

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



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

- 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

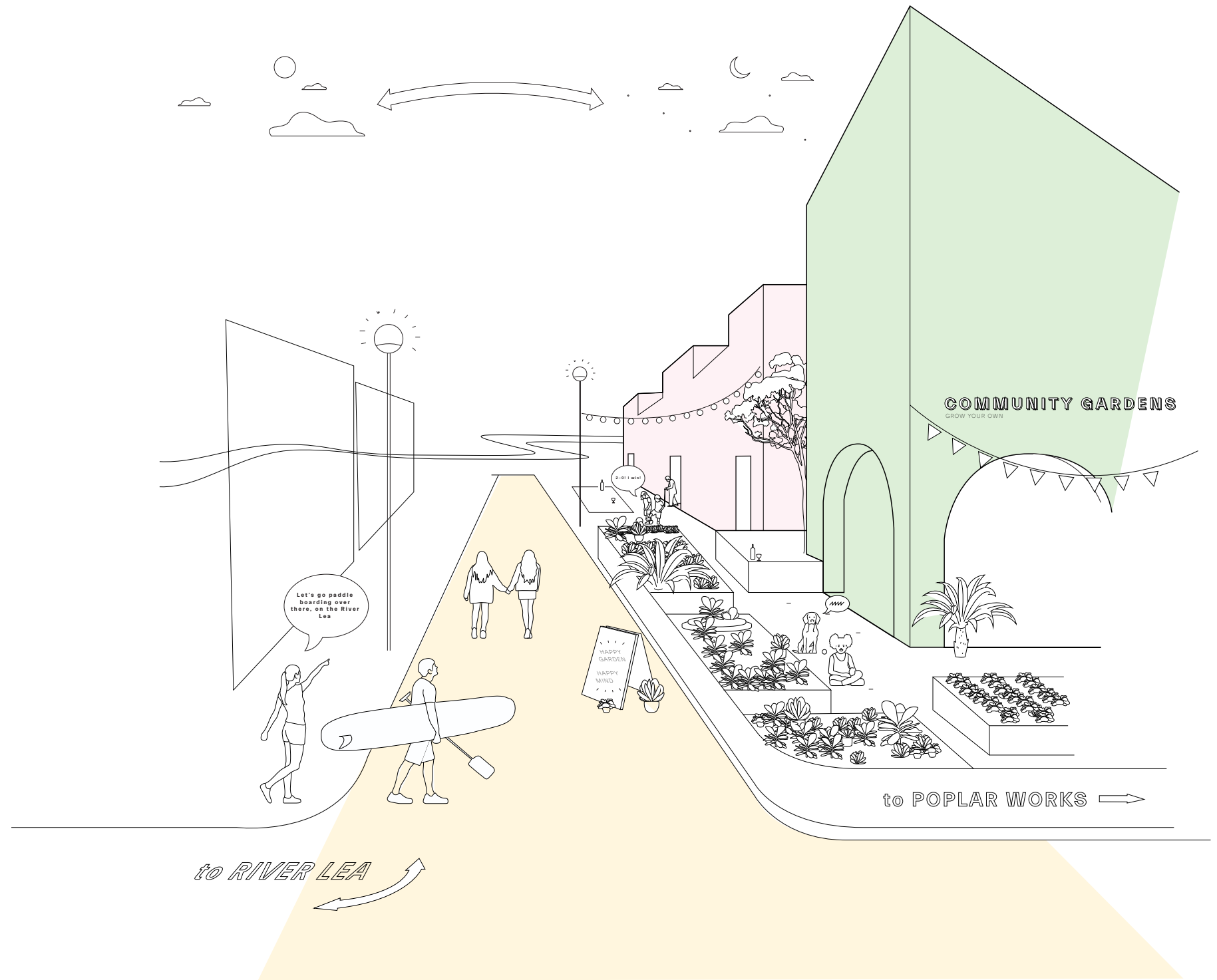
Narrative

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 Amenity

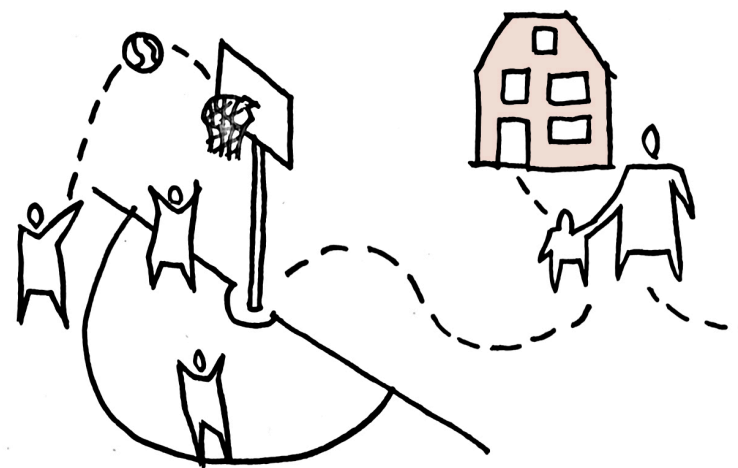
To suitably re-provide the quality of the Balmore residents' homes, 40sqm private amenity space has been targeted to be delivered across each proposed home. This to match if not exceed the residents' existing garden spaces. Opportunities for terraces and balconies have also been accommodated to allow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

Door Step Play

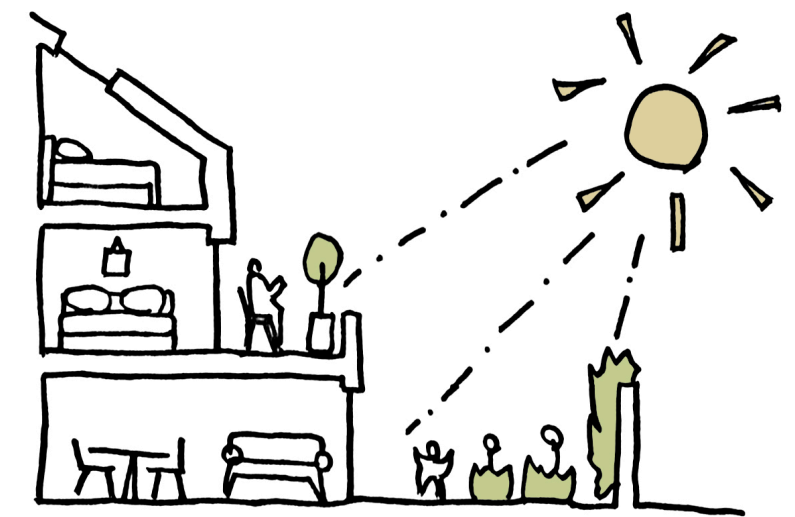
As part of the neighbourly aspirations, provision of good quality, spacious doorstep play is vital to the creation of the street and family experience. This has been identified on the plot near the homes and whilst an offer for the immediate residences, will also help activate the streetscape. This is 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

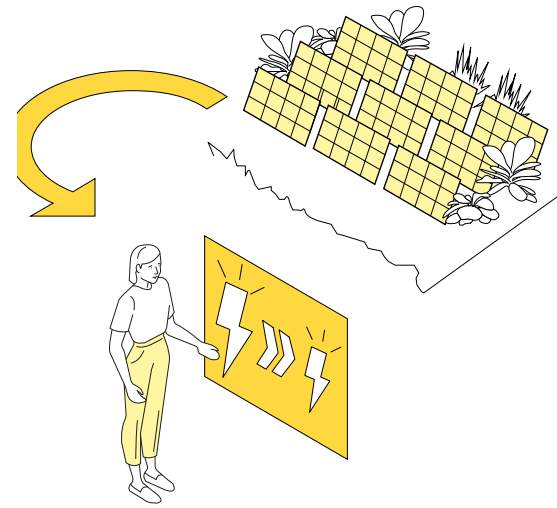
Net Zero Carbon

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

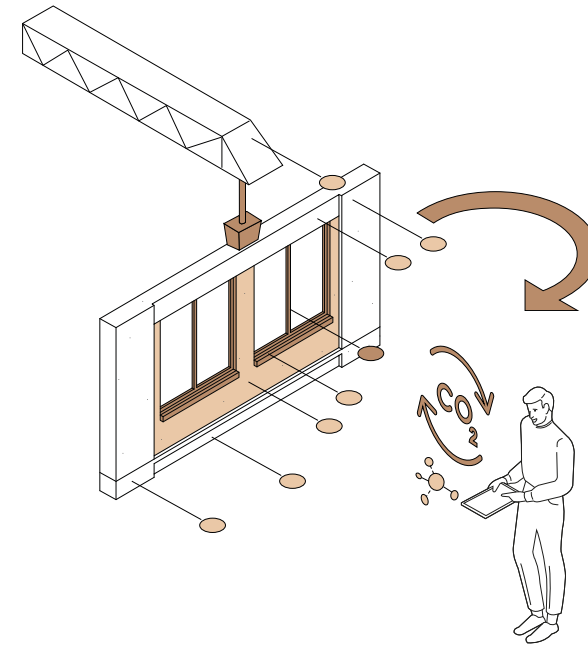
Net zero buildings not only help in the fight against climate change, but can create jobs, improve energy security, and lower energy costs.

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.

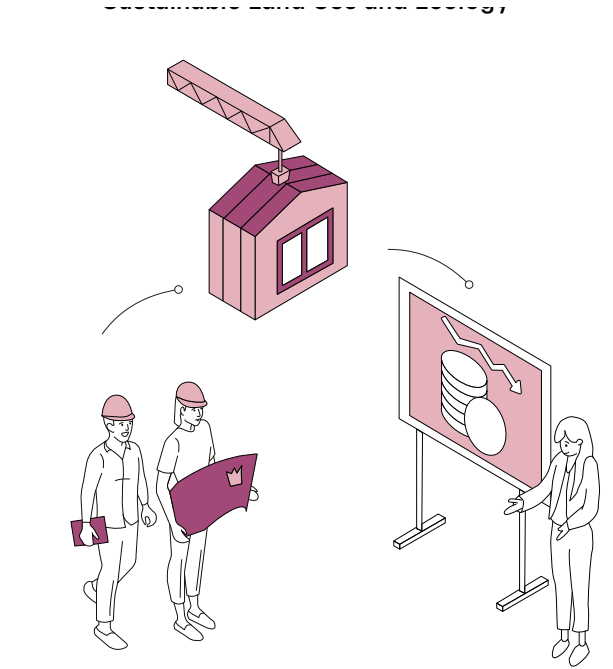
The adjacent diagrams reflect some of the sustainable credentials that are being pursued as part of the plots design.



Net Zero Operation Carbon



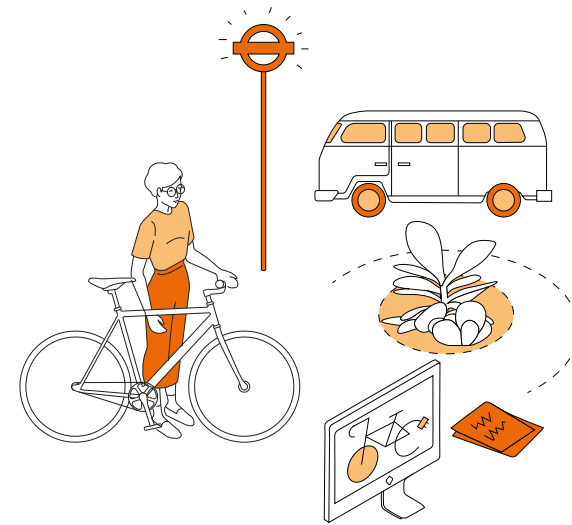
Net Zero Operation Carbon



Sustainable Life Cycle Cost



Sustainable Communities and Social Value



Sustainable Connectivity and Transport



Good Health and Wellbeing

Massing Development

Key Design Principles

Residential Layout

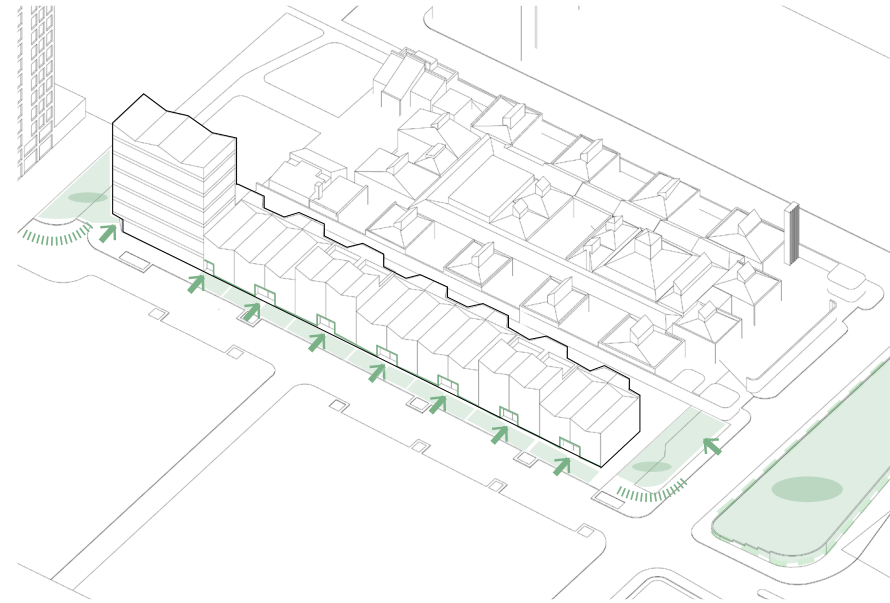
The massing response on Plot J has been defined by the needs of local residents, with a terrace accommodating for a variety of housing typologies including 3 bed maisonettes, 4 bed houses and 6 bed houses. All houses benefit from generous amenity space in a variety of formats: ground floor gardens, terraced 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.

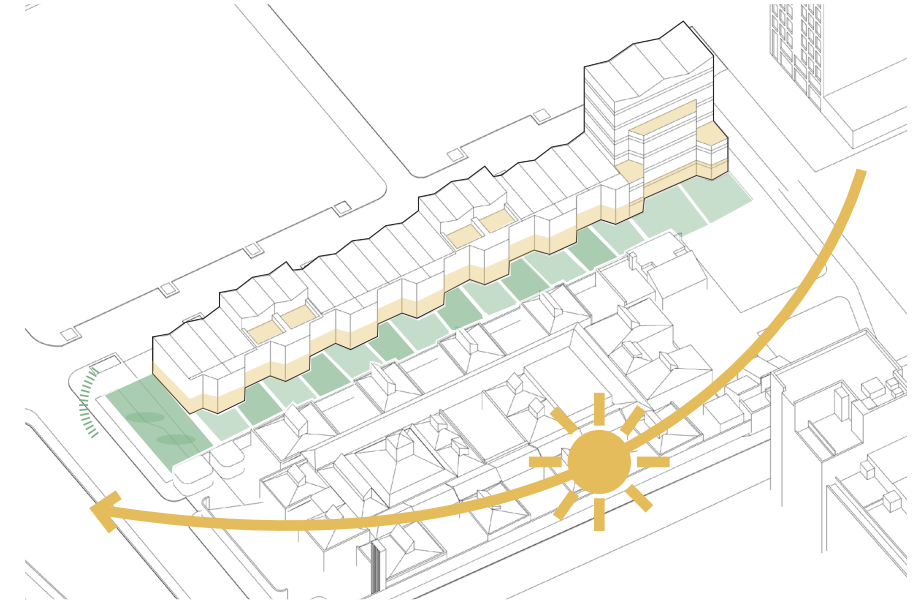
Architectural Expression

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.



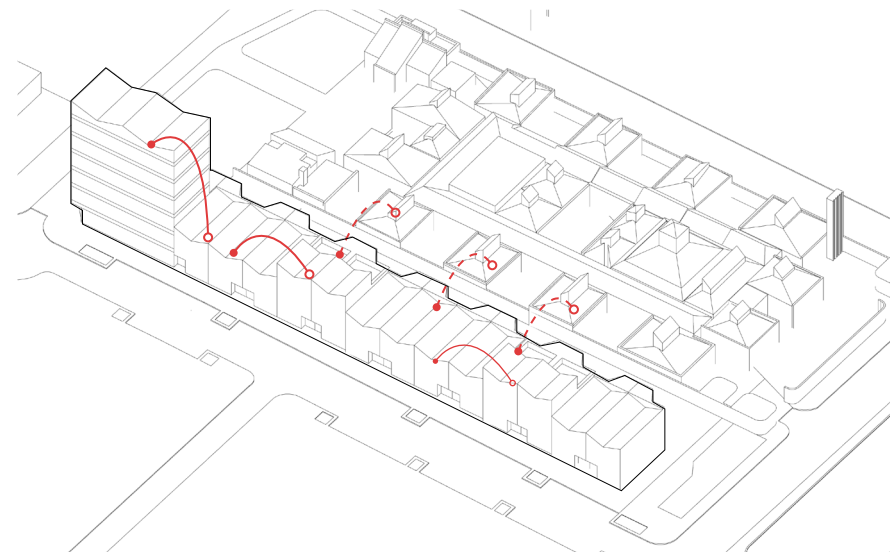
Residential Layout & Amenity

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



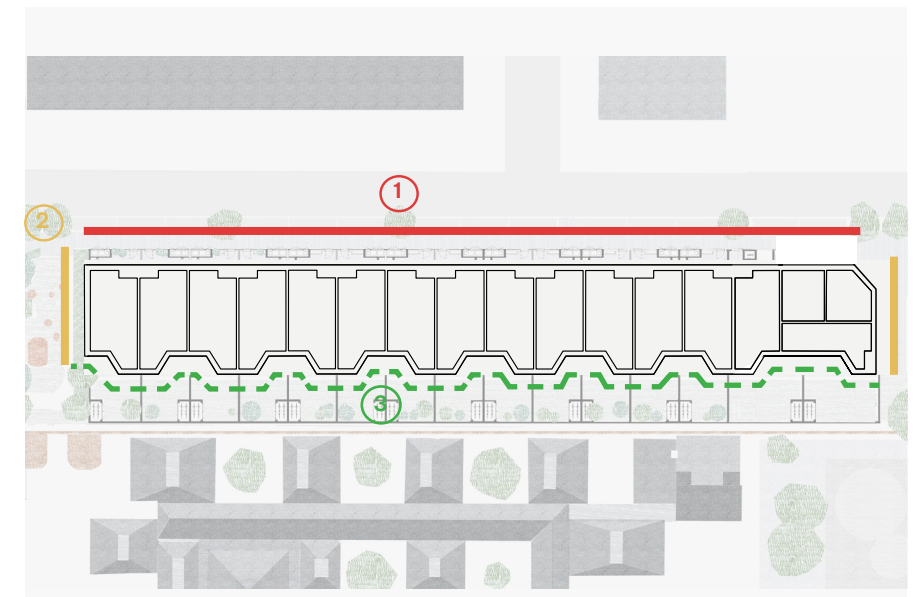
Views & Aspect

+ 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

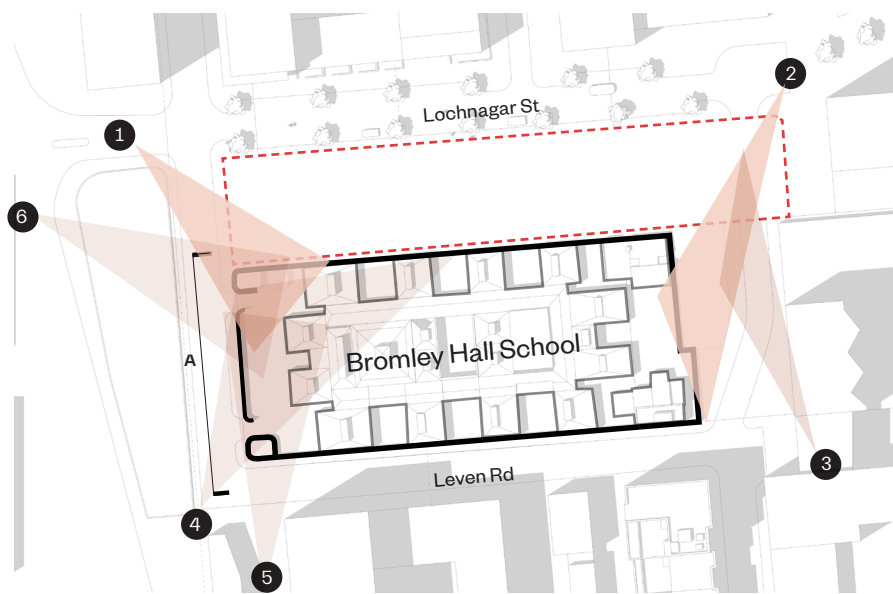
Massing Development

Townscape

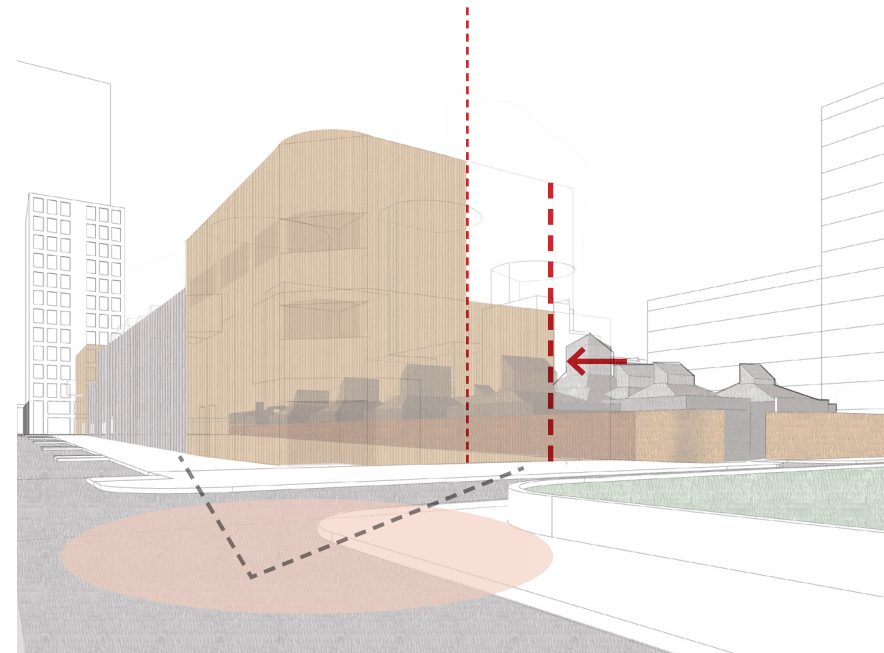
Throughout design development, the North West corner of plot J was identified as a key viewpoint due to its adjacency to Bromley Hall School and approaching from the A12.

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.

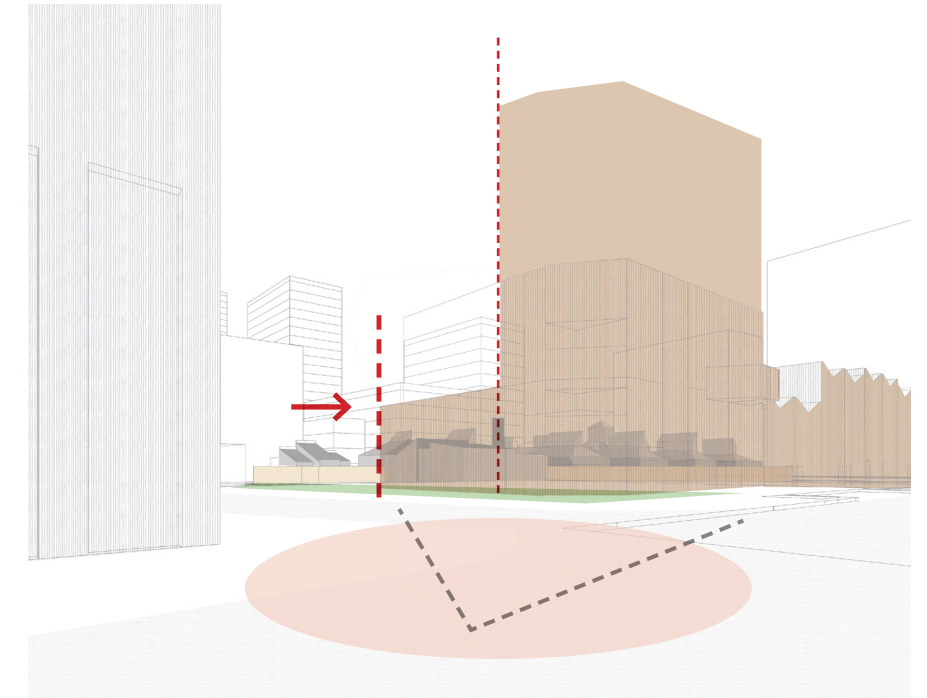
Gable ends of both corners adjust in scale to create a nuanced orientation to their context. Chamfered corners and pitched roofs have been utilised to create playful and a dynamic termination and entry points of the terrace at both corners.



Key view points



1 V01 Western approach from the A12



2 V02 Eastern approach to Lochnagar St



1 V01 Developed massing response western approach from the A12



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