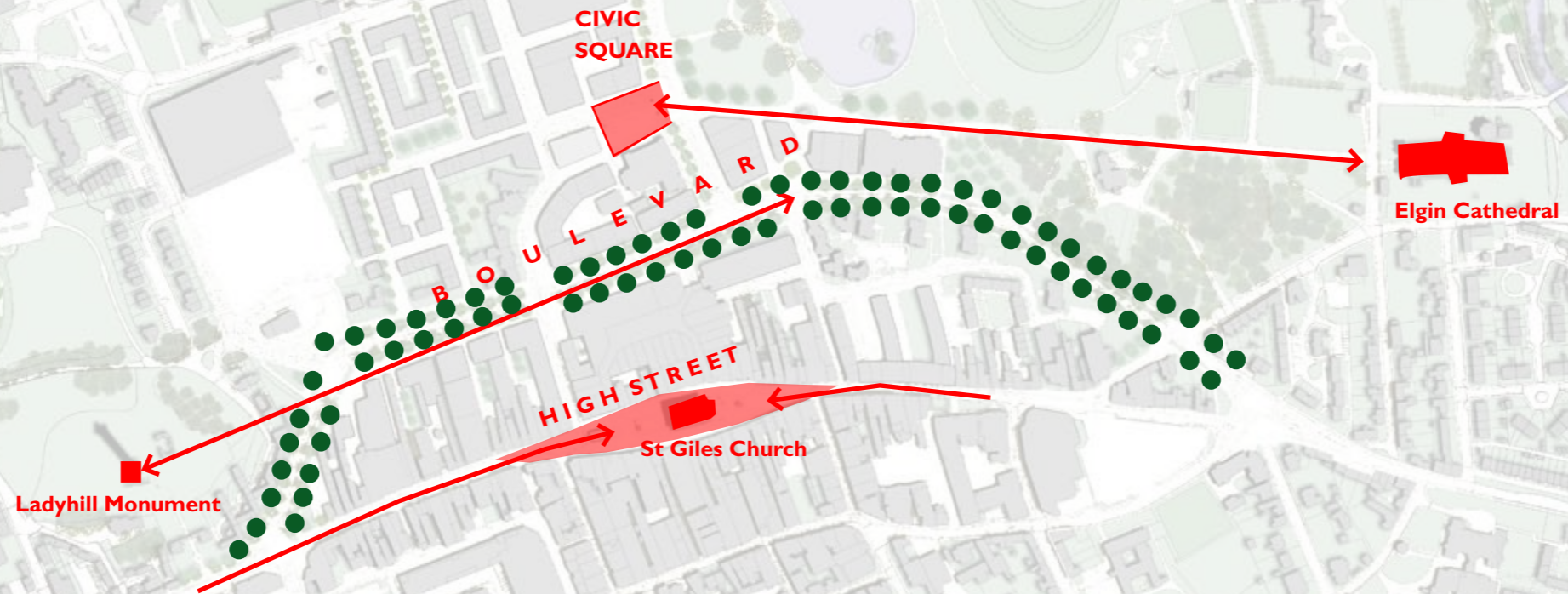


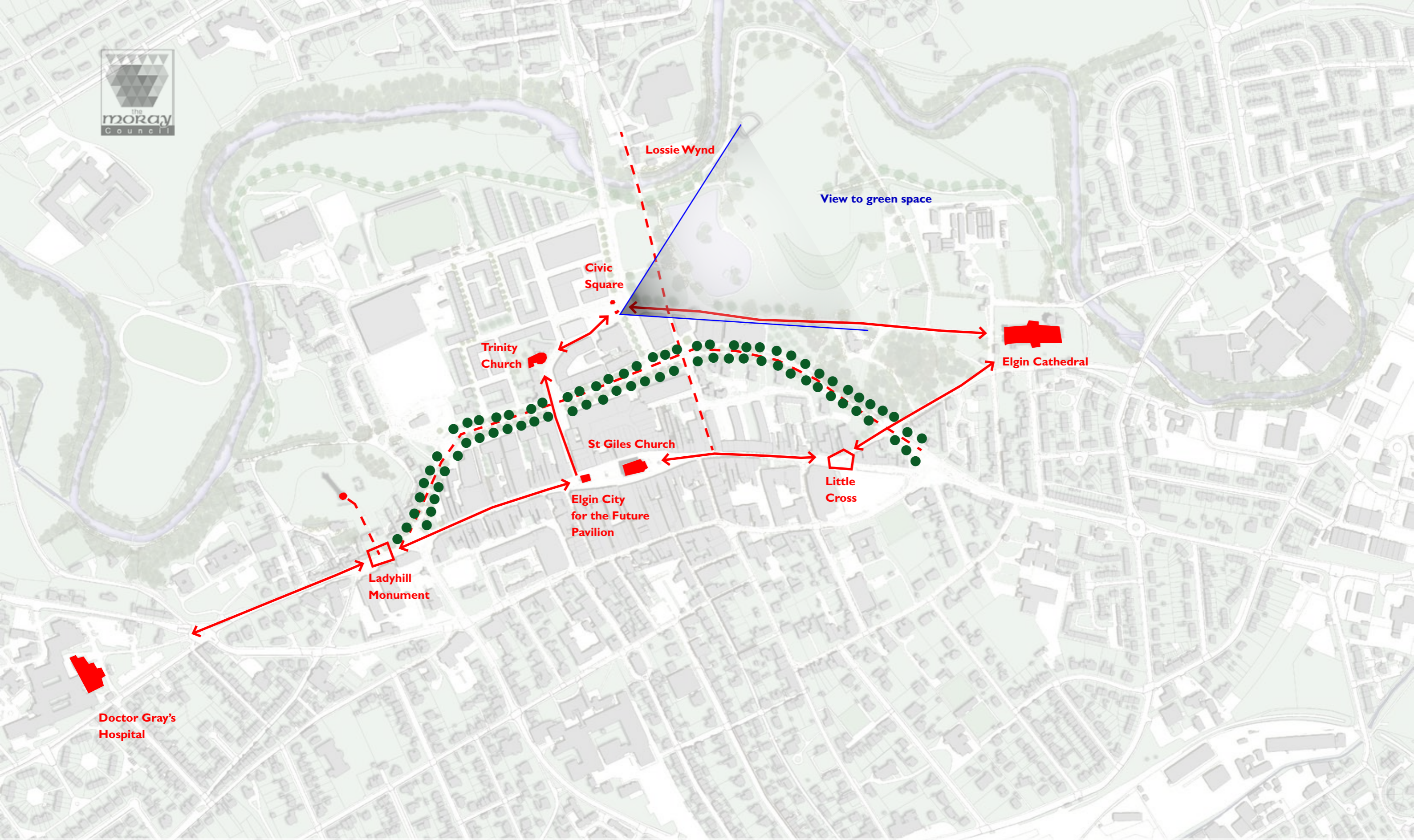
Section 8 - Masterplan Design Principles

The following Design Principles informed the masterplan and could be developed in more detail to inform planning policy and guidance on any future development.



Landmarks and Civic Spaces

Three civic spaces. Each is characterised by a historic landmark.



Key Connections

The boulevard and its crossing points enable relaxed pedestrian movement between the High Street and Lossie Green. The Elgin City for the Future Pavilion is coupled with Trinity Church at either end of North Street, encouraging footfall in both directions. Elgin Cathedral is reconnected with Little Cross and the High Street.

RIVER LOSSIE AND COOPER PARK

Meandering path network
on the flood plain

HIGH STREET

Dense medieval pattern of
High Street and closes

SOUTH STREET

Existing Movement and Urban Grain

Two patterns of movement exist - the dense medieval street pattern, and the meandering open landscape of the River Lossie and Cooper Park.

RIVER LOSSIE AND COOPER PARK

New street pattern connects Elgin's town centre with its green space

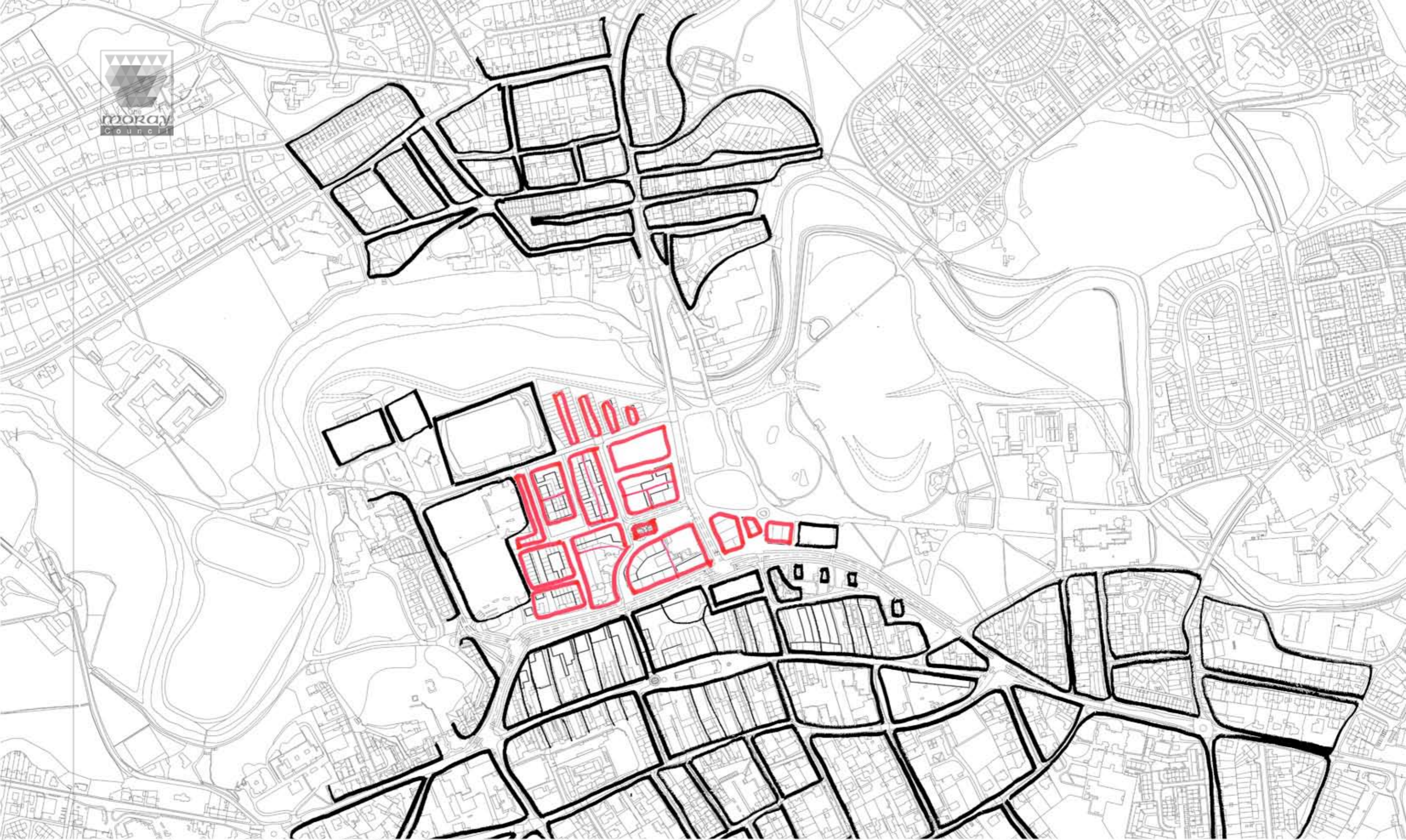
Boulevard mediates the needs of the traffic and the pedestrian environment

HIGH STREET

SOUTH STREET

Proposed Movement and Urban Grain

The new street pattern and grain promote pedestrian movement between the town centre and its green space.



Urban Grain and Block Size




Block sizes are between 40m and 90m to continue the tight urban grain that is a strong characteristic of Elgin's town centre and promotes connections and activity. Permeability should be encouraged. Perimeter development has flexibility to accommodate different building depths and numerous uses.

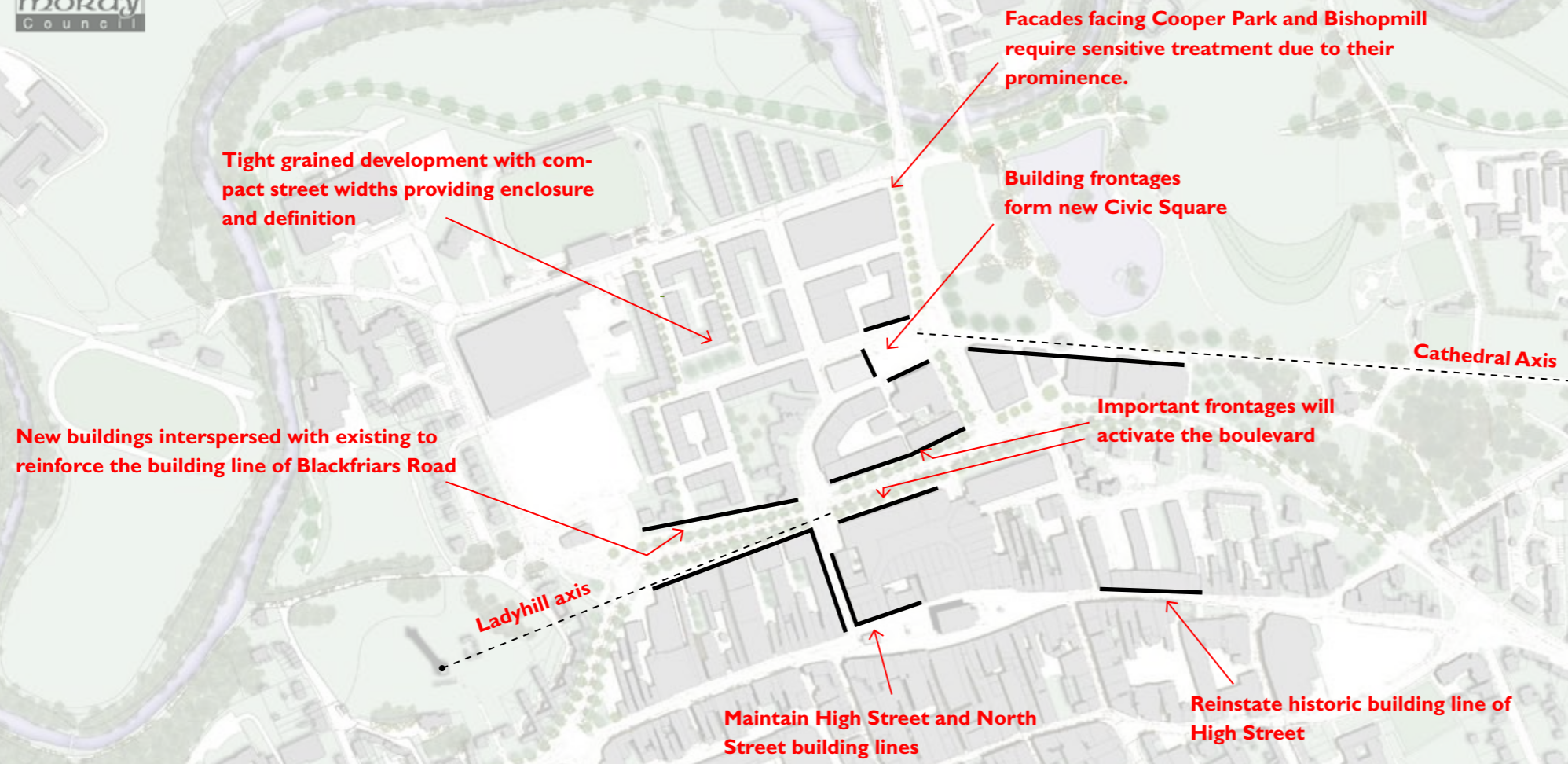
Carpark
Three storeys plus roof deck

Three retail storeys for
store fronting the boulevard

High Street building storey heights
in scale with existing

Building Heights

-  Two storey
-  Three storey
-  Tall ground floors giving civic presence and flexibility for office, retail and leisure use



Building Frontages

Active frontage is particularly important to the High Street, Boulevard and new civic square.
The key building lines informed by landmarks and street pattern are noted above.



Residential and employment zone developed on Lossie Green during Gold

Multi storey parking allows development of Lossie Green carpark during Gold

Bus facilities are relocated to the new civic square during Bronze

Grant Lodge during Bronze

Boulevard creates linkages to Lossie Green and Cooper Park during Silver

Boulevard frontage is developed during bronze and Silver

St. Giles shopping centre expansion during Bronze

'High Street First' and improvements to closes during Bronze

Dr Gray's Masterplan during Bronze

Elgin College Masterplan during Bronze

Phasing

- Bronze
- Silver
- Gold