

5. 6. East West Links

Historic routes that have been reinstated and strengthened to improve east-west connections and better stitch Aberfeldy into its surroundings

Vision

5.5.46. 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.

5.5.47. Generous pavements allow pedestrians to walk around the neighbourhood safely with tree planting integrated between parking spaces to reduce the visual dominance of parked cars.

5.5.48. Communal entrances to the residential buildings are located along these routes, creating activity.

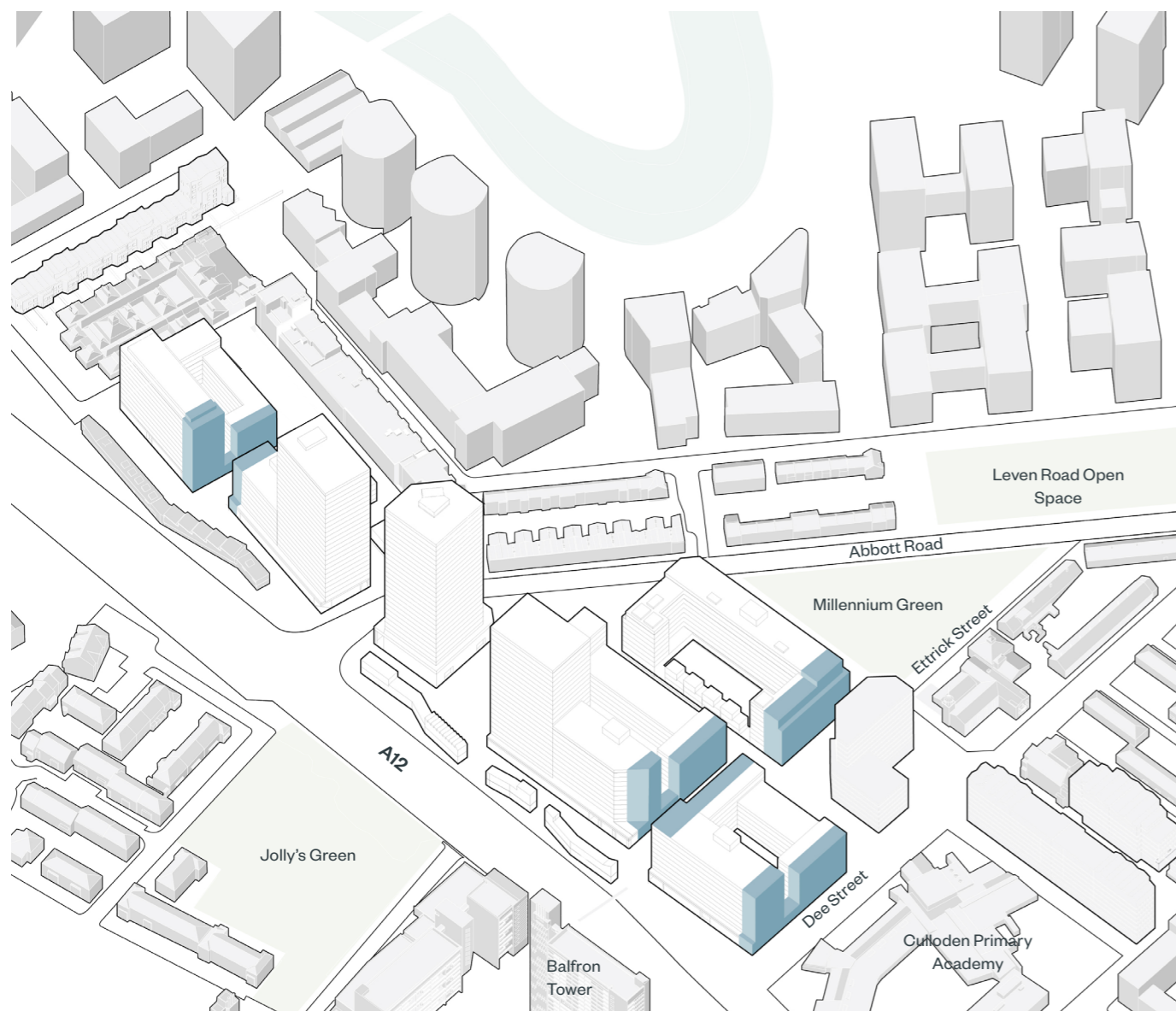


Fig.256 East West Links character area

Scale and massing



The East West links are characterised by medium scale buildings.

Building frontages



Communal entrances to the residential buildings are located along these routes.

Thresholds



Planting is provided to minimise the impact of parking spaces and parked cars.

Public realm

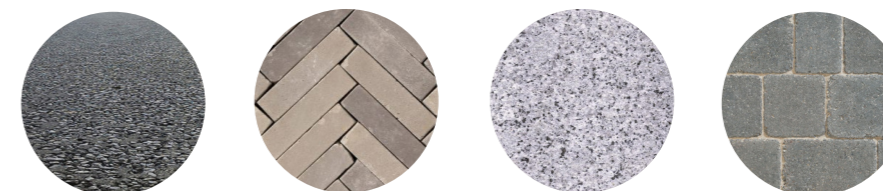


Generous pavements create a safe experience for pedestrians and tree planting break up runs of parking spaces along the street.



Fig.257 Illustrative visualisation showing Ettrick Street

Material palette



5.6. East West Links

Typical layout

The minimum distances between buildings are set in the Parameter Plan "Building Plots" which **must not** be deviated from.

5.6.1. The East West Links character area includes plots within all phases of the masterplan: to the north plots A1-A2 and B1-2, and C1-4, D1-4, E1-3 to the south.

5.6.2. The proposed layout retains the existing street alignment to the south (Etrick Street and Dee Street), and improves connections to the north including an additional east west link between plots A1-2 and B1-2.

5.6.3. Courtyard plots A1-2, C1-4 and E1-3 **must** include a pedestrian access to the podium from the southern legs. This break will allow natural light into the courtyard and it's amenity space.

5.6.4. All East West Links include vehicular, pedestrian and cycle movement.

5.6.5. A one way loop road sits within the northern East West Link connecting Leven Road to Community Lane and Enterprise Yard.

5.6.6. The re-aligned Etrick Street provides a connection between Abbott Road and Enterprise Yard.

5.6.7. Further south Dee Street is widened allowing for a better setting for Culloden Primary Academy and an improved pedestrian environment.

Land use

The land uses are defined in the Parameter Plans "Land Use Basement", "Land Use Lower Ground Floor", "Land Use Upper Ground Floor", "Land Use First Floor" and "Land Use Upper Floors" which **must not** be deviated from.

5.6.8. All plots within this character area include a mix of residential and non-residential uses at ground floor with residential uses at upper floors.

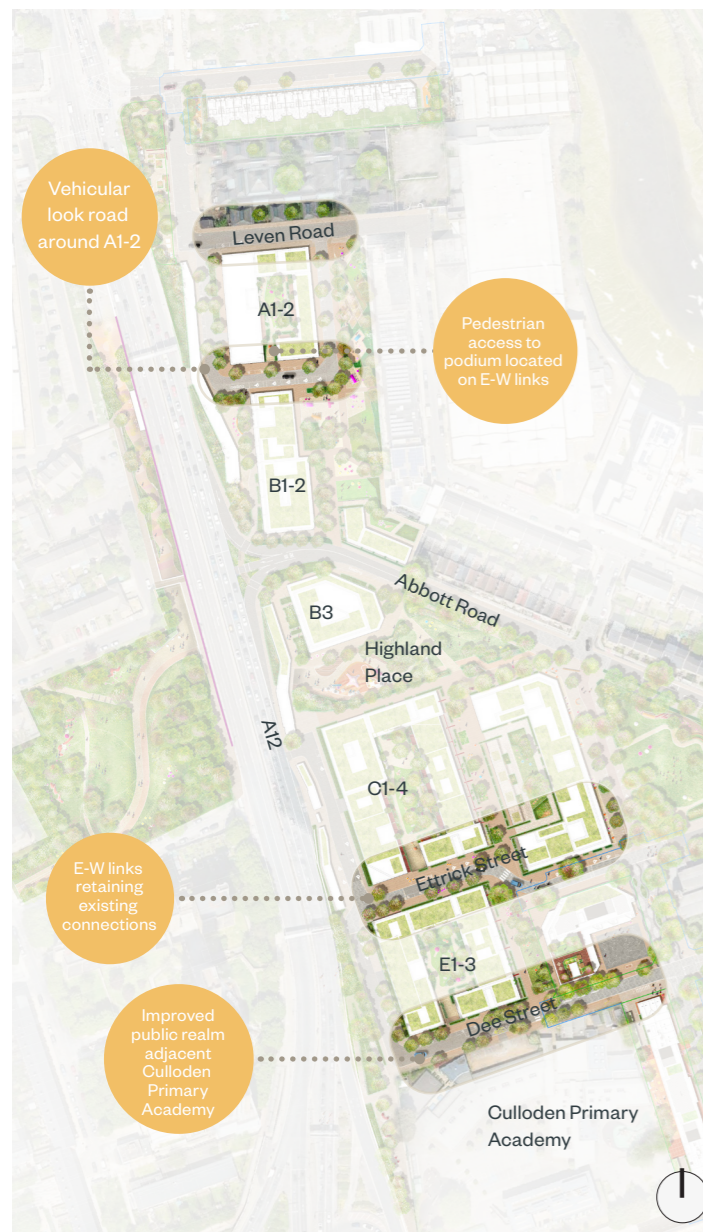


Fig.258 Illustrative masterplan extract - East West Links



Fig.259 Planting minimises impact of parking spaces and parked cars



Fig.260 Generous pavements create a safe experience for pedestrians



Fig.261 A street with a strong frontage which activates these important connections



Fig.262 On street parking along the East West Links



Fig.263 Communal residential entrances activate these routes

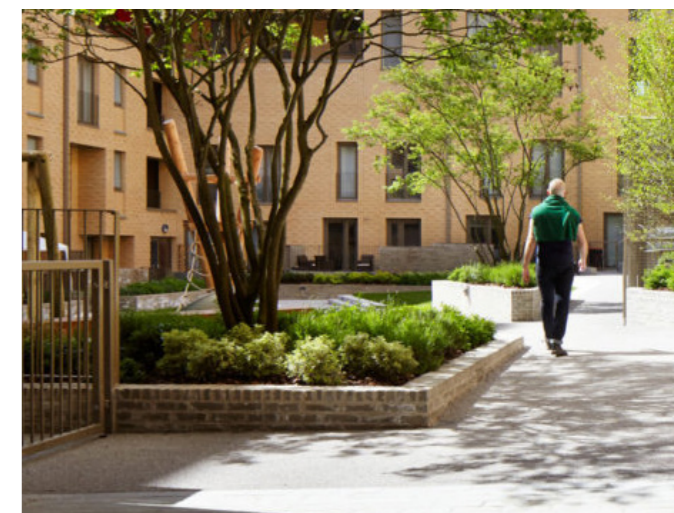


Fig.264 Opportunities for trees and planting to be integrated into the public realm

5.6. East West Links

Scale and massing

The scale and massing are defined in the Parameter Plan "Building heights" which further proposals **must not deviated from**.

- 5.6.9. Buildings in this area are generally medium scale [1] with higher scale buildings located along Enterprise Yard within plots A1-2, C1-4 and E1-3 [2].
- 5.6.10. Special corners are located within plot D1-4 (special corner highlighting a key public space) and E1-3 (Site gateway adjacent to the Dee Street underpass) [3].
- 5.6.11. Double height plinth **must** be provided along Enterprise Yard [4].
- 5.6.12. Plot D1-4 **should** be set back by at least 2m [5] in order to reduce the impression of scale and to minimise impact on the existing terraced houses on the opposite side of Abbott Road.
- 5.6.13. Roof articulation **must** be considered at appropriate locations to respond to the form of neighbouring buildings, to terminate views, or to mark key public spaces.

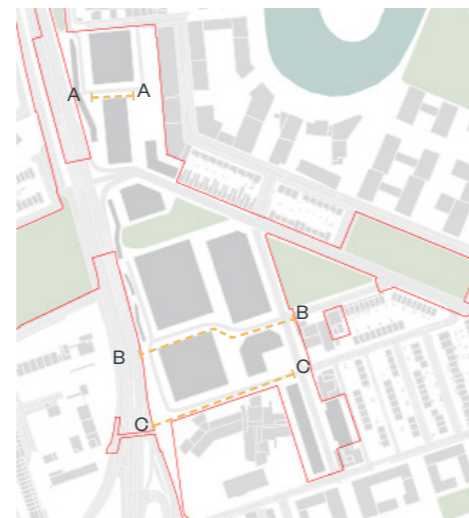


Fig.266 Illustrative elevation diagrams - key plan

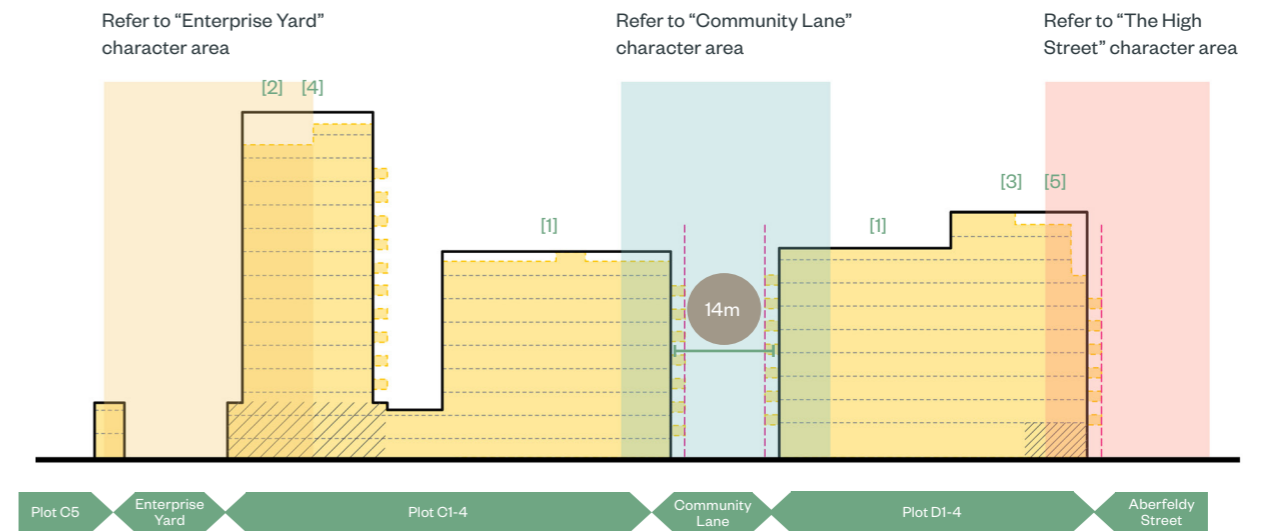


Fig.267 Illustrative elevation BB - East West Link looking north

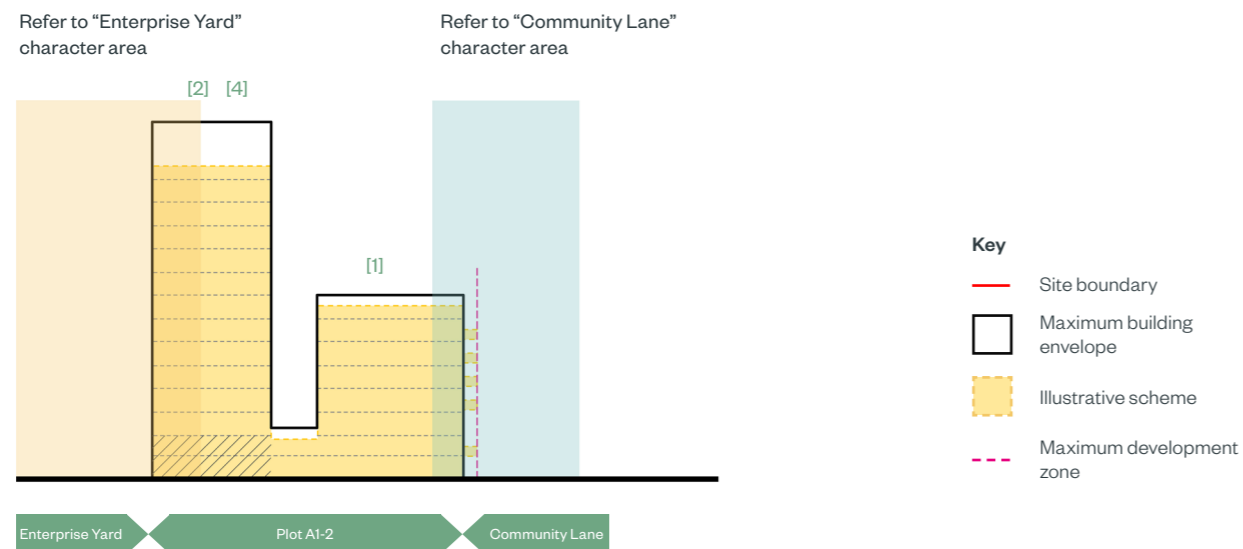


Fig.265 Illustrative elevation AA - East West link looking north

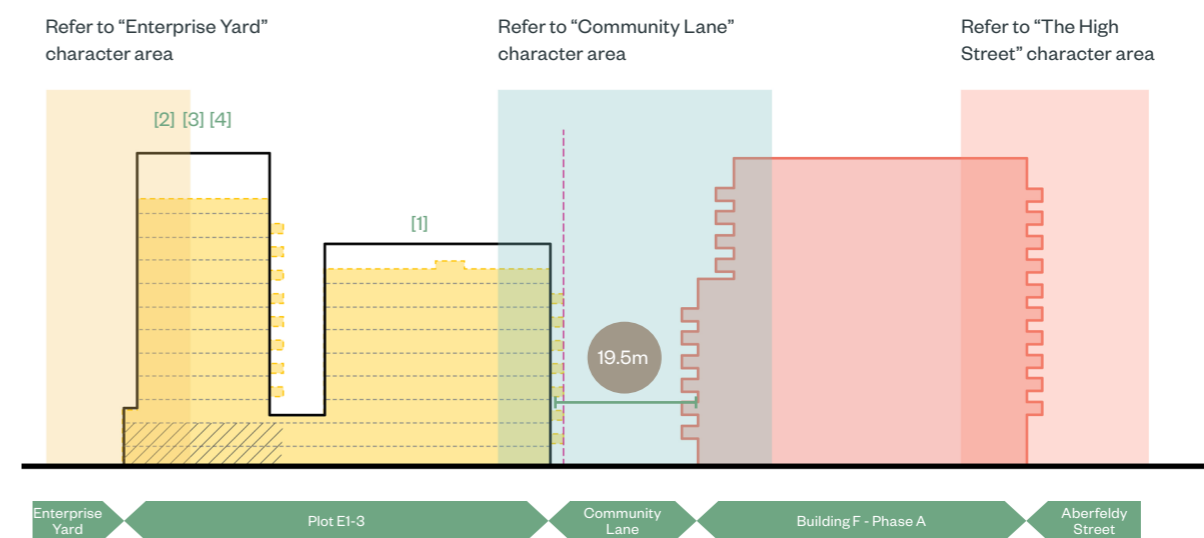


Fig.268 Illustrative elevation CC - East West Link looking north

5.6. East West Links

Building frontages and elevations

5.6.14. Building frontages on the East West links **must** mediate between and reconcile the architectural languages of Enterprise Yard to the west and Community Lane to the east.

5.6.15. At the west end of these streets, the façades of Enterprise Yard **should** terminate in such a way as to sit harmoniously with the buildings further east.

5.6.16. Window and balcony details and brick palette **should** wrap into the East West Links from Community Lane. The base of the building in this location **should** be in a distinct but complimentary tone.

5.6.17. Podium access in the form of generous steps with integrated seating **should** be provided on the East West Links.

5.6.18. On most of the East West Links, it will be necessary to form a colonnade at the base of the building to provide mitigation against wind and to ensure a sheltered environment for pedestrians. Wind tests have shown that the depths of the colonnades shown in the illustrative scheme are suitable for this massing. Further testing **must** be carried out at detailed design stage to confirm that wind environments are compliant.

5.6.19. Many ancillary spaces such as plant rooms and refuse stores are located on these streets and must be carefully considered to ensure a consistent façade is maintained. Setting these façades back forming a colonnade will prevent these façades from appearing obtrusive. Metal screens **should** also be used to deliver a consistent appearance.

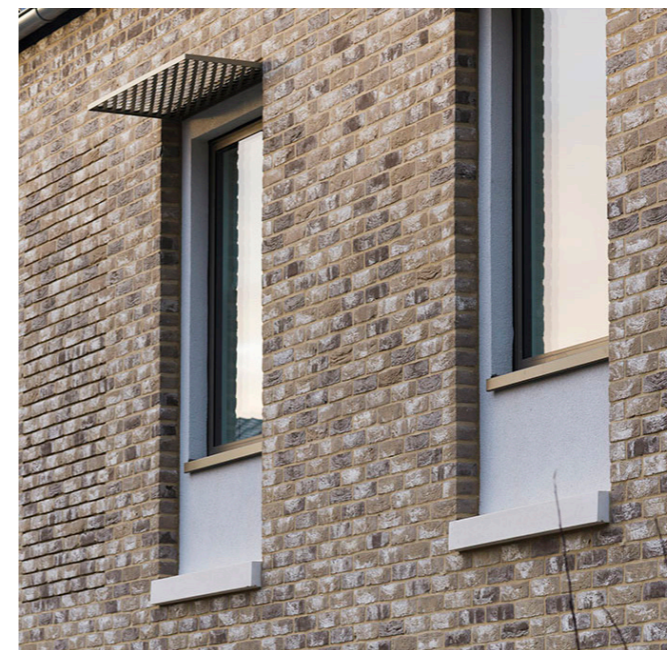


Fig.270 Windows with recessed surrounds in contrasting material



Fig.271 Colonnade formed at building base



Fig.269 Illustrative view looking west along Ettrick Street



Fig.272 Illustrative visualisation showing building C3 colonnade