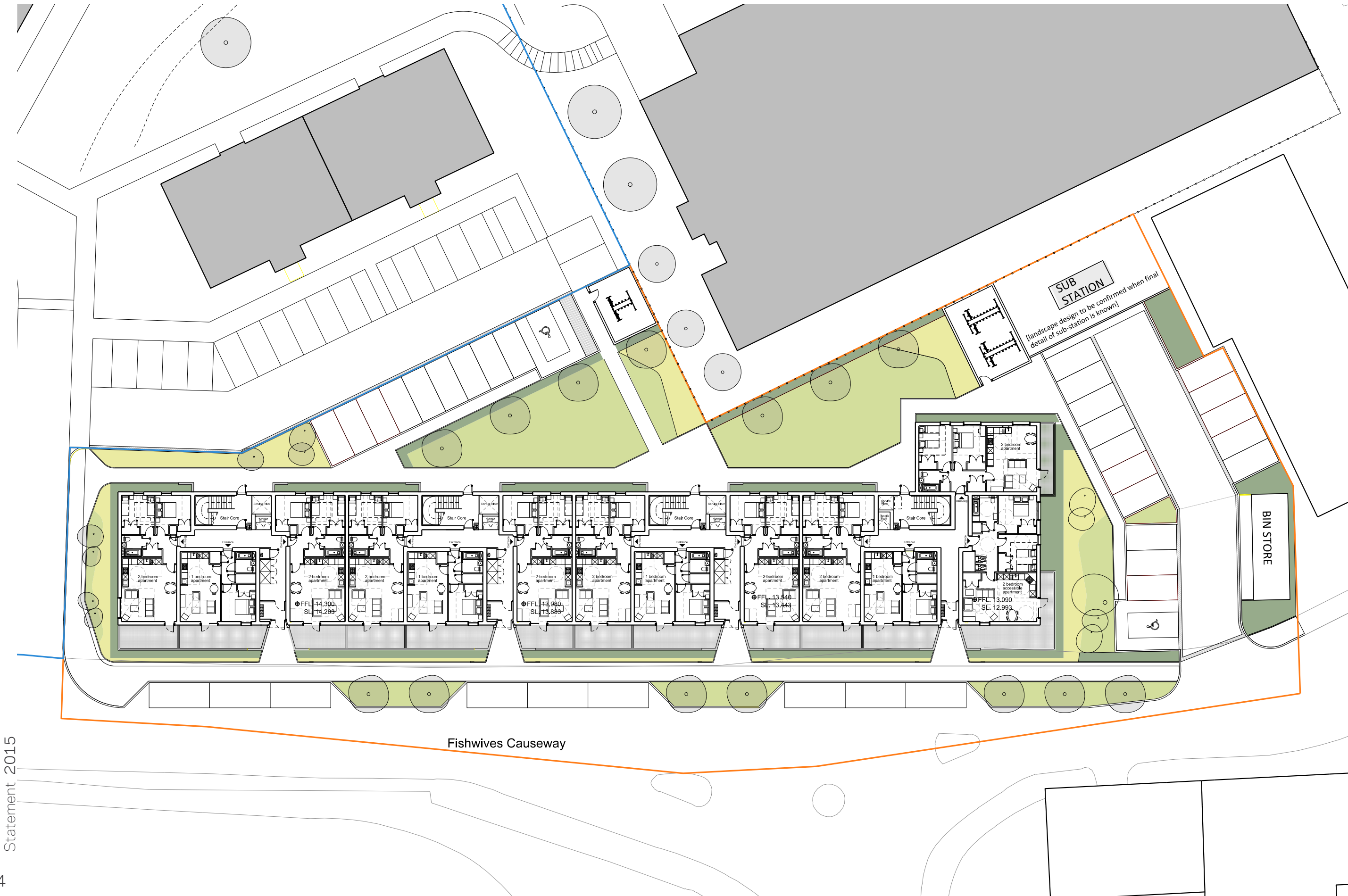
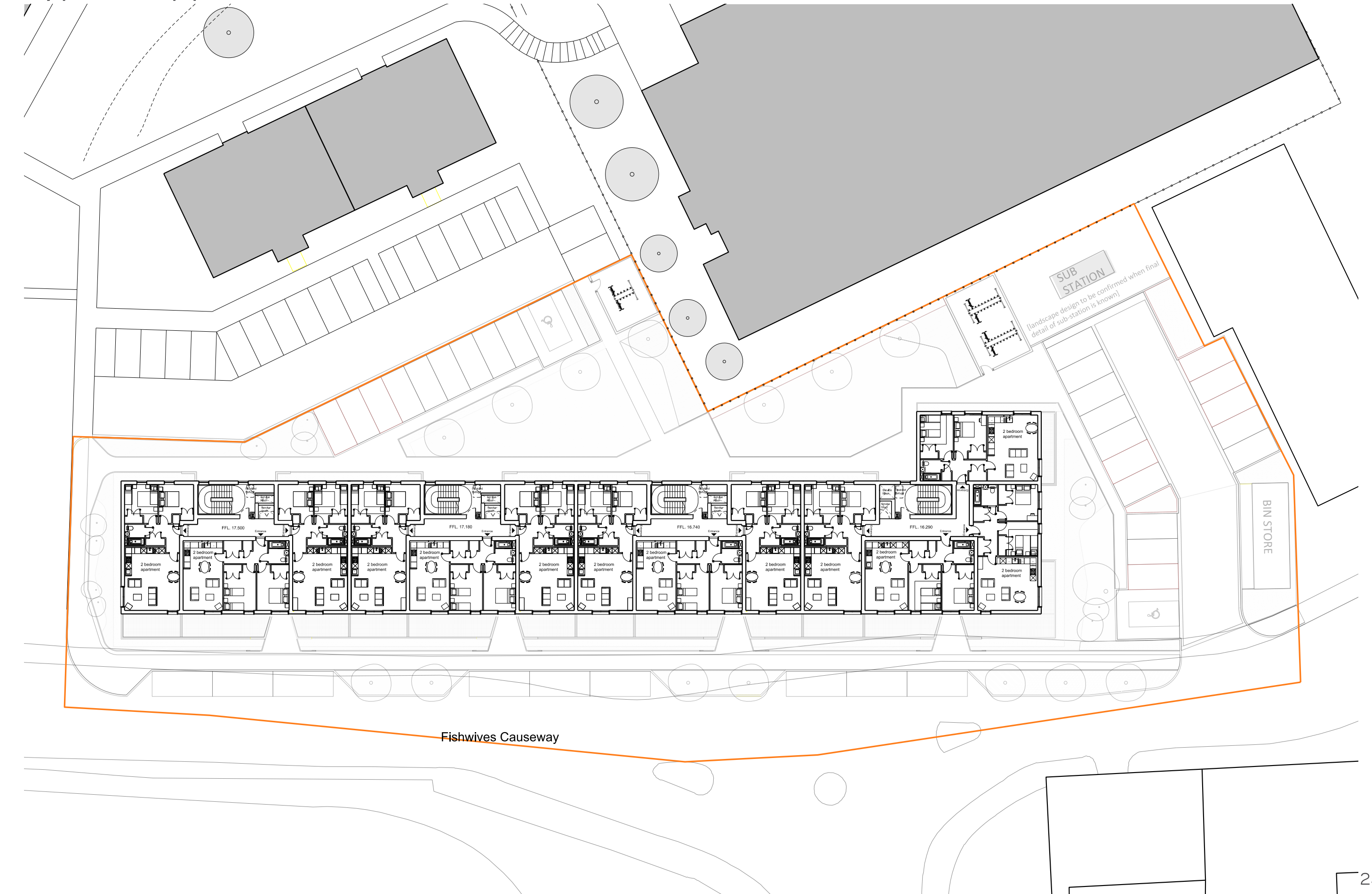


Ground Floor Plan



Typical Upper Floor Plan



Accommodation

Floor	1 bed	2 bed	
0	4	9	
1	0	13	
2	0	13	
3	0	13	
Total	4	48	52

The development will provide 52 units of mixed tenure affordable housing.

Unit Type Mix

1 bed = 4 Units = 8%

2 bed = 48 Units = 92%

All of the units provided in the proposal are designed to Housing for Varying Needs Part 1 and Secured by Design 2014 standards, Edinburgh Standards for Housing and Edinburgh Standards for Sustainable Buildings.

Apartment Types



1 bed apartment



2 bed apartment



2 bed apartment



2 bed wheelchair accessible apartment

Views from Portobello High Street

The following images show the proposals viewed from Portobello High Street. The design has maximised the size of window openings on the eastern facade to make the most of the views over the Firth of Forth and to open up the building to the High Street.

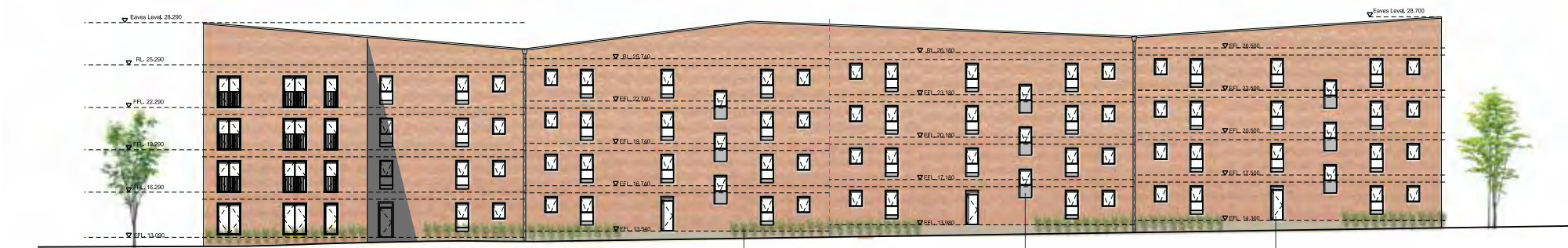
Please see drawings 092-L(PL)09 and 092-L(PL)11 for details of the building elevations.



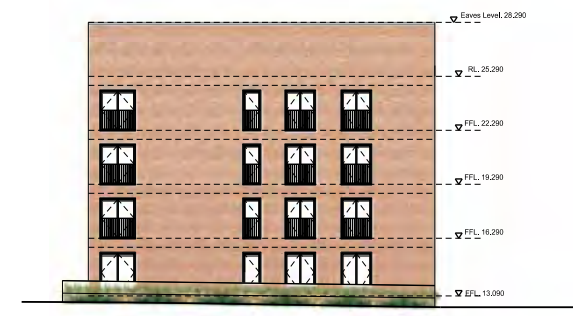
Elevations



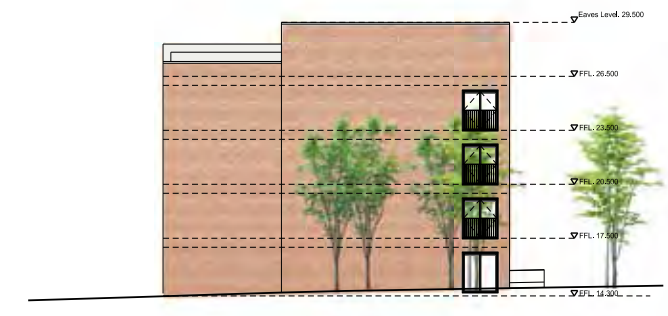
01 South Elevation



02 North Elevation



03 East Elevation



04 West Elevation

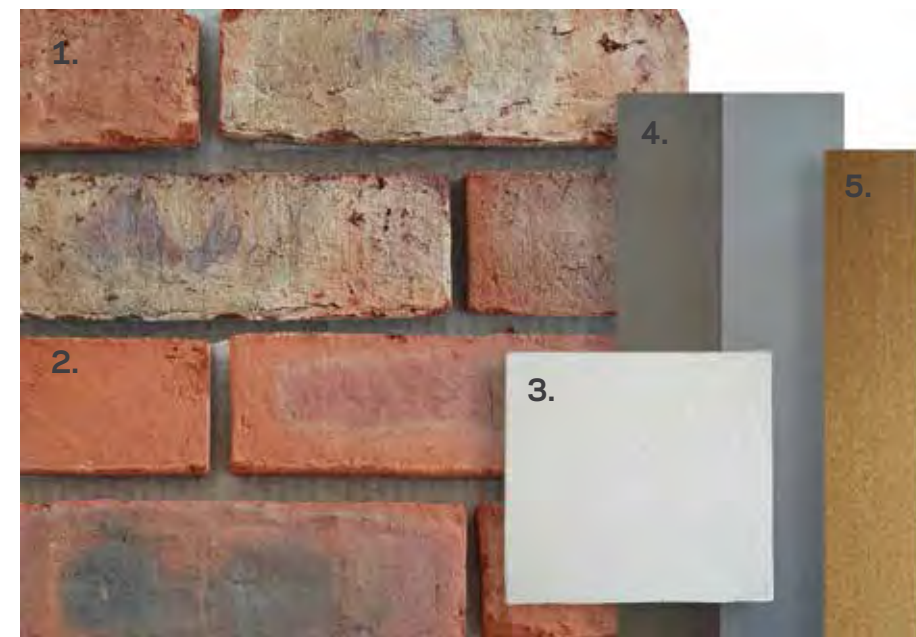
Facades

The design is focused on using high quality materials in a simple way to create a calm aesthetic and a robust building form.

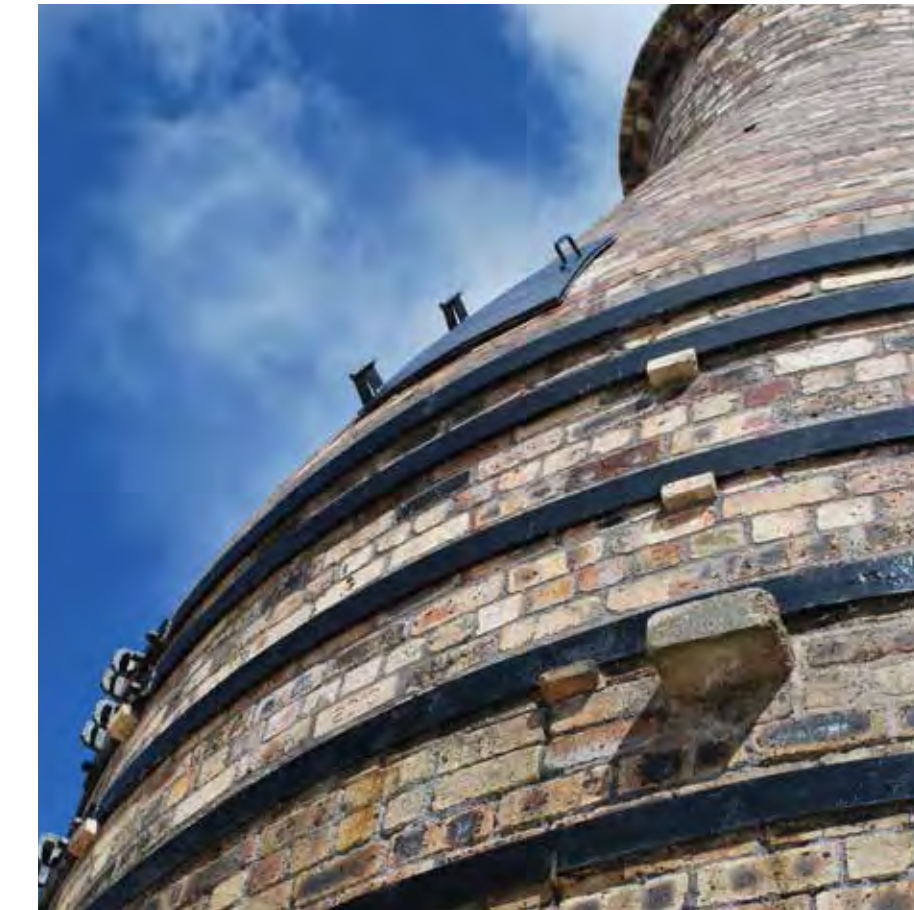
Special attention is given to window and door details. Large openings are formed to maximise natural lighting within the apartments and Juliet balconies are provided on the South, East and West facing facades to make the most of the orientation and the views in both directions along Fishwives Causeway.

Indicative materials palette below:

1. Brick. Ibstock Birtley Olde English Buff. To be used as the main material on the facades
2. Brick Ibstock Birtley Olde English. To be used at the lower levels of the building to create a patterned effect.
3. Glass Reinforced Concrete (GRC) window surrounds
4. uPVC window frames with mid grey finish
5. Galvanised steel Juliet balconies with a bronze colour painted finish



Materiality



The choice and use of materials has been inspired by the Portobello Brick kilns situated a short walk away from the site, next to the promenade, which are built in a brick that creates an rich variety in colour and texture across their surface.

The building will have a red brick outer leaf in accordance with the proposals at PPIP.



Brick kilns, Portobello



Treatment of Openings

The proposed designs utilise bespoke surrounds to the windows and doors to create a rhythm along the street elevation in keeping with the treatment of openings on traditional Portobello tenements.

As can be seen in the accompanying photographs, the windows and doors on many Portobello buildings are treated with a surround in a material other than the main facade material to give them presence and create a pattern of solid and void along the street. The windows and doors on the Baileyfield affordable housing will be picked out with glass reinforced concrete surrounds in an off white colour to generate a similar effect. The projecting surrounds will provide greater depth to the reveals of openings promoting further articulation to the facades.



Tenements, Portobello



Precedents



Peabody Housing, Whitechapel, London, Niall McLaughlin Architects. Nominated for the Stirling Prize 2015



West Pilton Crescent, Edinburgh, Malcolm Fraser Architects. Winner of Saltire awards for Multiple Housing Developments and Landscaping in Housing.

Landscape Strategy

The principle intention for the external design at Baileyfield is to maximise useable open space. The building footprint has been positioned such that private front gardens are maximised, taking advantage of the south facing aspect. A planted buffer of hedge and herbaceous plants sits in front of the garden boundary on Baileyfield Road and continues around the building perimeter to provide privacy. Pop-outs have been introduced into the carriageway on Baileyfeild road which break up proposed new on street parking. These also form islands for a new tree avenue to be planted. Adjacent to the development site are existing industrial units, with large scale, vehicle dominant infrastructure. The public footway on Baileyfield Road will pass between the buffer and tree planting, and underneath the tree canopy, which will help to humanise the scale of the new residential development against the existing industrial character.

On the east and west ends of the development, increased planting buffers have been proposed. In addition to the hedge and herbaceous planting, informal groupings of trees will be planted, further softening the edges of the new development.

To the rear, private space, which would be hard up against the north facing façade of the building, has been given up to maximise the amount of communal space. Two large open green spaces are enclosed by hedge and tree planting. Two nooks have been formed, bounded by shrub planting, which offer an opportunity to pause and sit. The rest of these spaces have been left open to allow maximum flexibility in their use.

Bike and bin stores have purposely been located within the car parking zones in order to keep these functional activities together.



Image showing public realm proposals on Fishwives Causeway

Landscape Strategy



Amenity Space - Wider Area

Edinburgh Design Guidance states:

Local greenspace standard:

Houses and flats should be within 400m walking distance of a significant accessible greenspace of at least 500m² and good quality (for parks and gardens) or fair quality (for other types).

Large greenspace standard:

Houses and flats should be within 800m walking distance of a significant accessible greenspace of at least 2 hectares and good quality (for parks and gardens) or fair quality (for other types).

The PPIP masterplan is compliant with this guidance as:

As shown on the next page, the masterplan proposes a central green amenity space of over 1000 sqm.

The proposed development is 752m walking distance from Friggate Burn Park which is 12.9 hectares in area.



Amenity Space - Masterplan

Edinburgh Standards for Housing state that:

- The total proportion of the site area of a residential development covered by private and shared open space should be at least 20%.
- A minimum of 10m² of shared open space should be provided per flat without the use of a private garden.

The development proposal includes 1178 m² of open space, communal gardens and private gardens or 34% of the total site area.

The proposal generally provides:

- Private gardens for ground floor flats
- 26m² of communal garden space per flat
- Shared central amenity space within the wider masterplan of over 1000 m²



Car Parking and Cycle Provision

Both on street and off street parking is provided as part of the development.

9 on street spaces will be provided on Fishwives Causeway. These spaces will formalise the current parking situation along the street and will be combined with widened pavements and tree planting to create a more pleasant experience for both pedestrians and drivers. It is possible that one on street space could be made available for a City Car Club vehicle. This would need to be confirmed with CEC.

26 spaces will be provided in off street car parks to the east and north of the housing block including 2 designated assisted needs parking bays.

This provides a total of 35 spaces. All spaces on site and in the wider masterplan will be unallocated meaning residents of the affordable block, all other residents and guests will have the flexibility to park anywhere in the masterplan.

Secure cycle storage is accommodated in two locations on the site.

12 spaces will be provided in an enclosed, roofed structure to the rear of the building. A second enclosed store next to the car park to the east of the building will house a further 40 bicycles. The provision of two stores in these locations will reduce travel distances for residents from the store to their home.

The stores will house a total of 52 bicycles which equates to a provision of 1 bicycle per unit.



Refuse and Maintenance

Refuse and Recycling

A communal refuse and recycling strategy will be put in place for the development. The number and capacity of bins (as indicated on drawing (L(PL)04) has been calculated according to Edinburgh Standards. These will be collected in the one bin store in the car park to the east of the site adjacent to the public footpath on Fishwives Causeway. This strategy will allow the store to be serviced from the public highway within the 10m allowable distance for refuse collectors.

Management and Maintenance

The properties are mixed tenure affordable housing and will be generally maintained through a factoring arrangement managed by the end user housing association. This means that all communal areas will be the responsibility of the housing association for upkeep, but that individual tenants will be responsible for their own dwelling from their front door inwards.



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