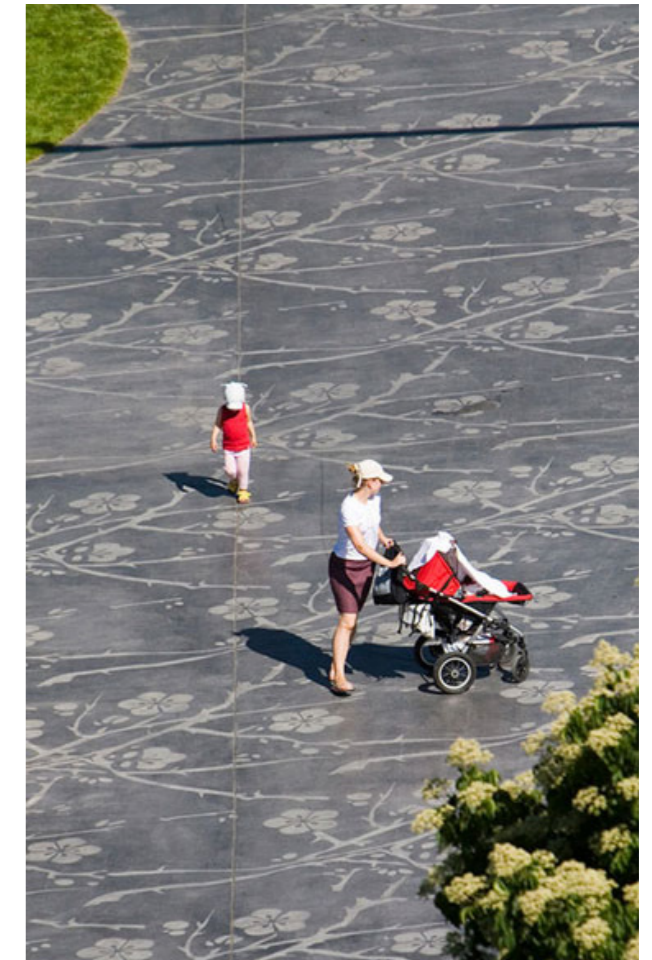
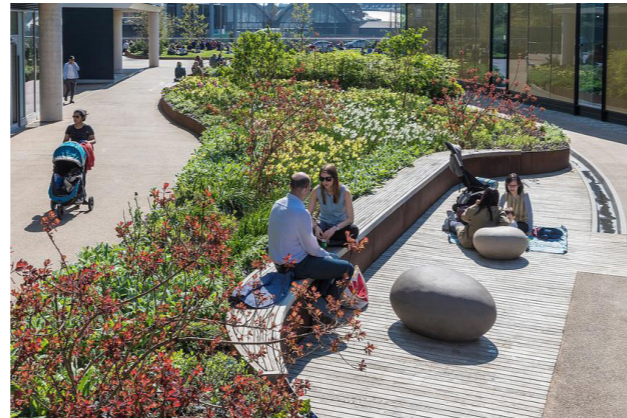


Plots F + H 1, 2, 3

The Concept for the Public Space

The Communal Ambition + Life of Aberfeldy

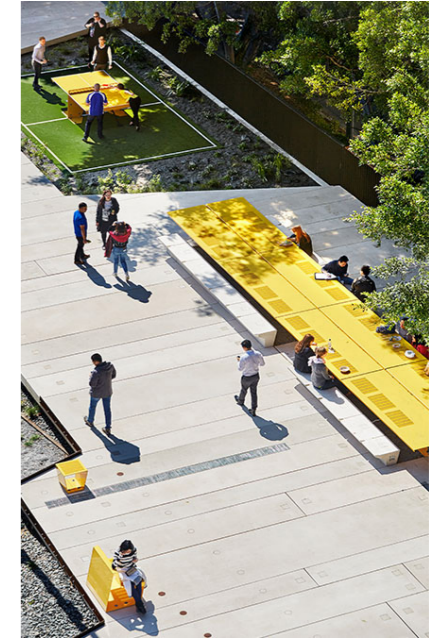


Precedent images of the Plots F and H 1, 2, 3 Public Space

Plots F + H 1, 2, 3

The Concept for the Public Space

Approach to Colour, Material, and Planting



Precedent images of the Plots F and H 1, 2, 3 Public Space

Plots F + H 1, 2, 3

Public Realm Requirements

Service and Bus Access

The bus route would be along Blair Street, Aberfeldy Street and Dee Street with a bus stop south on Aberfeldy Street and north on Dee Street.

Service access is from dedicated marked loading bays on Aberfeldy Street. From Dee Street and Etrick Street this would be from unloading double yellow line markings.

The design of Town Square and The Streets have a number of important requirements which need to be incorporated:



- Re-routed bus no. 309
- Loading bay
- Double yellow lines
- Existing tree
- Proposed tree
- Bus stop



Service and Bus Access diagram

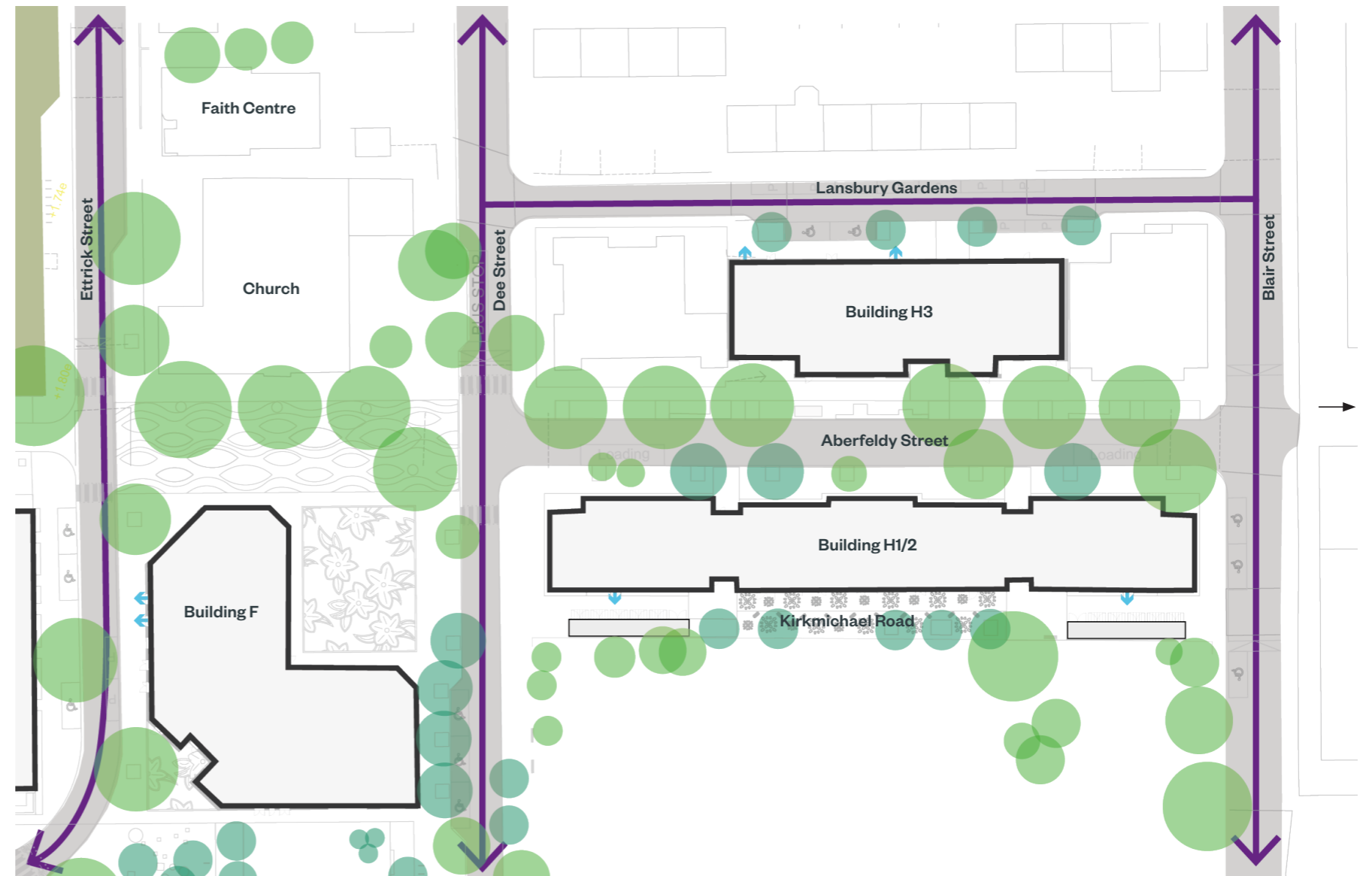
Plots F + H 1, 2, 3

Public Realm Requirements

Refuse Collection

Refuse collection from Plot F would be by a refuse vehicle pulling up on carriageway on Ettrick Street and this would also be the approach for Plot H3 on Lansbury Gardens.

Refuse collection from Plot H1/ 2 would also be from carriageway with the bins being delivered to the footway on the edge of the carriageway on Ettrick Street and Blair Street.



- Refuse vehicle route
- Refuse entrance
- Existing tree
- Proposed tree



Refuse Collection diagram

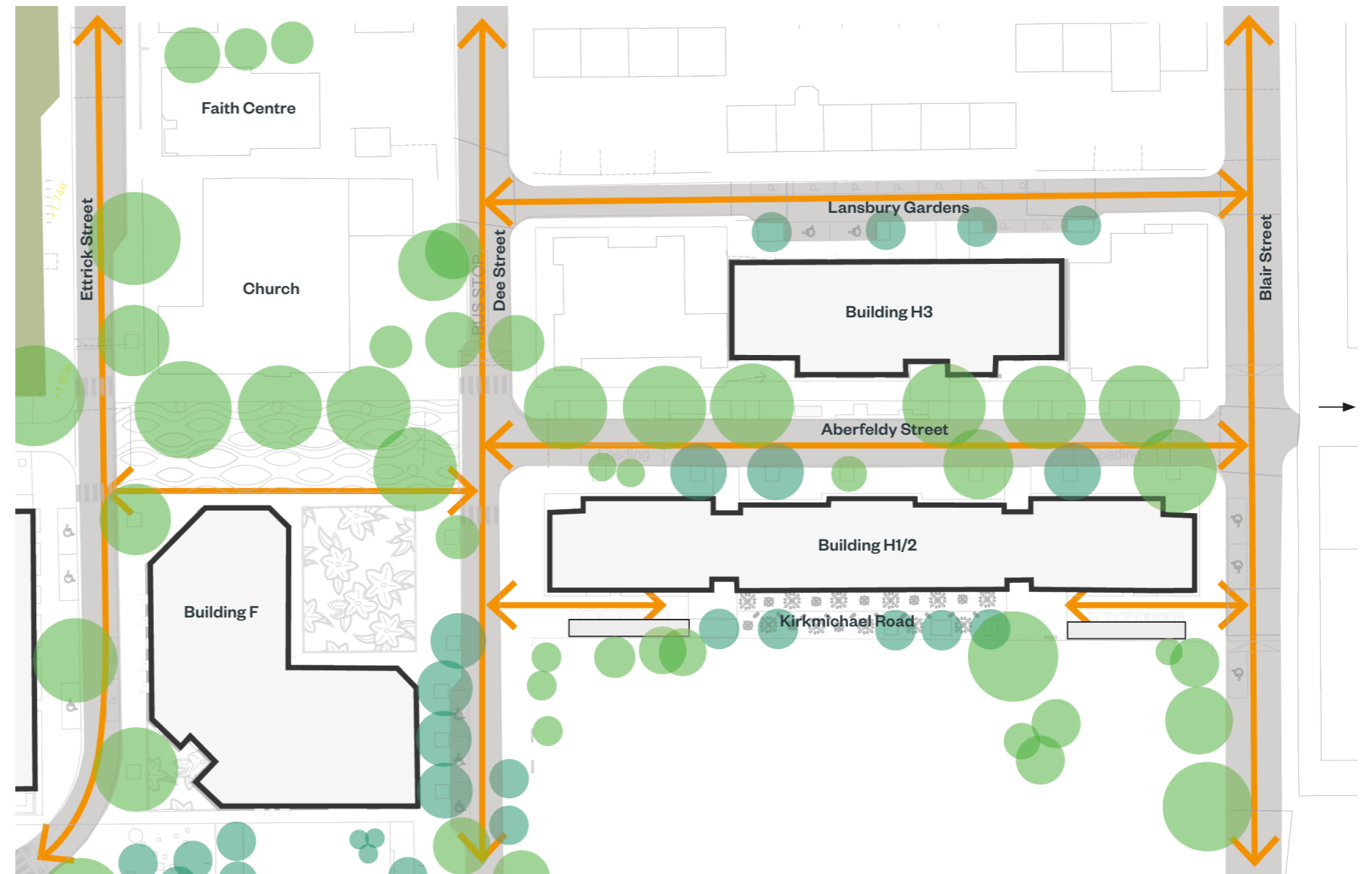
Plots F + H 1, 2, 3

Public Realm Requirements

Emergency Access

Emergency access will be available from the carriageway and a min 3.7 m wide route will be available across Town Square.

Emergency access will also be possible at either end of Kirkmichael Road.



- Emergency vehicle route
- Existing tree
- Proposed tree



Emergency Access diagram

Plots F + H 1, 2, 3

Public Realm Requirements

Access: Accessible Parking Provision, Dropping Off, Cycle Parking, and Resident Permit

Access is supported in different ways:

Resident parking is retained in Lansbury Gardens.

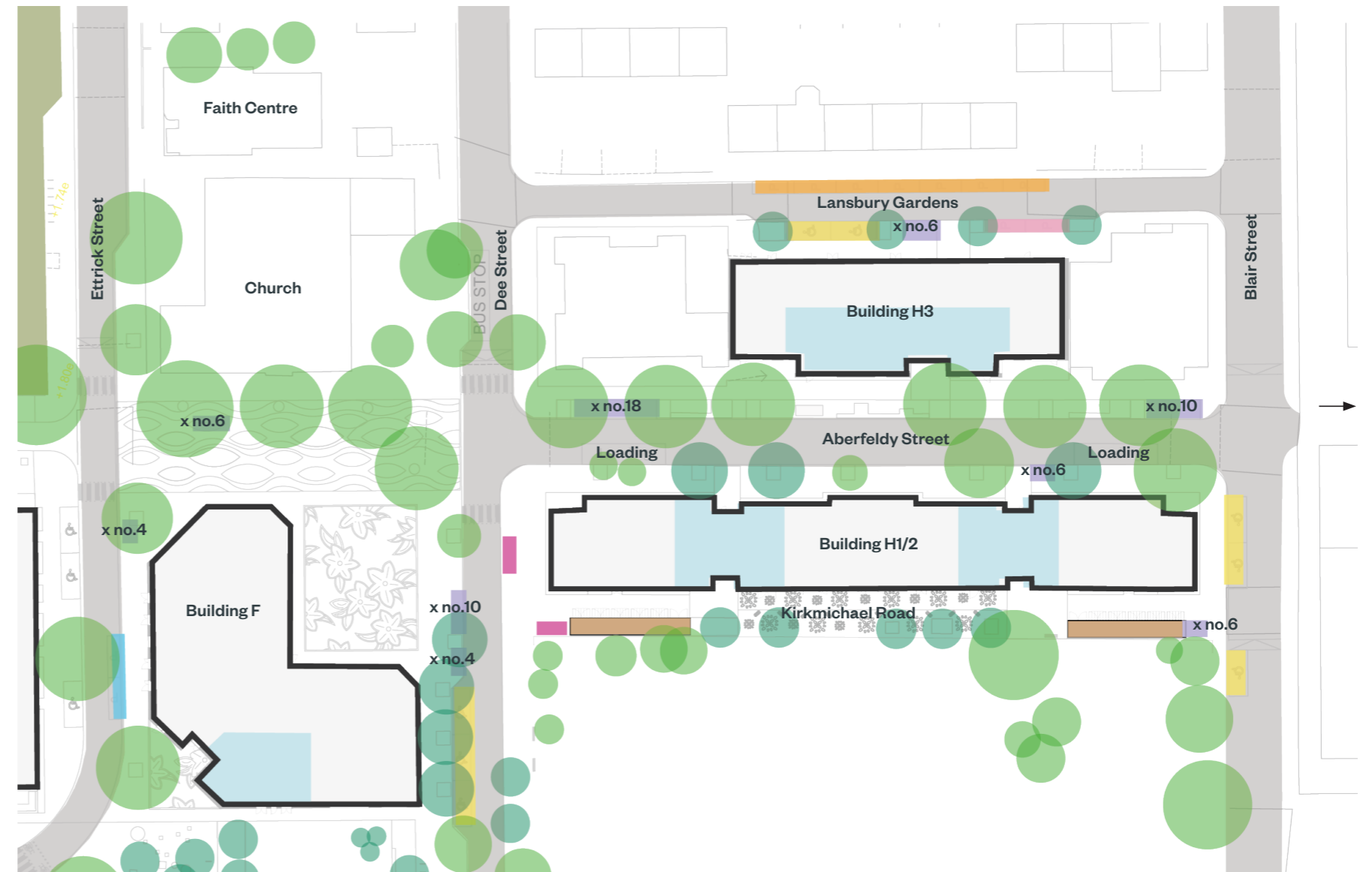
Accessible parking is provided within 50 m of building cores and allocated in proportion to the tenure, number and distribution of accessible properties. It is located on Dee Street, Blair Street and Lansbury Gardens.

Space is provided on the carriageway near building entrances for vehicle drop off.

Cycle parking is provided in excess of targets and distributed across the plots relating to retail, school, church and residential entrances.

Car club spaces are located in Lansbury Gardens.

- Accessible parking provision
- Car club parking provision
- Resident parking permit provision
- Existing parking bay
- Cycle parking provision
- TFL cycle hire
- Existing tree
- Proposed tree
- Bike Store
- Wheelchair homes (Building F: x 5 no. on level 02 - 06, Building H1/ 2: x 10 no. on levels 03 - 07, Building H3: x 2 no. on level 01)



Accessible Parking Provision, Dropping Off, Cycle Parking, and Resident Permit diagram

Plots F + H 1, 2, 3

Public Realm Requirements

Influence of Existing Trees

Existing trees will be retained where possible. Existing trees retained are shown in the diagram opposite.



- London Plane
- Small Leafed Lime
- Other existing trees (refer to Tree Survey for further details)
- Oriental Plane (Millennium Green)
- European Hornbeam
- Cherry Plum (Aberfeldy Street)
- Ino. removed individual trees (refer to Tree Survey for further details)
- Removed group of trees - Cat B2 mixed species, group of Portuguese Laurel, Small Leafed Lime and Swedish Whitebeam



Existing Tree Locations and Tree Removal diagram

Plots F + H 1, 2, 3

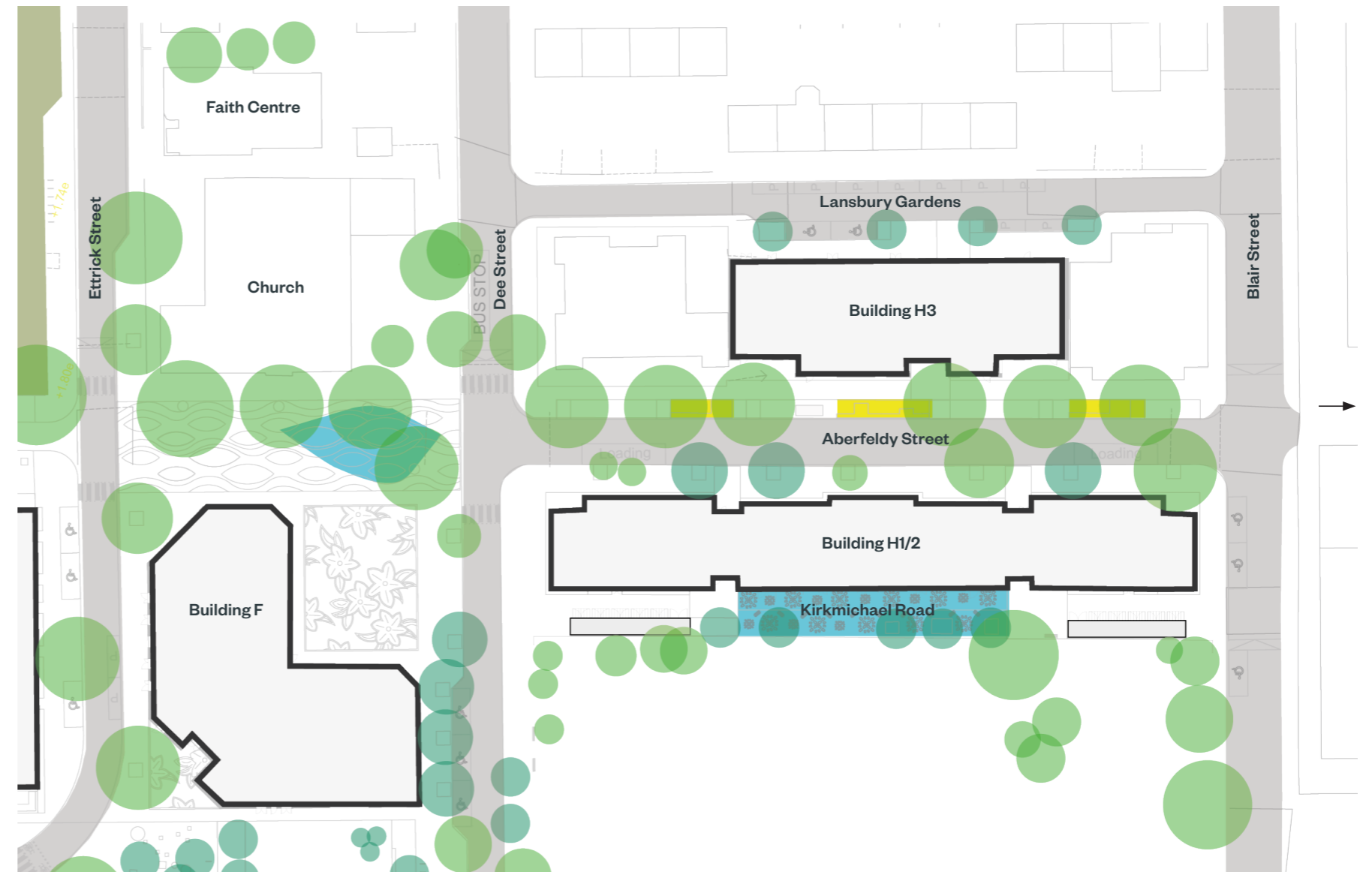
Public Realm Requirements

Play Provision

Play provision has been made in the street to support the door stop and local provision. No calculation for play has been made on roof terraces in accordance with the LBTH Tall buildings SPD.

It should be noted that Phase A detailed design includes a significant investment in Braithwaite Park and Leven Road Open Space. The masterplan will also deliver similar improvement to Millennium Green. These areas will include significant new play facilities in close proximity to this part of Phase A.

In addition to the play provision shown on the diagram opposite a further 324m² of dedicated temporary doorstep play is provided for phase A nearby. Refer to the sitewide play space provision strategy at the beginning of this chapter.



- Dedicated play space
- Playable space
- Existing tree
- Proposed tree



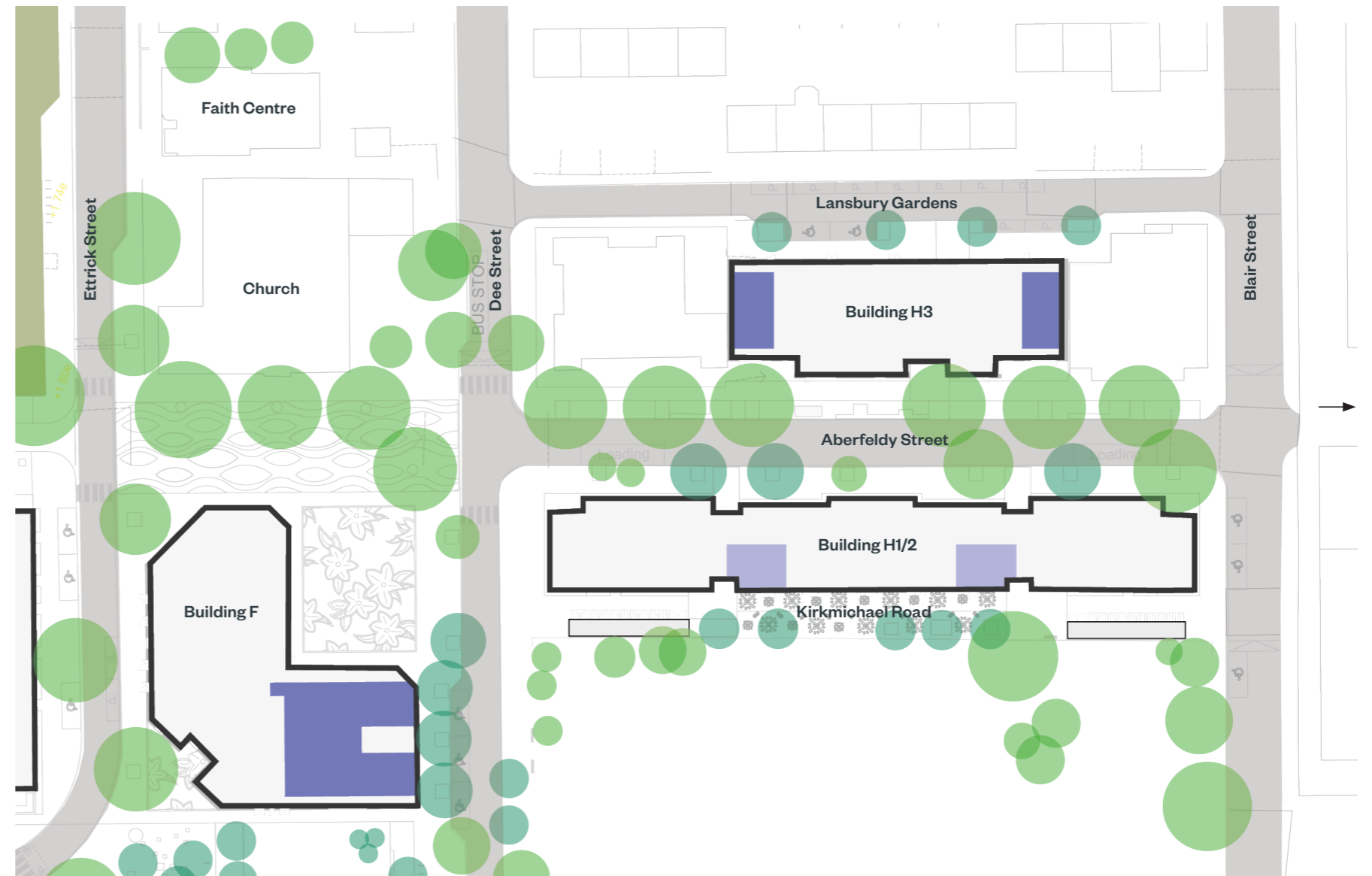
Play Provision diagram

Plots F + H 1, 2, 3

Public Realm Requirements

Communal Amenity Space

The communal amenity space for Plots F and H is delivered on the roof terraces.



- Communal roof terrace
- Existing tree
- Proposed tree



Communal Space diagram

Town Square

The Life of Town Square

Town Square will perform an important civic and social function for the neighbourhood. The aim is to create a space for a diverse range of community events: markets, music, theatre, games, exhibitions, and community gatherings. It also though needs to serve the community outside these times and as the sunniest location within Plots F and H. It is a great location for incidental gathering: spill out from coffee shops and restaurants, play, meetings, alfresco work, informal and formal seating, cycle parking, contact with flowers and green space, chance encounters, contemplation and people watching.

The interaction of the areas described as the neighbourhood square and social/play hub create an active vibrant space when there are no events. This is also a suitable setting for Building F but has the capacity to successfully accommodate a variety of neighbourhood scale events.

