

# 5.3. The High Street

## Scale and massing

The maximum scale and massing are defined in the Parameter Plan "Building heights" which further proposals **must not** exceed.

5.3.19. Plot D1-4 includes buildings of medium scale [1] which will respond to the scale and massing of the other buildings on Aberfeldy Street, delivered in Phase A [2]. This building will also provide a backdrop to Millennium Green.

5.3.20. Any development above the sixth floor **must** be set back by at least 2m [3] in order to reduce the impression of scale and to minimise impact on the existing terraced houses on the opposite side of Abbott Road.

- 5.3.21. The north eastern corner of the building **must** be designed to maximise the visual connection between Millennium Green and Highland Place [4], particularly when moving north west along Abbott Road.
- 5.3.22. The south-eastern corner of plot D1-4 [5] **should** respond to the geometry of Millennium Green and to the intersection with Ettrick Street.
- 5.3.23. Roof articulation **should** be considered at appropriate locations to respond to the form of neighbouring buildings, to terminate views, or to mark key public spaces.

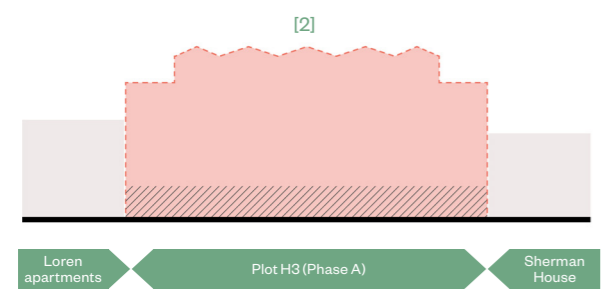


Fig.163 Illustrative elevation AA - Aberfeldy Street looking east

**Key**

- Site boundary
- Maximum building envelope
- Illustrative scheme
- - - Maximum development zone
- Phase A (indicative)



Fig.162 Illustrative elevation diagrams - key plan

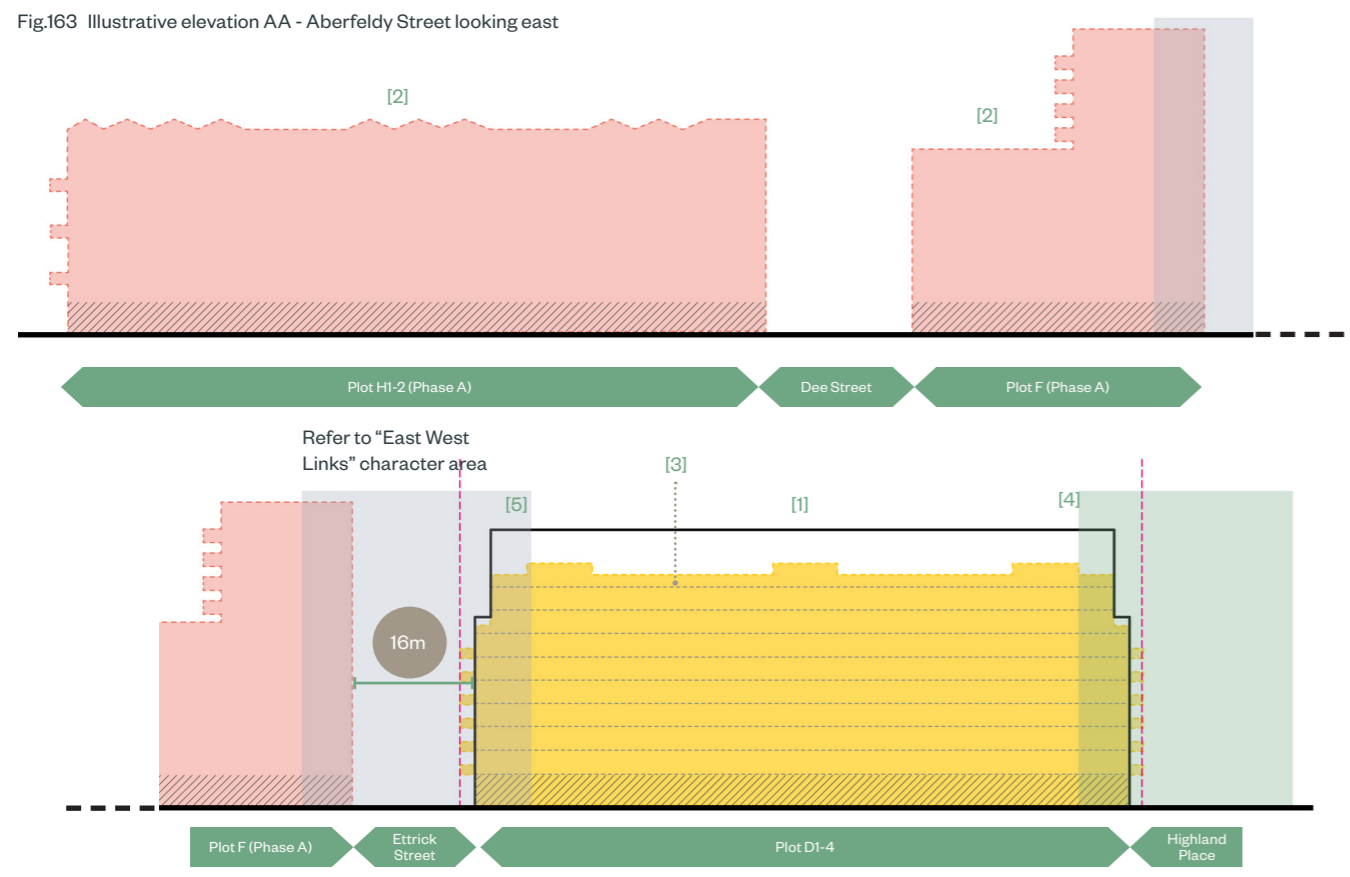


Fig.164 Illustrative elevation BB - Aberfeldy Street looking west

## Building form and elevation

5.3.24. The High Street will provide retail and community facilities and will link the first phases of Aberfeldy Village to the south with the Healthy Street (Abbott Road) and Highland Place to the north.

5.3.25. Aberfeldy Street will promote walking, cycling and use of public transport, with wide pavements, bus shelters and cycle parking integrated into the public realm.

5.3.26. New homes will sit above a non-residential offer at ground floor level and will contribute to an active, overlooked, and safe environment.

5.3.27. At upper levels, the façade is simple, but moments of articulation and playfulness at key locations such as gateways and nodes provide relief to the massing of the building.

5.3.28. The base of the buildings delivered in Phase A are in concrete, with the façades above predominantly in brick. Window grouping, proportion, and detail have been given careful consideration and contribute to an elegant architectural approach.



Fig.165 Proposed view showing north elevation of building H1-H2



Fig.166 Proposed view of east elevation of building H1-H2 with articulated roof-form emphasising the gateway to Aberfeldy Street

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### Responding to Phase A Detailed Proposals

5.3.29. Building D is the only building on Aberfeldy Street which is not delivered as part of Phase A.

5.3.30. Building D **must** respond to the other buildings in the High Street character area which fall within the Detailed Proposals. Refer to the Design and Access Statement: Detailed Proposals and its Addendum.

5.3.31. The elevation of Aberfeldy Street draws focus to ground level through the use of colour, texture and pattern. This **must** continue on the north part of Aberfeldy Street

5.3.32. Canopies and awnings are used in Buildings H and F and this language is appropriate for Building D also.

5.3.33. Balconies will typically be projecting or semi-projecting and be in perforate metal with a PPC finish. Again, Building D **should** incorporate balconies of this type.



Fig.167 Concept elevation showing shop frontage (Phase A)

5.3.34. The use of a cast-in motif is a key feature of Phase A and **should** be incorporated into the design of Building D to create a sense of consistency, particularly in the expression of the base.

5.3.35. Its position in the masterplan makes building F unique amongst the other buildings on Aberfeldy Street and **should** be read as distinct. Building D may borrow from its architectural language **must not** undermine its status as a local landmark defining the new Town Square.

5.3.36. Patterns can vary from building to building but **must** be in keeping with the scale and type used in Phase A.



Fig.169 Proposed view of the vibrant new Square and Building F



Fig.168 Proposed view of spill out spaces along Aberfeldy Street activating the public realm



Fig.170 Proposed view of the Town Square - Building F must be read as the primary building on the High Street