

General Arrangement

Ground Floor Plan

Residential

The ground floor of this building has a variety of uses and respective street conditions. To the East portion of the building, x2 maisonette homes are located. These are both accessed independently from Blair Street, with a portion of privately demised, defensible space setting the homes back from the foot way.

Centrally, a communal entrance lobby is positioned to provide access to the residential flats above. This is principally served from the Northern frontage to Blair Street and is set back from the massing to provide a sheltered entrance from the street and define a visually strong arrival point. From this point, external access is also provided independently to the cycle store.

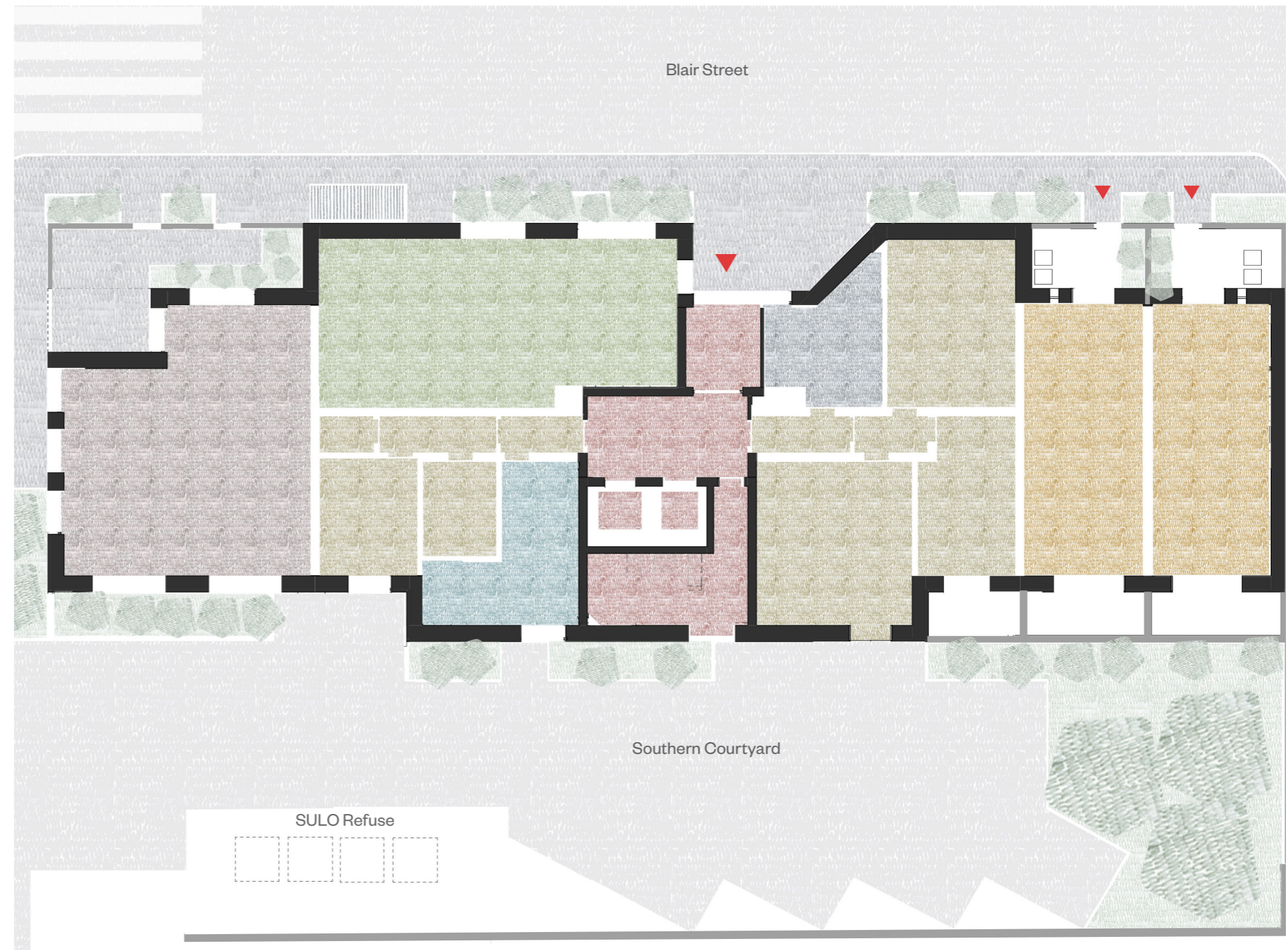
To the southern façade, a secondary entrance is provided from the rear courtyard for through access to the parking and public realm. Plant and refuse areas are also located centrally off this façade to optimise the active frontages to West and North.

Notably, the ground floor maisonettes have areas of private demised amenity space to the south facing courtyard, verdantly greened and benefiting from southern aspect for good quality, day lit spaces.

Amenity

As previously detailed, the entrance to the residents' amenity space is articulated off the northern frontage to Blair Street, encouraging a direct connection to the park and wider public realm.

- Residential Lobby
- Cycles
- Parcels
- Residential Maisonettes
- Plant
- Refuse
- Resident's Amenity



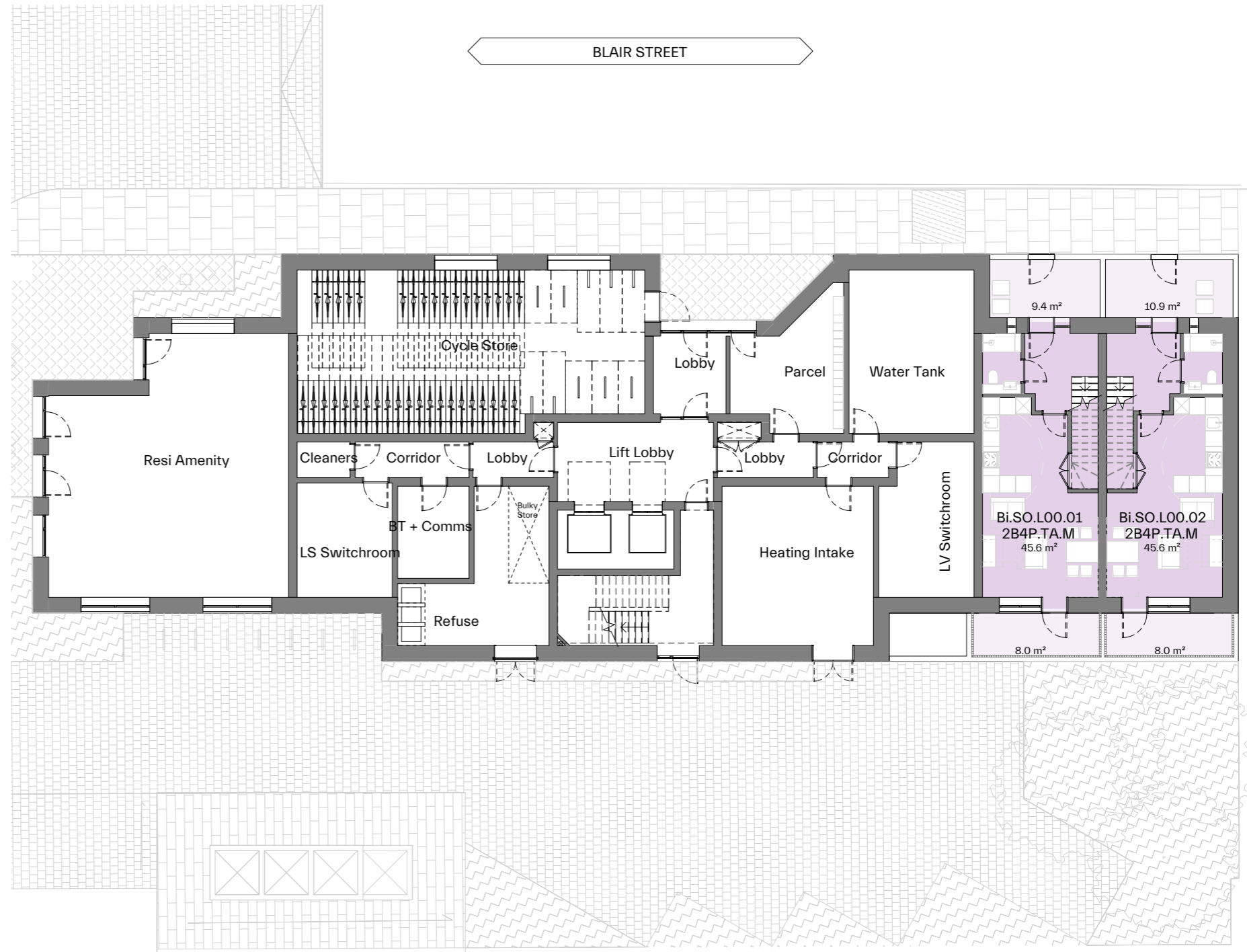
Proposed Ground Floor Plan (Plot I)

General Arrangement

Ground Floor Plan

Market Bikes: 76 double stacked spaces
10 accessible spaces
10 vertically hung spaces

Residential GIA: 96 sqm
(Ground Floor Maisonettes)



Proposed Ground Floor Plan (Plot i)

General Arrangement

Access Sequence

Residential

Upon internal arrival, the generous lobby space provides provision for post and seating, before progressing through to the common core. This has a twin lift providing vertical circulation to the floors above. An staircase is set behind this which can be accessed via the connecting corridor. From the lift lobby there is also a secondary that provides direct connection to the parcel store, whilst this can also be independently accessed from the street for ease of deliveries.

Cycles





Cycles: The residential cycle store can be accessed externally, adjacent to the main lobby entrance from the North off Blair Street. Generous width access doors are provided for convenience, whilst internally, spaces have been apportioned in line with policy targets. Notably the existing visitor cycling stands to the west have been relocated to the southern courtyard and increased in number.

Amenity

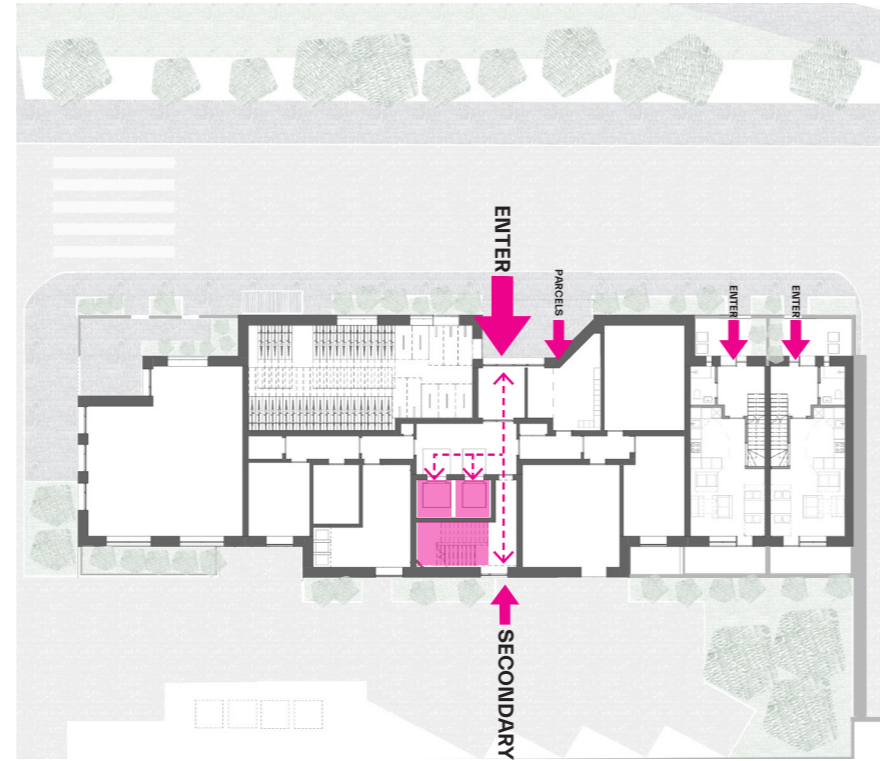
The amenity space is directly accessed from Blair Street to the North, articulated to aid visual wayfinding. Secondary openings are provided to the Western elevation to allow spill out and external amenity.

Servicing + Refuse

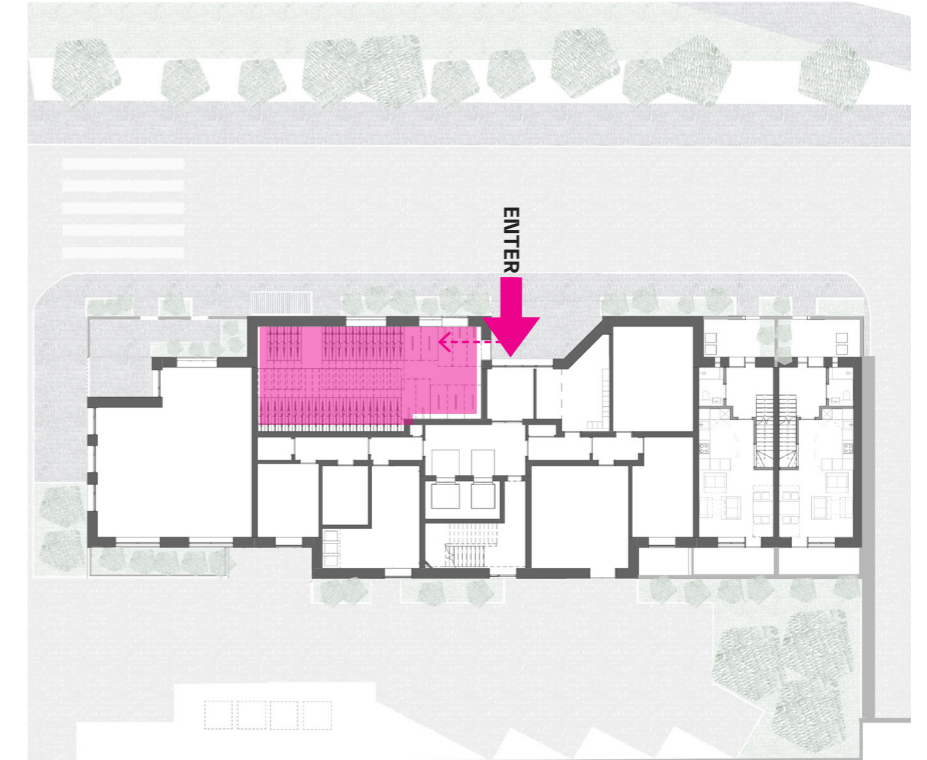
The SULO bins are located to the Southern courtyard, enabling direct collection from the existing hardscape surface. The secondary entrance to the south of the building provides ease of access to this and a convenient, short route for the residents to drop their waste directly from the core. This strategy also applies to the maisonettes. In addition, a bulky waste and food waste refuse store has been provided internally to the building, with access both from the courtyard and internally through a secondary corridor for ease of waste disposal. These principles have been agreed with the waste officer and coordinated to meet local policy storage requirements. Plant rooms lie adjacent to the West and East extents to allow both off-street and internal access for maintenance and replacement. Vehicular access for this purpose will use the existing access off Blair St, via Blairgowrie Court to access the courtyard.

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

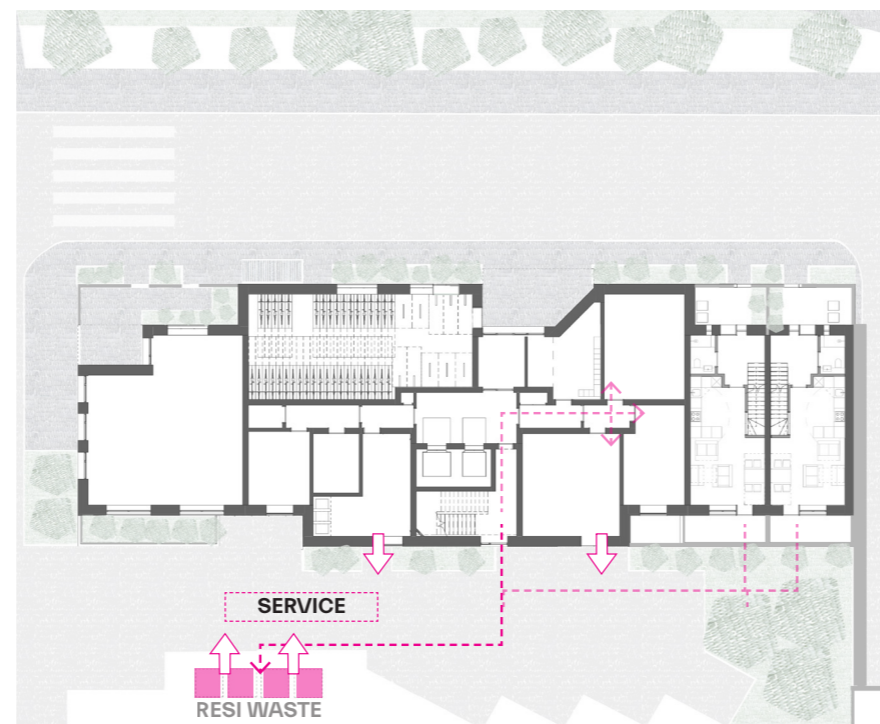
Further information on the refuse plan is set out in the **Waste Management Strategy** prepared by Velocity which supports this application.



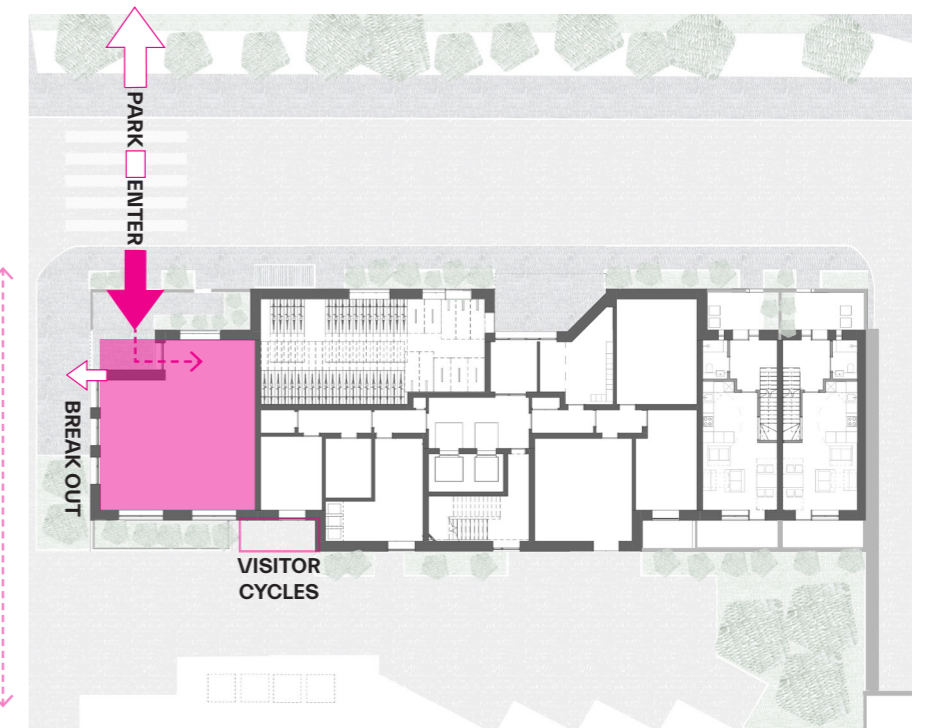
Residential Access



Cycles



Servicing + Refuse



Residents Amenity

General Arrangement

Residential Entrance

Ornately detailed brickwork is applied in special conditions of entrance and opening, with larger scale openings to allow greater visual permeability. Inset portions of massing benefit the entrances by providing a covered, sheltered arrival space



Visual impression of proposed residential entrance

Residential Design

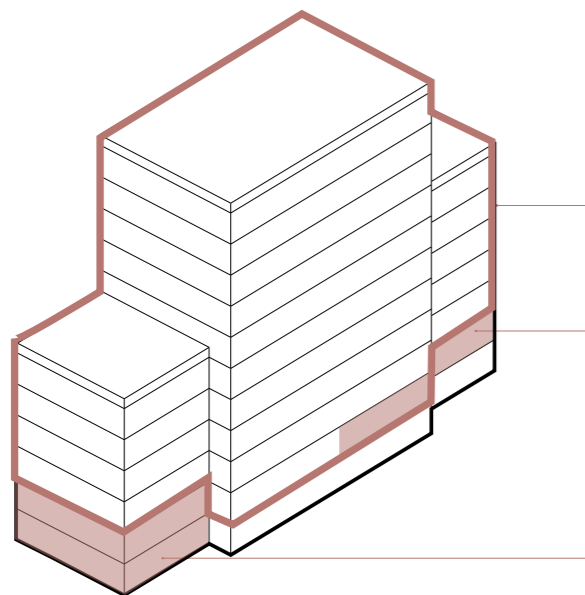
Key Principles

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

Block I is 8.8% affordable shared ownership tenure and 91.2% market tenure. The x4 units allocated to shared ownership consist of x2 maisonettes to ground / first floor and x2 flats at first floor. As the massing begins to step back at the upper levels, a series of residential plans are present throughout the building. The most typical are demonstrated; L02-L05 and L08-L10.

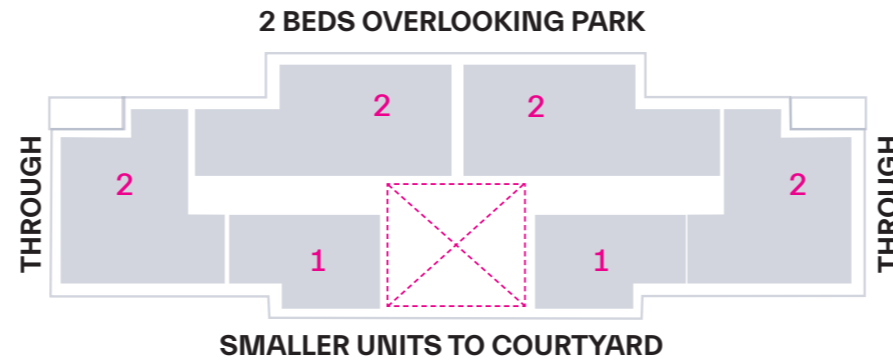
At the lower levels, typically x6 homes varying from studio to 2bed units are arranged around the floorplate. The core is centrally located with x2 winged corridors to mitigate length of access and improve a personalised experience to the residents' front door. All homes benefit from generously proportioned balconies served directly from the living space, whilst 'inset' to the corners of the mass for a sense of shelter. The homes located to the east and west gable benefit from triple aspect, with the north and south homes semi-dual aspect, whilst benefiting from the views either north across Braithwaite Park, or South to the courtyard and East India Green. The massing steps and eroded corners help to omit any single aspect north facing homes, whilst, helping to optimise daylight and the overall internal environment.

To the upper floors similar principles are employed, however the smaller floorplate gives rise to a reduced x4 homes per core. All benefit from dual aspect, with the larger 2 bed homes facing the park. Notably 2 communal roof terraces are provided at the sixth and 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. Note: There are no x3 bedrooms proposed in this building

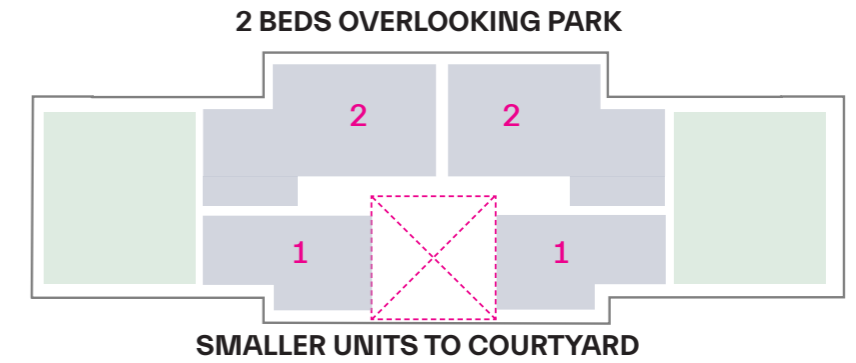


L01-L10 Market Tenure

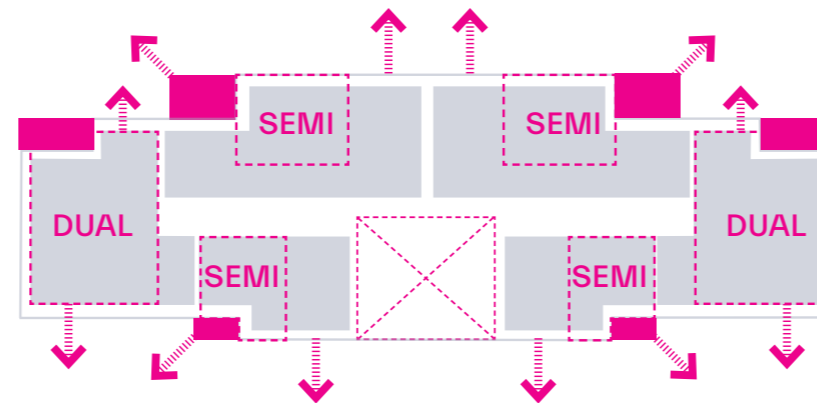
L00-L01 Shared Ownership



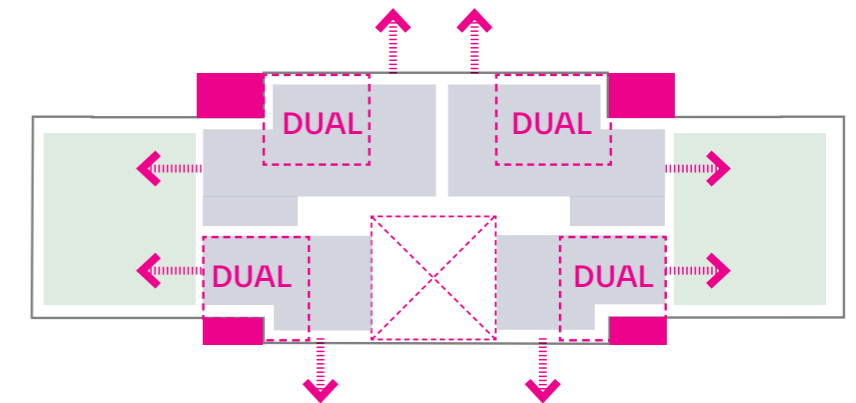
L02-L05: Arrangement + Size



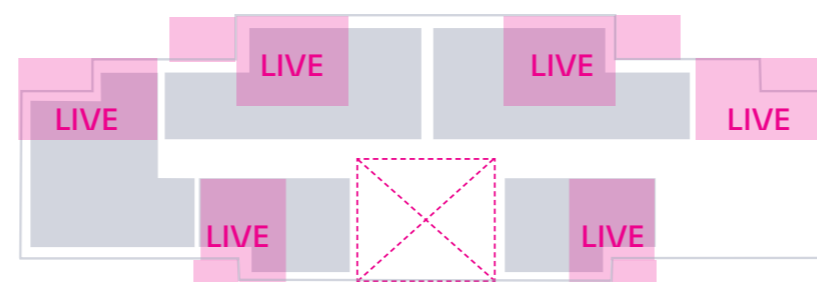
L08-L10: Arrangement + Size



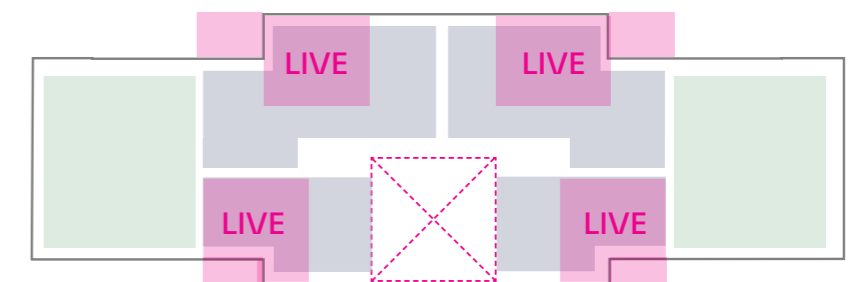
L02-L05: Amenity + Aspect



L08-L10: Amenity + Aspect



L02-L05: Living



L08-L10: Typical: Living

Residential Design

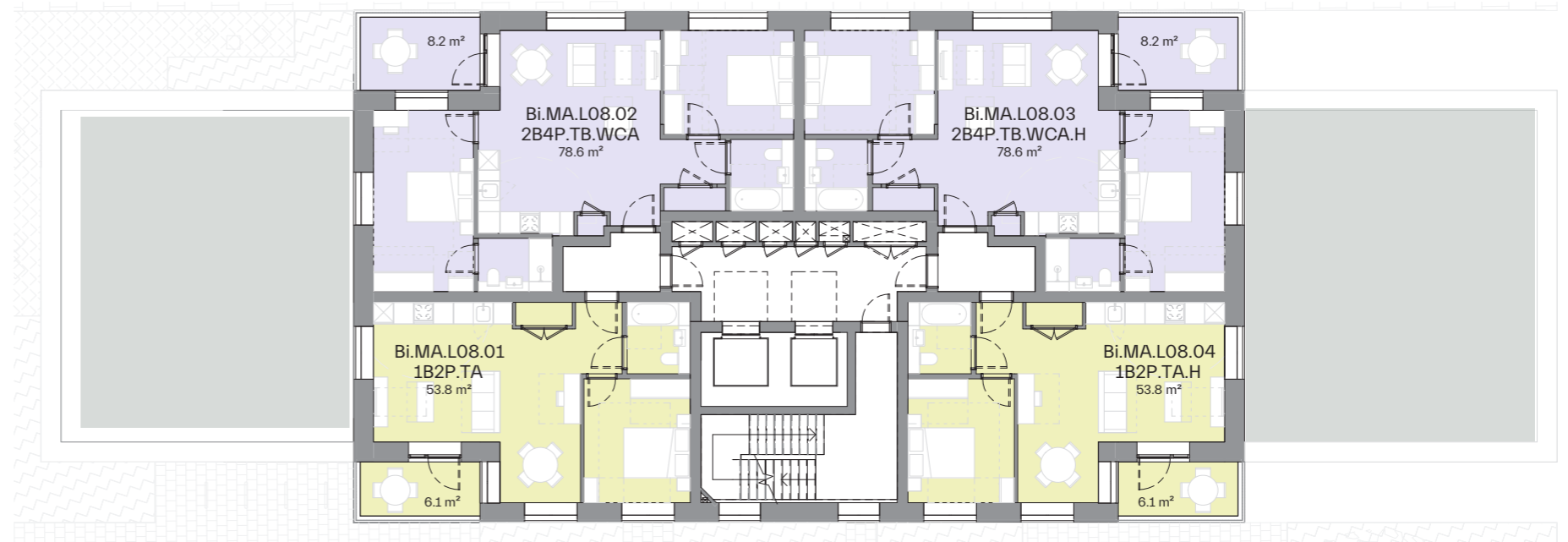
Typical Floors

The adjacent plan demonstrates the spatial strategies delivered across the typical floors L02-L05 and L08-L10. The former accommodates x6 homes varying from 1 to 2bed homes arranged around the floorplate.

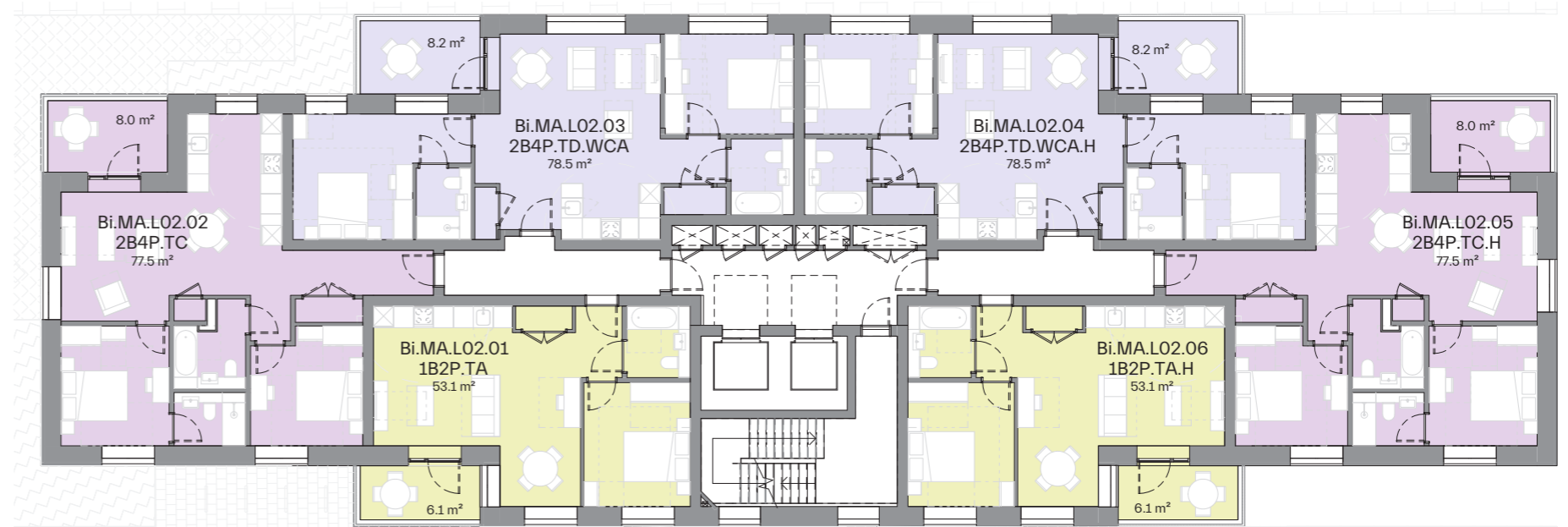
All units have been carefully articulated around the floorplate to maximise views and optimise dual aspect, with the additional massing at these lower levels providing multiple inset corners around the envelope for further benefit. Notably this is employed centrally to the plan to allow the more constrained north facing units an opportunity for semi-dual aspect. Larger units occupy the end / 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. Thanks to the slim, shallow nature of the floorplate, all rooms are well proportioned and achieve good daylight and views. They follow a generous, open plan arrangement, with all meeting and regularly exceeding NDSS space standards. 50% of the total units are dual aspect(of which 20% categorised as triple aspect), with the remaining 50% semi-dual aspect (classed where only one room benefits from the dual aspect).

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: There are no studios nor 3bed units across this plot.



Proposed Floor Plan L08



Proposed Floor Plan L02-L05

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

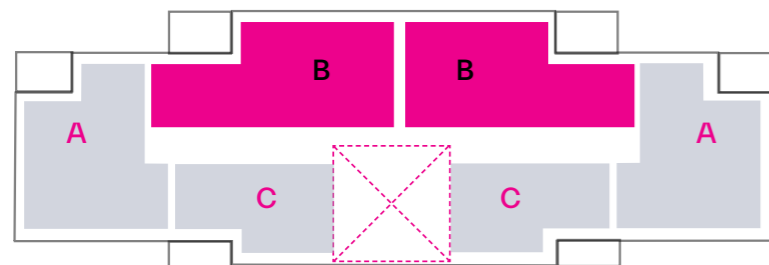
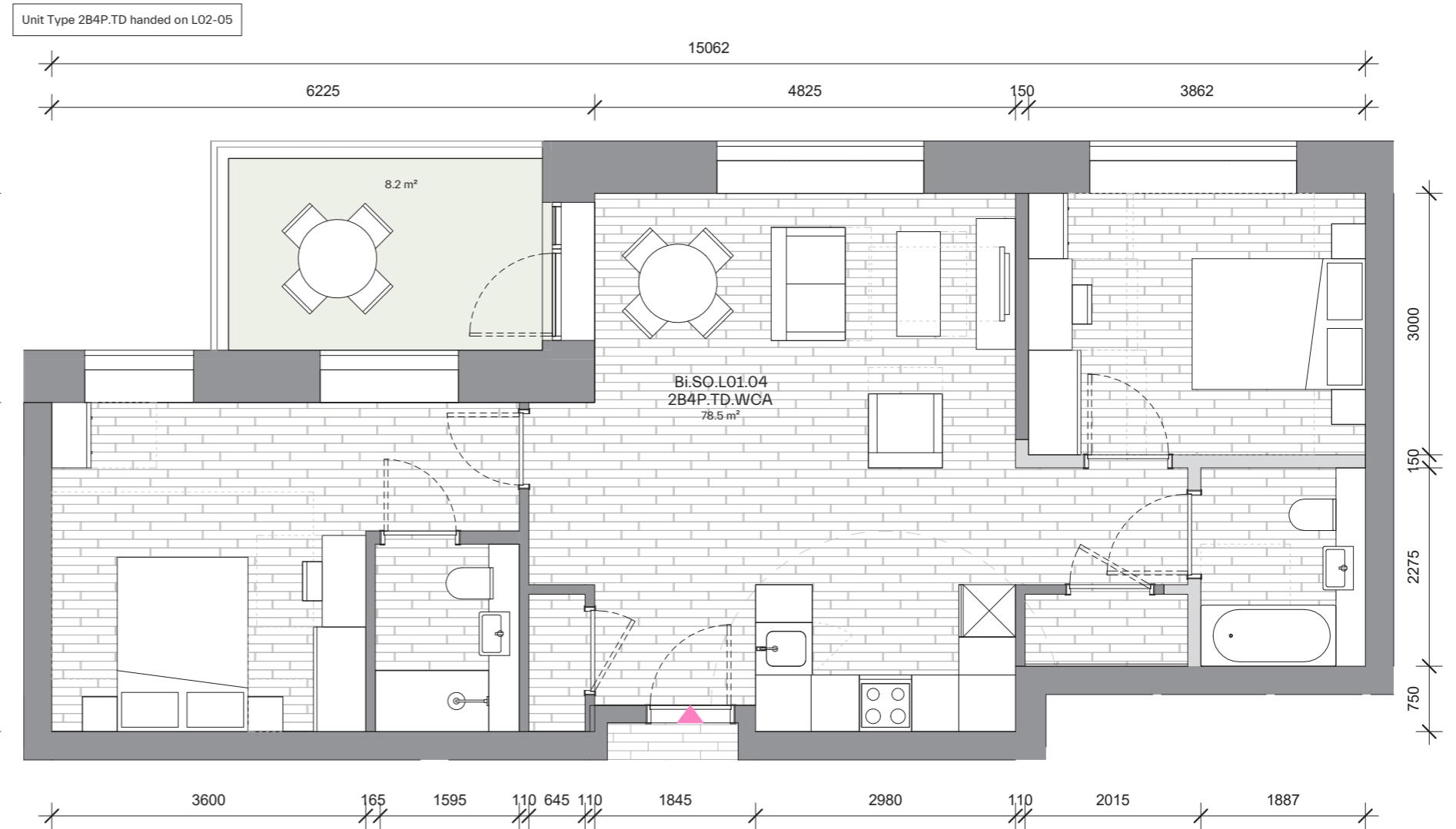


Residential Design

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 homes have been considered from a point of habitable comfort, practicality, and aspect, optimising the long ranging views across Braithwaite Park, and seeking consistently good quality daylight in the arrangement. Spacious external amenity is provided and integrated within the receding stepped form of Block I's envelope. The façade openings are generous and well-spaced around the homes to enable dynamic habitable spaces. 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 centrally to the building over levels 02-05 and demonstrates the benefits of the slender building floorplate. A dumbbell arrangement is employed allowing a generous central living / kitchen / dining space on arrival, with a picture window framing views over the park and a balcony articulated adjacent as a form of living extension. Despite the north aspect, the inset corner allows a 'semi-dual aspect' to be achieved whilst the slender proportions allows a generous width to the rooms, and depths to be minimised for the benefit of internal daylight. To the wings bedrooms and sanitary spaces are arranged with a secondary corridor for integrated storage and help seclude the area from the living space.



2B4P M4(2) Unit Plan

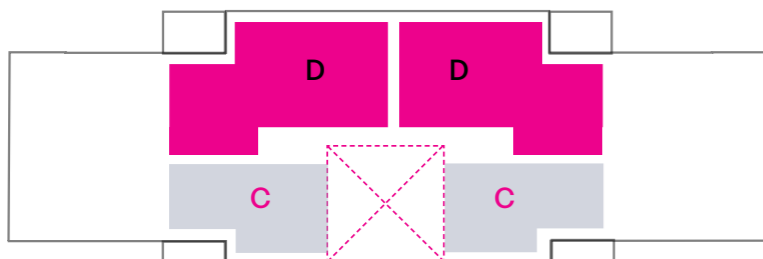
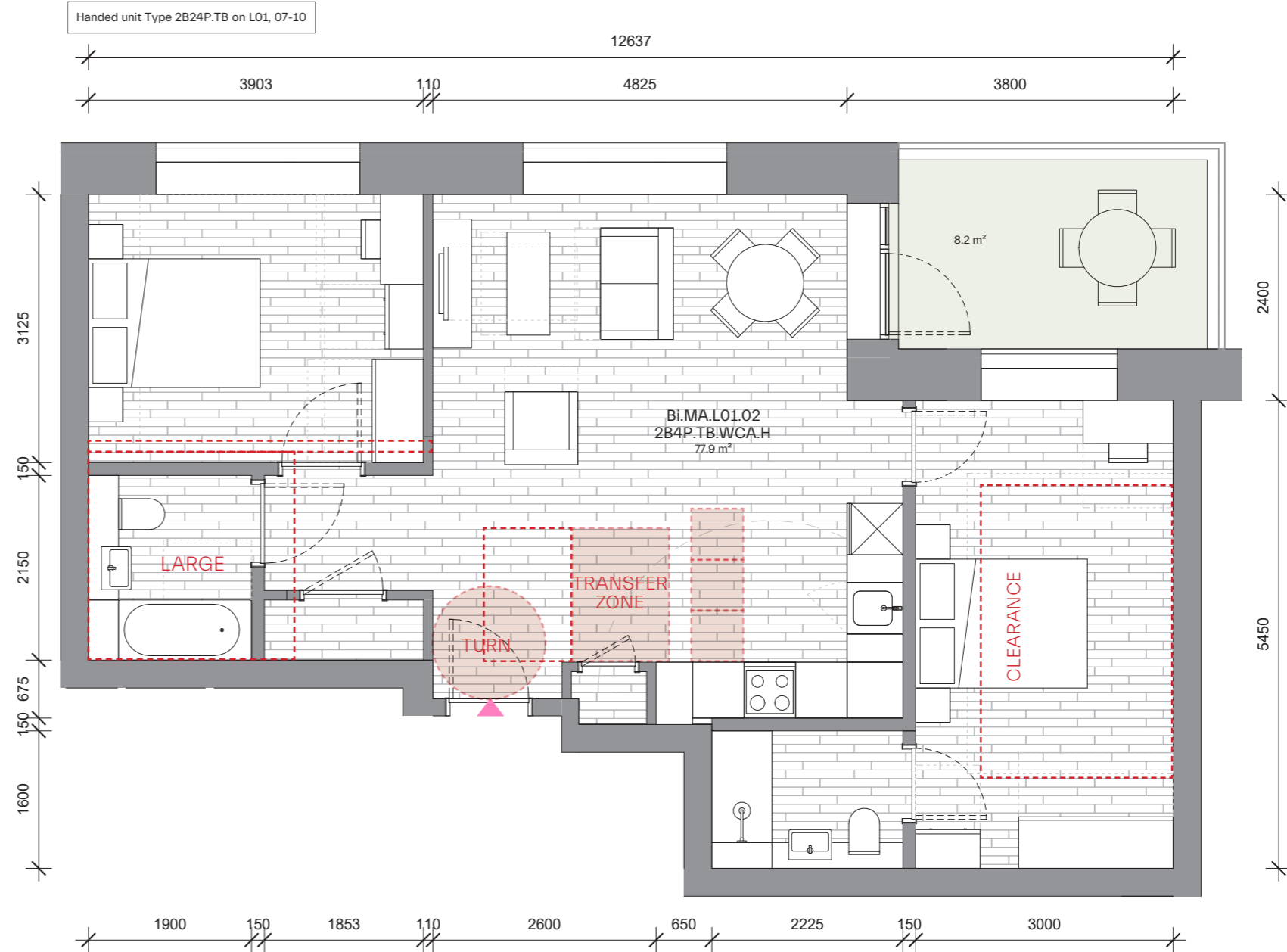
Residential Design

Wheelchair User Dwellings

Typical M4(3)2(a) 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 I X4 unit types are being delivered in this arrangement. These are all 2b4p size and located on levels 02-10 within the market tenure. A typical arrangement of x1 unit type is demonstrated in the adjacent plan. In total, x18 wheelchair homes are achieved across block of I.

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 I. Please refer to chapter 9.0 for full Phase A accommodation schedule.

	M4(2)a Homes	M4(3)2(a) Adaptable Wheelchair Homes	M4(3)2(b) Accessible Wheelchair Homes
Total			
<u>number</u>	<u>34</u>	<u>18</u>	<u>0</u>
% of block	65.4%	34.6%	0

Unit Aspect	Single	Semi	Dual	Triple
Total				
<u>number</u>	<u>0</u>	<u>26</u>	<u>16</u>	<u>10</u>
% of block	0%	50%	31%	19%

	1 Bed	2 Bed	No. of units	Hab Rooms
Intermediate	-	04 100%	<u>04</u>	<u>12</u>
Market	20 41.6%	28 58.3%	<u>48</u>	<u>124</u>
Total	<u>20</u> (38.46%)	<u>32</u> (61.54%)	<u>52</u>	<u>136</u>

	Residential GIA	Residential GEA
Shared sqm	597.2	
Intermediate sqm	363	-
Market sqm	4,001.6	-
Total		
<u>sqm</u>	<u>4,961.8</u>	<u>5,456</u>
sqft	53,407.8	58,726

NOTE: shared areas are apportioned to floorplate commonly accessible to BOTH market and intermediate tenure

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PLOT J: LOCHNAGAR STREET

Area Analysis

Existing Considerations

As part of the focused appraisal of Plot J, 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 is empty and devoid of any built fabric. Primarily a portion of waste land it is also relatively inaccessible in its current guise, with no public thoroughfare.

2: Existing Roads

The primary road adjacent to the plot is Lochnagar Street, an East-West route which for the majority, is gated off providing sole access to some light-industrial units. A small portion to the Westerly extents is a vehicular route connecting to the A12, whilst also a southward connection down Bromley Hall Road. In the proposal these are proposed to be substantially reconfigured to catalyse access and connection for the proposed residences.

3: Bromley Hall School

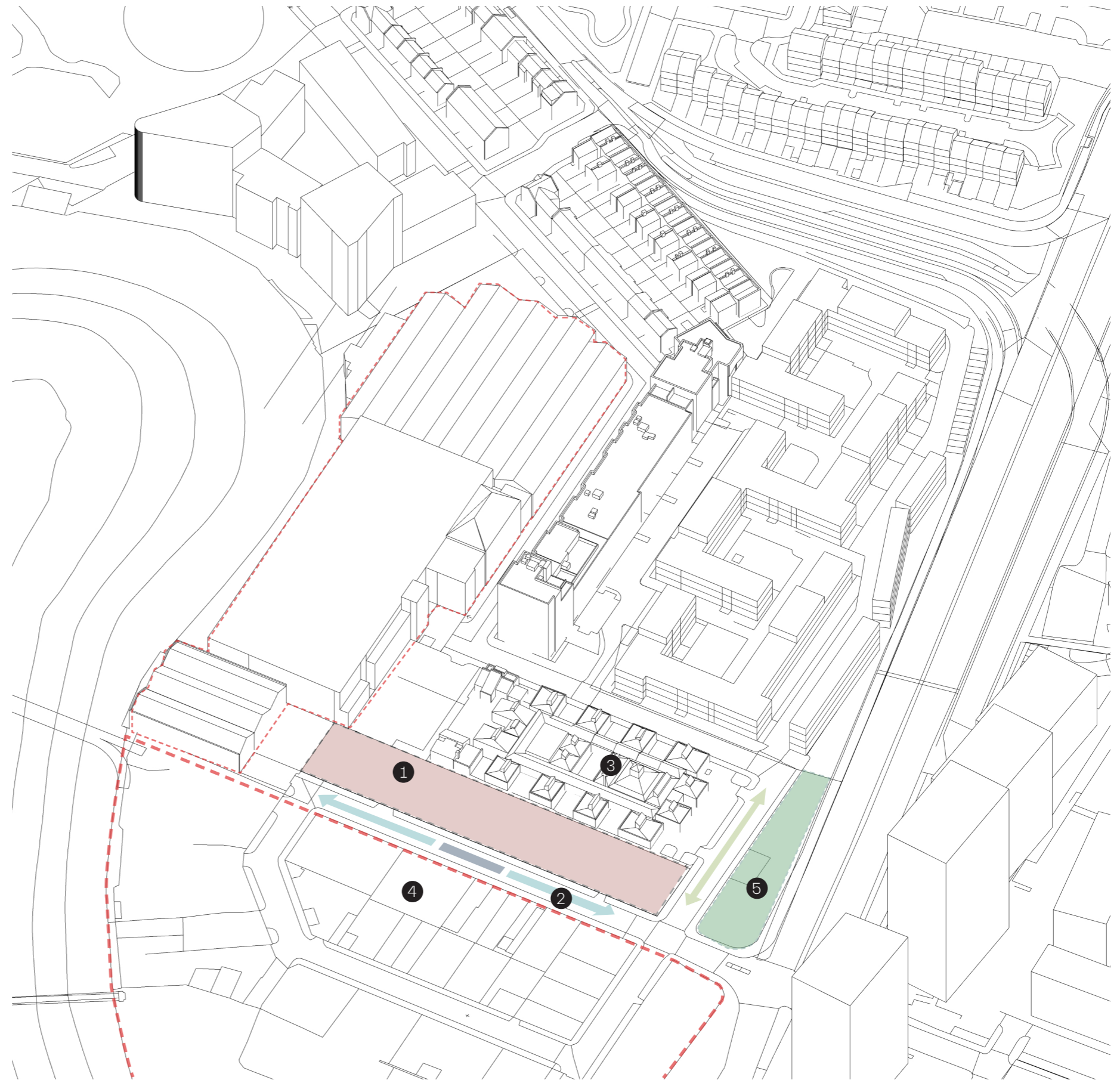
To the south of the plot an existing, unoccupied building runs along the plot perimeter. Previously a specialist school for disability, this has been unused for several years but is also Grade II listed. This has been considered and discussed at length during the design process and as part of the proposal, provided key influence on the proposed extents and form of the buildings set out in this application. However, notably is not included within this application.

4: Emerging Development

As set out in the earlier chapter, a host of emerging development is taking place across the wider context of Aberfeldy, with significant change impending at the adjacencies to this plot. To the North (Ailsa Wharf) and the East (Islay Wharf and Leven Road), new developments will reform the townscape and have been imperative to consider throughout the design evolution of this plot.

5: Allotments

To the West a large swathe of partly disused land is included in the application boundary. Set against the A12 and poplar works, a portion of this has been adopted as a community and allotment garden, which whilst a rich intent, does not fulfil it's potential. Subsequently, as part of the proposal a new public realm is formed offering an improved environment for planting, play and activity.



Plot J Location Plan and Existing Site Condition