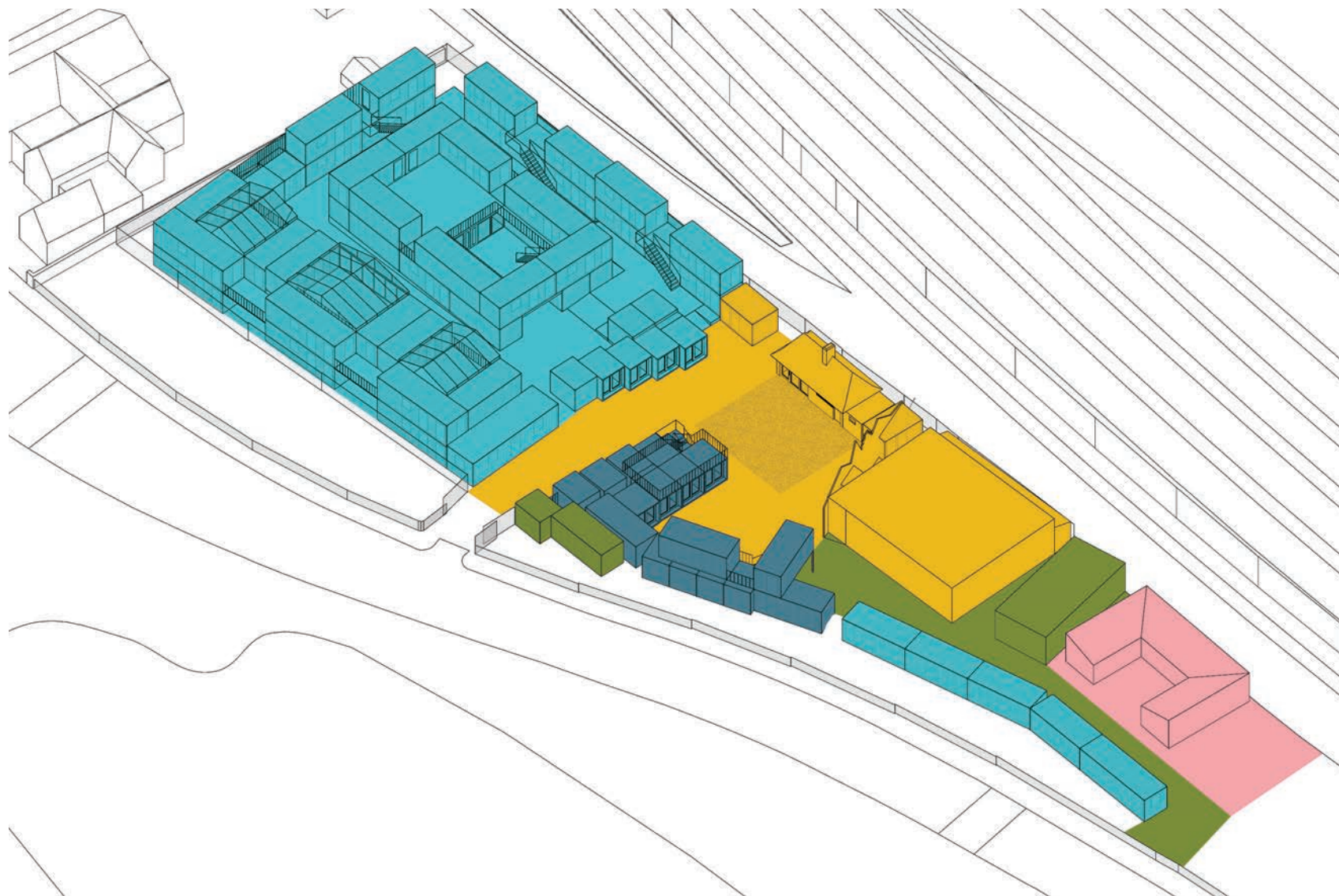


## 4.0 Design approach

### 4.1 Site zoning



- Public buildings and spaces ●
- Studios and offices ●
- Studios with shopfronts ●
- Community ●
- Operational ●

#### **4.1.1 Usage allocations**

The studios/offices area to the west and along the front elevation to the east will be occupied by a range of artists, artisans and charitable organisations. Artistic/craft activity includes illustration, painting, jewellery making, ceramics and glass work (see 1.2.3). Organisations will comprise a range of charities and social enterprises working in a diversity of social sectors. Their requirements are for both office accommodation and use of the larger rooms created between cabins for group activities and classes.

Many occupants will be transferring from current studios in St Margaret's House (see 1.2.2), and some will be new tenants from the local area.

The public realm comprises the refurbishment of an existing cafeteria building into a public cafe servery with external seating, and the conversion of an existing warehouse structure into a flexible 'blackbox' space. It is at present imagined that the blackbox will provide for food/craft festivals and other small-scale, mostly weekend daytime events.

This public area is flanked by an array of smaller studios that have shopfronts, should artists/artisans wish to have a more public facing interface.

Proposed new woodland cabins will be situated in the woodland area, primarily for the use of local community groups such as the Scouts, outdoor learning activities and Men in Sheds.

The existing workshop structure to the rear of the blackbox will be retained for operational use by Edinburgh Palette. This will allow for the designated storage of maintenance materials as required. There are also operational units located near the entrance for the housing of bins and services.

### **4.2 Massing & appearance**

Two-storeys of cabins are proposed for the large part of the studio/offices area to the west. With shorter storey-heights than standard (non-modular) construction, it is felt that two-storeys are appropriate for providing the necessary density for a productive artistic community, set against the backdrop of trees (up to 21m high).

The two-storeys of cabins are however arranged such that there are breaks in the stacking to allow for landings and visual connection between the units such that long, continuous walls of cabins are avoided.

All cabins on the boundary with the residential neighbour to the west are greater than 1m from the boundary line, and are inward facing i.e. do not have any windows overlooking the neighbouring property - where oblique views may be possible, planted screens will be erected.

A single-storey line of small cabins at the centre of the site clearly demarcates a threshold between the main workspaces area and the publicly accessible realm.

Cabins along the frontage to the east of the entrance gate are mostly single-storey to fit beneath the existing tree canopy, and are therefore lower than the retained warehouse and workshop.

The warehouse, being converted into a blackbox, will be refurbished with a new facade to soften the austere industrial aesthetic of the existing metal cladding.

The overall aesthetic of the site will be under the authorship of Edinburgh Palette as the manager of all spaces (internal and external) and tenancies. The site accommodation cabins to be used are all to have interiors and exteriors refurbished before installation. Some cabins in a single-storey position will have planted roofs, with many areas between cabins being treated

with a range of planting to suit positioning and situation (see 5.3.4)

### **4.3 Environmental measures**

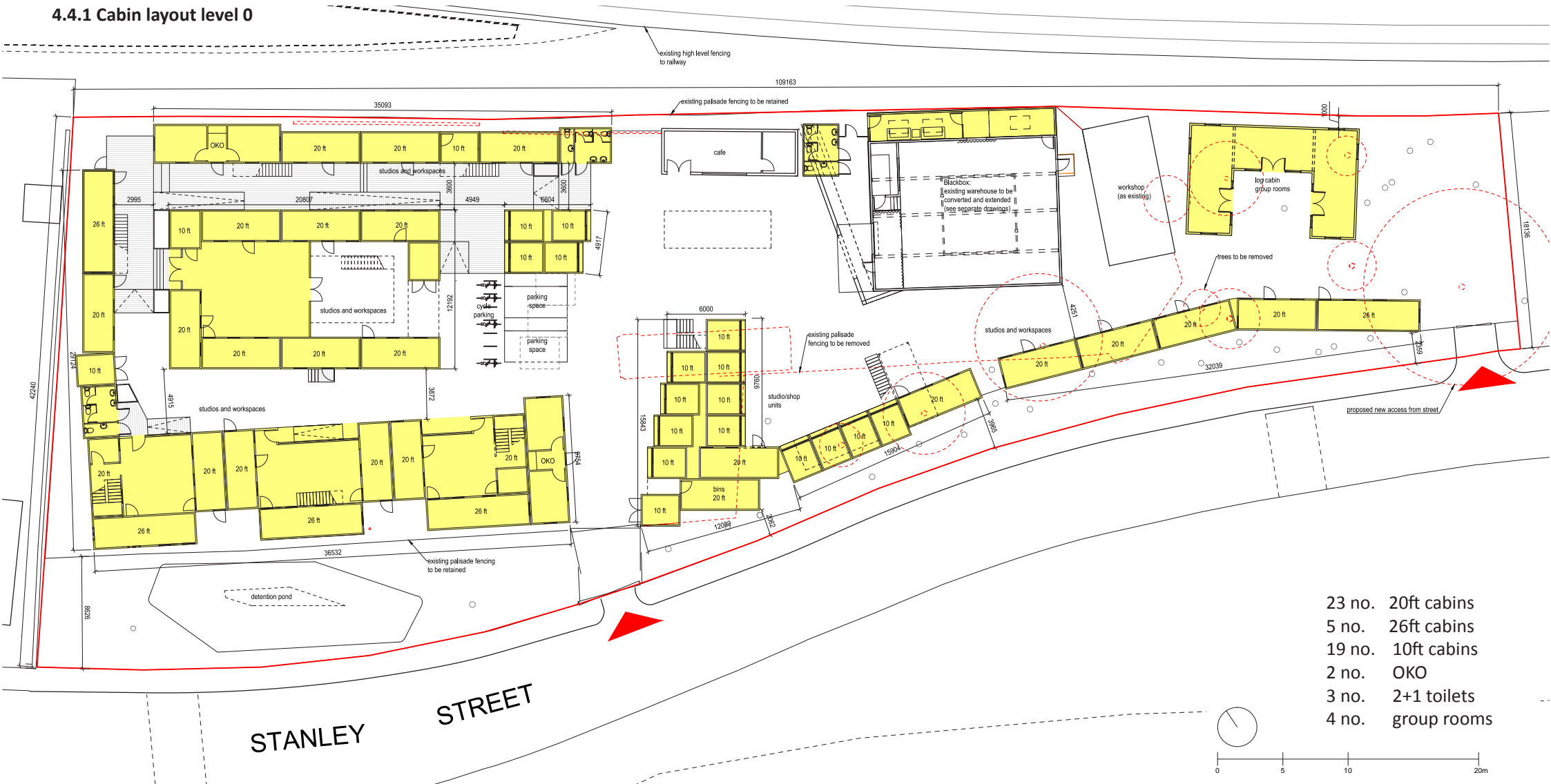
The development sets out with an ethos of reuse of materials and resources through the extension of the life of site accommodation cabins that are no longer required for their original purpose within the construction industry. Other recycled materials may be used carefully such as reclaimed timber for cladding or outdoor furniture/planters.

Although energy management strategies are limited on site, cabins will be fitted with LED lighting, and the installation of PVs may be considered in the future.

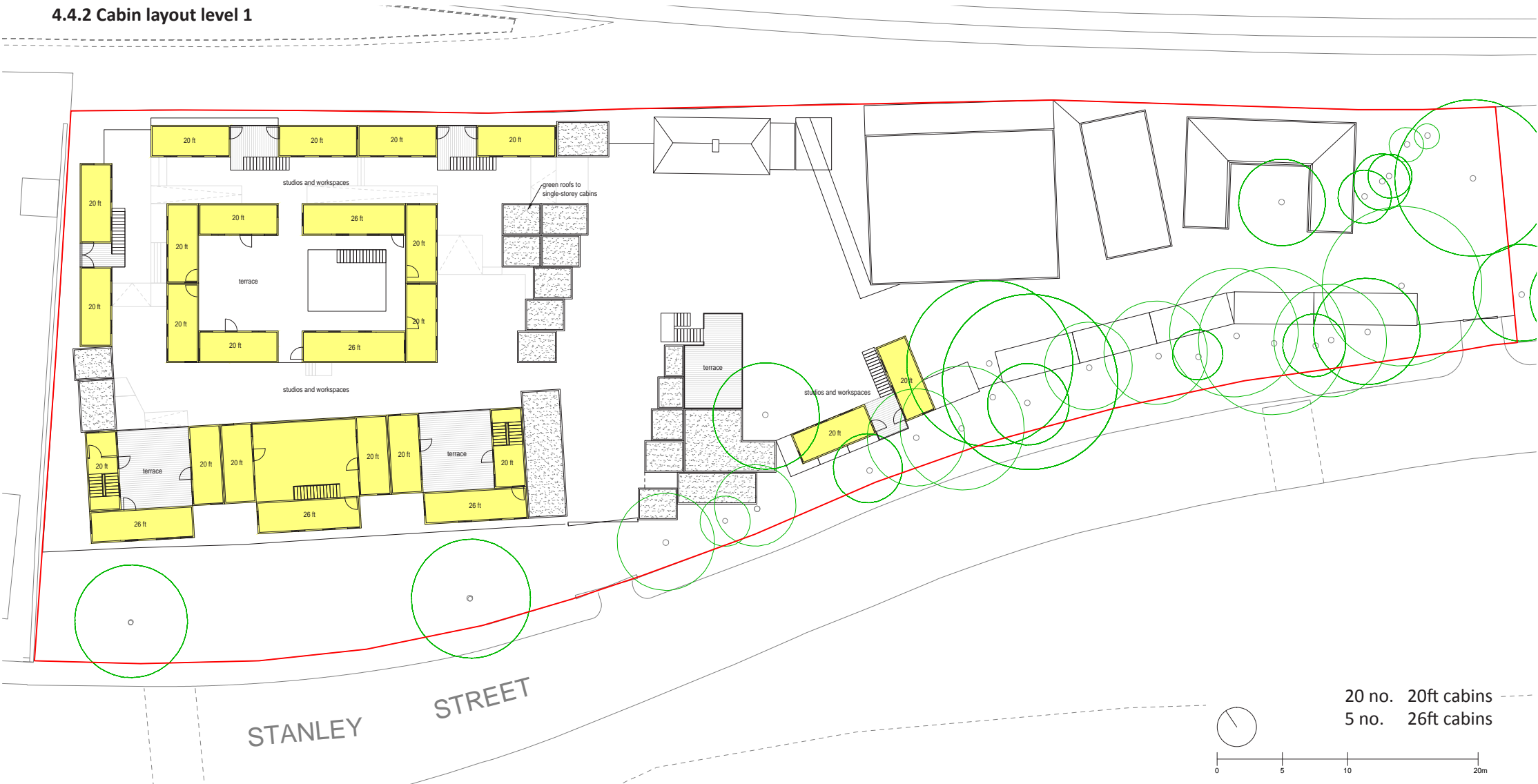
Rainwater collection/storage will be accommodated via water butts for use on landscaped areas

4.4 Plans, sections & elevations

4.4.1 Cabin layout level 0



4.4.2 Cabin layout level 1

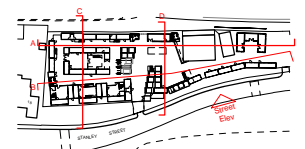




**4.4.3 Site sections & elevations**



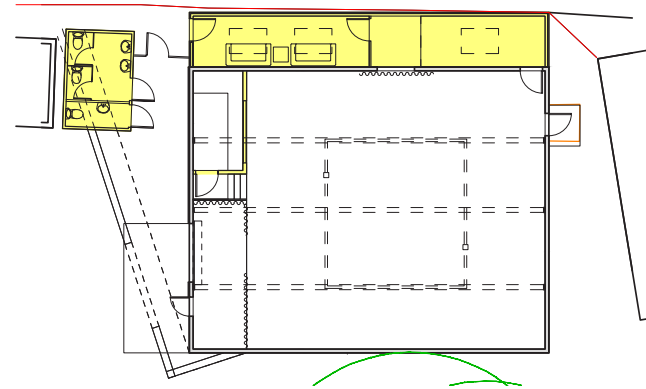
#### 4.4.3 Site sections & elevations



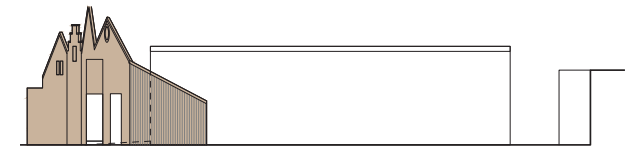
## 4.5 Other structures on site

### 4.5.1 Blackbox

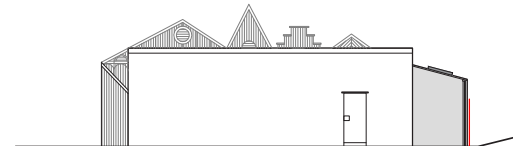
The current warehouse structure (155sqm) is proposed to be converted into a 'Blackbox' that can be used flexibly for a variety of events (see 4.1.1). A slim lean-to extension to the north will provide greenroom-type spaces, and internal partitioning within the main space will house technical equipment. A facade of decorative timber cladding will be supported on a scaffolding frame independent of the existing warehouse envelope



Proposed NW Elevation



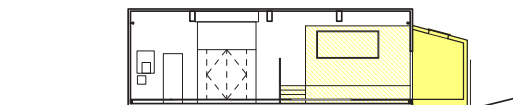
Proposed SW Elevation



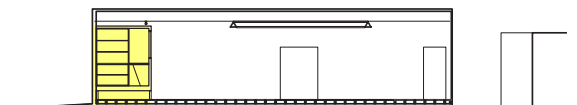
Proposed SE Elevation



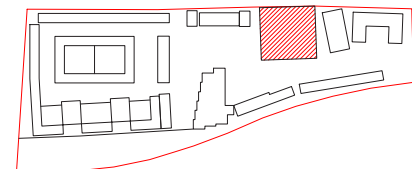
Proposed NE Elevation



Proposed Section AA



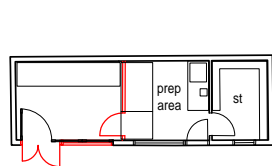
Proposed Section BB



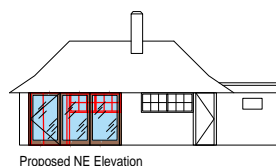
#### 4.5.2 Cafe

The pitched-roof, single-storey structure, previously thought to be used as a kitchenette and toilet, is proposed to be converted into a small cafe servery. There will be limited seating internally, but will serve informal external seating areas, as

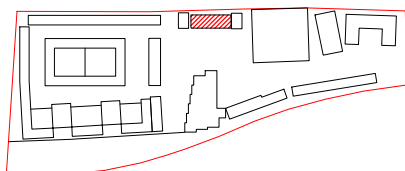
well as those occupying the studios. The proposal comprises general refurbishment of exterior finishes, removal of some internal partitions, simple fit-out and a widening of an existing access with the insertion of timber-framed glazing.



Plan As Proposed



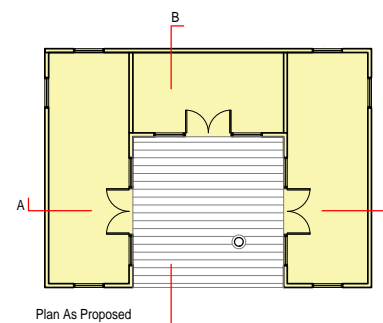
Proposed NE Elevation



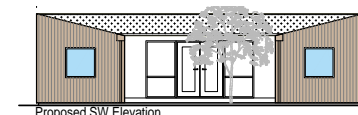
#### 4.5.3 Woodland cabins

New single-storey timber-framed cabins are proposed for the woodland area, for the use of local community groups.

They will be in a courtyard formation in order to have a defined area of associated external space, and have external finishes of timber-framed glazing, untreated timber cladding and green roofs.



Plan As Proposed



Proposed SW Elevation



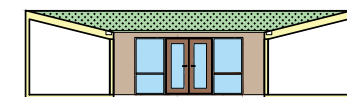
Proposed NE Elevation



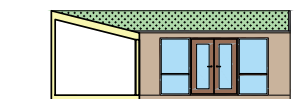
Proposed SE Elevation



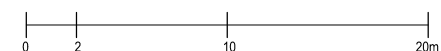
Proposed NW Elevation



Proposed Section AA



Proposed Section BB





## 4.6 Views

### View from SE





**Main entrance on Stanley Street**



**Cafe**



## Blackbox



## Workspaces





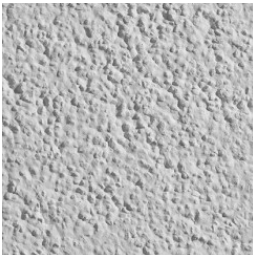
## Studios with shopfronts



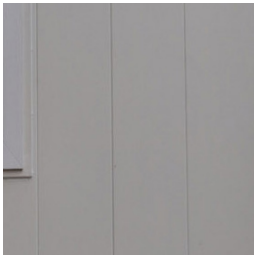
4.5 Building materials palette



Painted metal external walls (Moss Green - RAL6005) (cabins)



Painted render (cafe)



Painted metal external walls (blackbox - as existing)



Painted metal doors



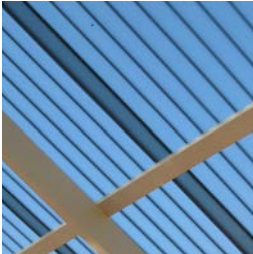
Painted timber window and door frames (cafe)



Stained timber slats (blackbox)



uPVC window frames



Polycarbonate sheeting (roofs to covered cabin areas)



Untreated timber cladding (woodland cabins)



Galvanised steel stairs & gantries



Metal rainwater goods



Signage Timber where practicable