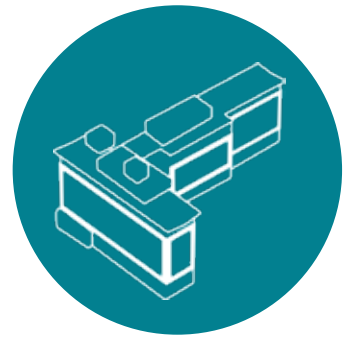


QUEEN STREET, POLICE HQ - THE SEQUENTIAL APPROACH

UNDERSTANDING THE BUILDING(S)

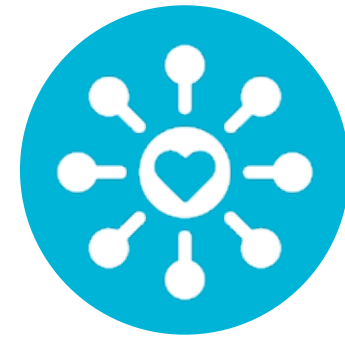


Understand the historic, context and its place within the City's urban fabric. Understand the physical building in terms of:

- **STRUCTURE**
- **FIRE SAFETY**
- **UTILITIES & ENERGY**
- **ENVELOPE**
- **HISTORY / BUILT HERITAGE**
- **CONTEXT / PLAN**

STEP 1

MARKET USES



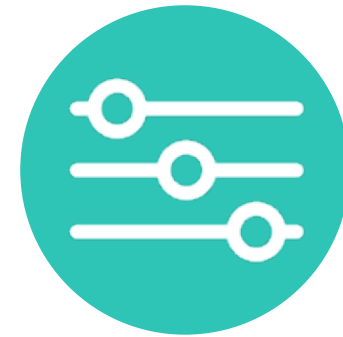
Understand the requirements of the market. Identify potential viable uses for the building and the site.

These could include:

- **OFFICE**
- **RESIDENTIAL**
- **PBSA**
- **COMMUNITY**
- **GROUND FLOOR ACTIVITY**

STEP 2

OPTIONS



Taking account of any market and community requirements, prepare Site Strategies based on:

- **EXISTING**
- **EXISTING ADAPT**
- **NEW BUILD**

Technical Appraisal of initial strategies and settle on key Site Strategies to test further.

STEP 3

ANALYSE



Analysis and testing of Site Strategies to establish deliverability and viability:

- **WHOLE LIFE CARBON**
- **PLACEMAKING & TOWNSCAPE**
- **OPERATIONAL**
- **COST**

STEP 4

AGREE & DEVELOP



Consultation with

- **ACC PLANNING**
- **HISTORIC ENVIRONMENT SCOTLAND**
- **STRATEGIC & EMERGING POLICY**

AGREED PREFERRED SITE STRATEGY

To be developed to detailed design and planning application.

STEP 5

UNDERSTANDING THE BUILDING

MARKET USES

OPTIONS

ANALYSE

AGREE & DEVELOP

