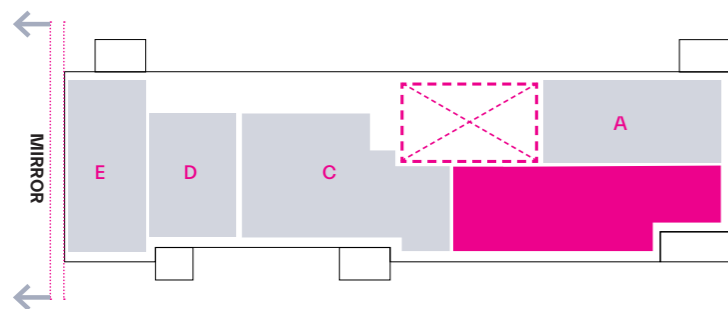
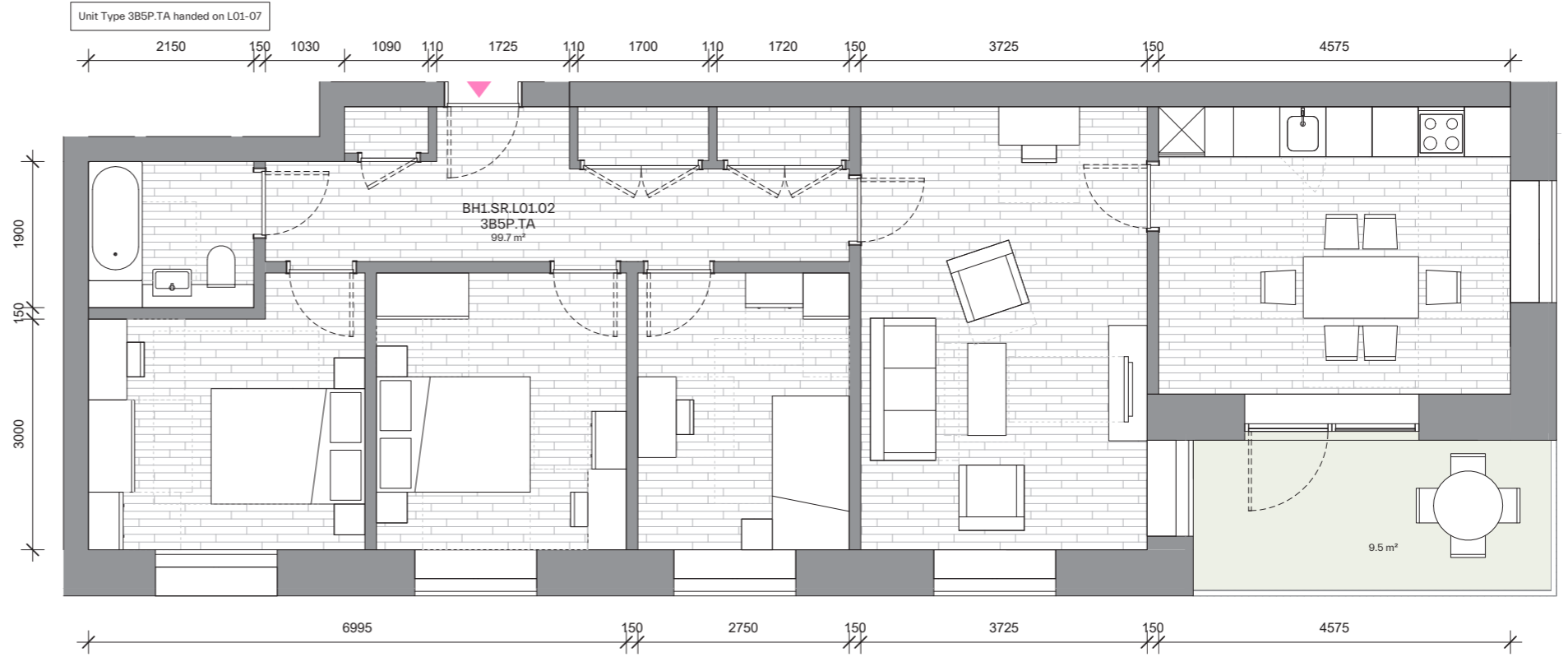


Residential Design

Typical Home H1 + H2

The design for the flats across H1 and H2 look to embed many similar principles to that of the other blocks. In unison with the façade development, the homes have been considered from a point of habitable comfort, practicality, and aspect, seeking consistently good quality daylight in the arrangement. The façade openings are generous and well-spaced to enable dynamic habitable spaces, whilst passively shaded by the projecting, stacked balcony arrangement. 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 3 bed example is located at the Northern end of H1 and benefits from a dual aspect position, with a Northerly view over the Town Square to Plot F and Easterly views over Aberfeldy Street. The balcony is inset to the corner, giving a sense of space to the internal areas whilst also benefiting from greater shelter and shading. Internally, a lobbied entrance provides integrated storage and generous access to the bedrooms and sanitary spaces. Upon arrival to the independent living space, a dual aspect arrangement of windows is articulated for daylight benefit with access through to the kitchen diner occupying a well-lit position with balcony access.



Proposed 3B5P M4(2) Home to H1

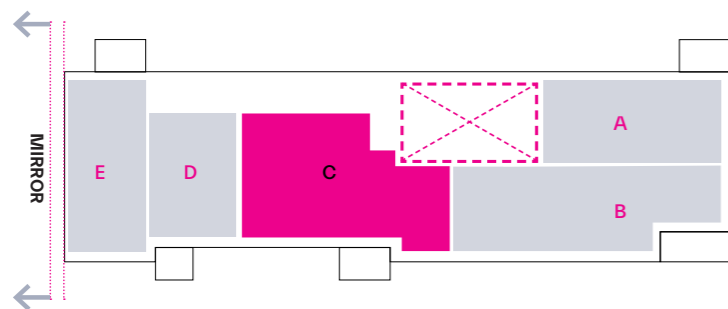
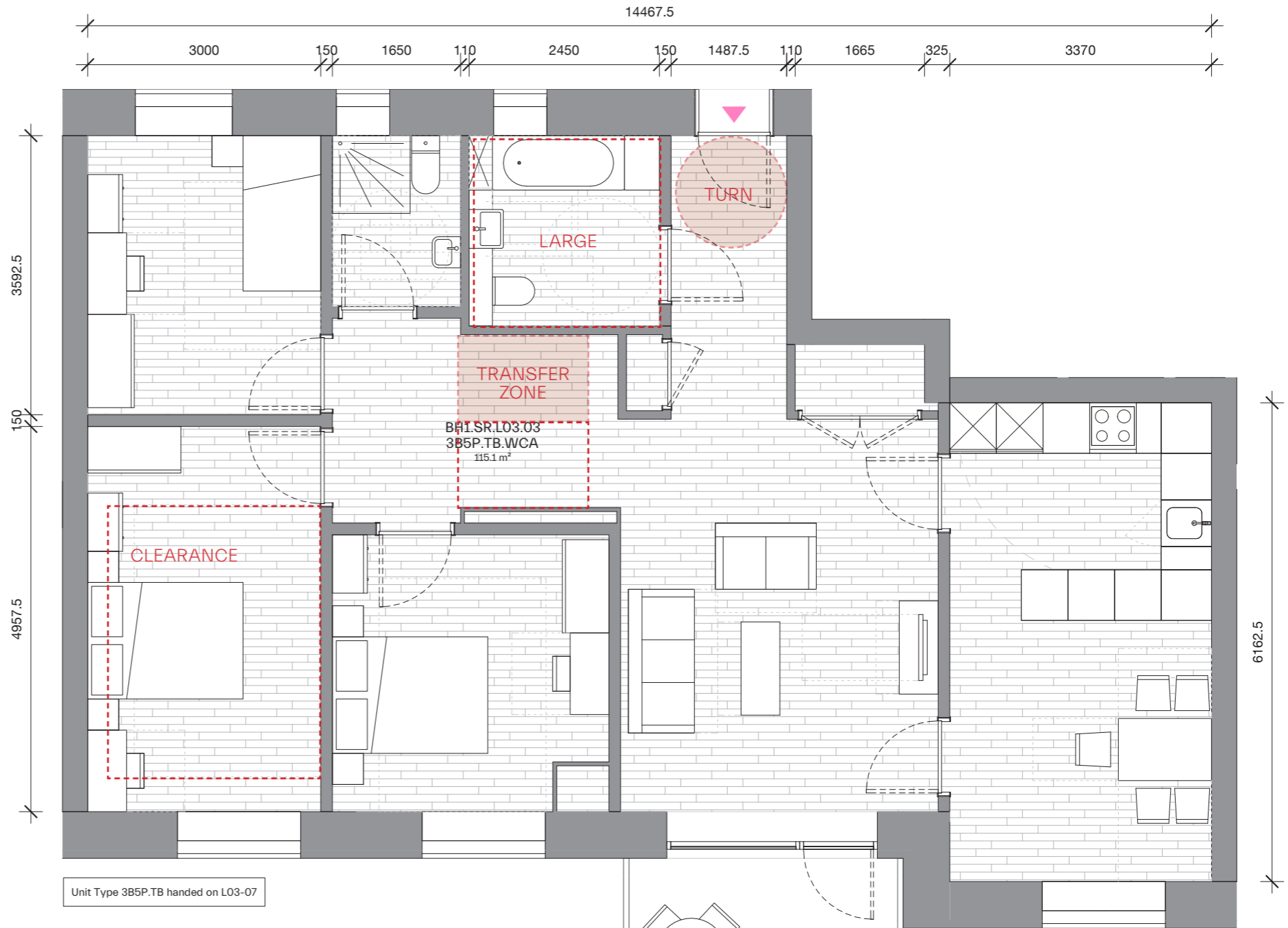
Residential Design

Wheelchair User Dwellings H1 + H2

Typical M4(3)2(b) Accessible

The homes and building proposal have been coordinated to meet Approved Document Part M Volume 1, 2015. Across the social affordable tenure, wheelchair user dwellings are arranged as M4(3)2(b) accessible layout. In Plot H1 and H2 x1 unit type is being delivered in this arrangement. This is an 3b5p size and located on levels 03-07 within the social tenure. The arrangement of which is demonstrated in the adjacent plan. A handed version will also be delivered on the levels providing x10 wheelchair homes in total across the block of H1 and H2.

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



Proposed 3B5P M4(3)2(b) Accessible Wheelchair Home - Plot H2

Accommodation Mix

Summary H1/H2

The adjacent figures detail an area and mix summary reflective of the previous pages and coordinated arrangement for Plot H1 and H2. 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.

	1 Bed	2 Bed	3 Bed	4 Bed	No. of units	Hab Rooms
Social Total	10 15.2%	24 36.4%	24 36.4%	08 12.1%	<u>66</u>	<u>260</u>

	Residential GIA	Residential GEA	Non Residential GIA Retail
Social sqm	7,451.9	8,863.1	-
Total	<u>7,451.9</u>	<u>8,863.1</u>	<u>598.4</u>
	sqm	sqft	
	80,211	95,401	6,441

	M4(2)a Homes	M4(3)2(a) Adaptable Wheelchair Homes	M4(3)2(b) Accessible Wheelchair Homes
Wheelchair number	<u>56</u>	<u>0</u>	<u>10</u>
% of block	84.8%	0%	15.2%

Unit Aspect	Single	Semi	Dual	Triple
Total				
number	<u>0</u>	<u>0</u>	<u>66</u>	<u>0</u>
% of block	0%	0%	100%	0%

Facades

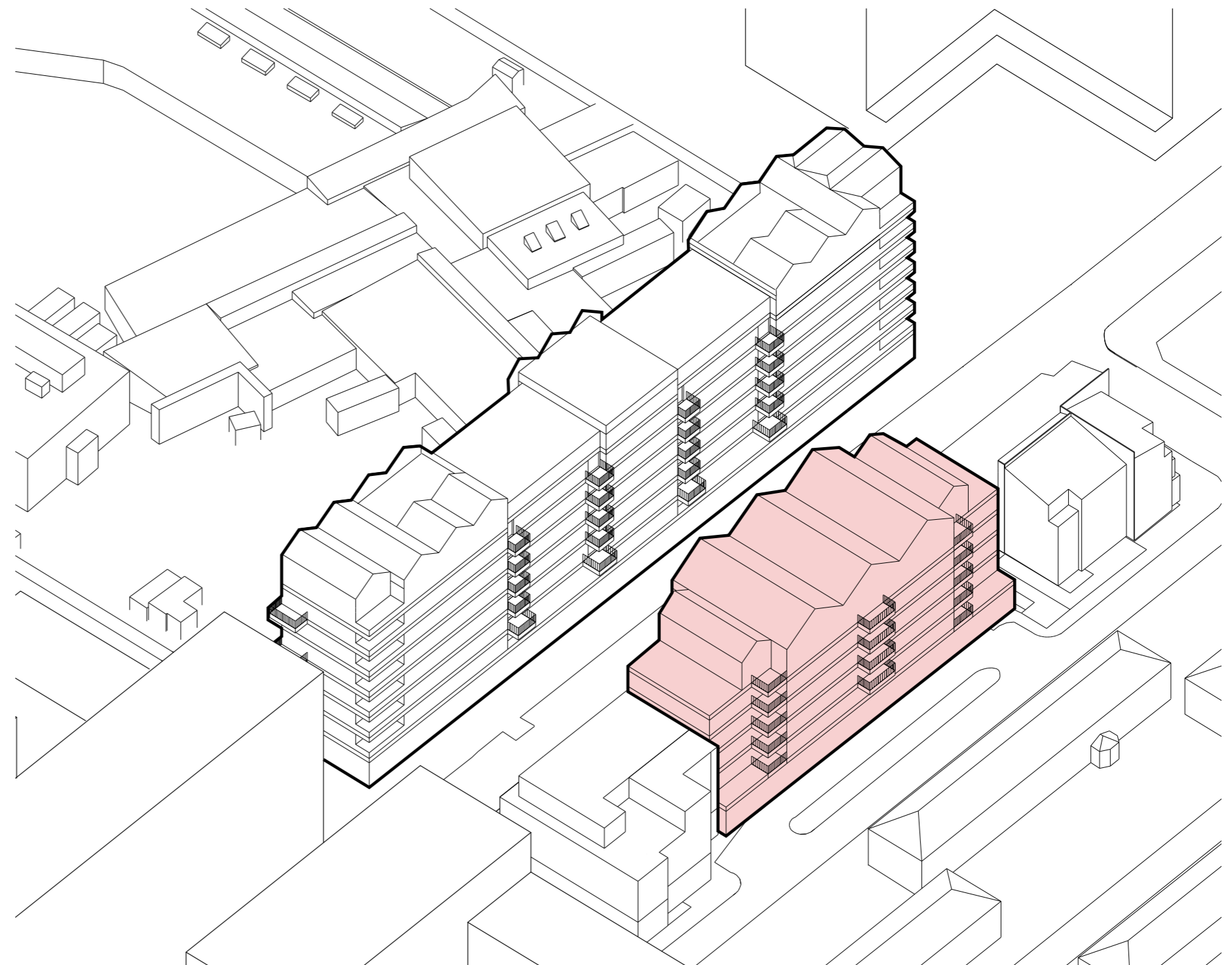
H3 Block

The following pages set out the proposals for H3 block, detailing the facade and residential proposal across the building. It is ground + 5 storeys and accommodates both shared ownership and market tenure homes.

Key

H2 | H1

H3



Isometric diagram of H3

Facades

Elevations - H3

Composition

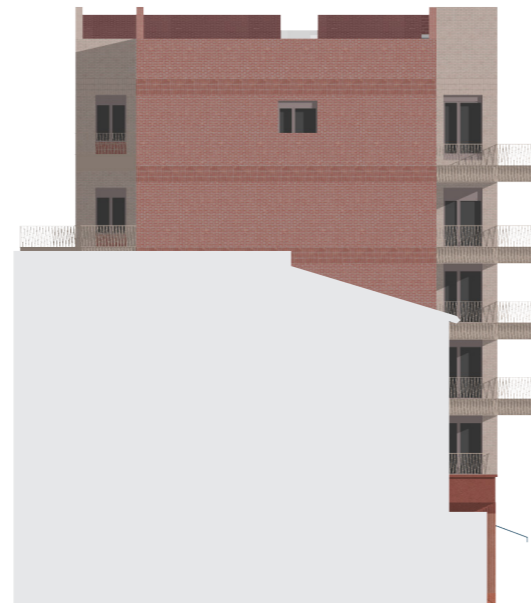
Plot H3 is expressed as a central 'block' with 2 connecting 'insets' which step down to neighbouring Loren Apartments and Sherman House to complete Aberfeldy Street maintaining a sense of rhythm and activity.

As per H1 and H2, H3 is united by a precast textured base that steps with the forms of the floors above. The base accommodates medium retail spaces smaller than Plot F's but larger than H1/H2's permitting a diverse offering for locals. The base steps down towards the rear of the building on Lansbury Gardens rising only to define communally accessible uses in the block such as secondary residential entrances and cycle stores.

Aspect

The Northern and Southern Elevations abut existing blocks and as such are left blank. The Western facade is ordered and restrained above the lively High Street which provides the retail frontage. External amenity of the dwellings is designed to never sit directly above the High Street at LO1 for resident privacy (except where inset and greater privacy can be achieved).

The Eastern elevation completes Lansbury gardens and is overlooked by rear facing balconies for passive surveillance, units above LO2 benefit from long views over neighbouring houses.



North Elevation

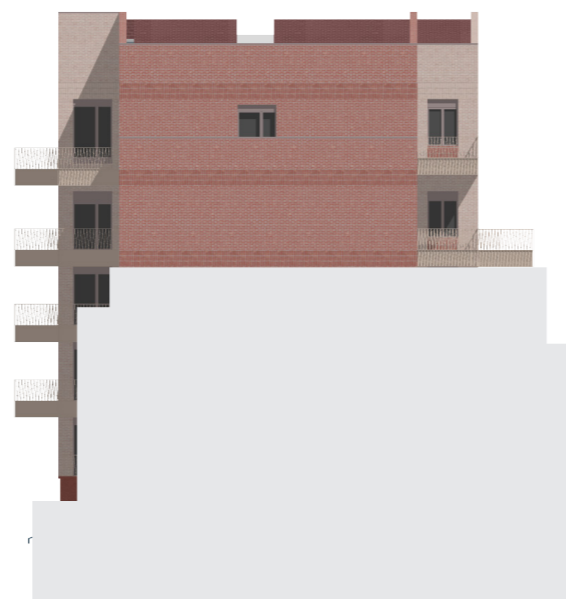


East Elevation (Aberfeldy St.)



Isometric

- Blocks
- Insets
- Base



South Elevation



West Elevation (Lansbury Gardens)

Facades

Bay Elevation - H3

Base

Along the High St., the base is punctured by large format curtain wall glazing which defines shop fronts and provides opportunities for tenants to express their signage within a considered framework. Key corners are inset to encourage circulation around the corners and facilitate opportunities for inhabitation by retail tenants.

The precast elements are textured and embossed with `Kantha` inspired patterns influenced by the success of the meanwhile patterns that celebrated the diversity of cultures present in Aberfeldy Village today.

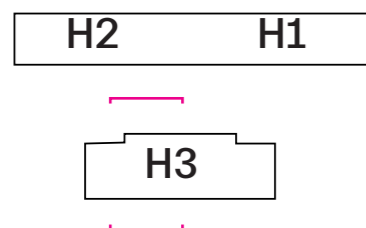
Along Lansbury Gardens the precast plinth transitions to a red brick datum which steps up to signify communally accessible uses such as secondary communal entrances, post rooms and cycle stores which are visible.

'Blocks'

The 3 blocks bind the plot and are clad in a light sand coloured brick which is broken by vertically arranged windows. The central block is bound and as such is symmetrical in composition where as the Northern and Southern blocks feature pitched roofs which are specially oriented to face key approaches.

'Insets'

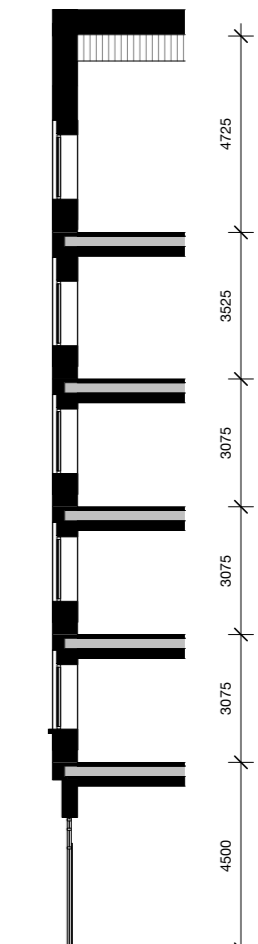
Connecting masses are comprised of a more horizontal language and host access decks and outboard balconies. Built from a warmer brick, their expression allows the blocks to read as a collection of buildings as opposed to a relentless monolith. Access decks accentuate their horizontal nature and provide access to central dwellings of the Plot(s) and are expressed in bays as part of the balcony language.



Rear Bay Elevation



Street Bay Elevation



Typical Section

Facades

Lansbury Gardens

Existing

Similarly to Kirkmichael Road, Lansbury Gardens is currently used as back of house by the Eastern Aberfeldy Street retail units and currently is bound to the West by blank brick walls which form the backs of retail units on Aberfeldy Street. Improvised parking is also common on the street creating potential hazards for pedestrians and a cluttered street scape.

Proposed

The proposals seek to improve the organisation of the street by delivering active frontages in the form of secondary residential entrances, cycle parking entrances and windows into postal rooms and cycle parking. Textured brickwork animates the ground plane. Parking is retained in a more organised arrangement. The precast coloured tectonic of the entrances extends to the ground plane creating a welcoming entrance matt.

The rear facade of H3 brings activity and natural surveillance to the street through a variety of balconies matching its neighbours to the North and South of the Street.



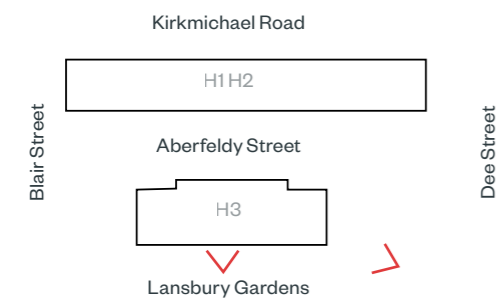
Existing state of Lansbury Gardens



Proposed view of Lansbury Gardens looking South from Dee St,



Proposed view of the rear facade of H3 showing active frontages.



Key Plan

