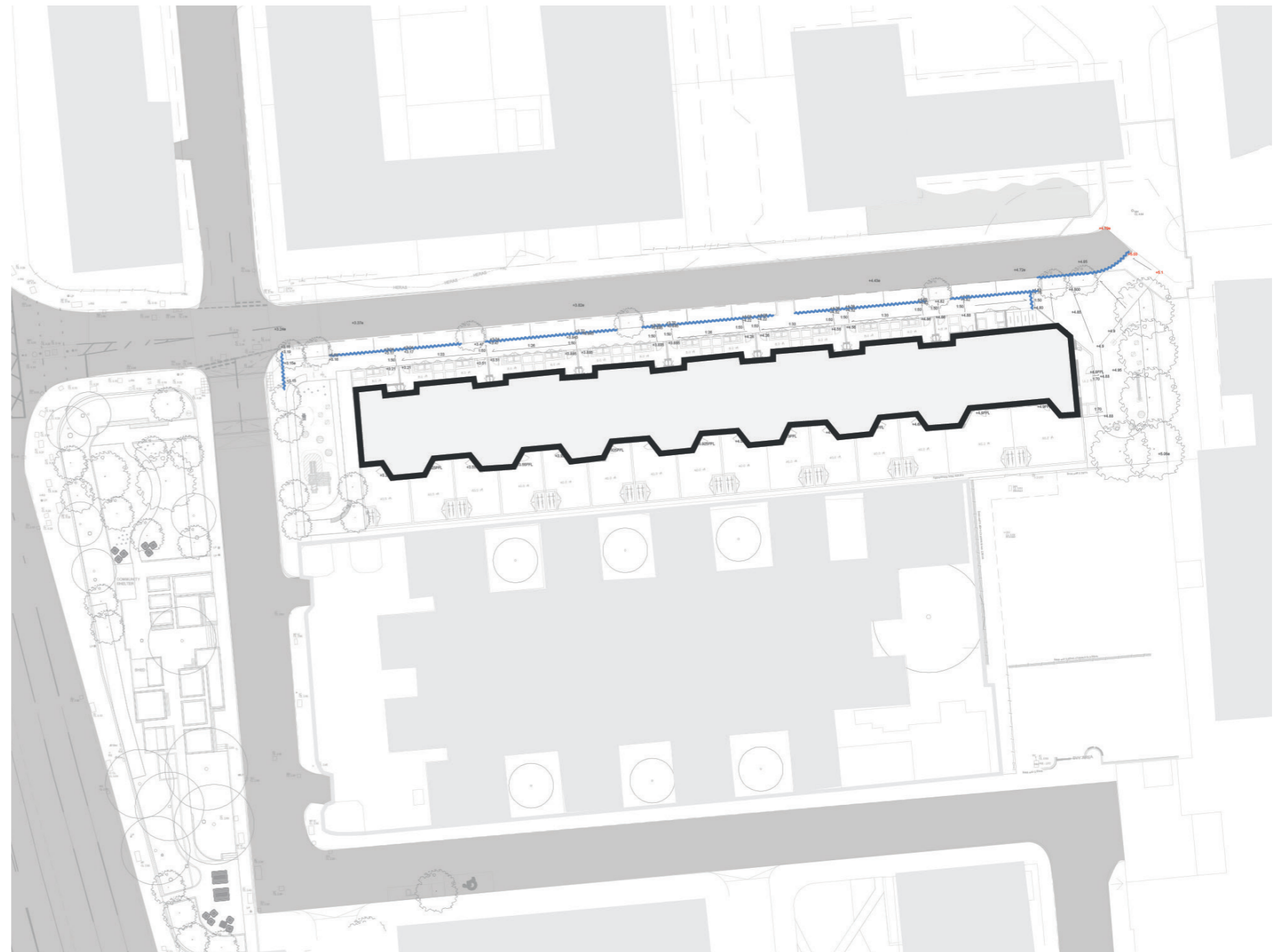


Plot J

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.



Blairgowrie Court, the courtyard of Plot I & Aberfeldy Phase 1 - 3



Braithwaite Park



Blairgowrie Court



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

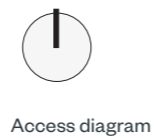
Proposals for Building I

Access

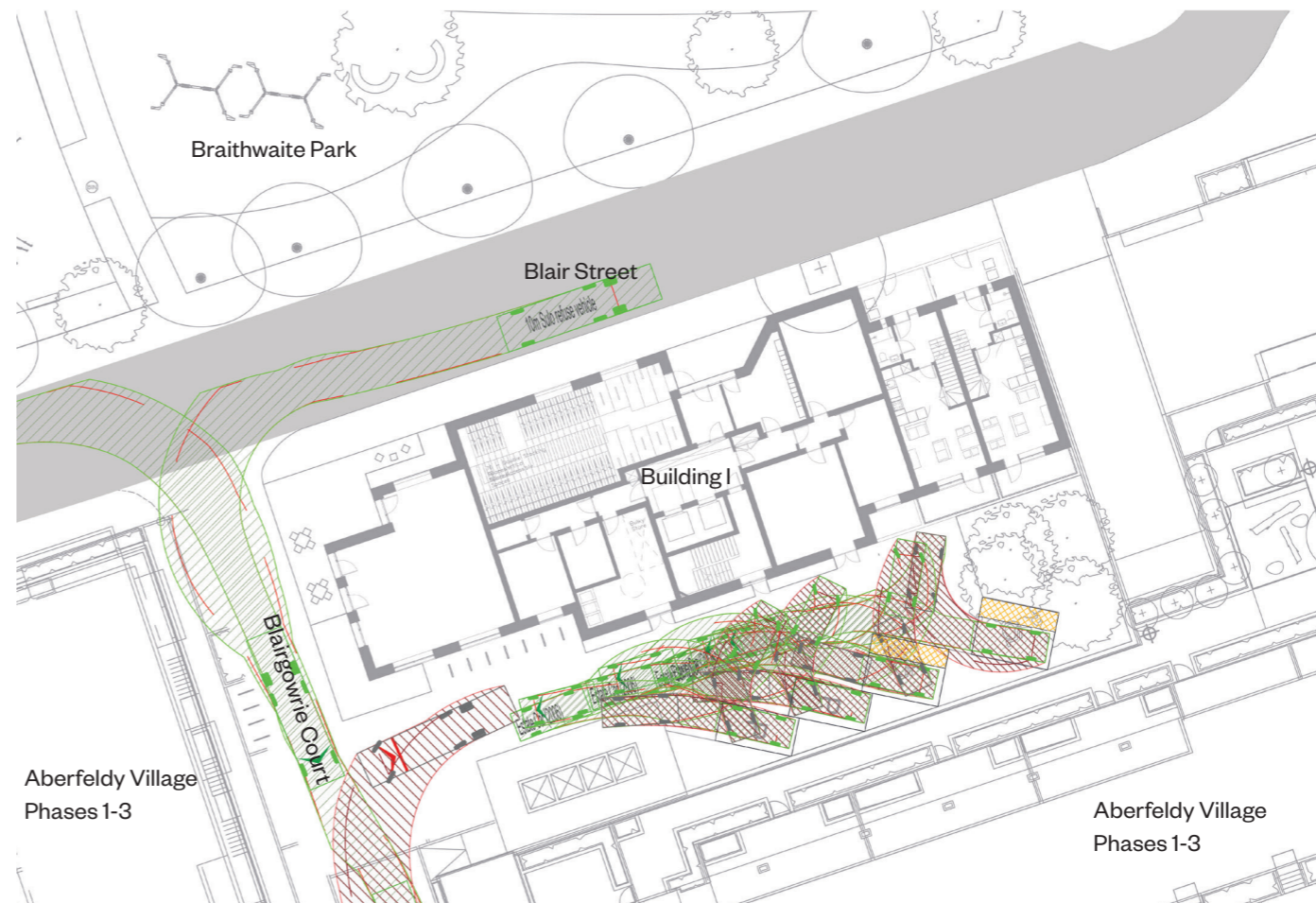
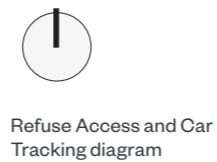
The main access to Blairgowerie Court is from Blair Street with secondary access off the car court to the rear. The main entrance to the Community Room, with secondary access is off the corner of Blair Street and Blairgowerie Court. Vehicle access is along Blairgowerie Court.

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.



- 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 dining 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.

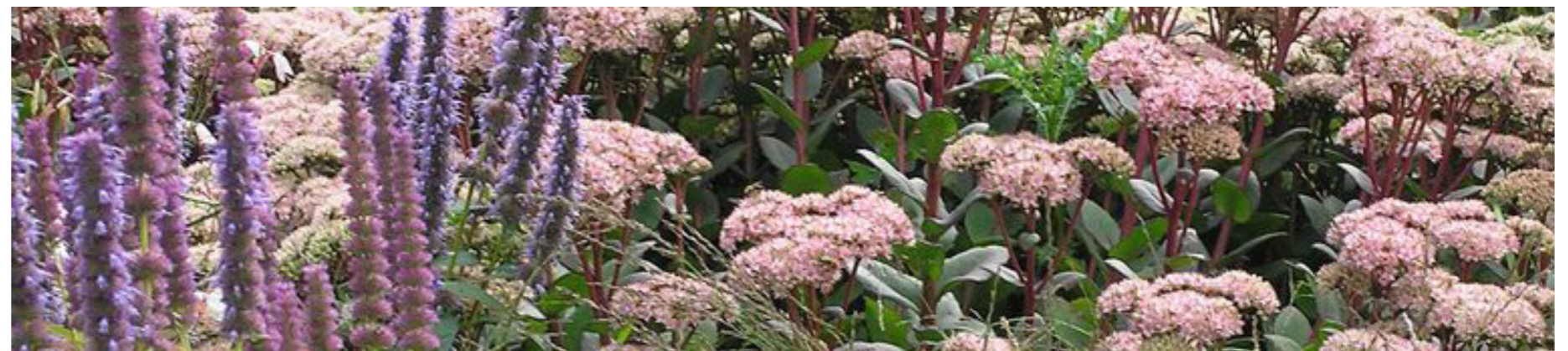
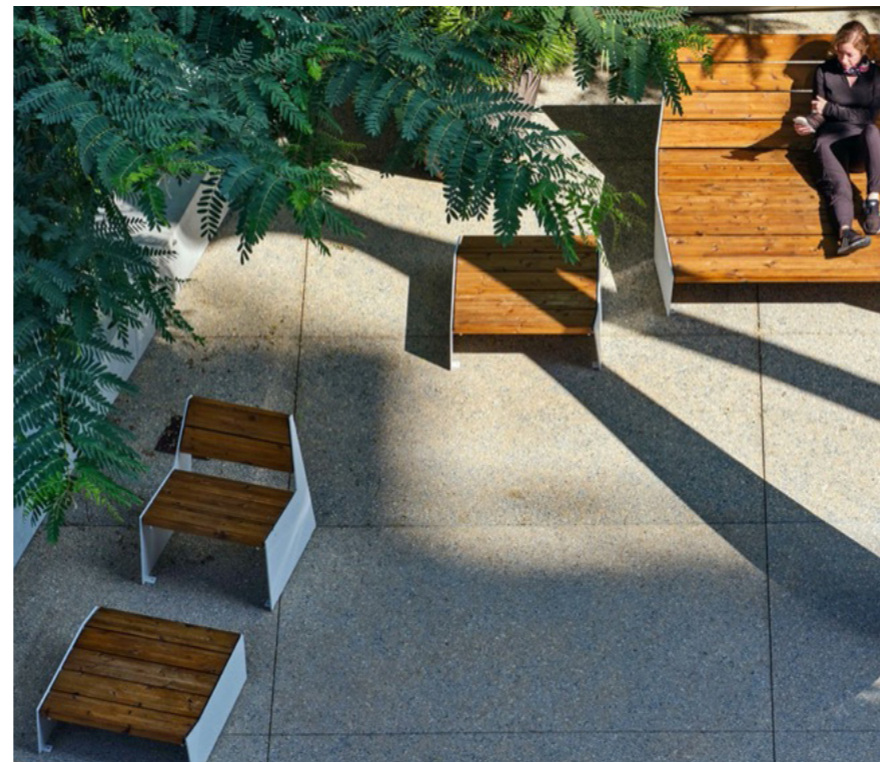
The western terrace includes lounging chairs and low tables with an emphasis on leisure activity.



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.

