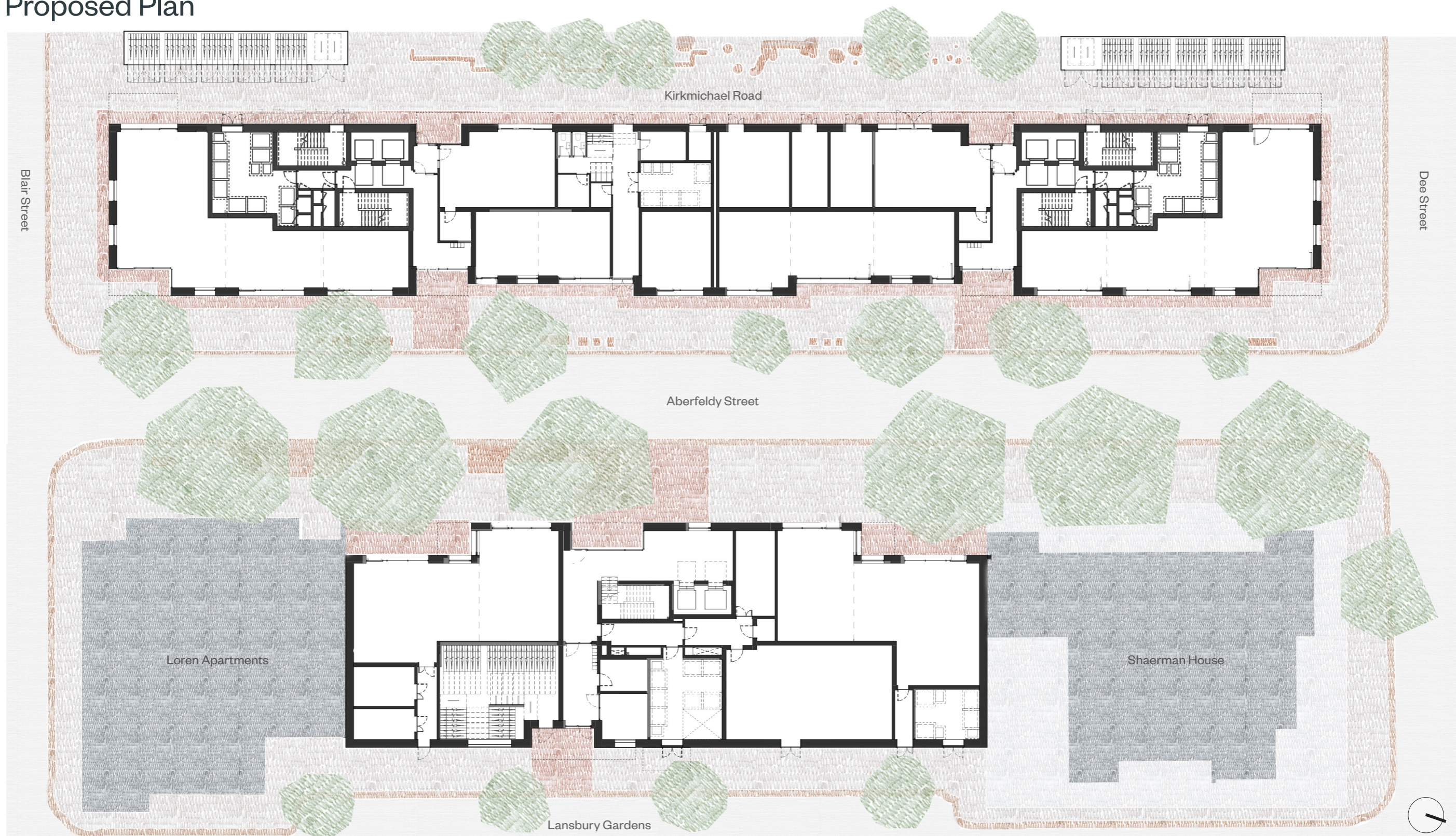


Streetscape

Proposed Plan



Proposed Plot Plan to H1, H2 and H3

Streetscape

Access Sequence

Residential Access

The primary residential entrances have been located to face Aberfeldy Street. This was arranged to help animate the street throughout the course of the day and provide a diversity in frontage and activity to this prime North-South Axis. In addition, benefitting passive surveillance and security measures of the neighbourhood.

To H1 and H2, upon arrival from the street a generous lobby space for post and circulation is provided. Through access is provided directly to Kirkmichael Road for residents' convenience and further activation of the street. Adjacent to these the core provides twin lift vertical circulation and a fire fighting stair to the floors above. A secondary stair case has also been provided with egress direct to outside. The arrangement is effectively mirrored between H1 + H2. H3 employs similar principles, with secondary through access to Lansbury Gardens. All be it this block is below 18m so served by x1 dedicated stair core only.






Secondary Staircase

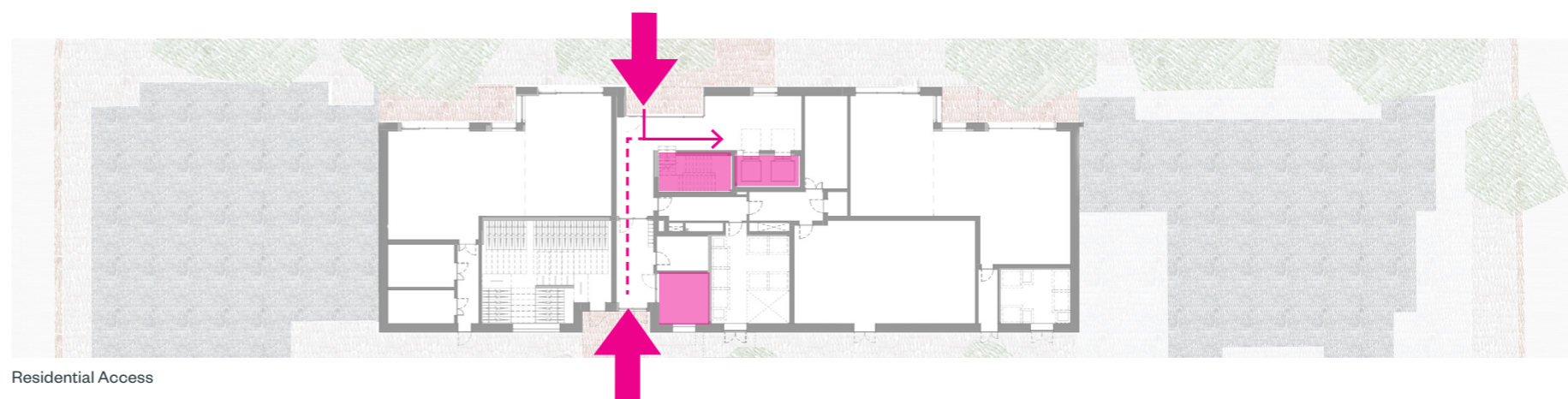
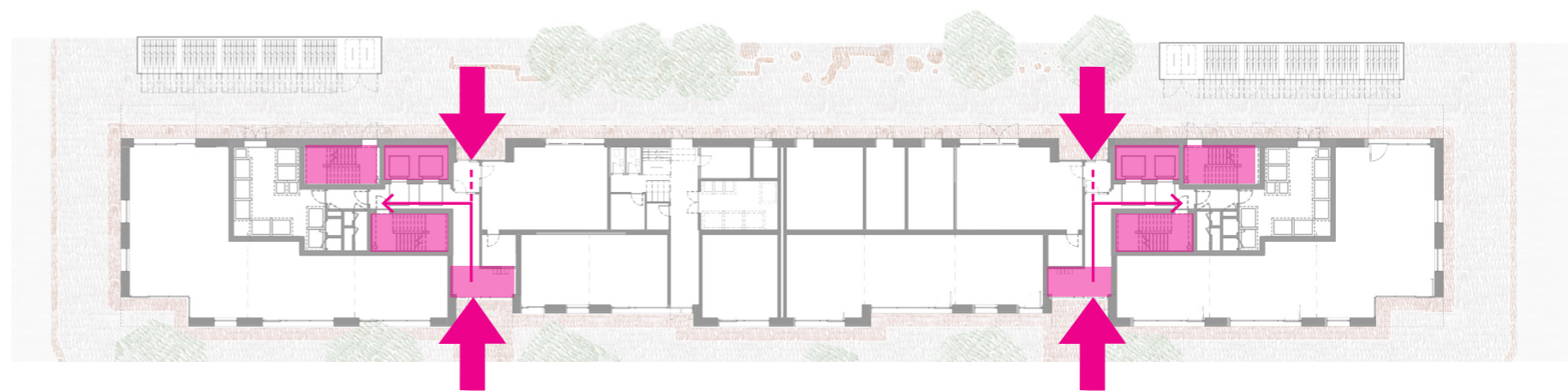
The adjacent plans (& wider design) of buildings H1 & H2 have been revised to incorporate a secondary, protected stair case in response to the emerging policy set out by the government mandate in July 2023 for all buildings over 18m in height. Mechanically ventilated central core allows primary access as a fire fighting shaft, with secondary access / egress facilitated via a secondary stair. Note H3 remains as a single stair proposal given its height under 18m. All matters of fire safety and escape are explained in further detail in the accompanying fire statement supporting this application.

Cycles

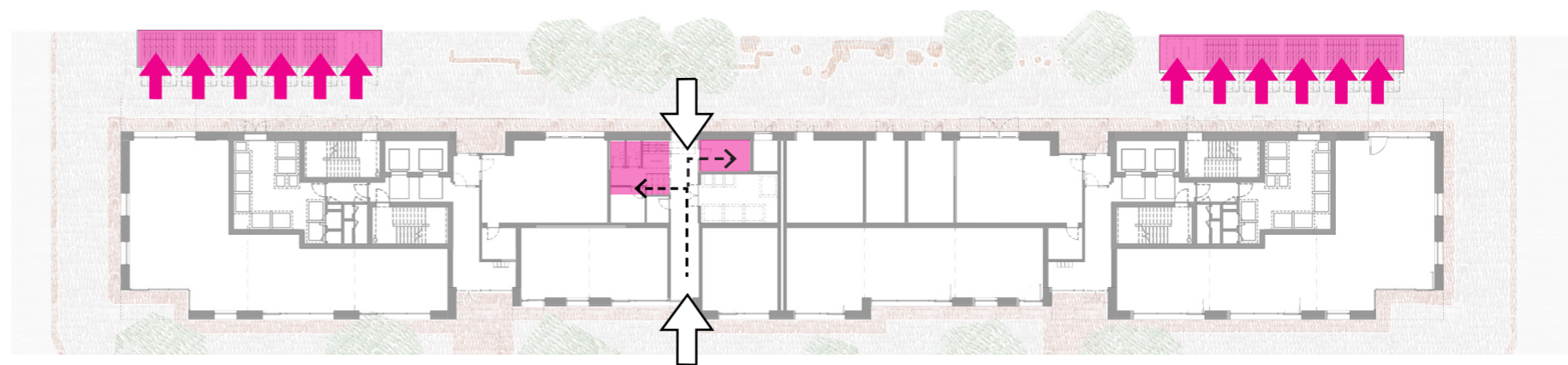
The residential cycle stores for H1 and H2 have been located externally from the Western frontage to Kirkmichael Road. They will be locked, secure, weatherproof and benefit from cctv coverage. The street is fully pedestrianised enabling a safe perimeter and access to the store, with generous doors providing access to the storage. Visually, these will sit as bright, patterned pavillions amidst the play street to improve visual wayfinding.

Spaces have been apportioned in line with policy targets. Dedicated retail cycling space and sanitary facilities are also provided centrally to the x2 buildings, accessed via a dedicated commercial service corridor.

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



Residential Access



Cycles

Streetscape

Access Sequence

Refuse + Servicing

Residential and commercial refuse stores have been located away from Aberfeldy Street to help prioritise retail frontage and public realm. Subsequently these are arranged to Kirkmichael Road and Lansbury Gardens respectively. They assume traditional bin store arrangement, with the residential portions collected on-street, as agreed with the waste officer. The commercial bin collection will be liaised by estate management, with all stores arranged to permit sufficient circulation and manoeuvrability of bins when at capacity.






To H1 and H2, both external and internal access to the residential refuse stores is possible, with lobbied corridor connection from the core allowing residents a more convenient access route with reduced travel distances. Notably due to the refuse stores distance from the kerb edge, collection relies on bin presentation areas to Kirkmichael road prior to collection from Dee Street (H1) and Blair Street (H2). An additional bulky waste store is located centrally to the plan.

To H3 similar spatial strategies are employed, with a secondary corridor that provides connection for from the core for ease of residential waste disposal. Bin collection may operate directly on-street from Lansbury Gardens. Notably at H3 additional service corridors connect Lansbury Gardens to the retail stores for access and maintenance requirements, whilst appeasing waste drop off to the commercial store.

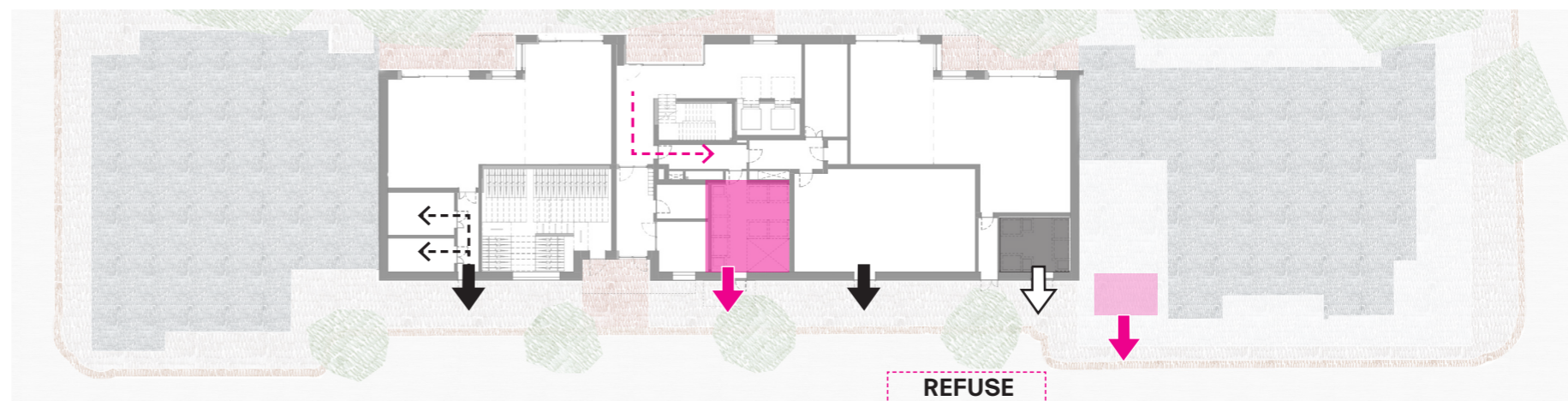
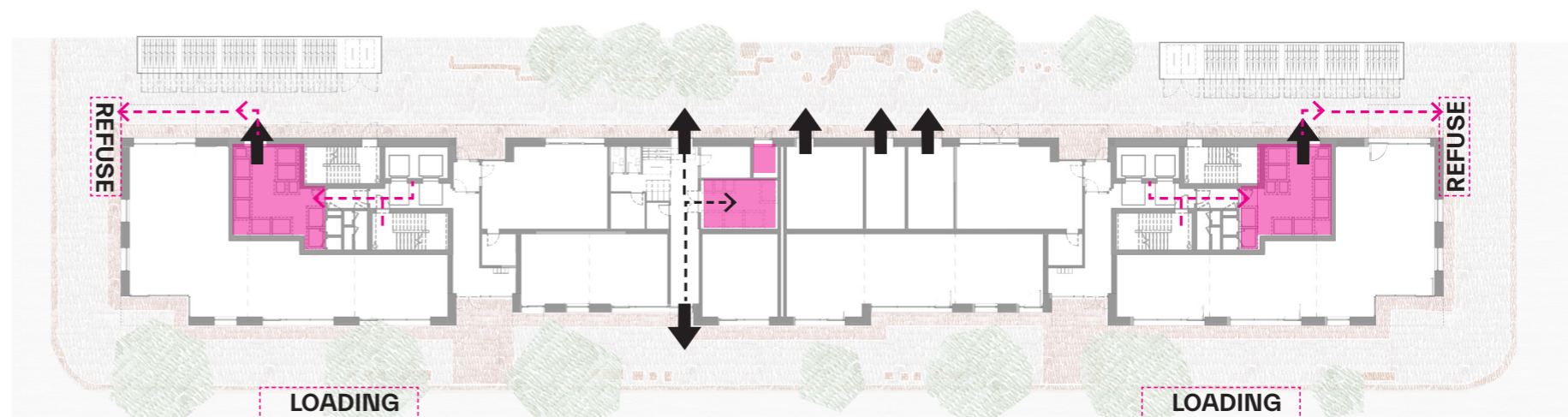
Dedicated loading bays are arranged to Aberfeldy street for deliveries and retail purposes. Plant rooms are either accessed directly off street to Kirkmichael Road or Lansbury Gardens, or via internal secondary corridors where street access is not required for onerous plant replacement.

Retail Access

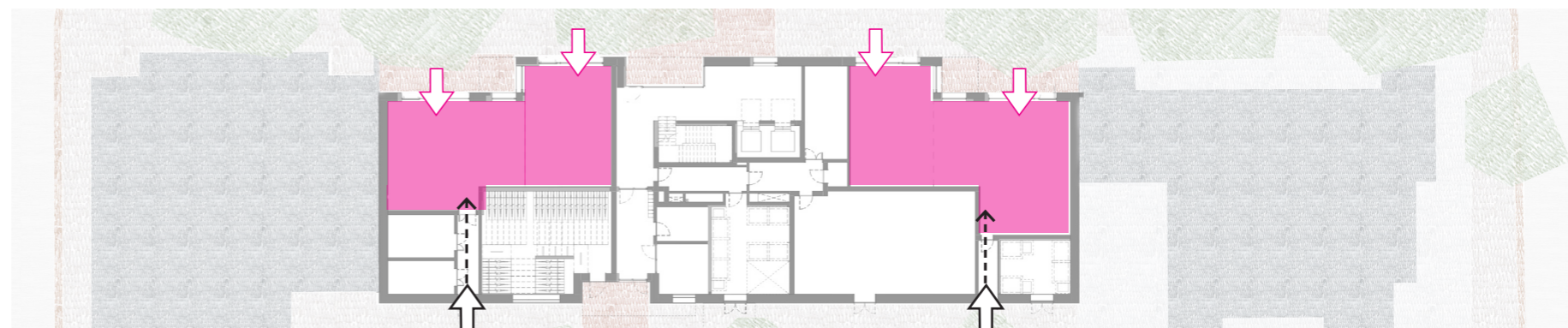
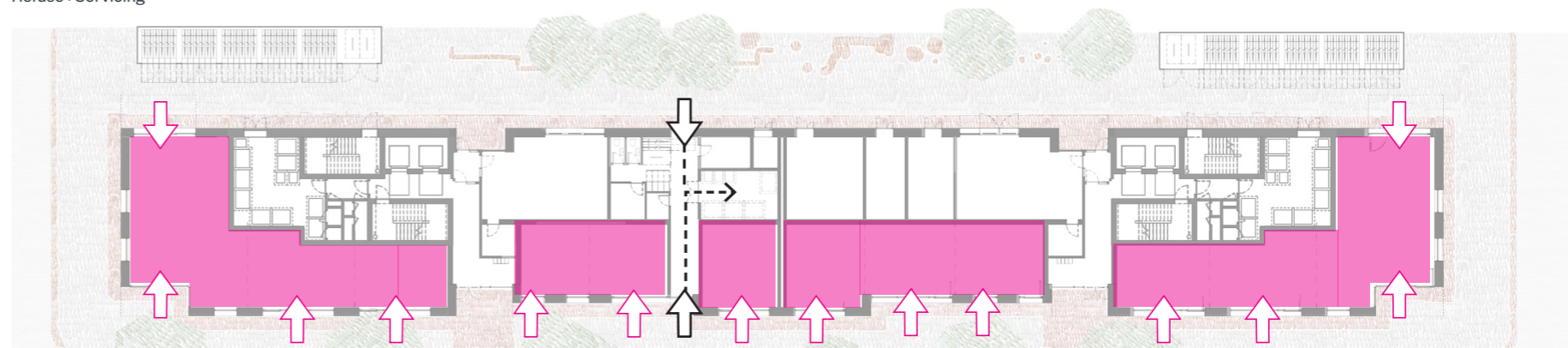
Primary entrances to the retail portions have been articulated to the East and Western frontages serving Aberfeldy Street. To further activate the gables, secondary entrances are located to Kirkmichael Road, extending the glazed envelope around the full extent of corners, and facilitating spill out to the immediate pedestrianised public realm. The dedicated commercial corridor central to H1/H2 provides staff access to the refuse stores, accessible shower and wc's.

-  Public Access
-  Residents Access
-  Staff 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.



Refuse+Servicing



Retail Access

Facades

Elevations - H1 H2

Composition

Plots H1 and H2 are expressed as a collection of 3 distinct masses ('blocks') with 2 connecting 'insets' to break down the 90m length of Aberfeldy Street maintaining a sense of rhythm and variety from neighbouring plots and the public realm.

The 5 masses are united by a precast textured base that steps with the forms of the floors above. The base accommodates smaller retail spaces than Plot F's permitting a diverse offering for locals. The base steps down towards the rear of the building rising only to define communally accessible uses in the block such as secondary residential entrances and amenity spaces.

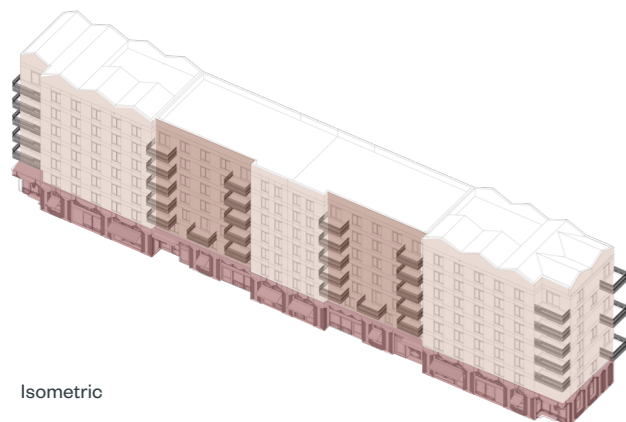
The lighter 'blocks' are distinguished with a variety of roof lines which are oriented to face key views and approaches to aid with wayfinding. Corners are activated by special balcony arrangements which are hit and miss or inset.

Aspect

The Northern elevation faces onto The Square and is enlivened by hit and miss balconies which step around the North-Western corner providing double height external amenity to residents.

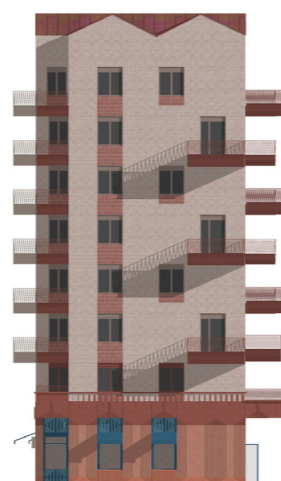
The Eastern facade is ordered and restrained above the lively High Street which provides the retail frontage. External amenity of the dwellings is designed to never sit directly above the High Street at L01 for resident privacy (except where inset and greater privacy can be achieved).

The Western elevation lines Kirkmichael Play Street and is overlooked by access decks and rear facing balconies for passive surveillance. Large openings to the facades allow communal amenity spaces within the building to actively engage with the street and provide positive dialogue and connection between the residents and wider community activities. Dedicated residential entrances to the core are united with these apertures via a large enveloping canopy that continues rhythm and scale to the facade.



- Block
- Inset
- Base

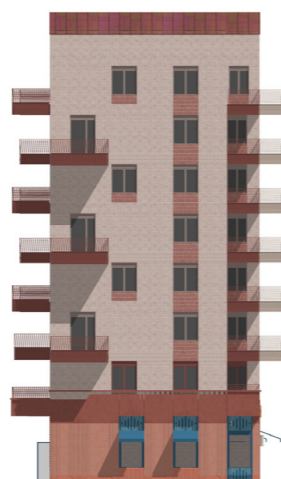
Isometric



North Elevation (Dee St.)



East Elevation (Aberfeldy St.)



South Elevation (Blair St.)



West Elevation (Kirkmichael St.)