

## Kirkmichael Road

### Amenity Use

#### Existing

Kirkmichael Road is currently used as back of house by the Western Aberfeldy Street retail units. Improvised parking is also common on the street creating potential hazards for pedestrians and school children from the adjacent Culloden Primary Academy. During pick-up and drop off times a gate to the south of Kirkmichael Road is used by parents and students for access.

#### Proposed Play Street

The proposals seek to pedestrianise Kirkmichael Road and populate it with play equipment and planting directly adjacent to the school. The length of the street is activated by secondary residential entrances which provide doorstep play for larger family maisonettes on H1 and H2. Natural surveillance from windows balconies and access decks was considered throughout the design process.

Furthermore x2 communal amenity spaces address the street frontage, allowing internal connection for the residents as well as spill out and connection to the play facilities on Kirkmichael. The proposed uses of these spaces intend to deliver a soft play type facility (number 1) and a homework club / flexi work space (number 2). The latter was raised numerous times in community consultation, and will enable a high quality facility tailored to youth and young families. In addition to the soft play, these spaces will enable greater dialogue with the existing community and Culloden Primary school, as well as providing flexible, useable space the residents of the block.



1 Precedent image of proposed soft play use



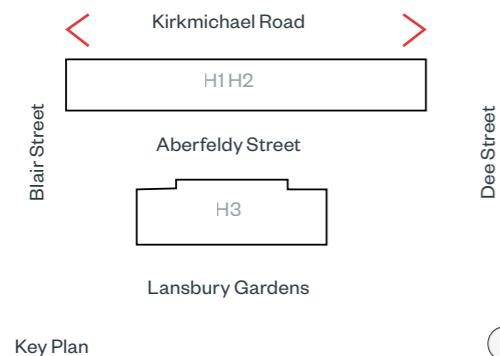
2 Precedent image of proposed homework club space



2 Precedent image of proposed homework club space



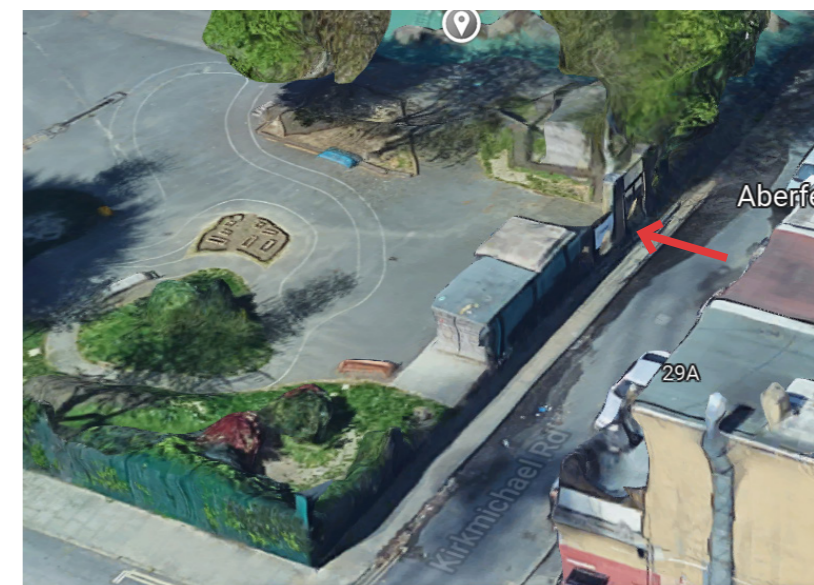
Proposed strategy diagram for kirkmichael road



Key Plan



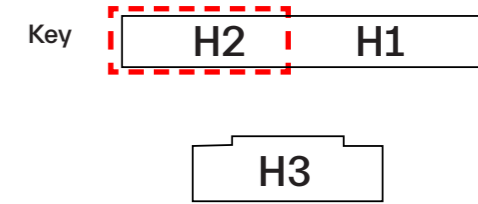
3 Existing state of Kirkmichael Road looking South from Dee St.



4 Entrance off Kirkmichael Road to Culloden Primary School



# General Arrangement

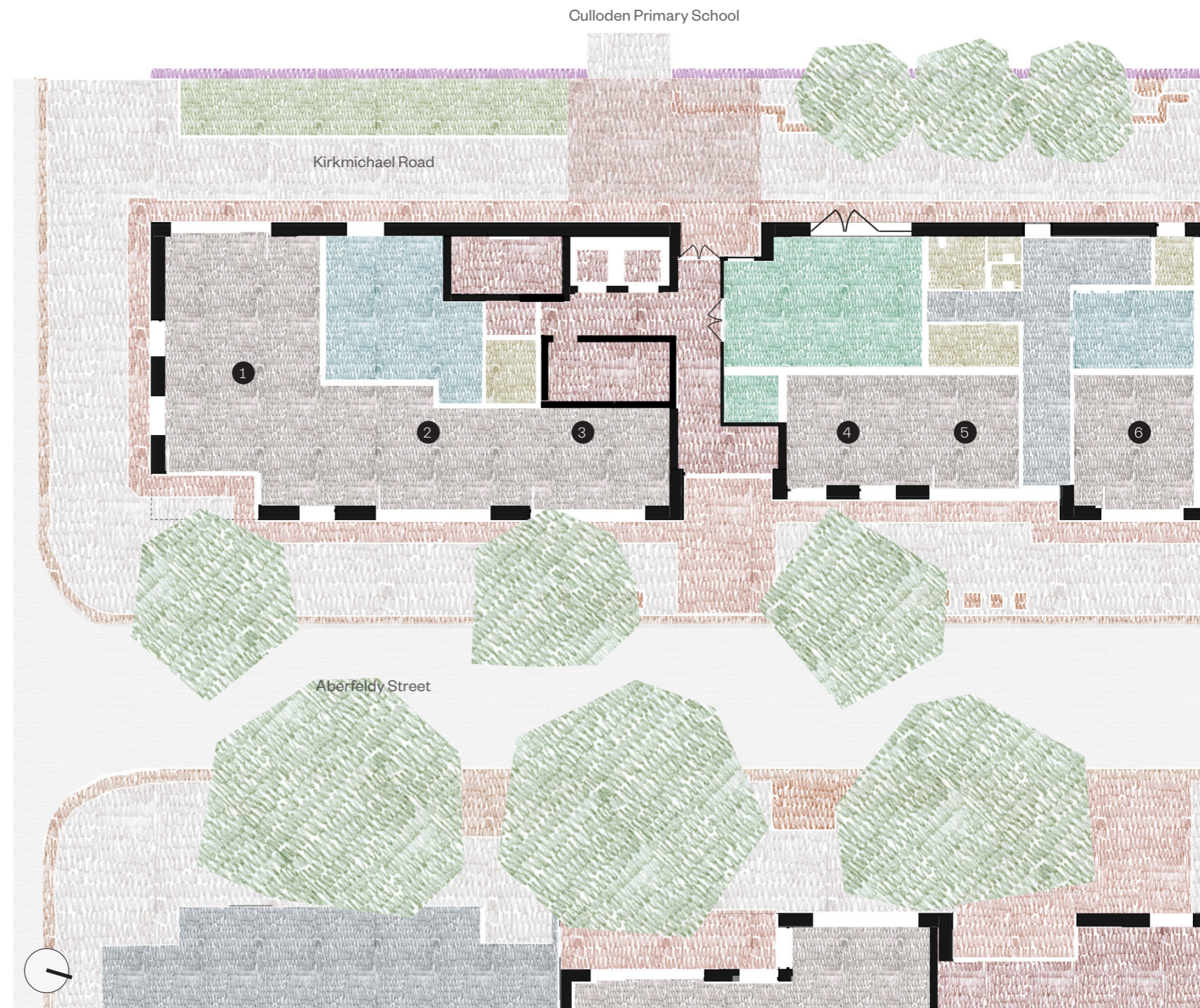
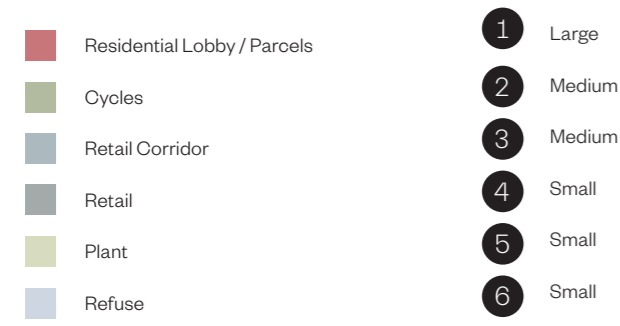


## Ground Floor Plan H2

For the retail portions to H2 in total x6 units have been coordinated (x12 in total at Plot H), with a flexible range of small to large sized units facing Aberfeldy Street. Principally it represents a linear arrangement with single fronted spaces in direct dialogue with the street front. However, steps in the massing have been utilised to break up the length whilst providing a sense of individuality and relief to the ground floor experience. This has also benefited the public realm in articulating furniture and planting in dialogue with the building. Crucial to the streetscape strategy has been to articulate 'doormats' of pattern and texture extending from the retail frontages to demarcate a sense of patchwork and ownership to the retail operators. To the plan of H1/H2, this takes shape as a perimeter banding, with larger scale intervals to demarcate moments of residential entrance that may further animate building and landscape. Notably, a food and beverage use has been proposed to occupy the primary Southern gable with triple aspect frontage to both Aberfeldy Street, Blair Street and Kirkmichael Road. This extends the sense of public frontage with a continuation of glazing and opportunity for spill out and activation of the public realm. This is particularly pertinent to Kirkmichael Road, where the pedestrianised proposals will create a new street scene of playscape, landscaping and cycles. With the mirrored arrangement this will also occur to the northern gable and provide further dialogue and activation to the new Town Square to plot F.

Retail uses and unit sizes have been coordinated with 'AND' specialist input, ranging from 25-70 sqm floorplates to ensure suitability in the commercial offer and that units will be tenable. Vital to this is the desire for affordable workspace and that subsidised offerings may extend the life of existing retail units present on Aberfeldy Street, whilst also encouraging future retail operators to sustain and enliven the community.

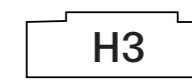
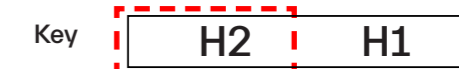
For the residential portions, key priority was placed on activating a generous, visually permeable frontage to both Aberfeldy Street and Kirkmichael Road to ensure the latter does not become a perceived servicing, back of house area akin to the current condition. The 'through' entrance lobby has been crucial to this, ensuring a residential frontage can be articulated, alongside a communal amenity provision for benefit of both the residents and wider community engagement. This will benefit activation of Kirkmichael road and connection to the play street initiatives set out in Chapter 7.



Proposed Ground Floor Plan H2



# General Arrangement

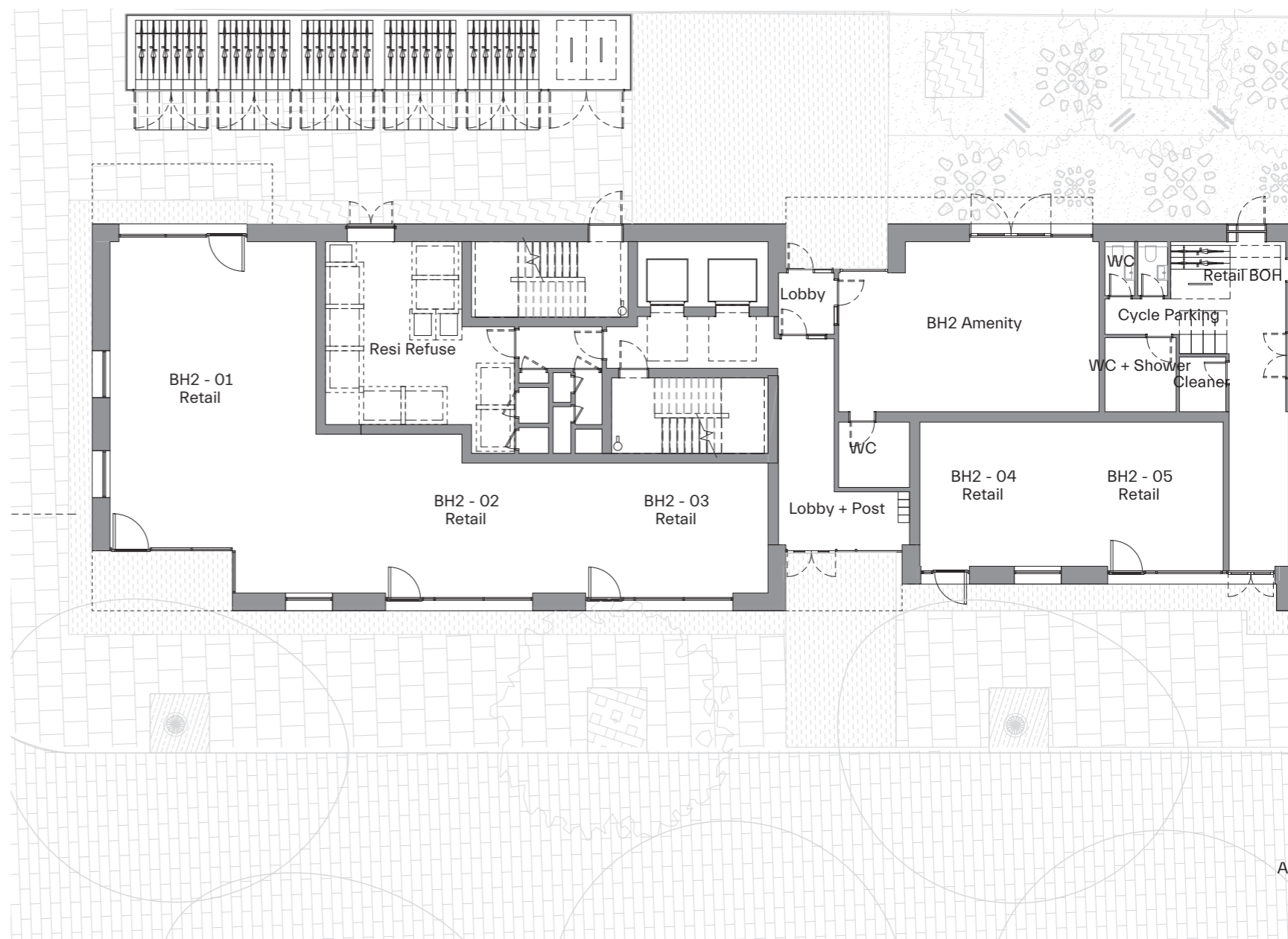


## Ground Floor Plan H2

**Cycles:** 60 double stacked spaces  
04 accessible spaces

**Retail GIA:** 318 sqm

**note:** numbers reflect H2 only with similar quantum duplicated in arrangement to H1.



Proposed Ground Floor Plan H2

# Residential Design

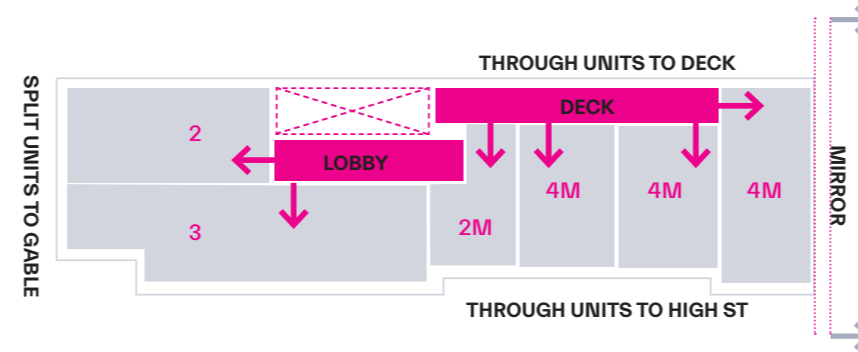
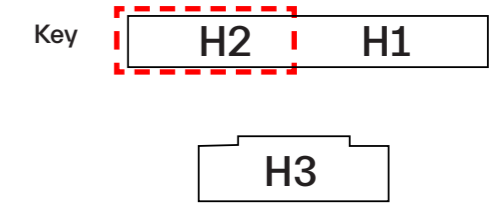
## Key Principles H1 + H2

The adjacent diagrams reflect the key layout principles that have been employed across the floorplates to deliver good quality, generously articulated homes.

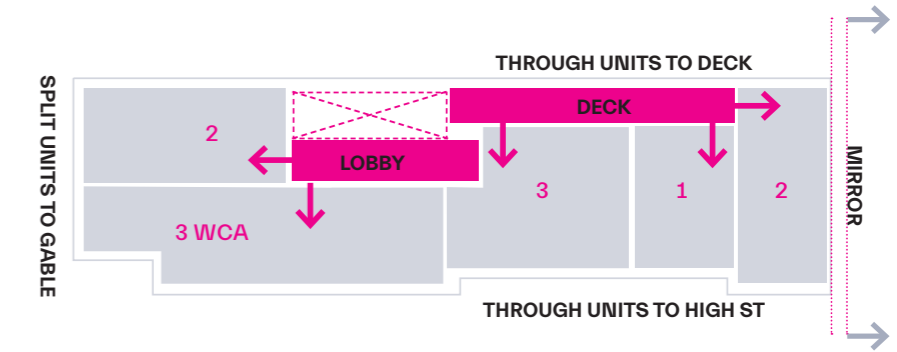
Block H1 and H2 are 100% affordable social tenure. Throughout the residential floor plans of the building both maisonettes and flats are employed, starting from Level 01. It is worth noting H1 and H2 residential arrangements are symmetrically mirrored. The adjacent diagrams reflect the typical flat level L03-L07 and the maisonette at levels 1&2.

To levels 03-07, X5 homes varying from 1bed to 3bed wheelchair units are arranged around the floorplate. The core is asymmetrically located with access to homes via the central lobby and deck access respectively. All homes benefit from projecting balconies for generous private demised amenity. Dual aspect corners host the larger homes and x3 through units occur off the deck, all helping to optimise aspect, daylighting, and internal experience.

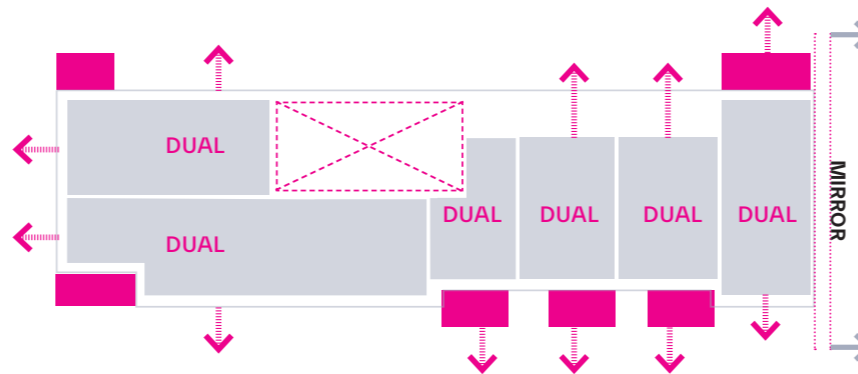
A key aspiration was to accommodate family sized homes of 3 and 4 bedroom to this plot, enabling good proximity to the public realm improvements and amenity offer along Aberfeldy Street and Plot F. To achieve this, across levels 01 and 02, 2-storey, 4 bedroom maisonettes have been introduced. This results in an extra home to the centre of the plan, with the access to the homes from Level 02. The southernmost 2 bed unit remains consistent on the lower levels to the South, with the 3bed home adjusting slightly to accommodate a higher 3B6P occupancy.



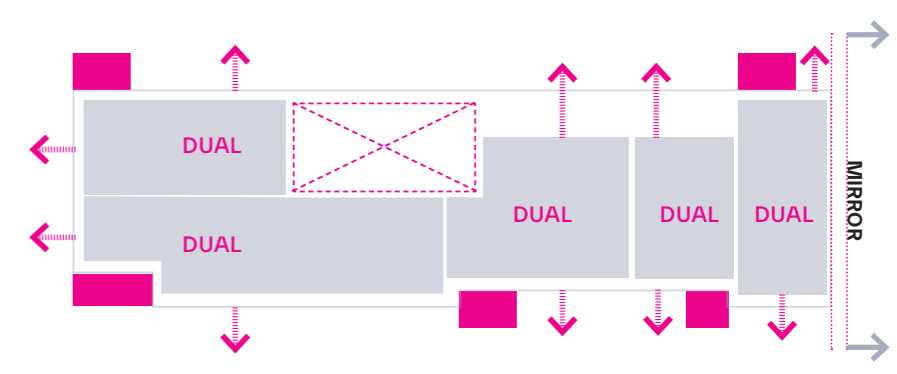
L02: Arrangement + Size



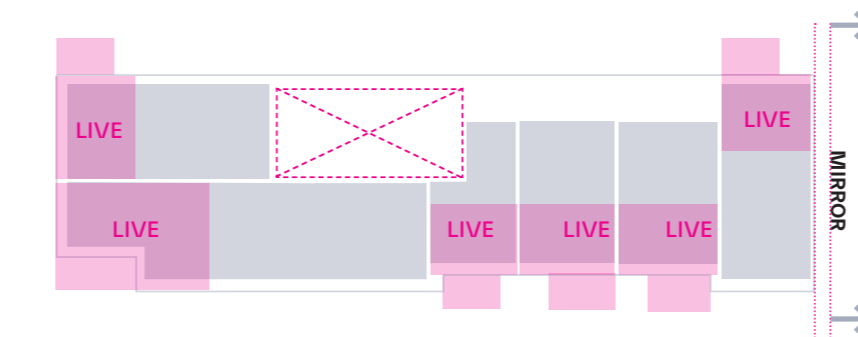
L03-L07: Arrangement + Size



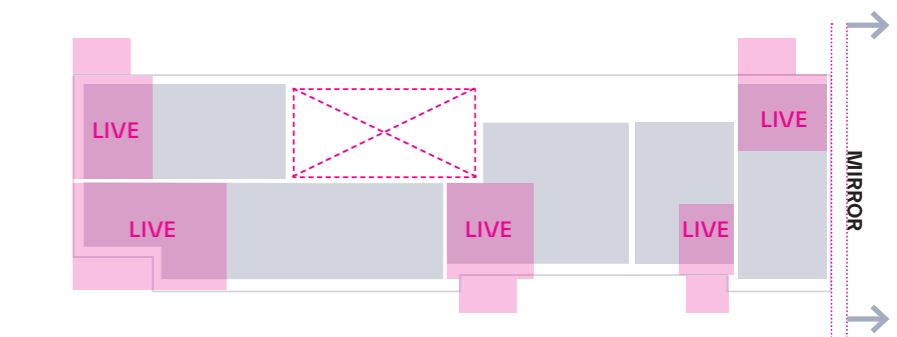
L02: Amenity + Aspect



L03-L07: Amenity + Aspect



L01: Living



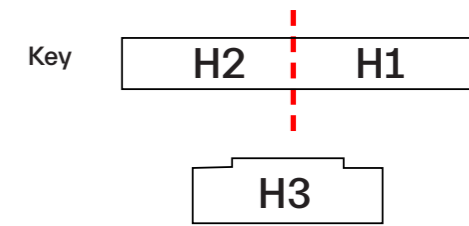
L03-L07: Living





# Residential Design

## Typical Floor H1/H2



The adjacent series of plans demonstrates the arrangement over the residential floors of H1 and H2. The symmetrically mirrored plan is evident whilst also revealing the way L01 (lower maisonette level) absorbs the area of the gallery access to optimise the internal layouts. This benefits the spatial quality of the homes and by providing the entrance level and amenity spaces to the upper L02 level, creates greater distance from the street scene below. This helps to delineate private and public space, with the balcony spaces sufficiently separated for both privacy and security benefit.

All homes have been carefully articulated around the floorplate to maximise views and achieve 100% dual aspect across the building. To the gable ends, balcony locations iterate around the facades (rather than vertically stacking) to encourage daylight and provide both a visually animated sense to the façade whilst also offering differing residential offers and views from the same stacked unit type. The number of the homes accessed off the deck have been minimised to x3 to aid privacy and enable a sense of passive ownership from the homes to the that space. This is achieved with a select number of homes (2/3) accessed from the internal core lobby space.

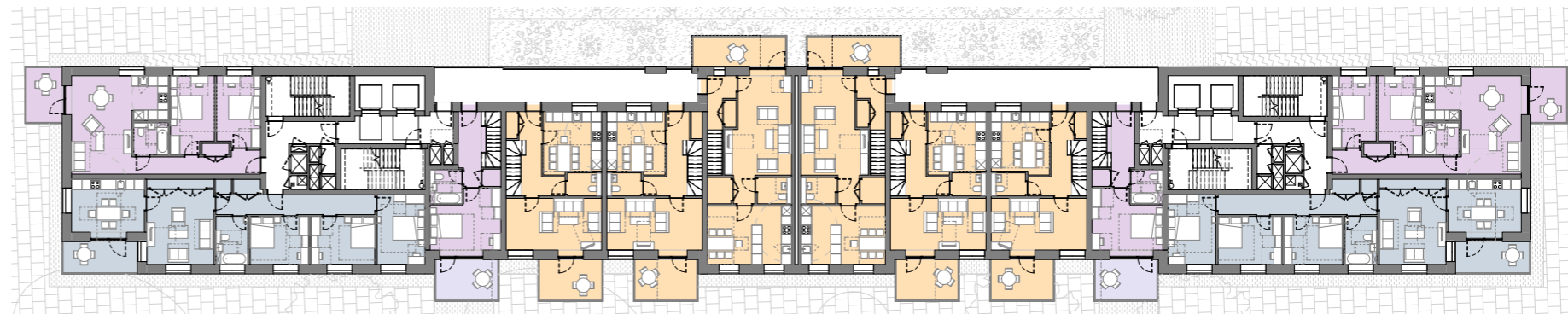
In keeping with social tenure policy the 3 and 4 bedroom homes have separate, generously sized kitchen diners and living spaces for practical family living. Typically, balconies have been arranged off the living for a physical extension of the space whilst having greater portion of glazing to benefit daylight. Wet spaces and kitchens have been located to the deeper, darker portions of plan to benefit habitable rooms, with instances of secondary circulation to practicably buffer habitable zones and provide storage away from the primary living areas. 1 and 2 bedroom homes follow a generous open plan arrangement. All homes are meeting if not exceeding NDSS space standards and targeting London Housing Design Guidance for optimal residential space standards.

To the common corridor, services are centrally located within the landlord demise to the core, easily accessed via riser cupboards to minimise effect to the residents. Well-proportioned lift lobbies are located away from unit entrances to separate circulation and aid privacy.

- Studio
- 1Bed
- 1Bed WuD
- 2Bed
- 2Bed WuD
- 3Bed
- 3Bed WuD
- 4Bed
- 4Bed WuD
- 5Bed
- 5Bed WuD
- 6Bed
- 6Bed WuD



L03-L07



L02



L01

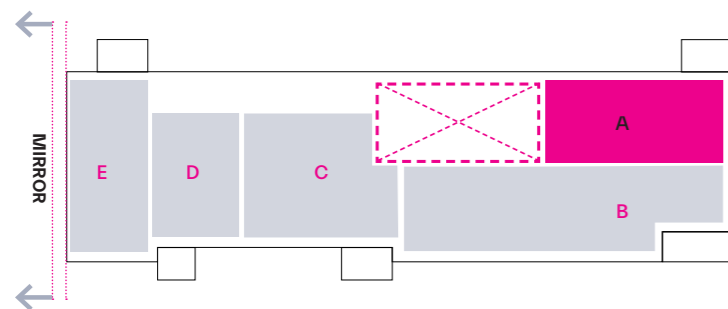
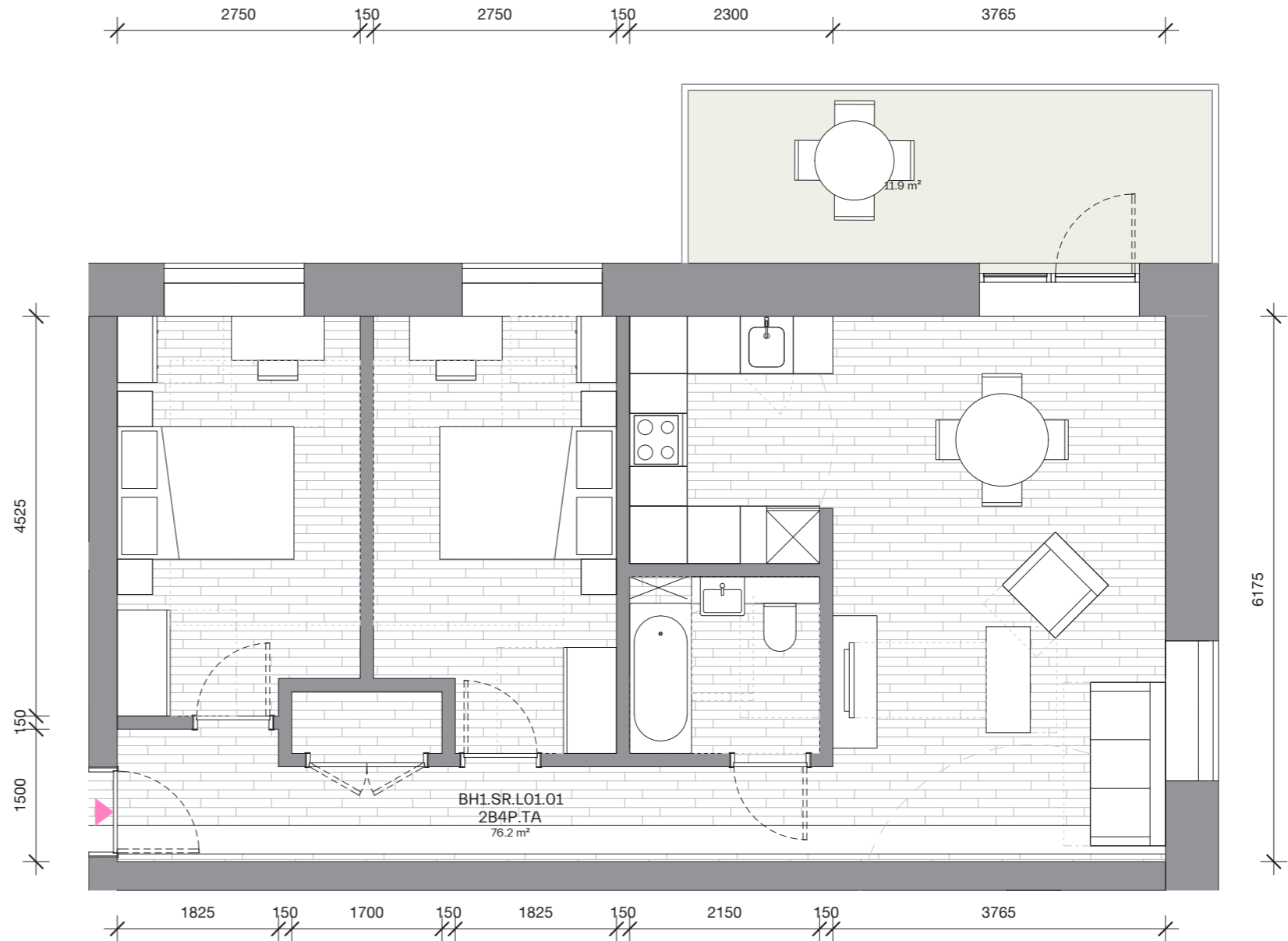


# Residential Design

## Typical Home H1 + H2

The design for the flats across H1 and H2 look to embed many similar principles to that of the other blocks. In unison with the façade development, the homes have been considered from a point of habitable comfort, practicality, and aspect, seeking consistently good quality daylight in the arrangement. The façade openings are generous and well-spaced to enable dynamic habitable spaces, whilst passively shaded by the projecting, stacked balcony arrangement. Where possible, repetitive arrangements have been stacked through the floorplates to enable efficient servicing and structural solutions that will optimise the residential experience.

The adjacent 2 bed example is located at the Northern end of H1 and benefits from a dual aspect position, with a Northerly view over the Town Square to Plot F and Westerly views over Lochnagar Street. The balcony is inset to the corner, giving a sense of space to the internal areas whilst also benefiting from greater shelter and shading. Internally, a lobbied entrance provides integrated storage and generous access to the bedrooms and sanitary spaces. Upon arrival to the living space, a dual aspect arrangement of windows is articulated for daylight benefit with access through to the kitchen diner occupying a well-lit position with balcony access.



Proposed 2B4P M4(2) Home - Plot H1



# Residential Design

## Wheelchair User Dwellings H1 + H2

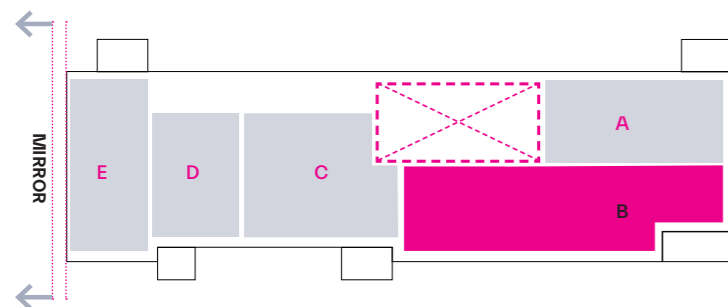
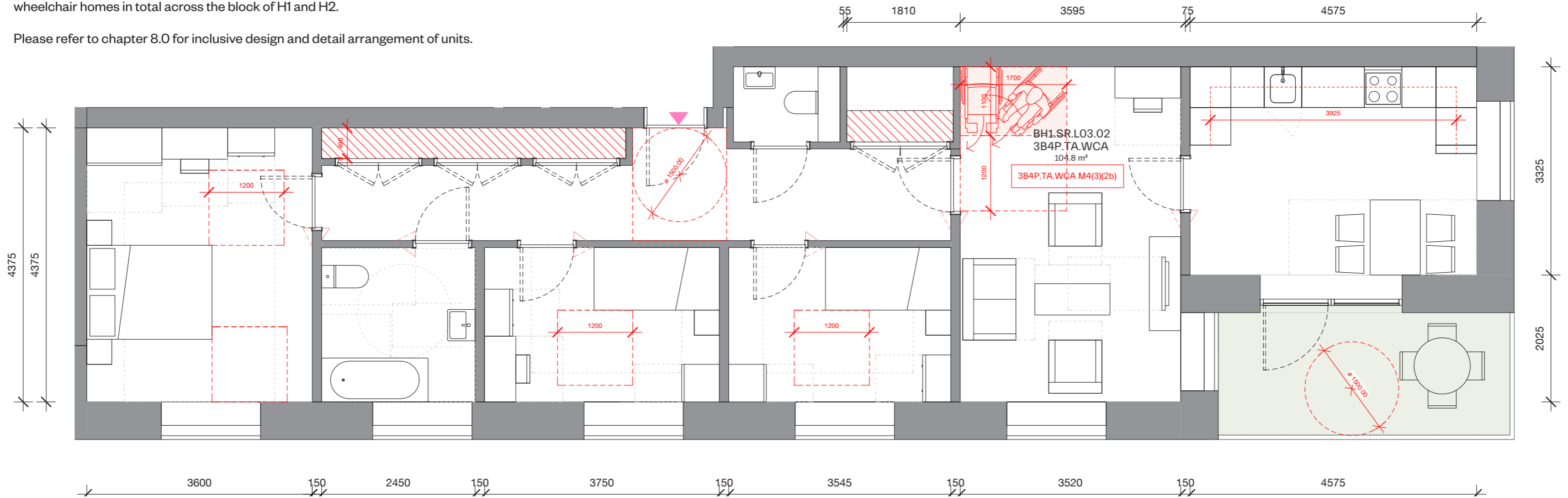
### Typical M4(3)2(b) Accessible

The homes and building proposal have been coordinated to meet Approved Document Part M Volume 1, 2015. Across the social affordable tenure, wheelchair user dwellings are arranged as M4(3)2(b) accessible layout. In Plot H1 and H2 x1 unit type is being delivered in this arrangement. This is an 3b4p size and located on levels 03-07 within the social tenure. The arrangement of which is demonstrated in the adjacent plan. A handed version will also be delivered on the levels providing x10 wheelchair homes in total across the block of H1 and H2.

Please refer to chapter 8.0 for inclusive design and detail arrangement of units.

Key Information

	3B4P Requirement	Achieving
Kitchen Length (m)	5.9	5.9
Storage Area (m <sup>2</sup> )	2.0	2.5
L/K/D (m <sup>2</sup> )	29	31



Proposed 3B4P M4(3)2(b) Accessible Wheelchair Home to H1





# Accommodation Mix

## Summary H1/H2

The adjacent figures detail an area and mix summary reflective of the previous pages and coordinated arrangement for Plot H1 and H2. Please refer to chapter 9.0 for full Phase A accommodation schedule.

	1 Bed	2 Bed	3 Bed	4 Bed	No. of units	Hab Rooms
Social Total	10 15.15%	26 39.39%	24 36.36%	06 9.1%	<u>66</u>	<u>254</u>

	Residential GIA	Residential GEA	Non Residential GIA Retail
Social sqm	7,478.2	8,863.1	-
<b>Total</b>			
<b>sqm</b>	<u>7,478.2</u>	<u>8,863.1</u>	<u>572.3</u>
<b>sqft</b>	80,494	95,401	6,160

	M4(2)a Homes	M4(3)2(a) Adaptable Wheelchair Homes	M4(3)2(b) Accessible Wheelchair Homes
<b>Wheelchair number</b>	<u>56</u>	<u>0</u>	<u>10</u>
<b>% of block</b>	84.8%	0%	15.2%

Unit Aspect	Single	Semi	Dual	Triple
<b>Total number</b>	<u>0</u>	<u>0</u>	<u>66</u>	<u>0</u>
<b>% of block</b>	0%	0%	100%	0%

## Introduction:

The amendments reflected in this chapter ensure alignment to the wider changes that have been incurred across the Phase A building designs. Plot i planting / entrance revisions were submitted in January, these plans are now accompanied with those at Plot H where minor adjustments to the public realm allow clear access to the new stair egress to Kirkmichael Road (after second stair additions).

Cumulatively, the open space and play space calculations have also been updated, superceding those from the January addendum and revised to reflect the accomodation offer submitted as part of this application.

As set out in the introduction, the detailed proposal for upgrade works to the existing open spaces at Leven Road and Braithwaite Park are included within the detailed element (Phase A) of the hybrid application. The works to Braithwaite Park will be delivered no later than occupation of the final Block in Phase B, and Phase C shall not be commenced until the works have been completed. The works to Leven Road Open Space will be delivered no later than occupation of the final Block in Phase C, and Phase D shall not be commenced until the works have been completed.

# A5

## PUBLIC REALM



# Play Space Provision

## Phase A Dedicated Play & Playable Space

The qualities of required play space are calculated using LBTH criteria. Play space should be provided as a mix of informal playable space or equipped play space. When meeting the LBTH quantities, play space should be delivered only on the ground floor and podium levels, and follow the guidance in the LBTH High Density Living SPD.

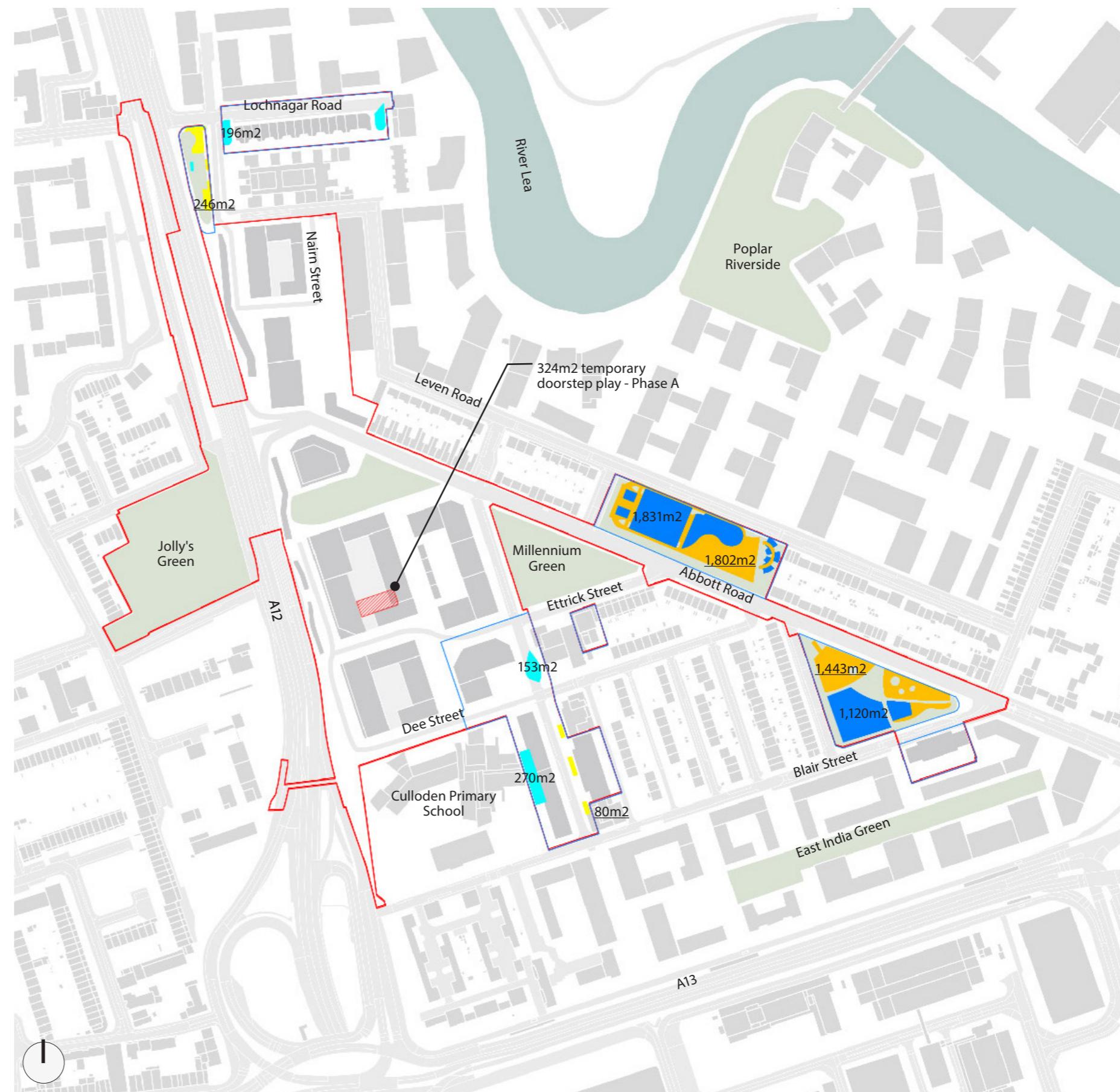
### Dedicated Play Space

This is defined in the High Density Living SPD as 'Spaces where play space is identified as a prime function. These include playgrounds, playing fields, skate parks and other recreation areas.'

### Playable Space

This is defined in the High Density Living SPD as 'A playable space is one where children's active play is a legitimate use of the space. Playable space typically includes some design elements that have 'play value': they act as a sign or signal to children and young people that the space is accessible, safe and fun'.

Play Typology	Scheme Requirement (sqm)	Scheme Provision (sqm)
Dedicated Play (All ages)	1779	943 (619 + 324 temporary)
Playable Landscape (All ages)	(excluding Braithwaite Park and Leven Road Open Space)	326
TOTAL		1,269
Dedicated Play Braithwaite Park (Existing Open Space)		1,120
Playable Braithwaite Park (Existing Open Space)	n/a	1,443
TOTAL		2,563
Dedicated Play Leven Road Open Space (Existing Open Space)		1,831
Playable Leven Road Open Space (Existing Open Space)	n/a	1,802
TOTAL		3,633



Dedicated Play and Playable Space diagram - Phase A

Phase A Boundary



# Play Space Provision

## Phase A By Age

The Phase A play strategy consists of a mixture of outdoor play spaces with dedicated and playable components woven incidentally throughout the public realm, as well as a temporary doorstep play adjacent to Block F. All the play requirements have been satisfied in Phase A. The temporary play area will be replaced by permanent play area in subsequent phases of the masterplan. Please refer to the Masterplan Design and Access Statement submitted along with this application for further details.

### 0-4yrs, doorstep play

Doorstep play is located such that at least one play space is located within 100m of every residential front door within the public open space. The play provision for the younger age group will be landscaped spaces that includes engaging play features for young children and places for parents to sit and talk close to the activity and with a good view of the children.

### 5-11yrs, local play

Play for older children will consist of elements upon which children can play and be physically active. This can range from simple changes in level, undulating forms, raised platforms and playful terrains, to fixed equipment integrated into the landscape that allows children to swing, slide and climb. Seating areas would be set slightly further back from play space for passive supervision by parents and carers.

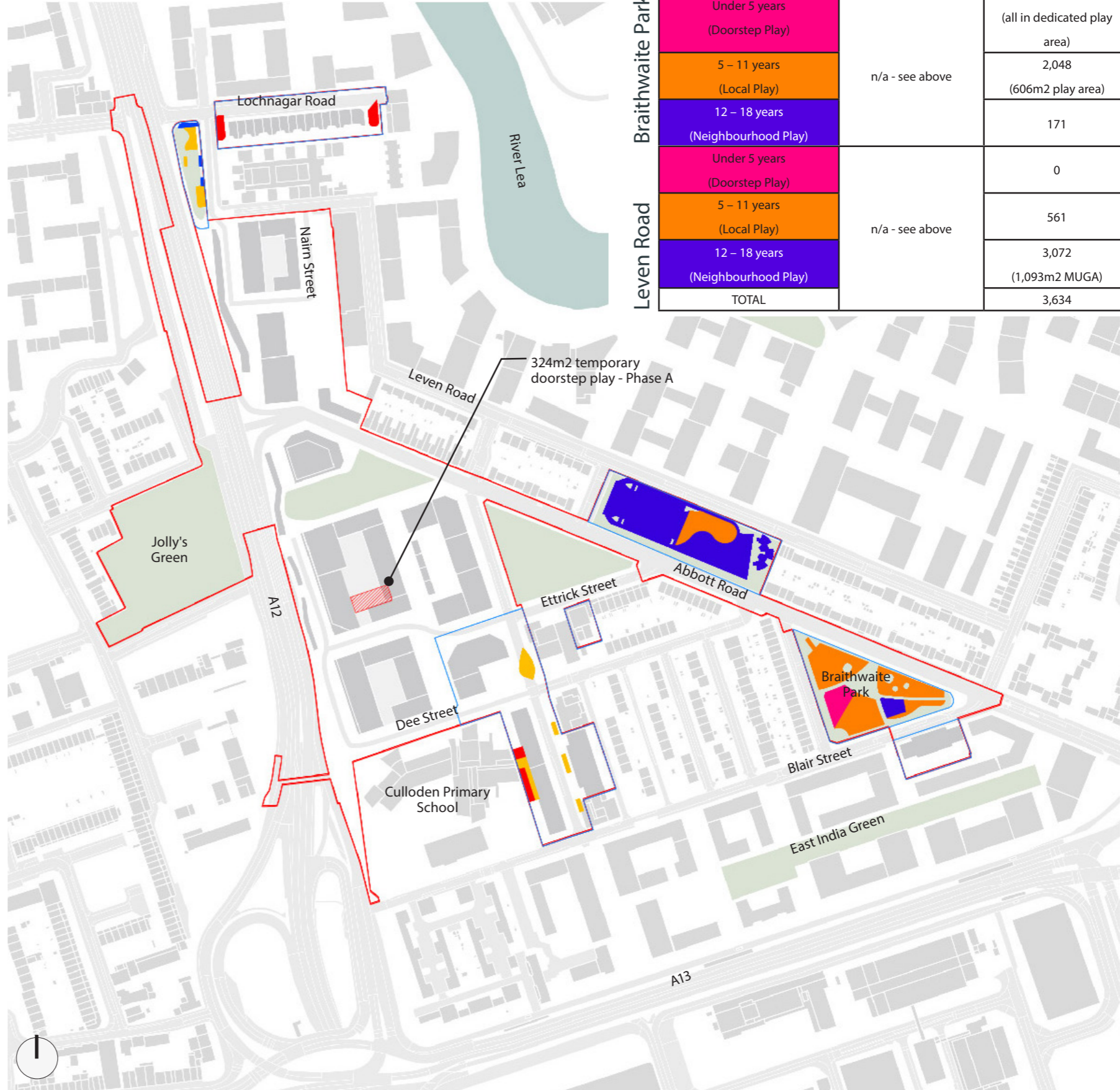
### 12+ yrs, neighbourhood play

Play provision for this age group in their teens should include facilities for informal sport or recreation activities, providing a space for space for young people to meet and congregate.

It is vital to consider both gender mainstreaming and accessibility when designing for children and young people, and the different age groups.

Age Profile (Play Typology)	Requirement (sqm)	Provision (sqm)
Under 5 years (Doorstep Play)	629	643 (319 + 324 temporary)
5 – 11 years (Local Play)	547	564
12 – 18 years (Neighbourhood Play)	604	62
TOTAL	1779	1,269

Age Profile (Play Typology)	Requirement (sqm)	Provision (sqm)
Under 5 years (Doorstep Play)	n/a - see above	344 (all in dedicated play area)
5 – 11 years (Local Play)		2,048 (606m2 play area)
12 – 18 years (Neighbourhood Play)		171
Under 5 years (Doorstep Play)	n/a - see above	0
5 – 11 years (Local Play)		561
12 – 18 years (Neighbourhood Play)		3,072 (1,093m2 MUGA)
TOTAL		3,634



Play Space Provision by Age diagram - Phase A

Phase A Boundary



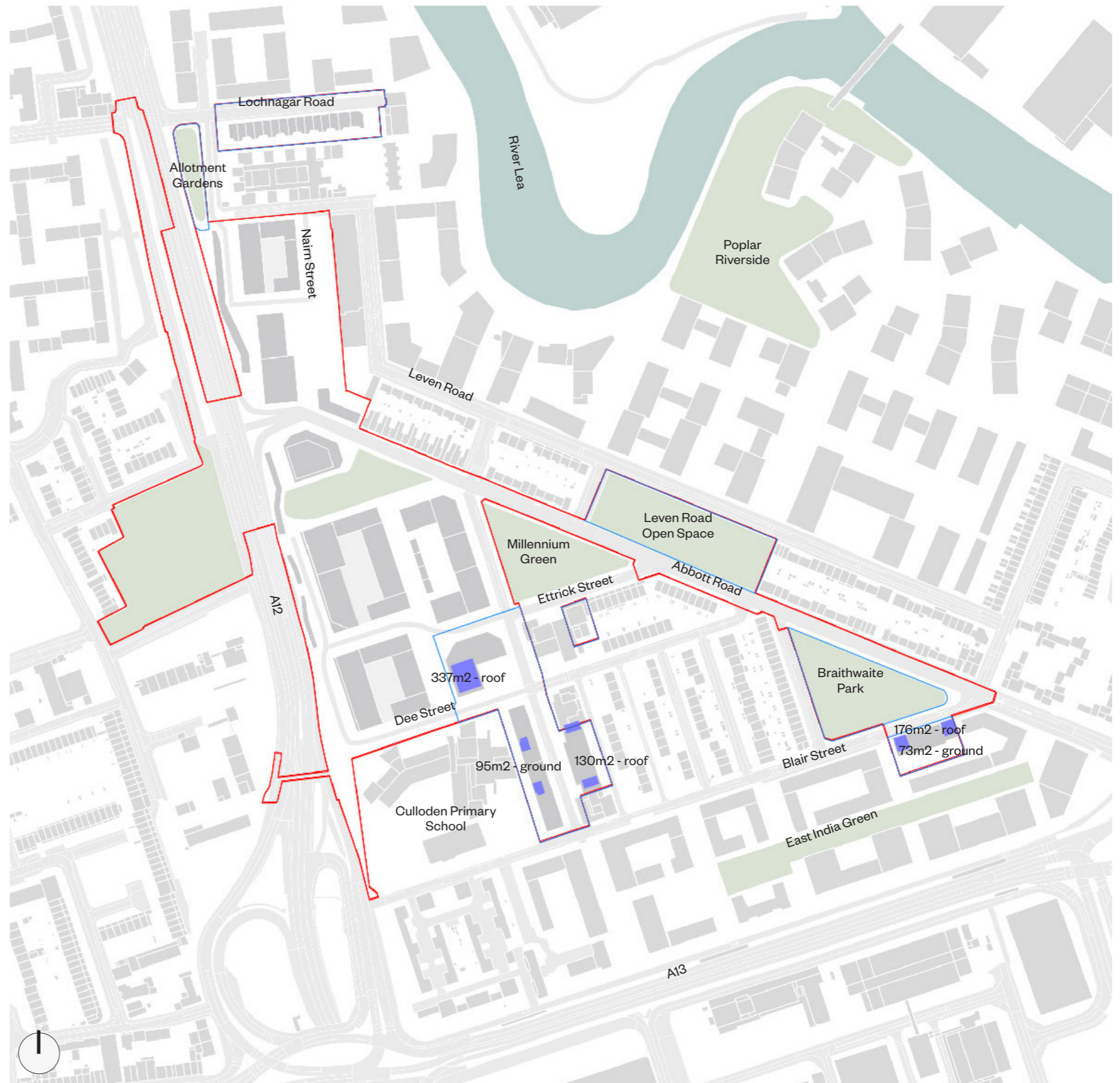
# Space Provision

## Phase A Communal Amenity Space

LBTH Policy D.H3 of the Local Plan (2020) requires minimum communal amenity space (excluding circulation areas, access routes and waste or bike storage) of 50 sqm for the first 10 units plus a further 1 sqm for every additional unit thereafter.

The external communal amenity spaces are in Phase A area Roof Gardens. The internal communal amenity spaces are in block H 1 and 2 ground floors: one room is a homework club, the other room is for soft play/ a jungle gym.

There is an excess amount of community space provided for each plot apart from plot J where front and back gardens are provided for the houses and there is access to the nearby open space at the allotment gardens.



Typology	Plot	Scheme Provision (sqm)
	Plot F	337 (roof)
	Plot H	130 (roof) + 95 (GF)
	Plot I	176 (roof) + 73 (GF)
	Plot J	0
	Total	811

Communal Amenity Space Provision diagram - Phase A

■ Phase A Boundary

## Plots F + H 1, 2, 3

### Circulation/ Access

The layout of the streets and square in Phase A are heavily influenced by meeting the needs of access and circulation.

There are numerous access points from buildings F and H1/ 2/ 3 for: retail units onto Aberfeldy Street and Town Square; residential access to Aberfeldy Street, Lansbury Gardens, Kirkmichael Road and Ettrick Street; and service and refuse to Kirkmichael Road, Lansbury Gardens and Ettrick Street. There is also community amenity space access to Kirkmichael Road.

Additional notable access that needs to be facilitated by the public realm design includes Culloden Primary School exiting onto Kirkmichael Road and the Church onto Town Square.

This is connected by a primary north-south pedestrian circulation across Town Square and along either side of Aberfeldy Street, aligning with Aberfeldy Street south, which is currently under construction, and the northern section of Aberfeldy Street which will be delivered in later phases of the Aberfeldy Masterplan. The aim is to allow cross street movement to encourage activity through connectivity, lingering and placemaking.

A secondary north-south pedestrian connections will be provided along Kirkmichael Road.

The east-west route along Dee Street is an important connection to the A12 Dee Street underpass, a strategic east-west connection.

Vehicular access is from the highways which is shared with cycles. Good pedestrian crossing points are provided.

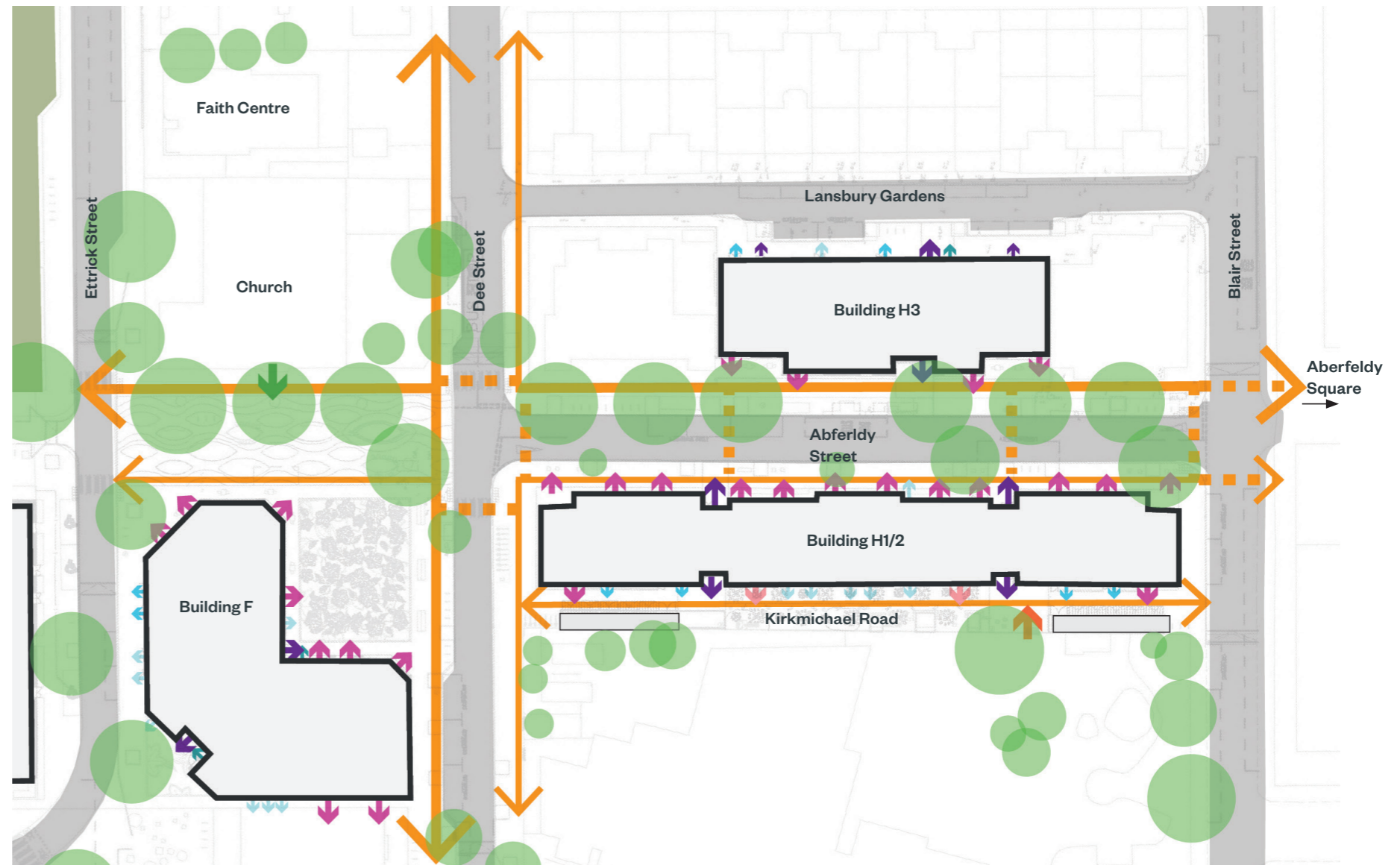
Servicing to the retail units and buildings will be done from the highways with unloading bays demarcated in the carriage way for the retail and H1/ 2/ 3 on Aberfeldy Street.

A bus stop would also be provided on Aberfeldy Street going south and a new bus stop on Dee Street adjacent to the church on the northern route.

Accessible parking is located on Blair Street and Ettrick Street with car club spaces and further accessible car parking bays on Lansbury Gardens.

Existing resident parking is retained on Lansbury Gardens.

- Commercial entrance
- Residential/ corridor entrance
- Pedestrian route
- Busy pedestrian route
- Cycle store entrance
- Communal Amenity Space Entrance
- Refuse entrance
- Utility entrance
- School exit
- Church entrance
- Existing tree



Circulation / Access diagram



# Plots F + H 1, 2, 3

## Spatial Organisation

### Town Square

Town Square is defined by the space framed by the angle of Plot F and the space between Plot F and The Church currently Aberfeldy Street. It is logically the central pedestrian neighbourhood space for the masterplan and focus for the community linked to the neighbourhood significance of Plot F. There will be a spill out zone for cafes and retail at Town Square and building interface.

The integrity of this space can be delivered by pedestrianising the short section of Aberfeldy Street between Plot F and The Church and this would still allow good vehicle access to all proposed and existing buildings, and for bus services and emergency access. Pedestrian and cycle routes north and south would be retained and are a key part of the functioning of the street.

The pedestrian flow logically divides the space into one part which is a simple multifunctional hard space that would act as a square for small scale community events and as a setting to Building F, and the space on the alignment of the road which would be a play/ social hub. The play/ social hub is an important part of the life of Town Square, it helps activate the whole space in many different conditions.

### The Streets

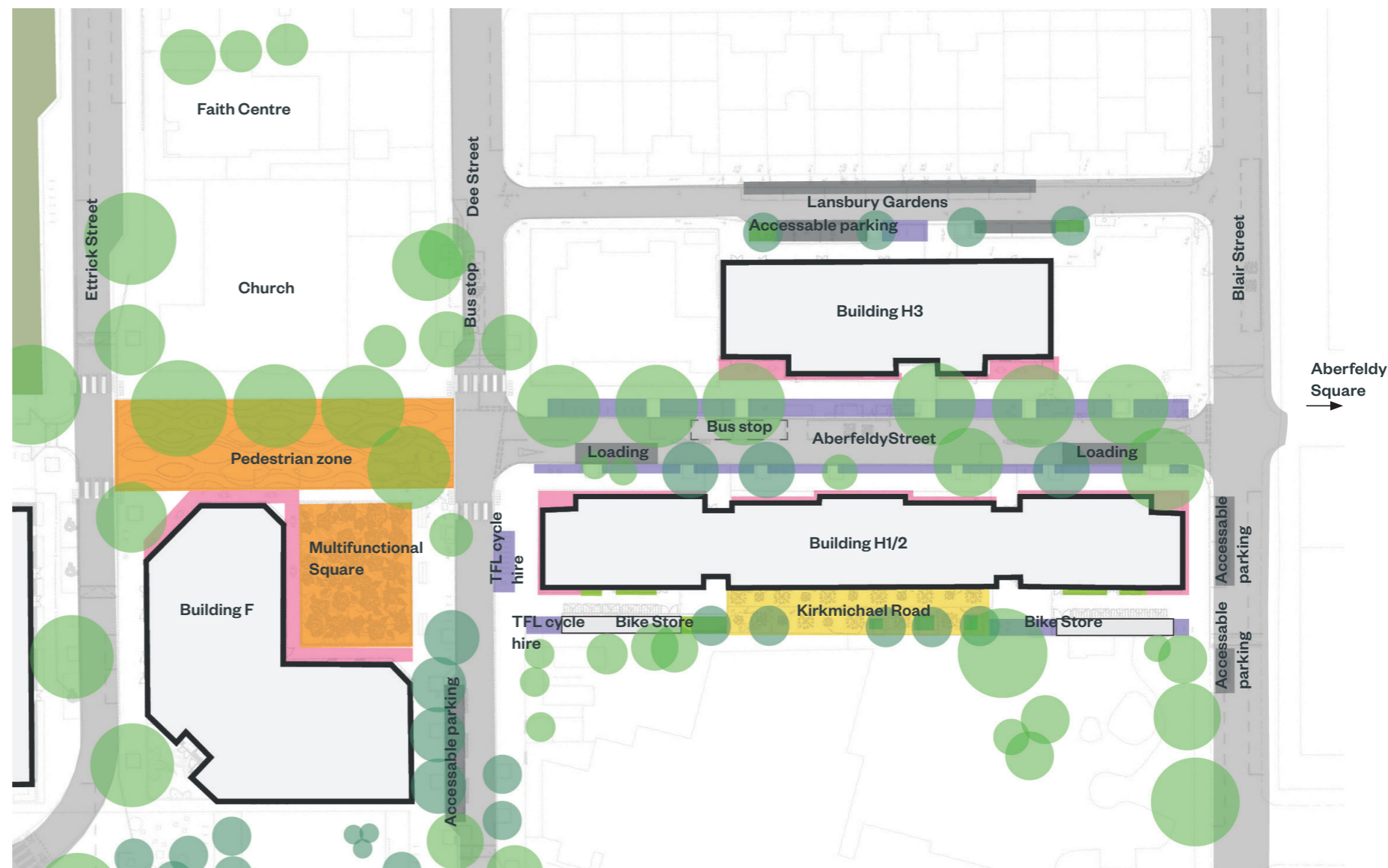
**Aberfeldy Street:** The proposal removes car parking from Aberfeldy Street and allows the carriageway to be narrowed. This liberates additional space for the footways which is allocated to the eastern side of the street. In doing this it creates an active landscape zone wide enough to hold the functions of the street such as cycle parking and a bus stop whilst also making space for permanent and temporary seating/ stalls as well as opportunity to activate the street.

The activation of the street would also be facilitated by allowing enough space for a 1-2m wide zone in front of the retail to provide opportunities for the function of the buildings to spill out, such as seating or display of wares.

**Kirkmichael Road:** This private land would be closed to traffic. Access from the school and the proximity of the residential development leads the space to be proposed as a play street through the central section. The retail wraps around the ends which, along with good access from H1/ 2 residential, helps further activate the space.

**Lansbury Gardens:** The street is improved to act as a simple residential street without the rear servicing that blights it currently.

The spatial organisation of the street is informed by the spaces that are defined by the circulation.



Spatial Organisation diagram

- Commercial spill out zone
- Planting opportunity
- Proposed tree
- Parking/ loading
- Town Square
- Existing tree
- Active landscape zone
- The Play Street

# Materials and Technical Details

## Illustrative Planting Typologies Plots F and H

### Kirkmichael Road

The aim of the planting is to reinforce the play street narrative. This illustrative typological plant schedule has been selected to include plants that stimulate the senses: sight, touch, smell, and sound.

#### Trees

- Pyrus Chanticleer
- Sorbus hupehensis
- Sorbus aucuparia Fastigiata

#### Shrubs

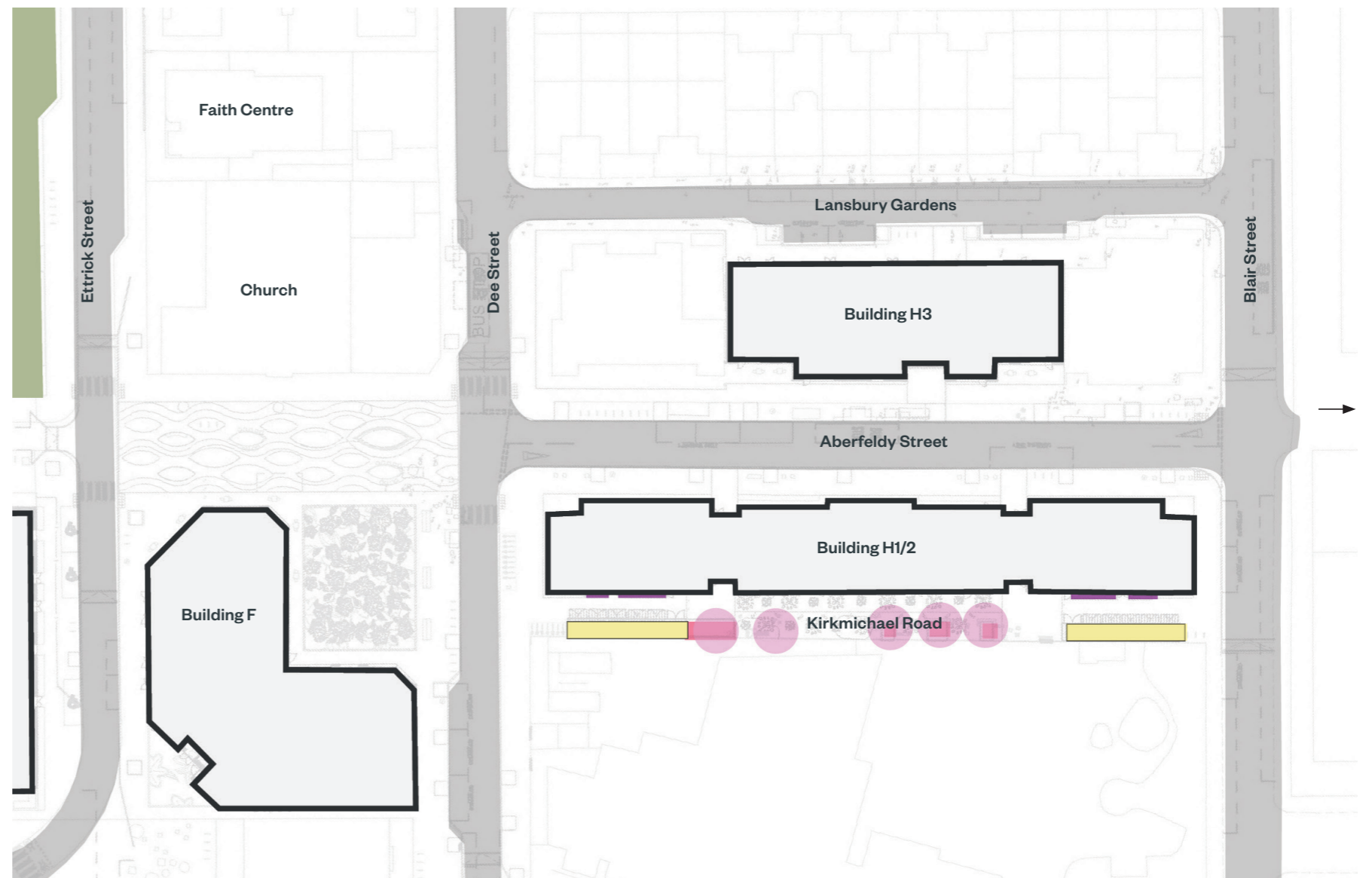
- Viburnum Bodnantense
- Choisya ternate
- Osmanthus delavayi
- Rosmarinus officianalis (vars)
- Lavandula Hidcote
- Helychrysum italicum

#### Herbaceous perennials

- Heuchera Palace Purple
- Houttuynia cordata
- Phlomis russelliana
- Salvia argentea
- Miscanthus sinensis Morning Light
- Pennisetum villosum
- Stipa tenuissima
- Calmagrostis x acutifolia Karl Foerster

#### Climbers to school boundary

- Clematis orientalis
- Parthenocissus henryana
- Hydrangea petiolaris



Planting Typologies diagram - Kirkmichael Road

- Play Street tree
- Ornamental shrub, grass and perennial planting mix
- Low level sensory planting mix
- Green roof



# Plot I

## Proposals for Building I

### Access

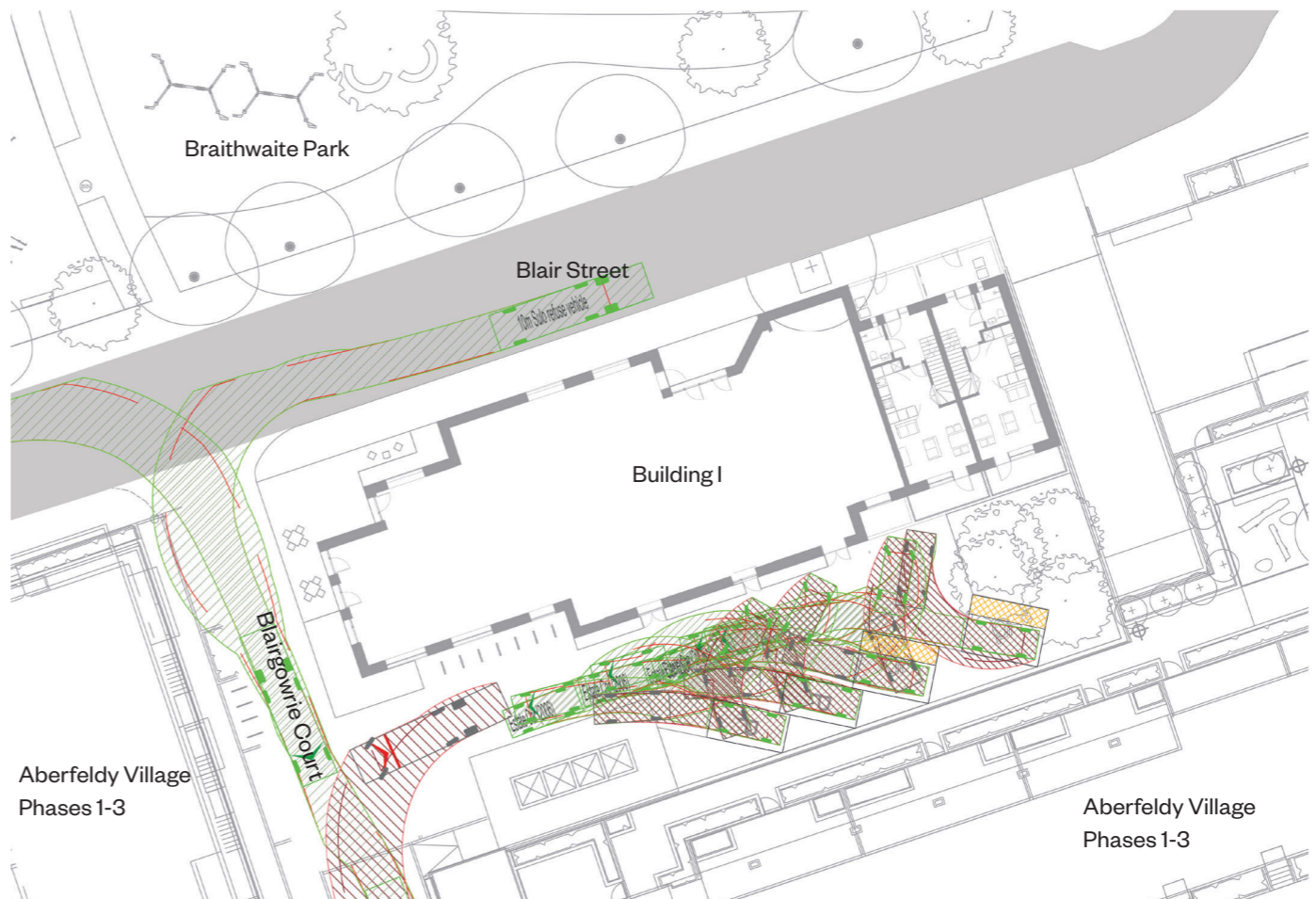
The main access to Blairgowerie Court is from Blair Street with secondary access off the car court to the rear. The main entrance to the Community Room, with secondary access is off the corner of Blair Street and Blairgowerie Court. Vehicle access is along Blairgowerie Court.

### Vehicle Tracking

The layout and distribution of hard and planted space is determined by the car and refuse vehicle tracking. This limits the opportunity to carry out further planting in Blairgowerie Court.



Access diagram



Refuse Access and Car Tracking diagram

- Main entrance
- Secondary entrance / exit
- Private entrance
- Cycle store entrance
- Refuse entrance
- Utility entrance
- Existing tree