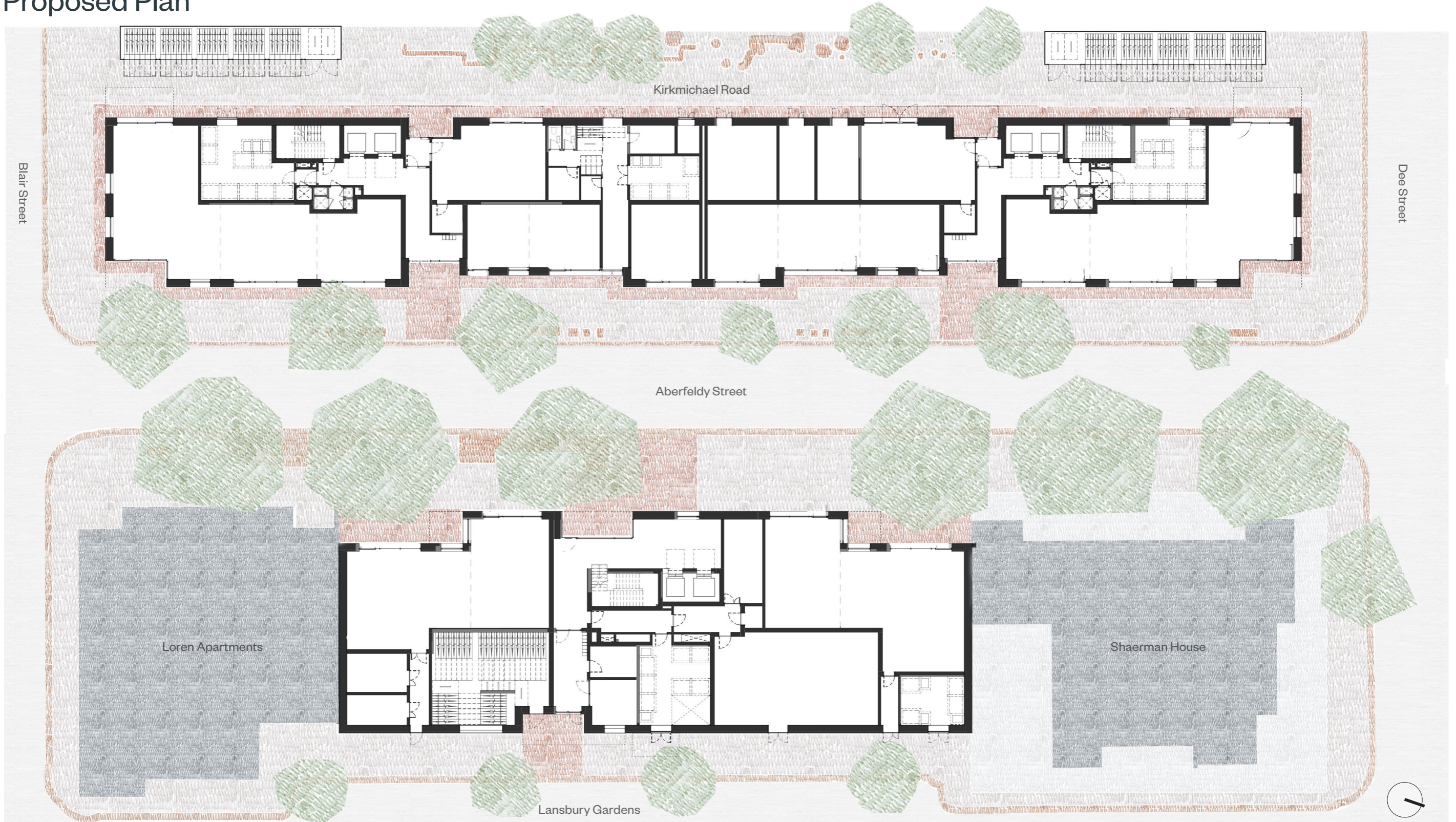


Streetscape

Proposed Plan



Proposed Plot Plan to H1, H2 and H3

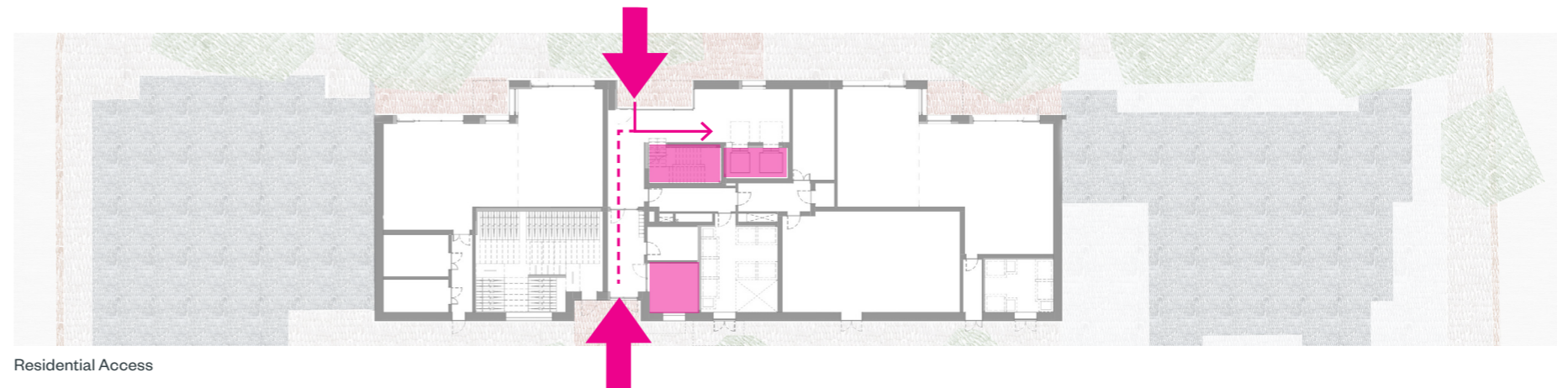
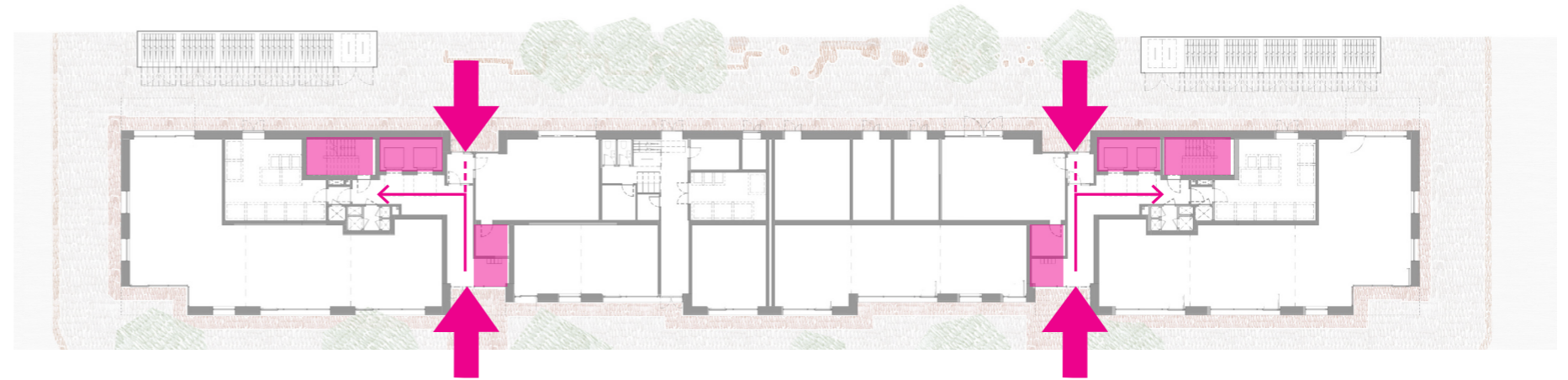
Streetscape

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 lift lobby provides twin lift vertical circulation to the floors above, alongside a dedicated stair core. The arrangement is effectively mirrored between H1 + H2. H3 employs similar principles, with secondary through access to Lansbury Gardens.

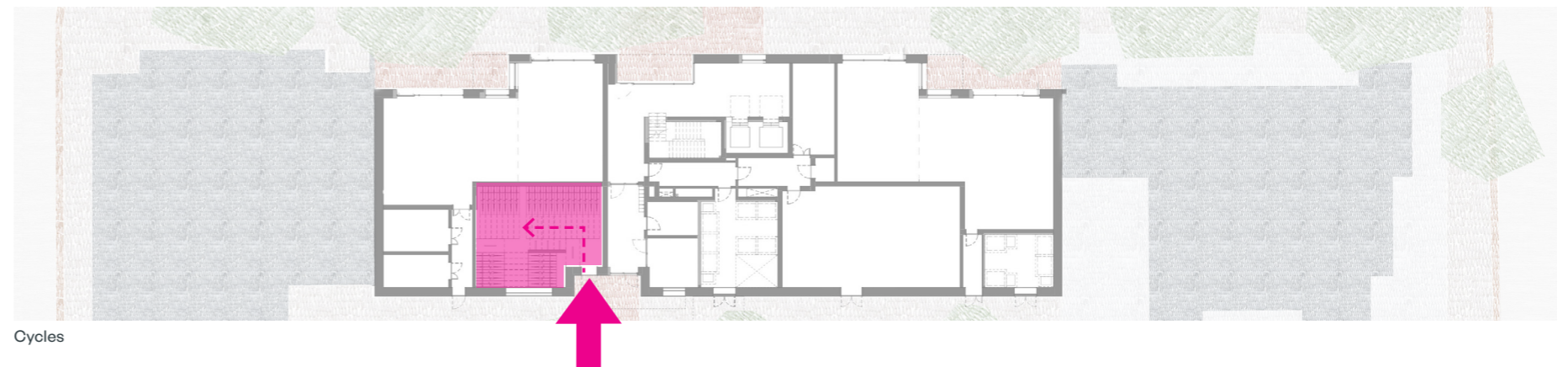
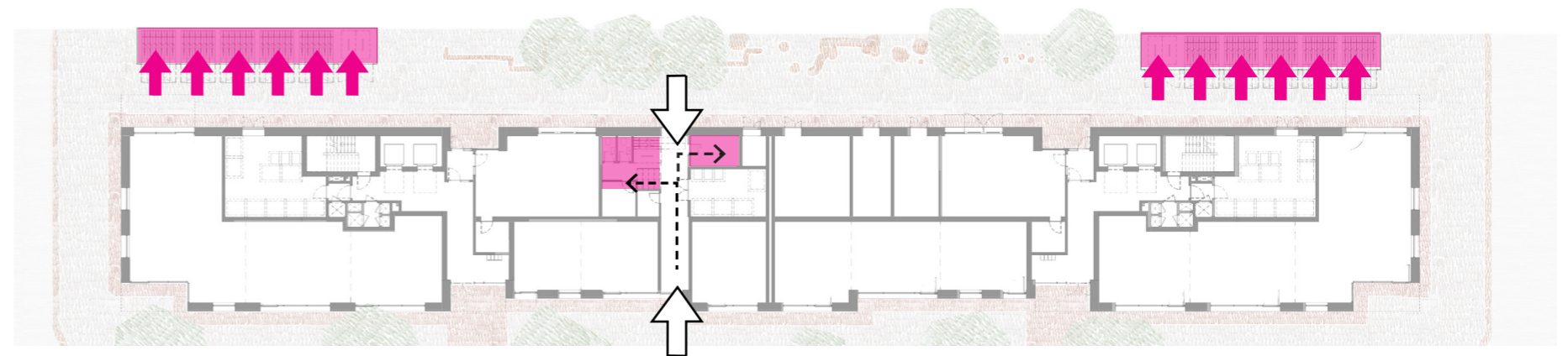


Residential Access






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.



Cycles

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

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.

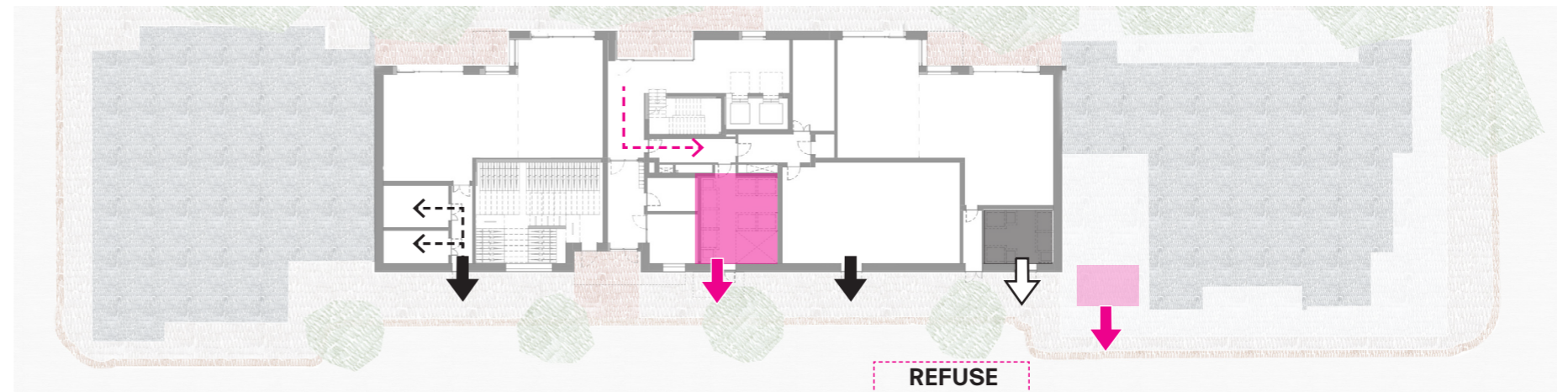
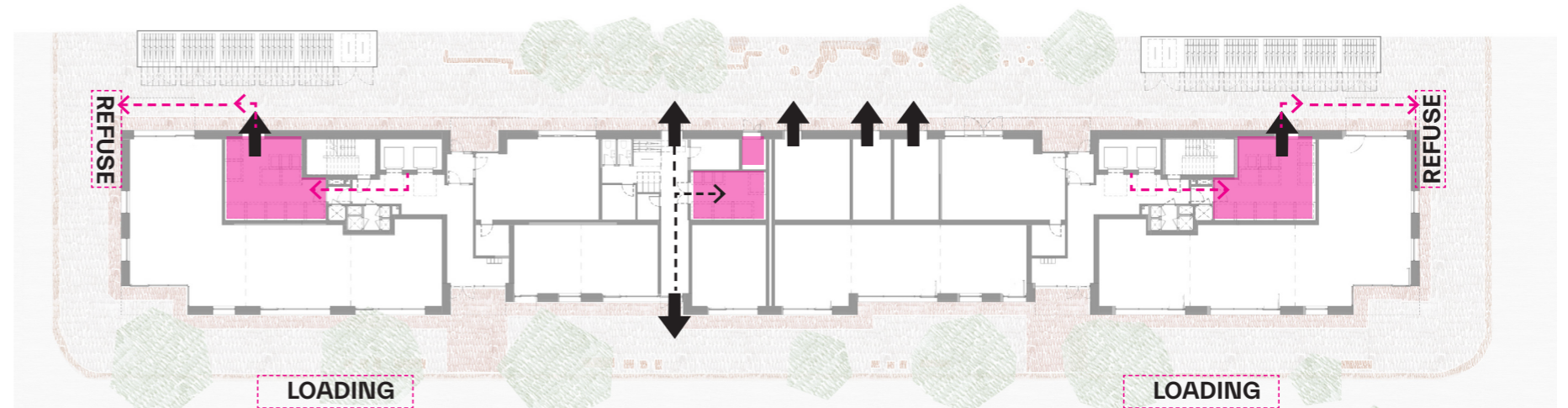
Dedicated loading bays are arranged to Aberfeldy street for deliveries and retail purposes. Plant rooms are either accessed directly off street to Kirkmichael Road or Lansbury Gardens, or via internal secondary corridors where street access is not required for onerous plant replacement.

Retail Access

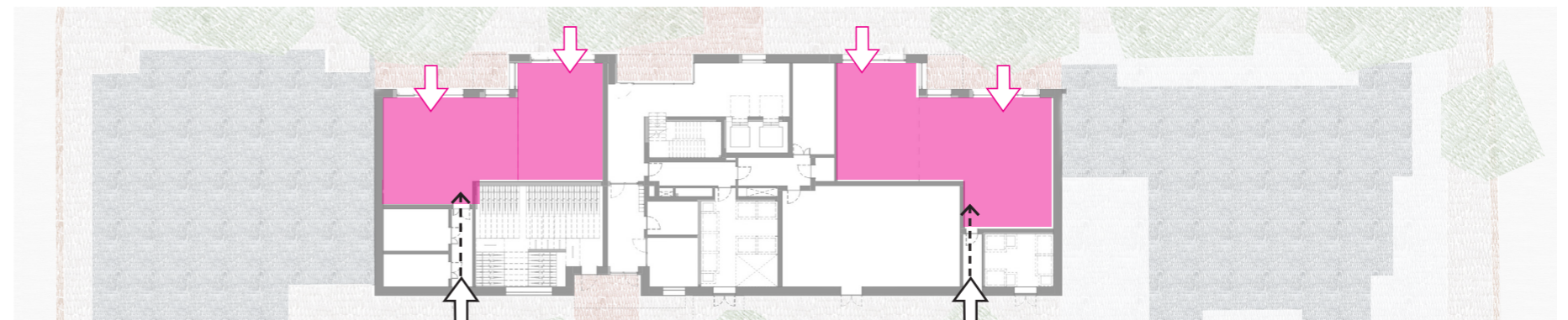
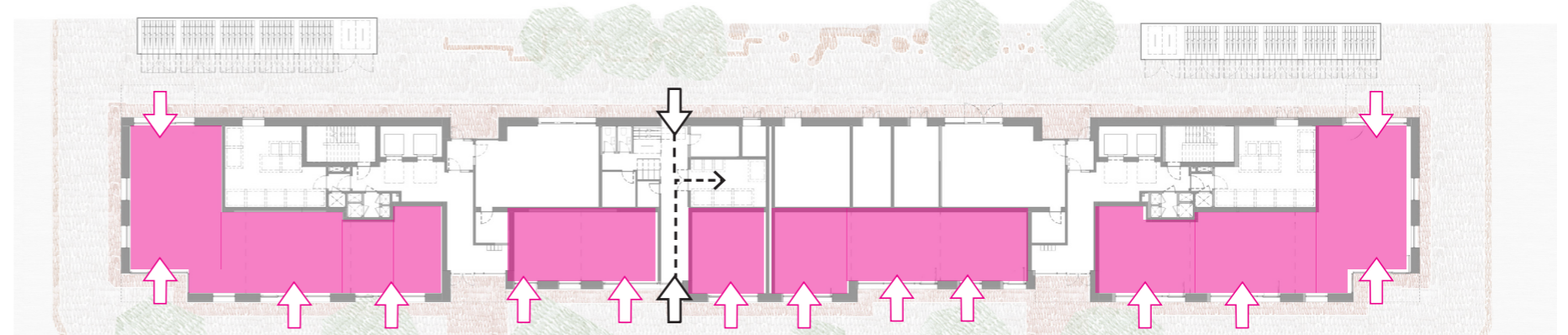
Primary entrances to the retail portions have been articulated to the East and Western frontages serving Aberfeldy Street. To further activate the gables, secondary entrances are located to Kirkmichael Road, extending the glazed envelope around the full extent of corners, and facilitating spill out to 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