

5.3. The High Street

The High Street is the new local centre which celebrates and enhances the character of Aberfeldy Street.

Vision

- 5.3.1. The High Street provides retail and community facilities at ground floor linking to the first phases of Aberfeldy Village Masterplan to the south and the Healthy Street to the north.
- 5.3.2. New homes will provide balconies on Aberfeldy Street to create an active and overlooked environment.
- 5.3.3. The High Street will promote walking, cycling and use of public transport, with wide pavements, bus shelters and cycle parking integrated into the public realm.
- 5.3.4. Opportunities for spill out spaces along the length of Aberfeldy Street **must** be provided.

- 5.3.5. The Town Square (part of Phase A Detailed Proposals), adjacent to St. Nicholas Church, allows a moment of relief along Aberfeldy Street, with a wider public space which could be used for a diverse range of community events including markets, music, theatre, games, exhibitions, and community gatherings. The Town Square is free from vehicles.
- 5.3.6. Most of the High Street character area is delivered within Phase A (the Detailed Proposals). The northern part of Aberfeldy Street, which includes plot D1-4 will be delivered in phase D, the last phase of Aberfeldy Village Masterplan.



Fig.153 The High Street character area

Scale and massing



Non-residential uses at the ground floor and residential above, up to a maximum height of eight storeys. These homes will have balconies facing onto the street to create an active and overlooked environment.

Building frontages



Non-residential uses along Aberfeldy Street which activate the public realm. Opportunities for spill out spaces along the length of Aberfeldy Street must be provided.

Thresholds



A pedestrian friendly street, with soft landscape integrated into the streetscape. It will promote walking, cycling and use of public transport, with wide pavements, bus shelters and cycle parking integrated into the public realm.

Key public spaces



The Town Square is a public space adjacent to St. Nicholas Church celebrating this important community building and providing space for a diverse range of events.



Fig.154 Proposed view showing Aberfeldy Street

Material palette



5.3. The High Street

Typical layout

The minimum distances between buildings are set in the Parameter Plan "Building Plots" which **must not** be deviated from.

- 5.3.7. The High Street character area includes most of the Phase A plots (plot H1-2, H3 and F) and key public spaces (Aberfeldy Street, the Town Square and Kirkmichael Road).
- 5.3.8. The proposed layout retains the existing street alignment and mature trees along Aberfeldy Street.
- 5.3.9. Plots H1-2 and H3 include linear buildings framing Aberfeldy Street and using the corners to maximise views and key aspects.
- 5.3.10. Plot F connects the first phase (Phase A Detailed Proposals) to the park (Millennium Green) and the existing St Nicholas Church. The building provides a local landmark and includes retail uses at ground floor (and a temporary marketing suite).

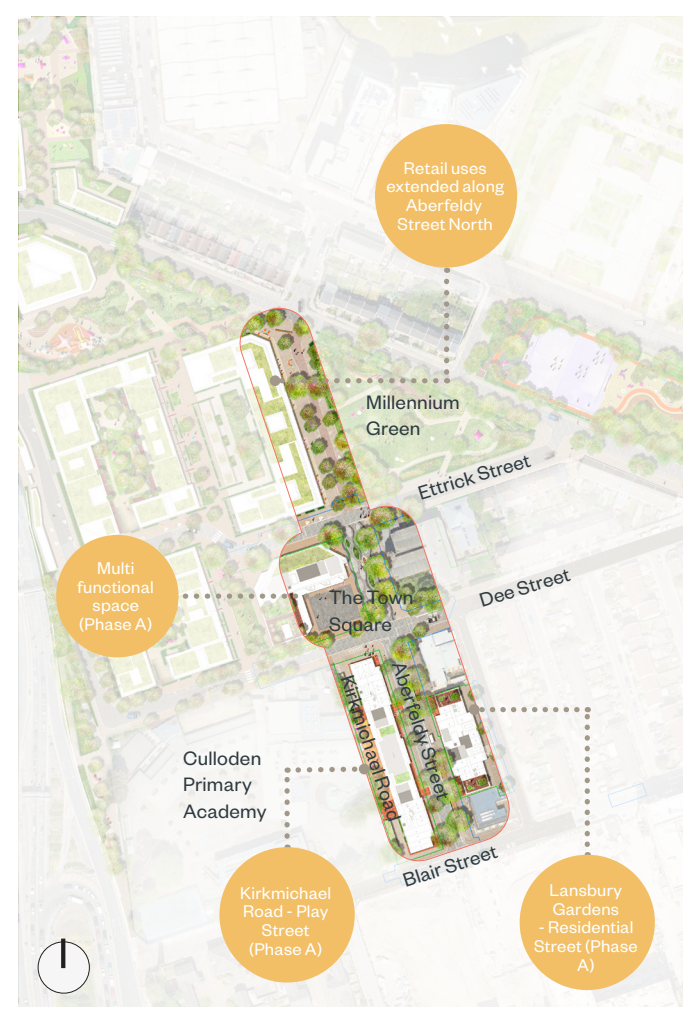


Fig.155 Illustrative masterplan extract - The High Street

- 5.3.11. Plot D1-4 will complete Aberfeldy Street in the last phase of the Masterplan and will connect Highland Place to Millennium Green.
- 5.3.12. Plot D1-4 is an important backdrop to Millennium Green, providing active frontage and surveillance.
- 5.3.13. The High Street character area includes a vehicular and bus route which end leads to a traffic free Town Square, which will include a multifunctional space and area for play/social hub.
- 5.3.14. A one way secondary vehicular route will run in front of plot D1-4 providing landscaped on street parking and it will be accessed from Ettrick Street.

Land use

The land uses are defined in the Parameter Plans "Land Use Basement", "Land Use Lower Ground Floor", "Land Use Upper Ground Floor", "Land Use First Floor" and "Land Use Upper Floors" which **must not** be deviated from.

- 5.3.15. The ground floor along Aberfeldy Street **must** include non-residential uses with residential above.
- 5.3.16. Plots H1-2 and H3 include retail at ground floor with residential uses on the upper floors.
- 5.3.17. Plot F includes retail uses at ground floor (lower and upper) and residential uses in the upper floors.
- 5.3.18. Plot D1-4 includes non-residential uses at the ground floor fronting onto Millennium Green with residential uses above.

All the information on Phase A Detailed Proposals included in this section is illustrative. Refer to Phase A Supporting Documents for information on the Detailed Proposals.



Fig.156 Creating an East London character: Exmouth Market at night time



Fig.157 Creating an East London character: Exmouth Market during the day



Fig.158 Proposed view of the Town Square at the heart of the neighbourhood within Phase A



Fig.159 Commercial frontage with independent shops - Elephant Park, London



Fig.160 Spill out spaces along the High Street activating the public realm



Fig.161 Active frontages at ground floor along the length of the High Street