

## 5.2. The Healthy Street

### Typical layout

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

5.2.5. The Healthy Street character area includes plot B3, part of Phase B of the Aberfeldy Village Masterplan.

5.2.6. The proposed layout retains the existing street alignment, with Abbott Road being a primary vehicular route and a key pedestrian and cycle connection.

5.2.7. The existing vehicular underpass has been re-purposed for pedestrians and cyclists only and a new vehicular connection with the A12 has been created further north, whilst transforming Abbott Road itself into a healthy street.

5.2.8. The Healthy Street includes the tallest element of the Masterplan, which marks the entrance to Highland Place to the south and acts as a terminus to Abbott Road to the north.

### 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.

5.2.9. Plot B3 includes residential frontages at all upper levels, with a residents hub at ground and first floor, and a food/retail use (a cycle cafe in the illustrative scheme) activating the public realm at underpass level.

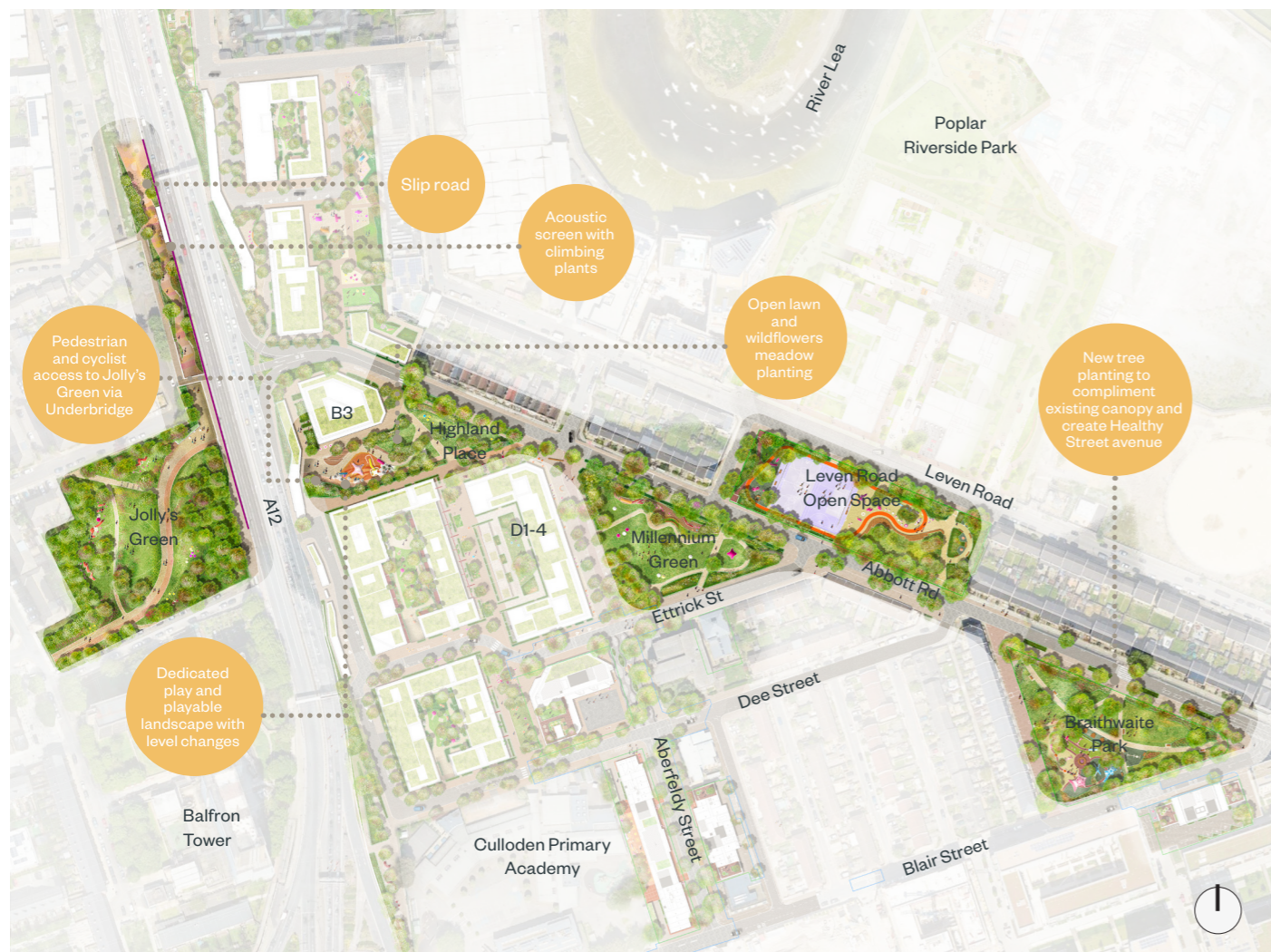


Fig.110 Illustrative masterplan extract - The Healthy Street



Fig.111 Healthy Street encouraging people to exercise and socialise



Fig.112 Streets with pockets of green space for children to gather and play



Fig.113 Cycle friendly connections



Fig.114 A street which creates a safe pedestrian and cycle environment

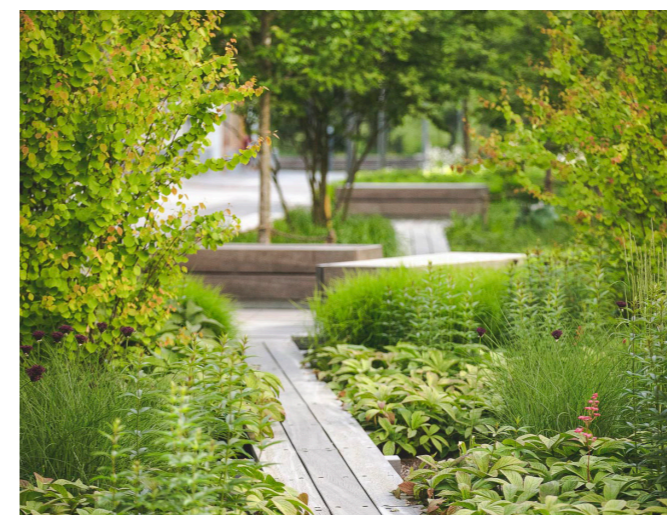


Fig.115 A route where the pedestrian experience is separate from vehicles

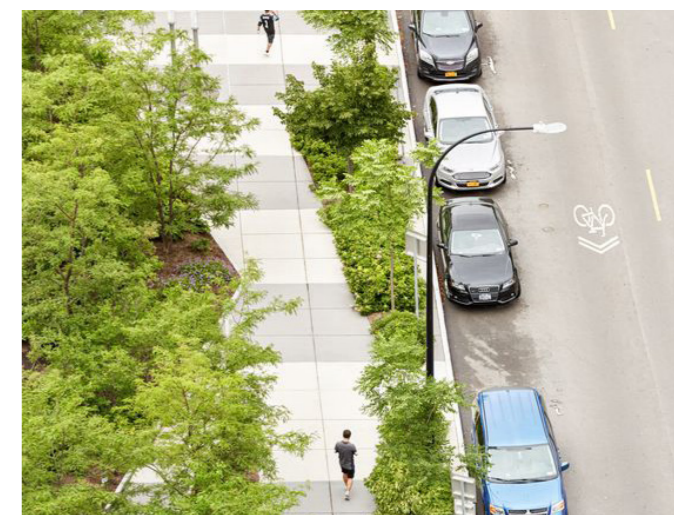


Fig.116 Trees offering a buffer from the noise and air pollution from the A12



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### Scale and massing

The scale and massing are defined in the Parameter Plan "Building heights" which further proposals **must not deviated from**.

- 5.2.10. Building B3 [1] is the only building that sits within the Healthy Street character area. It is the tallest building of the Aberfeldy Village Masterplan and marks the new public space at Highland Place.
- 5.2.11. Buildings B2 [2] and C1 are visible to the north and south of B3 and are lower in height framing it.
- 5.2.12. The north-east corner of Building B3 **must** be chamfered to give the building an elegant east elevation, to maximise the distance to Building B2 and to minimise the number of single aspect homes.

- 5.2.13. The base of Building B3 [3] **must** form a plinth on all sides and the form of this plinth **must** follow the language of the building above.
- 5.2.14. As the Healthy Street turns into Highland Place, the non-residential space at the basement level of building B3 [4] addresses the public realm. This unit **must** have a public facing function which will provide activation to the Underbridge leading to Jolly's Green.
- 5.2.15. The new Poplar Works building [5] overlooking Highland Place **must** be designed to provide a backdrop to this space, screen the A12 and provide active frontage.

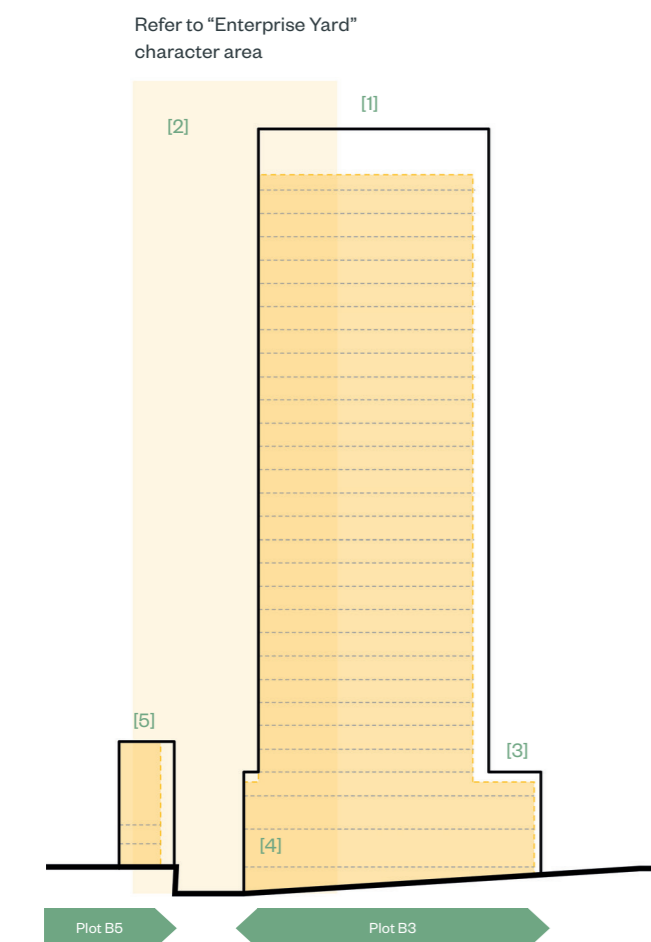


Fig.118 Illustrative elevation AA - The Healthy Street looking north

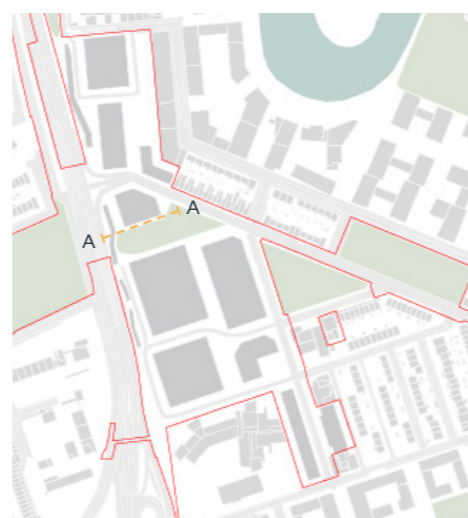


Fig.117 Indicative illustrative elevation diagram - key plan

- Key**
- Site boundary
  - Maximum building envelope
  - ▨ Illustrative scheme

### Key streets

#### Abbott Road

- 5.2.16. Abbott Road follows the Healthy Street design principles. It aims to create an attractive, inviting, green environment encouraging walking between the principal green spaces of Aberfeldy, as a connected 'green' loop.
- 5.2.17. The carriageway of Abbott Road **should** be narrowed to 6m wide to encourage slower vehicle speeds and improve the pedestrian environment.
- 5.2.18. Ground cover shrub and perennial planting with an avenue of trees **must** be introduced between the carriageway and the footpath to the southwest side of Abbott Road. The footway **should** be minimum 2.4m wide for pedestrians only. Cyclists share the vehicular carriageway.
- 5.2.19. Measures to slow traffic **should** include:
  - Raised tables at regular intervals;
  - Changes of surface materials;
  - The introduction of trees and planting close to the carriageway.
- 5.2.20. A distinct paving, coloured or dressed asphalt or small unit blocks, indicating priority for pedestrian movement, **should** be used in the carriageway between Braithwaite Park, Millennium Green and Leven Road Open Space for townscape reasons to link the green spaces. They **should** also be used on all raised tables.
- 5.2.21. There **should** be regular and frequent formal crossings at logical points of east-west movement that include raised tables, tactile paving, drop kerbs and surface markings.
- 5.2.22. The carriageway at junctions with Ettrick Street and Dee Street **should** be narrowed to remove unnecessary road to create more space on the footways. These locations **should** include seating, playful structures, additional tree and shrub planting.



Fig.119 The Healthy Street, Abbott Road looking north (illustrative diagram)



Fig.120 The Healthy Street, Abbott Road looking south (illustrative diagram)



Fig.121 Greening of streets



Fig.122 Wider pavements create opportunities for street furniture moments



Fig.123 Softening of roadside edges for pedestrian enjoyment and biodiversity



## 5.2. The Healthy Street

### Building frontages and elevations

5.2.23. The architectural focus of the Healthy Street **must** be Building B3, which will be visible for the length of the approach along Abbott Road. This building **must** be read as a local landmark signifying the new connection between Highland Place and Jolly's Green.

5.2.24. The building massing **must** chamfer at the north east corner to ensure that the distance between B3 and B2 is not less than 25m at any point.

5.2.25. The building **must** be simple in form and its design **must** consider adjacent public realm conditions. The building must meet the ground in a plinth of an appropriate scale.

5.2.26. The façade **should** be elegant and its eastern façade **should** express a predominantly vertical geometry.

5.2.27. The geometry of the building façade **should** make reference to Balfour Tower and the relationship between horizontal and vertical elements **must** be carefully considered.

5.2.28. Robust materials which lend the building a sense of mass and solidity and an industrial aesthetic **should** be used. Cast materials are appropriate here.

5.2.29. All homes in this building **must** be provided with recessed balconies. Projecting balconies are not appropriate in this location. Balconies **should** be located at the corners of the building to reduce the perceived mass of the building and emphasise its slenderness.



Fig.125 Panel with cast-in pleated motif

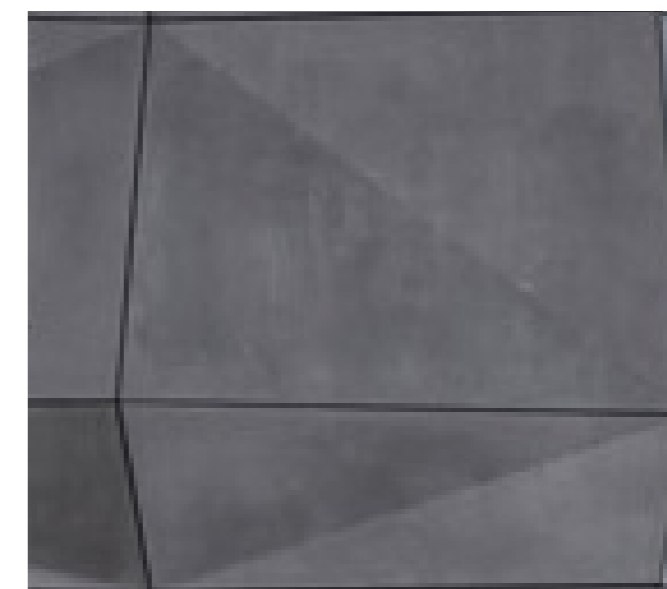


Fig.126 Dark cast panel with polished finish



Fig.124 The junction between Aberfeldy Street and Abbott Road (Illustrative proposal)



Fig.127 The entrance to residents' hub (Illustrative proposal)