

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`

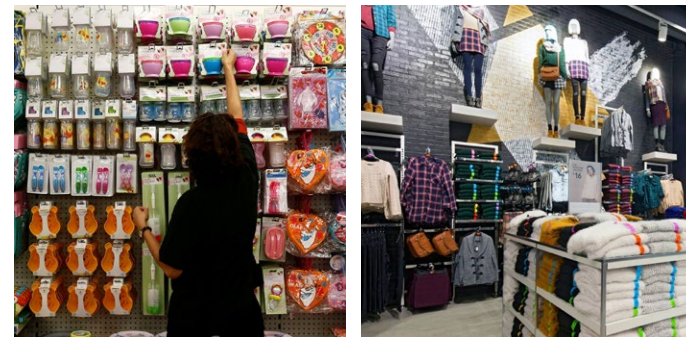
The following pages capture some of the key comments from these sessions in relation to each of the Plots within Phase A.

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.

Healthy eating opportunities
Yes, a butcher with Halal options as well.

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

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 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

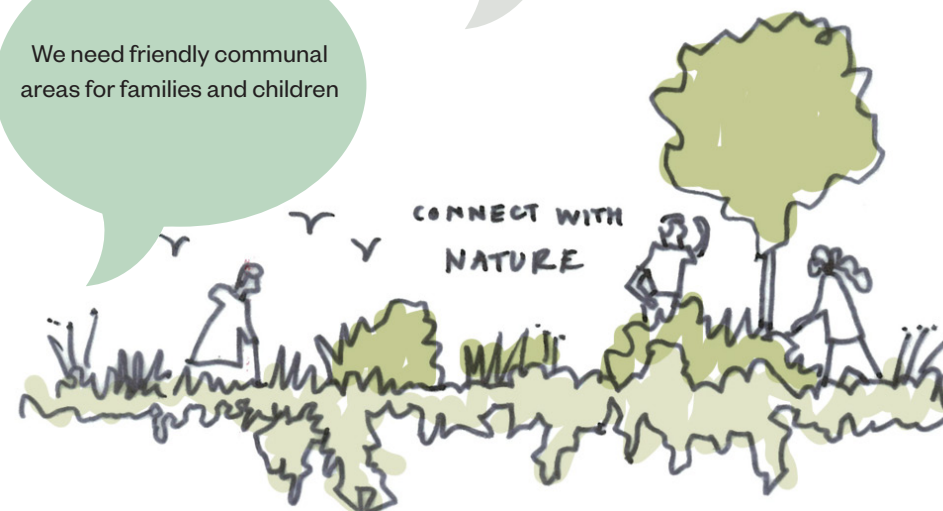
Toilet on each floor for elderly residents

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



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.

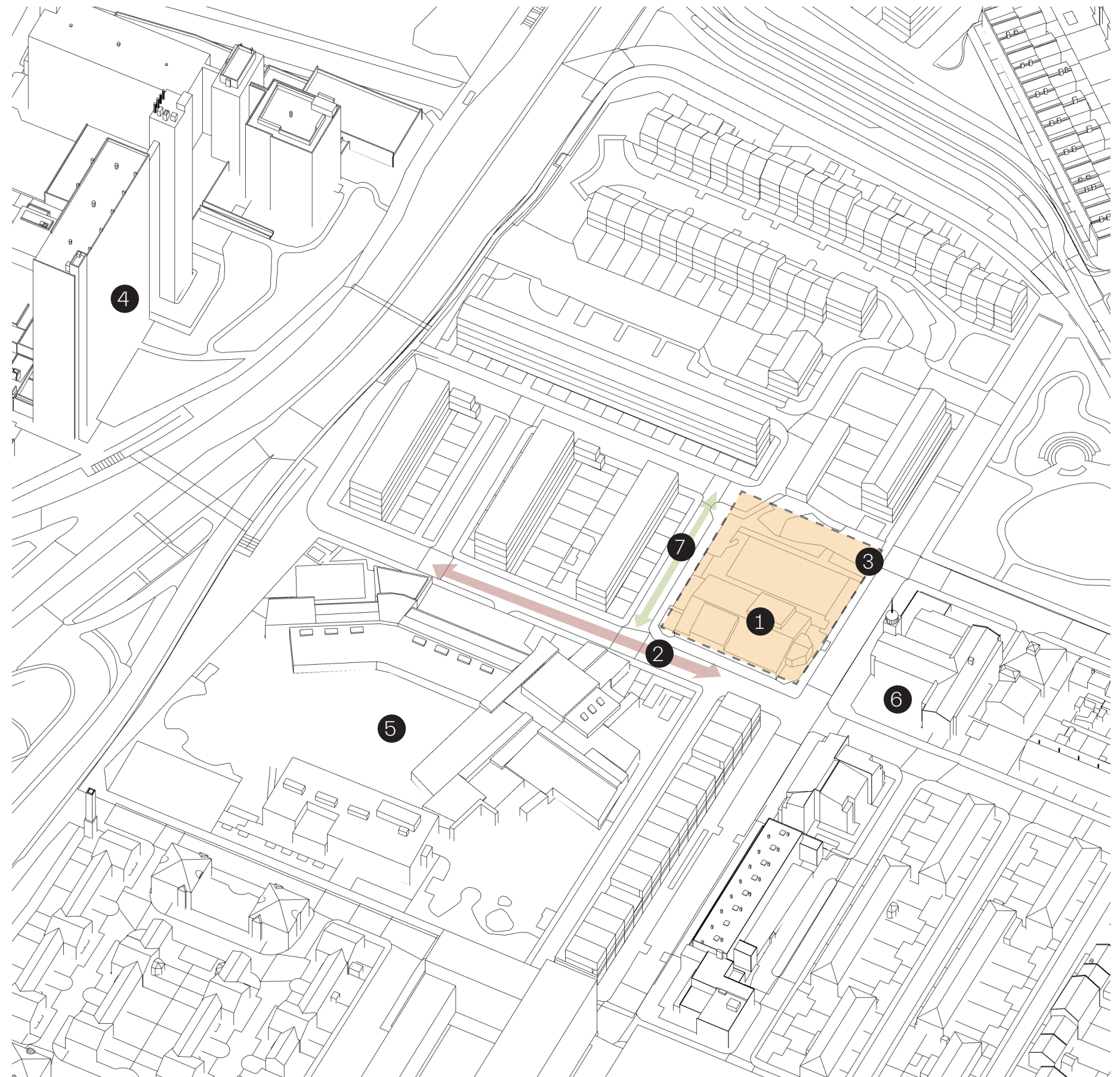
3: Trees: Several mature trees are present in the area, particularly along the northern and southern extents of the plot. These shape the character of Aberfeldy and have been sought to be retained where possible as part of the design and streetscape response.

4: Balfroon 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 Balfroon 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