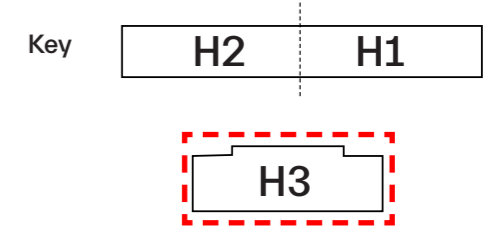


General Arrangement

Ground Floor Plan H3



Retail Units

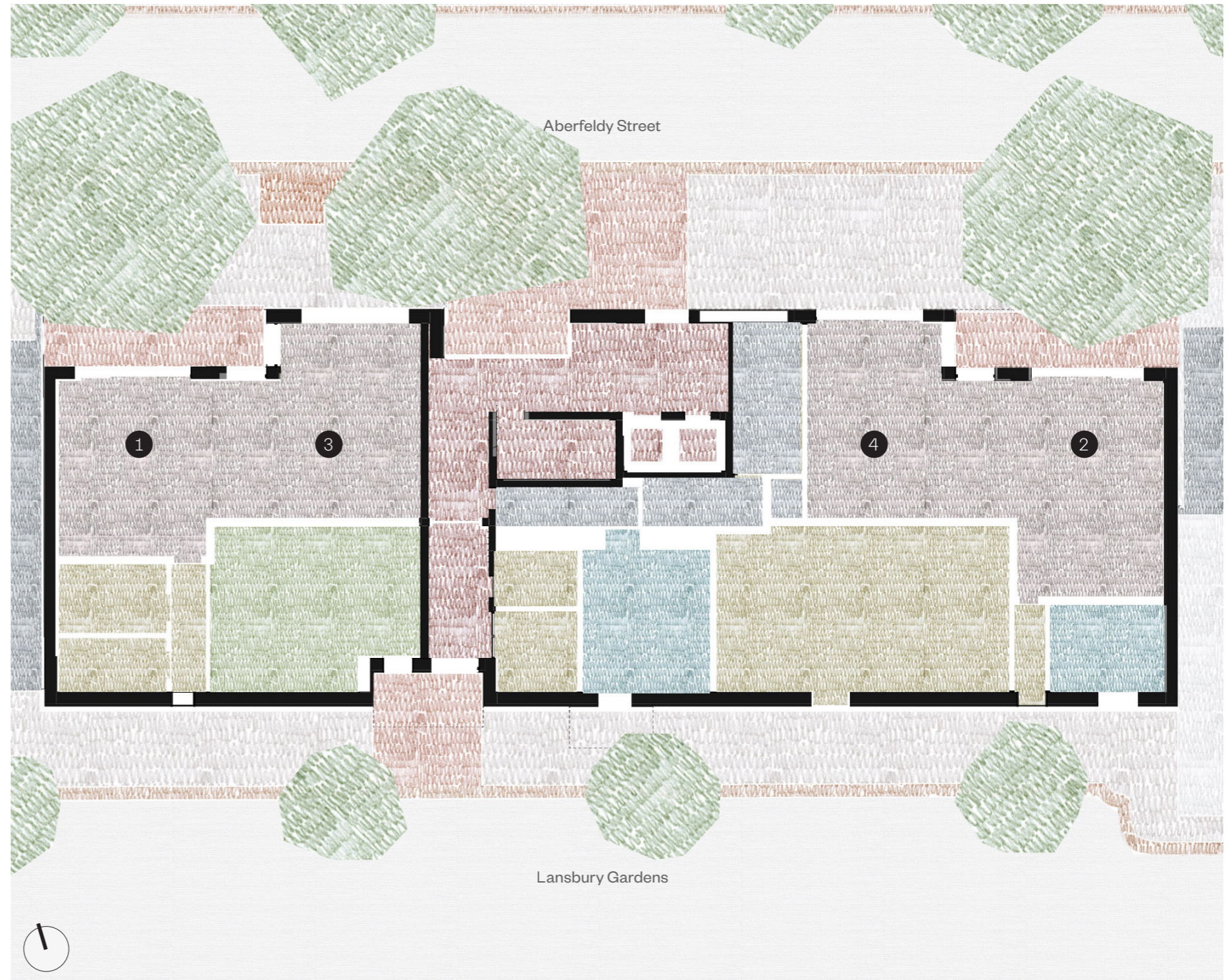
For the retail portions to H3, in total x4 units have been coordinated, with a flexible range of medium to large size units facing Aberfeldy Street. The steps in massing encourage a variety of frontage and relief whilst creating greater generosity in the public realm. This has allowed additional street furniture and provides the opportunity for spill out from within.

Crucial to the streetscape strategy has been to articulate 'doormats' of pattern and texture extending from the retail frontages to demarcate a sense of patchwork and ownership to the retail operators. This is evident in the plan and begins to animate building and landscape through both visual and practical means.

Retail uses and unit sizes have been coordinated with 'AND' specialist input, ranging from 50-78 sqm floorplates. Retail operatives will have access to the common facilities within H1/2, whilst dedicated service corridors are also provided from the rear of retail space within H3 to Lansbury Gardens, for prospective access, security and servicing requirements.

Residential

For the residential portions, key priority was placed on activating a generous, visually permeable frontage to both Aberfeldy street and Lansbury Gardens to ensure the latter does not become a perceived servicing, back of house area akin to the current condition. The 'through' entrance lobby has been crucial to this, ensuring a residential frontage can be articulated. Associative cycle storage has also been located to the East elevation enabling further windows and activity to this residential street. Internally, the lift lobby is generous and visually apparent on arrival, with an open stair benefiting the sense of wayfinding and vertical circulation.



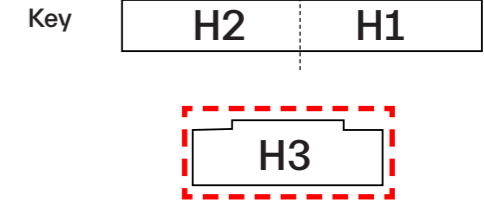
Proposed Ground Floor Plan to H3

- Residential Lobby
- Cycles
- Back of House
- Retail Units
- Plant
- Refuse

- 1 Large
- 2 Large
- 3 Medium
- 4 Medium

General Arrangement

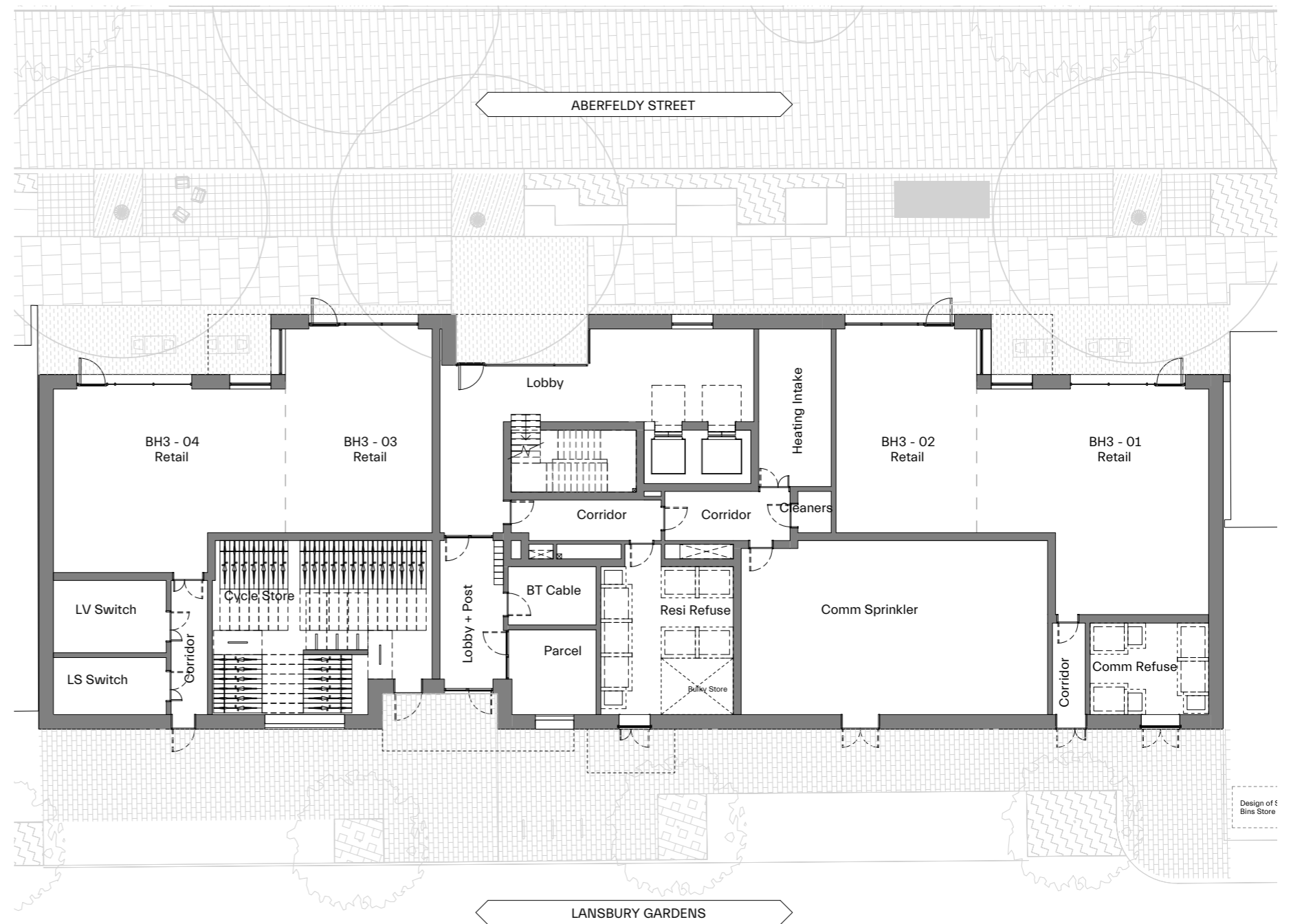
Ground Floor Plan H3



Market Bikes: 64 double stacked spaces
 04 accessible spaces
 06 vertical hung spaces

Retail GIA: 379.3 sqm

note: numbers reflect H3 only



Residential Design

Key Principles H3

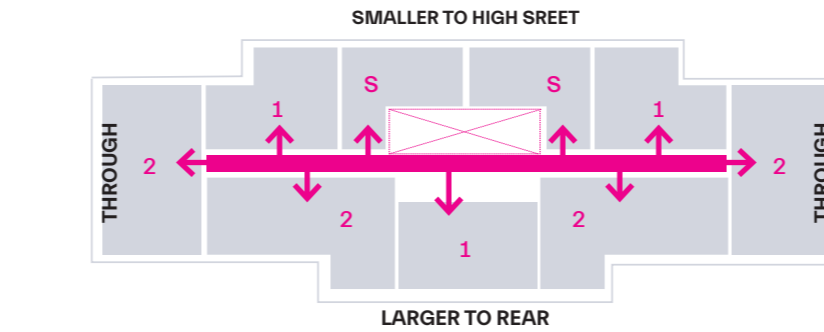
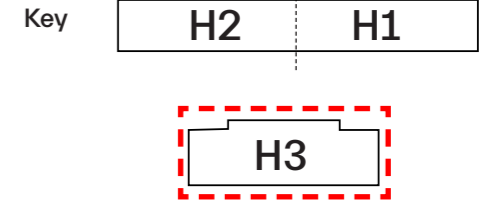
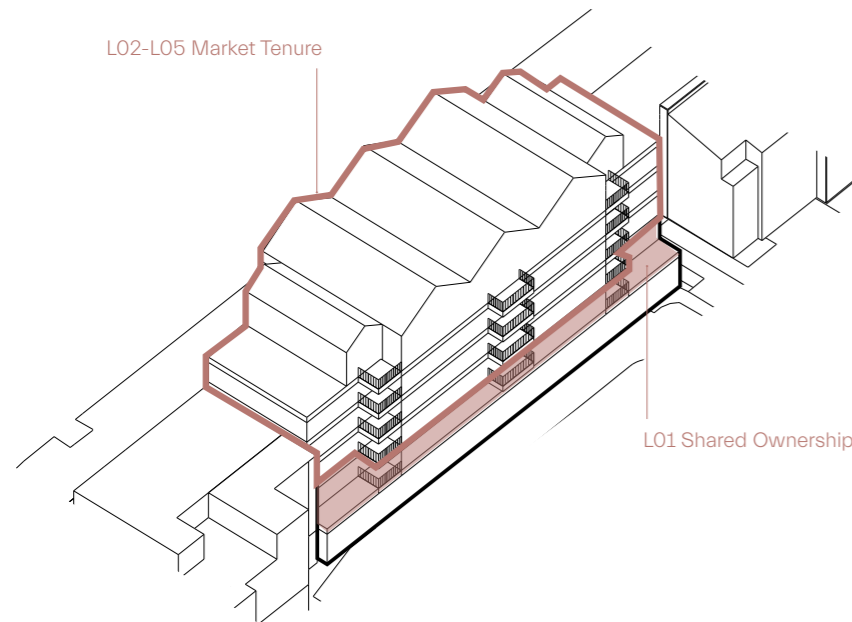
The adjacent diagrams reflect the key layout principles that have been employed across the floorplates to deliver good quality, generously articulated homes.

Block H3 is 20.8% affordable shared ownership tenure and 89.2% market tenure. Level 01 is apportioned to shared ownership, with levels 02-05 market tenure. The most typical are reflected; L02-L04 and L05.

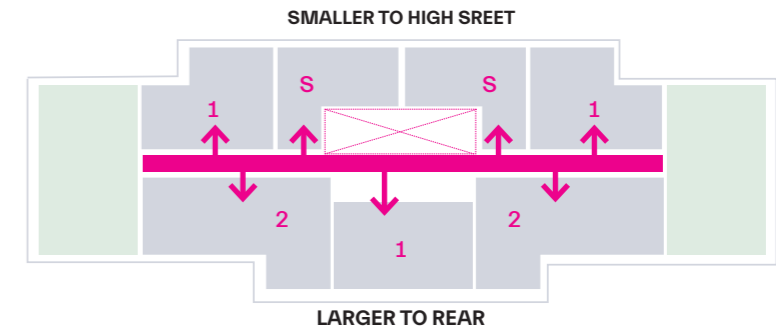
At the lower levels x9 homes varying from studio to 2bed units are arranged around the floorplate. The core is centrally located with double loaded winged corridors to mitigate length of access and improve a personalised experience to the residents' front door. All homes benefit from projecting balconies for generous private demised amenity. Through units have been located to the outermost extents with inset corners to facilitate dual aspect across additional units centrally to the plan. Typically smaller homes have been located to Aberfeldy Street with larger homes to the Eastern, quieter adjacencies and benefiting from long ranging views back across the estate to Braithwaite Park.

3beds are introduced at the level above (L05) where the floorplate adjusts to a smaller massing volume and a total of x5 homes are delivered. This also allows x2 communal roof terraces to be located to the northern and southern extents. These are both accessed internally from the common corridor with inclusive level access from lift lobby to external space. Due to the compact nature of the roof terraces, these are primarily hard landscaped with loose fitting furniture and planting for flexible use.

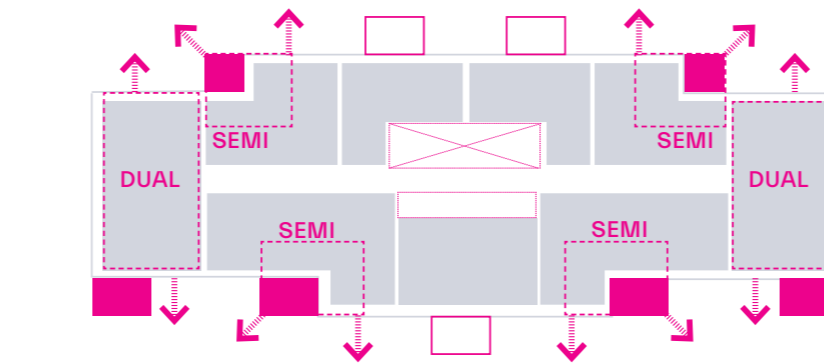
Note: Level 01 is consistent with the adjacent L02-L04 plan bar the centrally located West facing units adjusting to 2bed wheelchair homes for the shared ownership tenure, reducing total unit count to x7.



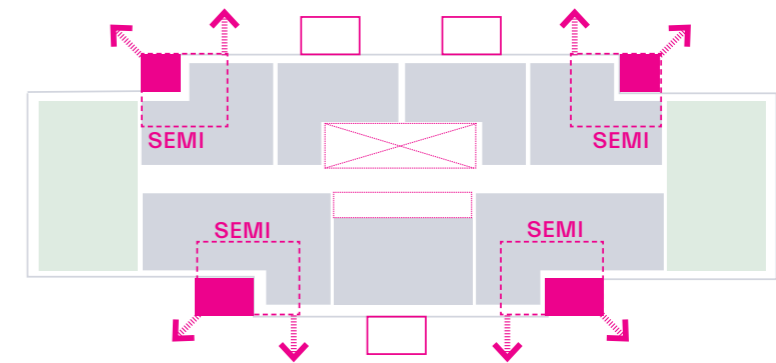
L02-L04: Arrangement + Size



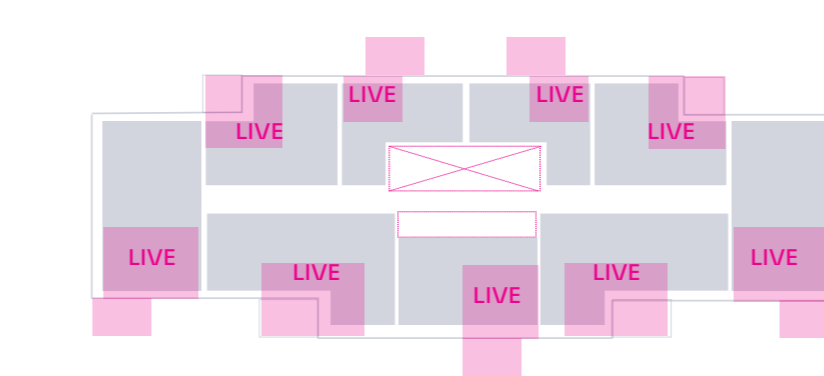
L05: Arrangement + Size



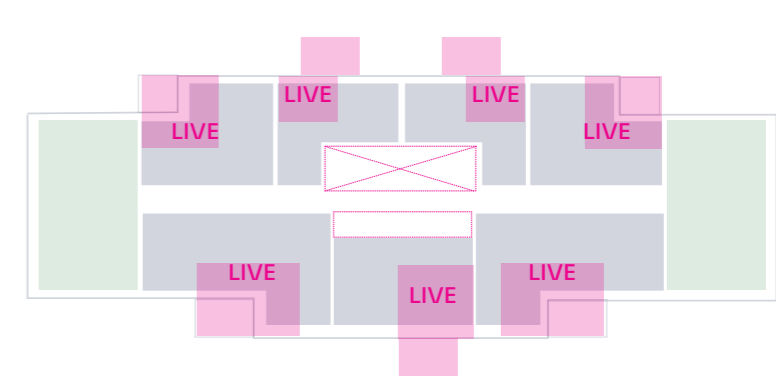
L02-L04: Amenity + Aspect



L05: Amenity + Aspect



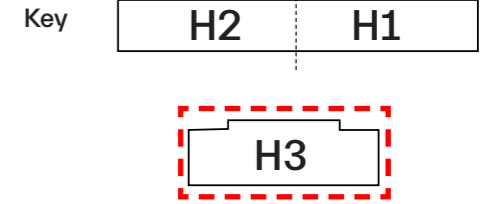
L02-L04: Living



L05: Typical: Living

Residential Design

Typical Floor



Levels 02-04

The adjacent plan demonstrates the spatial strategies applied across the typical floors L02-L04. All units have been carefully articulated around the floorplate to maximise views and optimise dual aspect where possible. Given the immediate adjacencies of Sherman House to the North and Loren Apartments to the South, opportunities for this have been limited. Subsequently steps in the massing have sought to introduce corners and articulate additional aspects to the internal habitable rooms. Through units have been employed at the north and south to optimise layouts, whilst living areas have been arranged 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. Most apartments follow a generous, open plan arrangement, with all meeting if not exceeding NDSS space standards. 60% of the units are either dual aspect or semi-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.



BH3 typical plan (L02-L04)

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



Proposed Floor Plan Level 02-04

Residential Design

Example Unit H3

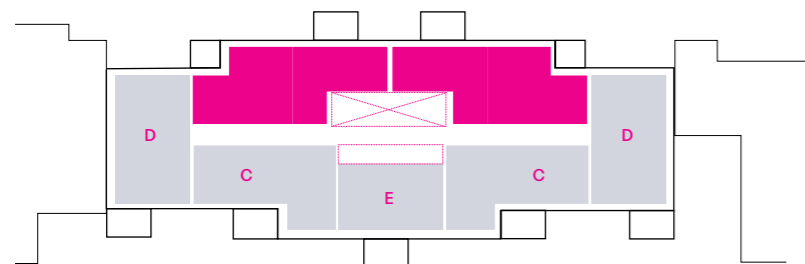
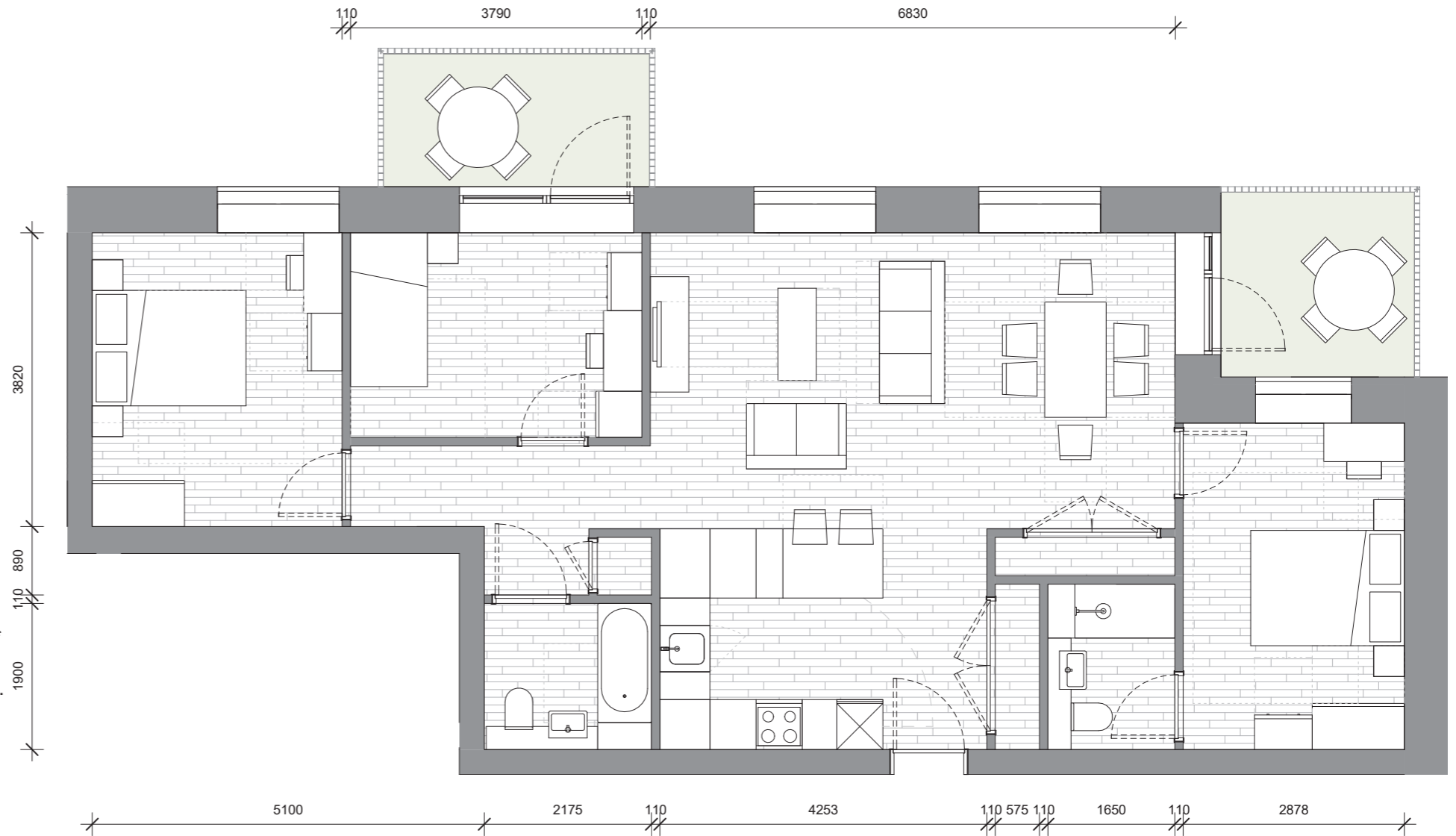
3B5P Level 05

The unit design for H3 has looked to embed many similar principles to that of the other blocks, and 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 above. 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 Eastern end of L05 and benefits from a Westerly aspect and a 'semi-dual aspect' North (or South in handed arrangement) with long views up and down Aberfeldy Street.

To optimise the home x2 balconies have been provided to encourage flexible living and allow generous external amenity provision connected to both the bedroom / study space and primary living area. Internally, the open plan living / kitchen / dining space is entered directly upon arrival with twin fronted windows and an inset corner with additional window for optimal daylight. The kitchen is located to the deepest portion of the plan whilst benefiting from borrowed light and aspect from the open plan arrangement.

In this dumbbell arrangement the L/K/D sits at the heart of the plan, with a degree of privacy created through a secondary corridor to serve bedrooms and sanitary, whilst the master bed and en-suite is located on the opposite side for independence.



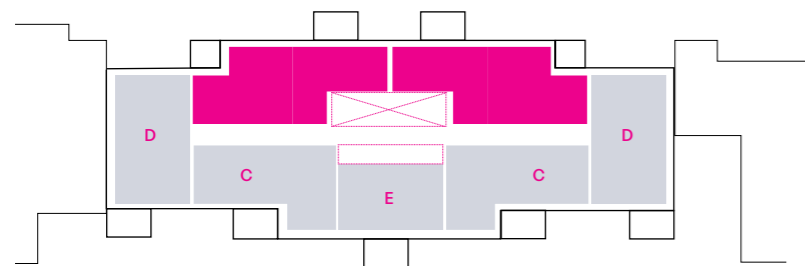
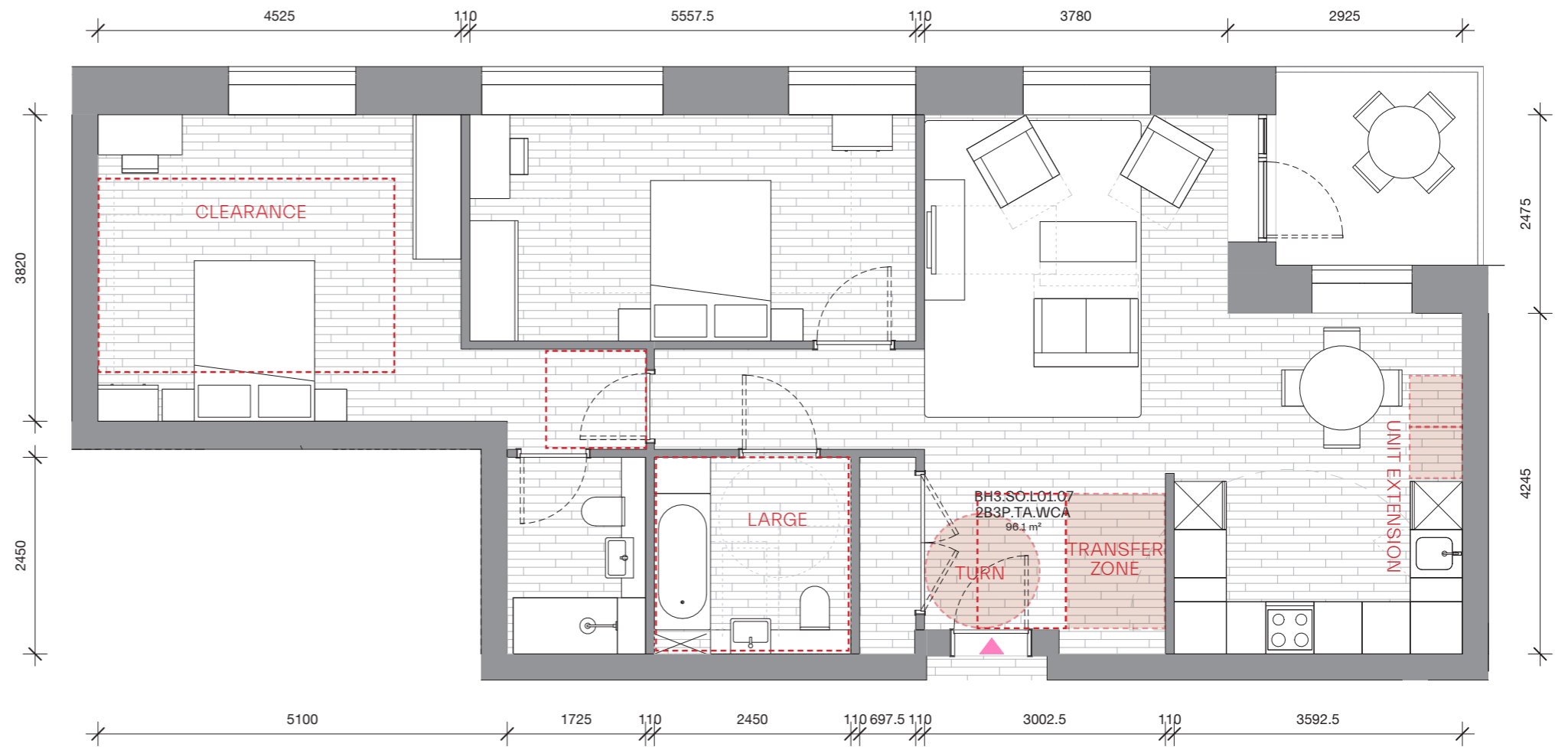
Proposed H3 Unit Plan 3B5P M4(2)

Residential Design

Wheelchair Homes H3

The units and building proposal have been coordinated to meet Approved Document Part M Volume 1, 2015. Across the market tenure, wheelchair units are arranged as M4(3)2(a) adaptable layout. In Plot H3 x1 unit type is being delivered in this arrangement. This is an 2b4p size and located on level 01 within the shared ownership tenure. The arrangement of which is demonstrated in the adjacent plan. A handed version will also be delivered on the level providing x2 wheelchair user dwellings in total across the block of H3.

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 H3

The adjacent figures detail an area and mix summary reflective of the previous pages and coordinated arrangement for Plot H3. Please refer to chapter 9.0 for full Phase A accommodation schedule.

	Studio	1 Bed	2 Bed	3 Bed	No. of units	Hab Rooms
Intermediate	-	1 14.3%	06 85.7%	-	<u>07</u>	<u>20</u>
Market	06 19.4%	09 29.0%	12 38.7%	04 12.9%	<u>31</u>	<u>76</u>
Total	<u>06</u> (15.8%)	<u>10</u> (26.4%)	<u>18</u> (47.3%)	<u>04</u> (10.5%)	<u>38</u>	<u>96</u>

	M4(2)a Homes	M4(3)2(a) Adaptable Wheelchair Homes	M4(3)2(b) Accessible Wheelchair Homes
Total	<u>36</u>	<u>2</u>	<u>0</u>
number	<u>36</u>	<u>2</u>	<u>0</u>
% of block	94.7%	5.3%	0

	Residential GIA	Residential GEA	Non Residential GIA Retail
Shared sqm	398		
Intermediate sqm	669.6	-	-
Market sqm	2,454.5	-	-
Total	<u>3,522.2</u>	<u>4,239.8</u>	<u>379.3</u>
sqm	<u>3,522.2</u>	<u>4,239.8</u>	<u>379.3</u>
sqft	37,912	45,637	4082

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

Unit Aspect	Single	Semi	Dual	Triple
Total	<u>10</u>	<u>20</u>	<u>8</u>	<u>0</u>
number	<u>10</u>	<u>20</u>	<u>8</u>	<u>0</u>
% of block	26%	53%	21%	0%

5

PLOT 1: BRAITHWAITE PARK

Area Analysis

Existing Considerations

As part of the focussed appraisal of Plot I, a series of key existing constraints were highlighted as part of the area analysis. These are detailed below, and reflect some of the notable influences considered throughout the design process and subsequent building response to date;

1: Existing Buildings

The current plot has an existing residential building of circa 5 storeys across its extents; Blairgowrie Court. This is proposed to be demolished and replaced with the proposals as set out in this application. The subsequent residential offer seeks to re-apportion the social tenure provision currently on site.

2: Existing Roads

The primary road adjacent to the plot is Blair Street, providing an East-West vehicular route and the current entry point for the residence. Served off this street is also access to a subterranean parking level (outside of plot to the East) and a service road to the West (Blairgowrie Court). The latter will form part of the proposal and considered as part of the public realm and servicing strategy.

3: Courtyard

To the south of the plot an existing hard surfaced courtyard provides vehicular access to the existing block for parking, servicing, and waste collection. This provides a buffer between the adjacent residential development whilst also a functional asset for the building. This has been retained all be it improved in the proposed arrangement.

4: Refuse and Sub-Station

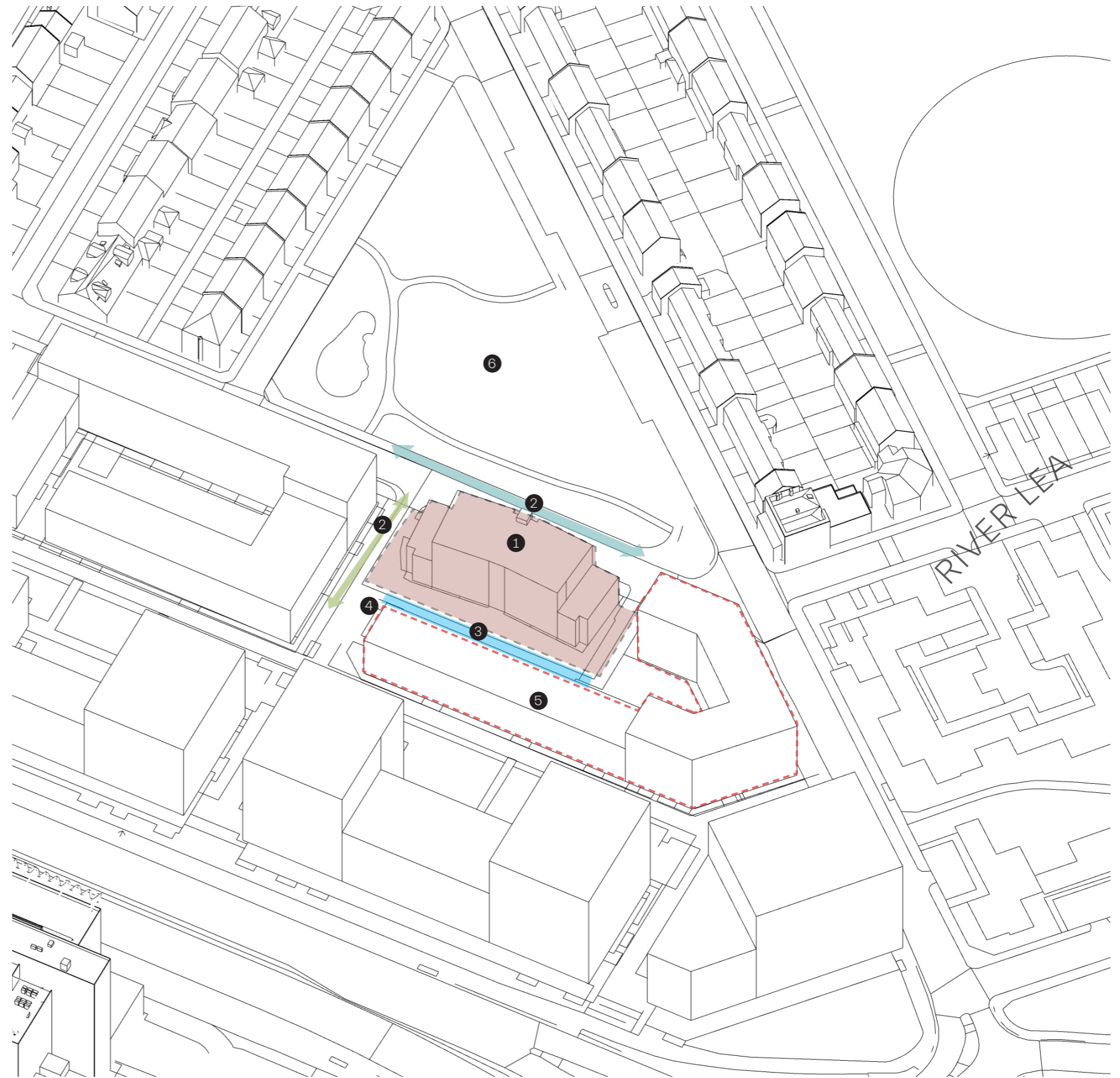
To the perimeter edge of the courtyard there is an existing sub-station and SULO waste bins serving the existing and wider blocks. These need to be retained as part of the future development and the SULO increased, holding effect to the proposed public realm arrangement set out in this application.

5: Adjacent Buildings

To the south, East and West of the plot, there are a series of existing buildings delivered as part of the earlier phases of the Aberfeldy Estate regeneration. The proposed massing extents have been mindful of these adjacencies and ensured to mitigate overshadowing to the existing dwellings whilst carefully considering the townscape effect.

6: Braithwaite Park

A key adjacency and community asset lies to the North of the plot with its link to Braithwaite Park.



Plot I Location Plan and Existing Site Condition

Area Analysis

Existing Considerations



1 View of the Existing Blairgowrie Court to be demolished



2 View looking North up Blairgowrie Court towards Braithwaite Park



3 View of the existing carpark to the rear of Blairgowrie Court and sub-station / sulo



4 View of existing car park ramp to the East of the plot and residential behind



5 View of 'The AV' - East India Green which aligns Traders house to the South of the plot.



6 View across Braithwaite Park towards Plot I

Narrative

Contextual Patchwork

The narrative for a 'patchwork' of proposals was conceived to suitably knit the design responses of Phase A into the existing grain of Aberfeldy. For each plot (or patch), a series of visual references provided a narrative for the ongoing design response. These reflect existing, envisioned and conceptual conditions



- 1 Painterly reference of living room overlooking park landscape
- 2 Painterly reference of living room overlooking park landscape
- 3 View westward across Aberfeldy Estate
- 4 Existing Braithwaite Park
- 5 Existing East India Green
- 6 Existing Braithwaite Park
- 7 Brick texture reference
- 8 Brick texture reference
- 9 Building reference: Kings Crescent Estate, Hackney

Reference images: key labels start from top running left to right

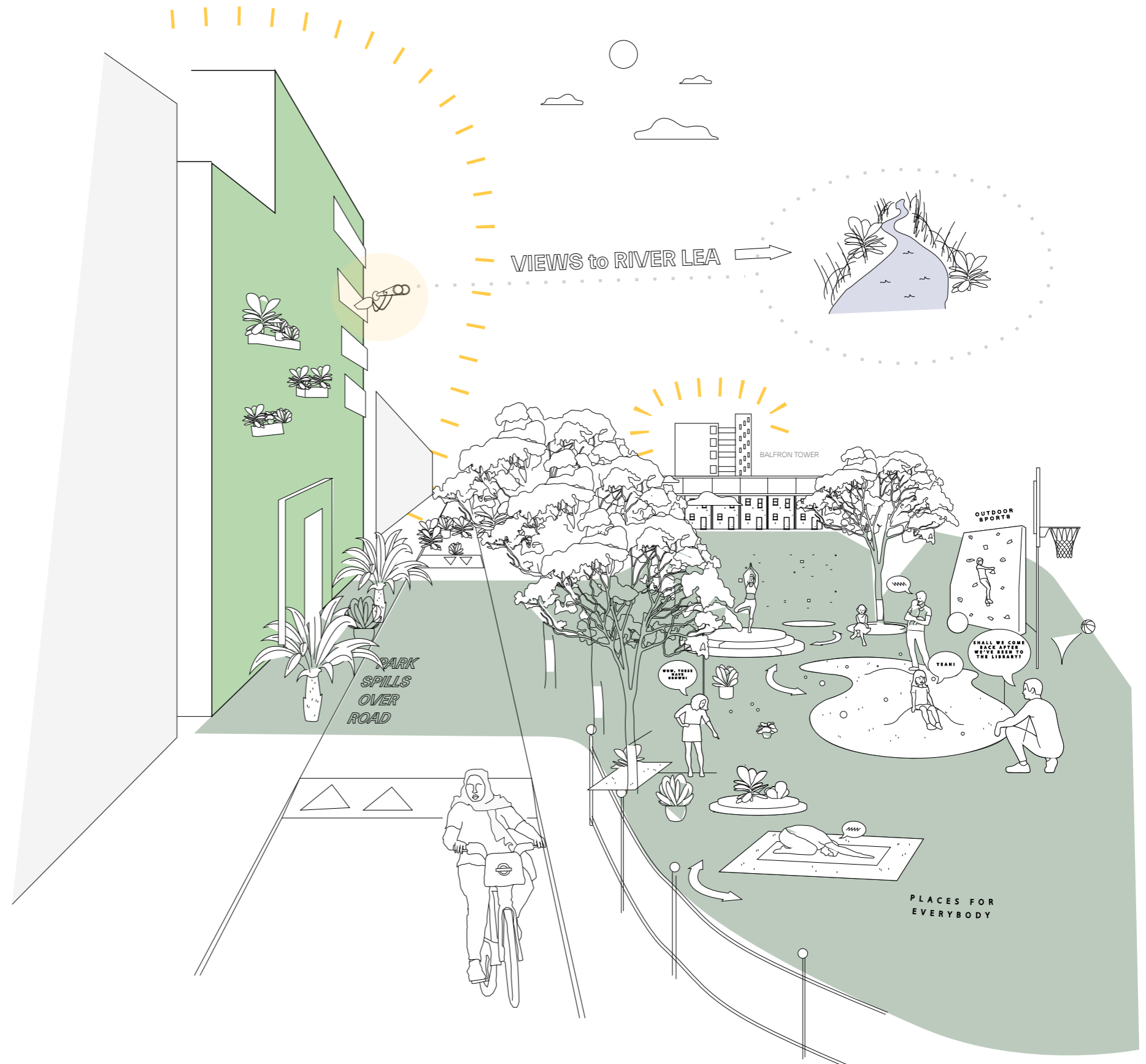
Narrative

Concept Response

How will the design sustain and reinforce a sense of community across Aberfeldy Estate?

As a starting point for each plot design response, a conceptual drawing was developed to prompt ideas and themes for the proposal. Similarly, posing questions as to how the design would sustain and reinforce a sense of community across Aberfeldy Estate? Notable observations for Plot I are listed below;

- Encourage a place for all ages
- Create connections to Braithwaite Park
- Articulate the prominent position
- Provide long ranging views to the River Lea and Balfron
- Knit in with neighbouring buildings
- Improve street edge to busy road
- Improve community space and character
- Provide rooftop gardens



Early conceptual collage