



4.2

ELGIN SOUTH STREET

**Design Proposals**

**Housing**

# 4.2.1 | DESIGN PROPOSALS | HOUSING | OVERVIEW

## Overview

There are 38no. flats proposed, split between 5 housing Cores through the site. There are 6 main flat types within the development, providing a mix of 1 and 2 bed homes.

The homes are designed to be compliant with 'Housing for Varying Needs' guidance, the Building Regulations and 'Firm Foundations'.

There are variations within flats. The bedrooms allow an arrangement of a double bed, or two single beds, to allow for flexibility for tenants.

All dwellings benefit from open-plan living kitchen arrangements, large living room windows, generous storage and separate services cupboards. Secure cycle parking is provided communally.



Area Schedule (GIA)			
Type	Area	Aspect	Type

Core 1			
1 bed	53 m <sup>2</sup>	dual	A1
1 bed	53 m <sup>2</sup>	dual	A2
1 bed	53 m <sup>2</sup>	dual	A2
1 bed	53 m <sup>2</sup>	dual	A2
2 bed	75 m <sup>2</sup>	dual	B2
2 bed	75 m <sup>2</sup>	dual	B2
2 bed	75 m <sup>2</sup>	dual	B2
2 bed	75 m <sup>2</sup>	dual	B1

Core 2			
1 bed	53 m <sup>2</sup>	dual	A1
1 bed	53 m <sup>2</sup>	dual	A2
1 bed	53 m <sup>2</sup>	dual	A2
1 bed	53 m <sup>2</sup>	dual	A2
2 bed	74 m <sup>2</sup>	dual	B2
2 bed	74 m <sup>2</sup>	dual	B1
2 bed	74 m <sup>2</sup>	dual	B2
2 bed	74 m <sup>2</sup>	dual	B2

Core 3			
1 bed	53 m <sup>2</sup>	dual	A2
1 bed	53 m <sup>2</sup>	dual	A2
1 bed	53 m <sup>2</sup>	dual	A2
1 bed	53 m <sup>2</sup>	dual	A1
2 bed	74 m <sup>2</sup>	triple	B1
2 bed	74 m <sup>2</sup>	triple	B2
2 bed	74 m <sup>2</sup>	triple	B2
2 bed	74 m <sup>2</sup>	triple	B2

Core 4			
2 bed	75 m <sup>2</sup>	triple	B1
2 bed	75 m <sup>2</sup>	triple	B1
2 bed	75 m <sup>2</sup>	triple	B2
2 bed	75 m <sup>2</sup>	triple	B2
2 bed	75 m <sup>2</sup>	triple	B2
2 bed	75 m <sup>2</sup>	triple	B2

Core 5			
1 bed	51 m <sup>2</sup>	dual	D
1 bed	50 m <sup>2</sup>	dual	D
1 bed	53 m <sup>2</sup>	dual	E
1 bed	53 m <sup>2</sup>	dual	E
1 bed	51 m <sup>2</sup>	dual	D
1 bed	50 m <sup>2</sup>	dual	D
1 bed	53 m <sup>2</sup>	dual	E
1 bed	53 m <sup>2</sup>	dual	E

Grand total: 38

### Typologies

- 1 bed
- 2 bed
- Bins
- Cycle
- Plant
- Retail
- BEH
- Substation



Level 0  
1 : 500



Level 1  
1 : 500

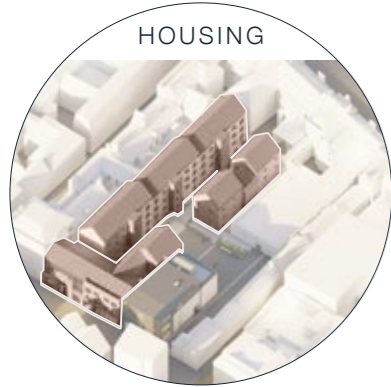


Level 2  
1 : 500



Level 3  
1 : 500

# 4.2.2 | DESIGN PROPOSALS | HOUSING | G FLOOR PLAN



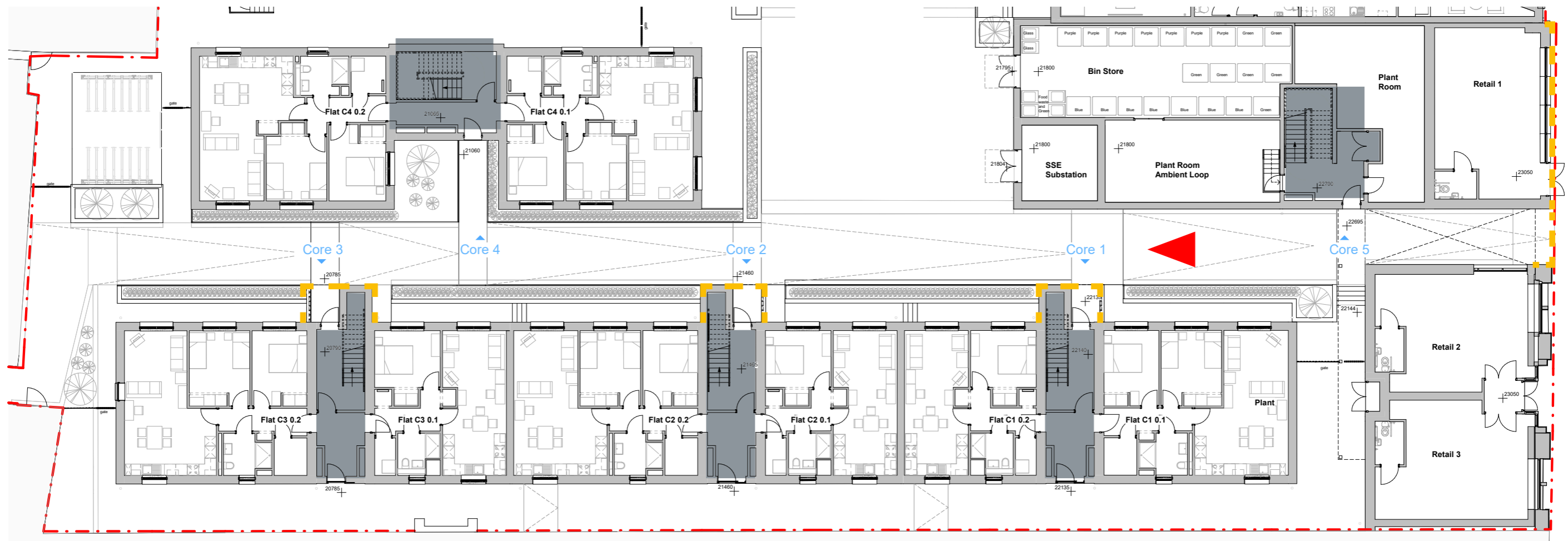
Section 8 - New Market Close Looking West



Areas of brick to the housing cores (marked on plan below)

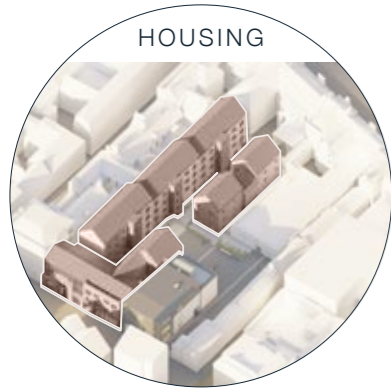


Visualisation taken from the south of the close looking north (marked on plan below)



Ground Floor Plan

4.2.3 | DESIGN PROPOSALS | HOUSING | 1ST FLOOR PLAN



Examples of terracotta coloured render in Elgin Town Centre



Visualisation taken from the close looking South (marked on plan below)

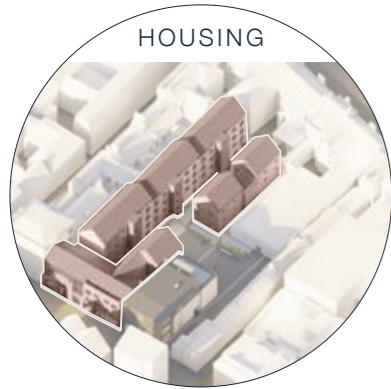


Areas of terracotta render (marked on plan below)



First Floor Plan

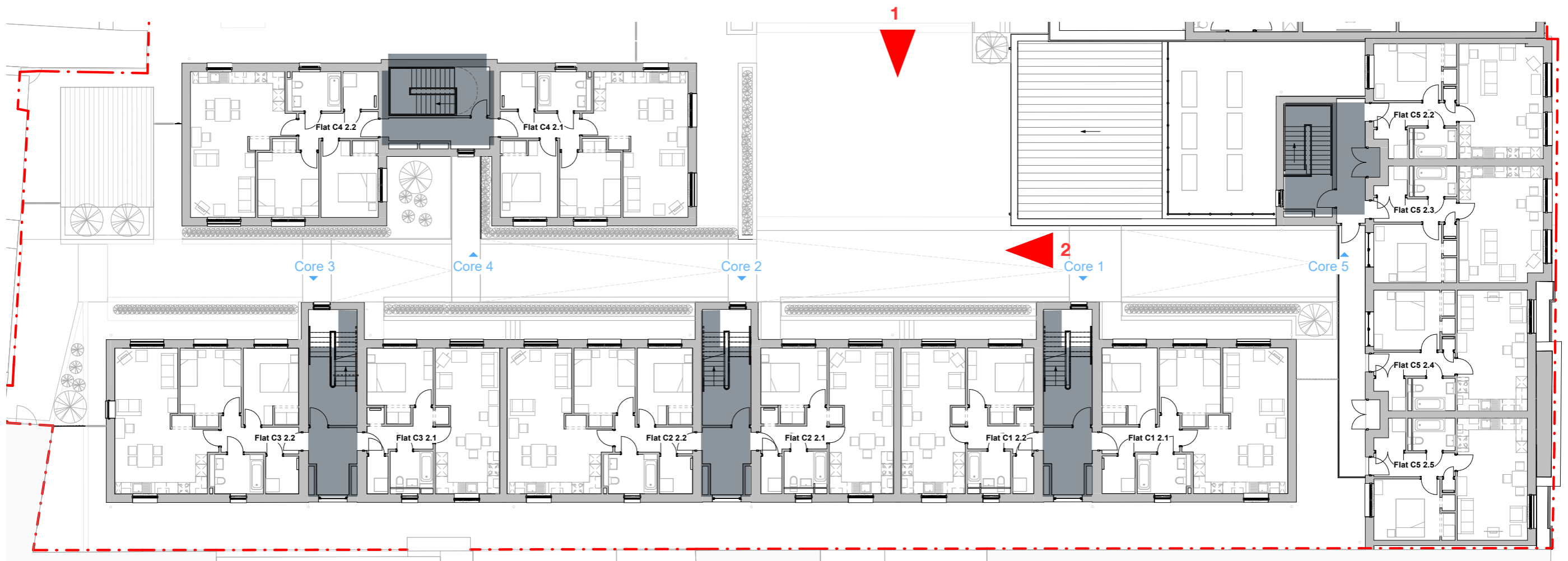
4.3.4 | DESIGN PROPOSALS | HOUSING | 2ND FLOOR PLAN



1 Visualisation looking across the courtyard, towards Core 1 and 2 Housing (marked on plan below)

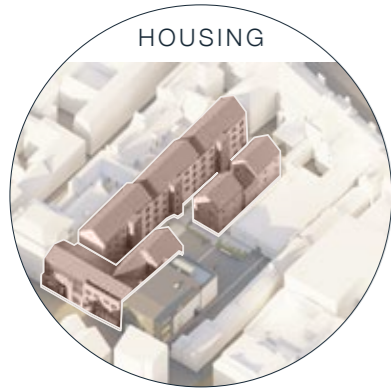


2 Visualisation looking north down the close from the south, with the gable of core 4 housing in the foreground (marked on plan below)

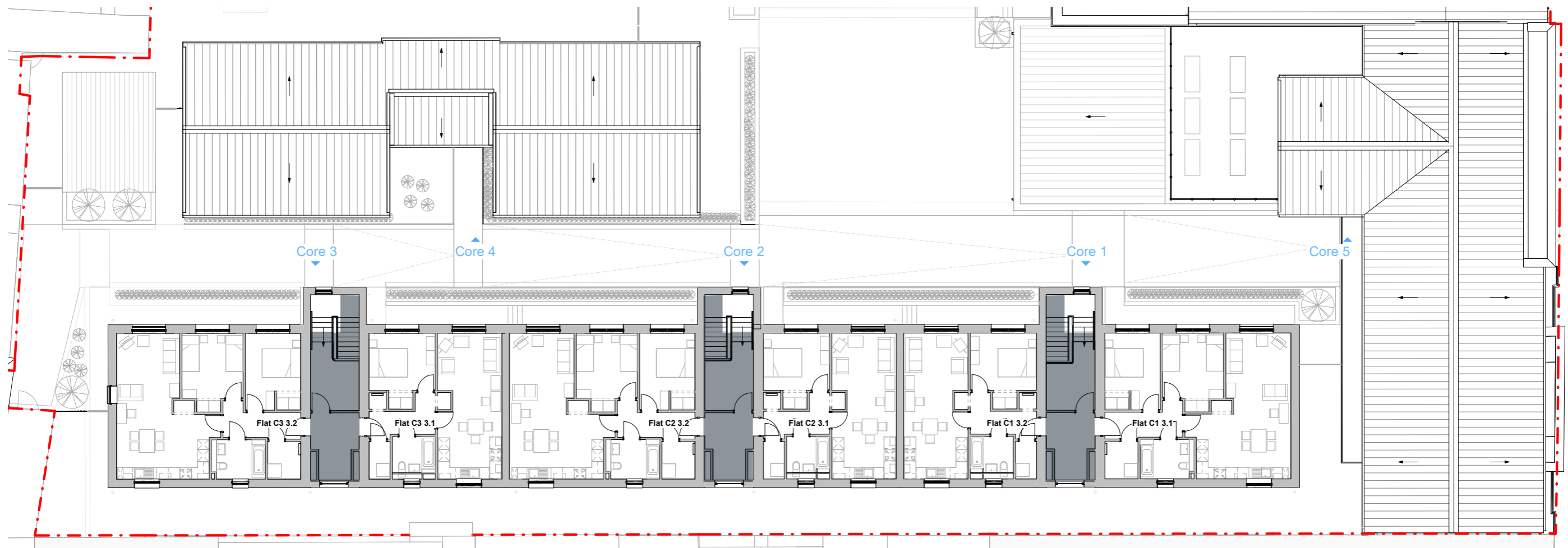


Second Floor Plan

# 4.2.5 | DESIGN PROPOSALS | HOUSING | 3RD FLOOR PLAN

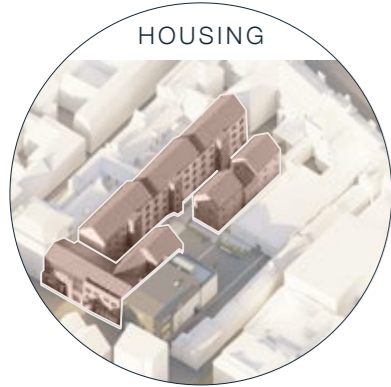


Section 4 - Looking East  
1:100



Third Floor Plan

4.2.6 | DESIGN PROPOSALS | HOUSING | SOUTH STREET



59 South Street



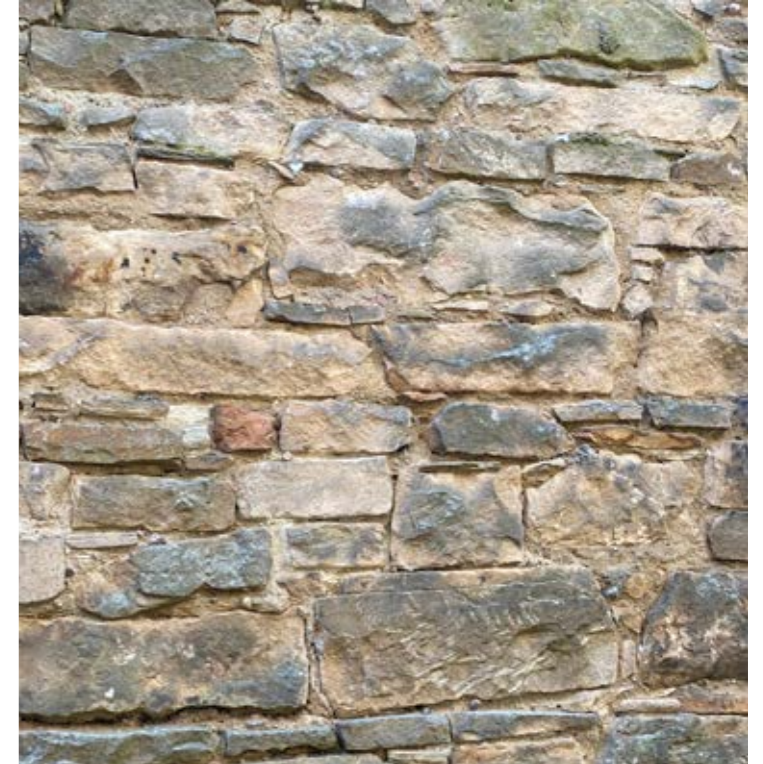
Visualisation of South Street



51 South Street



# 4.2.7 | DESIGN PROPOSALS | HOUSING | EXISTING MATERIALITY LOCALLY





# 4.2.8 | DESIGN PROPOSALS | HOUSING | MATERIALITY



Sterling White



Fintry Stone



Terracotta

# 4.2.9 | DESIGN PROPOSALS | HOUSING | MATERIALITY



Sterling White



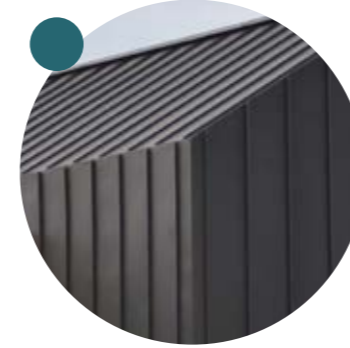
Fintry Stone



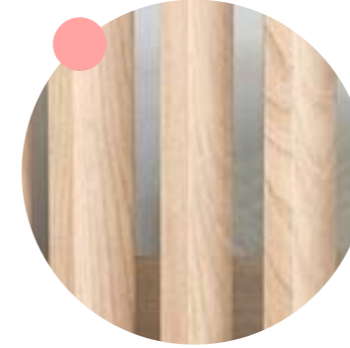
Terracotta



Brick



Aluminium Standing Seam



Timber

Render