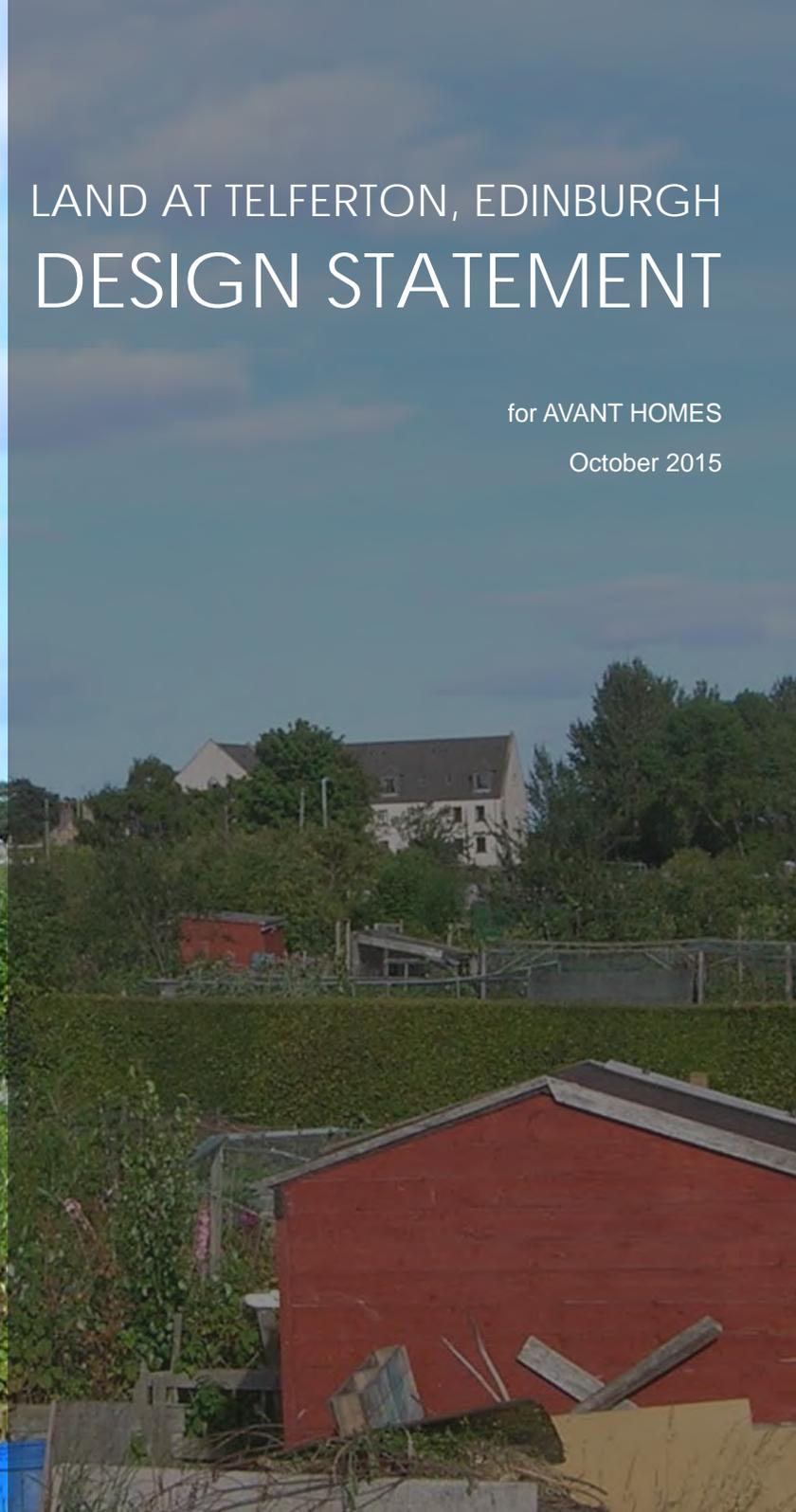




LAND AT TELFERTON, EDINBURGH DESIGN STATEMENT

for AVANT HOMES

October 2015



THE PURPOSE OF THIS DESIGN STATEMENT IS TO EXPLAIN THE DESIGN CONTEXT, PROCESS, PRINCIPLES AND PROPOSALS FOR THE FUTURE DELIVERY OF A SUSTAINABLE RESIDENTIAL DEVELOPMENT FOR 28 HOMES ON LAND AT TELFERTON IN EDINBURGH.

THE STATEMENT HAS BE PREPARED THROUGH A COMBINATION OF DESKTOP RESEARCH, VISUAL SITE ANALYSIS, AND CONSULTATION WITH PLANNING OFFICIALS, STAKEHOLDER GROUPS AND LOCAL RESIDENTS WHICH WAS CARRIED OUT BETWEEN JANUARY AND JULY 2015.

THE DESIGN AIM IS TO CREATE A FORM OF DEVELOPMENT THAT IS RESPONSIVE TO THE TOWNSCAPE AND STRUCTURAL LANDSCAPE FEATURES THAT EXIST ON THE SITE, IS WELL CONNECTED TO SURROUNDING DEVELOPMENT AND INFRASTRUCTURE, AND INCORPORATES BEST PRACTICE URBAN DESIGN PRINCIPLES TO CREATE A SAFE, ACCESSIBLE AND ATTRACTIVE PLACE. THE DESIGN STATEMENT HAS BEEN PREPARED FOR AVANT HOMES TO SUPPORT AN APPLICATION FOR PLANNING PERMISSION IN PRINCIPLE.

IT SHOULD BE READ IN CONJUNCTION WITH THE SUPPORTING TECHNICAL AND PLANNING REPORTS WHICH WILL FORM PART OF THE SAME APPLICATION.

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INTRODUCTION

This submission examines the potential for development on a 1.35hectare site to the east of Edinburgh to provide residential housing and enhanced allotment gardens. Proposals include the construction of new apartment and detached residential dwellings, allotments and associated car parking, utilities, associated infrastructure and sustainable urban drainage provisions.

The site comprises two portions straddling Telferton, a road accessing the West Telferton Industrial Estate to the south.

The proposals consider a preferred housing layout which includes detached residential houses and two blocks of flats, one two storey and one three storey in height.

The design incorporates at this stage the provision of structured allotments which would be adopted by the City of Edinburgh Council to meet the demand for allotments across the city. The allotments and their access, orientation, layout and design have been developed in integration with the development masterplan.

SITE CONTEXT

SITE LOCATION

The site is located approximately 3 miles east of Edinburgh's city centre, just off the A1 main arterial route connecting Edinburgh with its wider context and setting in the East. It is bounded by residential properties on Inchview Terrace to the north, and Parker Terrace to the west. To the South and east the site are industrial premises at West Telferton Industrial Estate.

A public road, Telferton, divides the proposed development site into two parcels, which straddle the road. The site itself is represented by two rectangular areas of land either side of Telferton, totalling 1.35 hectares / 3.33 acres of open space which is currently used as allotment gardens.

There is access to the allotments off Telferton, and an informal footpath offers public access along the north west parcel boundary. There is a footpath link along the southern boundary of the eastern parcel which connects Telferton with the Post Office depot. Access to the allotments is possible via a small easement space between the houses which provides access off Inchview Terrace to the substation located in the north west corner of the site.

The land slopes down from north to south in a steady continuous fall across the ground, towards a belt of mature woodland trees growing out of a bund. This landscape feature forms the boundary on the south side of the site, which screens visibility to and from West Telferton industrial estate.



site location plan (on OS base)



site location plan (on Google Earth aerial photography)

POLICY CONTEXT

INTRODUCTION

A detailed study of the planning and policy context is provided in the report by John Handley Associates.

LOCAL DEVELOPMENT PLAN

There are no recorded environmental designations or policies directly relating to the site, the Scottish Natural Heritage database confirms there are no statutory designations covering the site, or immediately adjacent to it.

There are no Local Nature Conservation Sites (LNCS) as listed on the Edinburgh City Council website within 400m of the proposed development site. Arthur's Seat SSSI is located 1.5km to the west of the site, and the Special Protection Area at the Firth of Forth foreshore is situated 500m to the east.

NATIONAL POLICIES AND GUIDANCE

The principal policy and guidance document that has been used to inform the design statement is the Scottish Planning Policy, and the Planning and Architecture Policy 'Creating Places' which provides Scottish Government policy on architecture and place, and 'Designing Streets'.

The 6 qualities of successful place identified in SPP are:

1. DISTINCTIVE
2. SAFE AND PLEASANT
3. WELCOMING
4. ADAPTABLE
5. RESOURCE EFFICIENT
6. EASY TO MOVE AROUND AND BEYOND

DESIGNING STREETS:

Designing Streets advocates street design that encourages place before traffic movement and promotes 'permeability' of urban form through the design of street patterns and the connectivity of streets with surrounding networks. It highlights that "Connected and permeable networks encourage walking and cycling, and make navigation through places easier".

PLANNING ADVICE NOTES:

Reference has also been made to the following Planning Advice Notes which advise in greater detail how the good practice principles of SPP should be applied to specific forms of development and design practices:

- PAN 65 Planning and Open Space
- PAN 67 Housing Quality
- PAN 77 Designing Safer Places
- PAN 78 Inclusive Design
- PAN 83 Masterplanning
- PAN 68 Design Guidance

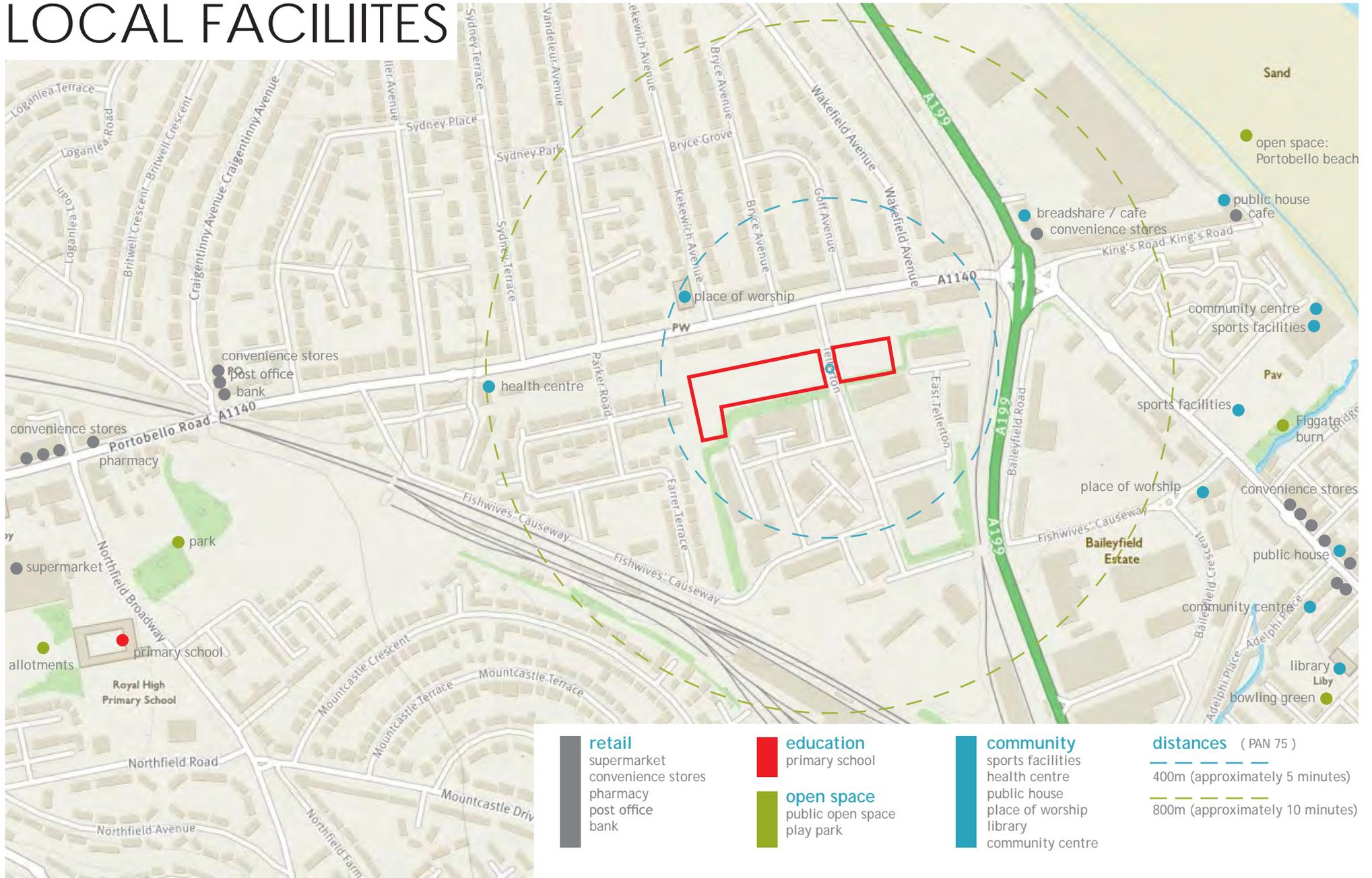
GREEN INFRASTRUCTURE DESIGN & PLACEMAKING:

Green Infrastructure Design and Placemaking builds on the design of the streets and development masterplan by showing how green infrastructure can contribute to each of the six qualities of successful places that have been identified throughout the Scottish Government's design policy and giving practical tips on incorporating green infrastructure into masterplanning and improvement strategies.



Designing Streets

LOCAL FACILITIES



Wider scale context plan showing locally available facilities

SITE HISTORY

(Excerpt from Guard Archaeology report June 2015. For full text and refer to the accompanying document)

The area of the proposed Telferton development was, in the mid-nineteenth century, within the estate of Craigentenny, owned at that time by William Henry Millar (Figure 4). While much of the estate on the north side of Piershill Road (now Inchview Terrace) comprised small enclosed fields, the land on the south side of the road consisted of two large fields.

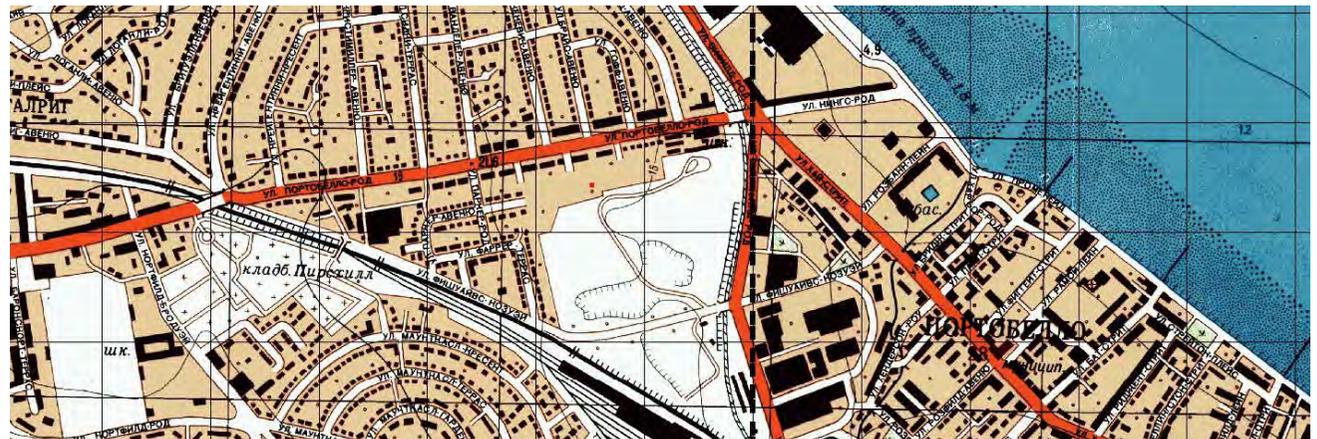
Buildings were first mapped on the south side of Inchview Terrace in 1919, when three houses with gardens to the rear are depicted on the Ordnance Survey map. The urbanisation of the area continued through the twentieth century, and by 1935, the terraced houses on Inchview Terrace had been built. Further development of the area before 1944 saw houses built on the former nursery land to the west of the Site, and by 1949, the allotments were at their present extent, although Telferton public road was not yet constructed.



Excerpt from Roy's military maps 1747-55



Historic mapping from 1919



Historic mapping from 1983

SITE HISTORY: ALLOTMENTS

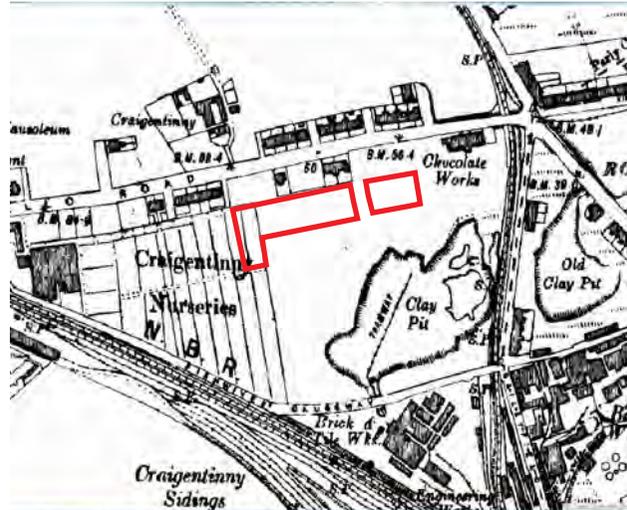
The Craigentenny Telferton Allotments were created in the first quarter of the twentieth century for use by workers at the nearby Portobello Power, which operated between 1923 and 1977. They were rented from Edinburgh Corporation Electricity Service, and an association was named, committee formed, and constitution established.

The allotment plots were a local resource during the war years, when the sale of vegetables raised funds for Royal Infirmary Extension Appeal, plots were provided for the unemployed, and a Benevolent Fund was set up to give financial assistance to unemployed members for supplies and seeds. In subsequent years the site has been owned by many different landowners, with varying rent / fee arrangements:

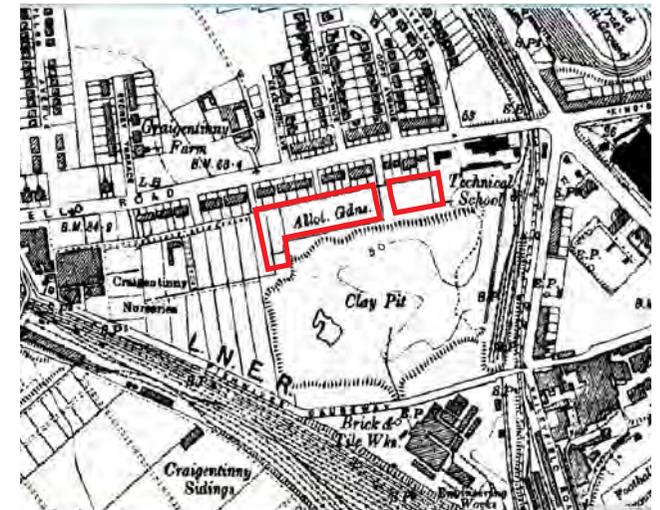
- 1948: the site was bought by British Electricity Authority
 - 1967: South of Scotland Electricity Board
 - 1982: Scottish Development Agency (SDA)
 - 1992: Land sold to Caledonian Land
- (In 1995 a termination notice was given, however after intervention from local MP, a lease extension was granted until November 1996)
- 1999: Land sold to Bett Homes (Gladedale Ltd)

In 2010 Craigentenny & Telferton Allotments became a registered charity and limited company, and currently there is a group of approximately 82 plot holders (some shared and half-sized plots) with an allotment committee. The committee upholds an agreement binding plot holders to terms and conditions and allotments regulations to control activity on the growing site.

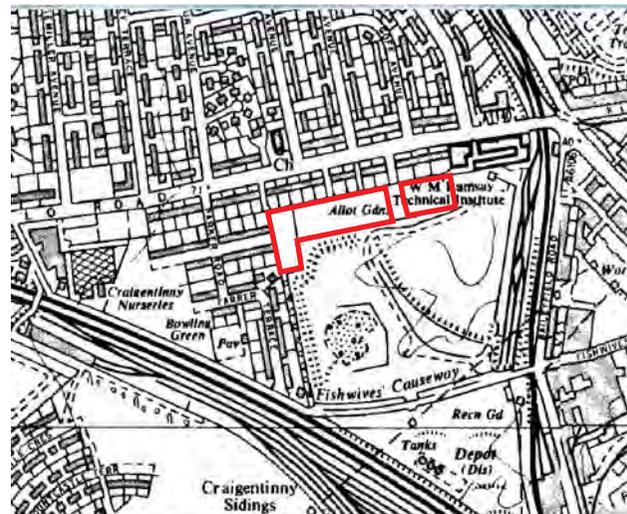
There is no existing agreement between Avant Homes and the allotment holders to occupy the site.



1914-23



1914-23



1960s



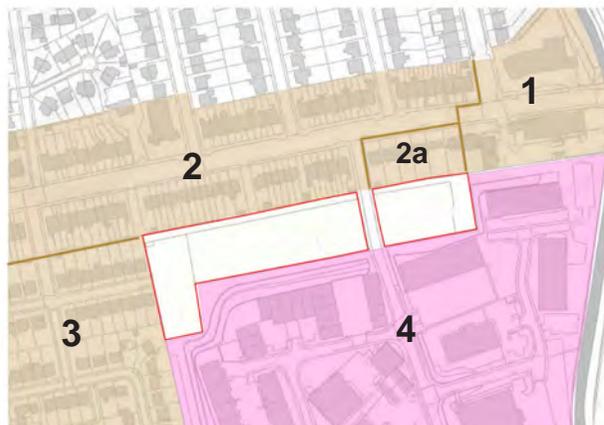
1997

CHARACTER OF THE SURROUNDING TOWNSCAPE

Existing residential development abuts the northern and western boundaries of the Telferton site, with industrial development to the south and east. Two blocks of flatted development are situated to the east of the site (Area 1), comprising a rendered 3.5 storey block of apartments and the converted 4 storey Technical Institute on Portobello Road.

The housing on Inchview Terrace (Area 2) is largely made up of traditional, stone built, 2 storey terraces dating from the 1930s although the form of development is more varied on the south side of the road to the east of Telferton including a mix of 1, 1.5 and 2 storey detached and semi detached stone built villas. The housing on Parker Terrace (Area 3) is made up of traditional, stone built, 1 and 1.5 storey semi detached villas dating from the 1950s.

All of the houses on Inchview Terrace and Parker Terrace are characterised by moderately sized front gardens seperated from the public footpath by low stone walling and railings. A significant number of the front gardens contain curtlage parking.



Portobello Road (Area 1)



Inchview Terrace (Area 2a)



100 dph approx.



16 dph



Inchview Terrace (Area 2)

55 dph



Parker Terrace (Area 3)

27 dph



West Telferton Industrial Estate (Area 4)



LANDSCAPE CHARACTER AND VISUAL IMPACT

The visual impact of potential housing at the site at Telferton is defined by the scale, massing, and layout of existing built environment, and the screening offered by existing mature tree belts. The quality, character, sensitivity and capacity of this existing context was studied in order to provide recommendations for the siting, scale and orientation of housing development.

The site itself is visually contained to the north by terraced residential housing which forms an almost continuous edge of 2 storey development. There are two breaks in the terrace of 12m width (wall to wall) which are easements for services. They are used for car parking, the eastern easement is used to store cars for sale.

The housing to the north east and south west is much smaller in scale, single storey bungalows with some conversion into the attic space. This context offers less visual containment of the proposed development although sets a character of low density residential development.

To the south, the site is completely enclosed by a strong and well established complete belt of mature deciduous trees. Due to the density of tree planting, its maturity, and the bund it is planted on, there will be a strong visual screen / backdrop even in winter months.

The landscape is characterised by open views south west to Arthur's Seat, and these long distance views are considered of particular visual amenity. The existing use of the site as allotment gardens offers an open, greenspace character, although on a small scale due to plot subdivision and the allotment infrastructure (sheds, paths, other structures). Stone walls around the existing urbanism is a locally distinctive feature, as are the stone walls which flank both sides of Telferton.



View looking east along Inchview Terrace



View looking south along Telferton towards the industrial estate

Principles for the protection of visual amenity and landscape character:

- The completion of positive boundary treatments for example by reinstating the stone wall along Telferton where practicable, tying in with the mature tree belt and bund to the south.
- The careful design of building heights to respond to the differences in height of existing buildings which range from 1 - 4 storeys. Adopt a flexible approach to building height which responds to the adjacent mass of built environment context.
- Protect the mature tree belt to the south as a strong visual backdrop and ensure adequate building off-sets to maintain tree health and longevity.
- The incorporation of a positive and open access footpath to open up the site to a wider range of users such as local walkers, by forming an attractive footpath connection along the north edge of the site.
- A development layout that is responsive to the local topography



View west across the allotment area, taking in Arthur's Seat in the long distance



View looking north along Telferton towards Inchview Terrace

SITE ANALYSIS

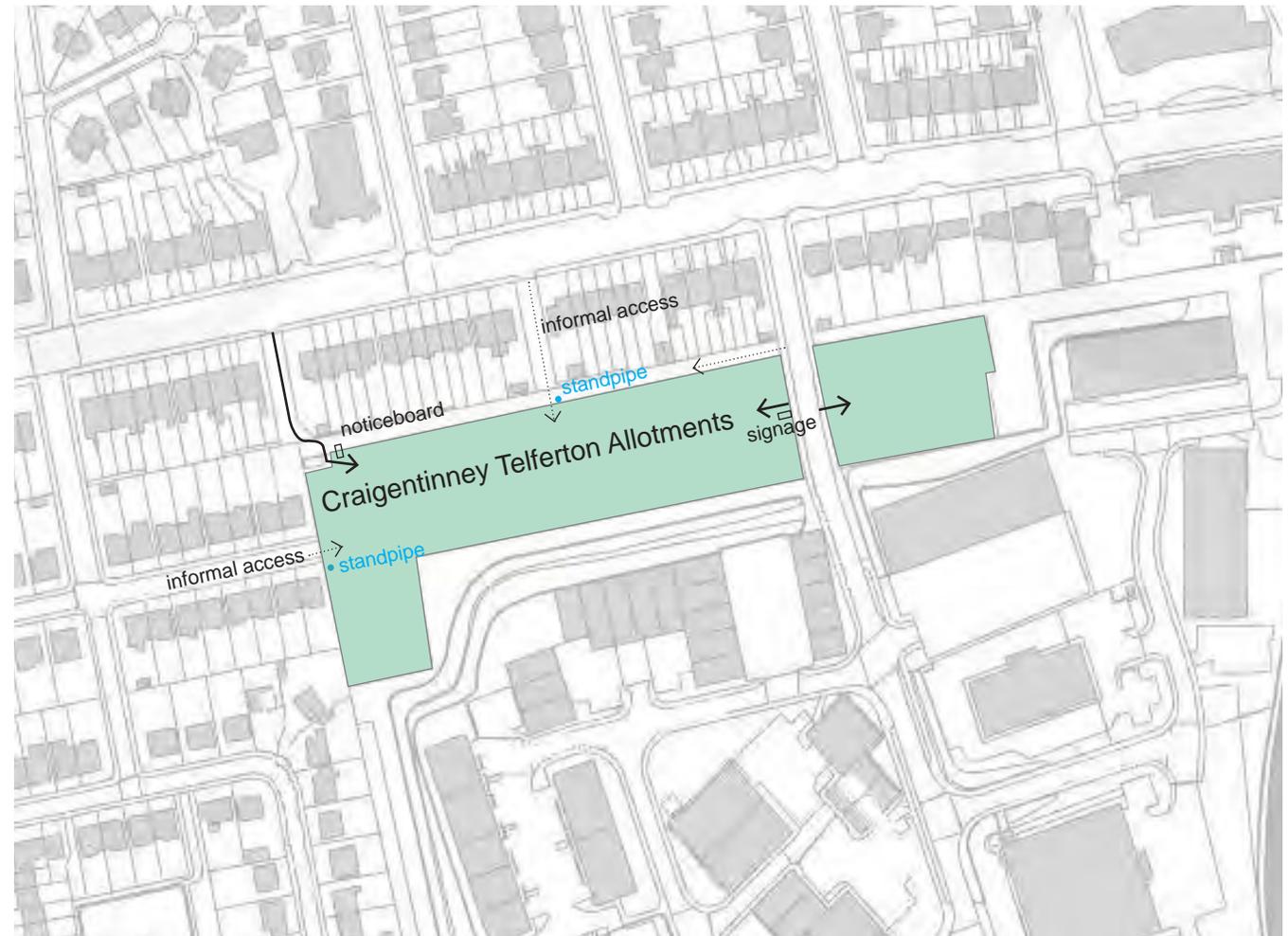
ALLOTMENTS

The majority of the site is used for allotment gardening, with an active group of around 82 ploholders. Some of the allotment users share a plot, while others have access to either a full or half size plot.

The allotments have evolved organically over around 90 years, at some times in quite an ad-hoc fashion however more recently with an organised committee who actively organise the allotments.

Long term use as allotment ground suggests that the bulk of the site has a topsoil covering of organically rich soil.

There is no formal water supply, and the plot holders currently use two un-metered water standpipes as annotated on the diagram. There is also no permanent communal storage facility on the site.



Allotments existing facilities and infrastructure

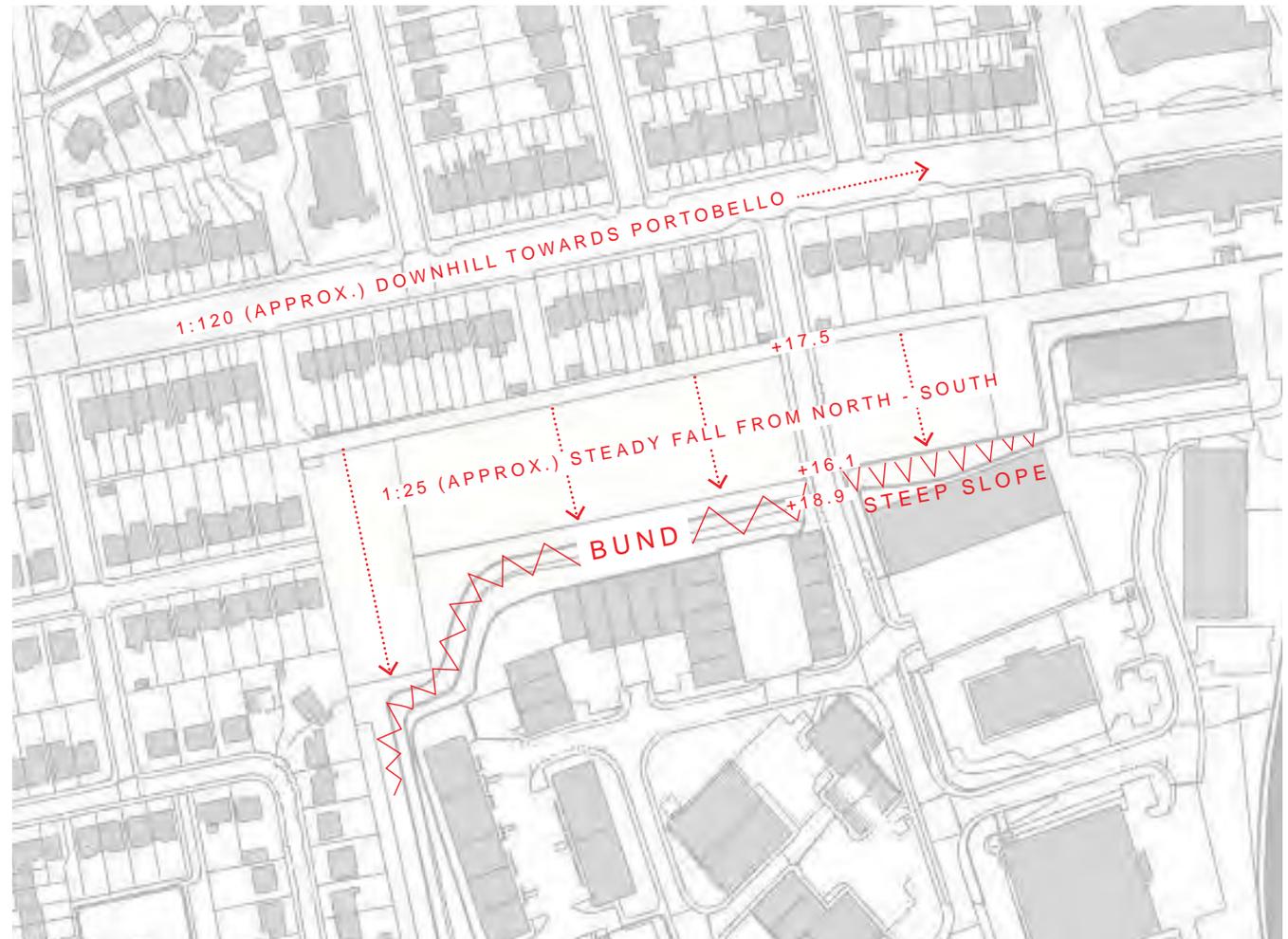
TOPOGRAPHY

In general the study area is at a similar elevation to its surrounds crossing the 17.5m contour. The site has a gradual slope from north west to south east and the ground level around the centre of the site is 17.05m AoD. The site falls from a level of 19.5m in the north west to 15.5m AoD in the south east.

Published plans record the presence of both infilled ground and worked ground both south of the site and in the site, at the south boundary, which reflects the historical presence of the clay pits, ash disposal and activities associated with the industrial activity of the area.

The clay pit is recorded as south of the allotment gardens however the potential for the pit and associated ground workings to have encroached on the site must be considered.

Borehole records adjacent to the site record the made ground as comprising loose and compact ash and masonry fill.



Local topography opportunities and constraints

MOVEMENT

Vehicular

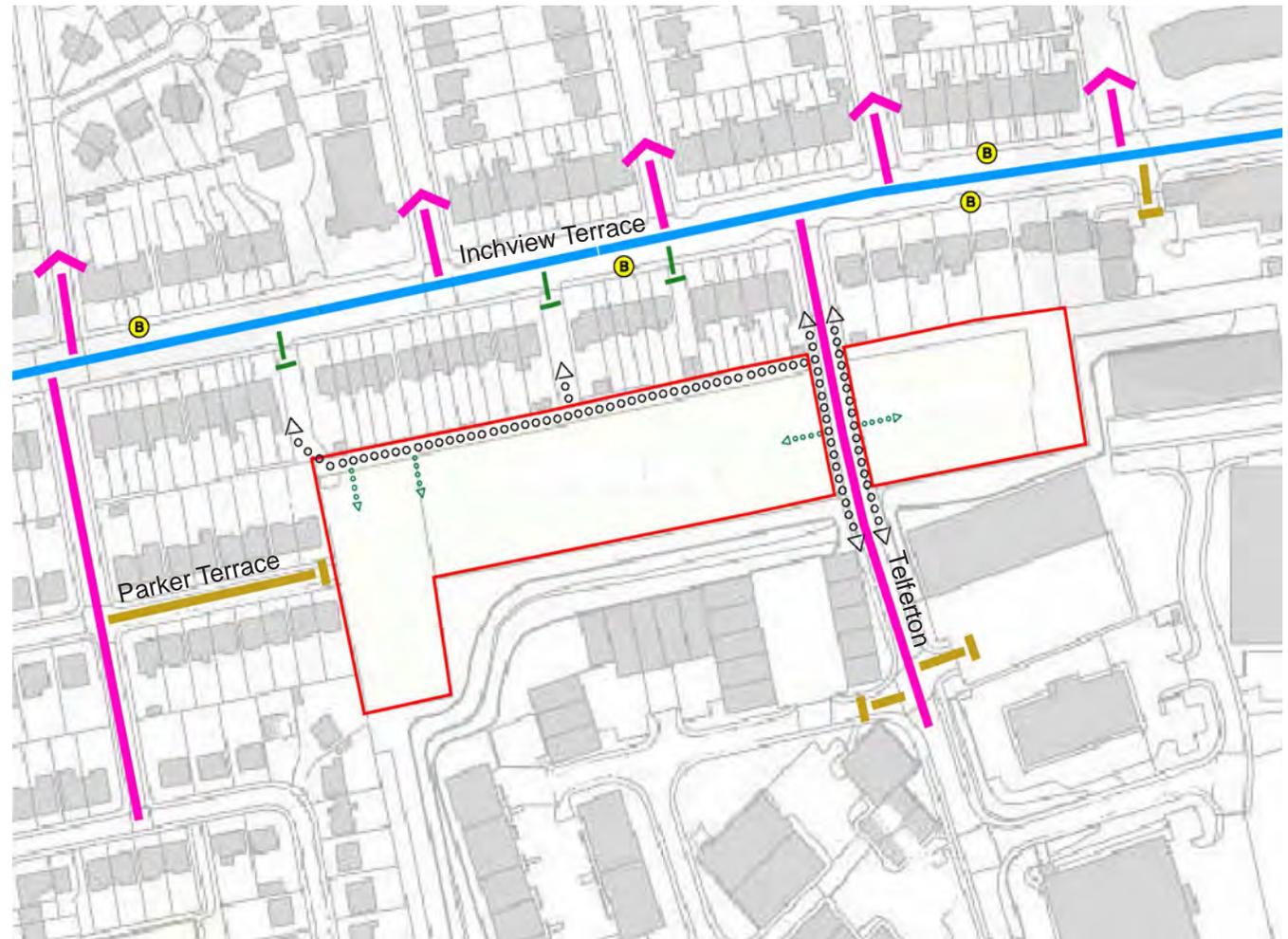
Portobello Road (A1140) is a main arterial road and bus route leading into the city centre to the west and Portobello to the east. Telferton is a local distributor road primarily serving Telferton Industrial Estate. Parker Terrace is a short residential cul de sac. Three unadopted cul de sacs connect Portobello Road with the northern boundary of the site although access to the site from the easternmost of these is blocked by garages.

There is a combination of parallel on-street and front garden curtilage parking on Inchview Terrace and Parker Terrace. Informal on-street parking is also common on Telferton which also provides access to two back garden garages immediately to the north of the site.

Pedestrian

Walkers primarily use the footpaths associated with the streets around the site, namely Inchview Terrace, Parker Terrace, and Telferton. A section of paved footpath along the east side of Telferton is missing yet pedestrians still use this as a key walking route to Telferton Industrial Estate. Foot traffic to the industrial estate is principally to access the Post Depot. A short cut along the bottom of the south east embankment is a popular foot connection to this building.

Along the northern boundary is a footpath link which follows the line of the High Voltage electricity wayleave; it forms a mown grass route. This has been informally sealed off to the public by a section of herras fencing reducing its amenity value as an off road footpath connection.



Pedestrian and vehicular access

- Site boundary
- Distributor roads: A1140, connects to A1
- Primary street network (residential)
- Secondary streets (residential, no through road)
- Footpath network
- Footpaths accessing allotment site

SERVICES

The corridors of services underground at this site set some constraints to the above ground uses and organisation. Specifically, the HV electricity infrastructure along the northern boundary of the site sets a zone which is not suitable for tree planting or housing development. Similarly, allotments are not proposed over the HV cables which lead from Parker Terrace to the south through the allotment area due to risk of strike through digging activity.

Otherwise, the services infrastructure underneath Telferton offers a short distance for connections and subject to loading testing provides a good services infrastructure.



- Underground utilities and services
- BT / media
 - HV electricity (S) substation
 - Water supply
 - Sewerage

VEGETATION + ECOLOGY

The most valuable asset to the green infrastructure associated with this site is the mature tree belt to the south of the site, outwith but adjacent to the redline boundary.

This contains several hundred trees of similar species, age and character, and which form a single, contiguous canopy over a defined area of ground. The completeness, scale, and maturity offers a valuable green network which ties in with the railway corridor to the east and Fishwives Causeway in the south.

Within the site interior, there are only three established trees (as shown on the plan opposite). As noted in the tree survey which accompanies the planning application, these three trees are of poor quality and are recommended for removal.

The allotments themselves have value for ecology, providing plants for pollinator species and habitats for invertebrates, birds and small mammals. The richness and variety, and year-round interest offers a mosaic of potential sources of food and shelter for fauna.

The phase 1 habitat survey (ECOS Countryside Services LLP) identifies the allotments and adjacent woodland as being potentially suitable for use by foraging and roosting bats and badger. The resource is very limited and does not include running water, standing water, natural grassland and all existing habitat is man-made. The environment is heavily lit too, further reducing its value for bat habitat.



Diagram indicating the vegetation and ecological resources

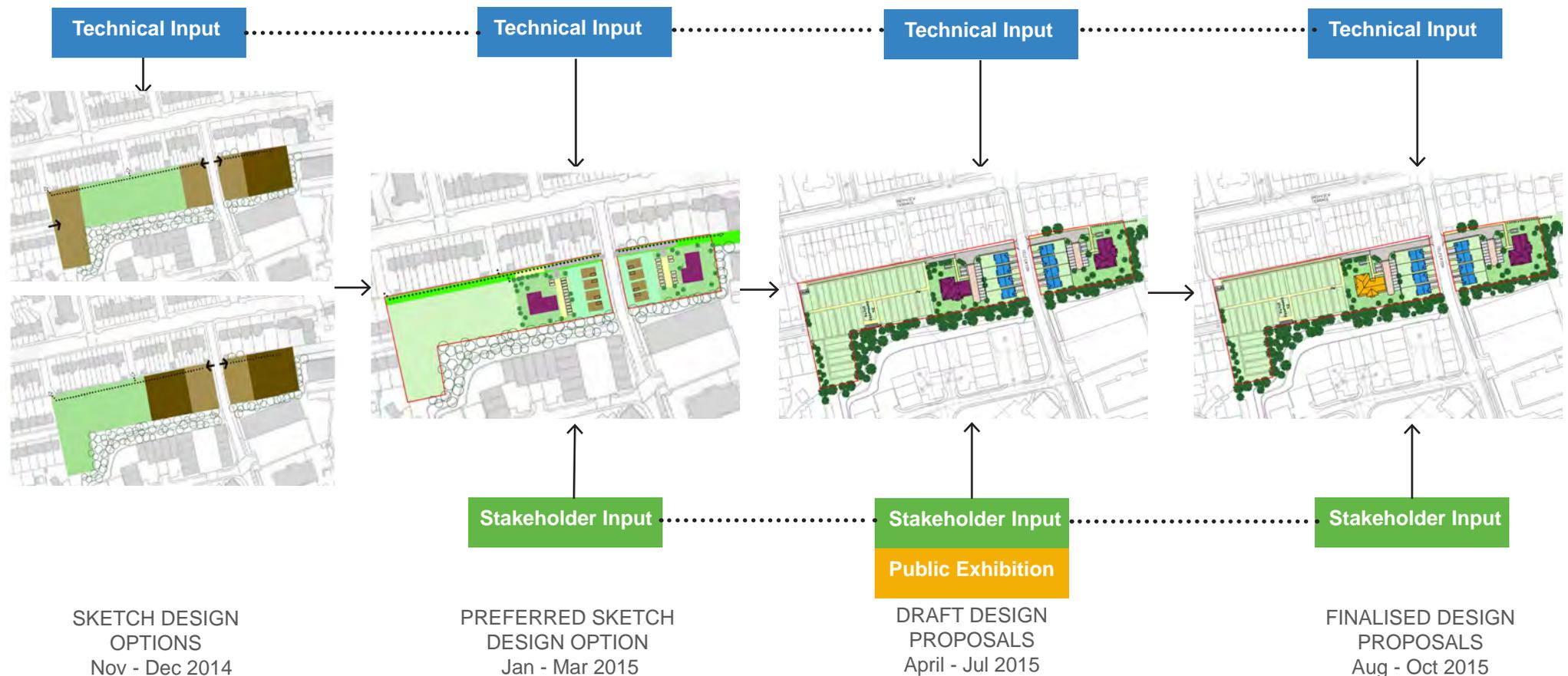
DESIGN PROCESS + PRINCIPLES

DESIGN PROCESS

The design was developed through an iterative process involving ongoing dialogue with project team members and local stakeholders including allotment users and The City of Edinburgh Council and the constant re-evaluation of proposals in the light of information received to create a robust and responsive design solution. For clarity the process can be divided into 4 principal stages - sketch options, preferred sketch option, draft design proposals, finalised design proposals as shown below.

The sketch options were evaluated by the project design team members. The preferred sketch option formed the basis for initial discussions with stakeholders. These discussions and further technical evaluation resulted in detail design changes to the allotment layout.

The draft design proposals were the subject of more extensive stakeholder consultation including a public display, the results of which were taken into account before the proposals were finalised. These stakeholder consultations and further technical assessment including 3D modelling resulted in a reduction in the height of the westernmost block of flats from 3 to 2 storeys.



STAKEHOLDER CONSULTATIONS

Engagement with Council

Avant Homes has engaged with the Council's planning department throughout the pre-application stage. Meetings have been held with Edinburgh City Council Officers at several stages throughout the preparation of this application, before and after the public consultation, and prior to the final submission of the application.

Engagement with other stakeholders

Avant Homes, both directly and through consultants, has proactively engaged with other stakeholders during the pre-application stage to include SEPA, Scottish Water and utility providers. These discussions have established that the site is deliverable and free from technical constraints which would prevent development of the site. Consultation with these stakeholders will continue throughout the planning process to ensure that the interests of these parties are fully considered.

Engagement with local community

Prior to the submission of the application, Avant Homes carried out a two day public exhibition attended by 208 people. This followed a newsletter drop to neighbouring properties, local politicians and three surrounding Community Councils.

A number of issues and concerns were raised during the consultation process. These principally related to the impact the development would have on traffic, access to the site, loss of green space and the number of sites currently under development in the area.

Principal influences of consultation on the emerging Design Framework

- Relocation of access arrangements to the allotments, removing the proposed access from Parker Terrace and locating it off the access formed off Telferton at the western side.
- Addition of community plots to the allotment provision, in response to allotments providing an accessible outdoor open space resource.
- Reduction in the height of the western block of flats from 3 storey to 2 storeys.
- Re-building sections of the existing stone wall on either side of Telferton to retain physical aspects of the existing townscape character.
- Relocation of the community storage facility in the allotments to the southern boundary, away from the residential properties on Parker Terrace and Inchview Terrace.
- Number of units reduced from 32 to 28.



DESIGN PRINCIPLES

The design principles for the development have been formulated in direct response to the policy, site and stakeholder consultation findings outlined above.

- The provision of a sustainable allotment site, upgraded to a standard that will be suitable for adoption + management by The City of Edinburgh Council.
- The provision of generous areas of amenity open space in the form of allotments, shared and private residential gardens.
- The provision of residential development that is of a compatible density, height and massing to that of existing adjacent developments.
- The provision of a footpath network that connects with existing footpaths and facilities and offers a choice of routes through the area.
- The use of architectural forms and materials that will compliment those of existing adjacent development.
- The orientation of building frontages onto Telferton, incorporating front gardens seperated from the public footpath by a combination of low walling and railings to echo the boundary edging of existing front gardens on Inchview and Parker Terrace.
- The provision of robust landscape planting using native species where possible to create biodiversity linkages to existing mature tree belt.
- The use of sustainable urban drainage as an integral part of the development layout.

DESIGN PROPOSALS

DESIGN CONCEPT



The allotment design and housing layout proposed aims to optimise an attractive and safe place to live and pass through. The orientation of buildings is focused to avoid overlooking both to and from existing residential dwellings, and to achieve best practice sustainability principles.

The existing tree belt forms a strong visual backdrop, visually containing the site and controlling views of the development from the south and east. Variation in height of the proposed buildings aims to settle the development visually within the existing built environment context. Houses are located to reduce the amount of road required, and maximise a positive street frontage to Telferton.

42 half-size allotment plots are provided within the allotment garden, designed to the City of Edinburgh Council's guidelines for new allotments. It is recommended that two of these plots are offered as community plots to extend the amenity of the allotment gardens.

View looking south west over the potential development site, towards Arthur's Seat. The strongly defining tree shelter belt is evident creating a positive boundary to the development site. The new area of allotments provides 42 half size plots.



Birdseye view over the Telferton site from the south west, looking north east towards Portobello beach. The difference in height between the two storey flat in the near ground and the 3 storey block in the east is evident, and ties in visually with the adjacent built environment context.



ALLOTMENTS

The new allotments are designed to the standards and recommendations of the City of Edinburgh Council, notably the guidelines set out in the Allotment Strategy 2010-2015.

It is proposed that the allotments will be transferred to the City of Edinburgh Council upon completion of the development and the allotments will be managed as part of their allotment resource. While Avant Homes cannot stipulate who will be assigned allotments as they will be the responsibility of the Council, we will make recommendation that the plot holders displaced by the housing areas of development are given first refusal on a new plot.

The submitted proposal is for 42 half-sized allotment plots, two of which are recommended to be offered for use as community plots for example by a local school, community group, nursery group, or similar community organisation. The advice consistent from the Council is for allotment sites of around 30-50 plots; any more and the site becomes difficult to organise in management terms.

Half-plots are preferred as they are likely to be fully utilised while the 'full sized plots' as specified in the Allotments Act is not considered an accurate reflection of today's needs. The design team recognise that a mixture of full size and half size plots is required across the city, however in this urban context and with limitations on space a design decision was made to accommodate half size plots.

Access paths between the plots are required, as well as a vehicular access point for heavy occasional bulk deliveries of materials such as compost. The allotment site should be securely fenced, and a perimeter wire mesh fence is proposed for this purpose. One single community hut is recommended over multiple sheds across the site, and the development proposal includes a 5'x20' container to be used as a community hub. A sign board is provided for allotment community notices.

Management of the allotments by the Council is seen as a positive step by many of the adjacent residents, providing a contact organisation for correspondence.

Water should be collected off the roof of the community hut where possible, providing a communal source of rainwater. Two standpipes are also proposed which will offer a piped, safe, constant water supply. These will be located along the primary access route through the centre of the allotment site, at either end of the allotment gardens.



- site boundary
- allotment greenspace
- existing trees
- proposed tree planting
- surfaced (whin dust) footpaths
- community hut: converted shipping container
- perimeter fence
- W piped water supply

HOUSING

The proposal is for a residential development of 28 family homes. This is comprised of 8 detached houses and 2 blocks of flats; the eastern flat is 3 storeys and the western flat is 2 storeys in height.

The detached houses front directly onto Telferton, encouraging a positive street frontage and surveillance of the street. The houses would have their own driveway access off Telferton, and each house has space for one car in an integrated garage and one car on the driveway.

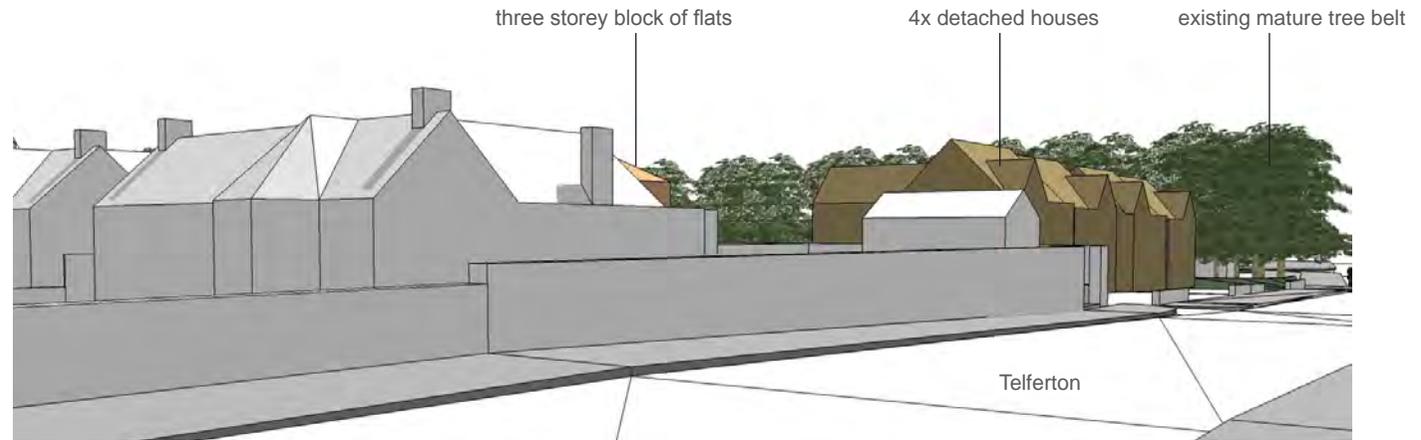
It is recommended that the front boundary of the property curtilage is defined by a re-built section of stone wall, to 600mm height creating a visual connection with the other sections of stone walling along Telferton.

The flats are accessed via a crossroads junction over Telferton, leading to a parking courtyard behind the detached houses. This will be designed with a sensitive and attractive landscape to provide a setting which is in keeping with the existing character of the site. Both flat units are sited within a parkland shared outdoor garden space.

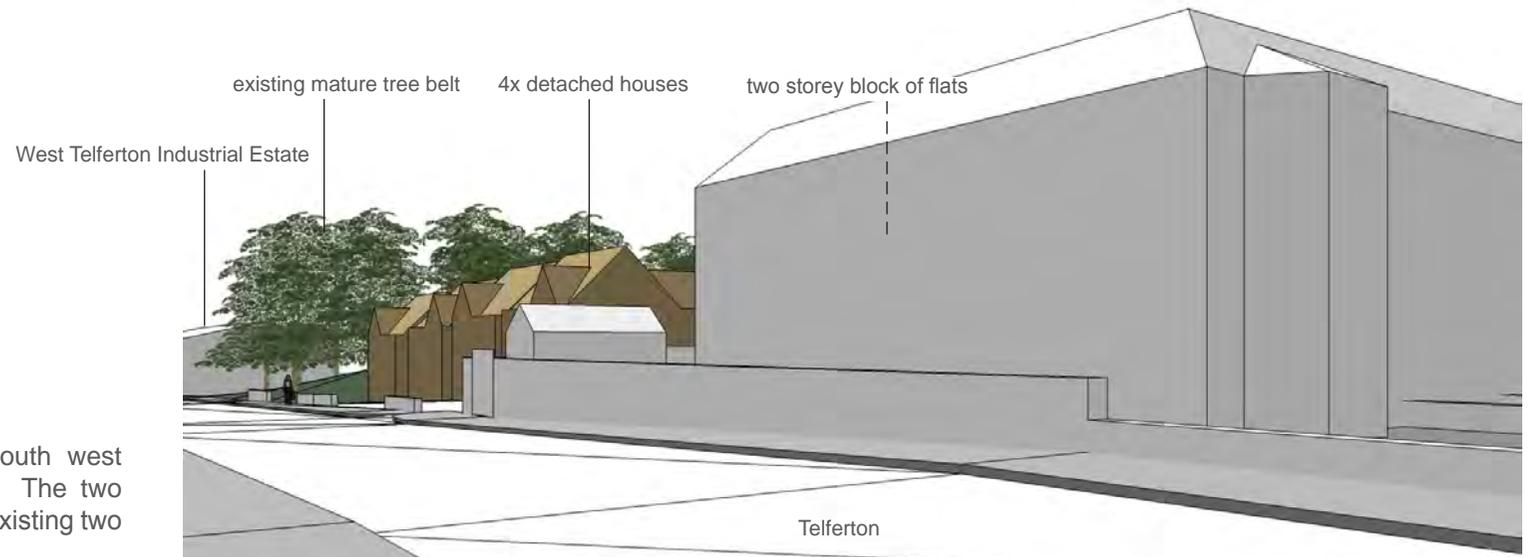
The proposed density shown is 37 dwellings per hectare.



Eyelevel view over from the north west corner of Inchview Terrace looking along Telferton to the proposed housing development on the eastern side of the road.



Eyelevel view along Telferton looking south west towards the western portion of the site. The two storey block of flats is not visible over the existing two storey housing.



Elevations from Telferton looking both east and west illustrate the difference in urban environment context. The area to the east of Telferton has a backdrop of existing flatted development, and the proposed 3 storey block sits within this visual envelope whereas the area to the west of Telferton is characterised by much lower housing and long distance views to Arthur's Seat. This context is responded to by a reduction in the height to a 2 storey flat block.



sectional elevation 1: Telferton looking east



sectional elevation 2: Telferton looking west

OVERSHADOWING

A 3D model which explores a representation of the existing trees and buildings, and the proposed new building development was used to confirm the extents of overshadowing. The modelling indicates that during summer months the existing rear gardens of the properties on Inchview Terrace are not overshadowed by either the existing trees or the new development.

Studying the model, and viewing worst case scenario shadows for 21st December, the proposed development does not overshadow the existing gardens although the mature trees on the bund along the southern boundary of the site do cast shadow onto these existing gardens.

In a low spring sun, the trees on the bund overshadow the southern detached houses and parts of the flats, however the proposed buildings themselves would not overshadow the existing gardens or properties on Inchview Terrace.



June 21st, 10:30am



December 21st, 10:30am



March 21st, 10:30am



September 21st, 10:30am

PRIVACY AND VIEWS

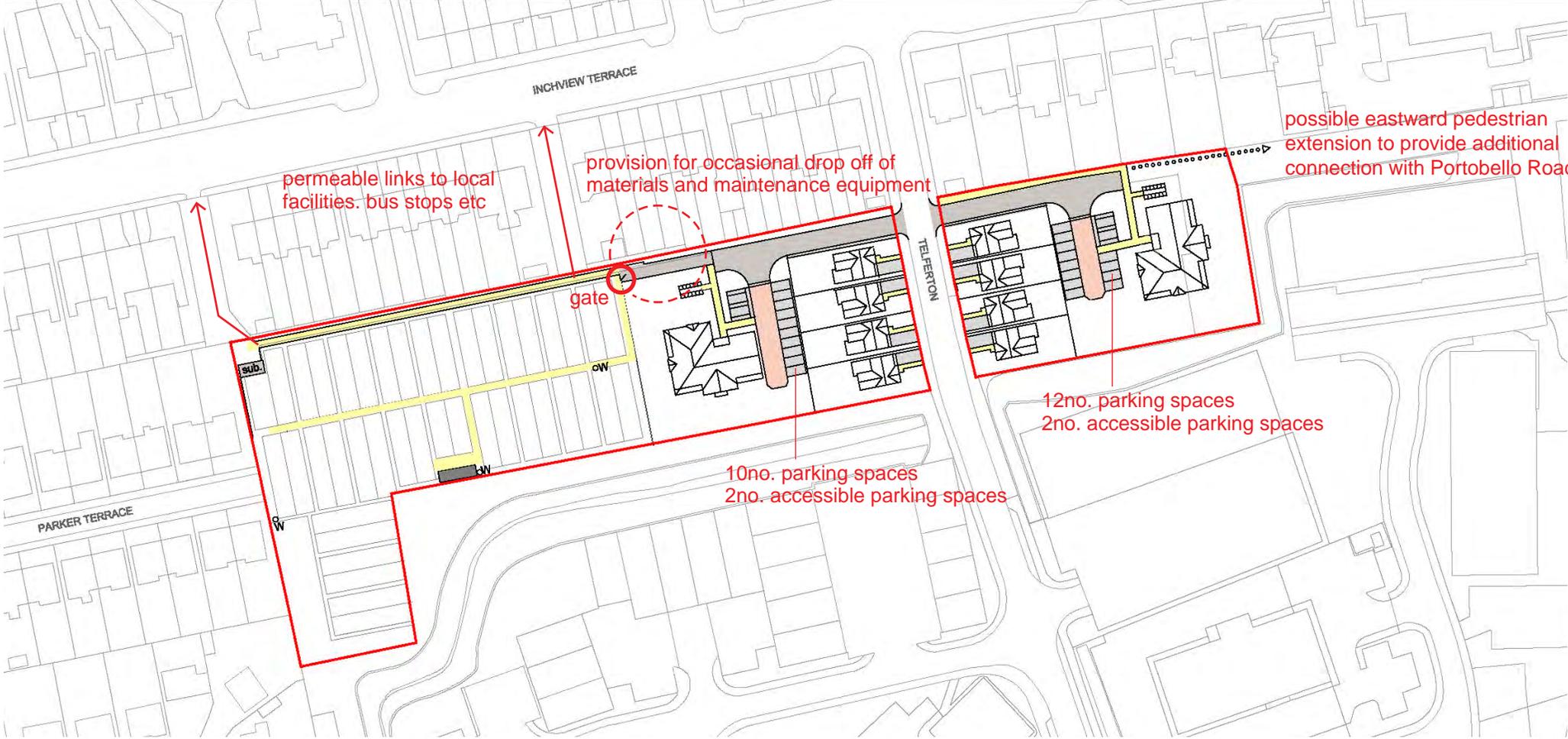
The wayleave along the northern boundary creates a sensitive offset to the existing residential development along Inchview Terrace, forming a generous distance from these buildings and their gardens.

In the case of the flatted proposed development, the distance between buildings is twice the guideline of 18m between buildings.

Additionally, the buildings have been oriented to create an active frontage to Telferton and as such there would be no living space windows facing towards the existing properties. The blocks of flats have also been rotated to ensure the living spaces face south, south east, and south west towards the greenspace and long distance views towards Arthur's Seat.



MOVEMENT + PARKING



- surfaced street to provide access to flats (to adoptable standard)
- permeable shared surface
- permeable parking bays / private driveways
- pedestrian footpaths

GREEN SPACE



- accessible greenspace (northern boundary footpath)
- shared private greenspace (flats)
- new allotment gardens
- private gardens

An open space hierarchy which provides both publically accessible and private greenspace across the development site area. The proposal allows for a publically accessible and attractive route along the northern boundary to ensure the greenspace amenity of the allotments is a visual amenity and greenspace setting which can be enjoyed by non-plottolders alike.

The provision of generous areas of open greenspace associated with the flats and detached houses creates an attractive 'leafy' environment which is in keeping with the character of the surrounding built environment context. The space provided is based on a quantitative assessment compared with CEC minimum requirements for residential development.

DESIGN CHARACTER



- Pitched roofs, frontage gables to tie in with existing
- Building materials - mixture of stone + render
- Front gardens - use of existing stone walling - low walls with railings to compliment existing material palette



- Allotments laid out with a legible grid which improves the overall appearance and management.
- Housing sits within the height and scale as set by the existing urbanism and tree belt spatial context.
- Building render and roofing materials to be selected to tie in visually with the language of the existing housing on Inchview Terrace.