

The Parks

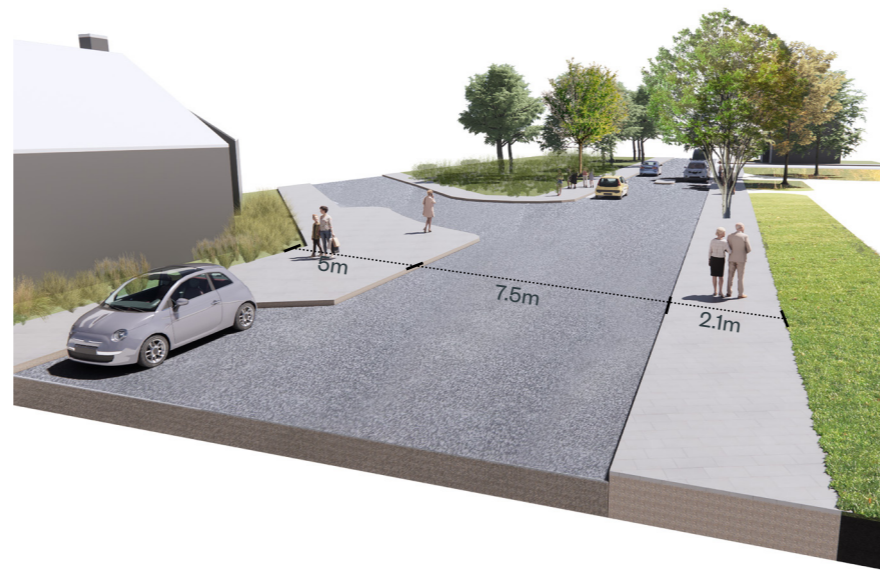
Greenspace Connections

This connectivity will be delivered through the masterplan, as part of the outline application, as well as some significant improvements brought forward in the detailed application. In the outline application the major link north-south connecting Braithwaite Park, Millennium Green and Highland Place to the underpass is the improvement to Abbott Road, the Healthy Street character area. The carriageway would be narrowed creating space for a planted buffer with trees, between the footway and road. This would transform the perception and experience of using Abbott Road as a pedestrian route. With raised tables and changes in material the aim will be to slow traffic and reduce volumes of vehicles that use it as a short cut. The proposals also incorporate improved and more formal crossing points on Abbott Road facilitating east-west movement particularly connecting Leven Road Open Space. Several new routes across this space would also be created linking to Poplar Riverside Park and different parts of the new Leven Yard development.

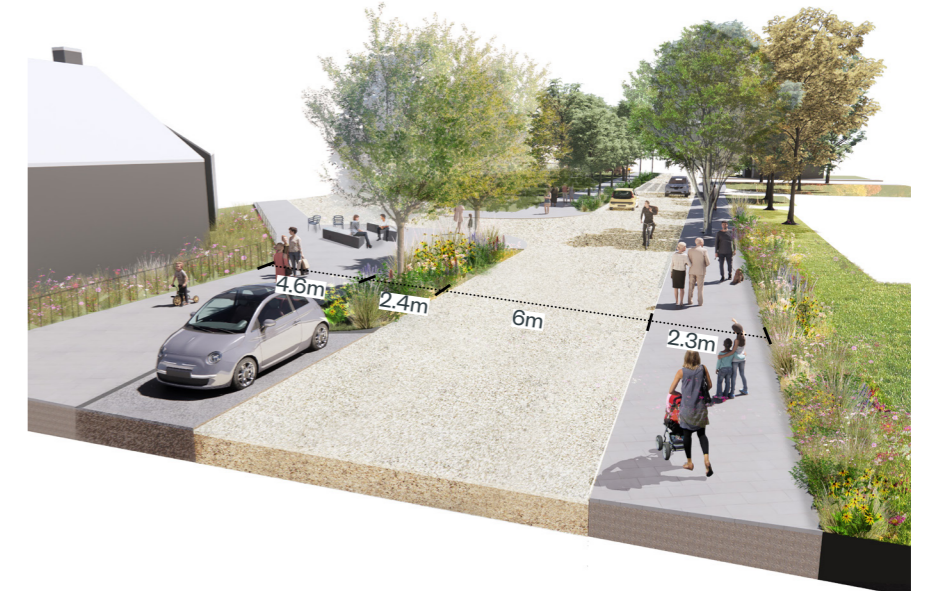
Additionally, as part of this detailed application, significant improvements will be brought forward to deliver parts of this connectivity: an entrance to Braithwaite Park will be added at the northern corner of the plot to better connect to the green spaces to the north; the Braithwaite entrance on to Blair street will be adjusted to align with the route to Blairgowerie Court and East India Green, this will include a new raised table to facilitate crossing of Blair Street; the new routes will be constructed across Leven Road Open Space, and more widely connections along Aberfeldy Street and Kirkmichael Road will be improved that are the building blocks to creating a highly connected green space network for Aberfeldy of which these two parks are just a part.



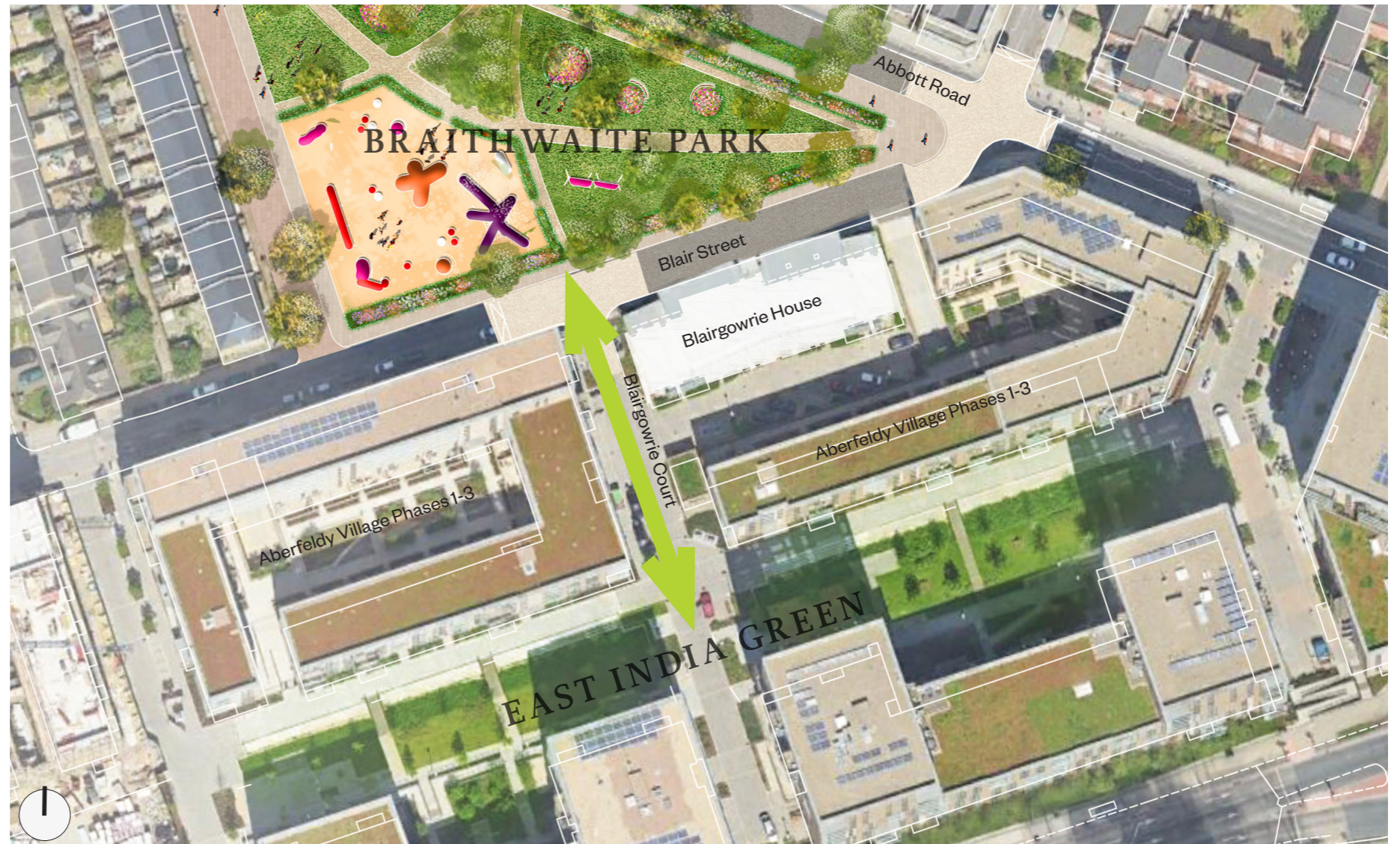
Blairgowrie Court, the courtyard of Plot I & Aberfeldy Phase 1 - 3



Abbott Road Existing (Before Healthy Streets Connector works)



Abbott Road Proposed (After Healthy Streets Connector work)



Green space Connection Diagram

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Leven Road Open Space

Evaluation of the Existing Condition

Leven Road Open Space is currently best known as the plot of the MUGA pitch which is a destination for both informal play and organised sport activities for a range of age groups. The 'Children and Youth Engagement' report (by ZCD Architects 2020 - 2021) summarised that although the MUGA 'plays a part in (local children's) everyday lives, it is not used by all of them and is not enough space on its own'. The MUGA would benefit from a resurfacing with a material that prevents slips and grazing (no loose gravels) and improve entrance points to allow more capacity for games and prevent balls going out onto the roads

The rest of this park is laid to amenity grass with some mature trees on the boundaries. A large domed mound takes up most of the open lawn area which means it is not particularly usable as a space for ball sports ect. There are also soil contamination concerns within this park which need to be addressed.

The park is visually permeable from the outside with a low knee rail as the only enclosure element, there are no gates or lockable areas. There are no planting beds and few trees within the park itself, resulting in a barren looking (and at times sun scorched) space.



Existing map of park



Abbott Road crossing looking East. Leven Road open space MUGA shown left.



Existing vehicle entrance to Leven Road Open Space MUGA, from Leven Road. Proposals to retain existing MUGA railings, including this entrance gate



Abbott Road Entrance to MUGA



Leven Road Open Space central mounded landscape with steps, view from Abbott Road

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Leven Road Open Space

Urban Context and Influence

Leven Road Open Space, is a rectangular shaped park (approx. 130m in length x 45m wide) situated between Abbott Road on the south and Leven Road on the North and West sides. Both these roads form part of the urban context for the park. Positively, its situation between the roads grants it potential to be well connected and part of the 'Healthy Streets' network, but negatively, at present it is a source of noise disturbance, danger and pollution to park users.

Visual Relationships to Park

The existing residential houses on the immediate boundary to the west, and across the road from the south and east present sensitive sight-lines and views as well as safety, activity and noise considerations of the park proposals. Newly proposed residential dwellings to the north within the future Poplar Riverside development are also to be considered in the same way.

Greenspace Connection Routes

An increase in the number of residents from the new developments will increase the footfall in the park and along the green space connection routes. Two key connection routes with formal road crossings are created on either end of the park to link up destinations between the Aberfeldy Masterplan and the River Lea with the future Leven Yard development, Poplar Riverside Park and River Crossing. A third greenspace connection route links Ettrick street in the south and a new public realm area in Poplar Riverside, anticipating a pedestrian desire line here for a more informal, optional route.

- █ Greenspace connection routes
- █ Important visual relationships
- █ Leven Road
- █ Abbott Road
- █ Pedestrian crossing



Urban Context and Influence diagram

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Proposals for Leven Road Open Space

The character and life of Leven Road Open Space is a Hub for sporting, fitness and adventurous play.

Through consultation and responding to the aspirations of the community, Leven Road Open Space has been developed to retain and resurface the existing MUGA; add complementary fitness equipment for a wider range of the community; provide an exciting range of urban games and free-form outdoor activity equipment; and create more seating and socialising opportunities.

Two gym areas are proposed, to the north and south end of the space. The detailed design of these areas is subject to further consultation and specialist design, and will include popular fitness items like cardio and strength equipment as well as accessible pieces, as a result of direct feedback from residents. The northern gym is intended as a larger group space with closer proximity to the MUGA, whilst the southern gym is home to individual or paired gym stations enveloped in planting, to provide an alternative and welcoming fitness space to those who want to exercise, but might be more body conscious.

A 200m walking/running/scooter track encloses the space, and offers a fun way for adults and children of all ages to explore the space. Within the track can be found dedicated play pieces, such as low level artificial climbing walls; parkour equipment; play surface for scooter and roller blading; playable furniture. The eastern end is wrapped by bleacher-style terraced seating and a raised mounded area, blanketed in wild flower meadow planting, providing a soft open space for people to relax outside or meet up with friends and family.

Existing tree planting is enhanced by new tree planting in all three greenspaces, and no trees are proposed to be removed.



Illustrative Plan