

Streetscape

Residents Amenity

Use and Location

Throughout the statutory and design process, the offer of a public facing ground floor use has been prompted for building I to help activate the perimeter conditions to Braithwaite Park and the surrounding public realm. Subsequently, to the West extents of the ground floor a flexible, 73 sqm space has been provided with the aspiration of providing a space for community use. This was introduced through community engagement, and specific conversations with school children on the desire for more dedicated communal spaces on the estate.

It is located on the gable of the building, benefitting from triple aspect and notably, a visible public presence to address Braithwaite Park. The entrance is articulated off this northern frontage to Blair Street, encouraging a direct connection to the park, whilst the immediate public realm has been softened and articulated to allow spill out from the amenity space to the immediate hard standing surround. Whilst the space may be used for residents of Plot I, it is also seen as a wider community offer that may facilitate such things as after-school events, homework clubs etc for residents of Aberfeldy.

Facade

The façade design has been developed to emphasise this presence to the street scene and wider environs. Ornately detailed brickwork is applied in special conditions of entrance and opening, whilst the colour of the bottom 2 stories of the building changes to a rich, plum tone to help identify and draw attention to a change in use. Signage will be used for an increased sense of wayfinding with larger scale openings to allow greater visual permeability. The inset portions of massing benefit the amenity entrance through providing a covered, sheltered arrival space set underneath the projecting balcony.

KEY



Proposed North facing elevation to Blair Street



Proposed View from Blairgowrie court road to south and west elevation

General Arrangement

Ground Floor Plan

Residential

The ground floor of this building has a variety of uses and respective street conditions. To the East portion of the building, x2 maisonette homes are located. These are both accessed independently from Blair Street, with a portion of privately demised, defensible space setting the homes back from the foot way.

Centrally, a communal entrance lobby is positioned to provide access to the residential flats above. This is principally served from the Northern frontage to Blair Street and is set back from the massing to provide a sheltered entrance from the street and define a visually strong arrival point. From this point, external access is also provided independently to the cycle store. Also an independant second stair is located here to provide an alternative means of escape for all residents over all floors of the building.

To the southern façade, a secondary entrance is provided from the rear courtyard for through access to the parking and public realm. Plant and refuse areas are also located centrally off this façade to optimise the active frontages to West and North.

Notably, the ground floor maisonettes have areas of private demised amenity space to the south facing courtyard, verdantly greened and benefiting from southern aspect for good quality, day lit spaces.

Amenity

As previously detailed, the entrance to the residents' amenity space is articulated off the northern frontage to Blair Street, encouraging a direct connection to the park and wider public realm.

- Residential Lobby
- Cycles
- Parcels
- Residential Maisonettes
- Plant
- Refuse
- Resident's Amenity



 Proposed Ground Floor Plan (Plot I)

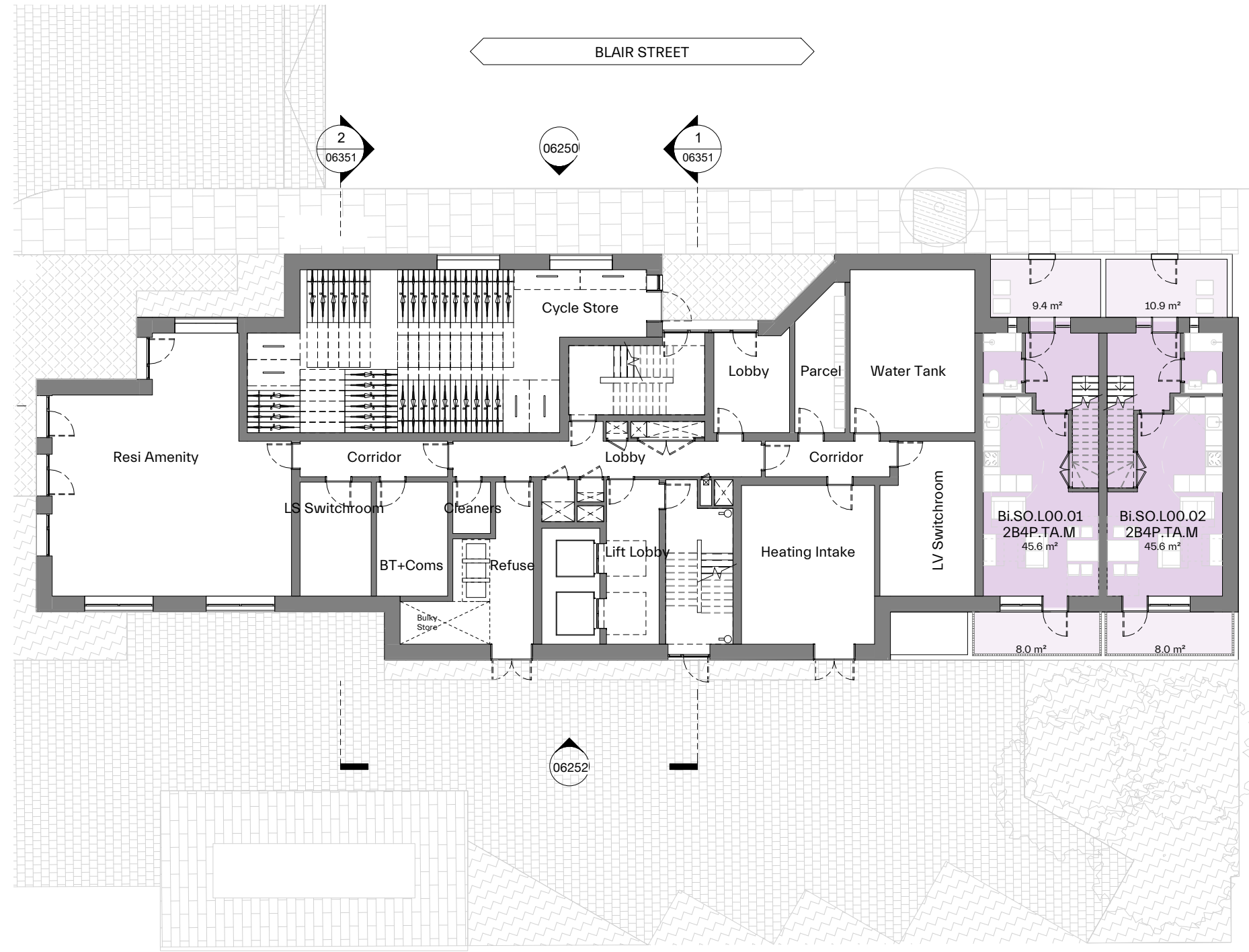


General Arrangement

Ground Floor Plan

Market Bikes: 74 double stacked spaces
10 accessible spaces

Residential GIA: 96 sqm
(Ground Floor Maisonettes)



 Proposed Ground Floor Plan (Plot i)

General Arrangement

Access Sequence

Residential

Upon internal arrival, the generous lobby space provides provision for post and seating, before progressing through to the common core. This has a twin lift providing vertical circulation to the floors above. An staircase is set behind this which can be accessed via the connecting corridor. From the lift lobby there is also a secondary that provides direct connection to the parcel store, whilst this can also be independently accessed from the street for ease of deliveries.

Cycles





Cycles: The residential cycle store can be accessed externally, adjacent to the main lobby entrance from the North off Blair Street. Generous width access doors are provided for convenience, whilst internally, spaces have been apportioned in line with policy targets. Notably the existing visitor cycling stands to the west have been relocated to the southern courtyard and increased in number.

Amenity

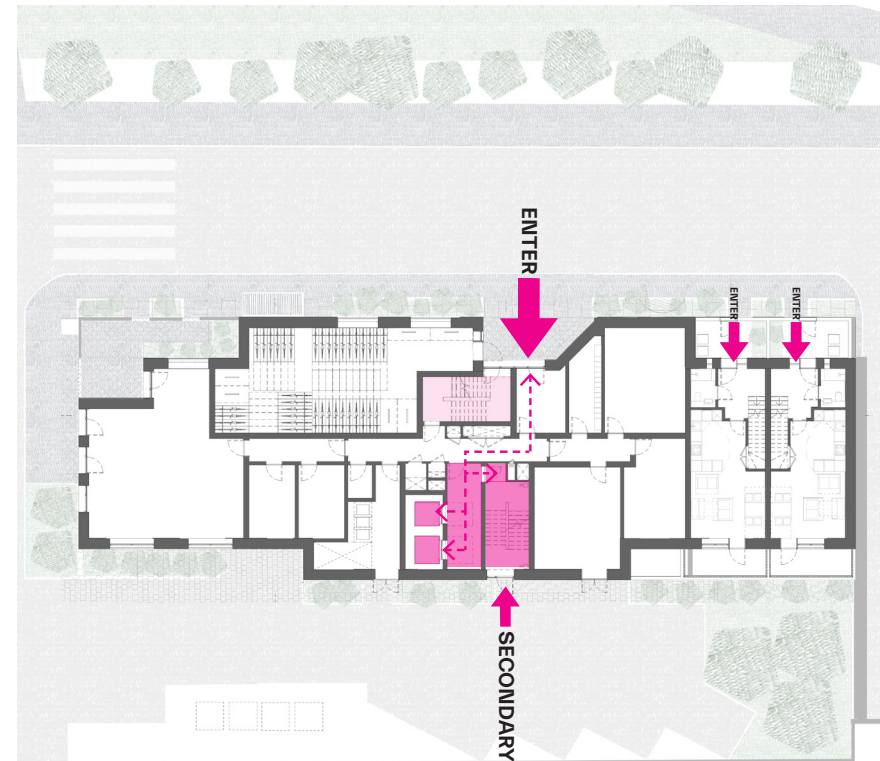
The amenity space is directly accessed from Blair Street to the North, articulated to aid visual wayfinding. Secondary openings are provided to the Western elevation to allow spill out and external amenity.

Servicing + Refuse

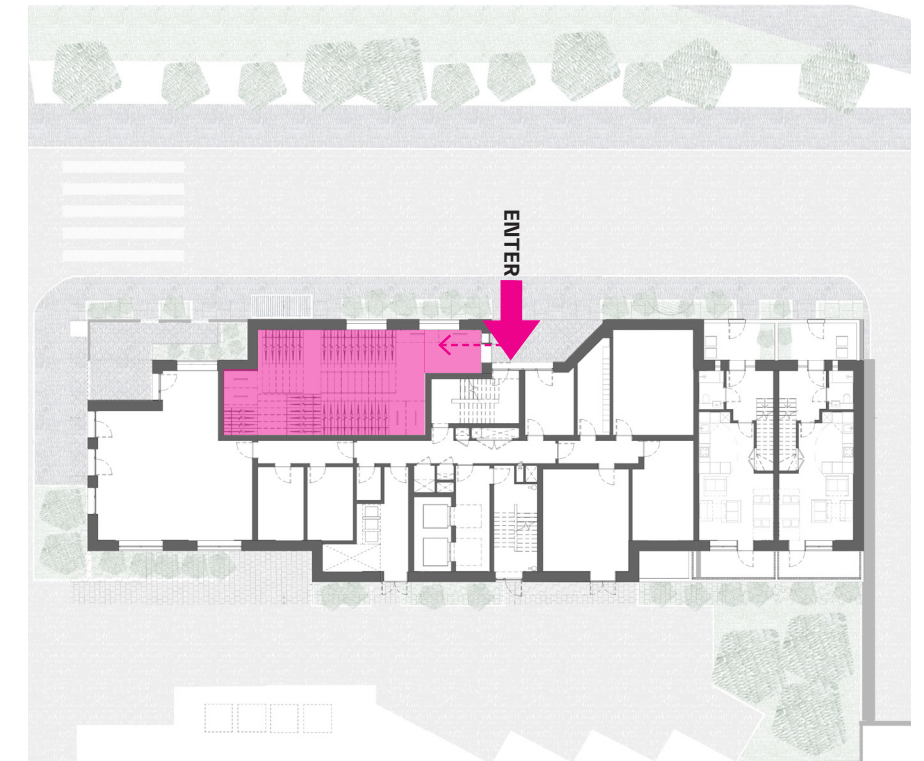
The SULO bins are located to the Southern courtyard, enabling direct collection from the existing hardscape surface. The secondary entrance to the south of the building provides ease of access to this and a convenient, short route for the residents to drop their waste directly from the core. This strategy also applies to the maisonettes. In addition, a bulky waste and food waste refuse store has been provided internally to the building, with access both from the courtyard and internally through a secondary corridor for ease of waste disposal. These principles have been agreed with the waste officer and coordinated to meet local policy storage requirements. Plant rooms lie adjacent to the West and East extents to allow both off-street and internal access for maintenance and replacement. Vehicular access for this purpose will use the existing access off Blair St, via Blairgowrie Court to access the courtyard.

-  Public Access
-  Residents Access
-  Servicing and Maintenance
-  Connecting corridor

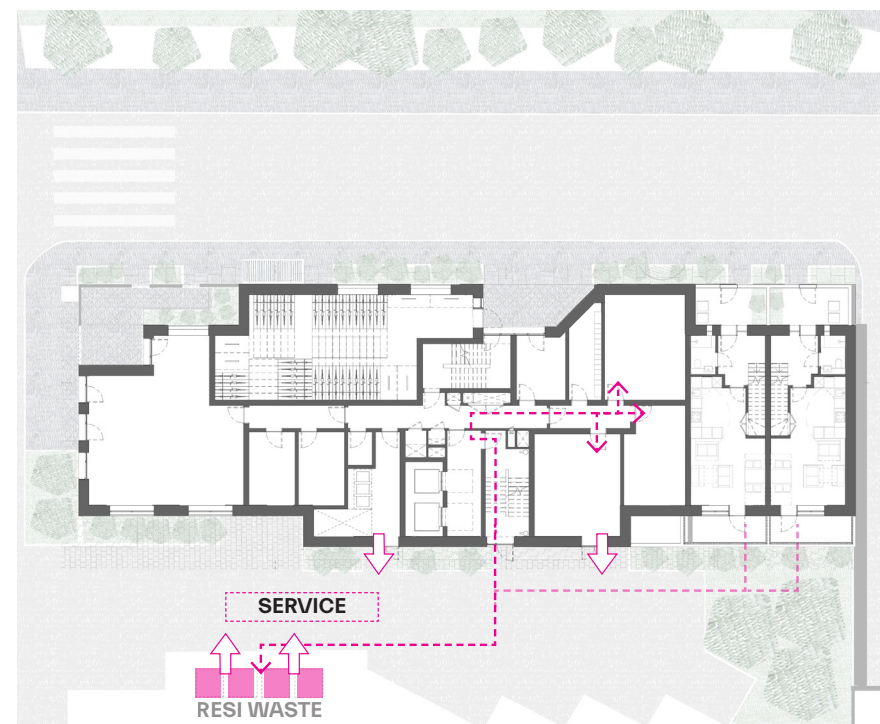
Further information on the refuse plan is set out in the **Waste Management Strategy** prepared by Velocity which supports this application.



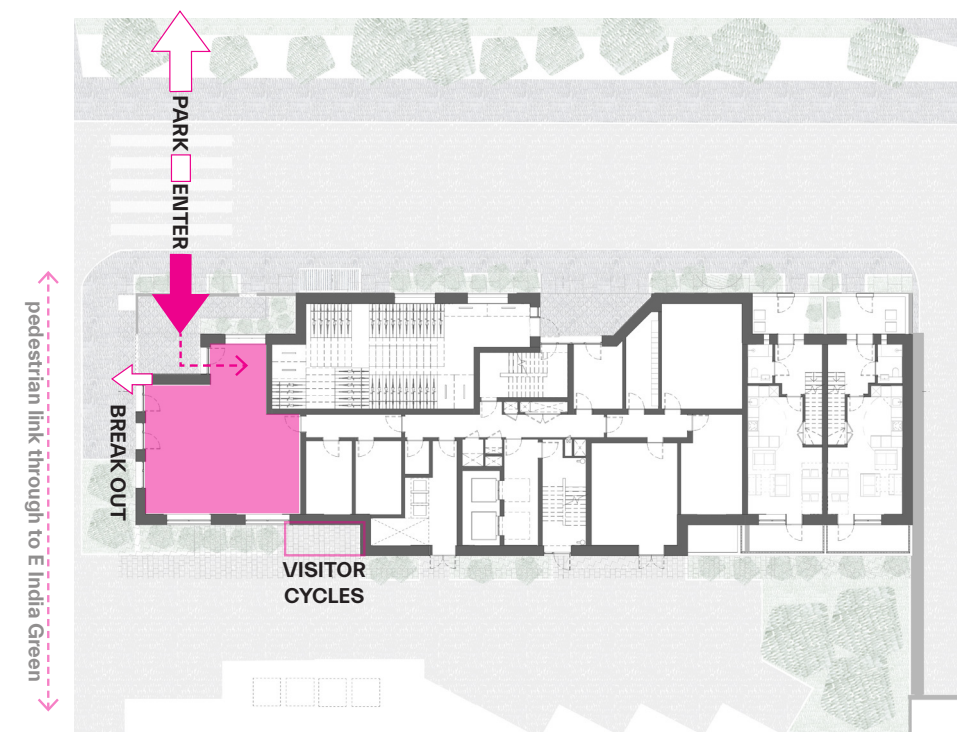
Residential Access



Cycles



Servicing + Refuse



Residents Amenity

Residential Design

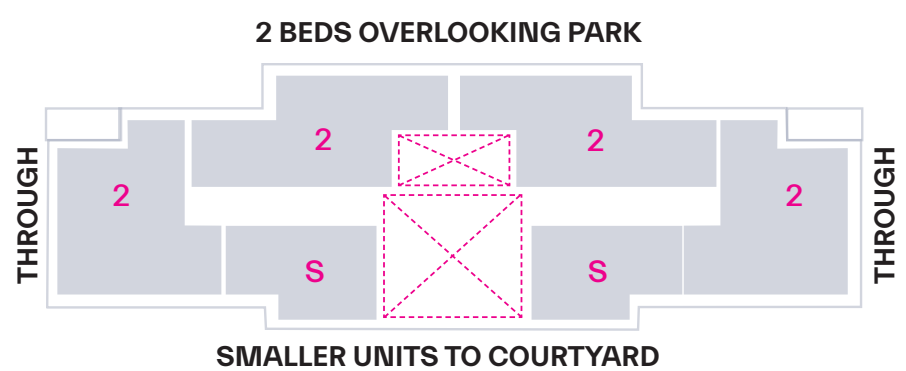
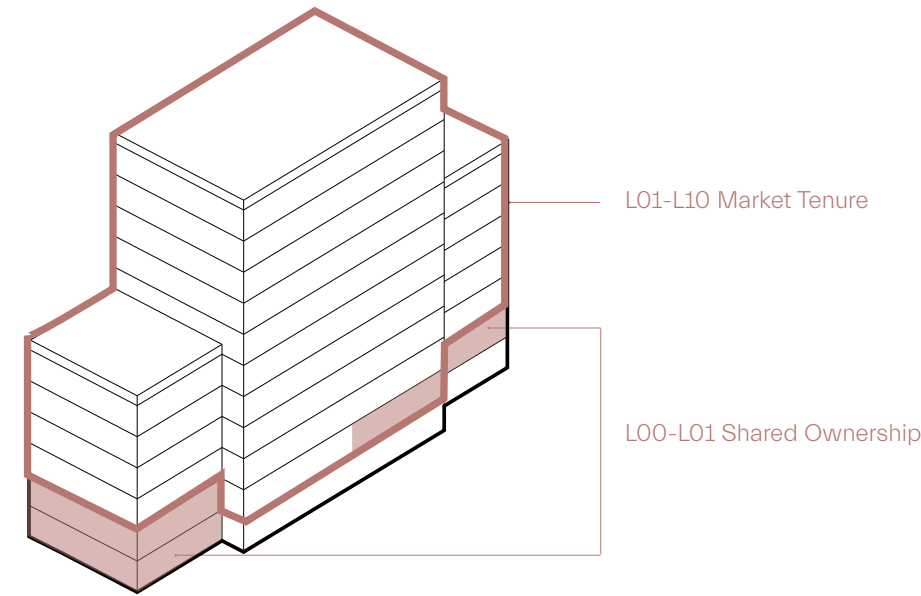
Key Principles

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

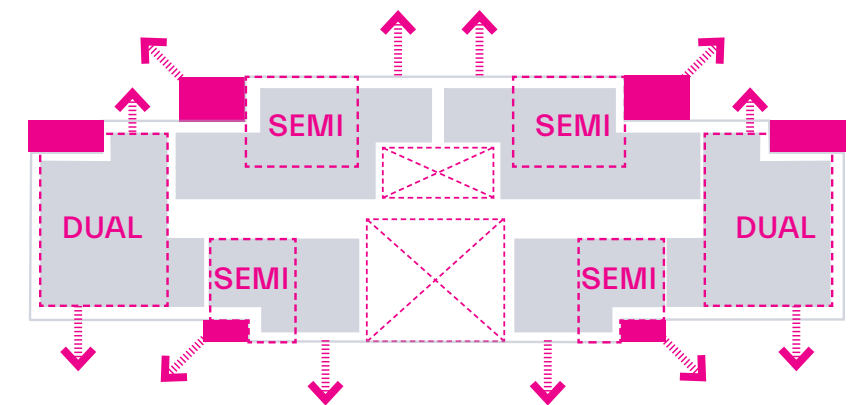
Block I is 8.8% affordable shared ownership tenure and 91.2% market tenure. The x4 units allocated to shared ownership consist of x2 maisonettes to ground / first floor and x2 flats at first floor. As the massing begins to step back at the upper levels, a series of residential plans are present throughout the building. The most typical are demonstrated; L02-L05 and L08-L10.

At the lower levels, typically x6 homes varying from studio to 2bed units are arranged around the floorplate. The core is centrally located with x2 winged corridors to mitigate length of access and improve a personalised experience to the residents' front door. All homes benefit from generously proportioned balconies served directly from the living space, whilst 'inset' to the corners of the mass for a sense of shelter. The homes located to the east and west gable benefit from triple aspect, with the north and south homes semi-dual aspect, whilst benefiting from the views either north across Braithwaite Park, or South to the courtyard and East India Green. The massing steps and eroded corners help to omit any single aspect north facing homes, whilst, helping to optimise daylight and the overall internal environment.

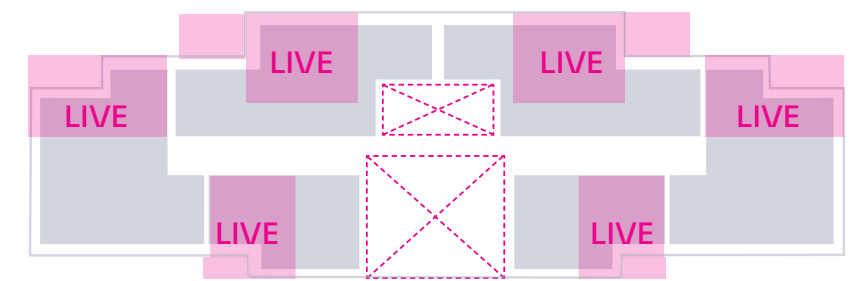
To the upper floors similar principles are employed, however the smaller floorplate gives rise to a reduced x4 homes per core. All benefit from dual aspect, with the larger 2 bed homes facing the park. Notably 2 communal roof terraces are provided at the sixth and seventh floor for use by all residents of this block. This is verdantly landscaped with integrated furniture to allow workspaces and break out. The arrangements for which are detailed in chapter 07. Note: There are no x3 bedrooms proposed in this building



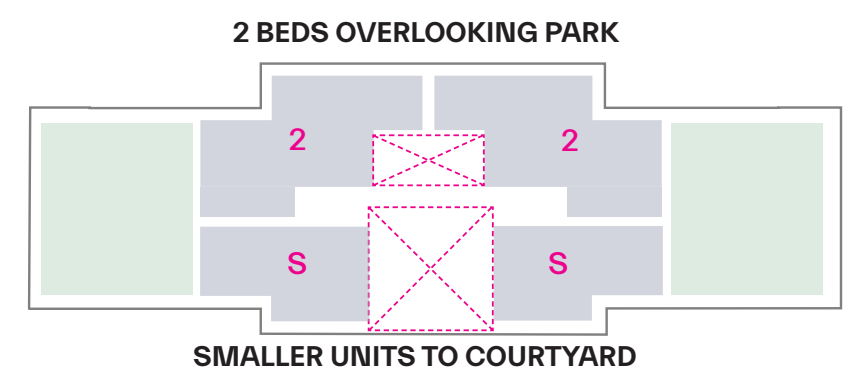
L02-L05: Arrangement + Size



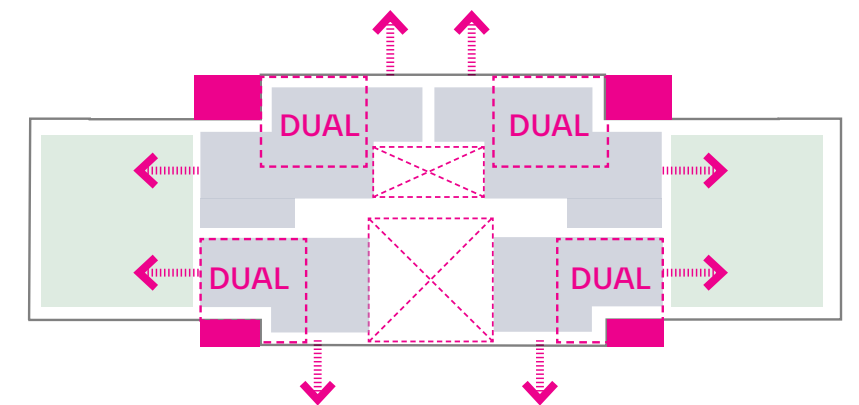
L02-L05: Amenity + Aspect



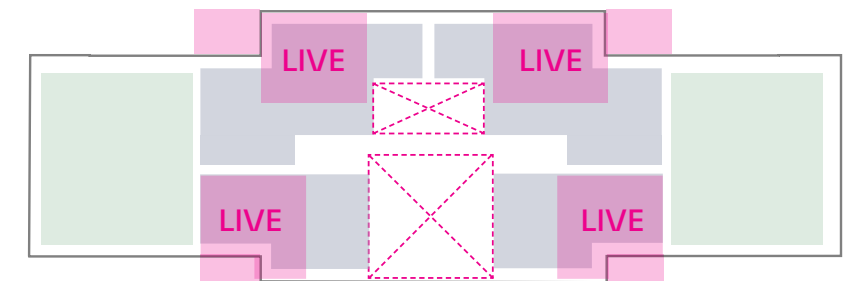
L02-L05: Living



L08-L10: Arrangement + Size



L08-L10: Amenity + Aspect



L08-L10: Typical: Living

Residential Design

Typical Floors

The adjacent plan demonstrates the spatial strategies delivered across the typical floors L02-L05 and L08-L10. The former accommodates x6 homes varying from 1 to 2bed homes arranged around the floorplate.

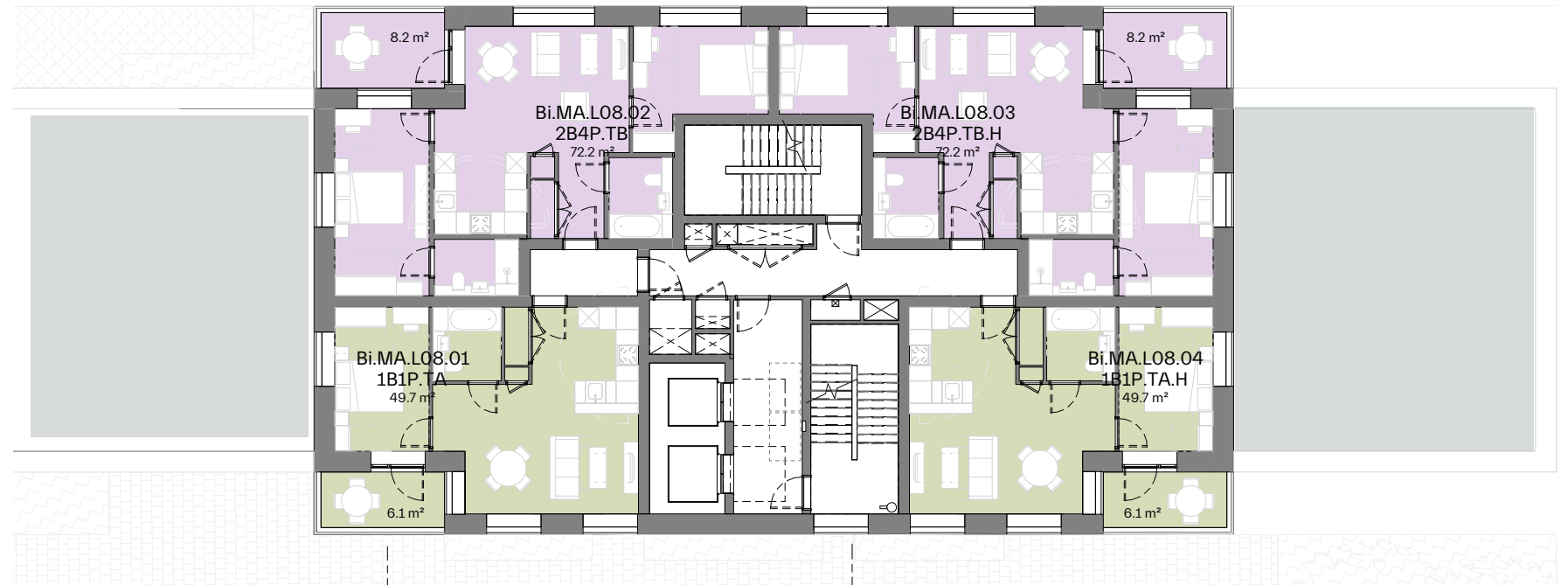
All units have been carefully articulated around the floorplate to maximise views and optimise dual aspect, with the additional massing at these lower levels providing multiple inset corners around the envelope for further benefit. Notably this is employed centrally to the plan to allow the more constrained north facing units an opportunity for semi-dual aspect. Larger units occupy the end / corners, with living areas in the optimal location for daylight and connection to external amenity space. 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. Thanks to the slim, shallow nature of the floorplate, all rooms are well proportioned and achieve good daylight and views. They follow a generous, open plan arrangement, with all meeting and regularly exceeding NDSS space standards. 50% of the total units are dual aspect (of which 20% categorised as triple aspect), with the remaining 50% semi-dual aspect (classed where only one room benefits from the dual aspect).

To the common corridor, services are centrally located within the landlord demise, 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. Note: There are no studios nor 3bed units at this plot.

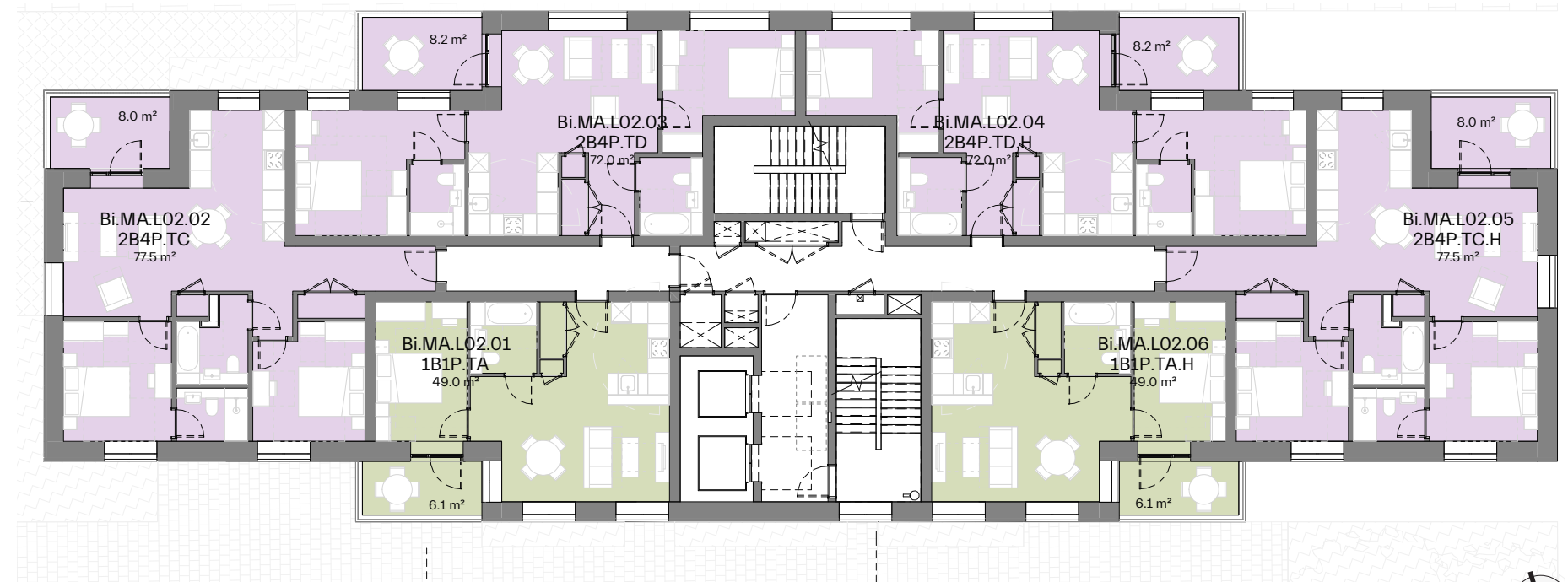
Secondary Staircase

The adjacent typical plan (& wider building) has been revised to incorporate a secondary, protected stair case in response to the emerging policy set out by the government mandate in July 2023 for all buildings over 18m in height. Mechanically ventilated central core allows primary access as a fire fighting shaft, with secondary access / egress facilitated via a secondary stair to the mechanically ventilated corridor. Further measures of dedicated evacuation lift, EVC call panels, evacuation alert systems, disabled refuges etc have all been incorporated and critiqued in detail. All matters of fire safety and escape are explained in further detail in the accompanying fire statement supporting this application.

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



Proposed Floor Plan L08



Proposed Floor Plan L02-L05

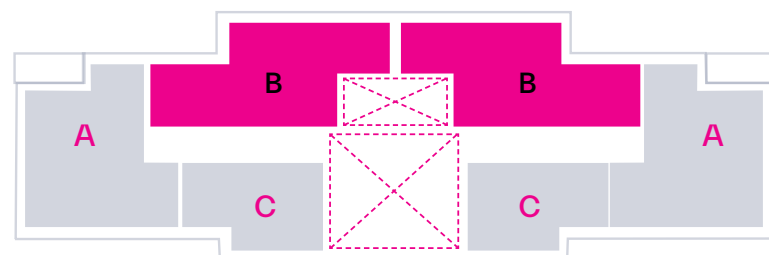
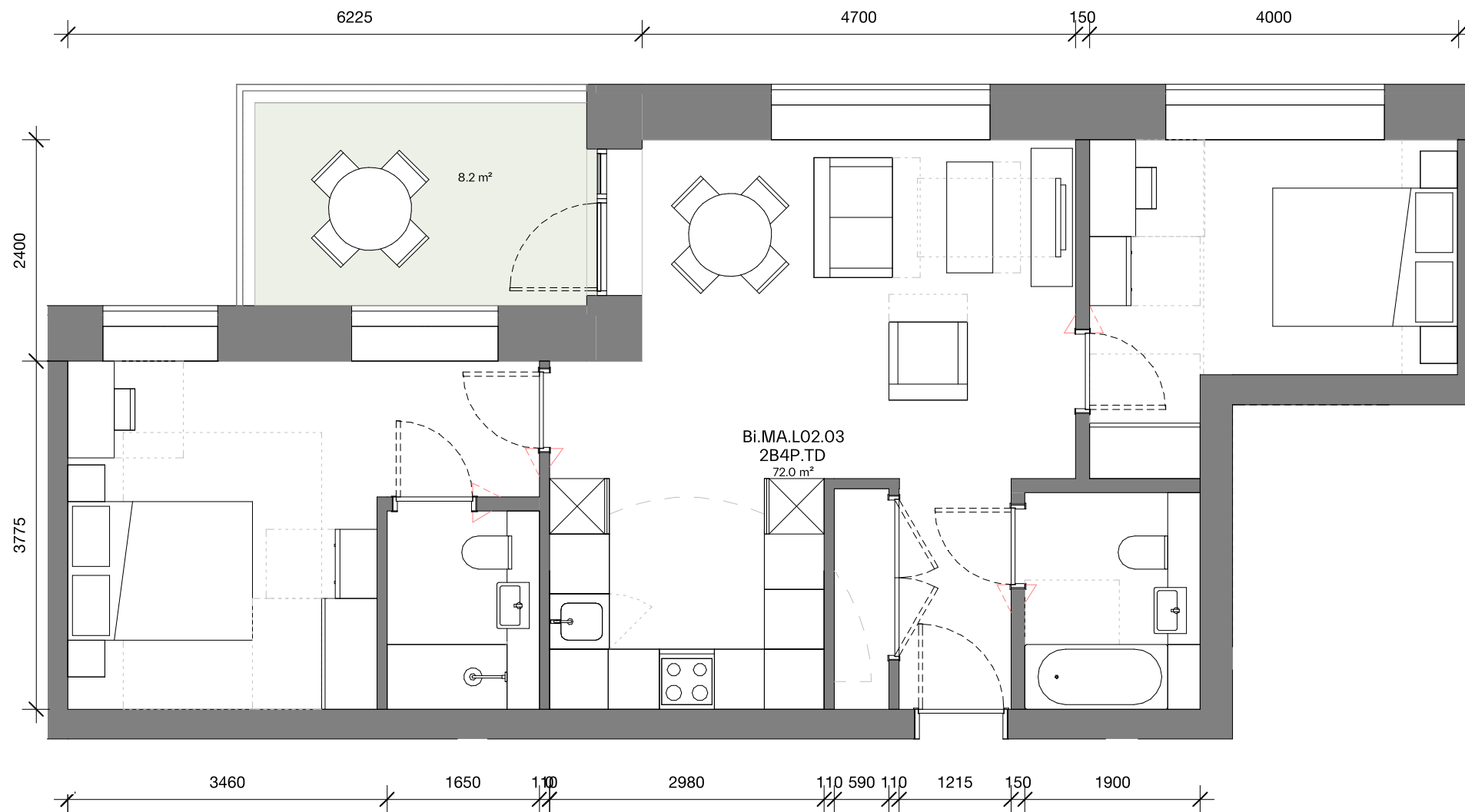


Residential Design

Typical Unit

Throughout the concept design key drivers have been developed for the residential arrangements, seeking to optimise the living experience. In unison with the façade development, the homes have been considered from a point of habitable comfort, practicality, and aspect, optimising the long ranging views across Braithwaite Park, and seeking consistently good quality daylight in the arrangement. Spacious external amenity is provided and integrated within the receding stepped form of Block I's envelope. The façade openings are generous and well-spaced around the homes to enable dynamic habitable spaces. 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 2 bed example is located centrally to the building over levels O2-05 and demonstrates the benefits of the slender building floorplate. A dumbbell arrangement is employed allowing a generous central living / kitchen / dining space on arrival, with a picture window framing views over the park and a balcony articulated adjacent as a form of living extension. Despite the north aspect, the inset corner allows a 'semi-dual aspect' to be achieved whilst the slender proportions allows a generous width to the rooms, and depths to be minimised for the benefit of internal daylight. To the wings bedrooms and sanitary spaces are arranged with a secondary corridor for integrated storage and help seclude the area from the living space.



2B4P M4(2) Unit Plan

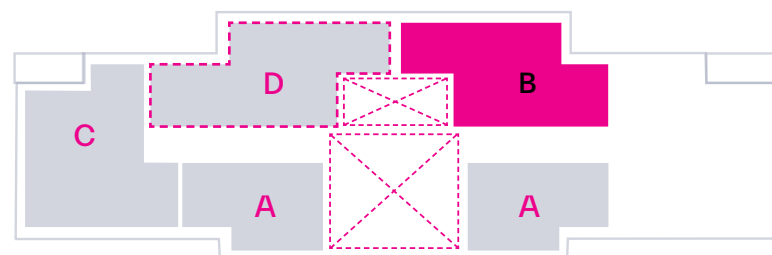
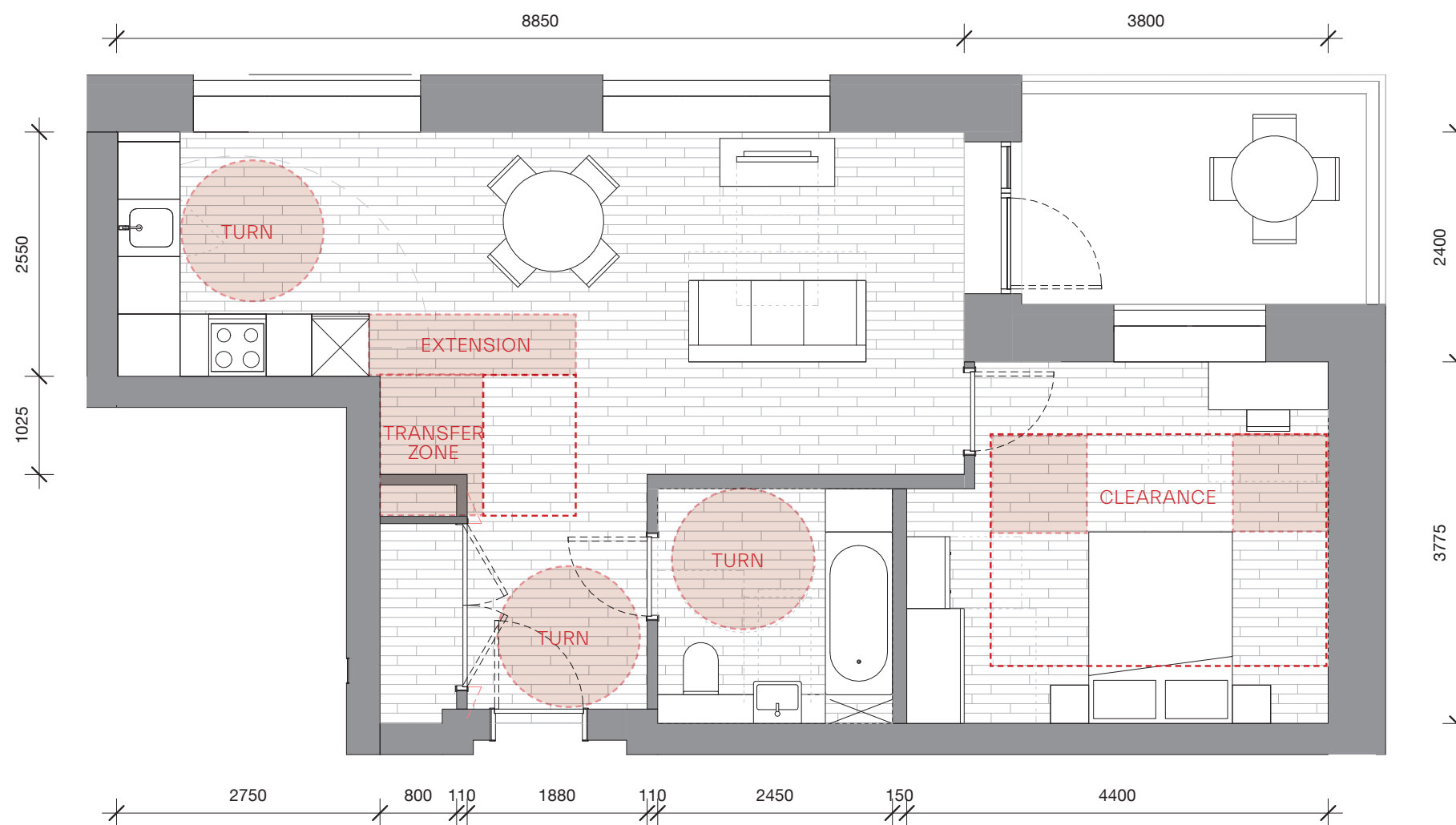
Residential Design

Wheelchair User Dwellings

Typical M4(3)2(a) Adaptable

The units and building proposal have been coordinated to meet Approved Document Part M Volume 1, 2015. Across the market tenure, wheelchair user dwellings are arranged as M4(3)2(a) adaptable layout. In Plot x1 unit type is being delivered in this arrangement. These are all 1b2p size and located on levels 06+07 within the market tenure. A typical arrangement is demonstrated in the adjacent plan.

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



2B4P M4(3)2(a) Wheelchair Unit Plan

Accommodation Mix

Summary

The adjacent figures detail an area and mix summary reflective of the previous pages and coordinated arrangement for Plot I. Please refer to chapter 9.0 for full Phase A accommodation schedule.

	Studio	1 Bed	2 Bed	No. of units	Hab Rooms
Intermediate			04 100%	<u>04</u>	<u>12</u>
Market	20 41.7%	2 4.2%	26 54.2%	<u>48</u>	<u>102</u>
Total	<u>20</u> (38.5%)	<u>2</u> (3.8%)	<u>30</u> (57.7%)	<u>52</u>	<u>114</u>

	M4(2)a Homes	M4(3)2(a) Adaptable Wheelchair Homes	M4(3)2(b) Accessible Wheelchair Homes
Total			
<u>number</u>	<u>50</u>	<u>2</u>	<u>0</u>
% of block	96.2%	3.8%	0

	Residential GIA	Residential GEA
Shared sqm	597.2	
Intermediate sqm	367.3	-
Market sqm	3,997.3	-
Total	<u>sqm</u> <u>sqft</u>	<u>sqm</u> <u>sqft</u>
	<u>4,961.8</u> 53,407.8	<u>5,456</u> 58,726

NOTE: shared areas are apportioned to floorplate commonly accessible to BOTH market and intermediate tenure

Unit Aspect	Single	Semi	Dual	Triple
Total				
<u>number</u>	<u>0</u>	<u>26</u>	<u>16</u>	<u>10</u>
% of block	0%	50%	31%	19%

Introduction:

The amendments reflected in this chapter have been undertaken over the summer of 2023 in response to the *revised* Government mandate for all buildings above *18m* to incorporate two staircases. This has resulted in changes to the arrangement and accommodation offer of buildings H1 & H2 given their height above this threshold.

Please note building H3 is below this height threshold and therefore, has incurred no change from the submitted information set out in the Masterplan Design and Access Statement: Detailed Proposals Revision B October 2022.

A4

PLOT H: ABERFELDY STREET