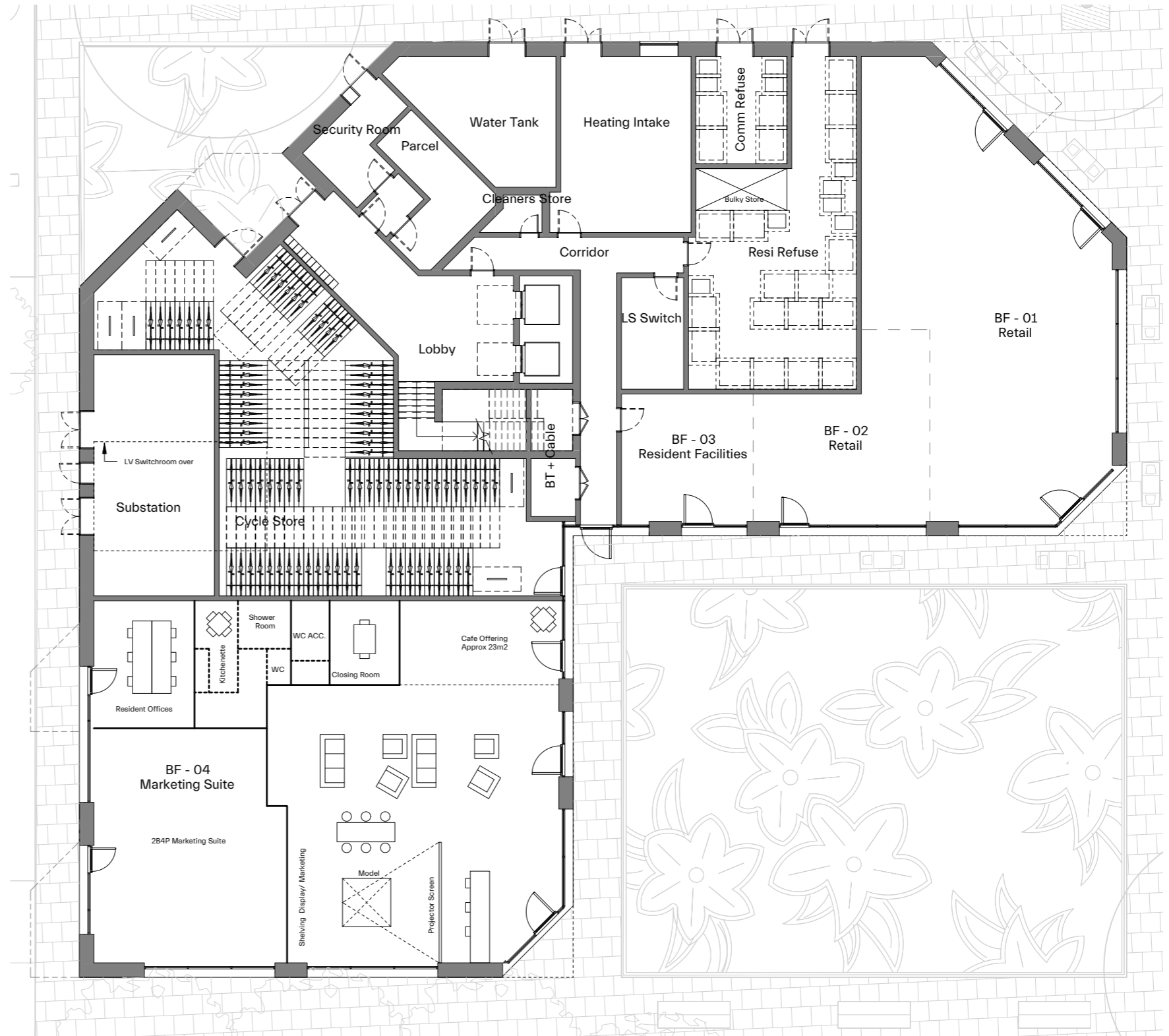


General Arrangement

Ground Floor Plan

Market Bikes: 166 double stacked spaces
10 accessible spaces

Retail GIA: 542 sqm



Proposed Ground Floor Plan Plot F

General Arrangement

Access Sequence

Residential Access

Upon arrival from the north west lobby, a dedicated security office (facing street) and parcel store is accessible. When passed the communal core is present, with twin lift providing vertical circulation to the floors above, alongside an open stair case for visual permeability. Secondary access is provided from the Town Square which connects through the secure corridor to the primary core and entrance lobby to future proof connections.

Cycles





The residential cycle store can be accessed externally from either the North West aspect (Community Lane) or to the East (Town Square). This through route provides both flexibility and safe access/egress for the users. Spaces have been apportioned in line with policy targets. Dedicated retail cycling space and sanitary facilities are provided at H block.

Servicing + Refuse

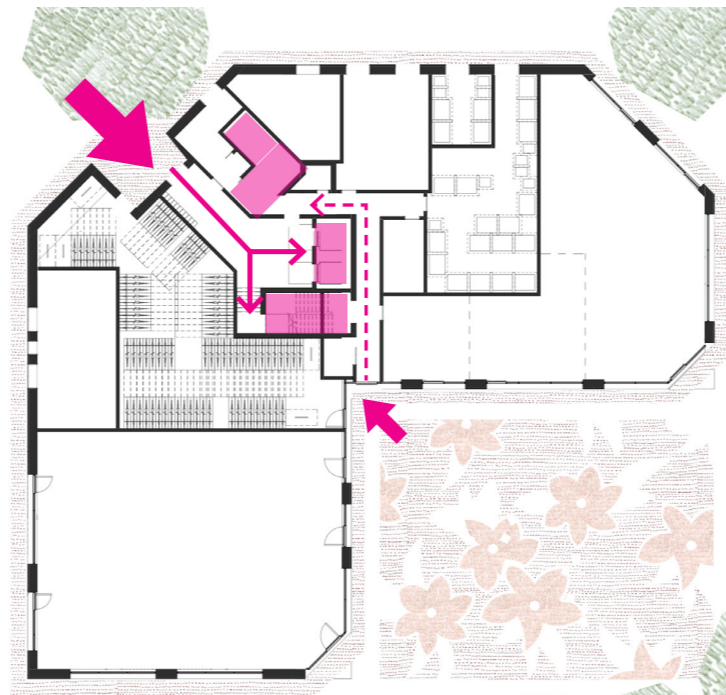
Residential and commercial refuse stores have been located to the North, enabling direct, generous access to Ettrick Street for on-street collection. These have been agreed with the waste officer on a traditional bin store arrangement and coordinated to meet local policy storage requirements. The commercial bin collection will be liaised by estate management, with both stores arranged to permit sufficient circulation and manoeuvrability of bins at capacity. Internally, a secondary corridor provides connection for the residents from the core for ease of waste disposal. Plant rooms lie adjacent to allow both off-street and internal access for maintenance and replacement. To the West a dedicated energy sub-station is directly accessed from the street.

Retail and Loading

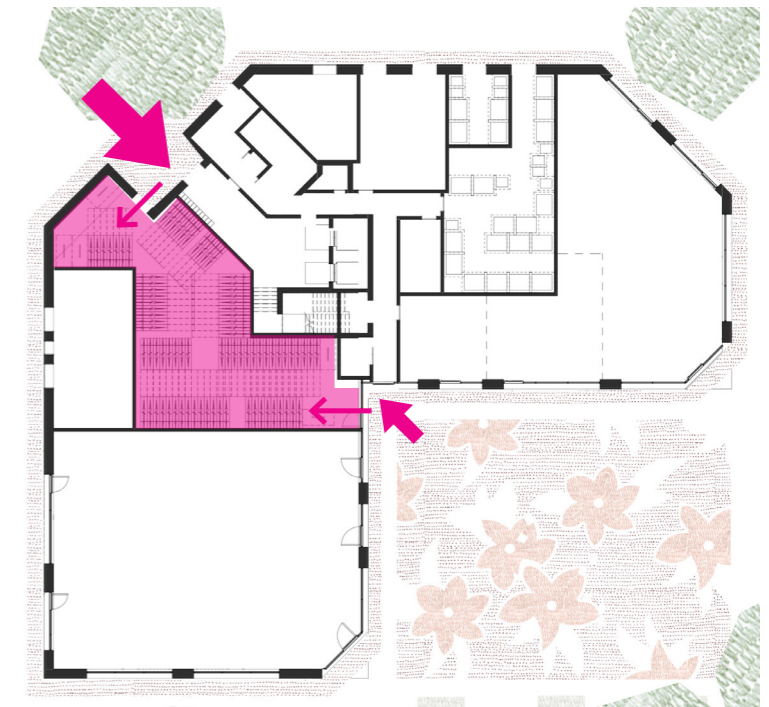
Primary entrances to the retail portions have been articulated to the East, South and Western frontages, with emphasis off Town Square and chamfered elevations to aid visual wayfinding. Loading and servicing will be located off Ettrick Street to the north.

-  Public Acces
-  Residents Access
-  Servicing and Maintenance
-  Connecting corridor

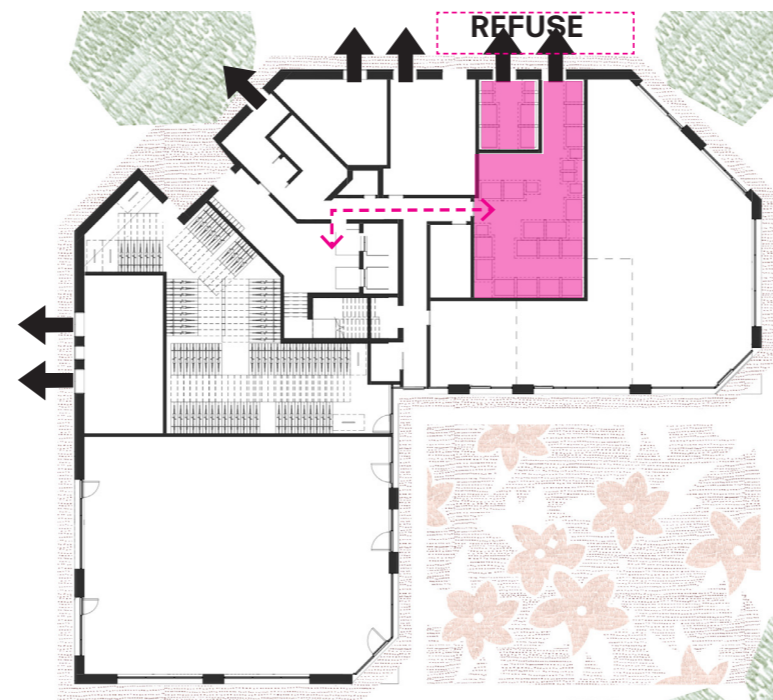
Further information on the refuse plan is set out in the **Waste Management Strategy** prepared by Velocity which supports this application.



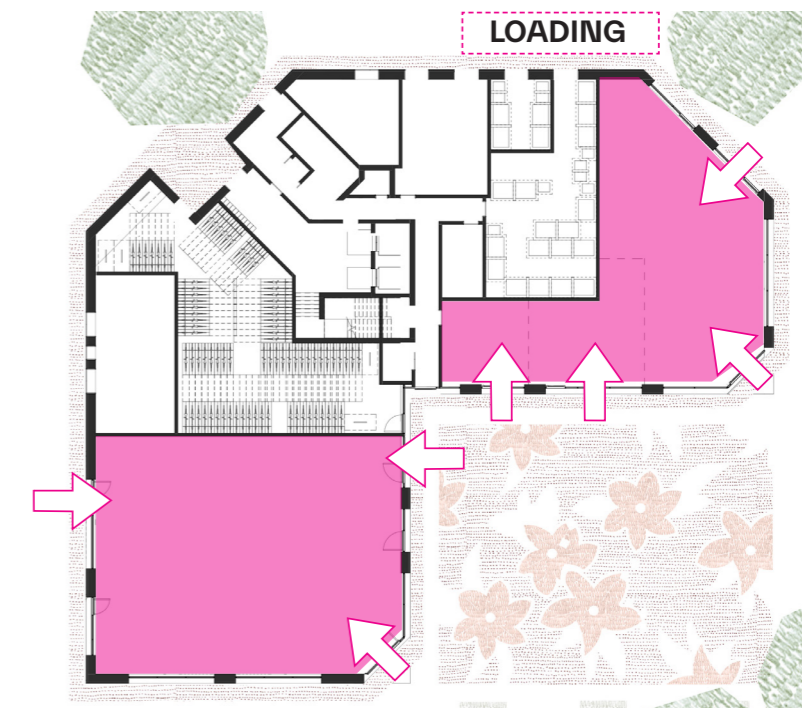
Residential Access



Cycles



Servicing + Refuse



Retail + Loading

General Arrangement

Residential Entrance

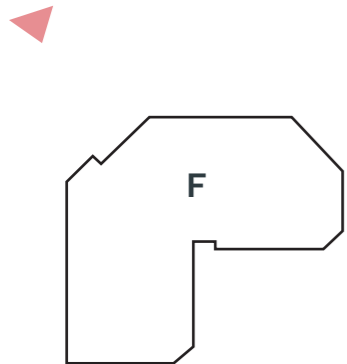


Image caption

Residential Design

Key Principles

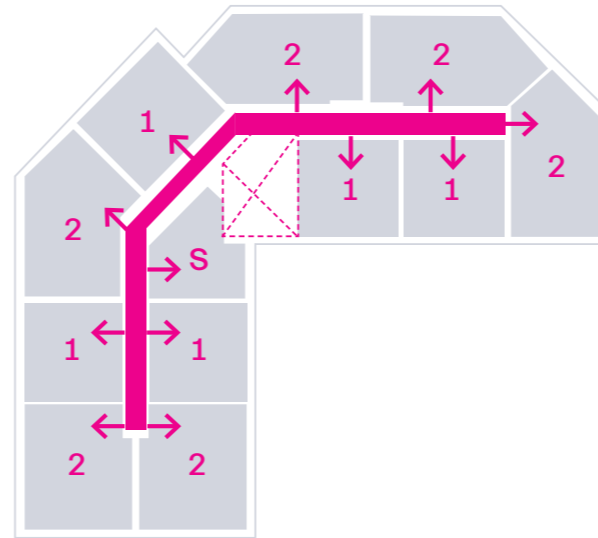
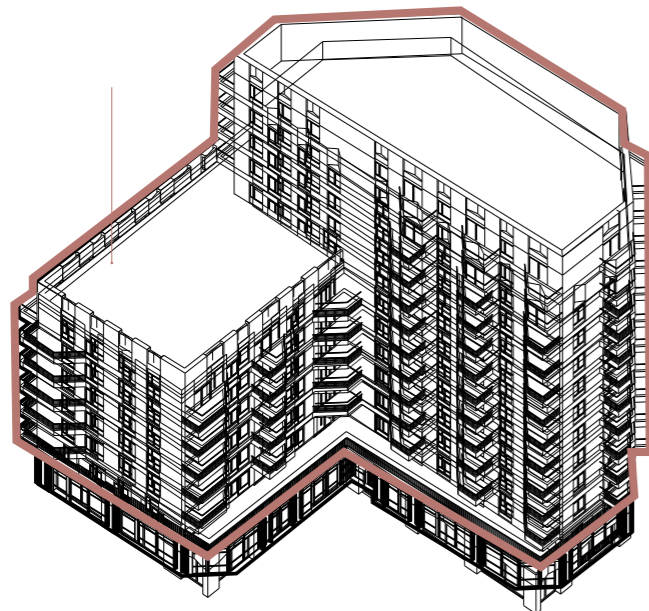
The adjacent diagrams reflect the key layout principles that have been employed across the floorplates to deliver good quality, generously articulated homes.

Block F is 100% market tenure and due to the massing eroding at the upper volume, x2 typical residential plans are present across the building; L02-L06 and L07-L011.

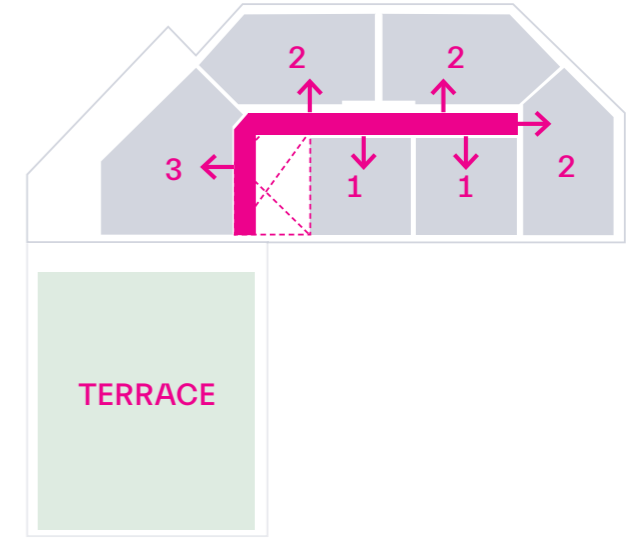
At the lower levels, x12 homes varying from studio to 2bed units are arranged around the floorplate. The core is centrally located with x2 winged corridors to mitigate length of access and improve a personalised experience to the residents' front door. Subsequently, a maximum of x6 units are ever served by one length of corridor to improve privacy and access to each dwelling. All homes benefit from projecting balconies for generous private demised amenity, served directly off the living space for a spatial extension of the indoors. Dual aspect corners host the larger homes to optimise internal experience, with chamfered arrangements to the north successfully omitting any single aspect north facing units.

To the upper floors similar principles are employed, however the smaller floorplate gives rise to a reduced x6 homes per core. 3 beds are introduced on these floors and located to the SW to benefit from triple aspect arrangement. Notably a communal roof terrace is provided at the seventh floor for use by all residents of this block. This is verdantly landscaped with integrated furniture to allow workspaces and break out. The arrangements for which are detailed in chapter 07.

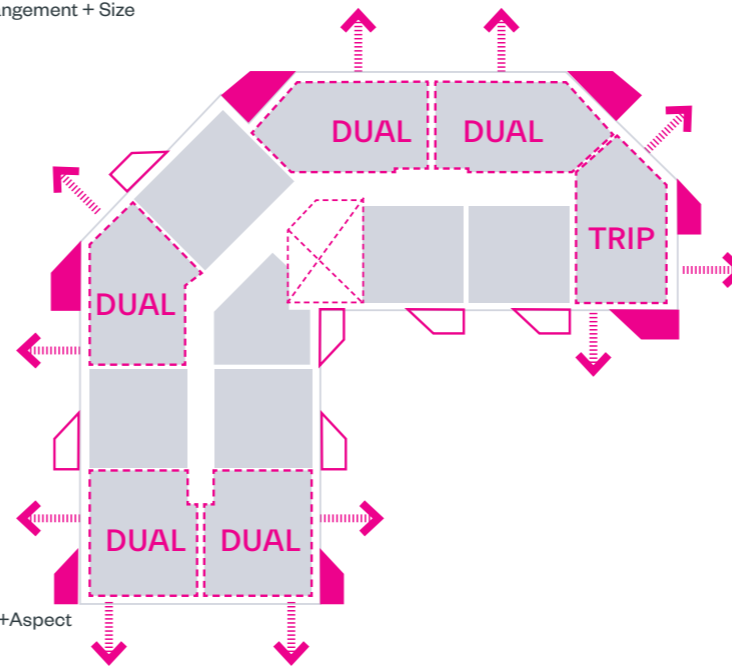
L01-L12 100% Market Tenure



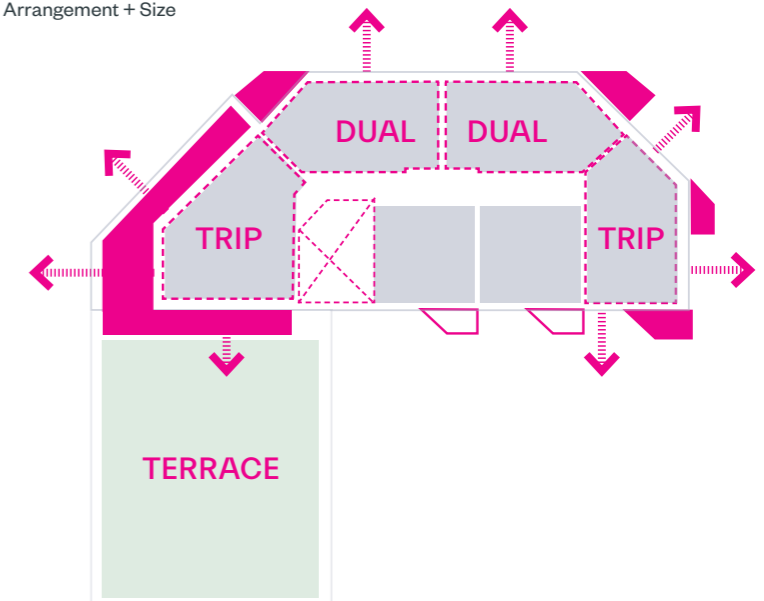
Typical: Unit Arrangement + Size



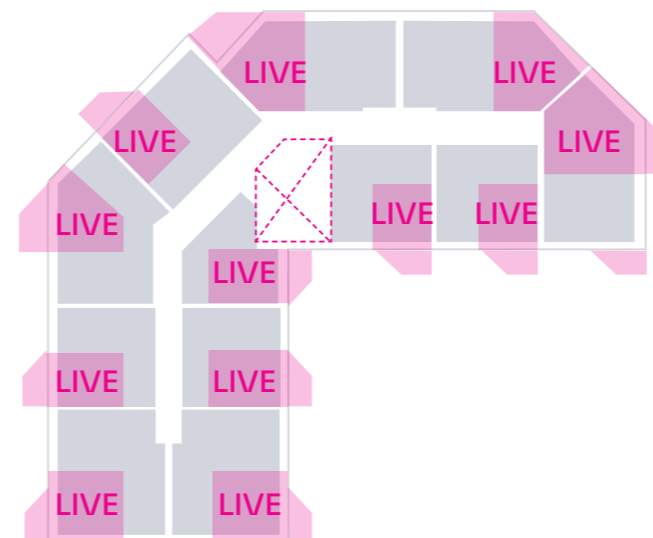
L07: Unit Arrangement + Size



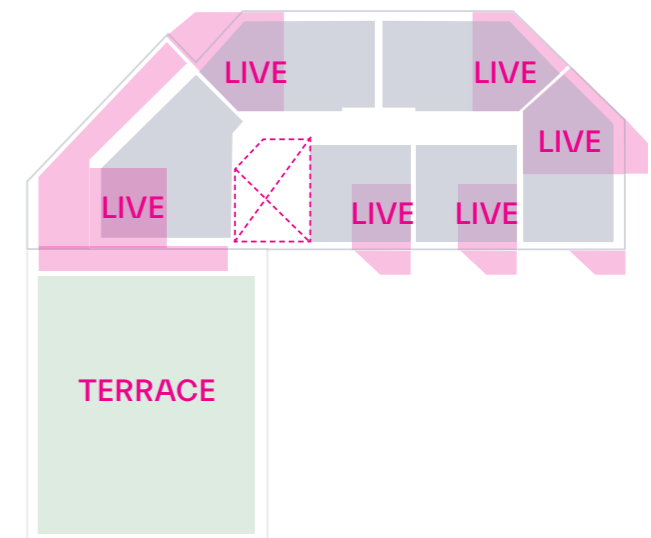
Typical: Amenity+Aspect



L07: Amenity + Aspect



Typical: Living



L07: Living



Residential Design

Typical Floor

Levels 02 - 06

The adjacent plan demonstrates the spatial strategies delivered across the typical floors L02-L06. All units have been carefully articulated around the floorplate to maximise views and optimise dual aspect, with the additional massing at these lower levels providing multiple corners around the envelope for further benefit. Larger units occupy the corners, with living areas in the optimal location for daylight and connection to external amenity space. Wet spaces and kitchens have been located to the deeper, darker portions of plan to benefit habitable rooms, with instances of secondary circulation to practicably buffer habitable zones and provide storage away from the primary living areas. Most apartments follow a generous, open plan arrangement, with all meeting if not exceeding NDSS space standards. Over 55% of the units are dual aspect, which does not include additional dual aspect balconies where relevant.

To the common corridor, services are centrally located within the landlord demise, easily accessed via riser cupboards to minimise effect to the residents. Well-proportioned lift lobbies are located away from unit entrances to separate circulation and aid privacy.

Note: Level 01 is consistent with the adjacent plan bar a localised plant room which gives rise to a special 1bed unit type.

- Studio
- 1Bed
- 1Bed WuD
- 2Bed
- 2Bed WuD
- 3Bed
- 3Bed WuD
- 4Bed
- 4Bed WuD
- 5Bed
- 5Bed WuD
- 6Bed
- 6Bed WuD



Proposed Floor Plan Level 02-06

Residential Design

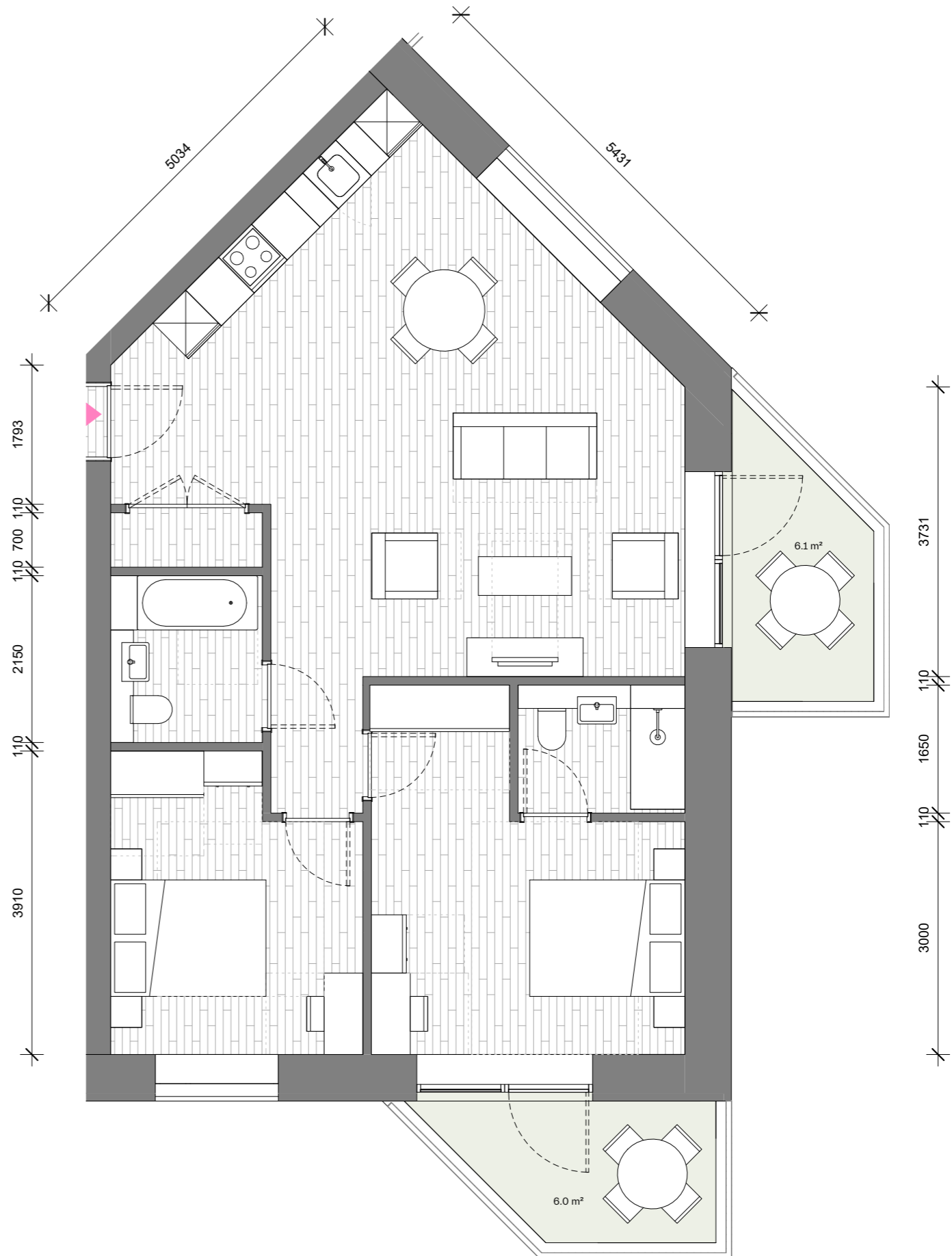
Typical Unit

Throughout the concept design key drivers have been developed for the residential arrangements, seeking to optimise the living experience. In unison with the façade development, the units have been considered from a point of habitable comfort, practicality, and aspect, optimising the long ranging views, and seeking consistently good quality daylight in the arrangement. Spacious external amenity is provided, integrated with the material and geometrical intent through the use of a chamfered profile. The façade openings are generous and well-spaced to enable dynamic habitable spaces, whilst passively shaded by the projecting, stacked balcony arrangement above. Where possible, repetitive arrangements have been stacked through the floorplates to enable efficient servicing and structural solutions that will optimise the residential experience.

The adjacent 2 bed example is located at the Eastern end of the building and benefits from a triple aspect arrangement. To optimise this x2 balconies have been provided to encourage flexible living and utilise the differing views over both the Town Square and millennium green respectively. Internally, the dual aspect open plan living / kitchen / dining space is entered directly upon arrival and provides a flexible and generous arrangement, with integrated storage. A small corridor serves the bedroom and sanitary spaces whilst helping to seclude this access from the living space.



2B4P Unit Plan



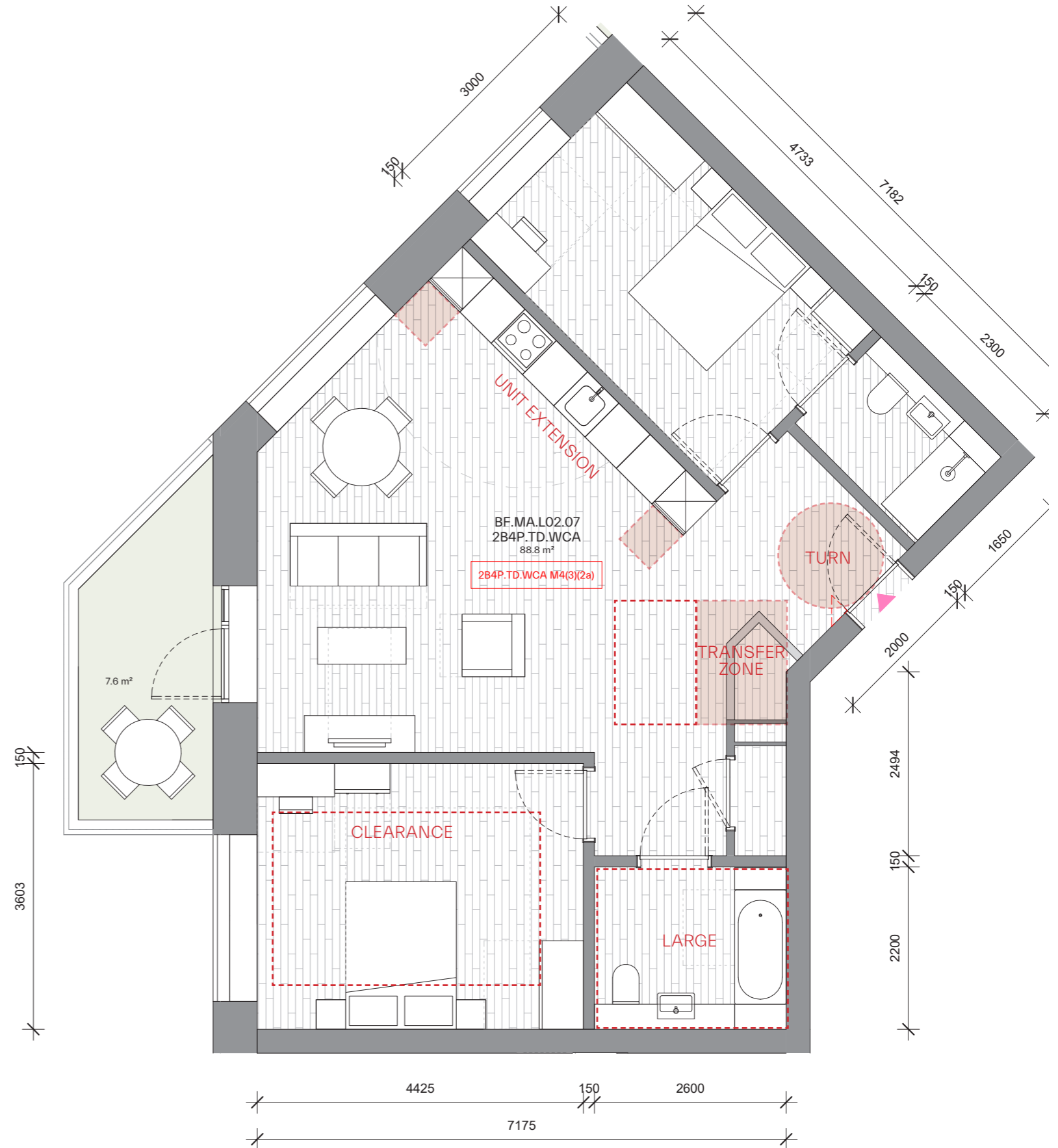
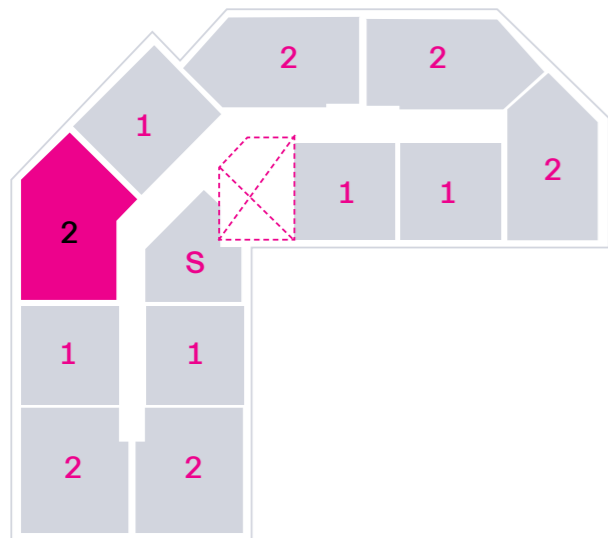
Residential Design

Wheelchair User Dwelling

Typical M4(3)2a Adaptable

The units and building proposal have been coordinated to meet Approved Document Part M Volume 1, 2015. Across the market tenure, wheelchair user dwellings are arranged as M4(3)2(a) adaptable layout. In Plot F x1 unit type is being delivered in this arrangement. This is an 2b4p size and located on levels 02-06 within the market tenure. The arrangement of which is demonstrated in the adjacent plan. This achieves x5 wheelchair homes in total across block of F.

Please refer to chapter 8.0 for inclusive design and detail arrangement of units.



2B4P M4(3)2(a) Wheelchair Unit Plan

Accommodation Mix

Summary

The adjacent figures detail an area and mix summary reflective of the previous pages and coordinated arrangement for Plot F. Please refer to chapter 9.0 for full Phase A accommodation schedule.

Disclaimer:

All areas in this document are intended for illustrative purposes only. MOCO advise that the validity of all quantities and numbers be subject to a detailed check, audit and sign off by an RICS chartered surveyor. MOCO do not accept any liability for decisions or actions derived from interpretation, extrapolation or use of the areas shown.

Measurements have been calculated in accordance with the UK Government Code of Measuring Practice: Definitions for Rating Purposes.

Refer to the following website for more information:
www.gov.uk/government/publications/measuring-practice-for-voa-property-valuations/code-of-measuring-practice-definitions-for-rating-purposes

Areas such as bike store, bins, and ancillary functions to be confirmed through projects development. Services consultant to confirm requirement for plant

GEA figure excludes colonnade (open sided covered ways) & framed terrace areas (open balconies) - as recommended in UK Government Code of Measuring Practice.

	Studio	1 Bed	2 Bed	3 Bed	No. of units	Hab Rooms
Market Total	<u>06</u> 5.9%	<u>41</u> 40.2%	<u>50</u> 49%	<u>05</u> 4.9%	<u>102</u>	<u>258</u>

	Residential GIA	Residential GEA	Non Residential GIA Retail
Total	<u>8,961</u> 96,455 sqm	<u>9,552</u> 102,816 sqft	<u>512</u> 5,511

	M4(2)a Homes	M4(3)2(a) Adaptable Wheelchair Homes	M4(3)2(b) Accessible Wheelchair Homes
Total	<u>97</u> 95.1% number % of block	<u>5</u> 4.9%	<u>0</u> 0

Unit Aspect	Single	Semi	Dual	Triple
Total	<u>46</u> 45% number % of block	<u>0</u> 0%	<u>40</u> 39%	<u>16</u> 16%

4

PLOT H: ABERFELDY STREET

Area Analysis

Existing Considerations

As part of the focussed appraisal of Plot H, 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 plots have a series of existing buildings located within its extents. These are typically retail portions to the ground level with residential above, to both sides of Aberfeldy Street. These are proposed to be demolished and being replaced with the proposals as set out in this application.

2: Party Wall Condition: To the East of the street, at the northern and southern boundary to H3, x2 existing buildings will be retained; Sherman House and Loren Apartments. These will form key adjacencies to the proposal with the massing to be considerate of party wall conditions and associative townscaping implications.

3: High Street: The north-south axis of Aberfeldy Street presents a key existing vehicular and pedestrian route serving the residential homes, retail units and wider community connections. Both a constraint and an opportunity, the proposal seeks to retain the key elements of this street character whilst improving the extent of landscaping, calming traffic and providing a higher quality public realm for the community.

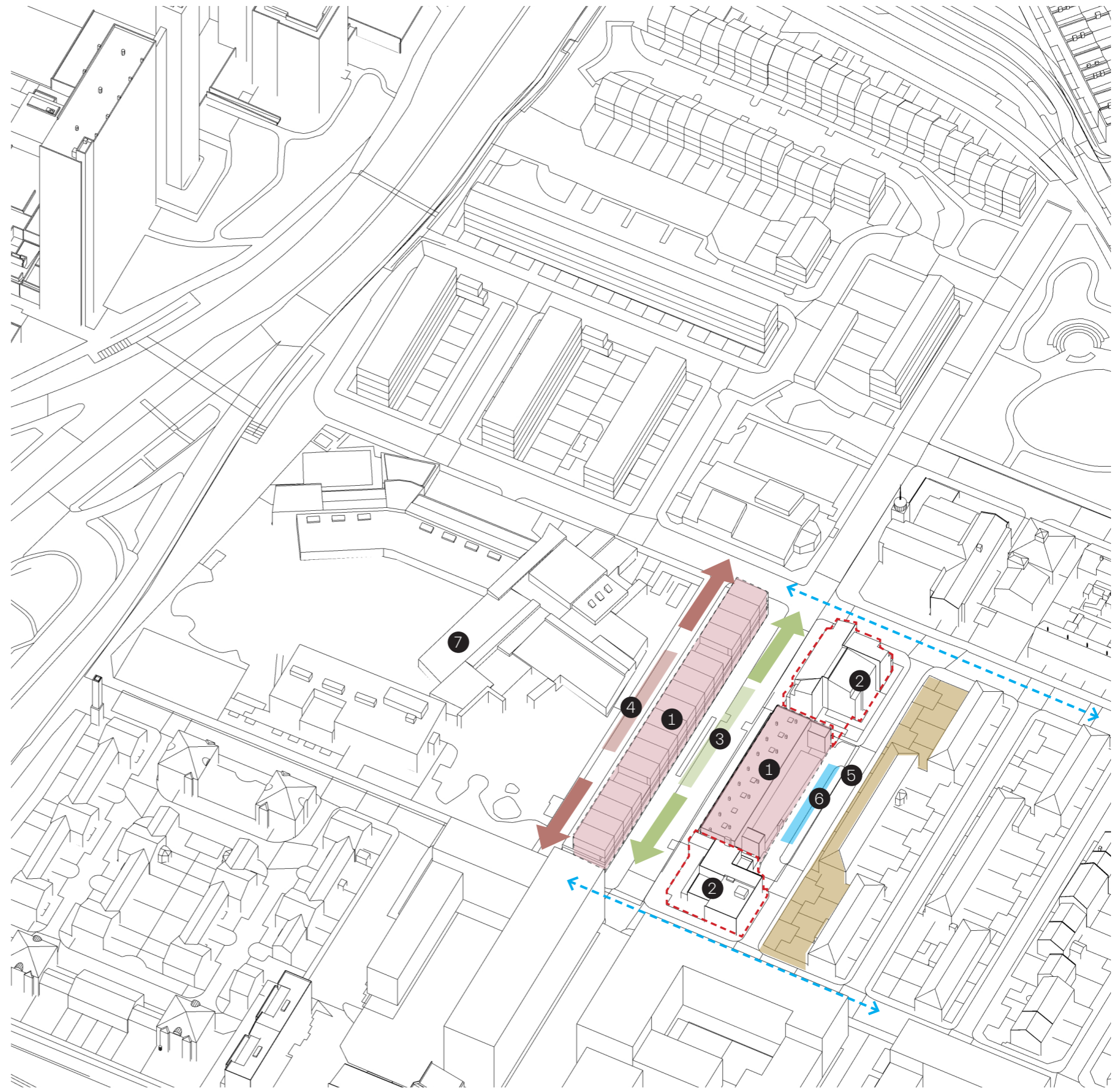
4: Kirkmichael Road: This existing road to the West of the plot has severe issues with overparking and whilst adjacent to Culloden Primary Academy, provides an inhospitable adjacency for the children. This is proposed to be pedestrianised as part of masterplan solution with extensive public realm benefits proposed.

5: Lansbury Gardens: To the East of the plot, this road has a series of low-rise residences to the Eastern edge, whilst facing difficulties with overparking, waste disposal and servicing to the West edge and the effective rear, of the retail units. The massing proposal has sought to be considerate to the overshadowing implications to the residences and ways to mitigate effect, whilst also significantly addressing the ground floor condition and ways to improve the residential experience of the street.

6: Parking: Existing permit parking is located to the rear of H3. Whilst a constraint on the permissible depth of development, this has sought to be rearranged and reapportioned as part of the design for a more successful street arrangement.

7: Culloden School: The school lies adjacent to the Western perimeter of Plot H1/H2. The proposal has aimed to be considerate of the massing and overshadowing implications to the school whilst also addressing principles of connectivity, access and amenity to the ground levels. The proposed redevelopment of Kirkmichael road as set out in chapter 7.0 holds key effect to this.

8: Trees: Similar to Plot F, a wealth of existing mature trees are present along the length of Aberfeldy Street. These have been retained in the proposal and considered in both the street experience and the upper residential views .



Plot H Location Plan and Existing Site Condition