

BAILEYFIELD ROAD, PORTOBELLO

Introduction and Masterplan

This proposal is for development of a Brownfield Site which forms part of the entry to Portobello from the City.

The aim is to create a positive environment for people to live in. External spaces, in the form of shared streets and courts will, through careful planning and the selection of appropriate finishes, provide safe, pleasant and desirable places for residents.

Connectivity

The area is well provided with amenity space in the form of Portobello beach, and Figgate Park, which is close to the bustling Portobello High Street, and has strong public transport links to Edinburgh. The site is bounded to the west by Baileyfield Road, with terraced housing along much of its length, and beyond it by the main arterial route, Sir Harry Lauder Road. The site is also bounded by Fishwives Causeway, which serves commercial uses to the south, to the East is the planned supermarket site and Portobello High Street beyond.

Form

In developing the layout and architectural style of this development we have paid due regard and respect to the principles laid out in the approved Masterplan. The buildings are contemporary in their elevational treatments with a simple mix of materials. Flat layouts are planned to gain the maximum benefit of views and orientation in line with the sustainable principles of good housing design.

On completion the development will deliver a high quality selection of terraced housing, townhouses, colony dwellings and flats. The scheme will benefit from complimentary landscaping throughout.

Materials

The materials palette in the development will be limited to two materials. The main material will be facing brick with a multi-red tone to Flats addressing Fishwives' Causeway with buff brick used elsewhere, providing a complimentary palette across the development. Stair cores and feature panels in render will create interest.

Tile will be used on the roofs of the houses, in a dark grey to match the predominant colour of tenements and housing in the area. Fenestration will be regular and provide a rhythm to the facades of the flats.



SITE PLAN



VISUALISATION



VISUALISATION



SITE SECTIONS