

Narrative

Key Design Principles

The adjacent diagrams represent a series of key principles that have evolved throughout the design process. Whether conceived at inception, or developed through concept stage, all reflect aspirational objectives for the design response and form integral ingredients to the proposal set out in this application;

1: Stitch into the patchwork

Plot F sits within a key location of the masterplan where Phase A and outline phases of the Aberfeldy Village Masterplan unite. As such, the desire for a proposal that could suitably unite all threads of the masterplan was vital and create a building and landscape that may catalyse the heart of the community.

2: Sculptural Form

Due to the central location of the plot and the complex adjacencies to both immediate and distant townscape (in the form of Balfon) the building form needed to react in a suitable manner. The requirement for steps and shifts in the volume were envisaged to help navigate the respective demands whilst augmenting a building that could be sculptural in its form. Embracing this to create differing levels of massing was important, whilst utilising the upper most portions to be visually expressed for wayfinding in the immediate context.

3: Civic presence + public realm

This conceptual diagram speculated on the need for a civic response to the ground floors of the building, whilst being able to shape a generous, congregational space for public activity. These two characteristics of "civic" / "congregation" have been a regular touchstone to the evolving design and a prompt as to how building and landscape may become united for common benefit. The notion of 'stitching' into the existing fabric was particularly identified and how retaining existing trees will aid a sense of longevity in the character of the streetscape.

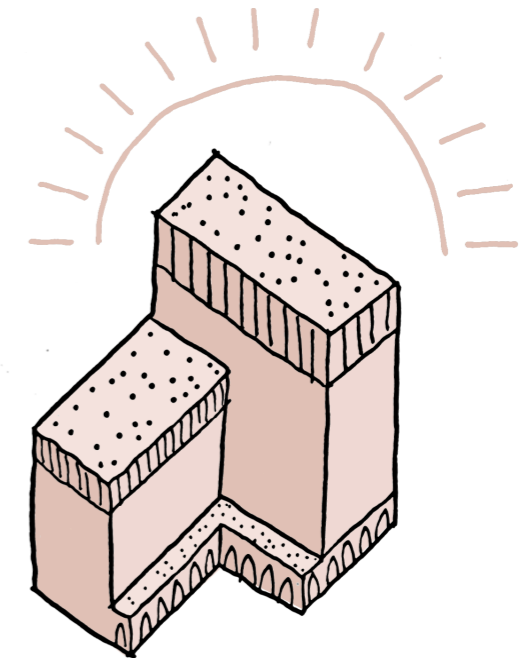
4: Private / public

To manage the complexities of public ground vs private upper floors, the sectional arrangement was to be a crucial part of the building's response and articulation to the street. The concept to project the lower ground floor was conceived to define a civic response to the public realm whilst providing a visual and practical separation from the demands of residential homes to first floor.

...themes of 'civic + congregation' have been a regular touchstone to the evolving design and a prompt as to how building and landscape may become united for common benefit



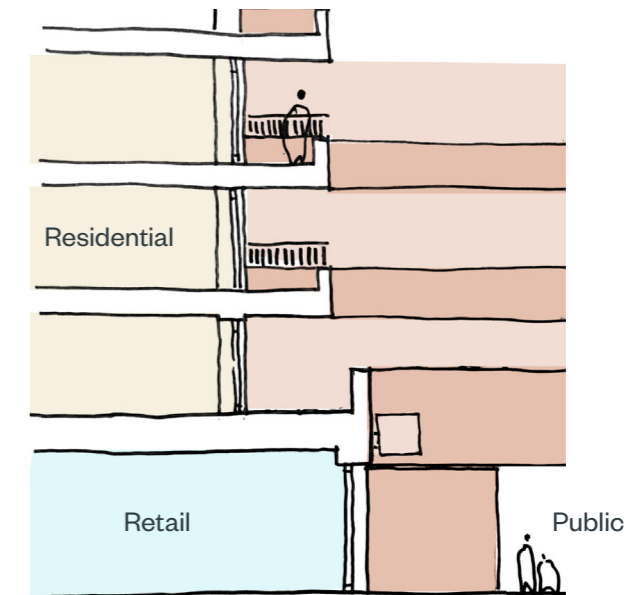
1: Stitches into the existing fabric of Aberfeldy



2: Creating a sculptural response for wayfinding



3: Civic presence with generous and active public realm



4: Defining public & private relationship

Massing Development

Key Principles

Massing

Plot F's massing response transitions between St Nicholas Church and the medium rise later phases of the Aberfeldy Village Masterplan. The plinth and narrowed Eastern elevation respond to the scale and proportions of the church while the remaining blocks both tie into the heights of the neighbouring emerging context to the North and West.

Views+Aspect

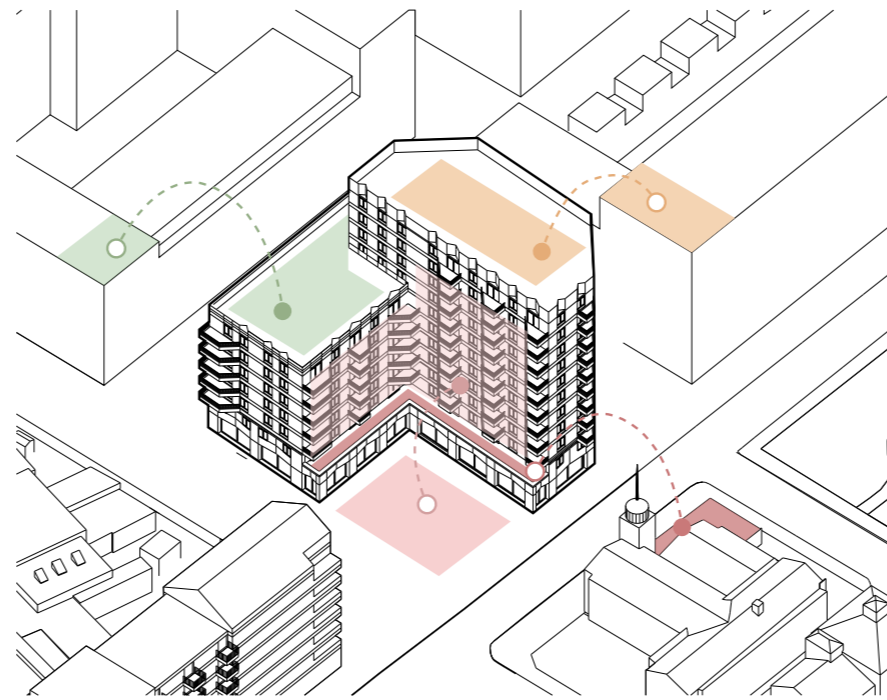
To maximise the opportunity for favourable views and aspect, the building is chamfered in plan increasing the opportunities for light to enter corner units and the Ettrick Street to the North. The chamfers ensure single aspect north units are designed out and that north facing units are all dual aspect and address an open space.

Internal Programme

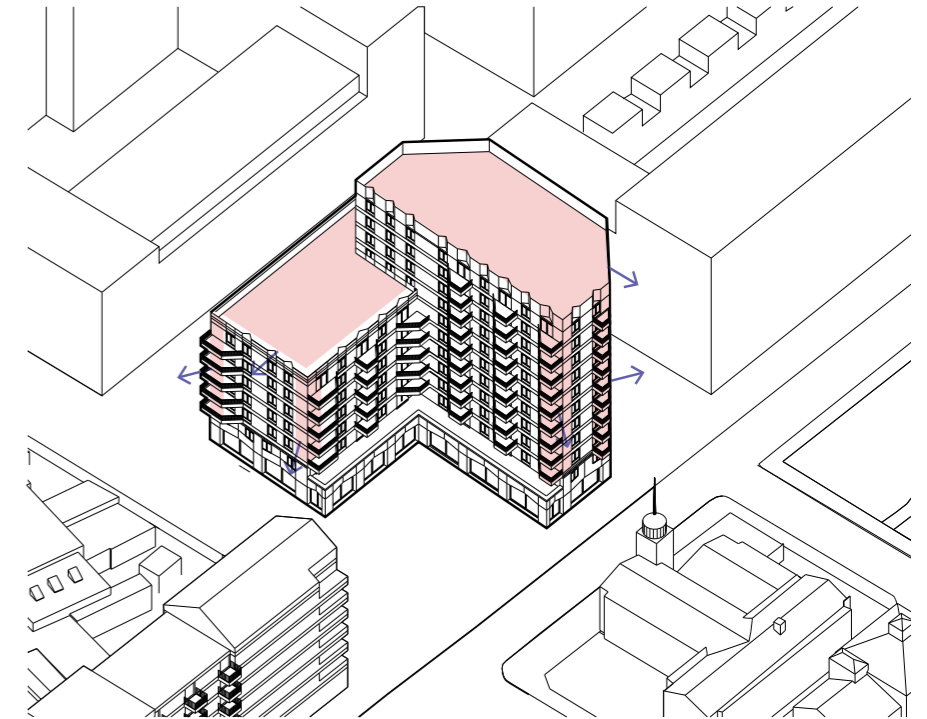
Plot F's frontage at ground is predominantly driven by active retail frontages and expressed as a plinth with its own more robust elevational language. The rest of the block is populated with apartments save for a South facing communal roof terrace which is accessible to residents.

Section

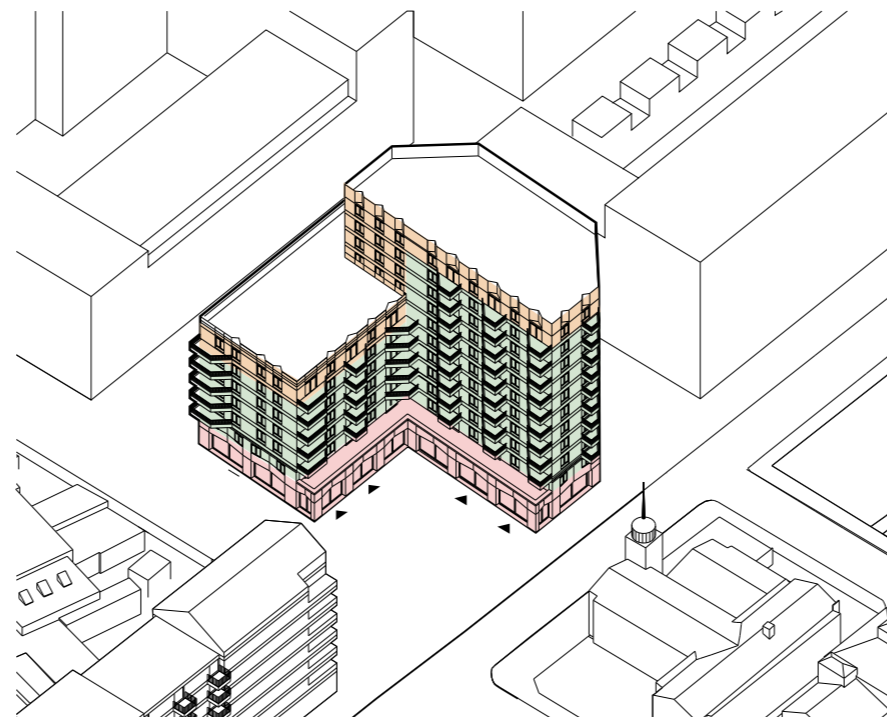
The plinth steps out to preserve privacy to apartments at lower levels around the Town Square. The mass is 'L' shaped in plan setting back majority of Plot F's volume from St. Nicholas Church.



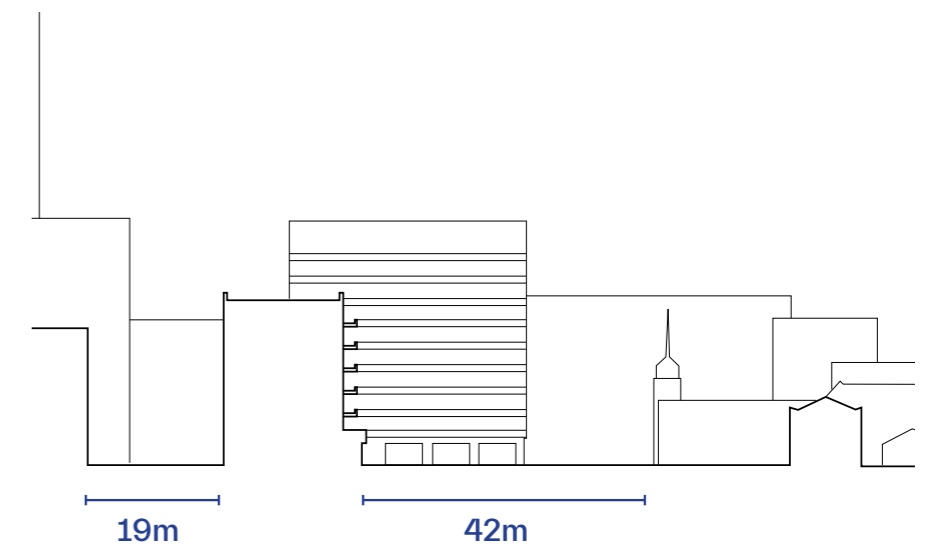
Heights respond to neighbouring buildings.



Utilising setbacks and corners to maximise favourable views and aspect



Stitching the massing volume into the existing townscape



Lining Community Lane, binding The Town Square and Addressing St Nicholas' Church

Massing Development

Footprint

Plot F's form is derived from a progressive analysis of the constraints to the plot:

1. Aberfeldy Village Masterplan Constraints

The extent of the plot is defined by the Aberfeldy Village Masterplan Parameter Plans

2. Defining the 'Town Square'

An optimum 17.1m residential block depth sets the extents of the public realm to the North and West of the plot, whilst defining the Town Square opposite St Nicholas Church. The Southern wing is lowered while to permit key views of Balfron Tower while the North is slightly increased to improve elevational proportions.

3. Adjust Heights

The mass of the taller element is cut back in response to existing trees while narrowing the profile of the block from key views minimising its perceived mass.

4. New Elevations

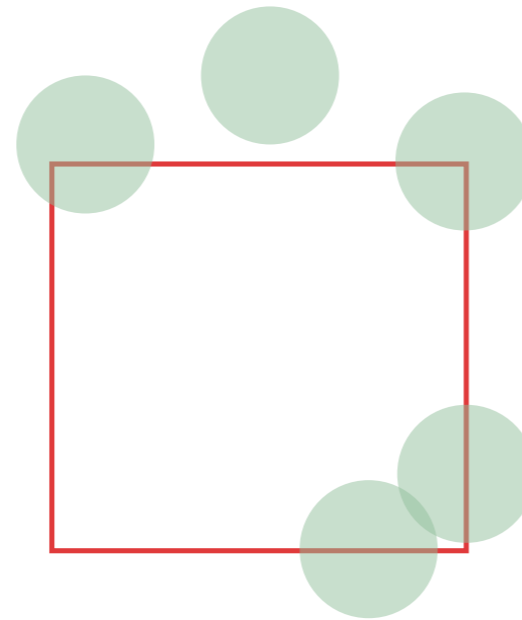
The newly created North-Eastern and North-Western elevations respond to open spaces; Millennium Green and the emerging Community Lane respectively. The chamfers improve daylighting to the neighbouring block to the North.

5. Eliminate North Facing Single Aspect Dwellings

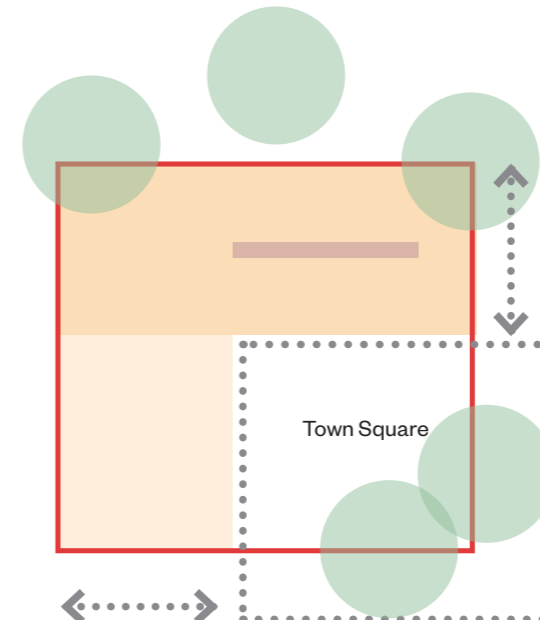
The chamfers are scaled to entirely design out single aspect Northfacing units in the block replacing them with 2 park facing units.

6. Core Location

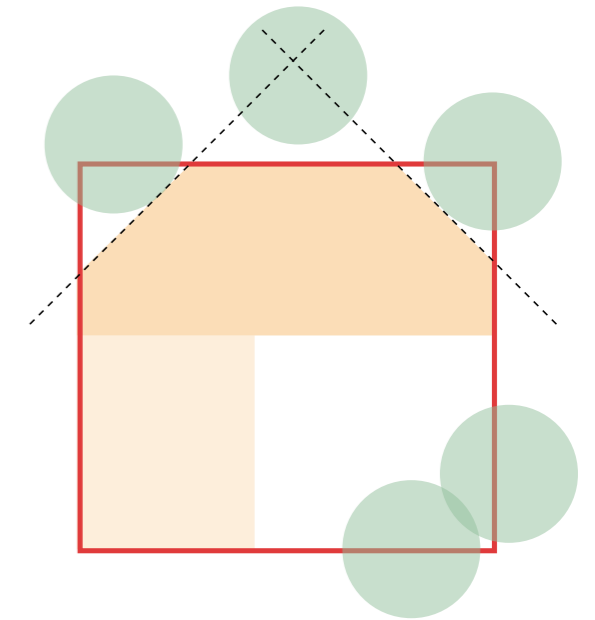
The core is placed in the hinge of the 'L' shaped footprint permitting direct access to the communal roof terrace while allowing apartments to be located along more favourable aspects.



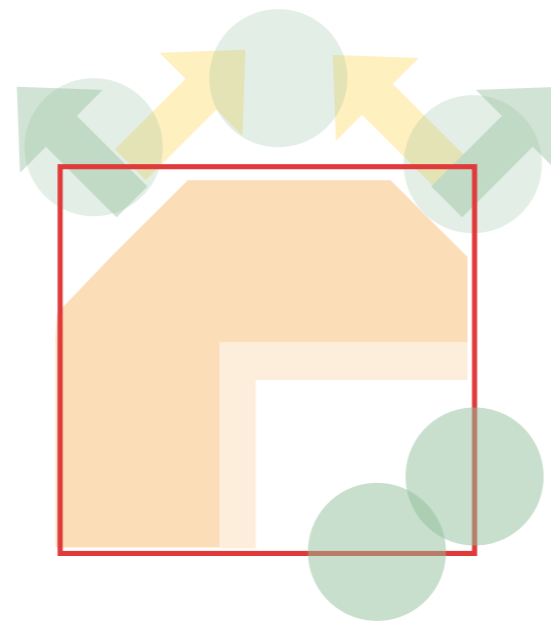
1. LBA masterplan constraints.



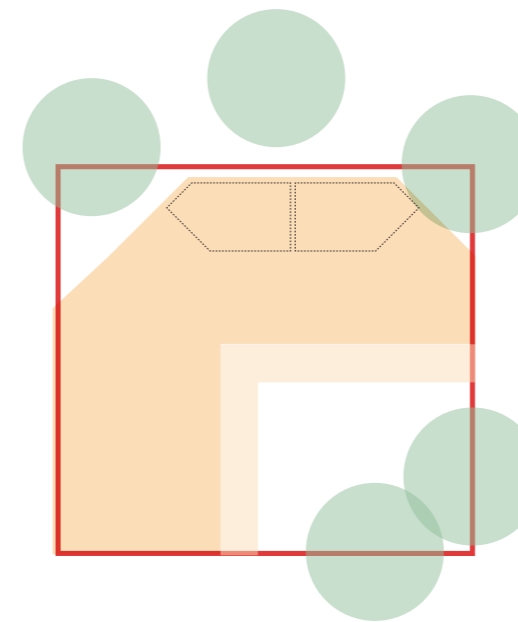
2. Optimum block depth defines the Town Square. View towards Balfron defines taller and shorter volumes.



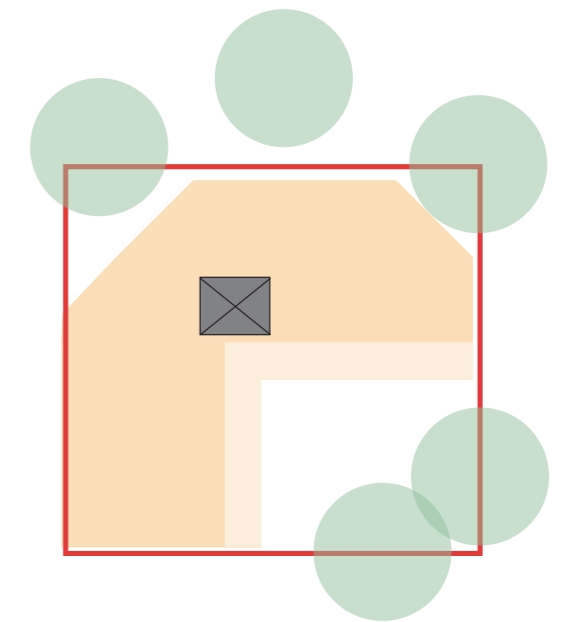
3. Accommodate trees and respond to neighbouring open spaces.



4. Mitigates overshadowing, allows views to parks



5. Design out single aspect north facing units



6. Core in darkest location

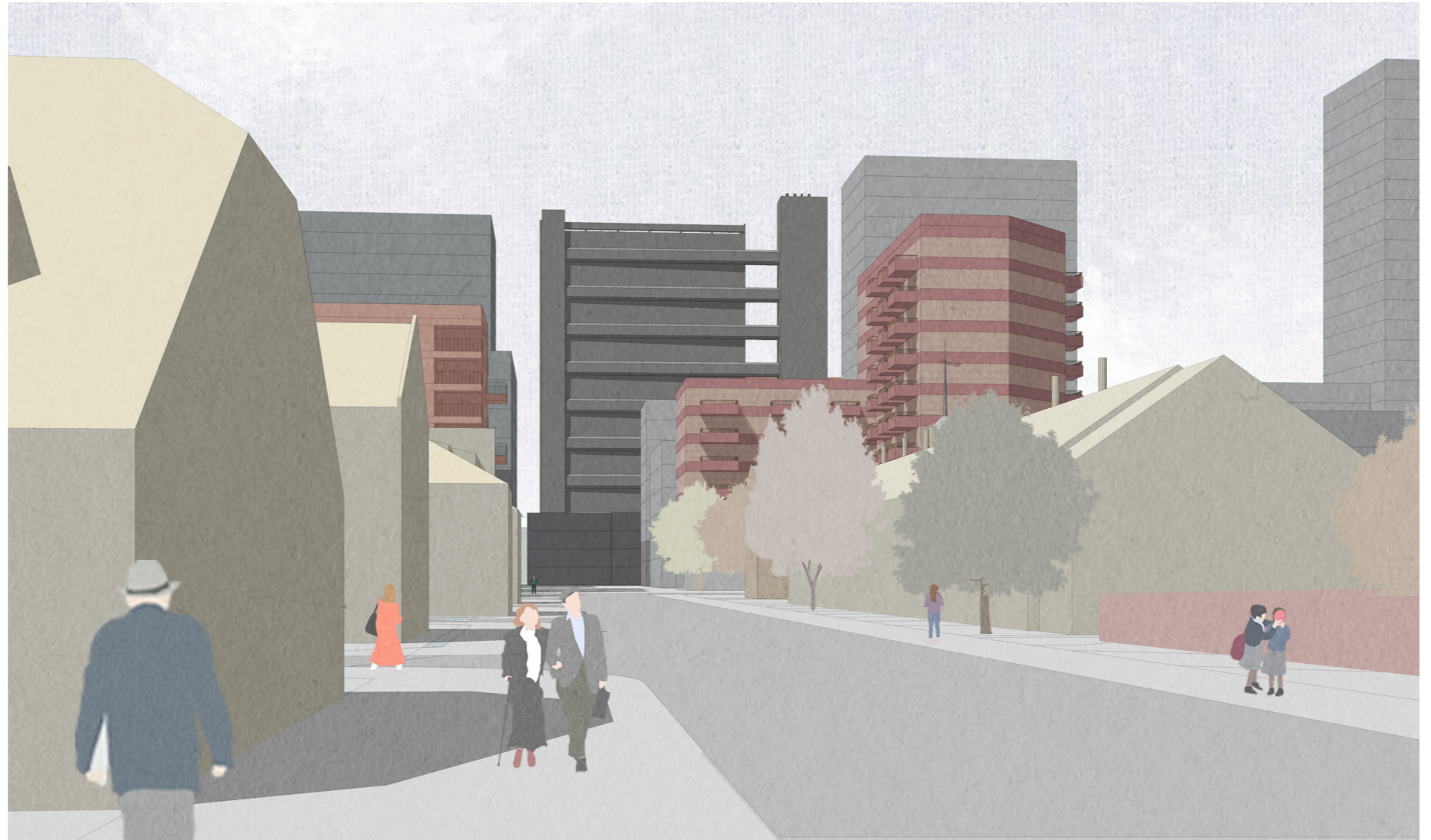
Massing Development

Height

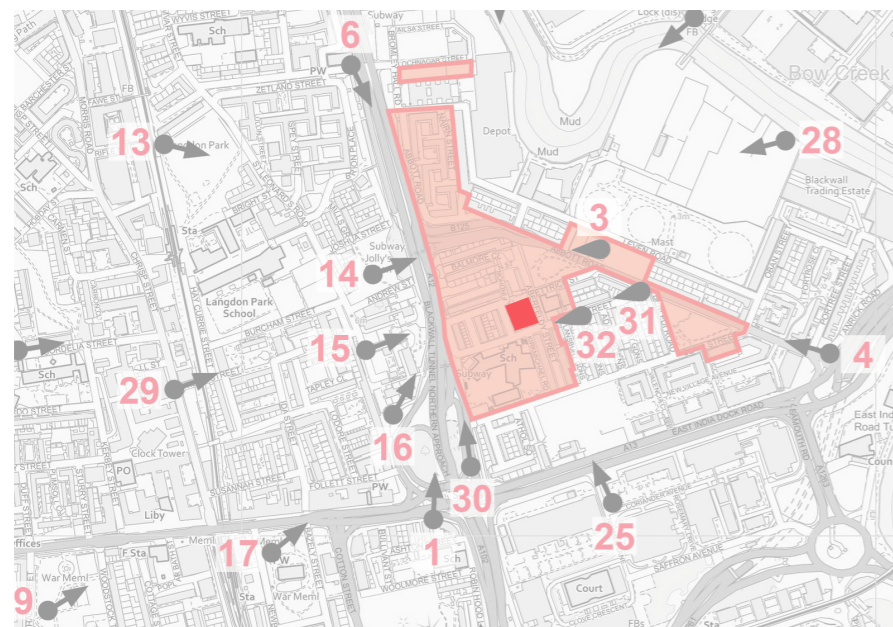
Balfroon Response

Plot F is local marker building and key public space at the intersection of Dee Street and Aberfeldy St. Despite sitting outside the Balfroon Tower Conservation Area, Plot F's mass has been refined to consider key dynamic views (Views 31 and 32) of the Tower's Western elevation by suppressing the Southern wing of Plot F to 7 stories.

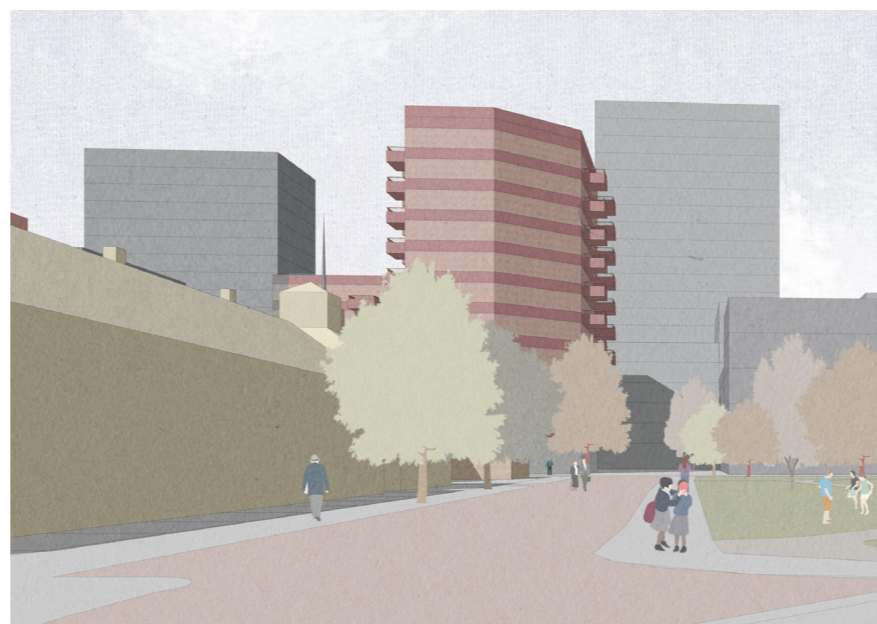
The massing response allows the Northern circulation elements of Balfroon Tower and its bridges to remain visible from Views 31 and 32 when approaching Plot F from the East. The taller element's chamfer also decreases its perceived mass from Dee Street views and Millennium Green.



View 31 - Street View Dee Street/ Abbott Road



Key townscape views of Balfroon Tower.



View 3 - Millenium Green/ Abbott Road



View 32 - Dee Street, Midway to Plot F

Massing Development

Character + Wayfinding

A Destination in Aberfeldy

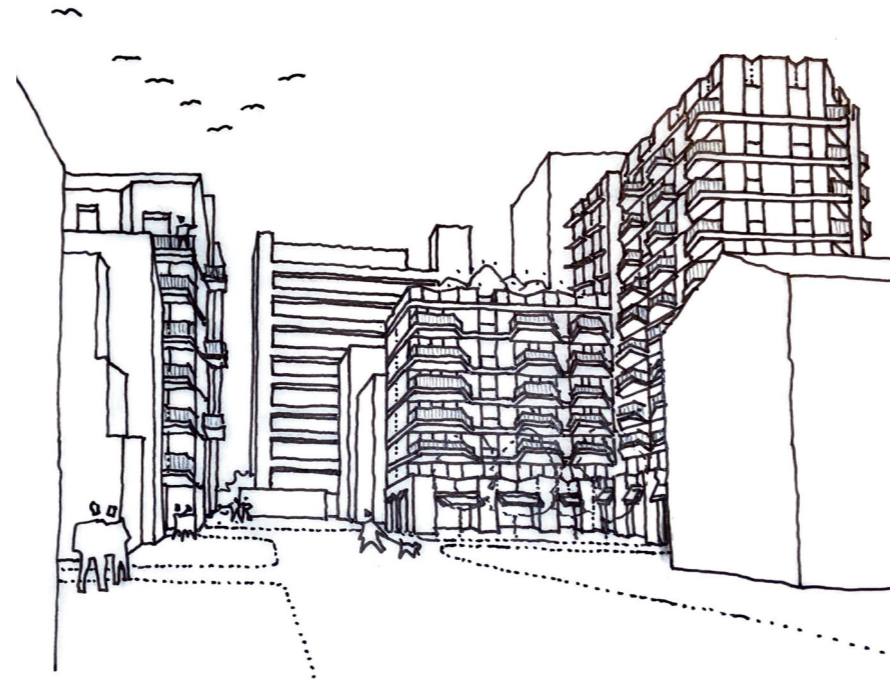
The Town Square terminates Aberfeldy St completing the High St. The square's location at the centre of Aberfeldy Village means it will become a destination within its own right in the masterplan. It's scale permits a variety of activities such as pop-up cinema's and markets.

Plot F's crown incorporates a castellated profile that is recognisable from a distance. Achieved through an eye catching folded red pre-cast detailing visible above existing mature trees and future neighbouring blocks.

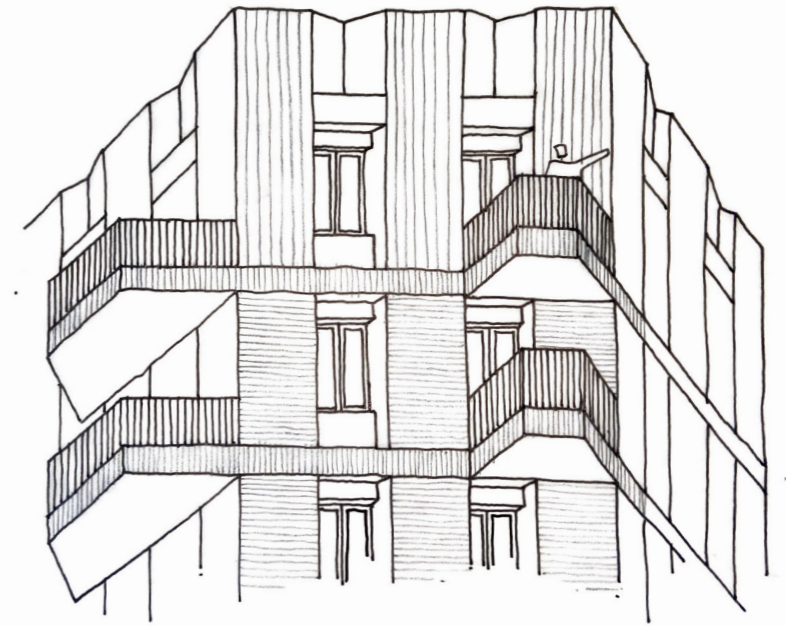
Bold and Civic

Plot F's role is to act as the centre point for the community and residents and will serve as the backdrop for the lives of locals and events that take place on the Town Square. It will be further animated by the residents of Plot F through their balconies which are focused toward this space wherever possible.

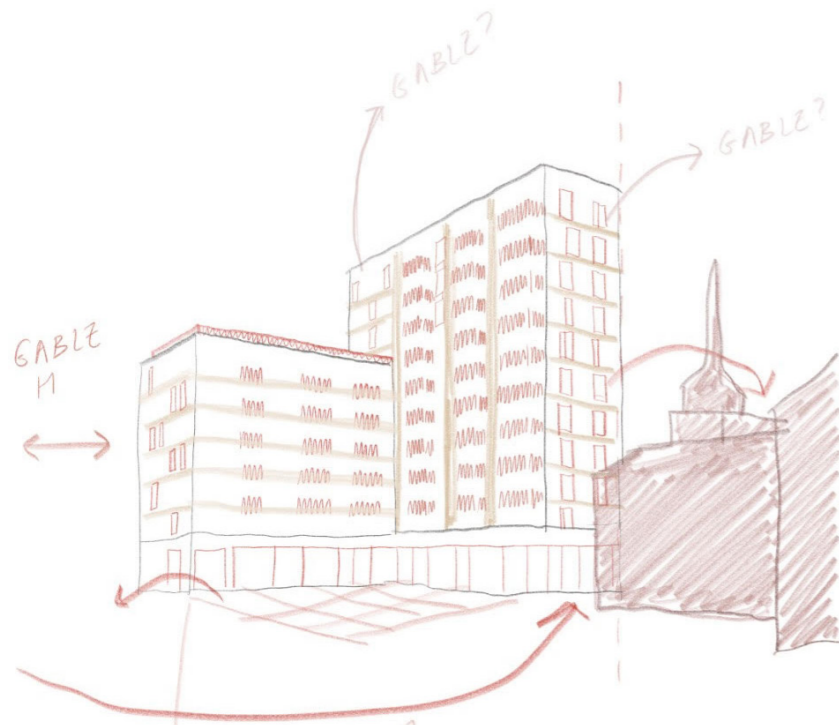
Balconies strengthen the bold chamfered massing moves of the block creating a sense of movement at key corners reflecting Aberfeldy's dynamic and strong character. A vibrant colour rich red colour palette has been selected to aid with identifiability and refer back to East London's red brick warehouses.



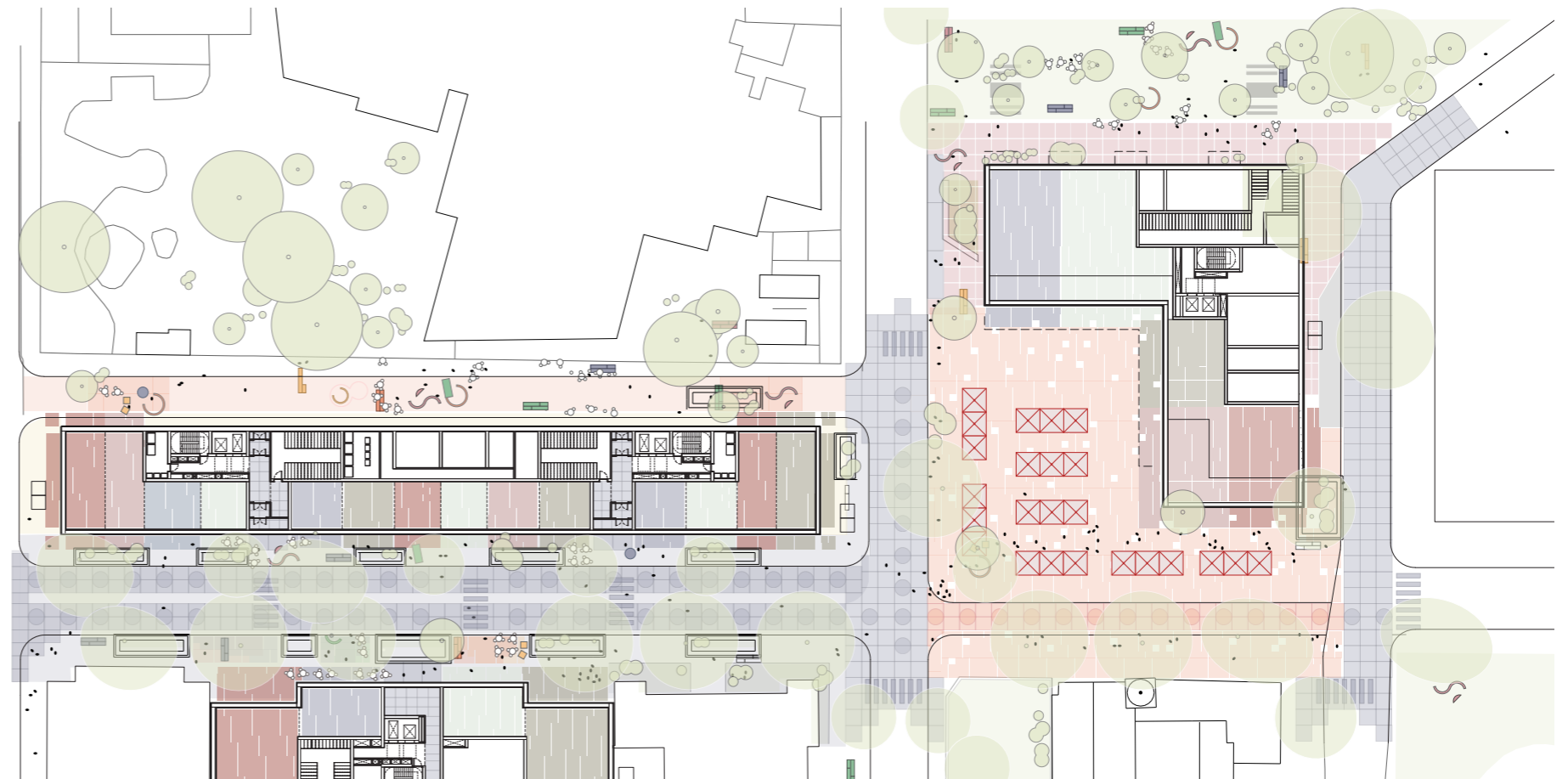
Testing identifiable crown profiles looking along Dee St.



Balconies take cues from the chamfered mass and bring dynamism to the form.



Town Square as destination.



Developmental Sketch exploring connections between Aberfeldy St and The Town Square.