

Area Analysis

Existing Considerations



1 View of the existing empty condition looking South from the Eastern end of Plot J



2 View of inaccessible Lochnagar Street.



3 Grade II listed Bromley Hall School



4 CGI of emerging development to the North and East of the plot.



5 Community led allotment garden to the West of the plot that sits parallel to the A12.

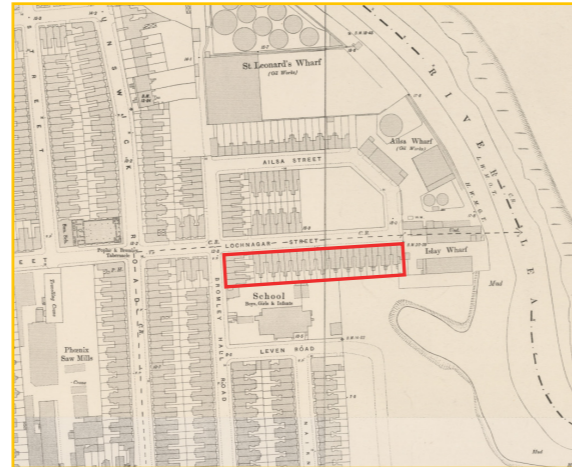


5 Community led allotment garden to the West of the plot that sits parallel to the A12.

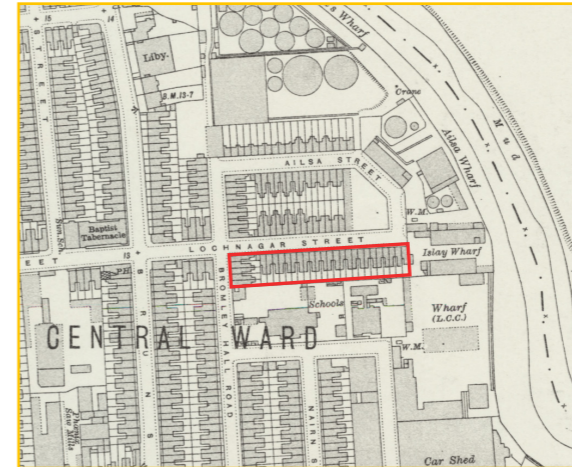
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Historic Context

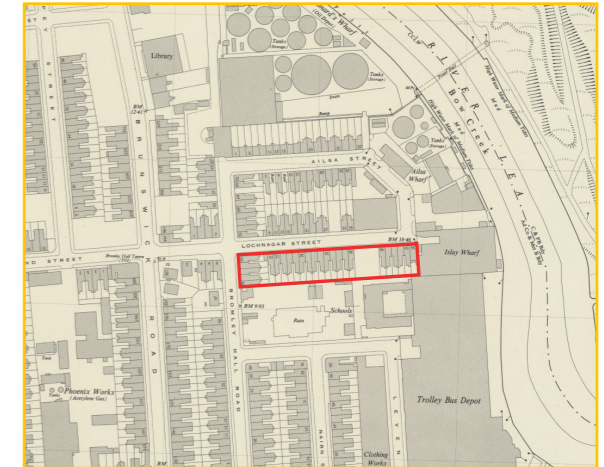
The adjacent imagery reflects the key historical development and changes that have occurred on Lochnagar Street. Whilst the plot is currently vacant, what is evident is the previous presence of terraced housing along its extents. This has been referenced throughout the design development and informed the architectural response of the proposal through it's characteristics of scale, opening and roof expression.



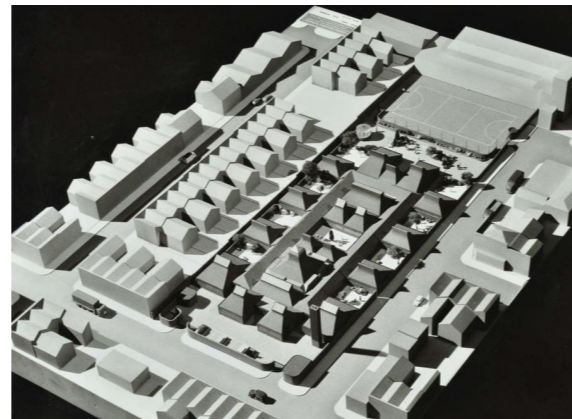
1893
Victorian terraced housing for local workers lines Lochnagar St, Bromley Hall Road + the surrounding streets



1914
Further terraced housing and industrial buildings are built over the next 2 decades



1967
Following the World War II there are gaps in the rows of terraces and the areas slowly becomes transformed with post-war housing blocks



1968
1968 - Bromley Hall School model (showing demolished housing)



1979
Terraced housing (now demolished) along Lochnagar Street



1979
Lochnagar Street (warehouse on the right hand side is still there)

Further information about the historic context is set out in the **Design and Access Statement: Masterplan Revision A & Design and Access Statement Addendum** prepared by Levitt Bernstein Architects which supports this application.

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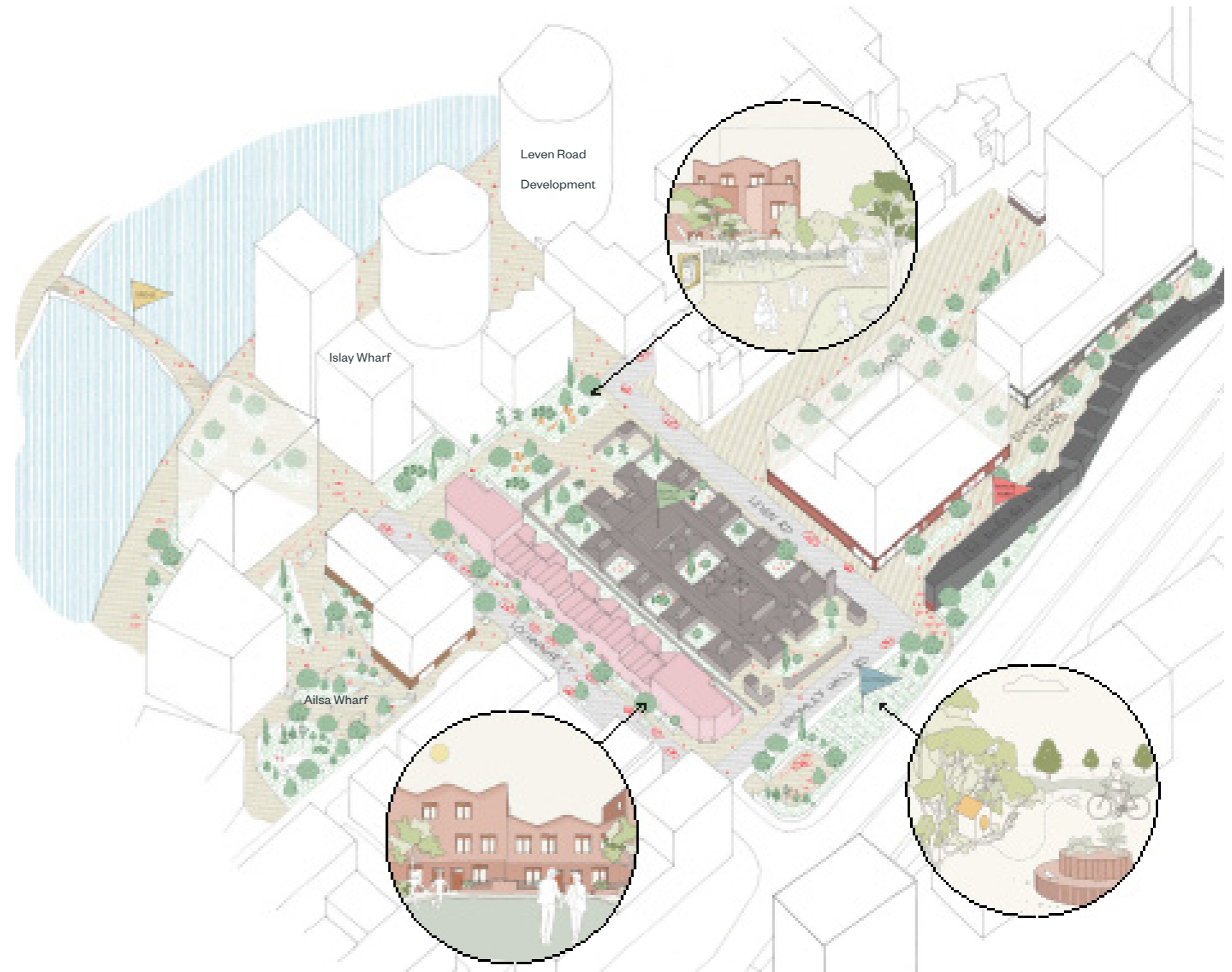
Emerging Context

Surrounding Lochnagar street, a host of emerging development is coming forth. Whilst this in part is attributed to the proposals brought forward in this application, the majority immediate to Lochnagar Street pertains to other applications.

The proposals have been mindful of this and where relevant, taken into account parcels of land outside the red line to consider how they may sit comfortably together.

Of note has been Ailsa Wharf to the North and Islay Wharf to the East. Both are substantial residential developments that will hold significant implications to the immediate townscape of the proposal. Both will utilise Lochnagar Street as a primary route for both vehicular and pedestrian access, with a forthcoming pedestrian connection over the Lea River. Much of this will hold significant benefits in that the wider public realm, connectivity and amenity offer will evolve a vibrant new area of the Aberfeldy for the residents of Plot J.

Whilst not 'emerging', the design proposal has also sought to sensitively respond to the considerations of Bromley Hall School which lies adjacent to the plot. As previously mentioned, iteratively evolving the massing proposals to ensure any effect on the school's setting is mitigated. Of particular scrutiny, has been the scale of the design at its North West corner to ensure the existing views to the school's roofscape from the A12 / arrival to Lochnagar Street is maintained. These studies are set out in the following pages.



Further information about the historic context is set out in the Design and Access Statement: The Masterplan **Revision A** & Design and Access Statement Addendum prepared by Levitt Bernstein Architects which supports this application.

Isometric drawing plotting the ongoing design proposal of Plot J with the emerging context