

5.3. The High Street

Building frontages and elevations

5.3.37. Building D is the only part of the High Street forming part of the Outline Proposals and it **must** respond to the other Phase A buildings on the High Street (Buildings H and F).

5.3.38. It **must** also respond to Building I, which forms a backdrop to Braithwaite Park (Building D has a similar relationship to Millennium Green).

5.3.39. Balconies and windows **should** be arranged to provide the relief from the length of the building and to reduce the impression of mass.

5.3.40. Frontage onto public space **must** be predominantly non-residential and **must** provide active frontages where possible. The architecture **must** clearly differentiate between residential and non-residential entrances.

5.3.41. Where buildings occur at key nodes and junctions, the architecture **must** reflect their significance. The use of non-typical balconies, openings, colonnades and chamfers are appropriate here.

5.3.42. Connectivity of public space **must** be carefully considered and views and links prioritised. At ground level, colonnades at corners are appropriate to provide views and routes for pedestrians.

5.3.43. Building form **must** respond to key views, particularly views of Balfour Tower from Dee Street and of building B3 from Abbot Road. Chamfers **should** be used to preserve views and give space to landmark buildings where necessary.



Fig.172 Textured panel with cast-in motif



Fig.173 Pale brick with contrasting orientation and mortar colour



Fig.171 Illustrative visualisation of the junction between Aberfeldy Street and Abbott Road



Fig.174 Illustrative visualisation showing chamfered corner and colonnade

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Thresholds

Developing threshold types

5.3.44. Several different uses will exist side-by-side on Aberfeldy Street. These will include retail, workspace, commercial and residential. Thresholds proposed in Phase A are designed to provide variety and interest, whilst forming a harmonious family with a consistent architectural language.

5.3.45. Non-residential façades will be branded and expressive, and are framed within openings in a concrete base of consistent architectural language.

5.3.46. A design guide for non-residential façades on Aberfeldy Street will be developed in advance of occupation.

5.3.47. Residential entrances in Building D **must** be in keeping with the architectural language of the building but **should** be clearly distinguished from retail, commercial, or other non-residential thresholds.

5.3.48. Residential entrances **should** have their own identity and a relationship with one another, and with those in Buildings H and F. They **must** create a sense of arrival and indicate a domestic, rather than a commercial environment.



Fig.175 Proposed view of shop fronts incorporated into a concrete plinth



Fig.176 Proposed view of residential entrance as part of Aberfeldy Street



Fig.177 Proposed view towards shop fronts and residential entrances along Aberfeldy Street

Principles and character

5.3.49. Thresholds within the High Street character area **should** include the “type 1 - active retail frontage”

5.3.50. Residential entrance to apartments **must** be clearly marked.

5.3.51. Active retail zone **should** be provided, and this **should** be at least 1 meter deep.

5.3.52. Planting opportunities along the retail zone **must** also be included.



More information on threshold types can be found in section “4.5 Private amenity and thresholds” on page 86 of this Design Code.



Fig.178 Threshold type 1 - active retail frontage

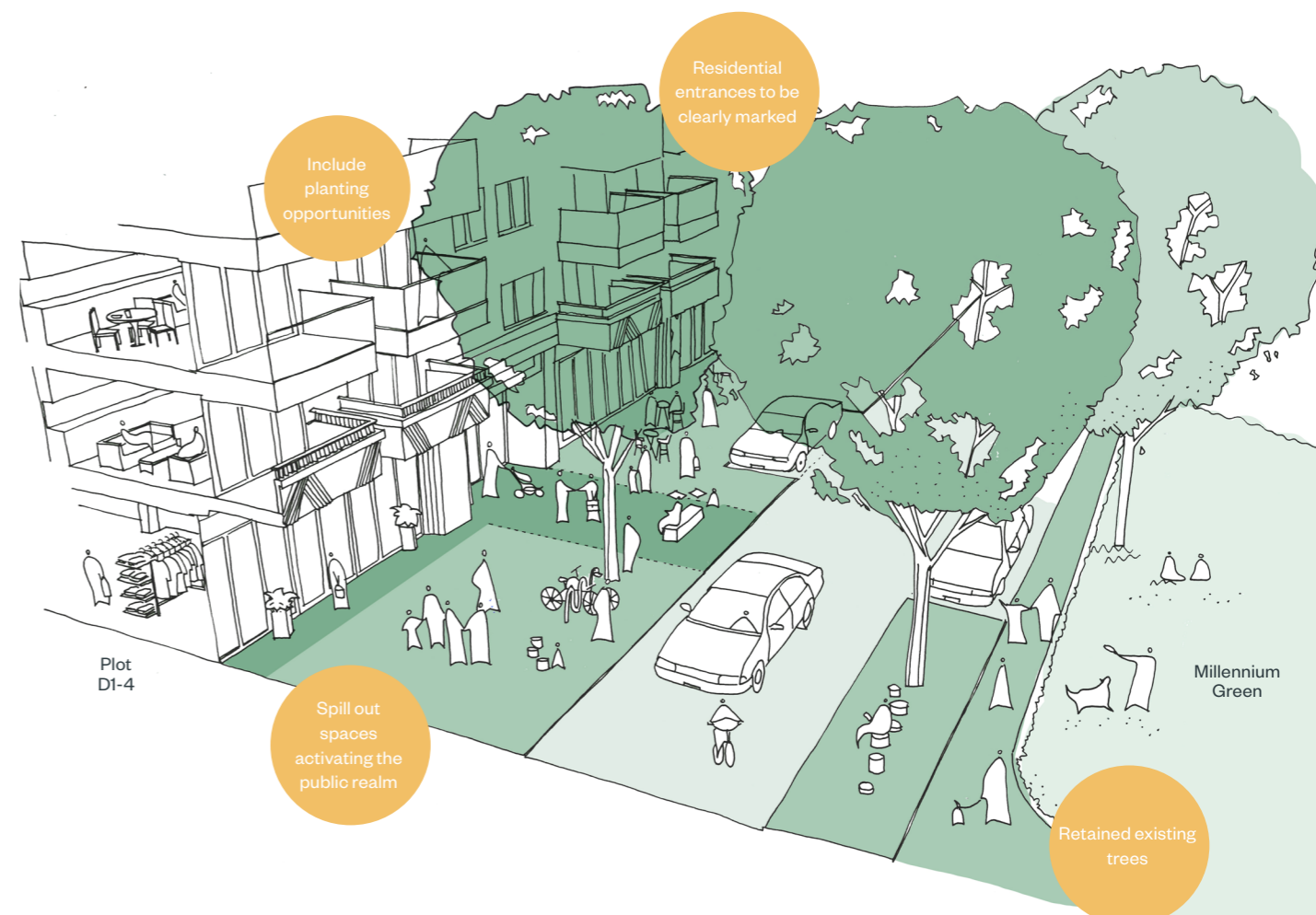


Fig.179 Threshold along the northern part of Aberfeldy Street outside building D facing east

5.3. The High Street

Key Streets

Aberfeldy Street North

5.3.53. The northern section of Aberfeldy Street will be opened to one-way traffic southbound, allowing access for refuse vehicles and deliveries from Abbott Road towards Ettrick Street.

5.3.54. It is a primary street for all modes of movement including pedestrians, cyclists, private vehicles, and buses. A generous space between buildings is necessary to facilitate the technical movement requirements alongside the retention of existing trees, footways that are generous enough to allow street activity such as outdoor cafe seating or a market. On street parking **should** be provided along parts of the northern section of Aberfeldy Street.



Fig.180 Illustrative street section - key plan



Fig.181 Illustrative section AA - Aberfeldy Street North



Fig.182 Fishergate, Preston



Fig.183 Francis Road, Leyton



Fig.184 Time Tree, Earthscape

Key public spaces

Principles and character

5.3.55. Aberfeldy Street will form the 'High Street' at the heart of the masterplan, comprising a high quality, vibrant and colourful public realm and a central neighbourhood square. Aberfeldy Street will form the centre of commercial activity, with retail and food and beverage focussed ground floor activity.

For this reason the public realm and architectural design **must** contribute to a sense of Aberfeldy Street and the Town Square being the 'heart of the place' with higher quality materials, retained existing trees and an intensity of active frontage with uses spilling onto footways and square where possible.

5.3.56. Aberfeldy Street north key principles:

- Existing trees have defined the strategy for the street and **must** be retained wherever possible.
- On the retail side of the street a 3m footway **should** be provided to accommodate footfall, and a 3m minimum zone for parking, street furniture and trees **should** be incorporated adjacent to the carriageway.
- Parking/street furniture zones **must** be kept clear of direct pedestrian access to Millennium Green entrances on both sides of the street. This is to provide greater and safer connections between Aberfeldy Street and the green space.
- Street furniture **should** be playful and in line with the masterplan ambitions that all of the public realm **should** be playable.
- Parking and furniture **should** be arranged around the existing tree structure. Where there are narrow pavements, parking **should** be offset from the base of the tree by at least 1.5m to allow for free pedestrian movement around the circumference.
- A 2m footway **should** be provided on the park side of the street.
- Parking **can** be incorporated on both sides of the street, however street furniture **should** be restricted to the retail side to avoid over cluttering the street and allow for generous footways on both sides.
- Parking and furniture **should** be arranged around the existing tree structure. Where there are narrow pavements, parking **should** be offset from the base of the tree by at least 1.5m to allow for free pedestrian movement around the circumference.

- A 2m active retail frontage zone **should** be provided along all retail façades, allowing for activity to spill out into the street.
- A one-way road **should** be provided at 4m in width.

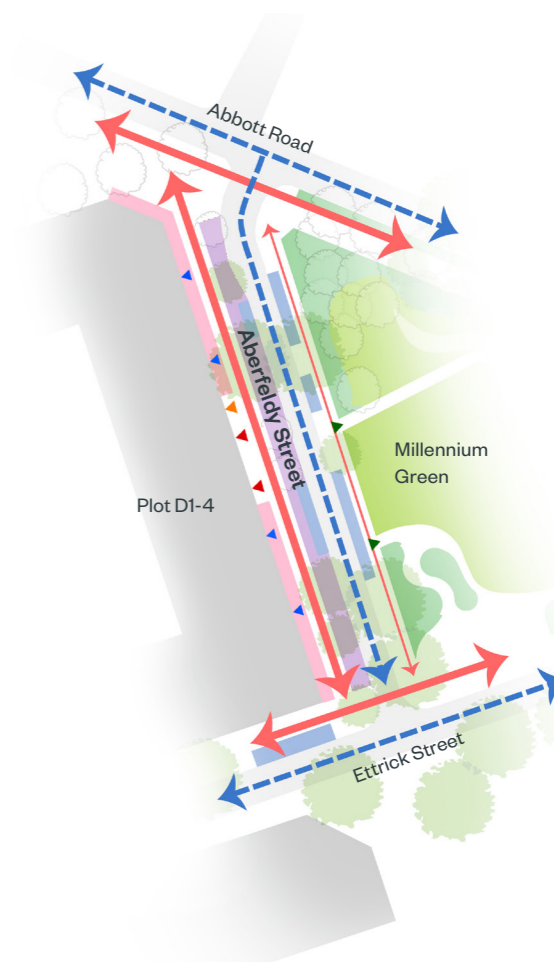


Fig.185 Aberfeldy Street north - landscape concept plan

Key

Main pedestrian footway	Commercial spill out zone
Pedestrian footway	Suggested locations for parking
Vehicular routes	Active landscape zone
Lobby /main entrances	Existing trees
Servicing entrances	
Retail entrances	
Park entrances	