

## 3.7 The look and feel of the neighbourhood

### Community Lane

#### Architecture



Fig.66 Paired residential entrances with brick detailing



Fig.67 Recessed and banded brickwork detail



Fig.68 Glazed brick detail

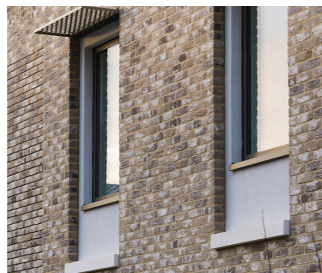


Fig.69 Articulation of window opening

3.7.15. On Community Lane, residents will have on-street access direct to their front doors. Here brickwork **should** typically come to ground level and relate to a more domestic and pedestrian focussed public realm.

3.7.16. Residential entrances **should** be paired and recessed, with high quality materials and finishes. Glazed brick is suitable for entrances to houses.

3.7.17. Window openings **should** be expressed and articulated through brick detailing and through the use of materials such as concrete and render.

3.7.18. Detailing **should** be in brick and, the use of banded and textured brickwork is appropriate in this location.

3.7.19. Balconies at upper levels **should** be in projecting metalwork.

#### Public realm

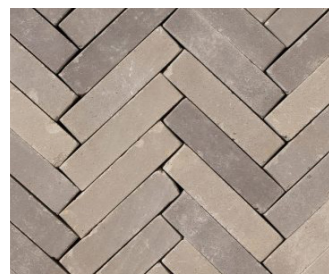


Fig.70 Small unit dutch clay pavers



Fig.71 Granite kerbs

3.7.20. For a more pedestrian scale, small unit clay pavers **should** be used throughout the pedestrian environment, with an opportunity for a highlight within local squares.

3.7.21. To emphasise the pedestrian priority across community lane, tegula **should** be used at vehicular crossing points.

3.7.22. Granite kerbs and edging **should** be used throughout as robust edging to define vehicular access and rain gardens.

3.7.23. Timber elements in furniture, on top of seating walls, and within play elements **should** be encouraged for a homely and tactile quality within the public realm.



Fig.72 Tegula road surfacing

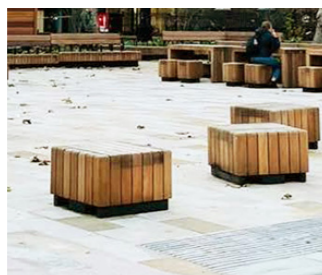


Fig.73 Timber elements

### Enterprise Yard

#### Architecture

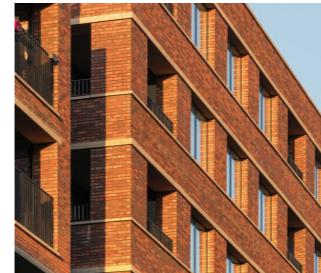


Fig.74 Horizontal concrete banding within brick façade



Fig.75 Horizontal concrete banding within brick façade

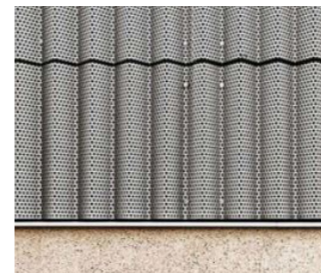


Fig.76 Corrugated, perforated metalwork façade

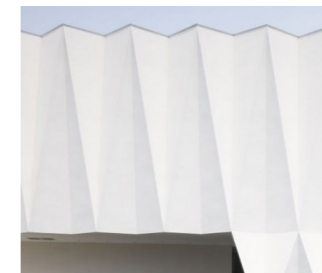


Fig.77 Cast pleats in concrete façade

3.7.24. The bases of residential buildings will incorporate workspace. This workspace **must** be contained within a concrete plinth, the design of which **should** refer to the history of the Site and/or the local community. Design features such as cast-in folds or pleats are appropriate in this location. Integrated and patterned metal shutters **should** also be incorporated.

3.7.25. Homes above **should** be set back from the plinth and **should** incorporate concrete detailing. Horizontal banding is appropriate here.

3.7.26. Workspace buildings on the east side of Enterprise Yard will have their own language. They **must** incorporate a plinth with a clear relationship to the bases of the buildings on the east side. The tops of these buildings **should** be playful and incorporate a change in material. Corrugated/perforated metal is appropriate in this location.

3.7.27. Planting **should** be incorporated along the roofs of the new "Poplar Works" buildings.

#### Public realm

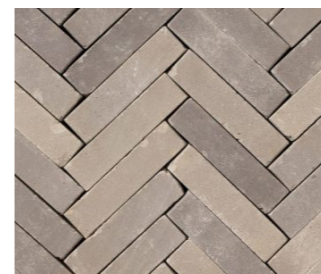


Fig.78 Small unit dutch clay pavers



Fig.79 Granite kerbs

3.7.28. Enterprise Yard's pedestrian environment **should** continue to use the same small unit clay pavers as with the other residential streets.

3.7.29. Granite kerbs **should** be used as robust edging to roads and pavements.

3.7.30. Asphalt road surfacing **should** be used where roads are to be adopted and tegula road surfacing when roads are private.

3.7.31. Timber cubes and seats **should** be encouraged wherever space in the street width allows.



Fig.80 Asphalt



Fig.81 Tegula road surfacing

## 3.7 The look and feel of the neighbourhood

### The High Street

#### Architecture

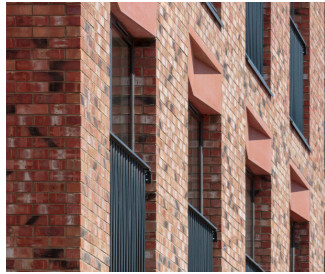


Fig.82 Brick façade with concrete detail at window head



Fig.83 Pale brick with warm tone

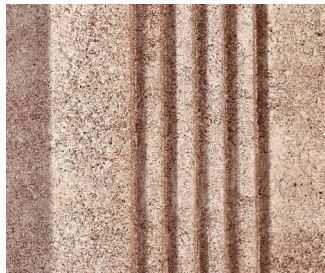


Fig.84 Coloured concrete plinth with cast-in motif



Fig.85 Clearly defined residential entrance

3.7.32. The design of the High Street buildings in Phases B-D **must** respond to the design of Phase A to create a consistency of materiality, detailing, texture, and motif.

3.7.33. A plinth **must** be used on Aberfeldy Street to define non-residential uses at ground level. Coloured concrete and cast-in motifs are appropriate here and these **should** refer to the design of Phase A, the history of the Site and/or the local community.

3.7.34. At upper levels, detailing **should** be in brick or concrete and balconies **should** be predominantly formed in projecting metalwork with a sense of lightness.

3.7.35. Residential entrances **should** be differentiated from non-residential function through changes in form and pattern within the plinth.

#### Public realm

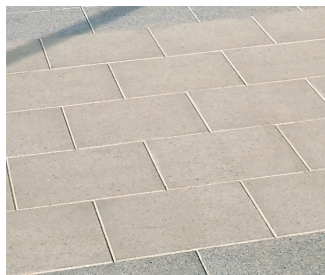


Fig.86 Marshalls perfecta



Fig.87 Coloured furniture

3.7.36. The High Street is a place where colour and texture **should** be encouraged within the public realm and work in harmony with the design and colour palette of adjacent buildings.

3.7.37. Materiality **should** be a continuation of Phase A and also and celebrate the diversity of the local community. Therefore marshalls concrete perfecta paving flags **should** be used across pavements.

3.7.38. An active retail 'spill out' zone **should** be defined by coloured concrete that responds to the plinth material of the architecture.

3.7.39. With the street being pedestrian priority and a key piece of public realm, the road **should** be defined by tegular block paving.

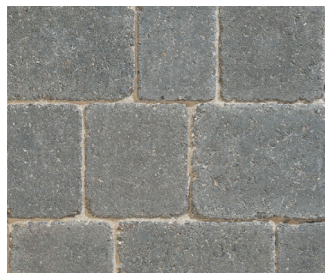


Fig.88 Tegular road surfacing



Fig.89 Coloured Precast Concrete

**4**

**PUBLIC REALM**

## 4.1. Streets

### Approach and principles

- 4.1.1. The threads of the masterplan translate into a series of streets that provide vital connectivity for all users, whether they are in a car, on foot, on a bike or in wheelchair.
- 4.1.2. The Healthy Street (Abbott Road) is the primary vehicular route through the Site but it is also a primary green space connector, and its design **must** encourage slow vehicle speeds and a comfortable pedestrian and cycle environment.
- 4.1.3. The Healthy Street **must** have widened pavements, tree planting and ground flora which will facilitate greater pedestrian and cycle movement across the masterplan and especially between the existing and proposed public open spaces.
- 4.1.4. Supporting the Healthy Street are a series of secondary vehicular streets: Aberfeldy Street, East West Links, and Enterprise Yard, which will be primarily for residents and poplar works users, and these will deliver the majority of the required vehicle access.
- 4.1.5. All secondary streets **must** be designed to slow vehicles speeds and support pedestrian and cycle connectivity. Carriageway widths **must** be minimised within the network as part of the overall traffic calming initiatives.
- 4.1.6. Community Lane is a tertiary street and **must**, for the majority of it's length, be a pedestrian and cycle only connection. The overall clear route width **must** be a minimum of 3.7m, also allowing for fire access as necessary.
- 4.1.7. Community Lane provides an opportunity for pockets of soft landscape, social spaces and play on the way to be established along its length.
- 4.1.8. For all streets there **must** be a pedestrian movement zone of at least 2m on footways. On key routes this **should** be increased to 3m on at least one side of the street.

4.1.9. Street furniture, including trees and lighting, **must** be located in such a way as to minimise the cluttering of footways and maintain a clear zone for comfortable pedestrian movement.

4.1.10. Seating **should** be located in response to appropriate sunlight and micro-climate conditions, e.g. the sunny side of the street.

4.1.11. Seating **should** be located throughout the public realm, every 50m for accessibility and the encouragement of active travel for all.



Fig.90 Concept masterplan threads diagram

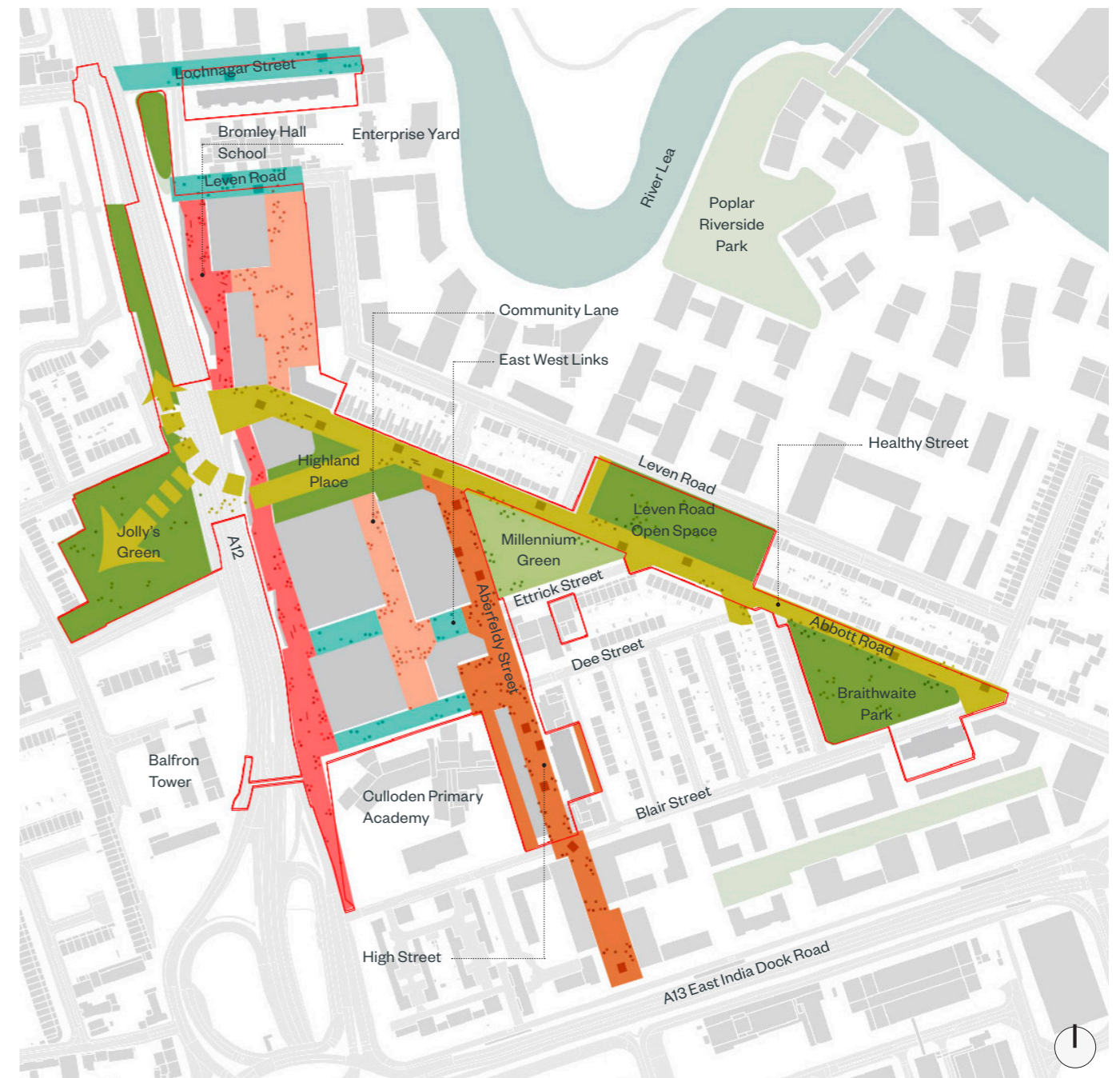


Fig.91 First Life diagram

## 4.2. Squares

### Approach and principles

- 4.2.1. Local and neighbourhood squares will be the life and soul of Aberfeldy, and these have been positioned along the key intersections between north-south and east-west routes.
- 4.2.2. The Town Square, positioned on The High Street, is a neighbourhood square. It is a faith and retail hub at the heart of the masterplan, additionally connecting previous phases of Aberfeldy Village, including Aberfeldy Town Square.
- 4.2.3. A series of smaller scale local squares, woven into the residential and workplace streets, **should** be designed with a more intimate scale in mind. These places are for the community to gather, play, pause, and create memories. These include: Works Square, Nairn Square, Nairn Park, School Square, and Culloden Green.
- 4.2.4. Each square **should** be designed to have its own unique character, whilst maintaining a strong sense of place and position within the masterplan.
- 4.2.5. Local squares **should** be differentiated from the streets around them, and highlighted with the opportunity for an injection of colour, art and texture in the furniture, play and planting. For palettes of materials see the individual character areas.



Fig.92 East to west connections



Fig.93 North to south connections

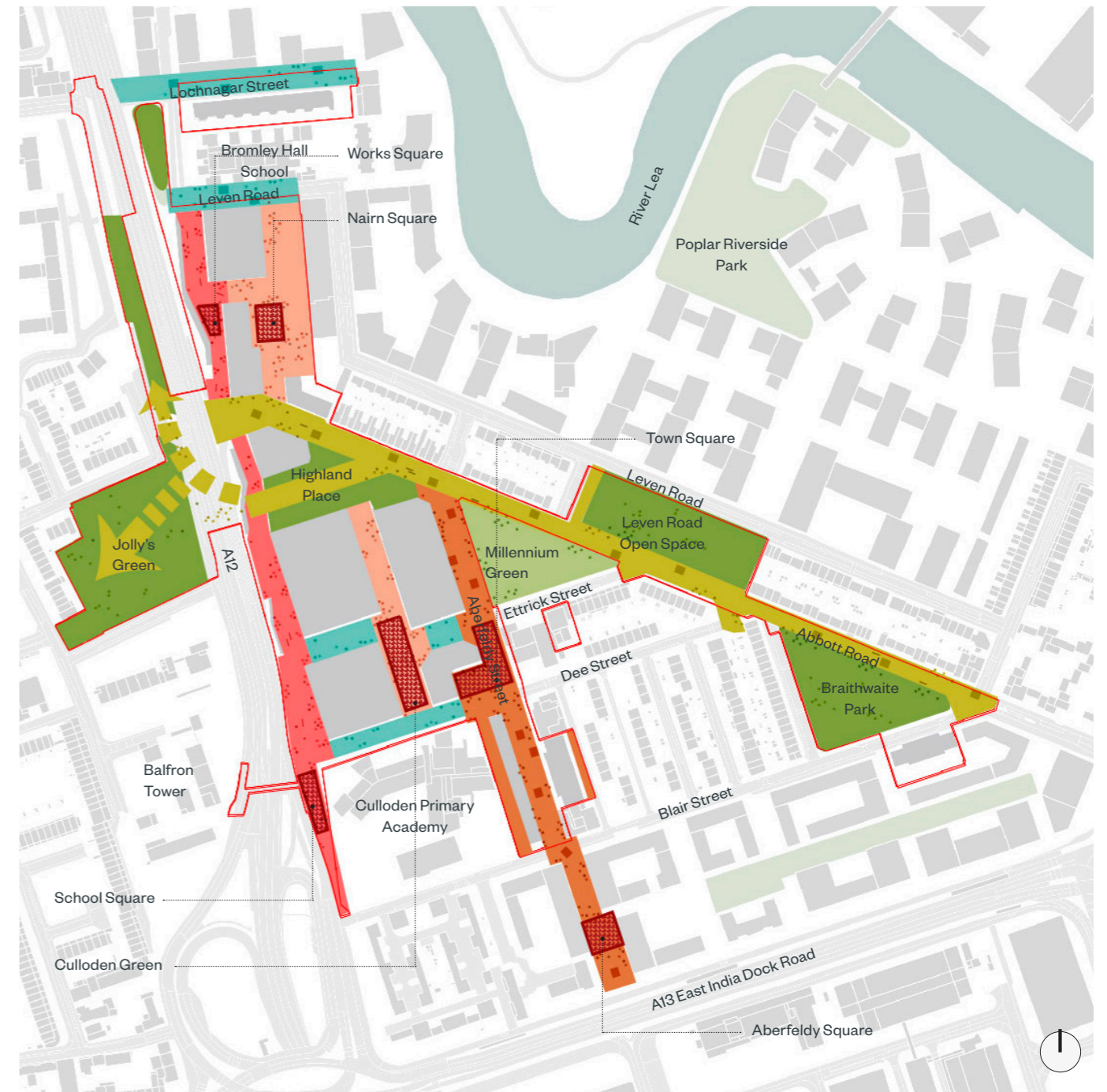


Fig.94 First Life, then spaces diagram

## 4.3. Green space and infrastructure

### Approach and principles

- 4.3.1. A network of public spaces are to provide an additional park and open space through 'Highland Place', enhance a series of existing green spaces, and improve connectivity for residents through green infrastructure.
- 4.3.2. Public open space may include informal and formal public open space, town squares, and parks. In addition to Highland Place, new public open space will be provided by the square. Detailed information on this can be found in Chapter 7.2 of the Design and Access Statement: The Masterplan.
- 4.3.3. Highland Place is to have the character of a local park, connected to Millennium Green and all the threads of the masterplan as well as Jolly's Green: it creates a social focus for the area.
- 4.3.4. The three Existing Green spaces of Millennium Green, Leven Road, and Braithwaite Park, have characters identified through previous rounds of public consultation. For more information please see chapter 7.2 of the Design and Access Statement: The Masterplan
- 4.3.5. Jolly's Green is the fourth Existing Green space to benefit from improvements, which will substantially improve its connectivity and offer a new community vision for the space. For more information please see chapter 7.2 of the Design and Access Statement: The Masterplan.
- 4.3.6. Green infrastructure **must** be considered and delivered at all spatial scales to address the climate emergency and work towards achieving net zero within a generation.
- 4.3.7. Nature also supports well-being, improving mental health and reducing stress. There are parts of Aberfeldy that are currently considered deficient in their access to nature. The masterplan **must** seek to address this imbalance throughout. This **must** be achieved by providing access to nature, green space and natural systems at all scales, ranging from residents' doorsteps, to parks, green spaces and beyond Site boundaries to larger scale landscapes.



Further information on green space and infrastructure can be found in Chapter 7 "The Public realm" of the "Design and Access Statement: The Masterplan".



Fig.95 Green infrastructure diagram (illustrative plan)

## 4.3. Green space and infrastructure

### Existing and proposed trees

The existing network of mature trees at Aberfeldy creates a sense of place and belonging, and the proposals must enhance and strengthen this with new tree planting.

#### Existing trees

4.3.8. The Proposed Development of Aberfeldy Village benefits from an existing network of mature trees which provides a sense of place and belonging. The existing tree structure has been considered carefully and has been a key driver of the masterplan throughout. Existing trees **must** be retained wherever possible and shall be protected in accordance with the an Arboricultural Impact Assessment to ensure all trees that can be retained through the development are fully protected during and after the construction phase.

#### Proposed species selection

4.3.9. Selection of tree species for streets **must** promote different characters for each street and features such as bark character, leaf shape, autumn colours, etc. **should** be considered to enable this.

4.3.10. At least 2 species of trees **should** be planted on each street. This is to ensure the future biosecurity of the scheme. The form of canopy and overall appearance of tree species **must** be considered in the selection for each street to maintain similarities across the street.

4.3.11. General tree planting **should** offer variety and interest - colour, texture, scale, form and seasonality appropriate to the location. Native species and trees with large canopies **should** be included. In streets and other constrained locations selected varieties or non-native species which offer compact crowns or lighter canopies **should** be utilised.

4.3.12. Within public open spaces, trees **must** be planted to provide a human scale and selected to allow sunlight to penetrate through into the spaces.

4.3.13. Proposed single stem trees within the public realm **should** be planted at a tree size that is robust and enables clear views beneath tree canopies from the outset.

4.3.14. Trees **must** be planted in podiums and courtyards.

#### Installation

4.3.15. Park and park-edge trees **must** have pit dimensions of 3x3x1.5m minimum offering a total of 9 cubic metres of soil.

4.3.16. Street tree pits **must** have a minimum root volume of 6 cubic metres.

4.3.17. Where trees are to be planted in constrained areas, such as streets, rooting medium **should** be joined together to form a continuous 'tree-trench' where possible.

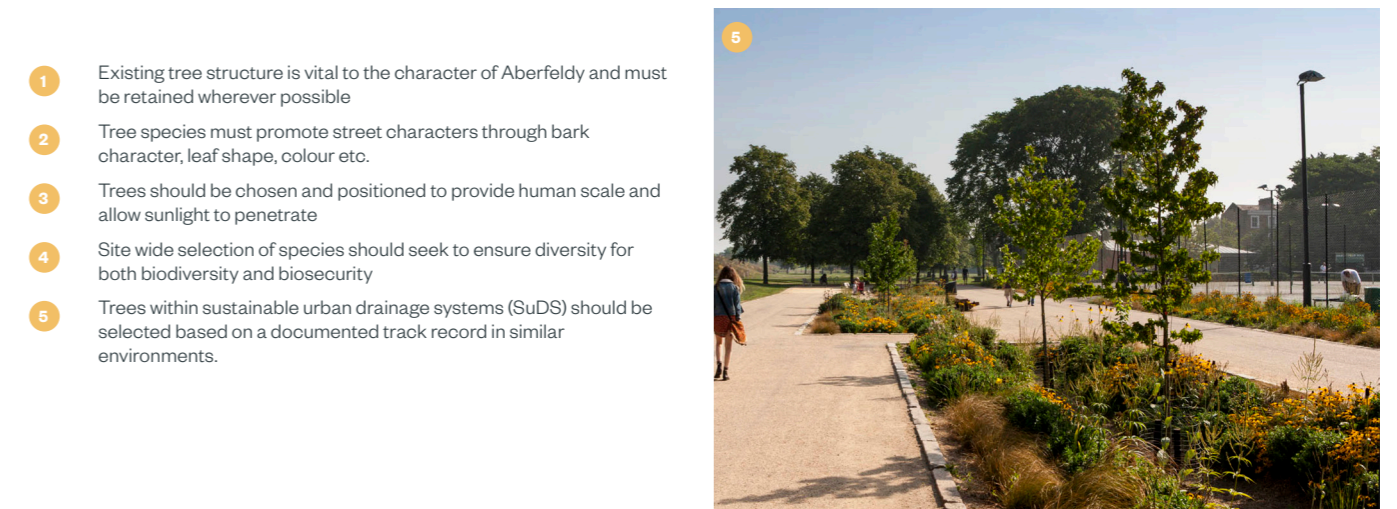
4.3.18. Where trees are located within constrained areas a means of supporting the pavement **should** be integrated into the design of the tree pit. This may include root deflectors and / or structural soils, interlocking structural crates or other systems.

4.3.19. Where there is concern that adjacent services, such as gas and water pipes and electricity cables, that might be affected by growing root systems, an impenetrable barrier **should** be installed which will prevent damage by future root growth.

4.3.20. Where trees are located within extensive areas of hard surfacing, means of aerating and manually irrigating trees **should** be incorporated.



Further information on existing and proposed trees can be found in Chapter 7 "The Public realm" of the "Design and Access Statement: The Masterplan".



- 1 Existing tree structure is vital to the character of Aberfeldy and must be retained wherever possible
- 2 Tree species must promote street characters through bark character, leaf shape, colour etc.
- 3 Trees should be chosen and positioned to provide human scale and allow sunlight to penetrate
- 4 Site wide selection of species should seek to ensure diversity for both biodiversity and biosecurity
- 5 Trees within sustainable urban drainage systems (SuDS) should be selected based on a documented track record in similar environments.