

# 8.0 Plot E

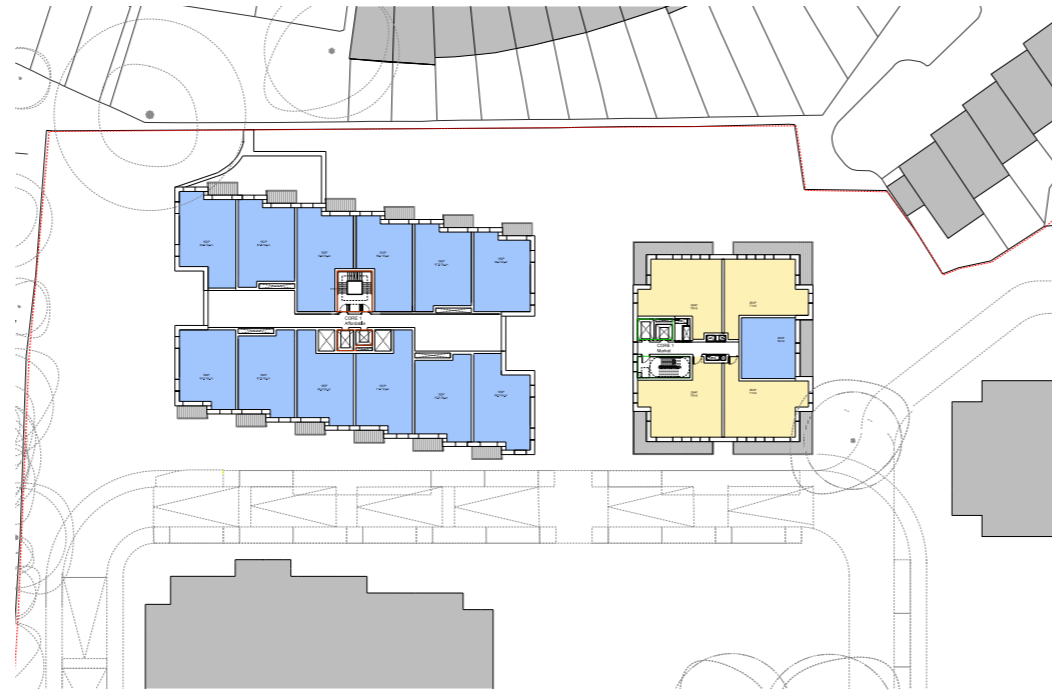
## 8.3 Design Evolution & Principles

### Design Evolution

The next iterations of typical plan depict two completely separate buildings. Splitting building into two smaller blocks improved daylight and sunlight to Extra care garden and neighbouring properties. Additionally, it provided an opportunity for improving dual aspect and internal daylight results.

E1 is the building on the left-hand side. It was designed as Extra care building. The main idea of E1 typical plan was to propose generous internal circulation with ventilation and light to establish a sense of community between residents.

E2 is a market building. The elegant square plan is framing the edge of the park. Balconies wrapping around the corners were carefully designed to respect neighbouring properties and maximise outlook onto the greenery.



# 8.0 Plot E

## 8.3 Design Evolution & Principles

### Internal Layout Principles - Ground Floor

**1** E1 with split level ground floor

Proposed levels along the street in front of plot E are dictated by the proposed pedestrian connection to Trecastle Way whose level is ~AOD 44.72. For this reason, E1 is proposed with a split level slab. This enables level access to the main entrance at the lower level (39.6 AOD) and level access from the street to bin and bike stores at the upper level (41.25).

**2** Ancillary spaces placed below ground

E1 is partially submerged due to the rising landscape for the proposed connection to Trecastle Way. Ancillary spaces such as bins, bikes and plant rooms are located in this area.

**3** Shared facilities with outlook onto green space

The Extra Care shared facilities are located on the corners of the building to gain maximum outlook onto green spaces and to gain maximum sunlight throughout the day.

**4** Entrance to E1 via space between buildings


The main entrance to E1 (extra care) is located via a protected and intimate courtyard space set between buildings E1 and E2.

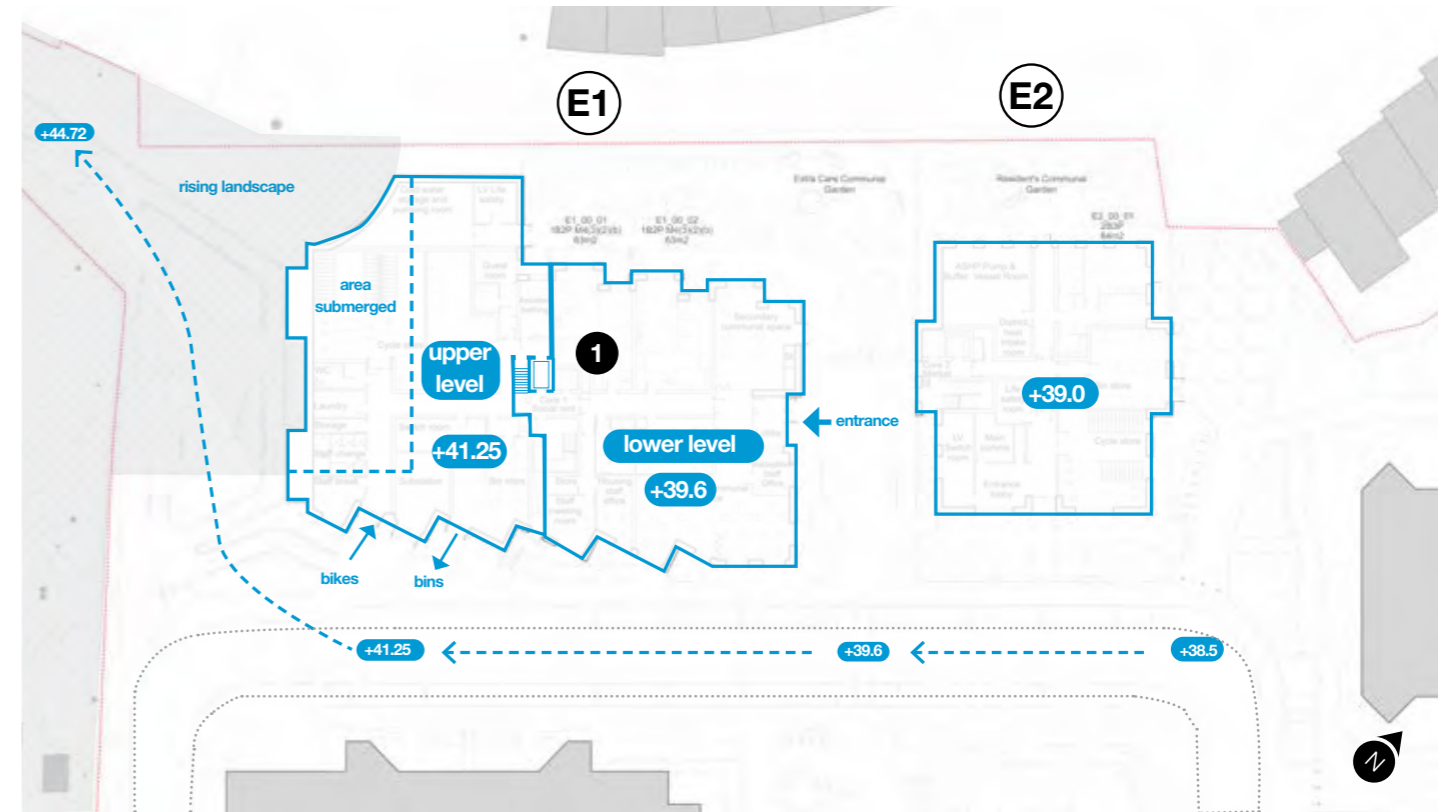
**5** Visual connection to core from main entrance

E1's main entrance is located to direct allow visual connection to the lifts and stair core. An aspect of design important for extra care residents who may be suffering from dementia.

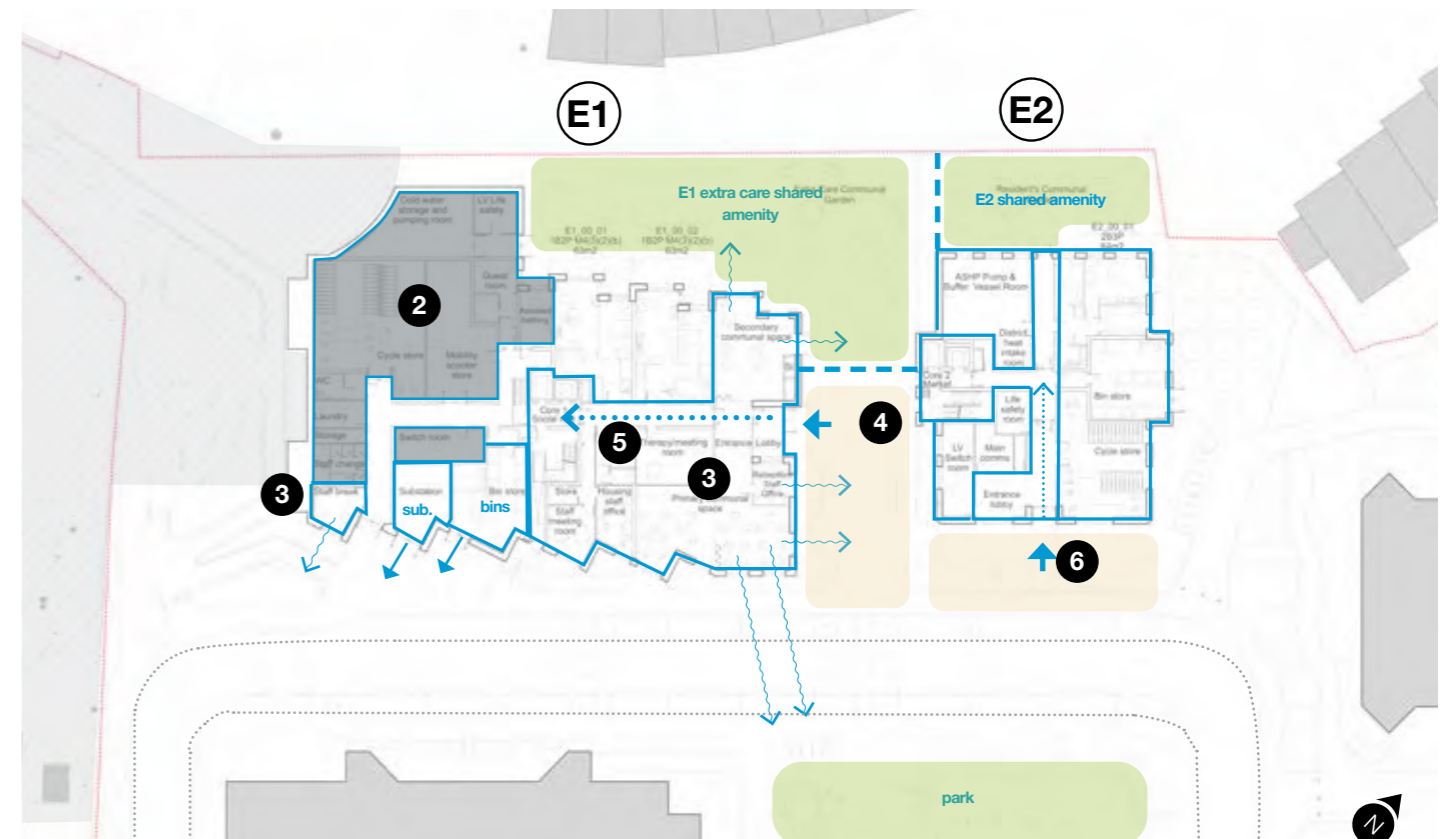
**6** Central Entrance to E2

The entrance to E2 is located centrally at ground floor. This provides a visual connection to the shared amenity green space to rear of the building

-  Views
-  Dual Aspect
-  Entrance Route



Ground Floor - Levels




Ground Floor

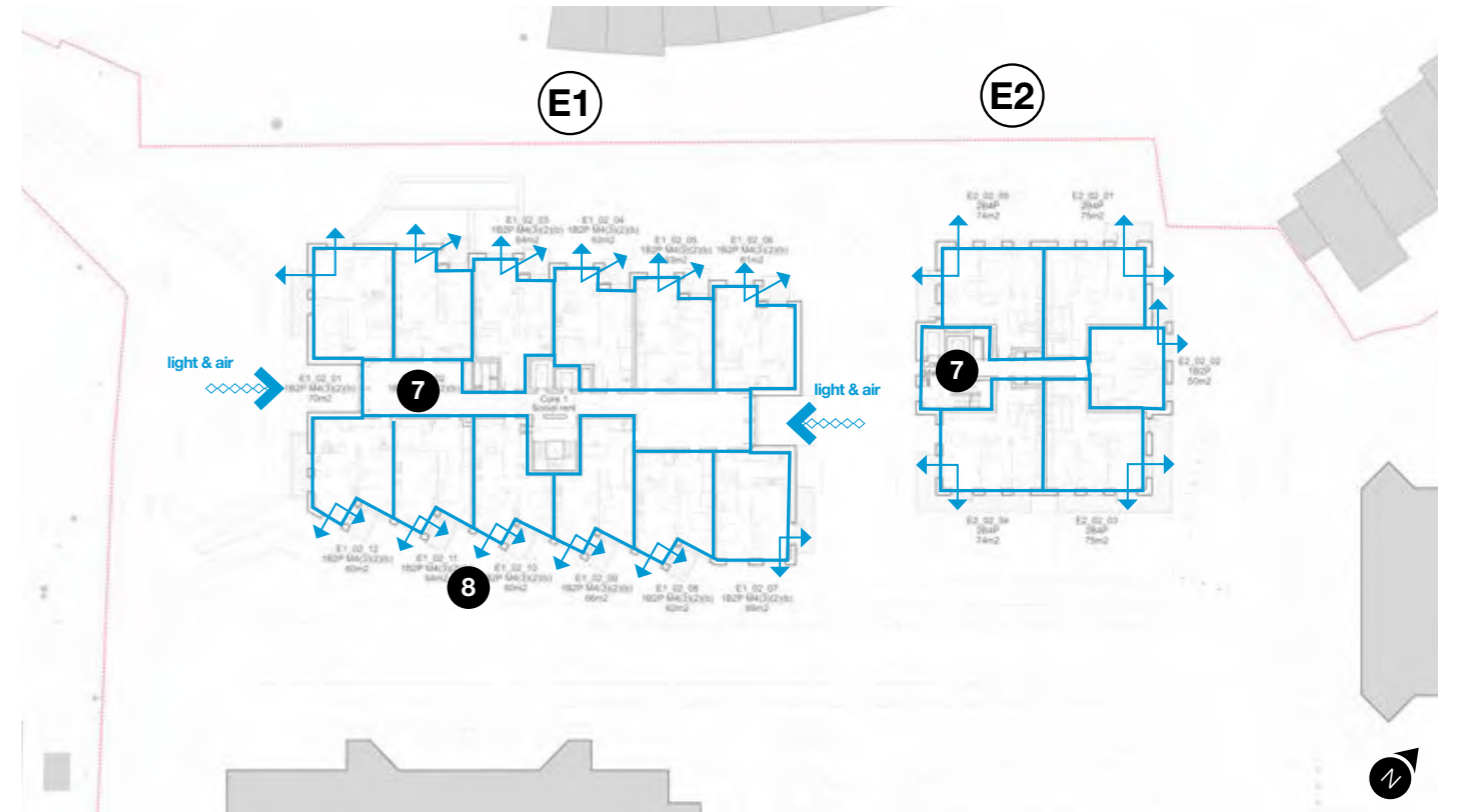
# 8.0 Plot E

## 8.3 Design Evolution & Principles

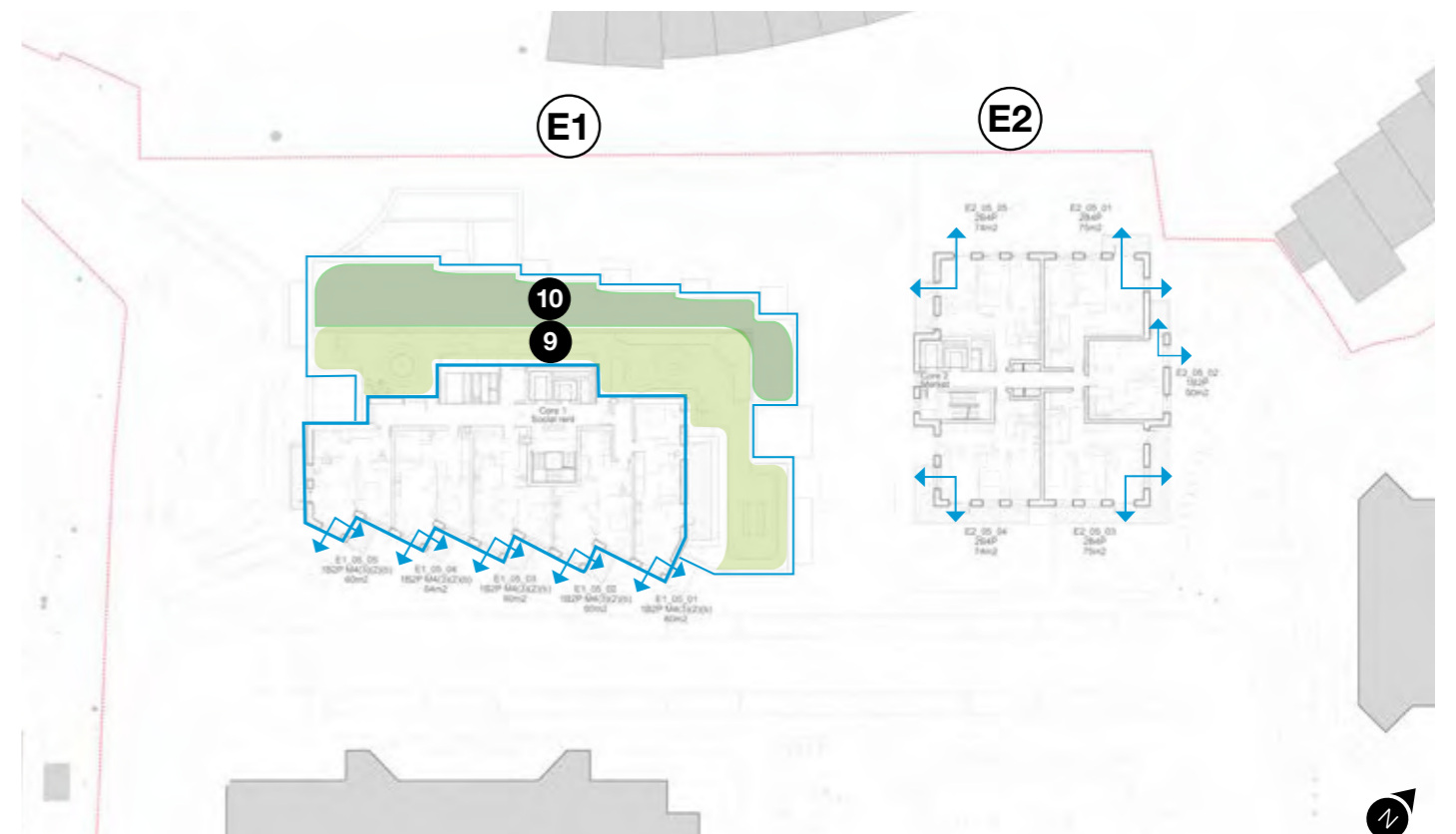
### Internal Layout Principles - Upper Floors

- 7** Central Corridor open to Light and Air  
 E1 homes are accessed from a central corridor. The corridor is generous in size to establish a sense of community between residents. The corridor has a glazed facade at both ends with opening vents for cross ventilation through the space. E2 apartments are also accessed from a central corridor that has a window at one end to allow air and light in.
- 8** 100% of units on typical floor are dual aspect  
 The stepped facade on E1 ensures that all units are dual aspect. In building E2, the 1 bed apartment on the eastern facade is pushed out to mirror the core and ensure that all apartments are dual aspect.
- 9** Extra care shared terrace space created by step in massing  
 The Extra Care shared facilities are located on the corners of the building to gain maximum outlook onto green spaces and to gain maximum sunlight throughout the day.
- 10** Green edge was introduced to provide privacy to neighbouring properties.

-  Views
-  Dual Aspect
-  Entrance Route



Typical Floor



Typical Upper Floor

## 8.0 Plot E

### 8.3 Design Evolution & Principles

#### Trecastle Connection

Trecastle connection is a green link with enjoyable spaces. It connects the park with Trecastle Way.

Plot E1 flank elevations were developed to activate the route and provide natural surveillance. The south west elevation has balconies and communal corridors overlooking the path and communal spaces.

- ① Trecastle connection
- ② Balconies providing natural surveillance
- ③ Plot D



## 8.0 Plot E

### 8.3 Design Principles

#### **Vista stop for the park**

E2 marks the end of the park and can be seen from in the long distance views from Hillmarton Road. To emphasise it's significance for the masterplan the architecture is deliberately composed and symmetrical. The volume is clear and simple and the building is positioned centrally in the space.



## 8.0 Plot E

### 8.4 Landscape Summary

#### Lower Ground Floor

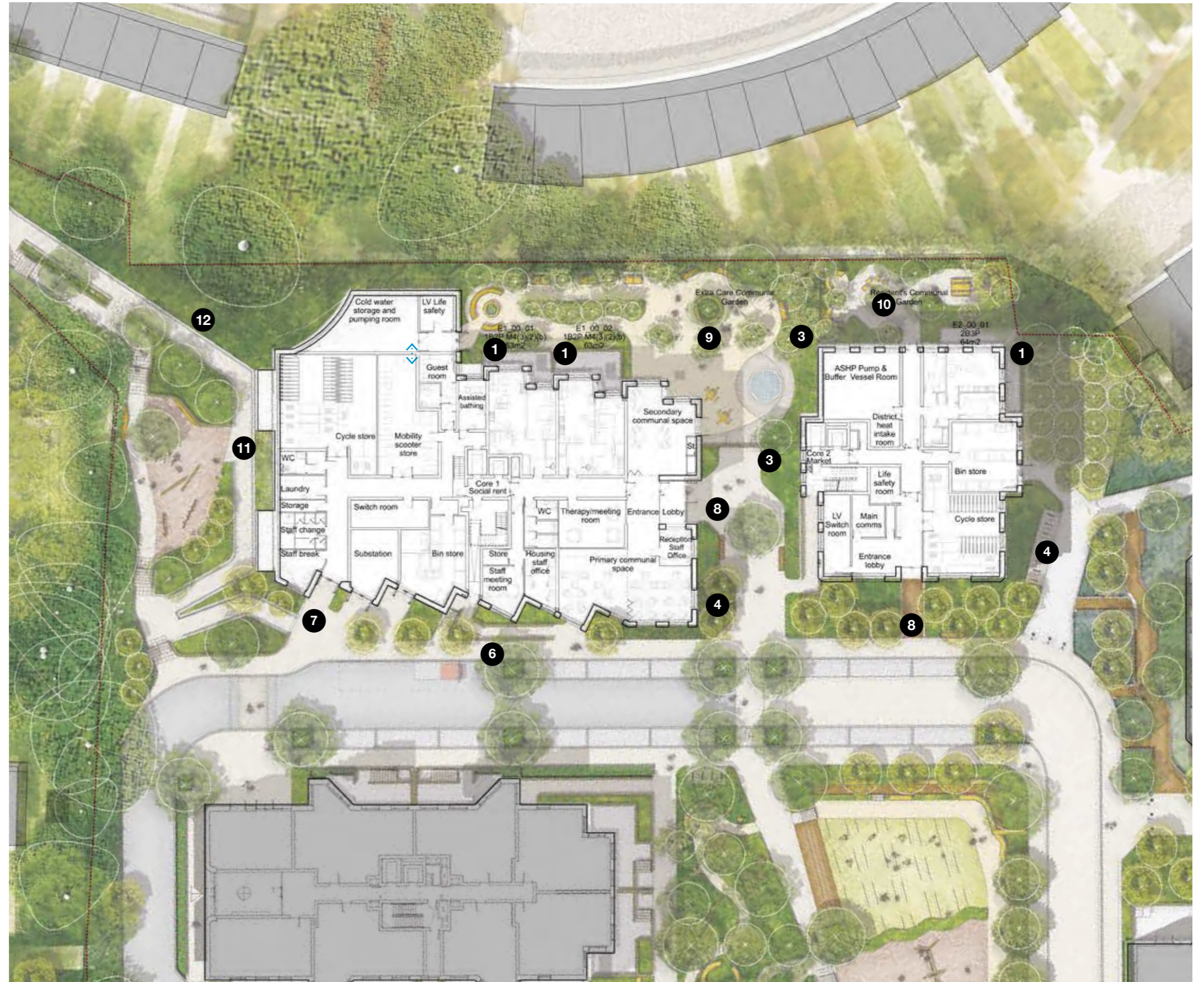
Landscape design consists of three key elements: Entrance space between E1 and E2, green spaces behind buildings, and Trecastle Connection.

The main path from the Park leads straight to the entrance space. This space is designed as an inviting main entrance to the extra care building.

Two green areas are provided in the back of the buildings. The bigger garden is dedicated to the extra care building. It is accessible from the communal room inside the building or through a secured gate outside. The space behind E2 is a shared amenity for the residents of E2. It is accessible through a central corridor which visually links the front and back of the building.

Trecastle connection creates a communal space in the middle. It is overlooked by balconies on the side elevation.

- ① Private garden space
- ② Defensible planted edge
- ③ Secure line
- ④ External Bike Storage
- ⑤ Public Park
- ⑥ Ramp / steps for fire fighters access
- ⑦ Access to bike and scooter store
- ⑧ Main Entrance
- ⑨ Extra care residents shared sensory garden
- ⑩ Plot E2 residents shared amenity Space
- ⑪ Ramped route towards Trecastle Way
- ⑫ Existing tree root zone



## 8.0 Plot E

### 8.4 Landscape Summary

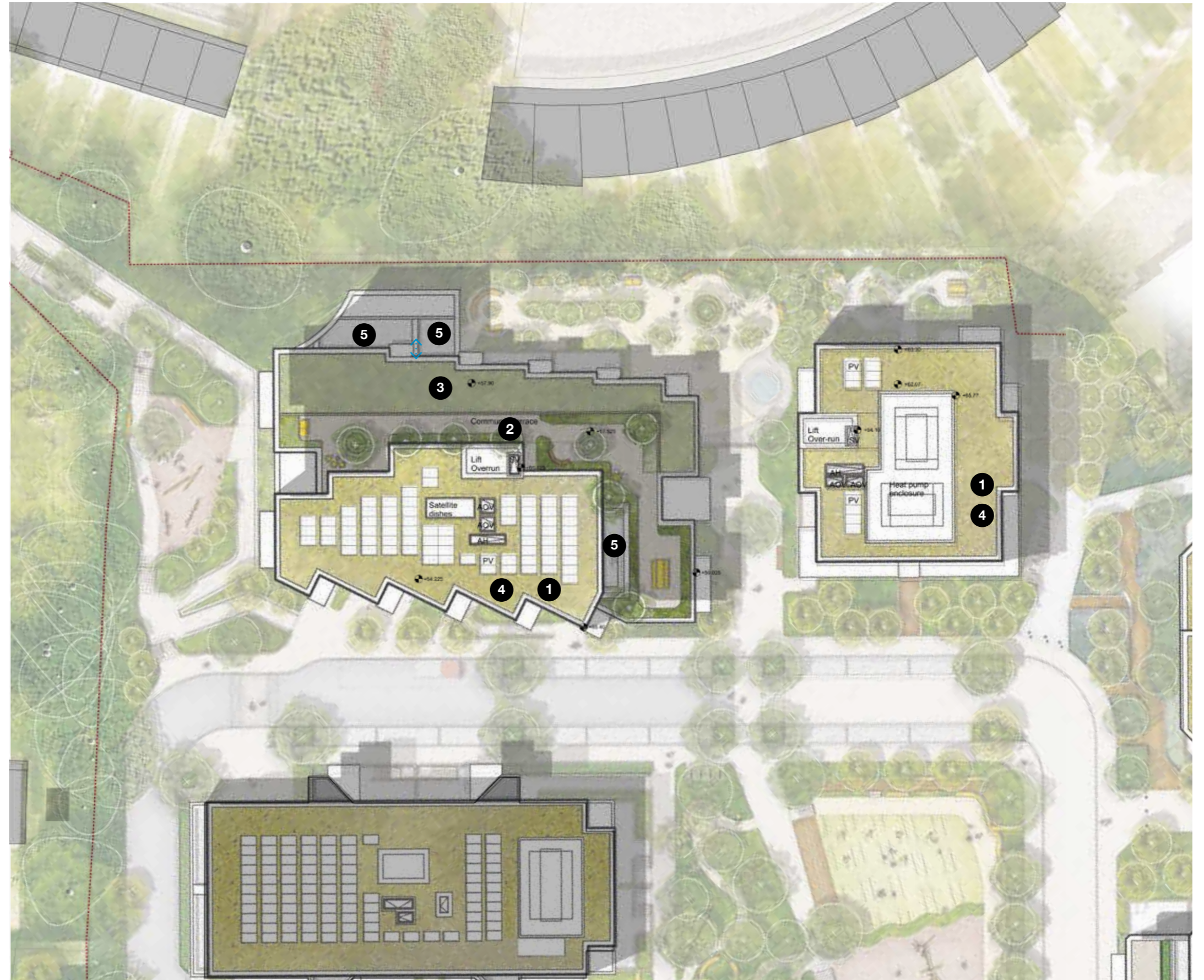
#### Terrace and roofs

The extra care communal terrace is designed to respect neighbouring properties' privacy. The green planted edge along the parapet line is proposed as a buffer preventing overlooking.

The private amenity with an outlook onto the park is designed on the southeast side of the terrace.

The very top of the buildings is not accessible for residents. The proposed roofs are covered with a biodiverse roof system and PV panels.

- ① Biodiverse Roof
- ② Plot E1 residents communal terrace
- ③ Planted edge
- ④ Maintenance access only roof
- ⑤ Private Terraces



# 8.0 Plot E

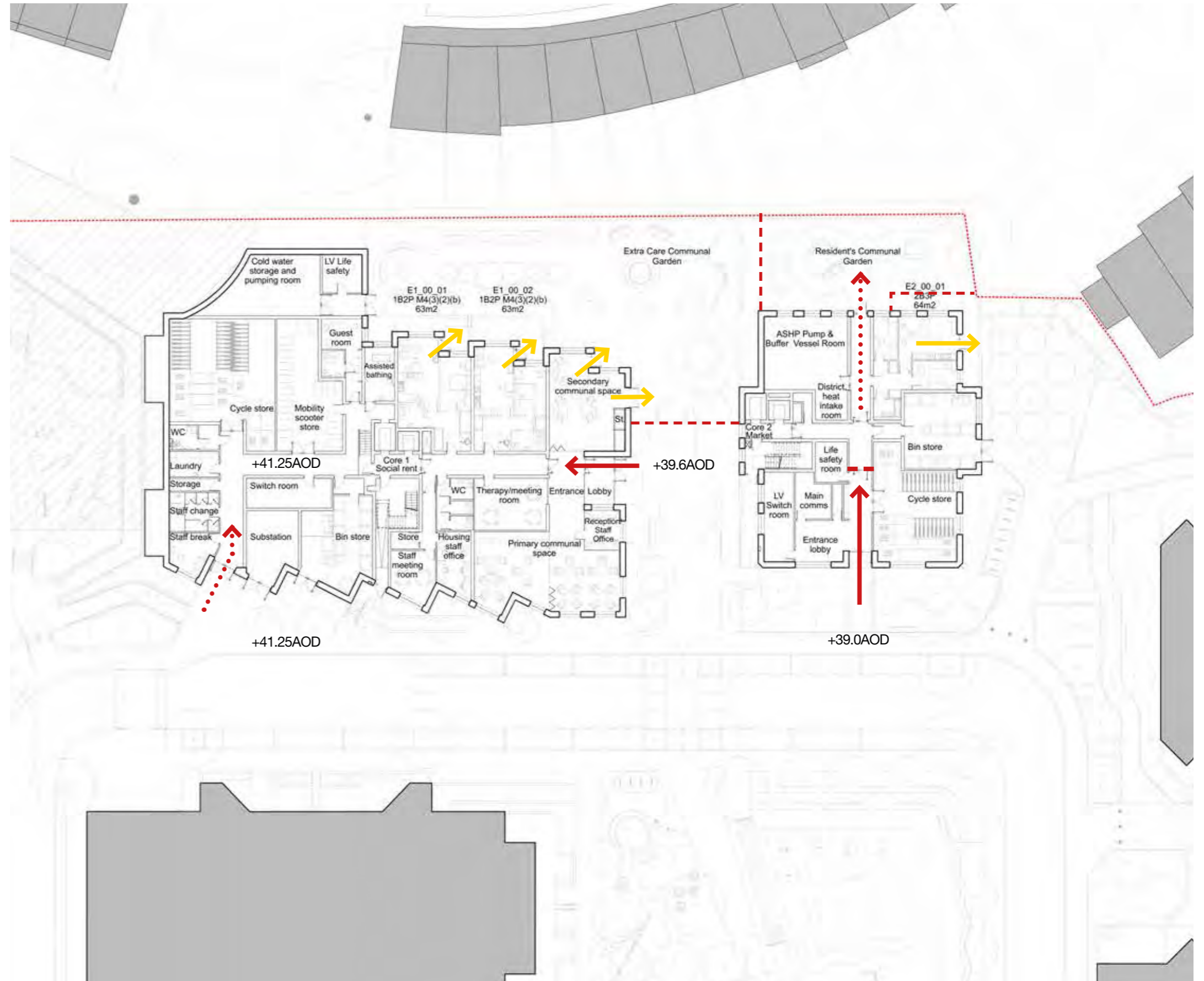
## 8.5 Layout

### E1 - Extra care building

Residents communal spaces set at ground floor level providing social spaces / ancillary accommodation and other amenities.

### Residential Building

Residential entrance lobby, residential accommodation and other accommodation including cycle stores / plant rooms / refuse stores for residents.



- Primary residential entrance
- Communal secondary access
- Secondary access

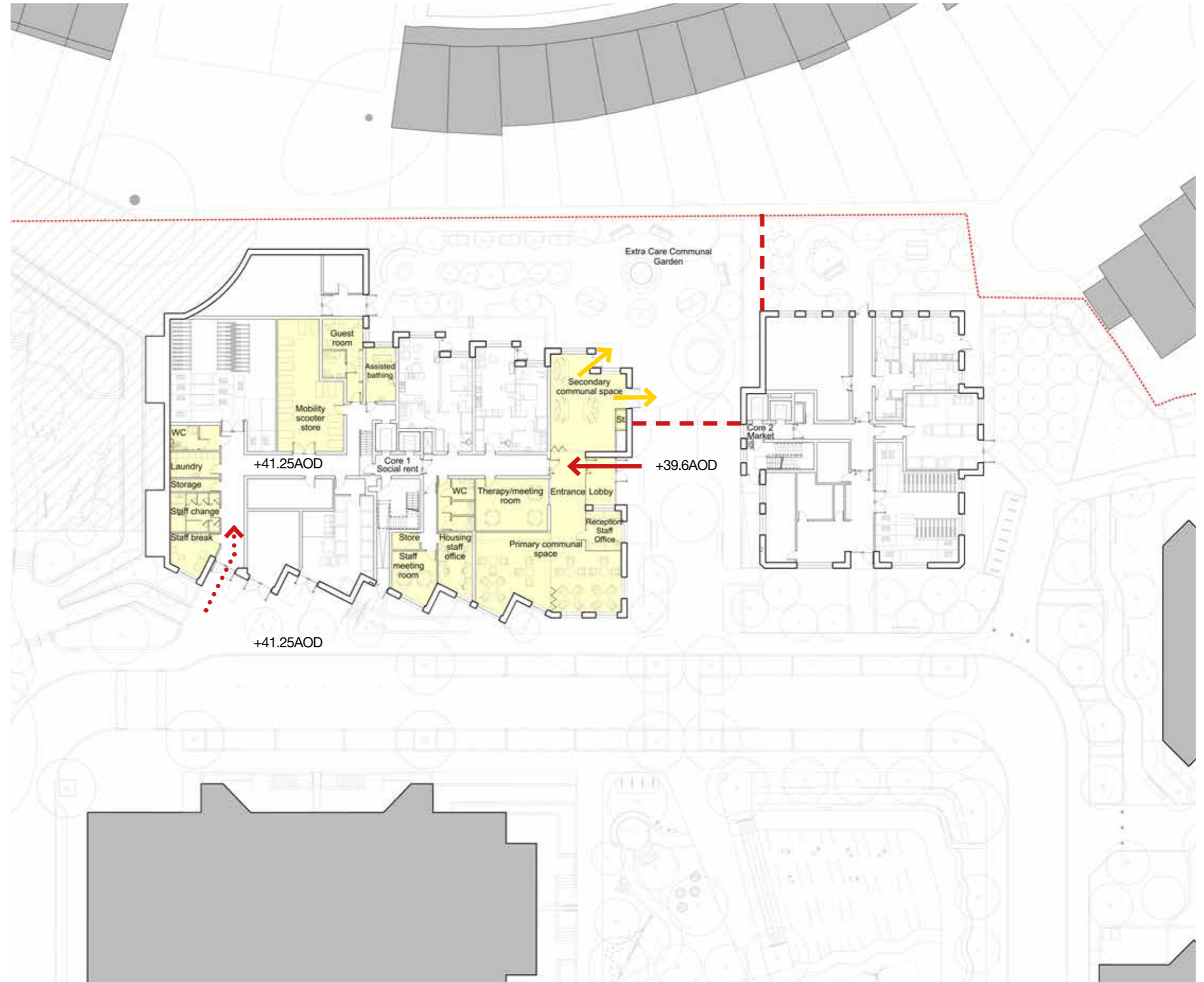


# 8.0 Plot E

## 8.5 Layout

### Extra care facilities

The scheme was designed as a logical layout that can easily be understood by residents, staff, and visitors. E1's main entrance allows direct visual connection to the lifts and stair core. The layout follows a scale of ascending privacy, with the most public spaces close to main entrances and back of house functions located farther away.



- Extra Care facilities
- Primary residential entrance
- Communal secondary access
- Secondary access

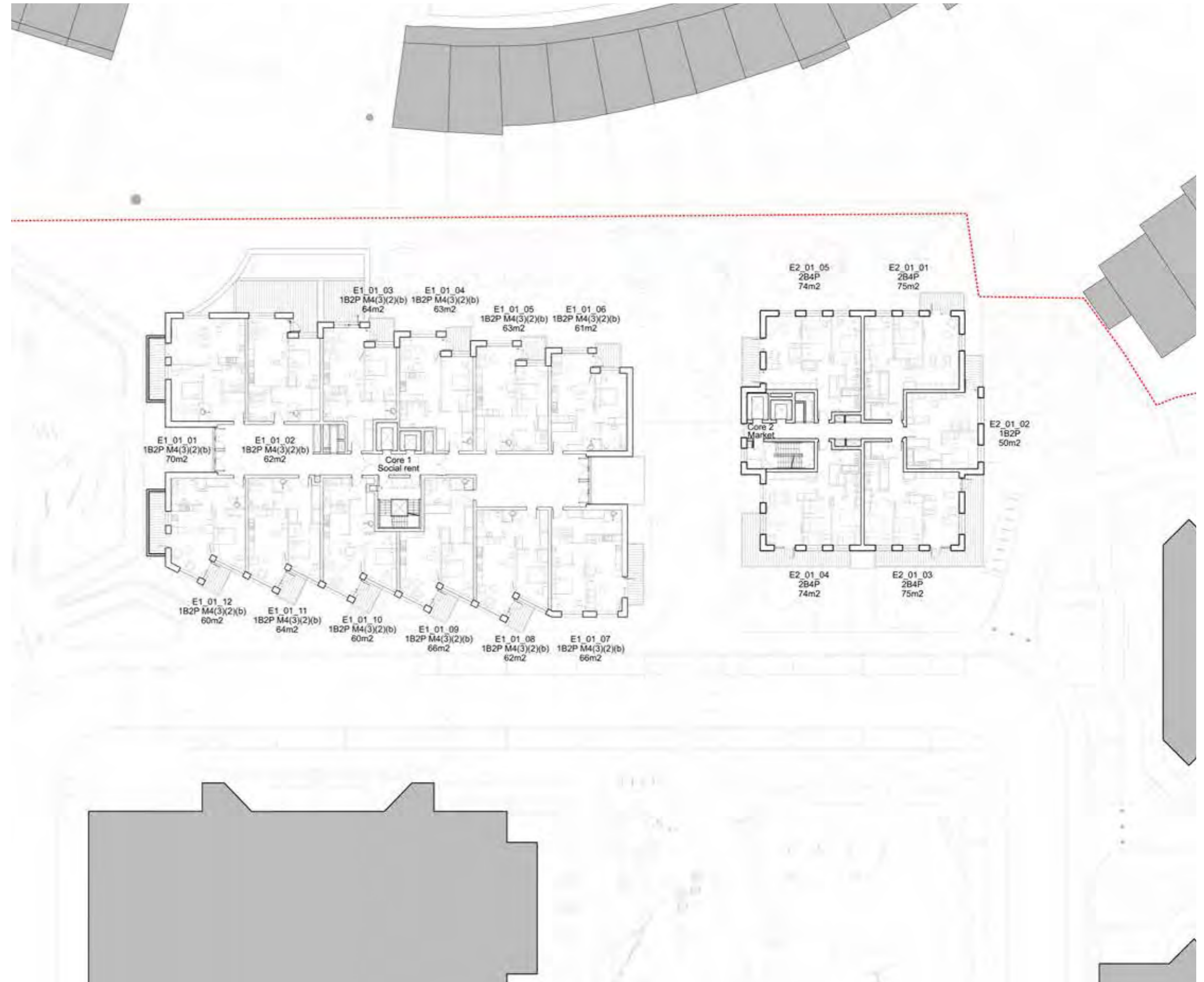
## 8.0 Plot E

### 8.5 Layout

#### Level 01

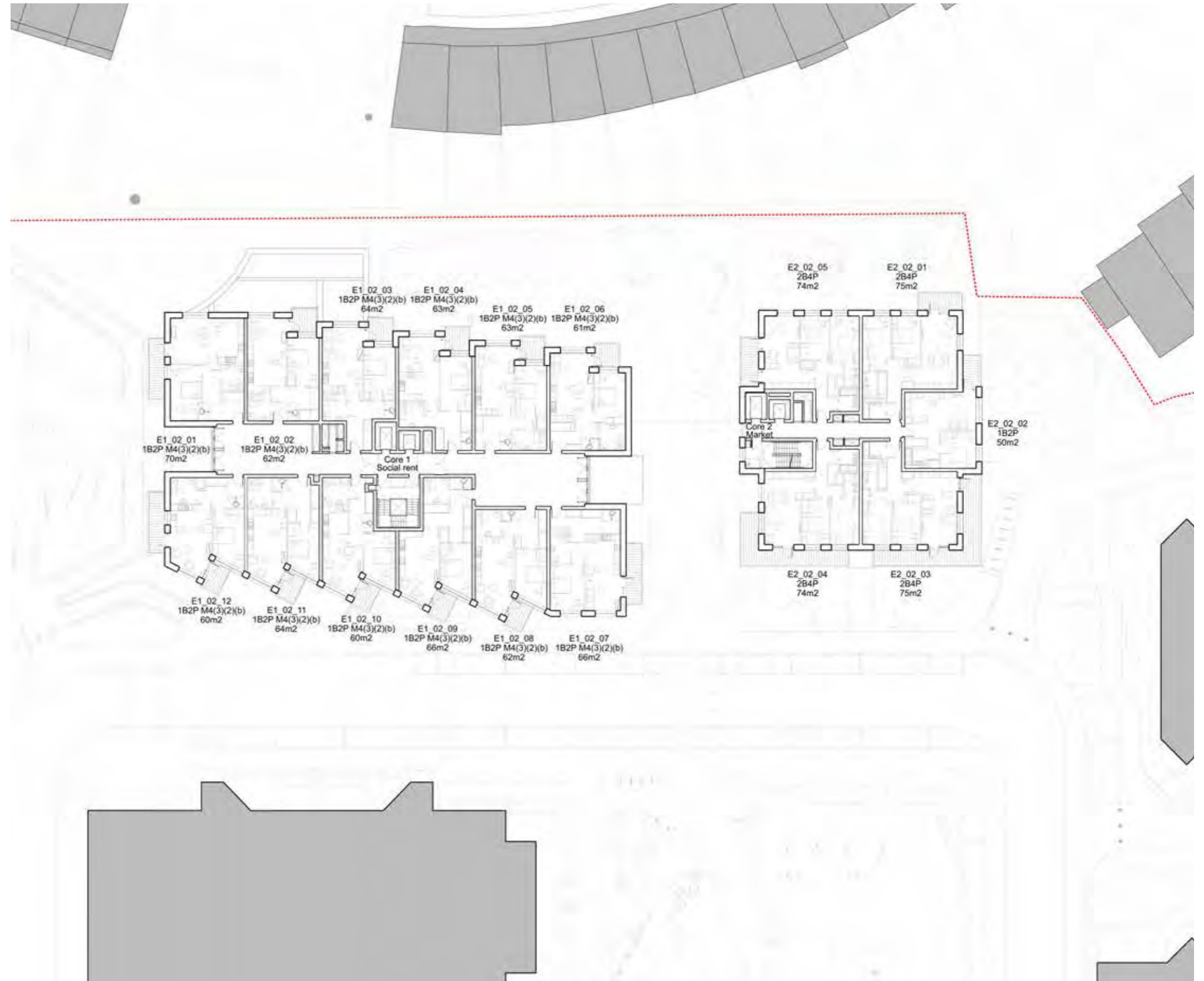
The E1 typical floor provides 12 units arranged around one core. Each flat of the Extra care building is accessed by 2 lifts - one a 13 person 'stretcher' lift and 1 an 8 person lift. Main circulation route used by residents is 2.0m wide. Well lit and cross ventilated communal spaces are provided in the end of the corridors. All flats are dual aspect.

The E2 layout is based on the two lifts compact core and corridor grouping corner flat.



8.0 Plot E  
8.5 Layout

Level 02

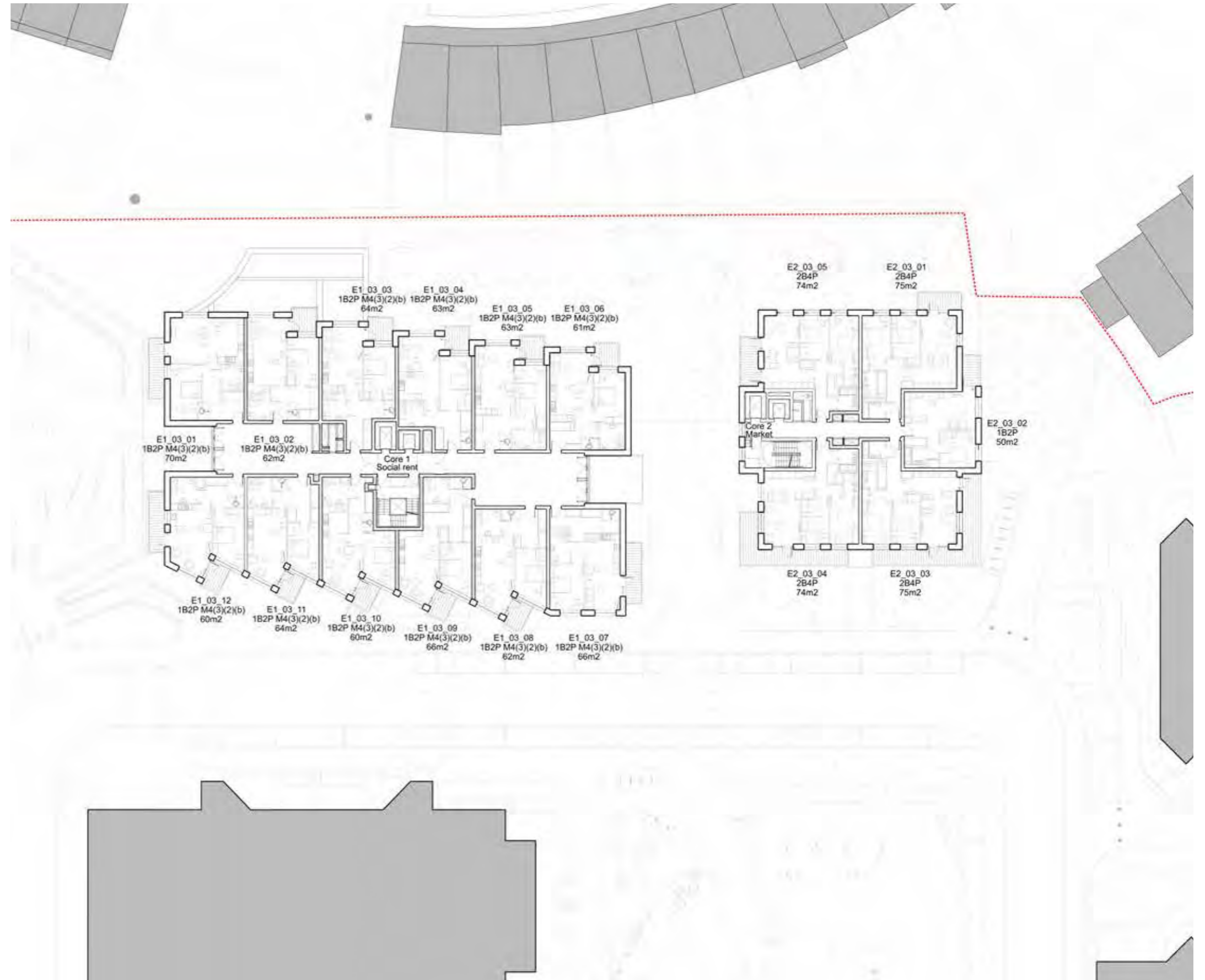


## 8.0 Plot E

### 8.5 Layout

#### Level 03

From level 03 the metal louvres are implemented to some of the E2 windows to prevent units from overheating.

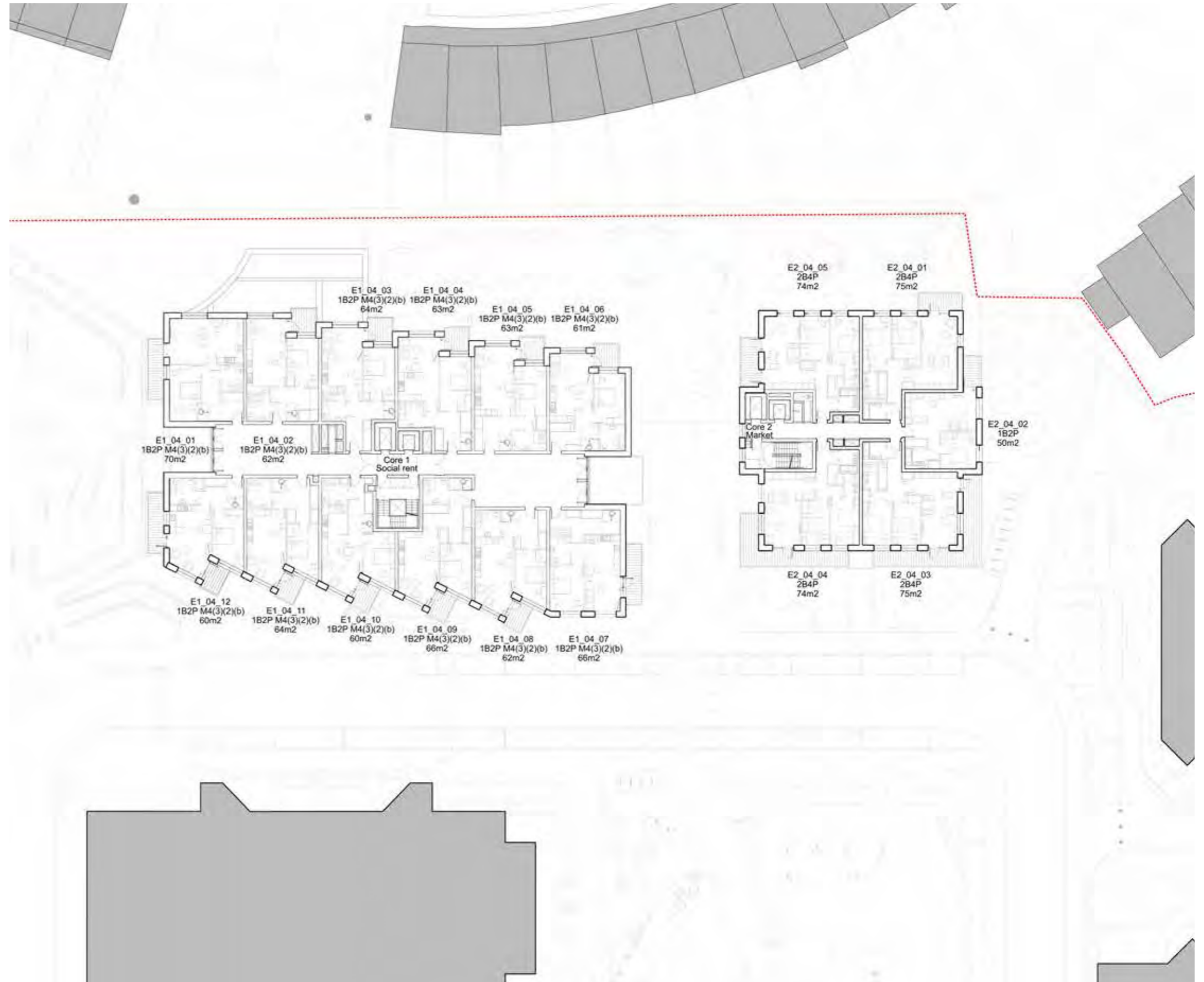


# 8.0 Plot E

## 8.5 Layout

### Level 04

Extra care windows from level 04 are reduced. The metal louvres are implemented to prevent units from overheating.



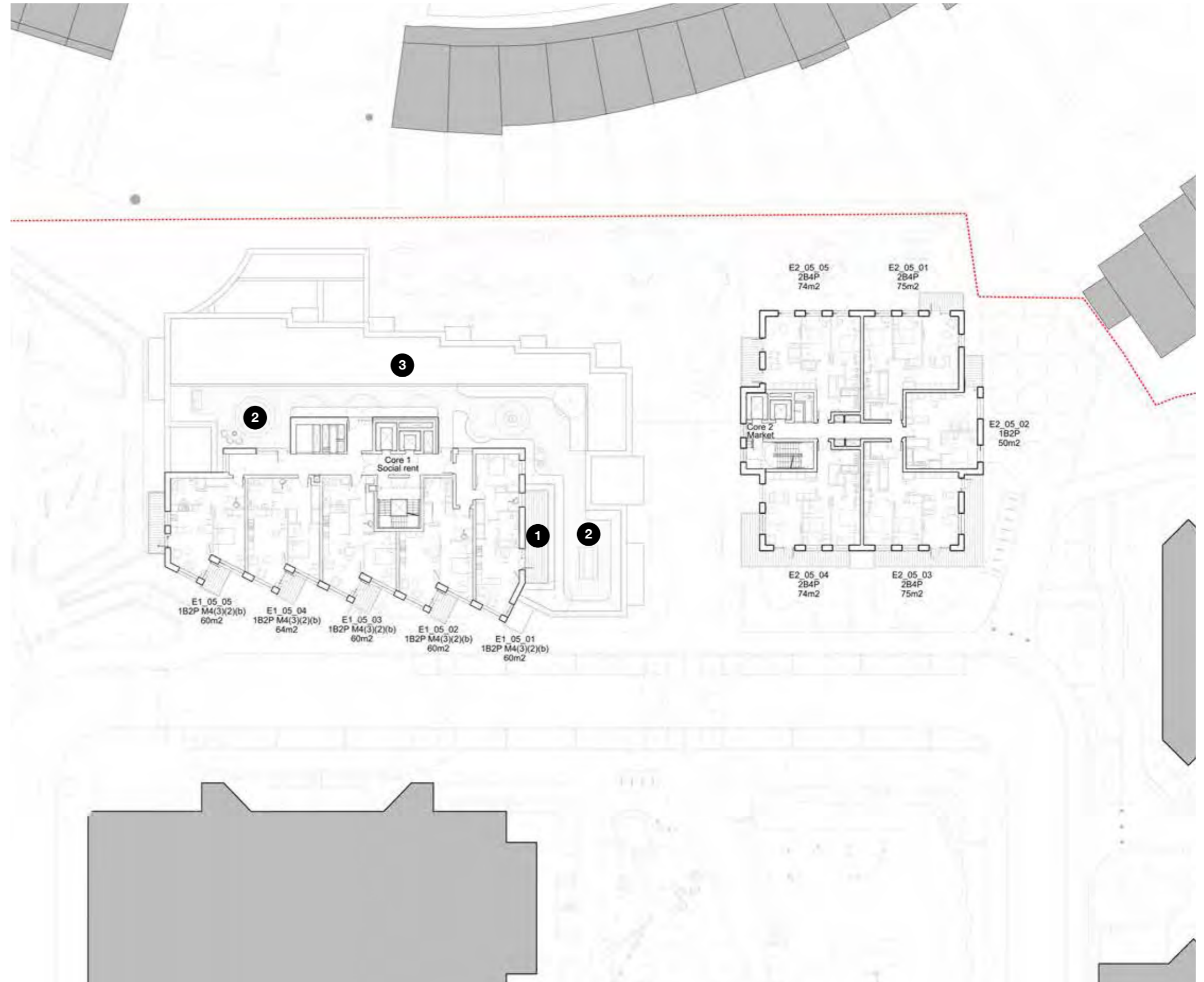
## 8.0 Plot E

### 8.5 Layout

#### Level 05

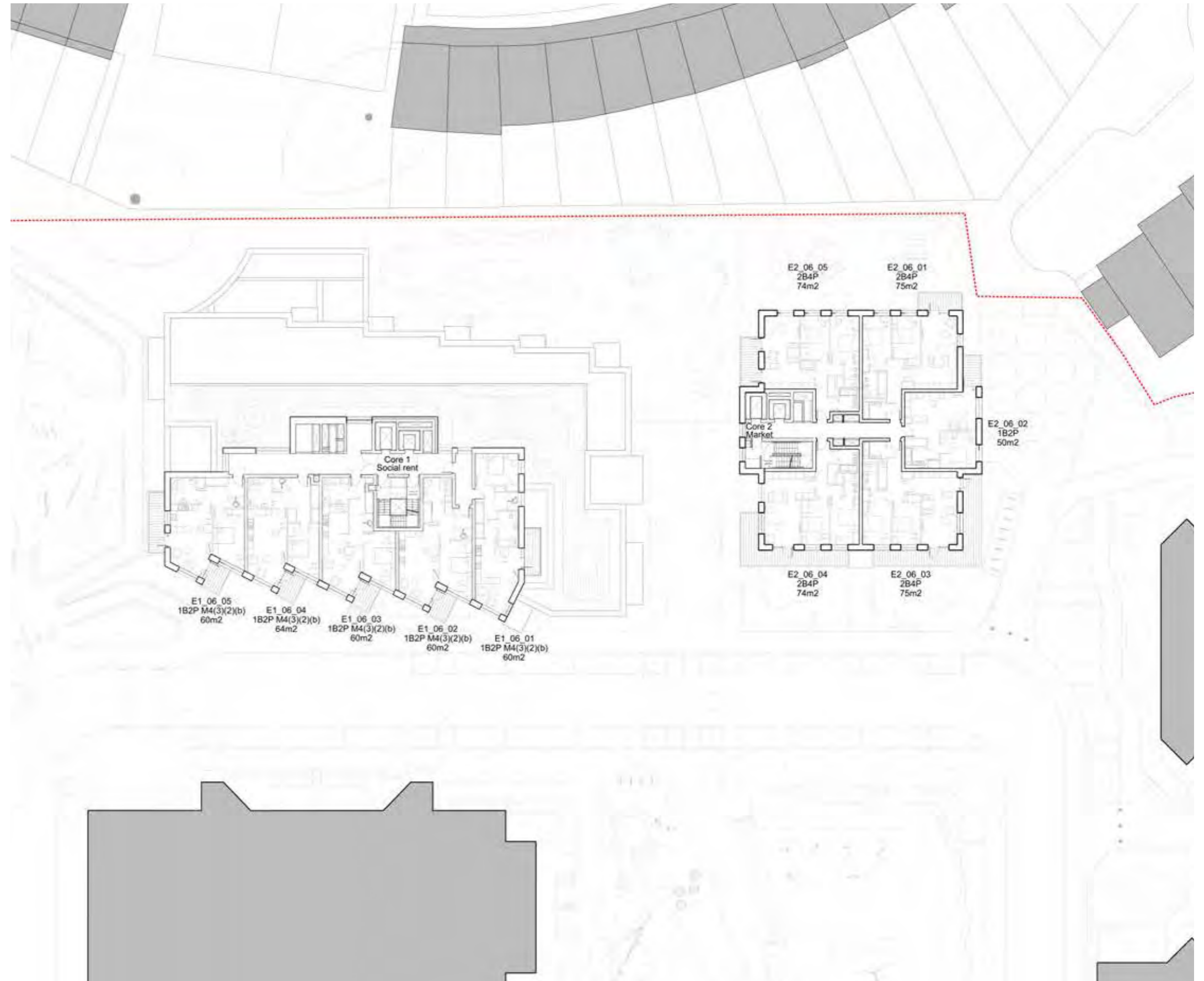
Reduction in Extra Care building massing on fifth and sixth floor created opportunity for large communal terrace and private amenity space.

- ① Private amenity
- ② Communal terrace
- ③ Green edge providing privacy for neighbours



8.0 Plot E  
8.5 Layout

Level 06



## 8.0 Plot E

### 8.5 Layout

#### Roof

All roof plant for the Extra care and market building is located on the top of E2 building. Both buildings provide bio - diverse roof system and PVs. Roofs are accessed via hatch.

This level comprises

- ① Residents Communal Terrace
- ② Biodiverse roof
- ③ Maintenance access only roof
- ④ Roof plant enclosure
- ⑤ Private Terrace
- ⑥ Planted edge





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# 8.0 Plot E

## 8.6 Typical Flat Layouts

### 1B2P - Typical Floor Wheelchair Accessible M4(3)(2)(b) Unit 63sqm

All Extra Care layouts are designed as dual aspect, fully accessible units from day one. The living room and dining space are also located to take maximum advantage of the dual aspect within the projecting corner. Each projecting corner has 5sqm balconies.

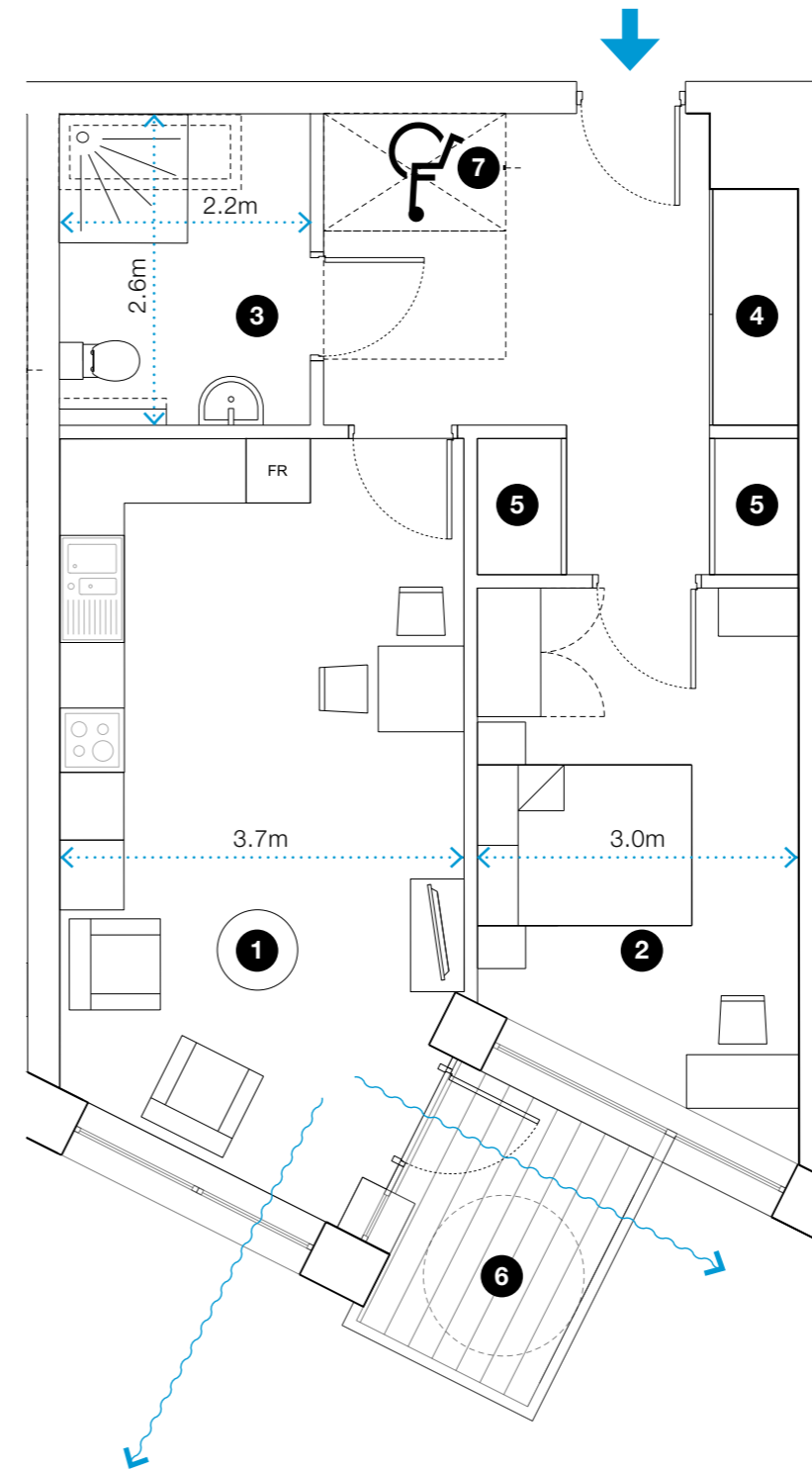
The main internal layout principle was to keep the wheelchair station, utility cupboard, storage, and bathroom accessed from the hall to maximize sunlight in the Lounge and bedroom.

All bathrooms have level threshold showers and meet all M4(3) requirements. Double bedrooms are capable of accommodating a 1.5m double bed with sufficient space around it to enable wheelchair access without reverse maneuvers. Kitchens' length in all 1B2P M4(3)(b) units is 6130mm long. Living dining kitchen areas are 25sqm minimum.

- ① Living / Kitchen / Dining Room
- ② Master Bedroom
- ③ Bathroom with level threshold shower
- ④ Utilities Cupboard
- ⑤ Storage Cupboard
- ⑥ Balcony
- ⑦ Wheelchair storage space



Location Plan - Typical Floor



# 8.0 Plot E

## 8.6 Typical Flat Layouts

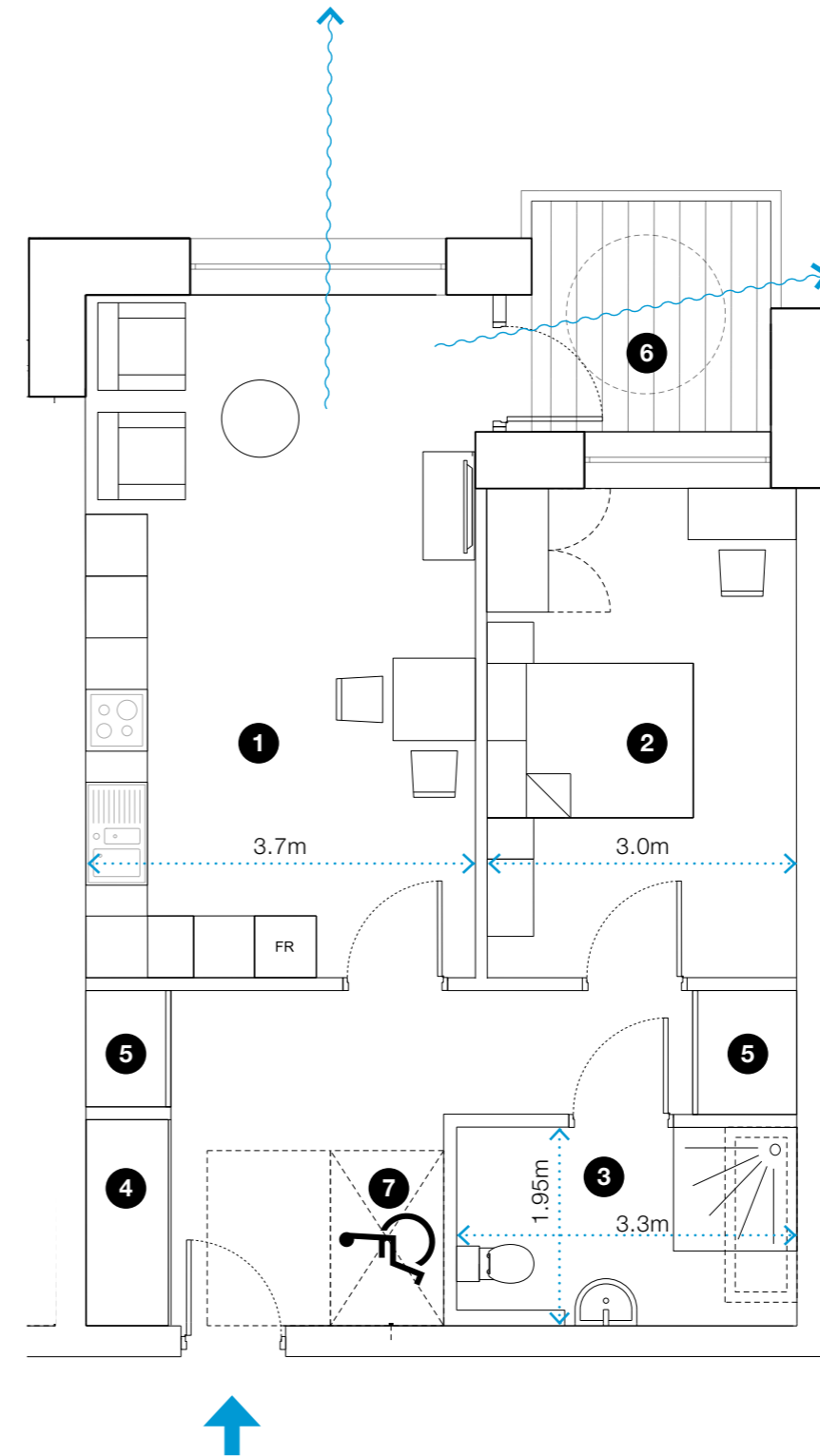
### 1B2P - Typical Floor Wheelchair Accessible M4(3)(2)(b) Unit 63sqm

Many proposed layouts follow the rules described on the previous page and additionally provide a direct link between bedrooms and bathrooms.

- ① Living / Kitchen / Dining Room
- ② Master Bedroom
- ③ Bathroom with level threshold shower
- ④ Utilities Cupboard
- ⑤ Storage Cupboard
- ⑥ Balcony
- ⑦ Wheelchair storage space



Location Plan - Typical Floor



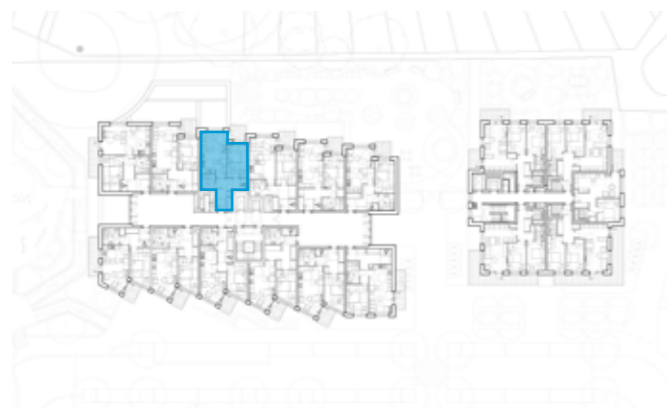
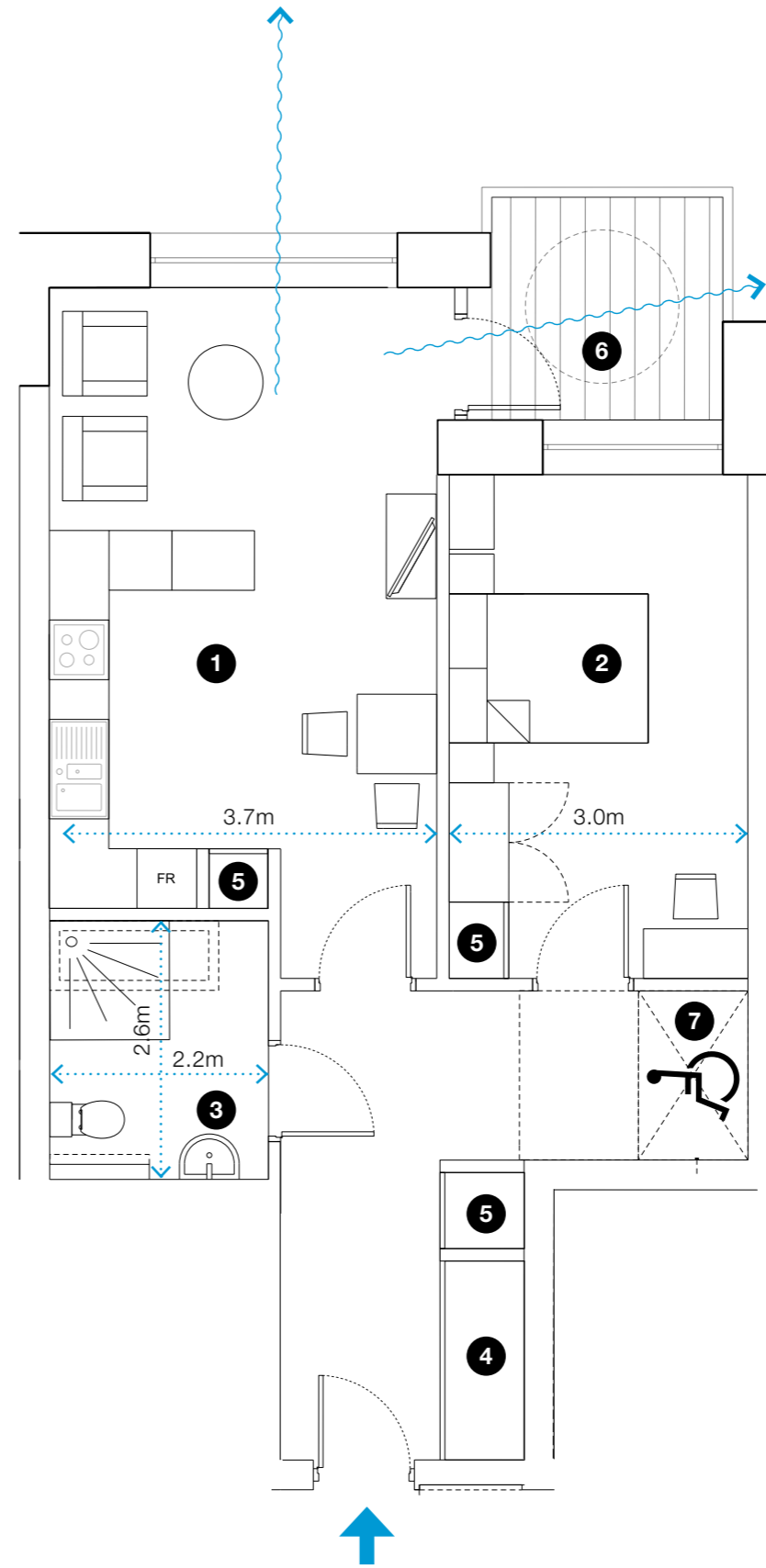
# 8.0 Plot E

## 8.6 Typical Flat Layouts

### 1B2P - Typical Floor Wheelchair Accessible M4(3)(2)(b) Unit 63.5sqm

The apartment is organised to have storage (or wheelchair charging) station close to the apartment entrance.

- ① Living / Kitchen / Dining Room
- ② Master Bedroom
- ③ Bathroom with level threshold shower
- ④ Utilities Cupboard
- ⑤ Storage Cupboard
- ⑥ Balcony
- ⑦ Wheelchair storage space



Location Plan - Typical Floor

# 8.0 Plot E

## 8.6 Typical Flat Layouts

### 1B2P - Typical Floor Wheelchair Accessible M4(3)(2)(b) Unit 63sqm

The flat layout provides a direct link between the bedroom and bathroom. The living dining and kitchen area is a spacious corner arrangement with access to the balcony.

- ① Living / Kitchen / Dining Room
- ② Master Bedroom
- ③ Bathroom with level threshold shower
- ④ Utilities Cupboard
- ⑤ Storage Cupboard
- ⑥ Balcony
- ⑦ Wheelchair storage space

