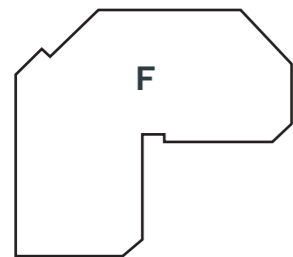


Massing Development

Proposed

View from Dee Street

The adjacent view presents an artist's impression of the proposal taken from Dee Street, looking North West. The material and detail façade response shall be outlined in the following pages.



Proposed artist's impression looking North West from Dee Street

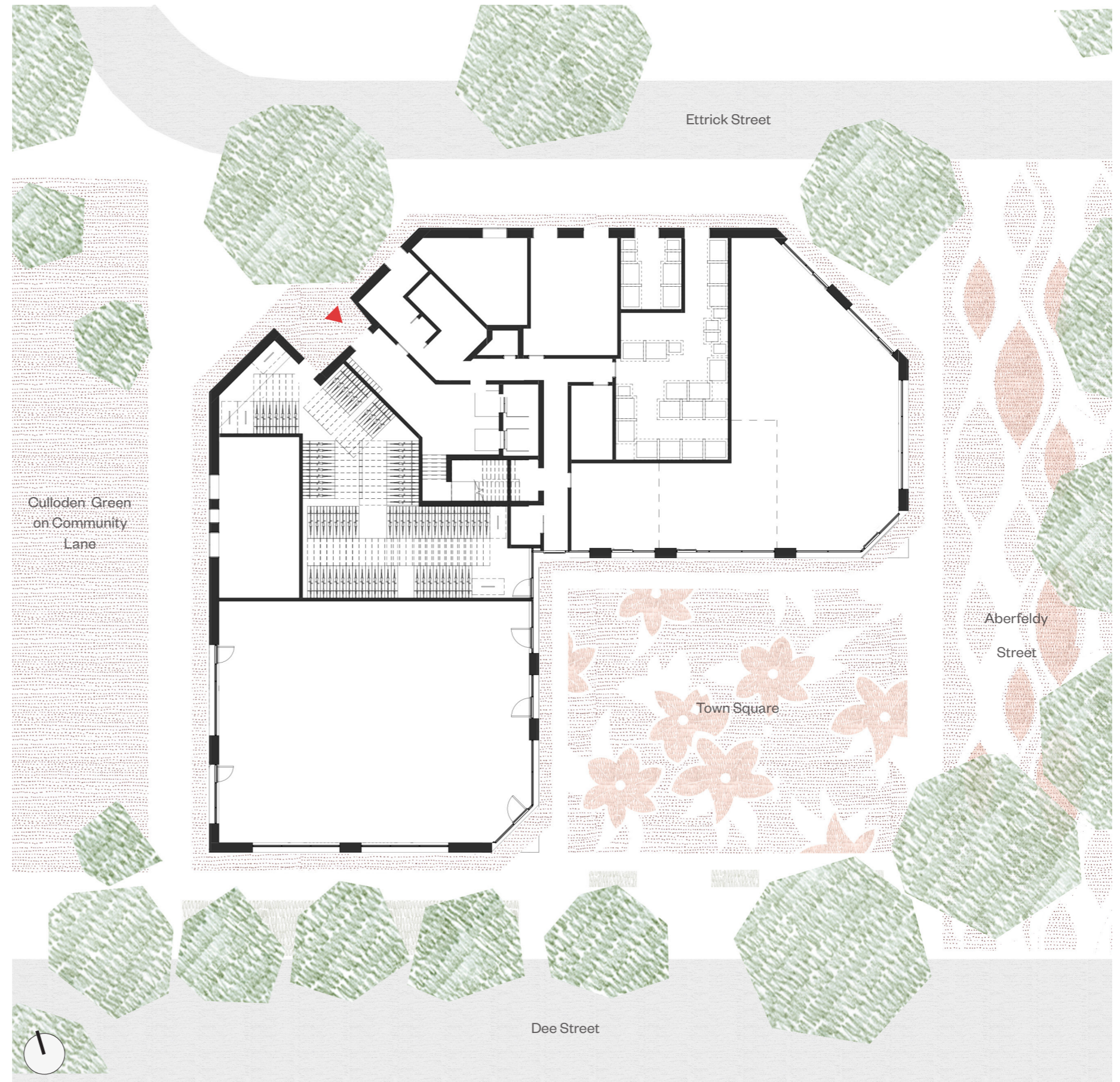
Streetscape

Plot Plan

The adjacent plan represents the proposed arrangement for the Plot F. During the design process, key coordination has taken place with the landscape and masterplan architects to devise a generous and diverse public realm. The building stands at the centre of this, with a series of notable key moves including the creation of the new Town Square; the stopping up and pedestrianisation of Aberfeldy Street; and the future delivery of Community Lane / Culloden green. In response, the programmatic arrangement of the ground floor creates public facing activity through the articulation of its mass and defined entrances, seeking to address the numerous adjacent townscape and connectivity considerations. To the building, x2 primary points are provided for the residential portions, accessed off the new square and Ettrick Street; the latter providing the main arrival lobby. For the retail portions several entrance points are located to the building perimeter served off Aberfeldy Street, Dee Street, Town Square and Community Lane. Notably, these retail portions have been used to further the sense of public permeability and address the notable adjacencies of Millennium Green (to the North East) and Culloden Primary Academy (to the South West). These will be key points of pedestrian connectivity.

The landscape strategy has sought to unite the building with its proposed environs and similar to the façade strategy, sought to reference existing Aberfeldy patterns across the proposed hardscaping to provide a unique, playful, and animated street presence. Alongside this, portions of planting, greening and furniture have been used to create a lush and functional heart for the community whilst retaining large extents of existing mature trees. Parking has been distributed along Dee and Ettrick street for blue badge and residents' spaces, with additional provision for a delivery drop off and services parking bay to the north.

For the boundary and phasing extents of Phase A and its respective plots, please refer to the Design and Access Statement: The Masterplan prepared by Levitt Bernstein Architects.



Proposed Plot F Plan