



Community Lane

# Community Lane

## A playful, safe, family friendly street promoting a strong sense of community

Community Lane is a residential north - south route with community at its heart. The street connects to Leven Road in the north, and to Culloden Primary Academy in the south, with Highland Place and the Healthy Street character area crossing part way along. Community Lane is intended to be a family friendly, and crucially a child friendly connection, and as such will be car-free encouraging pedestrian and cycle activity

Community Lane will have front doors to homes directly onto the street to encourage social interaction and create a community feel. With lower rise residential buildings characterising this route, it will have an intimate residential feel. A mix of houses, maisonettes and communal entrances for residents living on the upper floors will activate the street frontage.

With a soft approach to landscaping, Community Lane will create outdoor spaces for the community to enjoy and to encourage incidental and door step play, safely.



Further information about the Community Lane character area is provided within **Chapter 7: Public Realm of this Design and Access Statement** and **Chapter 5.5 of the Design Code**.

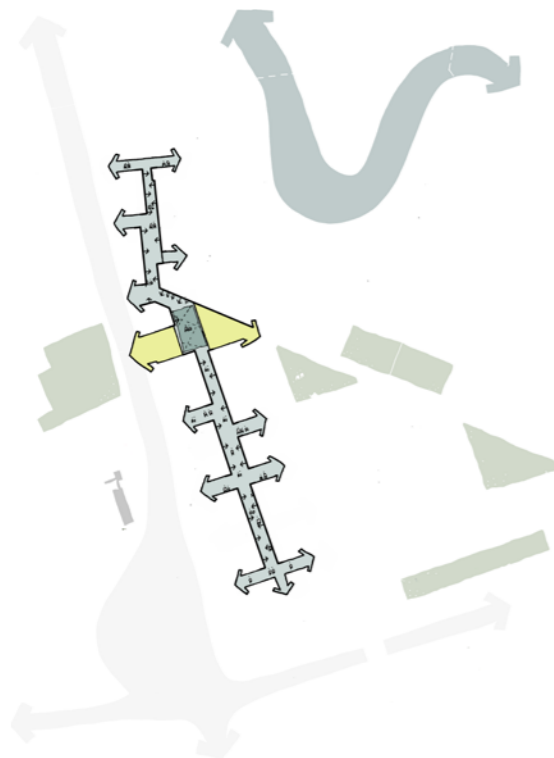


Fig.278 Concept sketch for the Community Lane character area



- 1 Nairn Square
- 2 Culloden Green



Fig.279 Diagram illustrating the key spaces within the Community Lane character area

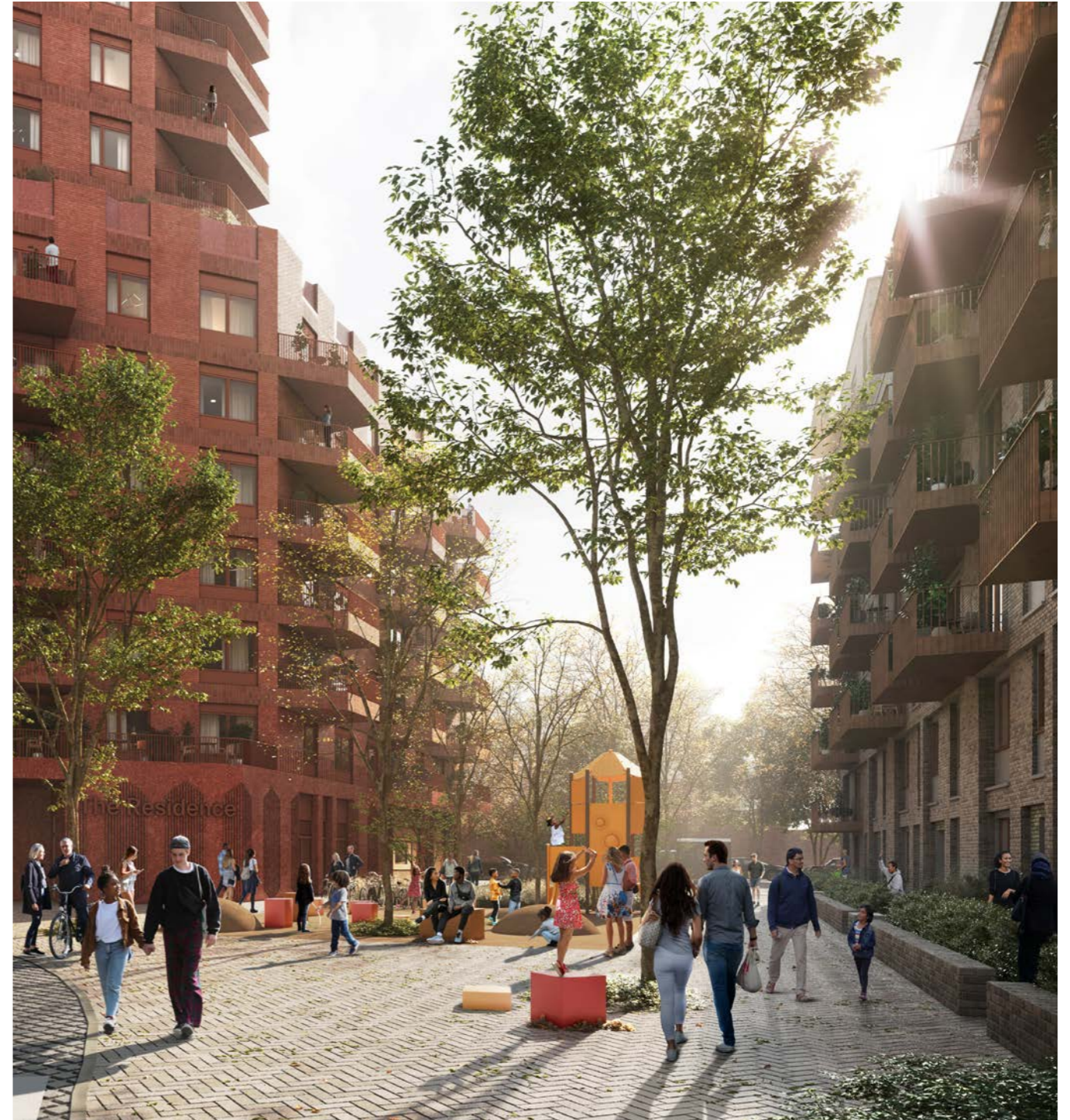
# Community Lane

## Key spaces

The images below illustrate key spaces within the Community Lane character area.



1 Fig.280 Doorstep play space on Nairn Square along Community Lane North



2 Fig.281 Culloden Green along Community Lane South offering space to gather and play, and a safe connection to Culloden Primary Academy

# Community Lane

## Area characteristics

This section cuts through building C, Community Lane South and building D. Its location is illustrated on the plan below.

Community Lane is located north-south through the heart of the masterplan. It's soft landscaped informal character contrasts with the hard, more formal streetscape of the High Street. Community Lane has a community focus and a strong relationship with the communal courtyards of the residential buildings to either side.

Communal residential courtyards with a visual and physical connection to Community Lane



Lower rise buildings create a more intimate scale along Community Lane and paired entrances encourage social interaction



A car-free pedestrian and cycle friendly environment running north south through the Aberfeldy Village Masterplan



A safe, playable streetscape which encourages social interaction, play and the free movement of young people



Family houses with entrances along Community Lane activate the street and allow opportunities to meet neighbours



Fig.282 Key plan showing section cut

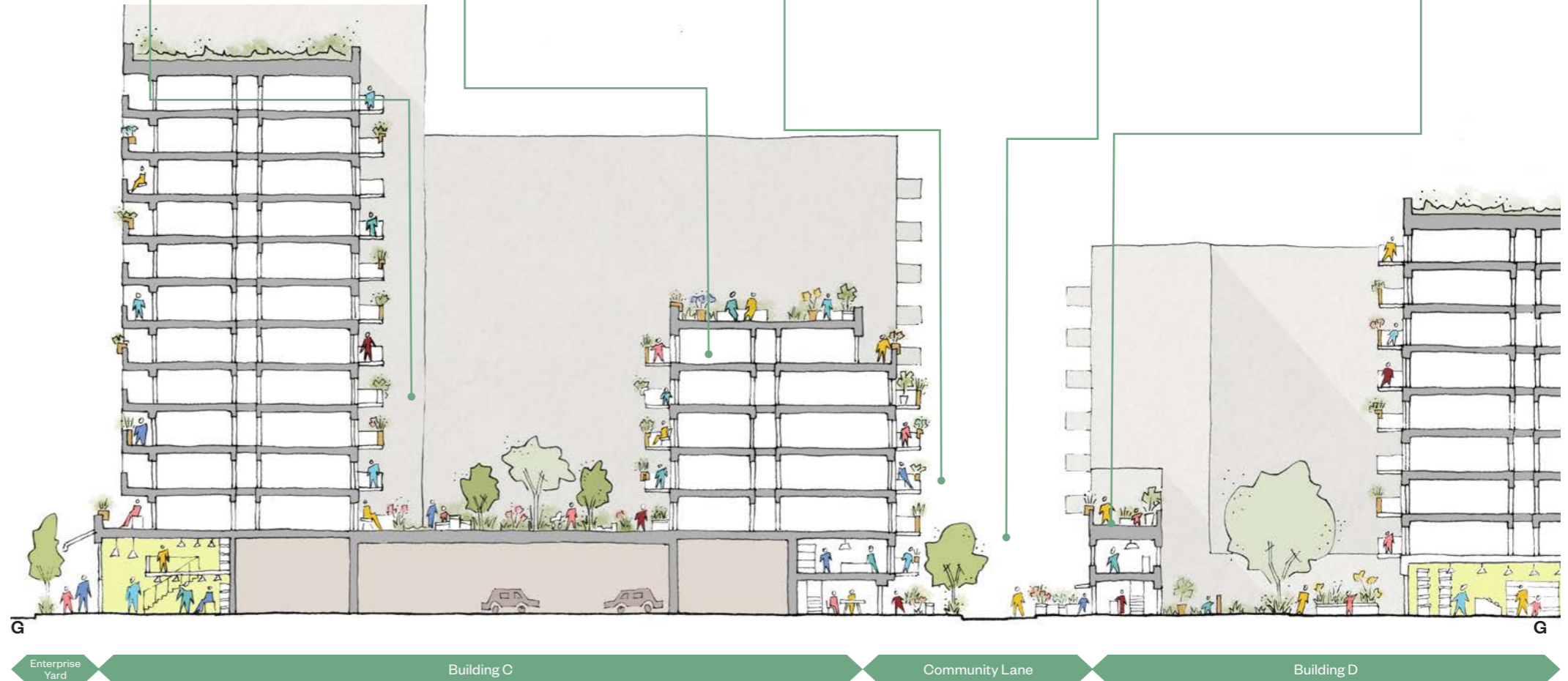


Fig.283 Section through the illustrative masterplan massing showing the Community Lane character area

# Community Lane

## Relationship between the buildings, key spaces and the street

Along Community Lane, family homes have their private entrances or front doors opening on to the street. Planting creates a clear threshold between the public realm of the street and the private space to the front of each home. Whilst the East-West Links have a more traditional hard surfaced front garden, those along Community Lane are softer, with planting providing defensible space. The front gardens are more open to the street encouraging social interaction, doorstep and incidental play and activities spilling out onto the street.

Low rise houses and mid rise courtyard buildings front onto Community Lane. Maisonettes wrap the podium and have a private back garden at podium level, with access through to a communal courtyard space shared by the residents of the building.



Homes which open onto the street encouraging social interaction



Defensible space to the front of homes offering privacy from the street



Clearly distinguished public, private and semi-private space



A child-friendly street which is car free encouraging doorstep play and the safe and free movement of children



Fig.284 Diagram illustrating the relationship between buildings, spaces and the street along Community Lane



Enterprise Yard

# Enterprise Yard

## A new creative link showcasing local enterprise

Enterprise Yard is the new north-south street running parallel to the A12 and connecting with Poplar Works to the north and Blair Street to the south.

The Proposed Development provides up to three storey non-residential buildings along the A12 to activate this street. The buildings to the east of Enterprise Yard are residential courtyard buildings with non-residential uses at ground floor to ensure an active frontage along the yard. This north-south link has a strong industrial character that will be expressed in the public realm, as well as through the architectural language. Enterprise Yard is a shared surface for pedestrians, cyclists and vehicles, reflecting the character of traditional industrial streets and yard spaces. Vehicle routes are clearly delineated through the design of the street



Further information about the Enterprise Yard character area is provided within **Chapter 7: Public Realm of this Design and Access Statement** and **Chapter 5.4 of the Design Code**.

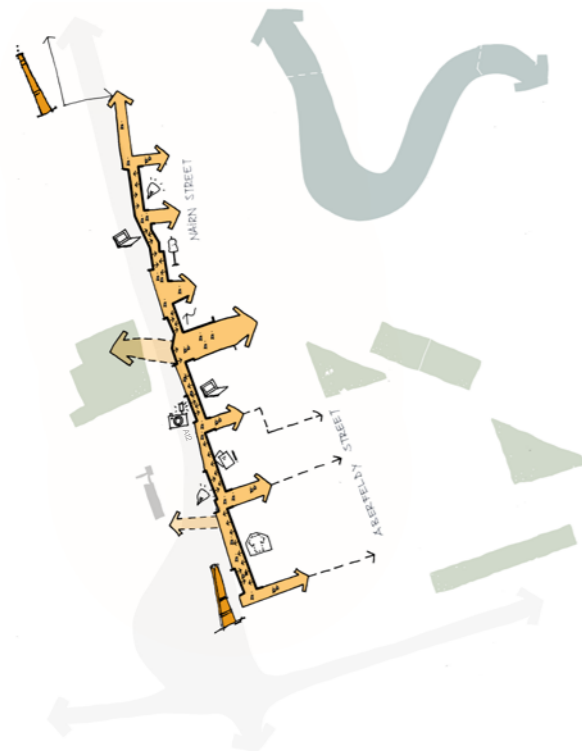
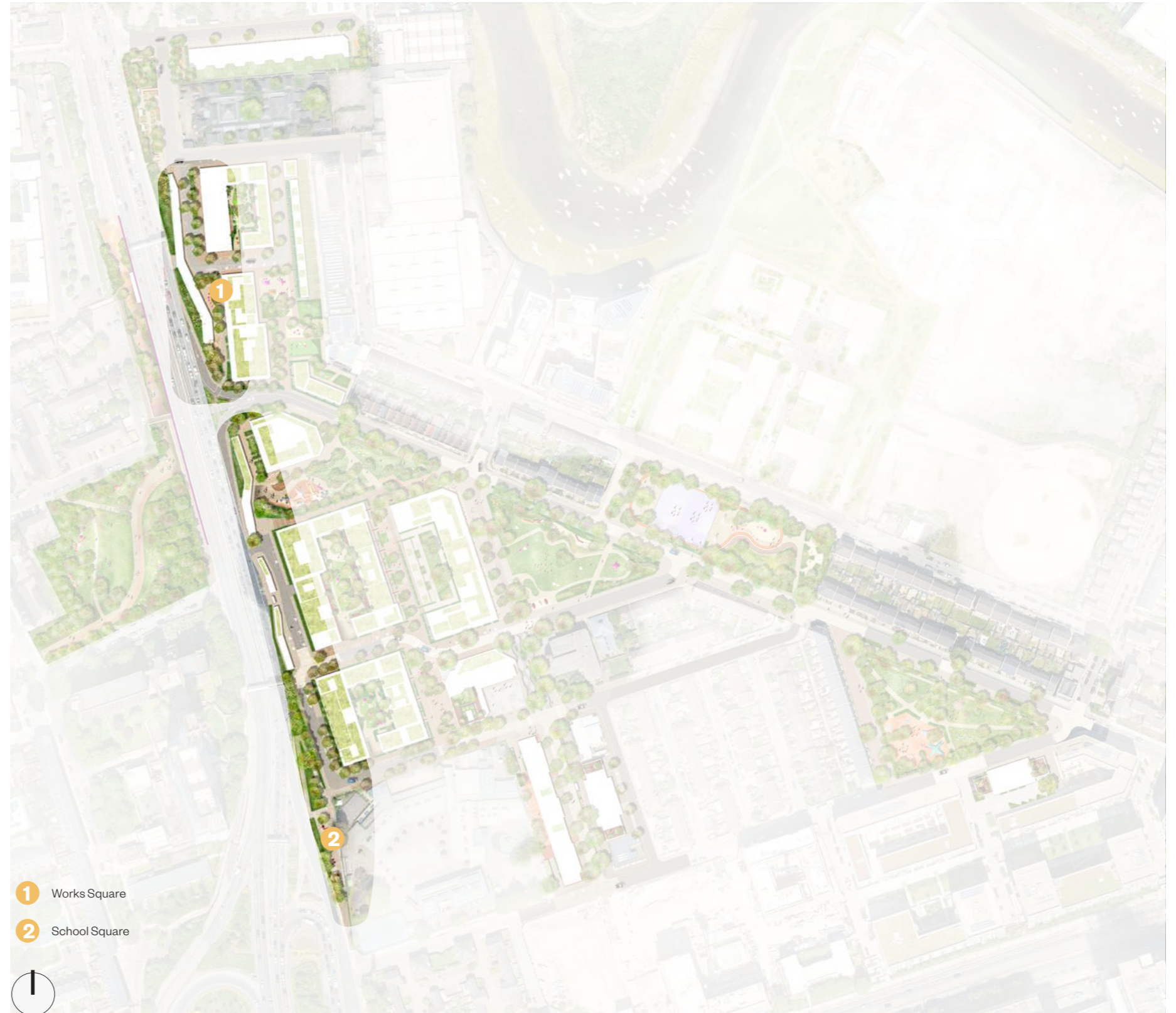


Fig.285 Concept sketch for the Enterprise Yard character area



- 1 Works Square
- 2 School Square



Fig.286 Diagram illustrating the key spaces within the Enterprise Yard character area

# Enterprise Yard

## Key spaces

The images below illustrate key spaces within the Enterprise Yard character area.



1 Fig.287 Works Square located along Enterprise Yard North



2 Fig.288 School Square located along Enterprise Yard South



# Enterprise Yard

## Area characteristics

This section cuts through the A12, new workspace buildings along Enterprise Yard and Building C. Its location is illustrated on the plan below.

Enterprise Yard runs north-south parallel to the A12 and has workspace, maker spaces and studio spaces along its duration, which act as both a noise, physical and visual buffer between the A12 and the heart of the Site. It's informal and flexible character will encourage businesses to spill out onto the street, activating the public realm and creating a community where knowledge and skill sharing is possible.

The workspace buildings adjacent to the A12 will be an extension to the successful Poplar Works development located on the existing Nairn Street Estate. These workshops will be available for local businesses.

Workspace buildings adjacent to the A12 continue the narrative of Poplar Works in the south of the masterplan offering spaces for local businesses



A hard surfaced route with a yard character and opportunities for businesses to spill out on to the street



Non residential spaces at the lower ground and upper ground floors of courtyard buildings along Enterprise Yard



Double height space at the ground floor of the residential buildings which allows additional workspace to activate Enterprise Yard



Communal courtyards with opportunities for play, seating and gathering which are protected from the A12 by taller, robust buildings

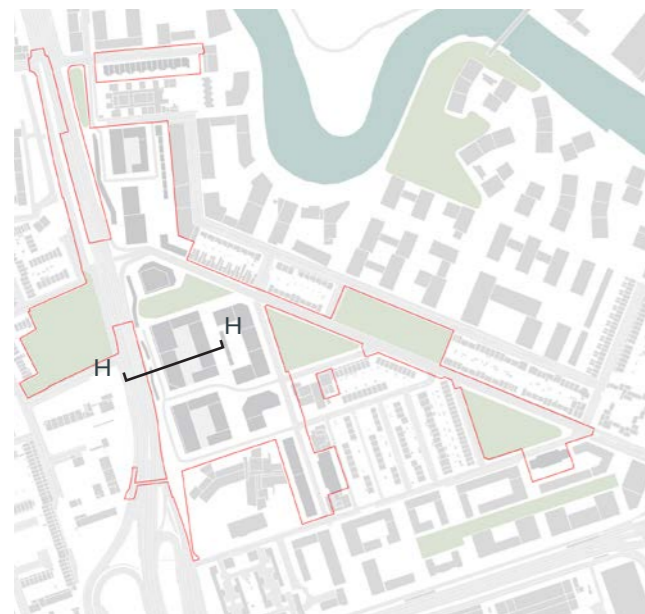


Fig.289 Key plan showing section cut



Fig.290 Section through the illustrative masterplan massing showing the Enterprise Yard character area

# Enterprise Yard

## Relationship between the buildings, key spaces and the street

The excitement of activity within Enterprise Yard's studio and workspace is key to the character of the street and the built form will allow artists and makers to showcase their work through glazed windows facing onto the public realm. To the eastern side of Enterprise Yard, the ground floor will be occupied with a diversity of uses: studio space; residential entrances; commercial space; and service entrances.

Despite being accessible for vehicles, this will be predominately a pedestrian space and one to dwell in as the internal and external spaces are visually blurred. Due to the limited space between the built form, landscaping will be minimal, however changes in materials will delineate the pedestrian and vehicular routes.



Fig.291 Diagram illustrating the relationship between buildings, spaces and the street along Enterprise Yard

# East West Links



# East West Links

## Reinstating historical routes to improve permeability through the masterplan

The East West Links improve permeability and connectivity within the masterplan and its surroundings, allowing pedestrians and cyclists to move freely through the neighbourhood, between the north-south routes of the High Street, Community Lane and Enterprise Yard. These routes reinstate the pre war historical street pattern, creating an increasingly legible place.

The character of these routes are more typical of a traditional street, in comparison to those streets of the other character areas. Homes front onto the street, generous pavements allow pedestrians to walk around the neighbourhood safely and tree planting breaks up runs of parking spaces along the street. Communal entrances to the residential buildings are located along these routes creating activity, and steps from the street allow access up to the residential podiums with amenity space and play at first floor level.

Whilst these routes are integral to the vehicular movement and servicing strategies, the design of the public realm keeps the pedestrians and vehicles separate to ensure safe connections.



Further information about the East West Links character area is provided within **Chapter 7: Public Realm of this Design and Access Statement** and **Chapter 5.6 of the Design Code**.

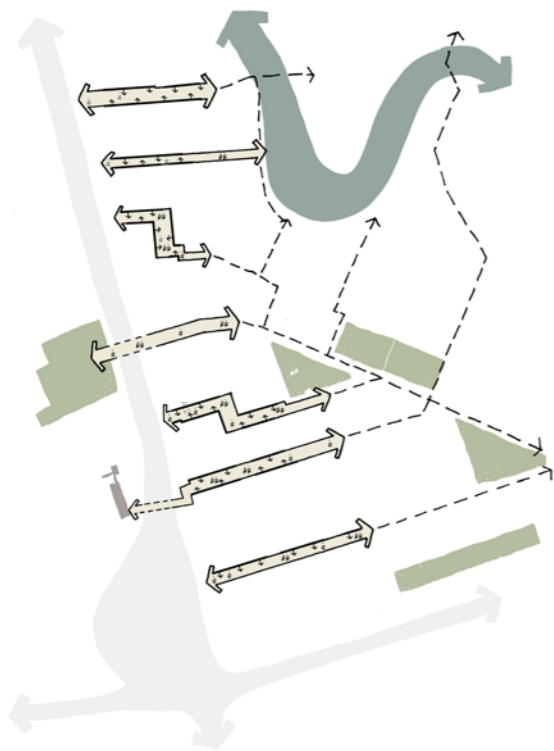


Fig.292 Concept sketch for the Enterprise Yard character area

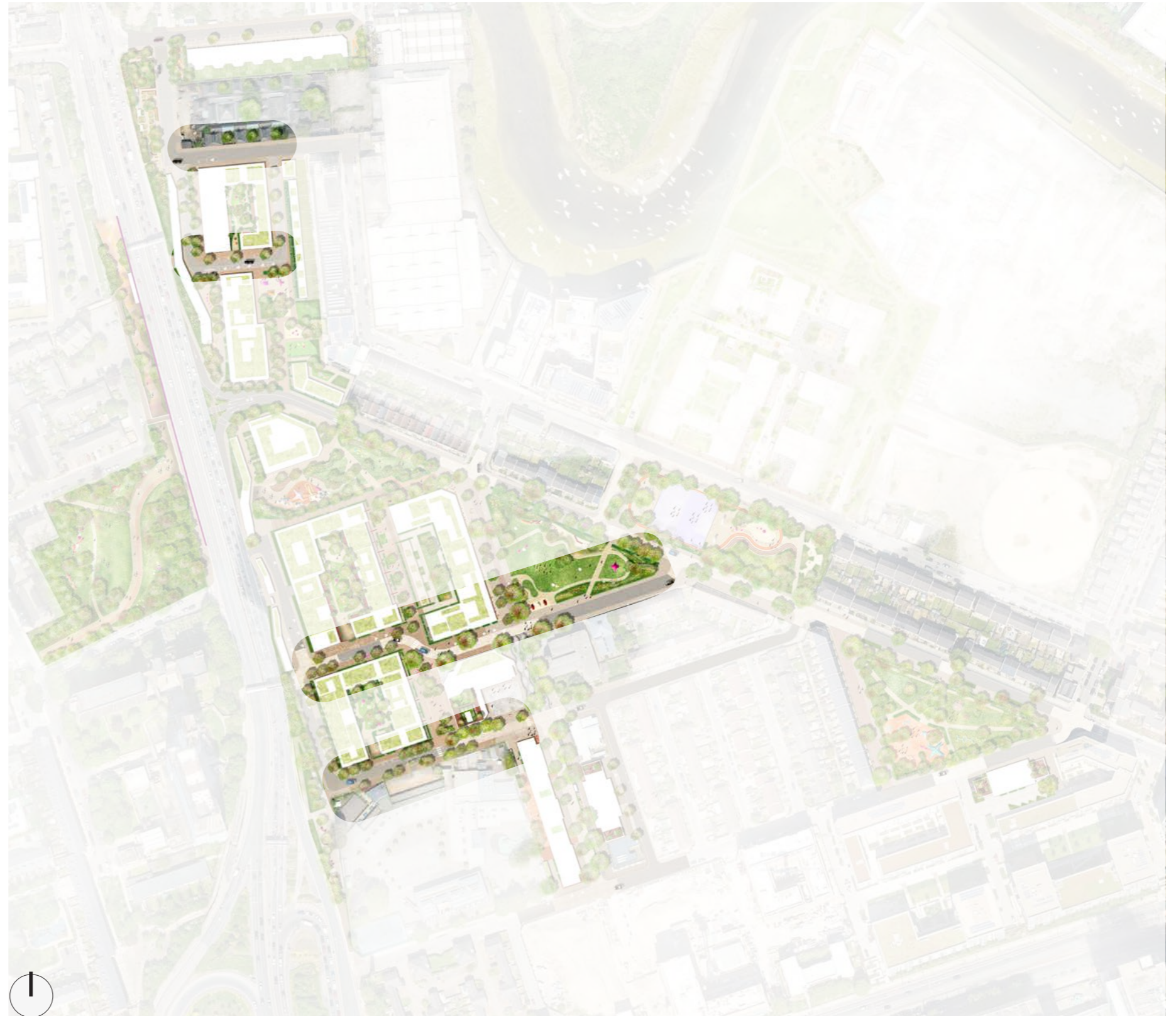


Fig.293 Diagram illustrating the key spaces within the East West Links character area

# East West Links

## Area characteristics

This section cuts through Culloden Primary Academy, Dee Street, Ettrick Street and Highland Place, showing the Underbridge. The location of the section is shown on the plan below.

The East West Links are more formal in character than Community Lane, through which they pass. Dee Street and Ettrick Street are the reinstated historic routes which separate residential courtyard buildings. The courtyards offer semi-private amenity space to the residents of the building with opportunities for play and recreation.

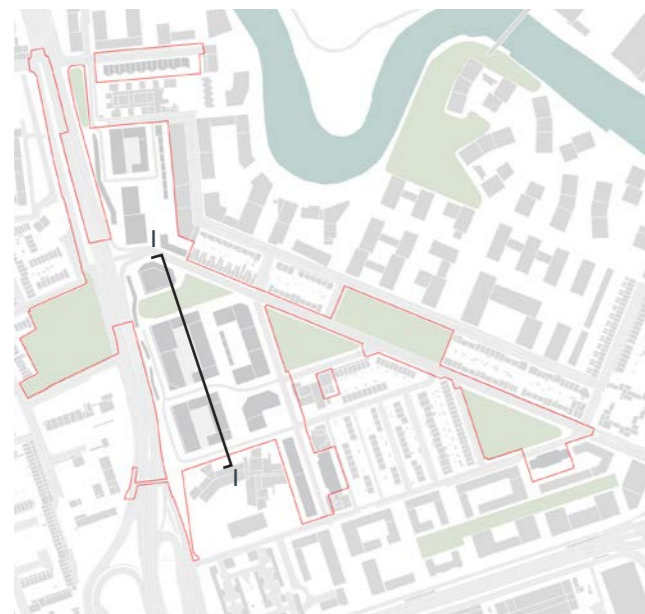


Fig.294 Key plan showing section cut

Enhancements to the underpass along Dee Street will improve east-west connections beyond the Site



Steps from the East West Links provide access to communal residential courtyards with opportunities for play



Tree lined East West Links improve permeability through the masterplan between the north south routes



Generous pavements create a safe experience for pedestrians, and clear areas which are separate from vehicles



The Underbridge at Highland Place drastically improves east-west connections through Poplar

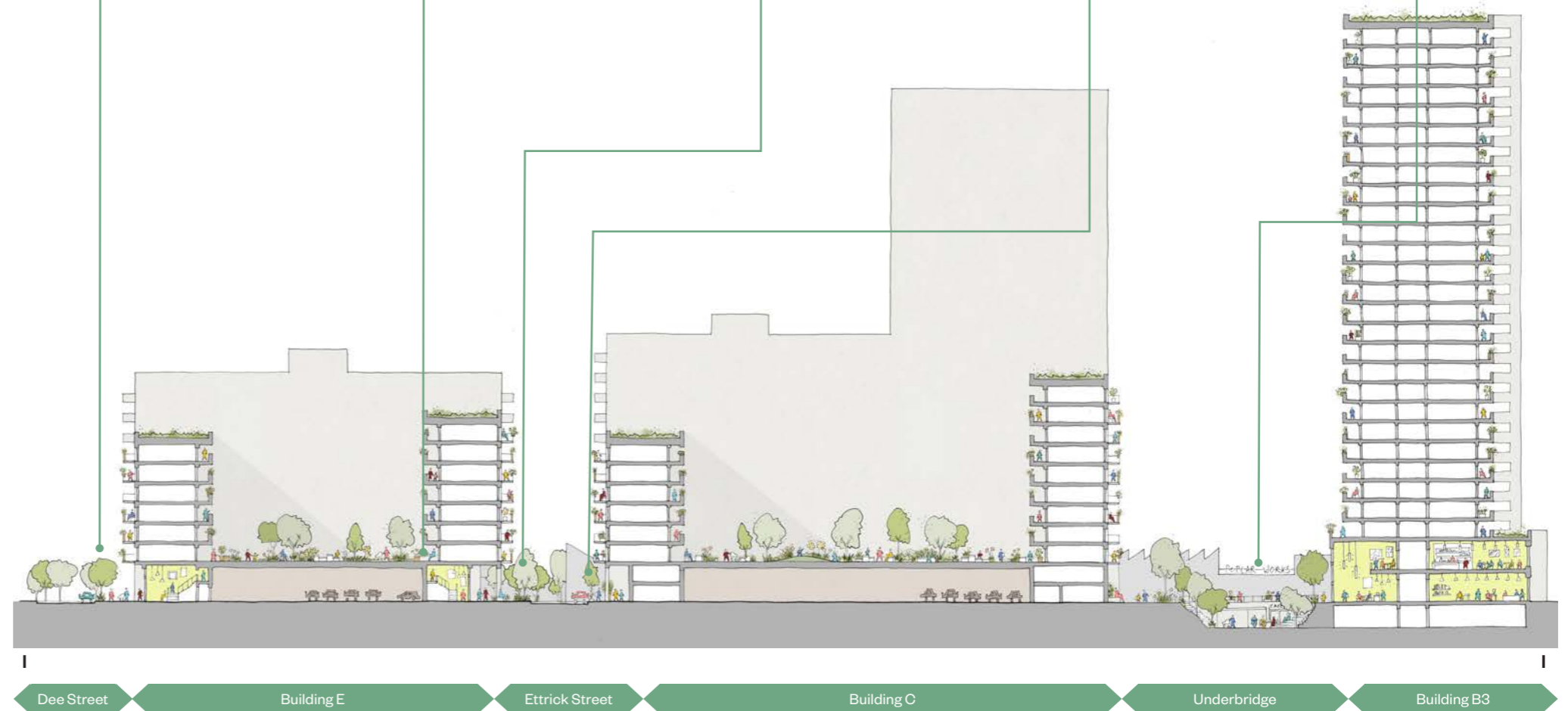


Fig.295 Section through the illustrative masterplan massing showing the East West Links character area

# East West Links

## Relationship between the buildings, key spaces and the street

The East West Links are residential streets, which are more formal and traditional in character than other streets.

Communal entrances and ancillary spaces are set back from the street under the colonnades, offering a clear separation between the public and private realms.

Clear pavements identify routes for pedestrians and cyclists, ensuring they are separated from vehicles for safety and ease of permeability. Trees will line the street breaking up runs of parking and servicing bays along these routes.



Glimpses and access to semi private courtyards beyond from the steps along these streets



Trees break up runs of parking bays and add character to the traditional street



Communal entrances to homes along the street create activity and offer 'eyes on the street' and natural surveillance



Ancillary spaces are accessible from the street to create activity and have perforated metal frontages



Fig.296 Diagram illustrating the relationship between buildings, spaces and the street along the East West Links

6

**BUILDINGS**

# 6.1

## MIX, TENURE AND BUILDING LAYOUTS



# Tenure







The tenure split for the Proposed Development will be planning policy compliant with 35% of habitable rooms delivered as affordable, with a 70/30 split between social rent and intermediate. The illustrative masterplan for the Outline Proposals and the Phase A Detailed Proposals demonstrate how this tenure split can be delivered over the four phases. The illustrative masterplan for the Outline Proposals is indicative only and the tenure split by phase will be agreed once each Reserved Matters Application is submitted.

The affordable homes will consist of social rent reprovion for existing residents, additional social rented homes and additional shared ownership homes. Based on the illustrative scheme, 41% of the affordable habitable rooms will be uplift and 59% will be reprovion.

Each phase has been designed to have a mix of affordable and private homes to ensure a mixed tenure community is delivered. Phase A has the highest proportion of affordable homes, delivering much needed affordable homes being delivered early in the regeneration.

The different tenures are generally split between cores, but where cores are shared this is between intermediate and private tenures. Large social rented family maisonettes within the courtyard buildings C and E are located at ground and first floor, with private homes above. Homes of all tenures share the communal podium amenity space.

The social rented homes are generally located in the low and mid rise buildings, with the majority of the private homes located within the towers and in buildings closer adjacent to the A12.

-  Site boundary
-  Private
-  Social rent
-  Intermediate
-  Social rent maisonettes on the lower floors
-  Intermediate homes on the lower floors

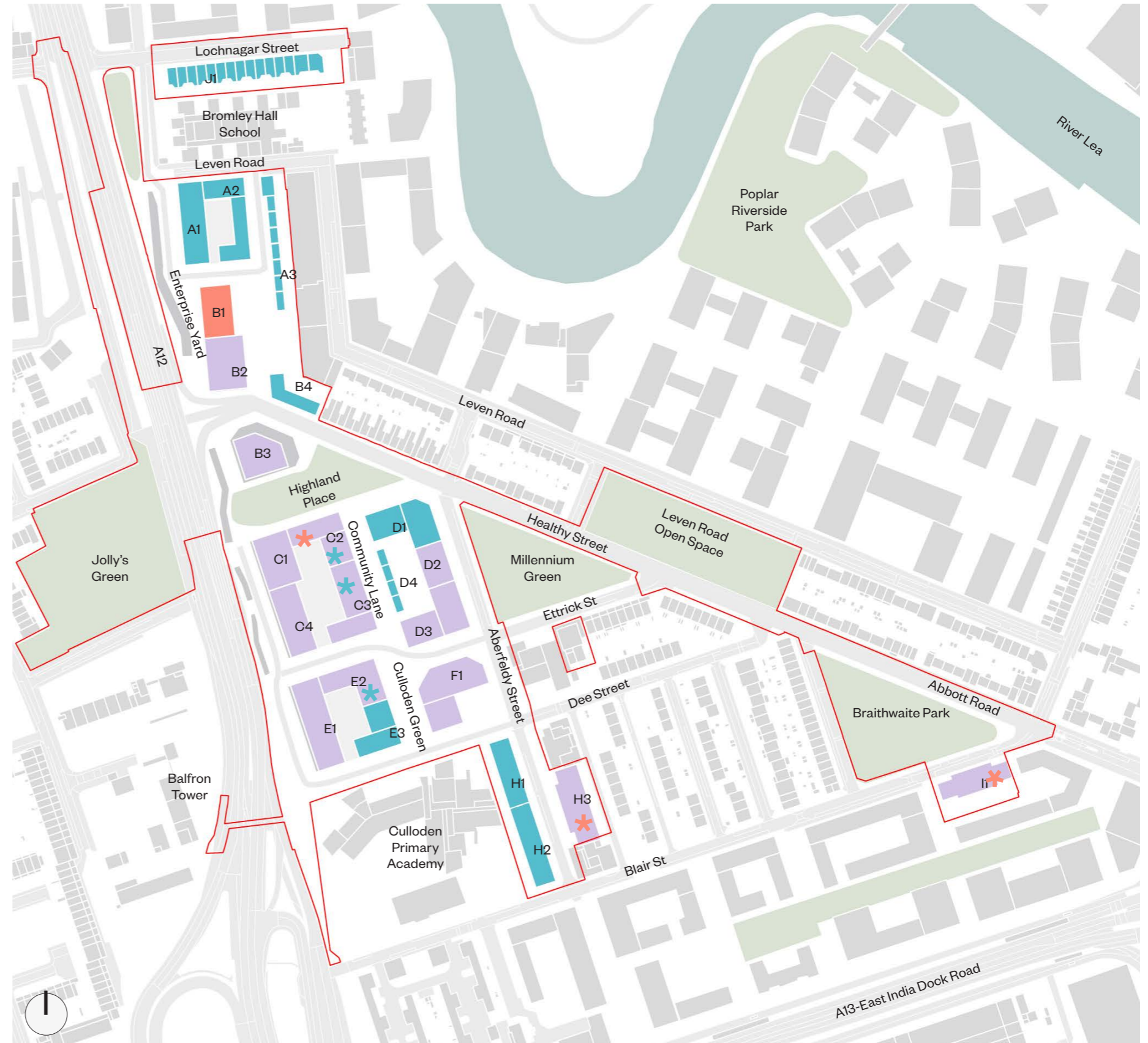


Fig.297 Diagram to illustrate site wide tenure strategy

# Accommodation Schedule

## The masterplan

The tables on this page and the following page are based on the illustrative masterplan for the Outline Proposals (Phases B-D) and the Detailed Proposals (Phase A). The illustrative masterplan for the Outline Proposals is indicative only. The tenure split, home mix and areas by phase may change and will be agreed once each Reserved Matters Application is submitted.

PHASE	GIA M2 BY USE				
	Workspace	Marketing Suite	Residential	Retail	Total
A	0	295	27,749	1,195	29,239
B	827	0	51,006	367	52,200
C	1,543	0	52,668	0	54,211
D	0	0	16,107	804	16,911
<b>TOTALS</b>	<b>2,370</b>	<b>295</b>	<b>147,530</b>	<b>2,366</b>	<b>152,561</b>

Fig.298 Non - residential area schedule for the hybrid application

PHASES A-D SUMMARY										
		Studio	1B	2B	3B	4B	5B	6B	Total Homes	Total hab rooms
PRIVATE	Homes	117	446	582	29	0	0	0	1174	2871
	Percent	10%	38%	49.6%	2.5%	0%	0%	0%	73.6%	65.4%
SOCIAL	Homes	0	72	109	130	29	0	4	344	1327
	Percent	0%	20.9%	31.7%	37.8%	8.4%	0%	1.2%	21.6%	30.2%
INTERMEDIATE	Homes	0	40	37	0	0	0	0	77	191
	Percent	0%	51.9%	48.1%	0%	0%	0%	0%	4.8%	4.4%
TOTAL	Homes	117	558	728	159	29	0	4	1595	4389
	Percent	7.3%	35.0%	45.6%	10.0%	1.8%	0%	0.3%		

Fig.299 Accommodation schedule for the hybrid application

# Building typologies

Building typologies are designed to respond to the existing context and to define new and improved public spaces and character areas. The design of each building type, through its architectural treatment and arrangement is intended to make the most of the distinct opportunities presented by each part of the site and mitigate the affects of specific constraints.

To the west of the site, the A12 is a key constraint and buildings will be designed to provide protection from noise and pollution from this major route.

To the east of the site, the height of the buildings reduces in response to the scale of the existing homes on adjacent streets. The masterplan makes the most of its proximity to existing open spaces and seeks to define their edges and improve their setting.

The tallest elements of the scheme are located in a cluster marking the new pedestrian/cycle connection between Highland Place and Jolly's Green. From this point of height the scale of buildings along the A12 reduces to the north and south, in response to the Grade II listed Bromley Hall School to the north and Grade II\* listed Balfour Tower to the south.

- Site boundary
- Phase A plots
- Primary tower
- Tower with leg
- Courtyard addressing public space
- Courtyard block
- Courtyard with tower
- Linear residential
- Linear workspaces

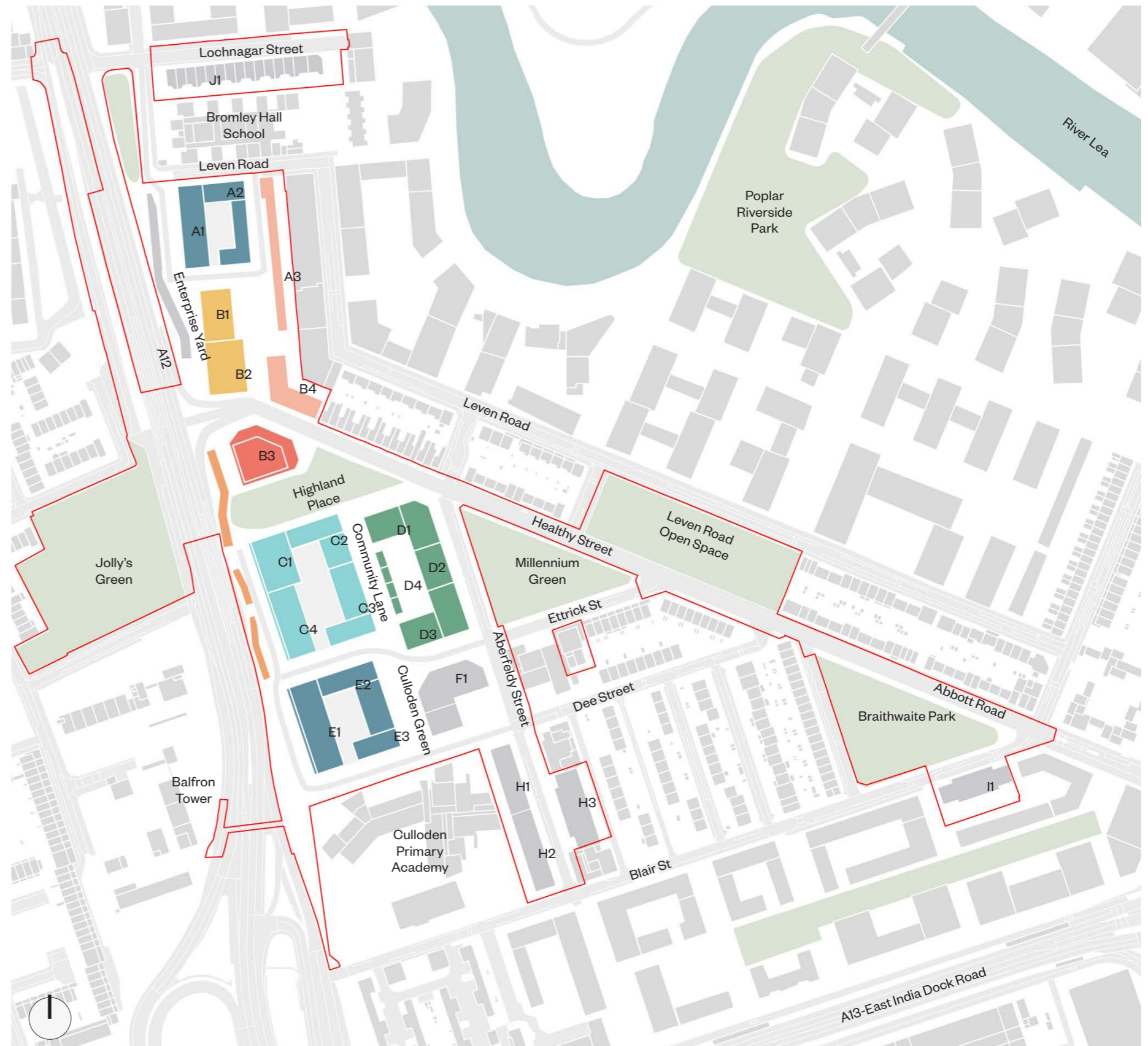
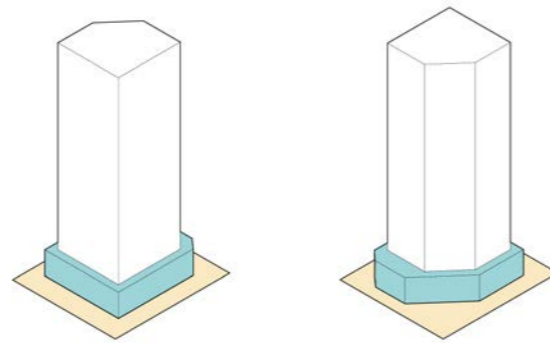


Fig.300 Diagram to illustrate site wide building typologies in response to context

# Building typologies

## 1 Primary Tower

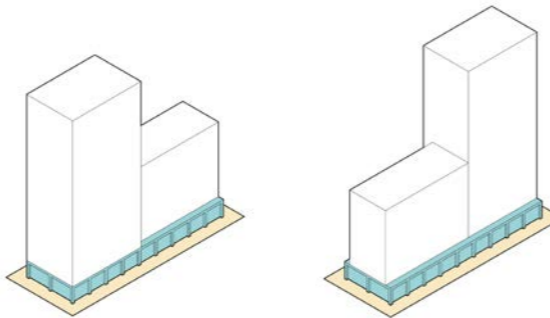
The primary tower (Building B3) has a distinctive form that differentiates it from its neighbours and responds to its context. The material quality and architectural expression of this building will signify its importance at the heart of the new masterplan and as a marker of the re-purposed underpass (Underbridge) for pedestrians and cyclists.



1 Fig.301 Primary Tower

## 2 Tower with Leg

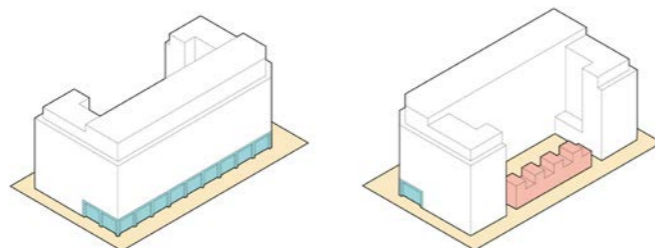
In response to the slenderness of the northern part of the site, the southern tower of this building forms part of the tall building cluster. The lower leg steps down in scale and shares an architectural language with Building A (Courtyard Building) to the north.



2 Fig.302 Tower with Leg

## 3 Courtyard Addressing Public Space

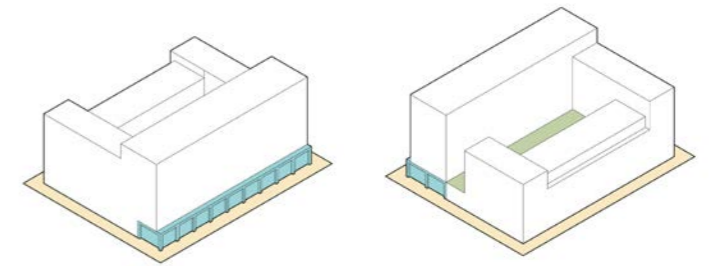
This building type forms a backdrop to an established green space which will be improved as part of this masterplan. Its corner is chamfered to facilitate physical and visual connections between new public spaces. Its upper storeys are set back to emphasise its horizontality and to minimise its impact on adjacent properties.



3 Fig.303 Courtyard Addressing Public Space

## 4 Courtyard Building

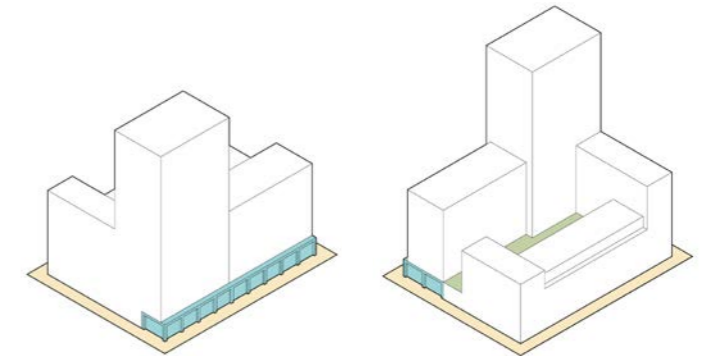
This building type overlooks Enterprise Yard and the A12 to the west, where residents benefit from recessed balconies. Projecting balconies and a change in building height respond to a shift in context to the east, where homes overlook Community Lane.



4 Fig.304 Courtyard Block

## 5 Courtyard with Tower

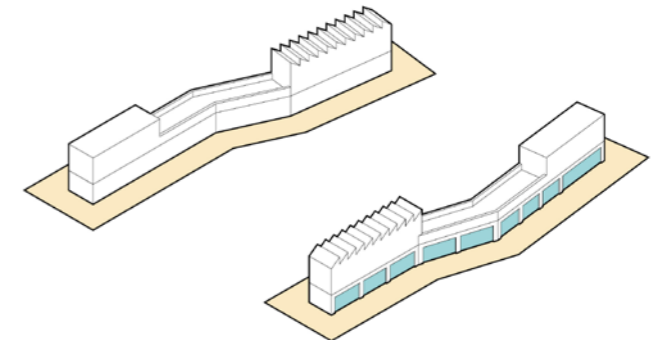
The tower is located at the north-west corner to maximise daylight in the courtyard. Access galleries serve the north and south legs of the courtyard, eliminating single aspect north facing homes.



5 Fig.305 Courtyard with Tower

## 6 Linear Workspace

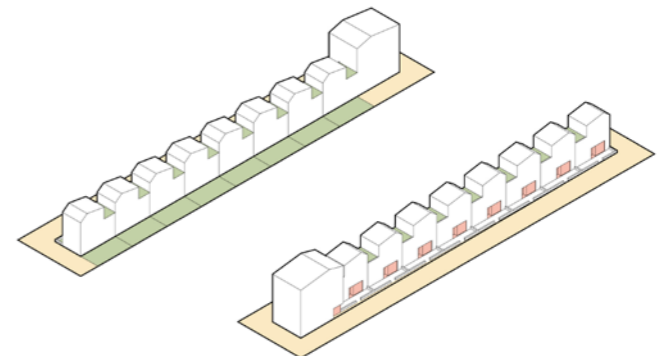
This building type is located in Enterprise Yard between the A12 and the new north south pedestrian and vehicular route. These buildings are similar in scale, form and architectural treatment to the existing Poplar Works buildings that already exist further north in the Nairn Street Estate.



6 Fig.306 Linear Workspace

## 7 Linear Residential

This building type is located in Phase B within the Community Lane character area. These buildings are wide and shallow and allow for a mixture of dwelling types.



7 Fig.307 Linear Residential

# Illustrative Aspect

The buildings within the illustrative masterplan for the Outline Proposals have been designed to maximise the number of dual aspect homes where possible. Where buildings are orientated north-south, they are typically double loaded with central corridors and mix of single aspect homes facing east and west. Dual aspect homes are located on the corner of these buildings. Where site orientation necessitates buildings with east-west orientation, these are accessed by a gallery and are dual aspect to avoid any north facing single aspect homes.

Within the tower buildings at Highland Place larger homes are positioned on corners, making most of long views and dual aspect. The chamfer to building B3 creates an increased proportion of dual aspect homes in this key location.

In exposed locations, such as E1, overlooking Enterprise Yard, dual aspect flats are proposed to provide direct access from the courtyard amenity space and allow cross ventilation and natural light from east and west aspects.

Illustrative aspect breakdown:

- 50% of homes are dual or triple aspect
- 50% of homes are single aspect
- Of the single aspect homes only 2% are north facing
- Of the single aspect homes 98% are south, east or west facing

During the subsequent Reserved Matters applications for each phase, every opportunity will be made to increase the number of dual aspect homes.

- Site boundary
- Tower with central core
- Double loaded building
- Single loaded building
- Houses and maisonettes

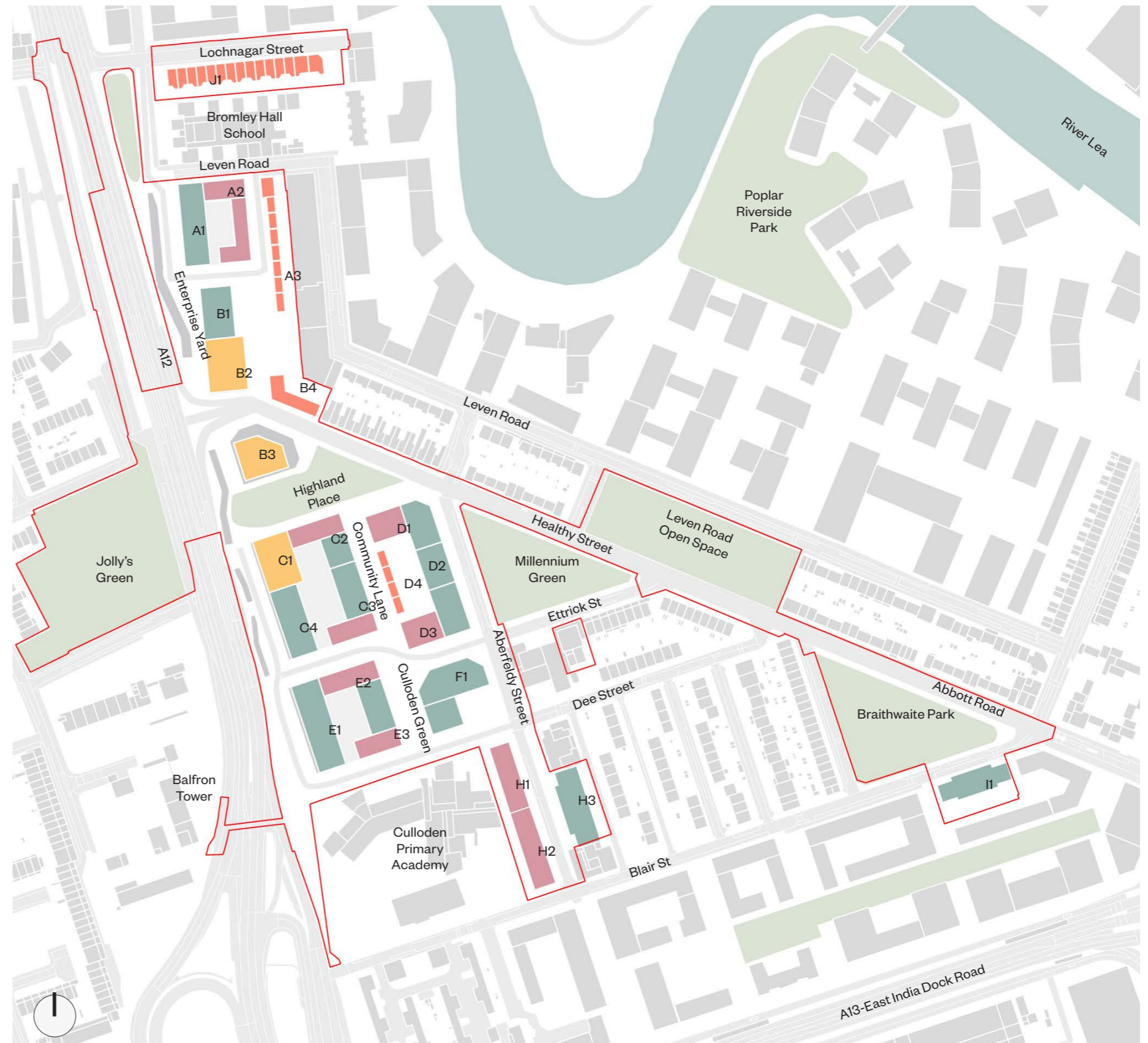


Fig.308 Diagram to illustrate the site wide building typologies in response to aspect

# Illustrative Balcony strategy

The balcony strategy for the masterplan consisting of the Outline and Detailed Proposals has been developed with the design team to ensure a rich and varied architecture is delivered with distinct character areas. Balcony types have been carefully selected to respond to the environmental conditions around the site and ensure the residents benefit from good, quality, usable private amenity space.

All balconies overlooking the A12 are recessed and have wintergardens to provide a sense of enclosure and protection from the road and to form liveable part of the home. The taller buildings, B2, B3 and C1 also have from recessed balconies to reduce the impact of wind on high level amenity spaces.

Where homes overlook quieter, more domestic spaces, such as Community Lane, Millennium Green and courtyard amenity spaces, projecting balconies are provided. These balconies help to animate the public realm and shared spaces and overlook them, to support their safety and security.

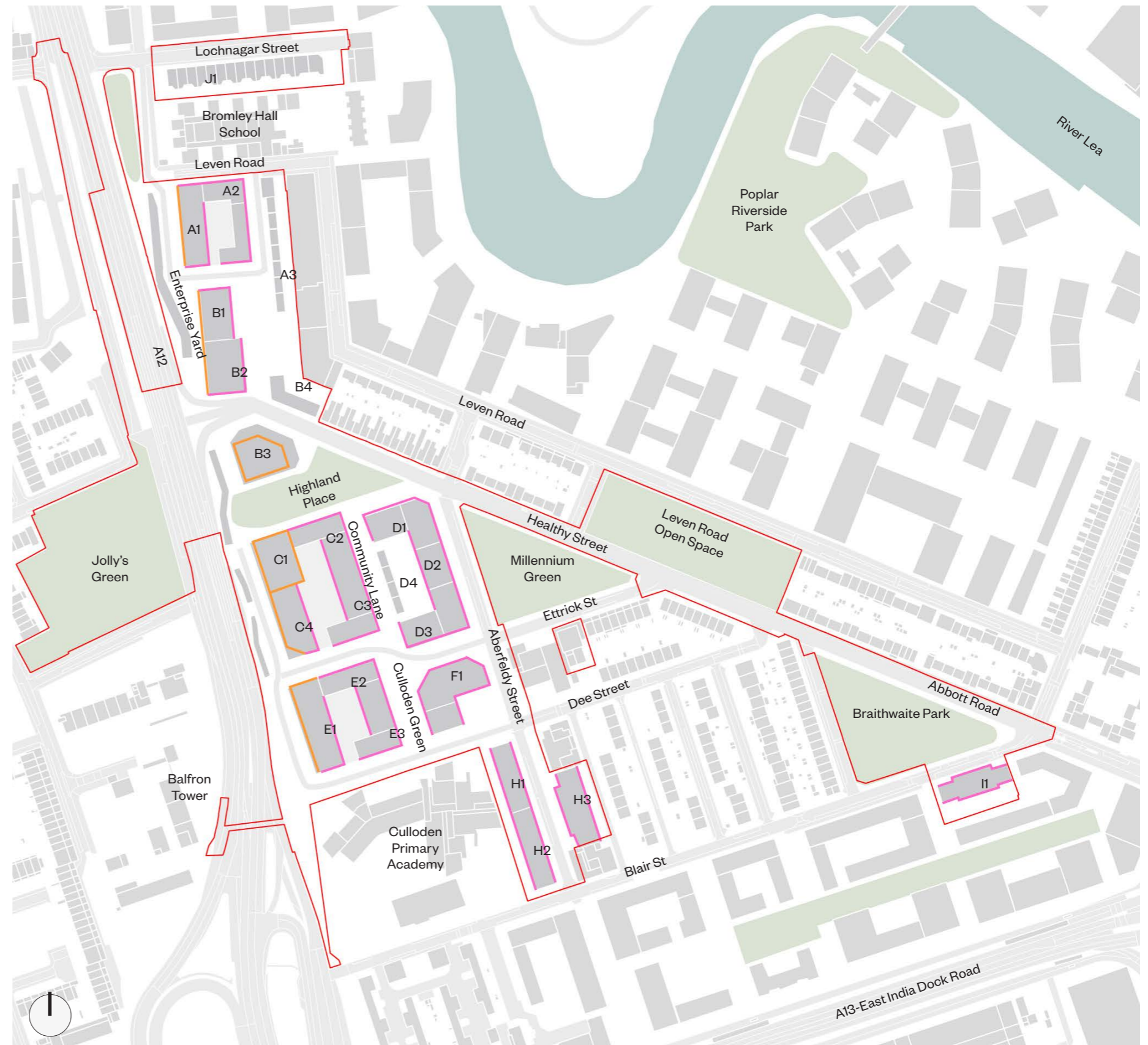


Fig.309 Diagram to illustrate the site wide balcony strategy