

# Massing Development

## Proposed

### View from Braithwaite Park

The adjacent view presents an artist's impression of the proposal taken from Braithwaite Park, looking South East. The material and detail façade response shall be outlined in the following pages.

KEY



View from Braithwaite Park

# Streetscape

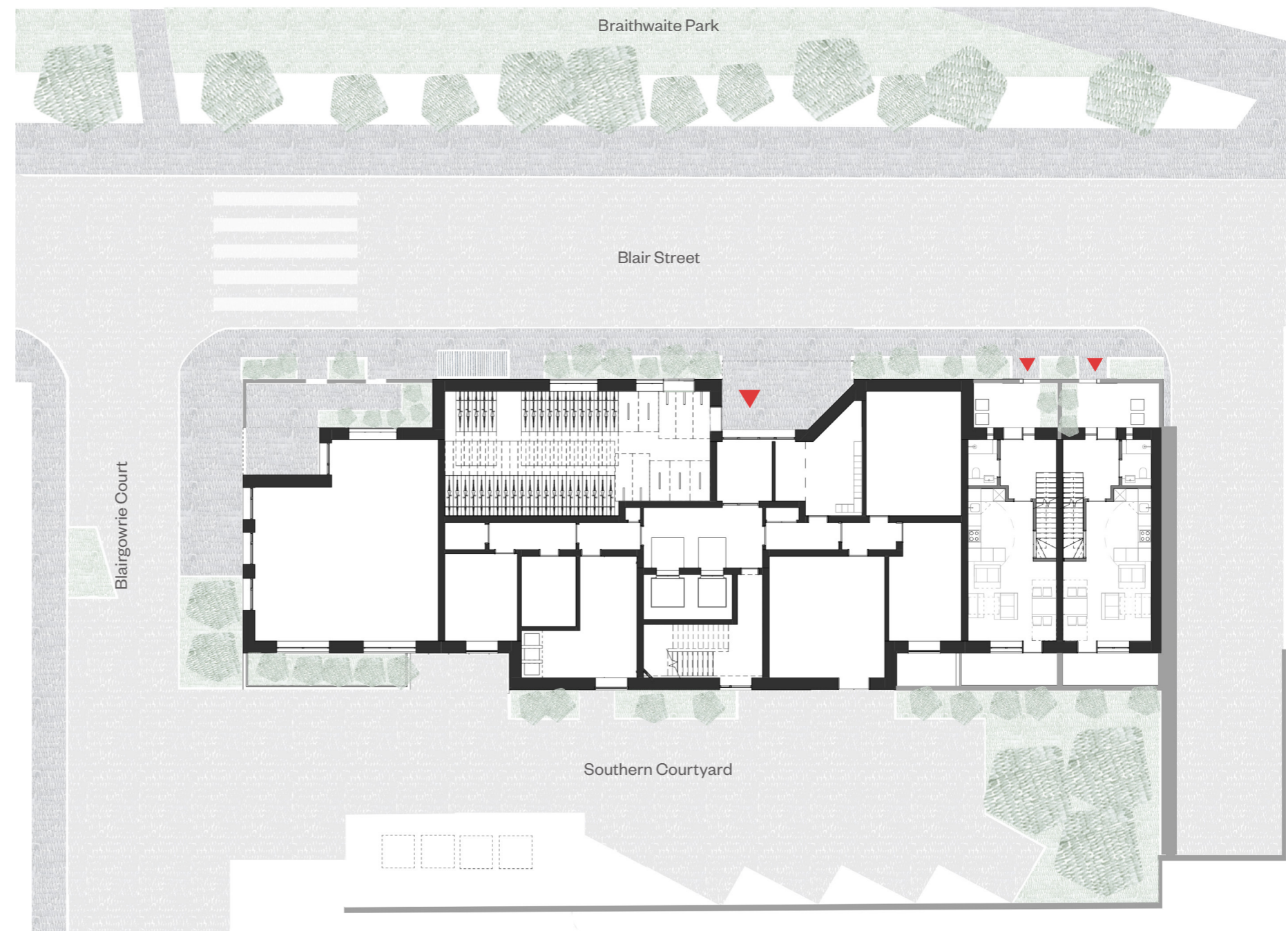
## Plot Plan

The adjacent plan represents the proposed arrangement for Plot I. Given the extents and constraints of the existing Blairgowrie Court building and its context, the proposed building footprint extents is much akin to the existing. However, the façade articulation, landscape strategy, access routes and ground treatment have all been improved to suitably complete the experience of public realm at this key juncture in the masterplan. Notably, the steps and cut backs in the massing allow more generosity at the building perimeter, with articulated edges and entrance points that benefit the activity and visual permeability to the street.

The primary entrance to the building is located to the North, visually addressing the park, and served from Blair Street which represents the primary route of footfall. From this street x2 ground floor maisonettes also are present to the Eastern extents – activating the street and providing passive surveillance to the adjacent park. The western gable hosts a dedicated amenity space which is utilised to activate the wider public realm and particularly draw a public facing presence to the north-south connection between East-India Green and Braithwaite Park. This is currently lacking and operates more as a vehicular service route than a pedestrian connection.

To the South, the existing hardscaped courtyard has been retained, whilst reduced to introduce a large portion of greening and subsequently soften the currently hostile environment. Part of this is dedicated to public access, with greening and localised furniture to encourage a space for all. With also a portion demised to private external amenity of the maisonettes.

Resident's parking has been distributed along the courtyards length and the existing SULO bins increased to x4 number (from x2) to provide improved capacity waste provision for the building. This would be collected by vehicle as per the current arrangement via the Westerly service road, Blairgowrie Court. For the boundary and phasing extents of Phase A and its respective plots, please refer to the Design and Access Statement: The Masterplan prepared by Levitt Bernstein Architects.



Proposed Plot Plan Plot I

# Streetscape

## Residents Amenity

### Use and Location

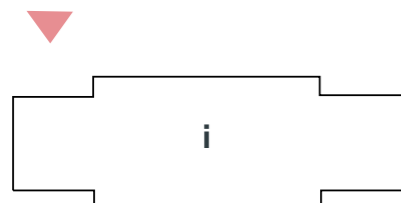
Throughout the statutory and design process, the offer of a public facing ground floor use has been prompted for building I to help activate the perimeter conditions to Braithwaite Park and the surrounding public realm. Subsequently, to the West extents of the ground floor a flexible, 88 sqm space has been provided with the aspiration of providing a space for community use. This was introduced through community engagement, and specific conversations with school children on the desire for more dedicated communal spaces on the estate.

It is located on the gable of the building, benefitting from triple aspect and notably, a visible public presence to address Braithwaite Park. The entrance is articulated off this northern frontage to Blair Street, encouraging a direct connection to the park, whilst the immediate public realm has been softened and articulated to allow spill out from the amenity space to the immediate hard standing surround. Whilst the space may be used for residents of Plot I, it is also seen as a wider community offer that may facilitate such things as after-school events, homework clubs etc for residents of Aberfeldy.

### Facade

The façade design has been developed to emphasise this presence to the street scene and wider environs. Ornately detailed brickwork is applied in special conditions of entrance and opening, whilst the colour of the bottom 2 stories of the building changes to a rich, plum tone to help identify and draw attention to a change in use. Signage will be used for an increased sense of wayfinding with larger scale openings to allow greater visual permeability. The inset portions of massing benefit the amenity entrance through providing a covered, sheltered arrival space set underneath the projecting balcony.

### KEY



Proposed North facing elevation to Blair Street



Proposed View from Blairgowrie court road to south and west elevation