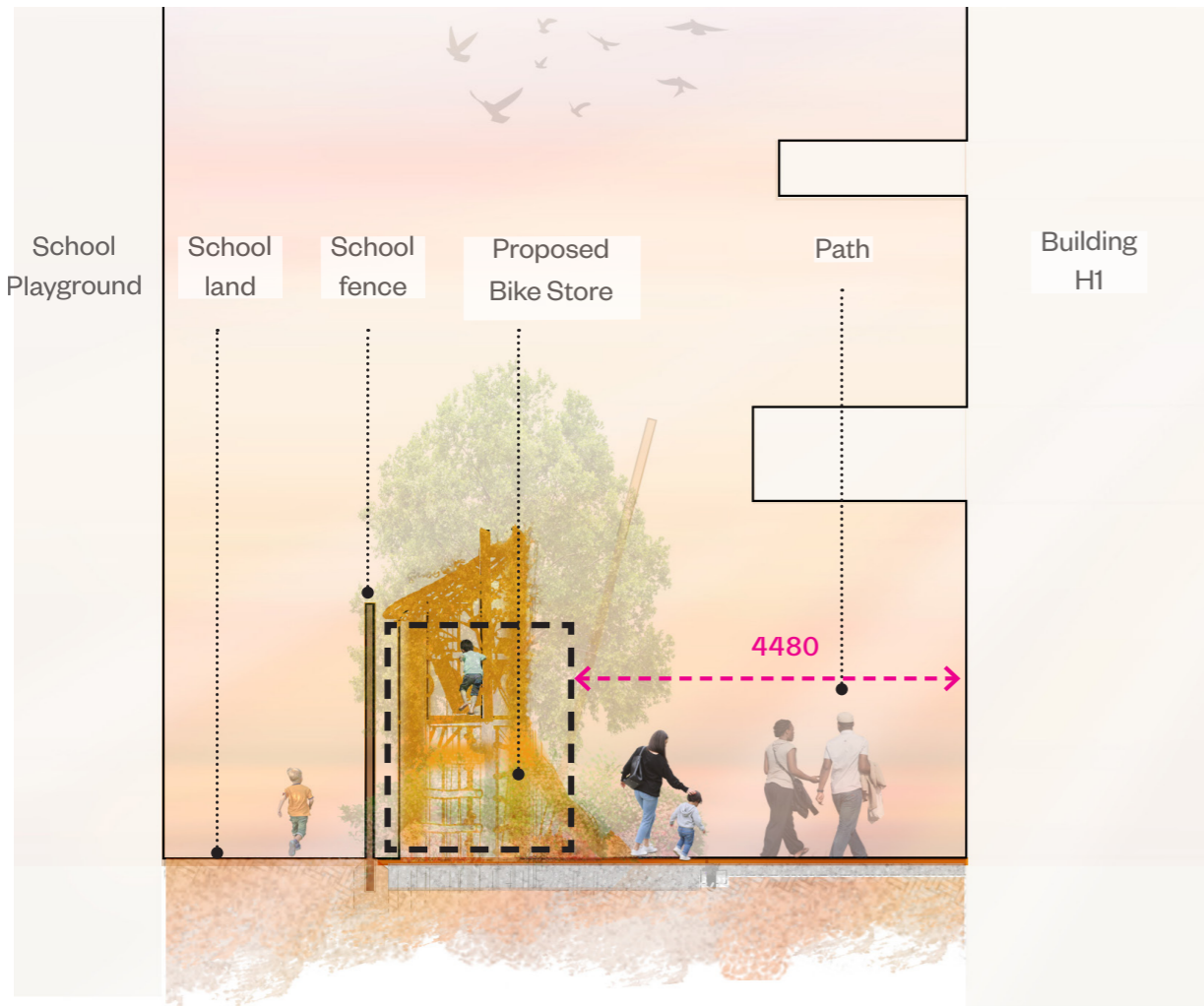


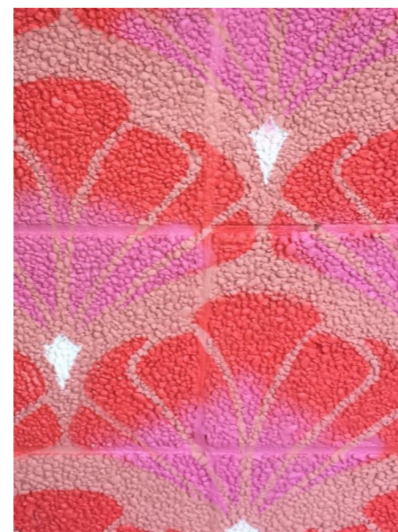
# Kirkmichael Road

## Cycle store pavillions

To maximise the amount of residential use and active frontage internally to the building, the cycle provision has been located externally within two pavillion style cycle stores. These are intended to elevate the visual identity of the play street, utilising bright colours, patternwork and relief to strengthen the visual identity of Kirkmichael road. As freestanding elements, adjacent to culloden school, studies have explored the depth of the volumes to ensure these do not compromise the width of Kirkmichael road and retain a friendly, open streetscape. The facade will be developed further in detail design, but speculates on a community engagement initiative, similar to the existing meanwhile use of Aberfeldy where school children and the community could be involved to create murals and colour application on the bike stores.



Cross section study appraising dimensions of store



Existing state of Kirkmichael Road looking South from Dee St.



## Kirkmichael Road

### Facade + Street Design

The adjacent imagery depicts a conceptual representation of the intended streetscape along Kirkmichael Road.

The communal amenity frontage has the ability to spill out directly to the play spaces of the street, providing a strong community offering and encouraging activity. The facade utilises colourful, motified metalwork in keeping with the retail language to Aberfeldy Street, continuing the public scale of the facade and enabling good visual permeability.

Canopies are used to define key, active moments along the facade for visual wayfinding and to create a colourful rhythm to the reading of the street. These also function for shelter and protection.

Notably, paving treatment has been defined to articulate varying thresholds, entrances and connections in relation to both the building (amenity space and residential entrance) and the wider context (Culloden primary school, blair street and dee street). helping to provide rich, fun animation for users.

For more information on the design of the play street, please refer to Chapter 7.0.



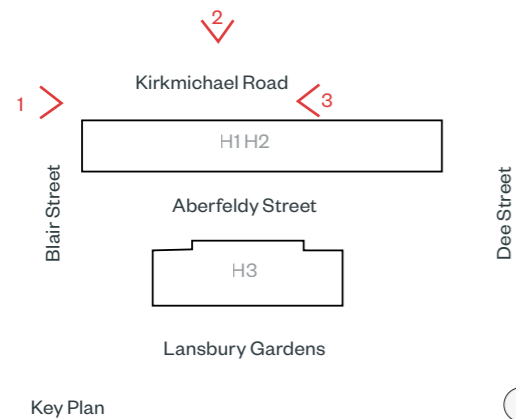
1: Proposed view of Kirkmichael Road looking North from Blair St



2: Proposed view of Kirkmichael Road looking East from Culloden Primary School



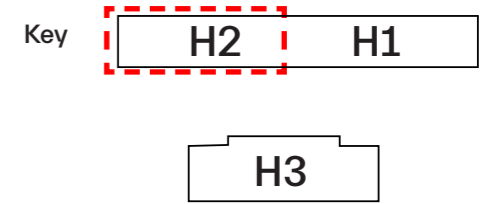
3: Proposed view of Kirkmichael Road looking South showing amenity space and play street



Key Plan



## General Arrangement



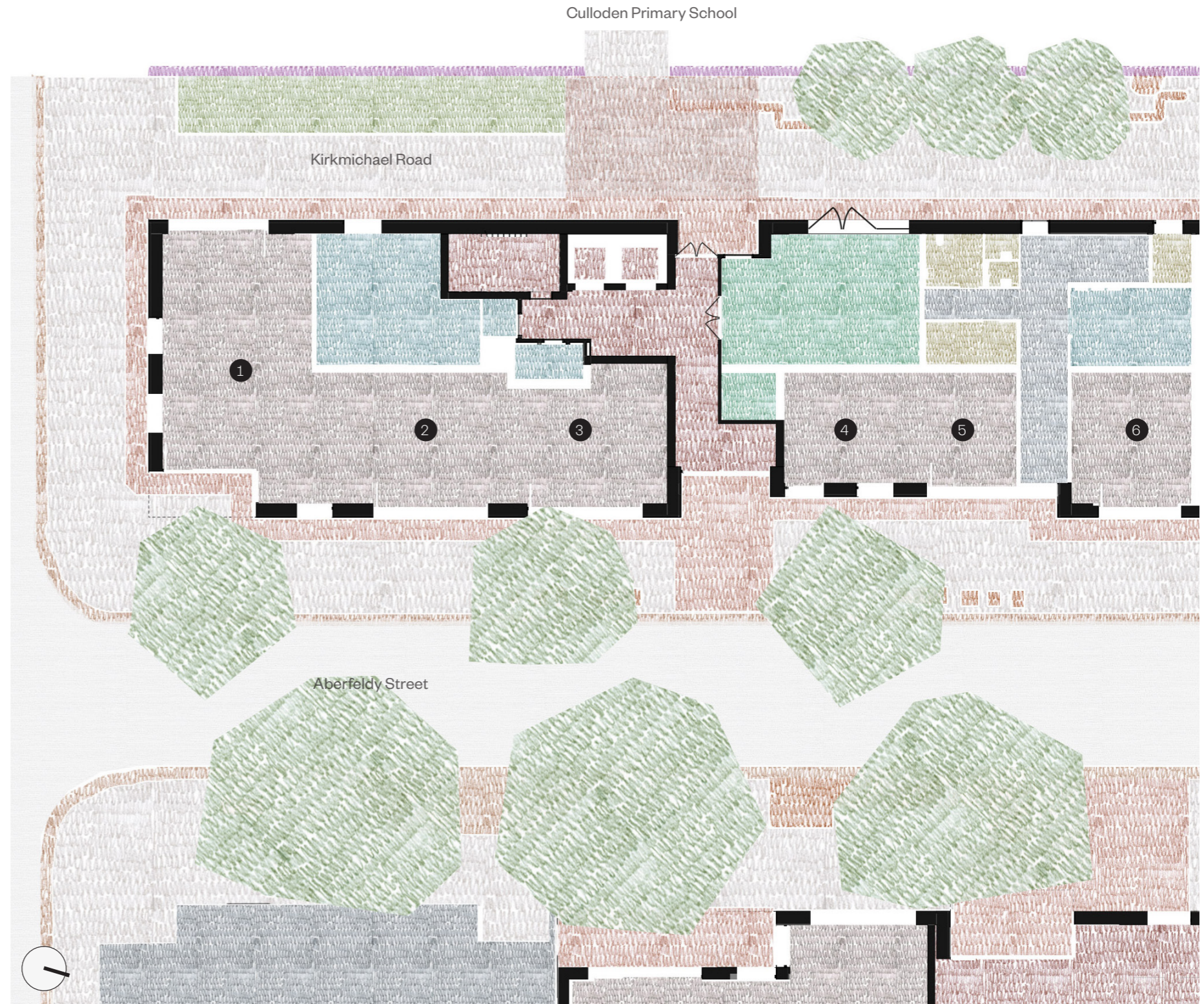
### Ground Floor Plan H2

For the retail portions to H2 in total x6 units have been coordinated (x12 in total at Plot H), with a flexible range of small to large sized units facing Aberfeldy Street. Principally it represents a linear arrangement with single fronted spaces in direct dialogue with the street front. However, steps in the massing have been utilised to break up the length whilst providing a sense of individuality and relief to the ground floor experience. This has also benefited the public realm in articulating furniture and planting in dialogue with the building. Crucial to the streetscape strategy has been to articulate 'doormats' of pattern and texture extending from the retail frontages to demarcate a sense of patchwork and ownership to the retail operators. To the plan of H1/H2, this takes shape as a perimeter banding, with larger scale intervals to demarcate moments of residential entrance that may further animate building and landscape. Notably, a food and beverage use has been proposed to occupy the primary Southern gable with triple aspect frontage to both Aberfeldy Street, Blair Street and Kirkmichael Road. This extends the sense of public frontage with a continuation of glazing and opportunity for spill out and activation of the public realm. This is particularly pertinent to Kirkmichael Road, where the pedestrianised proposals will create a new street scene of playscape, landscaping and cycles. With the mirrored arrangement this will also occur to the northern gable and provide further dialogue and activation to the new Town Square to plot F.

Retail uses and unit sizes have been coordinated with 'AND' specialist input, ranging from 25-70 sqm floorplates to ensure suitability in the commercial offer and that units will be tenable. Vital to this is the desire for affordable workspace and that subsidised offerings may extend the life of existing retail units present on Aberfeldy Street, whilst also encouraging future retail operators to sustain and enliven the community.

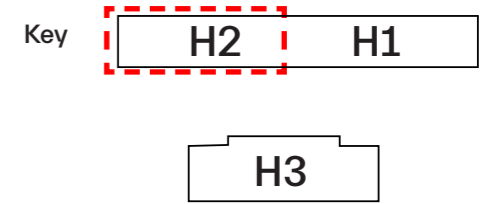
For the residential portions, key priority was placed on activating a generous, visually permeable frontage to both Aberfeldy Street and Kirkmichael Road to ensure the latter does not become a perceived servicing, back of house area akin to the current condition. The 'through' entrance lobby has been crucial to this, ensuring a residential frontage can be articulated, alongside a communal amenity provision for benefit of both the residents and wider community engagement. This will benefit activation of Kirkmichael road and connection to the play street initiatives set out in Chapter 7.

- Residential Lobby / Parcels
  - Cycles
  - Retail Corridor
  - Retail
  - Plant
  - Refuse
- ① Large
  - ② Medium
  - ③ Medium
  - ④ Small
  - ⑤ Small
  - ⑥ Small





# General Arrangement

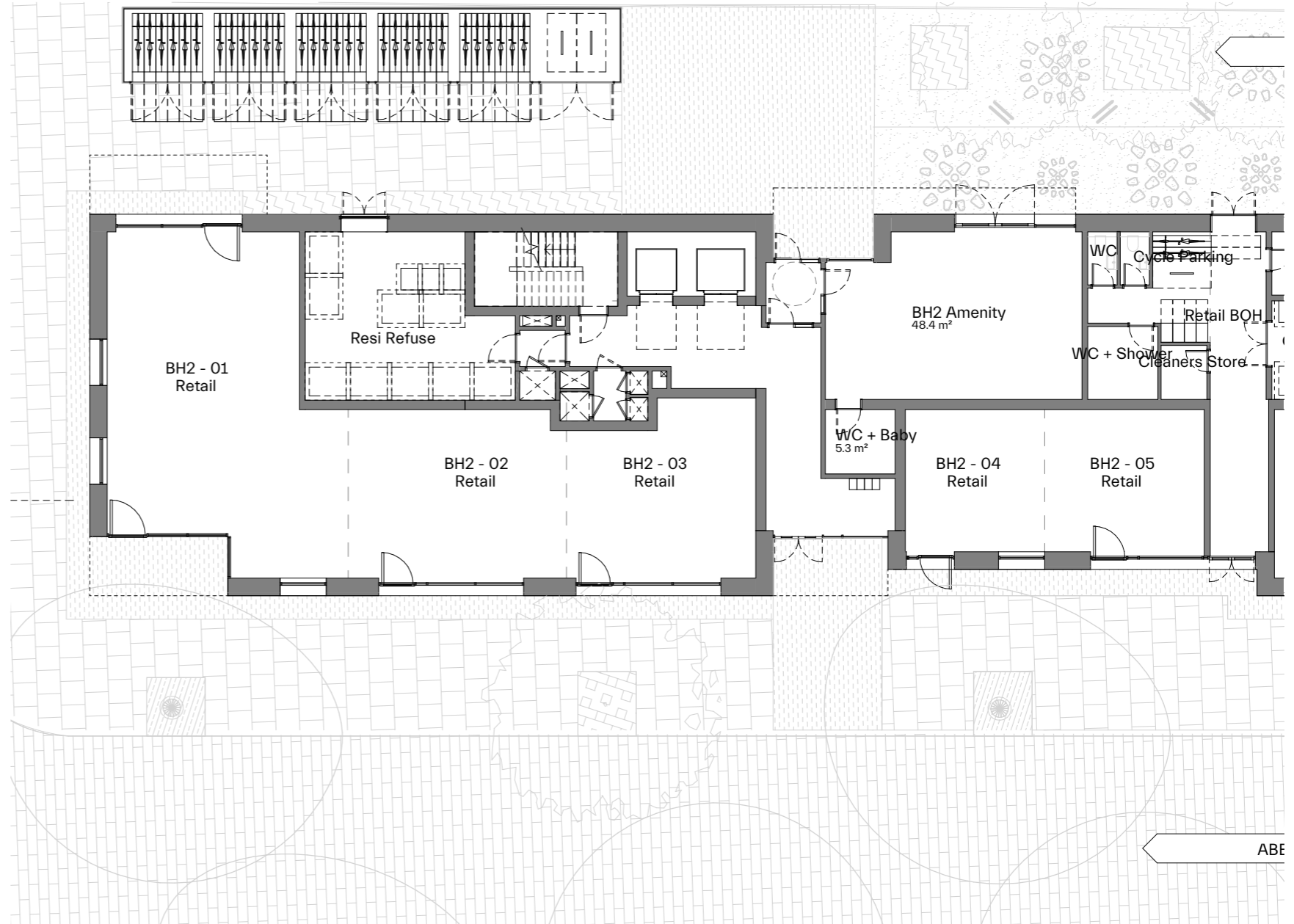


## Ground Floor Plan H2

Cycles: 60 double stacked spaces  
04 accessible spaces

Retail GIA: 332 sqm

note: numbers reflect H2 only however are duplicated in mirrored arrangement to H1.



Proposed Ground Floor Plan H2

# Residential Design

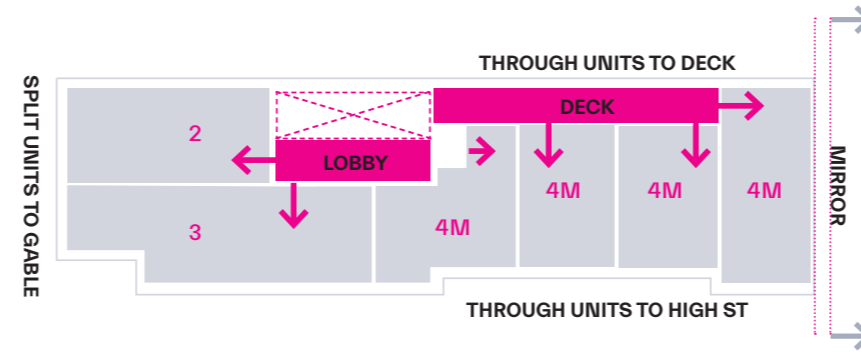
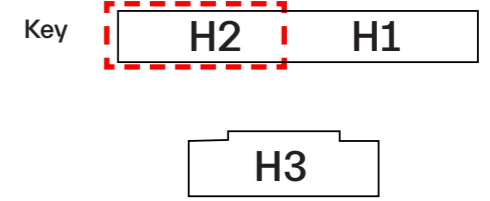
## Key Principles H1 + H2

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

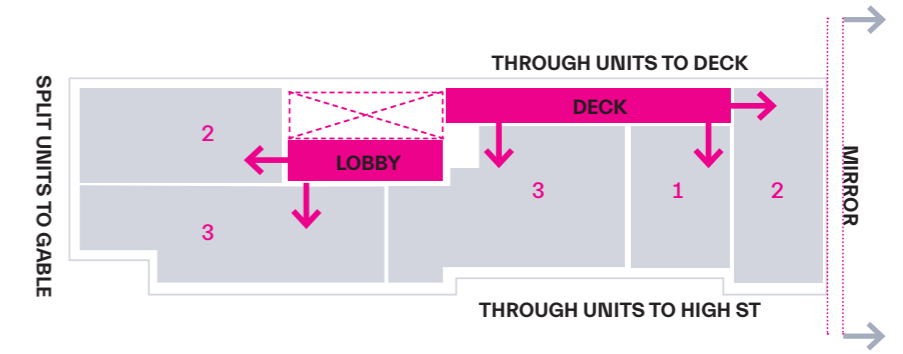
Block H1 and H2 are 100% affordable social tenure. Throughout the residential floor plans of the building both maisonettes and flats are employed, starting from Level 01. It is worth noting H1 and H2 residential arrangements are symmetrically mirrored. The adjacent diagrams reflect the typical flat level L03-L07 and the upper maisonette level L02.

To levels 03-07, X5 homes varying from 1bed to 3bed wheelchair units are arranged around the floorplate. The core is asymmetrically located with access to homes via the central lobby and deck access respectively. All homes benefit from projecting balconies for generous private demised amenity. Dual aspect corners host the larger homes and x3 through units occur off the deck, all helping to optimise aspect, daylighting, and internal experience.

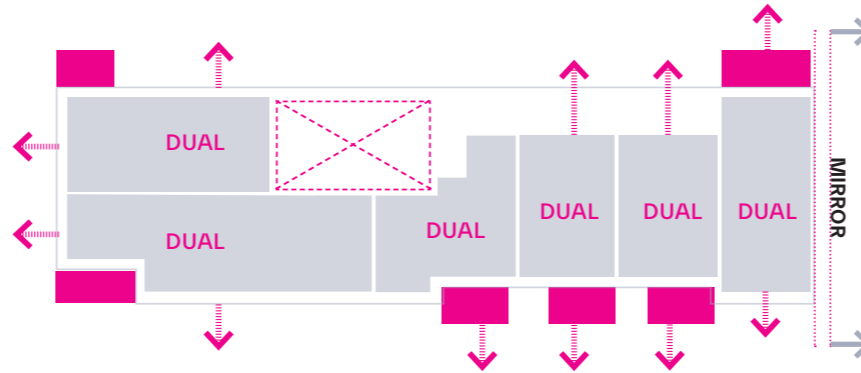
A key aspiration was to accommodate family sized homes of 3 and 4 bedroom to this plot, enabling good proximity to the public realm improvements and amenity offer along Aberfeldy Street and Plot F. To achieve this, across levels 01 and 02, 4bedroom 2-storey maisonettes have been introduced. This results in an extra home to the centre of the plan, with the access to the homes from Level 02. The southernmost 2 and 3 bed units remains consistent on the lower levels to the South.



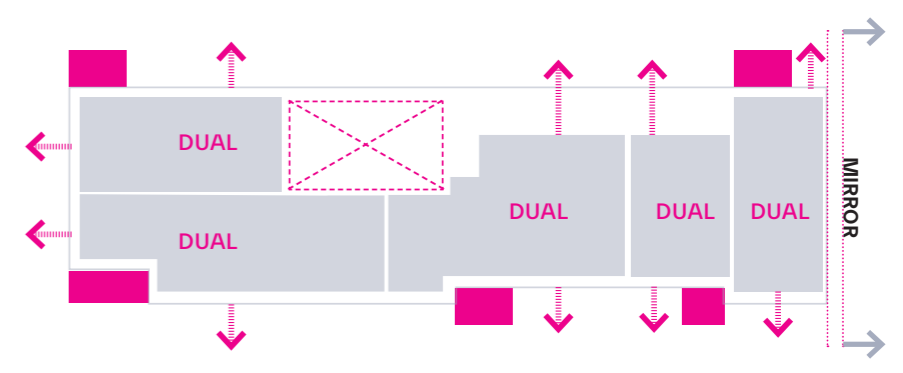
L02: Arrangement + Size



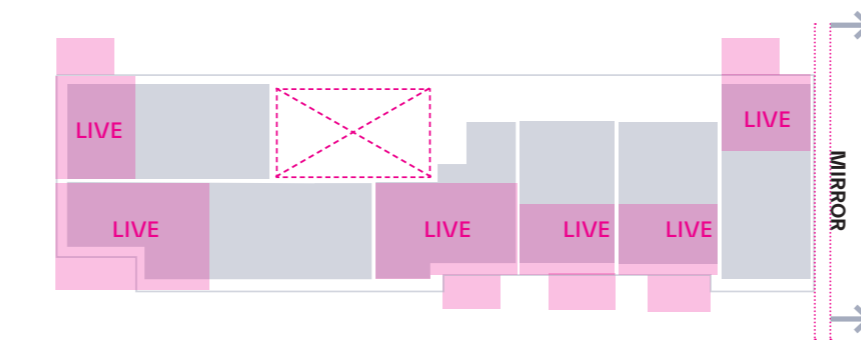
L03-L07: Arrangement + Size



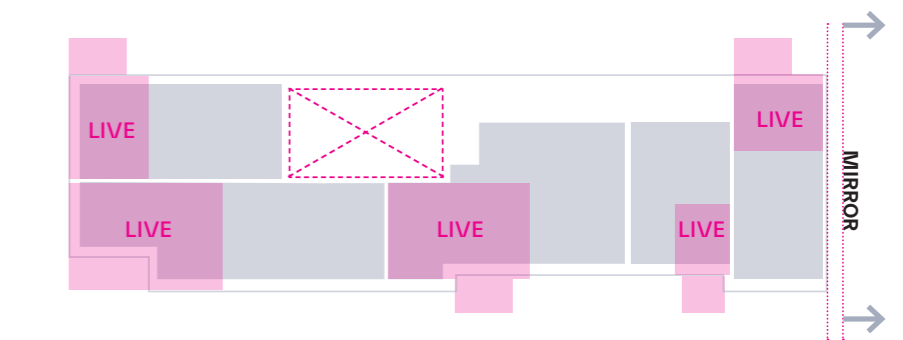
L02: Amenity + Aspect



L03-L07: Amenity + Aspect



L02: Living



L03-L07: Living



# Residential Design

## Typical Floor H1/H2

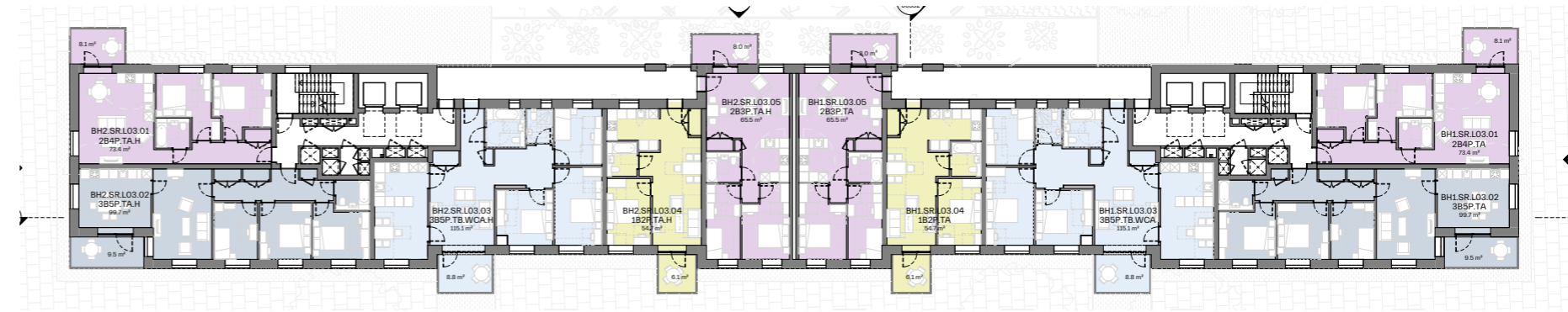
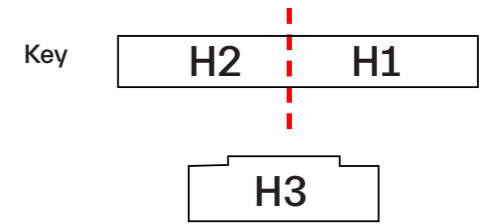
The adjacent series of plans demonstrates the arrangement over the residential floors of H1 and H2. The symmetrically mirrored plan is evident whilst also revealing the way L01 (lower maisonette level) absorbs the area of the deck to optimise the internal layouts. This benefits the spatial quality of the homes and by providing the entrance level and amenity spaces to the upper L02 level, creates greater distance from the street scene below. This helps to delineate private and public space, with the balcony spaces sufficiently separated for both privacy and security benefit.

All units have been carefully articulated around the floorplate to maximise views and achieve 100% dual aspect across the building. To the gable ends, balcony locations iterate around the facades (rather than vertically stacking) to encourage daylight and provide both a visually animated sense to the façade whilst also offering differing residential offers and views from the same stacked unit type. The number of the homes accessed off the deck have been minimised to x3 to aid privacy and enable a sense of passive ownership from the homes to the that space. This is achieved with a select number of homes (2/3) accessed from the internal core lobby space.

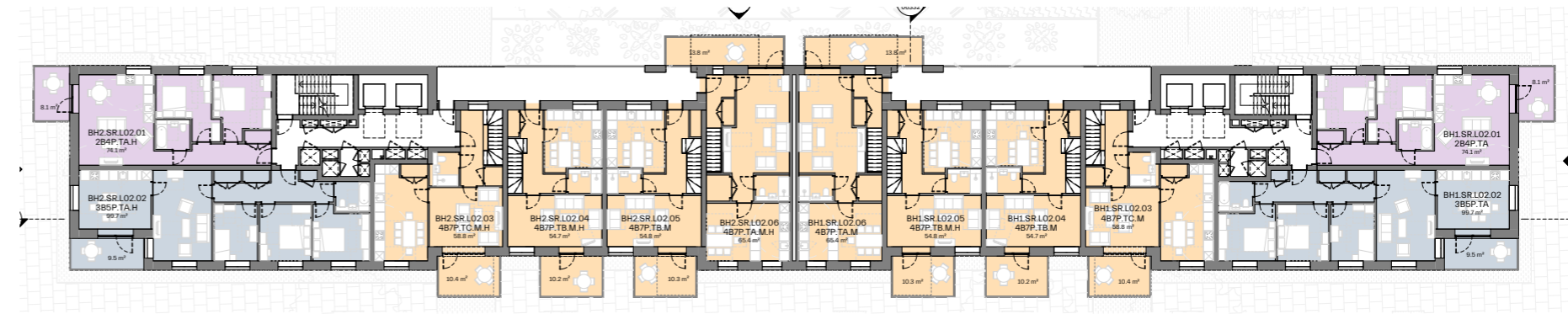
In keeping with social tenure policy the 3 and bedroom homes have separate, generously sized kitchen diners and living spaces for practical family living. Typically, balconies have been arranged off the living for a physical extension of the space whilst having greater portion of glazing to benefit daylight. 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. 1 and 2 bedroom homes follow a generous open plan arrangement. All homes are meeting if not exceeding NDSS space standards and targeting London Housing Design Guidance for optimal residential space standards.

To the common corridor, services are centrally located within the landlord demise to the core, 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.

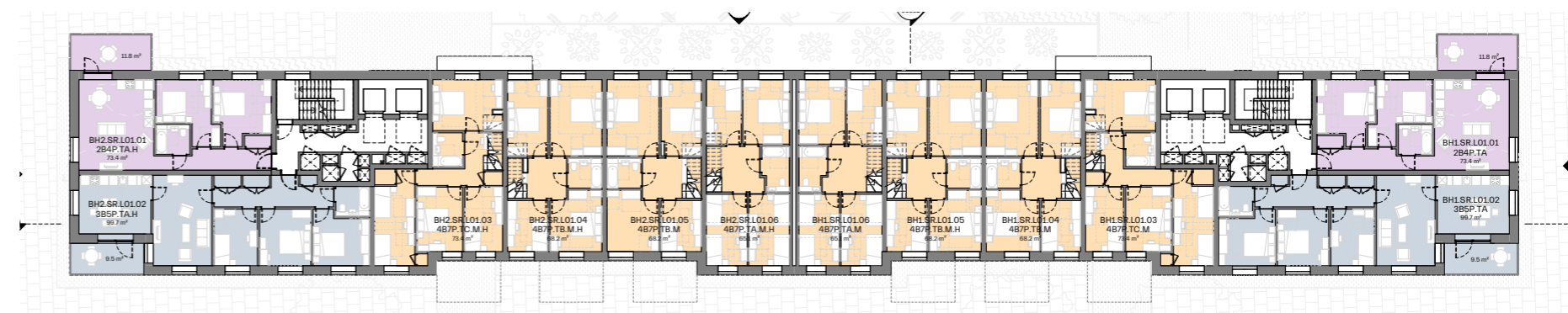
- Studio
- 1Bed
- 2Bed
- 3Bed
- 4Bed
- 5Bed
- 6Bed
- 1Bed WuD
- 2Bed WuD
- 3Bed WuD
- 4Bed WuD
- 5Bed WuD
- 6Bed WuD



L03-L07



L02



L01