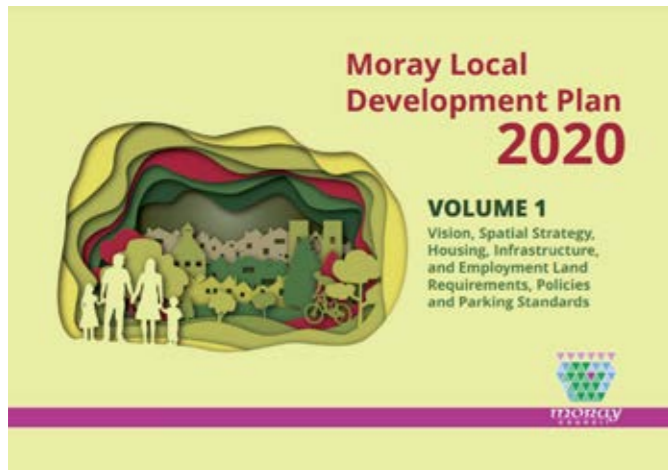




3.0

ELGIN SOUTH STREET

Design Development



Sustainable Places



Liveable Places



Productive Places

A Planning Statement has been prepared by Bidwells and submitted as part of the application, along with an NPF4 Policy Assessment and Development Policy Assessment. Below is an excerpt from the document.

Introduction

- Under the Town & Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 the proposed development does not exceed the major development thresholds, Classes 2 and 9: Class 2: The proposed development is for less than the 50 residential units, and the site area is under 2 ha; and, Class 9: Other development, The gross floor area of the building does not exceed 5,000 square metres.
- In addition to this Planning Statement, the application is accompanied by technical documents listed in Appendix 1.

Planning History

- 17/00963/APP – Change of use of nightclub to proposed 14 serviced apartments (8 x 1 bed & 6 x 2 bed) at the Jail House, 130 High Street approved 1/3/18

- 11/01603/APP - Change of Use from Class 1 to Class 3 at 51 South Street approved 6/12/11
- 11/00773/LBC – Extension of shop at 118/120 High Street approved 4/8/11
- 11/00696/APP – Extension to shop at 118/120 High Street approved 4/8/11
- 98/01787/FUL – Reinstatement of former nightclub and extension, alteration and change of use of flat and proposed alterations to Giles café to provide leisure complex comprising of restaurant, bar facilities and innovative nightclub approved 7/9/99

Pre-application Engagement

- An initial pre-application site meeting took place with Robertson Property Ltd, Oberlanders and the various sub consultants involved in the project on 1st September 2022.
- Since then, there has been ongoing dialogue on this proposal between the client, Oberlanders and the various sub consultants along with Moray Council and Historic Environment Scotland (HES) at various Teams meetings.
- Regular meeting have been attended by the design team

and other council internal consultees covering the matter of Roads, Housing, Environment and Waste.

- The principle of the redevelopment including the retention of the listed façade has been discussed with Moray Council and HES and proposals have been developed in line with the client’s brief as well as being guided by the Heritage Report with input from Oberlanders and Bidwells bearing in mind the requirements of the Local Development Plan 2020 and the Elgin City Masterplan.
- Robertson’s and Oberlanders recently held a public information event at the M&Co building on Saturday 16th December 2023, which was very well attended by 207 people

NPF4 Policy Assessment

An NPF4 Policy assessment has been undertaken within the Supporting Planning Statement - please see Table 1 within the document.

LDP Policy Assessment

An LDP Policy assessment has been undertaken within the

Supporting Planning Statement - please see Section 6.0 within the document.

Conclusion

- The Supporting Statement prepared by Bidwells highlights that the delivery of the regeneration development for 38 homes, Business Enterprise Hub and new public realm in Elgin Town Centre would aid the delivery of the Placemaking Priorities for Elgin and the Moray Growth Deal. The proposal would address climate change
- The proposed regeneration of the South Street area between Harrow Inn Close and Batchen Street and will include the redevelopment of several disused buildings and the retention and restoration of the listed entrance façade to the former site of the Victorian Market.
- The proposed development accords with all relevant Development Plan policies and has also been supplemented by extensive technical information which confirms how this town centre regeneration site can be developed whilst addressing the requirement of climate change.
- There are no material considerations that would indicate the proposal should not be approved.

3.2 | DESIGN DEVELOPMENT | PUBLIC INFORMATION EVENT



Public Information Event

A public information event was held in Elgin on 16/12/2022. It was well attended, with a turnout of over 200 people. The event was held in an unused shop unit on the High Street. The event was advertised in substantial PR stories in newspapers (i.e. The Press & Journal and Northern Scot) and Moray Council's website releases.

The proposals were presented through a series of banners, with the housing, Business Enterprise Hub, Masterplan and heritage laid out on their own page,

A QR code was produced, which led attendees to a survey presenting various questions about the proposals. The overall response was supportive, with many seeing the benefit of opening up the site and bringing more housing into the town centre.

- A survey was undertaken on the day with some of the attendees, and a summary is provided below:
- All those surveyed strongly agreed that South Street is in need of regeneration
- All those surveyed agreed that the proposals would enhance Elgin City Centre
- All those surveyed agreed with the pedestrian link between South Street and High Street.
- All those surveyed agreed that a mix of residential and commercial use would be successful on the site



"I like the regeneration that it will bring in that area which I personally believe is very run down and becoming an eyesore."

"Integration of commerce & residential should make it more people friendly. Have seen it work in other places. Giving opportunities to small business is a big win, as is social housing"

"Like that the proposal will attract mixed uses; badly needed injection of regeneration"

"This will regenerate the Town Centre, which will be very positive for Elgin"

"Modernisation and giving something that Elgin needs Especially the working space for companies to make it easy for the public to access them"

"Redeveloping and opening opportunities for business investment in Elgin"



4.0

ELGIN SOUTH STREET

Design Proposals

4.1.1 | DESIGN PROPOSALS | MASTERPLAN | OVERVIEW

Elgin's Urban Form

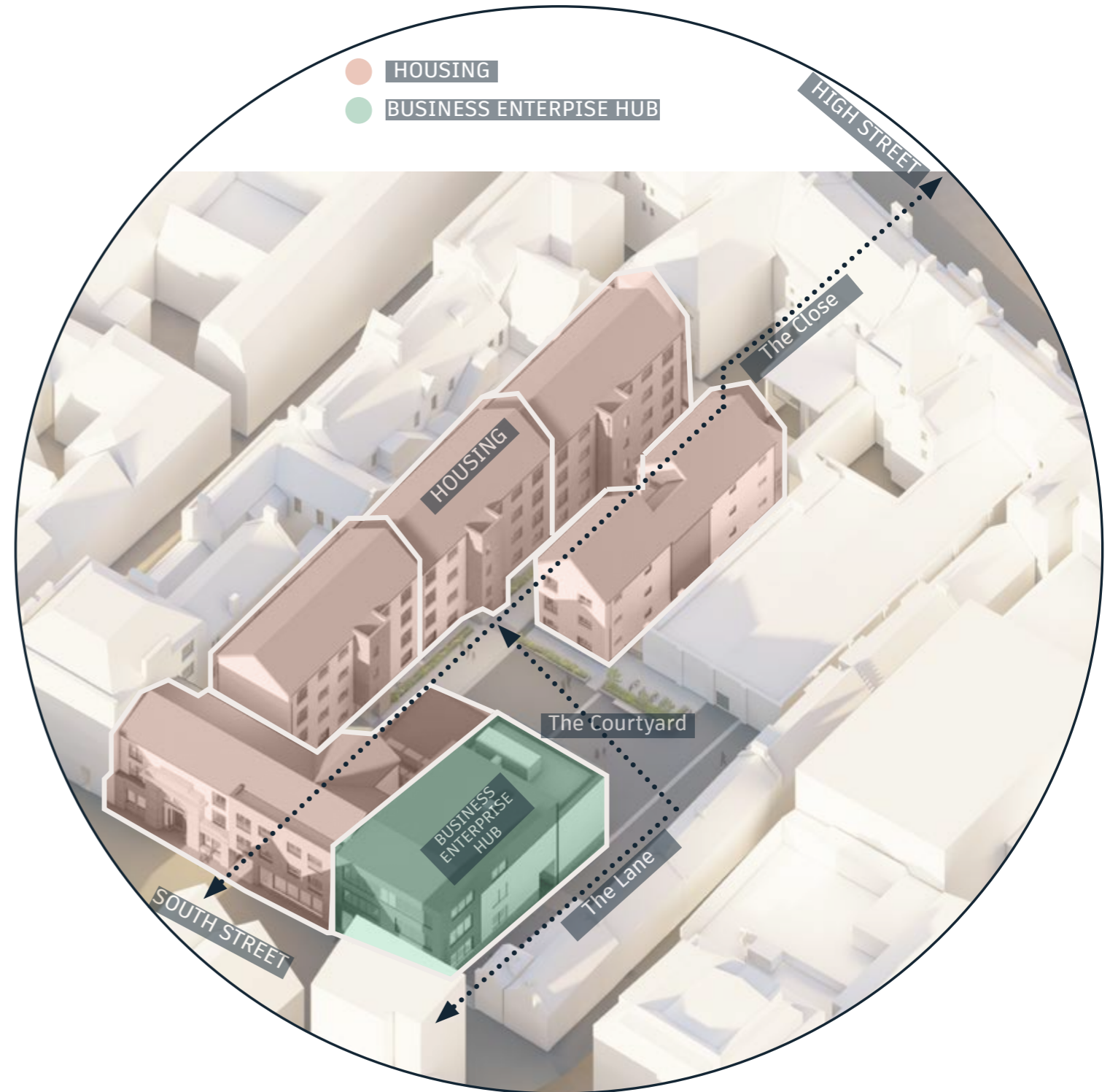
The new layout on the site seeks to emulate the existing historic urban pattern of Elgin; a series of closes and passageways that feed off the central spine of the High Street. The proposed layout seeks to improve the permeability of site, which is currently infilled with various buildings.

Creating New Closes - Connecting South Street & High Street

The primary close through the site will connect to the existing close entrance from High Street; a new close entrance is punctuated in the new facade facing South Street. This move creates a 3-fingered masterplan; there are 2 fingers of residential dwellings, with the Business Enterprise Hub and existing retail building creating the 3rd.

Creating a New Courtyard

Located between the Business Enterprise Hub and retail building is a new courtyard; open space within the site, which creates opportunity for improved public realm, character and connectivity across the site. The Courtyard also provides space for maintaining important access routes; namely for fire tenders and servicing.



4.1.3 | DESIGN PROPOSALS | MASTERPLAN | PROPOSED SITE PLAN



Pic 1 above: Title of the picture.



Section 1 - Looking North
1:100

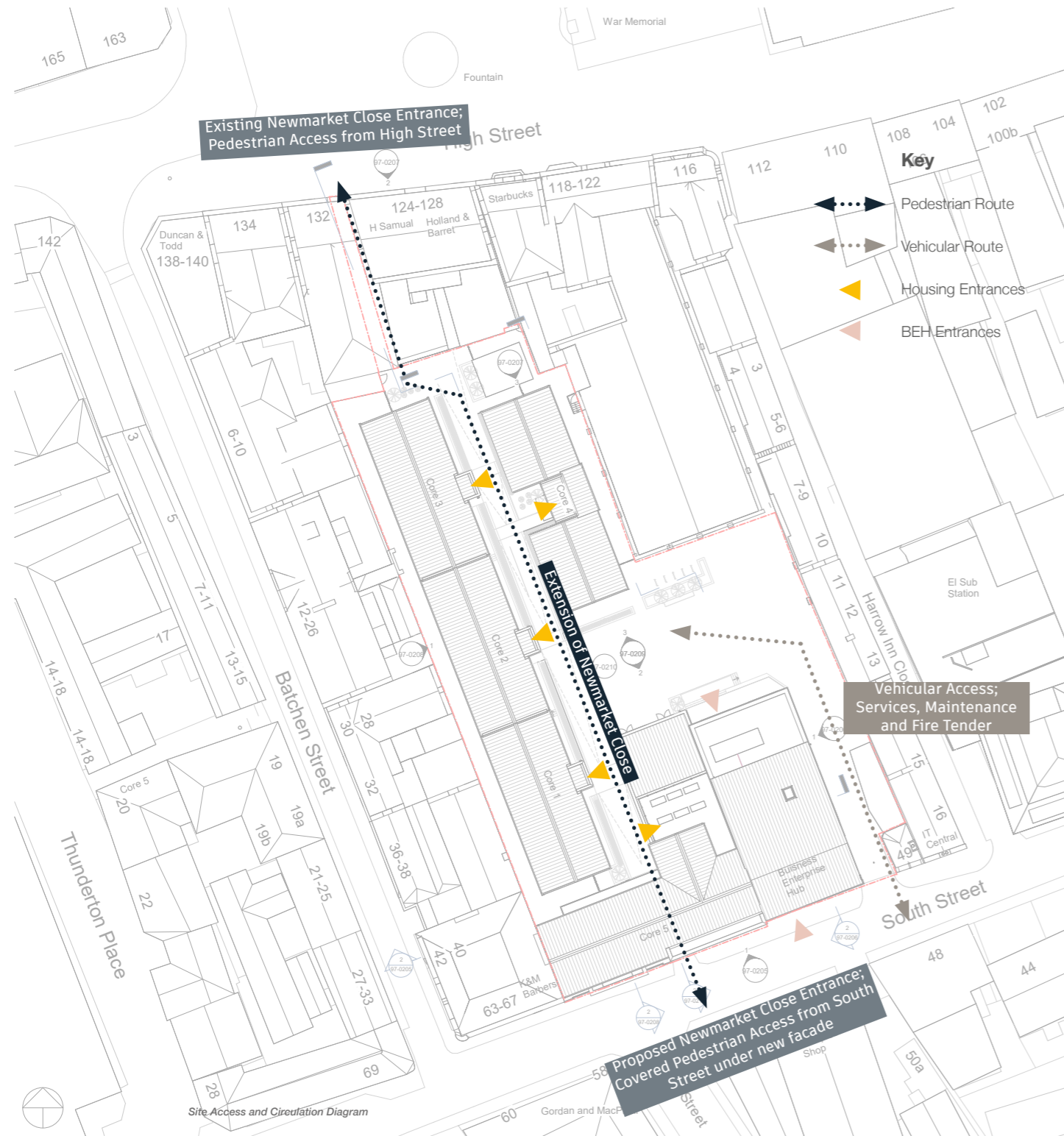


Elevation 1 - South Street
1:100

Site Plan

The site plan opposite demonstrates the layout of the residential units, Business Enterprise Hub and the retail units.

4.1.4 | DESIGN PROPOSALS | MASTERPLAN | ACCESS ROUTES & ENTRANCES



Site Access

There are 3 main access points into the site:

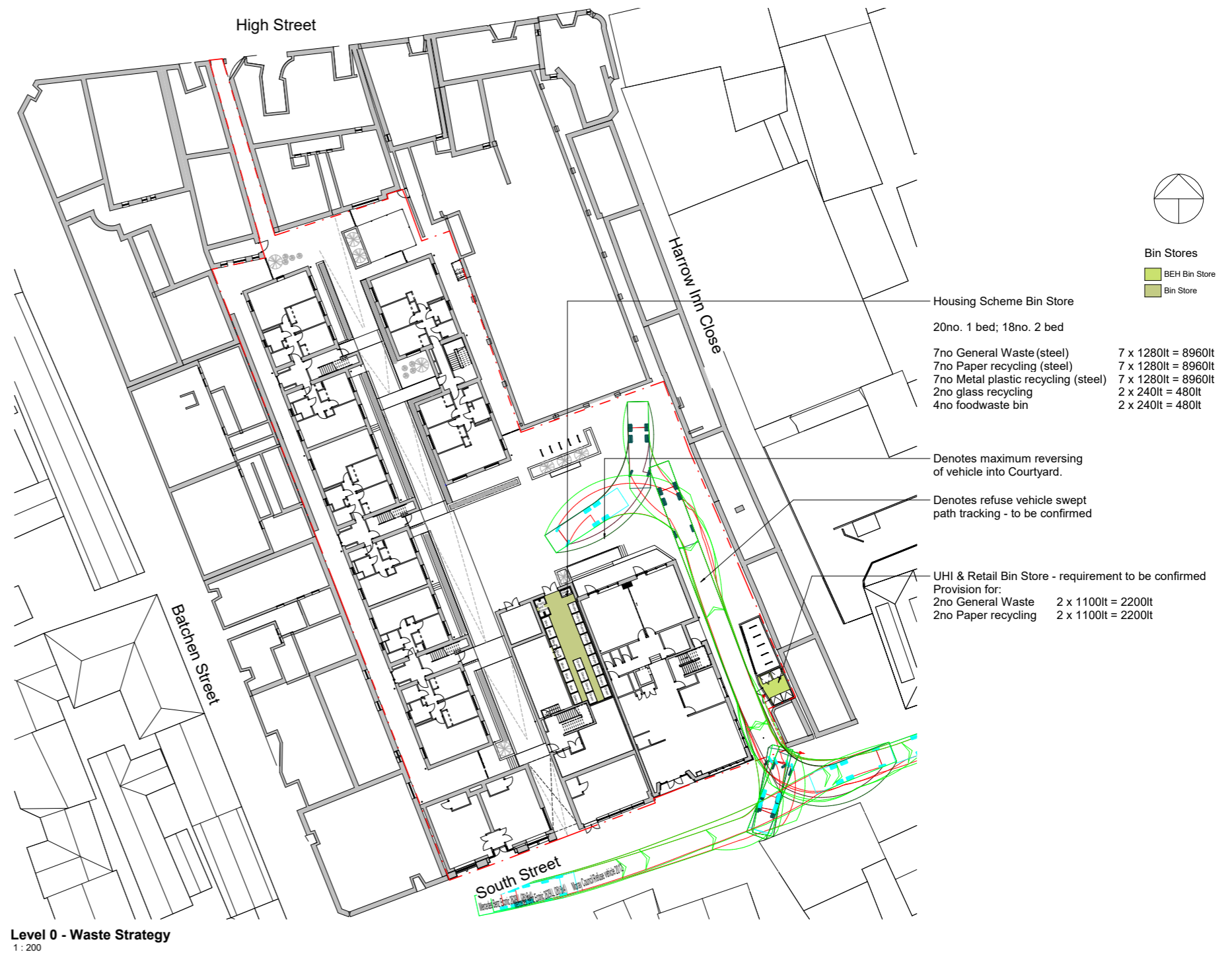
- Pedestrian access route from the High Street to the north, through the existing Newmarket Close entrance.
- Pedestrian access route from South Street, through a new close entrance.
- A vehicular access route from South Street, which serves as an access point for cyclists, as well as maintenance and refuse vehicles. There will be restriction on other vehicular access.

4.1.5 | DESIGN PROPOSALS | MASTERPLAN | WASTE STORAGE & COLLECTION

Waste Strategy

Consultation:
 Consultation has been undertaken with Moray Council service team to review the proposal and ensure appropriate space is allowed for refuse separation, storage and collection.

- The bin store for the housing is situated centrally within the site in one area; this allows for efficiency in bin collection and waste control.
- By having an internal bin store, these are not visible externally.
- The bin store for the Business Enterprise Hub and retail is located on the lane.
- All bin stores are on the route which is accessible for the refuse vehicle to access safely - see swept path analysis.
- The bin store entrances have been designed to have level access.



4.1.6 | DESIGN PROPOSALS | MASTERPLAN | CYCLE STORAGE

Cycle Storage Strategy

- Secure, covered Cycle storage has been provided for residents and users of the Business Enterprise Hub and retail units, as part of the proposals' sustainable travel strategy.
- Cycle storage has been located at 2 key entrances to the site; one is at the High Street, near the existing Newmarket Close entrance, and the other is at The Lane; the entrance from South Street.
- General cycle storage has also been designed into the scheme, with sheffield loops in the courtyard.

Cycles	Residential Accommodation (38no. flats) 1beds & 2 beds	Business Enterprise Hub 800m2	2no. Retail outlets 200m2 TBC
Secure covered cycle racks	38no.	10no.	0no.
General cycle racks (visitors)	Incl.	10no.	incl.



Simple 'Sheffield' Cycle Stands for Short Stay Parking



Cycle Storage

- 10no. BEH Cycle store
- 32no. Housing Cycle store
- 10no. Visitor Cycle store

Level 0 - Cycle Store
1 : 200