



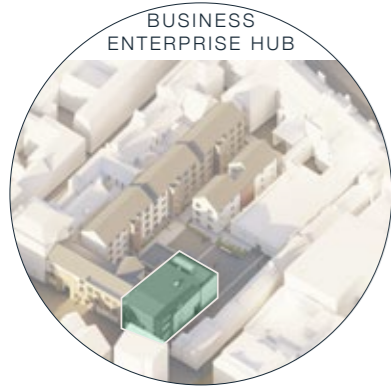
4.3

ELGIN SOUTH STREET

# Design Proposals

Business Enterprise Hub

## 4.3.1 | DESIGN PROPOSALS | BUSINESS ENTERPRISE HUB | OVERVIEW



### Overview

The Business Enterprise Hub is designed to promote inclusive economic development in Moray (and the wider region), primarily by supporting scale-up of existing small and micro-businesses from all sectors present in the region, as well as providing support to start-ups, university spin-outs and inward investors. The proposal is to develop a Business Enterprise Hub in the centre of Elgin that will provide a vibrant, creative environment to inspire existing micro-businesses and SMEs (small and medium sized enterprises) as well as attracting potential new businesses to the region.

The environment will offer hot-desking facilities and pre-incubation space for new and growing businesses, as well as access to meeting rooms, studios, digital equipment and space for research and development.

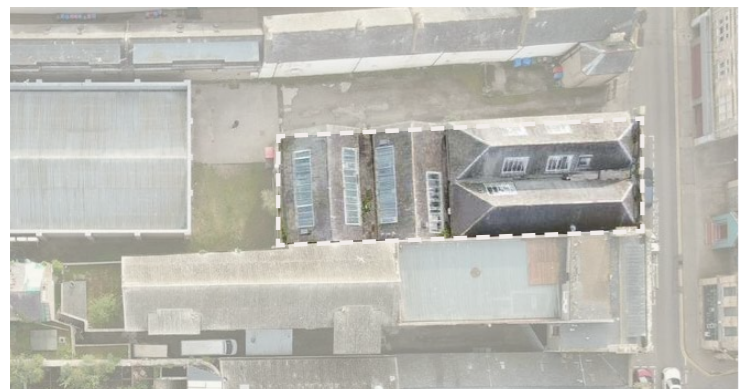
There will be a co-ordinated offer of education, training and research support which will be agile and responsive to the needs of local businesses, and focussed on increasing resilience and growth. It is intended that the Business Enterprise Hub will work closely with other

UHI projects to provide a seamless ecosystem to support companies seeking to set-up or scale-up in Moray.

The Business Enterprise Hub contains classroom space, focus rooms, staff facilities and hot-desking for working. It has a public facing presence, with the building facing onto South Street. The rear of the building opens onto the new central courtyard.



Photograph of South Street

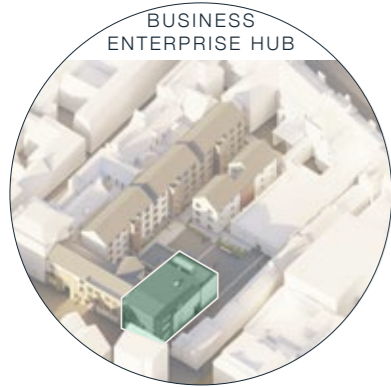


Aerial view of site, highlighting the location of the BEH



Visualisation of South Street

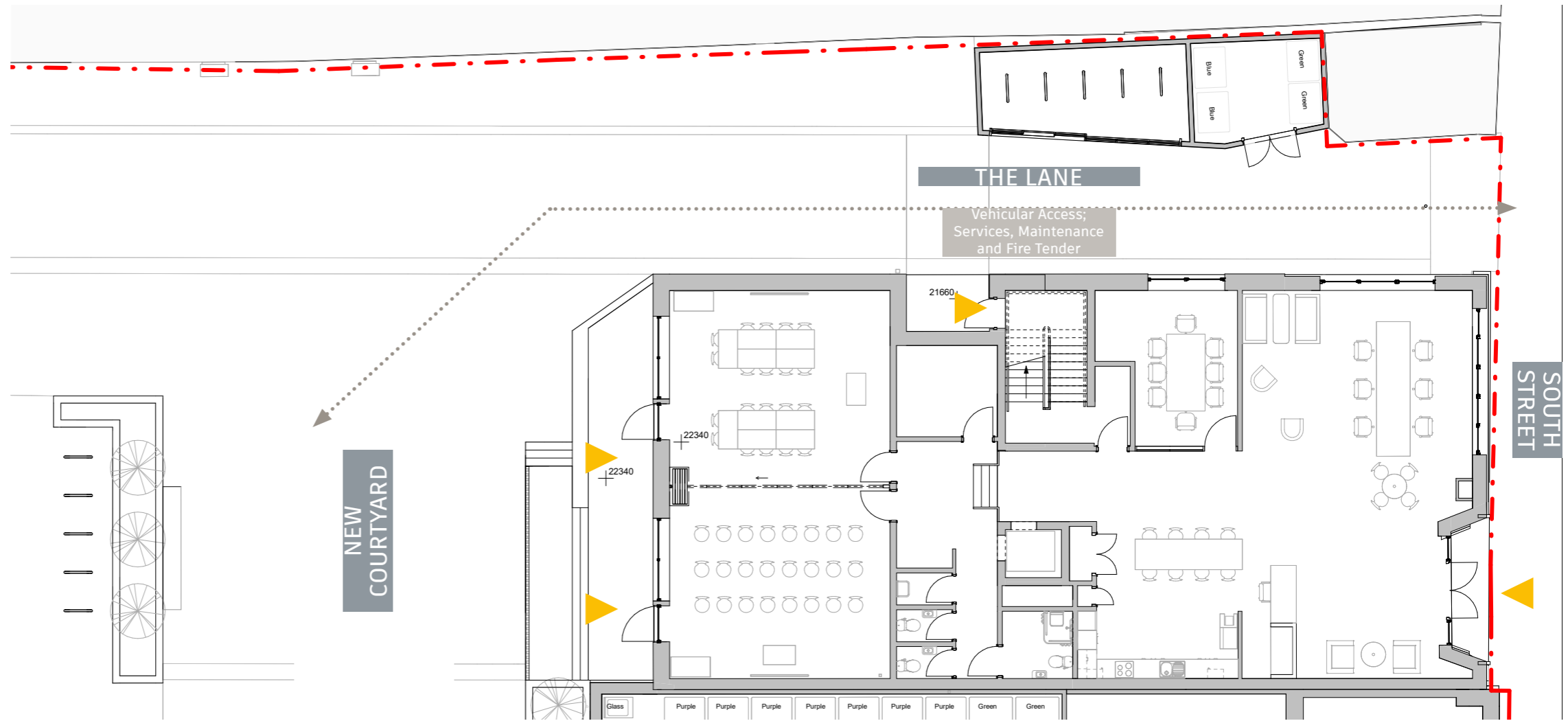
# 4.3.2 | DESIGN PROPOSALS | BUSINESS ENTERPRISE HUB | GENERAL ARRANGEMENT



## Ground Floor

The ground floor of the Business Enterprise Hub is accessed from South Street. There is a reception area, hot desk working, focus room and flexible classroom space at the rear. There are also staff facilities; WC's and Tea point.

To access the upper floors, there is a lift and a stair core which provides an exit route to The Lane at the east of the site. The building has been designed to operate with a single stair which is compatible with the relatively small floor area and ground to second floor height being within 7.5m



Ground Floor Plan



Precedent images of similar facilities

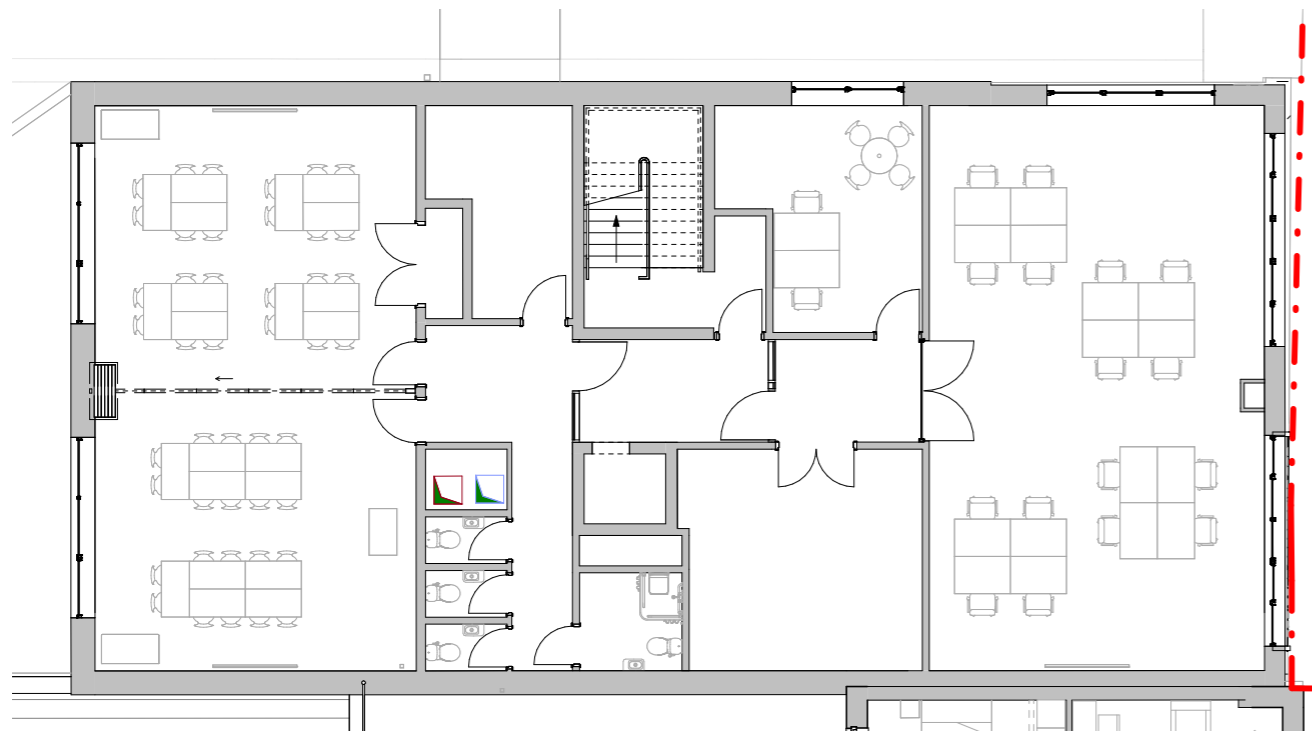
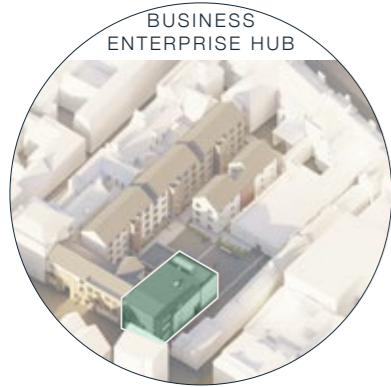


Visualisation of South Street



Visualisation of the BEH from the Courtyard, showing The Lane to the left

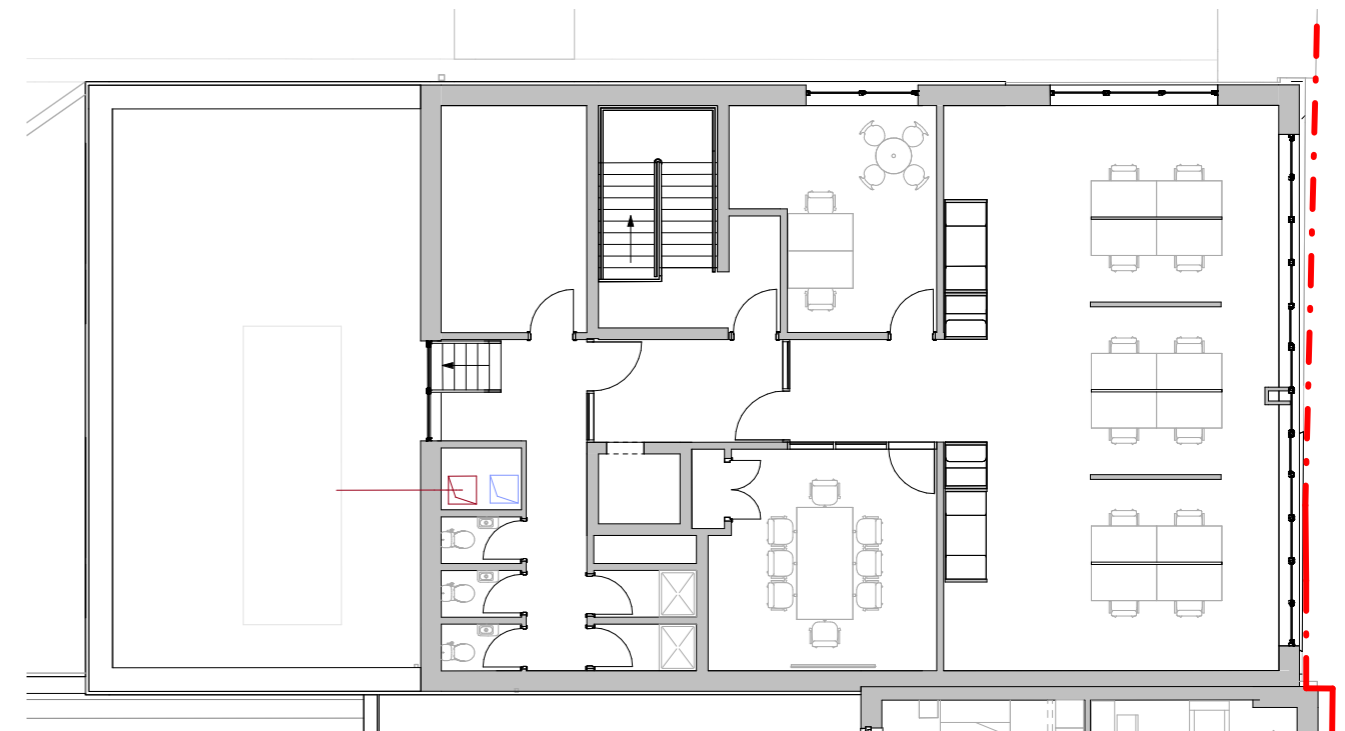
4.3.3 | DESIGN PROPOSALS | BUSINESS ENTERPRISE HUB | GENERAL ARRANGEMENT



First Floor Plan

**First Floor**

The first floor contains a flexible training suite, quiet room, further training / classrooms and a large storage area. There are further WC's provided to this floor.



Second Floor Plan

**Second Floor**

The second floor contains co-location desk space, quiet meeting room spaces and further WCs. There is also a large internal plant room. The second floor provides access to an external roof deck, which provides space for further plant.

4.3.4 | DESIGN PROPOSALS | BUSINESS ENTERPRISE HUB | ELEVATIONS & SECTIONS



Section through the BEH - Looking West



East elevation of the Business Enterprise Hub



South Street Elevation



KIDBROOKE VILLAGE



James Hutton Institute

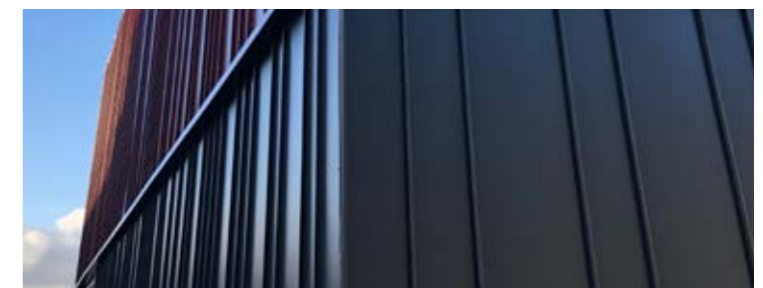


Sterling White Render

**Materiality**

To contrast with the stone on South Street, a dark standing seam metal cladding is proposed, such as those in the precedents shown above. This will provide a contemporary backdrop to the existing architecture. A light render is proposed to the east elevation of the Business Enterprise Hub, with a brick base course set at a datum to align with the rest of the site.

# 4.3.4 | DESIGN PROPOSALS | BUSINESS ENTERPRISE HUB | MATERIALITY





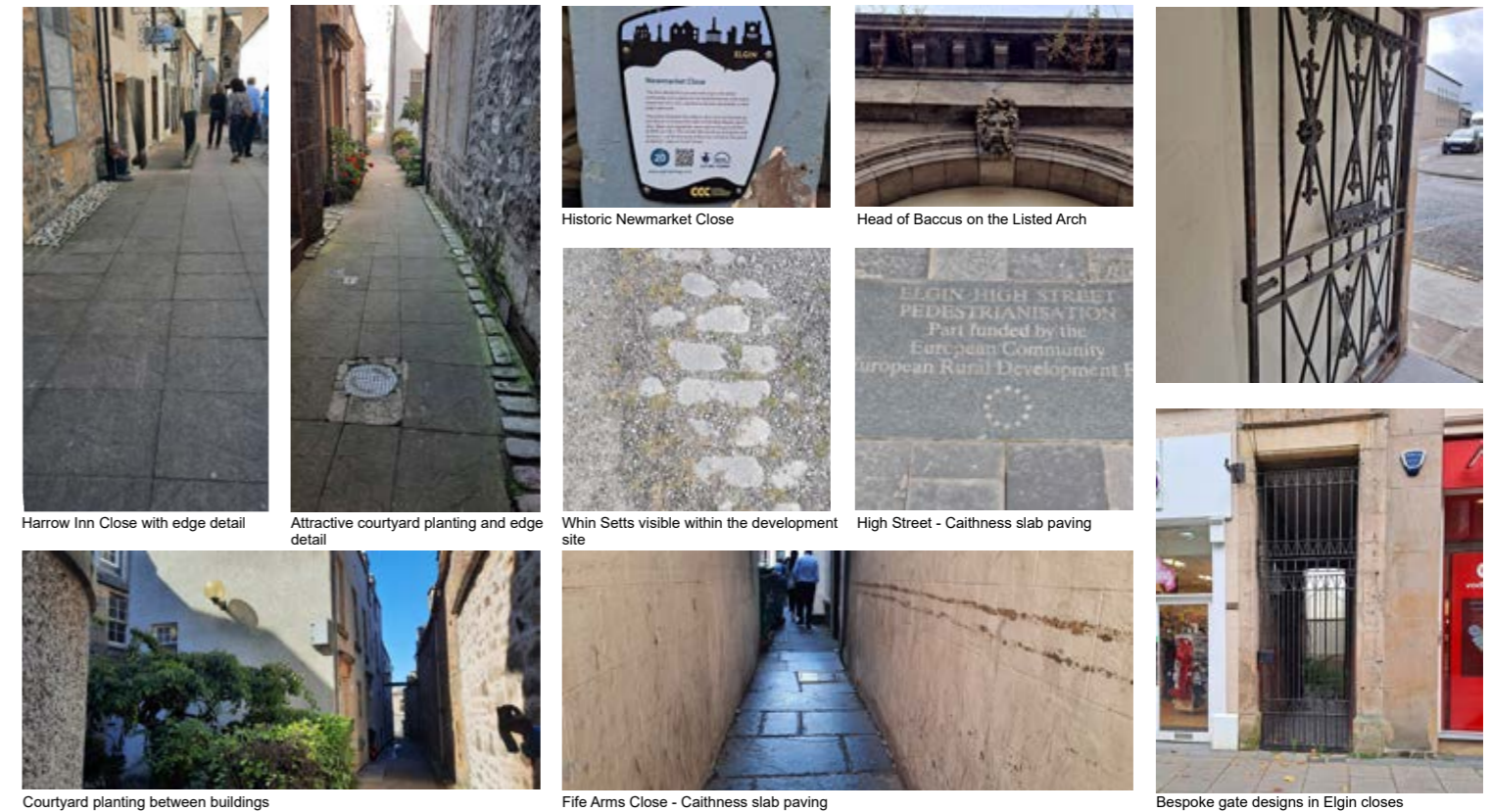
4.4

ELGIN SOUTH STREET

# Design Proposals

## Landscape

# 4.4.1 | DESIGN PROPOSALS | LANDSCAPE | GENERAL ARRANGEMENT

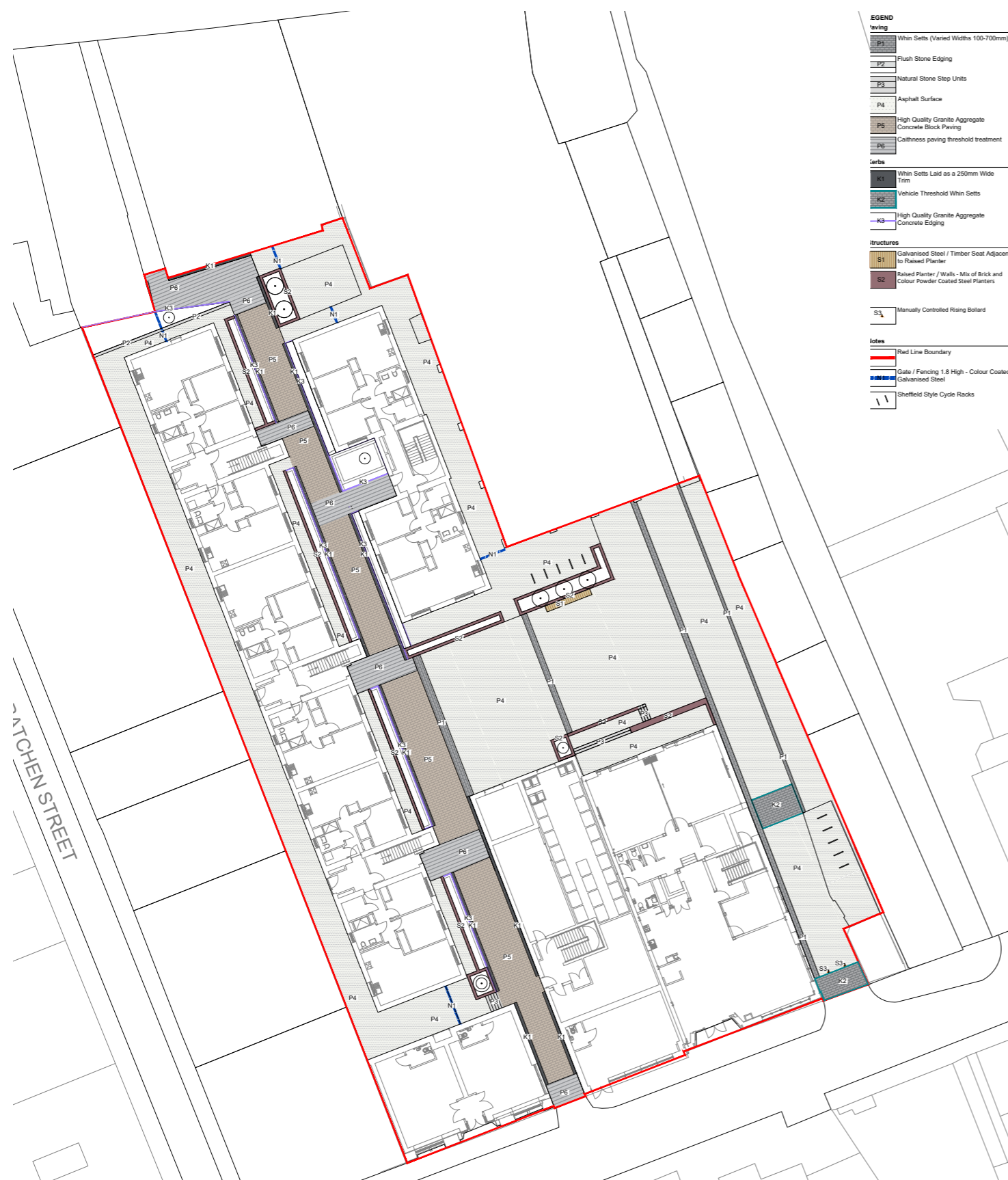


## Existing Landscaping in Elgin

The surfacing materials and features seen in the closes and courtyards in Elgin have informed the landscape design and material palette for the proposed development.



# 4.4.2 | DESIGN PROPOSALS | LANDSCAPE | HARDWORKS PLAN



**LEGEND**

**Paving**

- P1 Whin Setts (Varied Widths 100-700mm)
- P2 Flush Stone Edging
- P3 Natural Stone Step Units
- P4 Asphalt Surface
- P5 High Quality Granite Aggregate Concrete Block Paving
- P6 Caithness paving threshold treatment

**Jerbs**

- K1 Whin Setts Laid as a 250mm Wide Trim
- K2 Vehicle Threshold Whin Setts
- K3 High Quality Granite Aggregate Concrete Edging

**Structures**

- S1 Galvanised Steel / Timber Seat Adjacent to Raised Planter
- S2 Raised Planter / Walls - Mix of Brick and Colour Powder Coated Steel Planters
- S3 Manually Controlled Rising Bolard

**Notes**

- Red Line Boundary
- Gate / Fencing 1.8 High - Colour Coated Galvanised Steel
- Sheffield Style Cycle Racks



- Main Pedestrian Route- Granite aggregate concrete paving with Whin Sett edge detail
- Threshold – High quality Caithness Stone Paving / Whin Sett Detail
- Public / Private Area – Asphalt surfacing
- Vehicle Area – Asphalt Carriageway Surface with Whin Sett Detail



Vehicle Area - Asphalt Surfacing with Whin Sett Detail



High quality caithness stone



Granite aggregate concrete paving



Asphalt Surfacing

# 4.4.3 | DESIGN PROPOSALS | LANDSCAPE | SOFTWARES PLAN



### Ornamental Planting:

Species	Common name	Size at time of planting	Specification	Pot / Root	Density	% Mix	Height at maturity	Colour	Native / Non-Native	Biodiversity value
Carex testacea 'Prairie Fire'	Orange sedge	30-40 cm	Full pot	2L pot	5 per m <sup>2</sup>	20	40cm	Orange/green foliage, Orange/brown in winter, Brown flower spikes in July	Non-native	Evergreen perennial, thin green leaves, spiky flowers in July
Ceanothus thyrsiflorus repens	Creeping Blue Blossom	30-40 cm dia.	Bushy / 5 breaks	3L pot	5 per m <sup>2</sup>	15	40cm	Blue flowers in May.	Non-native	Evergreen shrub, spring flowers attractive to pollinators
Cornus sanguinea 'Winter Flame'	Dogwood	30-40 cm	Branched / 3 breaks	2L pot	5 per m <sup>2</sup>	20	2m	Red autumn/winter colour, summer green foliage, white flowers in spring, black berries in winter	Non-native	Flowers attractive to bees and butterflies in spring. Berries attract birds in autumn.
Hedera helix 'Hibernica'	Ivy	30-40 cm	2-3 breaks from pot level	2L pot	5 per m <sup>2</sup>	20	30cm groundcover	Evergreen dark green leaves, cream flowers in Autumn, fruits Nov-Jan	Native	Nectar, pollen and berries of ivy provide food source for insects and birds in autumn and winter
Helleborus orientalis	Lenten Rose	30-40 cm	Full pot	2L pot	5 per m <sup>2</sup>	15	40cm groundcover	Evergreen dark green leaves, cream flowers in winter and spring	Non-native	Perennial with white flowers appearing winter to spring
Iris sibirica 'Blue King'	Siberian Iris	30-40 cm	Full pot	2L pot	5 per m <sup>2</sup>	10	80cm	Green leaves with blue flowers in spring	Non-native	Perennial with blue flowers in spring
Crocus (Spring-flowering)	Crocus	Grade 5-6	/	/	50 per m <sup>2</sup>	50	10cm	White / Blue flowers in early spring	Non-native	Early pollinator plant
Galanthus nivalis	Common Snowdrop	Grade 5-6	/	/	50 per m <sup>2</sup>	50	10cm	White flowers in winter	Non-native	Perennial early pollinator plant

### Hedge:

Species	Common name	Size at time of planting	Specification	Pot / Root	Density	% Mix	Native / Non-Native	Colour	Speed of growth	Biodiversity value
Escallonia 'Red Hedger'	Escallonia	40-60cm	Bushy, min. 4 breaks	3L pot	7 per linear metre / 30cm spacing / double staggered row	100	Non-native	Evergreen leaves, Red fragrant flowers June-October	40cm a year	Retains leaves in winter. Produces flowers attractive to bees. Fragrant.

### Trees / Large Shrubs:

Ref	Species	Common Name	Size at time of planting	Specification	Pot / Root	Density	Colour (Flowering period)	Height at maturity / Spread at maturity	Native / Non-native	Biodiversity value
TP1	Pinus calleryana 'Chanticleer'	Callery Pear	Min 4.5m	Semi-Mature, 20-25cm girth, 2m clear stem, 4x transplanted	Root ball	/	Dark green foliage; red autumn colour, white flowers in spring, black fruits, grey bark	6m / 3m	Non-native	Early leaf growth, late leaf drop; Attracts bees, insects, birds, provides shelter and habitat, has seeds for birds.
TP2	Amelanchier lamarckii	Snowy Mesplis	250-300cm	Multistem, 3x transplanted, min. 3 branches	Root ball	/	Bronze foliage, orange/red in autumn, white flowers in spring, dark purple berries	5m / 3m	Non-native	Attracts bees, insects, birds, provides shelter and habitat, has seeds for birds.

## Biodiversity Planting

The opportunity to provide large areas of planting is limited in this restricted town centre site. With the space available we have proposed the following approach which will help to enhance the biodiversity value of the site:

- Hedge planting alongside the linear pedestrian route to provide some physical and visual separation between the route and the private zones for the residential development.
- The proposed species will provide evergreen cover along with red fragrant flowers that are attractive to bees.
- Shrub and perennial planting in raised planters which provides the opportunity to introduce colourful species which can be attractive to birds and insects, at a scale which is appropriate to the lane/courtyard setting. The addition of some early flowering interest helps support pollination in the beginning of the season when there is limited other flowers nearby.
- Medium sized tree planting, and large specimen shrub planting in selected locations where space is adequate to allow the plant to establish and thrive. Two species have been selected for flowering/ fruiting interest and to support insect and birdlife.



Pyrus calleryana 'Chanticleer'



Amelanchier lamarckii



Carex testacea 'Prairie Fire'



Ceanothus thyrsiflorus repens



Hedera helix 'Hibernica'



Helleborus orientalis



Escallonia 'Red Hedger'



Cornus sanguinea 'Winter Flame'



Iris sibirica 'Blue King'

4.4.4 | DESIGN PROPOSALS | LANDSCAPE | PUBLIC ART



**Public Art**

Public art has been integrated and incorporated within the landscape proposals to celebrate local identity and the site's heritage. Key interventions include:

Bespoke gates - this could be commissioned and developed with a local artist - and boundary features, to celebrate place identity.

Precedent examples are shown below.



Bespoke gates / boundary features designed to relate to the history of the site, can also be elements of public art