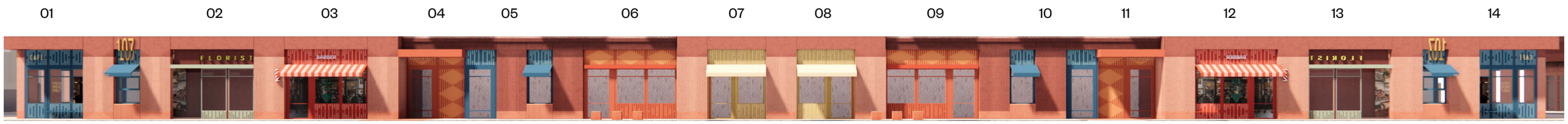



Taxonomy of shop fronts analysing layering of programme and use









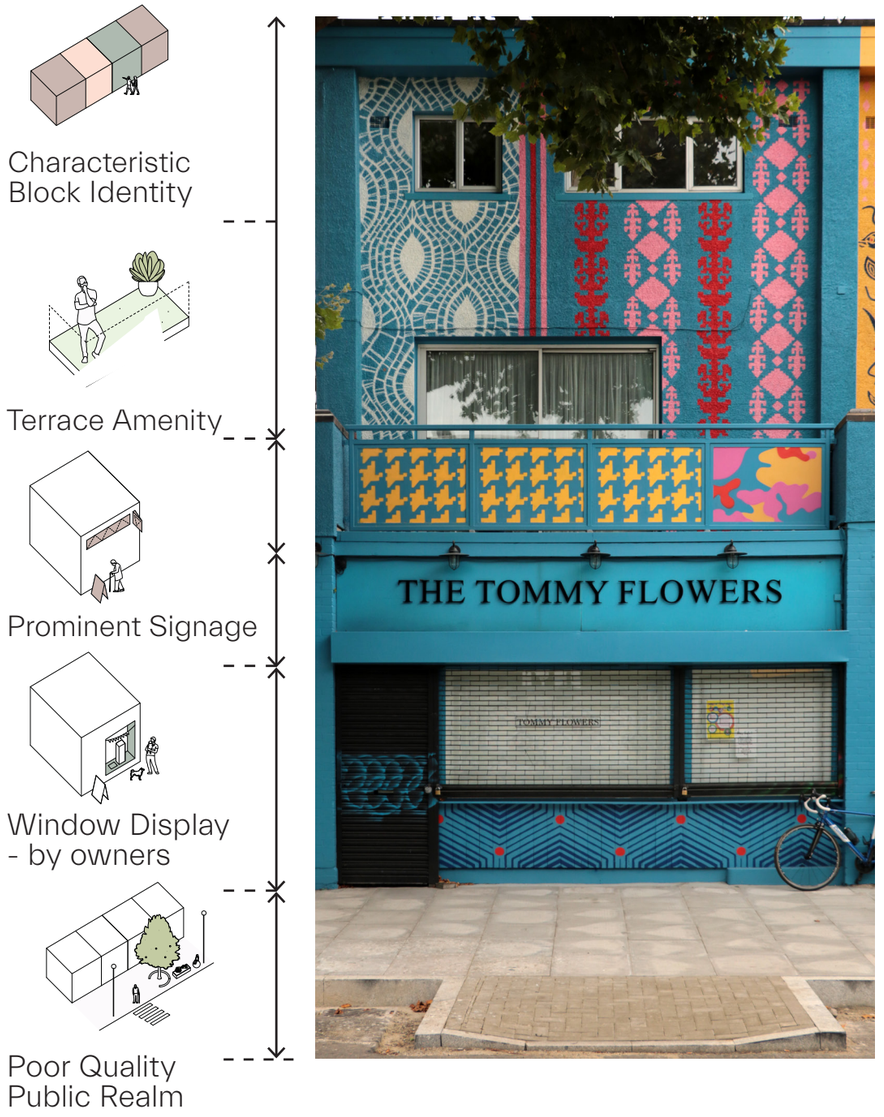

Elevation of Proposed Retail Street to H1 + h2

# Streetscape

## Existing Retail

The existing retail condition was continually referenced throughout the design development, with a series of examinations to appraise the success and downfalls of the current arrangement. The x14 units along the street length have particularly held influence to the proposals response on colour, given the success of the meanwhile use, and public realm, considering the current poor quality of streetscape.

| UNIT NUMBER + CURRENT USE | WIDTH |
|---|---|
| (01) Perfect Fried Chicken | 5.24m |
| (02) The People Speak | 5.13m |
| (03) Boxing Club | 5.14m |
| (04) Barry's Newsagent + Off Licence | 5.14m |
| (05) Residential Entrance | 5.13m |
| (06) Limehouse Dry Cleaning + Laundry | 5.15m |
| (07) Britannia Pharmacy | 5.17m |
| (08) Raj Rumel Ltd | 5.12m |
| (09) Poplar Bangladeshi Community Project | 5.15m |
| (10) Vacant | 5.16m |
| (11) Vacant | 5.16m |
| (12) Londis | 5.14m |
| (13) Londis | 5.27m |
| (14) Residential Entrance | 4.90m |
| (15) Culloden Bangladeshi Parents Association | 5.38m |
| (16) Culloden Bangladeshi Parents Association | 5.03m |
| (17) Workshop | 5.13m |
| (18) Miu Valley Takeaway | 5.24m |




Taxonomy of shop fronts analysing layering of programme and use









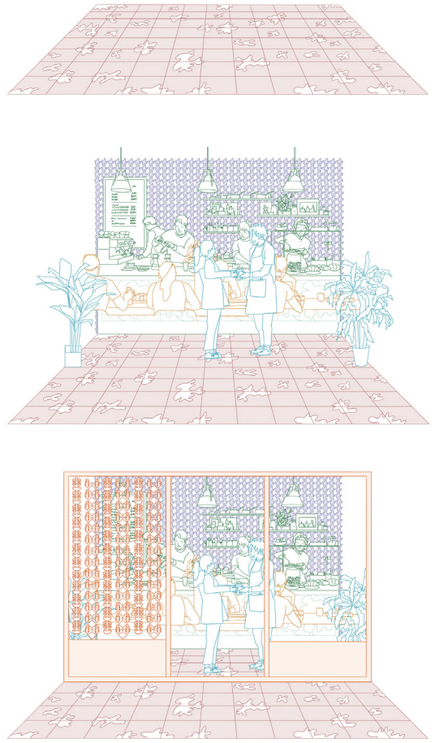

Projected Elevation of Existing Retail Street to H1 + h2

# Streetscape

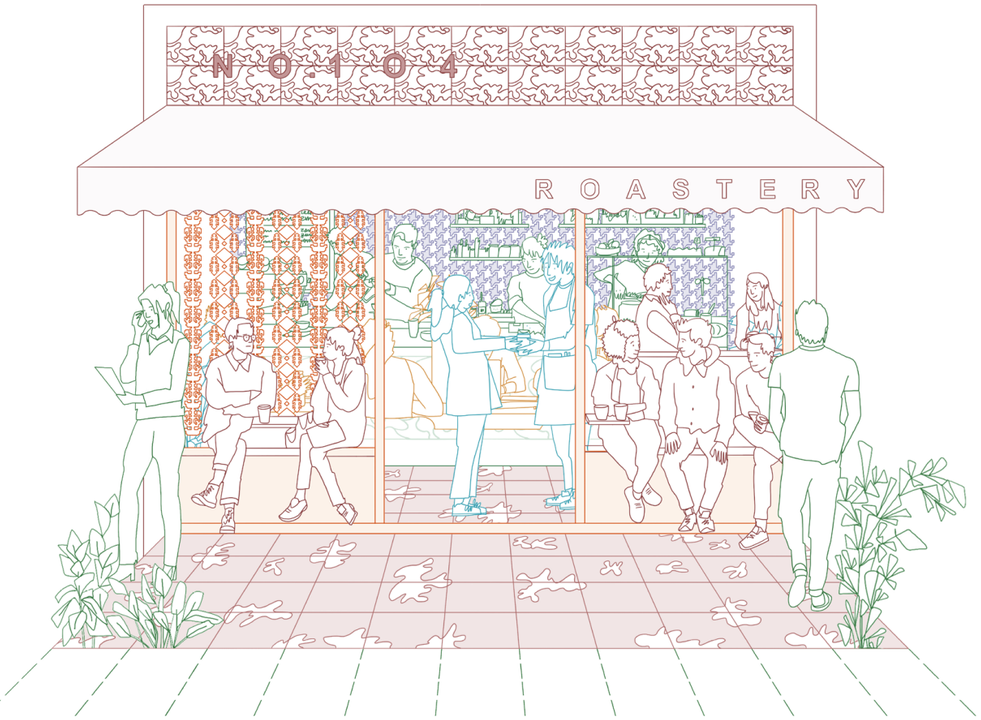
## Design Development: Base

The base is seen as a key element of the building, not only to ground the massing above but also to articulate the street experience. To achieve this, studies explored the ability to subtly step the base in unison with the 5 volumes above, adding a connection between the vertical elements whilst retaining a horizontal datum. This would draw the eye along the street, creating clear definition between public and private programmes. Notably, this could also converse with the base of Plot F and retain a sense of architectural continuation to the pedestrian experience.

Within this base language, early speculations on the nature of retail expression were undertaken. Here the relation between openings and street finishes were posed, in line with the key principles and how thresholds to the public realm could converse with the building and its retail use.



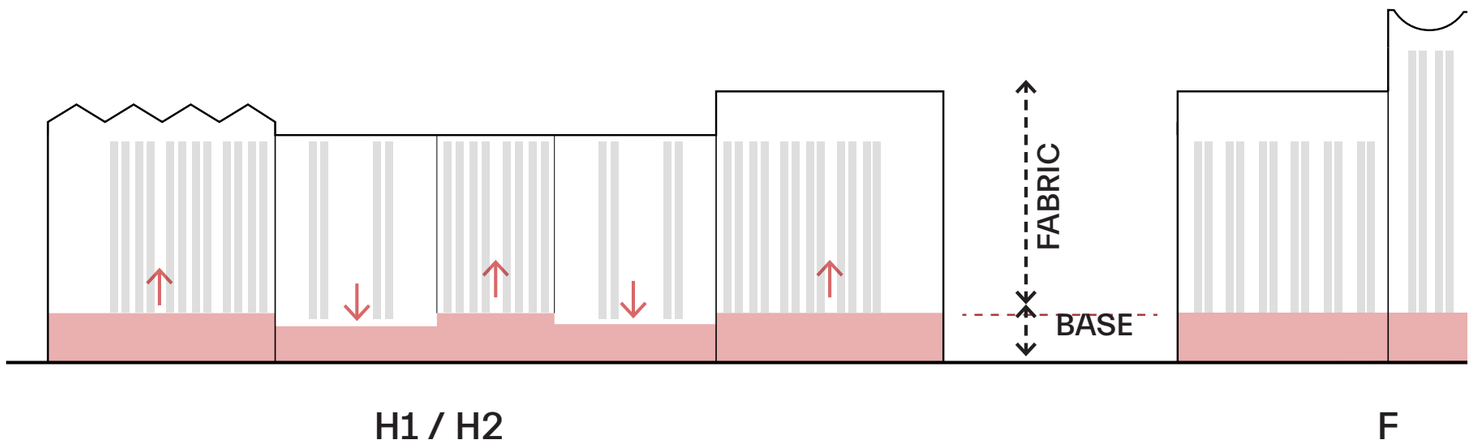
Developing shopfront and matwells




Developing shopfront and matwells




Historic East London example of base to retail frontage




Street Section Datum

# Streetscape

## Design Development: Openings

### Primary Precast Language

The base of the building has arranged a series of 'primary' openings to its fabric. Studies explored various expressions of this, both in size and modulation but also material treatments. A precast concrete language was favoured, utilising piers and bands to articulate the primary façade language.





Shopfront precedents

Option 01



Option 04



Option 07



Option 02



Option 05



Option 08



Option 03



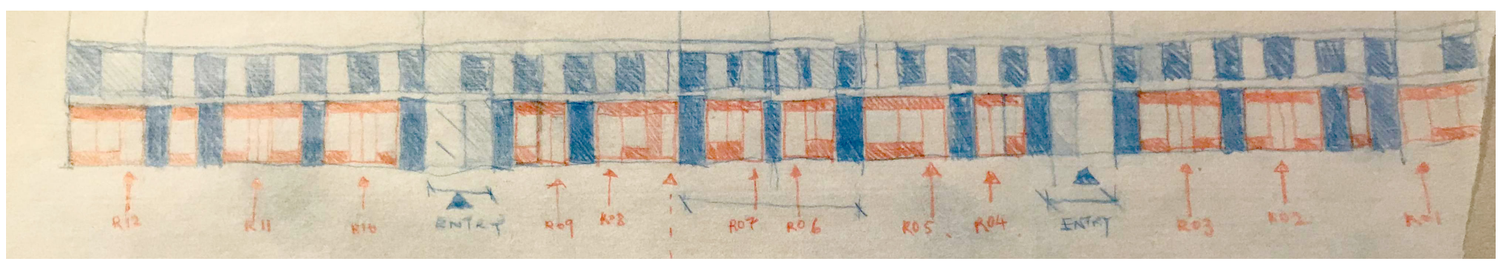
Option 06



Option 09



Studies on facade material treatment




Studies on facade openings and precast primary setting out

# Streetscape

## Design Development: Openings

### Secondary Metalwork Language

Within the precast openings, a series of secondary metalwork frontages were established to help define each individual retail space. These are coordinated to a series of datums and modules, allowing provision for pragmatic elements such as ventilation, servicing, doors, stall risers etc and to ensure a robust strategy that could handle this urban street side condition.

Understanding these constraints have allowed opportunity for more expressive moments and to identify how the modularity of the façade would allow variations in its openings. This is a key part of the existing street and successful in delivering moments of character specific to each vendor's retail use. Whilst the future uses of each unit across the proposal is as yet undefined, this modulation provides a degree of flexibility in the future fit out.

- A Primary precast piers
- B Primary precast horizontal banding and cornicing
- C Glazing, windows and entrance modules
- D Stall riser and integrated furniture
- E Overhead fascia panel and awning zone
- F Ventilation and signage zone






Shopfront precedents

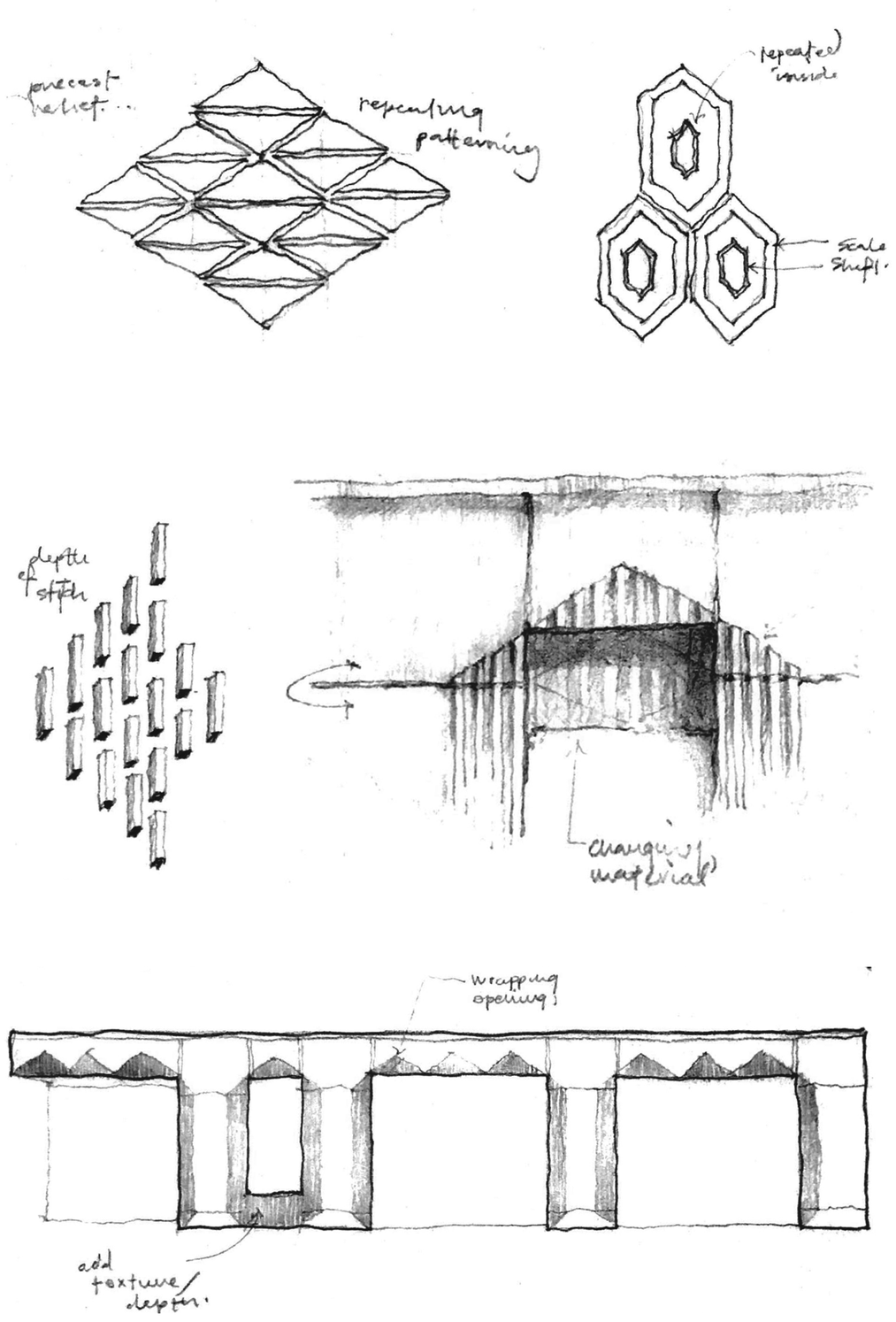



Coordinating datums of retail fronts and facade

# Streetscape

## Design Development: Motif

**Sketch studies explored an ornamental expression to the precast, one that could reference the Kantha tradition whilst also deriving a contemporary response for the future of the high street**




Sketch studies of facade motif development









Character References

# Streetscape

## Corner Indents

To the North and South corners of the street, the ground level has repeated the upper massing indents to provide greater generosity at street level. This helps to 'reveal' the street and provide unique spaces for spill out from the inner retail units.

This was a key concept at the beginning of the design stage that has progressively evolved throughout the facade development.




Early concept sketch to indent corners




Proposed view to SE corner of H2

# Streetscape

## Proposed Street View

### View Up Aberfeldy Street

The adjacent view presents an artist's impression of the proposal taken from Blair Street, looking North up Aberfeldy Street. The material and detail façade response shall be outlined in the following pages.




Proposed View up Aberfeldy Street

H1 2

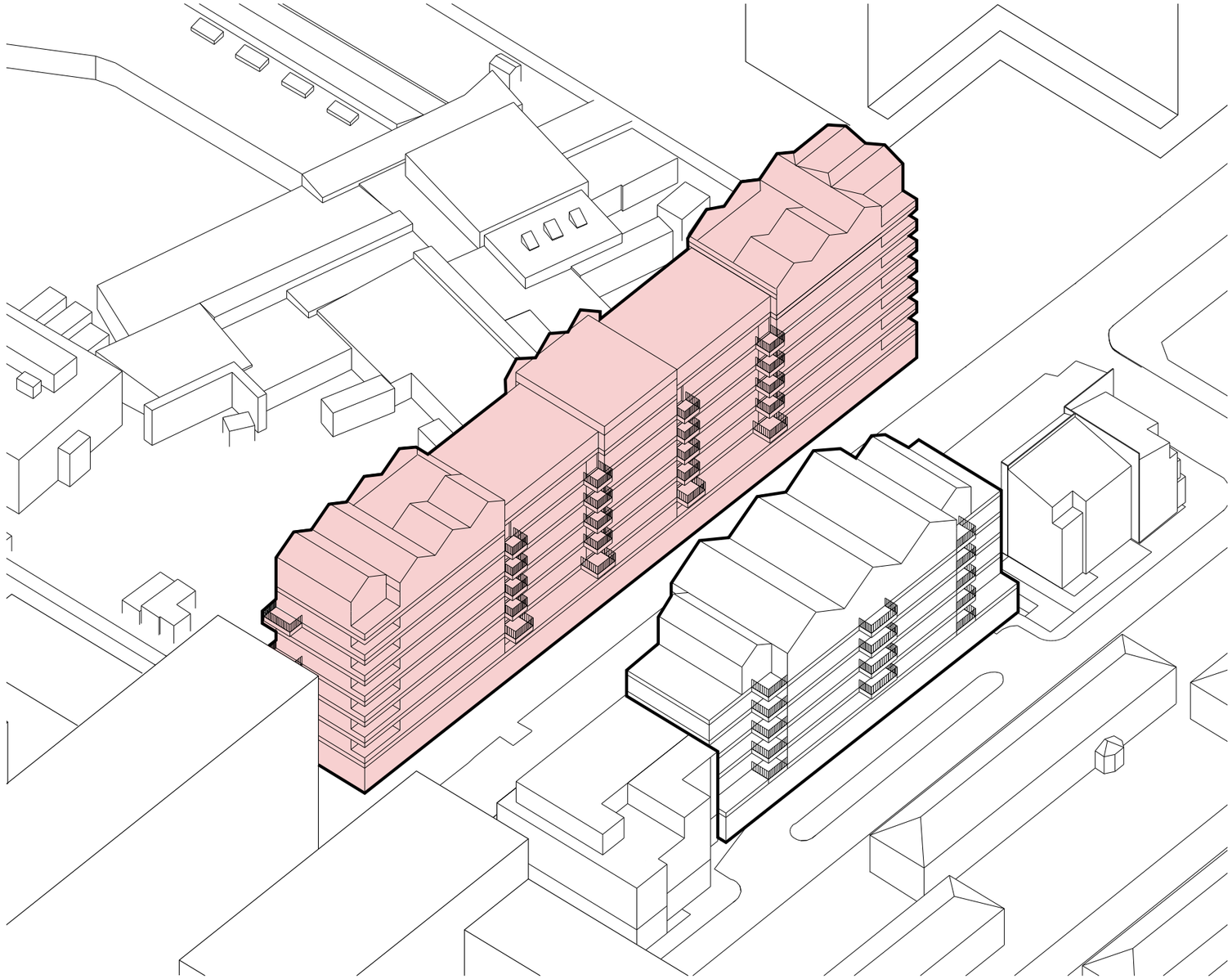
H3

# 4 PLOT H: ABERFELDY STREET

# Facades

## H1 + H2 Block

The following pages detail the proposals for H1 and H2, a ground + 7 storey building accommodating solely social tenure homes.




Isometric diagram of H1 + H2

# Facades

## Elevations - H1 H2

### Composition

Plots H1 and H2 are expressed as a collection of 3 distinct masses ('blocks') with 2 connecting 'insets' to break down the 90m length of Aberfeldy Street maintaining a sense of rhythm and variety from neighbouring plots and the public realm.

The 5 masses are united by a precast textured base that steps with the forms of the floors above. The base accommodates smaller retail spaces than Plot F's permitting a diverse offering for locals. The base steps down towards the rear of the building rising only to define communally accessible uses in the block such as secondary residential entrances and amenity spaces.

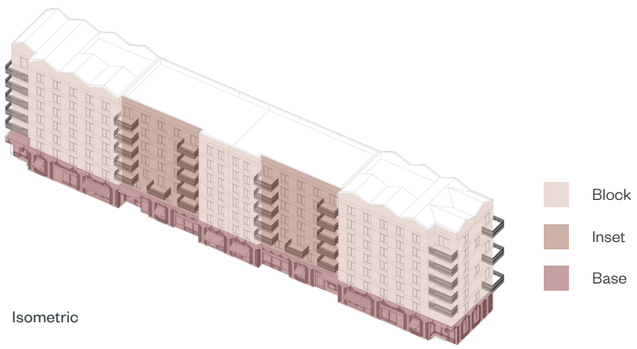
The lighter 'blocks' are distinguished with a variety of roof lines which are oriented to face key views and approaches to aid with wayfinding. Corners are activated by special balcony arrangements which are hit and miss or inset.

### Aspect

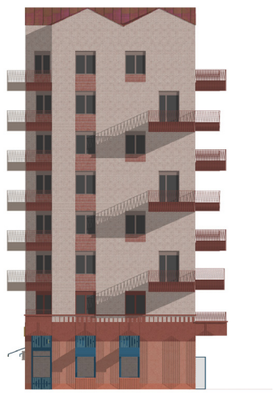
The Northern elevation faces onto The Square and is enlivened by hit and miss balconies which step around the North-Western corner providing double height external amenity to residents.

The Eastern facade is ordered and restrained above the lively High Street which provides the retail frontage. External amenity of the dwellings is designed to never sit directly above the High Street at L01 for resident privacy (except where inset and greater privacy can be achieved).

The Western elevation lines Kirkmichael Play Street and is overlooked by access decks and rear facing balconies for passive surveillance. Large openings to the facades allow communal amenity spaces within the building to actively engage with the street and provide positive dialogue and connection between the residents and wider community activities. Dedicated residential entrances to the core are united with these apertures via a large enveloping canopy that continues rhythm and scale to the facade.



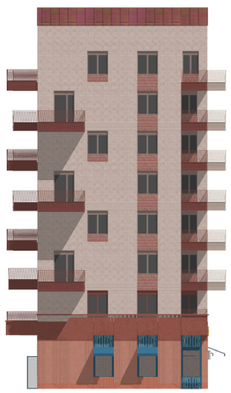

Isometric



North Elevation (Dee St.)



East Elevation (Aberfeldy St.)

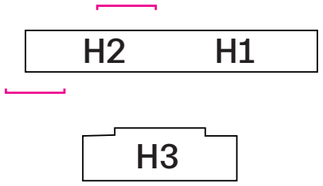


South Elevation (Blair St.)



West Elevation (Kirkmichael St.)

# Facades




## Bay Elevation - H1 H2

### Base

Along the High Street, the base is punctured by large format curtain wall glazing which defines shop fronts and provides opportunities for tenants to express their signage within a considered framework. Key corners are inset to encourage circulation around the corners and facilitate opportunities for inhabitation by retail tenants.

The precast elements are textured and embossed with `Kantha` inspired patterns influenced by the success of the meanwhile patterns that celebrated the diversity of cultures present in Aberfeldy Village today.

Along Kirkmichael play St the precast plinth transitions to a red brick datum which steps up to signify communally accessible uses.

### 'Blocks'

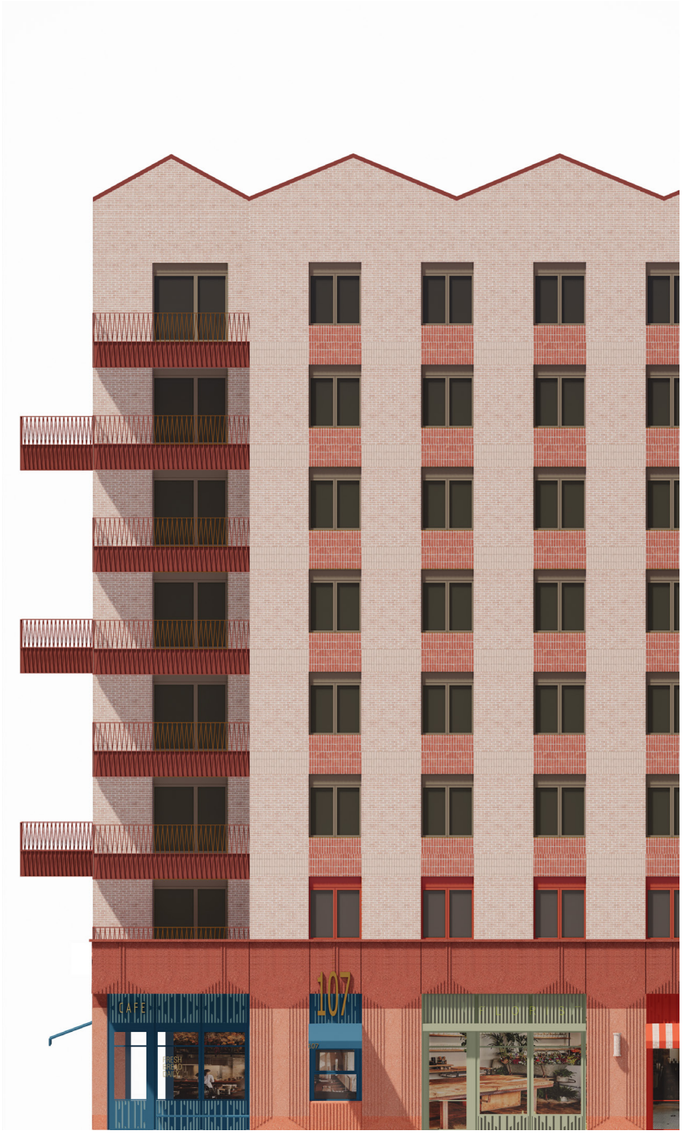
The 3 blocks bind the plot and are clad in a light sand coloured brick which is broken by vertically arranged windows. The central block is bound and as such is symmetrical in composition where as the Northern and Southern blocks feature pitched roofs which are specially oriented to face key approaches.

### 'Insets'

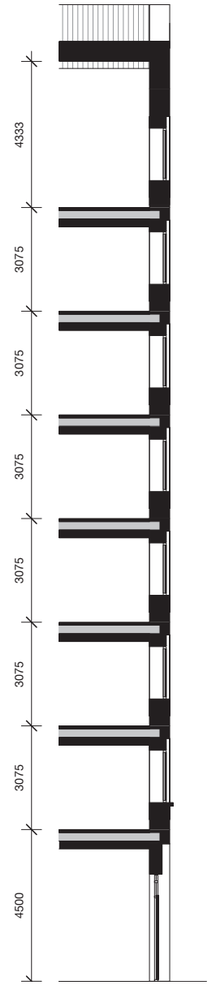
Connecting masses are comprised of a more horizontal language and host access decks and outboard balconies. Built from a warmer brick, their expression allows the blocks to read as a collection of buildings as opposed to a relentless monolith. Access decks accentuate their horizontal nature and provide access to central dwellings of the Plot(s) and are expressed in bays as part of the balcony language.



Western Centre Bay Elevation




Eastern Corner Bay Elevation




Typical Section

# Facades

## Detailed Bay Elevation

### Window

Window openings are visually elongated by a metalwork panel above the window and vertically connected by a portion of soldier bonded brick work below each window.

The panel above the window provides an opportunity to discretely ventilate the apartments through the window componentry alleviating the need for superfluous spouts and vents in the brickwork body. An 800mm high cill promotes views out from habitable rooms.

### Pier and Opening

The majority of the elevational language is defined by consistently dimensioned stretcher bonded brickwork piers that define openings which are subtly broken by 3 brick  soldier bond stringers at every floor. The solid piers are of a light brick with a flush faced light coloured mortar to maximise the amount of light that is reflected through the trees to Aberfeldy Stret below.

### Balcony

Balconies benefit from a 300mm solid plate metal upstand to limit views on to the balconies from the street below. The balusters are dynamically angled to create accentuate rhythm and playful arrangement of balconies at corners.




Detailed Bay - South Elevation

Partial Section

# Facades

## Material Palette

The adjacent demonstrates a suggestive material palette for Plots H1, H2 and H3, embodying warm peach tones, sandy beige tones in combination with a variety of textured applications of precast concrete.

### Brick

Lighter portions of the plot will be clad in the indicative sand/beige brick shown with a flush faced white mortar to retain the texture of the brick.

Connecting sections of the plot will be clad in the indicative orange/peach brick with a colour matched mortar to accentuate the difference in character between the plot elements

### Precast Concrete

Textured and rough faced precast samples are shown for the base of the plots with varying scale and hues of aggregate for testing. The exact finish would look to be consolidated at the next stages to allow refinement with specialist input from supplier / contractor.

### Metalwork

Balustrades, window/door frames and vents would be finished in a polyester powder coating (PPC) to ensure a bold and vibrant red finish that will withstand the elements.




1. Primary facade: textured grey/peach brick finish
2. Base: Textured red pigmented precast
3. Metalwork: Matching tones to balcony / frames
4. Ventilated Panels: To retail frontage - bespoke paint finish to be applied

# Kirkmichael Road

## Amenity Use

### Existing

Kirkmichael Road is currently used as back of house by the Western Aberfeldy Street retail units. Improvised parking is also common on the street creating potential hazards for pedestrians and school children from the adjacent Culloden Primary Academy. During pick-up and drop off times a gate to the south of Kirkmichael Road is used by parents and students for access.

### Proposed Play Street

The proposals seek to pedestrianise Kirkmichael Road and populate it with play equipment and planting directly adjacent to the school. The length of the street is activated by secondary residential entrances which provide doorstop play for larger family maisonettes on H1 and H2. Natural surveillance from windows balconies and access decks was considered throughout the design process.

Furthermore x2 communal amenity spaces address the street frontage, allowing internal connection for the residents as well as spill out and connection to the play facilities on Kirkmichael. The proposed uses of these spaces intend to deliver a soft play type facility (number 1) and a homework club / flexi work space (number 2). The latter was raised numerous times in community consultation, and will enable a high quality facility tailored to youth and young families. In addition to the soft play, these spaces will enable greater dialogue with the existing community and Culloden Primary school, as well as providing flexible, useable space the residents of the block.



1 Precedent image of proposed soft play use



2 Precedent image of proposed homework club space



2 Precedent image of proposed homework club space



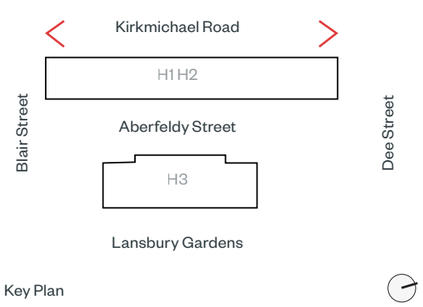

Proposed strategy diagram for kirkmichael road



3 Existing state of Kirkmichael Road looking South from Dee St.




4 Entrance off Kirkmichael Road to Culloden Primary School

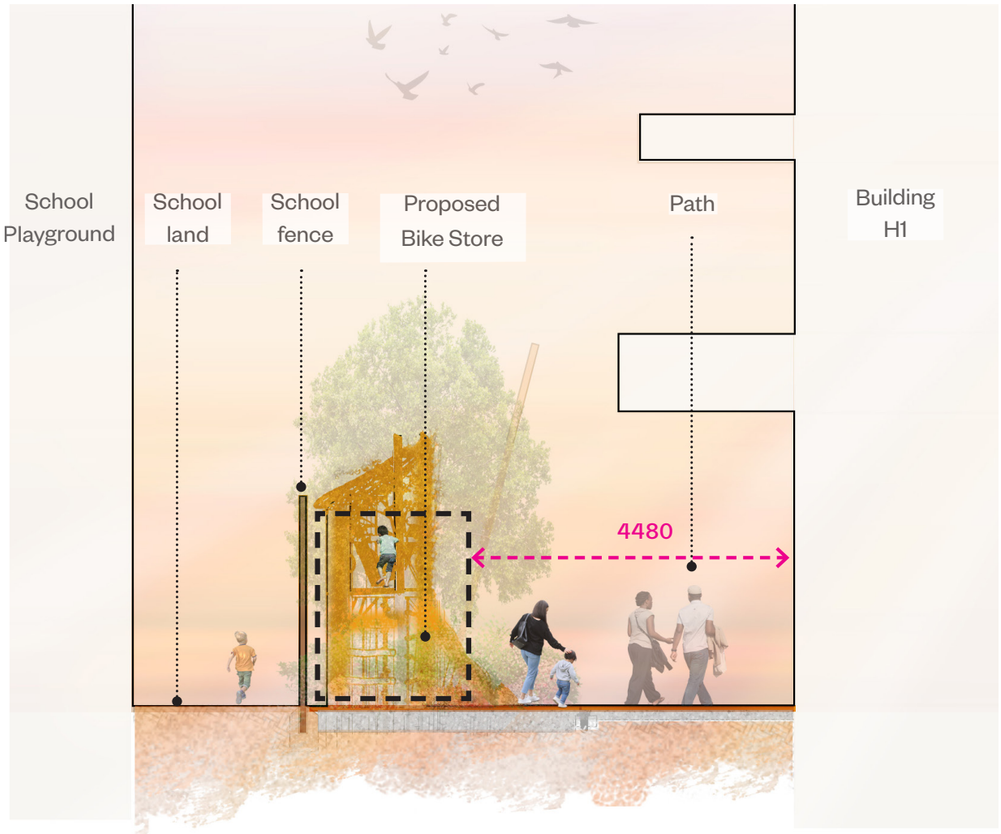



Key Plan

# Kirkmichael Road

## Cycle store pavillions

To maximise the amount of residential use and active frontage internally to the building, the cycle provision has been located externally within two pavillion style cycle stores. These are intended to elevate the visual identity of the play street, utilising bright colours, patternwork and relief to strengthen the visual identity of Kirkmichael road. As freestanding elements, adjacent to culloden school, studies have explored the depth of the volumes to ensure these do not compromise the width of Kirkmichael road and retain a friendly, open streetscape. The facade will be developed further in detail design, but speculates on a community engagement initiative, similar to the existing meanwhile use of Aberfeldy where school children and the community could be involved to create murals and colour application on the bike stores.




Cross section study appraising dimensions of store
















Existing state of Kirkmichael Road looking South from Dee St.

# Kirkmichael Road

## Facade + Street Design

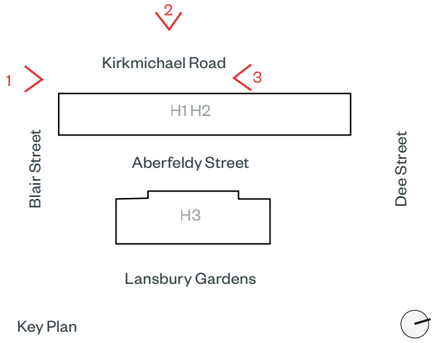
The adjacent imagery depicts a conceptual representation of the intended streetscape along Kirkmichael Road.

The communal amenity frontage has the ability to spill out directly to the play spaces of the street, providing a strong community offering and encouraging activity. The facade utilises colourful, motifed metalwork in keeping with the retail language to Aberfeldy Street, continuing the public scale of the facade and enabling good visual permeability.

Canopies are used to define key, active moments along the facade for visual wayfinding and to create a colourful rhytm to the reading of the street. These also function for shelter and protection.

Notably, paving treatment has been defined to articulate varying thresholds, entrances and connections in relation to both the building (amenity space and residential entrance) and the wider context (Culloden primary school, blair street and dee street). helping to provide rich, fun animation for users.

For more information on the design of the play street, please refer to Chapter 7.0.




Key Plan



1: Proposed view of Kirkmichael Road looking North from Blair St



2: Proposed view of Kirkmichael Road looking East from Culloden Primary School



3: Proposed view of Kirkmichael Road looking South showing amenity space and play street

# General Arrangement

## Ground Floor Plan H2

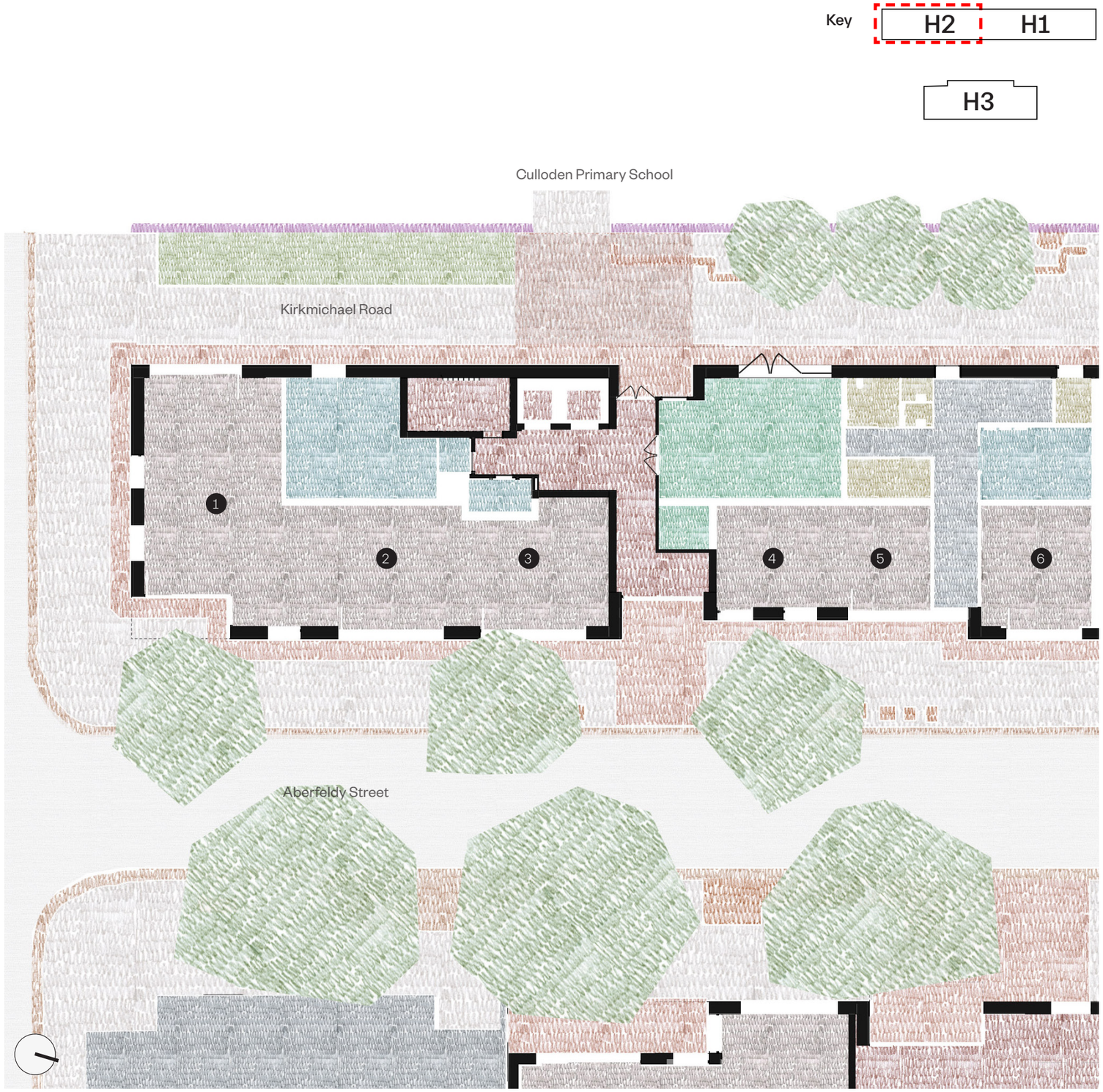
For the retail portions to H2 In total x6 units have been coordinated (x12 in total at Plot H), with a flexible range of small to large sized units facing Aberfeldy Street. Principally it represents a linear arrangement with single fronted spaces in direct dialogue with the street front. However, steps in the massing have been utilised to break up the length whilst providing a sense of individuality and relief to the ground floor experience. This has also benefited the public realm in articulating furniture and planting in dialogue with the building. Crucial to the streetscape strategy has been to articulate 'doormats' of pattern and texture extending from the retail frontages to demarcate a sense of patchwork and ownership to the retail operators. To the plan of H1/H2, this takes shape as a perimeter banding, with larger scale intervals to demarcate moments of residential entrance that may further animate building and landscape. Notably, a food and beverage use has been proposed to occupy the primary Southern gable with triple aspect frontage to both Aberfeldy Street, Blair Street and Kirkmichael Road. This extends the sense of public frontage with a continuation of glazing and opportunity for spill out and activation of the public realm. This is particularly pertinent to Kirkmichael Road, where the pedestrianised proposals will create a new street scene of playscape, landscaping and cycles. With the mirrored arrangement this will also occur to the northern gable and provide further dialogue and activation to the new Town Square to plot F.

Retail uses and unit sizes have been coordinated with 'AND' specialist input, ranging from 25-70 sqm floorplates to ensure suitability in the commercial offer and that units will be tenable. Vital to this is the desire for affordable workspace and that subsidised offerings may extend the life of existing retail units present on Aberfeldy Street, whilst also encouraging future retail operators to sustain and enliven the community.

For the residential portions, key priority was placed on activating a generous, visually permeable frontage to both Aberfeldy Street and Kirkmichael Road to ensure the latter does not become a perceived servicing, back of house area akin to the current condition. The 'through' entrance lobby has been crucial to this, ensuring a residential frontage can be articulated, alongside a communal amenity provision for benefit of both the residents and wider community engagement. This will benefit activation of Kirkmichael road and connection to the play street initiatives set out in Chapter 7.

- Residential Lobby / Parcels
- Cycles
- Retail Corridor
- Retail
- Plant
- Refuse

1. Large
2. Medium
3. Medium
4. Small
5. Small
6. Small




Proposed Ground Floor Plan H2

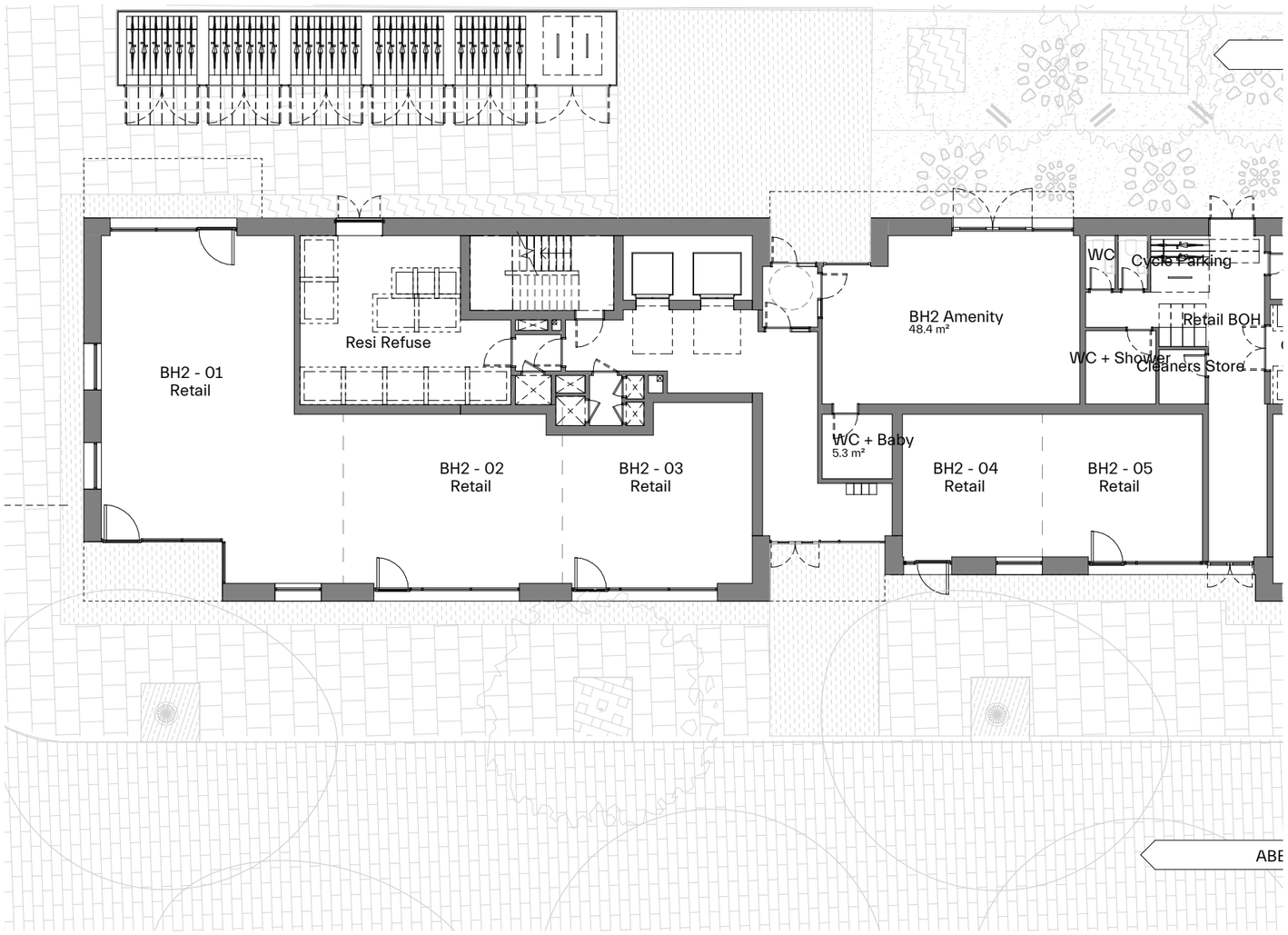
# General Arrangement

## Ground Floor Plan H2

**Cycles:** 60 double stacked spaces
04 accessible spaces

**Retail GIA:** 332 sqm

**note: numbers reflect H2 only however are duplicated in mirrored arrangement to H1.**




Proposed Ground Floor Plan H2

# Residential Design

## Key Principles H1 + H2

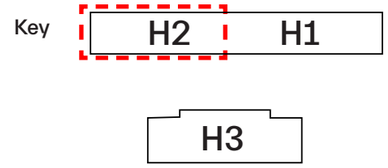
The adjacent diagrams reflect the key layout principles that have been employed across the floorplates to deliver good quality, generously articulated homes.

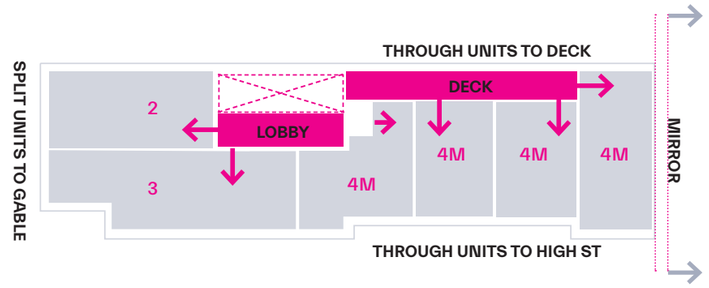
Block H1 and H2 are 100% affordable social tenure. Throughout the residential floor plans of the building both maisonettes and flats are employed, starting from Level 01. It is worth noting H1 and H2 residential arrangements are symmetrically mirrored. The adjacent diagrams reflect the typical flat level L03-L07 and the upper maisonette level L02.

To levels 03-07, X5 homes varying from 1bed to 3bed wheelchair units are arranged around the floorplate. The core is asymmetrically located with access to homes via the central lobby and deck access respectively. All homes benefit from projecting balconies for generous private demised amenity. Dual aspect corners host the larger homes and x3 through units occur off the deck, all helping to optimise aspect, daylighting, and internal experience.

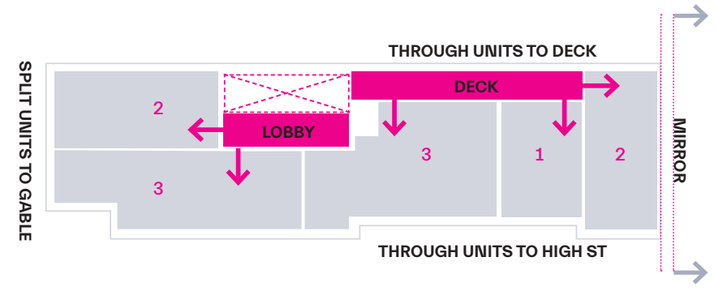
A key aspiration was to accommodate family sized homes of 3 and 4 bedroom to this plot, enabling good proximity to the public realm improvements and amenity offer along Aberfeldy Street and Plot F. To achieve this, across levels 01 and 02, 4bedroom 2-storey maisonettes have been introduced. This results in an extra home to the centre of the plan, with the access to the homes from Level 02. The southernmost 2 and 3 bed units remains consistent on the lower levels to the South.

Key

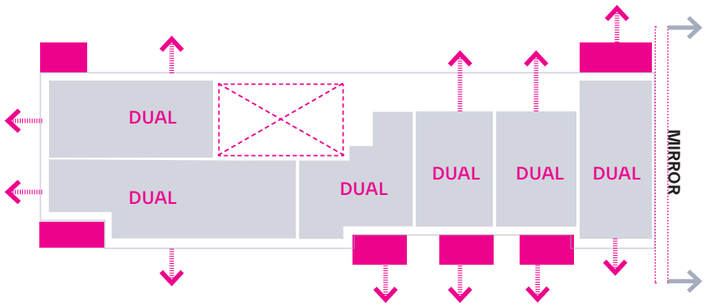


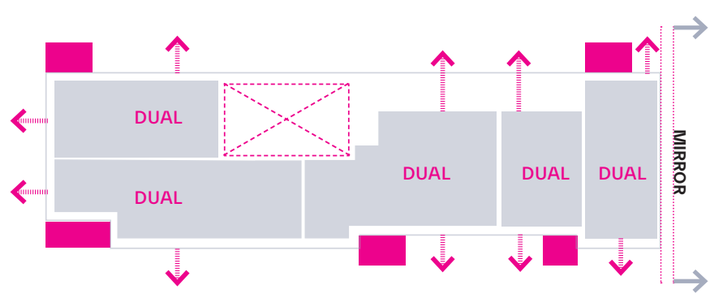

L02: Arrangement + Size



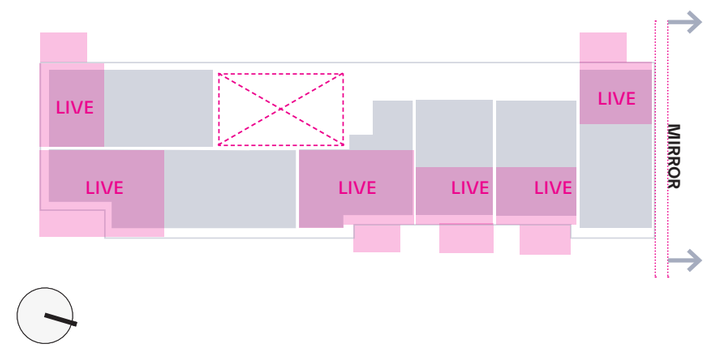

L03-L07: Arrangement + Size



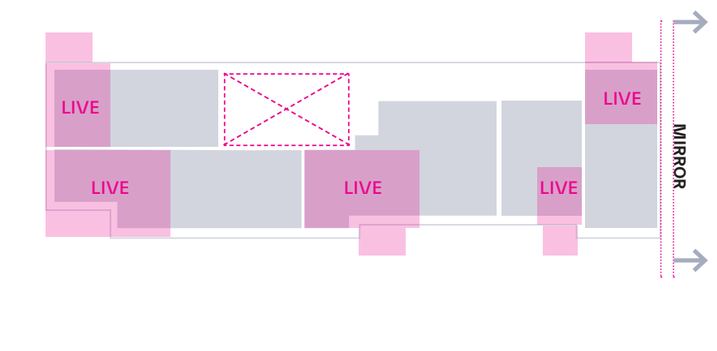

L02: Amenity + Aspect




L03-L07: Amenity + Aspect




L02: Living




L03-L07: Living

# Residential Design

## Typical FloorH1/H2

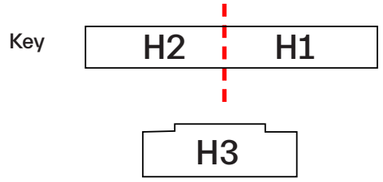
The adjacent series of plans demonstrates the arrangement over the residential floors of H1 and H2. The symmetrically mirrored plan is evident whilst also revealing the way L01 (lower maisonette level) absorbs the area of the deck to optimise the internal layouts.  This benefits the spatial quality of the homes and by providing the entrance level and amenity spaces to the upper L02 level, creates greater distance from the street scene below. This helps to delineate private and public space, with the balcony spaces sufficiently separated for both privacy and security benefit.

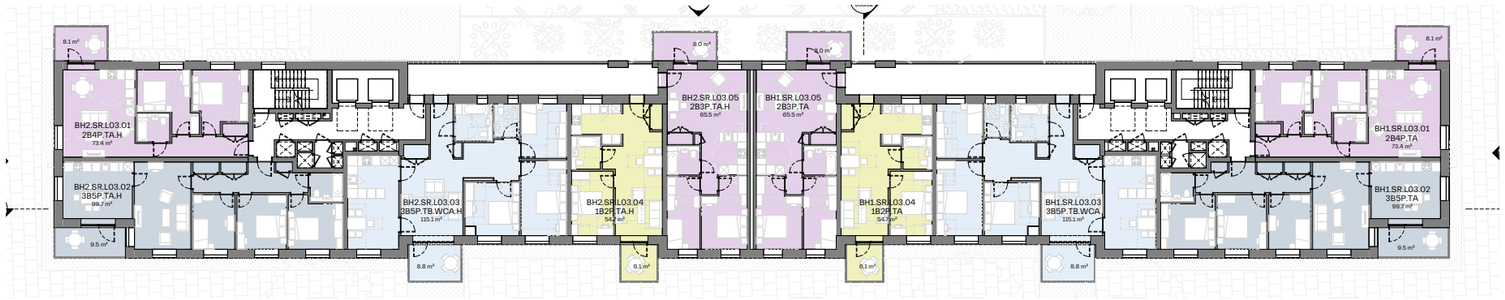
All units have been carefully articulated around the floorplate to maximise views and achieve 100% dual aspect across the building. To the gable ends, balcony locations iterate around the facades (rather than vertically stacking) to encourage daylight and provide both a visually animated sense to the façade whilst also offering differing residential offers and views from the same stacked unit type. The number of the homes accessed off the deck have been minimised to x3 to aid privacy and enable a sense of passive ownership from the homes to the that space. This is achieved with a select number of homes (2/3) accessed from the internal core lobby space.

In keeping with social tenure policy the 3 and bedroom homes have separate, generously sized kitchen diners and living spaces for practical family living. Typically, balconies have been arranged off the living for a physical extension of the space whilst having greater portion of glazing to benefit daylight. Wet spaces and kitchens have been located to the deeper, darker portions of plan to benefit habitable rooms, with instances of secondary circulation to practicably buffer habitable zones and provide storage away from the primary living areas. 1 and 2 bedroom homes follow a generous open plan arrangement. All homes are meeting if not exceeding NDSS space standards and targeting London Housing Design Guidance for optimal residential space standards.

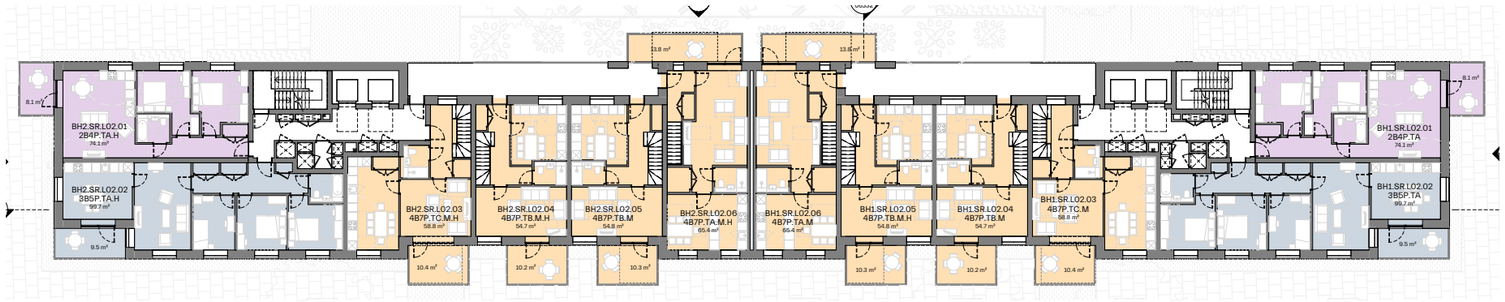
To the common corridor, services are centrally located within the landlord demise to the core, easily accessed via riser cupboards to minimise effect to the residents. Well-proportioned lift lobbies are located away from unit entrances to separate circulation and aid privacy.

Key

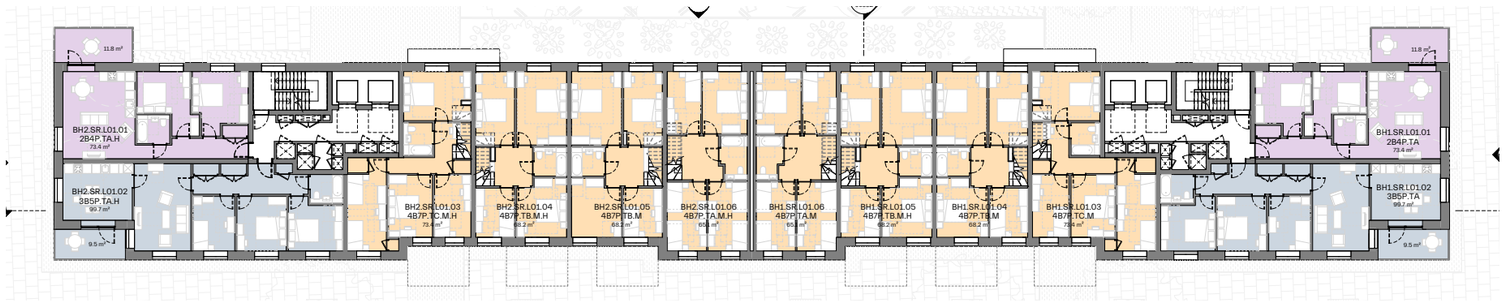



L03-L07




L02




L01

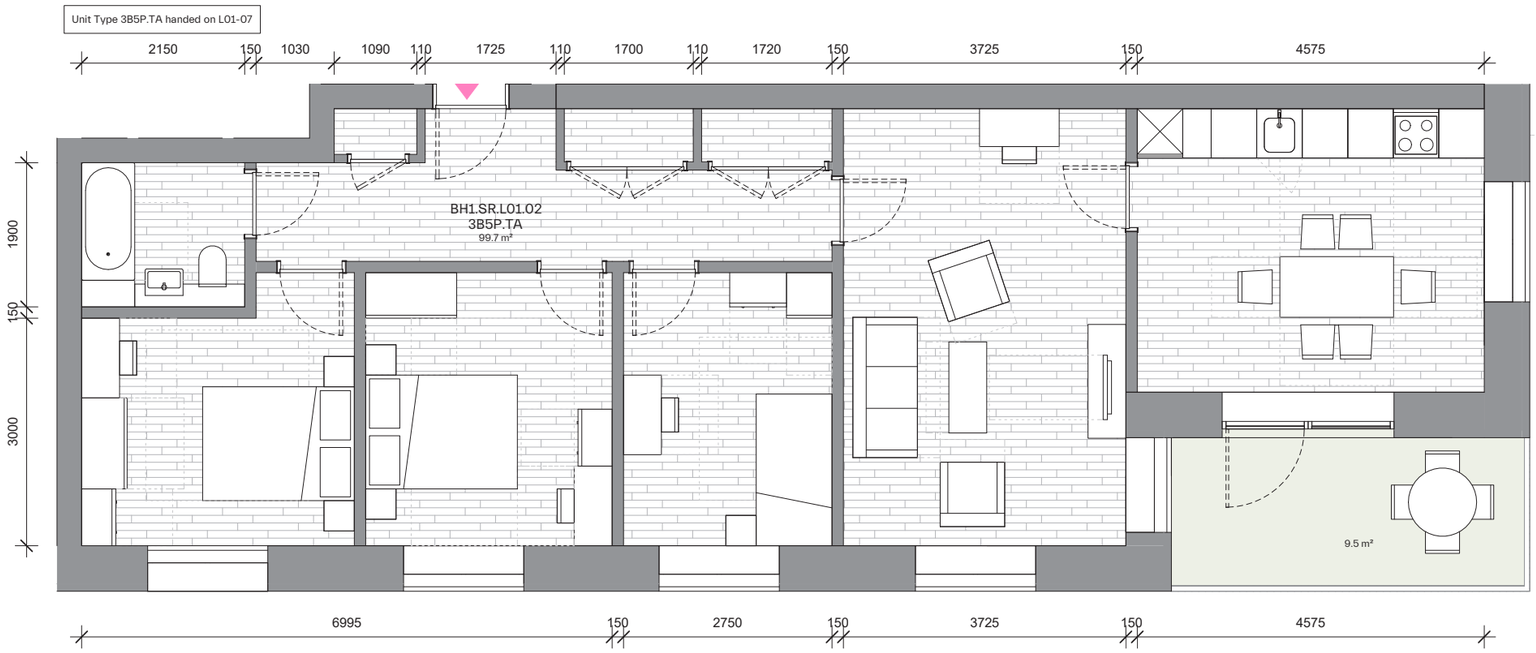
- Studio
- 1Bed
- 1Bed WuD
- 2Bed
- 2Bed WuD
- 3Bed
- 3Bed WuD
- 4Bed
- 4Bed WuD
- 5Bed
- 5Bed WuD
- 6Bed
- 6Bed WuD

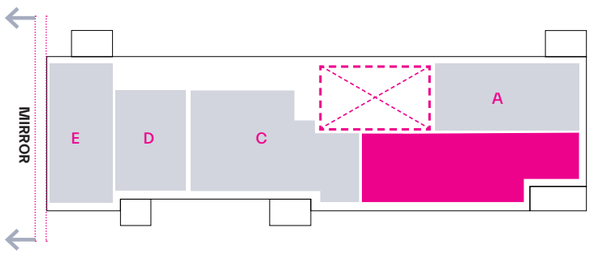
# Residential Design

## Typical Home H1 + H2

The design for the flats across H1 and H2 look to embed many similar principles to that of the other blocks. In unison with the façade development, the homes have been considered from a point of habitable comfort, practicality, and aspect, seeking consistently good quality daylight in the arrangement. The façade openings are generous and well-spaced to enable dynamic habitable spaces, whilst passively shaded by the projecting, stacked balcony arrangement. Where possible, repetitive arrangements have been stacked through the floorplates to enable efficient servicing and structural solutions that will optimise the residential experience.

The adjacent 3 bed example is located at the Northern end of H1 and benefits from a dual aspect position, with a Northerly view over the Town Square to Plot F and Easterly views over Aberfeldy Street. The balcony is inset to the corner, giving a sense of space to the internal areas whilst also benefiting from greater shelter and shading. Internally, a lobbied entrance provides integrated storage and generous access to the bedrooms and sanitary spaces. Upon arrival to the independent living space, a dual aspect arrangement of windows is articulated for daylight benefit with access through to the kitchen diner occupying a well-lit position with balcony access.




Proposed 3B5P M4(2) Home to H1

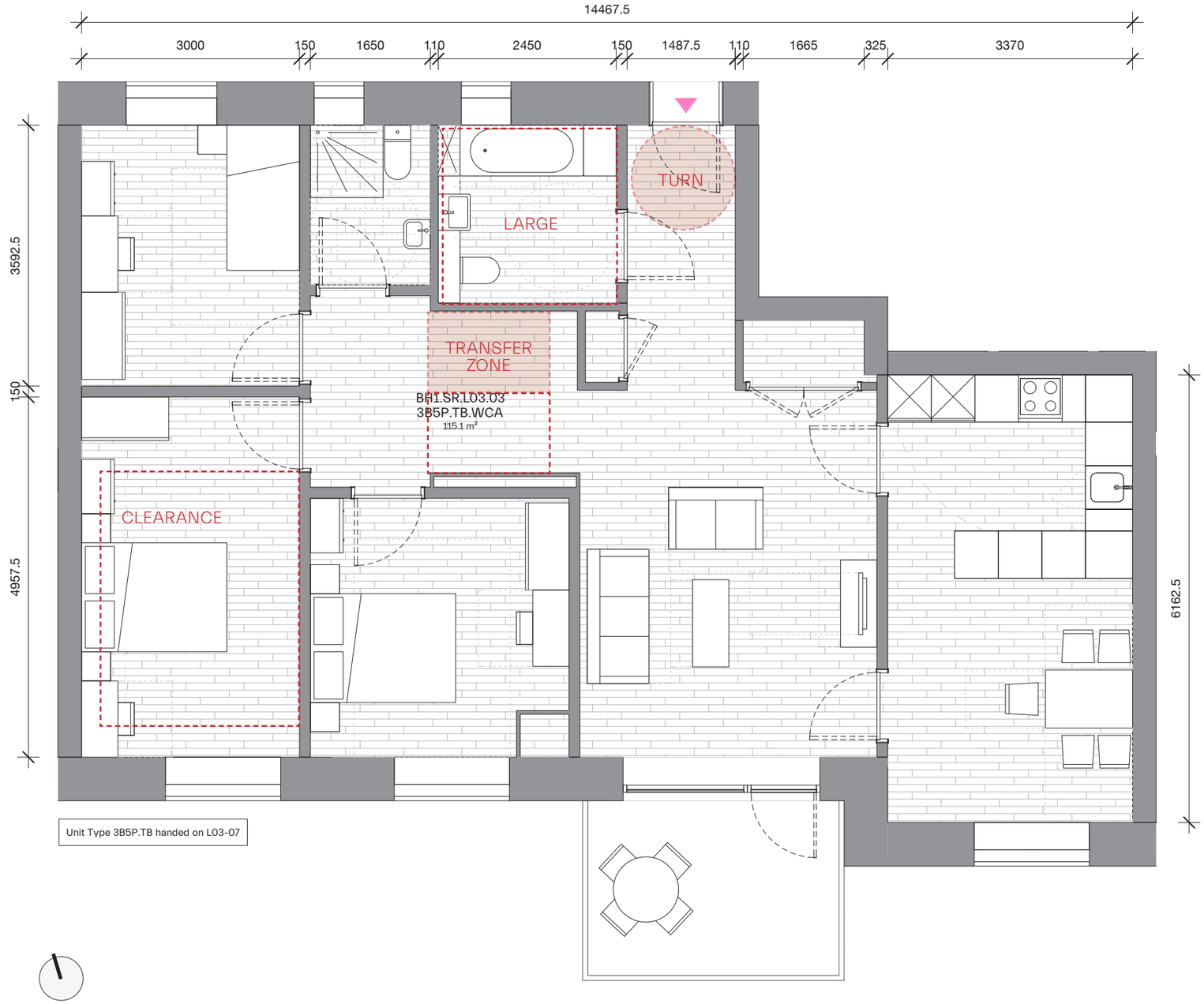
# Residential Design

## Wheelchair User Dwellings H1 + H2

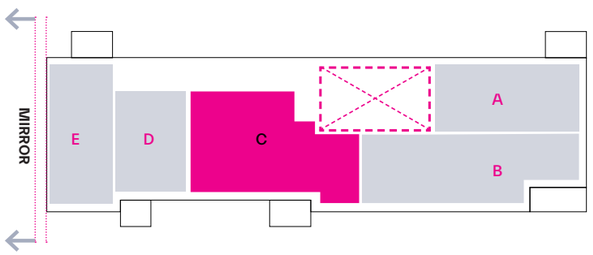
### Typical M4(3)2(b) Accessible

The homes and building proposal have been coordinated to meet Approved Document Part M Volume 1, 2015. Across the social affordable tenure, wheelchair user dwellings are arranged as M4(3)2(b) accessible layout. In Plot H1 and H2 x1 unit type is being delivered in this arrangement. This is an 3b5p size and located on levels 03-07 within the social tenure. The arrangement of which is demonstrated in the adjacent plan. A handed version will also be delivered on the levels providing x10 wheelchair homes in total across the block of H1 and H2.

Please refer to chapter 8.0 for inclusive design and detail arrangement of units.




Unit Type 3B5P.TB handed on L03-07




Proposed 3B5P M4(3)2(b) Accessible Wheelchair Home - Plot H2

# Accommodation Mix

## Summary H1/H2

The adjacent figures detail an area and mix summary reflective of the previous pages and coordinated arrangement for Plot H1 and H2. Please refer to chapter 9.0 for full Phase A accommodation schedule.

Disclaimer:
All areas in this document are intended for illustrative purposes only. MOCO advise that the validity of all quantities and numbers be subject to a detailed check, audit and sign off by an RICS chartered surveyor. MOCO do not accept any liability for decisions or actions derived from interpretation, extrapolation or use of the areas shown.

Measurements have been calculated in accordance with the UK Government Code of Measuring Practice: Definitions for Rating Purposes.

Refer to the following website for more information:
www.gov.uk/government/publications/measuring-practice-for-voa-property-valuations/code-of-measuring-practice-definitions-for-rating-purposes

Areas such as bike store, bins, and ancillary functions to be confirmed through projects development. Services consultant to confirm requirement for plant

GEA figure excludes colonnade (open sided covered ways) & framed terrace areas (open balconies) - as recommended in UK Government Code of Measuring Practice.

| | 1 Bed | 2 Bed | 3 Bed | 4 Bed | **No. of units** | **Hab Rooms** |
|---|---|---|---|---|---|---|
| Social Total | 10<br>15.2% | 24<br>36.4% | 24<br>36.4% | 08<br>12.1% | 66 | 260 |

| | Residential GIA | Residential GEA | Non Residential GIA Retail |
|---|---|---|---|
| Social<br>sqm | 7,451.9 | 8,863.1 | - |
| **Total**<br>**sqm**<br>sqft | **7,451.9**<br>80,211 | **8,863.1**<br>95,401 | **598.4**<br>6,441 |

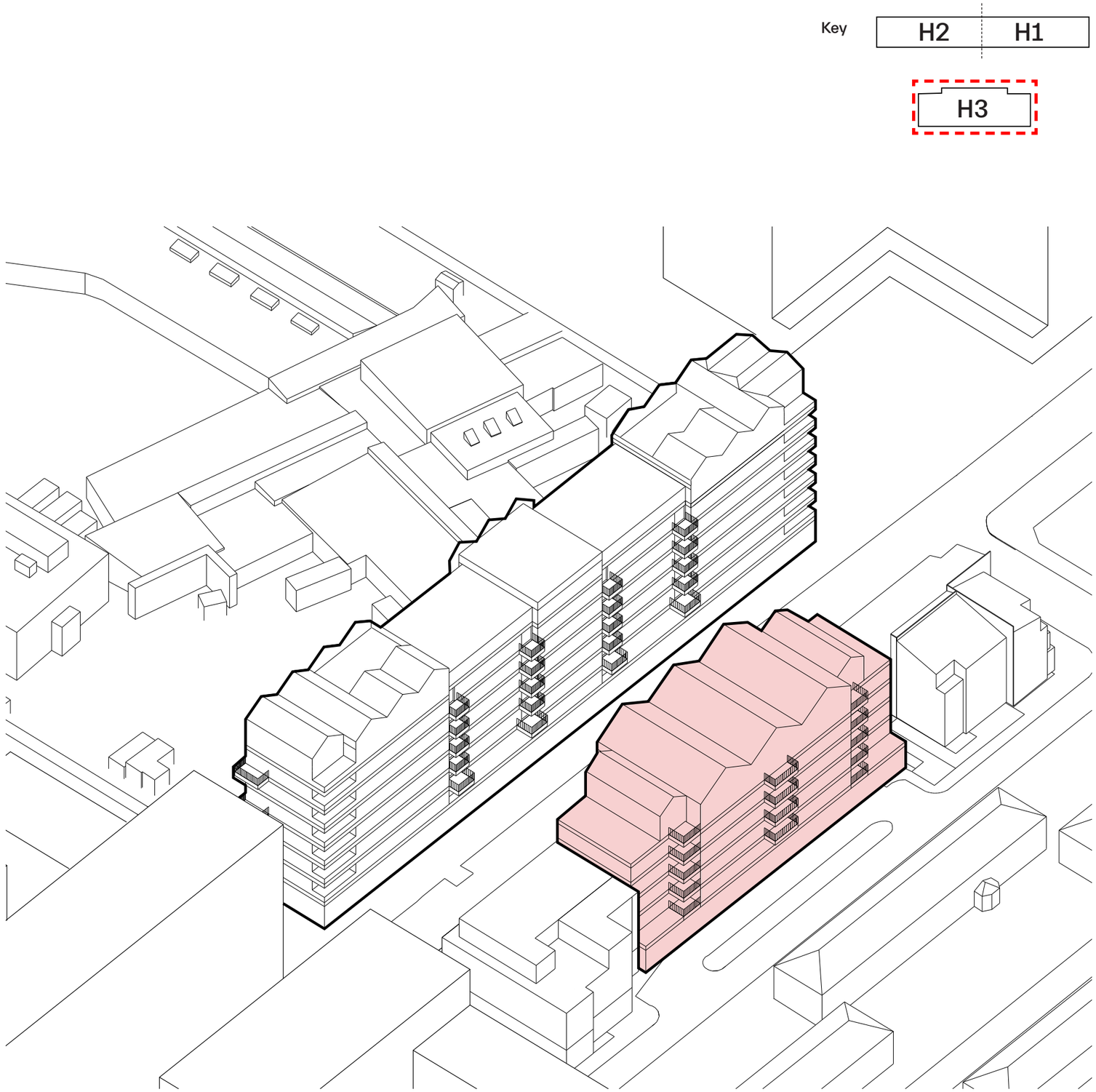
| | M4(2)a Homes | M4(3)2(a) Adaptable Wheelchair Homes | M4(3)2(b) Accessible Wheelchair Homes |
|---|---|---|---|
| **Wheelchair**<br>**number**<br>% of block | **56**<br>84.8% | **0**<br>0% | **10**<br>15.2% |

| **Unit Aspect** | Single | Semi | Dual | Triple |
|---|---|---|---|---|
| **Total**<br>**number**<br>% of block | **0**<br>0% | **0**<br>0% | **66**<br>100% | **0**<br>0% |

# Facades

## H3 Block

The following pages set out the proposals for H3 block, detailing the facade and residential proposal across the building. It is ground + 5 storeys and accommodates both shared ownership and market tenure homes.




Isometric diagram of H3

# Facades

## Elevations - H3

### Composition

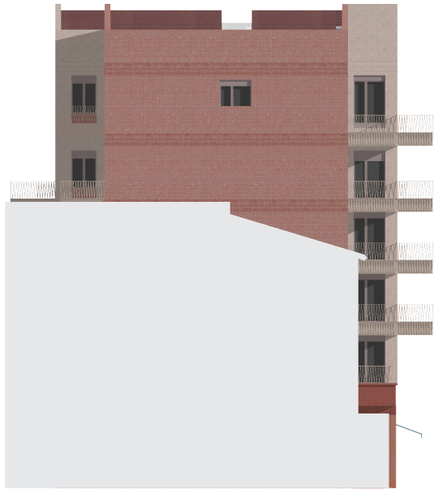
Plot H3 is expressed as a central 'block' with 2 connecting 'insets' which step down to neighbouring Loren Apartments and Sherman House to complete Aberfeldy Street maintaining a sense of rhythm and activity.

As per H1 and H2, H3 is united by a precast textured base that steps with the forms of the floors above. The base accommodates medium retail spaces smaller than Plot F's but larger than H1/H2's permitting a diverse offering for locals. The base steps down towards the rear of the building on Lansbury Gardens rising only to define communally accessible uses in the block such as secondary residential entrances and  cycle stores.

### Aspect

The Northern  and Southern Elevations abut existing blocks and as such are left blank. The Western facade is ordered and restrained above the lively High Street which provides the retail frontage. External amenity of the dwellings is designed to never sit directly above the High Street at L01 for resident privacy (except where inset and greater privacy can be achieved).

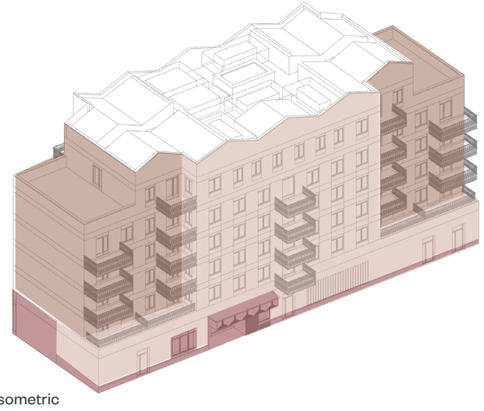
The Eastern elevation completes Lansbury gardens and is overlooked by rear facing balconies for passive surveillance, units above L02 benefit from long views over neighbouring houses.



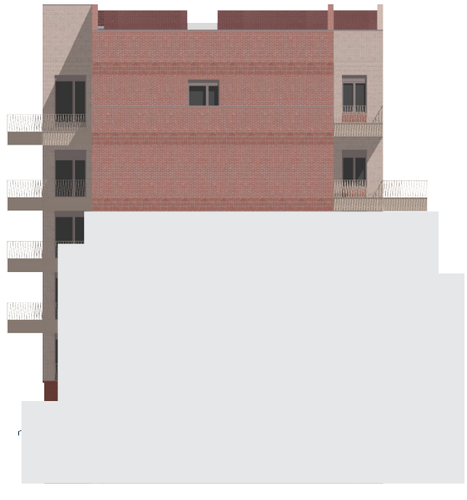
North Elevation



East Elevation (Aberfeldy St.)




Isometric



South Elevation



West Elevation (Lansbury Gardens)

# Facades

## Bay Elevation - H3

### Base

Along the High St., the base is punctured by large format curtain wall glazing which defines shop fronts and provides opportunities for tenants to express their signage within a considered framework.  Key corners are inset to encourage circulation around the corners and facilitate opportunities for inhabitation by retail tenants.

The precast elements are textured and embossed with `Kantha` inspired patterns influenced by the success of the meanwhile patterns that celebrated the diversity of cultures present in Aberfeldy Village today.

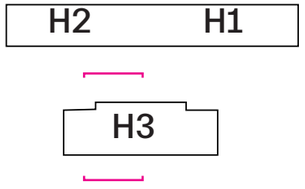
Along Lansbury Gardens the precast plinth transitions to a red brick datum which steps up to signify communally accessible uses such as secondary communal entrances, post rooms and cycle stores which are visible.

### 'Blocks'

The 3 blocks bind the plot and are clad in a light sand coloured brick which is broken by vertically arranged windows. The central block is bound and as such is symmetrical in composition where as the Northern and Southern blocks feature pitched roofs which are specially oriented to face key approaches.

### 'Insets'

Connecting masses are comprised of a more horizontal language and host access decks and outboard balconies. Built from a warmer brick, their expression  allows the blocks to read as a collection of buildings as opposed to a relentless monolith. Access decks accentuate their horizontal nature and provide access to central dwellings of the Plot(s) and are expressed in bays as part of the balcony language.

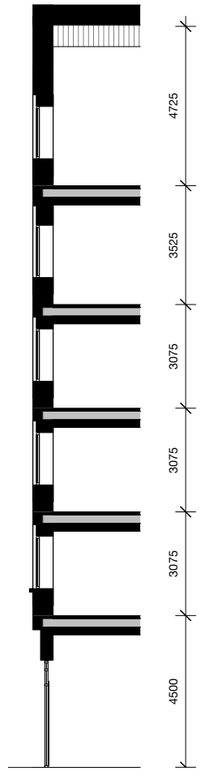





Rear Bay Elevation




Street Bay Elevation




Typical Section

# Facades

## Lansbury Gardens

### Existing

Similarly to Kirkmichael Road, Lansbury Gardens  is currently used as back of house by the Eastern Aberfeldy Street retail units and currently is bound to the West by blank brick walls which form the backs of retail units on Aberfeldy Street Improvised parking is also common on the street creating potential hazards for pedestrians and a cluttered street scape.

### Proposed

The proposals seek to improve the organisation of the street by delivering active frontages in the form of secondary residential entrances, cycle parking entrances and windows into postal rooms and cycle parking. Textured brickwork animates the ground plane. Parking is retained in a more organised arrangement. The precast coloured tectonic of the entrances extents to the ground plane creating a welcoming entrance matt.

The rear facade of H3 brings activity and natural surveillance to the street through a variety of balconies matching its neighbours to the North and South of the Street.



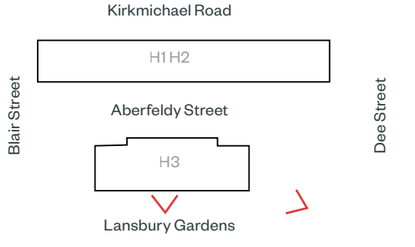
Existing state of Lansbury Gardens



Proposed view of Lansbury Gardens looking South from Dee St,



Proposed view of the rear facade of H3 showing active frontages.




Key Plan

# General Arrangement

## Ground Floor Plan H3

Key

H2 | H1

H3

### Retail Units

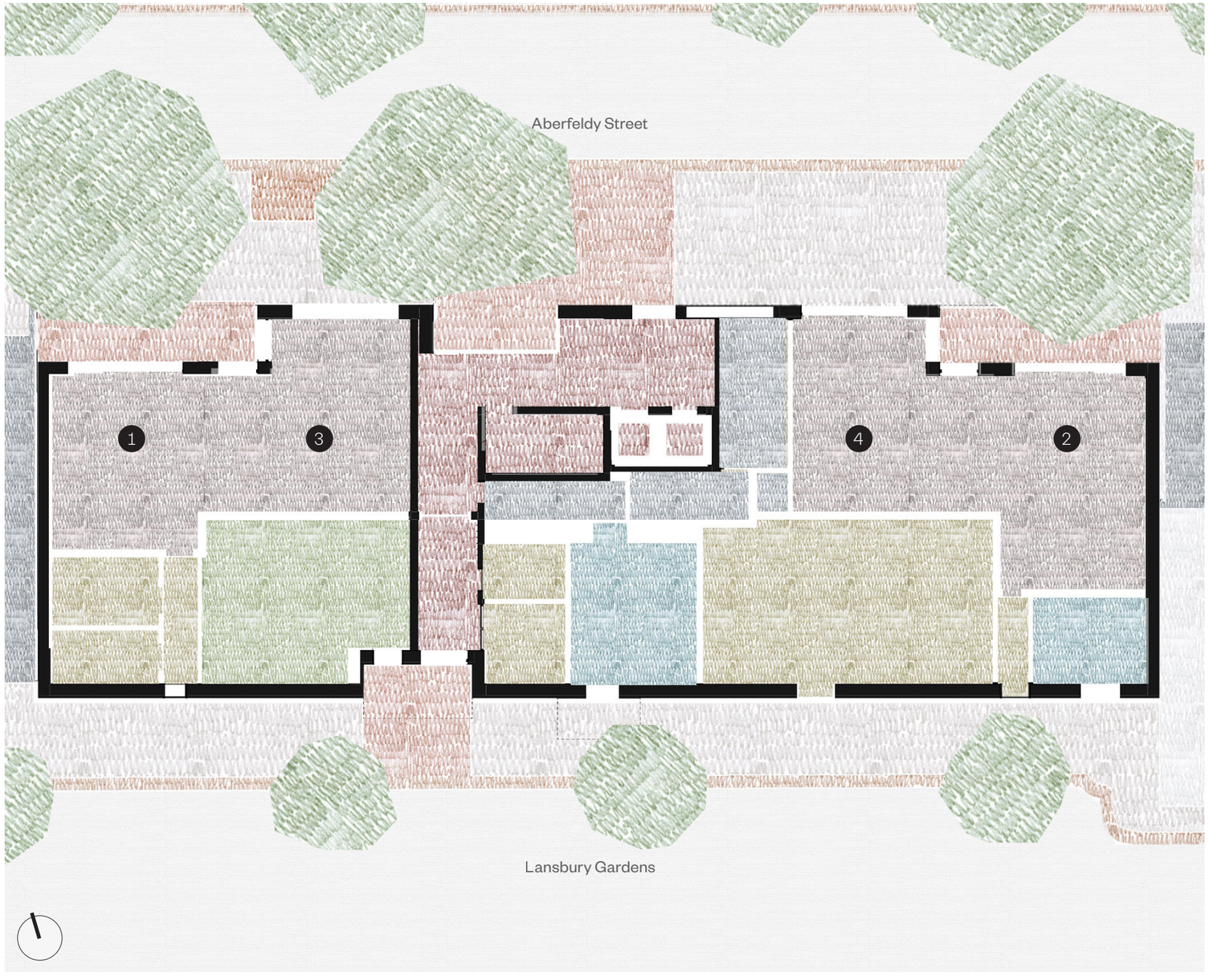
For the retail portions to H3, in total x4 units have been coordinated, with a flexible range of medium to large size units facing Aberfeldy Street. The steps in massing encourage a variety of frontage and relief whilst creating greater generosity in the public realm. This has allowed additional street furniture and provides the opportunity for spill out from within.

Crucial to the streetscape strategy has been to articulate 'doormats' of pattern and texture extending from the retail frontages to demarcate a sense of patchwork and ownership to the retail operators. This is evident in the plan and begins to animate building and landscape through both visual and practical means.

Retail uses and unit sizes have been coordinated with 'AND' specialist input, ranging from 50-78 sqm floorplates. Retail operatives will have access to the common facilities within H1/2, whilst dedicated service corridors are also provided from the rear of retail space within H3 to Lansbury Gardens, for prospective access, security and servicing requirements.

### Residential

For the residential portions, key priority was placed on activating a generous, visually permeable frontage to both Aberfeldy street and Lansbury Gardens to ensure the latter does not become a perceived servicing, back of house area akin to the current condition. The 'through' entrance lobby has been crucial to this, ensuring a residential frontage can be articulated. Associative cycle storage has also been located to the East elevation enabling further windows and activity to this residential street. Internally, the lift lobby is generous and visually apparent on arrival, with an open stair benefiting the sense of wayfinding and vertical circulation.




Proposed Ground Floor Plan to H3

- Residential Lobby
- Cycles
- Back of House
- Retail Units
- Plant
- Refuse

1 Large
2 Large
3 Medium
4 Medium

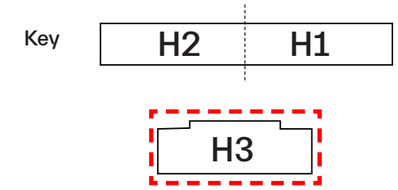
# General Arrangement

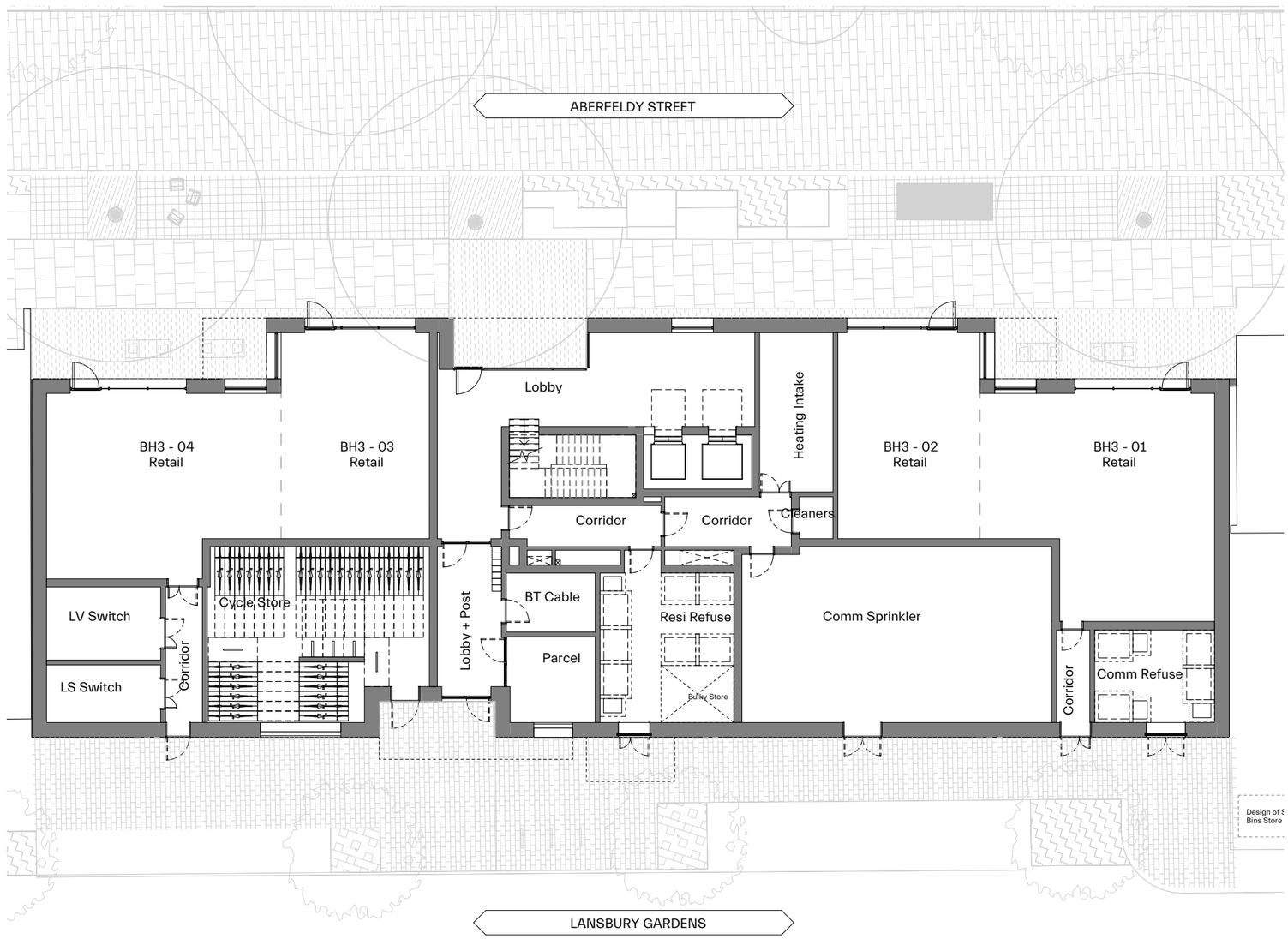
## Ground Floor Plan H3

**Market Bikes:** 64 double stacked spaces
04 accessible spaces
06 vertical hung spaces

**Retail GIA:** 379.3 sqm

**note: numbers reflect H3 only**



# Residential Design

## Key Principles H3

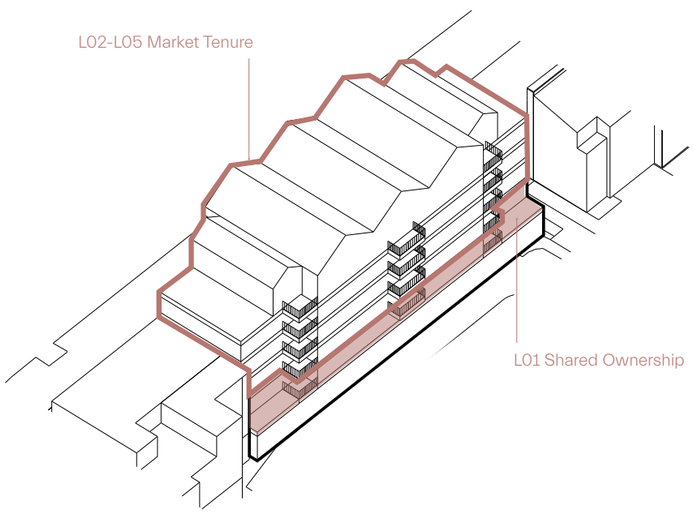
The adjacent diagrams reflect the key layout principles that have been employed across the floorplates to deliver good quality, generously articulated homes.

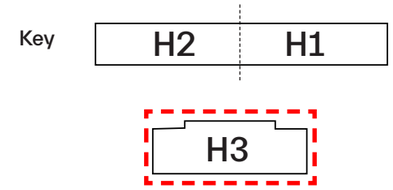
Block H3 is 20.8% affordable shared ownership tenure and 89.2% market tenure. Level 01 is apportioned to shared ownership, with levels 02-05 market tenure. The most typical are reflected; L02-L04 and L05.

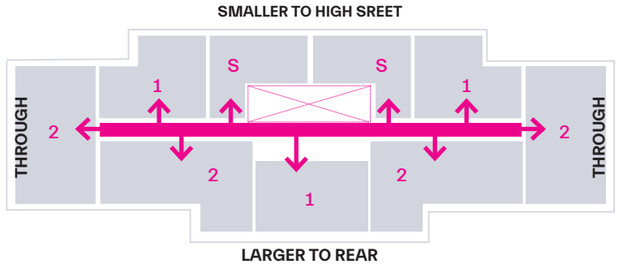
At the lower levels x9 homes varying from studio to 2bed units are arranged around the floorplate. The core is centrally located with double loaded winged corridors to mitigate length of access and improve a personalised experience to the residents' front door. All homes benefit from projecting balconies for generous private demised amenity. Through units have been located to the outermost extents with inset corners to facilitate dual aspect across additional units centrally to the plan. Typically smaller homes have been located to Aberfeldy Street with larger homes to the Eastern, quieter adjacencies and benefiting from long ranging views back across the estate to Braithwaite Park.

3beds are introduced at the level above (L05) where the floorplate adjusts to a smaller massing volume and a total of x5 homes are delivered. This also allows x2 communal roof terraces to be located to the northern and southern extents. These are both accessed internally from the common corridor with inclusive level access from lift lobby to external space. Due to the compact nature of the roof terraces, these are primarily hard landscaped with loose fitting furniture and planting for flexible use.

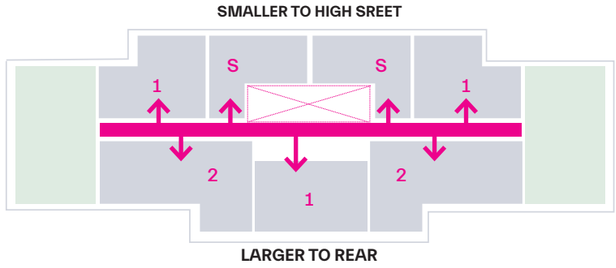
Note: Level 01 is consistent with the adjacent L02-L04 plan bar the centrally located West facing units adjusting to 2bed wheelchair homes for the shared ownership tenure, reducing total unit count to x7.



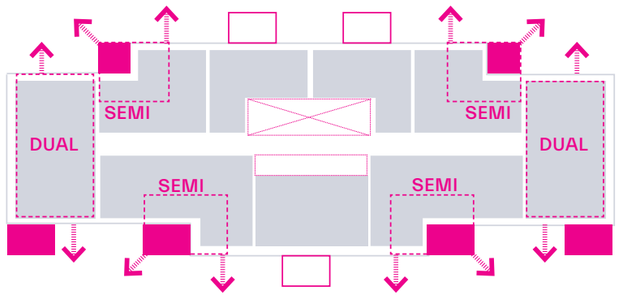



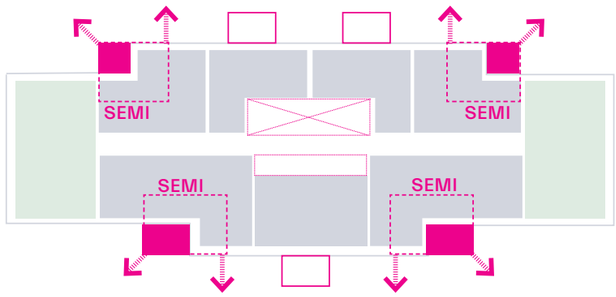

L02-L04: Arrangement + Size



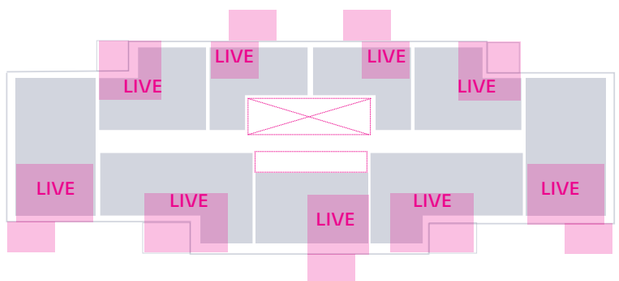

L05: Arrangement + Size



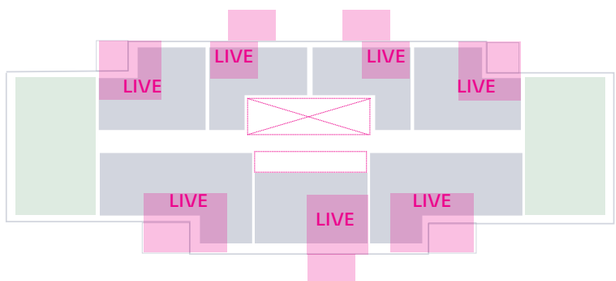

L02-L04: Amenity + Aspect




L05: Amenity + Aspect




L02-L04: Living




L05: Typical: Living

# Residential Design

## Typical Floor

### Levels 02-04

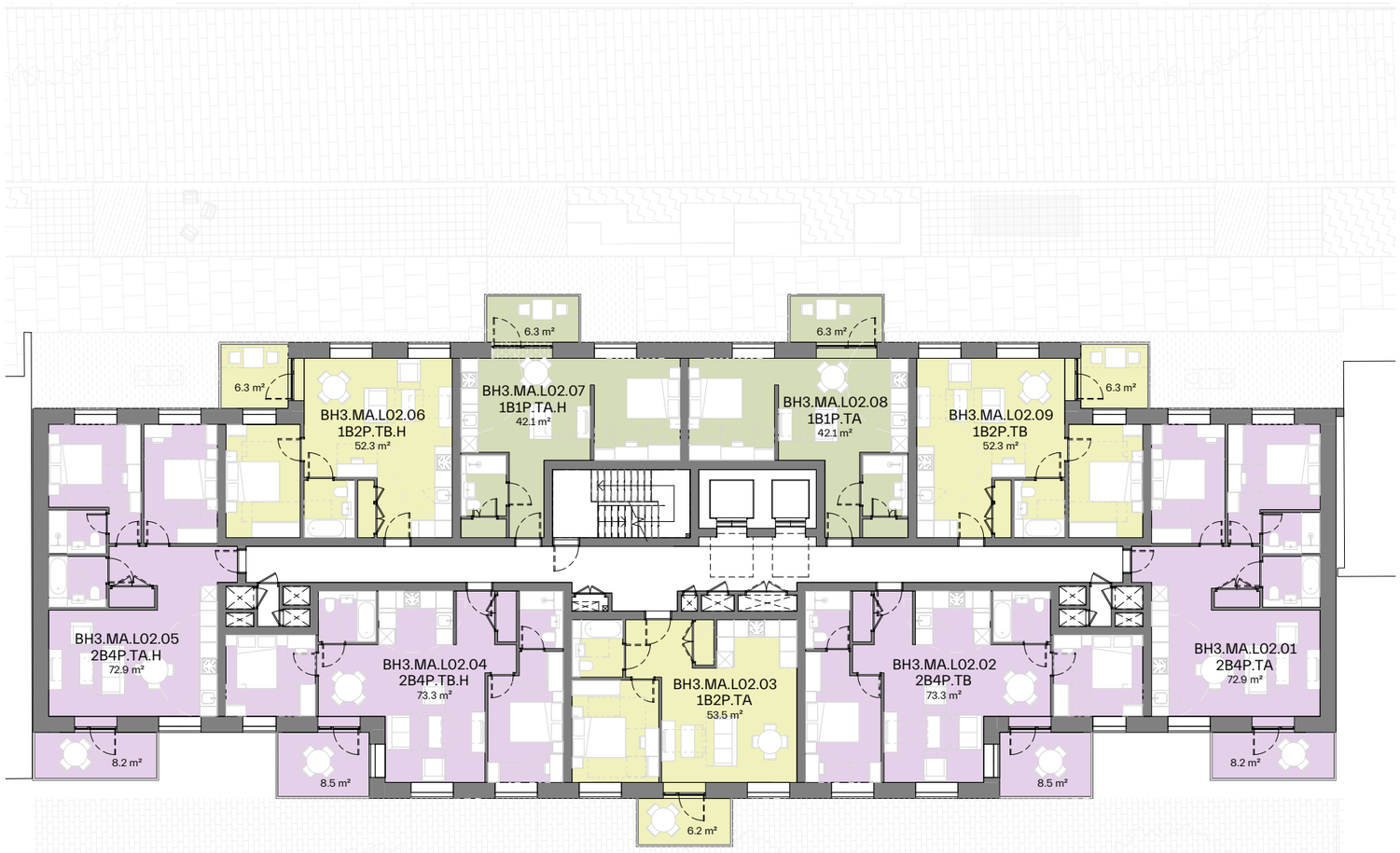
The adjacent plan demonstrates the spatial strategies applied across the typical floors L02-L04. All units have been carefully articulated around the floorplate to maximise views and optimise dual aspect where possible. Given the immediate adjacencies of Sherman House to the North and Loren Apartments to the South, opportunities for this have been limited. Subsequently steps in the massing have sought to introduce corners and articulate additional aspects to the internal habitable rooms. Through units have been employed at the north and south to optimise layouts, whilst living areas have been arranged in the optimal location for daylight and connection to external amenity space. Wet spaces and kitchens have been located to the deeper, darker portions of plan to benefit habitable rooms, with instances of secondary circulation to practicably buffer habitable zones and provide storage away from the primary living areas. Most apartments follow a generous, open plan arrangement, with all meeting if not exceeding NDSS space standards. 60% of the units are either dual aspect or semi-dual aspect.

To the common corridor, services are centrally located within the landlord demise, easily accessed via riser cupboards to minimise effect to the residents. Well-proportioned lift lobbies are located away from unit entrances to separate circulation and aid privacy.

Key

H2 | H1

H3




BH3 typical plan (L02-L04)

Studio
1Bed
1Bed WuD
2Bed
2Bed WuD
3Bed
3Bed WuD
4Bed
4Bed WuD
5Bed
5Bed WuD
6Bed
6Bed WuD

Proposed Floor Plan Level 02-04

# Residential Design

## Example Unit H3

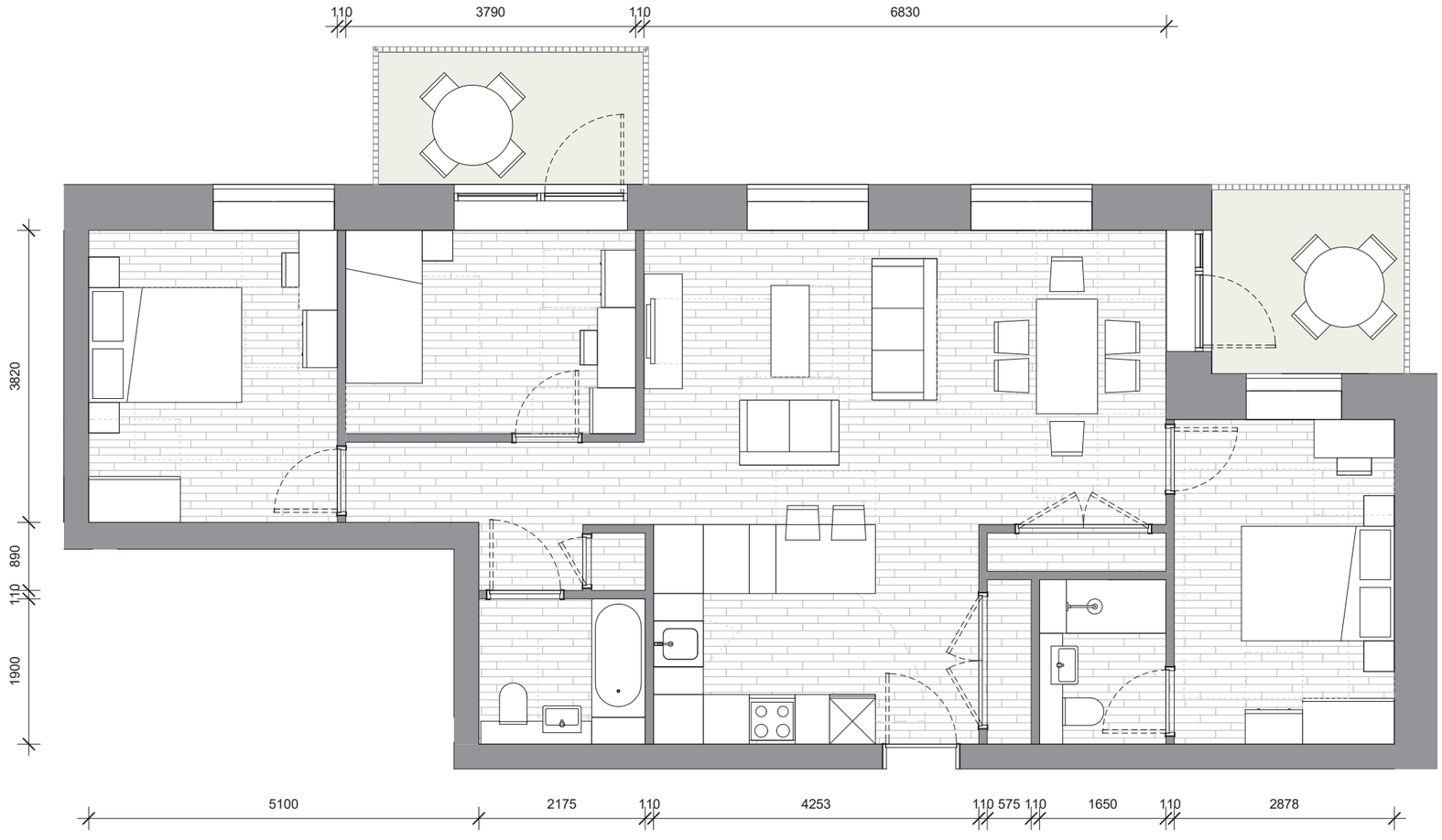
### 3B5P Level 05

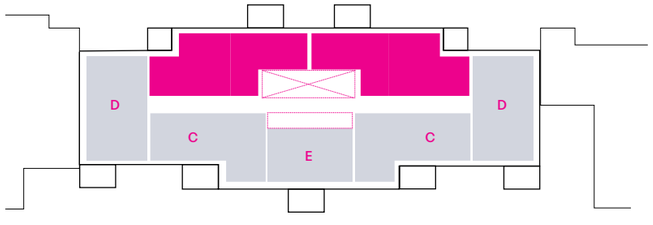
The unit design for H3 has looked to embed many similar principles to that of the other blocks, and . in unison with the façade development, the homes have been considered from a point of habitable comfort, practicality, and aspect, seeking consistently good quality daylight in the arrangement. The façade openings are generous and well-spaced to enable dynamic habitable spaces, whilst passively shaded by the projecting, stacked balcony arrangement above. Where possible, repetitive arrangements have been stacked through the floorplates to enable efficient servicing and structural solutions that will optimise the residential experience.

The adjacent 3 bed example is located at the Eastern end of L05 and benefits from a Westerly aspect and a 'semi-dual aspect' North (or South in handed arrangement) with long views up and down Aberfeldy Street.

To optimise the home x2 balconies have been provided to encourage flexible living and allow generous external amenity provision connected to both the bedroom / study space and primary living area. Internally, the open plan living / kitchen / dining space is entered directly upon arrival with twin fronted windows and an inset corner with additional window for optimal daylight. The kitchen is located to the deepest portion of the plan whilst benefiting from borrowed light and aspect from the open plan arrangement.

In this dumbbell arrangement the L/K/D sits at the heart of the plan, with a degree of privacy created through a secondary corridor to serve bedrooms and sanitary, whilst the master bed and en-suite is located on the opposite side for independence.



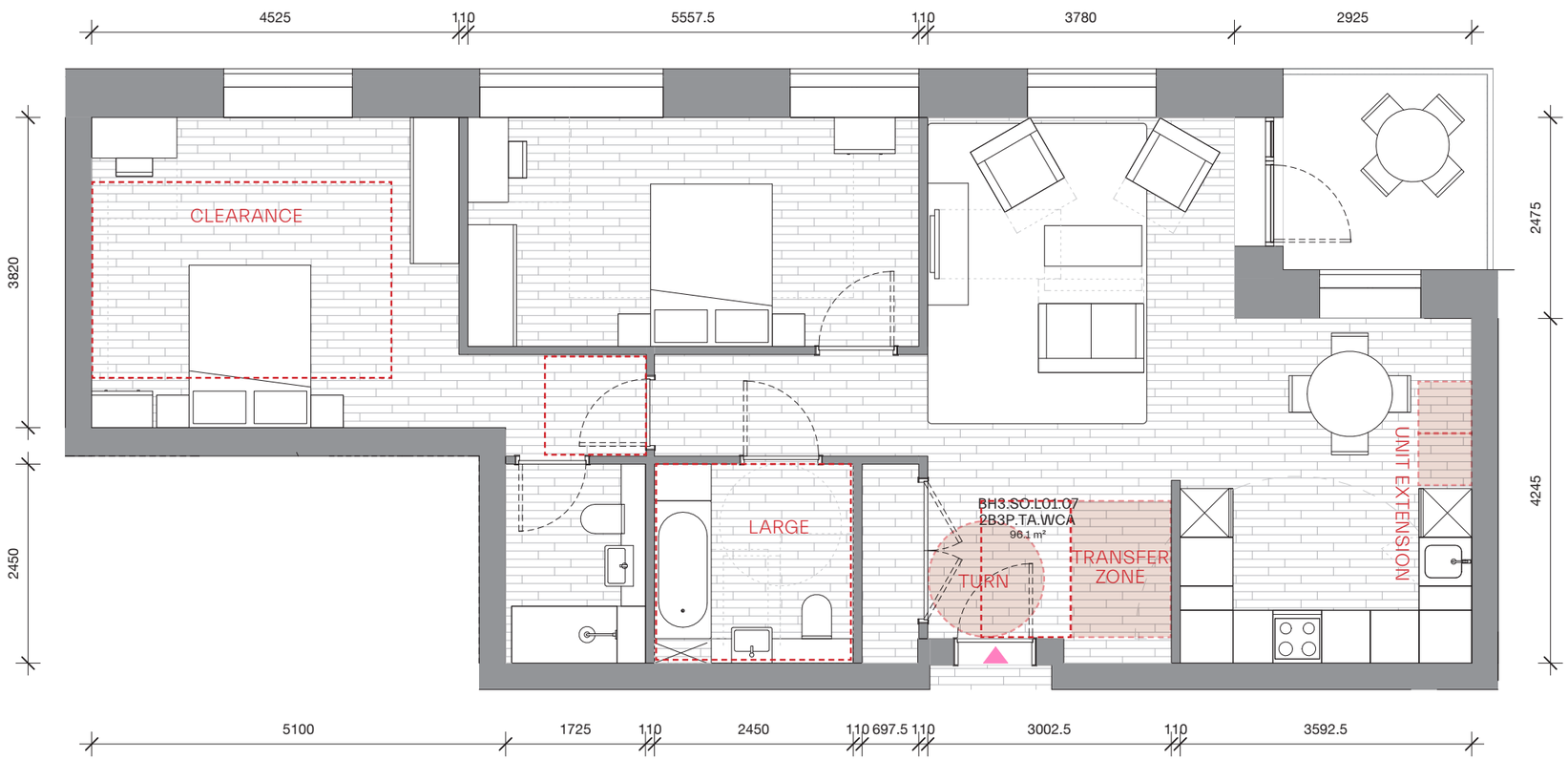

Proposed H3 Unit Plan 3B5P M4(2)

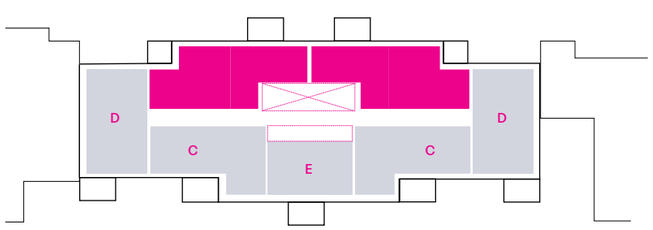
# Residential Design

## Wheelchair Homes H3

The units and building proposal have been coordinated to meet Approved Document Part M Volume 1, 2015. Across the market tenure, wheelchair units are arranged as M4(3)2(a) adaptable layout. In Plot H3 x1 unit type is being delivered in this arrangement. This is an 2b4p size and located on level 01 within the shared ownership tenure. The arrangement of which is demonstrated in the adjacent plan. A handed version will also be delivered on the level providing x2 wheelchair user dwellings in total across the block of H3.

Please refer to chapter 8.0 for inclusive design and detail arrangement of units.




2B4P M4(3)2(a) Wheelchair Unit Plan

# Accommodation Mix

## Summary H3

The adjacent figures detail an area and mix summary reflective of the previous pages and coordinated arrangement for Plot H3. Please refer to chapter 9.0 for full Phase A accommodation schedule.

| | Studio | 1 Bed | 2 Bed | 3 Bed | No. of units | Hab Rooms |
|---|---|---|---|---|---|---|
| Intermediate | - | 1<br>14.3% | 06<br>85.7% | - | 07 | 20 |
| Market | 06<br>19.4% | 09<br>29.0% | 12<br>38.7% | 04<br>12.9% | 31 | 76 |
| **Total** | **06**<br>(15.8%) | **10**<br>(26.4%) | **18**<br>(47.3%) | **04**<br>(10.5%) | **38** | **96** |

| | M4(2)a Homes | M4(3)2(a) Adaptable Wheelchair Homes | M4(3)2(b) Accessible Wheelchair Homes |
|---|---|---|---|
| **Total**<br>**number**<br>% of block | **36**<br>94.7% | **2**<br>5.3% | **0**<br>0 |

| **Unit Aspect** | Single | Semi | Dual | Triple |
|---|---|---|---|---|
| **Total**<br>**number**<br>% of block | **10**<br>26% | **20**<br>53% | **8**<br>21% | **0**<br>0% |

| | Residential GIA | Residential GEA | Non Residential GIA Retail |
|---|---|---|---|
| Shared sqm | 398 | | |
| Intermediate sqm | 669.6 | - | - |
| Market sqm | 2,454.5 | - | - |
| **Total**<br>**sqm**<br>sqft | **3,522.2**<br>37,912 | **4,239.8**<br>45,637 | **379.3**<br>4082 |

NOTE: shared areas are apportioned to floorplate commonly accessible to BOTH market and intermediate tenure

# 5

# PLOT I: BRAITHWAITE PARK

# Area Analysis

## Existing Considerations

As part of the focussed appraisal of Plot I, a series of key existing constraints were highlighted as part of the area analysis. These are detailed below, and reflect some of the notable influences considered throughout the design process and subsequent building response to date;

### 1: Existing Buildings

The current plot has an existing residential building of circa 5 storeys across its extents; Blairgowrie Court. This is proposed to be demolished and replaced with the proposals as set out in this application. The subsequent residential offer seeks to re-apportion the social tenure provision currently on site.

### 2: Existing Roads

The primary road adjacent to the plot is Blair Street, providing an East-West vehicular route and the current entry point for the residence. Served off this street is also access to a subterranean parking level (outside of plot to the East) and a service road to the West (Blairgowrie Court). The latter will form part of the proposal and considered as part of the public realm and servicing strategy.

### 3: Courtyard

To the south of the plot an existing hard surfaced courtyard provides vehicular access to the existing block for parking, servicing, and waste collection. This provides a buffer between the adjacent residential development whilst also a functional asset for the building. This has been retained all be it improved in the proposed arrangement.

### 4: Refuse and Sub-Station

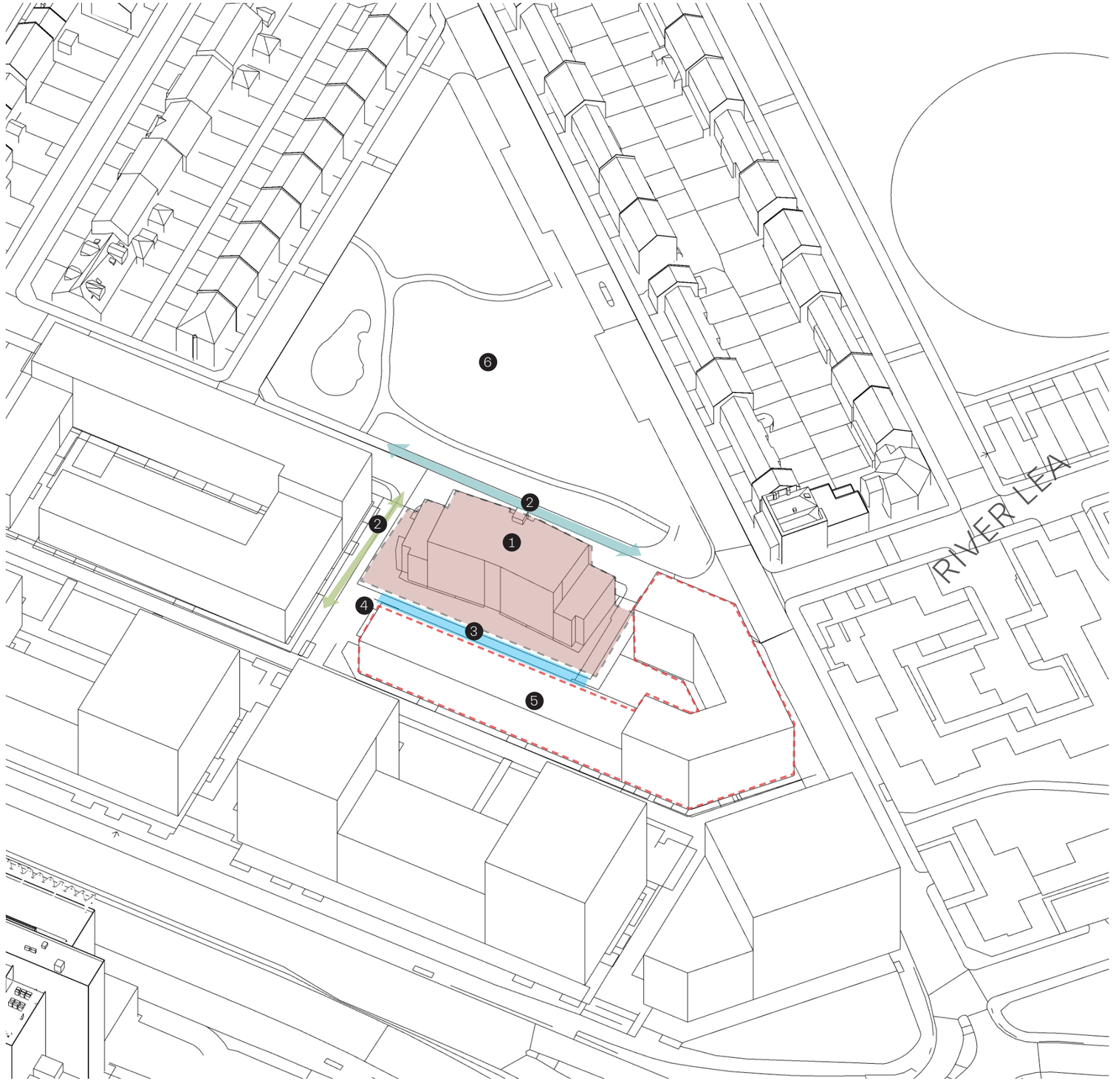
To the perimeter edge of the courtyard there is an existing sub-station and SULO waste bins serving the existing and wider blocks. These need to be retained as part of the future development and the SULO increased, holding effect to the proposed public realm arrangement set out in this application.

### 5: Adjacent Buildings

To the south, East and West of the plot, there are a series of existing buildings delivered as part of the earlier phases of the Aberfeldy Estate regeneration. The proposed massing extents have been mindful of these adjacencies and ensured to mitigate overshadowing to the existing dwellings whilst carefully considering the townscape effect.

### 6: Braithwaite Park

A key adjacency and community asset lies to the North of the plot with its link to Braithwaite Park.




Plot I Location Plan and Existing Site Condition

# Area Analysis

## Existing Considerations



1 View of the Existing Blairgowrie Court to be demolished



2 View looking North up Blairgowrie Court towards Braithwaite Park



3 View of the existing carpark to the rear of Blairgowrie Court and sub-station / sulo




4 View of existing car park ramp to the East of the plot and residential behind



5 View of 'The AV' - East India Green which aligns Traders house to the South of the plot.

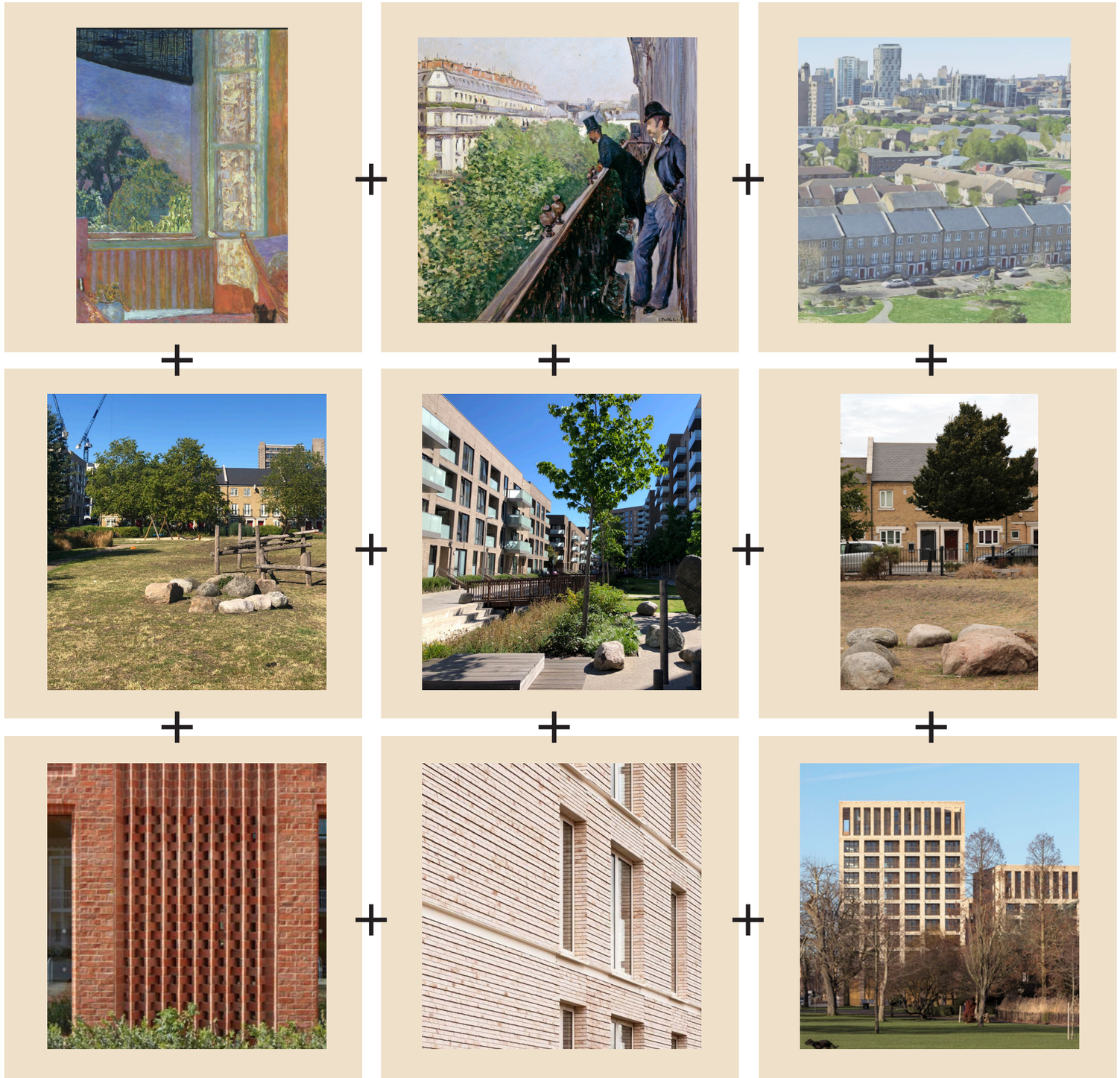


6 View across Braithwaite Park towards Plot I

# Narrative

## Contextual Patchwork

**The narrative for a ‘patchwork’ of proposals was conceived to suitably knit the design responses of Phase A into the existing grain of Aberfeldy. For each plot (or patch), a series of visual references provided a narrative for the ongoing design response. These reflect existing, envisioned and conceptual conditions**



1. Painterly reference of living room overlooking park landscape
2. Painterly reference of living room overlooking park landscape
3. View westward across Aberfeldy Estate
4. Existing Braithwaite Park
5. Existing East India Green
6. Existing Braithwaite Park
7. Brick texture reference
8. Brick texture reference
9. Building reference: Kings Cresent Estate, Hackney

Reference images: key labels start from top running left to right

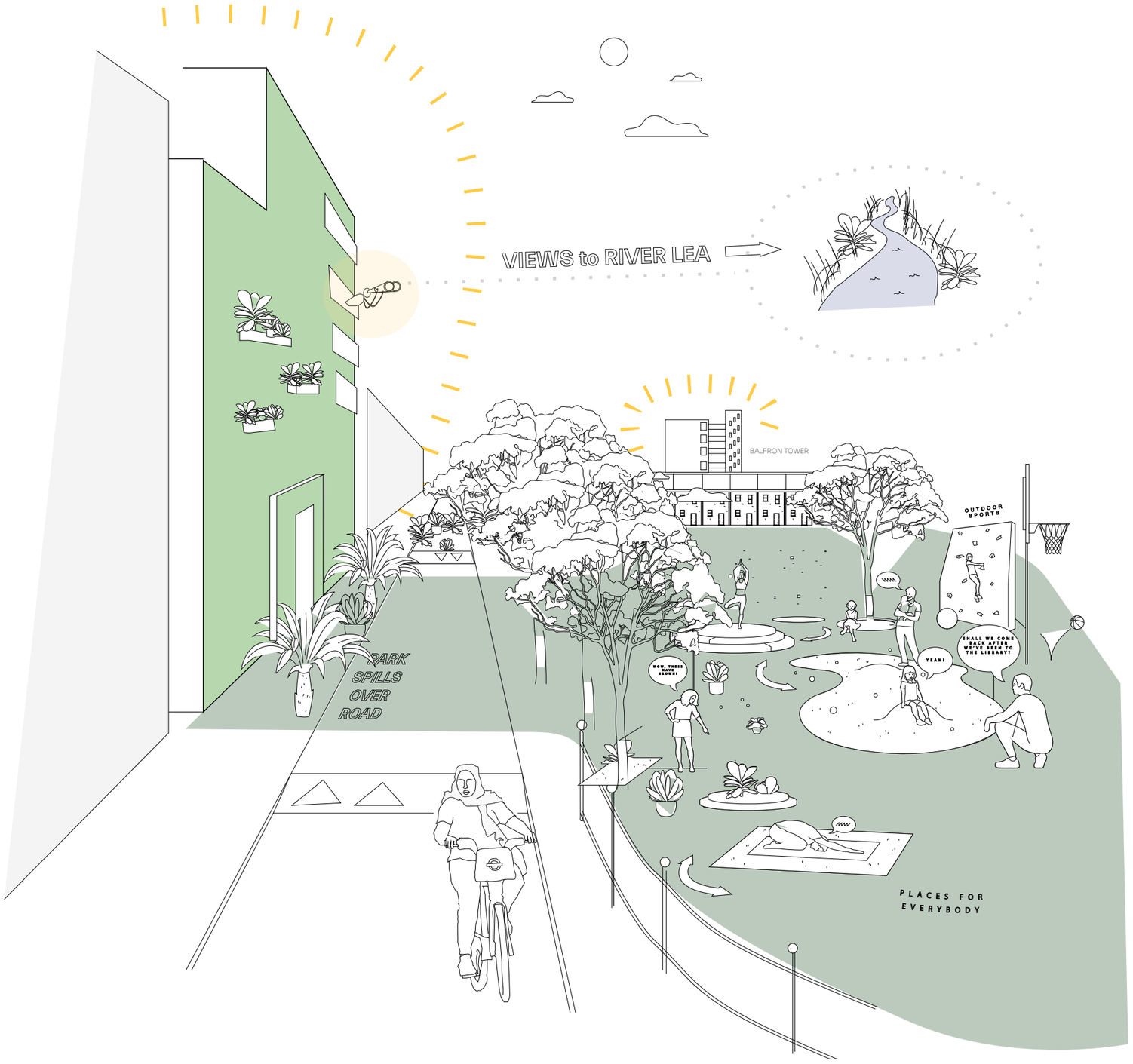
# Narrative

## Concept Response

### How will the design sustain and reinforce a sense of community across Aberfeldy Estate?

As a starting point for each plot design response, a conceptual drawing was developed to prompt ideas and themes for the proposal. Similarly, posing questions as to how the design would sustain and reinforce a sense of community across Aberfeldy Estate? Notable observations for Plot I are listed below;

- Encourage a place for all ages
- Create connections to Braithwaite Park
- Articulate the prominent position
- Provide long ranging views to the River Lea and Balfron
- Knit in with neighbouring buildings
- Improve street edge to busy road
- Improve community space and character
- Provide rooftop gardens




Early conceptual collage

# Narrative

## Key Design Principles

The adjacent diagrams represent a series of key principles that have evolved throughout the design process. Whether conceived at inception, or developed through concept stage, all reflect aspirational objectives for the design response and form integral ingredients to the proposal set out in this application;

### Response to Flood Constraints

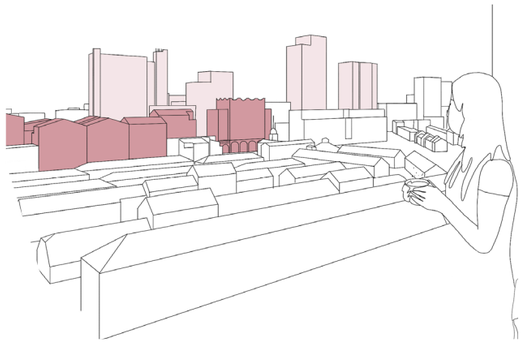
Plot I is located at one of the lowest points of the masterplan and as such, has the most onerous constraints regarding flood protection and levels. Subsequently, no bedroom accommodation is allowed at ground floor. Maisonettes are therefore proposed at ground floor enabling a suitable design solution that may also benefit street activation and a diversity of residential offer.

### Long ranging views

A large expanse of land and low-rise development exists to the Northerly aspect of the plot. Given this and the immediate parkscape of Braithwaite Park, the aspiration to optimise long ranging views from within the residences was of priority. Not solely to the internal residential layouts, but also how private amenity space and the façade openings may frame views to elegantly articulate the landscape. Views back to Balfron are visible from this location enabling Plot I to also create a visual dialogue between the accompanying Phase A proposals.

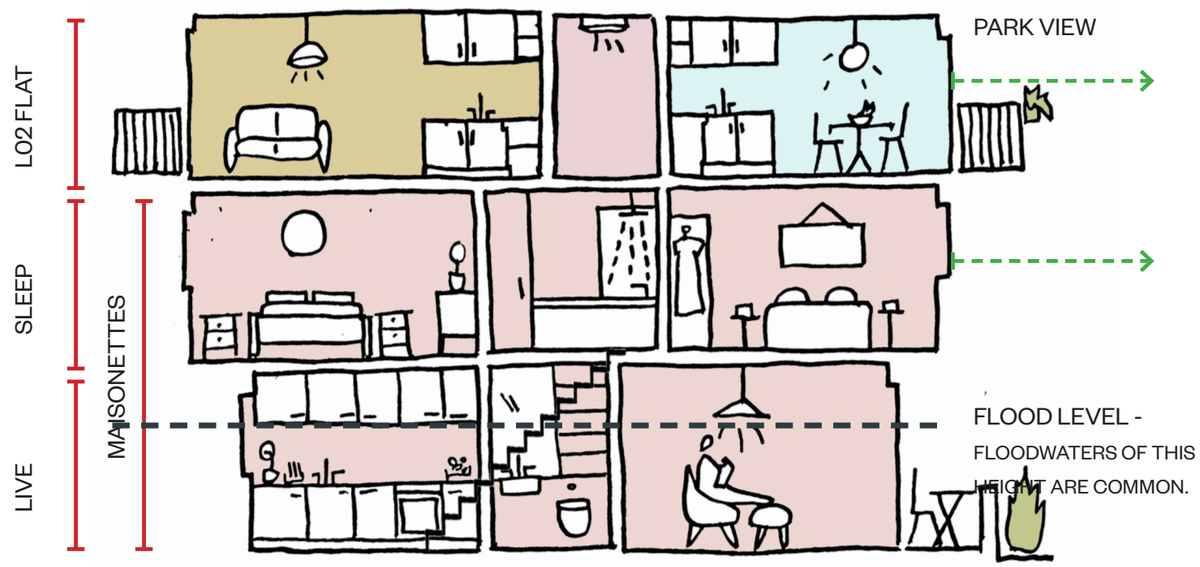
### Public Route to Braithwaite Park

Braithwaite Park lies as a significant asset to both the adjacency of Plot I, and wider residential area. Whilst the residential offer and internal experience of the homes seeks to exploit this relationship, the experience at public realm is also vitally important. Currently, a primary north-south axis route lies to the West of the plot, however, acts primarily as a service road. This was identified as a missed opportunity with the desire for the design to animate this route and provide improved connectivity between East India Green to the Park.

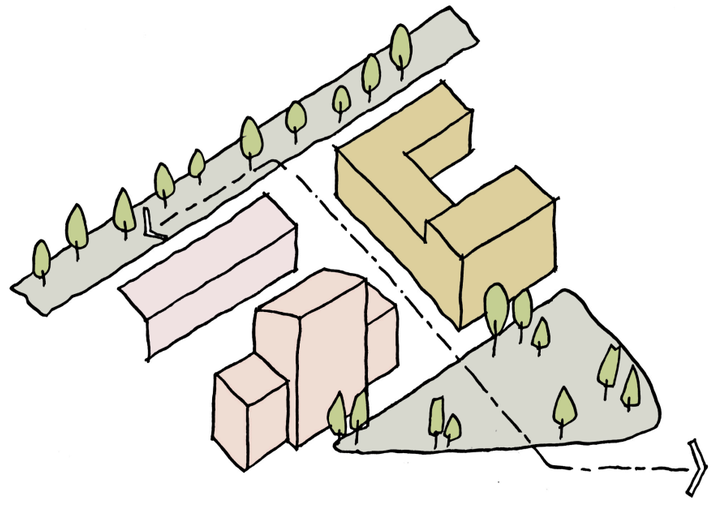


Views back to Balfron and Phase A

**Given the immediacy of Braithwaite Park, the aspiration to optimise long ranging views from within the residences was of priority and how openings may frame views to elegantly articulate the landscape**




Sectional proposal to ground floor residences



Improved route from East India Green to Braithwaite Park



Framed Views

# Massing Development

## Key Principles

### Massing

Plot I sits adjacent to several recently developed buildings, which form a series of contextual adjacencies to knit into. The massing response has sought to respect this by creating two 'shoulders' to the East and West volume that align with the principal heights of the context. To the centre, a higher portion is articulated to create an elegant form in conversation with the park and wider townscape. Notably this has taken cues in height from the earlier phases to East India Dock Road.

### Views+Aspect

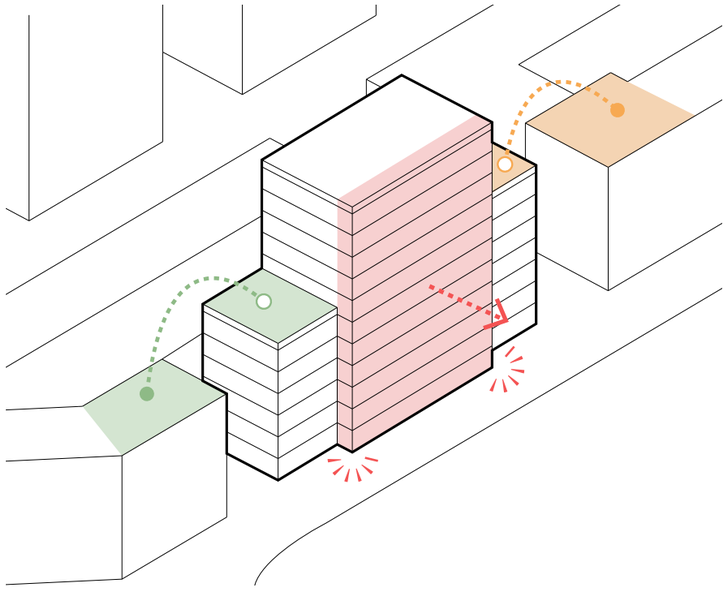
To maximise the opportunity for favourable views and aspect, the massing response has created several steps and corners in the volume to articulate increased opportunities for dual aspect and views. The elevation to Braithwaite Park faces North, with these moves crucial in negating any single aspect north facing units. Technically, much work has taken place to ensure daylight performance of the residences are optimised given the plot constraints and any overshadowing or overlooking is mitigated to the surrounding residents.

### Internal Programme

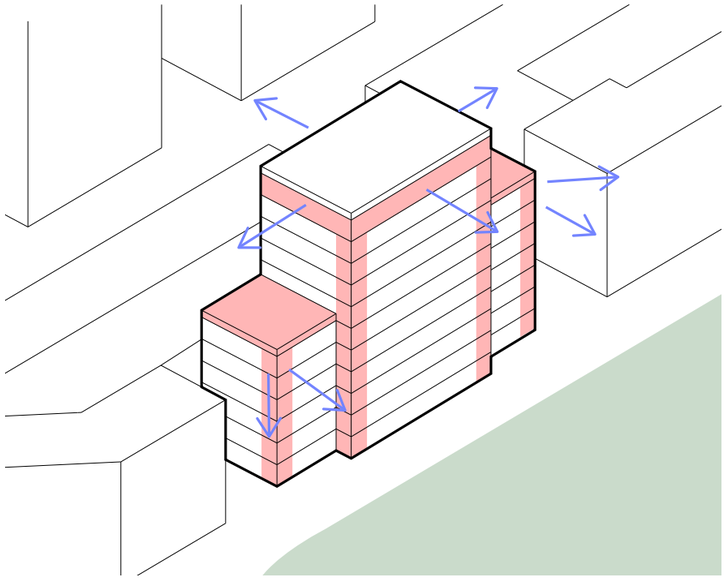
Due to the variety of residential typologies and ground floor use at this block, the façade response has identified the opportunity to respond to this programme. Notably, creating changes in materiality and finish to animate the streetscape whilst dynamically addressing the park and views back to the building.

### Section

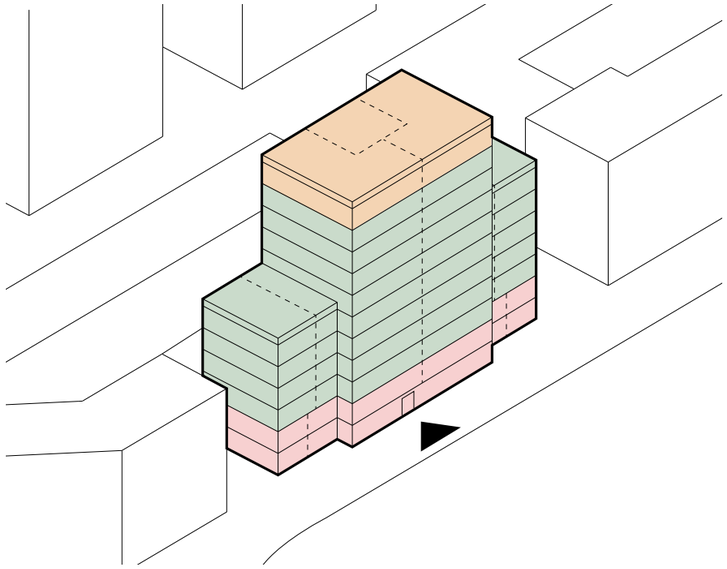
Working with the existing plot constraints a notable proximity lies to the South, with the existing residences facing onto the adjacent courtyard. The proposal has sought to respect this existing distance between buildings and ensure the courtyard buffer is retained and improved through public realm measures.



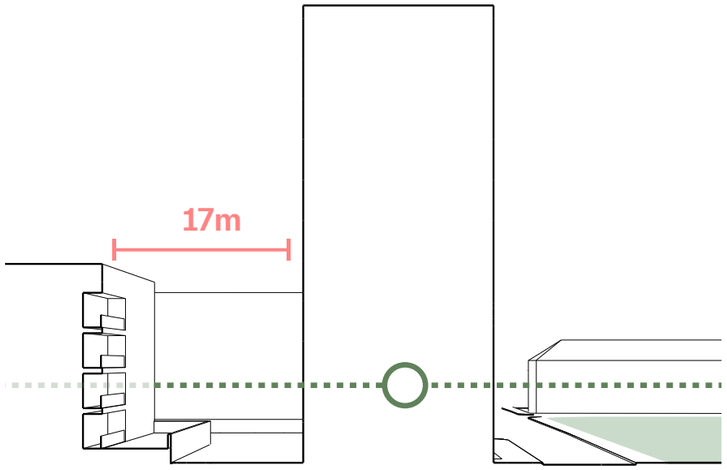
Stitching the massing volume into the existing townscape



Utilising setbacks and corners to maximise favourable views and aspect



Key programmatic moves expressed through facade




Retaining suitable proximities to adjacent context and Braithwaite Park

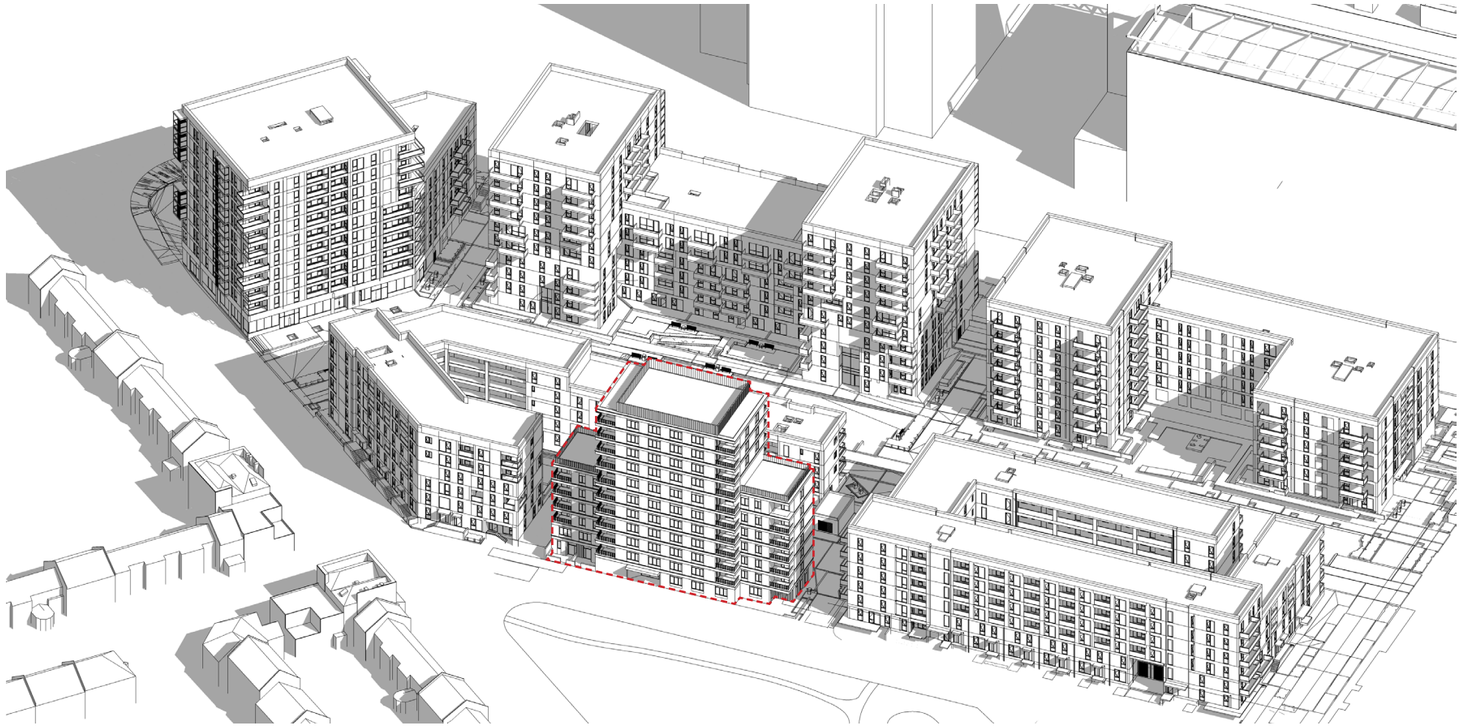
# Massing Development

## Height

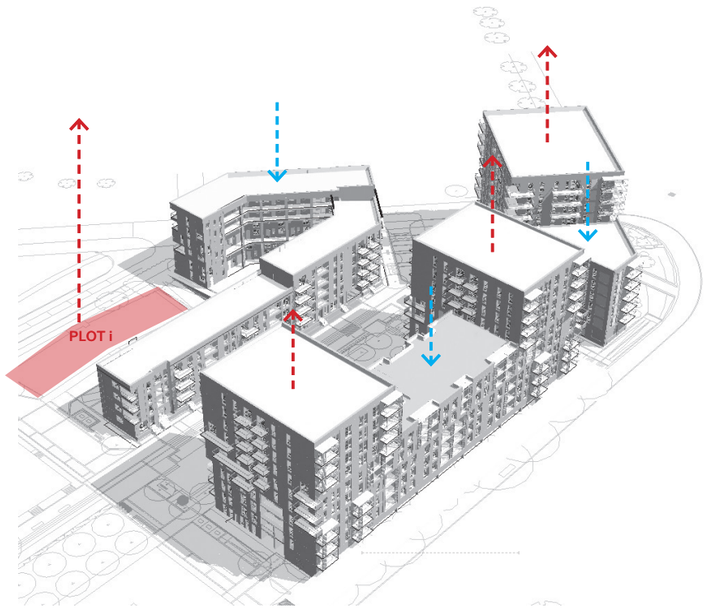
Whilst this application represents phases 4-6 of Aberfeldy Village, previously, Phases 1, 2 and 3a have been delivered on site. These sit to the South East of the masterplan running along the length of East India Dock Road (South) + Blair Street (North) respoectively. One plot that wasn't delivered in these phases was that of Plot i; the extents of which are shown below set within the delivered Phase 1 massing.

As such, plot I sits as the final piece of the puzzle at this corner of the Aberfeldy Estate. The design proposal has subsequently sought to reference the earlier design ingredients of these buildings, whilst responding to the grain and massing of the blocks. The existing massing forms iterate around the extent of East India Dock Road and Blair Street, articulated with a series of 'bookend' higher forms puncturing the sky space as they are set against subservient, lower forms.

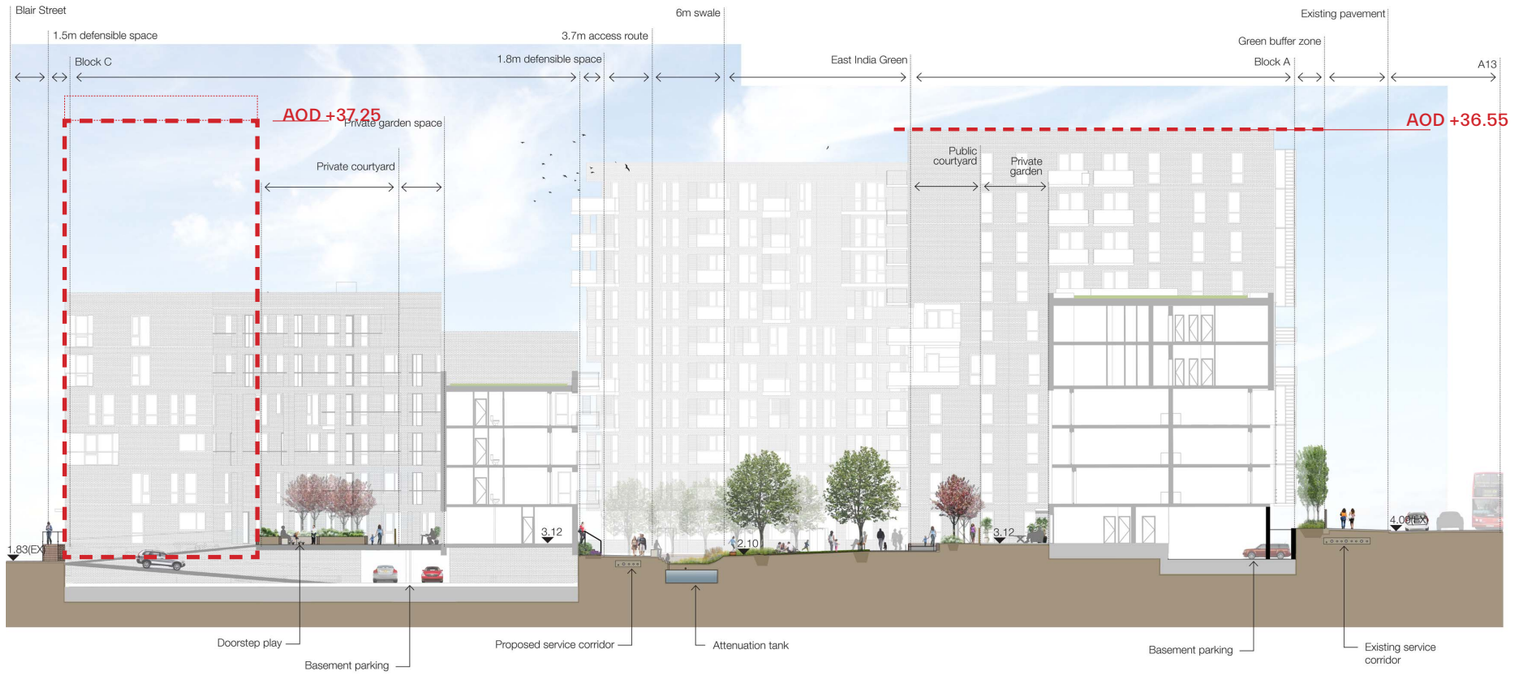
The proposal for Plot I repeats this rhythm, proposing a portion of central height to the massing whilst set against x2 lower shoulder volumes. This massing response is not only deemed to be respectful of the architectural forms and character of the immediate local context, but also suitably positioned with regard to technical considerations of daylight and overshadowing given its position to the North of adjacent dwellings.



Isometric of Proposed Plot i set within context




Plot i Location




Cross Section (north-south) through previously approved Aberfeldy Village Masterplan

# Massing Development

## Height




A: East India Dock Road Elevation



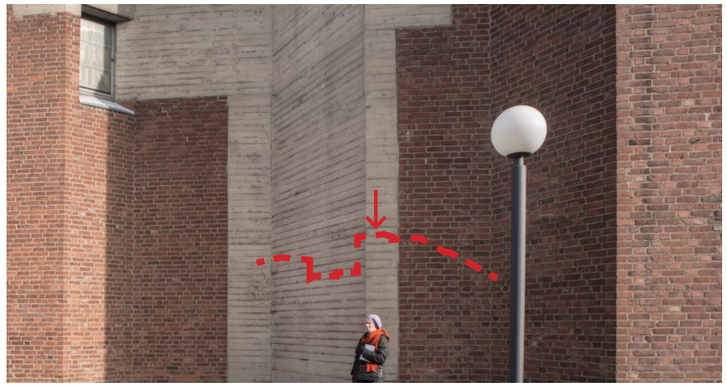

B: Blair Street Elevation

# Massing Development

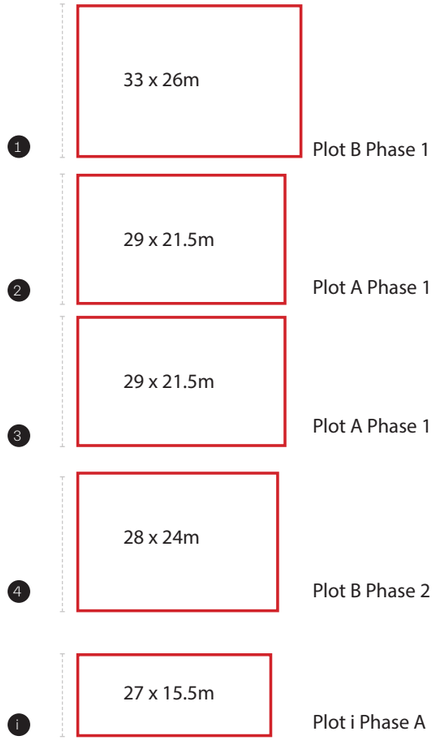
## Local Context

Part of the studies influencing the massing response and justification for height has been the appraisal of the local context and the existing views that are present from within the estate. These are particularly pertinent from Abbott Road to the North, looking back toward the buildings to the South. This is a key axis through the estate and due to Braithwaite Park, provides uninterrupted views back to the proposal. What has been notable in this appraisal has been the significant impact of the surrounding context and its skyline upon the reading of the immediate buildings within Aberfeldy.

Of note is those to the Southern edge of the A13, and how they are forming the reading of sky space and character from this view. Subsequently, the parapet lines of the Blair Street buildings become subservient to the building lines behind. In turn the reading of 'local context' is somewhat blurred. Furthermore, the existing views are framed towards the data centre (south edge of A13), of which the facade provides a monolithic, tall, dead fronted, black impression to a residential neighbourhood. It is believed the introduction of Plot I and an offer of high-quality residential architecture will positively detract from this volume, and whilst not fully concealing it, substantially benefit the local context and townscape. Notably, the footprint to Plot I's taller volume is significantly smaller than the adjacent blocks, further mitigating the effect to the skyline and presenting a visibly subservient building form.

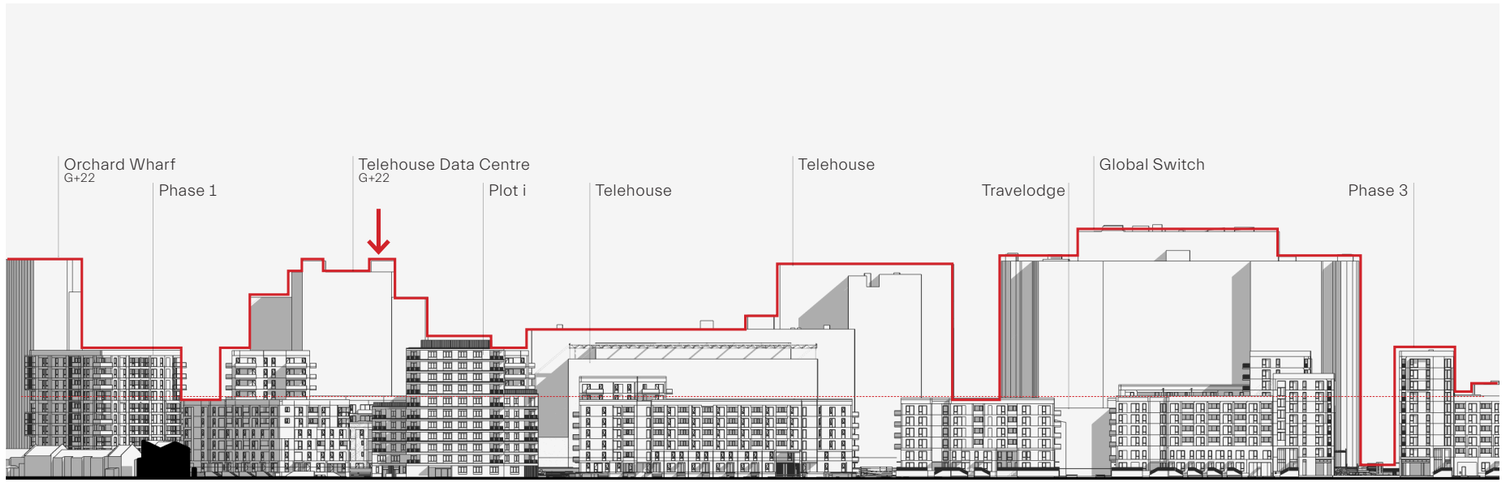


Existing view looking South East to plot i location




Comparison of building footprints at height




Skyline analysis of Plot I against surrounding townscape

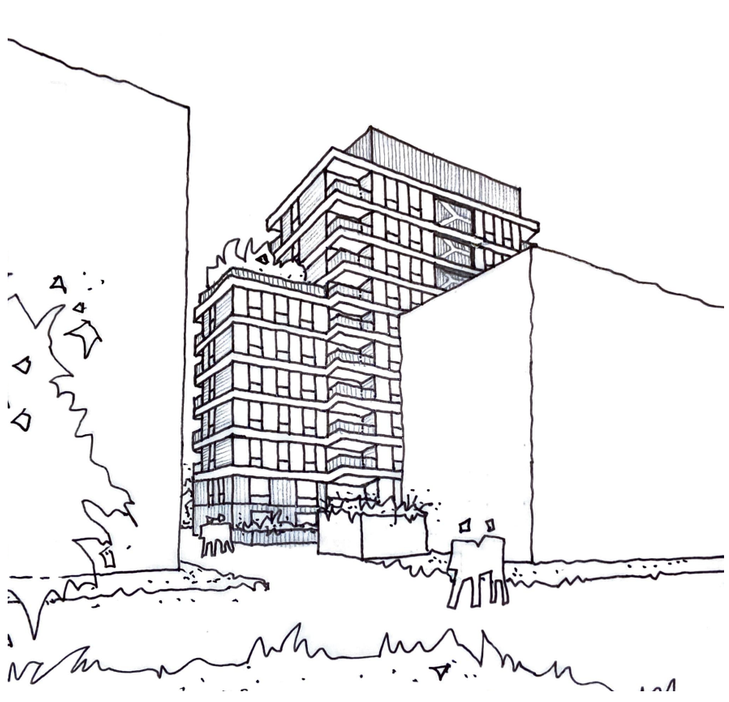
# Massing Development

## Facade Development

The façade response needed to elegantly navigate the x3 differing volumes of mass. To do this, a series of horizontal bands have been applied, repeating up the floorplates and working to visually link the building elements together into a consistent language.

The adjacent sketches show some development on this and tests exploring the respective thickness of bands that could be employed around the envelope. An important consideration was how this would affect the balcony treatment. Given the inset nature of the balconies, the band required to be consistent across and around the face of these, with a suitable proportion between solid and space for both the visual impression of the building and the practical use from within. Also to ensure there was sufficient permeability to allow an active dialogue between residence and parkscape; encouraging a sense of activation and passive surveillance to the park below.

In line with the key priorities, a special treatment has been applied to the base of the building, elevating the quality of experience at street level and public realm. This was coupled with the treatment to the crown, to unite key building elements and provide an elegantly tectonic response to the skyline. Notably, evolution occurred at this moment of the design to reduce height, omit piers and volume, whilst also slimming the proportions to achieve a more appropriate response to the townscape.



Appraising banding from East India Green



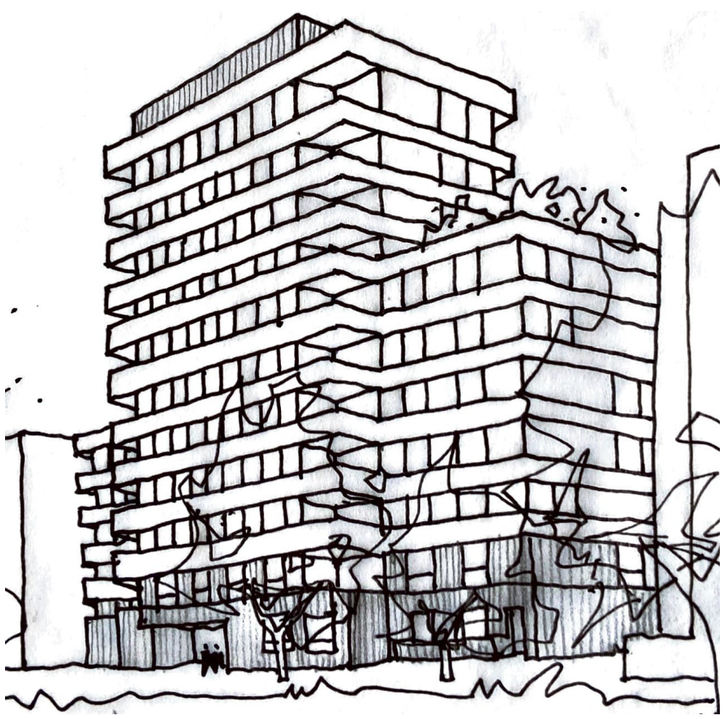
Detail inset Balustrade



Early stage design iteration



Facade Banding: Thin



Facade Banding: Thick

# Massing Development

## Proposed

### View from Brathwaite Park

The adjacent view presents an artist's impression of the proposal taken from Braithwaite Park, looking South East. The material and detail façade response shall be outlined in the following pages.

KEY



View from Brathwaite Park

# Streetscape

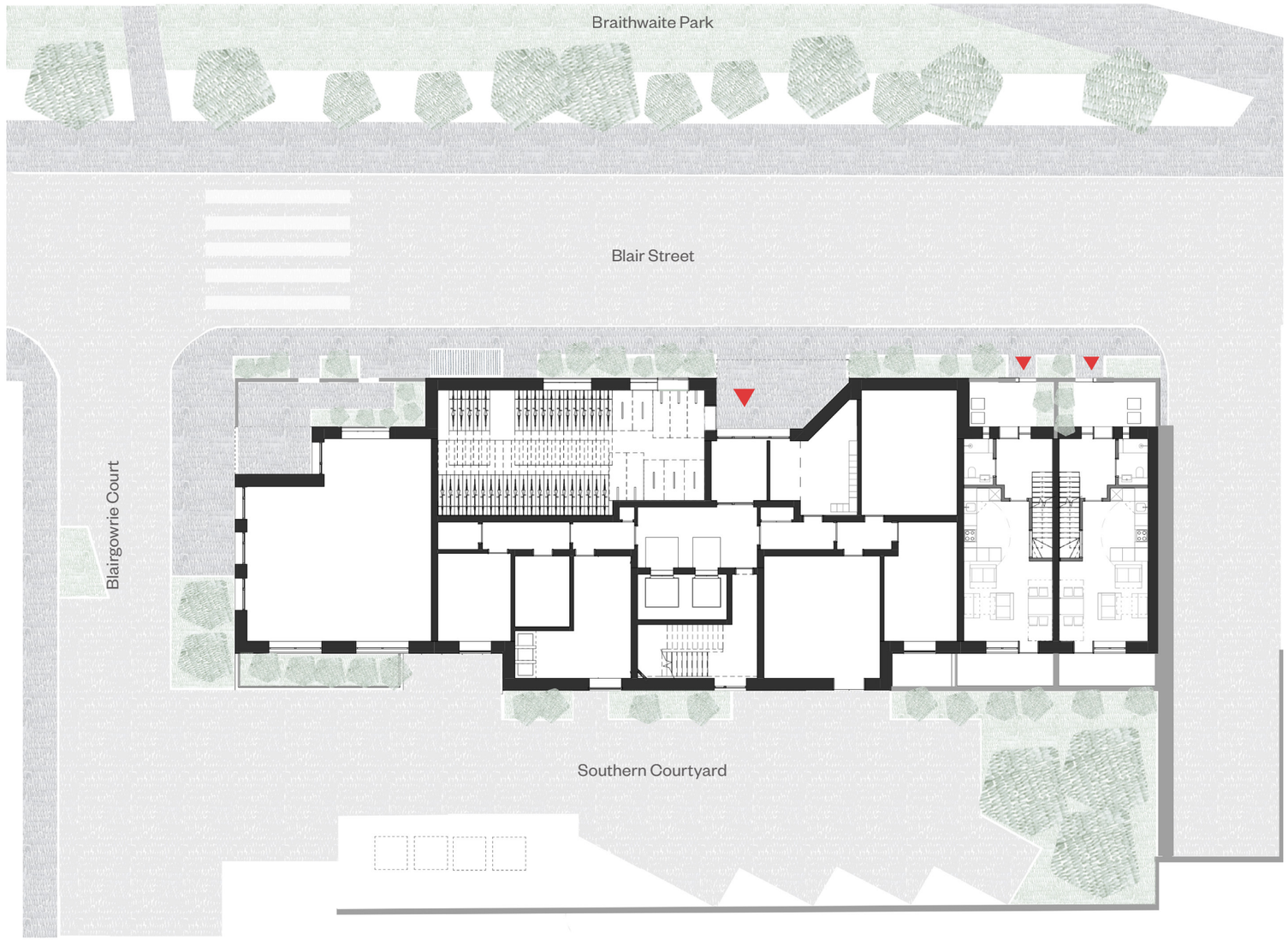
## Plot Plan

The adjacent plan represents the proposed arrangement for Plot I. Given the extents and constraints of the existing Blairgowrie Court building and its context, the proposed building footprint extents is much akin to the existing. However, the façade articulation, landscape strategy, access routes and ground treatment have all been improved to suitably complete the experience of public realm at this key juncture in the masterplan. Notably, the steps and cut backs in the massing allow more generosity at the building perimeter, with articulated edges and entrance points that benefit the activity and visual permeability to the street.

The primary entrance to the building is located to the North, visually addressing the park, and served from Blair Street which represents the primary route of footfall. From this street x2 ground floor maisonettes also are present to the Eastern extents – activating the street and providing passive surveillance to the adjacent park. The western gable hosts a dedicated amenity space which is utilised to activate the wider public realm and particularly draw a public facing presence to the north-south connection between East-India Green and Braithwaite Park. This is currently lacking and operates more as a vehicular service route than a pedestrian connection.

To the South, the existing hardscaped courtyard has been retained, whilst reduced to introduce a large portion of greening and subsequently soften the currently hostile environment. Part of this is dedicated to public access, with greening and localised furniture to encourage a space for all. With also a portion demised to private external amenity of the maisonettes.

Resident's parking has been distributed along the courtyards length and the existing SULO bins increased to x4 number (from x2) to provide improved capacity waste provision for the building. This would be collected by vehicle as per the current arrangement via the Westerly service road, Blairgowrie Court. For the boundary and phasing extents of Phase A and its respective plots, please refer to the Design and Access Statement: The Masterplan prepared by Levitt Bernstein Architects.




Proposed Plot Plan Plot I

# Streetscape

## Residents Amenity

### Use and Location

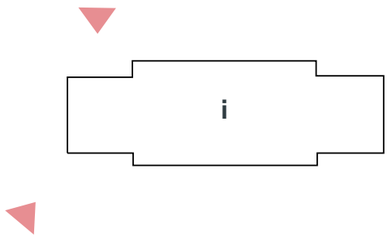
Throughout the statutory and design process, the offer of a public facing ground floor use has been prompted for building I to help activate the perimeter conditions to Braithwaite Park and the surrounding public realm. Subsequently, to the West extents of the ground floor a flexible, 88 sqm space has been provided with the aspiration of providing a space for community use. This was introduced through community engagement, and specific conversations with school children on the desire for more dedicated communal spaces on the estate.

It is located on the gable of the building, benefitting from triple aspect and notably, a visible public presence to address Braithwaite Park. The entrance is articulated off this northern frontage to Blair Street, encouraging a direct connection to the park, whilst the immediate public realm has been softened and articulated to allow spill out from the amenity space to the immediate hard standing surround. Whilst the space may be used for residents of Plot I, it is also seen as a wider community offer that may facilitate such things as after-school events, homework clubs etc for residents of Aberfeldy.

### Facade

The façade design has been developed to emphasise this presence to the street scene and wider environs. Ornately detailed brickwork is applied in special conditions of entrance and opening, whilst the colour of the bottom 2 stories of the building changes to a rich, plum tone to help identify and draw attention to a change in use. Signage will be used for an increased sense of wayfinding with larger scale openings to allow greater visual permeability. The inset portions of massing benefit the amenity entrance through providing a covered, sheltered arrival space set underneath the projecting balcony.

KEY







Proposed North facing elevation to Blair Street



Proposed View from Blairgowrie court road to south and west elevation



Proposed View from Blairgowrie court road to West elevation amenity space

# Facades

## Elevations

### Composition

Plot i employs a tripartite composition of base, middle and crown.

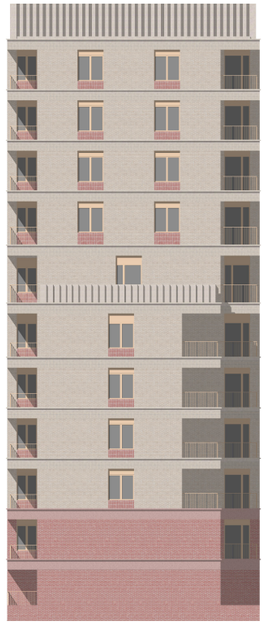
The brick and precast base is enriched by articulated brickwork at the primary residential entrance and the resident's amenity to the West of the block. The body of the block is comprised of a central mass with two wings that correspond with the neighbouring blocks. A rippled crown sits atop the wings celebrating the resident's roof terraces and also adorns the roof of the central mass accentuating the elegant vertical proportions while screening unsightly rooftop plant.

### Aspect

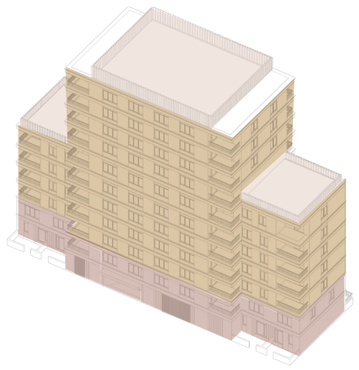
To the North of the block sits Braithwaite Park which presents the opportunity for panoramic views across greenery. To the South, Plot i encloses an existing courtyard with Eastern and Western elevations acting as secondary aspects for corner units.



North Elevation (Braithwaite Park)



East Elevation



Isometric

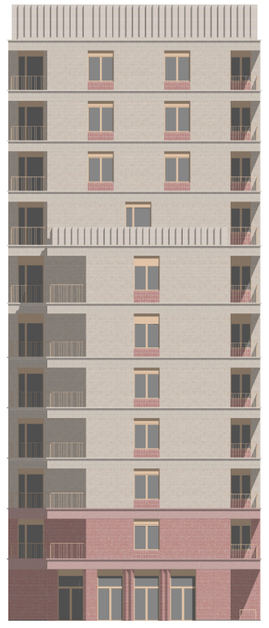
Crown

Body

Base



South Elevation



West Elevation

# Facades

## Bay Elevation

### Base

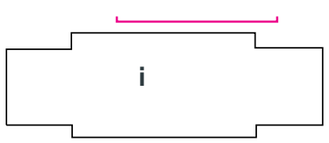
The base is adorned by ornate plum/pink concertina brickwork detailing which defines the inset residential entrance. Large format glazing looks into the cycle store and provides active frontage for the immediate street scape.

### Body

The body is designed to benefit the user experience with large format windows and dual aspect balconies that negotiate steps in mass and corners where required. To the North, a triple window type maximises views from central units across Braithewaite park.

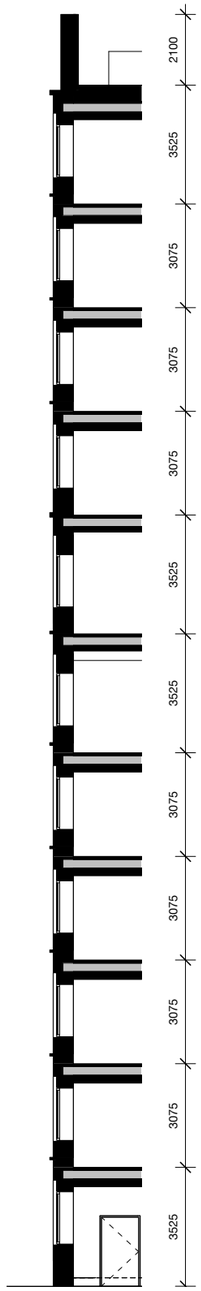
### Crown

The crown is expressed as a rippled precast which acts as a solid balustrade to the roof terraces and a plant screen at the central roof.






Bay Corner Elevation




Typical Section

# Facades

## Detailed Bay Elevation

### Window

Plot I's unique park triple bay windows are landscape in aspect to maximise views across the neighbouring Braithwaite Park. Openings are bound by a metal panel to the head of the window and a soldier brick panel to the cill. The metal panel above the window provides an opportunity to discretely ventilate the apartments through the window componentry alleviating the need for superfluous spouts and vents in the brickwork body. An 800mm high cill promotes views out from habitable rooms.

### Pier and Opening

The majority of the elevational language is defined by consistently dimensioned stretcher bonded brickwork piers that define openings. The brickwork piers are of a sandy beige brick with recessed white mortar to compliment the neighbouring blocks.

### Band and Balcony

Each floor is expressed by a soldier brickwork and precast datum which also defines balconies and ties the central body back into the wings. The precast element is profiled as a cornice provides relief and shadow to the facades.




Detaied Bay - North Elevation

Partial Section

# Facades

## Materiality

The adjacent demonstrates a suggestive material palette for Plot I, embodying primarily grey tones set against a rich, 'plum' base.

### Brick

The grey brick would be the primary material with a textured, rusticated face finish set against colour matched recessed mortar.

To the base, a secondary, pink / plum brickwork is used next to articulated precast detailing to address the street scene and public levels of the building.

### Precast Concrete

Varying scale and hues of aggregate have been shown for testing. The exact finish would look to be consolidated at the next stages to allow refinement with specialist input from supplier / contractor.

Localised cornicing details of grey precast concrete visually articulate the horizontal banding and crown of the façade.

### Metalwork

Accent metalworks in 'champagne' (off grey) provide a warm, complimentary finish for balconies and windows. Balustrades, window/door frames and vents would be finished in a polyester powder coating (PPC) to ensure a bold and vibrant red finish that will withstand the elements.




Indicative Material Palette

1. Primary facade: textured grey brick finish
2. Base banding: Concrete precast (plum)
3. Metalwork: Matching tones to balcony / frames
4. Upper Banding: concrete precast (grey/white)

# General Arrangement

## Ground Floor Plan

### Residential

The ground floor of this building has a variety of uses and respective street conditions. To the East portion of the building, x2 maisonette homes are located. These are both accessed independently from Blair Street, with a portion of privately demised, defensible space setting the homes back from the foot way.

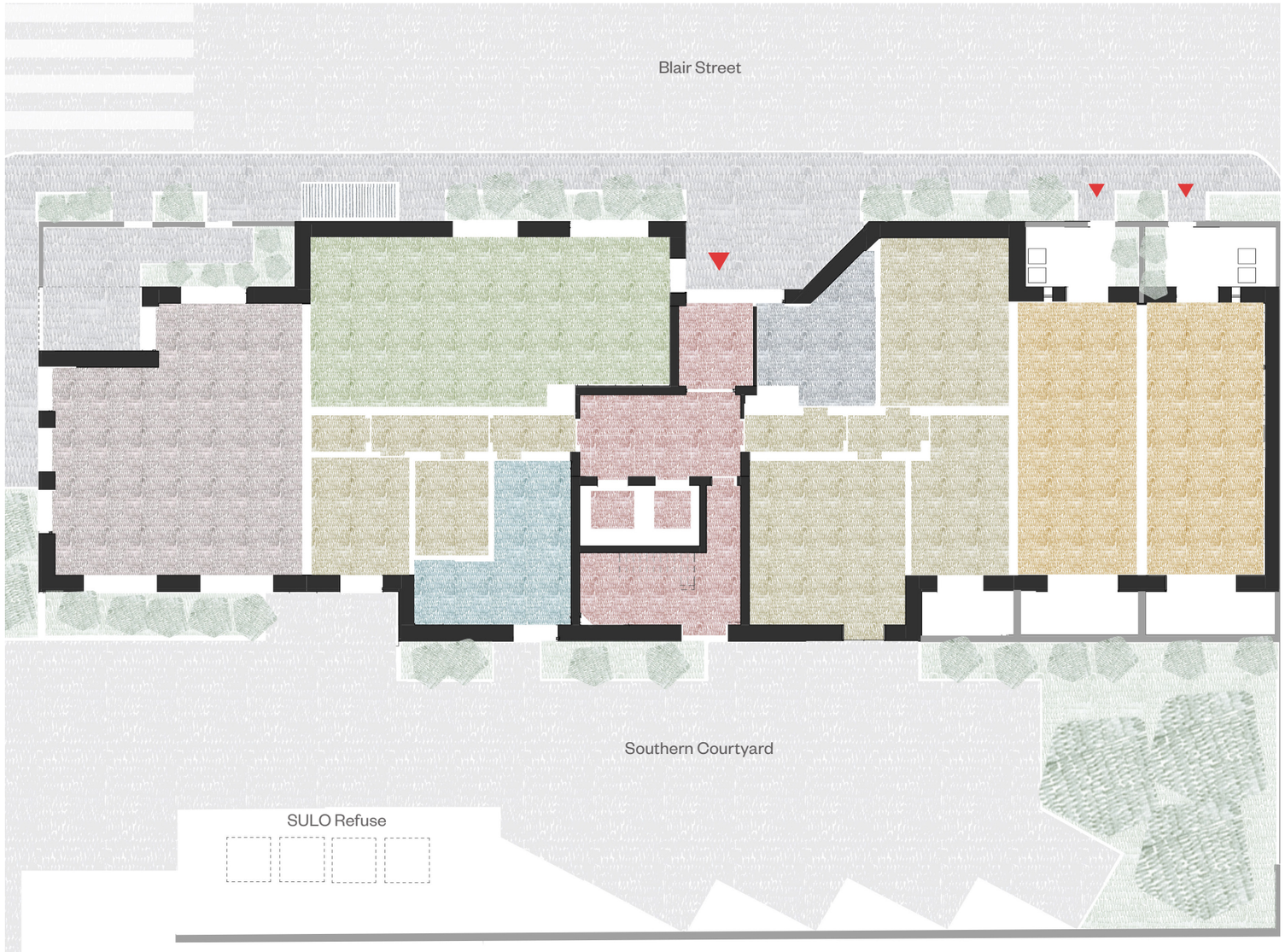
Centrally, a communal entrance lobby is positioned to provide access to the residential flats above. This is principally served from the Northern frontage to Blair Street and is set back from the massing to provide a sheltered entrance from the street and define a visually strong arrival point. From this point, external access is also provided independently to the cycle store.

To the southern façade, a secondary entrance is provided from the rear courtyard for through access to the parking and public realm. Plant and refuse areas are also located centrally off this façade to optimise the active frontages to West and North.

Notably, the ground floor maisonettes have areas of private demised amenity space to the south facing courtyard, verdantly greened and benefiting from southern aspect for good quality, day lit spaces.

### Amenity

As previously detailed, the entrance to the residents' amenity space is articulated off the northern frontage to Blair Street, encouraging a direct connection to the park and wider public realm.




Proposed Ground Floor Plan (Plot I)

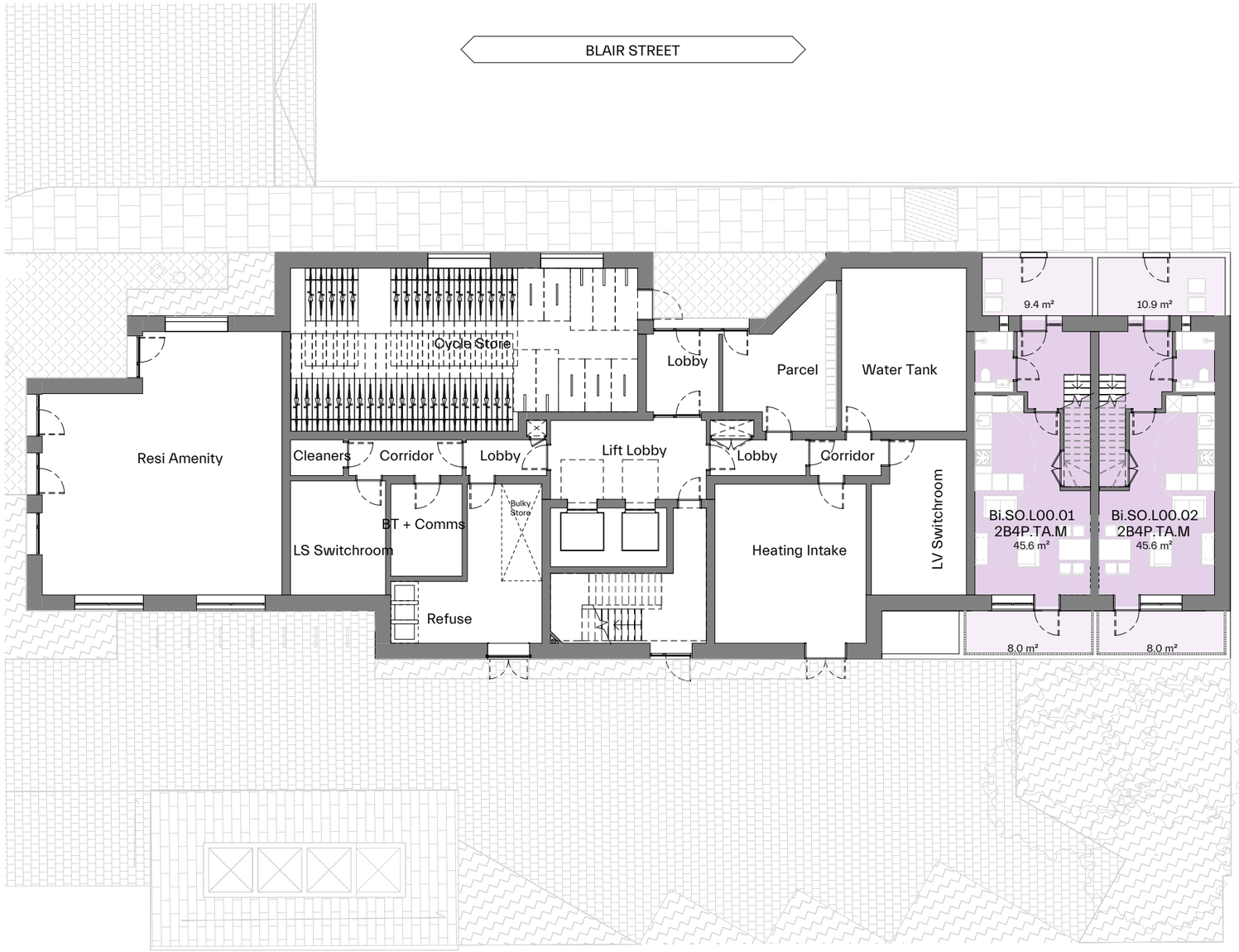
- Residential Lobby
- Cycles
- Parcels
- Residential Maisonettes
- Plant
- Refuse
- Resident's Amenity

# General Arrangement

## Ground Floor Plan

**Market Bikes:** 76 double stacked spaces
10 accesible spaces
10 vertically hung spaces

**Residential GIA:** 96 sqm
(Ground Floor Maisonettes)




Proposed Ground Floor Plan (Plot i)

# General Arrangement

## Access Sequence

### Residential

Upon internal arrival, the generous lobby space provides provision for post and seating, before progressing through to the common core. This has a twin lift providing vertical circulation to the floors above. An staircase is set behind this which can be accessed via the connecting corridor. From the lift lobby there is also a secondary that provides direct connection to the parcel store, whilst this can also be independently accessed from the street for ease of deliveries.

### Cycles

Cycles: The residential cycle store can be accessed externally, adjacent to the main lobby entrance from the North off Blair Street. Generous width access doors are provided for convenience, whilst internally, spaces have been apportioned in line with policy targets. Notably the existing visitor cycling stands to the west have been relocated to the southern courtyard and increased in number.

### Amenity

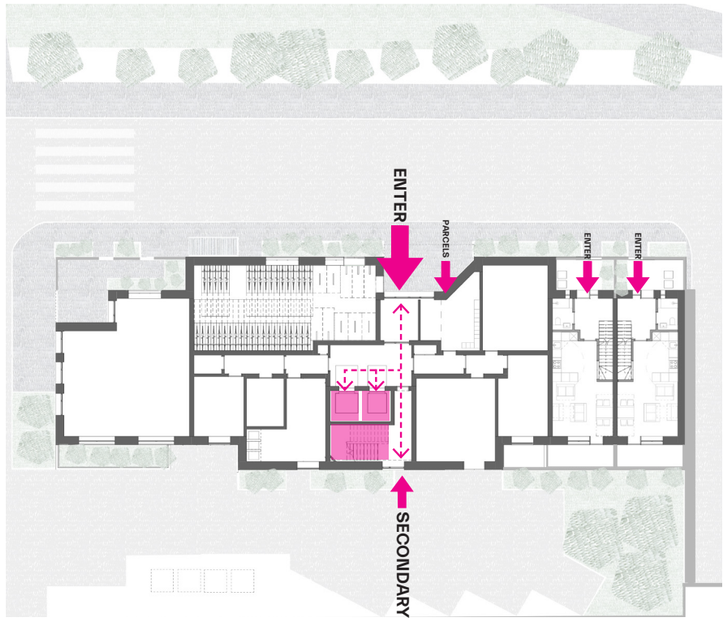
The amenity space is directly accessed from Blair Street to the North, articulated to aid visual wayfinding. Secondary openings are provided to the Western elevation to allow spill out and external amenity.

### Servicing + Refuse

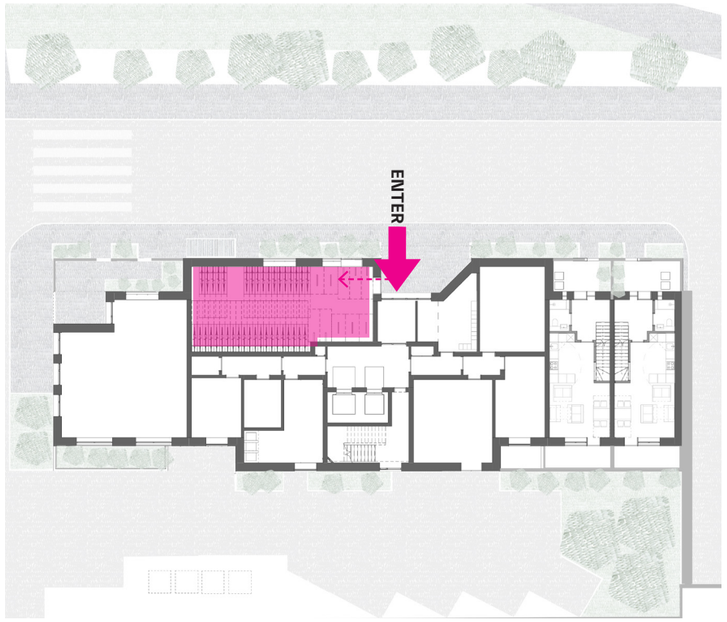
The SULO bins are located to the Southern courtyard, enabling direct collection from the existing hardscape surface. The secondary entrance to the south of the building provides ease of access to this and a convenient, short route for the residents to drop their waste directly from the core. This strategy also applies to the maisonettes. In addition, a bulky waste and food waste refuse store has been provided internally to the building, with access both from the courtyard and internally through a secondary corridor for ease of waste disposal. These principles have been agreed with the waste officer and coordinated to meet local policy storage requirements. Plant rooms lie adjacent to the West and East extents to allow both off-street and internal access for maintenance and replacement. Vehicular access for this purpose will use the existing access off Blair St, via Blairgowrie Court to access the courtyard.

Public Acces
Residents Access
Servicing and Maintenance
Connecting corridor

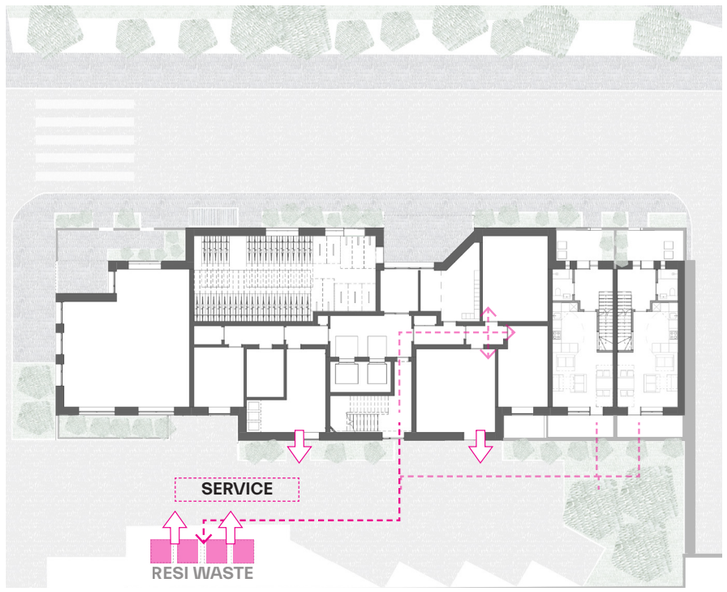
Further information on the refuse plan is set out in the **Waste Management Strategy** prepared by Velocity which supports this application.



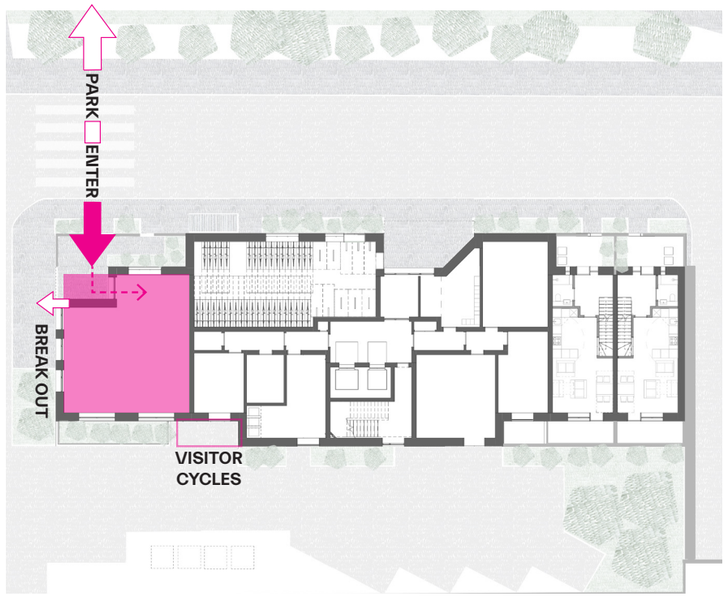
Residential Access



Cycles



Servicing + Refuse



Residents Amenity

# General Arrangement

## Residential Entrance

**Ornately detailed brickwork is applied in special conditions of entrance and opening, with larger scale openings to allow greater visual permeability. Inset portions of massing benefit the entrances by providing a covered, sheltered arrival space**




Visual impression of proposed residential entrance

# Residential Design

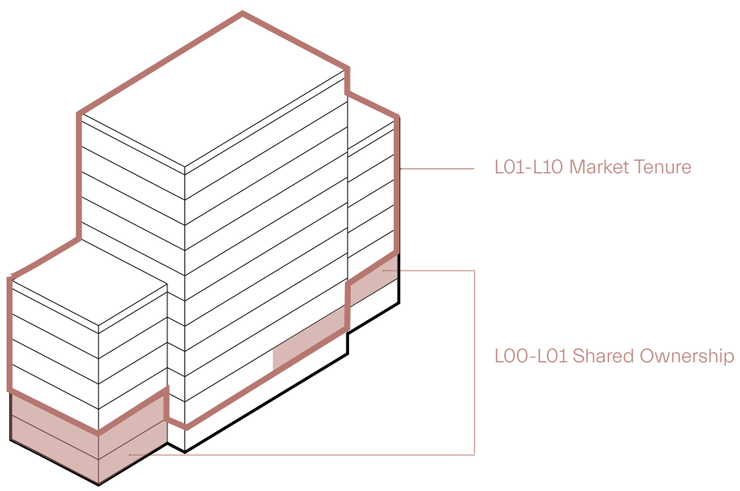
## Key Principles

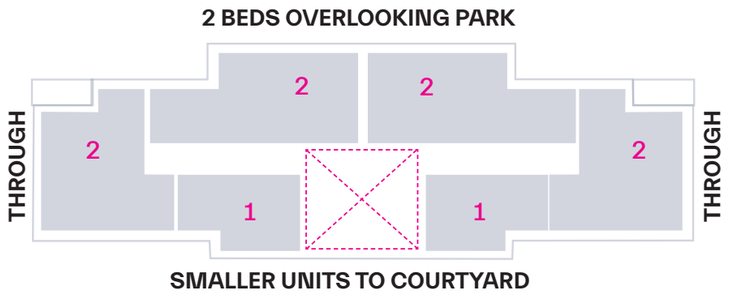
The adjacent diagrams reflect the key layout principles that have been employed across the floorplates to deliver good quality, generously articulated homes.

Block I is 8.8% affordable shared ownership tenure and 91.2% market tenure. The x4 units allocated to shared ownership consist of x2 maisonettes to ground / first floor and x2 flats at first floor. As the massing begins to step back at the upper levels, a series of residential plans are present throughout the building. The most typical are demonstrated; L02-L05 and L08-L10.

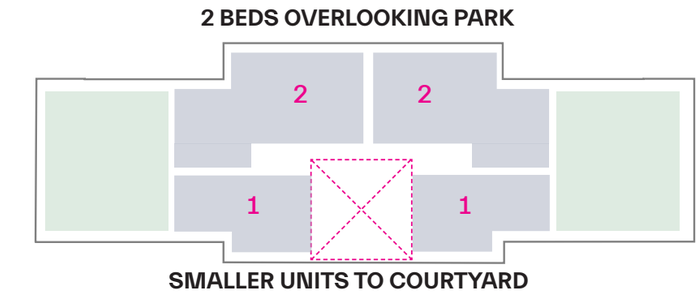
At the lower levels, typically x6 homes varying from studio to 2bed units are arranged around the floorplate. The core is centrally located with x2 winged corridors to mitigate length of access and improve a personalised experience to the residents' front door. All homes benefit from generously proportioned balconies served directly from the living space, whilst 'inset' to the corners of the mass for a sense of shelter. The homes located to the east and west gable benefit from triple aspect, with the north and south homes semi-dual aspect, whilst benefiting from the views either north across Braithwaite Park, or South to the courtyard and East India Green. The massing steps and eroded corners help to omit any single aspect nrth facing homes, whilst, helping to optimise daylight and the overall internal environment.

To the upper floors similar principles are employed, however the smaller floorplate gives rise to a reduced x4 homes per core. All benefit from dual aspect, with the larger 2 bed homes facing the park. Notably 2 communal roof terraces are provided at the sixth and seventh floor for use by all residents of this block. This is verdantly landscaped with integrated furniture to allow workspaces and break out. The arrangements for which are detailed in chapter 07. Note: There are no x3 bedrooms proposed in this building

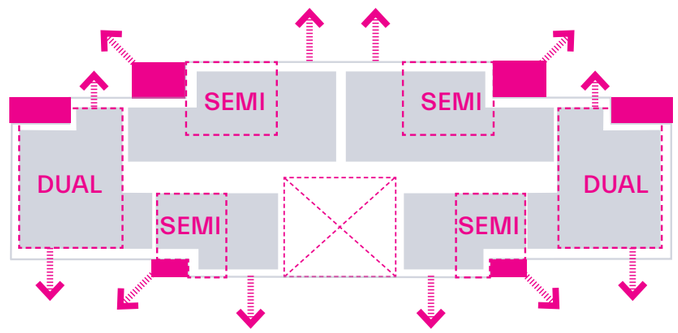


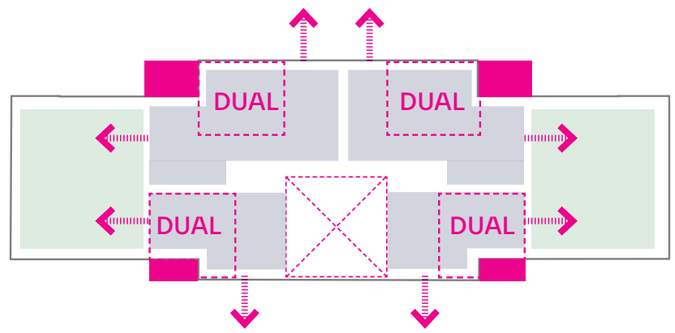

L02-L05: Arrangement + Size



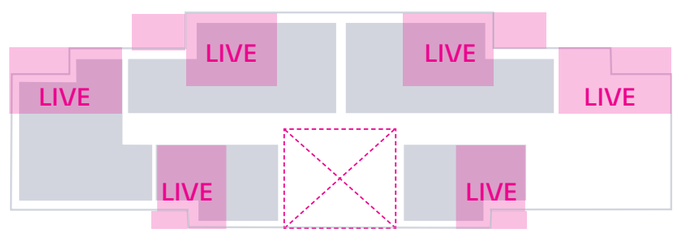

L08-L10: Arrangement + Size



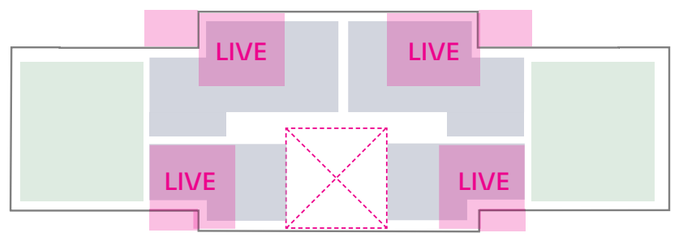

L02-L05: Amenity + Aspect




L08-L10: Amenity + Aspect




L02-L05: Living




L08-L10: Typical: Living

# Residential Design

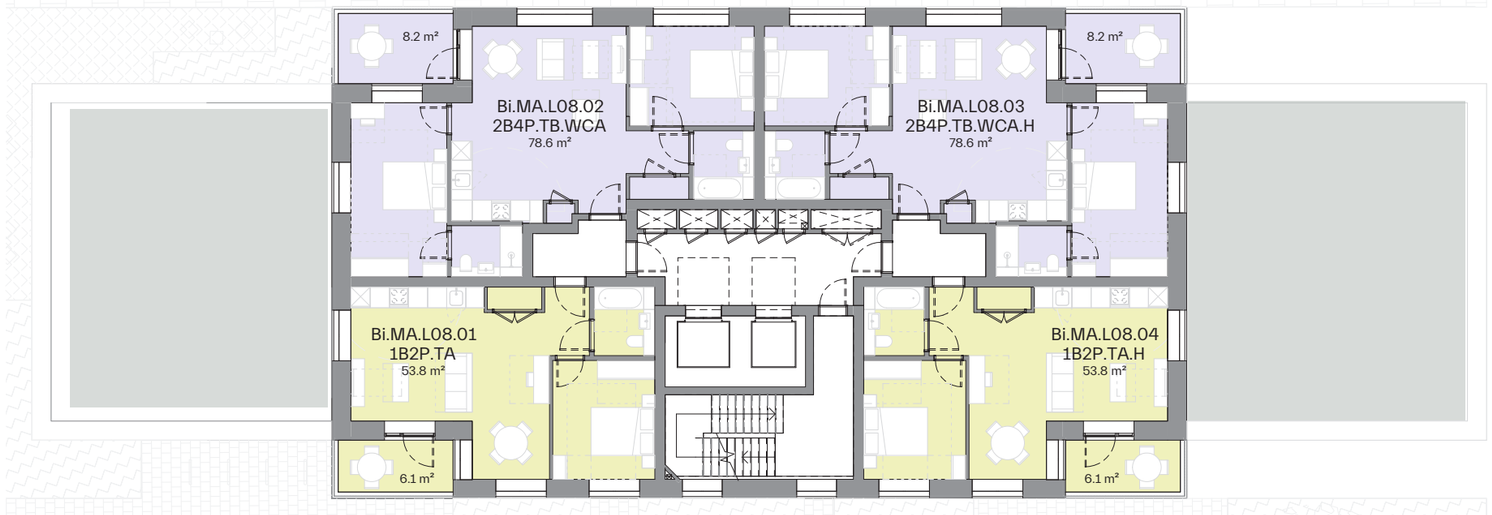
## Typical Floors

The adjacent plan demonstrates the spatial strategies delivered across the typical floors L02-L05 and L08-L10. The former accommodates x6 homes varying from 1 to 2bed homes arranged around the floorplate.

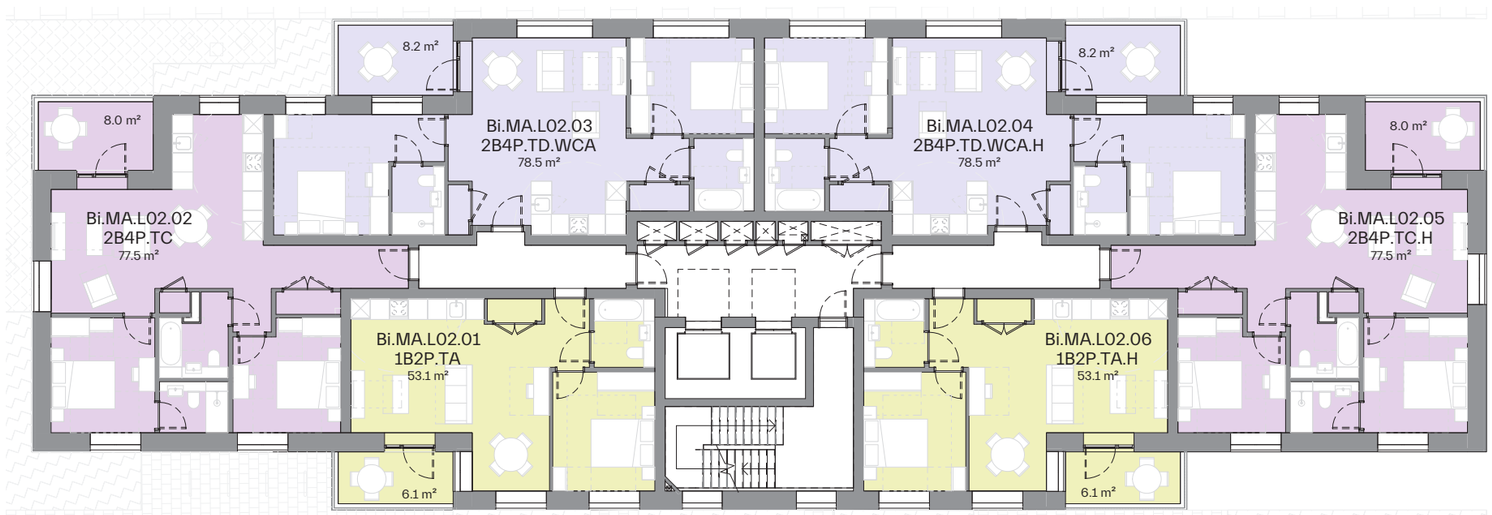
All units have been carefully articulated around the floorplate to maximise views and optimise dual aspect, with the additional massing at these lower levels providing multiple inset corners around the envelope for further benefit. Notably this is employed centrally to the plan to allow the more constrained north facing units an opportunity for semi-dual aspect. Larger units occupy the end / corners, with living areas in the optimal location for daylight and connection to external amenity space. Wet spaces and kitchens have been located to the deeper, darker portions of plan to benefit habitable rooms, with instances of secondary circulation to practicably buffer habitable zones and provide storage away from the primary living areas. Thanks to the slim, shallow nature of the floorplate, all rooms are well proportioned and achieve good daylight and views. They follow a generous, open plan arrangement, with all meeting and regularly exceeding NDSS space standards. 50% of the total units are dual aspect( of which 20%categorised as triple aspect), with the remaining 50% semi-dual aspect (classed where only one room benefits from the dual aspect).

To the common corridor, services are centrally located within the landlord demise, easily accessed via riser cupboards to minimise effect to the residents. Well-proportioned lift lobbies are located away from unit entrances to separate circulation and aid privacy.

Note: There are no studios nor 3bed units across this plot.




Proposed Floor Plan L08




Proposed Floor Plan L02-L05

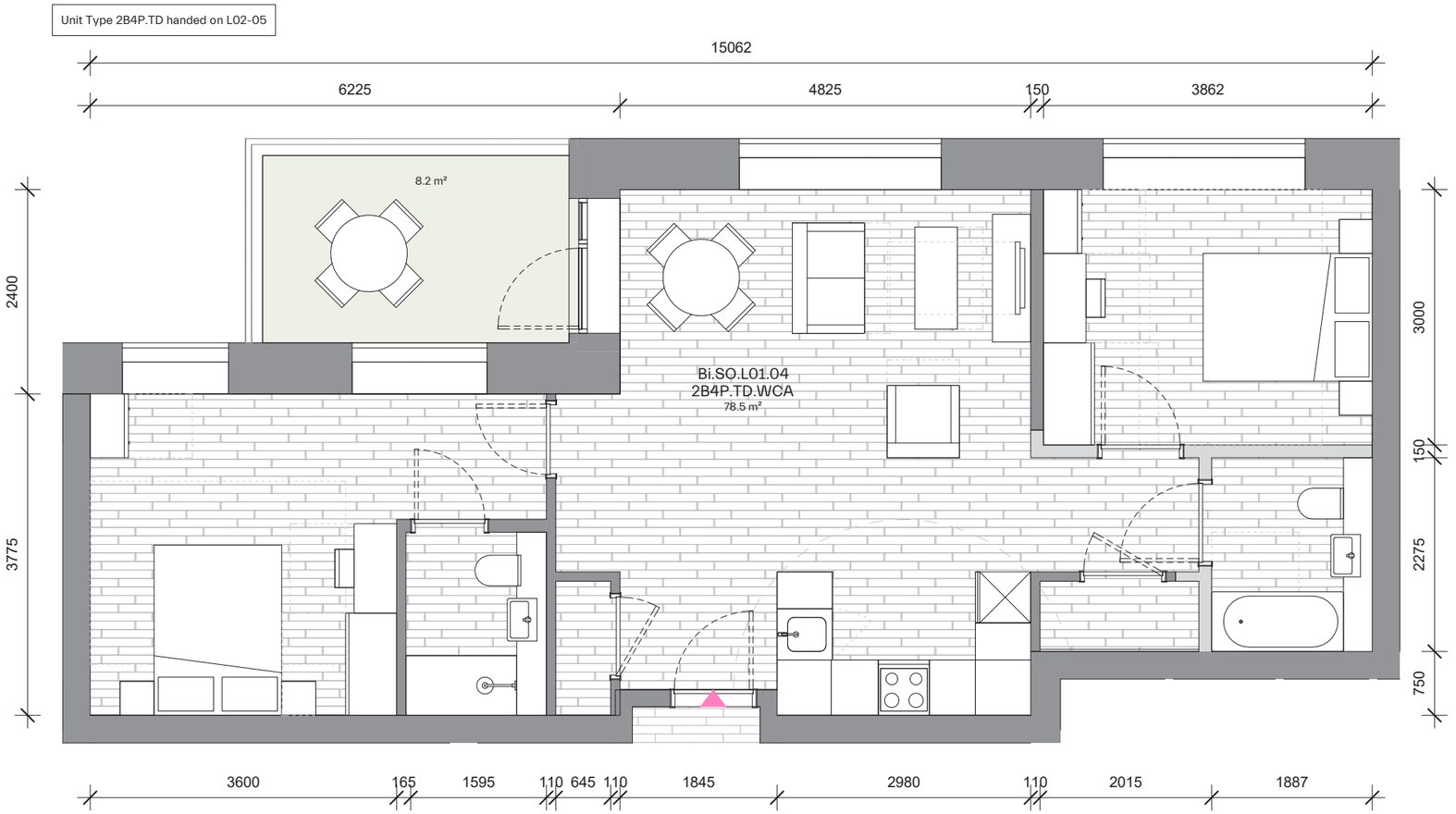
- Studio
- 1Bed
- 1Bed WuD
- 2Bed
- 2Bed WuD
- 3Bed
- 3Bed WuD
- 4Bed
- 4Bed WuD
- 5Bed
- 5Bed WuD
- 6Bed
- 6Bed WuD

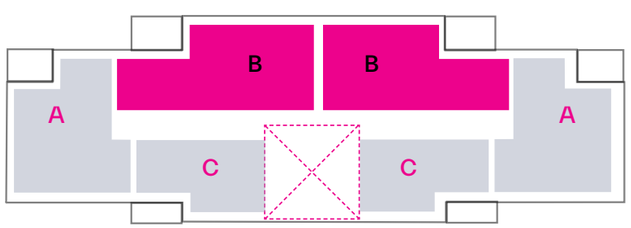
# Residential Design

## Typical Unit

Throughout the concept design key drivers have been developed for the residential arrangements, seeking to optimise the living experience. In unison with the façade development, the homes have been considered from a point of habitable comfort, practicality, and aspect, optimising the long ranging views across Braithwaite Park, and seeking consistently good quality daylight in the arrangement. Spacious external amenity is provided and integrated within the receding stepped form of Block I's envelope. The façade openings are generous and well-spaced around the homes to enable dynamic habitable spaces. Where possible, repetitive arrangements have been stacked through the floorplates to enable efficient servicing and structural solutions that will optimise the residential experience.

The adjacent 2 bed example is located centrally to the building over levels 02-05 and demonstrates the benefits of the slender building floorplate. A dumbbell arrangement is employed allowing a generous central living / kitchen / dining space on arrival, with a picture window framing views over the park and a balcony articulated adjacent as a form of living extension. Despite the north aspect, the inset corner allows a 'semi-dual aspect' to be achieved whilst the slender proportions allows a generous width to the rooms, and depths to be minimised for the benefit of internal daylight. To the wings bedrooms and sanitary spaces are arranged with a secondary corridor for integrated storage and help seclude the area from the living space.




2B4P M4(2) Unit Plan

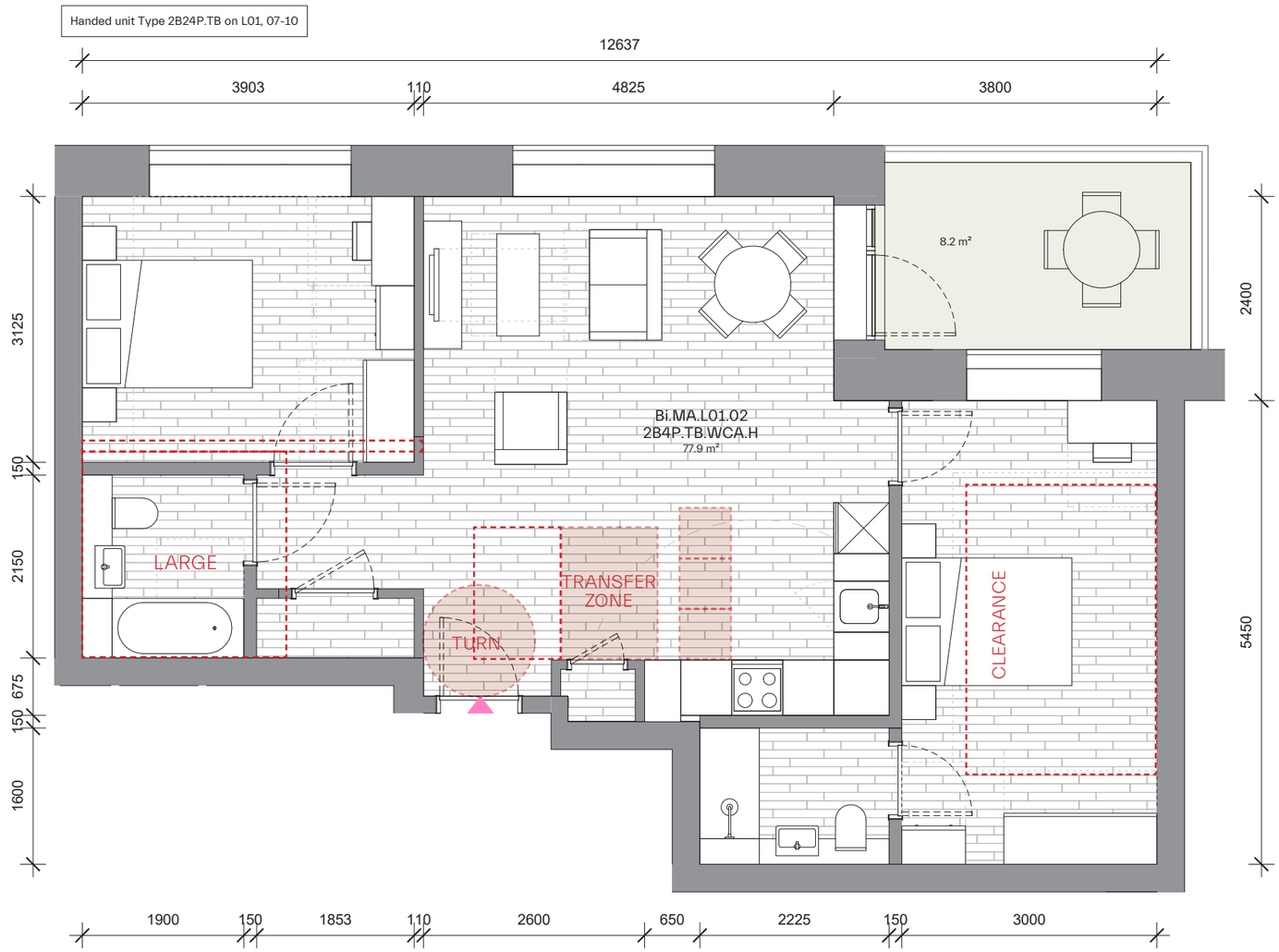
# Residential Design

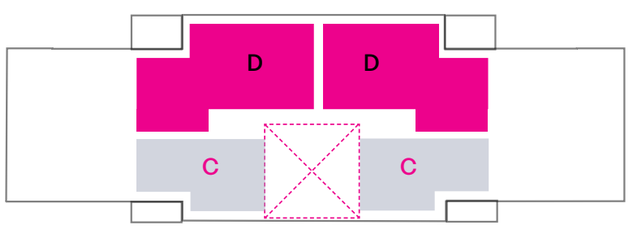
## Wheelchair User Dwellings

### Typical M4(3)2(a) Adaptable

The units and building proposal have been coordinated to meet Approved Document Part M Volume 1, 2015. Across the market tenure, wheelchair user dwellings are arranged as M4(3)2(a) adaptable layout. In Plot I X4 unit types are being delivered in this arrangement. These are all 2b4p size and located on levels 02-10 within the market tenure. A typical arrangement of x1 unit type is demonstrated in the adjacent plan. In total, x18 wheelchair homes are achieved across block of I.

Please refer to chapter 8.0 for inclusive design and detail arrangement of units.




2B4P M4(3)2(a) Wheelchair Unit Plan

# Accommodation Mix

## Summary

The adjacent figures detail an area and mix summary reflective of the previous pages and coordinated arrangement for Plot I. Please refer to chapter 9.0 for full Phase A accommodation schedule.

| | 1 Bed | 2 Bed | **No. of units** | **Hab Rooms** |
|---|---|---|---|---|
| Intermediate | -<br> | 04<br>100% | 04 | 12 |
| Market | 20<br>41.6% | 28<br>58.3% | 48 | 124 |
| **Total** | **20**<br>(38.46%) | **32**<br>(61.54%) | **52** | **136** |

| | M4(2)a Homes | M4(3)2(a) Adaptable Wheelchair Homes | M4(3)2(b) Accessible Wheelchair Homes |
|---|---|---|---|
| **Total**<br>**number**<br>% of block | **34**<br>65.4% | **18**<br>34.6% | **0**<br>0 |

| **Unit Aspect** | Single | Semi | Dual | Triple |
|---|---|---|---|---|
| **Total**<br>**number**<br>% of block | **0**<br>0% | **26**<br>50% | **16**<br>31% | **10**<br>19% |

| | Residential GIA | Residential GEA |
|---|---|---|
| Shared sqm | 597.2 | |
| Intermediate sqm | 363 | - |
| Market sqm | 4,001.6 | - |
| **Total**<br>**sqm**<br>sqft | **4,961.8**<br>53,407.8 | **5,456**<br>58,726 |

NOTE: shared areas are apportioned to floorplate commonly accessible to BOTH market and intermediate tenure

6

# PLOT J: LOCHNAGAR STREET

# Area Analysis

## Existing Considerations

As part of the focused appraisal of Plot J, a series of key existing constraints were highlighted as part of the area analysis. These are detailed below, and reflect some of the notable influences considered throughout the design process and subsequent building response to date;

### 1: Existing Buildings

The current plot is empty and devoid of any built fabric. Primarily a portion of waste land it is also relatively inaccessible in its current guise, with no public thoroughfare.

### 2: Existing Roads

The primary road adjacent to the plot is Lochnagar Street, an East-West route which for the majority, is gated off providing sole access to some light-industrial units. A small portion to the Westerly extents is a vehicular route connecting to the A12, whilst also a southward connection down Bromley Hall Road. In the proposal these are proposed to be substantially reconfigured to catalyse access and connection for the proposed residences.

### 3: Bromley Hall School

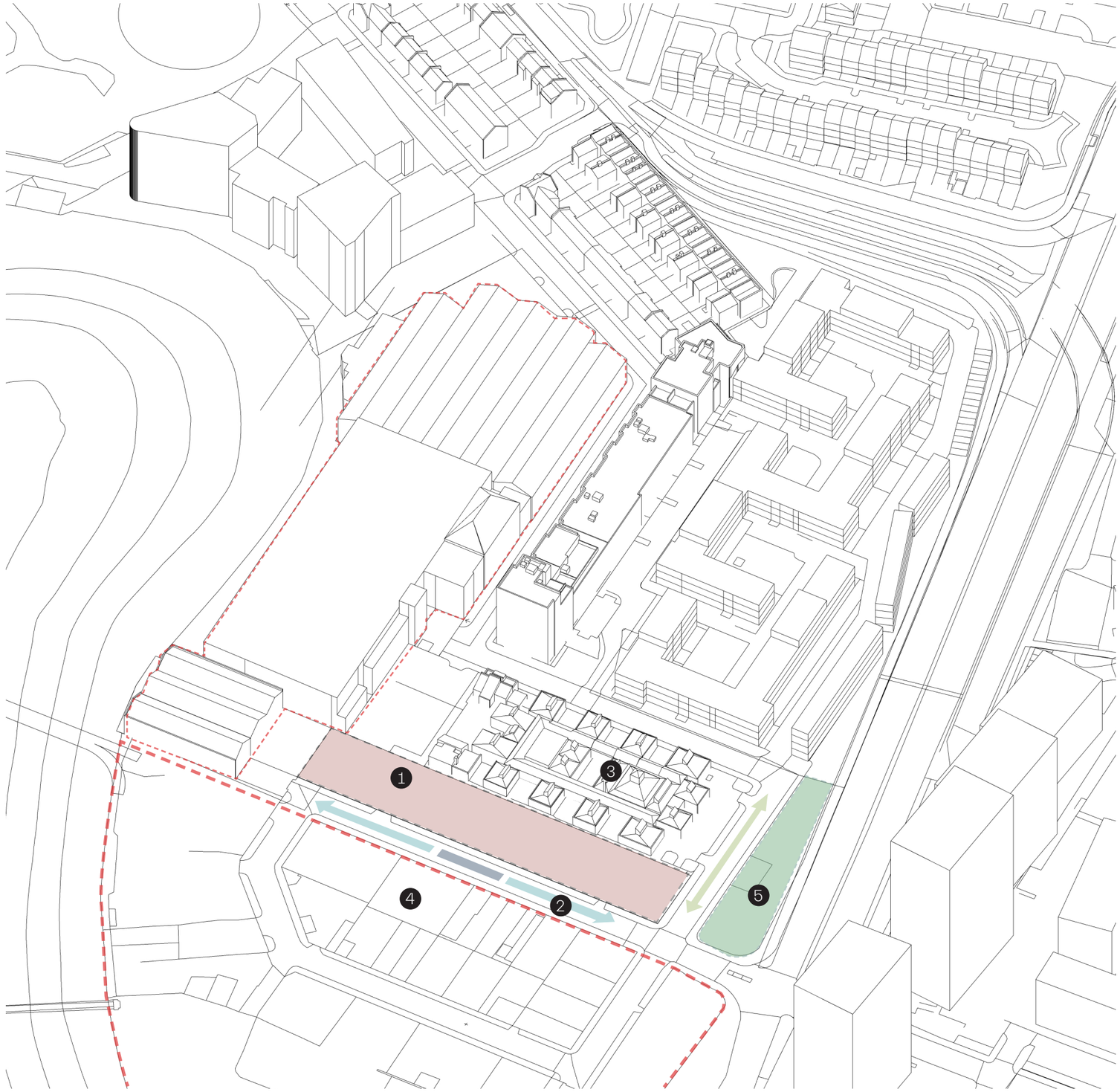
To the south of the plot an existing, unoccupied building runs along the plot perimeter. Previously a specialist school for disability, this has been unused for several years but is also Grade II listed. This has been considered and discussed at length during the design process and as part of the proposal, provided key influence on the proposed extents and form of the buildings set out in this application. However, notably is not included within this application.

### 4: Emerging Development

As set out in the earlier chapter, a host of emerging development is taking place across the wider context of Aberfeldy, with significant change impending at the adjacencies to this plot. To the North (Ailsa Wharf) and the East (Islay Wharf and Leven Road), new developments will reform the townscape and have been imperative to consider throughout the design evolution of this plot.

### 5: Allotments

To the West a large swathe of partly disused land is included in the application boundary. Set against the A12 and poplar works, a portion of this has been adopted as a community and allotment garden, which whilst a rich intent, does not fulfil it's potential. Subsequently, as part of the proposal a new public realm is formed offering an improved environment for planting, play and activity.




Plot J Location Plan and Existing Site Condition

# Area Analysis

## Existing Considerations



1 View of the existing empty condition looking South from the Eastern end of Plot J



2 View of inaccessible Lochnagar Street.



3 Grade II listed Bromley Hall School



4 CGI of emerging development to the North and East of the plot.



5 Community led allotment garden to the West of the plot that sits parallel to the A12.

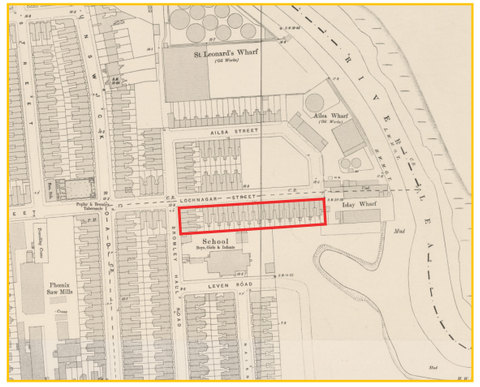


5 Community led allotment garden to the West of the plot that sits parallel to the A12.

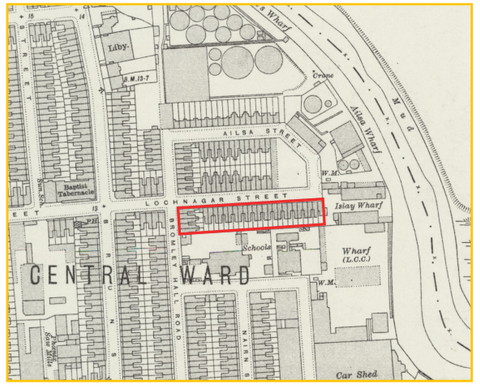
# Area Analysis

## Historic Context

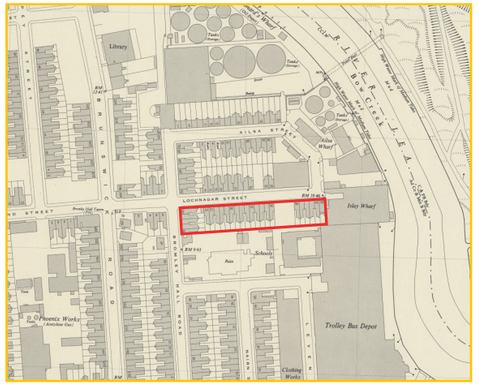
The adjacent imagery reflects the key historical development and changes that have occurred on Lochnagar Street. Whilst the plot is currently vacant, what is evident is the previous presence of terraced housing along its extents. This has been referenced throughout the design development and informed the architectural response of the proposal through it's characteristics of scale, opening and roof expression.



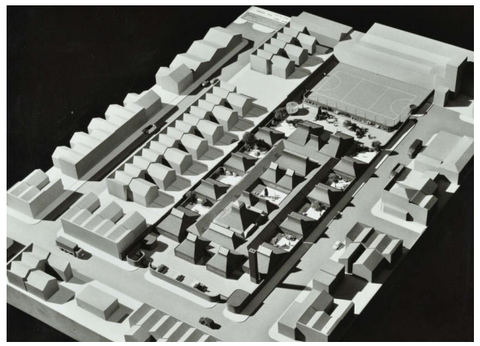

### 1893
Victorian terraced housing for local workers lines Lochnagar St, Bromley Hall Road + the surrounding streets




### 1914
Further terraced housing and industrial buildings are built over the next 2 decades




### 1967
Following the World War II there are gaps in the rows of terraces and the areaslowly becomes transformed with post-war housing blocks



### 1968
1968 - Bromley Hall School model (showing demolished housing)



### 1979
Terraced housing (now demolished) along Lochnagar Street



### 1979
Lochnagar Street (warehouse on the right hand side is still there)

Further information about the historic context is set out in the **Design and Access Statement: Masterplan Revision A** & Design and Access Statement Addendum prepared by Levitt Bernstein Architects which supports this application.

# Area Analysis

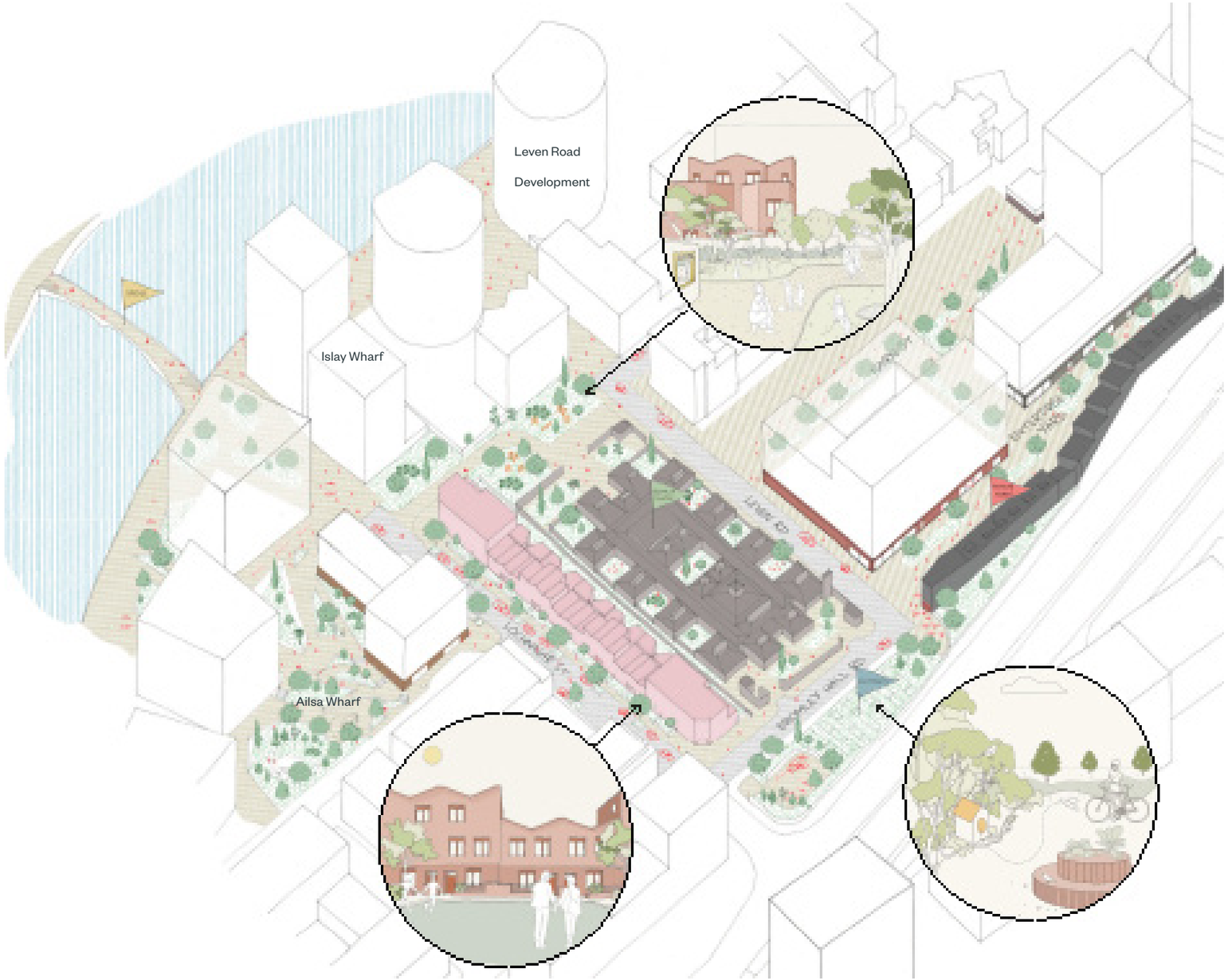
## Emerging Context

Surrounding Lochnagar street, a host of emerging development is coming forth. Whilst this in part is attributed to the proposals brought forward in this application, the majority immediate to Lochnagar Street pertains to other applications.

The proposals have been mindful of this and where relevant, taken into account parcels of land outside the red line to consider how they may sit comfortably together.

Of note has been Ailsa Wharf to the North and Islay Wharf to the East. Both are substantial residential developments that will hold significant implications to the immediate townscape of the proposal. Both will utilise Lochnagar Street as a primary route for both vehicular and pedestrian access, with a forthcoming pedestrian connection over the Lea River. Much of this will hold significant benefits in that the wider public realm, connectivity and amenity offer will evolve a vibrant new area of the Aberfeldy for the residents of Plot J.

Whilst not 'emerging', the design proposal has also sought to sensitively respond to the considerations of Bromley Hall School which lies adjacent to the plot. As previously mentioned, iteratively evolving the massing proposals to ensure any effect on the school's setting is mitigated. Of particular scrutiny, has been the scale of the design at its North West corner to ensure the existing views to the school's roofscape from the A12 / arrival to Lochnagar Street is maintained. These studies are set out in the following pages.




Isometric drawing plotting the ongoing design proposal of Plot J with the emerging context

Further information about the historic context is set out in the Design and Access Statement: The Masterplan **Revision A** & Design and Access Statement Addendum prepared by Levitt Bernstein Architects which supports this application.

# Narrative

## Contextual Patchwork

**The narrative for a ‘patchwork’ of proposals was conceived to suitably knit the design responses of Phase A into the existing grain of Aberfeldy. For each plot (or patch), a series of visual references provided a narrative for the ongoing design response. These reflect existing, envisioned and conceptual conditions**



1. Building reference; Moore House
2. Existing allotment gardens to Bromley Hall Road / A12
3. Public realm / building reference
4. Existing + Listed Bromley Hall School
5. Existing + Listed Fire Station
6. Existing Poplar Works
7. Emerging Development
8. River Lea
9. Emerging Development

Reference images: key labels start from top running left to right

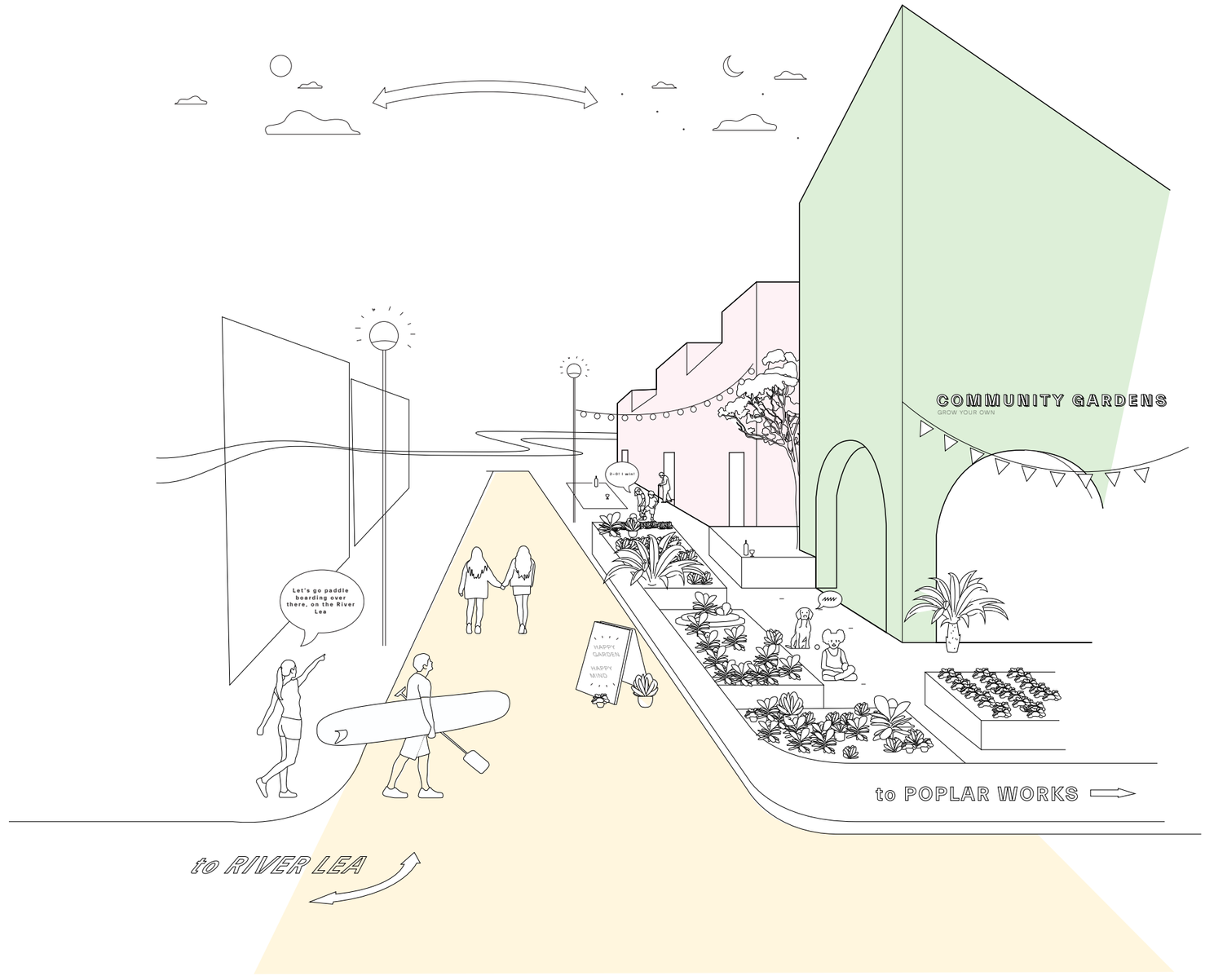
# Narrative

## Concept Response

### How will the design sustain and reinforce a sense of community across Aberfeldy Estate?

As a starting point for each plot design response, a conceptual drawing was developed to prompt ideas and themes for the proposal. Similarly, posing questions as to how the design would sustain and reinforce a sense of community across Aberfeldy Estate. Notable observations for Plot J are listed below;

- Provide Family Housing
- Create New Neighbourhood
- Quality external amenity
- Achieve dignified accommodation
- Relationship to Allotments
- Connected in scale to Bromley Hall School
- Links to River Lea
- Links to Emerging community




Early conceptual collage

# Narrative

## Key Design Principles

The adjacent diagrams represent a series of key principles that have evolved throughout the design process. Whether conceived at inception, or developed through concept stage, all reflect aspirational objectives for the design response and form integral ingredients to the proposal set out in this application;

### Family Homes

Plot J has targeted the delivery of high quality, family homes. All will be social rented tenure, with much of the provision catering for existing Aberfeldy tenants decanted from existing blocks across the estate. As such, the design process has had a considerable amount of community consultation, with the design proposal seeking to articulate a series of low-rise characterful town houses.

### A New Street

Given the existing, poor quality plot condition, the aspiration has always been to create a new street. A neighbourhood, where the proposed architecture and public realm may manifest new connectivity, front doors, gardens, activity and neighbourly life. As part of this, a wider network of the city will be accessible, with the street linking to emerging developments and the proposed new bridge crossing the River Lea.

### Generous Private Amanity

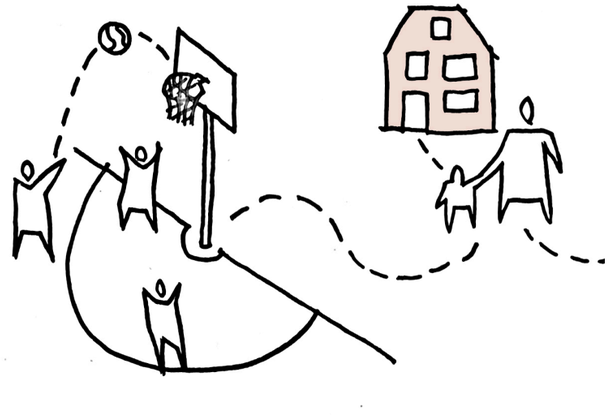
To suitably re-provide the quality of the Balmore residents' homes, 40sqm private amenity space has been targeted to be delivered across each proposed home. This to match if not exceed the residents' existing garden spaces. Opportunities for terraces and balconies have also been accommodated to allow for more flexibility in the occupation of the homes and encouraging further opportunity for spill out, planting and daylight.

### Door Step Play

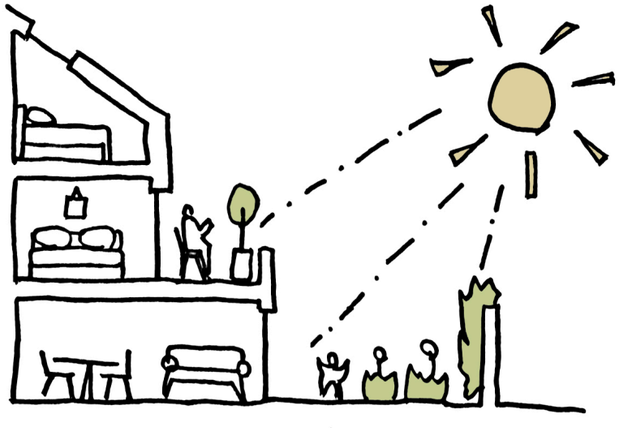
As part of the neighbourly aspirations, provision of good quality, spacious doorstep play is vital to the creation of the street and family experience. This has been identified on the plot near the homes and whilst an offer for the immediate residences, will also help activate the streetscape. This is particularly pertinent given adjacent buildings such as Poplar Works are lacking in this form of community amenity.



Creation of a new street with family homes and improved connectivity



Doorstep play + child friendly spaces



South facing gardens and terraces

# Narrative

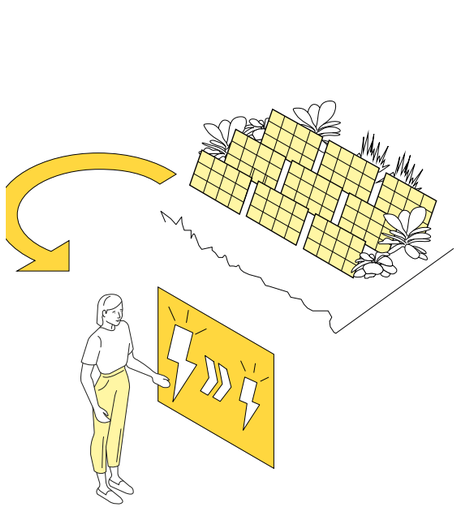
## Net Zero Carbon

In 2019, the UK Government made a legally binding commitment to transition the UK to a zero-carbon economy by 2050.

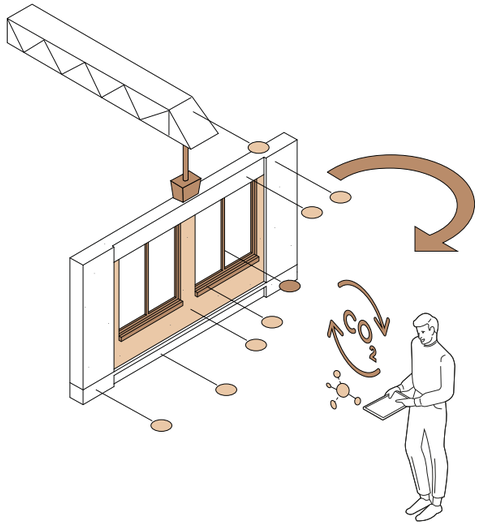
Net zero buildings not only help in the fight against climate change, but can create jobs, improve energy security, and lower energy costs.

It is the ongoing intention that the town houses for Plot J will be designed and delivered to a net zero carbon standard. Whilst a significant asset to the prospective residents with regard to ongoing energy costs and habitability, this will also help to demonstrate how the government targets can be achieved and be utilised as a benchmark within the industry as to how the transition to zero carbon construction can be achieved.

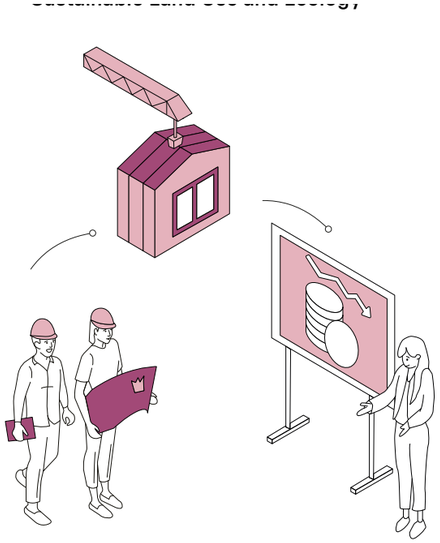
The adjacent diagrams reflect some of the sustainable credentials that are being pursued as part of the plots design.



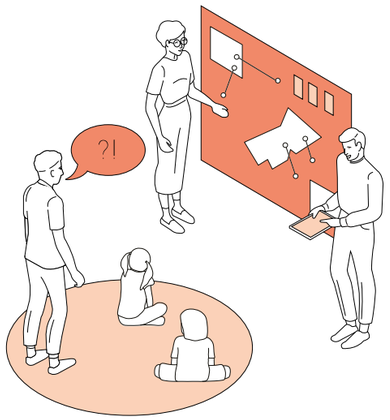
Net Zero Operation Carbon



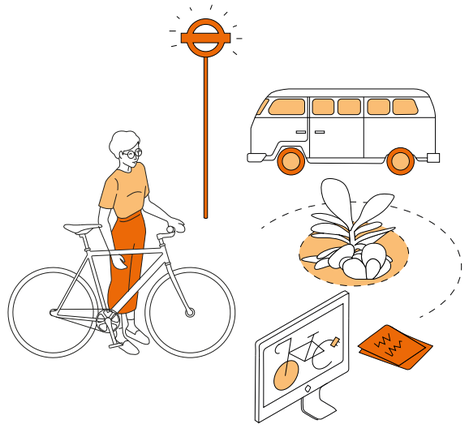
Net Zero Operation Carbon



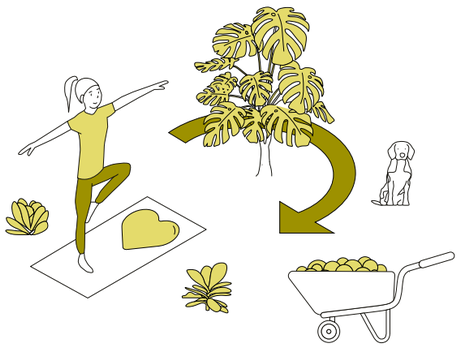
Sustainable Life Cycle Cost




Sustainable Communities and Social Value



Sustainable Connectivity and Transport



Good Health and Wellbeing

# Massing Development

## Key Design Principles

### Residential Layout

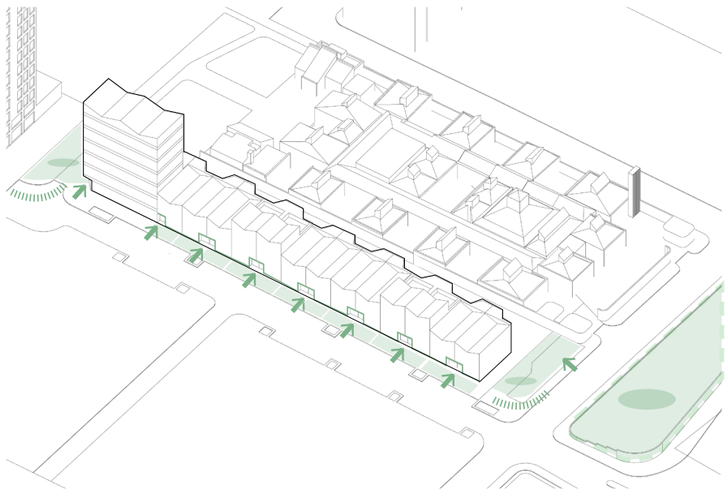
The massing response on Plot J has been defined by the needs of local residents, with a terrace accommodating for a variety of housing typologies including 3 bed maisonettes, 4 bed houses and 6 bed houses. All houses benefit from generous amenity space in a variety of formats: ground floor gardens, terraced balconies and defensible space to the street with integrated amenities. The street undulates in scale with the taller set of homes adjacent to Islay Wharf, which mediates between the scale shifts of the surrounding context.

### Views + Aspect

To maximise the opportunity for favourable views and aspect, the massing response has been iteratively developed to benefit from the southern aspect whilst respectively responding in height to Grade II listed Bromley Hall School. The ground floor sequence has been designed to link kitchen/ and dining spaces to the rear amenity space, taking advantage of generous daylight and sunlight with views out to a private garden. The massing response has been developed to accommodate an external terrace to the 6 bed typology, allowing for an additional amenity space, taking further advantage of aspect and of views over the roof lines Bromley Hall school.

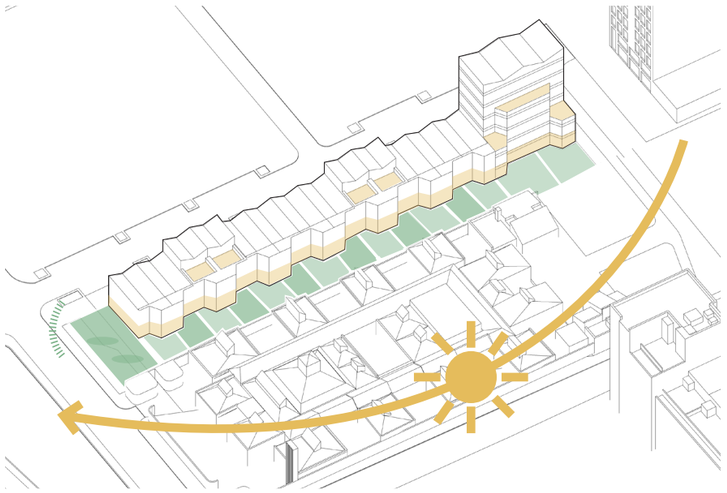
### Architectural Expression

Due to the rich contextual character, the massing response has identified the opportunity to respond to this through form, scale, and materiality. Notably, acknowledging the animated roof scape of neighbouring buildings and the historic legacy of the Victorian terraced housing located on Lochnagar Street. The pitched roofs modulate to become flat roofs at lower levels, allowing for roof lights, PV's or roof terraces for the residents. Externally, they reflect a key narrative and way finding piece to the wider townscape and can be enjoyed as a destination point when approaching from community lane and the A12, acting as a northern masterplan marker for residents.



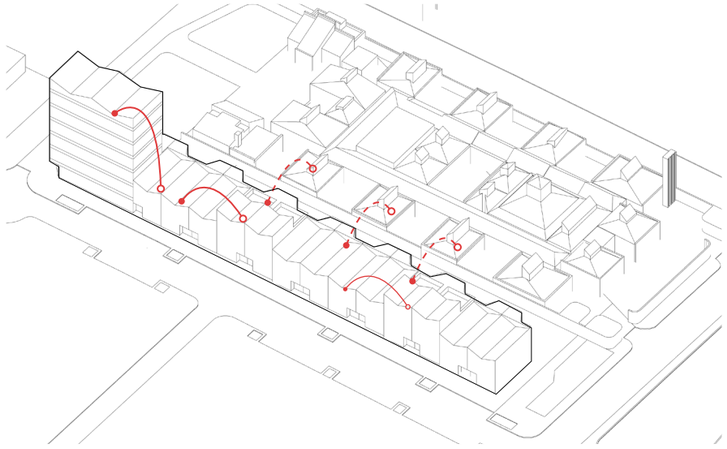
Residential Layout & Amenity

+ Equal width terrace for 6B and 4B houses, with defensible set-back from the street with integrated amenities.



Views & Aspect

+ South-facing living and amenity spaces



Architectural Expression

+ Stitching in to the context, acknowledging local scale and character




Facade

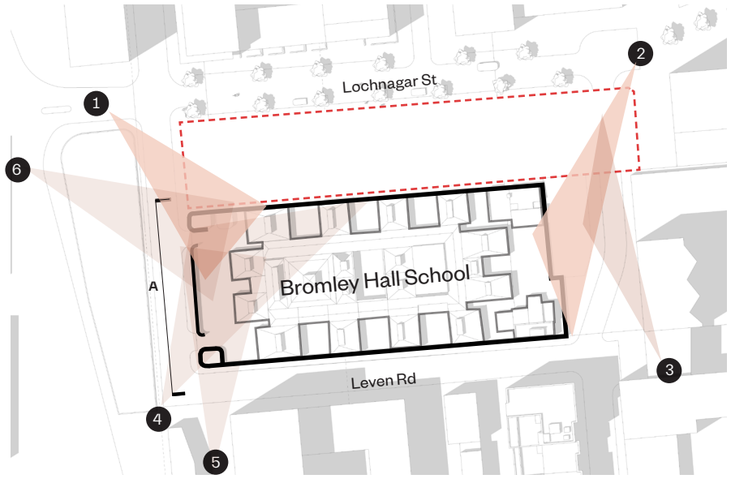
+ Facade articulated to respond to contextual adjacencies

# Massing Development

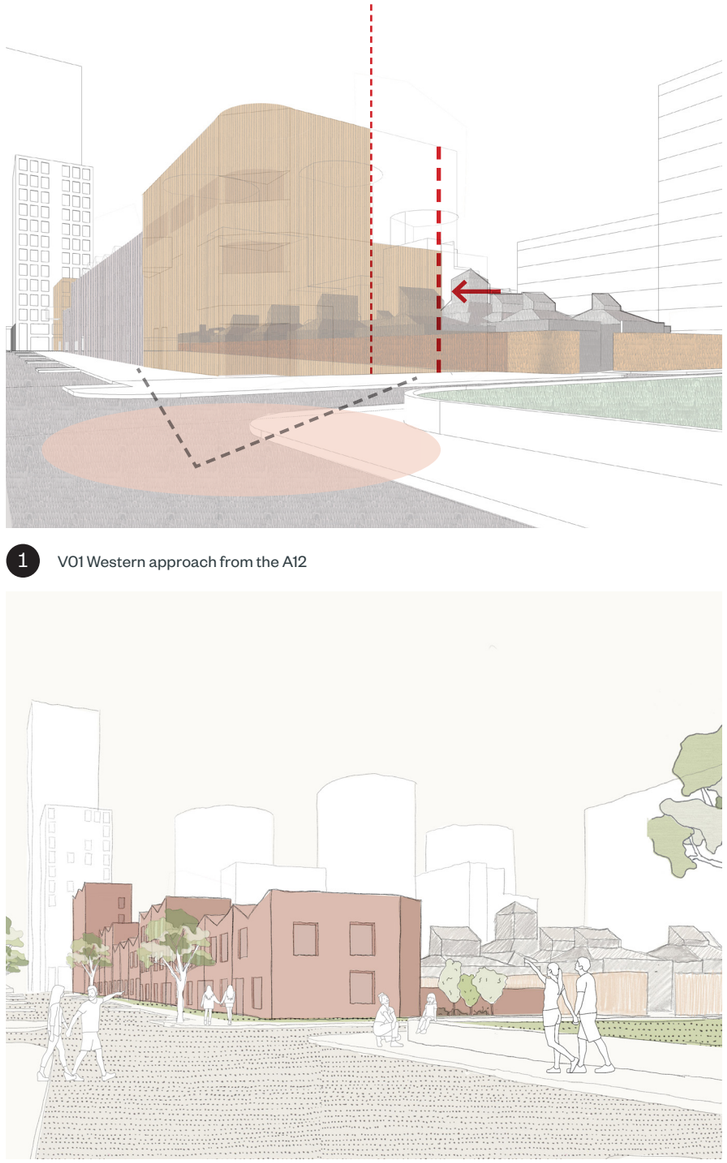
## Townscape

Throughout design development, the North West corner of plot J was identified as a key viewpoint due to its adjacency to Bromley Hall School and approaching from the A12.
A massing response has been iteratively developed at viewpoints from the North West and North East corners to step and sculpt the buildings to respect roof line and view considerations to the neighbouring context, whilst mediating in height to respond to the scale shifts of the surrounding emerging context. In adjacent studies, opportunities for set backs and stepping have been identified and tested.

Gable ends of both corners adjust in scale to create a nuanced orientation to their context.  Chamfered corners and pitched roofs have been utilised to create playful and a dynamic termination and entry points of the terrace at both corners.

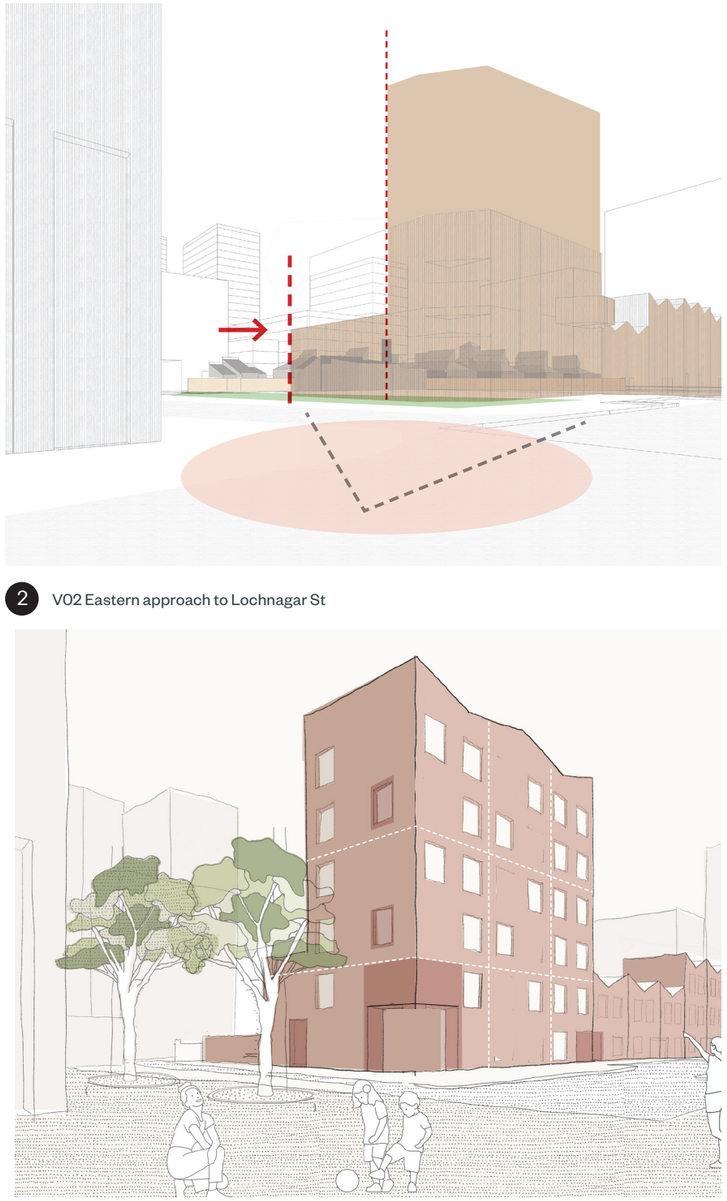



Key view points



1 V01 Western approach from the A12

1 V01 Developed massing response western approach from the A12



2 V02 Eastern approach to Lochnagar St

2 V02 Developed massing response to eastern edge, mediating  shift in scale of emerging context.

# Massing Development

## Character + Wayfinding

In consultations with local residents, the expressive reading of the `house` typology within the terrace block was emphasised as an important aspiration for the terrace. The design has responded to this through the arrangement of openings, materiality and a distinct roof line.

Plot J's roof line follows a butterfly silhouette that is recognisable from a distance. This butterfly roof mediates between the 6+4 bed houses and continues through to the maisonette block, unifying the terrace.

A modulating datum is introduced at the base of the terrace which moves and wraps around entrances, unifying thresholds and providing visual movement to the facade as it steps up the street.

Openings have been placed to both optimize internal arrangements and animate the facade, with openings stepping to break a rigid grid like formation. Larger openings have been introduced on the maisonette block to celebrate living spaces and provide ample views to the wider context.

An undulating series of bays has been introduced to the rear of the terrace, internally accommodating kitchen and dining spaces, but also providing a dynamic response to the southern facade, creating a distinctive ending and way finding point to the north of the masterplan and community lane.



Northern Facade 6bed and 4bed houses, study for mediating scale of butterfly roof form



Northern Facade maisonette block, study for playful positions of larger openings



Historic image of Lochnagar Street, 1979.



Character of Lochnagar Street




Southern approach to Lochnagar St from Leven Rd, with undulating bays.

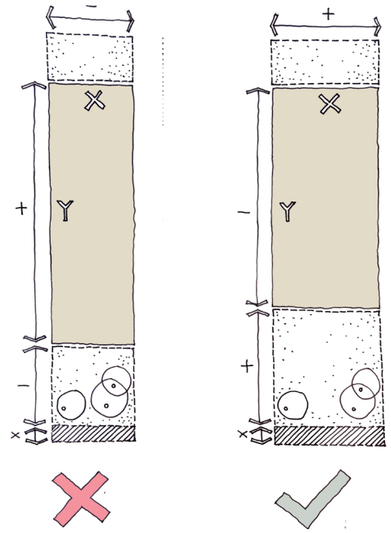
# Massing Development

## Space Planning

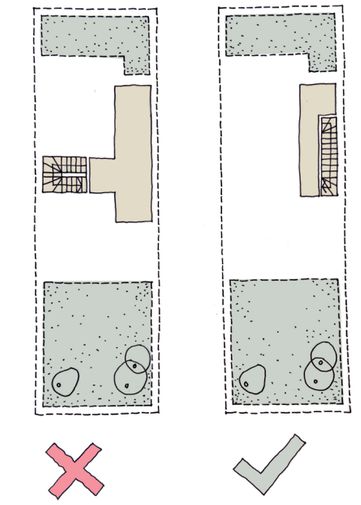
Adjacent diagrams reflect the principles and dimensions which have guided the arrangement of plot J. The terrace comprises of 13 houses (nine 4bed & four 6 bed houses) with a maisonette block bookending the terrace containing six 3bed units. Equal width has been given to each house, allowing for generous frontages to amenity spaces and room sizes which has been employed across all floor plates.

The proportional width of each home has been guided by internal arrangements ensuring all rooms on all levels benefit from generous internal proportions, avoiding `box rooms` and inefficient circulation sequences between north and south.

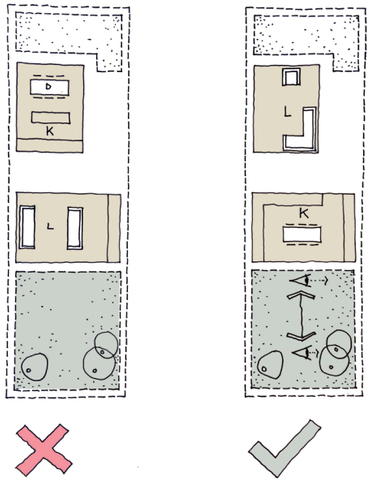
The houses have been designed through resident steering group workshops, which has ensured the design response is accommodating specific spatial planning needs of local residents. These design responses specifically include: the position of kitchen and dining spaces to private amenity space, size and proportion of private amenity and the position and size of utility and storage provisions.



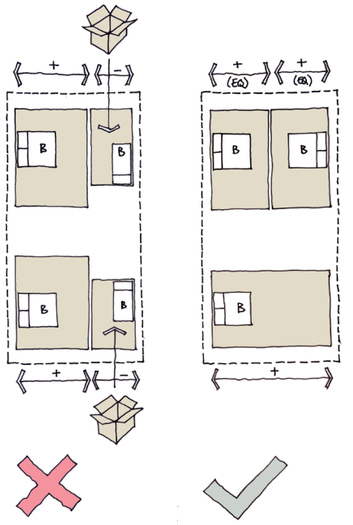
Proportional frontages to street and amenity space



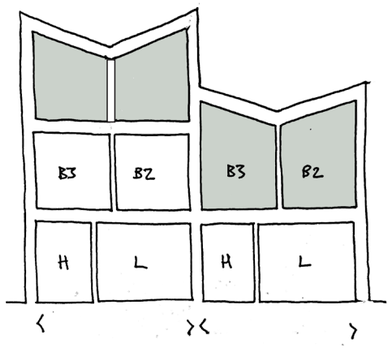
Efficient circulation sequence



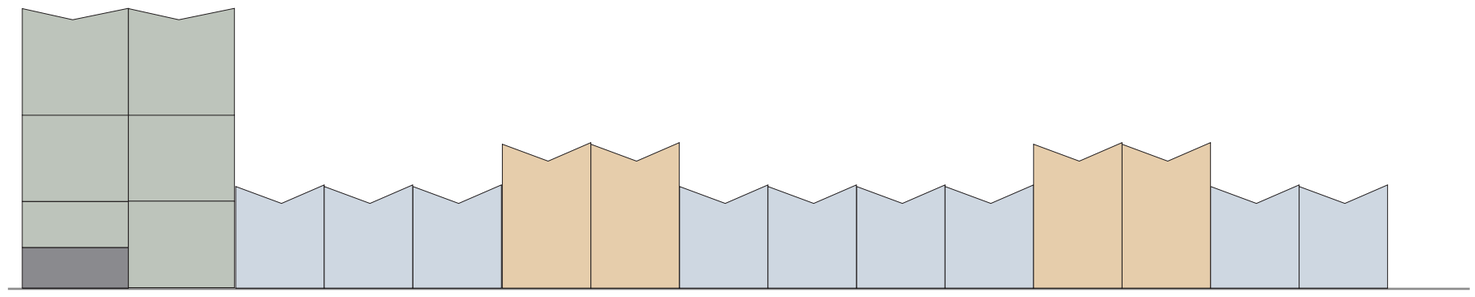

Kitchen and Dining space linking to private amenity space




Equal widths to bedroom spaces, avoiding box room condition




Typical Section 6bed + 4bed homes



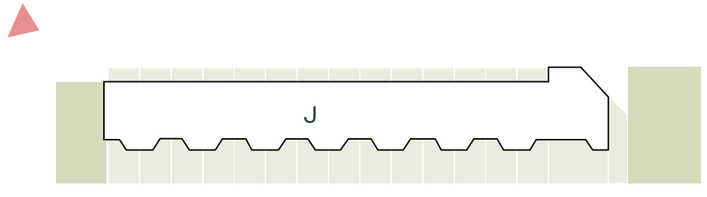
Home Typology Diagram: Lochnagar Street 3b5p 4b6p 6b9p

# Massing Development

## Proposed

### View from Lochnagar Street

The adjacent view presents an artist's impression of the proposal taken from Lochnagar Street at the Junction with the A12, looking East. The material and detail façade response shall be outlined in the following pages.




Key Plan



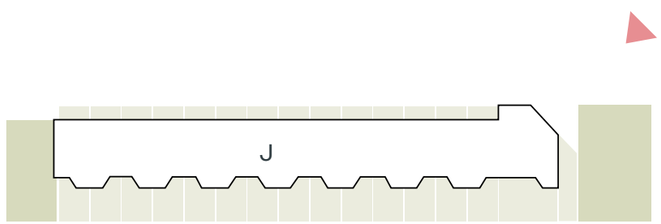
North West view of Lochnagar Street.

# Massing Development

## Proposed

### View from Lochnagar Street

The adjacent view presents an artist's impression of the proposal taken from Lochnagar Street at the Eastern extremity, looking West. The material and detail façade response shall be outlined in the following pages.




Key Plan



North East View of Lochnagar Street

# Streetscape

## Plot Plan

Residential Street

Lochnagar Street is activated by front doors and front gardens all along the street, with a larger shared entrance at the corner of the street adjacent to the new development at Islay Wharf.  At both ends of the new residential street, sit two amenity spaces for all residents to enjoy and for the younger residents to play. A new improved allotment and community gardens has been redesigned by LDA to provide even more amenity for the new residents and to provide a generous green buffer to the A12, which will reduce air pollution and sound while also providing a place for local residents to grow food and gather with friends.

The Lochnagar Street residents will enjoy parking to the street in front of their new homes and improved connections to the wider area, with routes to the river and nearby new parks.

As part of future work, Bromley Hall school may be refurbished and a new pedestrian and cyclist route created via a new play trail. This will cement this part of the masterplan as being a destination for the local area, adjacent to Poplar works.




Proposed Plan Plot J

# Facades

## Elevations

### Composition

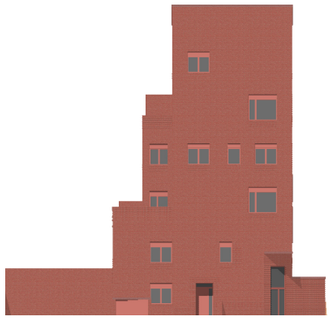
Plot J consists of a terrace of low rise townhouses with a terminating in a 6 storey stacked maisonette block to the East of the plot. The townhouses are identified by a consistent rhythm of inverted pitches which step at changes in massing to negotiate the gentle slope of the land.  The stacked maisonette block, is a grander re-interpretation of the townhouses pitched form which provides external amenity to the rear through the roofs of stepping bays.

### Aspect

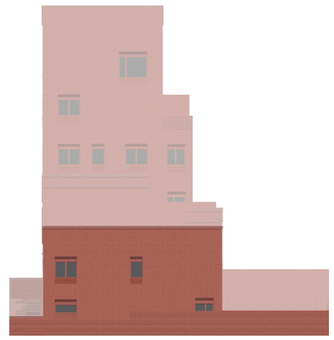
The Northern elevation completes Lochnagar street and is animated by front doors and defensible space which preserves the privacy of living rooms while providing opportunities for planting for residents. Bins and plant is contained in a dedicated store to minimise street clutter.

To the south of the plot sits the Grade II listed Bromley Hall School who's roof line is of historic significance to the local area. The southern elevation of Plot J is set back by generous gardens and is calmer in appearance than the rhythmic Northern elevation by gently stepping in plan to provide opportunities for morning and afternoon light to enter the ground floor living spaces of the houses.

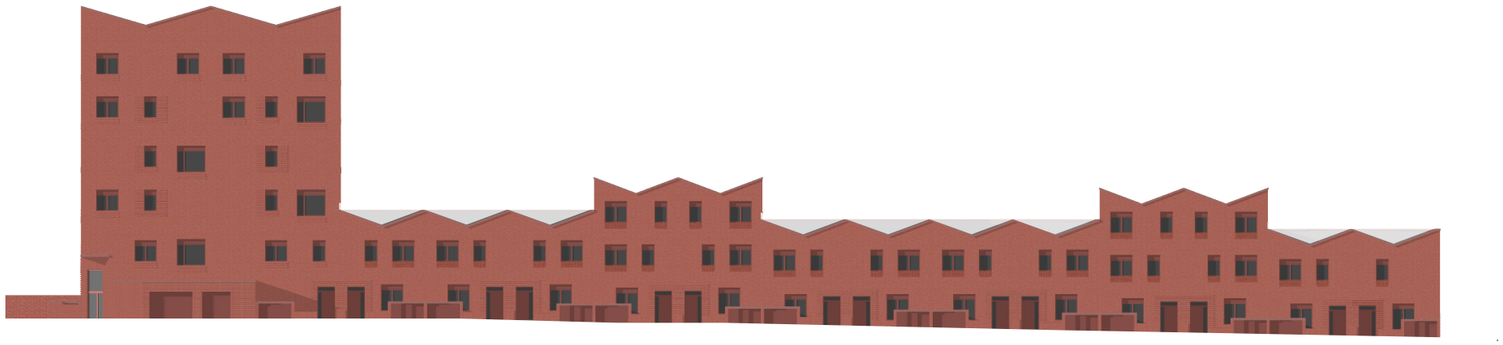
Western and Eastern elevations face dedicated play space and are defended by a border of planting, with the North-Eastern corner chamfer carved to define the communal entrance to the maisonette block.



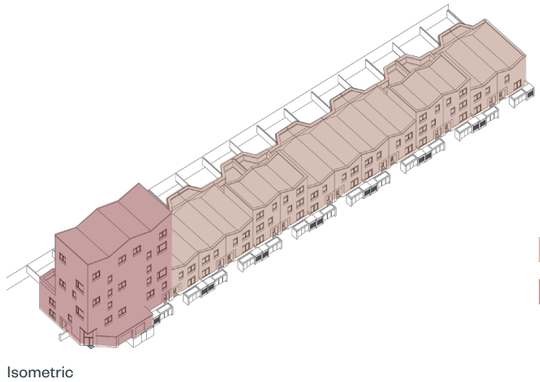
East Elevation (Bromley Hall Road)



West Elevation



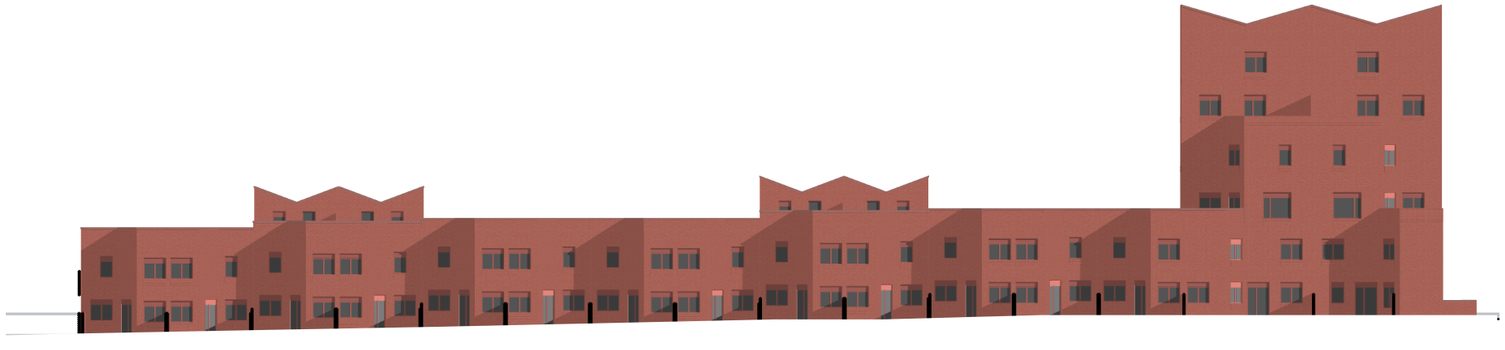
North Elevation (Lochnagar St)



Isometric

Townhouses

Stacked Maisonette Block



South Elevation

# Facades

## Bay Elevation

### Datum

Textured brickwork runs along the public facing elevations and steps to celebrate entrances and communal bike stores. This language is not present on the rear garden facing facades where a calmer elevation provides a backdrop for Bromley Hall School.

### Maisonette Block

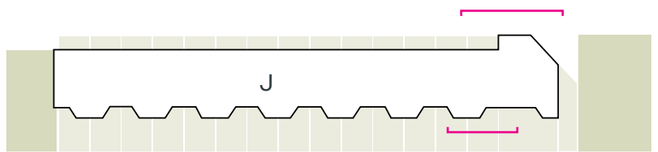
To the North, windows are playfully arranged to benefit internal arrangements. The North-Eastern corner is chamfered to provide shelter to the communal entrance and is adorned in the textured brick work. The textured brickwork works its way up to visually extending openings tricking the eye into reading the openings as more generous.

The Southern elevation is characterised by a stepping roof terraces accessed from the kitchens of each unit. Their forms are driven from the massing step in plan of the townhouses and provides a secondary aspect to kitchens.

Roofs are capped with a delicately detailed precast concrete coping which brings relief and life to the repeating rhythm of the pitched roofs.

### Townhouses

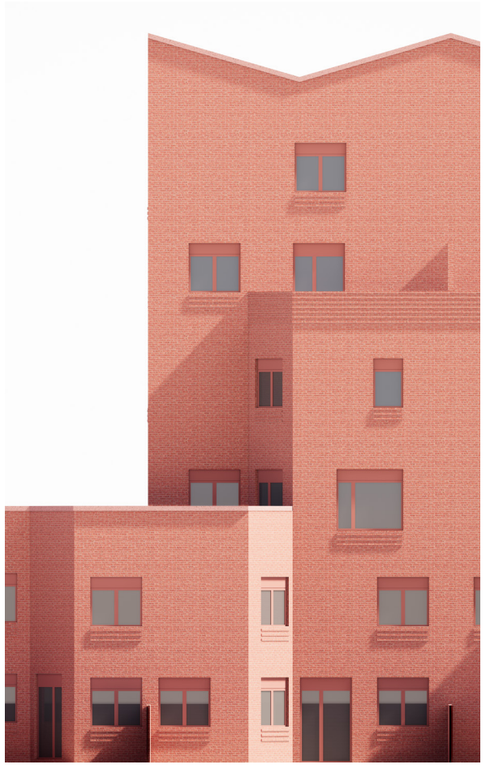
Town houses employ the same elevational devices as the Maisonette Block but at a smaller scale.



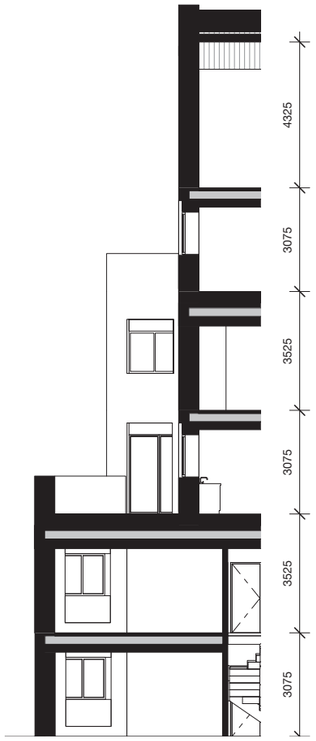

Key Plan



Maisonette Block North Elevation



Maisonette Block South Partial Elevation




Typical Section

# Facades

## Detailed Bay Elevation

### Body and Terraces

Plot J is primarily clad in rich red brickwork with flush faced colour matched mortar to emphasise the simple steps and chamfers in the massing. These steps in massing which create roof terraces whose solid balustrades are distinguished from the body by textured brick work.

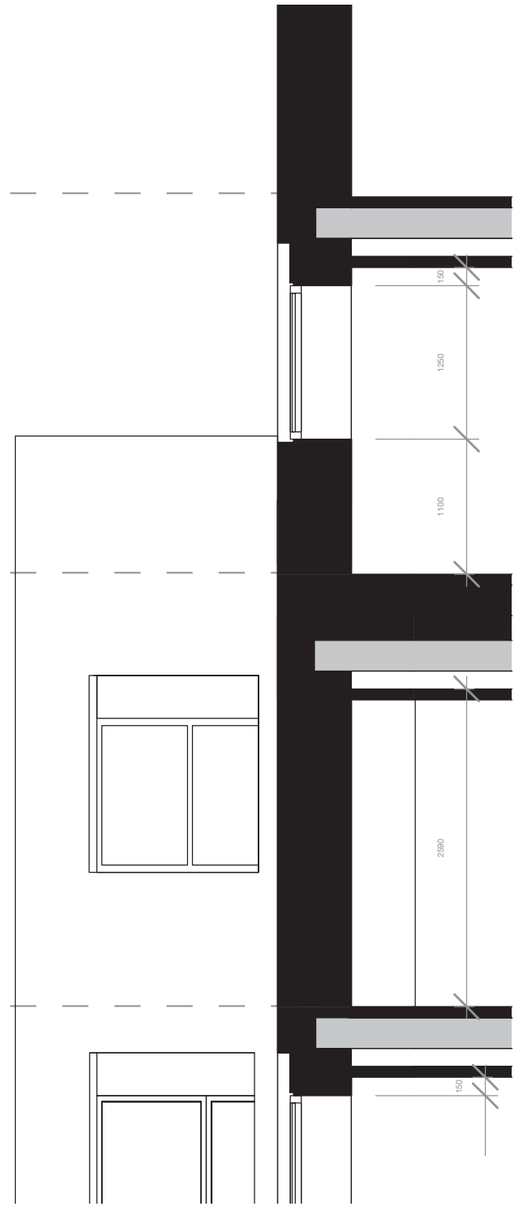
### Window

Window openings are visually elongated by a metalwork panel above the window and a portion of textured brickwork below each window.

The panel above the window provides an opportunity to discretely ventilate the apartments through the window componentry alleviating the need for superfluous spouts and vents in the brickwork body. An 800mm high cill promotes views out from habitable rooms.



Detailed Bay - South Elevation




Partial Section

# Facades

## Materiality

The adjacent demonstrates a suggestive material palette for Plot J, embodying rich red tones in combination with textured applications of precast concrete.

### Brick

The indicative brick shown represents a textured face whilst consistent in tone to enable a 'sculpted', monolithic impression to the building. A colour matched, flush faced mortar would be utilised to realise this.

### Precast Concrete

Rough faced precast samples are shown for the base and crown of the building with varying scale and hues of aggregate for testing. The exact finish would look to be consolidated at the next stages to allow refinement with specialist input from supplier / contractor.

### Metalwork

Balustrades, window/door frames and vents would be finished in a polyester powder coating (PPC) to ensure a bold and vibrant red finish that will withstand the elements.




Indicative Material Palette

1. Primary facade: textured red brick finish
2. Parapet Coping: Textured red pigmented precast
3. Metalwork: Matching tones to balcony / frames
4. Ventilated Panels: Above key windows

# General Arrangement

## Ground Floor Plan

### Townhouses

Every dwelling at ground has a front door to foster a sense of ownership within the street. Defensible space acts as a buffer between the street and living spaces maintaining privacy of each house. Entrances are paired and designated meter cupboards, bin stores and plant cupboards ensure free up gardens and internal spaces.

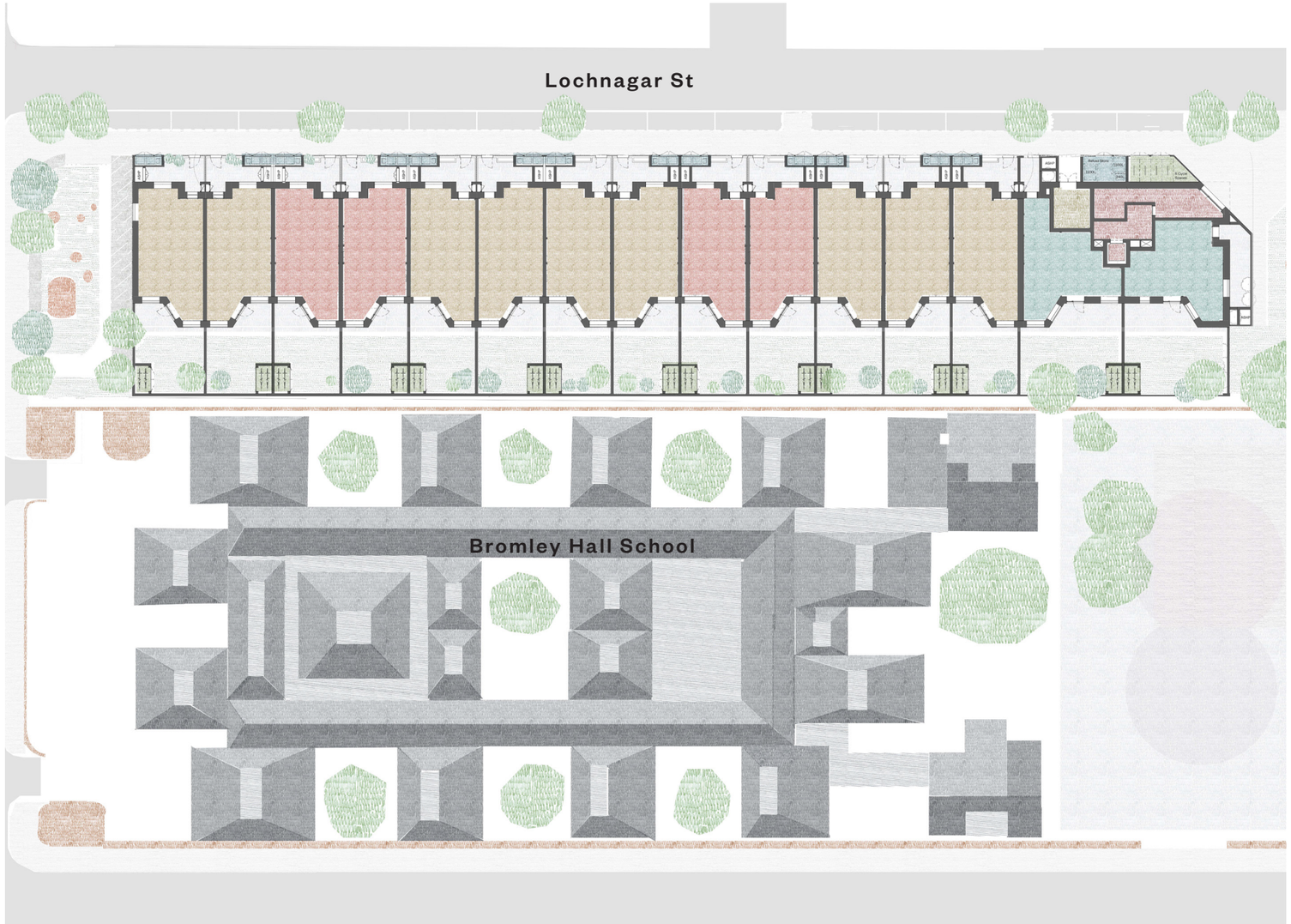
Cycle sheds are provided in the gardens for increased security. On street parking is provided for townhouse residents. Bin stores are accessed from the public realm to facilitate easy refuse collection.

### Maisonette Block

The maisonette block is entered off the corner to improve access and flow around to the adjacent playspace. The chamfer provides relief to the entrance allowing for incidental places to stop and chat with neighbours by a newly planted playspace garden.

Communal bin store and lockable cycle parking is contained in separate rooms outside of the thermal envelope and are accessed externally from the street for ease of collection and parking.

- Residential Lobby
- Cycles
- Plant
- Refuse
- 3 Bed
- 4 Bed
- 6 Bed




Ground Floor Plan

# Residential Design

## Key Principles

The adjacent diagrams reflect the key layout principles that have been employed across the floorplates to deliver good quality, generously articulated homes.

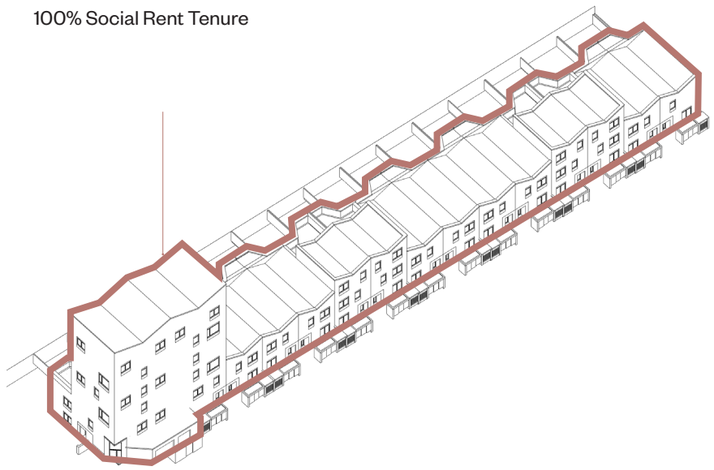
Plot J is 100% social rent tenure and designed to prioritise family houses and maisonettes within its footprint.

The terrace consists of x4 6b9p houses and x9 4b6p houses. Houses are accessed from the north along Lochnagar Street. All townhouses benefit from a dual aspect South facing kitchen diner which leads onto a 40m2 garden as per Resident's Steering Group's feedback. Generously proportioned living spaces are defended from the street by a defensible zone.

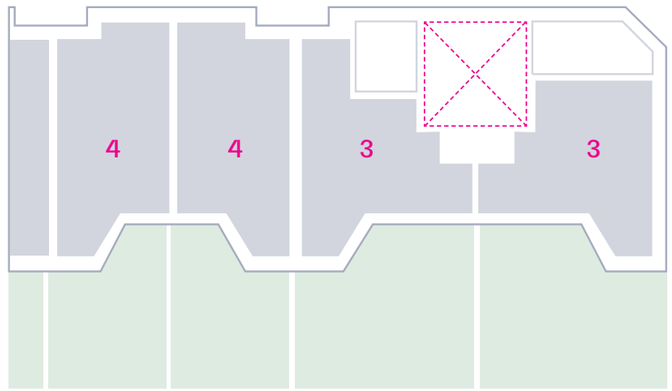
The maisonette block consists of x6 3bed maisonettes accessed of a naturally lit stair core. The core is double loaded with entrances every 2 floors.

The same guiding principles have let the design of the maisonettes despite gardens only being possible at ground. Due to communal plant constraints ground floor maisonettes benefit from South facing living spaces as well as the requested South facing kitchen diners.

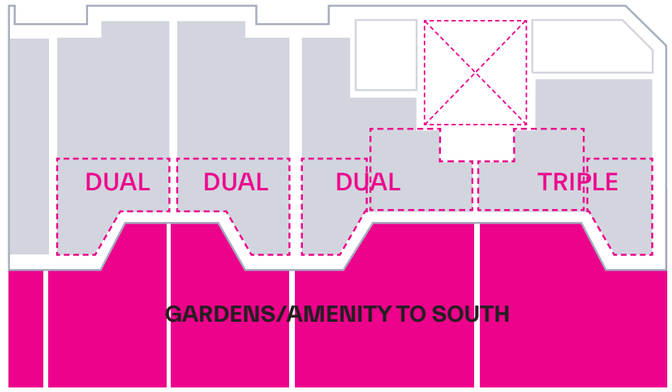
100% Social Rent Tenure



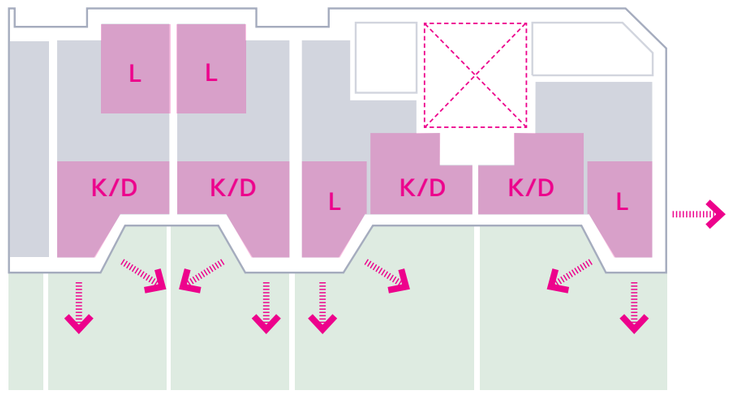
Tenure Split Isometric




Typical: Unit Arrangement + Size




Typical: Amenity + Aspect




Typical: Living

# Residential Design

## Typical 4b6p House

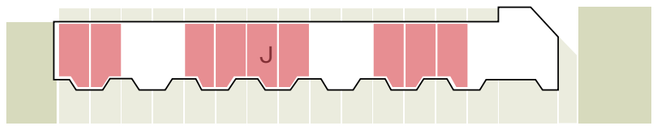
Throughout the concept design, meetings with the eventual Plot J tenants developed the layout principles of the dwellings on Plot J. In unison with the façade development, the units have been considered from a point of habitable comfort, practicality, form-factor and aspect. The proposals optimise the depth of the plot to deliver dual aspect units and consistently good quality daylight in the arrangement. House types are mirrored and repeat room layouts to drive efficiencies throughout the build.

### Ground Floor

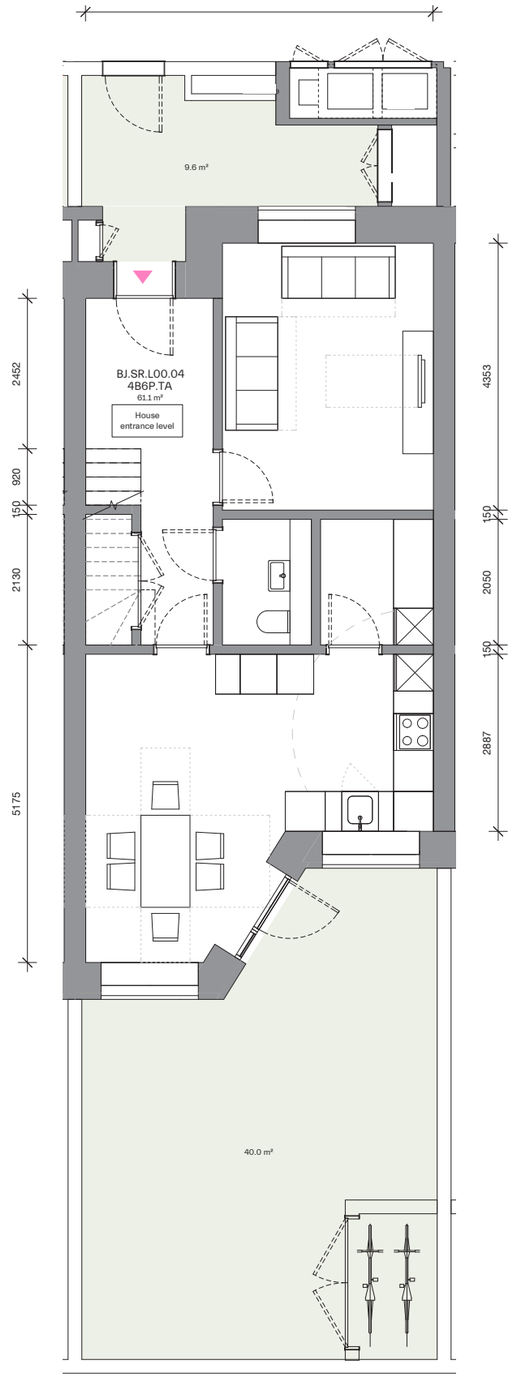
The adjacent example is a typical 4 bed townhouse that benefits from a dual aspect arrangement across both stories. Townhouses are entered off Lochnagar Street through a defensible space which sets back the North facing living rooms from the public realm. The defensible space has dedicated bin storage, meter cupboards and plant housings to prevent clutter whilst providing opportunities for residents to inhabit and personalise their entrances on the street through planting. Kitchen diners have been prioritised to the South strengthening connections to generous gardens. The centre of the ground floor plans is inhabited by a M4(2) compliant WC cloakroom and a utility/pantry accessed directly off the kitchen.

### First Floor

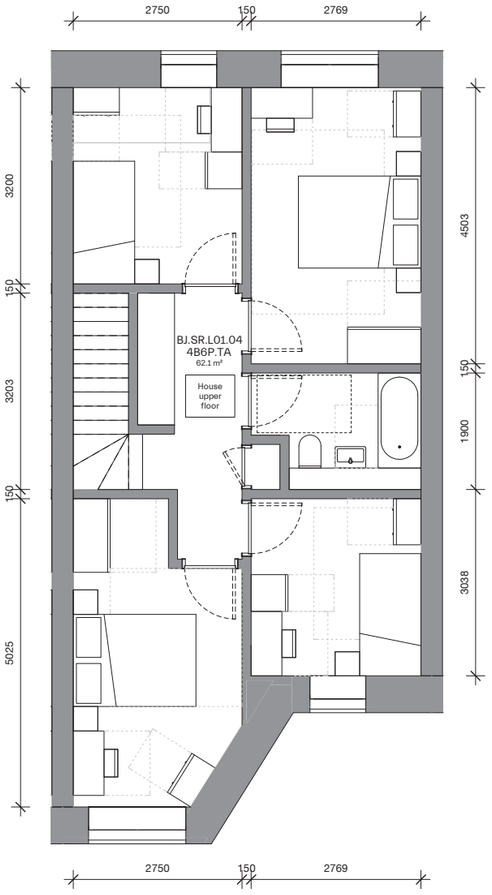
Upstairs a single bathroom serves 2 double bedrooms and 2 single bedrooms. Specific feedback from residents requested no 'box rooms' when considering the design of the single bedrooms which leading the design to employ a consistent 2.75m bedroom width permitting a variety of furniture layouts. Ample built in storage is provided directly off communal areas of the house.




Key Plan




Ground Floor Plan




First Floor Plan

Typical 6b9p Townhouse Layouts

# Residential Design

## Typical 6b9p House

6bed townhouses follow the same ground and first floor arrangements as the 4beds but benefit from a second storey housing 2 more bedrooms, an additional bathroom and a South facing roof terrace.

### Ground Floor

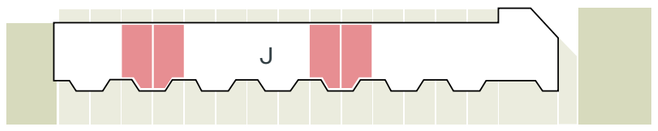
The adjacent example is a typical 6 bed townhouse that benefits from a dual aspect arrangement across both stories. Townhouses are entered off Lochnagar St. through a defensible space which sets back the North facing living rooms from the public realm. The defensible space has dedicated bin storage, meter cupboards and plant housings to prevent clutter whilst provides opportunities for residents to inhabit and personalise their entrances on the street through planting. Kitchen diners have been prioritised to the South strengthening connections to generous gardens. The centre of the ground floor plans is inhabited by a M4(2) compliant WC cloakroom and a utility/pantry accessed directly off the kitchen.

### First Floor

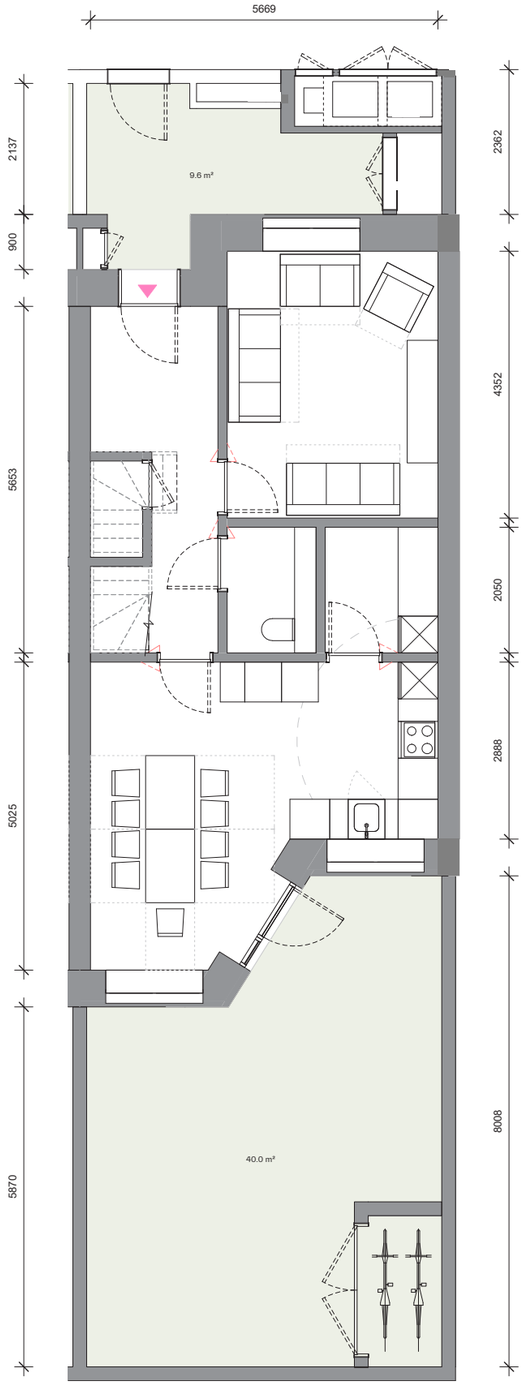
At first floor, a single bathroom serves 2 double bedrooms and 2 single bedrooms. Specific feedback from residents requested no 'box rooms' when considering the design of the single bedrooms which leading the design to employ a consistent 2.75m bedroom width permitting a variety of furniture layouts. Ample built in storage is provided directly off communal areas of the house.

### Second Floor

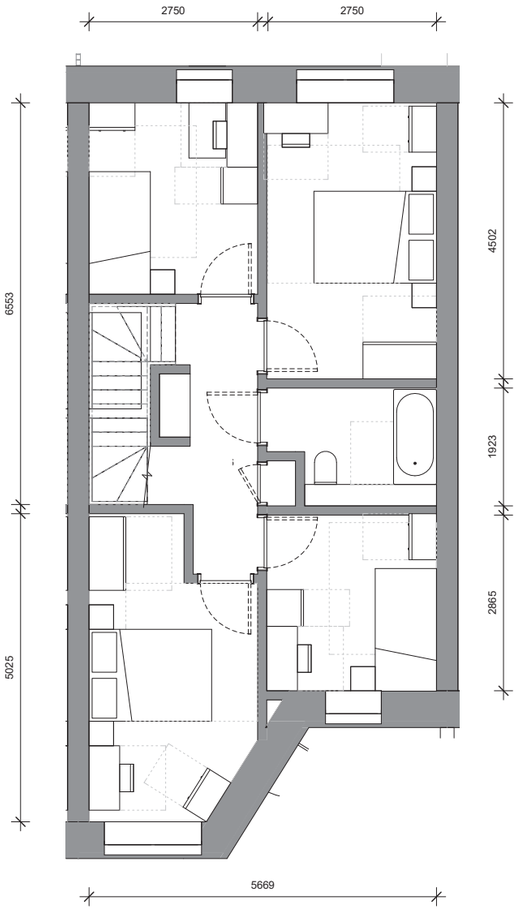
Additional South facing external amenity is provided through a generously proportioned roof terrace which is accessed from the stair well. A bathroom, fifths and sixth bedrooms follow the layout of the floor below.



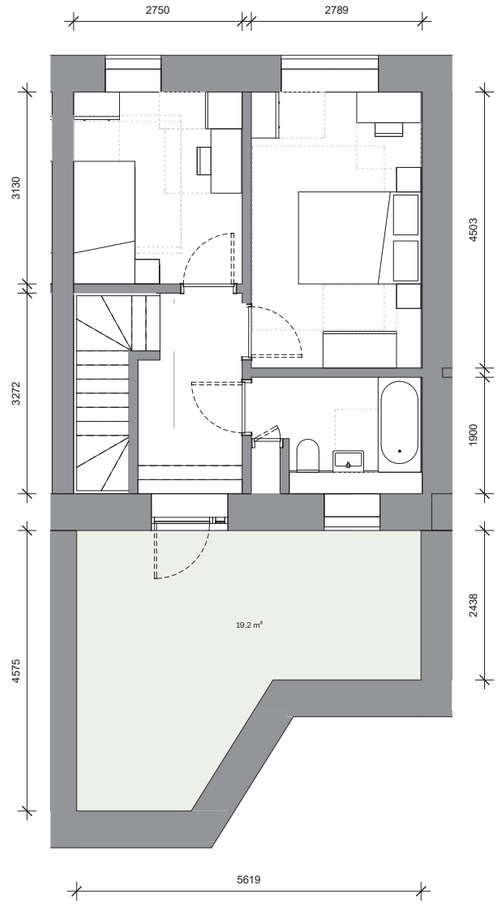

Key Plan




Ground Floor Plan




First Floor Plan




Second Floor Plan

Typical 6b9p Townhouse Layouts

# Residential Design

## Maisonette Block

### Common Areas

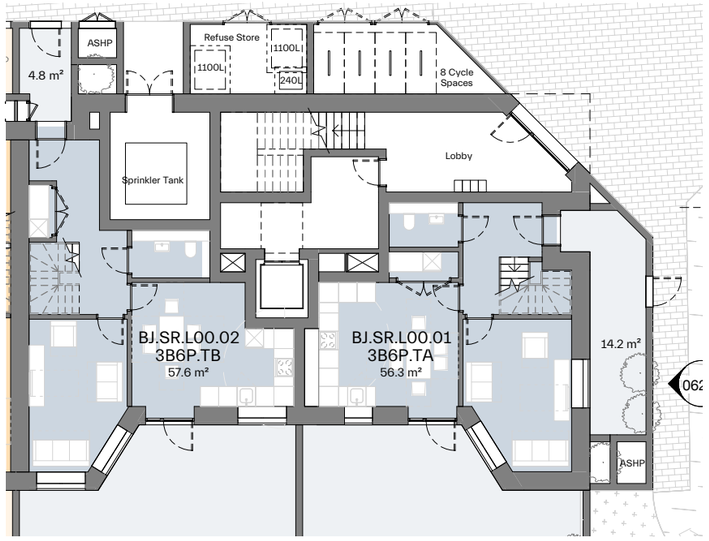
The communal entrance is located to the North-East and is chamfered up to L01 to provide shelter and improve the openess of the adjacent playspace to the East Ground floor units are accessed from the street to promote a sense of ownership and an identifiable front door for residents.

Postboxes for units accessed off L02 and L04 is located in the generous naturally lit entrance lobby which permits for chance encounters and conversations to take place. Bins and bikes are accessed off the street for convenience and are located outside the thermal envelope to minimise heatloss area of the block.

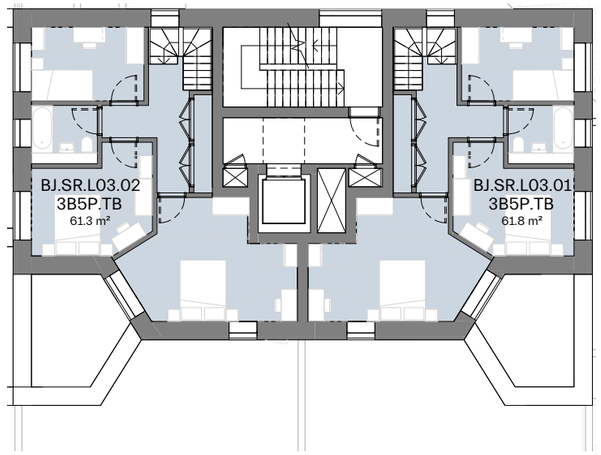
The compact communal stair core is naturally lit and directly accessed from the lobby to promote taking the stairs over lift when possible. A lift is provided for less ambulant guests and residents and convenience of upper stories.

### The Maisonettes

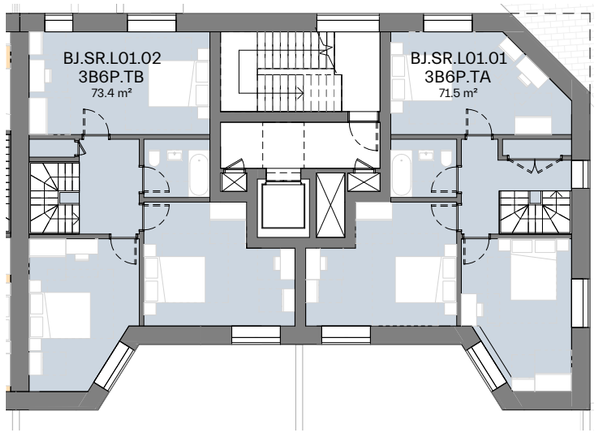
Units are mirrored about a small naturally ventilated communal lobby which houses metre cupboards and entered from the street, L02 and L04. The same layout principles of the townhouses drive the maisonette designs, such as prioritising South facing kitchens and external amenity at entrance level with bedrooms on the upper storey. All maisonette dwellings benefit from south facing roof terraces or gardens with views over the roof line of Grade II listed Bromley Hall School.



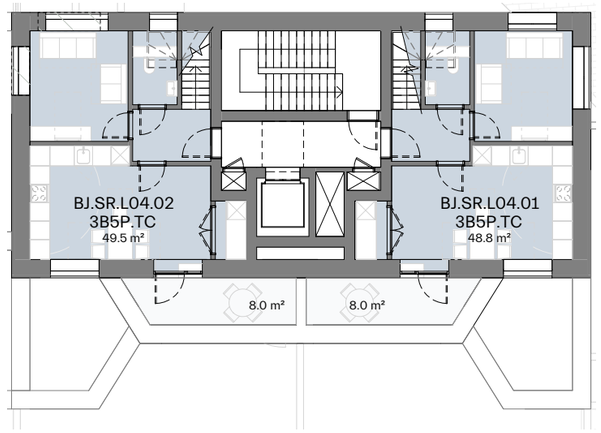

L00



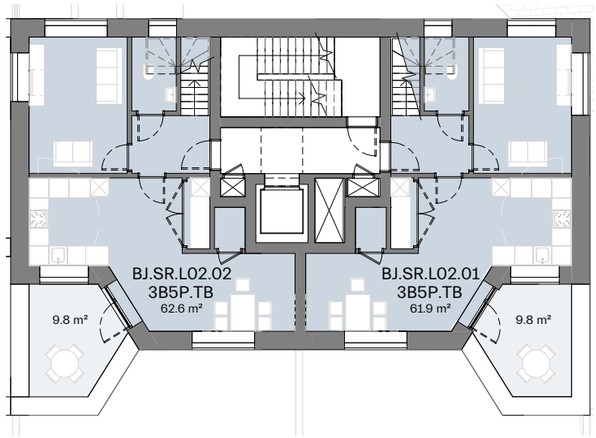

L03



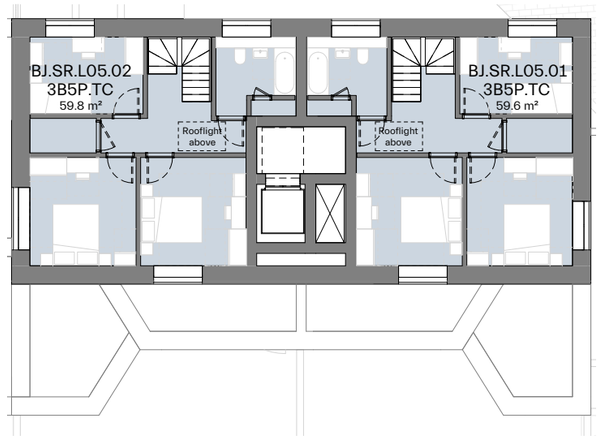

L01




L04




L02




L05

- Studio
- 1Bed
- 1Bed WuD
- 2Bed
- 2Bed WuD
- 3Bed
- 3Bed WuD
- 4Bed
- 4Bed WuD
- 5Bed
- 5Bed WuD
- 6Bed
- 6Bed WuD

# Accommodation Mix

## Summary

The adjacent figures detail an area and mix summary reflective of the previous pages and coordinated arrangement for Plot J. Please refer to chapter 9.0 for full Phase A accommodation schedule.

| | 3 Bed | 4 Bed | 6 Bed | No. of units | Hab Rooms |
|---|---|---|---|---|---|
| Total Social Rent | 06<br>31.6% | 09<br>47.4% | 04<br>21% | 19 | 116 |

| | Residen-tial GIA | Residential GEA |
|---|---|---|
| **Total** | | |
| **sqm** | **2,852** | **3,200** |
| sqft | 30,696 | 34,442 |

| | M4(2)a Homes | M4(3)2(a) Adaptable Wheelchair Homes | M4(3)2(b) Accessible Wheelchair Homes |
|---|---|---|---|
| **Total** | | | |
| **number** | **19** | **0** | **0** |
| % of block | 100% | 0% | 0 |

| **Unit Aspect** | Single | Semi | Dual | Triple |
|---|---|---|---|---|
| **Total** | | | | |
| **number** | **0** | **0** | **14** | **5** |
| % of block | 0% | 0% | 74% | 26% |

# 7

# PUBLIC REALM

# Play and Open Space Provision

## Phase A Proposed Open Space

The diagram opposite illustrates the detailed proposals have a combined offer of 1,933m2 of new public open space. The open spaces are of high quality and varying character, enabling a variety of uses and meeting the needs of the existing community as well as the new residents.

This has been designated as illustrated in the adjacent diagram and compromises of the following:

- Town Square; a sizeable space at 1,043m2, this performs an important civic and social function for the neighbourhood.
- Allotments; the transformed area of public realm around plot J.
- Leven Road Open Space and Braithwaite Park; existing green spaces will be significantly improved in quality.

Open space calculations exclude trafficable and servicing areas, and allow for an offset of 1.5m from all building facades.




Proposed Open Space (1,933m2)

Proposed Open Space/ Playable Landscape (326m2)

Existing Greenspace Proposed Open Space/ Playable Landscape (3,,245m2)

- Braithwaite Park (1,443m2)
- Leven Road Open Space (1,802m2)

Phase A Boundary

Proposed Open Space diagram - Phase A

# Play Space Provision

## Phase A Dedicated Play & Playable Space

The qualities of required play space are calculated using LBTH criteria. Play space should be provided as a mix of informal playable space or equipped play space. When meeting the LBTH quantities, play space should be delivered only on the ground floor and podium levels, and follow the guidance in the LBTH High Density Living SPD.

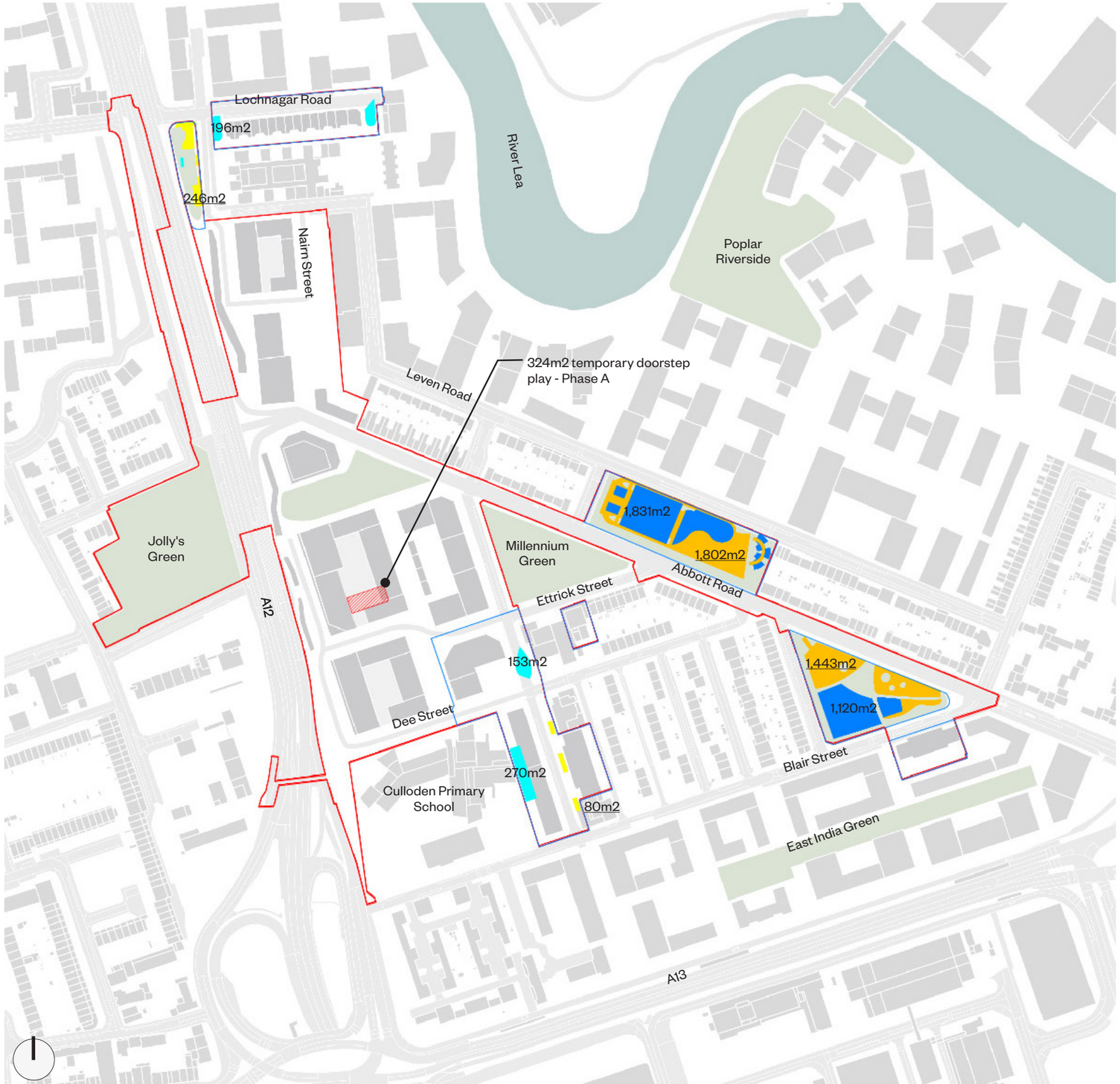
### Dedicated Play Space

This is defined in the High Density Living SPD as 'Spaces where play space is identified as a prime function. These include playgrounds, playing fields, skate parks and other recreation areas.'

### Playable Space

This is defined in the High Density Living SPD as 'A playable space is one where children's active play is a legitimate use of the space. Playable space typically includes some design elements that have 'play value': they act as a sign or signal to children and young people that the space is accessible, safe and fun'.

| Play Typology | Scheme Requirement (sqm) | Scheme Provision (sqm) |
|---|---|---|
| Dedicated Play (All ages) | 1,841 (excluding Braithwait Park and Leven Road Open Space) | 943 (619 + 324 temporary) |
| Playable Landscape (All ages) | | 326 |
| TOTAL | | 1,269 |
| Dedicated Play Braithwaite Park (Existing Open Space) | n/a | 1,120 |
| Playable Braithwaite Park (Existing Open Space) | | 1,443 |
| TOTAL | | 2,563 |
| Dedicated Play Leven Road Open Space (Existing Open Space) | n/a | 1,831 |
| Playable Leven Road Open Space (Existing Open Space) | | 1,802 |
| TOTAL | | 3,633 |




Dedicated Play and Playable Space diagram - Phase A

Phase A Boundary

# Play Space Provision

## Phase A By Age

The Phase A play strategy consists of a mixture of outdoor play spaces with dedicated and playable components woven incidentally throughout the public realm, as well as a temporary doorstep play adjacent to Block F. All the play requirements have been satisfied in Phase A. The temporary play area will be replaced by permanent play area in subsequent phases of the masterplan.Please refer to the Masterplan Design and Access Statement submitted along with this application for further details.

### 0-4yrs, doorstep play

Doorstep play is located such that at least one play space is located within 100m of every residential front door within the public open space. The play provision for the younger age group will be landscaped spaces that includes engaging play features for young children and places for parents to sit and talk close to the activity and with a good view of the children.

### 5-11yrs, local play

Play for older children will consist of elements upon which children can play and be physically active. This can range from simple changes in level, undulating forms, raised platforms and playful terrains, to fixed equipment integrated into the landscape that allows children to swing, slide and climb. Seating areas would be set slightly further back from play space for passive supervision by parents and carers.

### 12+ yrs, neighbourhood play

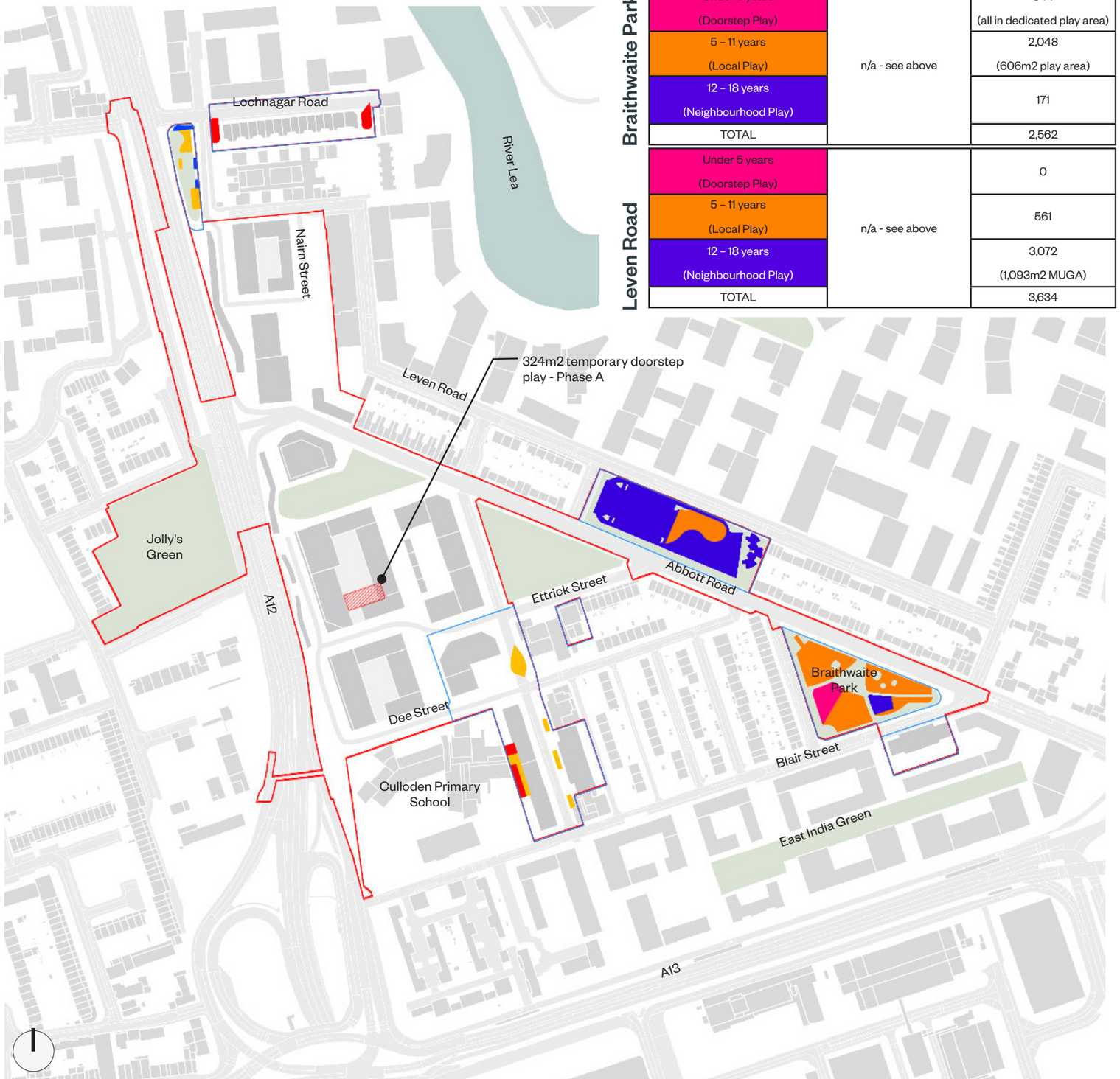
Play provision for this age group in their teens should include facilities for informal sport or recreation activities, providing a space for space for young people to meet and congregate.

It is vital to consider both gender mainstreaming and accessibility when designing for children and young people, and the different age groups.

| Age Profile (Play Typology) | Requirement (sqm) | Provision (sqm) |
|---|---|---|
| Under 5 years (Doorstep Play) | 643 | 643 (319 + 324 temporary) |
| 5 – 11 years (Local Play) | 564 | 564 |
| 12 – 18 years (Neighbourhood Play) | 634 | 62 |
| TOTAL | 1841 | 1,269 |

Phase A Boundary

| | Age Profile (Play Typology) | Requirement (sqm) | Provision (sqm) |
|---|---|---|---|
| Braithwaite Park | Under 5 years (Doorstep Play) | n/a - see above | 344 (all in dedicated play area) |
| | 5 – 11 years (Local Play) | | 2,048 (606m2 play area) |
| | 12 – 18 years (Neighbourhood Play) | | 171 |
| | TOTAL | | 2,562 |
| Leven Road | Under 5 years (Doorstep Play) | n/a - see above | 0 |
| | 5 – 11 years (Local Play) | | 561 |
| | 12 – 18 years (Neighbourhood Play) | | 3,072 (1,093m2 MUGA) |
| | TOTAL | | 3,634 |




Play Space Provision by Age diagram - Phase A

# Space Provision

## Phase A Communal Amenity Space

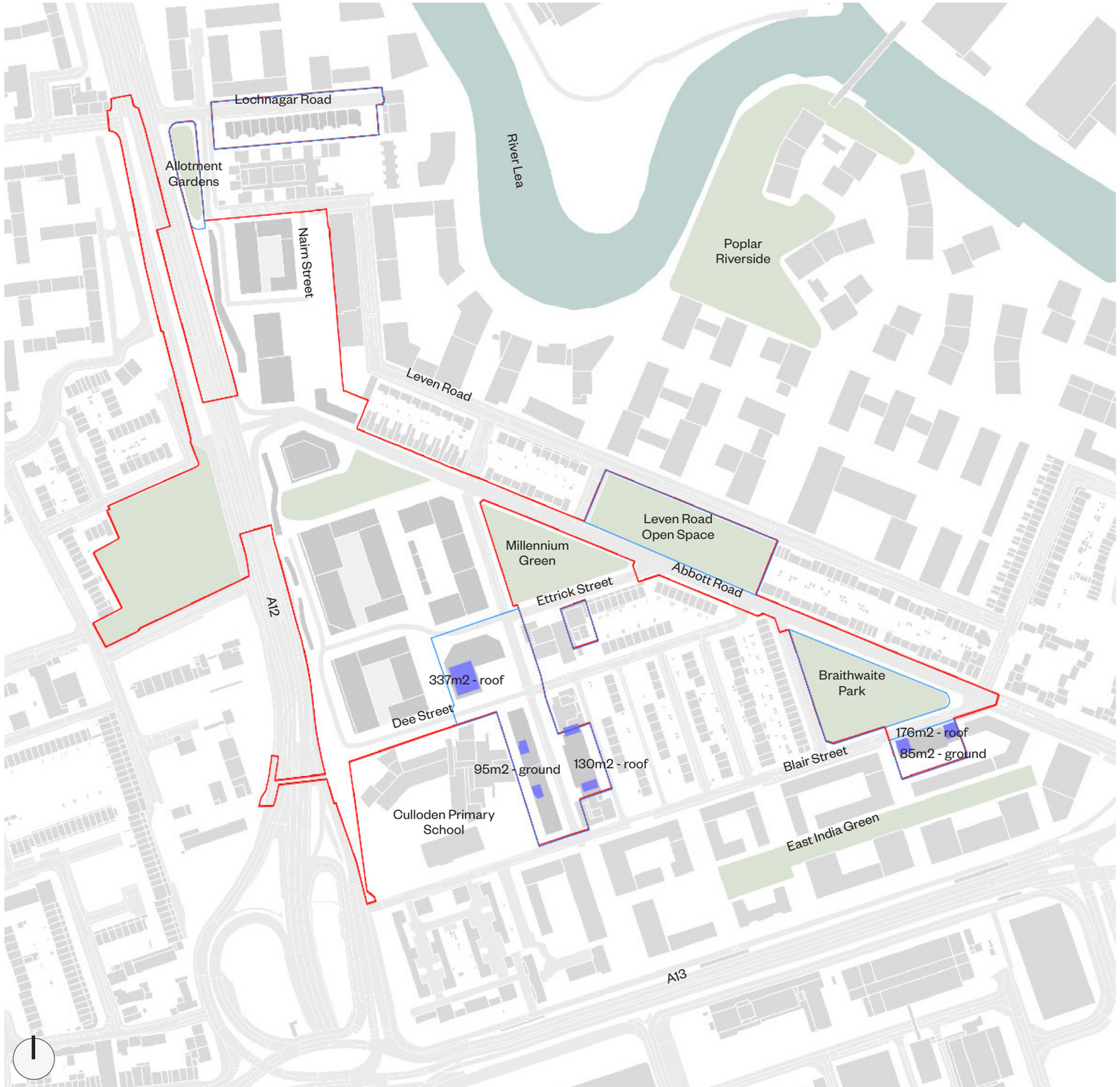
LBTH Policy D.H3 of the Local Plan (2020) requires minimum communal amenity space (excluding circulation areas, access routes and waste or bike storage) of 50 sqm for the first 10 units plus a further 1 sqm for every additional unit thereafter.

The external communal amenity spaces are in Phase A area Roof Gardens. The internal communal amenity spaces are in block H 1 and 2 ground floors: one room is a homework club, the other room is for soft play/ a jungle gym.

There is an excess amount of community space provided for each plot apart from plot J where front and back gardens are provided for the houses and there is access to the nearby open space at the allotment gardens.

| Typology | Plot | Scheme Provision (sqm) |
|---|---|---|
| | Plot F | 337 (roof) |
| | Plot H | 130 (roof) + 95 (GF) |
| | Plot I | 176 (roof) + 85 (GF) |
| | Plot J | 0 |
| | Total | 823 |

Phase A Boundary




Communal Amenity Space Provision diagram - Phase A

# Plots F + H 1, 2, 3

## Existing Plots Description

**The existing streets are very different and influence the proposals in different ways.**

### Aberfeldy Street

This street is defined by the avenue trees. The masterplan has been laid out to retain as many as possible to give a mature setting to the new buildings.

There is currently on-street parking which takes space from the footway. The road carriageway extends the full length of Aberfeldy Street, it has been observed being used as a racetrack by noisy high-performance vehicles.

The key building on the street is St Nicholas Church with its delicate tower.

The meanwhile intervention decorating the buildings is dramatic and has had a very positive reaction from the community. This provides a contemporary and distinct Aberfeldy townscape dialect as context for the new development.

### Kirkmichael Road

It is a narrow private service street with poor surfaces that is congested with indiscriminate parking and feels very forgotten, primarily being rear access to shops.

At the southern end is the exit from Culloden Primary School and it should be noted that the footways are very narrow.

The character of the space is positively influenced by trees just inside the boundary of the school.

### Lansbury Gardens

The street is currently dominated by the rear servicing requirements of the shops on Aberfeldy Street which result in a poor environment. There is a lot that can be done to improve this situation.



Aberfeldy Street (October 2019)



Aberfeldy Street (July 2020)



Kirkmichael Road




Aberfeldy Street (July 2020)

# Plots F + H 1, 2, 3

## Circulation/ Access

The layout of the streets and square in Phase A are heavily influenced by meeting the needs of access and circulation.

There are numerous access points from buildings F and H1/ 2/ 3 for: retail units onto Aberfeldy Street and Town Square; residential access to Aberfeldy Street, Lansbury Gardens, Kirkmichael Road and Ettrick Street; and service and refuse to Kirkmichael Road, Lansbury Gardens and Ettrick Street. There is also community amenity space access to Kirkmichael Road.

Additional notable access that needs to be facilitated by the public realm design includes Culloden Primary School exiting onto Kirkmichael Road and the Church onto Town Square.

This is connected by a primary north-south pedestrian circulation across Town Square and along either side of Aberfeldy Street, aligning with Aberfeldy Street south, which is currently under construction, and the northern section of Aberfeldy Street which will be delivered in later phases of the Aberfeldy Masterplan. The aim is to allow cross street movement to encourage activity through connectivity, lingering and placemaking.

A secondary north-south pedestrian connections will be provided along Kirkmichael Road.

The east-west route along Dee Street is an important connection to the A12 Dee Street underpass, a strategic east-west connection.

Vehicular access is from the highways which is shared with cycles. Good pedestrian crossing points are provided.

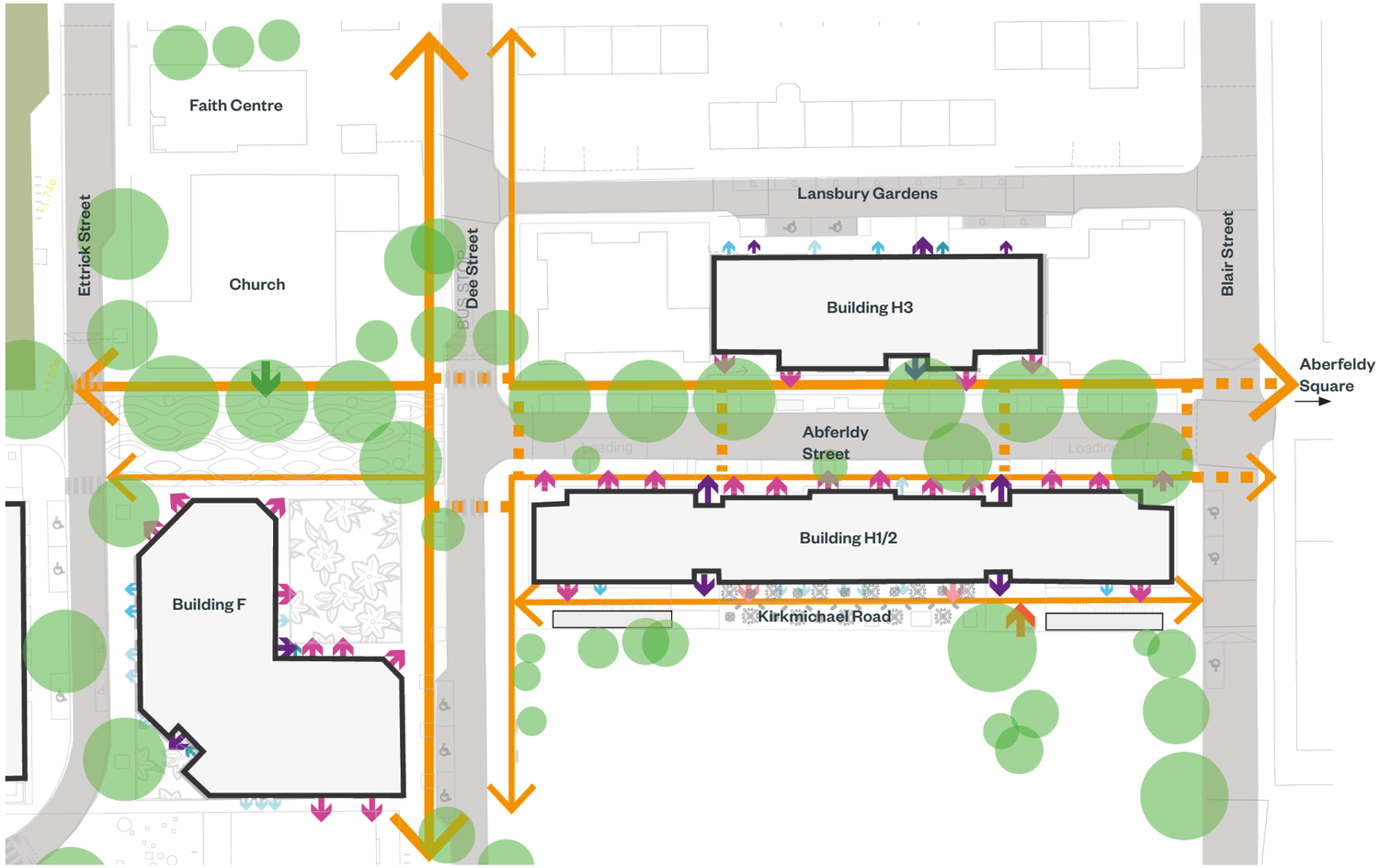
Servicing to the retail units and buildings will be done from the highways with unloading bays demarcated in the carriage way for the retail and H1/ 2/ 3 on Aberfeldy Street.

A bus stop would also be provided on Aberfeldy Street going south and a new bus stop on Dee Street adjacent to the church on the northern route.

Accessible parking is located on Blair Street and Ettrick Street with car club spaces and further accessible car parking bays on Lansbury Gardens.

Existing resident parking is retained on Lansbury Gardens.

- Commercial entrance
- Residential/ corridor entrance
- Pedestrian route
- Busy pedestrian route
- Cycle store entrance
- Communal Amenity Space Entrance
- Refuse entrance
- Utility entrance
- School exit
- Church entrance
- Existing tree




Circulation / Access diagram

# Plots F + H 1, 2, 3

## Spatial Organisation

**The spatial organisation of the street is informed by the spaces that are defined by the circulation.**

### Town Square

Town Square is defined by the space framed by the angle of Plot F and the space between Plot F and The Church currently Aberfeldy Street. It is logically the central pedestrian neighbourhood space for the masterplan and focus for the community linked to the neighbourhood significance of Plot F. There will be a spill out zone for cafes and retail at Town Square and building interface.

The integrity of this space can be delivered by pedestrianising the short section of Aberfeldy Street between Plot F and The Church and this would still allow good vehicle access to all proposed and existing buildings, and for bus services and emergency access. Pedestrian and cycle routes north and south would be retained and are a key part of the functioning of the street.

The pedestrian flow logically divides the space into one part which is a simple multifunctional hard space that would act as a square for small scale community events and as a setting to Building F, and the space on the alignment of the road which would be a play/ social hub. The play/ social hub is an important part of the life of Town Square, it helps activate the whole space in many different conditions.

### The Streets

Aberfeldy Street: The proposal removes car parking from Aberfeldy Street and allows the carriageway to be narrowed. This liberates additional space for the footways which is allocated to the eastern side of the street. In doing this it creates an active landscape zone wide enough to hold the functions of the street such as cycle parking and a bus stop whilst also making space for permanent and temporary seating/ stalls as well as opportunity to activate the street.

The activation of the street would also be facilitated by allowing enough space for a 1-2m wide zone in front of the retail to provide opportunities for the function of the buildings to spill out, such as seating or display of wares.

Kirkmichael Road: This private land would be closed to traffic. Access from the school and the proximity of the residential development leads the space to be proposed as a play street through the central section. The retail wraps around the ends which, along with good access from H1/ 2 residential, helps further activate the space.

Lansbury Gardens: The street is improved to act as a simple residential street without the rear servicing that blights it currently.



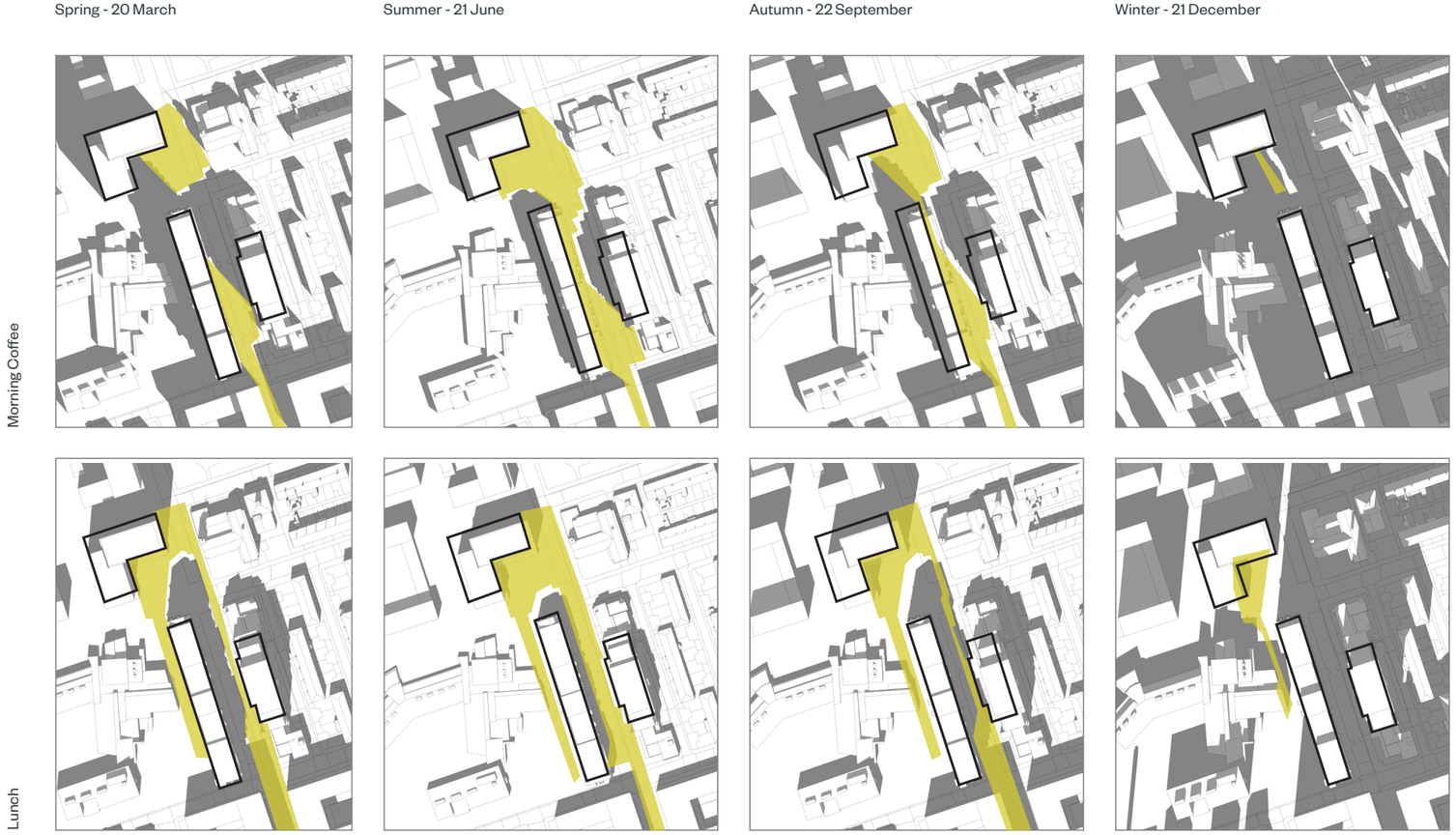

Spatial Organisation diagram

# Plots F + H 1, 2, 3

## Sunlight

The quality and time during which sunlight lands in the street is very influential in the organisation of the street and how it will be used.

The north – south orientation of the streets is purposeful, so they have the best orientation to maximise sunlight during the middle part of the day. The western side of Aberfeldy Street gets more of the early morning sun (breakfast and morning coffee) and the eastern side receives sun late morning and early afternoon (around lunchtime). Town Square is located so that it gets good levels of sunshine all morning for a large majority of the year, and this should be exploited.




Sunlight Study diagrams

# Plots F + H 1, 2, 3

## The Concept for the Public Space

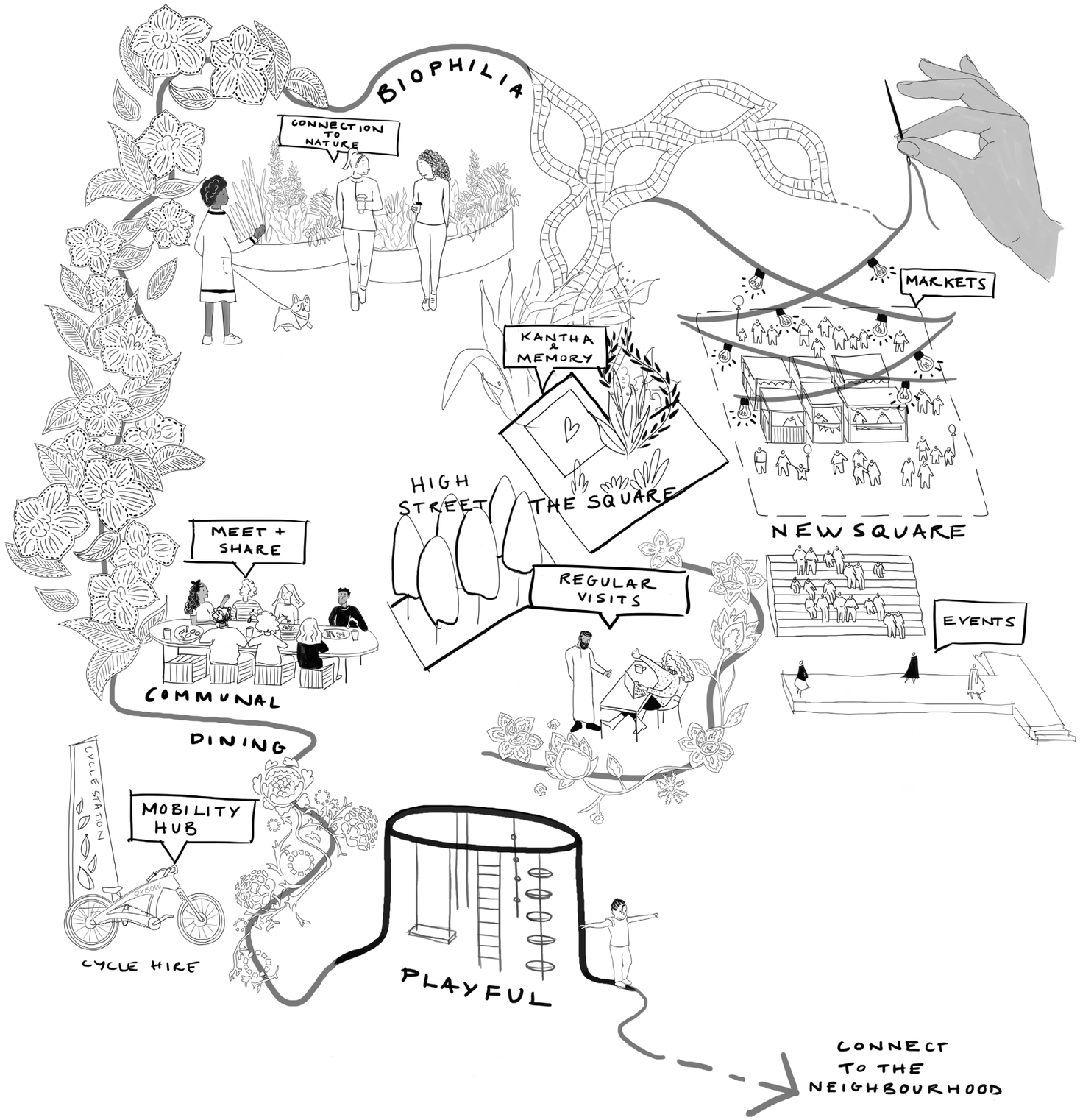
The meanwhile intervention is important as it reflects recent involvement from the local community in contributing culturally important fabric swatches of kantha patterns which have been captured in the colour and vibrancy of the patterns applied to the buildings on Aberfeldy Street. This is part of the new urban dialect of this area. Retaining a memory of this approach is important to the community.

The approach to the public realm design is for this kantha influence to be the framework for the communal life of the public realm: contact with nature, sociability and community interaction, community events, play and independent child mobility, regular and frequent visits. All of these support the community connection and commercial function of the street.

Selective kantha illustrations would be used as inspiration for decoration and pattern in the design of Town Square and streets (see example photos of kantha patterns on page 7).

The bright colour of the meanwhile uses would be captured as highlights in the furniture in the street (see precedent photos on pages 6 and 7).

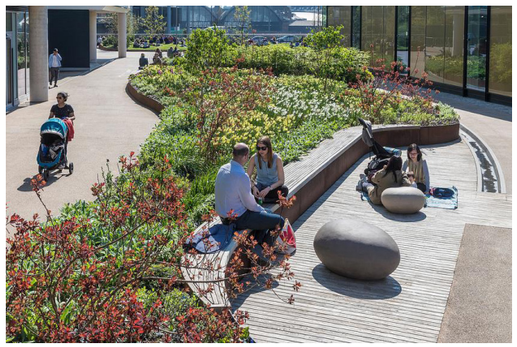
Materials would be distinct and robust using in-situ concrete or kantha patterned PC concrete units and granite in select key locations consistent with the masterplan principle of Made in East London (See precedent photos on page 7).



# Plots F + H 1, 2, 3

## The Concept for the Public Space

### The Communal Ambition + Life of Aberfeldy





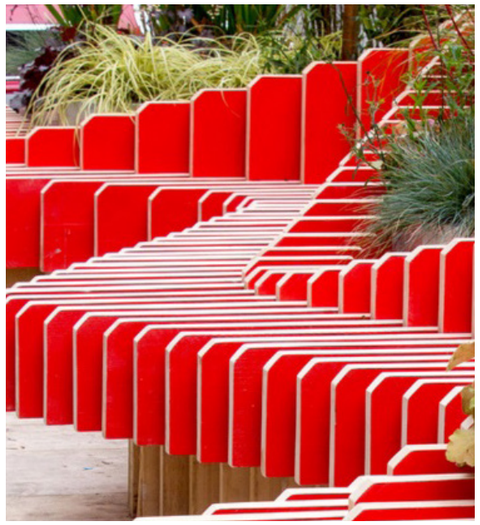


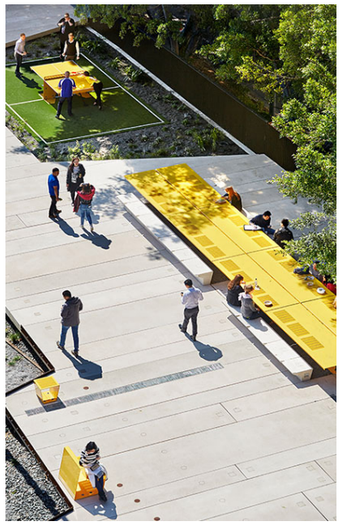
Precedent images of the Plots F and H 1, 2 ,3 Public Space

# Plots F + H 1, 2, 3

## The Concept for the Public Space

### Approach to Colour, Material, and Planting











Precedent images of the Plots F and H 1, 2 ,3 Public Space

# Plots F + H 1, 2, 3

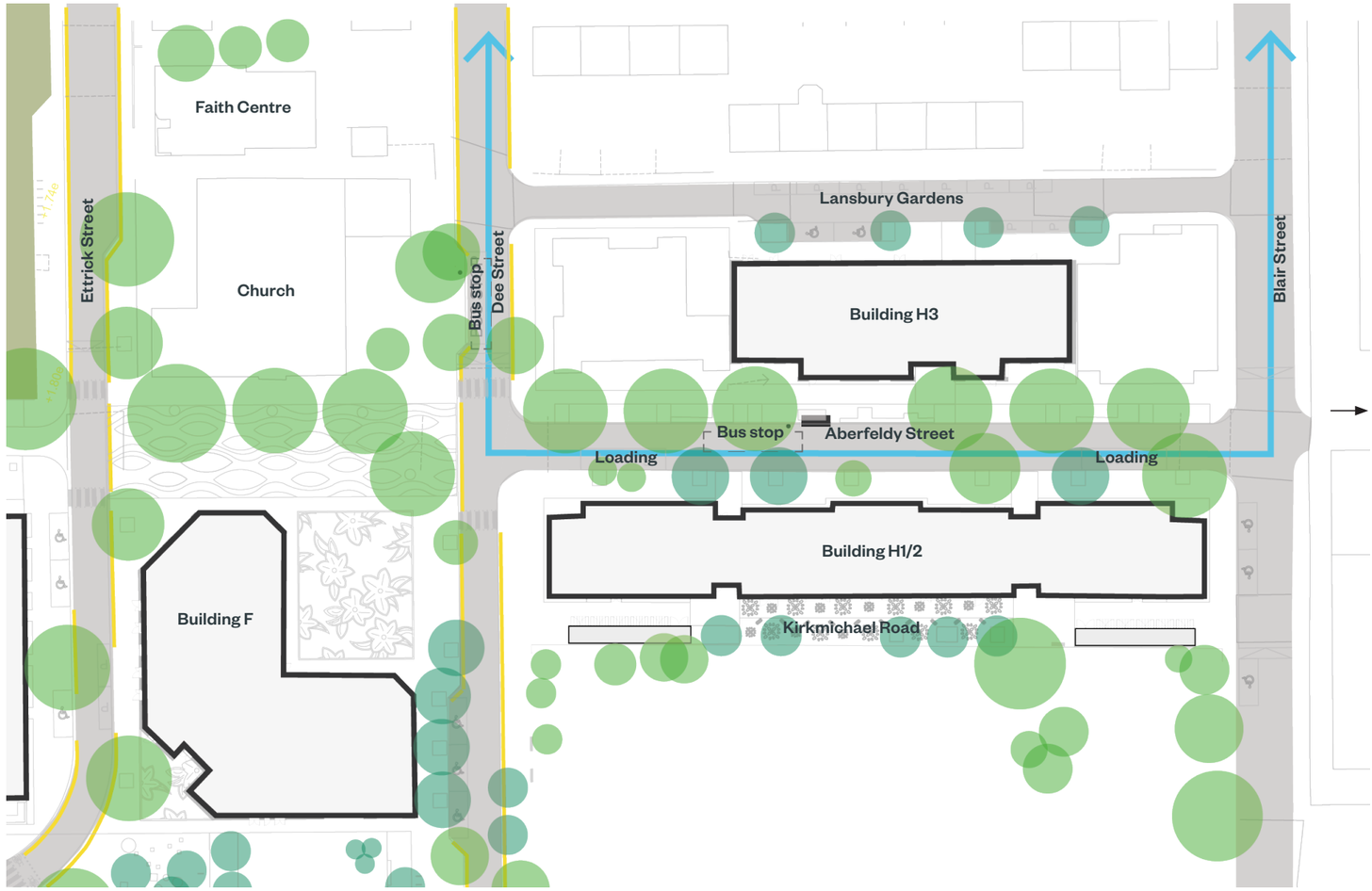
## Public Realm Requirements

### Service and Bus Access

The bus route would be along Blair Street, Aberfeldy Street and Dee Street with a bus stop south on Aberfeldy Street and north on Dee Street.

Service access is from dedicated marked loading bays on Aberfeldy Street. From Dee Street and Ettrick Street this would be from unloading double yellow line markings.

**The design of Town Square and The Streets have a number of important requirements which need to be incorporated:**




- Re-routed bus no. 309
- Loading bay
- Double yellow lines
- Existing tree
- Proposed tree
- Bus stop

Service and Bus Access diagram

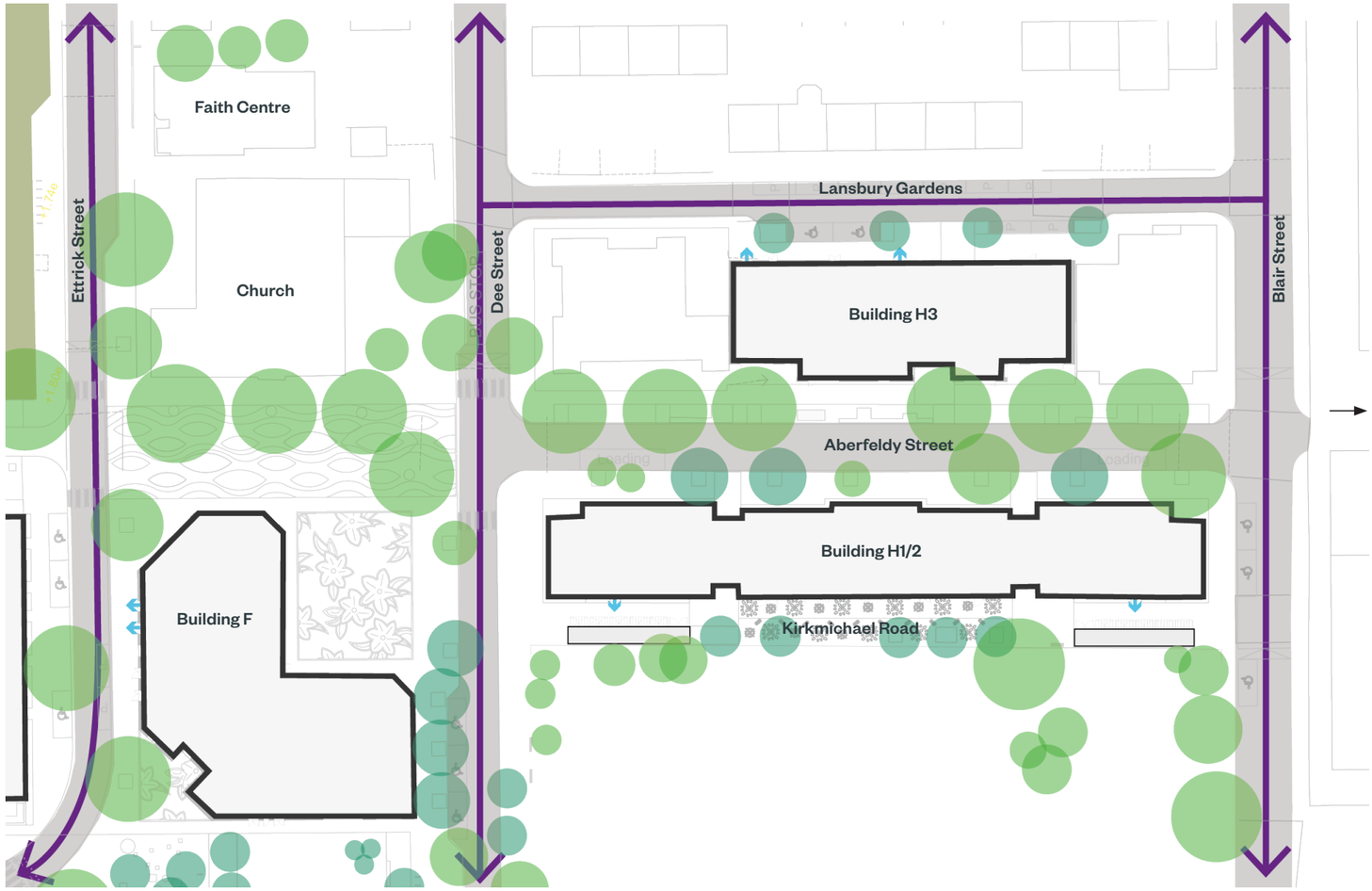
# Plots F + H 1, 2, 3

## Public Realm Requirements

### Refuse Collection

Refuse collection from Plot F would be by a refuse vehicle pulling up on carriageway on Ettrick Street and this would also be the approach for Plot H3 on Lansbury Gardens.

Refuse collection from Plot H1/ 2 would also be from carriageway with the bins being delivered to the footway on the edge of the carriageway on Ettrick Street and Blair Street.




- Refuse vehicle route
- Refuse entrance
- Existing tree
- Proposed tree

Refuse Collection diagram

# Plots F + H 1, 2, 3

## Public Realm Requirements

### Emergency Access

Emergency access will be available from the carriageway and a min 3.7 m wide route will be available across Town Square.

Emergency access will also be possible at either end of Kirkmichael Road.




Emergency vehicle route

Existing tree

Proposed tree

Emergency Access diagram

# Plots F + H 1, 2, 3

## Public Realm Requirements

### Access: Accessible Parking Provision, Dropping Off, Cycle Parking, and Resident Permit

Access is supported in different ways:

Resident parking is retained in Lansbury Gardens.

Accessible parking is provided within 50 m of building cores and allocated in proportion to the tenure, number and distribution of accessible properties. It is located on Dee Street, Blair Street and Lansbury Gardens.

Space is provided on the carriageway near building entrances for vehicle drop off.

Cycle parking is provided in excess of targets and distributed across the plots relating to retail, school, church and residential entrances.

Car club spaces are located in Lansbury Gardens.




- Accessible parking provision
- Car club parking provision
- Resident parking permit provision
- Existing parking bay
- Cycle parking provision
- TFL cycle hire
- Existing tree
- Proposed tree
- Bike Store
- Wheelchair homes (Building F: x 5 no. on level 02 - 06, Building H1/ 2: x 10 no. on levels 03 - 07, Building H3: x 2 no. on level 01

Accessible Parking Provision, Dropping Off, Cycle Parking, and Resident Permit diagram

# Plots F + H 1, 2, 3

## Public Realm Requirements

### Influence of Existing Trees

Existing trees will be retained where possible. Existing trees retained are shown in the diagram opposite.




- London Plane
- Small Leafed Lime
- Other existing trees (refer to Tree Survey for further details)
- Oriental Plane (Millennium Green)
- European Hornbeam
- Cherry Plum (Aberfeldy Street)
- 1no. removed individual trees (refer to Tree Survey for further details)
- Removed group of trees - **Cat B2 mixed species, group of Portuguese Laurel, Small Leaved Lime and Swedish Whitebeam**

Existing Tree Locations and Tree Removal diagram

# Plots F + H 1, 2, 3

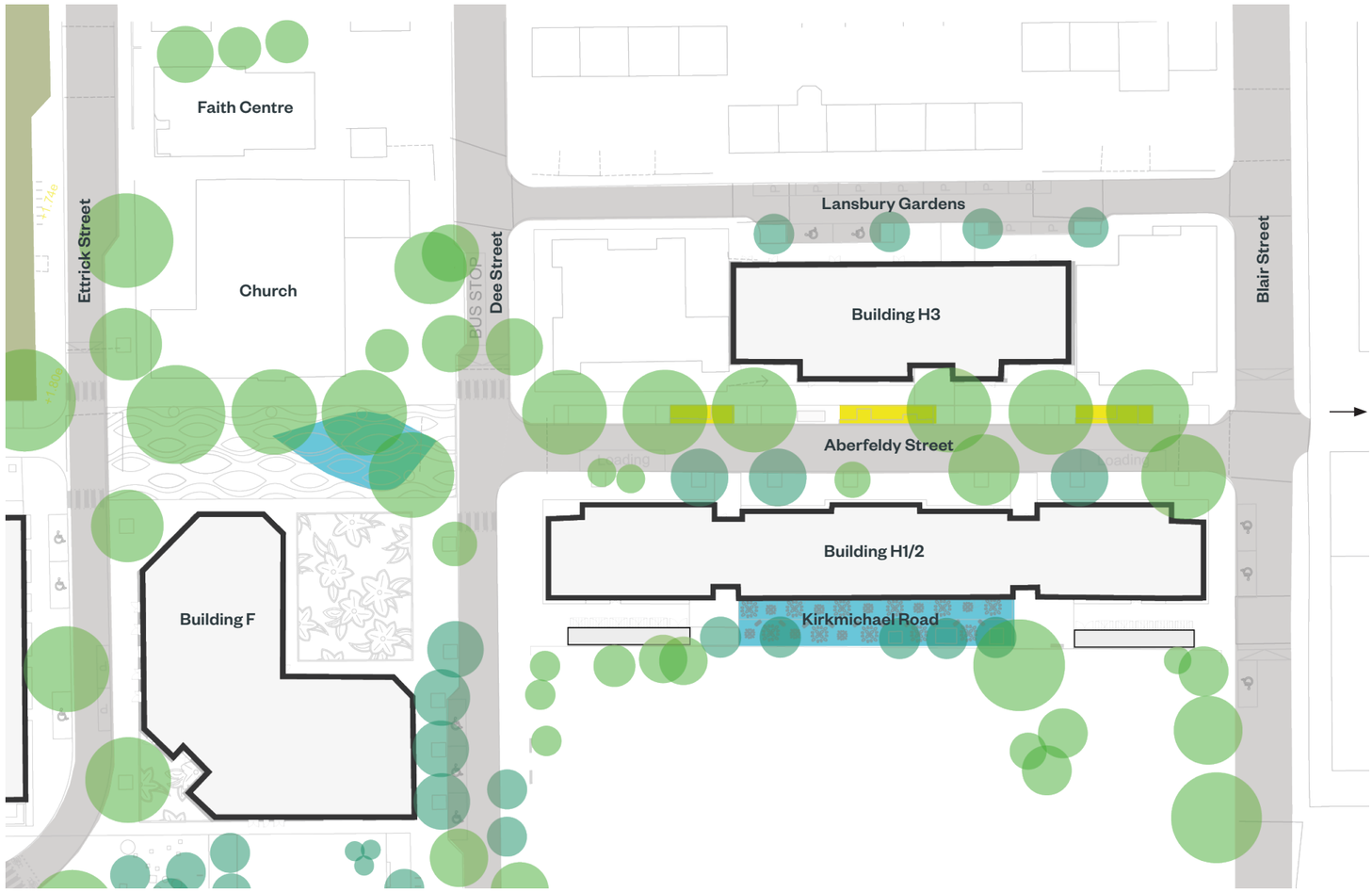
## Public Realm Requirements

### Play Provision

Play provision has been made in the street to support the door stop and local provision. No calculation for play has been made on roof terraces in accordance with the LBTH Tall buildings SPD.

It should be noted that Phase A detailed design includes a significant investment in Braithwaite Park and Leven Road Open Space. The masterplan will also deliver similar improvement to Millennium Green. These areas will including significant new play facilities in close proximity to this part of Phase A.

In addition to the play provision shown on the diagram opposite a further 324m2 of dedicated temporary doorstep play is provided for phase A nearby. Refer to the sitewide play space provision strategy at the beginning of this chapter.




Play Provision diagram

# Plots F + H 1, 2, 3

## Public Realm Requirements

### Communal Amenity Space

The communal amenity space for Plots F and H is delivered on the roof terraces.




Communal Space diagram

# Town Square

## The Life of Town Square

Town Square will perform an important civic and social function for the neighbourhood. The aim is to create a space for a diverse range of community events: markets, music, theatre, games, exhibitions, and community gatherings. It also though needs to serve the community outside these times and as the sunniest location within Plots F and H. It is a great location for incidental gathering: spill out from coffee shops and restaurants, play, meetings, alfresco work, informal and formal seating, cycle parking, contact with flowers and green space, chance encounters, contemplation and people watching.

The interaction of the areas described as the neighbourhood square and social/ play hub create an active vibrant space when there are no events. This is also a suitable setting for Building F but has the capacity to successfully accommodate a variety of neighbourhood scale events.












# Town Square

## Capacity



**Movie in Town Square**

**200 lawn chairs and movie screen**



**Fashion show**

**Catwalk and 180 spectators**



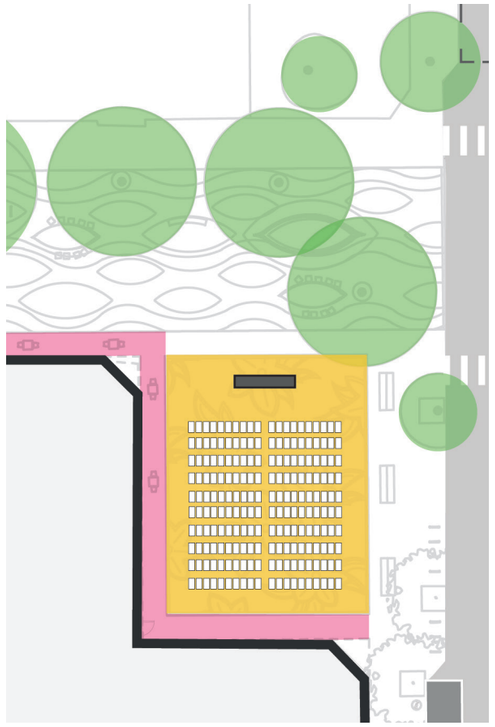
**Games Day**

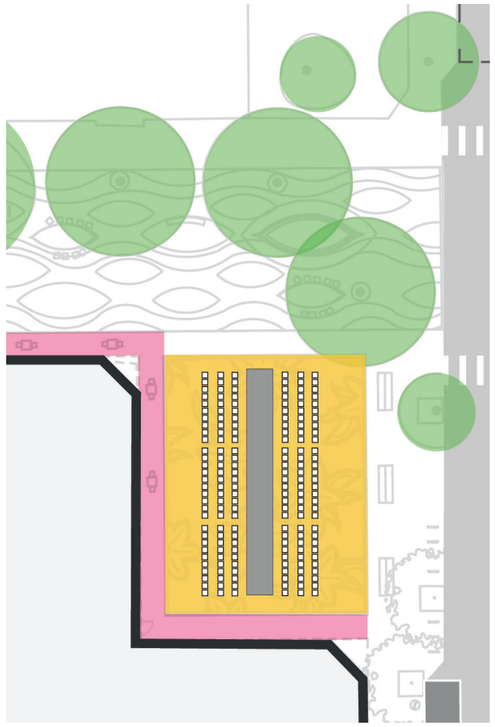
**3 large chess boards and 6 table tennis tables**

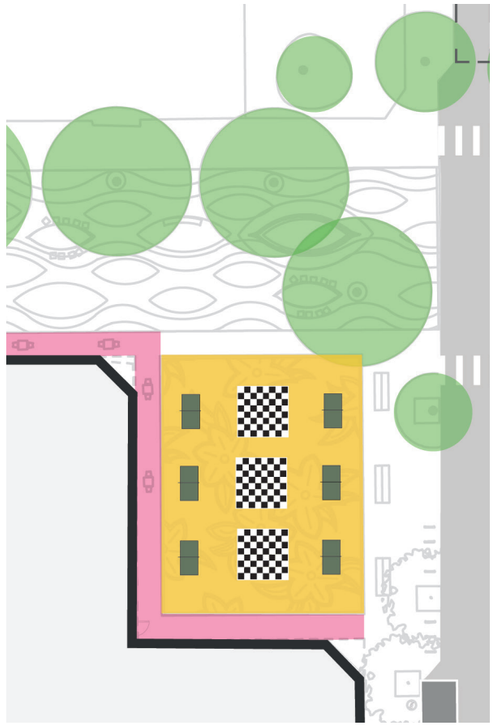


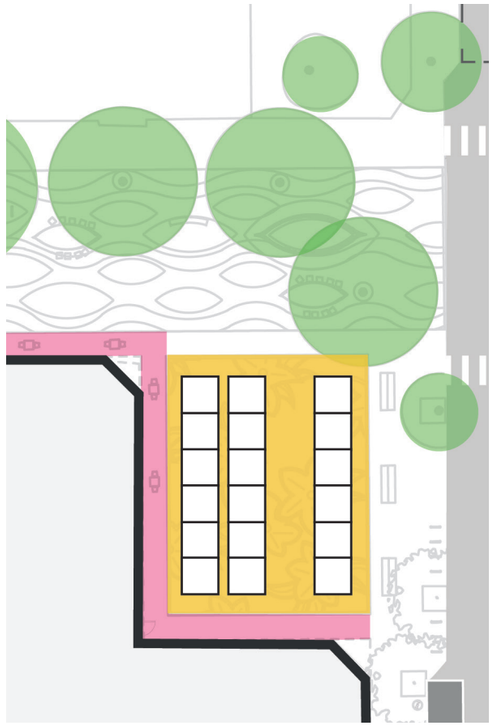

**Market Day**

**18 market stalls (3x3m)**









# Town Square

## Proposals for Town Square

The multifunctional space in the angle of the Plot F building would be the neighbourhood square. It is proposed that this would be constructed from smooth in-situ concrete supplied from the most local East London source on the Thames using the most commonly used East London aggregate. A kantha pattern of flowers, drawing inspiration from the meanwhile intervention, would be etched into the surface. In this way we would bring together something with the robustness of East London, referencing its industrial past, whilst also capturing the spirit of the existing community.

The concrete would be framed by the general paving of Aberfeldy Street, Perfecta flags, to be used for the principal pedestrian route north-south and east- west, as well as the spill out zone around the edge of Building F.

The space would be defined and activated by seating along the southern edge adjacent to Dee Street. Some additional new trees would enclose the south-western corner.

Power and water supplies would be integrated into the ground to support events.

The social/ play hub is located on the previous route of Aberfeldy Street, framed by existing mature trees, the church and Building F. The layout is inspired by a curving kantha pattern. This would be created using three different colours of granite sett with a sawn surface so that they are comfortable to walk upon. Granite is also a commonly used material in the public realm of east London particularly for kerbs and the granite paving is very much a part of this London material typology. The paving is framed by the Perfecta flags which also identify the main pedestrian route connecting the northern and southern parts of Aberfeldy Street.

The furniture in the space creates smaller scale, more intimate, spaces in contrast to the open square. The form of the tables with seats, raised planters and play structure are derived from the kantha pattern and would be bespoke to the space. Timber bench style seating is integrated into some of the raised planting beds. Bright colour would be used to express the components and enliven the space.

Planting would also exploit this relatively sunny location with more colourful flowering shrubs, perennials, and bulbs.

The space allows permanent pedestrian and cycle access to connect north-south along Aberfeldy Street. It also allows access for emergency vehicles and cycle parking.

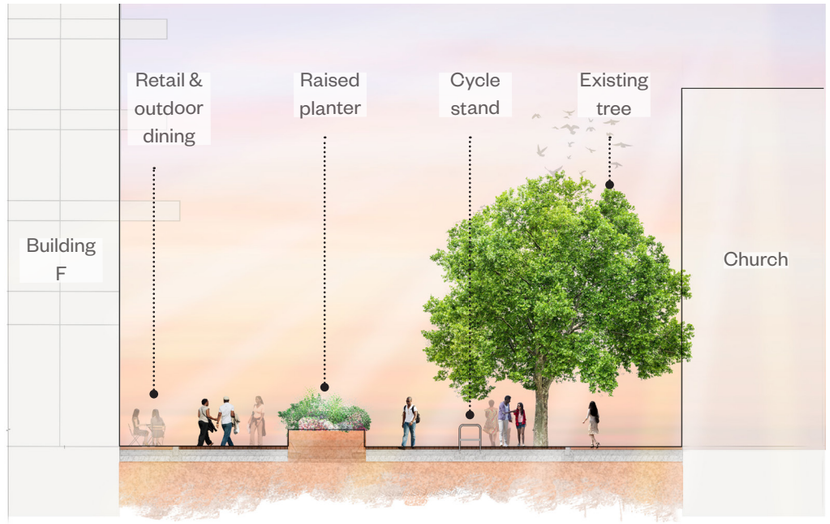
The footway along Ettrick Street to the north of Building F provides a pedestrian connection from Town Square to the principal entrance of that building. There will also be a footway along the western side of building F connecting to Dee Street which will become part of Culloden Green in future phases.

Accessible parking spaces are located on Dee Street with two resident permit spaces located on Ettrick Street.

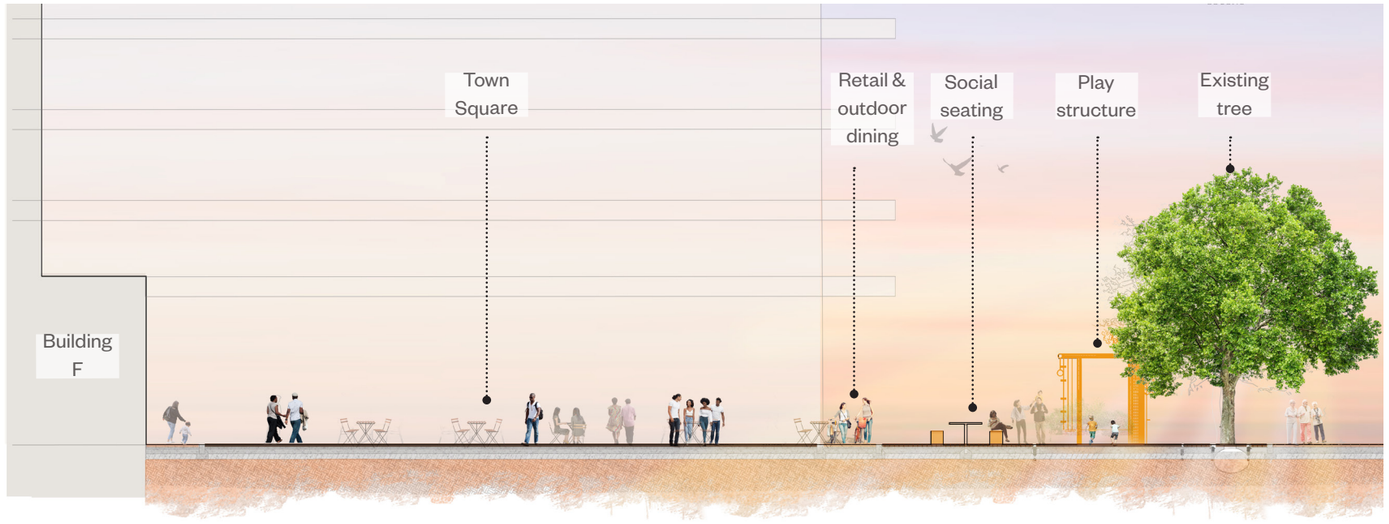



Illustrative Plan

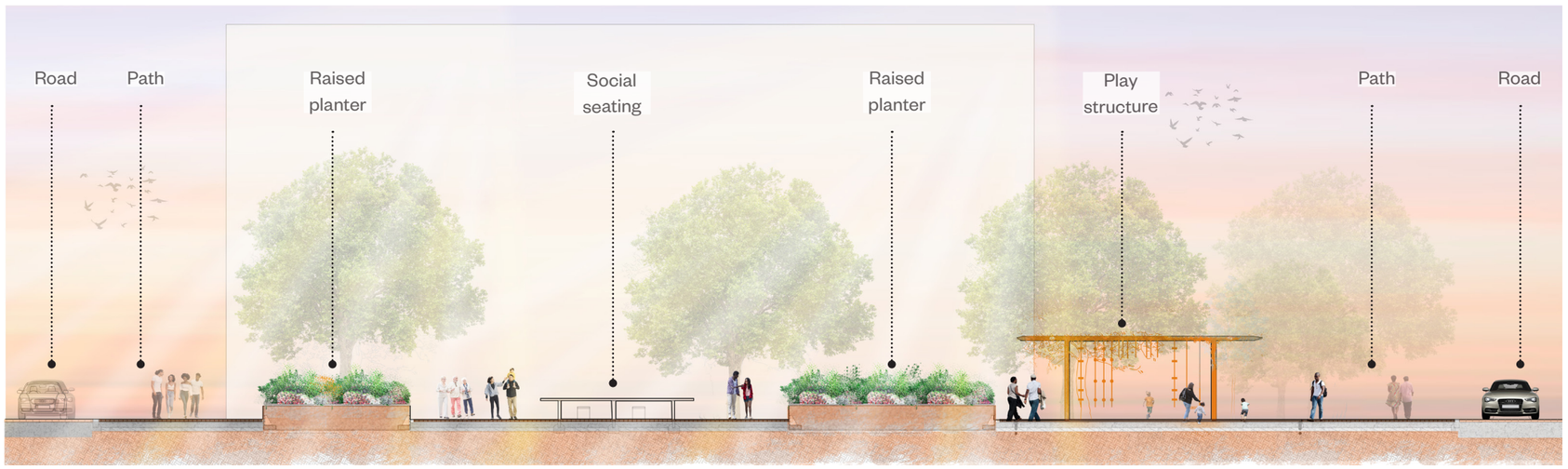
# Town Square



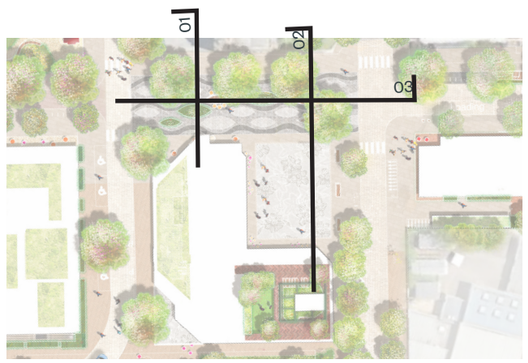

Illustrative Cross Section 01




Illustrative Cross Section 02

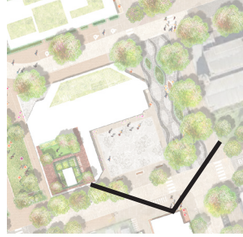



Illustrative Cross Section 03




Location Plan

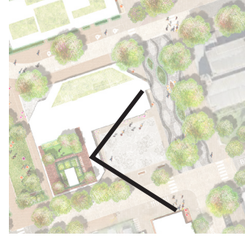
# Town Square





3D Visualisation

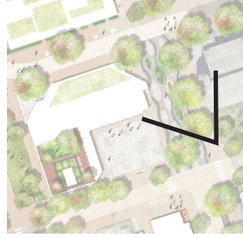
# Town Square





3D Visualisation

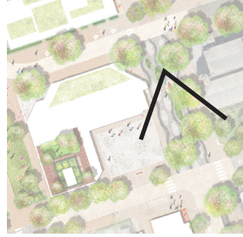
# Town Square





3D Visualisation

# Town Square





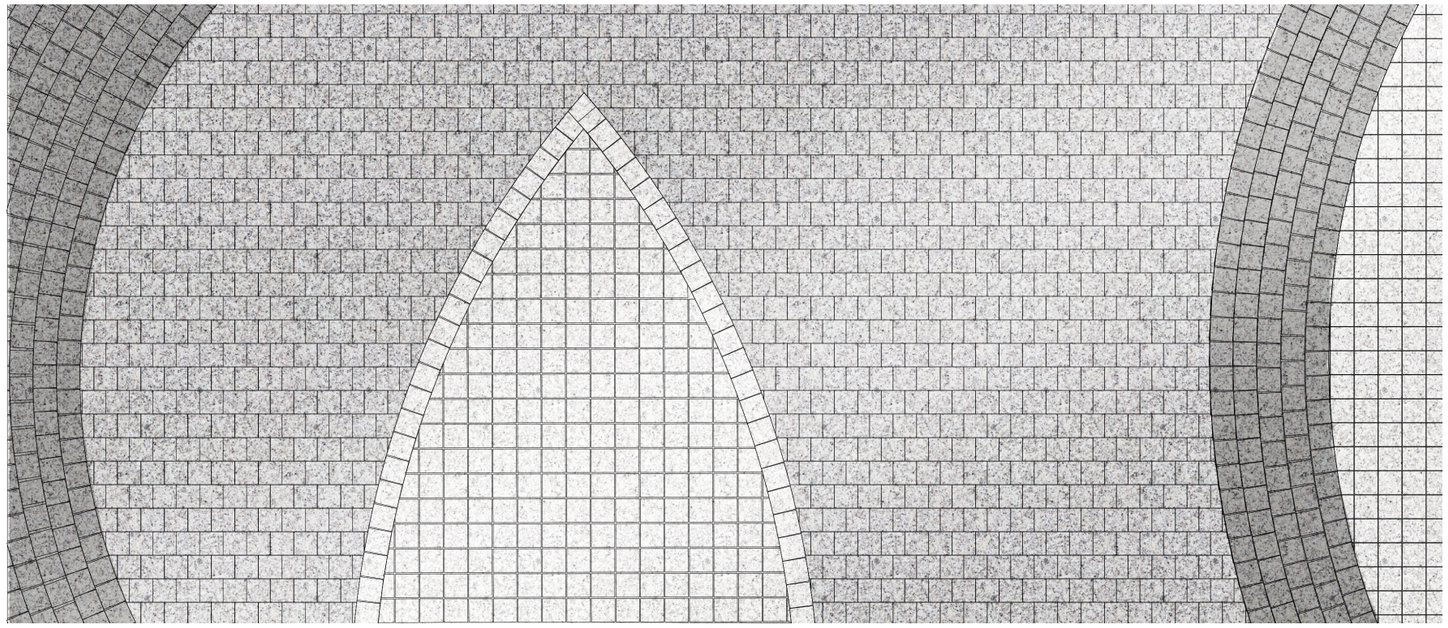
3D Visualisation

# Town Square

## Proposals for Town Square

The granite sett paving pattern will be carefully and precisely detailed, using three different colours of grey,  to articulate the kantha pattern in the paving.

Planting will be colourful, taking opportunity of the good levels of sunlight in Town Square, to reinforce the colour objectives for the street.



Town Square Paving Layout diagram



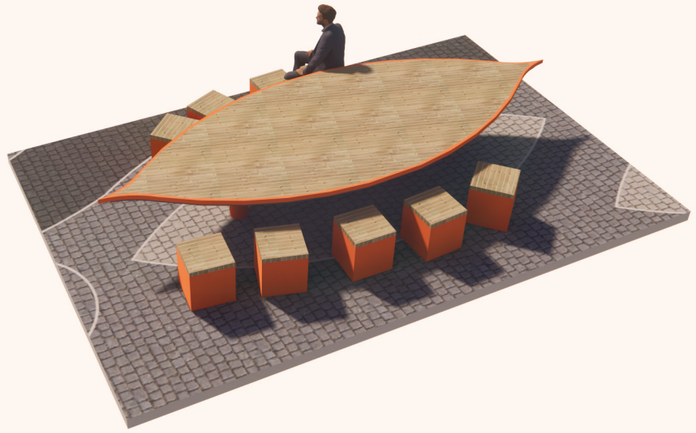
# Town Square

## Proposals for Town Square

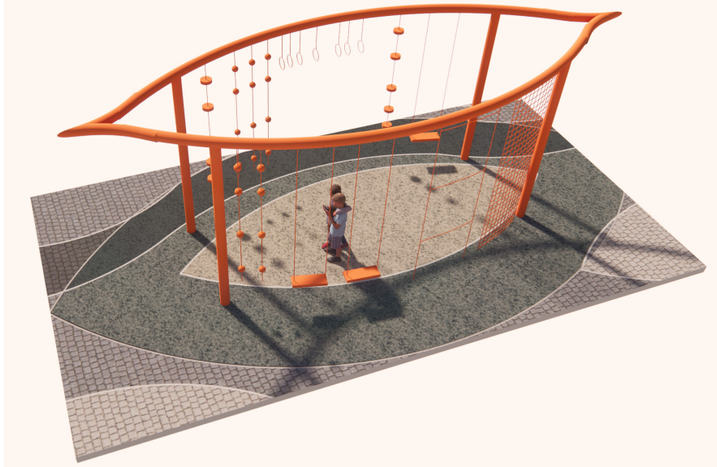
### Details

The furniture of Town Square would be bespoke inspired by the meanwhile kantha patterns on the existing Aberfeldy Street buildings. The furniture would be strongly coloured metal (precise colour to be developed) with surfaces of tables and seats in timber.

The metal play structure would also be strongly coloured with the play elements suspended from it in a contrasting colour. The colour and pattern of the safety surface around the play structure would be integrated into the paving pattern.



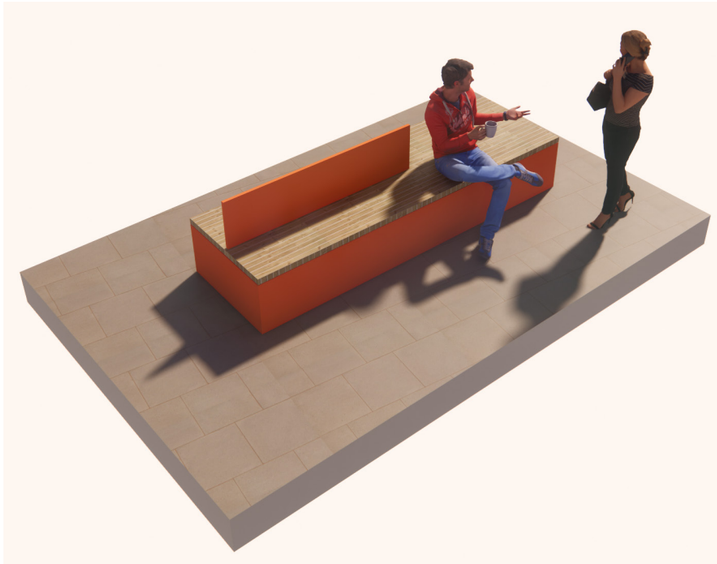
Tables and Seats



Play Structure



Raised Planters with Integrated Seating



Seating Adjacent to Town Square

# The High Street – Aberfeldy Street

## The Life of The High Street

Aberfeldy Street complements Town Square by bringing diverse and much needed independent retail to the neighbourhood. It will be an attractive place and will feel distinct in its character from many non-descript high streets in London as a result of its: mature trees, the plot-specific design of the shop fronts and public realm, and its opportunities for exciting creative interventions which will be encouraged and curated, such as banners from the catenary wires.

People can get to the street easily on foot, as it will be a thoroughfare connecting Aberfeldy Street to the north and the south. They can park their bike conveniently and move about the street from side to side encouraged by the permeability of the street design.

It will be at the heart of the community and become a place where people gravitate for shops but also to linger, sitting on the permanent seating under the trees or on temporary seating spilling out from shops and cafes. It is a place to meet friends or make the most of a chance encounter. The space immediately next to shop fronts will express the activity that goes on inside these businesses and be activated by narrow perch seating or through displays of wares and signage. At times part of the footway may be appropriated for small displays, exhibitions, market/ sales activity, or an extension to an event that is also hosted in Town Square.







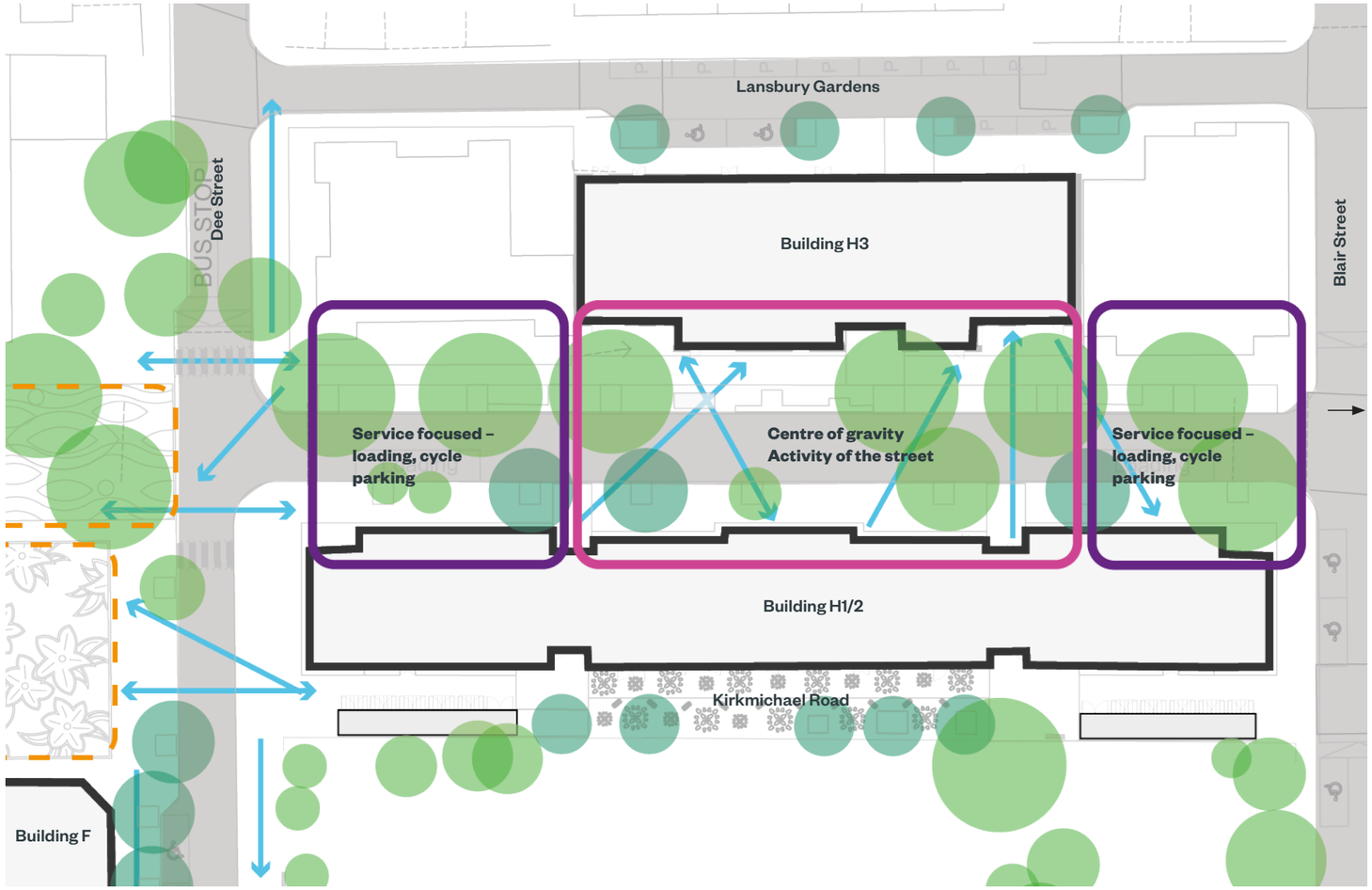




# The High Street – Aberfeldy Street

## Spatial Organisation

Aberfeldy Street has been organised to focus community activity at its heart. This is where there is a break in the trees that defines the space, there is retail on both sides of the street, and it is connected into the residential entrances. This places the service functions, such as service bays and cycle parking plus accessible parking bays to either end of the street. The street is also designed to be permeable allowing good cross movement which encourages slower more circuitous movement, interaction and lingering.




- Pedestrian route
- Centre of Aberfeldy Street
- Service focused of Aberfeldy Street
- The Square
- Existing tree
- Proposed tree

Spatial Organisation diagram

# The High Street – Aberfeldy Street

## Proposals for Aberfeldy Street

The space gained for the footway is located on the eastern side of The Street. This asymmetry creates enough space on the eastern side to be more useable and aligns directly to the part of Aberfeldy Street south of Blair Street. The active landscape zone between the pedestrian thoroughfare and the carriageway is surfaced with a Tegula cobble and provides a location for functional purposes such as cycle parking, signage, bins, temporary seating, and tables. It is also the location for the raised planter seating structures that characterise the space and provide a place that encourages lingering and sociability. These seating structures have a sculptural quality, bring colour to The Street, and provide incidental seating designed specifically to be playful and a suitable scale for the young, as much as adults and wheelchair users.

The paving surface for the pavement, on both sides of The Street, would be Perfecta flags providing continuity between the southern part of The Street under construction and the areas around Town Square. The Perfecta flags are also the intended footway paving for the northern part of Aberfeldy Street that will be delivered in the future phases of the masterplan.

The western side of The Street includes colourful signature benches and cube seats that enliven the streetscape.

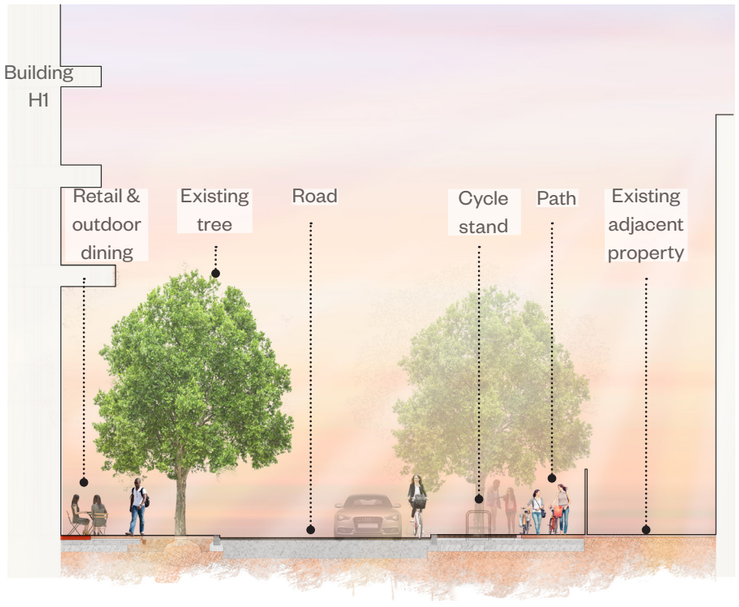
The spill out zone around the base of the building is identified as a bespoke precast concrete unit in the same red concrete and kantha pattern as the façade. This red concrete would also act as a forecourt or 'doormat' marking the entrances to the new residential entrances. This colourful concrete detail integrates building and public realm, reinforcing distinctiveness as well as further enlivening The Street scene.

Vehicle access to Aberfeldy Street would be two-way from Dee Street and Blair Street. The bus route would be adjusted to follow Dee Street with a bus stop adjacent to the church as well as one in the heart of Aberfeldy Street.

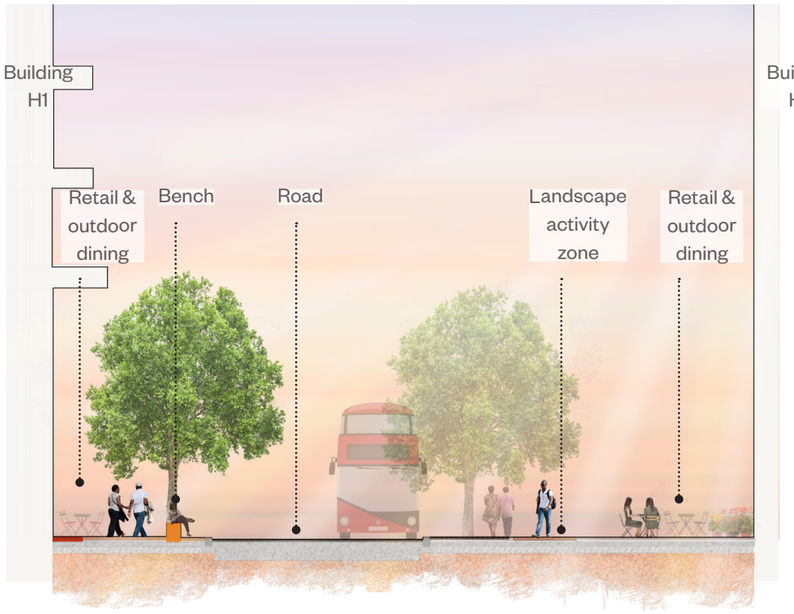



Illustrative Plan

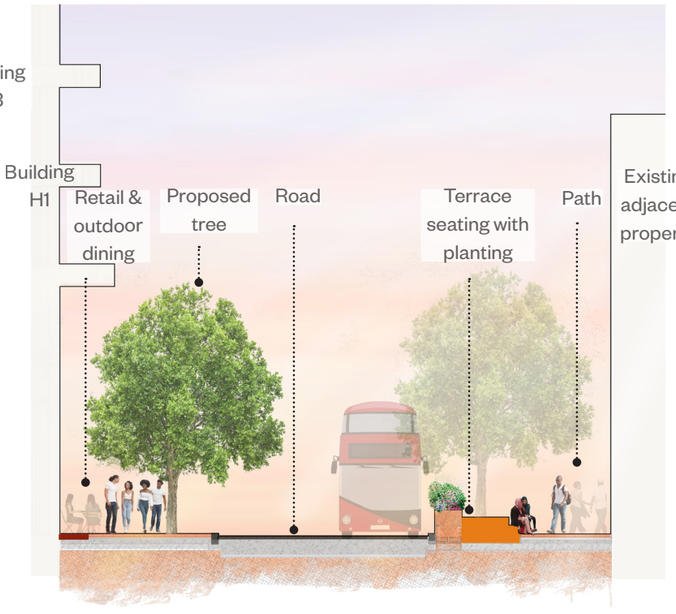
# The High Street – Aberfeldy Street




Illustrative Cross Section 01




Illustrative Cross Section 02




Illustrative Cross Section 03

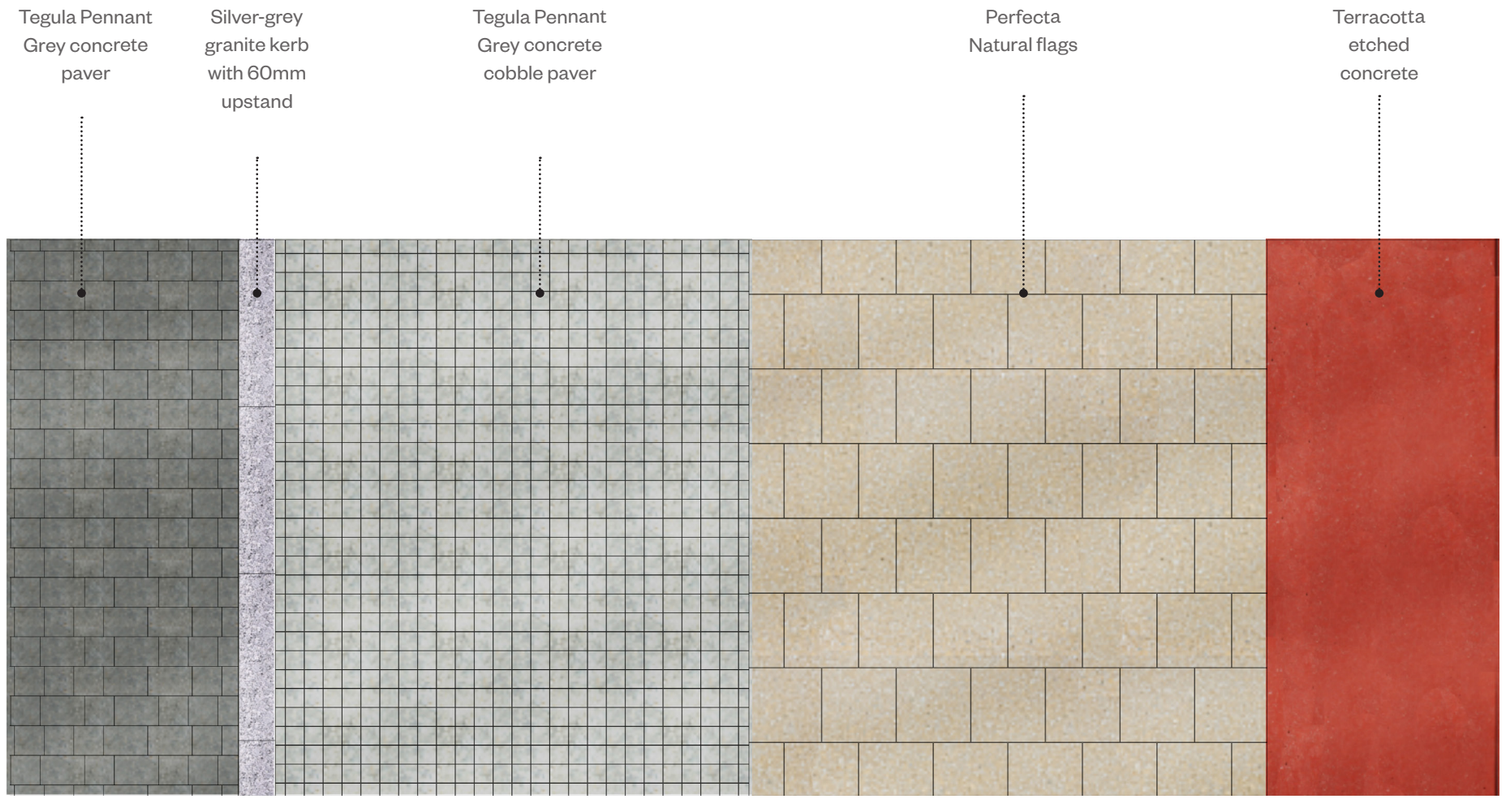



Location Plan

# The High Street – Aberfeldy Street

## Proposals for Aberfeldy Street

The width of the road would be narrowed to 6.5m, by excluding parking, but including a bus stop and service bays located in the carriageway. The road would be surfaced with a small unit Tegula paver and have a silver-grey granite kerb with a 60mm upstand. This makes it as accessible as possible and feel part of the whole space when vehicles are not using it. Pedestrians should feel they are encouraged to cross.




Street Paving Layout diagram

# The High Street – Aberfeldy Street

## Proposals for Aberfeldy Street

3D Visualisation

7

PUBLIC REALM

# The High Street – Aberfeldy Street

## Proposals for Aberfeldy Street

3D Visualisation

# The High Street – Aberfeldy Street

## Proposals for Aberfeldy Street

### Details

The furniture of Aberfeldy Street would be different from Town Square but would harmonise with it. The harmony would be through its materiality, metal and timber, as well as the same strong colour.

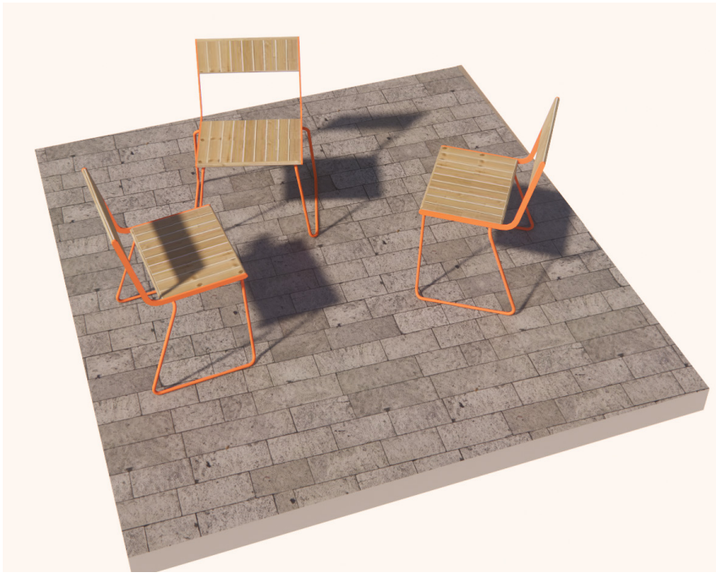
The furniture is deliberately playful and playable as well as functional, offering opportunities for a wide range of interests and ages, particularly the Terraced Planters: a place of rest, a place for social interaction, a place to hang out and a place to play.



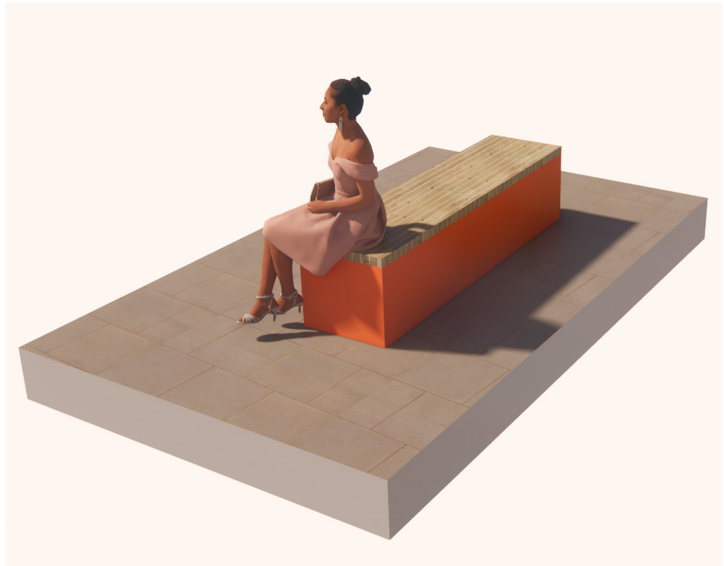
Terraced Planters



Cubes



Individual Seats



Bench

# The Play Street - Kirkmichael Road

## The Life of The Play Street

Culloden Primary School exits onto the southern end of Kirkmichael Road and at the end of the school day this will become a space where parents can linger and talk whilst children play in the safety of a car free street. Outside of these times The Play Street is a facility for the children of the area. It facilitates community.

It feels safe because there are good views along the Road from Town Square and building F. There is activation from residential, community amenity space and retail unit entrances. It is also overlooked from the residential units in H1/ 2 above.

In addition, it will be an attractive and generous pedestrian route north and south. It will connect to Community Lane, that will be delivered in the masterplan in future phases, as well as the east-west route to the Dee Street A12 underpass.









# The Play Street - Kirkmichael Road

## Spatial Organisation

The play and seating facilities are located in the central part of the street framed by the entrances to the residential entrances to building H1/ 2 and the school exit. Community amenity space entrances open out into the central play area at either end creating a strong inside/outside relationship. The side closest to the school is designated for seating and play equipment whilst the side adjacent to building H1/ 2 would be the footway and gives access to service doors and the community amenity space along the ground floor of that building. Bollards prohibit vehicle access to the play space, residential and school entrances.

Perfecta paving wraps around either end of building H1/ 2 and along the first 19m of Kirkmichael Road, providing continuity with Aberfeldy Street and a transition into Kirkmichael Road.  Planting is located along the edges of the building, and it is combined with cycle parking and Santander bike stands along the boundary with the school in these arrival spaces. Covered long stay cycle stores are also situated at either end of the central play space. The cycle stores will be designed to have a playful facade and green roof and fit seamlessly into the playful character of the street.

The central play is organised with equipment arranged longitudinally along the street integrated with a long meandering seat and planting that characterises the space. There is selected spaces along the centre of the street for trees with upright canopies to fit into this relatively narrow space. The ground plane of the play area would be unified with a bright colourful pattern inspired by the kantha meanwhile project. This would be safety surface under the play equipment and colourful resinbound gravel under the footway to match.

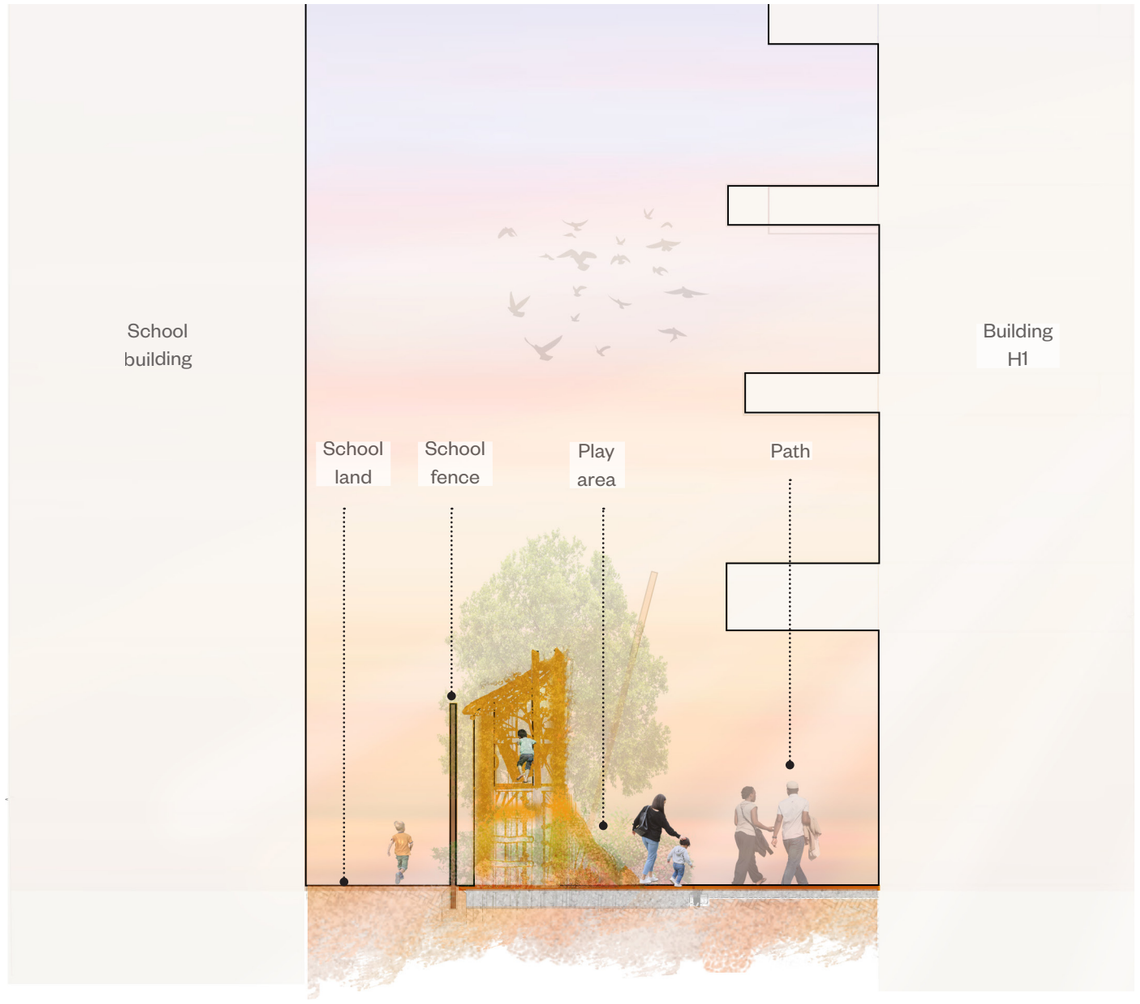



Illustrative Plan

# The Play Street - Kirkmichael Road



Location Plan




Illustrative Cross Section

# The Play Street - Kirkmichael Road





3D Visualisation

# The Play Street - Kirkmichael Road





3D Visualisation

# The Play Street - Kirkmichael Road

## Proposals for Kirkmichael Road

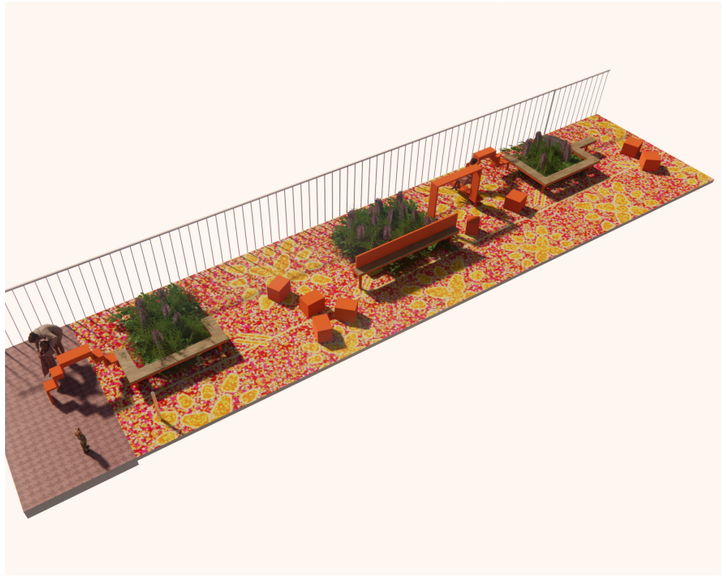
### Details

Planting would have a sensory dimension to add to the playful quality of the space and additional smaller play elements, such as stepping cubes, will liven the street between formal play equipment.



Play Equipment





Long Seat



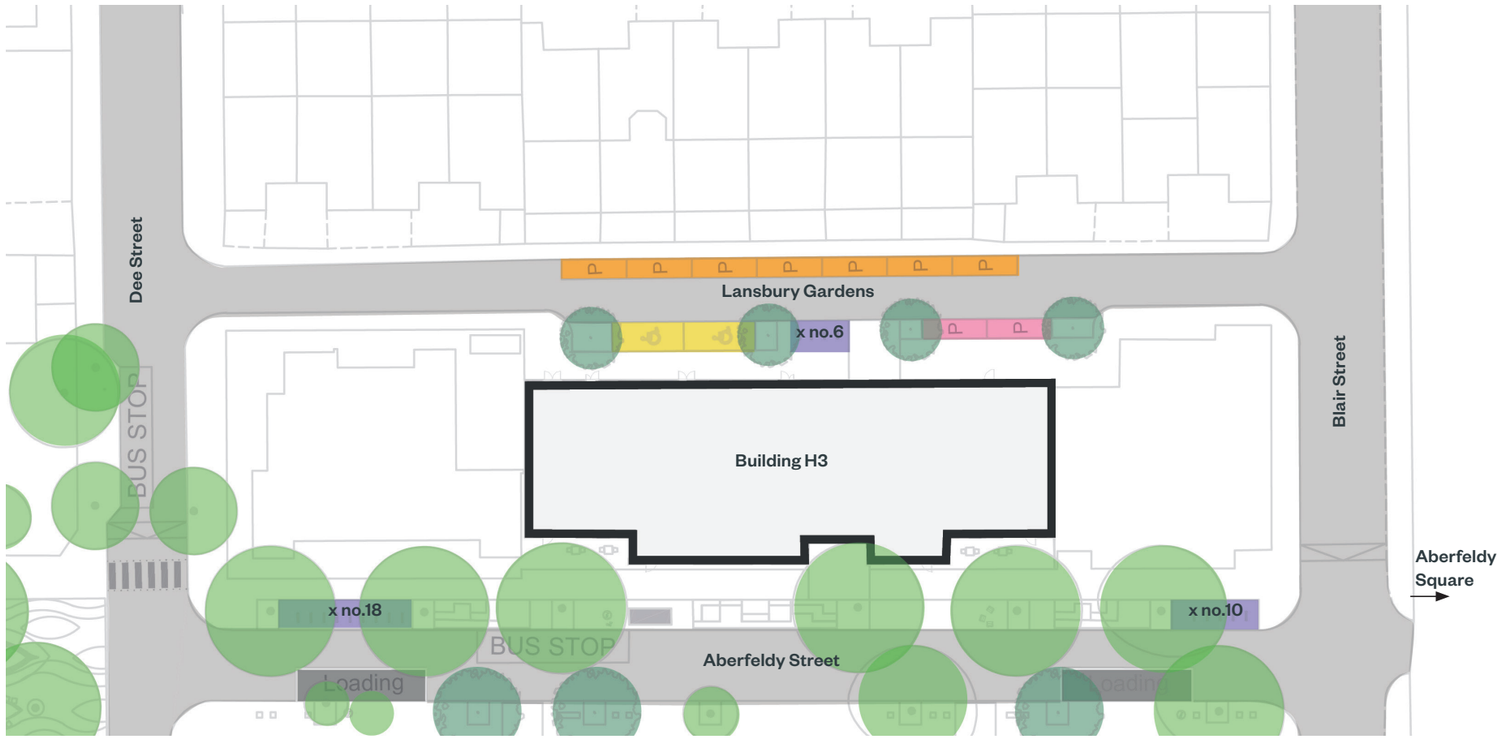
# The Residential Street - Lansbury Gardens

## The Life of A Residential Street

Lansbury Gardens will be freed from the messy and intrusive consequences of the rear servicing and associated parking.

The space will be a functional residential street providing pedestrian, cycle and vehicle access to the existing houses. At ground level it will offer a secondary access to building H3, along with access to its bin stores and refuse stores. Refuse collection will be carried out from the road with bins being moved across the public realm to the waste collection trucks.

It will also serve as valuable parking with the 7 existing Lansbury Gardens resident parking spaces retained and the addition of 2 accessible parking spaces as well as 2 car club spaces on the western side of the road.




- Accessible parking provision
- Road
- Car club parking provision
- Cycle parking provision
- Existing parking bay
- Proposed tree
- Existing tree

Diagram of Function – Road and parking

# The Residential Street - Lansbury Gardens

## Proposals for Lansbury Gardens

The footway on the H3 side of the road would be Perfecta paving flags with granite kerbs to be consistent with the High Street. This would be enlivened by red precast concrete 'door mat' to the residential entrance of building H3.

New tree planting where there is space, on the western side of the street, would break up the arrangement of parking, introduce greenery into the street as well as mediate the new building into the street.



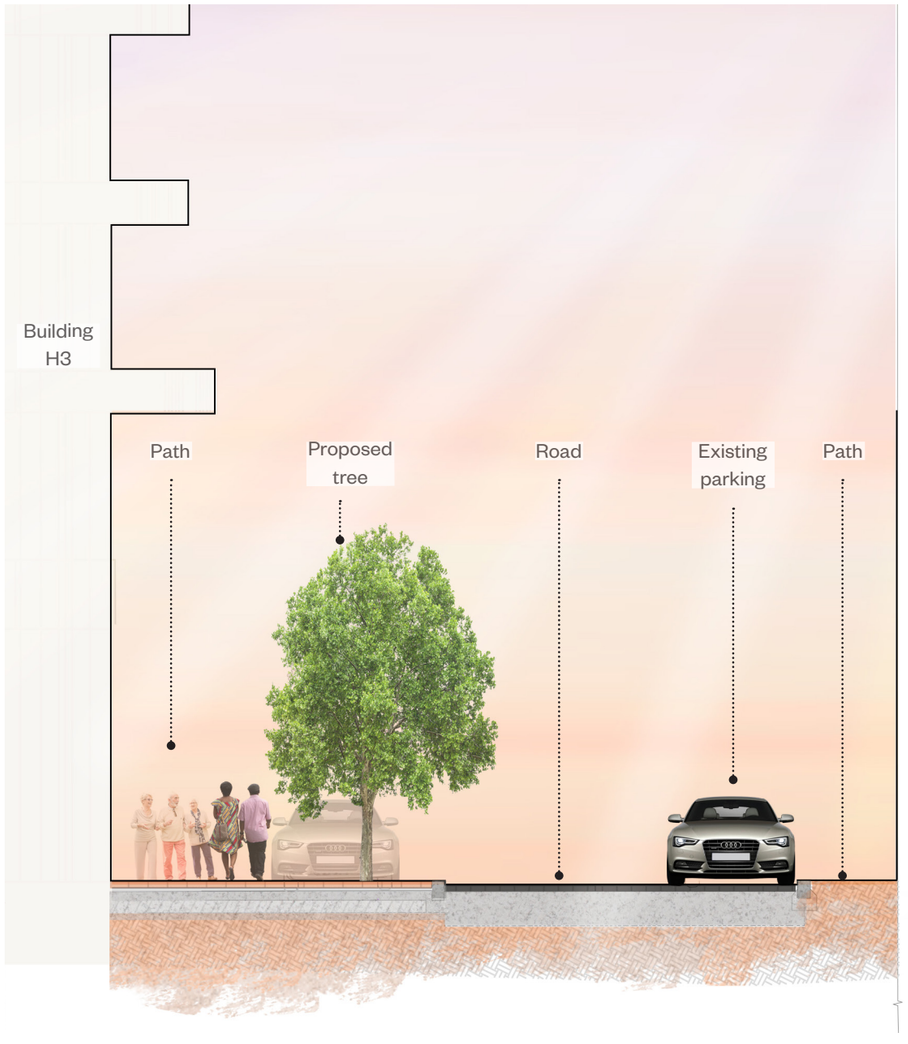

Illustrative Plan

# The Residential Street - Lansbury Gardens

## Proposals for Lansbury Gardens



Location Plan




Illustrative Cross Section

# Roof Terraces for F and H3

## The Life of the Roof Terraces

There will be a variety of activity on the roof terraces that reflects the broad range and diversity of residents that will use the private communal space for: relaxation, fresh air, sunbathing, eating, playfulness (although not part of formal play allowance), exercise, contemplation, growing, work (especially with hybrid working becoming more common), small gatherings or events.

A variety of scale of spaces and character would be provided within each roof terrace to meet diverse needs and interests. Common wi-fi would be provided to encourage and facilitate this.

Direct views are encouraged across the surrounding area to help residents understand their place – connect them to their neighbourhood e.g., Balfron, Town Square, distant views to the east or Canary Wharf.

The different time of day that sunlight lands on the space influences the use. The mornings designed for coffee and breakfast, elevenses, lunch, relaxing in the afternoon, post- school children's fun space, evening space for post-work drinks.










# Roof Terraces for F and H3

## The Proposals for The Roof Terraces - General

The hard and soft surfaces are balanced. Hard surfaces for circulation, formal activity but they have texture and interest. Soft surface, grass, provides informal/ relaxation and also provides a flexible multifunctional space.

The planting will have variety, texture, seasonality, and flowers. The wellbeing benefits will be maximised by making planting as visible as possible. The roof terraces encourage biodiversity and contact with nature and would include wildlife installations, bird baths and bird feeding stations to encourage interest and engagement with nature and its benefits.

Spaces will mostly be looked down on from surrounding apartments and so will look good and interesting from above.



# Roof Terraces for F and H3

## Building F Roof Terrace

The smoke extractor determines the organisation of the space. It is proposed to surround the extractor with a planting bed and an open patterned metal mesh to about 1.8 m high which would be topped with a slim metal pergola. The screen and the pergola would be covered in climbers and provide a green setting for the roof terrace. This would also be visible from the street creating a green crown to the building.

The pergola structure creates a space on either side. Formal seating and tables on the eastern side for working, eating, and socialising that catches the morning sun. The western side has a built-in bench and space for loose furniture, with enough space for loungers, catching more of the afternoon sun.

Between these activity areas and the private residence is a proposed lawn with a hedge and raised planters providing a buffer between the private and communal space.

Individual semi mature multi-stemmed large shrubs/ small trees contain corners and control views out of the space.

Paving would be Dutch clay pavers to emphasise the residential character of the space and reference the wider masterplan public realm.

The planting, structures and furniture are located away from parapets so as not to compromise the safety enclosure and climb heights.




Illustrative Plan

# Roof Terraces for F and H3

## Building F Roof Terrace









# Roof Terraces for F and H3

## Building H3 Roof Terraces

The two small roof terraces on building H3 are arranged with a simple rectilinear raised planting bed set asymmetrically on the Lansbury Gardens side of the space. This creates a paved area overlooking Aberfeldy Street which emphasises the connection between the spaces. The paved area would be used for informal grouping of pot plants and loose furniture.

Paving would be Dutch clay pavers to enhance the residential feel.

The planting, structures and furniture are located away from parapets so as not to compromise the safety enclosure and climb heights.



3D Visualisation




Illustrative Plan

# Roof Terraces for F and H3

## Proposals for Building H3 Roof Terraces







# Materials and Technical Details

## Paving and Furniture Typology Plots F and H

The paving has been selected to be a warm grey as a contrast to the building in order to articulate the difference between the buildings and the ground plane. It also provides a neutral background to the highlights of colour in the furniture.

Perfecta neutral paving flags provide continuity along Aberfeldy Street footways and the Tegula paving similarly in the vehicle carriageway.

Granite, in-situ concrete and red bespoke pre-cast paving units provide distinctive highlights in special locations.

The furniture is largely bespoke to these plots of Phase A. The exception is standard elements that are used throughout the masterplan, mainly bicycle racks and bins.

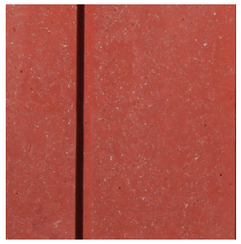
Roof terraces paving would be Dutch clay pavers with raised planters in Corten steel.



Tegula Pennant Grey
concrete paver
(240/ 160/ 120 courses)



Silver grey granite kerbs
(200 x100 mm, 60 mm upstand)



Etched concrete
(colour: Terracotta)



Etched concrete
(colour: Grey)



Perfecta Natural flags
(400 x 400 x 50mm)



Tegula Pennant Grey
concrete cobble paver
(80 x 80 x 60mm)



Dark grey granite setts
(80 x 80 x 70mm or
100 x 100 x 70mm)



Silver grey granite setts
(80 x 80 x 70mm or
100 x 100 x 70mm)



Mid grey granite setts
(80 x 80 x 70mm or
100 x 100 x 70mm)



Dutch clay pavers



Individual seat



Bench



Long bench with backrest



Cube seat



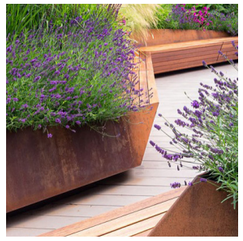
Sheffield cycle stand
(750 x 48 x 750mm)



Triple litter
bin for recycling and special
litter bin for dog waste
(775 x 260 x 985mm)



Tree grille



Corten steel raised planter with integrated timber seat



Sunlounger



Pergola



Plant pot



Outdoor dining tables and chairs

# Materials and Technical Details

## Planting Typology Plots F and H

The planting typologies are specific to each space and species reflect the different objectives and growing conditions:

Town Square – colourful shrubs, perennials and bulbs are proposed to reinforce the colour approach proposed with in the public realm which maximise the opportunities of sunlight in this space.

Aberfeldy Street – a woodland understory typology with species of shrubs, perennials and bulbs selected reflecting the shade under the plane trees. Colour palette limited to predominantly whites and greens.

Kirkmichael Road – the play street gets relatively good sunlight so will support a wide range of plants. The aim is to include a higher proportion of sensory planting to engage children.

Roof terraces – will have a more intimate scale of planting and more complex planting combinations because of greater control over maintenance. The planting will embrace seasonality, texture, and colour of a private communal garden space.



# Materials and Technical Details

## Illustrative Planting Typologies Plots F and H

### Town Square

To reinforce the concept of colour in the public realm, this illustrative planting mix indicates the type of plants that would be used in the raised beds of Town Square. It would take advantage of the good sunlight to maximise the intensity and duration of flowers utilising shrubs, herbaceous perennials, and bulbs with an exotic emphasis.

### Tree

Liriodendron Tulipifera

### Shrubs

Mahonia x Charity

Peonia delavayi x lemoinei

Osmanthus delavayi

Hibiscus Magenta Chiffon

### Herbaceous perennials

Rudbeckia Goldstrum

Hellenium Rubinzwerg

Penstemon (species)

Geranium Rozanne

Dicentra spectabilis

Veronica spicata Red Fox

Scabiosa caucasia Perfecta Blue

Echinacea purpurea (vars)

Calmagrostis x acutifolia Karl Foerster

Stipa tenuissima

### Bulbs

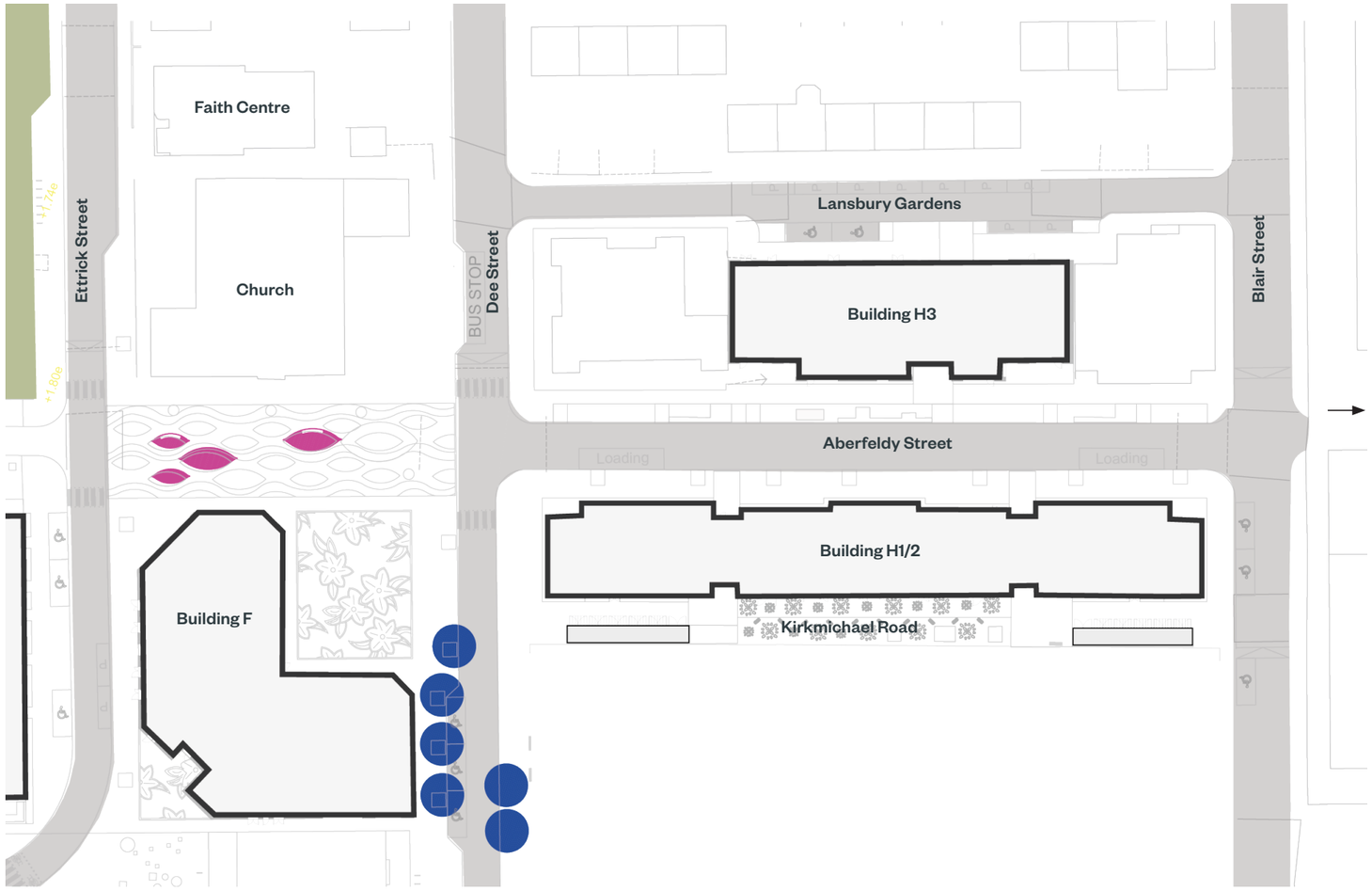
Galdioli communis Byzantius

Allium gigantium

Camassia leichtlinii

Crocosmia Lucifer

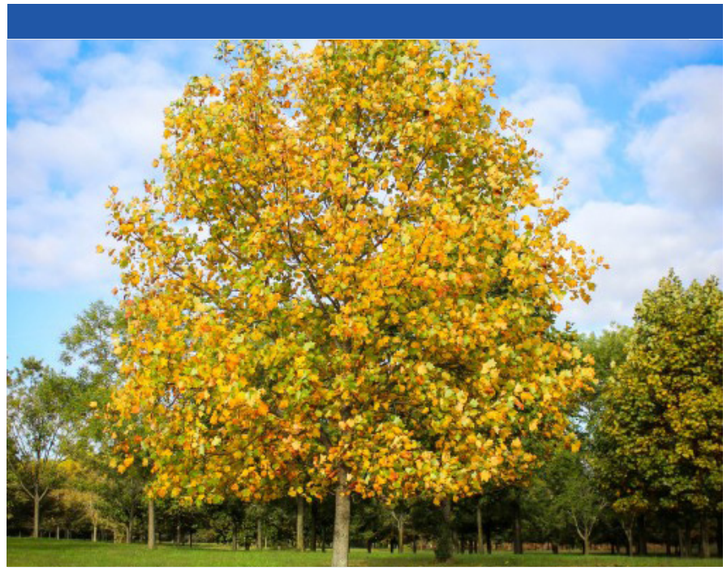
Eremurus Tropical Dream




Planting Typologies diagram - Town Square

# Materials and Technical Details

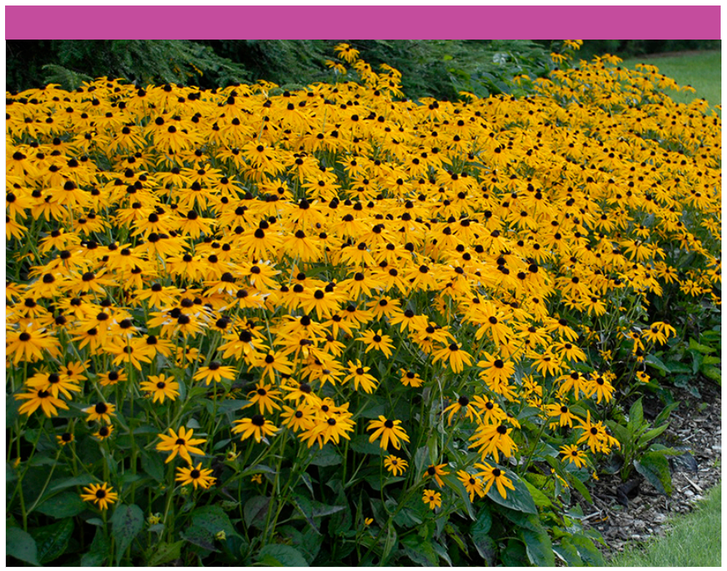
## Town Square Planting Typology



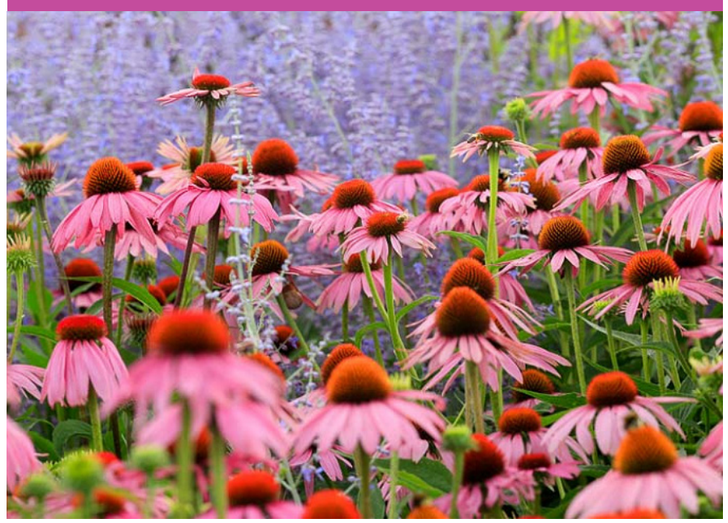
Liriodendron Tulipifera



Osmanthus delavayi



Rudbeckia Goldstrum



Echinacea purpurea (vars)



Stipa tenuissima



Allium gigantium

# Materials and Technical Details

## Illustrative Planting Typologies Plots F and H

### Aberfeldy Street

Planting is partially located under the canopy of Plane trees and therefore plants need to be selected that will thrive in these conditions of partial shade. This illustrative planting mix references woodland edge inspiration with structure, green texture and a generally white/ pale green flower colour palette that contrasts with Town Square.

### Trees

Platanus x hispanica

Quercus palustris

Tilia cordata

### Shrubs

Aralia elata Variegata (multi stemmed)

Mahonia x Charity

Sarcococca hookeriana Purple Stem

Buxus sempervirens

### Herbaceous perennials

Dryopteris filix mas

Asplenium scolopendrium

Astrantia major

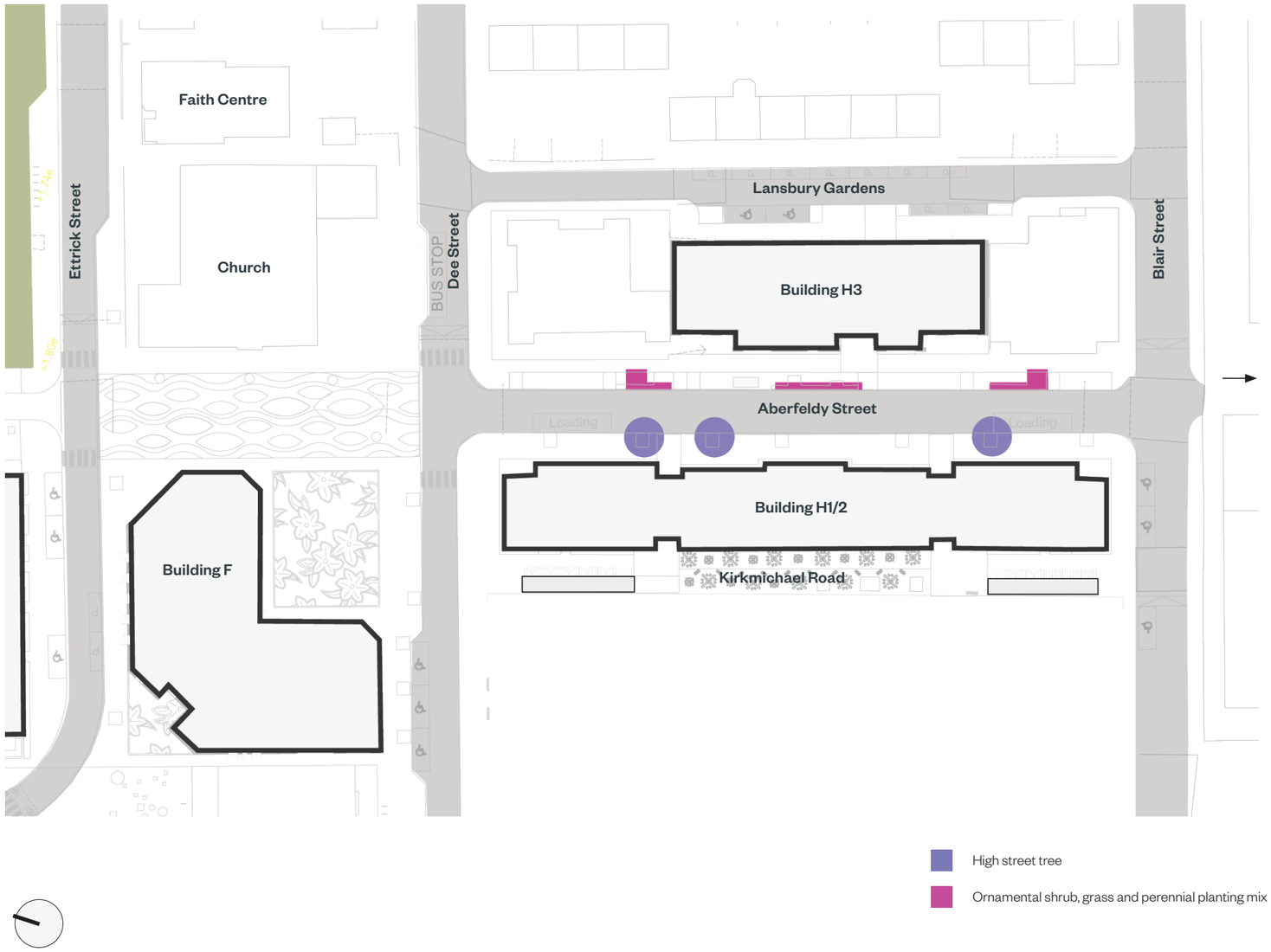
Luzula nivea

Tellima grandiflora

Anemone Honorine Jobert

Euphorbia robbiae

Liriope Monroe White




Planting Typologies diagram - Aberfeldy Street

# Materials and Technical Details

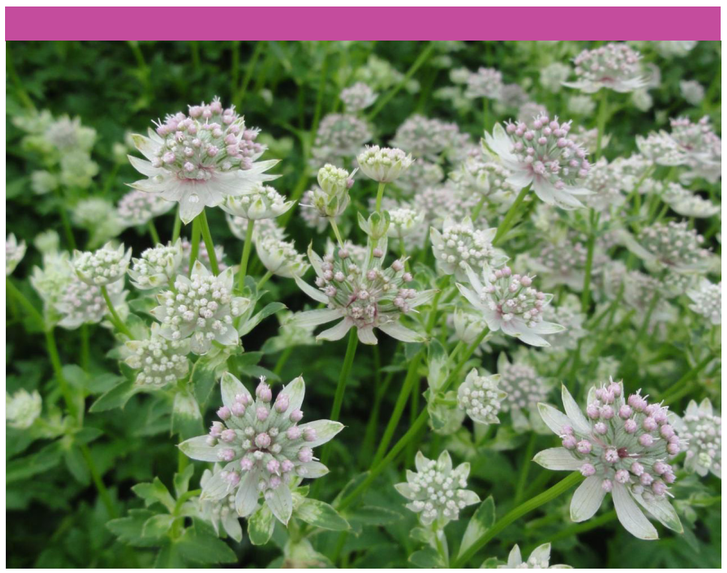
## Aberfeldy Street Planting Typology



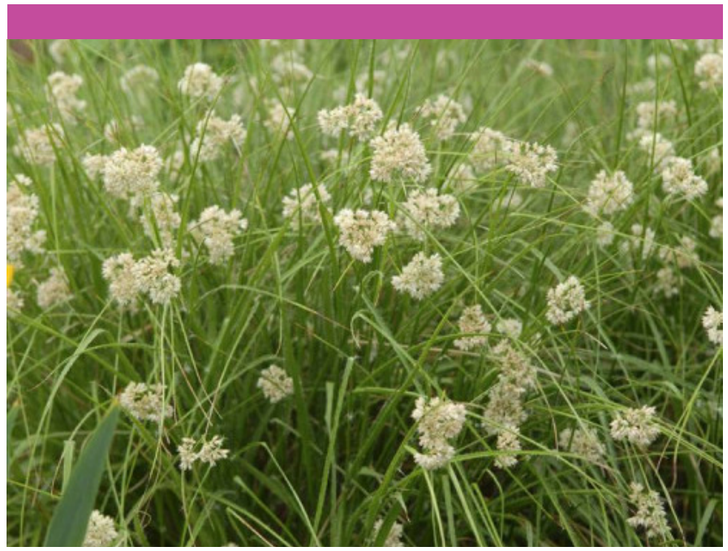
Tilia cordata



Mahonia x Charity



Astrantia major



Luzula nivea



Euphorbia robbiae



Liriope Monroe White

# Materials and Technical Details

## Illustrative Planting Typologies Plots F and H

### Kirkmichael Road

The aim of the planting is to reinforce the play street narrative. This illustrative typological plant schedule has been selected to include plants that stimulate the senses: sight, touch, smell, and sound.

### Trees

Pyrus Chanticleer

Sorbus hupehensis

Sorbus aucuparia Fastigiata

### Shrubs

Viburnum Bodnantense

Choisya ternate

Osmanthus delavayi

Rosmarinus officianalis (vars)

Lavandula Hidcote

Helychrysum italicum

### Herbaceous perennials

Heuchera Palace Purple

Houttuynia cordata

Phlomis russelliana

Salvia argentea

Miscanthus sinensis Morning Light

Pennisetum villosum

Stipa tenuissima

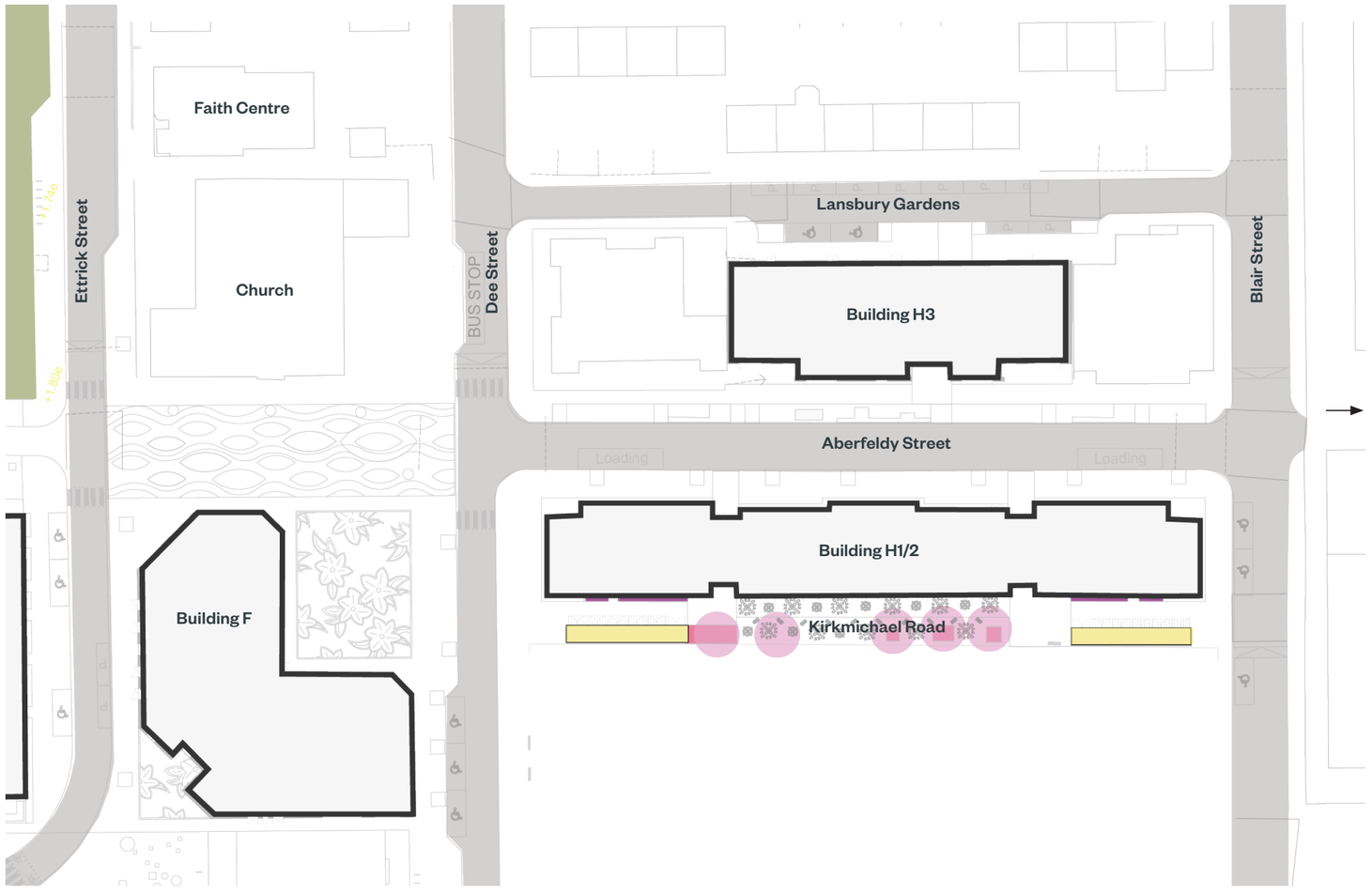
Calmagrostis x acutifolia Karl Foerster

### Climbers to school boundary

Clematis orientalis

Parthenocissus henryana

Hydrangea petiolaris




Planting Typologies diagram - Kirkmichael Road

# Materials and Technical Details

## Kirkmichael Road Planting Typology



Pyrus Chanticleer



Rosmarinus officianalis (vars)



Salvia argentea



Miscanthus sinensis Morning Light



Pennisetum villosum



Hydrangea petiolaris

# Materials and Technical Details

## Illustrative Planting Typologies Plots F and H

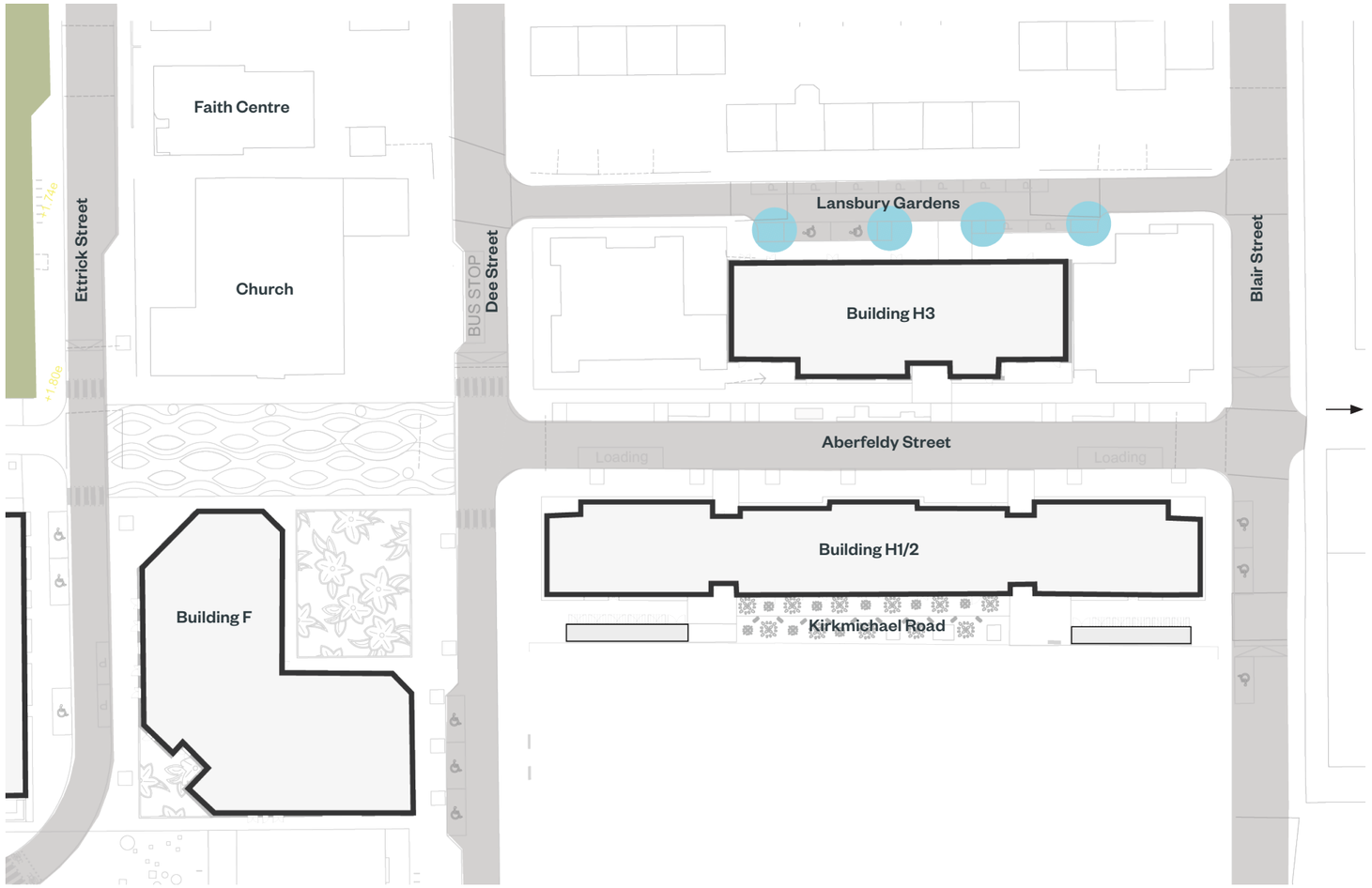
### Lansbury Gardens

Planting in Lansbury Gardens is elegant and functional, upright trees with white blossoms are selected, which echoes to the colours of planting palette in Aberfeldy Street.

### Trees

Prunus padus

Pyrus Chanticleer




Planting Typologies diagram - Lansbury Gardens

# Materials and Technical Details

## Lansbury Gardens Planting Typology



Prunus padus



Pyrus Chanticleer

# Materials and Technical Details

## Illustrative Planting Typologies Plots F and H

### Roof Terraces

The planting on amenity roof terraces is designed to offer a tranquil, relaxing, and welcome atmosphere with seasonal interest, textures and scents, which not only invite residents to utilise the roof terraces for various activities but also maximising their well-being, bring nature closer in this metropolitan living environment.

### Trees

Acer campestre

Betula nigra

Cornus kousa

### Shrubs

Sarcococca hookeriana digyna

### Herbaceous perennials

Lavandula angustifolia 'Hidcote'

Deschampsia cespitosa

Rosmarinus officinalis 'Prostratus'

Astrantia 'Major Claret'

Luzula nivea

### Climbers

**Trachelospermum jasminoides**




Planting Typologies diagram - Roof Terraces Plots F and H

# Materials and Technical Details

## Roof Terraces Plots F and H Planting Typology



Acer campestre



Cornus kousa



Sarcococca hookeriana digyna



Lavandula angustifolia 'Hidcote'



Astrantia 'Major Claret'



Trachelospermum jasminoides

# Materials and Technical Details

## Lighting

The lighting concept provides baseline levels of light for safety and key routes. In the F and H plot lighting is also very important to creating atmosphere and a comfortable quality, with highlights that articulate the public spaces and reinforces the concepts and hierarchy of spaces. People should feel interested and invited to come and linger after the hours of darkness.

Catenary lighting proposed in Aberfeldy Street eliminates street level clutter, allows the lights to be located over the carriageway, as column lighting might be obscured by canopies of the trees. The wires can support different interventions such as seasonal lighting or celebration/ branding banners that further enliven and characterise the street.

Gobo projections from the trees on the eastern side of the street would project naturalistic patterns onto the footpath along that side of the road. These would be particularly visible from the northern and southern parts of Aberfeldy Street connecting and encouraging movement between these spaces.

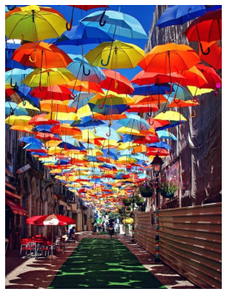
Highlighting structures and furniture with light would include the play structure in Town Square which sits on the axis of Aberfeldy Street. It will become more prominent at night when lit and provides a focal point on the axis of the street.

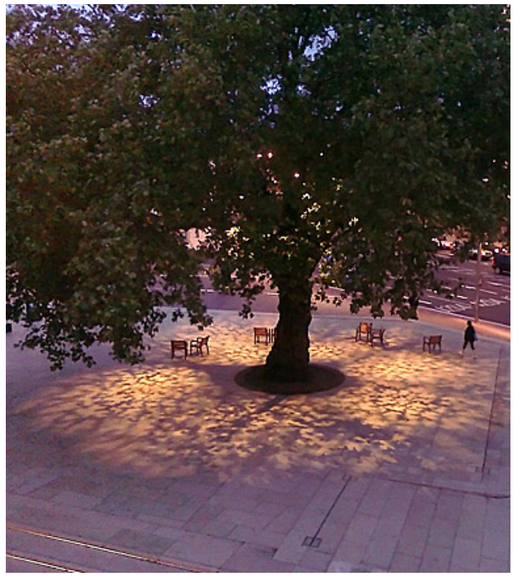
The general lighting of Town Square to safe standards would be from fittings attached to the building. Gobo projections would illuminate the precise space of the neighbourhood square with bold colourful patterns in response to its primacy within the hierarchy of spaces in the street.



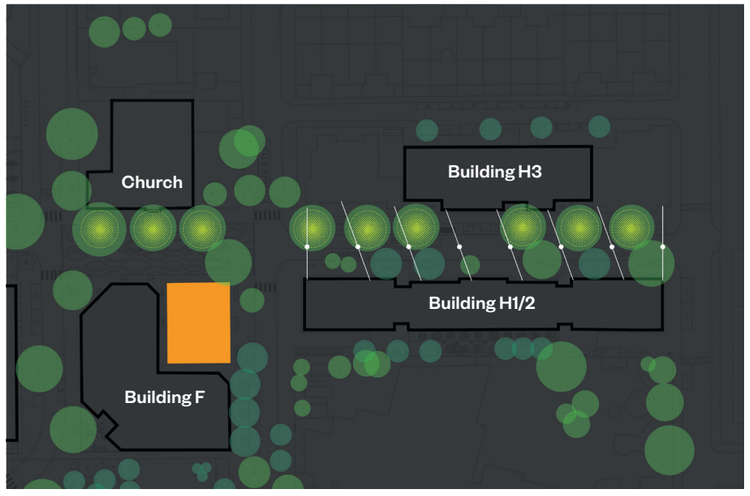
NIGHT TIME-CREATING A SAFE












Lighting Strategy diagram - Town Square and Aberfeldy Street

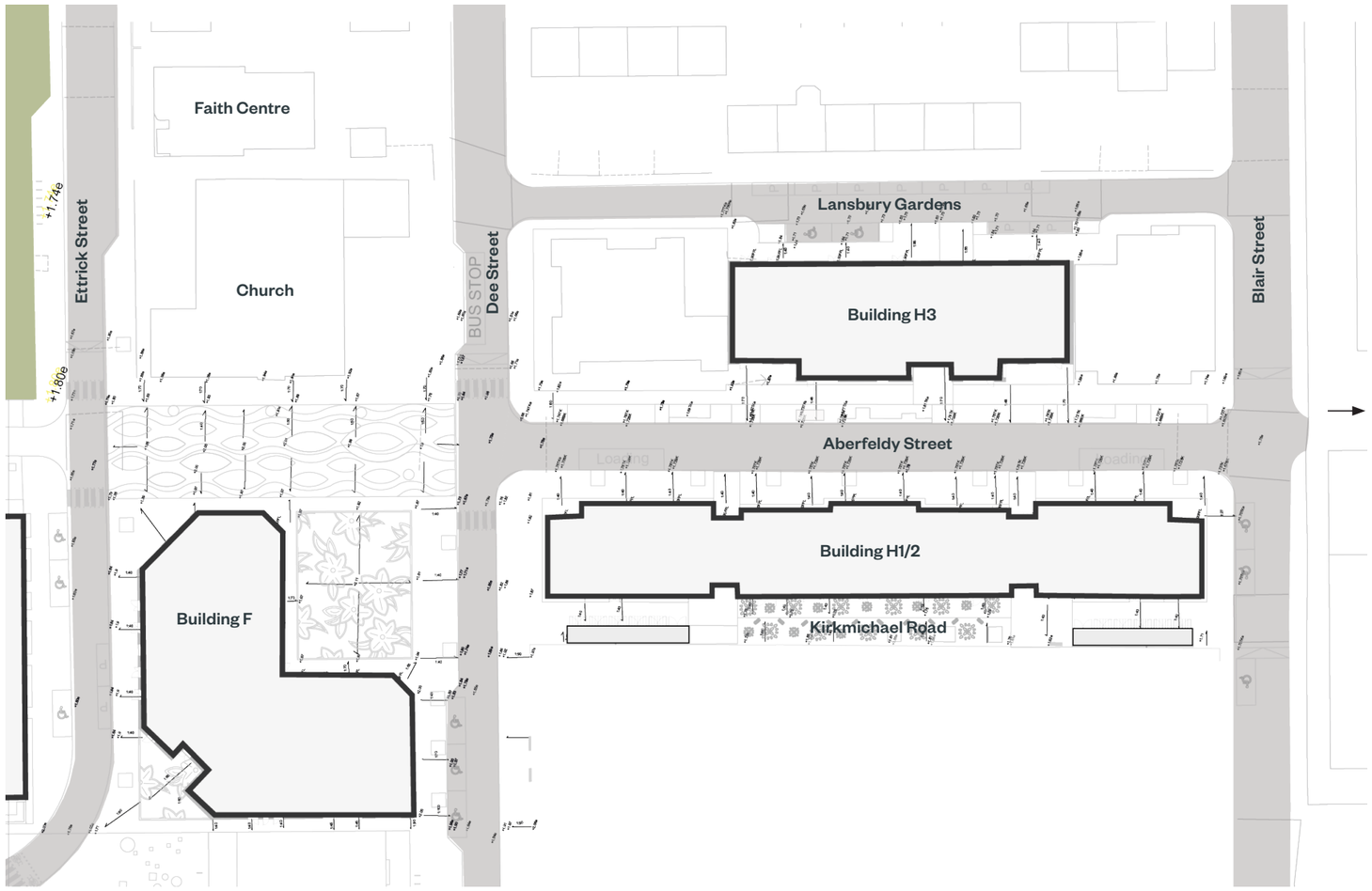
Catenary light

Nature pattern

Colourful paving projection

# Materials and Technical Details

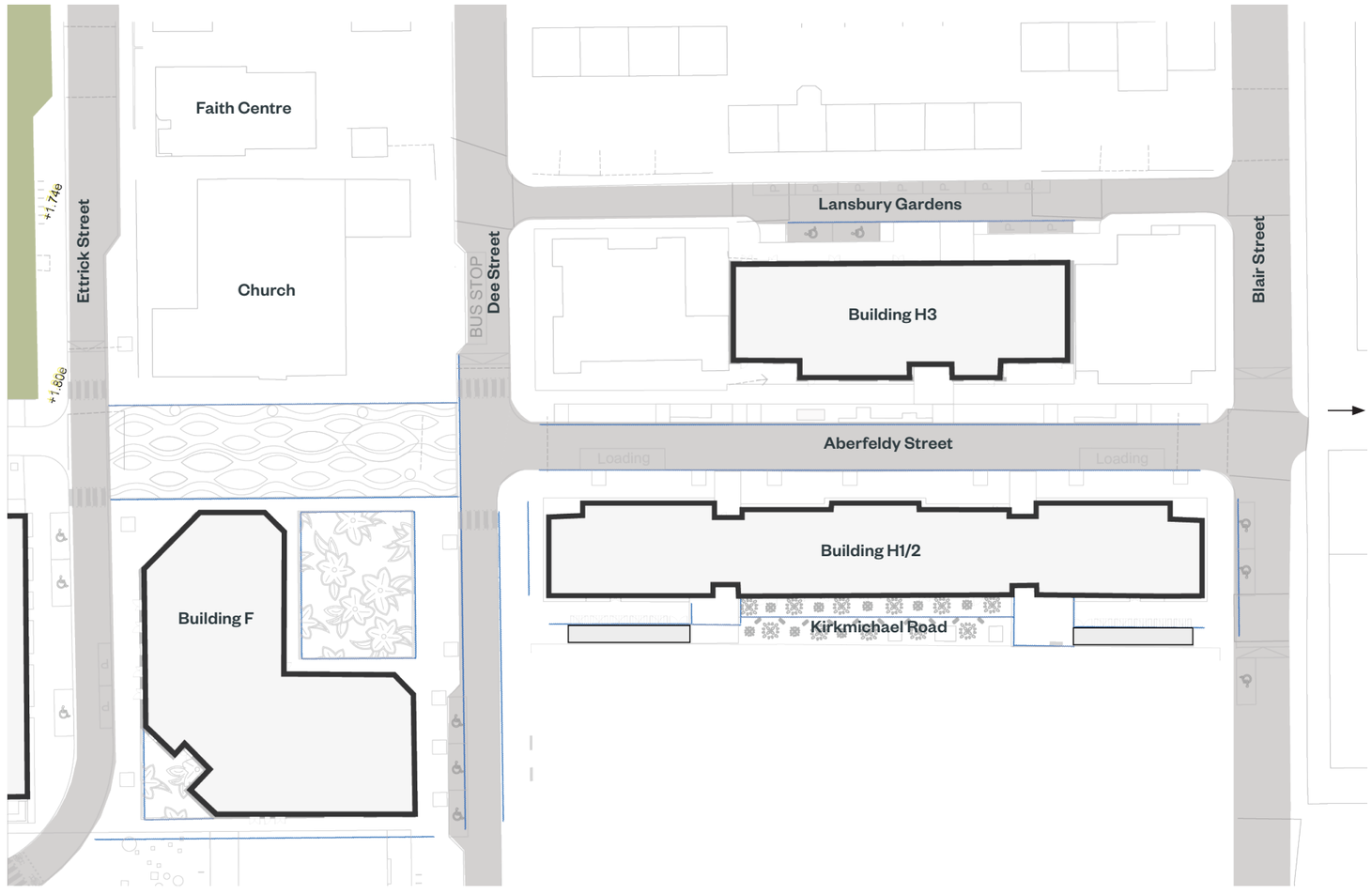
Generally, the proposed levels of paving will be the same as existing footpaths and carriageway and particularly around existing trees and following the existing highway kerb.




Levels diagram

# Materials and Technical Details

The drainage of the streets and square would aim to reuse the existing drainage infrastructure with modified connections.




Draiage diagram

Slot drain/ gulley/ open channel as required

# Plot J

## Rundown spaces waiting to be transformed.

## Existing Condition

### Plot J Surrounds

Due to part of the plot currently being brownfield and its proximity to the A12, the existing plot condition of Plot J is currently an eclectic mix of informal allotment gardening, improvised parking, impromptu traffic manoeuvring and, even in some places, fly tipping, with Bromley Hall School at the centre.

To the south of the school Leven Road is in a relatively good condition and feels well connected to the residential areas further south, which will be improved upon in the subsequent phases of the masterplan. The west of the plot is largely exposed to the noise and air pollution of the A12. Lochnagar Street, to the north of the school, currently faces a brownfield plot and drifts off to a dead-end, locked off from the river, with piles of rubbish dumped along it.



Make-shift allotment spaces between Bromley Hall Road and A12



Allotments with existing trees and A12 in background




Looking east towards junction of Lochnagar Street and Ailsa Street



Bromley Hall Road looking north to Lochnagar Street

# Plot J

## Responding to Existing Opportunities and Challenges

There are features within the existing plot that have potential - views to the river, access through future development, the interesting roof scape to the school and a substantial opportunity for greening along the A12 all form part of the urban context.

The proximity of the plot to the river and surrounding future development plans mean that both Lochnagar Street and Leven Road have potential views and access directly to the river through emerging surrounding development.

The emerging connections to the north will be maintained within the design and a direct route to the future east-west pedestrian/ cycle bridge across the river is an important asset to the development - improving connectivity within the plot itself and to eastern London.

On-street parking to Lochnagar Street will re-provide parking for relocated residents from Balmore Close. Access from the A12 remains.

The proximity of the plot to the A12 will be addressed with a substantial green buffer and the intention of the design will be to turn attention into the interesting features within the plot itself - capitalising on the interesting roof scape of the school, the opportunity for green and views and links to the river.




A12
Visual, noise, air quality mitigation
Vehicles queuing
Future parking
Significant view

Future development
Existing listed school building with Interesting roofscape
River Lea
Proposed Building
Existing tree

Urban Context diagram

# Plot J

**There is a fantastic opportunity to establish a valuable community space.**

## Spatial Organisation

### Character Areas

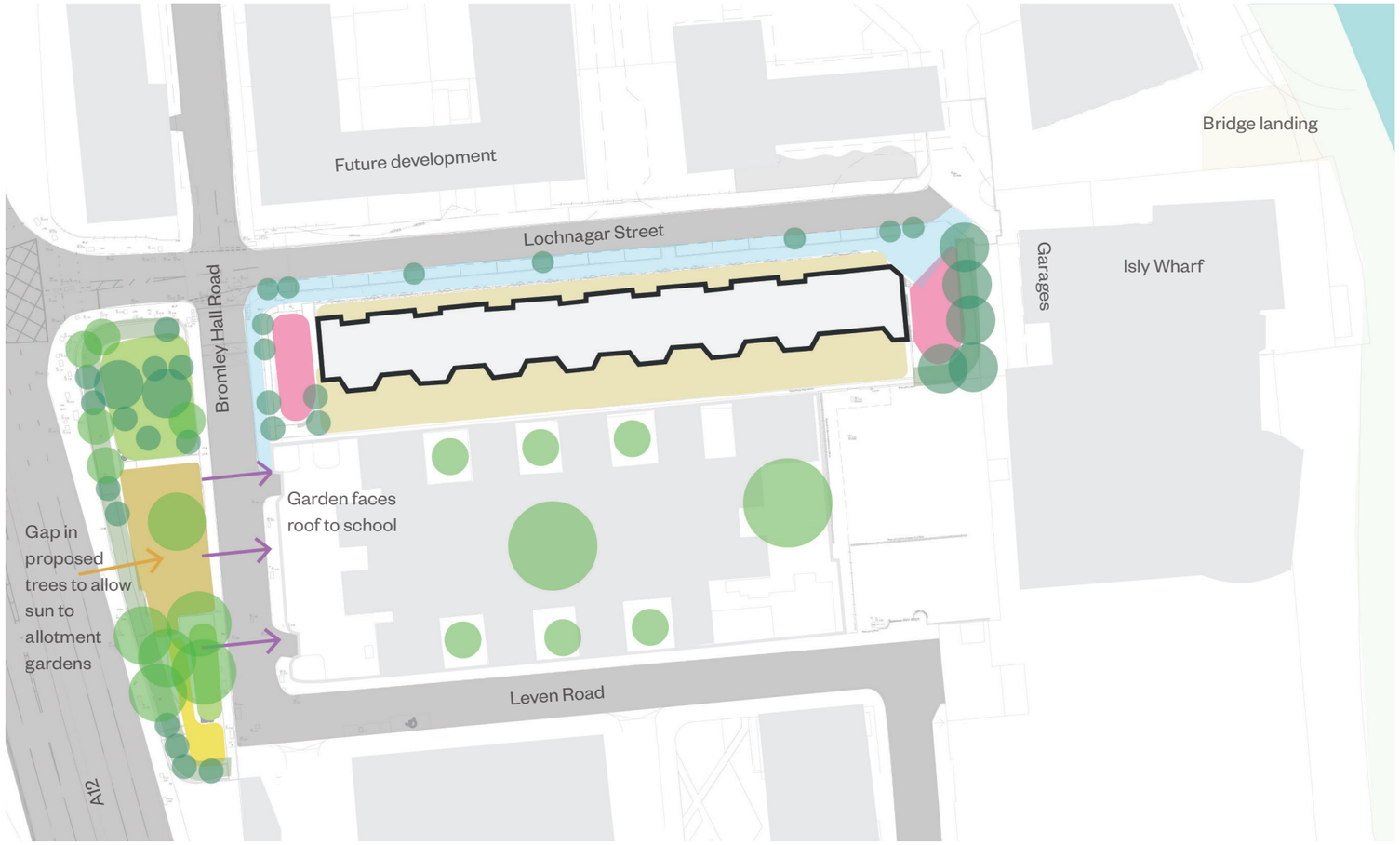
The spatial organisation of the plot unfolds from the substantial green buffer to be provided adjacent to the A12. The community gardens take advantage of the extensive green edge to be provided along the A12. The existing triangle of land is already a well-used makeshift garden and so is a logical location for the community green space.

The community gardens themselves begin with the flexible garden space to the north as the nearest part of the garden to the residential block, its use is kept flexible so it can be enjoyed by all residents. To the south of the gardens a spill-out space from the adjacent Poplar Works building is provided, and the allotments form the heart of the community garden at its centre.

A seating edge is provided along the garden's eastern side to take advantage of the interesting roofscape of the school from the garden setting.

Doorstep play pocket spaces are located at each end of the residential block, each held by a green border. The border to the eastern space is more substantial and a brick wall with climbers provides protection from the adjacent garages and service area and maintains a garden feel.

The streetscape is kept open to allow direct access to the future development and capitalise on the connection to the river.




- Community gardens/ lawn
- Allotments
- Spill out/ outdoor dining area
- Play area
- Streetscape
- Front and back gardens
- Planting buffer
- Proposed tree
- Proposed building
- Existing tree

Spatial Organisation diagram

# Plot J

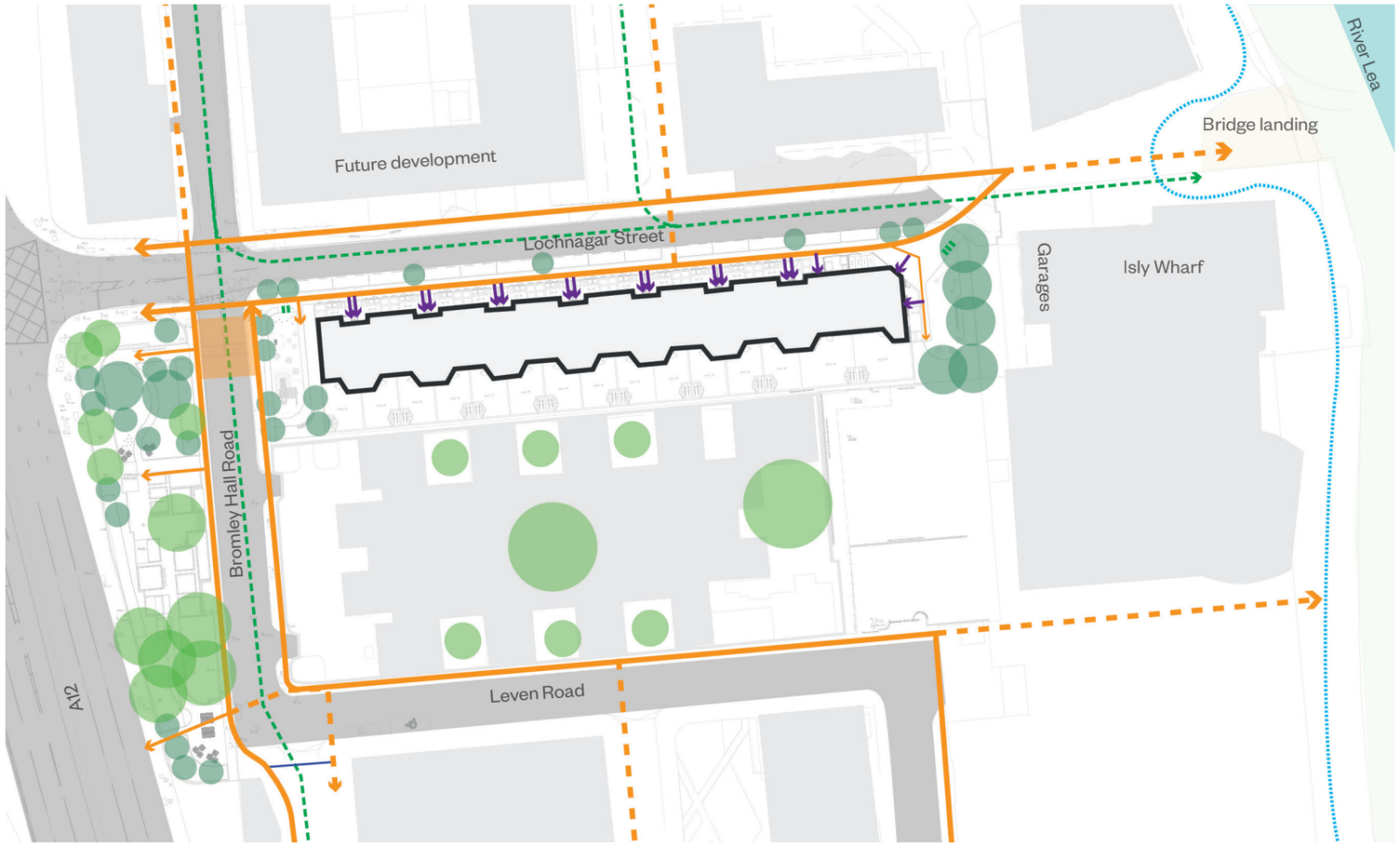
## Improved connections within the plot and to the wider context.

## Public Realm Requirements

### Circulation - Pedestrian & Cyclist

Pedestrian circulation and movement within the plot takes into account future links to surrounding development including the future bridge link across the river. A raised table will be provided to ensure the community garden part of the development is easily accessible from the residential block and that the two sides of the road are connected. The pedestrian connection to the A12 through the southwest corner of the plot is maintained.

Circulation for cyclists will follow the road and also take into account connections through future developments. 5 number cycle stands are provided within the development.




Pedestrian movement
Cyclist movement
River walk
Proposed cycle stands - 5 no.
Existing tree
Raised table
Proposed building
Proposed tree
Residential entrance

Pedestrian & cyclist movement diagram

# Plot J

## There will be good vehicular access to the plot.

## Public Realm Requirements

### Vehicular

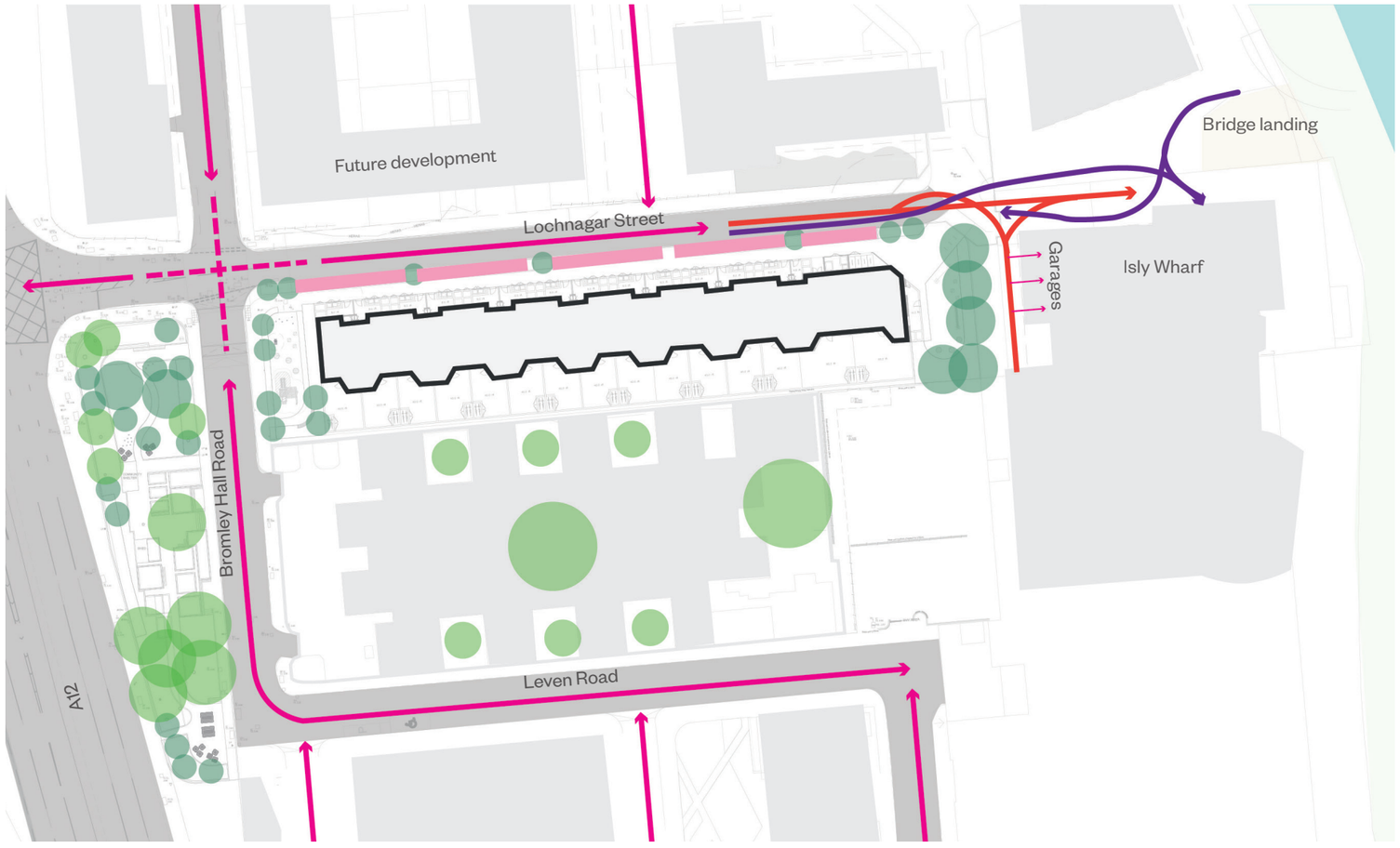
Vehicular circulation within the plot maintains access to the A12, connections to the south and future connections to the north are accounted for.

### Servicing & Emergency Access

Emergency and refuse collection will be off Lochnagar Street. Access for refuse and emergency vehicles for the new development to the east are taken into account.

### Parking

Formal on street parking is provided on Lochnagar Street - 14 no.




- Vehicular movement
- Emergency service route
- Servicing
- Proposed parking - 14 no. bays
- Existing tree
- Proposed building
- Proposed tree

Vehicular Movement & Servicing diagram

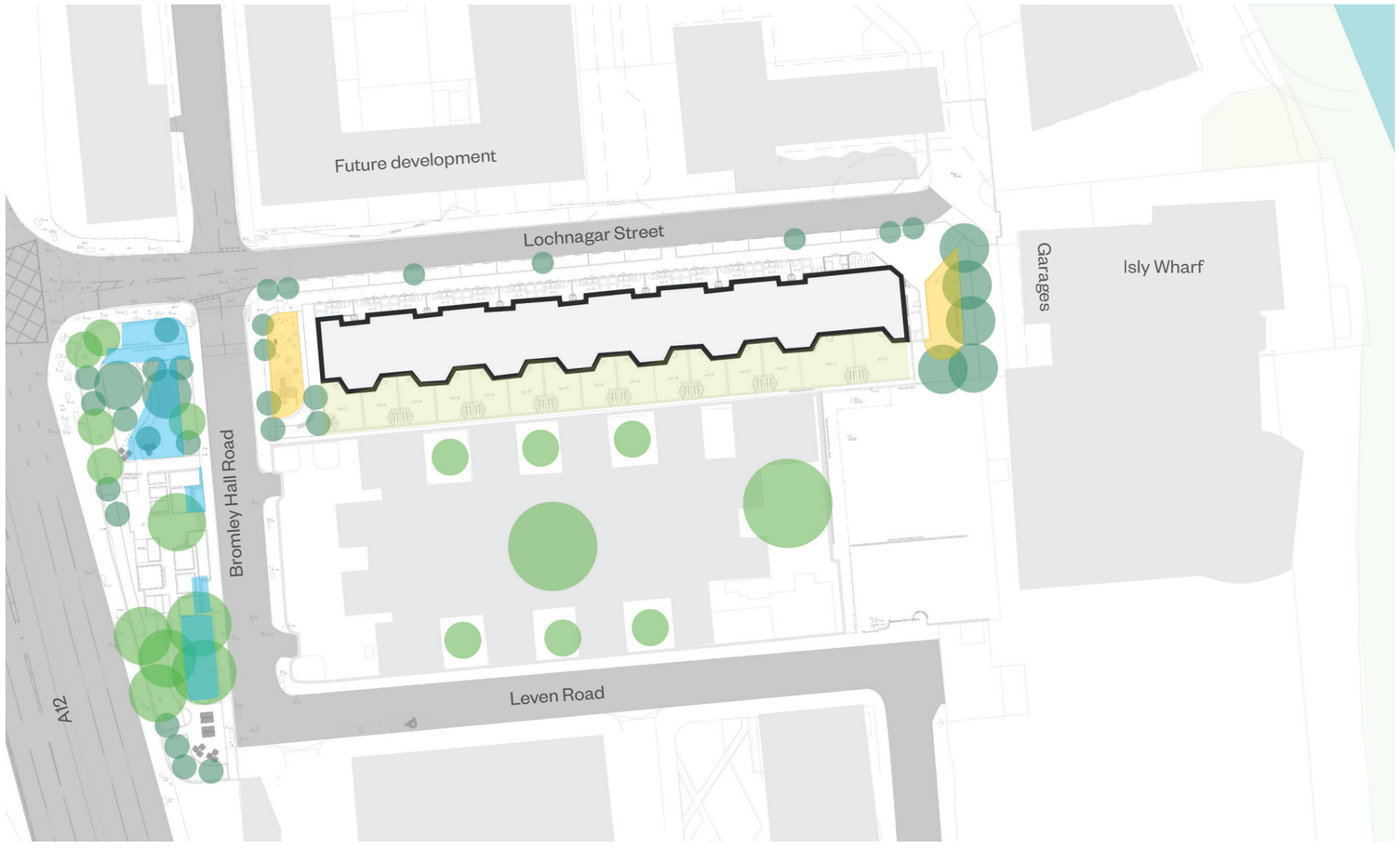
# Plot J

## Public Realm Requirements

### Play Provision

Play provision has been made to support the doorstep provision.

It should be noted in addition that 15 units will have rear gardens that are available for play. In addition, Phase A detailed planning application includes a significant investment in Braithwaite Park and Leven Road Open Space. These areas will include significant new play that the residents of Plot J can access.




- Dedicated doorstep play space
- Playable space
- Back gardens
- Existing tree
- Proposed tree
- Proposed building

Playable space diagram

# Plot J

## The Concept for the Public Space

The concept for the new 'Allotment Gardens' adjacent to Plot J was born from an existing essence of the makeshift allotments on plot and from existing on-plot opportunities. The garden character, domestic function and links to the river are harnessed and enhanced in a new public realm that is centred on community togetherness and well-being with the community garden at its heart. As the new community to Plot J will be known being relocated from Balmore Close, the final detail and content of the garden would be co-designed with them.

It is anticipated that the existing informal allotments will be expanded into a new interactive and functioning community garden heart that the new community can bond over and flourish in. The garden will be an asset that will help cement the new residents both as a community and into their surrounds, creating a stronger sense of belonging and well-being.

As Plot J will be solely residential, has proximity to the river and the river walk, and the allotment garden, a domestic response has been applied to the rest of the public realm around the plot.

Visual amenity provided by the existing interesting roof scape of the school has shaped the layout and aspect of the community garden itself.

Connection to the river and other adjacent public realm along Lochnagar Street have opened the opportunity for doorstep play at either end of the terrace, giving access without having to cross a road.














# Plot J

## Proposals for Building J

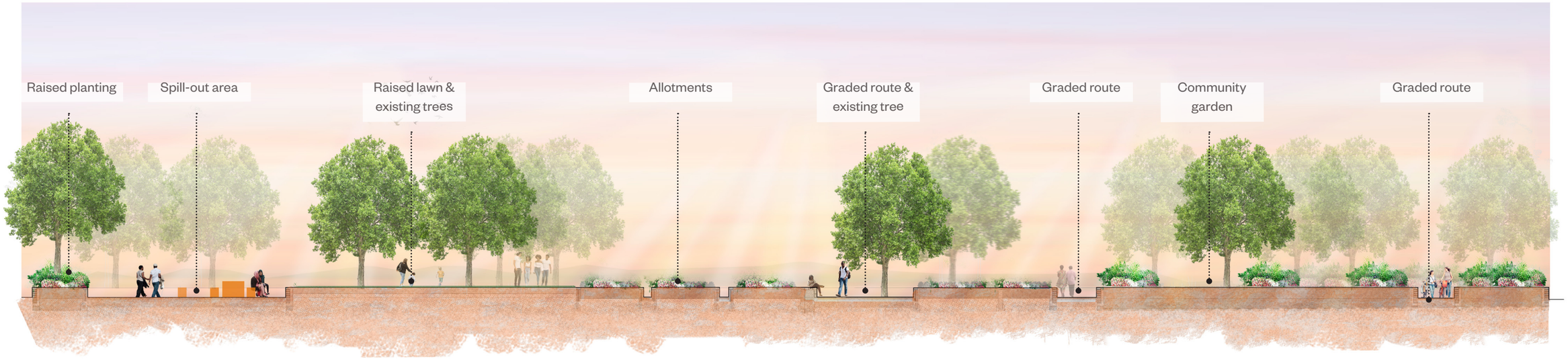
1. Accoustic barrier/buffer to A12
2. Community garden
3. Allotments
4. Lawn
5. Spillout to Poplar Works
6. Raised crossing
7. Doorstep play
8. Front Gardens
9. Back Gardens
10. On Steet parking



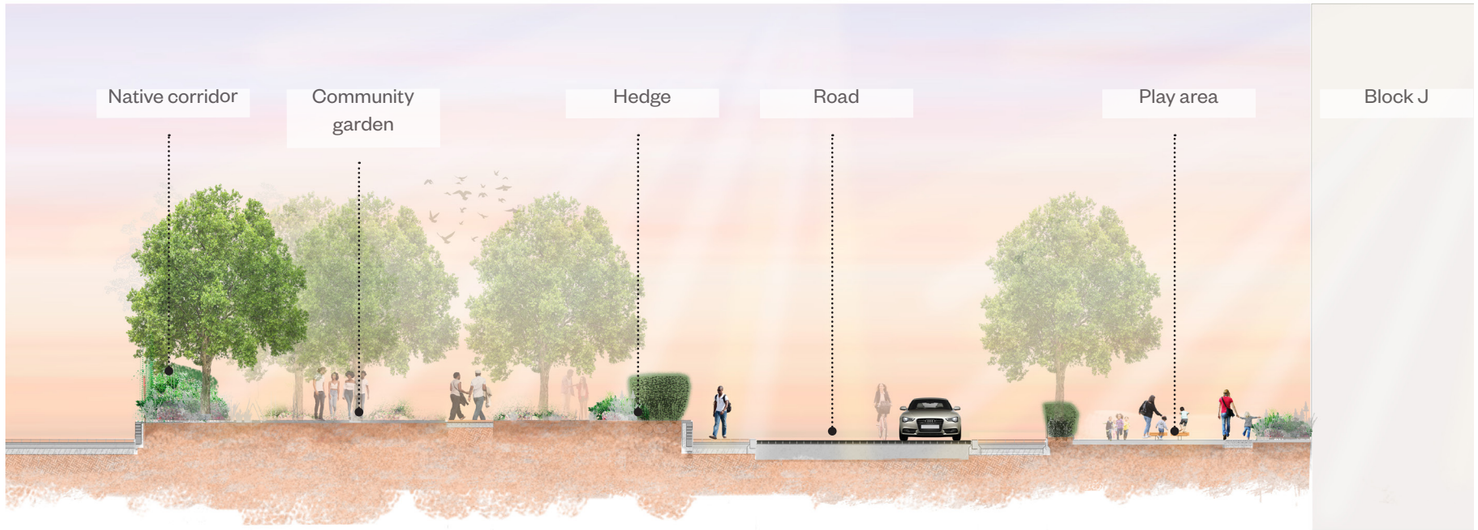

Illustrative Plan

# Plot J

## Proposals for Allotment Gardens




Illustrative Cross Section 01




Illustrative Cross Section 02




Location Plan




# Plot J

## Proposals for Allotment Gardens

3D Visualisation

# Plot J



## Proposals for Allotment Gardens



3D Visualisation

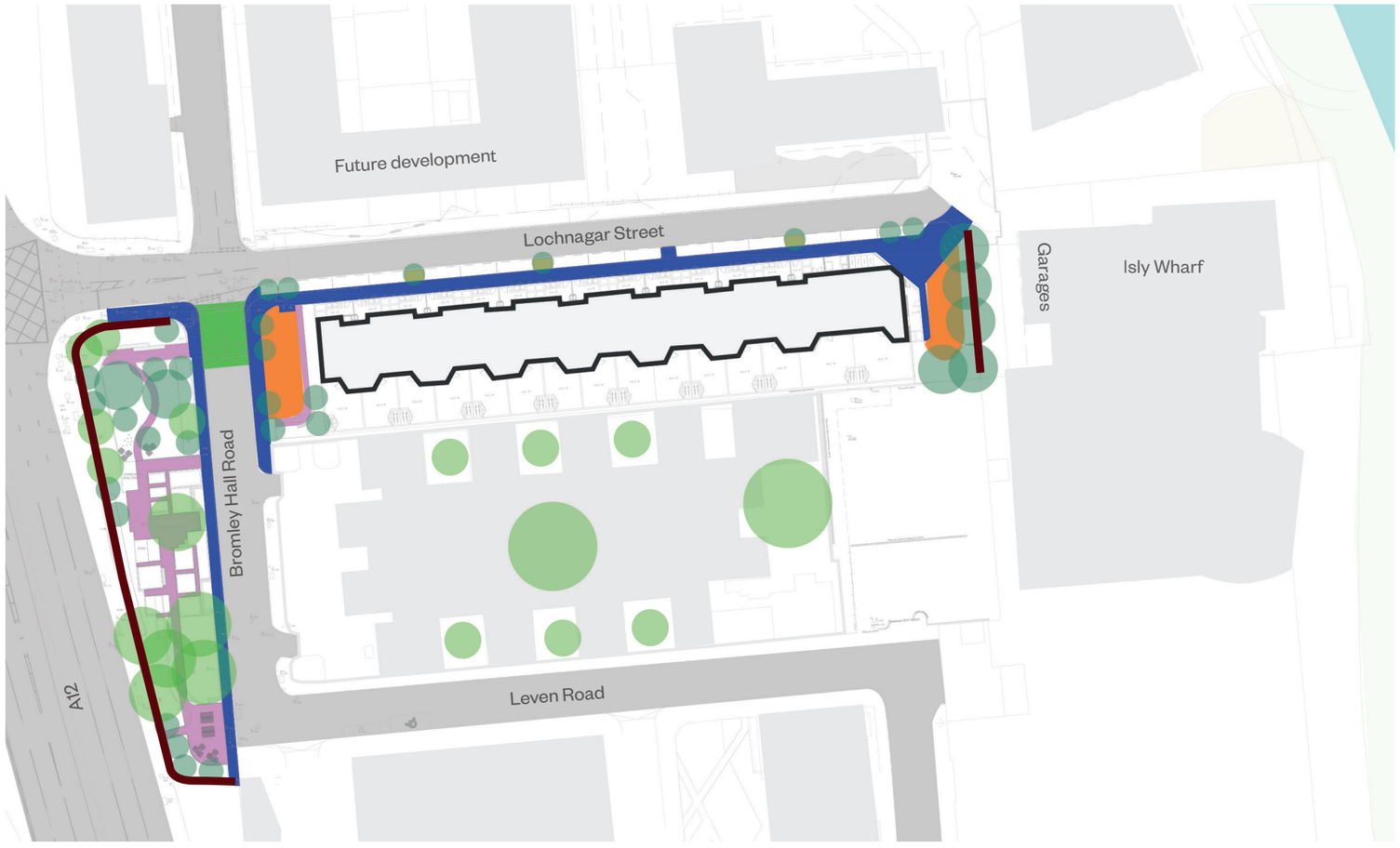
# Plot J

## Paving is integrated into the surrounding streets.

## Paving Strategy

The paving strategy for Plot J ties into the strategy for the overall masterplan with a distinction in paving between streetscape and garden. The diagram opposite shows the paving location strategy and the palette overleaf describes the rationale behind the strategy.

For edge type and furniture locations refer to LDA's technical drawings package.




Grey PCC pavers to pavements

Gravel dressed macadam

Gravel dressed macadam to raised crossing (TBC with highways)

Bark to play areas

Existing tree

Proposed building

Proposed tree

Brick walls 1.3-2m

Paving diagram

# Plot J

## Paving and Furniture Typology

The paving has been selected to be a warm grey as a contrast to the building and surrounding brick walls in order to articulate the difference between the buildings and the ground plane.

Furniture has been chosen both for its aesthetic value, aiming to give a sense of individuality to each plot, as well as for its durability and sustainability.

Doorstep play equipment has been carefully selected to cater to a range of ages, create a varied sensory and educational experience and in the case of Plot J, to reflect the garden and domestic character of the community gardens.



Grey PCC Pavers

ASP standard highways

(650mm x 400mm)



Silver grey granite kerbs

(200 x100 mm, 60 mm upstand)



Bark chips to play area

(Varying sizes by approved play surface supplier)

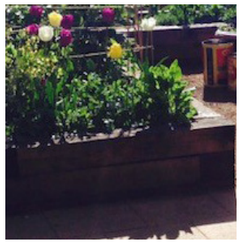


Gravel dressed macadam to gardens



Tree surrounds

Resin bound gravel



Timber edges

(To allotment planters)

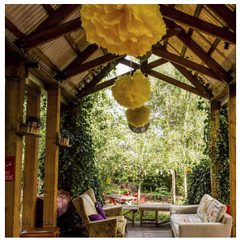


Flush metal edge



Brick wall edges

(Varying heights to A12, allotment gardens, private gardens and eastern edge)



Sheds & pergolas



Triple litter

Bin for recycling and special

Litter bin for dog waste

(775 x 260 x 985mm)



Dining table and bench



Sheffield cycle stand

(750 x 48 x 750mm)



Cube seats



Jumping logs



Little chickens



Sound cushions



Jumping discs



Balancing rope



Balancing blocks



Seasaw



Play hut and slide

# Plot J

## Illustrative Planting Typology

The planting on the boundary with the A12 is intended to give a dense high barrier to screen the traffic, making the allotment and community green space attractive, with good ecological value. This hedge of large native shrubs is reinforced with tree planting giving canopy enclosure at a higher level. Hedges and ornamental shrubs provide a robust habitat and sensory edge, with seasonal interest, to the play areas. The lines of trees are a diversity of species for ecological and biosecurity issues.

### Trees

Gardens
Tilia cordata
Prunus padus
Quercus palustris
Acer campestre (multi-stemmed)
Crateagus prunifolia (multi-stemmed)
Betula pendula (multi-stemmed)

Highway and Eastern Land
Quercus palustris
Prunus avium
Tilia cordata

Play area
Acer campestre
Betula pendula
Prunus Autumnalis

Play areas

### Hedges

Acer campestre
Corylus avellana
Viburnum opulus

### Shrubs

Philladelphus Manteau d'Hermine
Prunus Autumnalis
Lonicera fragrantissima
Buddleia globosa
Phlomis fruticose
Mahonia aquifolium

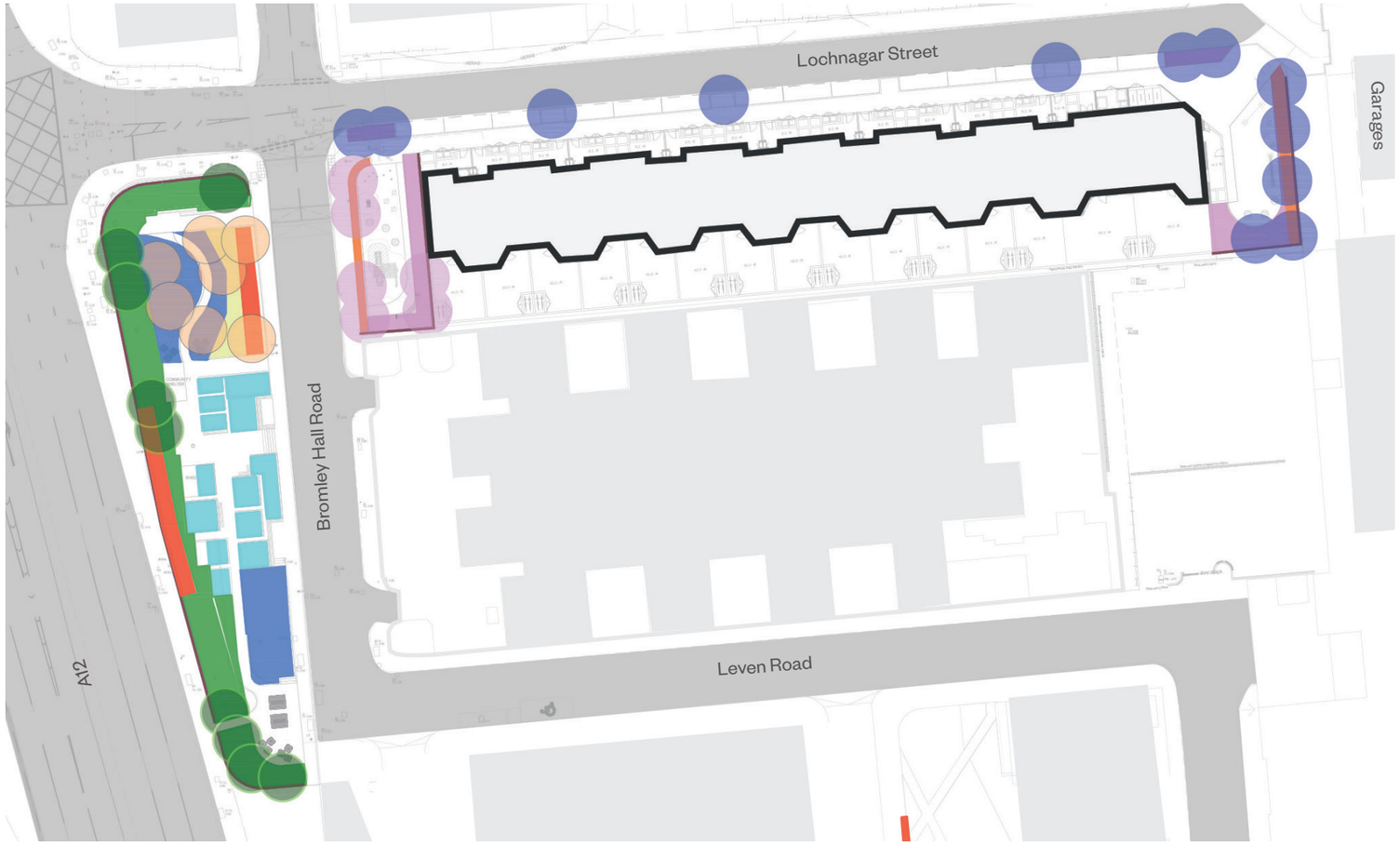
### Climbers

Parthenocissus henryana
Hydrangea petiolaris

### Planting

Native High Boundary Planting/ Hedge
Acer campestre
Crateagus monogyna
Corylus avellana
Viburnum opulus
Rosa canina
Buddleia alternifolia

Low Edge to Native High Boundary
Luzula nivea
Vinca minor Alba
Iris foetidissima Citrina
Helleborus foetidus




Planting typology diagram

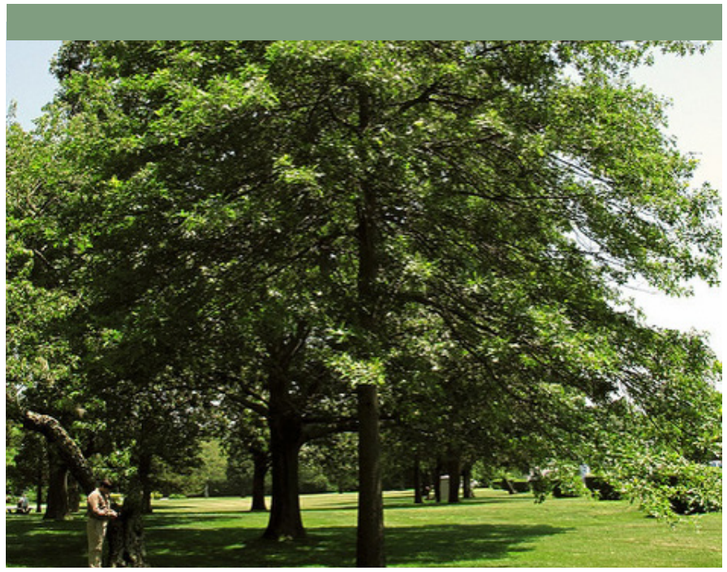
- Existing tree
- Native Corridor Tree - Tilia cordata, Prunus padus, Quercus palustris
- Park and Green Space Tree - Acer campastre, Crateagus prunifolia, Betula pendula
- Play Area Tree - Acer campastre, Betula pendula, Prunus autmnalis
- East-West Secondary Street Tree - Quercus palustris, Prunus avium, Tilia cordata
- Allotments - Native high boundary with low edge
- Allotments - High boundary, native hedge
- Play area - Hedge
- Play area - Shrubs
- Climbers
- Allotments
- Lawn
- Wildflower Meadow

# Plot J

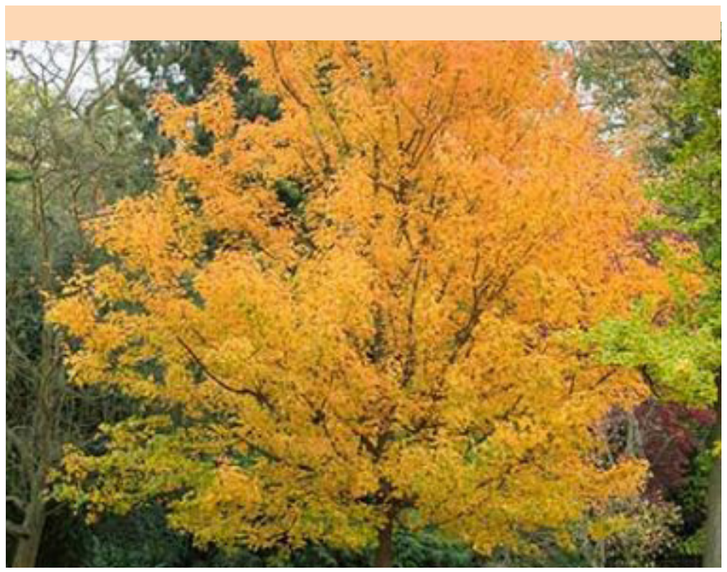
## Planting Typology



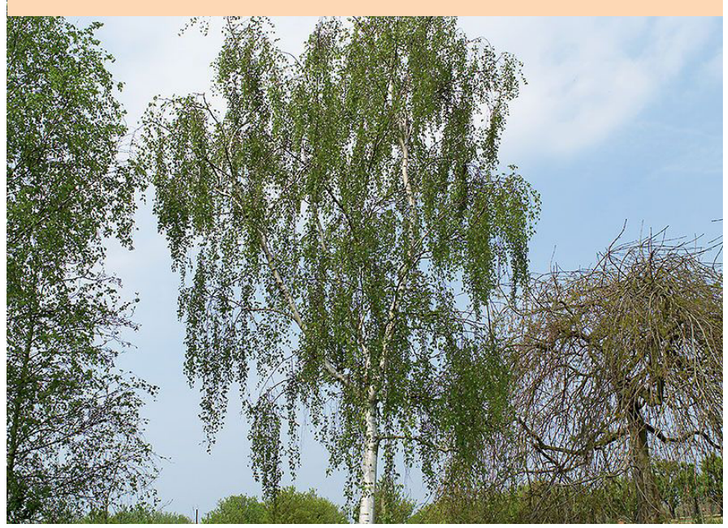
Tilia cordata



Quercus palustris



Acer campastre



Betula pendula



Crateagus prunifolia



Prunus avium

# Plot J

## Planting Typology



Allotments - Low edge to native high boundary



Allotments - High boundary, native hedge



Play area- Hedges



Play area - Shrubs



Climbers



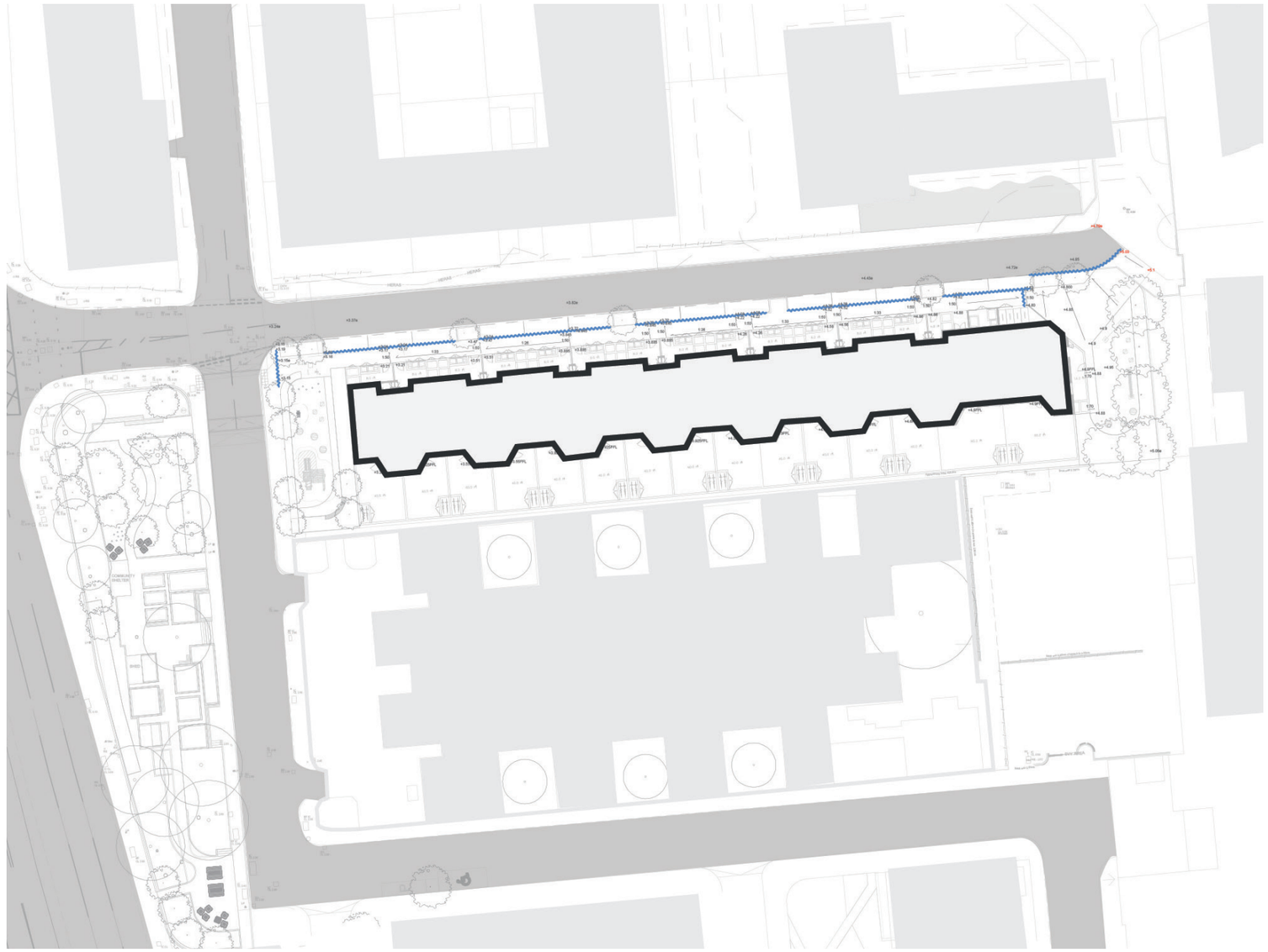
Allotments

# Plot J

## Technical Details

### Levels and Drainage

**It is anticipated that the levels remain very close to existing and that the existing drainage is reused with new connections.**



Level and Drainage Strategy diagram

# Plot I

## The Existing Plot and Context

The proposed Building I is located on the southern edge of Braithwaite Park, separated only by Blair Street, and has a strong interaction with it: the park provides an important and attractive green foreground setting for the existing and proposed building particularly when viewed from Abbott Road and the east. Braithwaite Park will be significantly improved (see Braithwaite Park Design and Access Statement) for future residents of Building I and the existing local community, as a neighbourhood garden square with investment in lawns, flower beds, seating, paths, entrances, and play; the park is also an important green space prospect when viewed from Building I properties and roof terraces.

Plot I sits alongside Blairgowrie Court, which is an important route in the wider connectivity between green spaces that are being developed in Aberfeldy: East India Green, the new linear green space created in the first phase of the existing Aberfeldy Village Masterplan, to the south, connecting to Braithwaite Park in the north. The footpath network in Braithwaite Park lacks alignment with this connection though and there is no crossing point on Blair Street to encourage this connectivity.

The existing public realm around the current building on Blairgowrie Court is predominantly small unit concrete block paving, with 5 cycle racks located near the corner with Blair Street. The building lacks any architectural or active engagement with the route, being a blank wall, and there is limited planting to soften this relationship in what is an important route between green spaces.

The courtyard at the rear of the building is almost entirely paved with small unit concrete paving, and contains 6 carparking spaces. It is also the location of the coloured metal surface structures of the existing SULO waste disposal repositories which will be retained as part of the Building I proposal. The courtyard feels a hard unappealing space where the buildings dominate.



Braithwaite Park



Blairgowrie Court



Blairgowrie Court, the courtyard of Plot I & Aberfeldy Phase 1 - 3




Existing Green Connection diagram

# Plot I

## Proposals for Building I

The proposed Building I presents an opportunity to improve and resolve some of the challenges of the setting and space around the existing building.

The entrance to Braithwaite Park will be repositioned to align with Blairgowrie Court and the proposed new community room on the ground floor corner of Building I. Access across Blair Street at this location will be facilitated by a proposed raised table in the carriageway to slow vehicular traffic, identify the connection and make the pedestrian route more accessible.

Adjacent to the community room which has access onto Blairgowrie Court, an area 2.8m wide, of distinct high quality granite paving, will be created within the building curtilage. This will provide the opportunity for the activity of the community room to use this external space for spill out or tables and chairs. The sunlight lands on Blairgowrie Court in this location during 10am and the corner of the building also catches the late afternoon and evening sun. It will be an incidental convivial space looking to the park and activating Blairgowrie Court. The paving also wraps around the corner of the proposed building to mark and announce the principal entrance to the community room on Blair Street.

The cycle racks, with an appropriate additional allowance in capacity, are relocated to the courtyard at the rear of the amenity room and are associated with a planted edge to the building.

The carparking in the courtyard is reorganised to create space so that the character of the courtyard can be ameliorated by planting around the edges. At the eastern end, a space is created so that the proposed ground floor maisonettes will look over planting and trees, rather than paving and carparking. This tree and ground cover planting is also on a direct view at right angles from Blairgowrie Court and contributes to softening the feeling of both spaces due to the increased greenery.

A hedge would be planted against the rear of the building up to 1.2m high to mediate the transition between building façade and the ground plane, as well as a green entrances into the building.

The paving in front of Building I will be a continuity of the grey PC Concrete Flags along the rest of Blair Street. In order to provide reasonable pedestrian space, there is no space for planting or furniture along this edge. The bus stop sign would be retained.




Illustrative Plan

# Plot I

## Proposals for Building I

### Access

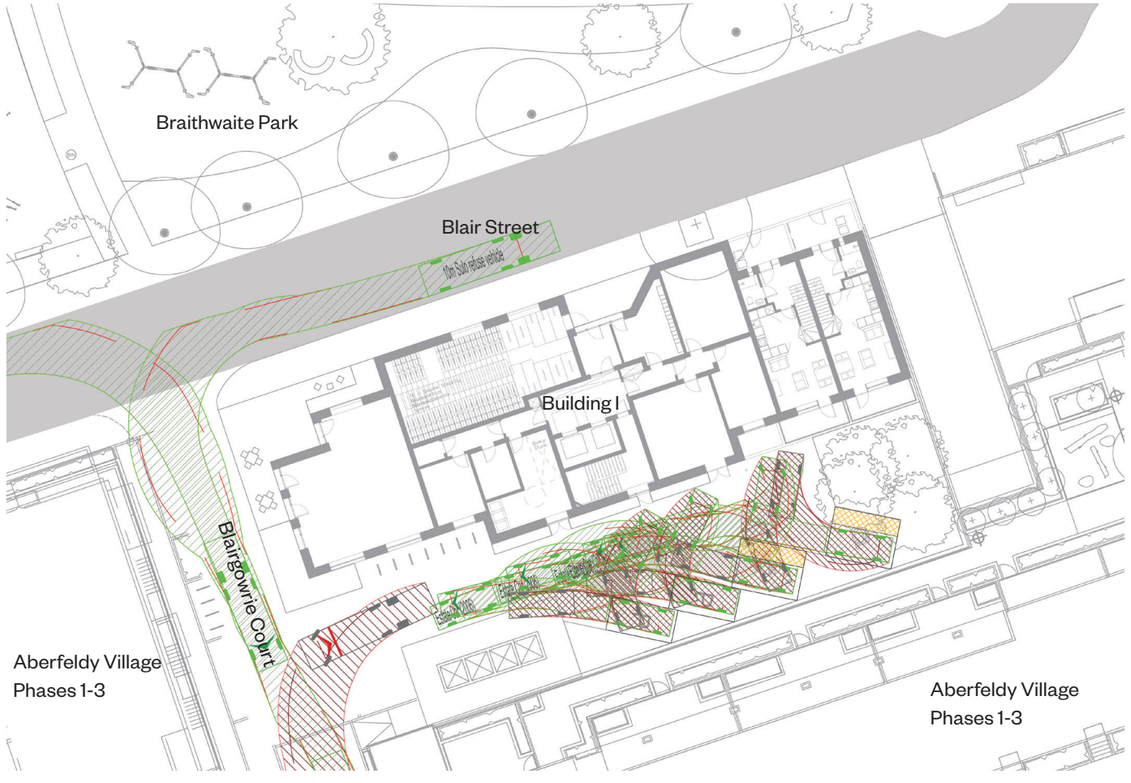
The main access to Blairgowerie Court is from Blair Street with secondary access off the car court to the rear. The main entrance to the Community Room, with secondary access is off the corner of Blair Street and Blairgowerie Court. Vehicle access is along Blairgowerie Court.

### Vehicle Tracking

The layout and distribution of hard and planted space is determined by the car and refuse vehicle tracking. This limits the opportunity to carry out further planting in Blairgowerie Court.




Access diagram




Refuse Access and Car Tracking diagram

- Main entrance
- Secondary entrance
- Private entrance
- Cycle store entrance
- Refuse entrance
- Utility entrance
- Existing tree

# Plot I

## Proposals for the Roof Terraces

The two roof terraces are located on the eastern and western shoulders of Building I. The orientation provides clues to how these spaces might be used. The eastern facing terrace receives good morning sun to which it returns, in part, early evening in summer months. This encourages a morning and evening use for leisure, but the shade of the building ameliorates the microclimate which could be helpful for outdoor working, especially with the likely increase in home working post-pandemic. The western facing terrace is particularly sunny during the later morning, afternoon and evening so may have more emphasis on leisure use.

Space is left adjacent to the northern edges of both roof terraces to facilitate the relationship of the terraces with Braithwaite Park.

The terraces are therefore designed to support these influences. Both terraces are designed with structures, seating and planting centrally located, leaving a space to avoid compromising the safety of the 1.5 m parapet wall. They also use a tessellated hexagonal pattern of raised planters and informal seating structures as the main characterising element that brings greenery to the terraces.

The eastern terrace has included more bench seating and a dinning table and chairs which can be used for working or eating. The table is in the part of the terrace that will catch the evening sun.

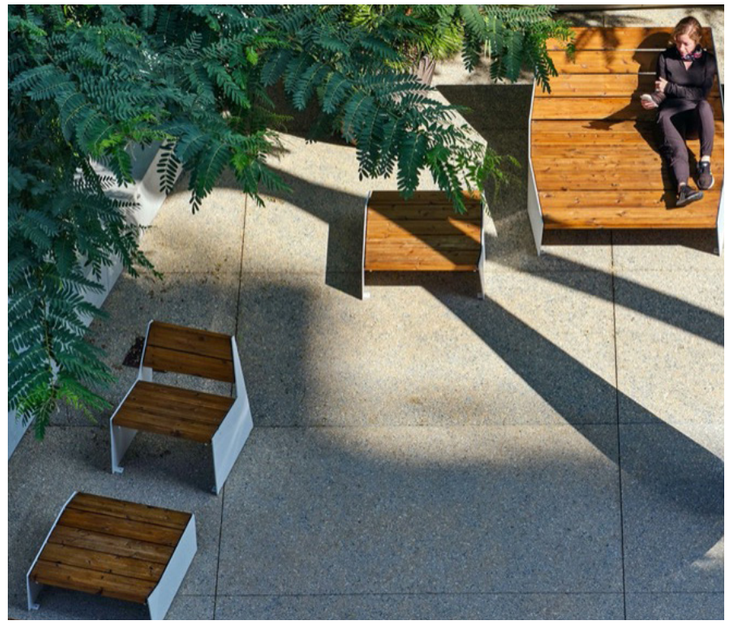
The western terrace includes lounging chairs and low tables with an emphasis on leisure activity.



Illustrative Plan

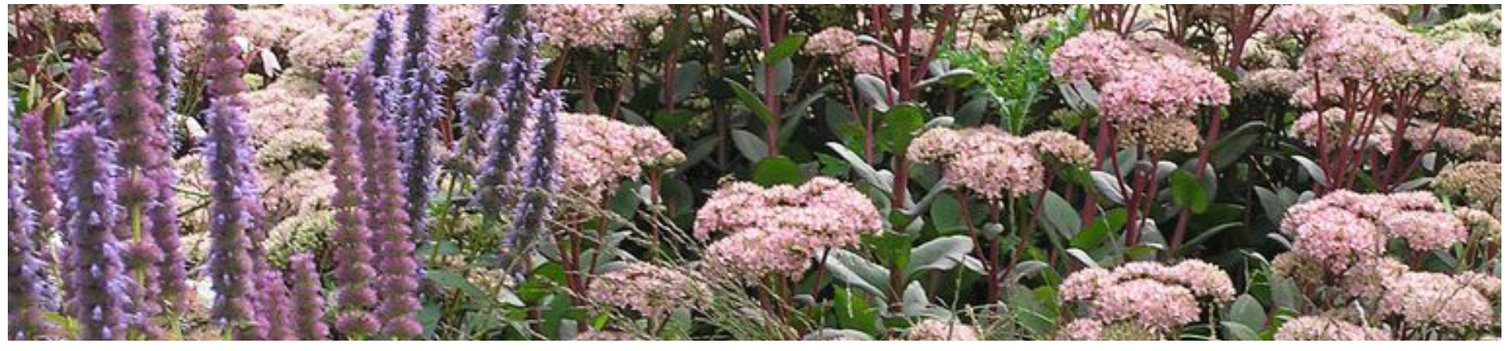


3D Visualisation











# Plot I

## Technical Details

### Roof Terraces

The hard and soft surfaces are balanced. Hard surfaces for circulation or formal activity and Dutch clay pavers are proposed to enhance the residential feel.

The planting will have variety, texture, seasonality, and flowers. The roof gardens will encourage biodiversity and contact with nature and would include wildlife installations, bird baths or bird feeding stations to encourage interest and engagement with nature and its benefits.

Spaces will be looked down on from surrounding apartments and so will also look good and interesting from above.

### Public Realm Paving

It is proposed that the paving on Blairgowrie Court, the courtyard and along the footway would remain the same for sustainability reasons. It would be recycled by lifting, storing, and reusing. The paving to the communal amenity room would be granite to identify the seating space and mark the entrance.

The material for the raised table will be subject to LBTH approval, but it should contrast with the black asphalt of the road to signal change to encourage drivers to moderate their speed and be aware of pedestrians crossing.



# Plot I

## Illustrative Planting Typologies of the Public Realm

### Planting Typology

The courtyard space receives reasonable levels of sunlight so is suitable for plants that tolerate partial shade. The aim is to keep the planting species limited so it has a stronger characterisation. These would be loosely inspired by a woodland edge understorey feel. Pale flowers, with an emphasis on white and pale green, bring lightness into the space. Texture and seasonality will also be important.

The hedge would be indigenous species to contribute biodiversity benefits.

Climbers are the self-clinging varieties to help soften the appearance of walls and maximise the limited opportunities for biodiversity and to reinforce the greening of the courtyard.

Trees are small and medium size and are selected for seasonality with flowers in spring and good autumn colour.

### Trees

Rhus typhina

Pyrus Chanticleer

Prunus padus

### Hedges

**Acer campestre**

**Corylus avellana**

**Viburnum opulus**

### Shrubs and perennials

Fatsia japonica

Hydrangea macrophylla

Mahonia x ‘Charity’

Viburnum ‘Bodnantense’

Lonicera pileata

Dryopteris filix mas

Iris foetidissima

Tellima grandiflora

Luzula nivea

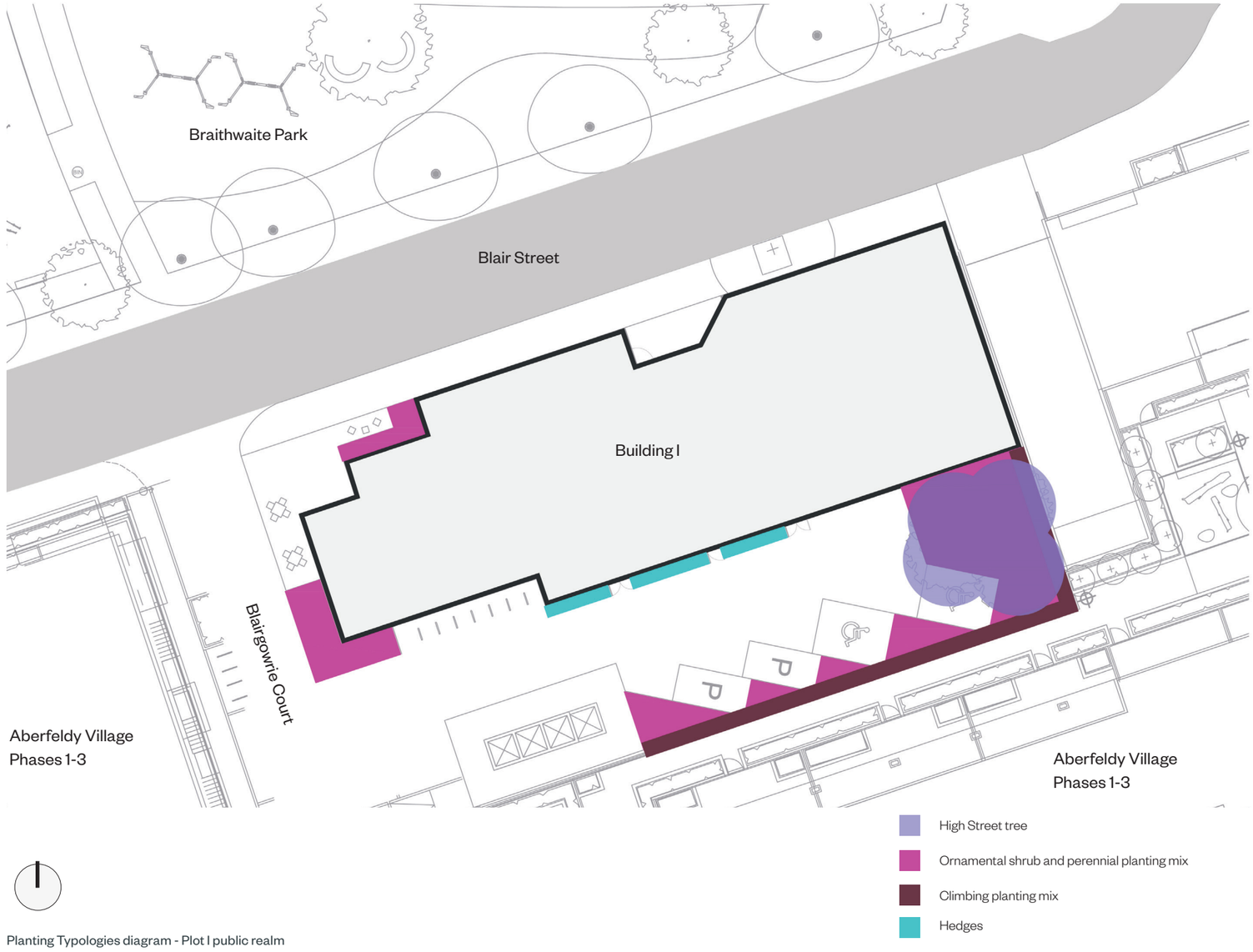
Pachysandra terminalis

Vinca minor Alba

### Climbers

Parthenocisus henryana

Hydrangea petiolaris




Planting Typologies diagram - Plot I public realm

# Plot I

## Public Realm Planting Typology



Rhus typhina



Prunus padus



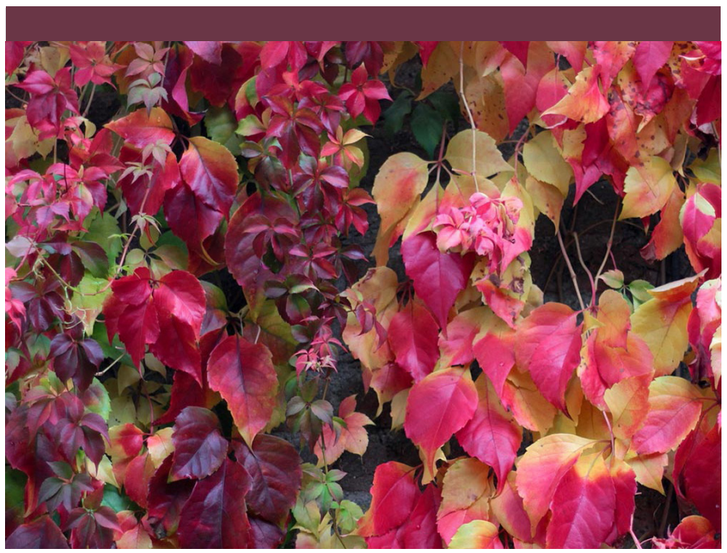
Viburnum opulus



Dryopteris filix mas



Tellima grandiflora



Parthenocisus henryana

# Plot I

## Illustrative Planting Typologies of the Roof Terraces

### Planting Typology

The concept of the planting palette for Plot I roof terraces is influenced by their locations. Since Building I is situated opposite Braithwaite Park. The selected plants have a more natural and woodland feeling. They are not only being hardy, with seasonality, required low maintenance, but also wildlife friendly and provide a relaxing sense of place which bring residents closer to the nature.

### Tree

Betula nigra (multi-stemmed)

Amelanchier lamarckii (multi-stemmed)

### Shrub

Sarcococca hookeriana digyna

### Herbaceous perennials

Ajuga reptans 'Braunherz'

Digitalis ferruginea

Sesleria nitida

Deschampsia cespitosa

Lavandula angustifolia 'Hidcote'

Phlox paniculata 'Blue evening'

### Climbers

Humulus lupulus 'Aureus'




Planting Typologies diagram - Plot I roof terraces

# Plot I

## Roof Terraces Planting Typology


Betula nigra


Digitalis ferruginea


Phlox paniculata 'Blue evening'


Sesleria nitida


Ajuga reptans 'Braunherz'

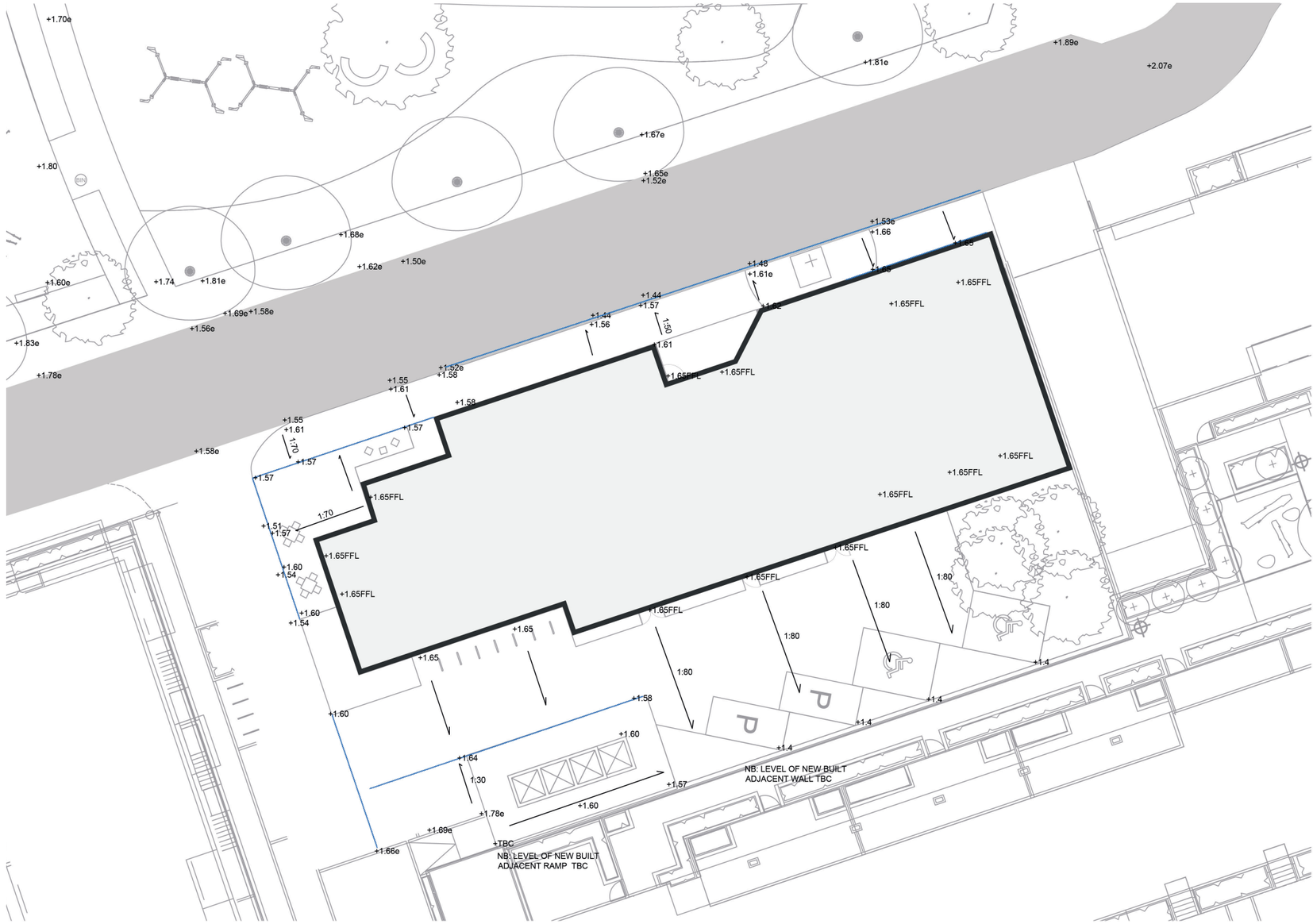

Humulus lupulus 'Aureus'

# Plot I

## Technical Details

### Levels and Drainage

**It is anticipated that the levels remain very close to existing and that the existing drainage is reused with new connections.**




Level and Drainage Strategy diagram

# The Parks

## The Community Consultation

The life that we are expecting in Leven Road Open Space and Braithwaite Park is derived from detailed consultation by LBTH Parks Team and Aberfeldy Big Local over 3 stages since September/October 2020. The following description explains the engagement process and ambition for the green spaces as expressed by the community.

### Stage One Consultation (late summer/autumn 2020)

Consultation was carried out by LBTH during the late summer and autumn of 2020. It included interviews with residents in the green spaces: Millennium Green, Leven Road Open Space (LROS) and Braithwaite Park as well as seeking input from local organisations. This Design and Access Statement does not cover Millennium Green as it is outside the boundary of this detailed planning application but will be improved subject to a S106 Agreement.

The feedback focussed on general issues such as the problem of anti-social behaviour and the need to improve maintenance in general, but also articulated the diverse ambition and preferred use for the spaces that will make each one distinct but complementary

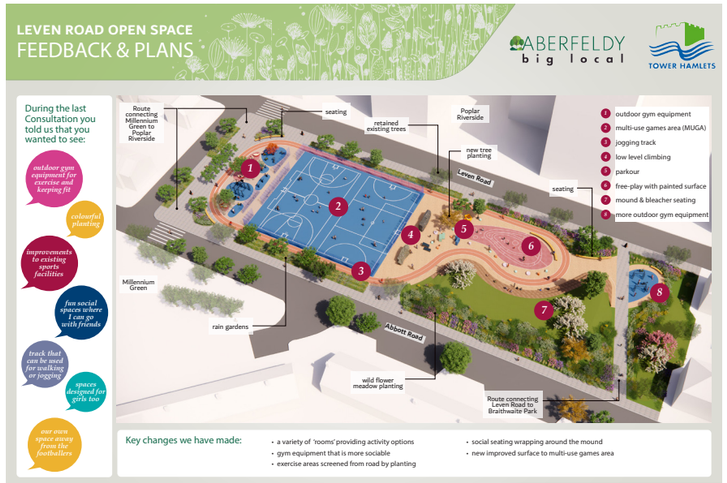
### Stage Two Consultation (April/May 2021)

The second stage was to create options for each of the green spaces based upon what the community had said, urban context, plot circumstances and the needs of connectivity between the green spaces. The options related to individual elements of the green spaces rather than different holistic options for each individual space.

### Stage Three Consultation (July/August 2021)

The Third stage evaluated the feedback from the Stage Two Consultation in order to develop and illustrate a final sketch proposal, with visualisation, showing general spatial layout and indicative materials, for a further round of consultation to validate the proposal. This also enabled the existing green spaces to be coordinated with the new public spaces being created within the Aberfeldy New Masterplan and Poplar Riverside. Feedback supported much of the proposals but led to some refinements which have been incorporated into the proposals that are being submitted. The refinements for Leven Road were related to the design and development of the gym spaces. In Braithwaite Park refinements included reducing the ornamental horticulture in favour of lawn to provide more informal play space as well as increasing the tree cover around the boundaries and entrances.

### Work with school children




Leven Road Open Space - Public consultation board 1




Leven Road Open Space - Public consultation board 2




Braithwaite Park - Public consultation board 1




Braithwaite Park - Public consultation board 2

# The Parks

## The Community Consultation

Integrated with this process was a specific engagement with the school children of Culloden Primary School and Langdon Park School. This included exploration of their neighbourhood, commenting on what is important and how it could be improved. They developed a manifesto for the public realm of the masterplan, which the park proposals respond to, as well as critiquing the specific design proposals.

### Overarching Principles for the improvement of the parks

Based on the consultation a number of overarching principles were established for the improvement of all the parks and the linkages between them:

- The proposals should change spaces and be aspirational.
- Improve the movement and connectivity between plots. Make it visible, safe, transparent to draw people from one park to the next.
- Improve nature and biodiversity.
- Avoid ASB hot spot creation: consider visibility and permeability.
- Explore softening boundaries with greenery.
- Consider the need for fencing around each park in the context of their function and design.
- The improvements must be inclusive and for all ages – children, teenagers adults and the old as well meeting the needs of the widest range of society possible.
- Create thematic routes that connect the different green spaces.
- Consider selected locations for drinking water fountains.
- Ensure a space for events and community activities is included ( this is Millennium Green which is not covered by this detailed application.

### Leven Road Open Space community aspirations:




Langdon Park Secondary School pupils - Session 02 - Aberfeldy walking tour



Flags placed by the students showing how they rated their local area



A student at Braithwaite Park completing the worksheets

# The Parks

## Consultation Process

### The Advisory Group

Throughout and following the public consultation work LDA Design coordinated a series of meetings with the The Advisory Group, comprising representatives from LBTH and Aberfeldy Big Local to review the public space proposals and public consultation material.

The most recent of these meetings were held in August 2021 with Alice Bigelow (Interim Parks Manager at LBTH) and Eleanor Image (Aberfeldy Big Local) to review how the July 2021 public consultation comments were being addressed through the design of the parks within the Phase A detailed planning application. See diagrams overleaf to illustrate the key design moves for both parks responding to comments from the public. Also discussed at this meeting was a discussion on lighting the parks and (fenced) dog area provision.

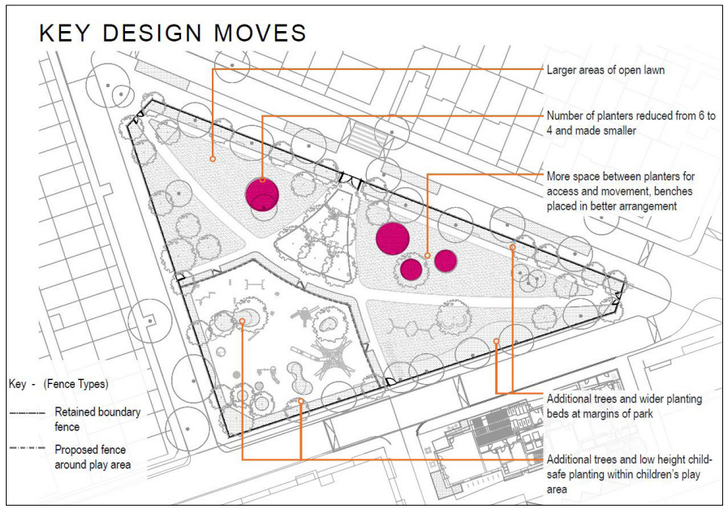
### Detailed proposal meetings with London Borough of Tower Hamlets

The Advisory Group advised us to organise some focused Hardworks and Softworks feedback sessions with the specialist management and maintenance teams from LBTH to fully review the proposals in detail.

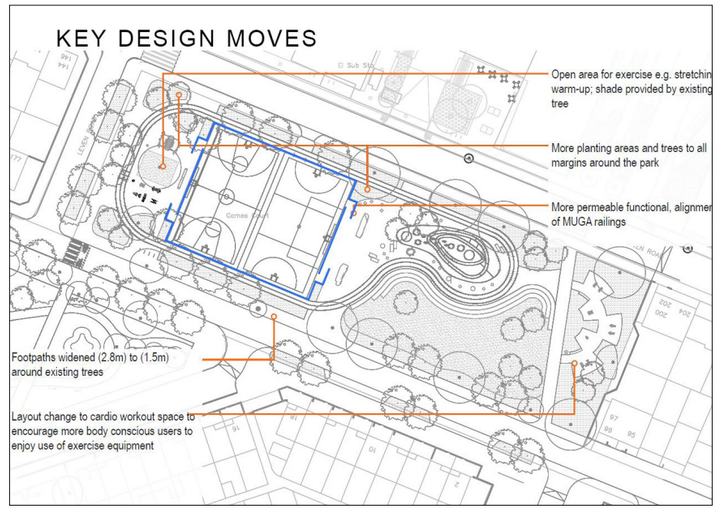
Information and meeting invitations were circulated to the wider parks team at LBTH with the following individuals available to attend our for feedback on the proposals in September 2021;

| | |
|---|---|
| John Archer | Biodiversity Officer at LBTH |
| Matthew Twohig | Green Team (maintenance) at LBTH |
| Lesley Pearce | Green Team (maintenance) at LBTH |
| Adam Armstrong | Arboriculture Officer at LBTH |
| Mohammed Raja | Parks Development Officer – Community at LBTH |
| Paul Sammut | Parks Manager at LBTH |

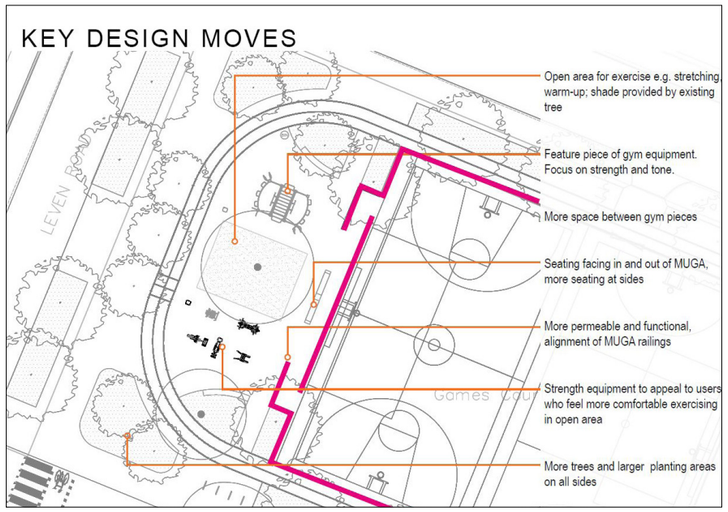
Information on the content addressed in these meetings is supplied overleaf.



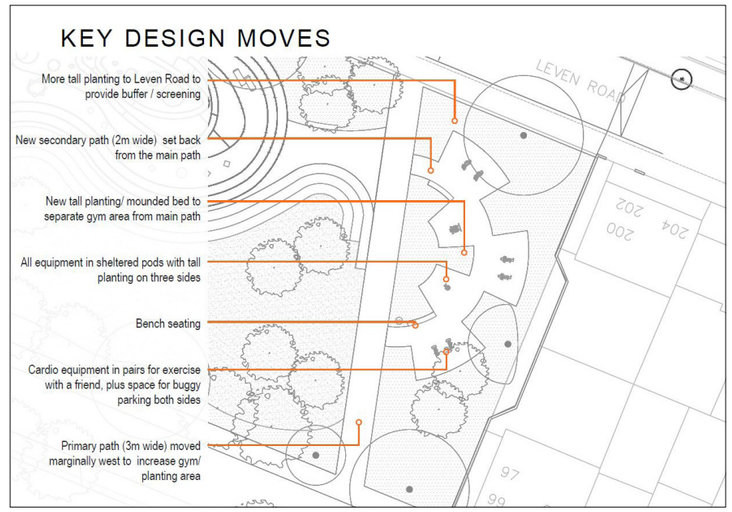

Braithwaite Park - Key Design Moves under review




Leven Road Open Space - Key Design Moves under review




Leven Road Open Space- Strength fitness area - Key Design Moves under review




Leven Road Open Space- Cardio fitness area - Key Design Moves under review

# The Parks

## Consultation Process

### Softworks Focus Meeting with LBTH

The following items were addressed in this meeting;

- Overview of wider masterplan and Green connections
- Overview of proposals for both parks
- Proposed detailed elements requiring your expertise:
- Tree removal and retention plan
- Proposed tree planting
- Proposed tree species
- Proposed planting typologies
- Proposed planting palettes
- Maintenance

### Hardworks Focus Meeting with LBTH

The following items were addressed in this meeting;

- Overview of wider masterplan
- Play and Open space provision scheme requirements
- Overview of proposals for both parks
- Proposed detailed elements requiring your expertise:
- Proposed hardworks
- Proposed furniture
- Proposed play equipment
- Proposed gym equipment
- Proposed edge types
- Maintenance

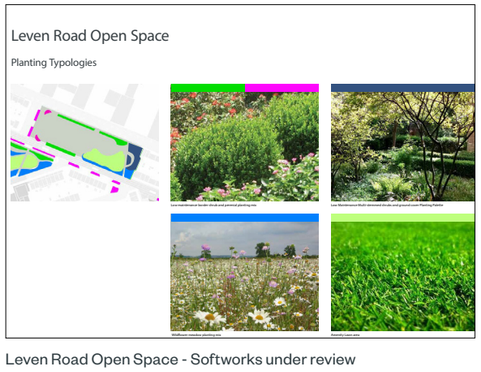
At the end of each session there was opportunity to raise any other items attendees would expect to see included in application not yet covered in the discussions. The feedback from these sessions was very helpful and we have adopted the suggestions made through the proposals for each park, as documented within this document.



Tree strategy under review



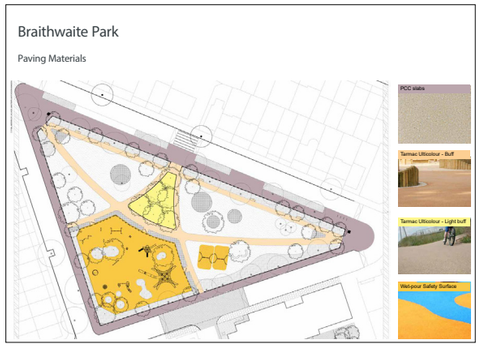
Braithwaite Park - Softworks under review



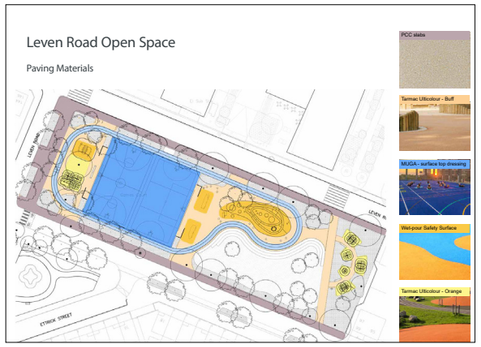
Leven Road Open Space - Softworks under review



Street furniture strategy under review



Braithwaite Park - Surface Finishes under review



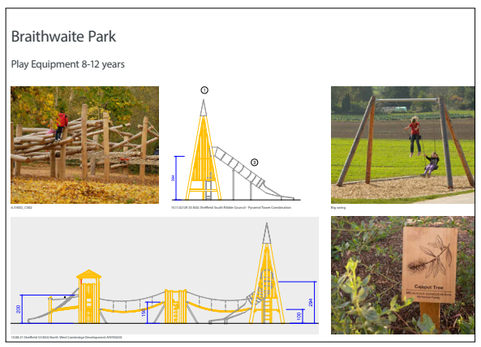
Leven Road Open Space - Surface Finishes under review



Braithwaite Park -Play park equipment under review



Braithwaite Park -Play park equipment under review



Braithwaite Park -Play park equipment under review

# The Parks

## The Life and Character of the Parks

### Leven Road Open Space

The character and life of Leven Road Open Space is a 'Hub' for sporting, fitness and adventurous play: retain the existing MUGA, add complementary fitness equipment, create more seating and socialising opportunities, improve connections across Leven Road to neighbouring green spaces and include more accessible equipment.




### The community aspirations:

- More and better exercise space including improvement to the MUGA
- Play
- More social opportunity associated with exercise
- Rest areas as part of the structure of the space
- Seating
- Security
- Cleanliness

### Braithwaite Park

The character and life of Braithwaite Park is as a neighbourhood garden square with a mix of activity from play (formal and informal), picnics, walks, relaxation, socialising, in a sensory garden environment of flowers and habitat. A place for everyone to enjoy.

The design for each of the parks is described in subsequent sections.




### The community aspirations:

- A significant children's play area with a good range of play equipment
- Space for informal play such as good lawn
- Flowers and improved planting and maintenance – more garden like
- Plenty of seating and resting areas for sociability
- Security
- Cleanliness

# The Parks

## Greenspace Context

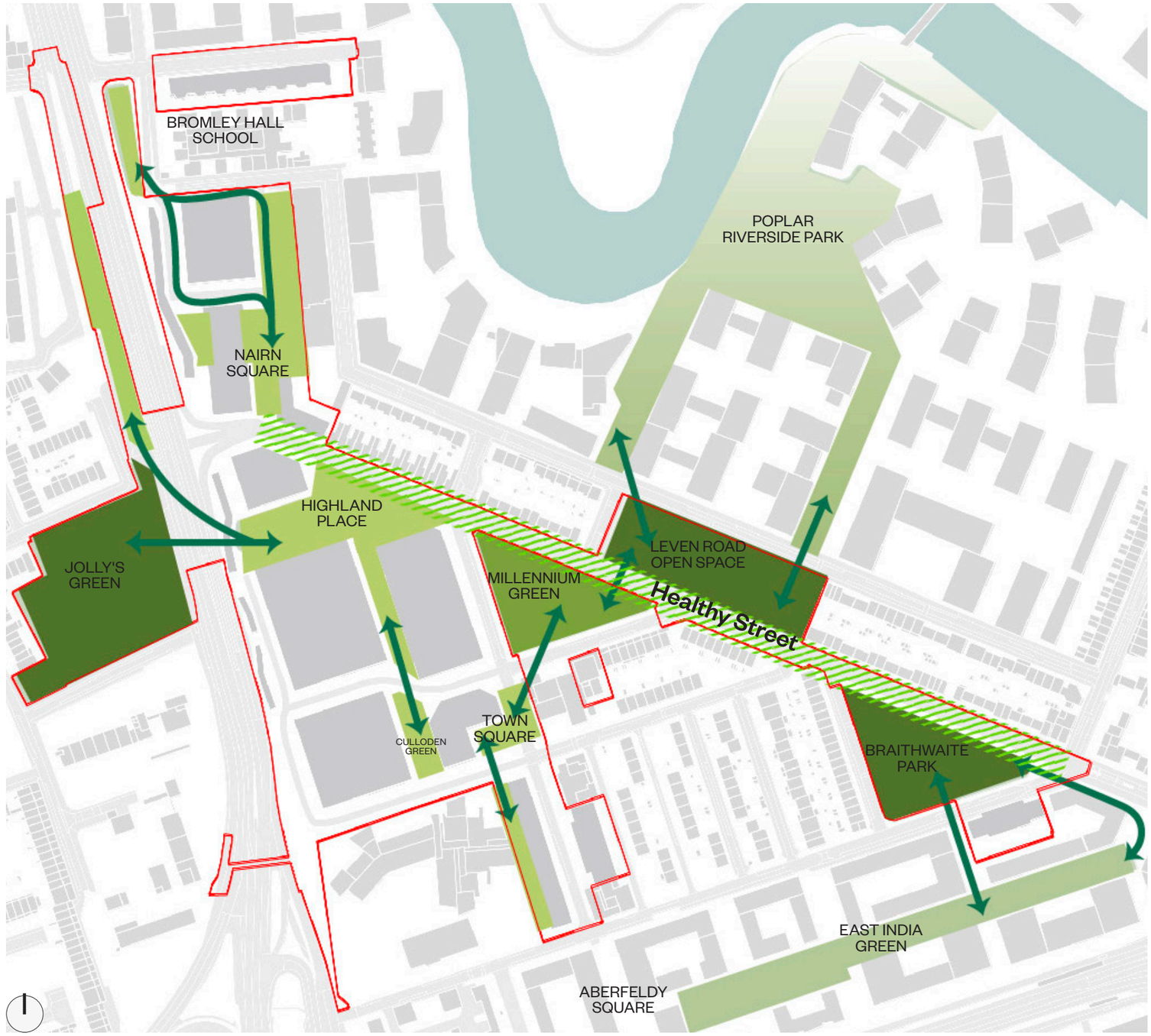
The improvement of Leven Road Open Space and Braithwaite Park have been considered within the context of the Aberfeldy Village Masterplan and the other green spaces of Aberfeldy, existing and proposed.

Aberfeldy is poorly served by usable high quality green space. There are just the four modest sized, low quality, poorly connected green spaces: Millennium Green, Leven Road Open Space, Braithwaite Park and Jolly's Green.

The green space potential is considerable, however. In addition to the regeneration of those four parks, the very popular East India Green was created as part of the first phase of the Aberfeldy Village Masterplan, the outline application includes a new park space in Highland Place, new green spaces in the Community Lane and a new vision for Jolly's Green. The Poplar Riverside development also includes a significant new park. Each of these green spaces has a distinct and complementary role:

- Leven Road Open Space is an exercise and fitness hub
- Braithwaite Park a neighbourhood garden with play
- Millennium Green is the largest expanse of grass where the community can come together for events
- Highland Place is an urban community outdoor lounge and green space
- Jolly's Green is a community park with varied formal and informal play areas, gym equipment and a vision for an undulating connecting landscape
- East India Green an elongated residential square
- Poplar Riverside is a substantial river edge park, with a substantial play area, that transforms the community perception of their relationship to the River Lea.

Collectively these spaces represent a significant quantity of green space which if in one contiguous space would be a substantial new park that would make a broad offer meeting the needs of a diverse population. The key to these green spaces becoming greater value than a collection of individual parcels, as if one contiguous park, is through connectivity.



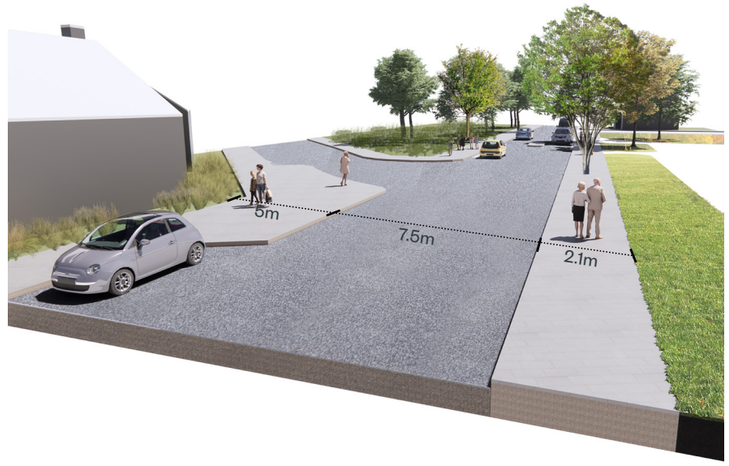

Connecting Green Spaces diagram

# The Parks

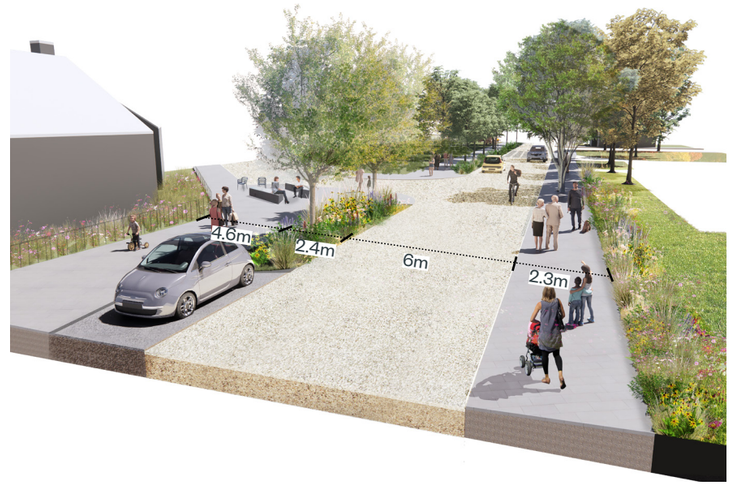
## Greenspace Connections

This connectivity will be delivered through the masterplan, as part of the outline application, as well as some significant improvements brought forward in the detailed application. In the outline application the major link north-south connecting Braithwaite Park, Millennium Green and Highland Place to the underpass is the improvement to Abbott Road, the Healthy Street character area. The carriageway would be narrowed creating space for a planted buffer with trees, between the footway and road. This would transform the perception and experience of using Abbott Road as a pedestrian route. With raised tables and changes in material the aim will be to slow traffic and reduce volumes of vehicles that use it as a short cut. The proposals also incorporate improved and more formal crossing points on Abbott Road facilitating east-west movement particularly connecting Leven Road Open Space. Several new routes across this space would also be created linking to Poplar Riverside Park and different parts of the new Leven Yard development.

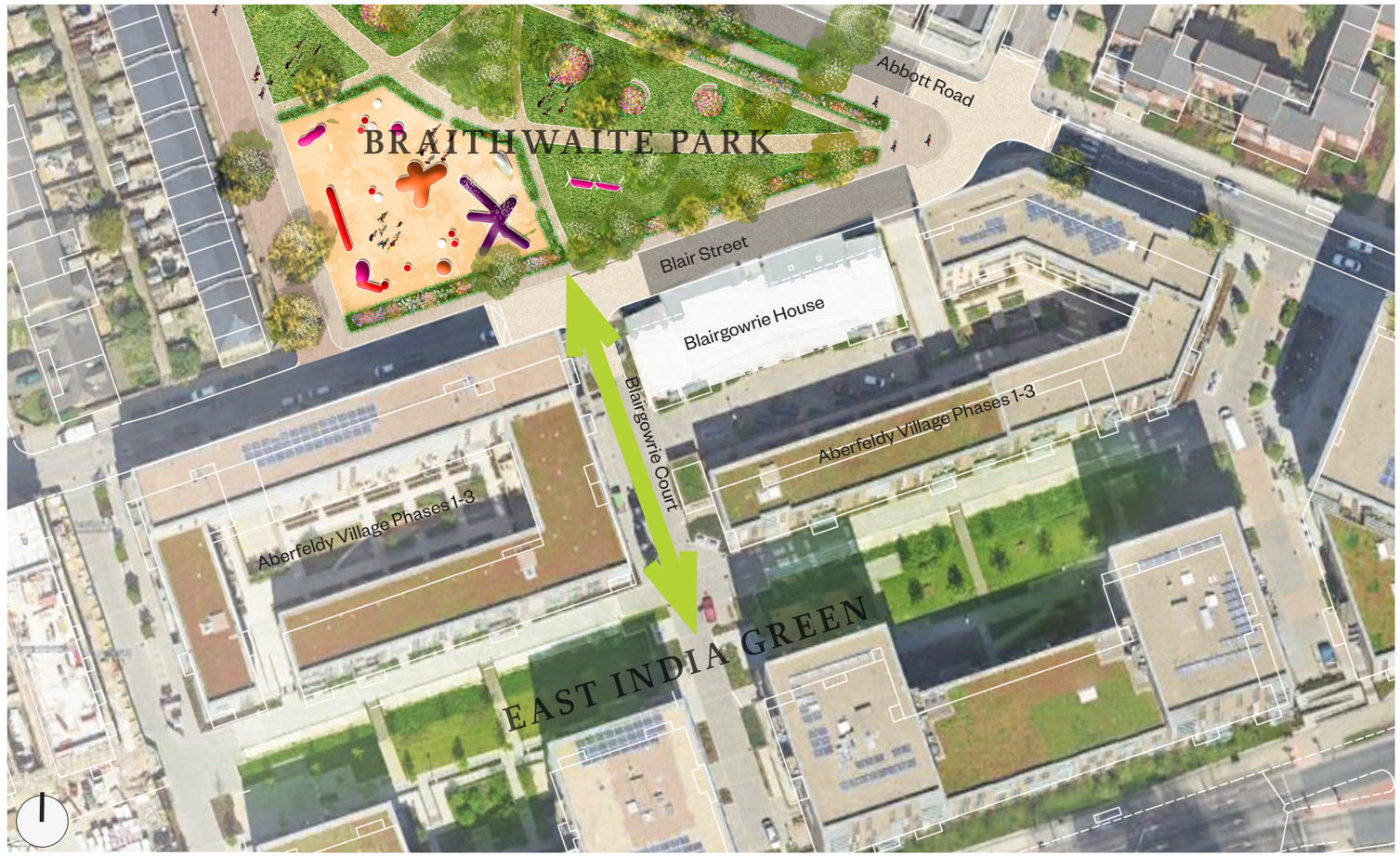
Additionally, as part of this detailed application, significant improvements will be brought forward to deliver parts of this connectivity: an entrance to Braithwaite Park will be added at the northern corner of the plot to better connect to the green spaces to the north; the Braithwaite entrance on to Blair street will be adjusted to align with the route to Blairgowerie Court and East India Green, this will include a new raised table to facilitate crossing of Blair Street; the new routes will be constructed across Leven Road Open Space, and more widely connections along Aberfeldy Street and Kirkmichael Road will be improved that are the building blocks to creating a highly connected green space network for Aberfeldy of which these two parks are just a part.




Abbott Road Existing (Before Healthy Streets Connector works)




Abbott Road Proposed (After Healthy Streets Connector work)




Green space Connection Diagram



Blairgowrie Court, the courtyard of Plot I & Aberfeldy Phase 1 - 3

# The Parks

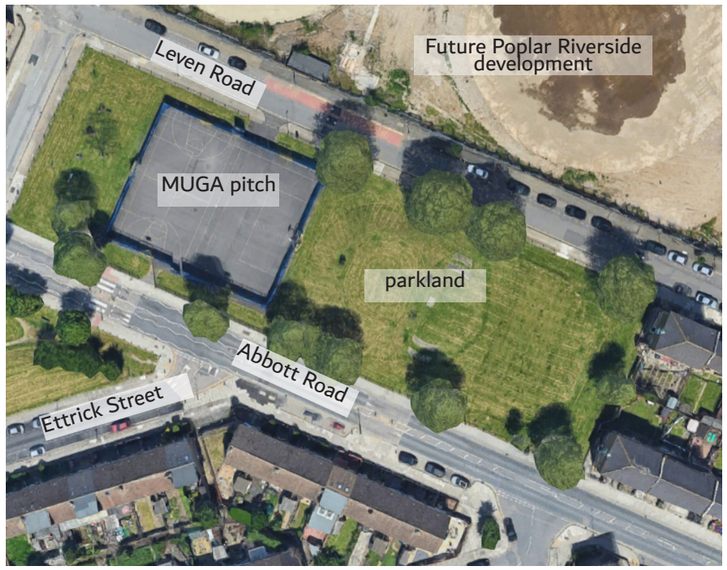
## Leven Road Open Space

### Evaluation of the Existing Condition

Leven Road Open Space is currently best known as the plot of the MUGA pitch which is a destination for both informal play and organised sport activities for a range of age groups. The 'Children and Youth Engagement' report (by ZCD Architects 2020 - 2021) summarised that although the MUGA 'plays a part in (local children's) everyday lives, it is not used by all of them and is not enough space on its own'.  The MUGA would benefit from a resurfacing with a material that prevents slips and grazing (no loose gravels) and improve entrance points to allow more capacity for games and prevent balls going out onto the roads

The rest of this park is laid to amenity grass with some mature trees on the boundaries. A large domed mound takes up most of the open lawn area which means it is not particularly usable as a space for ball sports ect. There are also soil contamination concerns within this park which need to be addressed.

The park is visually permeable from the outside with a low knee rail as the only enclosure element, there are no gates or lockable areas. There are no planting beds and few trees within the park itself, resulting in a barren looking (and at times sun scorched) space.




Existing map of park



Abbott Road crossing looking East. Leven Road open space MUGA shown left.



Existing vehicle entrance to Leven Road Open Space MUGA, from Leven Road. Proposals to retain existing MUGA railings, including this entrance gate



Abbott Road Entrance to MUGA



Leven Road Open Space central mounded landscape with steps, view from Abbott Road

# The Parks

## Leven Road Open Space

### Urban Context and Influence

Leven Road Open Space, is a rectangular shaped park (approx. 130m in length x 45m wide ) situated between  Abbott Road on the south and Leven Road on the North and West sides. Both these roads form part of the urban context for the park. Positively, its situation between the roads grants it potential to be well connected and part of the 'Healthy Streets' network, but negatively, at present it is a source of noise disturbance, danger and pollution to park users.

### Visual Relationships to Park

The existing residential houses on the immediate boundary to the west, and across the road from the south and east present sensitive sight-lines and views as well as safety, activity and noise considerations of the park proposals. Newly proposed residential dwellings to the north within the future Poplar Riverside development are also to be considered in the same way.

### Greenspace Connection Routes

An increase in the number of residents the from the new developments will increase the footfall in the park and along the green space connection routes. Two key connection routes with formal road crossings are created on either end of the park to link up destinations between the Aberfeldy Masterplan and the River Lea with the future Leven Yard development, Poplar Riverside Park and River Crossing. A third greenspace connection route links Ettrick street in the south and a new public realm area in Poplar Riverside, anticipating a pedestrian desire line here for a more informal, optional route.




Urban Context and Influence diagram

# The Parks

## Proposals for Leven Road Open Space

The character and life of Leven Road Open Space is a Hub for sporting, fitness and adventurous play.

Through consultation and responding to the aspirations of the community, Leven Road Open Space has been developed to retain and resurface the existing MUGA; add complementary fitness equipment for a wider range of the community; provide an exciting range of urban games and free-form outdoor activity equipment; and create more seating and socialising opportunities.

Two gym areas are proposed, to the north and south end of the space. The detailed design of these areas is subject to further consultation and specialist design, and will include popular fitness items like cardio and strength equipment as well as accessible pieces, as a result of direct feedback from residents. The northern gym is intended as a larger group space with closer proximity to the MUGA, whilst the southern gym is home to individual or paired gym stations enveloped in planting, to provide an alternative and welcoming fitness space to those who want to exercise, but might be more body conscious.

A 200m walking/running/scooter track encloses the space, and offers a fun way for adults and children of all ages to explore the space. Within the track can be found dedicated play pieces, such as low level artificial climbing walls; parkour equipment; play surface for scooter and roller blading; playable furniture. The eastern end is wrapped by bleacher-style terraced seating and a raised mounded area, blanketed in wild flower meadow planting, providing a soft open space for people to relax outside or meet up with friends and family.

Existing tree planting is enhanced by new tree planting in all three greenspaces, and no trees are proposed to be removed.




Illustrative Plan

# The Parks



## Proposals for Leven Road Open Space



3D Visualisation

# The Parks

## Leven Road Open Space

GENERAL

- OUTLINE PLANNING APPLICATION BOUNDARY
- DETAILED PLANNING APPLICATION BOUNDARY
- +0.00e EXISTING LEVEL
- +0.00 PROPOSED LEVEL

PAVING TYPES

- PRE-CAST CONCRETE BLOCK PAVER - STANDARD PAVEMENT Module Size: 600 x 450 x 50mm COLOUR: NATURAL
- TARMAC ULTICOLOUR COLOUR: BUFF
- TARMAC ULTICOLOUR COLOUR: LIGHT BUFF
- TARMAC ULTICOLOUR COLOUR: ORANGE
- MUGA - EXISTING SURFACING TO BE REDRESSED (NO LOOSE GRAVELS)
- ASPHALT TO ROADS

Areas of wet pour safety surfacing will be required within all fall zones around gym and play equipment, to supplier's specification. Subject to review and detailed design once equipment is finalized, current proposals indicative only.

EDGE TYPES

- EXISTING MUGA RAILINGS, MADE GOOD
- EXISTING MUGA VEHICLE GATE, MADE GOOD
- ADDITIONAL FENCE PANELS FOR MUGA RAILINGS
- METAL EDGING TO RAISED PLANTERS UPTO 0.5M HIGH STEEL WITH CORTEN FINISH
- METAL EDGING TO PLANTERS 100MM HIGH STEEL WITH CORTEN FINISH

SOFTWORKS

- PROPOSED TREE
- EXISTING TREE

FURNITURE TYPES

- TREE GRILLES; GREENBLUEURBAN CASTLE TREE GRILLE 20A (SQUARE 2M) AND DTS YARE (CIRCLE 1.2M) INFILLED WITH SURFACE TO MATCH SURROUNDS
- SHEFFIELD CYCLE STAND (750 X 48 X 750MM)
- BIN - BROXAP HERITAGE BLACK (NO GOLD LETTERING)
- FOUNTAIN - ELKAY TWO STATION ADA STAINLESS STEEL DRINKING FOUNTAIN W/ DOG BOWL - K4420DB
- CURVED SEAT (INTEGRATED WITH PLANTER TOP WHERE RAISED)
- BENCHES - BROXAP SAUGHTON (L: 2000MM, W: 520MM, H: 550MM)
- BLEACHER SEATING
- SEAT - VESTRE CODE SQUARE MODULBENCH BLOCKS
- SIGNAGE - M&L SQUARE TOPPED LBTH WELCOME SIGNS

PLAY AND GYM EQUIPMENT

ALL EQUIPMENT IS SUBJECT TO REVIEW AND FURTHER CONSULTATION - Indicative proposals outlined within the Design and Access Statement. Safety surfacing will be required within all fall zones. All gym equipment shown is available from The Great Outdoor Gym Company but alternative equivalents may be sought at next stage of detail.

- STRENGTH TRAINING 'RIG'
- 30 MIN GYM PACKAGE WITH VARIED EQUIPMENT
- CLIMBING WALLS
- CALLISTHENIC BARS
- PARKOUR AND STREET WORKOUT EQUIPMENT
- PROGRESSIVE JUMPING PLATFORMS/ INFORMAL SEATS
- CROSS TRAINER X2
- PULL-UP (ASSISTED PULL UP)
- RECUMBENT BIKE X2
- HAND BIKE
- SPIN BIKE X2



Phase A - Public Realm and Landscape Detail Plan - Leven Road Open Space. For to scale version of this plan refer to LDA Design Drawing no. AVL-LDA-SBX-XX-XX-DR-L-0204

# The Parks

## Leven Road Open Space

### Paving Typology

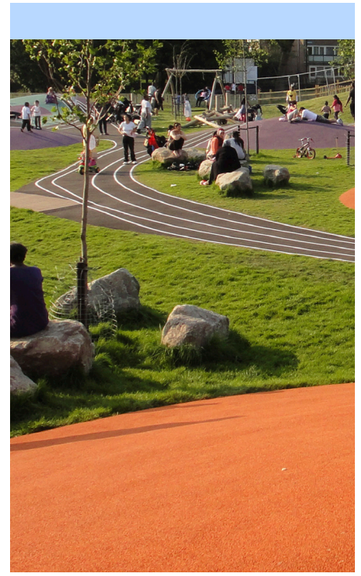
The paving for within the parks has been selected to be warm toned, smooth and hard wearing tarmac material. Lighter shades of tarmac colours are selected to articulate the running tracks and exercise areas, to contrast with the paths in the darker buff tone. All these shades provide a neutral background to the highlight the colours in the furniture and exercise / active play equipment.

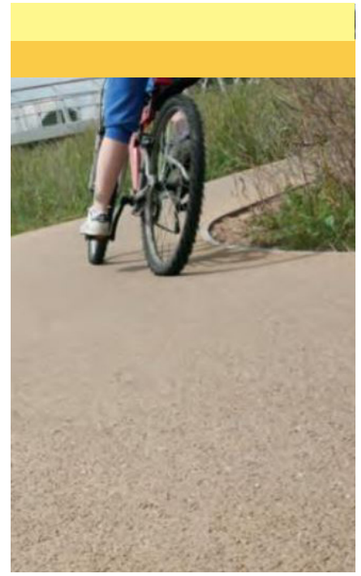
Pre-cast paving flags provide continuity along all Aberfeldy Street, Highways owned foot ways.

Wet pour is provided as a safety surface under all equipment with fall zones where appropriate (design to be finalised with play and gym equipment suppliers) the remainder of the exercise and active play spaces will be light buff coloured tarmac as a suitable smooth surface and chosen for its long lasting quality.

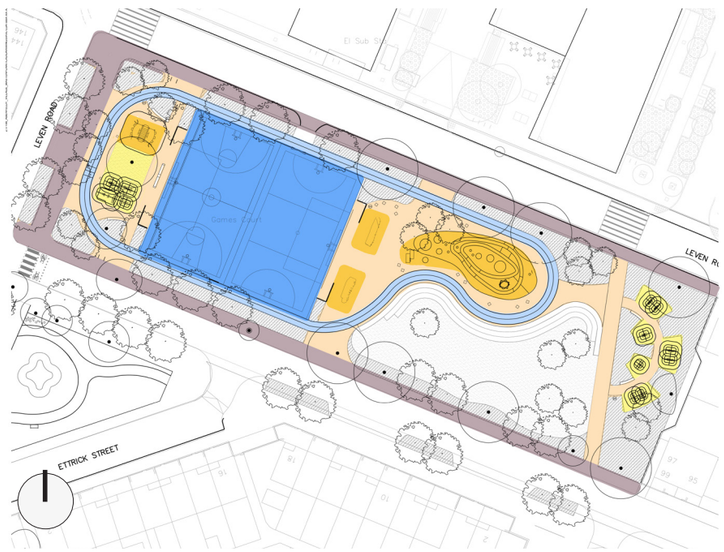


Tarmac Ulticolour - Buff

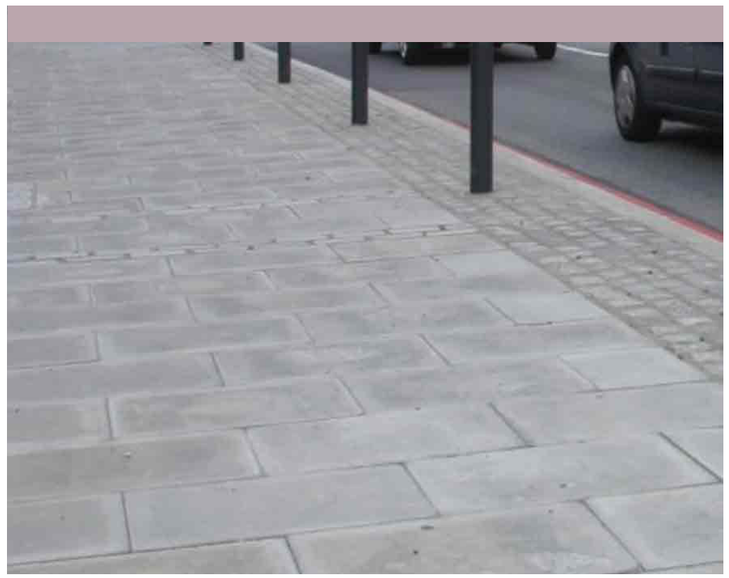




Tarmac Ulticolour - in contrast tones (orange for running track and light buff for exercise areas)



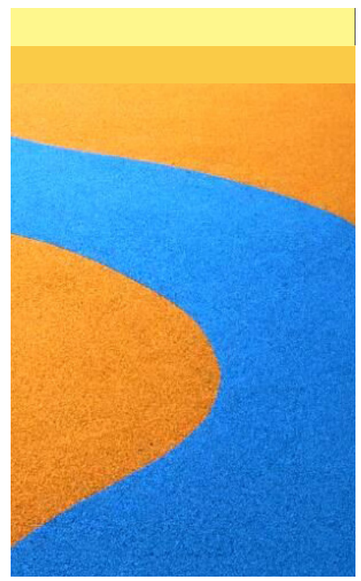

Surface Finishes Plan - Leven Park



Pre-cast concrete flagstones to standard Highways-owned foot ways



Existing MUGA area, surfacing to be re-dressed (no loose gravels)



Wet pour (as a safety surface under equipment with fall zones)

# The Parks

## Leven Road Open Space

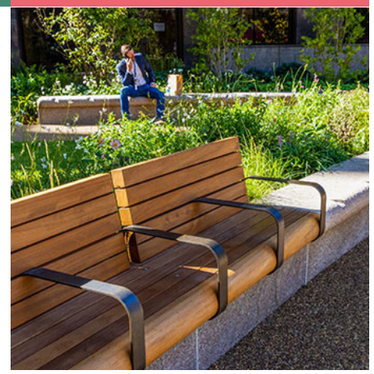
### Furniture Typology



Bleacher-style timber-topped seating to Leven Road Open Space landscape mounding



Accessible drinking fountain for children and wheelchair users also with dog bowl



Furnitubes bespoke wall-top seating at Christchurch Gardens Westminster

Drinking fountains

Planter top seating




Broxap Heritage Black

(no gold lettering)



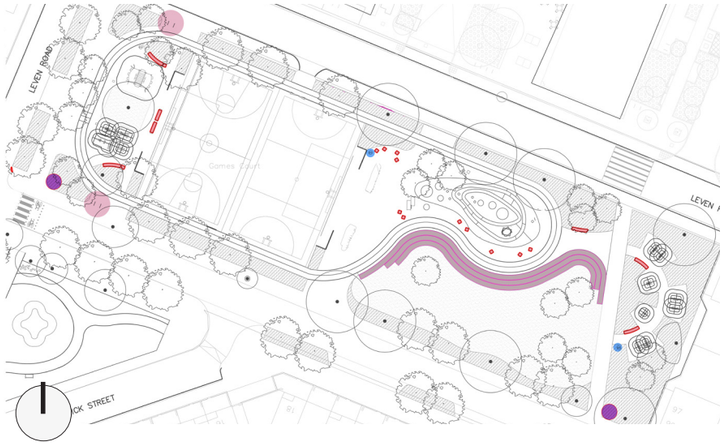
Sheffield cycle stand

(750 x 48 x 750mm)




Square topped welcome signs from M&L

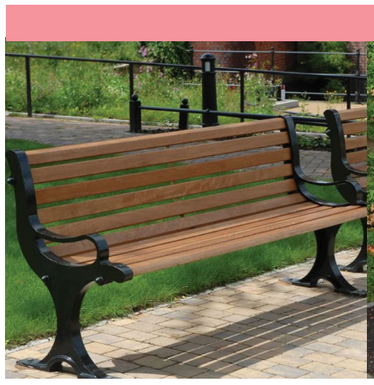
Bins, bike stands and park entrance signage (standard installation for Tower Hamlets public space)




Furniture Typology diagram



Vestre CODE Square modulbench colourful blocks in playable areas



Broxap Blackburn Bench (1800mm long x 605mm wide x 840mm high)



Broxap Saughton Bench (2000mm long, 520mm wide, 550mm high)

Park benches (standard installation for Tower Hamlets public space)

# The Parks

## Leven Road Open Space

### Fitness and Active Equipment Typology




Active play - climbing/ parkour area

Outdoor gym - strength area

Outdoor gym - cardio area

Fitness and Active Equipment Typology diagram

# The Parks

## Leven Road Open Space

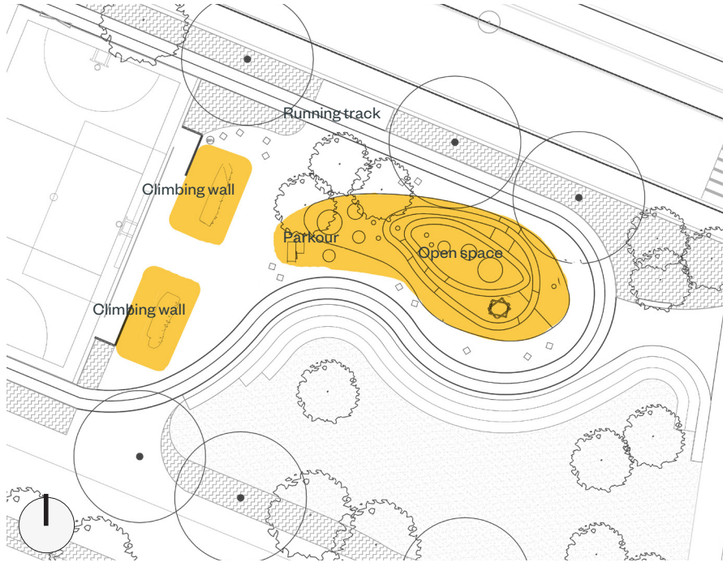
**Fitness and Active Equipment Typology - Active Play - Parkour and Climbing**



Running track and play on wheels space



Parkour equipment




Fitness and active equipment detail



Playable landscape equipment





Bouldering or low climbing wall

# The Parks

## Leven Road Open Space

### Fitness and Active Equipment Typology - Outdoor Gym - Strength Area

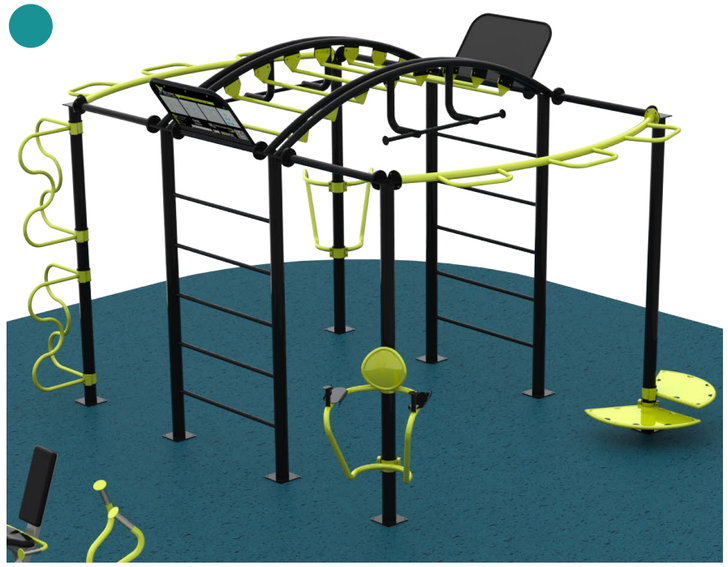
- Wheelchair accessible functions
- Variable resistance
- Progressive piece/ ideal for lower fitness levels




Lat Pull Down and Shoulder Press




Dips and Leg Raise



Strength Training 'Rig'




Leg Press and Bench



Cross Trainer

# The Parks

## Leven Road Open Space

**Fitness and Active Equipment Typology -**

**Outdoor Gym - Cardio Area**

- Wheelchair accessible
- Variable resistance
- Adjustable height
- Progressive piece/ ideal for lower fitness levels




Spin Bike



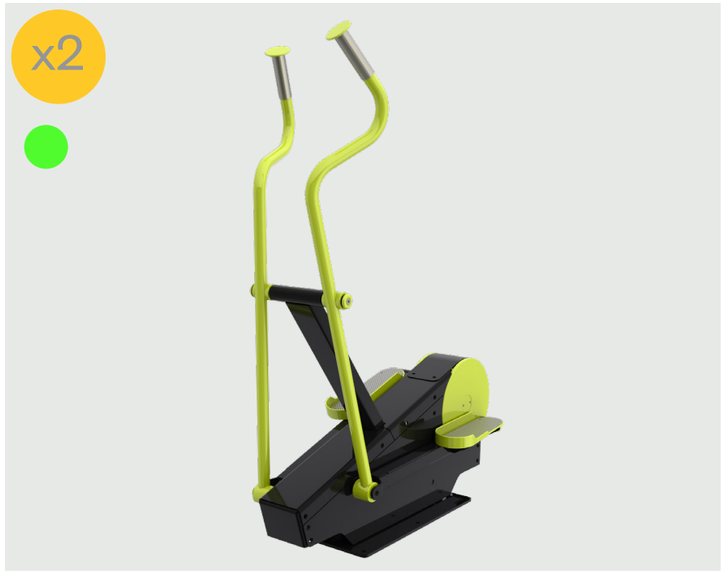

Recumbent Bikes



Pull Up and Assisted Pull Up



Hand Bike




Cross Trainer

# The Parks

## Leven Road Open Space

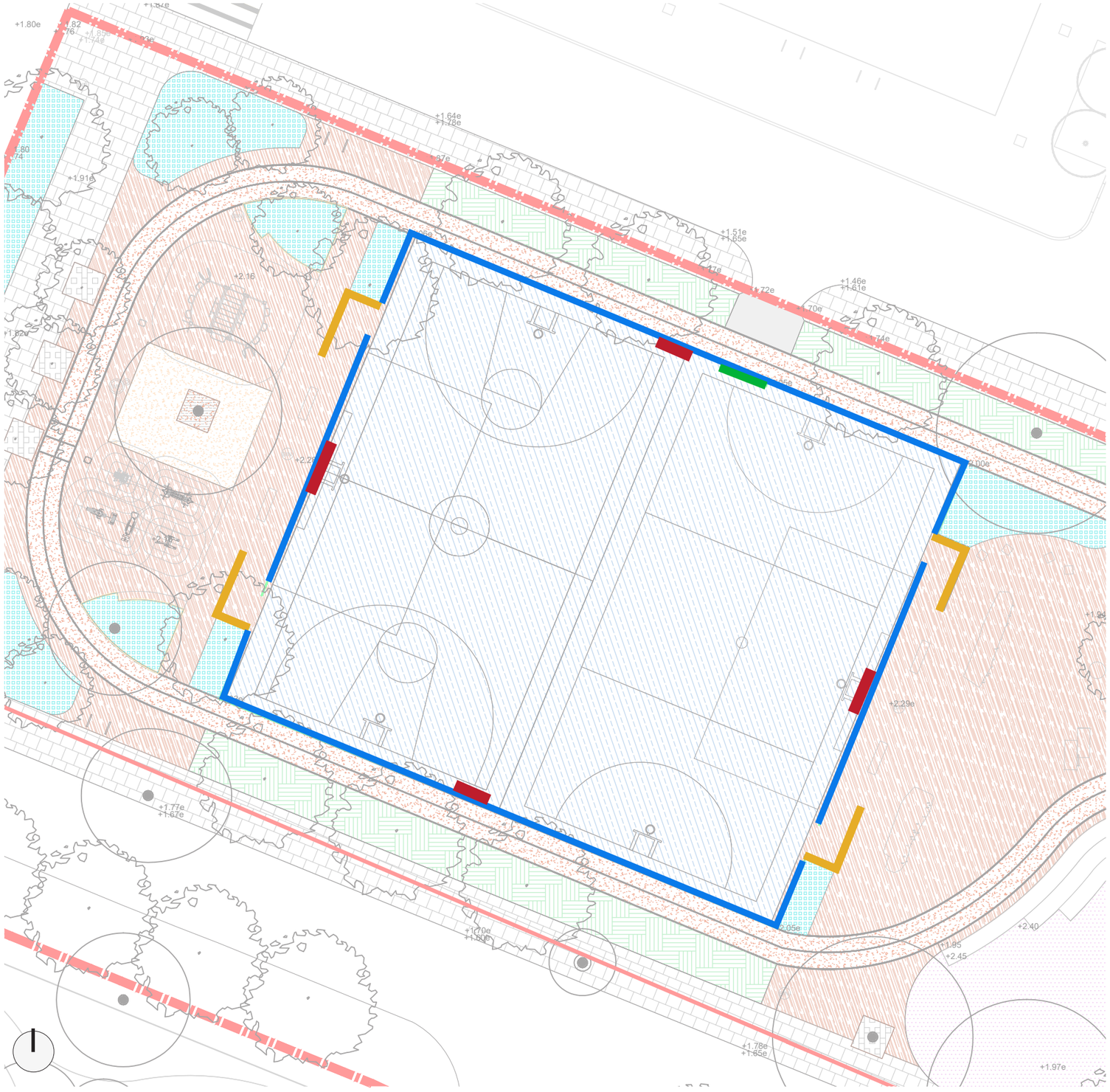
### Edge Typology - MUGA Railings

The existing MUGA pitch will remain in its current location and the railings will largely also be retained. Repairs and repainting to be undertaken as necessary on all retained railings to make good.

The entrances into the MUGA will be adapted to better suit the park layout and serve the needs of the users of the MUGA. New entrances are proposed in four locations, two on the east and two on the west edges of the pitch. These new entrances flank the existing central access points, which will now be closed up. The 'L shaped' proposed entrances are designed to prevent balls flying out into the park or roads. The MUGA may have no gates or locks at these entrances, subject to further consultation.

The existing vehicle entrance on the northern most side of the pitch will be retained with its gate locked for maintenance access only. The existing pedestrian gates on the north and south sides will be closed up and replaced with a suitable matching fence panel.

- Proposed new entrances to MUGA, from matching fence panel
- Existing MUGA railings to be retained and made good
- Existing vehicle entrance to be retained
- Existing entrance to be closed up with fence panel



Edges diagram

# The Parks

## Leven Road Open Space

### Edge Typology - MUGA Pitch



Existing entrances at goal posts - to be closed up, replaced with matching panels.



Abbott Road crossing looking East. Leven Road open space MUGA shown left.



Existing vehicle entrance to Leven Road Open Space MUGA, from Leven Road. Proposals to retain existing MUGA railings, including this entrance gate



Abbott Road Entrance to be closed, replaced with matching panels.



Abbott Road crossing looking East. Leven Road open space MUGA shown left.

# The Parks

## Leven Road Open Space

### Planting Typology - Existing and Proposed Trees

The plan opposite illustrates the selected tree species proposed and existing trees retained within Leven Road Open Space, as well as along Abbott Road 'Healthy Street' Avenue Trees.

The parks and green spaces trees have been chosen for their striking form and year-round seasonal display and a variety of scales and forms have been selected to reflect the different scale of spaces available for future growth as follows.

### 'Healthy Street' Avenue Tree

Carpinus betulus

Tilia (Species tbc)

Liriodendron tulipifera

### Parks and Green Spaces **Tree**

Tilia cordata

Liriodendron tulipfera

Aesculus indica

Betula pendula

Catalpa bignoniodes

Prunus padus

Paulonia fargesii

Sorbus aucuparia

Acer campestre




Existing and proposed tree diagram

# The Parks

## Leven Road Open Space

### 'Healthy Street' Avenue Trees



Carpinus betulus



Tilia (species tbc)



Liriodendron tulipifera

# The Parks

## Leven Road Open Space

### Parks and Green Spaces Tree

### LBTH Tree Officer's Requirements

•Net gain of 2:1 for any trees removed

•Trees are to be planted as a minimum stock size of Semi-mature, in line with BS 3936.

•Planting locations should be chosen to mitigate the amenity impact any tree removals will have on the surrounding area and should also consider post development pressures, such as excessive shade and leaf litter once fully established.

•Tree pit specification for planting in hard and soft landscaping to consider future conflict from root and stem growth with the surrounding environment.

### Proposed tree species

•Minimum 3 species native to the UK at each location

•All trees to be of a suitable size, shape and form to allow them to reach their intended proportions without significant or regular pruning. Please consider overall size and spread of tree and the surrounding built environment/ street furniture.

•No planting of Quercus sp. Due to the presence of OPM across the Borough.

•Increase in native species: The trees proposed opposite were amended by replacing some of the previously proposed non-native birches with native Betula pendula or B. pubescens and/or replacing the proposed Prunus serrula with native P. avium or P. padus.

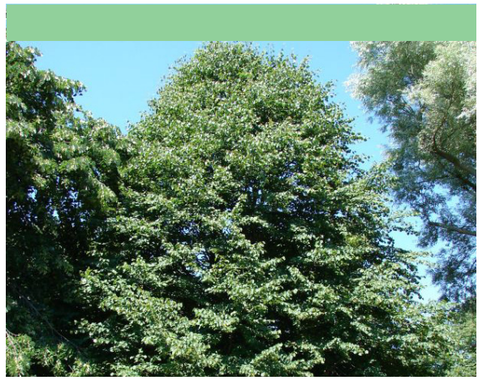
•Platanus sp. Low wildlife value/host P&D. Previously proposed, this has now been replaced with an alternative species native to the UK, Tilia cordata. Carpinus betulus and Acer campestre also recommended for this purpose.

### Maintenance

•Submission of a tree planting methodology in line with BS 8545 which should describe a process for planting and maintaining young trees that will result in them successfully establishing in the landscape.

•Watering and maintenance: Contractor's responsibility for 3 years (inc. defects liability during year 1).

•Approx 50L per week, equally split between the irrigation tube and irrigation bag, from April through October.


Tilia cordata


Liriodendron tulipifera


Aesculus indica


Betula pendula


Catalpa bignoniodes


Prunus padus


Paulonia fargesii


Sorbus aucuparia


Acer campestre

# The Parks

## Leven Road Open Space

### Planting Typology



- Low maintenance border shrub
- Low maintenance shrub and perennial planting mixes
- Low Maintenance Multi-stemmed shrubs and ground cover planting
- Wildflower meadow planting mix

Planting Typology diagram

# The Parks

## Leven Road Open Space

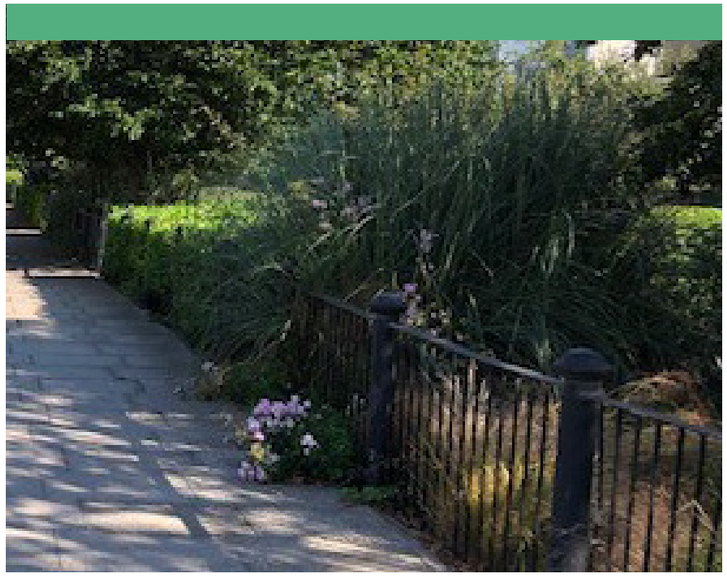
### Planting Typology

The planting typology diagram on the previous page corresponds to the images opposite which illustrate the various soft landscape areas in the park's planting scheme. The habitats vary from flower rich ornamental shrub and perennial planting, to multi-stemmed shrub and ground cover mixes and wildflower meadows. The type of species present within these typologies is illustrated in the following pages and will be developed further with LBTH.

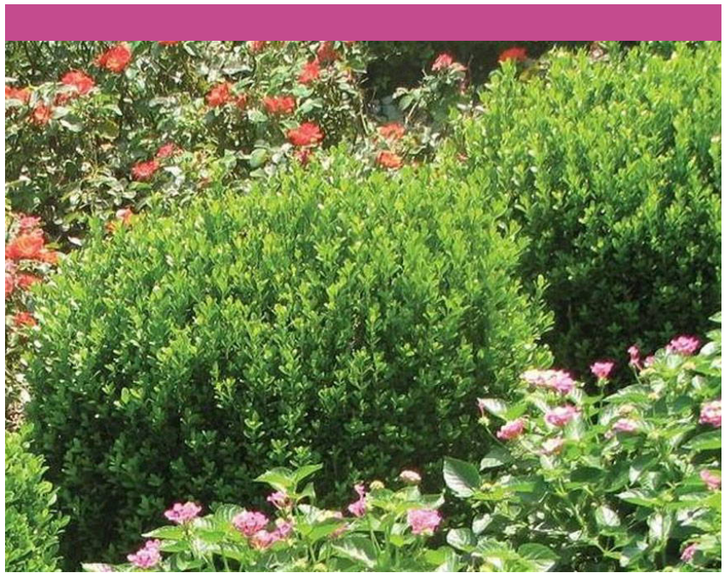
### Maintenance Strategy

The proposed areas of soft landscape with lawns, trees and planting will create attractive and inviting spaces. It is paramount that these spaces are well-maintained and cared for to keep them looking beautiful and inviting. How the landscape is maintained begins with how it is designed. London Borough of Tower Hamlets parks and maintenance teams were consulted to help develop the following tree and planting species lists.

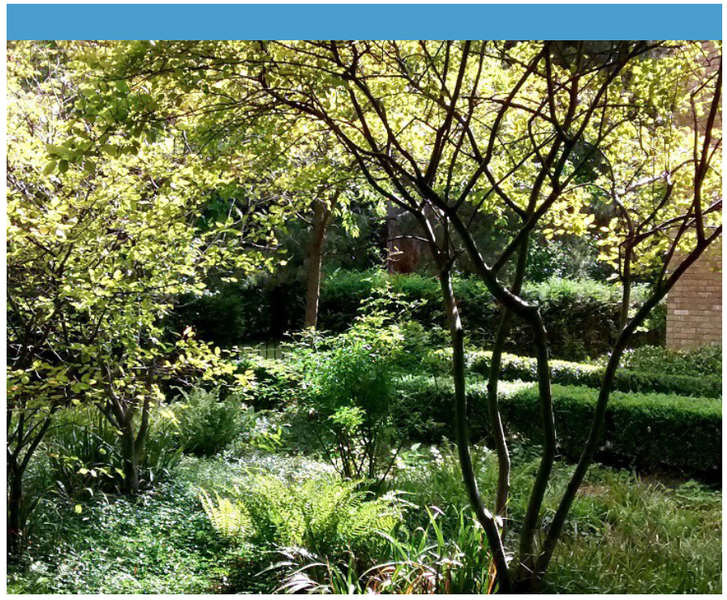
The detailed specification, sourcing and quantities of the planting stock will need to be carefully developed throughout the detailed design process to minimise maintenance and associated costs of upkeep.



Low maintenance border shrub planting mix



Low maintenance shrub and perennial planting mix



Low maintenance multi-stemmed shrubs and ground cover planting



Wildflower meadow planting mix

# The Parks

## Leven Road Open Space

### Planting Typology - Illustrative Low Maintenance Border Shrub Planting Mix

There is currently no planting to the boundaries of Leven Road Open Space. A mix of shrubs and ground cover planting are designed to be an easily maintained buffer and reinforce the existing greening from the tree structure around the parks' edges.

The aim of the low maintenance borders planting is to bring more diversity through flowers, seasonality as well as structure of planting with low growing plants around edges and along paths. This typology and structural diversity also bring greater biodiversity value despite the species being ornamental. The ultimate size of species will be selected appropriate to the location.

### Large shrubs

Viburnum bodnantense

Rosa Nevada

Cotinus coggygria purpureus

Philladelphus virginal

Kerria japonica Pleniflora

Choisya ternata

Forsythia ovata

Fuchsia Madame Cornelissen

### Low ground covers

Ceanothus thyrsiflorus repens

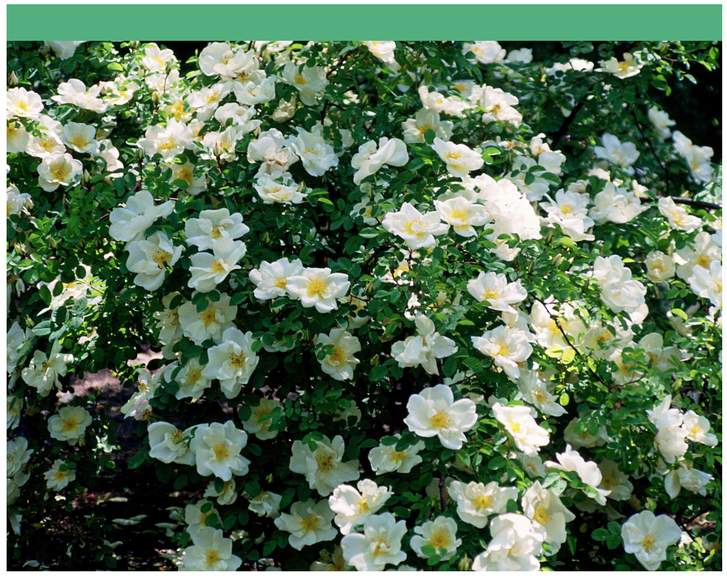
Lavandula Hidecote

Fuchsia Mrs Popple

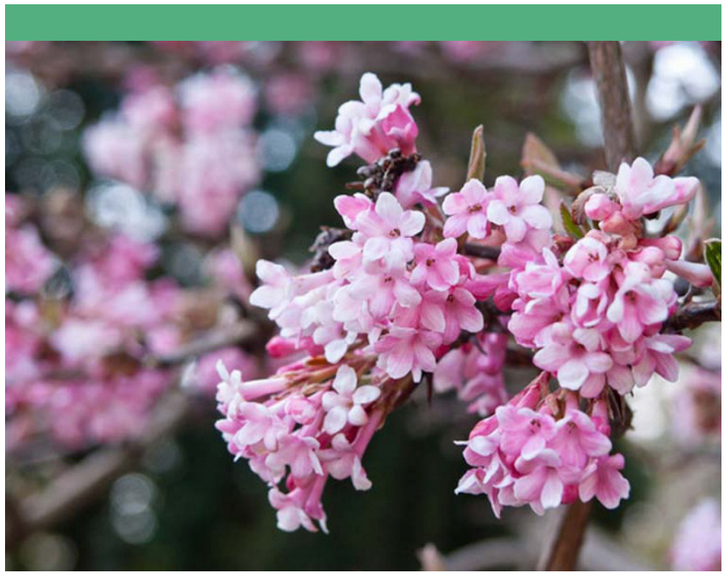
Philladephus Manteau d'Hermine

Hypericum androsaemum

Vinca minor Alba



Rosa Nevada



Viburnum bodnantense



Ceanothus thyrsiflorus repens



Vinca minor Alba

# The Parks

## Leven Road Open Space

### Planting Typology - Illustrative Low Maintenance Shrub and Perennial Planting Mix

### (Western Planting Beds - Island beds adjacent to the MUGA, Track and Gym)

Planting to be low maintenance shrub and perennials with mixed evergreen and flowering species to ensure year-round cover and seasonal interest.

### Planting

Ceanothus thyrsiflorus repens

Lavandula Hidecote

Forsythis ovata

Philladephus Manteau d'Hermine

Hebe rakiensis

Lonicera pileata

Prunus laurocerasus Otto Luyken

Ribes alpinum

Rosa x paulii

Euphorbia robbiae

Vinca minor Alba

### Perennials

Geranium phaeum Raven

Geranium Johnsons Blue

Helenium Moerheim Beauty

Heuchera Palace Purple

Liriope muscari Monroe White

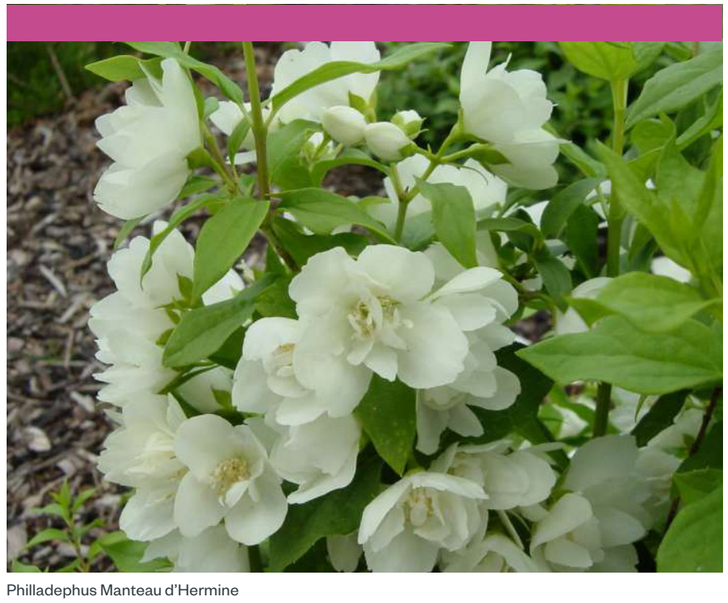
Bergenia cordifolia



Ceanothus thyrsiflorus repens



Lonicera pileata



Philladephus Manteau d'Hermine



Heuchera Palace Purple

# The Parks

## Leven Road Open Space

### Planting Typology - Illustrative Low Maintenance Multi-stemmed Shrubs and Ground Cover Planting

### (East Planting Beds - Adjacent to the cardio workout space and wildflower meadow planting)

Leven Road Open Space has areas of meadow planting in the sunniest south/ eastern areas to allow the wildflowers to establish. North of this in the areas around the cardio workout space where screening, light shade and privacy is preferred the planting will be groups of multi-stemmed shrubs arranged informally with mixed evergreen and flowering ground cover underneath.

In this way the space is designed to feel open but is broken up spatially and feels lush and green. This mix will also create a naturalistic border with the wildflower meadow planting and will be a wildlife haven.

### Multi-stemmed shrubs

Corylus avellana

Viburnum opulus

Amelanchier lamarckii

Acer campestre

Euonymous eurpoaeus

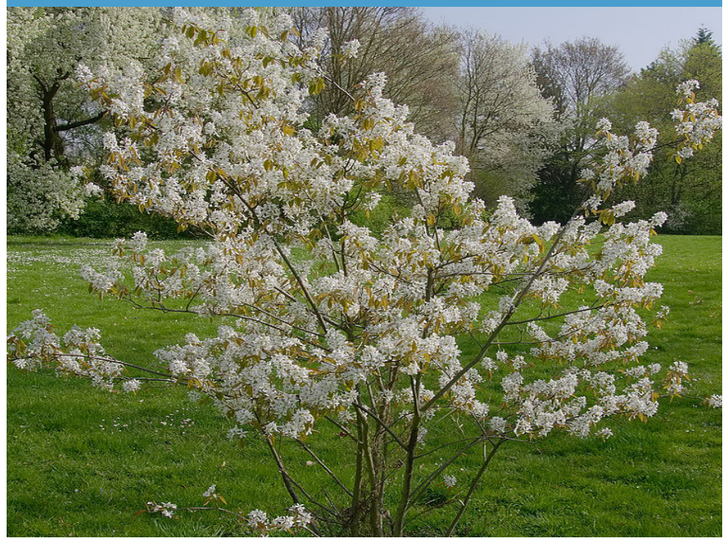
### Ground cover planting

Luzula sylvatica

Dryopteris filix mas

Lonicera pileata

Carex pendula



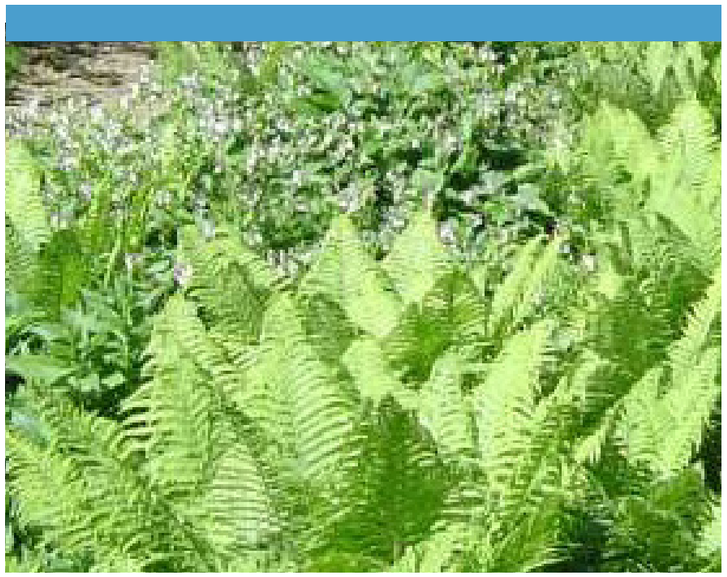
Amelanchier lamarckii



Corylus avellana



Luzula sylvatica



Dryopteris filix mas

# The Parks

## Braithwaite Park

### Evaluation of the Existing Condition

Braithwaite Park is a predominantly lawned area of public open space with some substantial planted shrub buffers along the three boundary edges. Most of the existing trees are situated along the boundaries but some are positioned further within the park. Low railings run the perimeter of the park.

Existing timber play elements sit within undulating mounded spaces and a sand pit area, with some larger equipment and swings, although feedback suggests it is not well used. Furthermore safety, cleanliness, inclusivity and maintenance concerns arise with its current condition. There are also soil contamination concerns within this park which need to be addressed should the topography be amended.

The existing planting buffer to the edges should be retained (where in good condition) and diversified with a mixture of planting. Improvements to the parks entrances, range of play equipment, additional seating (including within areas with more shade) and a better organisation of the space could encourage more users to enjoy this park.



Existing map of park


Play elements and open space with undulating mounds


Existing Benledi Road boundary


Existing boundary planting


Existing entrance and railings

# The Parks

## Braithwaite Park

### Urban Context and Influence

Braithwaite Park, is a triangular shaped park (approx. 130m x 100m x 90m wide) situated between Abbott Road (north), Blair Street (south) and Benledi Road (east). Abbott Road is the most trafficked and noisy/ polluting road on the parks boundary which the future 'Healthy Street' proposals seek to address. These proposals will incorporate the existing pedestrian crossing highlighted in pink. Benledi Road has a mews street character with existing block paving to suit its quieter residential feel.

### Visual Relationships to Park

The existing residential dwellings adjacent to the park present sensitive sight-lines and views as well as safety, activity and noise considerations of the proposals. New residential dwellings within 'Plot I' of this Phase A application will also have an important visual relationship to the park.

### Greenspace Connection Routes

A new northern entrance to the  park invite users from Abbott Road into the space opening up key greenspace connection routes. The southern entrance to the park, onto Blair Street, forms another new greenspace connection improving the route to both the Phase A Plot I development and the new East India Green along Blairgowrie Court.




Urban Context and Influence diagram

# The Parks

## Proposals for Braithwaite Park

The character and life of Braithwaite Park is as a neighbourhood garden square.

Through consultation and responding to the aspirations of the community, it has been developed to offer a mix of activity: from play (both formal and informal), picnics, walks, relaxation, and socialising. It is a sensory garden environment of flowers and habitat, and a place for everyone to enjoy.

To the south-west corner is a significant children's play area with a range of play equipment for all ages and abilities. The detailed design of this area is subject to further consultation, and will include traditional items like swings and towers as a result of direct feedback from residents.

Further open space is provided for informal play across generous amenity lawn areas. These areas include colourful flowers and improved planting, to feel more garden like, as well as the retention of existing trees and planting of new trees for shelter and shade.

Plenty of seating and resting areas are included for sociability, with provision of arm and back rests to be included. For example traditional benches to the park edges; picnic tables and benches outside the play area for waiting parents and carers; young teens have sun loungers near the older swings to hang out on.

Existing tree planting is enhanced by new tree planting in all three greenspaces, and no trees are proposed to be removed.




Illustrative Plan

# The Parks



## Proposals for Braithwaite Park



3D Visualisation

# The Parks



## Proposals for Braithwaite Park



3D Visualisation

# The Parks

## Braithwaite Park

GENERAL

- OUTLINE PLANNING APPLICATION BOUNDARY
- DETAILED PLANNING APPLICATION BOUNDARY
- +0.00e EXISTING LEVEL
- +0.00 PROPOSED LEVEL

PAVING TYPES

- TARMAC ULTICOLOUR COLOUR: BUFF
- TARMAC ULTICOLOUR COLOUR: LIGHT BUFF
- CEDEC SELF BINDING GRAVEL COLOUR: GOLD

Areas of wet pour safety surfacing will be required within all fall zones around play equipment, to supplier's specification. Subject to review and detailed design once equipment is finalized, current proposals indicative only.

EDGE TYPES

- 0.9M HIGH PLAYGROUND FENCE WITH SELF-CLOSING SAFETY GATES
- 1.1M HIGH PARK FENCE WITH DOUBLE OR SINGLE GATES AS SHOWN
- METAL EDGING TO RAISED PLANTERS UPTO 0.5M HIGH STEEL WITH CORTEN FINISH
- METAL EDGING TO PLANTERS 100MM HIGH STEEL WITH CORTEN FINISH

SOFTWORKS

- PROPOSED TREE
- EXISTING TREE
- LOW MAINTENANCE BORDER SHRUB PLANTING
- AMENITY LAWN
- ORNAMENTAL PERENNIAL AND GRASSES PLANTING

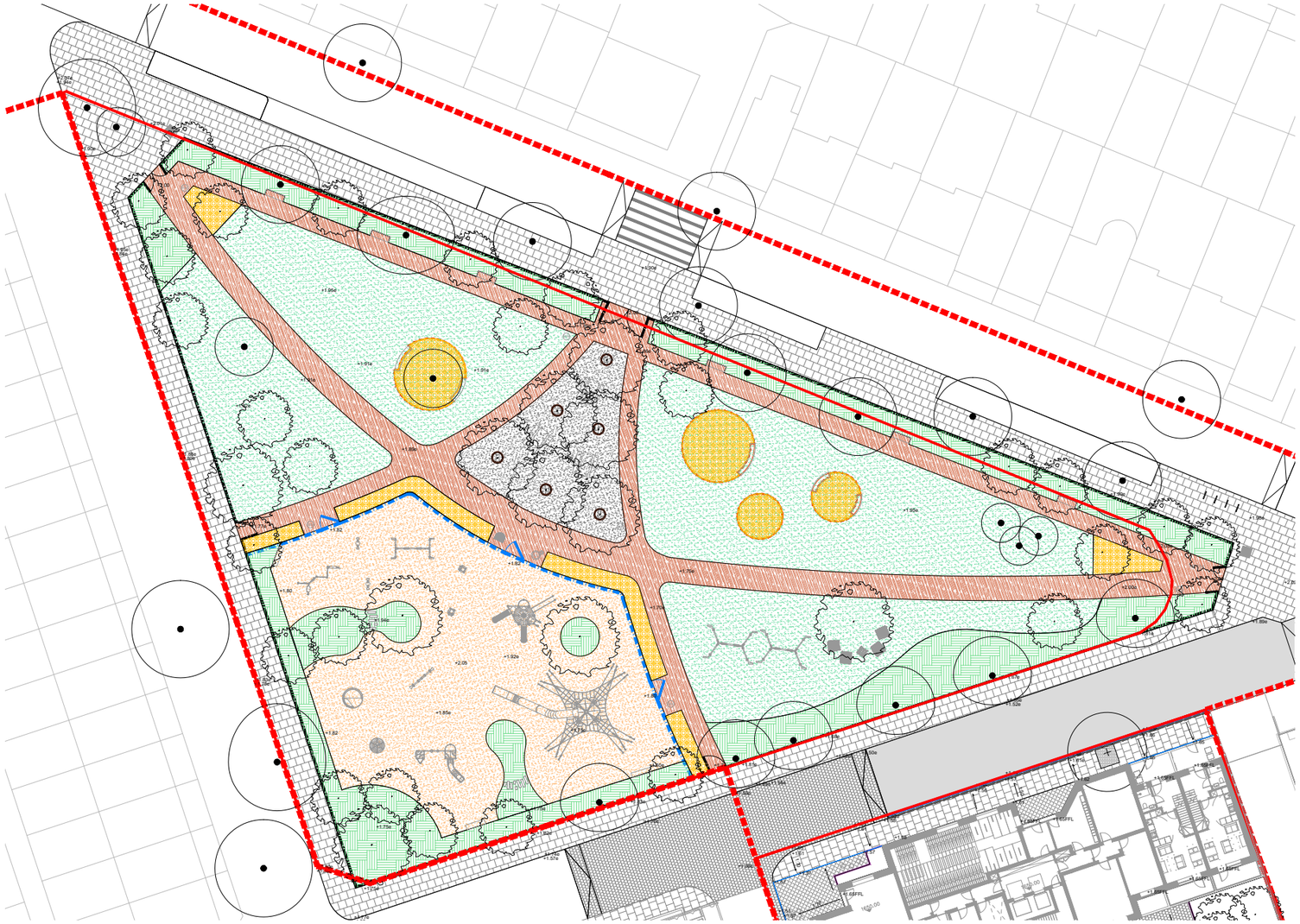
FURNITURE TYPES

- TREE GRILLES: GREENBLUEURBAN CASTLE TREE GRILLE 20A (SQUARE 2M) AND DTS YARE (CIRCLE 1.2M) INFILLED WITH SURFACE TO MATCH SURROUNDS
- SHEFFIELD CYCLE STAND (750 X 48 X 750MM)
- BIN - BROXAP HERITAGE BLACK (NO GOLD LETTERING)
- FOUNTAIN - ELKAY TWO STATION ADA STAINLESS STEEL DRINKING FOUNTAIN W/ DOG BOWL
- CURVED SEAT WITH ARMS AND BACKREST
- BENCHES - BROXAP BLACKBURN (L:1800MM X W:605MM X H:840MM)
- PICNIC TABLE - BROXAP 10 SEAT WATERSON CONCRETE & TIMBER WITH 2 WHEELCHAIR SPACES
- SIGNAGE - M&L BOW TOPPED LBTH PLAYPARK SIGNS
- SIGNAGE - M&L SQUARE TOPPED LBTH WELCOME SIGNS
- SUN LOUNGER AND LOW TABLE

PLAY EQUIPMENT

ALL EQUIPMENT IS SUBJECT TO REVIEW AND FURTHER CONSULTATION - Indicative proposals outlined within the Design and Access Statement. Safety surfacing will be required within all fall zones. All play equipment should be steel framed with no timber structural supports. A mix of play options for children of differing age groups and accessibility needs should be provided as proposed below;

- TOTTER TRAIL (0-3 years)
- MINI SEE-SAW (0-3 years)
- BASKET SWING/ 'YOU AND ME' SWING (0-3 years)
- SENSORY PLAY PANELS (all ages)
- TOWER COMBINATION (4-7 years)
- SEE SAW (4-7 years)
- SMALL CAROUSEL (4-7 years)
- ACCESSIBLE CAROUSEL (4-7 years)
- TOWER COMBINATION (4-7 years)
- LARGE SWING/ BASKET SWINGS (8-12 years)
- TOWER COMBINATION (8-12 years)



Phase A - Public Realm and Landscape Detail Plan - Braithwaite Park. For to scale version of this plan refer to LDA Design Drawing no. AVL-LDA-SBX-XX-XX-DR-L-0205

# The Parks

## Braithwaite Park

### Paving Typology

The paving for within the parks has been selected to be warm toned, smooth, and hard-wearing tarmac material. A lighter shade of tarmac colour is selected to articulate the children's play area.

The picnic area in the middle of the park will be a CEDEC self binding gravel which is a different texture and colour from the tarmac paths to indicate a different atmosphere as a dwelling space, with natural, tactile quality.

Wet pour is provided as a safety surface under all equipment with fall zones where appropriate (design to be finalised with play supplier) the remainder of the play space will be light buff coloured tarmac as a suitable smooth playable surface and chosen for its long-lasting quality.



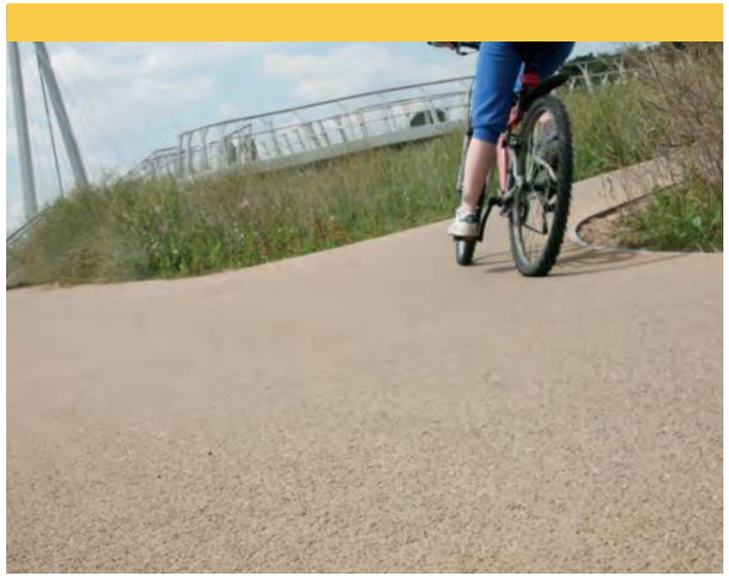
CEDEC self binding gravel under picnic table area



Tarmac Ulticolour - Buff



Paving Typology diagram



Tarmac Ulticolour - in  light buff for majority of children's play space



Wet pour (as a safety surface under equipment with fall zones)

# The Parks

## Braithwaite Park

### Furniture Typology



Accessible drinking fountain for children and wheelchair users also with dog bowl

Drinking fountains



Furnitubes bespoke wall-top seating at Christchurch Gardens Westminster

Curved seating around circular flower beds




Broxap Heritage Black

(no gold lettering)



Sheffield cycle stand (750 x 48 x 750mm)

Bins and bike stands (standard installation for Tower Hamlets public space)

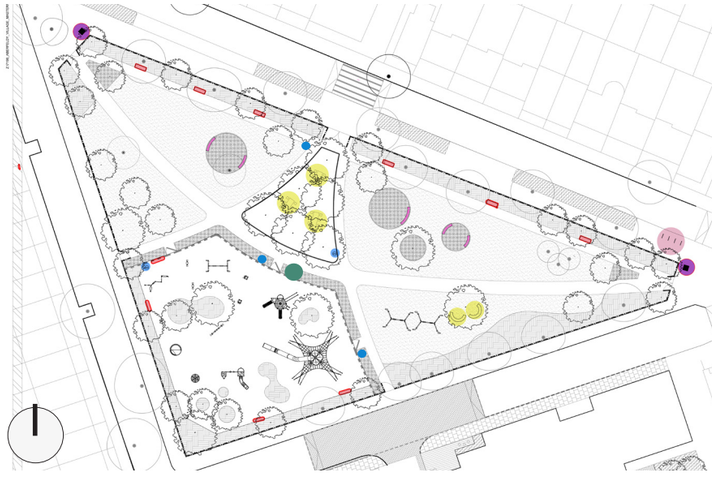



Square topped welcome signs from M&L




Bow topped playground signs from M&L

Park entrance and playground entrance signage (as standard installation for Tower Hamlets public space)



Furniture Typology diagram



Loungers/ informal seating near swing set



Picnic tables with spaces designed for wheelchair users

Loungers / informal seating to compliment standard benches



Broxap Blackburn Bench (1800mm long x 605mm wide x 840mm high)



Broxap Saughton Bench (2000mm long, 520mm wide, 550mm high)

Park benches (standard installation for Tower Hamlets public space)

# The Parks

## Braithwaite Park

### Illustrative Play Equipment Typology

To be finalised in discussion with LBTH officers.




Indicative play ages

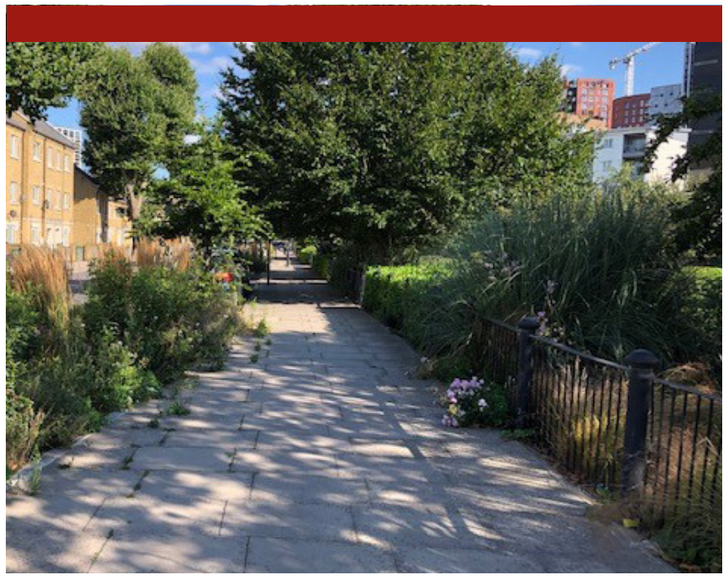
- 0-3 years
- 4-7 years
- 8-12 years

Play Equipment Typology diagram

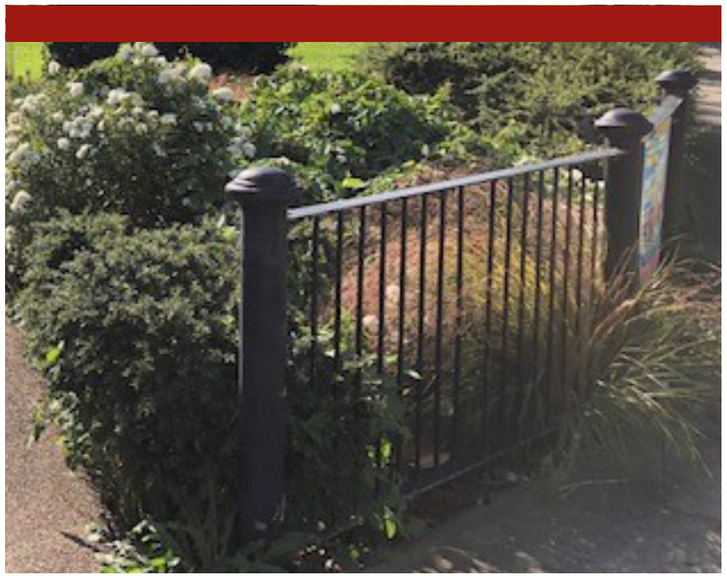
# The Parks

## Braithwaite Park

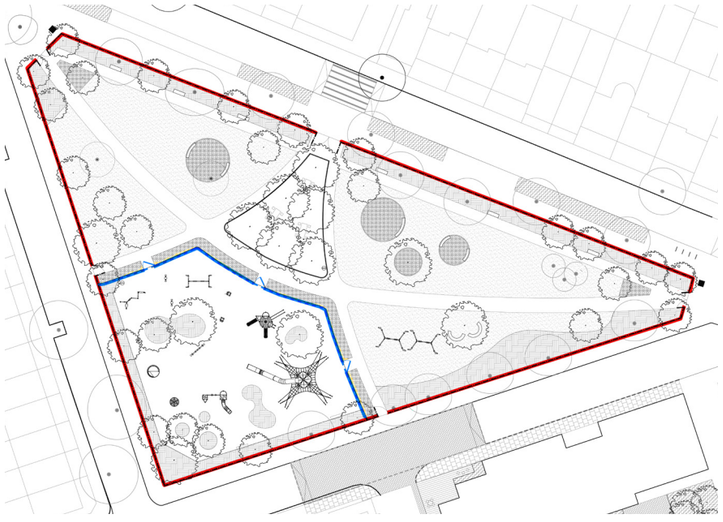
### Edge Typology - Railings



Existing railings to be retained and improved with matching panels to fill in gaps where needed



Existing entrances to be relocated and/ or improved with closable swing gates added

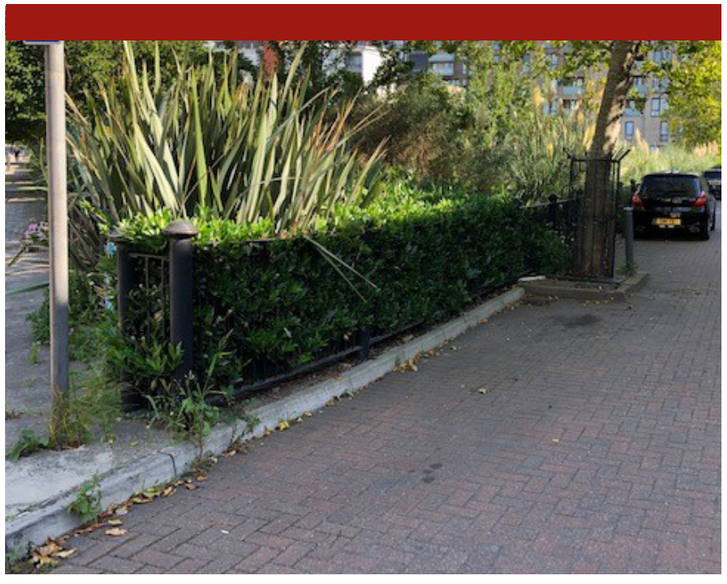


Existing railings with new swing gates

Proposed bow top low height play park railings with self closing gates



Bow top play area fence



Benledi Road existing entrance

# The Parks

## Braithwaite Park

### Planting Typology - Existing and Proposed Trees

The plan opposite illustrates the selected tree species proposed and existing trees retained within Braithwaite Park and surrounding roads. All existing trees in and around the park are to be retained.

New trees are proposed around the boundaries of the park to fill in the gaps between the existing trees, to better screen the park from the roads. Several new trees are proposed within the park to offer more shade and seasonal interest to the space. Fruit/ nut trees (and therefore promoting the picking and eating of fruit and nuts) have not been selected as proposed tree species considering previous use/ contamination of land.

For Tree Officer's notes on the selection of tree species please refer to the Leven Road Open Space section on trees within this document.




Existing and Proposed Trees diagram

# The Parks

## Braithwaite Park

### Planting Typology - Parks and Green Spaces Tree

The parks and green spaces trees have been chosen for their striking form and year-round seasonal display and a variety of scales and forms have been selected to reflect the different scale of spaces available for future growth as follows;

Tilia cordata

Liriodendron tulipfera

Aesculus indica

Betula pendula

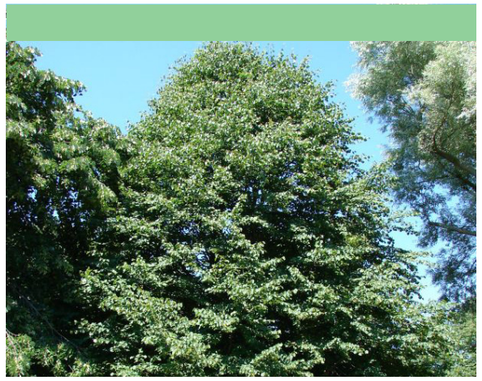
Catalpa bignoniodes

Prunus padus

Paulonia fargesii

Sorbus aucuparia

Acer campestre


Tilia cordata


Liriodendron tulipifera


Aesculus indica


Betula pendula


Catalpa bignoniodes


Prunus padus


Paulonia fargesii


Sorbus aucuparia


Acer campestre

# The Parks

## Braithwaite Park

### Planting Typology



Planting Typology diagram

- Low maintenance border shrub planting mix
- Ornamental perennial and grass planting mix
- Amenity lawn area

# The Parks

## Braithwaite Park

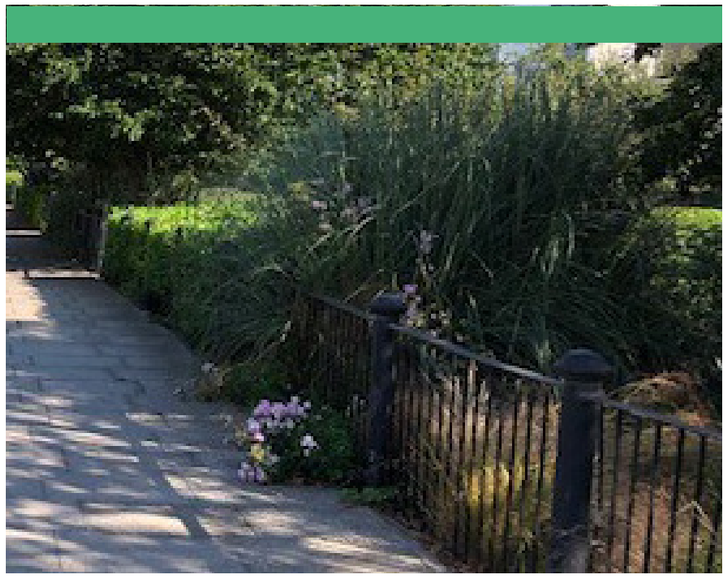
### Planting Typology

The planting typology diagram on the previous page corresponds to the images opposite which illustrate the various soft landscape areas in the park's planting scheme. The habitats vary from low maintenance border shrubs to ornamental shrub, perennial and grasses planting to amenity lawns. The type of species present within these typologies is illustrated in the following pages and will be developed with LBTH.

### Maintenance Strategy

The proposed areas of soft landscape with lawns, trees and planting will create attractive and inviting spaces. It is paramount that these spaces are well-maintained and cared for to keep them looking beautiful and inviting. How the landscape is maintained begins with how it is designed. London Borough of Tower Hamlets parks and maintenance teams were consulted to help develop the following tree and planting species lists.

The detailed specification, sourcing and quantities of the planting stock will need to be carefully developed throughout the detailed design process to minimise maintenance and associated costs of upkeep.



Low maintenance border shrub planting mix



Ornamental perennial and grass planting mix



Amenity lawn area

# The Parks

## Braithwaite Park

### Planting Typology - Illustrative Low Maintenance Border Shrub Planting Mix

There is significant planting already around the boundaries in Braithwaite Park which will need some management to control in size and to ensure good sight lines into the park for security reasons and to encourage invitation into the park.

The aim of the low maintenance shrub mix in Braithwaite Park is to bring more diversity through flowers, seasonality as well as structure of planting with low growing ground cover plants around edges and along paths. The species and structural diversity also brings greater biodiversity value despite the species being ornamental.

### Large shrubs

Viburnum bodnantense

Rosa Nevada

Cotinus coggygria purpureus

Philladelphus virginal

Kerria japonica Pleniflora

Choisya ternata

Forsythia ovata

Fuchsia Madame Cornelissen

### Low ground covers

Ceanothus thyrsiflorus repens

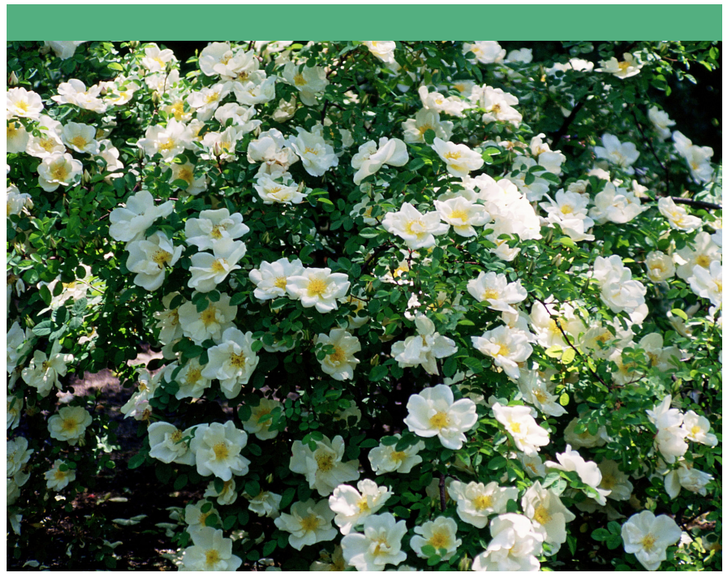
Lavandula Hidecote

Fuchsia Mrs Popple

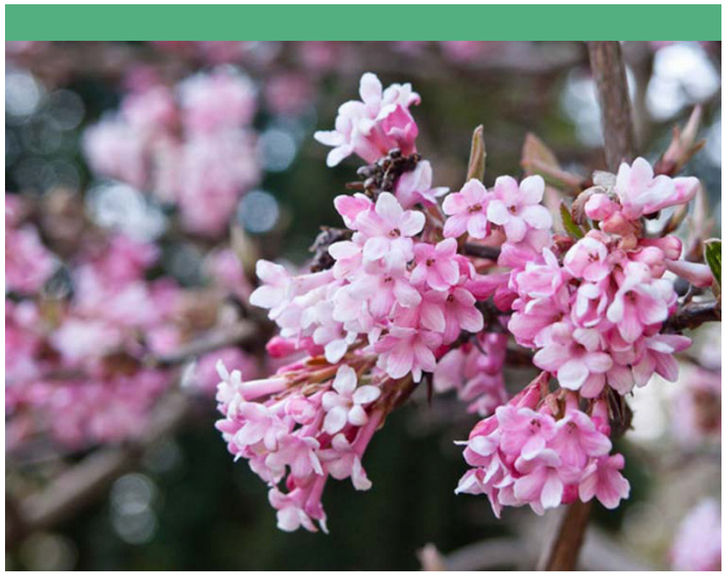
Philladephus Manteau d'Hermine

Hypericum androsaemum

Vinca minor Alba



Rosa Nevada



Viburnum bodnantense



Ceanothus thyrsiflorus repens



Vinca minor Alba

# The Parks

## Braithwaite Park

### Planting Typology - Illustrative Ornamental Perennial and Grass Planting Mix

This planting mix is proposed in select areas as attractive focal points of flowering, colourful seasonal display. These are to be delivered through a simple mix of species of perennials and grasses, that are robust and can be managed simply. The planting beds should be tightly planted to be full to suppress weeds and ready for day one impact. The mix draws on experience of low maintenance urban perennial mixes and maintenance.

### Bulbs

Camassia Leichtlinii Caerulea

Eremurus x isabellinus Ruiter's Hybrids

Allium giganteum

### Grasses

Molinia Caerulea Heidebraut

Stipa gigantea

Calmagrostis Karl Foerster

### Perennials

Aster frikartii Monchl

Echinacea purpurea Magnus

Geranium phaeum Raven

Geranium Johnsons Blue

Helenium Moerheim Beauty

Heuchera Palace Purple

Rudbeckia Goldstrum

Liriope muscari Monroe White

Bergenia cordifolia



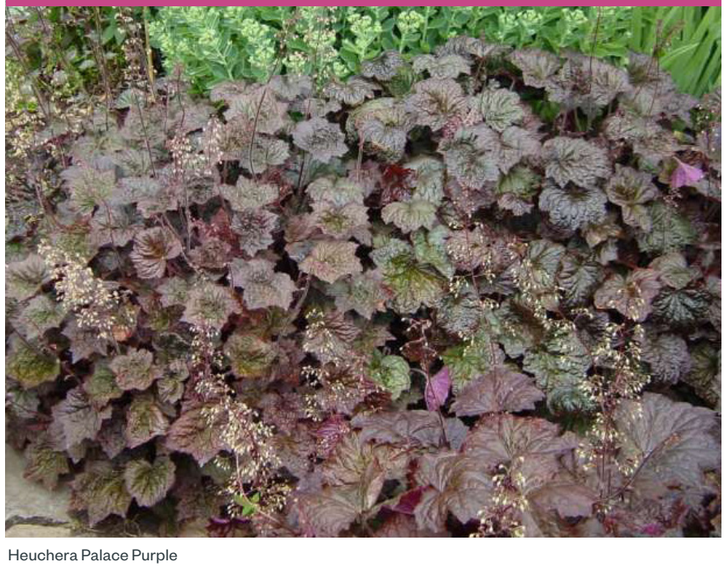
Allium giganteum



Stipa gigantea



Echinacea purpurea Magnus



Heuchera Palace Purple

# 8

# INCLUSIVE DESIGN

# Inclusive Design

## Statement

### Introduction

The Phase A provisions have been designed in line with Building Regulations Approved Document M Vol 1 for the residential elements and Volume 2 for the communal use, amenity space and other non-residential elements as a minimum as well as applying British Standard BS 8300 2018 Volumes 1 and 2, GLA and local inclusive design planning policies and guidance.

Please also refer to Chapter 8 of the Design and Access Statement: The Masterplan prepared by Levitt Bernstein Architects that forms part of this hybrid planning application for a detailed commentary of the access and inclusive design strategy across the whole masterplan.

### Project Particulars: Phase A Detailed

Phase A is the first phase of the New Aberfeldy Village Masterplan and, as such, forms the detailed component of the Hybrid Planning Application.

Phase A includes land at Lochnagar Street in the north of the masterplan, land along Aberfeldy Street and adjacent to St. Nicholas Church, and land along Blair Street adjacent to Braithwaite Park which completes a courtyard building in the earlier Phase 1 of Aberfeldy Village.

The  Phase A proposal is a residential led development over four plots (F, H, I and J) with 277 residential units, with a 47% affordable component (96 homes of which 11 are Social rental and 88 Intermediate).

There is a retail component across Plots H and F and localised workspace to Plot I.




Map of Aberfeldy Village and Phase A Plots F, H, i and J

# Inclusive Design

## Statement

There are four plots in Phase A that have been designed to meet accessibility and inclusive design requirements:

Plot H on Aberfeldy Street

- New shops and cafes
- Improved public realm
- Mix of private, social and shared ownership homes
- New play street to rear of plot.

Plot F in the Town Square

- Cafes, shops, workspaces at ground floor
- Private homes
- New community square + playspace

Plot I the Park

- Private homes + shared ownership
- Community amenity space on ground floor
- Improved public realm

Plot J Family

- Social tenure family homes
- Community gardens and allotments
- New link to River Lea

### Phase A Residential Tenure Mix

The Detailed Component of the planning application will deliver 47% of the homes as affordable with a tenure split across the affordable component of 92.93% Social/ Affordable Rent and 7.07% intermediate rent.

The details of each plot are provided below:

Plot F in the Town Square

- Provides 102 homes all for private market sale.
- The communal entrance lobby is directly entered from the street with sheltered off-street access to the cycle store.
- Secondary access is provided from the Town Square.
- At ground level, it provides a residential lobby, cycle storage, residents facilities, refuse and plant.
- Three retail units are provided at ground floor with a Food and Beverage outlet at the corner facing both the Town Square and Millennium Green. This is located alongside the residents amenity space.
- A resident's office is located to the west in the location of the Marketing Suite.
- Loading will be available off Ettrick Street.
- Levels L02-L12 provide residential units.
- There will be 5 2B 4P M4(3)(2a) wheelchair adaptable homes (5%).
- There is a communal roof terrace amenity at L07

Plot H1 and H2

- Part of three blocks H1, H2 and H3 in Plot H
- Plots H1 +H2 have 66 homes (100% affordable)
- The communal entrance lobby is directly entered from Aberfeldy Street to the east, with sheltered off-street access to the cycle store.
- Secondary access is provided from Kirkmichael Road.
- At ground level, these provide a residential lobby, cycle storage, residents facilities, refuse and plant.
- Seven retail units are provided at ground floor with a Food and Beverage outlet at the corner facing Aberfeldy St, Blair St and Kirkmichael Road.
- Loading will be available off Aberfeldy Street .
- There will be 10 3B 5P M4(3)(2b) wheelchair accessible homes (15.2%) from Levels 03 to 07 providing a choice for occupiers.

Plot H3

- Plot H3 has 38 homes (18.4% affordable) with 2 WCH 2B 4P M4(3) (a) adaptable homes (5.3%)
- The communal entrance lobby is directly entered from Aberfeldy Street to the west.
- Four retail units are provided at ground floor facing Aberfeldy Street.
- Loading will be available off Aberfeldy Street .
- Level 01 will have homes with shared ownership with upper levels L02-L05 providing market tenure.
- There will be 2 2B 4P M4(3) (a) wheelchair adaptable units.

Plot I: Braithwaite Park

- Provides 52 homes (5.7% affordable).
- The communal entrance lobby is directly entered from Blair street with sheltered off-street access to the cycle store.
- Secondary access is provided from the rear courtyard for access to the parking and public realm.
- There are private entrances to the 2 x maisonette homes from Blair Street.
- At ground level, it provides a residential lobby, cycle storage, residents facilities, refuse and plant.
- A flexible 88sqm space is provided a ground floor level with direct access from Blair Street for residents communal use alongside wider community use.
- Level 01 will have homes with shared ownership with upper levels L02-L05 providing market tenure.
- There will be 18 2B 4P M4(3)(2a) wheelchair adaptable units. located on levels 02-10, all within market tenure.

Plot J: Lochnagar Street

- Plot J has 20 homes (100% affordable) with no M4(3) wheelchair units.
- All the homes are multi-storey town houses adjacent to a 6-sorey maisonette

# Inclusive Design

## Statement

### Retail and workspace inclusive design provisions

The proposals at this stage indicate that all requirements for the commercial and other non-residential / community elements of the building provisions for Phase A will be met, subject to the detailed design and construction.

Statutory requirements for access will be met as set out in Approved Documents Parts K and Approved Document M, Vol 2, Buildings other than dwellings.

Retail and workspace units will be provided as shell and core and fitted out by the tenants.

### Accessible housing

All homes are designed to exceed the nationally described space standard (NDSS) and will have private amenity space accessed directly from the living room, as either a garden, balcony or roof terrace.

12% of the dwellings will be provided to the M4(3) Category 3: Wheelchair user dwellings standard, while the remainder will meet the M4(2) Category 2: Accessible and adaptable dwellings standard. This is part of the wider wheelchair housing strategy which is overproviding for Phase A but will be balanced across the masterplan to provide 10% M4(3) units in line with the London Plan 2021.

### Consultation

Consultation has been central to the development of the scheme. Throughout the design process, the design team has engaged with the public and a wider group of stakeholders.

This has allowed the design team to gain invaluable feedback from various points of view that have developed and improved the proposals as a whole, including all relevant accessibility and inclusive design requirements and considerations.

Please refer to chapter 2 of this Phase A Design and Access Statement and chapter 4 of the Masterplan Design and Access Statement for a more detailed explanation of engagement and resident involvement.

### Conclusion

The proposed Development offers a level of inclusive design that exceeds the minimum access requirements of the Building Regulations, local and London-wide access policies.

The design of the public realm and buildings focuses on making it easy for all people of all ages and abilities to move through and use the amenities the development will offer.

Each aspect of accessing the development, moving through the open spaces, arriving, entering and using the buildings has been carefully considered during the design process, including activities within individual dwellings.

Key provisions that enhance accessibility and inclusion include:

- Accessible routes to all pedestrian route connections and public transport;
- Walking and cycling routes that are connected, direct, permeable and safe;
- Employment and work opportunities embedded locally within the neighbourhoods, permitting people to work close to home which is particularly useful for some older people, those with caring responsibilities, and disabled people.
- Residential amenity space and facilities that are conveniently located and accessible, and that are comfortable and inclusive for independent use by residents;
- A second lift being available for use by residents of wheelchair accessible homes living at upper levels;
- Wheelchair accessible residential layouts with increased circulation space compared to the minimum required by the London Plan.



Proposed View looking West to Plot F Town Square



Proposed View looking North up Aberfeldy Street

# Inclusive Design

## Legislation, regulations, policies, standards and guidance

Key documents that guide the design team's decisions about access and inclusion provisions for the proposed development are listed below. Local policy and guidance about specific aspects of buildings that are referred to by Approved Document M Volume 2 and BS 8300 will also be useful during the technical design stage of the project.

### Equality Act

The Equality Act does not set out criteria that buildings need to comply with; it exists to protect people's right not to be discriminated against. Compliance with Part M of the Building Regulations is subject to approval by Building Control or an Approved Inspector.

Some of the information within this inclusive design statement (and the subsequent building regulations application access statement) will inform an access management plan, which is recommended to assist its future operation in relation to the operator's obligations under the Equality Act.

### National Housing Standards

The 2015 Building Regulations Part M supersedes the various residential access standards and guidance (including Lifetime Homes, the Wheelchair Housing Design Guide and any local residential standards) that could be applied to residential developments prior to October 1, 2015.

A new edition of Approved Document M was published in March 1, 2016, incorporating various minor amendments. Volume 1 defines three 'Optional Categories' for accessible dwellings:

- M4(1) Category 1: Visitable dwellings;
- M4(2) Category 2: Accessible & adaptable dwellings
- M4(3) Category 3: Wheelchair user dwellings

Regulation M4(1) is mandatory for all new dwellings across England in the absence of any local authority requirements.

Optional requirements M4(2) and M4(3) are mandatory when the Local Planning Authority impose them on projects as a planning condition.

The London Plan was revised to reflect changes to the National Planning Policy Framework and enable local authorities to require Optional Categories 2 and 3 of Part M without having to update their policies to do so. This is explained in the Mayor of London's Housing Policy Transition Statement (May 2015):

- 90% of new housing to meet optional requirement M4(2) - Category 2 of Building Regulations;
- 10% of new housing to meet optional requirement M4(3) - Category 3 of Building Regulations.
- Category 1 is not applicable to any new residential developments in London boroughs.

Each London Borough will set out the requirement for new housing in Local Development Frameworks, and these should conform to the London Plan. London boroughs are not allowed to have their own variations. Where a borough requires a higher design standard this should only be requested to meet the needs of a specific individual and therefore should only be required of a home where a local authority allocation policy applies.

### Building Regulations and British Standards

Building Regulations Part M as described in Approved Document M Volumes 1 and 2 represents the minimum standard of accessibility that the Development should meet.

Any solutions proposed that are different to those described in Approved Document M must provide an equal or greater level of accessibility and are justified where necessary within this Access Statement.

The following Approved Documents and British Standards are key references for the access strategy of the Proposed Development:

- The Building Regulations 2010, Access to and Use of Buildings, Approved Document M, Volume 1: Dwellings, 2015 with 2016 Amendments;
- The Building Regulations 2010, Access to and Use of Buildings, Approved Document M, Volume 2: Buildings other than Dwellings, 2015;
- The Building Regulations 2010, Fire safety, Volume 1: Dwelling houses, Approved Document B (2006 edition incorporating 2010 and 2013 amendments), HMSO, 2013;
- The Building Regulations 2010, Fire safety, Volume 2: Buildings other than Dwelling houses, Approved Document B (2006 edition incorporating 2007, 2010 and 2013 amendments) HMSO, 2013;
- The Building Regulations 2010, Protection from Falling, Collision and Impact, Approved Document K, HMSO, 2013;
- British Standard 8300:2018 Design of an accessible and inclusive built environment. Part 1: External Environment, and Part 2: Buildings, Code of Practice, British Standards Institution 2018; and
- British Standard 9999:2017 Code of Practice for Fire Safety in the Design, Management and use of Buildings, British Standards Institution, 2018.

LCL's advice to the design team for the Development includes following the guidance of BS 8300:2018 wherever possible because it is more recent and results in an arguably more inclusive environment than designing according to the solutions in Approved Document M.

### National Planning Policy Documents

Relevant national planning policy documents are as follows:

- National Planning Policy Framework (NPPF, 2021);
- National Planning Practice Guidance;
- Technical Housing Standards - Nationally Described Space Standards (May 2016);
- The National Design Guide published January 2021;
- The National Model Design Code (NMDC), published July 2021.

The Mayor of London's Housing Supplementary Planning Guidance (SPG) document was revised to incorporate the National Housing Standards on March 1, 2016.

### London-wide Planning Policy Documents

These include:

- The London Plan, the Spatial Development Strategy for Greater London, March 2021; and
- Housing Supplementary Planning Guidance, London Plan 2016 Implementation Framework, Mayor of London, March 2016;
- Shaping Neighbourhoods: Play and Informal Recreation supplementary planning guidance, Mayor of London September 2012;
- Shaping Neighbourhoods: Accessible London: Achieving an Inclusive Environment, supplementary planning guidance, Greater London Authority,

# Inclusive Design

## Legislation, regulations, policies, standards and guidance

October 2014;

- The emerging GLA Good Quality Homes for all Londoners;

Four key access standards of the London Plan Housing SPG are:

- Standard 24 - All new dwellings should meet the nationally described space standard.
- Standard 25 - Dwelling plans should demonstrate that dwellings will accommodate the furniture, access and activity space requirements relating to the declared level of occupancy and the furniture schedule set out in Approved Document Part M;
- Standard 26 - A minimum of 5 sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sqm should be provided for each additional occupant; and
- Standard 27 - The minimum depth and width for all balconies and other private external spaces should be 1500mm.

### Council Planning Policy and Supplementary Documents

- London Borough of Tower Hamlets Local Plan 2031, adopted January 2020;
- The emerging London Borough of Tower Hamlets Leaside Area Action Plan;
- London Borough of Tower Hamlets High Density Living Supplementary Planning Document, adopted December 2020;
- The emerging London Borough of Tower Hamlets Tall Buildings Supplementary Planning Document.

### Good practice guidance for access and inclusion

Approved Documents M and K, and BS 8300:2018 provide general access advice, but refer to other standards and regulations about specific aspects of buildings and their immediate surroundings. Therefore, several documents will need to be referred to, including good practice guidance books written by specialists, including:

- The Colour, Light and Contrast Manual: Designing and Managing Inclusive Built Environments, Bright K., Cook G., Wiley-Blackwell, 2010;
- Sign Design Guide: a guide to inclusive signage, JMU and the Sign Design Guide, 2000;
- Developing Accessible Play Space - A good Practice guide, Stationery Office 2003;
- London Cycle Design Standards, Mayor of London, TfL 2014;
- Manual for Streets - 1, DfT and CLG, 2008;
- Streetscape guidance, TfL, Mayor of London 2019, 4th Edition, Rev 1;
- Healthy Streets for London, TfL.

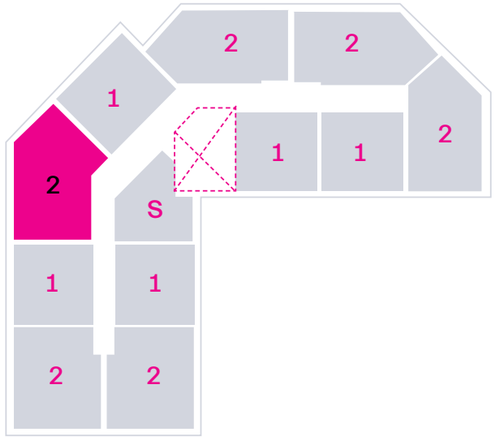
# Inclusive Design

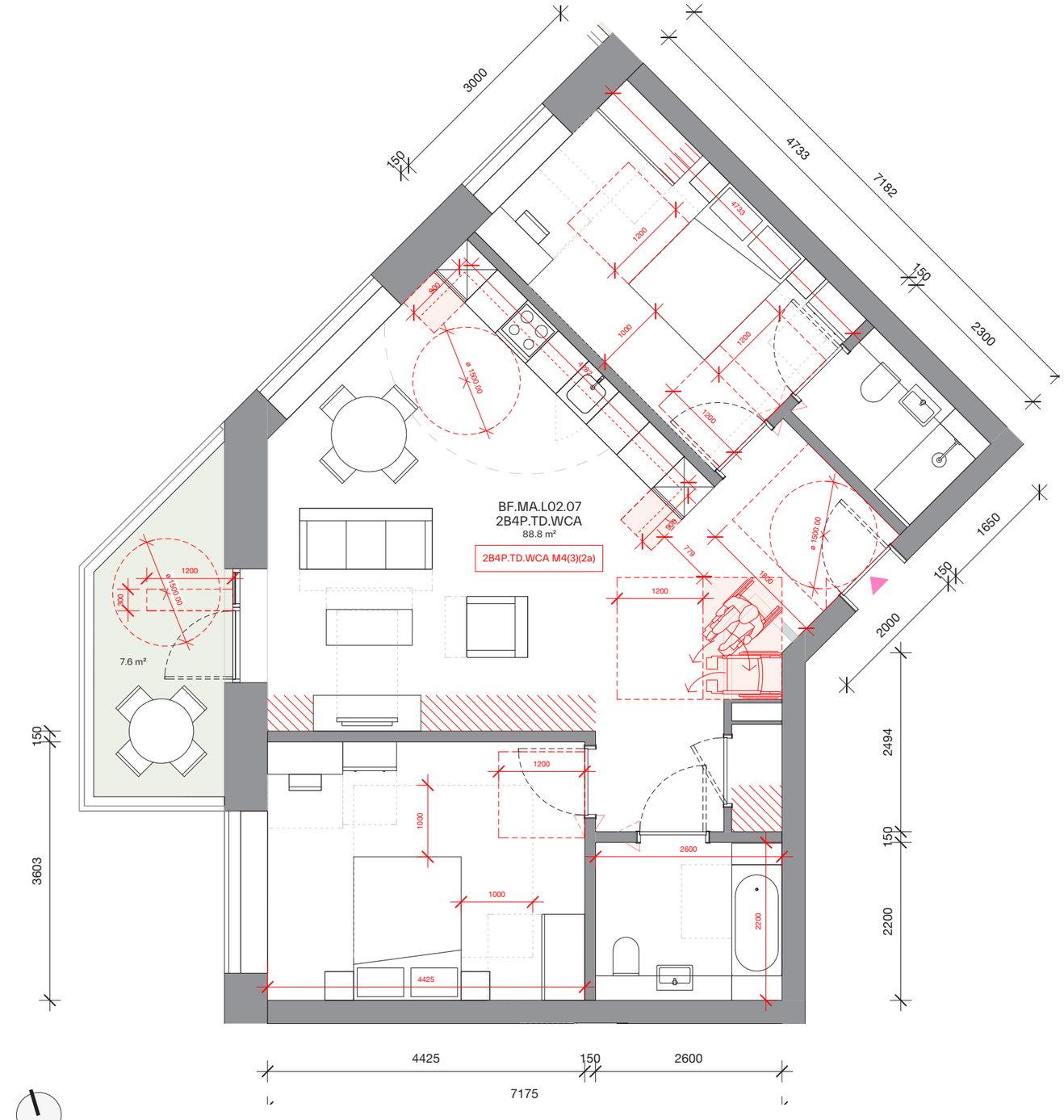
## Wheelchair User Dwellings Plot F

**Location: Plot F**
**Tenure: Market**
**Unit Type: 2b4p M4(3)(2)a**

Key Information

| | 2B4P Requirement | Achieving |
|---|---|---|
| Kitchen Length (m) | 5.9 | 6.1 |
| Storage Area (m²) | 2.0 | 2.2 |
| L/K/D (m²) | 29 | 29 |




2b4p M4(3)(2)a

# Inclusive Design

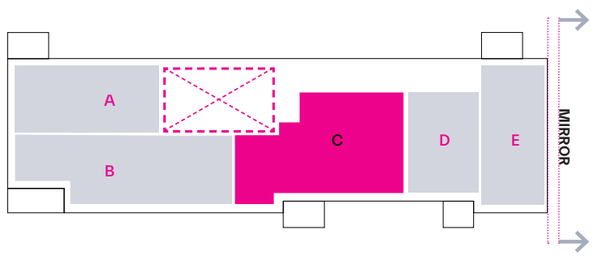
## Wheelchair User Dwellings H1/H2

**Location: Plot H1/H2**
**Tenure: Social Rent**
**Unit Type: 3B5p M4(3)(2)b**

Key Information

| | 3B5P Requirement | Achieving |
|---|---|---|
| Kitchen Length (m) | 6.8 | 7.2 |
| Storage Area (m²) | 2.5 | 2.8 |
| L/K/D (m²) | 31 | 37 |




3B5p M4(3)(2)b

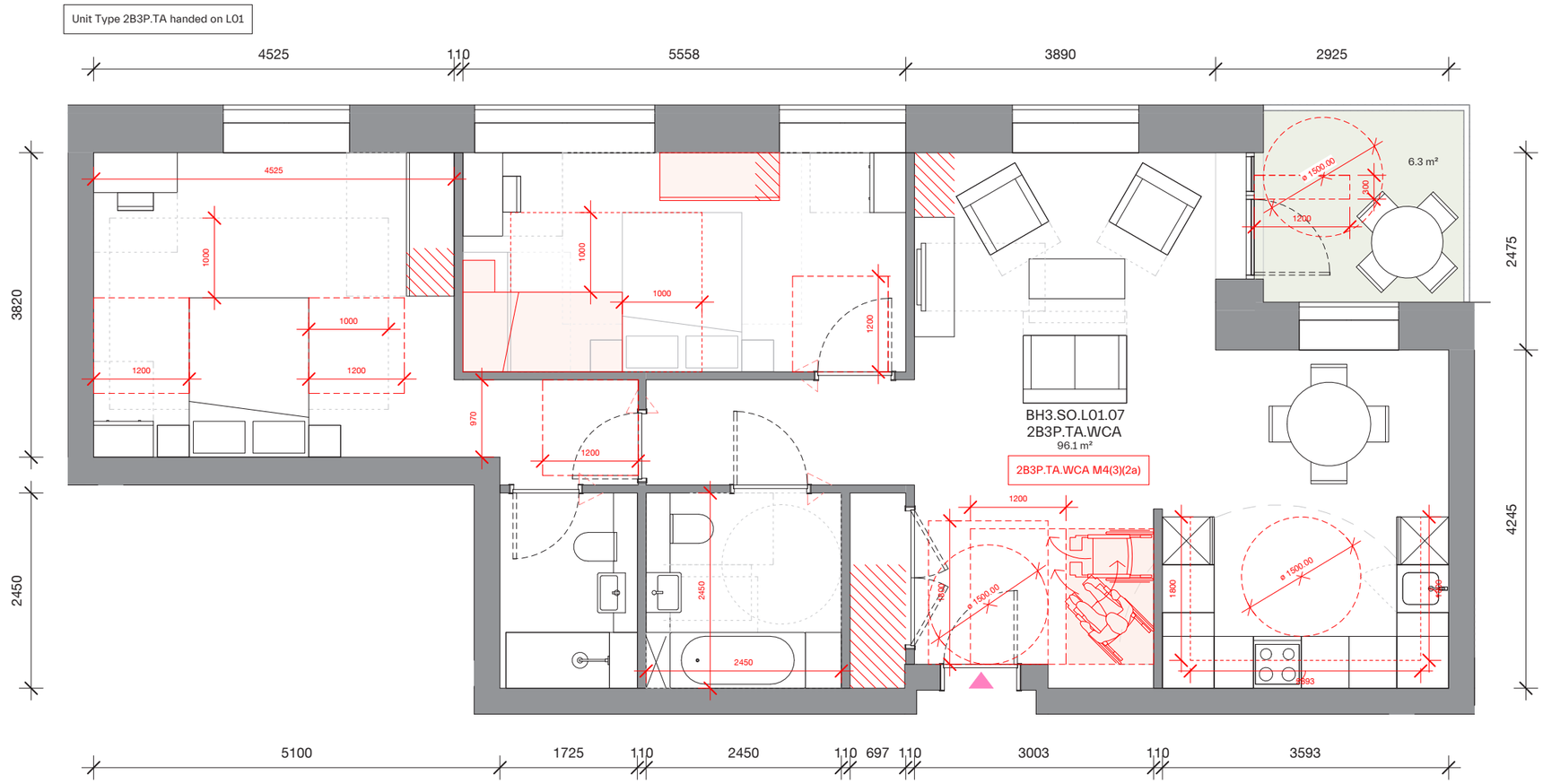
# Inclusive Design

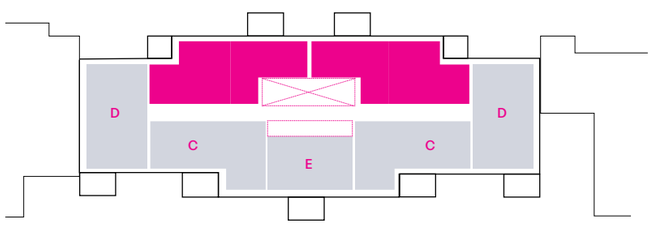
## Wheelchair User Dwellings Plot H3

**Location: Plot H3**
**Tenure: Shared Ownership**
**Unit Type: 2b3p M4(3)(2)a**

Key Information

| | 2B3P Requirement | Achieving |
|---|---|---|
| Kitchen Length (m) | 5.9 | 6.5 |
| Storage Area (m²) | 2.0 | 2.0 |
| L/K/D (m²) | 27 | 28 |




2b3p M4(3)(2)a

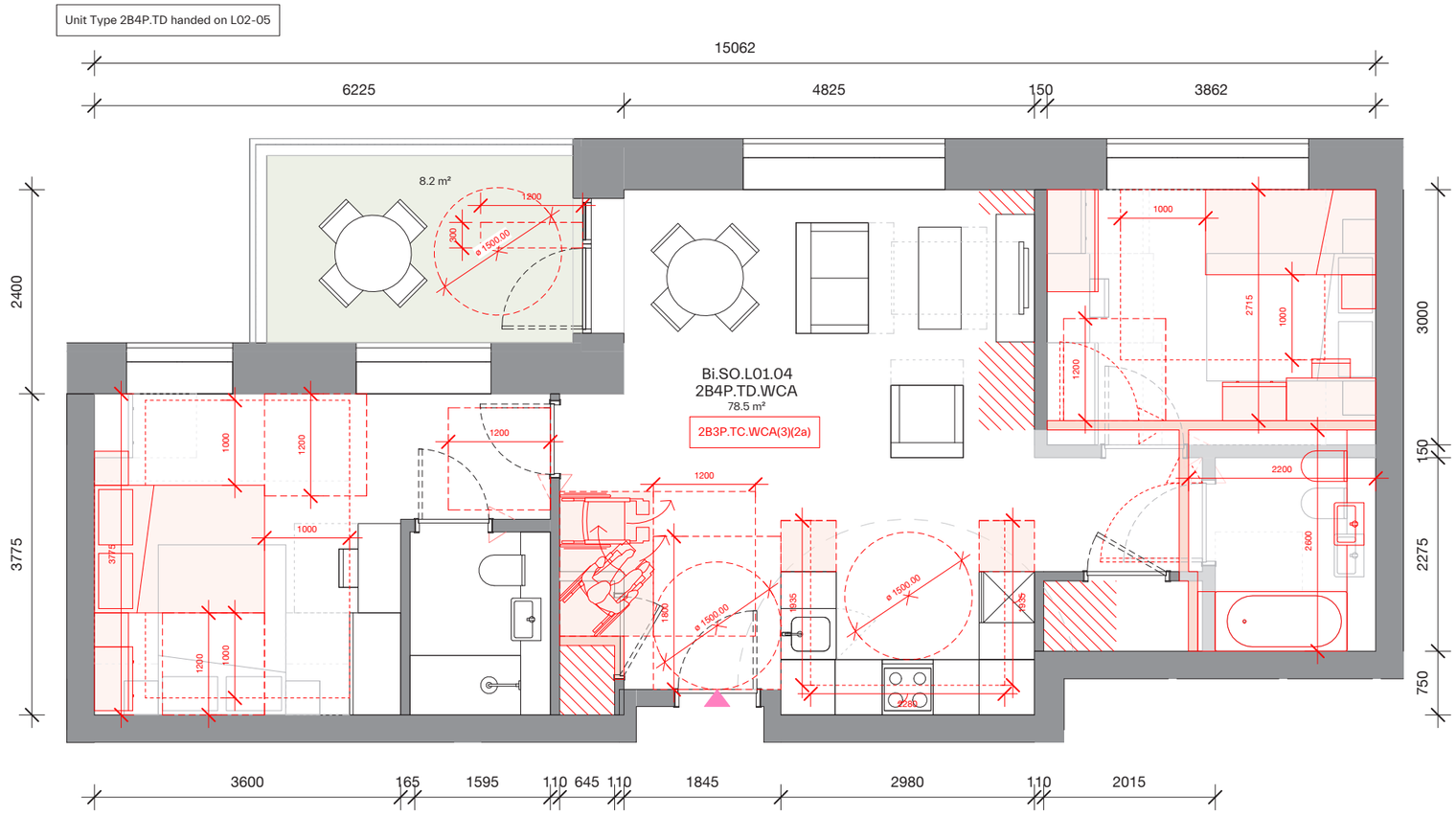
# Inclusive Design

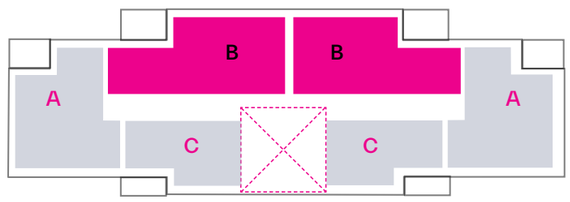
## Wheelchair User Dwellings Plot I

**Location: Plot I**
**Tenure: Shared Ownership**
**Unit Type: 2b3p M4(3)(2)a**

Key Information

| | 2B3P Requirement | Achieving |
|---|---|---|
| Kitchen Length (m) | 5.9 | 6.2 |
| Storage Area (m²) | 2.0 | 2.1 |
| L/K/D (m²) | 27 | 27 |




2b3p M4(3)(2)a

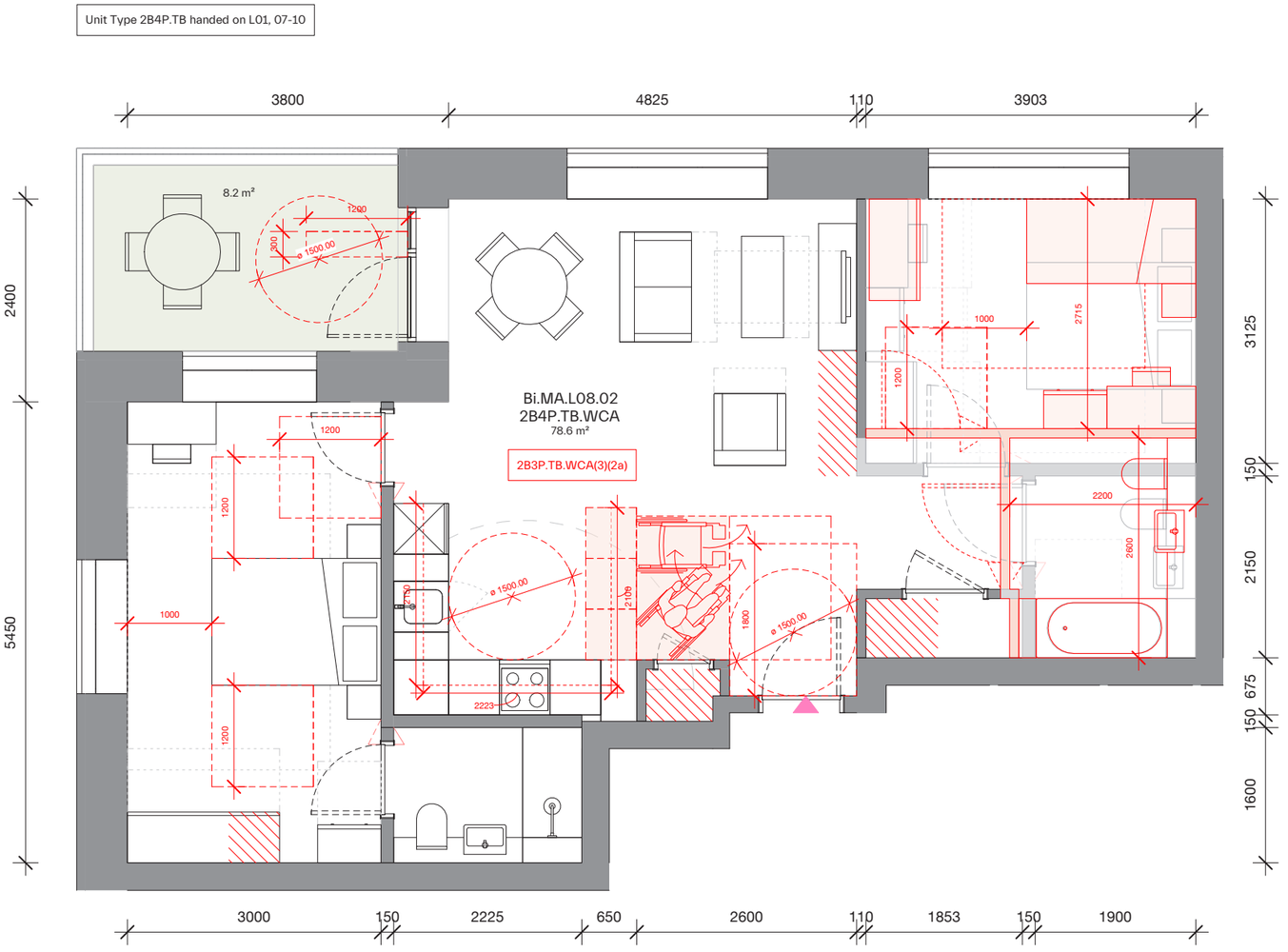
# Inclusive Design

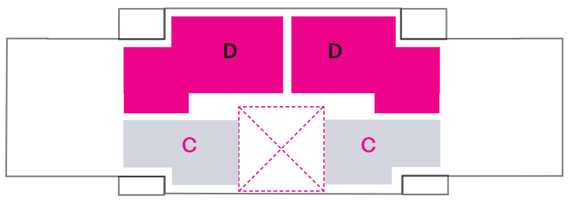
## Wheelchair User Dwellings Plot I

**Location: Plot I**
**Tenure: Market**
**Unit Type: 2b4p M4(3)(2)a**

Key Information

| | 2B3P Requirement | Achieving |
|---|---|---|
| Kitchen Length (m) | 5.9 | 6.5 |
| Storage Area (m²) | 2.0 | 2.1 |
| L/K/D (m²) | 27 | 27 |




2b4p M4(3)(2)a

# Access & Maintenance

## Building Management

It is proposed the buildings across Phase A will be staffed with a full estate management team. This includes an on-site residents' office at Plot F to help deal with ongoing requests and issues. Plot by plot concierge services for package delivery will be digital. A staff amenity area which includes a kitchen, shower and WC facilities, are also provided within plot F adjacent to the office.

There will be 24 hour security with a security officer overnight with access to CCTV, to provide a point of contact to residents during out of office hours. This is located at the ground floor of plot F, with dedicated street access from Ettrick Street. Waste will be managed by estate staff who will be responsible for coordinating and managing the retail refuse collection and for moving bins to refuse presentation areas on collection day.

As part of the future phases a `Residents Hub` will also be coming forward to further the residential infrastructure, management and security of the area.

## Cleaning + Maintenance

Due to the plots across Phase A all presenting a variety of contextual considerations and constraints, multiple strategies have been proposed across the Phase for cleaning and maintenance. However, it is proposed that the most practicable method of access to maintain the façade is by means of rope access abseiling. However, the ability for residents to readily clean windows has also been embedded within the proposals wherever reasonably possible, with windows and doors to the units to be from their associated external amenity space or deck access. Substantial areas of balcony space allow external cleaning to windows, doors, and floors, mitigating the requirement for abseiling. All balustrades are minimum +1125mm above FFL. To the ground floors, cleaning can be achieved by hand via long reach pole, with this also possible to immediate levels above where constraints such as projecting balconies otherwise preclude abseil access to localised windows. At Plot H due to the pitched roofs it is proposed localised areas of windows should be cleaned by MEWP (mobile elevated working platform) as the safest form of access to the elevation. Alternatively, long reach water fed pole could also be utilised upto +25m reach, however could be of more constraint to the ground areas where retail portions and public realm closure would want to be mitigated. Further detail coordination will be progressed at the next stage to further consolidate the strategies.

## Façade Replacement

Each lift within the respective buildings will be able to host transportation of glass and façade components, enabling replacement to the façade to either occur internally via the unit demise, or externally via scaffolded / MEWP access. MEWP (mechanically elevated working platform) would be advocated to mitigate further working at height and heavy lifting.

## Plant Replacement

The majority of plant rooms have all been located at ground floor with direct street access for ease of large mechanical equipment replacement. Where street access is not permissible, secondary back of house corridors serve these rooms with sufficient width and ease of access. Dedicated loading bays and vehicular access has been located as close as reasonably possible for prospective equipment replacement and to mitigate travel distance. Where possible modular elements are used within the plant rooms to mitigate heavy lifting. Plot F is the one instance where a first floor plant room is required. This however does not host large equipment and can utilise the lift access in the event replacement is required,

## Upper Roofs

Access to the top-level roofs are provided via roof access hatch from the final occupiable level of the buildings. These are all from the common core / corridor. Sufficient openable size will be accommodated alongside retractable / extendable access ladder for safe passage between levels.  There is no lift access to roof.

The roof level hosts a variety of mechanical equipment, including extract fans and space for future tenanted retail servicing. PV's are integrated within a 'bio-solar' strategy, both to sustainably elevate the energy strategy with the use of renewables, whilst accommodated on a green roof to aid biodiversity, drainage and attenuation. In the event any equipment needs replacing, modular elements will be suitable to transport via the roof hatch and lift / stair to ground floor. Larger elements will require craned replacement, however this is only expected once in an 10-15 year scenario.

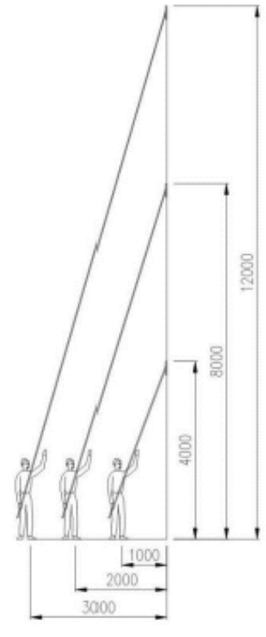
Suitable access to the perimeter of the roof will be accommodated by setting back equipment to ensure a minimum 1m clear route around its extents. Minimum +1100mm parapets are coordinated to the full extent of roof perimeters to establish suitable barrier protection for all maintenance operatives. These also help to visually conceal equipment from the street level. Where applicable, roof anchor points (or similar) are coordinated to enable rope access maintenance from the roof in line with the cleaning strategy. These will only be utilised by specialist trained operatives. All roofs are accessible solely to operatives for the maintenance and cleaning of:

- Lift overrun
- Rooftop plant
- Roof finishes
- Bio-diverse roof
- Rainwater outlets and gullies

Due to the low rise nature of the town houses to plot J, this is a slight exception to the aforementioned strategies and is detailed on the following pages.

## Roof Terraces

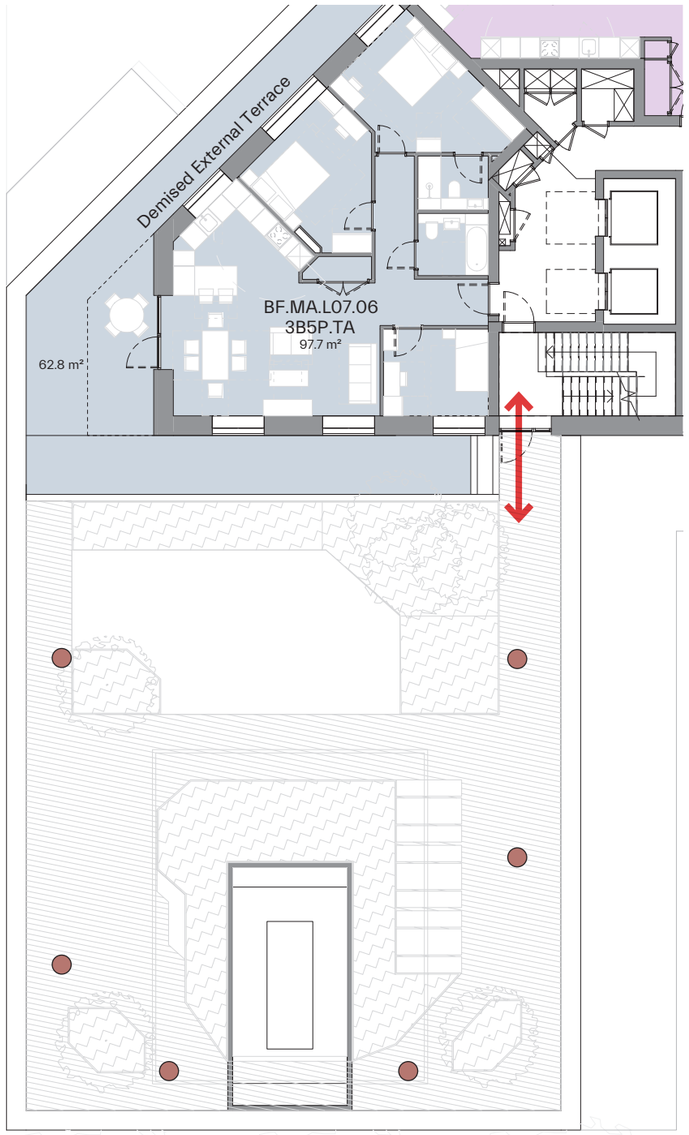
To plots F, H and I, communal roof terraces are also present. These are solely for residents' use, and all accessed off the common corridor / core, with level access between. Lift access internally provides inclusive travel between the terrace level and all occupiable floors above and below. Furniture and planting zones are set sufficiently inboard from the perimeter to omit climbing opportunities and retain barrier protection. Localised roof anchor points (or similar) are accommodated in line with the cleaning strategy.




Pole Reach Diagram: Demonstrating typical clear width access required at street level

# Access + Maintenance

## Plot F: Roof Plan



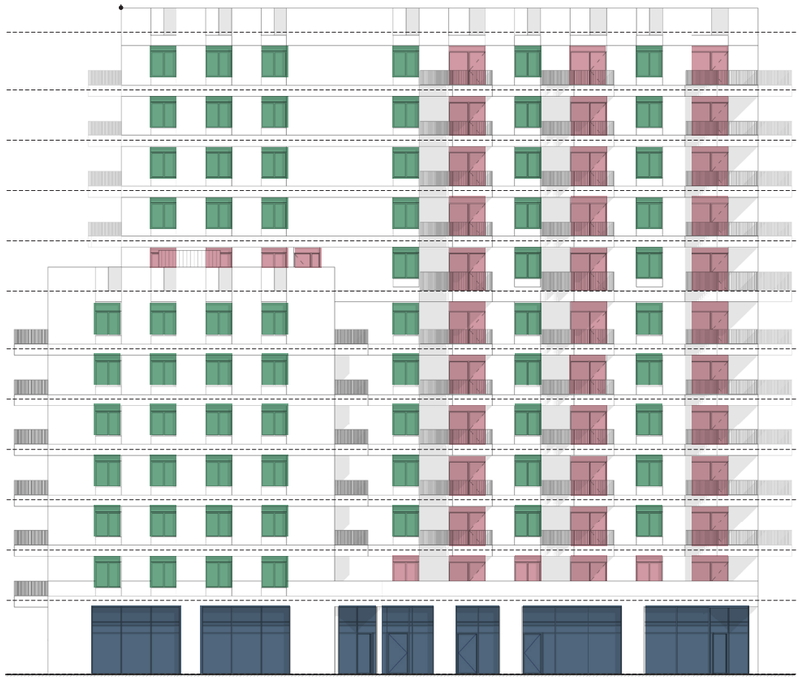

F Terrace Roof Plan L07



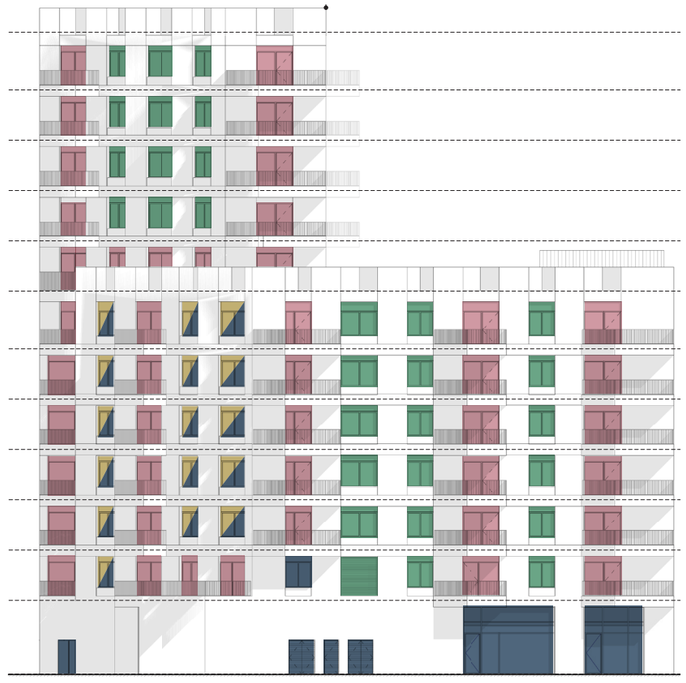

F Roof Plan L13

# Access + Maintenance

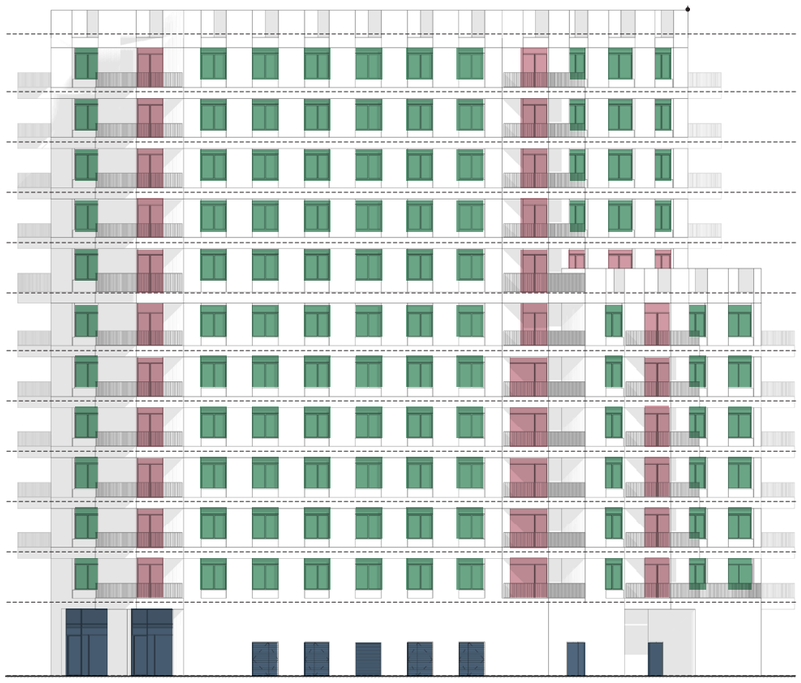
## Plot F: Cleaning Strategy



South Elevation



West Elevation



North Elevation

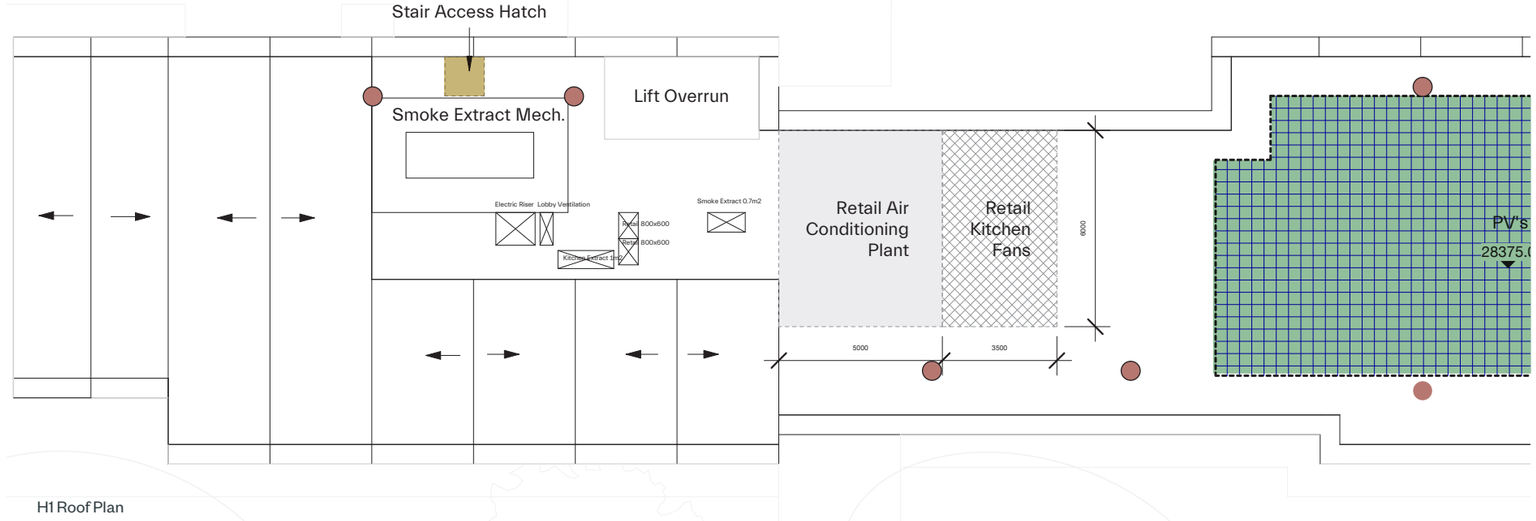


East Elevation

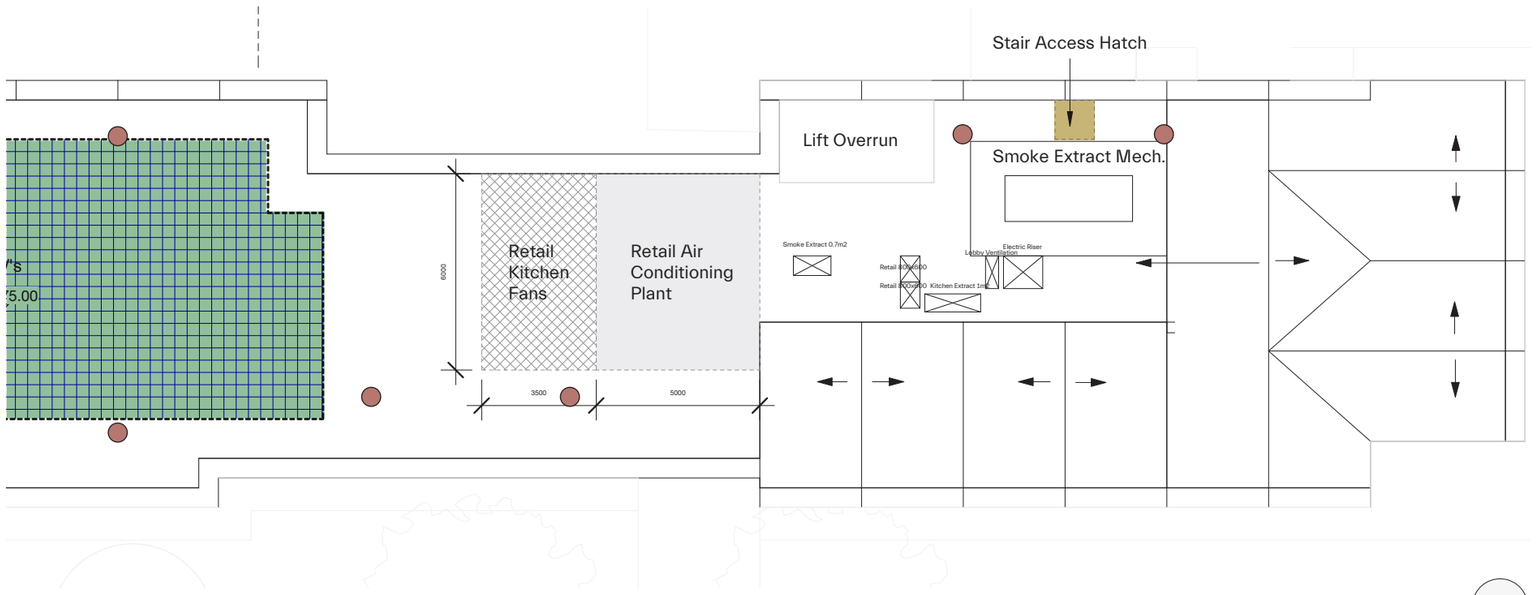
- Manual / Water fed long reach pole from street / communal terrace
- Abseil access from roof
- MEWP (Mobile Elevated Working Platform) from street
- Manual Clean from Private Amenity (balcony / terrace)

# Access + Maintenance

## Plot H: Roof Plan




H1 Roof Plan




H2 Roof Plan

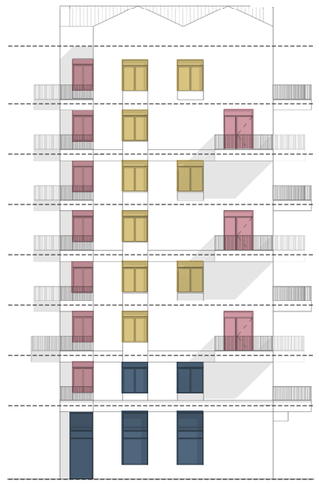
- Entrance / Exit Points
- Roof Hatch Access
- Rope Access Points
- PV's and Biosolar Roof

# Access + Maintenance

## Plot H1+2



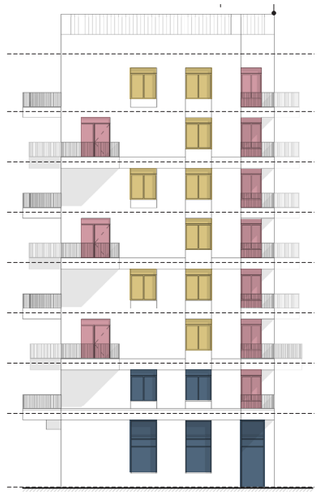

West Elevation



South Elevation



East Elevation

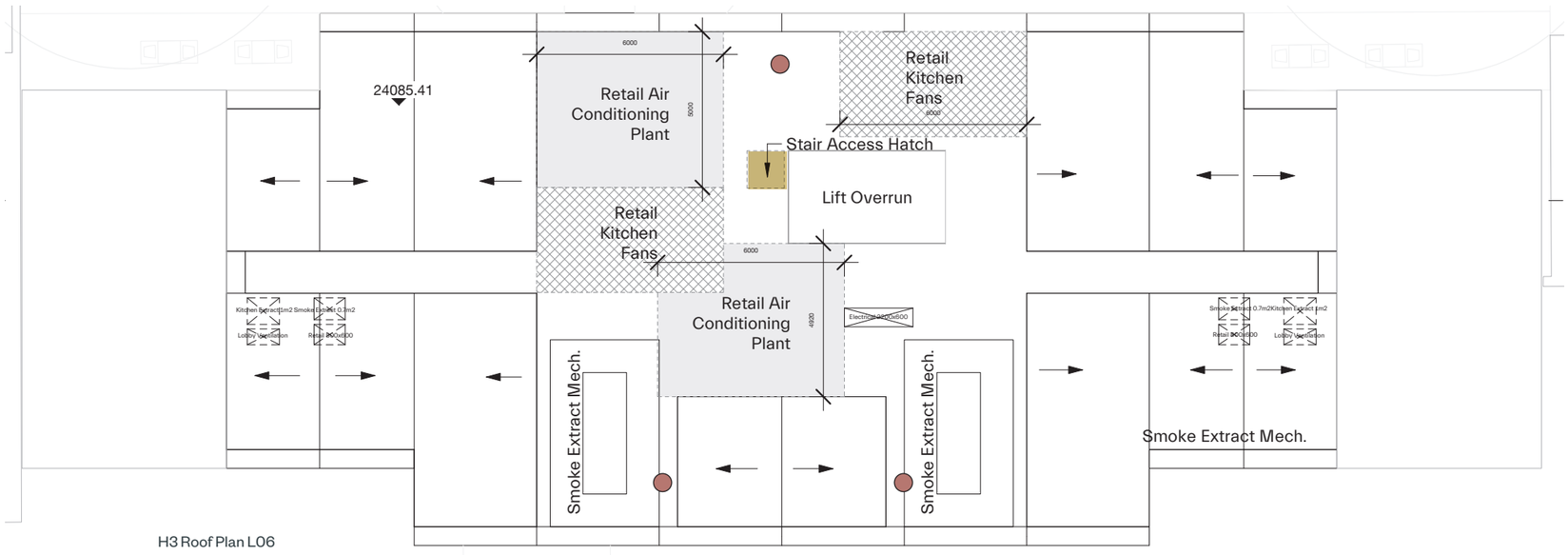


North Elevation

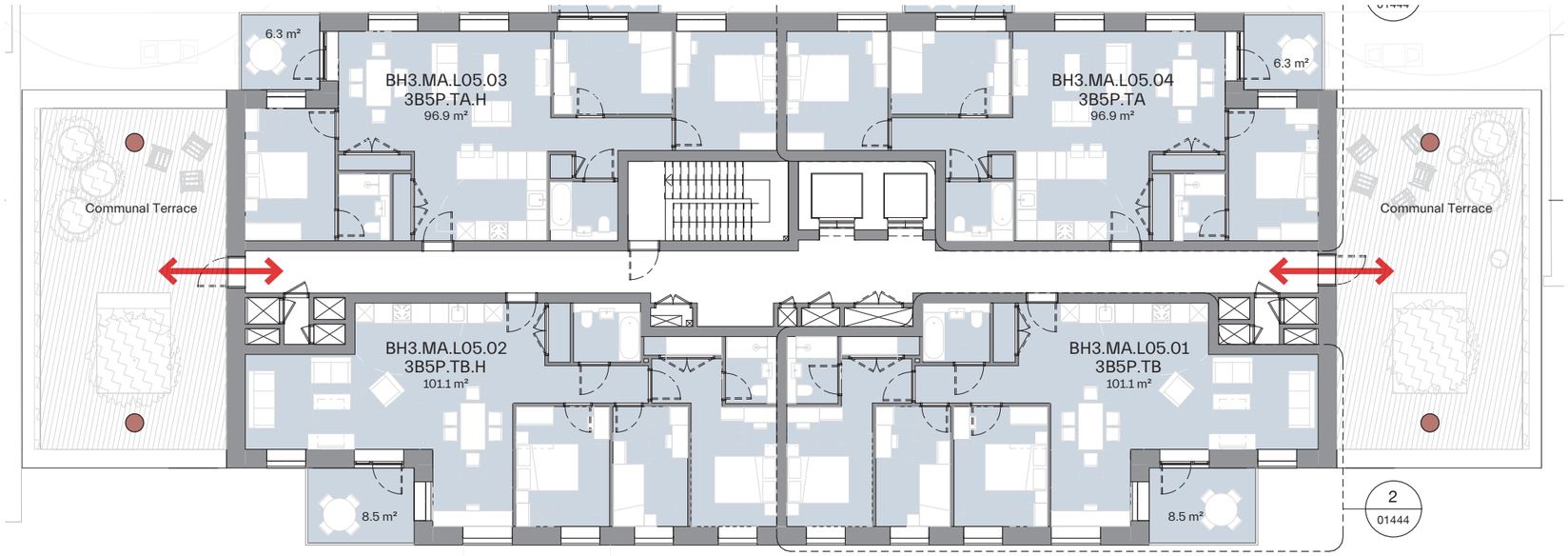
- Manual / Water fed long reach pole from street / communal terrace
- Abseil access from roof
- MEWP (Mobile Elevated Working Platform) from street
- Manual Clean from Private Amenity (balcony / terrace)

# Access + Maintenance

## Plot H3: Roof Plan




H3 Roof Plan L06

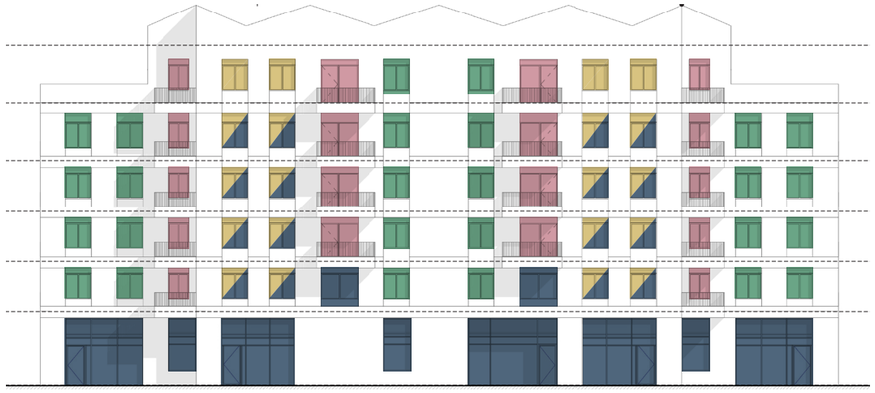



H3 Terrace Roof Plan L05

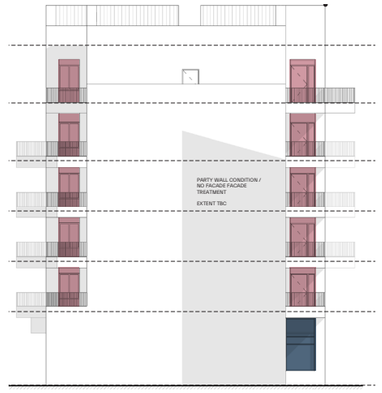
- Entrance / Exit Points
- Roof Hatch Access
- Rope Access Points
- PV's and Biosolar Roof

# Access + Maintenance

## Plot H3: Cleaning Strategy



West Elevation

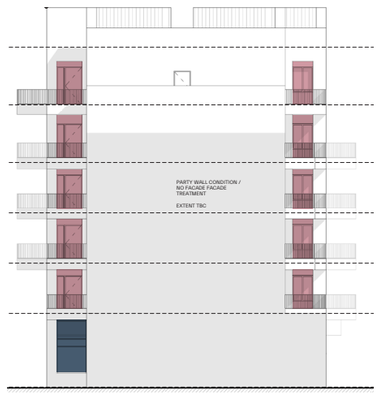



North Elevation

- Manual / Water fed long reach pole from street / communal terrace
- Abseil access from roof
- MEWP (Mobile Elevated Working Platform) from street
- Manual Clean from Private Amenity (balcony / terrace)



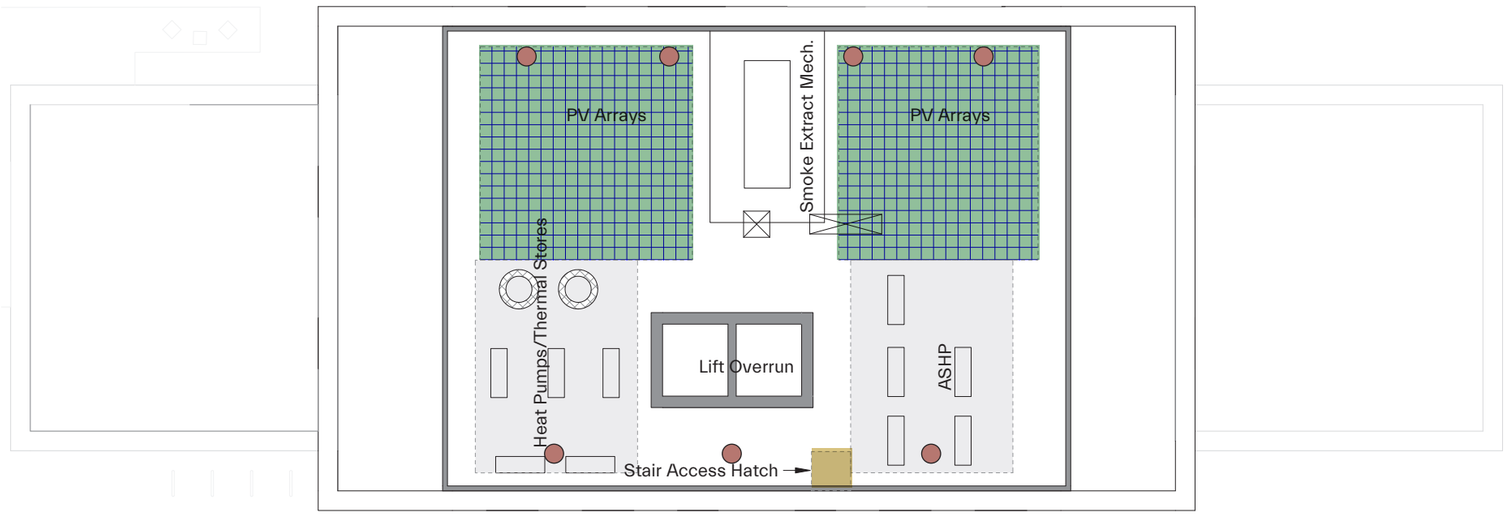

East Elevation



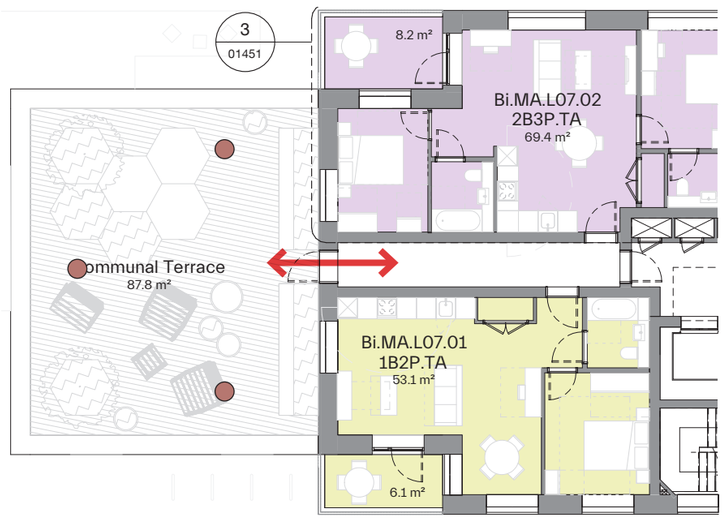

South Elevation

# Access + Maintenance

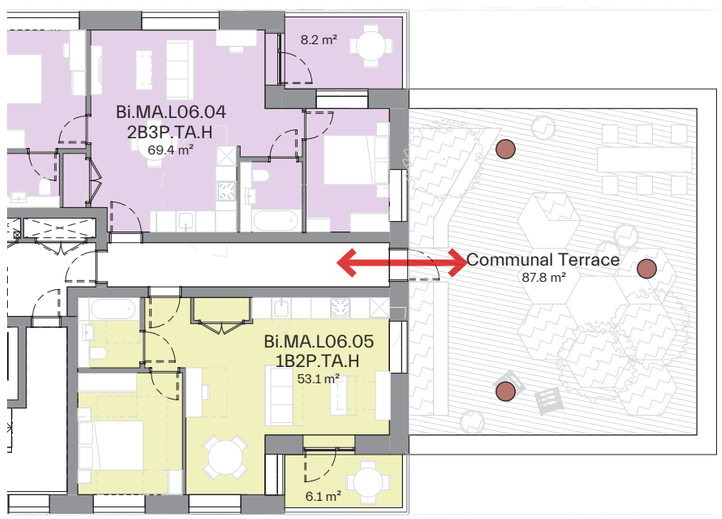
## Plot I: Roof Plan




L11 Roof Plan




L07 Roof Plan




L06 Roof Plan

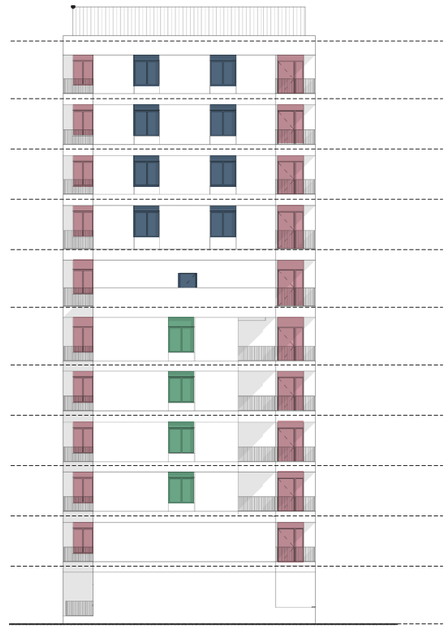
- Entrance / Exit Points
- Roof Hatch Access
- Rope Access Points
- PV's and Biosolar Roof

# Access + Maintenance

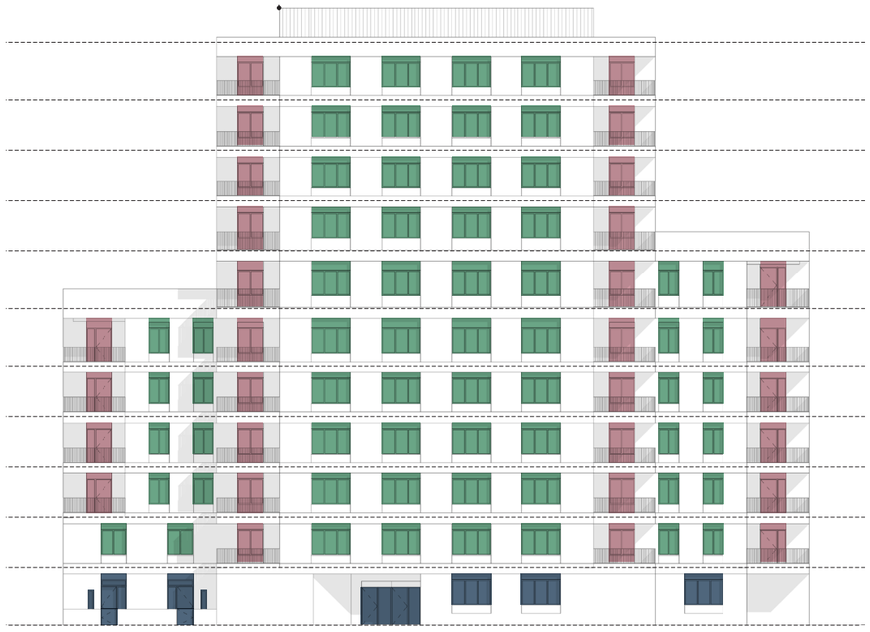
## Plot I: Cleaning Strategy



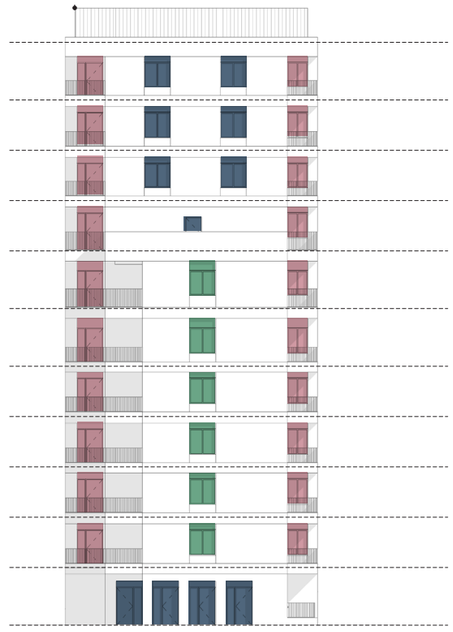
South Elevation



West Elevation



North Elevation



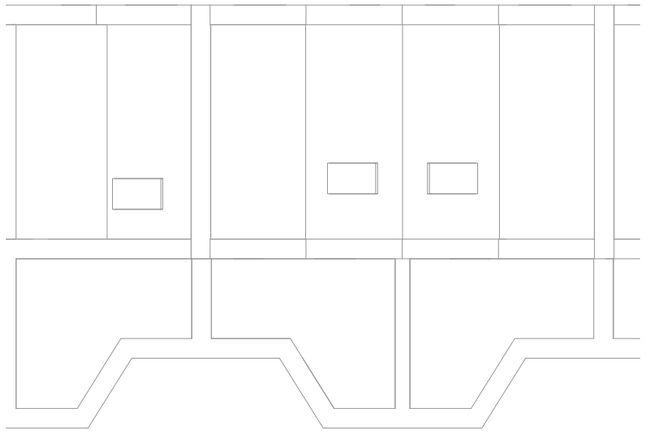
East Elevation

- Manual / Water fed long reach pole from street / communal terrace
- Abseil access from roof
- MEWP (Mobile Elevated Working Platform) from street
- Manual Clean from Private Amenity (balcony / terrace)

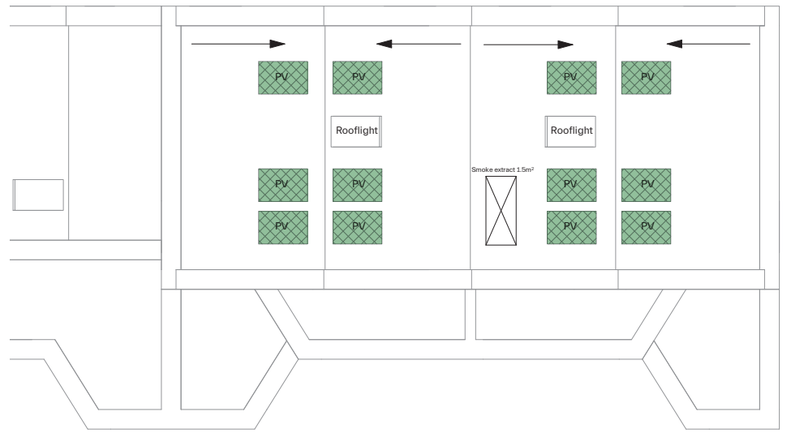
# Access + Maintenance

## Plot J: Roof Plan

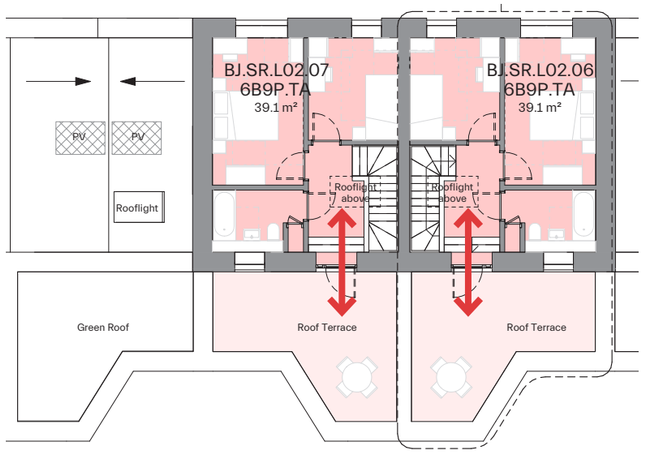
Due to the lower rise nature of this plot, immediate roof access from the internal demise has not been accommodated. In the event of required maintenance, specially trained operatives would establish access to the upper maisonette roof via MEWP. Suitable mansafe provision (or similar) will be accommodated to the roof extents for fall protection to mitigate the dangers of working at height. To the town houses, the majority of cleaning and maintenance will be possible from ground or terrace levels.



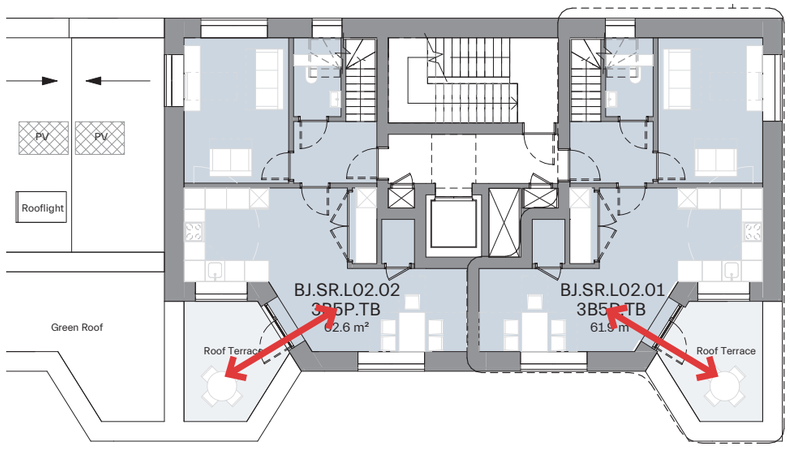
Plot J: Town House Roof Plan




Plot J: Maisonette Block Roof Plan




Plot J: Town House Typical L02 Roof Plan




Plot J: Maisonette Block L02 Terrace Plan

Entrance / Exit Points

Roof Hatch Access

Rope Access Points

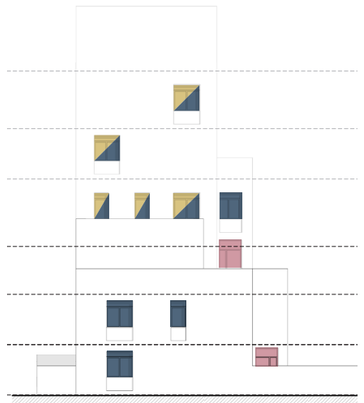
PV's and Biosolar Roof

# Access + Maintenance

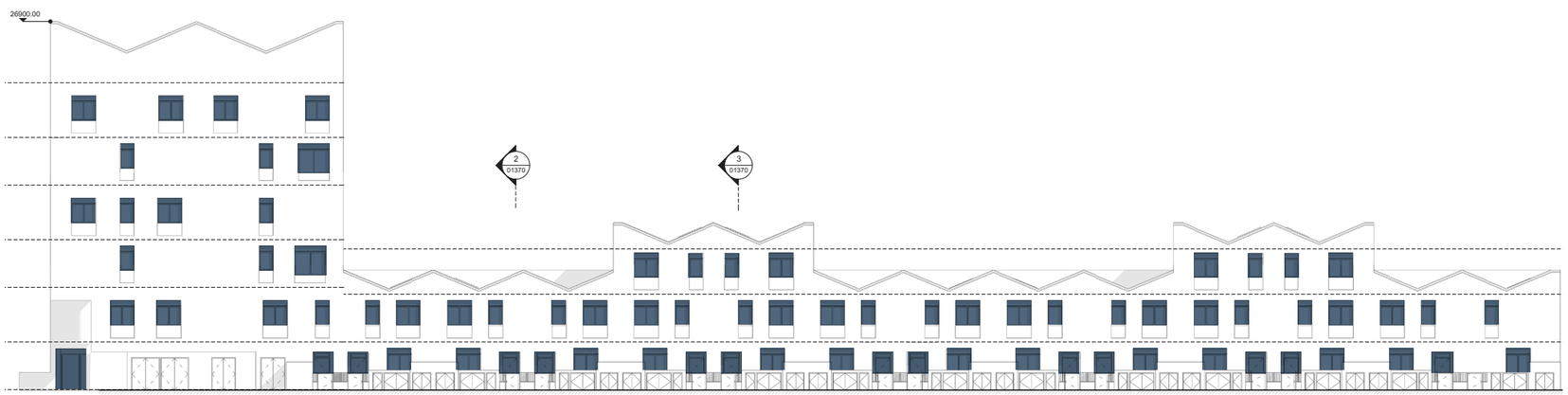
## Plot J: Cleaning Strategy



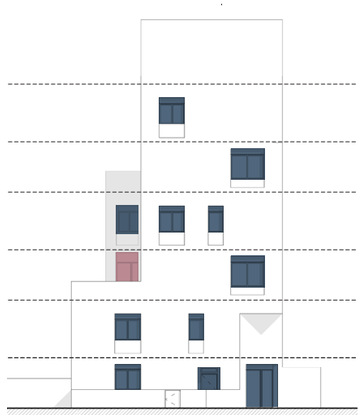

South Elevation



West Elevation




North Elevation



East Elevation

- Manual / Water fed long reach pole from street / communal terrace
- Abseil access from roof
- MEWP (Mobile Elevated Working Platform) from street
- Manual Clean from Private Amenity (balcony / terrace)

# 9

# ACCOMMODATION SUMMARY

# Accommodation Mix

## Phase A Summary

| | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 6 Bed | No. of units | Hab Rooms |
|---|---|---|---|---|---|---|---|---|
| Social Rent | 00<br>0% | 10<br>11.76% | 24<br>28.24% | 30<br>35.29% | 17<br>20.00% | 04<br>4.71% | 85 | 376 |
| Intermediate | 0 | 01<br>9.09% | 10<br>90.91% | 0 | 0 | 0 | 11 | 32 |
| Market | 12<br>6.63% | 70<br>38.67% | 90<br>49.72% | 09<br>4.97% | | | 181 | 458 |
| **Total** | **12**<br>(4.33%) | **81**<br>(29.24%) | **124**<br>(44.77%) | **39**<br>(14.08%) | **17**<br>(6.14%) | 04<br>(1.44%) | **277** | **866** |

| % Affordable (per HR) | **47.11%** | |
|---|---|---|
| Affordable tenures mix<br>(of total HRs) | Intermediate | Social / Affordable Rent |
| | 7.84% | 92.16% |

# Accommodation Mix

## Phase A Area Summary

| | | Residential GIA | Non Residential GIA Retail |
|---|---|---|---|
| AFFORDABLE | Social sqm | 10,304 | |
| | Intermediate Shared Own sqm | 1,033 | |
| | Shared sqm | 995 | |
| | Market sqm | 15,417 | |
| **Total** | **sqm** | **27,749** | **1,490** |
| | sqft | 298,688 | 16,038 |

NOTE: shared areas are apportioned to floorplate commonly accessible to BOTH market and intermediate tenure

Disclaimer:
All areas in this document are intended for illustrative purposes only. MOCO advise that the validity of all quantities and numbers be subject to a detailed check, audit and sign off by an RICS chartered surveyor. MOCO do not accept any liability for decisions or actions derived from interpretation, extrapolation or use of the areas shown.

Measurements have been calculated in accordance with the UK Government Code of Measuring Practice: Definitions for Rating Purposes.

Refer to the following website for more information:
www.gov.uk/government/publications/measuring-practice-for-voa-property-valuations/code-of-measuring-practice-definitions-for-rating-purposes

Areas such as bike store, bins, and ancillary functions to be confirmed through projects development. Services consultant to confirm requirement for plant

GEA figure excludes colonnade (open sided covered ways) & framed terrace areas (open balconies) - as recommended in UK Government Code of Measuring Practice.

# Accommodation Mix

## Plot F Unit Schedule

| BF - NIA Residential Room Schedule | | | | | | | | | | | BF - NIA Residential Area... |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Plot | Level | Number | Type | Occupancy | Dwelling Tenure | Aspect | Core | Part M4 | Bedrooms | Habitable Rooms | Area |
| Plot F | BF 01 | BF.MA.L01.01 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 01 | BF.MA.L01.02 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 01 | BF.MA.L01.03 | 2B4P.TB | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 82.0 m² |
| Plot F | BF 01 | BF.MA.L01.04 | 2B4P.TA | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 75.7 m² |
| Plot F | BF 01 | BF.MA.L01.05 | 2B4P.TA.H | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 76.2 m² |
| Plot F | BF 01 | BF.MA.L01.06 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 52.0 m² |
| Plot F | BF 01 | BF.MA.L01.07 | 1B2P.TB | 1B2P | Market | Single | BF | (2) | 1 | 2 | 56.3 m² |
| Plot F | BF 01 | BF.MA.L01.08 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 52.0 m² |
| Plot F | BF 01 | BF.MA.L01.09 | 2B4P.TC | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 76.3 m² |
| Plot F | BF 01 | BF.MA.L01.10 | 2B4P.TC.H | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 76.2 m² |
| Plot F | BF 01 | BF.MA.L01.11 | 1B2P.TA.H | 1B2P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 01 | BF.MA.L01.12 | 1B1P.TA | 1B1P | Market | Single | BF | (2) | 1 | 1 | 39.3 m² |
| BF 01: 12 | | | | | | | | | 17 | 28 | 741.6 m² |
| Plot F | BF 02 | BF.MA.L02.01 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 02 | BF.MA.L02.02 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 02 | BF.MA.L02.03 | 2B4P.TB | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 82.0 m² |
| Plot F | BF 02 | BF.MA.L02.04 | 2B4P.TA | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 75.7 m² |
| Plot F | BF 02 | BF.MA.L02.05 | 2B4P.TA.H | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 76.2 m² |
| Plot F | BF 02 | BF.MA.L02.06 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 52.0 m² |
| Plot F | BF 02 | BF.MA.L02.07 | 2B4P.TD.WCA | 2B4P | Market | Dual | BF | (3) | 2 | 3 | 88.8 m² |
| Plot F | BF 02 | BF.MA.L02.08 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 52.0 m² |
| Plot F | BF 02 | BF.MA.L02.09 | 2B4P.TC | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 76.3 m² |
| Plot F | BF 02 | BF.MA.L02.10 | 2B4P.TC.H | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 76.2 m² |
| Plot F | BF 02 | BF.MA.L02.11 | 1B2P.TA.H | 1B2P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 02 | BF.MA.L02.12 | 1B1P.TA | 1B1P | Market | Single | BF | (2) | 1 | 1 | 39.3 m² |
| BF 02: 12 | | | | | | | | | 18 | 29 | 774.1 m² |
| Plot F | BF 03 | BF.MA.L03.01 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 03 | BF.MA.L03.02 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 03 | BF.MA.L03.03 | 2B4P.TB | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 82.0 m² |
| Plot F | BF 03 | BF.MA.L03.04 | 2B4P.TA | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 75.7 m² |
| Plot F | BF 03 | BF.MA.L03.05 | 2B4P.TA.H | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 76.2 m² |
| Plot F | BF 03 | BF.MA.L03.06 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 52.0 m² |
| Plot F | BF 03 | BF.MA.L03.07 | 2B4P.TD.WCA | 2B4P | Market | Dual | BF | (3)a | 2 | 3 | 88.8 m² |
| Plot F | BF 03 | BF.MA.L03.08 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 52.0 m² |
| Plot F | BF 03 | BF.MA.L03.09 | 2B4P.TC | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 76.3 m² |
| Plot F | BF 03 | BF.MA.L03.10 | 2B4P.TC.H | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 76.2 m² |
| Plot F | BF 03 | BF.MA.L03.11 | 1B2P.TA.H | 1B2P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 03 | BF.MA.L03.12 | 1B1P.TA | 1B1P | Market | Single | BF | (2) | 1 | 1 | 39.3 m² |
| BF 03: 12 | | | | | | | | | 18 | 29 | 774.1 m² |
| Plot F | BF 04 | BF.MA.L04.01 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 04 | BF.MA.L04.02 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 04 | BF.MA.L04.03 | 2B4P.TB | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 82.0 m² |
| Plot F | BF 04 | BF.MA.L04.04 | 2B4P.TA | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 75.7 m² |
| Plot F | BF 04 | BF.MA.L04.05 | 2B4P.TA.H | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 76.2 m² |
| Plot F | BF 04 | BF.MA.L04.06 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 52.0 m² |
| Plot F | BF 04 | BF.MA.L04.07 | 2B4P.TD.WCA | 2B4P | Market | Dual | BF | (3)a | 2 | 3 | 88.8 m² |
| Plot F | BF 04 | BF.MA.L04.08 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 52.0 m² |
| Plot F | BF 04 | BF.MA.L04.09 | 2B4P.TC | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 76.3 m² |
| Plot F | BF 04 | BF.MA.L04.10 | 2B4P.TC.H | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 76.2 m² |
| Plot F | BF 04 | BF.MA.L04.11 | 1B2P.TA.H | 1B2P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 04 | BF.MA.L04.12 | 1B1P.TA | 1B1P | Market | Single | BF | (2) | 1 | 1 | 39.3 m² |
| BF 04: 12 | | | | | | | | | 18 | 29 | 774.1 m² |
| Plot F | BF 05 | BF.MA.L05.01 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 05 | BF.MA.L05.02 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 05 | BF.MA.L05.03 | 2B4P.TB | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 82.0 m² |
| Plot F | BF 05 | BF.MA.L05.04 | 2B4P.TA | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 75.7 m² |
| Plot F | BF 05 | BF.MA.L05.05 | 2B4P.TA.H | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 76.2 m² |
| Plot F | BF 05 | BF.MA.L05.06 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 52.0 m² |
| Plot F | BF 05 | BF.MA.L05.07 | 2B4P.TD.WCA | 2B4P | Market | Dual | BF | (3)a | 2 | 3 | 88.8 m² |
| Plot F | BF 05 | BF.MA.L05.08 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 52.0 m² |
| Plot F | BF 05 | BF.MA.L05.09 | 2B4P.TC | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 76.3 m² |
| Plot F | BF 05 | BF.MA.L05.10 | 2B4P.TC.H | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 76.2 m² |
| Plot F | BF 05 | BF.MA.L05.11 | 1B2P.TA.H | 1B2P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 05 | BF.MA.L05.12 | 1B1P.TA | 1B1P | Market | Single | BF | (2) | 1 | 1 | 39.3 m² |
| BF 05: 12 | | | | | | | | | 18 | 29 | 774.1 m² |

# Accommodation Mix

## Plot F Unit Schedule

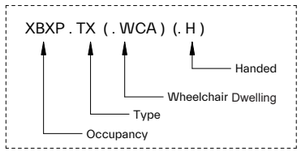
| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Plot F | BF 06 | BF.MA.L06.01 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 06 | BF.MA.L06.02 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 06 | BF.MA.L06.03 | 2B4P.TB | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 82.0 m² |
| Plot F | BF 06 | BF.MA.L06.04 | 2B4P.TA | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 75.7 m² |
| Plot F | BF 06 | BF.MA.L06.05 | 2B4P.TA.H | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 75.7 m² |
| Plot F | BF 06 | BF.MA.L06.06 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 52.0 m² |
| Plot F | BF 06 | BF.MA.L06.07 | 2B4P.TD.WCA | 2B4P | Market | Dual | BF | (3)a | 2 | 3 | 88.8 m² |
| Plot F | BF 06 | BF.MA.L06.08 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 52.0 m² |
| Plot F | BF 06 | BF.MA.L06.09 | 2B4P.TC | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 76.3 m² |
| Plot F | BF 06 | BF.MA.L06.10 | 2B4P.TC.H | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 76.2 m² |
| Plot F | BF 06 | BF.MA.L06.11 | 1B2P.TA.H | 1B2P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 06 | BF.MA.L06.12 | 1B1P.TA | 1B1P | Market | Single | BF | (2) | 1 | 1 | 39.3 m² |
| BF 06: 12 | | | | | | | | | 18 | 29 | 773.6 m² |
| Plot F | BF 07 | BF.MA.L07.01 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 07 | BF.MA.L07.02 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 07 | BF.MA.L07.03 | 2B4P.TB | 2B4P | Market | Triple | BF | (2) | 2 | 3 | 82.0 m² |
| Plot F | BF 07 | BF.MA.L07.04 | 2B4P.TA | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 75.7 m² |
| Plot F | BF 07 | BF.MA.L07.05 | 2B4P.TA.H | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 75.7 m² |
| Plot F | BF 07 | BF.MA.L07.06 | 3B5P.TA | 3B5P | Market | Triple | BF | (2) | 3 | 4 | 97.7 m² |
| BF 07: 6 | | | | | | | | | 11 | 17 | 434.9 m² |
| Plot F | BF 08 | BF.MA.L08.01 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 08 | BF.MA.L08.02 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 08 | BF.MA.L08.03 | 2B4P.TB | 2B4P | Market | Triple | BF | (2) | 2 | 3 | 82.0 m² |
| Plot F | BF 08 | BF.MA.L08.04 | 2B4P.TA | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 75.7 m² |
| Plot F | BF 08 | BF.MA.L08.05 | 2B4P.TA.H | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 75.7 m² |
| Plot F | BF 08 | BF.MA.L08.06 | 3B5P.TA | 3B5P | Market | Triple | BF | (2) | 3 | 4 | 97.7 m² |
| BF 08: 6 | | | | | | | | | 11 | 17 | 434.9 m² |
| Plot F | BF 09 | BF.MA.L09.01 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 09 | BF.MA.L09.02 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 09 | BF.MA.L09.03 | 2B4P.TB | 2B4P | Market | Triple | BF | (2) | 2 | 3 | 82.0 m² |
| Plot F | BF 09 | BF.MA.L09.04 | 2B4P.TA | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 75.7 m² |
| Plot F | BF 09 | BF.MA.L09.05 | 2B4P.TA.H | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 75.7 m² |
| Plot F | BF 09 | BF.MA.L09.06 | 3B5P.TA | 3B5P | Market | Triple | BF | (2) | 3 | 4 | 97.7 m² |
| BF 09: 6 | | | | | | | | | 11 | 17 | 434.9 m² |
| Plot F | BF 10 | BF.MA.L10.01 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 10 | BF.MA.L10.02 | 2B4P.TA | 2B4P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 10 | BF.MA.L10.03 | 2B4P.TB | 2B4P | Market | Triple | BF | (2) | 2 | 3 | 82.0 m² |
| Plot F | BF 10 | BF.MA.L10.04 | 2B4P.TA | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 75.7 m² |
| Plot F | BF 10 | BF.MA.L10.05 | 2B4P.TA.H | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 75.7 m² |
| Plot F | BF 10 | BF.MA.L10.06 | 3B5P.TA | 3B5P | Market | Triple | BF | (2) | 3 | 4 | 97.7 m² |
| BF 10: 6 | | | | | | | | | 11 | 17 | 434.9 m² |
| Plot F | BF 11 | BF.MA.L11.01 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 11 | BF.MA.L11.02 | 1B2P.TA | 1B2P | Market | Single | BF | (2) | 1 | 2 | 51.9 m² |
| Plot F | BF 11 | BF.MA.L11.03 | 2B4P.TB | 2B4P | Market | Triple | BF | (2) | 2 | 3 | 82.0 m² |
| Plot F | BF 11 | BF.MA.L11.04 | 2B4P.TA | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 75.7 m² |
| Plot F | BF 11 | BF.MA.L11.05 | 2B4P.TA.H | 2B4P | Market | Dual | BF | (2) | 2 | 3 | 75.7 m² |
| Plot F | BF 11 | BF.MA.L11.06 | 3B5P.TA | 3B5P | Market | Triple | BF | (2) | 3 | 4 | 98.0 m² |
| BF 11: 6 | | | | | | | | | 11 | 17 | 435.2 m² |
| | | | | | | | | | 162 | 258 | 6786.8 m² |

# Unit Types Schedule + Storage and Bedroom Schedule

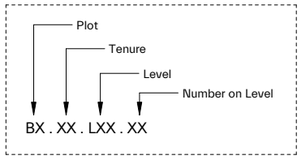
## Plot F

**See codes below for Name and Number:**

**Name:**




**Number:**




Tenure:
MA = Market
SO = Shared Ownership
SR = Social Rent

| BF - Unit Types Schedule | |
|---|---|
| Name | Number |
| | |
| 1B1P.TA | BF.MA.L01.12 |
| 1B1P.TA | BF.MA.L02.12 |
| 1B1P.TA | BF.MA.L03.12 |
| 1B1P.TA | BF.MA.L04.12 |
| 1B1P.TA | BF.MA.L05.12 |
| 1B1P.TA | BF.MA.L06.12 |
| 1B1P.TA: 6 | |
| 1B2P.TA | BF.MA.L01.01 |
| 1B2P.TA | BF.MA.L01.02 |
| 1B2P.TA | BF.MA.L01.06 |
| 1B2P.TA | BF.MA.L01.08 |
| 1B2P.TA | BF.MA.L02.01 |
| 1B2P.TA | BF.MA.L02.02 |
| 1B2P.TA | BF.MA.L02.06 |
| 1B2P.TA | BF.MA.L02.08 |
| 1B2P.TA | BF.MA.L03.01 |
| 1B2P.TA | BF.MA.L03.02 |
| 1B2P.TA | BF.MA.L03.06 |
| 1B2P.TA | BF.MA.L03.08 |
| 1B2P.TA | BF.MA.L04.01 |
| 1B2P.TA | BF.MA.L04.02 |
| 1B2P.TA | BF.MA.L04.06 |
| 1B2P.TA | BF.MA.L04.08 |
| 1B2P.TA | BF.MA.L05.01 |
| 1B2P.TA | BF.MA.L05.02 |
| 1B2P.TA | BF.MA.L05.06 |
| 1B2P.TA | BF.MA.L05.08 |
| 1B2P.TA | BF.MA.L06.01 |
| 1B2P.TA | BF.MA.L06.02 |
| 1B2P.TA | BF.MA.L06.06 |
| 1B2P.TA | BF.MA.L06.08 |
| 1B2P.TA | BF.MA.L07.01 |
| 1B2P.TA | BF.MA.L07.02 |
| 1B2P.TA | BF.MA.L08.01 |
| 1B2P.TA | BF.MA.L08.02 |
| 1B2P.TA | BF.MA.L09.01 |
| 1B2P.TA | BF.MA.L09.02 |
| 1B2P.TA | BF.MA.L10.01 |
| 1B2P.TA | BF.MA.L11.01 |
| 1B2P.TA | BF.MA.L11.02 |
| 1B2P.TA: 33 | |
| 1B2P.TA.H | BF.MA.L01.11 |
| 1B2P.TA.H | BF.MA.L02.11 |
| 1B2P.TA.H | BF.MA.L03.11 |
| 1B2P.TA.H | BF.MA.L04.11 |
| 1B2P.TA.H | BF.MA.L05.11 |
| 1B2P.TA.H | BF.MA.L06.11 |
| 1B2P.TA.H: 6 | |
| 1B2P.TB | BF.MA.L01.07 |
| 1B2P.TB: 1 | |
| 2B4P.TA | BF.MA.L01.04 |
| 2B4P.TA | BF.MA.L02.04 |
| 2B4P.TA | BF.MA.L03.04 |
| 2B4P.TA | BF.MA.L04.04 |
| 2B4P.TA | BF.MA.L05.04 |
| 2B4P.TA | BF.MA.L06.04 |
| 2B4P.TA | BF.MA.L07.04 |
| 2B4P.TA | BF.MA.L08.04 |
| 2B4P.TA | BF.MA.L09.04 |
| 2B4P.TA | BF.MA.L10.02 |
| 2B4P.TA | BF.MA.L10.04 |
| 2B4P.TA | BF.MA.L11.04 |
| 2B4P.TA: 12 | |
| 2B4P.TA.H | BF.MA.L01.05 |
| 2B4P.TA.H | BF.MA.L02.05 |
| 2B4P.TA.H | BF.MA.L03.05 |
| 2B4P.TA.H | BF.MA.L04.05 |
| 2B4P.TA.H | BF.MA.L05.05 |
| 2B4P.TA.H | BF.MA.L06.05 |
| 2B4P.TA.H | BF.MA.L07.05 |
| 2B4P.TA.H | BF.MA.L08.05 |
| 2B4P.TA.H | BF.MA.L09.05 |
| 2B4P.TA.H | BF.MA.L10.05 |
| 2B4P.TA.H | BF.MA.L11.05 |
| 2B4P.TA.H: 11 | |
| 2B4P.TB | BF.MA.L01.03 |
| 2B4P.TB | BF.MA.L02.03 |
| 2B4P.TB | BF.MA.L03.03 |
| 2B4P.TB | BF.MA.L04.03 |
| 2B4P.TB | BF.MA.L05.03 |
| 2B4P.TB | BF.MA.L06.03 |
| 2B4P.TB | BF.MA.L07.03 |
| 2B4P.TB | BF.MA.L08.03 |
| 2B4P.TB | BF.MA.L09.03 |
| 2B4P.TB | BF.MA.L10.03 |
| 2B4P.TB | BF.MA.L11.03 |
| 2B4P.TB: 11 | |
| 2B4P.TC | BF.MA.L01.09 |
| 2B4P.TC | BF.MA.L02.09 |
| 2B4P.TC | BF.MA.L03.09 |
| 2B4P.TC | BF.MA.L04.09 |
| 2B4P.TC | BF.MA.L05.09 |
| 2B4P.TC | BF.MA.L06.09 |
| 2B4P.TC: 6 | |
| 2B4P.TC.H | BF.MA.L01.10 |
| 2B4P.TC.H | BF.MA.L02.10 |
| 2B4P.TC.H | BF.MA.L03.10 |
| 2B4P.TC.H | BF.MA.L04.10 |
| 2B4P.TC.H | BF.MA.L05.10 |
| 2B4P.TC.H | BF.MA.L06.10 |
| 2B4P.TC.H: 6 | |
| 2B4P.TD.WCA | BF.MA.L02.07 |
| 2B4P.TD.WCA | BF.MA.L03.07 |
| 2B4P.TD.WCA | BF.MA.L04.07 |
| 2B4P.TD.WCA | BF.MA.L05.07 |
| 2B4P.TD.WCA | BF.MA.L06.07 |
| 2B4P.TD.WCA: 5 | |
| 3B5P.TA | BF.MA.L07.06 |
| 3B5P.TA | BF.MA.L08.06 |
| 3B5P.TA | BF.MA.L09.06 |
| 3B5P.TA | BF.MA.L10.06 |
| 3B5P.TA | BF.MA.L11.06 |
| 3B5P.TA: 5 | |
| Grand total: 102 | |

**TOTAL NUMBER OF UNIT TYPES = 8**

**Note:**
**- Handed units are mirrored images and as such, are the same unit type ie, 1B2P.TA is the same unit as 1B2P.TA.H**

| BF - Storage and Bedroom Schedule | | | |
|---|---|---|---|
| Name | Space | Occupancy | Area |
| | | | |
| 1B1P.TA | Bedroom 01 | Single | 12.3 m² |
| 1B1P.TA | Store | | 1.3 m² |
| | | | |
| 1B2P.TA | Bedroom 01 | Double | 14.7 m² |
| 1B2P.TA | Store | | 1.7 m² |
| | | | |
| 1B2P.TB | Bedroom 01 | Double | 15.1 m² |
| 1B2P.TB | Store | | 1.6 m² |
| | | | |
| 2B4P.TA | Bedroom 01 | Double | 13.3 m² |
| 2B4P.TA | Bedroom 02 | Double | 11.5 m² |
| 2B4P.TA | Store | | 2.1 m² |
| | | | |
| 2B4P.TB | Bedroom 01 | Double | 14.2 m² |
| 2B4P.TB | Bedroom 02 | Double | 11.5 m² |
| 2B4P.TB | Store | | 2.1 m² |
| | | | |
| 2B4P.TC | Bedroom 01 | Double | 12.2 m² |
| 2B4P.TC | Bedroom 02 | Double | 11.7 m² |
| 2B4P.TC | Store | | 2.1 m² |
| | | | |
| 2B4P.TD.WCA | Bedroom 01 | Double | 14.2 m² |
| 2B4P.TD.WCA | Bedroom 02 | Double | 15.1 m² |
| 2B4P.TD.WCA | Store | | 2.0 m² |
| | | | |
| 3B5P.TA | Bedroom 01 | Double | 14.3 m² |
| 3B5P.TA | Bedroom 02 | Double | 12.2 m² |
| 3B5P.TA | Bedroom 03 | Single | 8.8 m² |
| 3B5P.TA | Store | | 2.5 m² |

**Note:**
**- Same storage and bedroom areas for all handed units**
**- For wheel chair adapted layouts, refer to drawings for storage area**

# Accommodation Mix

## Plot H1 + H2 Unit Schedule

| BH1/2 - NIA Residential Room Schedule | | | | | | | | | | | BH1/2 - NIA Residential Area... |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Plot | Level | Number | Type | Occupancy | Dwelling Tenure | Aspect | Core | Part M4 | Bedrooms | Habitable Rooms | Area |
| Plot H | BH 01 | BH1.SR.L01.01 | 2B4P.TA | 2B4P | Social Rent | Dual | BH1 | (2) | 2 | 3 | 73.4 m² |
| Plot H | BH 01 | BH1.SR.L01.02 | 3B5P.TA | 3B5P | Social Rent | Dual | BH1 | (2) | 3 | 5 | 99.7 m² |
| Plot H | BH 01 | BH1.SR.L01.03 | 4B7P.TC.M | 4B7P | Social Rent | Dual | BH1 | (2) | 4 | 4 | 73.4 m² |
| Plot H | BH 01 | BH1.SR.L01.04 | 4B7P.TB.M | 4B7P | Social Rent | Dual | BH1 | (2) | 4 | 4 | 68.2 m² |
| Plot H | BH 01 | BH1.SR.L01.05 | 4B7P.TB.M.H | 4B7P | Social Rent | Dual | BH1 | (2) | 4 | 4 | 68.2 m² |
| Plot H | BH 01 | BH1.SR.L01.06 | 4B7P.TA.M | 4B7P | Social Rent | Dual | BH1 | (2) | 4 | 4 | 65.1 m² |
| Plot H | BH 01 | BH2.SR.L01.01 | 2B4P.TA.H | 2B4P | Social Rent | Dual | BH2 | (2) | 2 | 3 | 73.4 m² |
| Plot H | BH 01 | BH2.SR.L01.02 | 3B5P.TA.H | 3B5P | Social Rent | Dual | BH2 | (2) | 3 | 5 | 99.7 m² |
| Plot H | BH 01 | BH2.SR.L01.03 | 4B7P.TC.M.H | 4B7P | Social Rent | Dual | BH2 | (2) | 4 | 4 | 73.4 m² |
| Plot H | BH 01 | BH2.SR.L01.04 | 4B7P.TB.M.H | 4B7P | Social Rent | Dual | BH2 | (2) | 4 | 4 | 68.2 m² |
| Plot H | BH 01 | BH2.SR.L01.05 | 4B7P.TB.M | 4B7P | Social Rent | Dual | BH2 | (2) | 4 | 4 | 68.2 m² |
| Plot H | BH 01 | BH2.SR.L01.06 | 4B7P.TA.M.H | 4B7P | Social Rent | Dual | BH2 | (2) | 4 | 4 | 65.1 m² |
| BH 01: 12 | | | | | | | | | 42 | 48 | 895.9 m² |
| Plot H | BH 02 | BH1.SR.L02.01 | 2B4P.TA | 2B4P | Social Rent | Dual | BH1 | (2) | 2 | 3 | 74.1 m² |
| Plot H | BH 02 | BH1.SR.L02.02 | 3B5P.TA | 3B5P | Social Rent | Dual | BH1 | (2) | 3 | 5 | 99.7 m² |
| Plot H | BH 02 | BH1.SR.L02.03 | 4B7P.TC.M | 4B7P | Social Rent | Dual | BH1 | (2) | 0 | 2 | 58.8 m² |
| Plot H | BH 02 | BH1.SR.L02.04 | 4B7P.TB.M | 4B7P | Social Rent | Dual | BH1 | (2) | 0 | 2 | 54.7 m² |
| Plot H | BH 02 | BH1.SR.L02.05 | 4B7P.TB.M.H | 4B7P | Social Rent | Dual | BH1 | (2) | 0 | 2 | 54.8 m² |
| Plot H | BH 02 | BH1.SR.L02.06 | 4B7P.TA.M | 4B7P | Social Rent | Dual | BH1 | (2) | 0 | 2 | 65.4 m² |
| Plot H | BH 02 | BH2.SR.L02.01 | 2B4P.TA.H | 2B4P | Social Rent | Dual | BH2 | (2) | 2 | 3 | 74.1 m² |
| Plot H | BH 02 | BH2.SR.L02.02 | 3B5P.TA.H | 3B5P | Social Rent | Dual | BH2 | (2) | 3 | 5 | 99.7 m² |
| Plot H | BH 02 | BH2.SR.L02.03 | 4B7P.TC.M.H | 4B7P | Social Rent | Dual | BH2 | (2) | 0 | 2 | 58.8 m² |
| Plot H | BH 02 | BH2.SR.L02.04 | 4B7P.TB.M.H | 4B7P | Social Rent | Dual | BH2 | (2) | 0 | 2 | 54.7 m² |
| Plot H | BH 02 | BH2.SR.L02.05 | 4B7P.TB.M | 4B7P | Social Rent | Dual | BH2 | (2) | 0 | 2 | 54.8 m² |
| Plot H | BH 02 | BH2.SR.L02.06 | 4B7P.TA.M.H | 4B7P | Social Rent | Dual | BH2 | (2) | 0 | 2 | 65.4 m² |
| BH 02: 12 | | | | | | | | | 10 | 32 | 815.3 m² |
| Plot H | BH 03 | BH1.SR.L03.01 | 2B4P.TA | 2B4P | Social Rent | Dual | BH1 | (2) | 2 | 3 | 73.4 m² |
| Plot H | BH 03 | BH1.SR.L03.02 | 3B5P.TA | 3B5P | Social Rent | Dual | BH1 | (2) | 3 | 5 | 99.7 m² |
| Plot H | BH 03 | BH1.SR.L03.03 | 3B5P.TB.WCA | 3B5P | Social Rent | Dual | BH1 | (3)b | 3 | 5 | 115.1 m² |
| Plot H | BH 03 | BH1.SR.L03.04 | 1B2P.TA | 1B2P | Social Rent | Dual | BH1 | (2) | 1 | 2 | 54.7 m² |
| Plot H | BH 03 | BH1.SR.L03.05 | 2B3P.TA | 2B3P | Social Rent | Dual | BH1 | (2) | 2 | 3 | 65.5 m² |
| Plot H | BH 03 | BH2.SR.L03.01 | 2B4P.TA.H | 2B4P | Social Rent | Dual | BH2 | (2) | 2 | 3 | 73.4 m² |
| Plot H | BH 03 | BH2.SR.L03.02 | 3B5P.TA.H | 3B5P | Social Rent | Dual | BH2 | (2) | 3 | 5 | 99.7 m² |
| Plot H | BH 03 | BH2.SR.L03.03 | 3B5P.TB.WCA.H | 3B5P | Social Rent | Dual | BH2 | (3)b | 3 | 5 | 115.1 m² |
| Plot H | BH 03 | BH2.SR.L03.04 | 1B2P.TA.H | 1B2P | Social Rent | Dual | BH2 | (2) | 1 | 2 | 54.7 m² |
| Plot H | BH 03 | BH2.SR.L03.05 | 2B3P.TA.H | 2B3P | Social Rent | Dual | BH2 | (2) | 2 | 3 | 65.5 m² |
| BH 03: 10 | | | | | | | | | 22 | 36 | 816.9 m² |
| Plot H | BH 04 | BH1.SR.L04.01 | 2B4P.TA | 2B4P | Social Rent | Dual | BH1 | (2) | 2 | 3 | 74.1 m² |
| Plot H | BH 04 | BH1.SR.L04.02 | 3B5P.TA | 3B5P | Social Rent | Dual | BH1 | (2) | 3 | 5 | 99.7 m² |
| Plot H | BH 04 | BH1.SR.L04.03 | 3B5P.TB.WCA | 3B5P | Social Rent | Dual | BH1 | (3)b | 3 | 5 | 115.1 m² |
| Plot H | BH 04 | BH1.SR.L04.04 | 1B2P.TA | 1B2P | Social Rent | Dual | BH1 | (2) | 1 | 2 | 54.7 m² |
| Plot H | BH 04 | BH1.SR.L04.05 | 2B3P.TA | 2B3P | Social Rent | Dual | BH1 | (2) | 2 | 3 | 65.5 m² |
| Plot H | BH 04 | BH2.SR.L04.01 | 2B4P.TA.H | 2B4P | Social Rent | Dual | BH2 | (2) | 2 | 3 | 74.1 m² |
| Plot H | BH 04 | BH2.SR.L04.02 | 3B5P.TA.H | 3B5P | Social Rent | Dual | BH2 | (2) | 3 | 5 | 99.7 m² |
| Plot H | BH 04 | BH2.SR.L04.03 | 3B5P.TB.WCA.H | 3B5P | Social Rent | Dual | BH2 | (3)b | 3 | 5 | 115.1 m² |
| Plot H | BH 04 | BH2.SR.L04.04 | 1B2P.TA.H | 1B2P | Social Rent | Dual | BH2 | (2) | 1 | 2 | 54.7 m² |
| Plot H | BH 04 | BH2.SR.L04.05 | 2B3P.TA.H | 2B3P | Social Rent | Dual | BH2 | (2) | 2 | 3 | 65.5 m² |
| BH 04: 10 | | | | | | | | | 22 | 36 | 818.3 m² |
| Plot H | BH 05 | BH1.SR.L05.01 | 2B4P.TA | 2B4P | Social Rent | Dual | BH1 | (2) | 2 | 3 | 73.4 m² |
| Plot H | BH 05 | BH1.SR.L05.02 | 3B5P.TA | 3B5P | Social Rent | Dual | BH1 | (2) | 3 | 5 | 99.7 m² |
| Plot H | BH 05 | BH1.SR.L05.03 | 3B5P.TB.WCA | 3B5P | Social Rent | Dual | BH1 | (3)b | 3 | 5 | 115.1 m² |
| Plot H | BH 05 | BH1.SR.L05.04 | 1B2P.TA | 1B2P | Social Rent | Dual | BH1 | (2) | 1 | 2 | 54.7 m² |
| Plot H | BH 05 | BH1.SR.L05.05 | 2B3P.TA | 2B3P | Social Rent | Dual | BH1 | (2) | 2 | 3 | 65.5 m² |
| Plot H | BH 05 | BH2.SR.L05.01 | 2B4P.TA.H | 2B4P | Social Rent | Dual | BH2 | (2) | 2 | 3 | 73.4 m² |
| Plot H | BH 05 | BH2.SR.L05.02 | 3B5P.TA.H | 3B5P | Social Rent | Dual | BH2 | (2) | 3 | 5 | 99.7 m² |
| Plot H | BH 05 | BH2.SR.L05.03 | 3B5P.TB.WCA.H | 3B5P | Social Rent | Dual | BH2 | (3)b | 3 | 5 | 115.1 m² |
| Plot H | BH 05 | BH2.SR.L05.04 | 1B2P.TA.H | 1B2P | Social Rent | Dual | BH2 | (2) | 1 | 2 | 54.7 m² |
| Plot H | BH 05 | BH2.SR.L05.05 | 2B3P.TA.H | 2B3P | Social Rent | Dual | BH2 | (2) | 2 | 3 | 65.5 m² |
| BH 05: 10 | | | | | | | | | 22 | 36 | 816.9 m² |
| Plot H | BH 06 | BH1.SR.L06.01 | 2B4P.TA | 2B4P | Social Rent | Dual | BH1 | (2) | 2 | 3 | 74.1 m² |
| Plot H | BH 06 | BH1.SR.L06.02 | 3B5P.TA | 3B5P | Social Rent | Dual | BH1 | (2) | 3 | 5 | 99.7 m² |
| Plot H | BH 06 | BH1.SR.L06.03 | 3B5P.TB.WCA | 3B5P | Social Rent | Dual | BH1 | (3)b | 3 | 5 | 115.1 m² |
| Plot H | BH 06 | BH1.SR.L06.04 | 1B2P.TA | 1B2P | Social Rent | Dual | BH1 | (2) | 1 | 2 | 54.7 m² |
| Plot H | BH 06 | BH1.SR.L06.05 | 2B3P.TA | 2B3P | Social Rent | Dual | BH1 | (2) | 2 | 3 | 65.5 m² |
| Plot H | BH 06 | BH2.SR.L06.01 | 2B4P.TA.H | 2B4P | Social Rent | Dual | BH2 | (2) | 2 | 3 | 74.1 m² |
| Plot H | BH 06 | BH2.SR.L06.02 | 3B5P.TA.H | 3B5P | Social Rent | Dual | BH2 | (2) | 3 | 5 | 99.7 m² |
| Plot H | BH 06 | BH2.SR.L06.03 | 3B5P.TB.WCA.H | 3B5P | Social Rent | Dual | BH2 | (3)b | 3 | 5 | 115.1 m² |
| Plot H | BH 06 | BH2.SR.L06.04 | 1B2P.TA.H | 1B2P | Social Rent | Dual | BH2 | (2) | 1 | 2 | 54.7 m² |
| Plot H | BH 06 | BH2.SR.L06.05 | 2B3P.TA.H | 2B3P | Social Rent | Dual | BH2 | (2) | 2 | 3 | 65.5 m² |
| BH 06: 10 | | | | | | | | | 22 | 36 | 818.3 m² |

# Accommodation Mix

## Plot H1 + H2 Unit Schedule

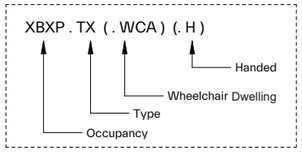
| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Plot H | BH 07 | BH1.SR.L07.01 | 2B4P.TA | 2B4P | Social Rent | Dual | BH1 | (2) | 2 | 3 | 73.4 m² |
| Plot H | BH 07 | BH1.SR.L07.02 | 3B5P.TA | 3B5P | Social Rent | Dual | BH1 | (2) | 3 | 5 | 99.7 m² |
| Plot H | BH 07 | BH1.SR.L07.03 | 3B5P.TB.WCA | 3B5P | Social Rent | Dual | BH1 | (3)b | 3 | 5 | 115.1 m² |
| Plot H | BH 07 | BH1.SR.L07.04 | 1B2P.TA | 1B2P | Social Rent | Dual | BH1 | (2) | 1 | 2 | 54.7 m² |
| Plot H | BH 07 | BH1.SR.L07.05 | 2B3P.TA | 2B3P | Social Rent | Dual | BH1 | (2) | 2 | 3 | 65.5 m² |
| Plot H | BH 07 | BH2.SR.L07.01 | 2B4P.TA.H | 2B4P | Social Rent | Dual | BH2 | (2) | 2 | 3 | 73.4 m² |
| Plot H | BH 07 | BH2.SR.L07.02 | 3B5P.TA.H | 3B5P | Social Rent | Dual | BH2 | (2) | 3 | 5 | 99.7 m² |
| Plot H | BH 07 | BH2.SR.L07.03 | 3B5P.TB.WCA.H | 3B5P | Social Rent | Dual | BH2 | (3)b | 3 | 5 | 115.1 m² |
| Plot H | BH 07 | BH2.SR.L07.04 | 1B2P.TA.H | 1B2P | Social Rent | Dual | BH2 | (2) | 1 | 2 | 54.7 m² |
| Plot H | BH 07 | BH2.SR.L07.05 | 2B3P.TA.H | 2B3P | Social Rent | Dual | BH2 | (2) | 2 | 3 | 65.5 m² |
| BH 07: 10 | | | | | | | | | 22 | 36 | 816.9 m² |
| | | | | | | | | | 162 | 260 | 5798.4 m² |

# Unit Types Schedule + Storage and Bedroom Schedule

## Plot H1/2

**See codes below for Name and Number:**

**Name:**




**Number:**




Tenure:
MA = Market
SO = Shared Ownership
SR = Social Rent

| BH1/2 - Unit Types Schedue | |
|---|---|
| Name | Number |
| 1B2P.TA | BH1.SR.L03.04 |
| 1B2P.TA | BH1.SR.L04.04 |
| 1B2P.TA | BH1.SR.L05.04 |
| 1B2P.TA | BH1.SR.L06.04 |
| 1B2P.TA | BH1.SR.L07.04 |
| 1B2P.TA: 5 | |
| 1B2P.TA.H | BH2.SR.L03.04 |
| 1B2P.TA.H | BH2.SR.L04.04 |
| 1B2P.TA.H | BH2.SR.L05.04 |
| 1B2P.TA.H | BH2.SR.L06.04 |
| 1B2P.TA.H | BH2.SR.L07.04 |
| 1B2P.TA.H: 5 | |
| 2B3P.TA | BH1.SR.L03.05 |
| 2B3P.TA | BH1.SR.L04.05 |
| 2B3P.TA | BH1.SR.L05.05 |
| 2B3P.TA | BH1.SR.L06.05 |
| 2B3P.TA | BH1.SR.L07.05 |
| 2B3P.TA: 5 | |
| 2B3P.TA.H | BH2.SR.L03.05 |
| 2B3P.TA.H | BH2.SR.L04.05 |
| 2B3P.TA.H | BH2.SR.L05.05 |
| 2B3P.TA.H | BH2.SR.L06.05 |
| 2B3P.TA.H | BH2.SR.L07.05 |
| 2B3P.TA.H: 5 | |
| 2B4P.TA | BH1.SR.L01.01 |
| 2B4P.TA | BH1.SR.L02.01 |
| 2B4P.TA | BH1.SR.L03.01 |
| 2B4P.TA | BH1.SR.L04.01 |
| 2B4P.TA | BH1.SR.L05.01 |
| 2B4P.TA | BH1.SR.L06.01 |
| 2B4P.TA | BH1.SR.L07.01 |
| 2B4P.TA: 7 | |
| 2B4P.TA.H | BH2.SR.L01.01 |
| 2B4P.TA.H | BH2.SR.L02.01 |
| 2B4P.TA.H | BH2.SR.L03.01 |
| 2B4P.TA.H | BH2.SR.L04.01 |
| 2B4P.TA.H | BH2.SR.L05.01 |
| 2B4P.TA.H | BH2.SR.L06.01 |
| 2B4P.TA.H | BH2.SR.L07.01 |
| 2B4P.TA.H: 7 | |
| 3B5P.TA | BH1.SR.L01.02 |
| 3B5P.TA | BH1.SR.L02.02 |
| 3B5P.TA | BH1.SR.L03.02 |
| 3B5P.TA | BH1.SR.L04.02 |
| 3B5P.TA | BH1.SR.L05.02 |
| 3B5P.TA | BH1.SR.L06.02 |
| 3B5P.TA | BH1.SR.L07.02 |
| 3B5P.TA: 7 | |
| 3B5P.TA.H | BH2.SR.L01.02 |
| 3B5P.TA.H | BH2.SR.L02.02 |
| 3B5P.TA.H | BH2.SR.L03.02 |
| 3B5P.TA.H | BH2.SR.L04.02 |
| 3B5P.TA.H | BH2.SR.L05.02 |
| 3B5P.TA.H | BH2.SR.L06.02 |
| 3B5P.TA.H | BH2.SR.L07.02 |
| 3B5P.TA.H: 7 | |
| 3B5P.TB.WCA | BH1.SR.L03.03 |
| 3B5P.TB.WCA | BH1.SR.L04.03 |
| 3B5P.TB.WCA | BH1.SR.L05.03 |
| 3B5P.TB.WCA | BH1.SR.L06.03 |
| 3B5P.TB.WCA | BH1.SR.L07.03 |
| 3B5P.TB.WCA: 5 | |
| 3B5P.TB.WCA.H | BH2.SR.L03.03 |
| 3B5P.TB.WCA.H | BH2.SR.L04.03 |
| 3B5P.TB.WCA.H | BH2.SR.L05.03 |
| 3B5P.TB.WCA.H | BH2.SR.L06.03 |
| 3B5P.TB.WCA.H | BH2.SR.L07.03 |
| 3B5P.TB.WCA.H: 5 | |
| 4B7P.TA.M | BH1.SR.L02.06 |
| 4B7P.TA.M: 1 | |
| 4B7P.TA.M.H | BH2.SR.L02.06 |
| 4B7P.TA.M.H: 1 | |
| 4B7P.TB.M | BH2.SR.L02.05 |
| 4B7P.TB.M | BH1.SR.L02.04 |
| 4B7P.TB.M: 2 | |
| 4B7P.TB.M.H | BH2.SR.L02.04 |
| 4B7P.TB.M.H | BH1.SR.L02.05 |
| 4B7P.TB.M.H: 2 | |
| 4B7P.TC.M | BH1.SR.L02.03 |
| 4B7P.TC.M: 1 | |
| 4B7P.TC.M.H | BH2.SR.L02.03 |
| 4B7P.TC.M.H: 1 | |
| Grand total: 66 | |

**TOTAL NUMBER OF UNIT TYPES = 8**

**Note:**
**- Handed units are mirrored images and as such, are the same unit type ie, 1B2P.TA is the same unit as 1B2P.TA.H**

| BH1/2 - Storage and Bedroom Schedule | | | |
|---|---|---|---|
| Name | Space | Occupancy | Area |
| 1B2P.TA | Bedroom 01 | Double | 12.0 m² |
| 1B2P.TA | Store | | 1.6 m² |
| 2B3P.TA | Bedroom 01 | Double | 13.0 m² |
| 2B3P.TA | Bedroom 02 | Single | 10.0 m² |
| 2B3P.TA | Store | | 2.0 m² |
| 2B4P.TA | Bedroom 01 | Double | 13.4 m² |
| 2B4P.TA | Bedroom 02 | Double | 12.6 m² |
| 2B4P.TA | Store | | 2.5 m² |
| 3B5P.TA | Bedroom 01 | Double | 12.0 m² |
| 3B5P.TA | Bedroom 02 | Double | 12.0 m² |
| 3B5P.TA | Bedroom 03 | Single | 8.8 m² |
| 3B5P.TA | Store | | 3.0 m² |
| 3B5P.TB.WCA | Bedroom 01 | Double | 14.5 m² |
| 3B5P.TB.WCA | Bedroom 02 | Double | 12.1 m² |
| 3B5P.TB.WCA | Bedroom 03 | Single | 9.9 m² |
| 3B5P.TB.WCA | Store | | 3.0 m² |
| 4B7P.TA.M | Bedroom 01 | Double | 12.1 m² |
| 4B7P.TA.M | Bedroom 02 | Double | 12.0 m² |
| 4B7P.TA.M | Bedroom 03 | Double | 12.0 m² |
| 4B7P.TA.M | Bedroom 04 | Single | 9.1 m² |
| 4B7P.TA.M | Store | | 4.0 m² |
| 4B7P.TB.M | Bedroom 01 | Double | 14.9 m² |
| 4B7P.TB.M | Bedroom 02 | Double | 12.0 m² |
| 4B7P.TB.M | Bedroom 03 | Double | 12.4 m² |
| 4B7P.TB.M | Bedroom 04 | Single | 8.0 m² |
| 4B7P.TB.M | Store | | 4.0 m² |
| 4B7P.TC.M | Bedroom 01 | Double | 14.2 m² |
| 4B7P.TC.M | Bedroom 02 | Double | 12.0 m² |
| 4B7P.TC.M | Bedroom 03 | Double | 14.2 m² |
| 4B7P.TC.M | Bedroom 04 | Single | 9.8 m² |
| 4B7P.TC.M | Store | | 4.2 m² |

**Note:**
**- Same storage and bedroom areas for all handed units**
**- For wheel chair adapted layouts, refer to drawings for storage area**

# Accommodation Mix

## Plot H3 Unit Schedule

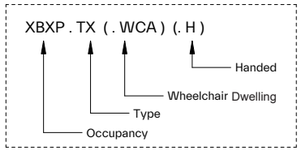
| BH3 - NIA Residential Room Schedule | | | | | | | | | | | BH3 - NIA Residential Area... |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Plot | Level | Number | Type | Occupancy | Dwelling Tenure | Aspect | Core | Part M4 | Bedrooms | Habitable Rooms | Area |
| | | | | | | | | | | | |
| Plot H | BH 01 | BH3.SO.L01.01 | 2B4P.TA | 2B4P | Shared Ownership | Dual | BH3 | (2) | 2 | 3 | 72.9 m² |
| Plot H | BH 01 | BH3.SO.L01.02 | 2B4P.TB | 2B4P | Shared Ownership | Single | BH3 | (2) | 2 | 3 | 73.3 m² |
| Plot H | BH 01 | BH3.SO.L01.03 | 1B2P.TA | 1B2P | Shared Ownership | Single | BH3 | (2) | 1 | 2 | 53.5 m² |
| Plot H | BH 01 | BH3.SO.L01.04 | 2B4P.TB.H | 2B4P | Shared Ownership | Single | BH3 | (2) | 2 | 3 | 73.3 m² |
| Plot H | BH 01 | BH3.SO.L01.05 | 2B4P.TA.H | 2B4P | Shared Ownership | Dual | BH3 | (2) | 2 | 3 | 72.9 m² |
| Plot H | BH 01 | BH3.SO.L01.06 | 2B3P.TA.WCA.H | 2B3P | Shared Ownership | Dual | BH3 | (3) | 2 | 3 | 96.1 m² |
| Plot H | BH 01 | BH3.SO.L01.07 | 2B3P.TA.WCA | 2B3P | Shared Ownership | Dual | BH3 | (3) | 2 | 3 | 96.1 m² |
| BH 01: 7 | | | | | | | | | 13 | 20 | 537.9 m² |
| Plot H | BH 02 | BH3.MA.L02.01 | 2B4P.TA | 2B4P | Market | Dual | BH3 | (2) | 2 | 3 | 72.9 m² |
| Plot H | BH 02 | BH3.MA.L02.02 | 2B4P.TB | 2B4P | Market | Dual | BH3 | (2) | 2 | 3 | 73.3 m² |
| Plot H | BH 02 | BH3.MA.L02.03 | 1B2P.TA | 1B2P | Market | Single | BH3 | (2) | 1 | 2 | 53.5 m² |
| Plot H | BH 02 | BH3.MA.L02.04 | 2B4P.TB.H | 2B4P | Market | Dual | BH3 | (2) | 2 | 3 | 73.3 m² |
| Plot H | BH 02 | BH3.MA.L02.05 | 2B4P.TA.H | 2B4P | Market | Dual | BH3 | (2) | 2 | 3 | 72.9 m² |
| Plot H | BH 02 | BH3.MA.L02.06 | 1B2P.TB.H | 1B2P | Market | Dual | BH3 | (2) | 1 | 2 | 52.3 m² |
| Plot H | BH 02 | BH3.MA.L02.07 | 1B1P.TA.H | 1B1P | Market | Single | BH3 | (2) | 1 | 1 | 42.1 m² |
| Plot H | BH 02 | BH3.MA.L02.08 | 1B1P.TA | 1B1P | Market | Single | BH3 | (2) | 1 | 1 | 42.1 m² |
| Plot H | BH 02 | BH3.MA.L02.09 | 1B2P.TB | 1B2P | Market | Dual | BH3 | (2) | 1 | 2 | 52.3 m² |
| BH 02: 9 | | | | | | | | | 13 | 20 | 534.6 m² |
| Plot H | BH 03 | BH3.MA.L03.01 | 2B4P.TA | 2B4P | Market | Dual | BH3 | (2) | 2 | 3 | 72.9 m² |
| Plot H | BH 03 | BH3.MA.L03.02 | 2B4P.TB | 2B4P | Market | Dual | BH3 | (2) | 2 | 3 | 73.3 m² |
| Plot H | BH 03 | BH3.MA.L03.03 | 1B2P.TA | 1B2P | Market | Single | BH3 | (2) | 1 | 2 | 53.5 m² |
| Plot H | BH 03 | BH3.MA.L03.04 | 2B4P.TB.H | 2B4P | Market | Dual | BH3 | (2) | 2 | 3 | 73.3 m² |
| Plot H | BH 03 | BH3.MA.L03.05 | 2B4P.TA.H | 2B4P | Market | Dual | BH3 | (2) | 2 | 3 | 72.9 m² |
| Plot H | BH 03 | BH3.MA.L03.06 | 1B2P.TB.H | 1B2P | Market | Dual | BH3 | (2) | 1 | 2 | 52.3 m² |
| Plot H | BH 03 | BH3.MA.L03.07 | 1B1P.TA.H | 1B1P | Market | Single | BH3 | (2) | 1 | 1 | 42.1 m² |
| Plot H | BH 03 | BH3.MA.L03.08 | 1B1P.TA | 1B1P | Market | Single | BH3 | (2) | 1 | 1 | 42.1 m² |
| Plot H | BH 03 | BH3.MA.L03.09 | 1B2P.TB | 1B2P | Market | Dual | BH3 | (2) | 1 | 2 | 52.3 m² |
| BH 03: 9 | | | | | | | | | 13 | 20 | 534.6 m² |
| Plot H | BH 04 | BH3.MA.L04.01 | 2B4P.TA | 2B4P | Market | Dual | BH3 | (2) | 2 | 3 | 72.9 m² |
| Plot H | BH 04 | BH3.MA.L04.02 | 2B4P.TB | 2B4P | Market | Dual | BH3 | (2) | 2 | 3 | 73.3 m² |
| Plot H | BH 04 | BH3.MA.L04.03 | 1B2P.TA | 1B2P | Market | Single | BH3 | (2) | 1 | 2 | 53.5 m² |
| Plot H | BH 04 | BH3.MA.L04.04 | 2B4P.TB.H | 2B4P | Market | Dual | BH3 | (2) | 2 | 3 | 73.3 m² |
| Plot H | BH 04 | BH3.MA.L04.05 | 2B4P.TA.H | 2B4P | Market | Dual | BH3 | (2) | 2 | 3 | 72.9 m² |
| Plot H | BH 04 | BH3.MA.L04.06 | 1B2P.TB.H | 1B2P | Market | Dual | BH3 | (2) | 1 | 2 | 52.3 m² |
| Plot H | BH 04 | BH3.MA.L04.07 | 1B1P.TA.H | 1B1P | Market | Single | BH3 | (2) | 1 | 1 | 42.1 m² |
| Plot H | BH 04 | BH3.MA.L04.08 | 1B1P.TA | 1B1P | Market | Single | BH3 | (2) | 1 | 1 | 42.1 m² |
| Plot H | BH 04 | BH3.MA.L04.09 | 1B2P.TB | 1B2P | Market | Dual | BH3 | (2) | 1 | 2 | 52.3 m² |
| BH 04: 9 | | | | | | | | | 13 | 20 | 534.6 m² |
| Plot H | BH3 05 | BH3.MA.L05.01 | 3B5P.TB | 3B5P | Market | Dual | BH3 | (2) | 3 | 4 | 101.1 m² |
| Plot H | BH3 05 | BH3.MA.L05.02 | 3B5P.TB.H | 3B5P | Market | Dual | BH3 | (2) | 3 | 4 | 101.1 m² |
| Plot H | BH3 05 | BH3.MA.L05.03 | 3B5P.TA.H | 3B5P | Market | Dual | BH3 | (2) | 3 | 4 | 96.9 m² |
| Plot H | BH3 05 | BH3.MA.L05.04 | 3B5P.TA | 3B5P | Market | Dual | BH3 | (2) | 3 | 4 | 96.9 m² |
| BH3 05: 4 | | | | | | | | | 12 | 16 | 395.9 m² |
| | | | | | | | | | 64 | 96 | 2537.7 m² |

# Unit Types Schedule + Storage and Bedroom Schedule

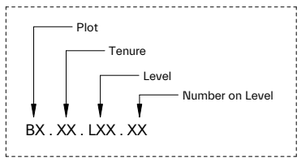
## Plot H3

**See codes below for Name and Number:**

**Name:**




**Number:**




Tenure:
MA = Market
SO = Shared Ownership
SR = Social Rent

| BH3 - Unit Types Schedue | |
|---|---|
| Name | Number |
| | |
| 1B1P.TA | BH3.MA.L02.08 |
| 1B1P.TA | BH3.MA.L03.08 |
| 1B1P.TA | BH3.MA.L04.08 |
| 1B1P.TA: 3 | |
| 1B1P.TA.H | BH3.MA.L02.07 |
| 1B1P.TA.H | BH3.MA.L03.07 |
| 1B1P.TA.H | BH3.MA.L04.07 |
| 1B1P.TA.H: 3 | |
| 1B2P.TA | BH3.SO.L01.03 |
| 1B2P.TA | BH3.MA.L02.03 |
| 1B2P.TA | BH3.MA.L03.03 |
| 1B2P.TA | BH3.MA.L04.03 |
| 1B2P.TA: 4 | |
| 1B2P.TB | BH3.MA.L02.09 |
| 1B2P.TB | BH3.MA.L03.09 |
| 1B2P.TB | BH3.MA.L04.09 |
| 1B2P.TB: 3 | |
| 1B2P.TB.H | BH3.MA.L02.06 |
| 1B2P.TB.H | BH3.MA.L03.06 |
| 1B2P.TB.H | BH3.MA.L04.06 |
| 1B2P.TB.H: 3 | |
| 2B3P.TA.WCA | BH3.SO.L01.07 |
| 2B3P.TA.WCA: 1 | |
| 2B3P.TA.WCA.H | BH3.SO.L01.06 |
| 2B3P.TA.WCA.H: 1 | |
| 2B4P.TA | BH3.SO.L01.01 |
| 2B4P.TA | BH3.MA.L02.01 |
| 2B4P.TA | BH3.MA.L03.01 |
| 2B4P.TA | BH3.MA.L04.01 |
| 2B4P.TA: 4 | |
| 2B4P.TA.H | BH3.SO.L01.05 |
| 2B4P.TA.H | BH3.MA.L02.05 |
| 2B4P.TA.H | BH3.MA.L03.05 |
| 2B4P.TA.H | BH3.MA.L04.05 |
| 2B4P.TA.H: 4 | |
| 2B4P.TB | BH3.SO.L01.02 |
| 2B4P.TB | BH3.MA.L02.02 |
| 2B4P.TB | BH3.MA.L03.02 |
| 2B4P.TB | BH3.MA.L04.02 |
| 2B4P.TB: 4 | |
| 2B4P.TB.H | BH3.SO.L01.04 |
| 2B4P.TB.H | BH3.MA.L02.04 |
| 2B4P.TB.H | BH3.MA.L03.04 |
| 2B4P.TB.H | BH3.MA.L04.04 |
| 2B4P.TB.H: 4 | |
| 3B5P.TA | BH3.MA.L05.04 |
| 3B5P.TA: 1 | |
| 3B5P.TA.H | BH3.MA.L05.03 |
| 3B5P.TA.H: 1 | |
| 3B5P.TB | BH3.MA.L05.01 |
| 3B5P.TB: 1 | |
| 3B5P.TB.H | BH3.MA.L05.02 |
| 3B5P.TB.H: 1 | |
| Grand total: 38 | |

**TOTAL NUMBER OF UNIT TYPES = 8**

**Note:**
**- Handed units are mirrored images and as such, are the same unit type ie, 1B2P.TA is the same unit as 1B2P.TA.H**

| BH3 - Storage and Bedroom Schedule | | | |
|---|---|---|---|
| Name | Space | Occupancy | Area |
| | | | |
| 1B1P.TA | Bedroom 01 | Single | 12.3 m² |
| 1B1P.TA | Store | | 1.5 m² |
| | | | |
| 1B2P.TA | Bedroom 01 | Double | 12.3 m² |
| 1B2P.TA | Store | | 1.6 m² |
| | | | |
| 1B2P.TB | Bedroom 01 | Double | 11.6 m² |
| 1B2P.TB | Store | | 1.5 m² |
| | | | |
| 2B3P.TA.WCA | Bedroom 01 | Double | 19.9 m² |
| 2B3P.TA.WCA | Bedroom 02 | Single | 10.6 m² |
| 2B3P.TA.WCA | Store | | 2.0 m² |
| | | | |
| 2B4P.TA | Bedroom 01 | Double | 12.3 m² |
| 2B4P.TA | Bedroom 02 | Double | 12.1 m² |
| 2B4P.TA | Store | | 2.0 m² |
| | | | |
| 2B4P.TB | Bedroom 01 | Double | 12.6 m² |
| 2B4P.TB | Bedroom 02 | Double | 11.5 m² |
| 2B4P.TB | Store | | 2.0 m² |
| | | | |
| 3B5P.TA | Bedroom 01 | Double | 12.2 m² |
| 3B5P.TA | Bedroom 02 | Double | 12.5 m² |
| 3B5P.TA | Bedroom 03 | Single | 10.1 m² |
| 3B5P.TA | Store | | 2.5 m² |
| | | | |
| 3B5P.TB | Bedroom 01 | Double | 14.2 m² |
| 3B5P.TB | Bedroom 02 | Double | 11.5 m² |
| 3B5P.TB | Bedroom 03 | Single | 9.2 m² |
| 3B5P.TB | Store | | 2.5 m² |

**Note:**
**- Same storage and bedroom areas for all handed units**
**- For wheel chair adapted layouts, refer to drawings for storage area**

# Accommodation Mix

## Plot I Unit Schedule

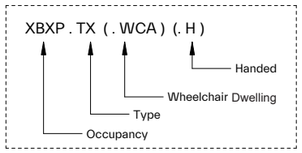
| Bi - NIA Residential Room Schedule | | | | | | | | | | | Bi - NIA Residential Area... |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Plot | Level | Number | Type | Occupancy | Dwelling Tenure | Aspect | Core | Part M4 | Bedrooms | Habitable Rooms | Area |
| | | | | | | | | | | | |
| Plot i | Bi 00 | Bi.SO.L00.01 | 2B4P.TA.M | 2B4P | Shared Ownership | Dual | - | (2) | 0 | 1 | 45.6 m² |
| Plot i | Bi 00 | Bi.SO.L00.02 | 2B4P.TA.M.H | 2B4P | Shared Ownership | Dual | - | (2) | 0 | 1 | 45.6 m² |
| Bi 00: 2 | | | | | | | | | 0 | 2 | 91.3 m² |
| Plot i | Bi 01 | Bi.MA.L01.01 | 1B2P.TA | 1B2P | Market | Dual | Bi | (2) | 1 | 2 | 53.1 m² |
| Plot i | Bi 01 | Bi.MA.L01.02 | 2B4P.TD.WCA | 2B4P | Market | Dual | Bi | (3)a | 2 | 3 | 77.9 m² |
| Plot i | Bi 01 | Bi.MA.L01.03 | 2B4P.TB.WCA.H | 2B4P | Market | Dual | Bi | (3)a | 2 | 3 | 53.1 m² |
| Plot i | Bi 01 | Bi.MA.L01.04 | 1B2P.TA.H | 1B2P | Market | Dual | Bi | (2) | 1 | 2 | 45.0 m² |
| Plot i | Bi 01 | Bi.SO.L01.01 | 2B4P.TA.M | 2B4P | Shared Ownership | Dual | - | (2) | 2 | 2 | 45.0 m² |
| Plot i | Bi 01 | Bi.SO.L01.02 | 2B4P.TA.M.H | 2B4P | Shared Ownership | Dual | - | (2) | 2 | 2 | 77.5 m² |
| Plot i | Bi 01 | Bi.SO.L01.03 | 2B4P.TC | 2B4P | Shared Ownership | Triple | Bi | (2) | 2 | 3 | 78.5 m² |
| Bi 01: 7 | | | | | | | | | 12 | 17 | 430.1 m² |
| Plot i | Bi 02 | Bi.MA.L02.01 | 1B2P.TA | 1B2P | Market | Dual | Bi | (2) | 1 | 2 | 53.1 m² |
| Plot i | Bi 02 | Bi.MA.L02.02 | 2B4P.TC | 2B4P | Market | Triple | Bi | (2) | 2 | 3 | 77.5 m² |
| Plot i | Bi 02 | Bi.MA.L02.03 | 2B4P.TD.WCA | 2B4P | Market | Dual | Bi | (3)a | 2 | 3 | 78.5 m² |
| Plot i | Bi 02 | Bi.MA.L02.04 | 2B4P.TD.WCA.H | 2B4P | Market | Dual | Bi | (3)a | 2 | 3 | 78.5 m² |
| Plot i | Bi 02 | Bi.MA.L02.05 | 2B4P.TC.H | 2B4P | Market | Triple | Bi | (2) | 2 | 3 | 77.5 m² |
| Plot i | Bi 02 | Bi.MA.L02.06 | 1B2P.TA.H | 1B2P | Market | Dual | Bi | (2) | 1 | 2 | 53.1 m² |
| Bi 02: 6 | | | | | | | | | 10 | 16 | 418.1 m² |
| Plot i | Bi 03 | Bi.MA.L03.01 | 1B2P.TA | 1B2P | Market | Dual | Bi | (2) | 1 | 2 | 53.1 m² |
| Plot i | Bi 03 | Bi.MA.L03.02 | 2B4P.TC | 2B4P | Market | Triple | Bi | (2) | 2 | 3 | 77.5 m² |
| Plot i | Bi 03 | Bi.MA.L03.03 | 2B4P.TD.WCA | 2B4P | Market | Dual | Bi | (3)a | 2 | 3 | 78.5 m² |
| Plot i | Bi 03 | Bi.MA.L03.04 | 2B4P.TD.WCA.H | 2B4P | Market | Dual | Bi | (3)a | 2 | 3 | 78.5 m² |
| Plot i | Bi 03 | Bi.MA.L03.05 | 2B4P.TC.H | 2B4P | Market | Triple | Bi | (2) | 2 | 3 | 77.5 m² |
| Plot i | Bi 03 | Bi.MA.L03.06 | 1B2P.TA.H | 1B2P | Market | Dual | Bi | (2) | 1 | 2 | 53.1 m² |
| Bi 03: 6 | | | | | | | | | 10 | 16 | 418.1 m² |
| Plot i | Bi 04 | Bi.MA.L04.01 | 1B2P.TA | 1B2P | Market | Dual | Bi | (2) | 1 | 2 | 53.1 m² |
| Plot i | Bi 04 | Bi.MA.L04.02 | 2B4P.TC | 2B4P | Market | Triple | Bi | (2) | 2 | 3 | 77.5 m² |
| Plot i | Bi 04 | Bi.MA.L04.03 | 2B4P.TD.WCA | 2B4P | Market | Dual | Bi | (3)a | 2 | 3 | 78.5 m² |
| Plot i | Bi 04 | Bi.MA.L04.04 | 2B4P.TD.WCA.H | 2B4P | Market | Dual | Bi | (3)a | 2 | 3 | 78.5 m² |
| Plot i | Bi 04 | Bi.MA.L04.05 | 2B4P.TC.H | 2B4P | Market | Triple | Bi | (2) | 2 | 3 | 77.5 m² |
| Plot i | Bi 04 | Bi.MA.L04.06 | 1B2P.TA.H | 1B2P | Market | Dual | Bi | (2) | 1 | 2 | 53.1 m² |
| Bi 04: 6 | | | | | | | | | 10 | 16 | 418.1 m² |
| Plot i | Bi 05 | Bi.MA.L05.01 | 1B2P.TA | 1B2P | Market | Dual | Bi | (2) | 1 | 2 | 53.1 m² |
| Plot i | Bi 05 | Bi.MA.L05.02 | 2B4P.TC | 2B4P | Market | Triple | Bi | (2) | 2 | 3 | 77.5 m² |
| Plot i | Bi 05 | Bi.MA.L05.03 | 2B4P.TD.WCA | 2B4P | Market | Dual | Bi | (3)a | 2 | 3 | 78.5 m² |
| Plot i | Bi 05 | Bi.MA.L05.04 | 2B4P.TD.WCA.H | 2B4P | Market | Dual | Bi | (3)a | 2 | 3 | 78.5 m² |
| Plot i | Bi 05 | Bi.MA.L05.05 | 2B4P.TC.H | 2B4P | Market | Triple | Bi | (2) | 2 | 3 | 77.5 m² |
| Plot i | Bi 05 | Bi.MA.L05.06 | 1B2P.TA.H | 1B2P | Market | Dual | Bi | (2) | 1 | 2 | 53.1 m² |
| Bi 05: 6 | | | | | | | | | 10 | 16 | 418.1 m² |
| Plot i | Bi 06 | Bi.MA.L06.01 | 1B2P.TA | 1B2P | Market | Dual | Bi | (2) | 1 | 2 | 53.1 m² |
| Plot i | Bi 06 | Bi.MA.L06.02 | 2B4P.TC | 2B4P | Market | Triple | Bi | (2) | 2 | 3 | 77.5 m² |
| Plot i | Bi 06 | Bi.MA.L06.03 | 2B4P.TD.WCA | 2B4P | Market | Dual | Bi | (3)a | 2 | 3 | 78.5 m² |
| Plot i | Bi 06 | Bi.MA.L06.04 | 2B3P.TA.H | 2B3P | Market | Dual | Bi | (2) | 2 | 3 | 69.4 m² |
| Plot i | Bi 06 | Bi.MA.L06.05 | 1B2P.TA.H | 1B2P | Market | Dual | Bi | (2) | 1 | 2 | 53.1 m² |
| Bi 06: 5 | | | | | | | | | 8 | 13 | 331.5 m² |
| Plot i | Bi 07 | Bi.MA.L07.01 | 1B2P.TA | 1B2P | Market | Dual | Bi | (2) | 1 | 2 | 53.1 m² |
| Plot i | Bi 07 | Bi.MA.L07.02 | 2B3P.TA | 2B3P | Market | Dual | Bi | (2) | 2 | 3 | 69.4 m² |
| Plot i | Bi 07 | Bi.MA.L07.03 | 2B4P.TB.WCA.H | 2B4P | Market | Dual | Bi | (3)a | 2 | 3 | 78.6 m² |
| Plot i | Bi 07 | Bi.MA.L07.04 | 1B2P.TA.H | 1B2P | Market | Dual | Bi | (2) | 1 | 2 | 53.8 m² |
| Bi 07: 4 | | | | | | | | | 6 | 10 | 254.8 m² |
| Plot i | Bi 08 | Bi.MA.L08.01 | 1B2P.TA | 1B2P | Market | Dual | Bi | (2) | 1 | 2 | 53.8 m² |
| Plot i | Bi 08 | Bi.MA.L08.02 | 2B4P.TB.WCA | 2B4P | Market | Dual | Bi | (3)a | 2 | 3 | 78.6 m² |
| Plot i | Bi 08 | Bi.MA.L08.03 | 2B4P.TB.WCA.H | 2B4P | Market | Dual | Bi | (3)a | 2 | 3 | 78.6 m² |
| Plot i | Bi 08 | Bi.MA.L08.04 | 1B2P.TA.H | 1B2P | Market | Dual | Bi | (2) | 1 | 2 | 53.8 m² |
| Bi 08: 4 | | | | | | | | | 6 | 10 | 264.7 m² |
| Plot i | Bi 09 | Bi.MA.L09.01 | 1B2P.TA | 1B2P | Market | Dual | Bi | (2) | 1 | 2 | 53.8 m² |
| Plot i | Bi 09 | Bi.MA.L09.02 | 2B4P.TB.WCA | 2B4P | Market | Dual | Bi | (3)a | 2 | 3 | 78.6 m² |
| Plot i | Bi 09 | Bi.MA.L09.03 | 2B4P.TB.WCA.H | 2B4P | Market | Dual | Bi | (3)a | 2 | 3 | 78.6 m² |
| Plot i | Bi 09 | Bi.MA.L09.04 | 1B2P.TA.H | 1B2P | Market | Dual | Bi | (2) | 1 | 2 | 53.8 m² |
| Bi 09: 4 | | | | | | | | | 6 | 10 | 264.7 m² |
| Plot i | Bi 10 | Bi.MA.L10.01 | 1B2P.TA | 1B2P | Market | Dual | Bi | (2) | 1 | 2 | 53.8 m² |
| Plot i | Bi 10 | Bi.MA.L10.02 | 2B4P.TB.WCA | 2B4P | Market | Dual | Bi | (3)a | 2 | 3 | 78.6 m² |
| Plot i | Bi 10 | Bi.MA.L10.03 | 2B4P.TB.WCA.H | 2B4P | Market | Dual | Bi | (3)a | 2 | 3 | 78.6 m² |
| Plot i | Bi 10 | Bi.MA.L10.04 | 1B2P.TA.H | 1B2P | Market | Dual | Bi | (2) | 1 | 2 | 53.8 m² |
| Bi 10: 4 | | | | | | | | | 6 | 10 | 264.7 m² |
| | | | | | | | | | 84 | 136 | 3574.5 m² |

# Unit Types Schedule + Storage and Bedroom Schedule

## Plot i

**See codes below for Name and Number:**

**Name:**

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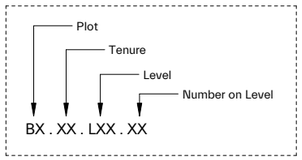



Tenure:
MA = Market
SO = Shared Ownership
SR = Social Rent

| Bi - Unit Types Schedule | |
|---|---|
| Name | Number |
| 1B2P.TA | Bi.MA.L01.01 |
| 1B2P.TA | Bi.MA.L02.01 |
| 1B2P.TA | Bi.MA.L03.01 |
| 1B2P.TA | Bi.MA.L04.01 |
| 1B2P.TA | Bi.MA.L05.01 |
| 1B2P.TA | Bi.MA.L06.01 |
| 1B2P.TA | Bi.MA.L07.01 |
| 1B2P.TA | Bi.MA.L08.01 |
| 1B2P.TA | Bi.MA.L09.01 |
| 1B2P.TA | Bi.MA.L10.01 |
| 1B2P.TA: 10 | |
| 1B2P.TA.H | Bi.MA.L01.03 |
| 1B2P.TA.H | Bi.MA.L02.06 |
| 1B2P.TA.H | Bi.MA.L03.06 |
| 1B2P.TA.H | Bi.MA.L04.06 |
| 1B2P.TA.H | Bi.MA.L05.06 |
| 1B2P.TA.H | Bi.MA.L06.05 |
| 1B2P.TA.H | Bi.MA.L07.04 |
| 1B2P.TA.H | Bi.MA.L08.04 |
| 1B2P.TA.H | Bi.MA.L09.04 |
| 1B2P.TA.H | Bi.MA.L10.04 |
| 1B2P.TA.H: 10 | |
| 2B3P.TA | Bi.MA.L07.02 |
| 2B3P.TA: 1 | |
| 2B3P.TA.H | Bi.MA.L06.04 |
| 2B3P.TA.H: 1 | |
| 2B4P.TA.M | Bi.SO.L00.01 |
| 2B4P.TA.M: 1 | |
| 2B4P.TA.M.H | Bi.SO.L00.02 |
| 2B4P.TA.M.H: 1 | |
| 2B4P.TB.WCA | Bi.MA.L08.02 |
| 2B4P.TB.WCA | Bi.MA.L09.02 |
| 2B4P.TB.WCA | Bi.MA.L10.02 |
| 2B4P.TB.WCA: 3 | |
| 2B4P.TB.WCA.H | Bi.MA.L01.02 |
| 2B4P.TB.WCA.H | Bi.MA.L07.03 |
| 2B4P.TB.WCA.H | Bi.MA.L08.03 |
| 2B4P.TB.WCA.H | Bi.MA.L09.03 |
| 2B4P.TB.WCA.H | Bi.MA.L10.03 |
| 2B4P.TB.WCA.H: 5 | |
| 2B4P.TC | Bi.MA.L02.02 |
| 2B4P.TC | Bi.MA.L03.02 |
| 2B4P.TC | Bi.MA.L04.02 |
| 2B4P.TC | Bi.MA.L05.02 |
| 2B4P.TC | Bi.MA.L06.02 |
| 2B4P.TC | Bi.SO.L01.03 |
| 2B4P.TC: 6 | |
| 2B4P.TC.H | Bi.MA.L02.05 |
| 2B4P.TC.H | Bi.MA.L03.05 |
| 2B4P.TC.H | Bi.MA.L04.05 |
| 2B4P.TC.H | Bi.MA.L05.05 |
| 2B4P.TC.H: 4 | |
| 2B4P.TD.WCA | Bi.MA.L02.03 |
| 2B4P.TD.WCA | Bi.MA.L03.03 |
| 2B4P.TD.WCA | Bi.MA.L04.03 |
| 2B4P.TD.WCA | Bi.MA.L05.03 |
| 2B4P.TD.WCA | Bi.MA.L06.03 |
| 2B4P.TD.WCA | Bi.SO.L01.04 |
| 2B4P.TD.WCA: 6 | |
| 2B4P.TD.WCA.H | Bi.MA.L02.04 |
| 2B4P.TD.WCA.H | Bi.MA.L03.04 |
| 2B4P.TD.WCA.H | Bi.MA.L04.04 |
| 2B4P.TD.WCA.H | Bi.MA.L05.04 |
| 2B4P.TD.WCA.H: 4 | |
| Grand total: 52 | |

**TOTAL NUMBER OF UNIT TYPES = 6**

**Note:**
**- Handed units are mirrored images and as such, are the same unit type ie, 1B2P. TA is the same unit as 1B2P.TA.H**

| Bi - Storage and Bedroom Schedule | | | |
|---|---|---|---|
| Name | Space | Occupancy | Area |
| 1B2P.TA | Bedroom 01 | Double | 11.8 m² |
| 1B2P.TA | Store | | 1.5 m² |
| 2B3P.TA | Bedroom 01 | Double | 11.8 m² |
| 2B3P.TA | Bedroom 02 | Single | 9.3 m² |
| 2B3P.TA | Store | | 2.0 m² |
| 2B4P.TA.M | Bedroom 01 | Double | 13.3 m² |
| 2B4P.TA.M | Bedroom 02 | Double | 13.8 m² |
| 2B4P.TA.M | Store | | 2.0 m² |
| 2B4P.TB.WCA | Bedroom 01 | Double | 16.3 m² |
| 2B4P.TB.WCA | Bedroom 02 | Double | 11.8 m² |
| 2B4P.TB.WCA | Store | | 2.1 m² |
| 2B4P.TC | Bedroom 01 | Double | 11.6 m² |
| 2B4P.TC | Bedroom 02 | Double | 11.7 m² |
| 2B4P.TC | Store | | 2.2 m² |
| 2B4P.TD.WCA | Bedroom 01 | Double | 16.8 m² |
| 2B4P.TD.WCA | Bedroom 02 | Double | 11.6 m² |
| 2B4P.TD.WCA | Store | | 2.1 m² |

**Note:**
**- Same storage and bedroom areas for all handed units**
**- For wheel chair adapted layouts, refer to drawings for storage area**

# Accommodation Mix

## Plot J Unit Schedule

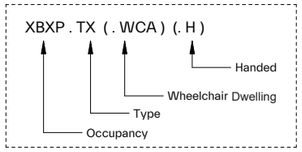
| BJ - NIA Residential Room Schedule | | | | | | | | | | | BJ - NIA Residential Area... |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Plot | Level | Number | Type | Occupancy | Dwelling Tenure | Aspect | Core | Part M4 | Bedrooms | Habitable Rooms | Area |
| Plot J | BJ H 00 | BJ.SR.L00.01 | 3B6P.TA | 3B6P | Social Rent | Dual | - | (2) | 0 | 1 | 55.9 m² |
| Plot J | BJ H 00 | BJ.SR.L00.02 | 3B6P.TB | 3B6P | Social Rent | Dual | - | (2) | 0 | 2 | 57.6 m² |
| Plot J | BJ H 00 | BJ.SR.L00.03 | 4B6P.TA | 4B6P | Social Rent | Dual | - | (2) | 0 | 2 | 61.1 m² |
| Plot J | BJ H 00 | BJ.SR.L00.04 | 4B6P.TA | 4B6P | Social Rent | Dual | - | (2) | 0 | 2 | 61.1 m² |
| Plot J | BJ H 00 | BJ.SR.L00.05 | 4B6P.TA | 4B6P | Social Rent | Dual | - | (2) | 0 | 2 | 61.1 m² |
| Plot J | BJ H 00 | BJ.SR.L00.06 | 6B9P.TA | 6b9p | Social Rent | Dual | - | (2) | 0 | 2 | 61.1 m² |
| Plot J | BJ H 00 | BJ.SR.L00.07 | 6B9P.TA | 6b9p | Social Rent | Dual | - | (2) | 0 | 2 | 61.1 m² |
| Plot J | BJ H 00 | BJ.SR.L00.08 | 4B6P.TA | 4B6P | Social Rent | Dual | - | (2) | 0 | 2 | 61.1 m² |
| Plot J | BJ H 00 | BJ.SR.L00.09 | 4B6P.TA | 4B6P | Social Rent | Dual | - | (2) | 0 | 2 | 61.1 m² |
| Plot J | BJ H 00 | BJ.SR.L00.10 | 4B6P.TA | 4B6P | Social Rent | Dual | - | (2) | 0 | 2 | 61.1 m² |
| Plot J | BJ H 00 | BJ.SR.L00.11 | 4B6P.TA | 4B6P | Social Rent | Dual | - | (2) | 0 | 2 | 61.1 m² |
| Plot J | BJ H 00 | BJ.SR.L00.12 | 6B9P.TA | 6b9p | Social Rent | Dual | - | (2) | 0 | 2 | 61.1 m² |
| Plot J | BJ H 00 | BJ.SR.L00.13 | 6B9P.TA | 6b9p | Social Rent | Dual | - | (2) | 0 | 2 | 61.1 m² |
| Plot J | BJ H 00 | BJ.SR.L00.14 | 4B6P.TA | 4B6P | Social Rent | Dual | - | (2) | 0 | 2 | 61.1 m² |
| Plot J | BJ H 00 | BJ.SR.L00.15 | 4B6P.TA | 4B6P | Social Rent | Dual | - | (2) | 0 | 2 | 61.8 m² |
| BJ H 00: 15 | | | | | | | | | 0 | 29 | 908.8 m² |
| Plot J | BJ M 01 | BJ.SR.L01.01 | 3B6P.TA | 3B6P | Social Rent | Dual | - | (2) | 3 | 4 | 71.5 m² |
| Plot J | BJ M 01 | BJ.SR.L01.02 | 3B6P.TB | 3B6P | Social Rent | Dual | - | (2) | 3 | 3 | 73.5 m² |
| Plot J | BJ M 01 | BJ.SR.L01.03 | 4B6P.TA | 4B6P | Social Rent | Dual | - | (2) | 3 | 3 | 62.1 m² |
| Plot J | BJ M 01 | BJ.SR.L01.04 | 4B6P.TA | 4B6P | Social Rent | Dual | - | (2) | 3 | 3 | 62.1 m² |
| Plot J | BJ M 01 | BJ.SR.L01.05 | 4B6P.TA | 4B6P | Social Rent | Dual | - | (2) | 3 | 3 | 62.1 m² |
| Plot J | BJ M 01 | BJ.SR.L01.06 | 6B9P.TA | 6b9p | Social Rent | Dual | - | (2) | 4 | 4 | 62.1 m² |
| Plot J | BJ M 01 | BJ.SR.L01.07 | 6B9P.TA | 6b9p | Social Rent | Dual | - | (2) | 4 | 4 | 62.1 m² |
| Plot J | BJ M 01 | BJ.SR.L01.08 | 4B6P.TA | 4B6P | Social Rent | Dual | - | (2) | 3 | 3 | 62.1 m² |
| Plot J | BJ M 01 | BJ.SR.L01.09 | 4B6P.TA | 4B6P | Social Rent | Dual | - | (2) | 3 | 3 | 62.1 m² |
| Plot J | BJ M 01 | BJ.SR.L01.10 | 4B6P.TA | 4B6P | Social Rent | Dual | - | (2) | 3 | 3 | 62.1 m² |
| Plot J | BJ M 01 | BJ.SR.L01.11 | 4B6P.TA | 4B6P | Social Rent | Dual | - | (2) | 3 | 3 | 62.1 m² |
| Plot J | BJ M 01 | BJ.SR.L01.12 | 6B9P.TA | 6b9p | Social Rent | Dual | - | (2) | 4 | 4 | 62.1 m² |
| Plot J | BJ M 01 | BJ.SR.L01.13 | 6B9P.TA | 6b9p | Social Rent | Dual | - | (2) | 4 | 4 | 62.1 m² |
| Plot J | BJ M 01 | BJ.SR.L01.14 | 4B6P.TA | 4B6P | Social Rent | Dual | - | (2) | 3 | 3 | 62.1 m² |
| Plot J | BJ M 01 | BJ.SR.L01.15 | 4B6P.TA | 4B6P | Social Rent | Dual | - | (2) | 3 | 3 | 62.5 m² |
| BJ M 01: 15 | | | | | | | | | 49 | 50 | 952.5 m² |
| Plot J | BJ M 02 | BJ.SR.L02.01 | 3B5P.TA | 3B5P | Social Rent | Triple | BJ | (2) | 0 | 2 | 61.9 m² |
| Plot J | BJ M 02 | BJ.SR.L02.02 | 3B5P.TA | 3B5P | Social Rent | Triple | BJ | (2) | 0 | 2 | 62.6 m² |
| Plot J | BJ M 02 | BJ.SR.L02.06 | 6B9P.TA | 6b9p | Social Rent | Triple | - | (2) | 2 | 2 | 39.1 m² |
| Plot J | BJ M 02 | BJ.SR.L02.07 | 6B9P.TA | 6b9p | Social Rent | Triple | - | (2) | 2 | 2 | 39.1 m² |
| Plot J | BJ M 02 | BJ.SR.L02.12 | 6B9P.TA | 6b9p | Social Rent | Triple | - | (2) | 2 | 2 | 39.1 m² |
| Plot J | BJ M 02 | BJ.SR.L02.13 | 6B9P.TA | 6b9p | Social Rent | Triple | - | (2) | 2 | 2 | 39.1 m² |
| BJ M 02: 6 | | | | | | | | | 8 | 12 | 280.9 m² |
| Plot J | BJ M 03 | BJ.SR.L03.01 | 3B5P.TA | 3B5P | Social Rent | Triple | - | (2) | 3 | 3 | 61.8 m² |
| Plot J | BJ M 03 | BJ.SR.L03.02 | 3B5P.TA | 3B5P | Social Rent | Triple | - | (2) | 3 | 3 | 61.3 m² |
| BJ M 03: 2 | | | | | | | | | 6 | 6 | 123.1 m² |
| Plot J | BJ M 04 | BJ.SR.L04.01 | 3B5P.TB | 3B5P | Social Rent | Triple | BJ | (2) | 0 | 2 | 48.8 m² |
| Plot J | BJ M 04 | BJ.SR.L04.02 | 3B5P.TB | 3B5P | Social Rent | Triple | BJ | (2) | 0 | 2 | 49.5 m² |
| BJ M 04: 2 | | | | | | | | | 0 | 4 | 98.3 m² |
| Plot J | BJ M 05 | BJ.SR.L05.01 | 3B5P.TB | 3B5P | Social Rent | Triple | - | (2) | 3 | 3 | 59.4 m² |
| Plot J | BJ M 05 | BJ.SR.L05.02 | 3B5P.TB | 3B5P | Social Rent | Triple | - | (2) | 3 | 3 | 59.4 m² |
| BJ M 05: 2 | | | | | | | | | 6 | 6 | 118.8 m² |
| | | | | | | | | | 69 | 107 | 2482.3 m² |

# Unit Types Schedule + Storage and Bedroom Schedule

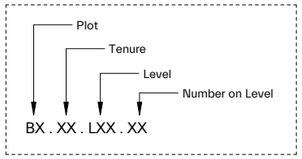
## Plot J

**See codes below for Name and Number:**

**Name:**




**Number:**




Tenure:
MA = Market
SO = Shared Ownership
SR = Social Rent

| BJ - Unit Types Schedule | |
|---|---|
| Name | Number |
| 3B5P.TA | BJ.SR.L02.01 |
| 3B5P.TA: 1 | |
| 3B5P.TA.H | BJ.SR.L02.02 |
| 3B5P.TA.H: 1 | |
| 3B5P.TB | BJ.SR.L04.01 |
| 3B5P.TB: 1 | |
| 3B5P.TB.H | BJ.SR.L04.02 |
| 3B5P.TB.H: 1 | |
| 3B6P.TA | BJ.SR.L00.01 |
| 3B6P.TA: 1 | |
| 3B6P.TB | BJ.SR.L00.02 |
| 3B6P.TB: 1 | |
| 4B6P.TA | BJ.SR.L00.04 |
| 4B6P.TA | BJ.SR.L00.08 |
| 4B6P.TA | BJ.SR.L00.10 |
| 4B6P.TA | BJ.SR.L00.14 |
| 4B6P.TA: 4 | |
| 4B6P.TA.H | BJ.SR.L00.03 |
| 4B6P.TA.H | BJ.SR.L00.05 |
| 4B6P.TA.H | BJ.SR.L00.09 |
| 4B6P.TA.H | BJ.SR.L00.11 |
| 4B6P.TA.H | BJ.SR.L00.15 |
| 4B6P.TA.H: 5 | |
| 6B9P.TA | BJ.SR.L00.06 |
| 6B9P.TA | BJ.SR.L00.12 |
| 6B9P.TA: 2 | |
| 6B9P.TA.H | BJ.SR.L00.07 |
| 6B9P.TA.H | BJ.SR.L00.13 |
| 6B9P.TA.H: 2 | |
| Grand total: 19 | |

**TOTAL NUMBER OF UNIT TYPES = 6**

**Note:**
**- Handed units are mirrored images and as such, are the same unit type ie, 1B2P.TA is the same unit as 1B2P.TA.H**

| BJ - Storage and Bedroom Schedule | | | |
|---|---|---|---|
| Name | Space | Occupancy | Area |
| 3B5P.TA | Bedroom 01 | Double | 18.8 m² |
| 3B5P.TA | Bedroom 02 | Double | 12.0 m² |
| 3B5P.TA | Bedroom 03 | Single | 8.0 m² |
| 3B5P.TA | Store | | 3.0 m² |
| 3B5P.TB | Bedroom 01 | Double | 12.9 m² |
| 3B5P.TB | Bedroom 02 | Double | 12.6 m² |
| 3B5P.TB | Bedroom 03 | Single | 8.4 m² |
| 3B5P.TB | Store | | 3.0 m² |
| 3B6P.TA | Bedroom 01 | Double | 17.1 m² |
| 3B6P.TA | Bedroom 02 | Double | 14.0 m² |
| 3B6P.TA | Bedroom 03 | Double | 13.4 m² |
| 3B6P.TA | Store | | 3.5 m² |
| 3B6P.TB | Bedroom 01 | Double | 18.0 m² |
| 3B6P.TB | Bedroom 02 | Double | 17.1 m² |
| 3B6P.TB | Bedroom 03 | Double | 13.8 m² |
| 3B6P.TB | Store | | 3.5 m² |
| 4B6P.TA | Bedroom 01 | Double | 12.1 m² |
| 4B6P.TA | Bedroom 02 | Double | 12.0 m² |
| 4B6P.TA | Bedroom 03 | Single | 8.2 m² |
| 4B6P.TA | Bedroom 04 | Single | 8.0 m² |
| 4B6P.TA | Store | | 3.5 m² |
| 6B9P.TA | Bedroom 01 | Double | 12.1 m² |
| 6B9P.TA | Bedroom 02 | Double | 12.0 m² |
| 6B9P.TA | Bedroom 03 | Single | 8.2 m² |
| 6B9P.TA | Bedroom 04 | Single | 8.0 m² |
| 6B9P.TA | Bedroom 05 | Double | 12.1 m² |
| 6B9P.TA | Bedroom 06 | Single | 8.2 m² |
| 6B9P.TA | Store | | 5.0 m² |

**Note:**
**- Same storage and bedroom areas for all handed units**
**- For wheel chair adapted layouts, refer to drawings for storage area**




ECOWORLD
LONDON
CREATING TOMORROW & BEYOND

POPLAR HARCA

Design and Access Statement: Detailed Proposals Revision B October 2022

# ABERFELDY VILLAGE MASTERPLAN