

**Figure 36** Plan showing proposed masterplan established by key parameters set out over this section



- |  |   |  |
|--|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> Open Space                  | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFFFF; border: 1px solid black; margin-right: 5px;"></span> Residential    | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFFFF; border: 2px solid red; margin-right: 5px;"></span> Principal Street      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA500; border: 1px solid black; margin-right: 5px;"></span> ① View to Arthur's Seat     | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> Mixed Use      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFFFF; border: 1px solid orange; margin-right: 5px;"></span> Residential Street |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA500; border: 1px solid black; margin-right: 5px;"></span> ② View to Sea               | <span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black; margin-right: 5px;"></span> Primary School | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFFFF; border: 1px solid gray; margin-right: 5px;"></span> Shared Space         |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA500; border: 1px solid black; margin-right: 5px;"></span> ③ View to Fife              | <span style="display: inline-block; width: 15px; height: 15px; border: 2px solid black; margin-right: 5px;"></span> Principal Frontages                       | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFFFF; border: 1px solid purple; margin-right: 5px;"></span> Footpath           |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA500; border: 1px solid black; margin-right: 5px;"></span> ④ View to Pentlands         | <span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed red; margin-right: 5px;"></span> Southern Gateway                           | <span style="display: inline-block; width: 15px; height: 15px; border: 1px dotted red; margin-right: 5px;"></span> 4 metre shared use path                         |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA500; border: 1px solid black; margin-right: 5px;"></span> ⑤ View to Brunstane House   | <span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed brown; margin-right: 5px;"></span> Gateway from Newcraighall North          | <span style="display: inline-block; width: 15px; height: 15px; border: 1px dotted green; margin-right: 5px;"></span> Existing foot and cycle path                  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA500; border: 1px solid black; margin-right: 5px;"></span> ⑥ View to North Berwick Law |   |  |

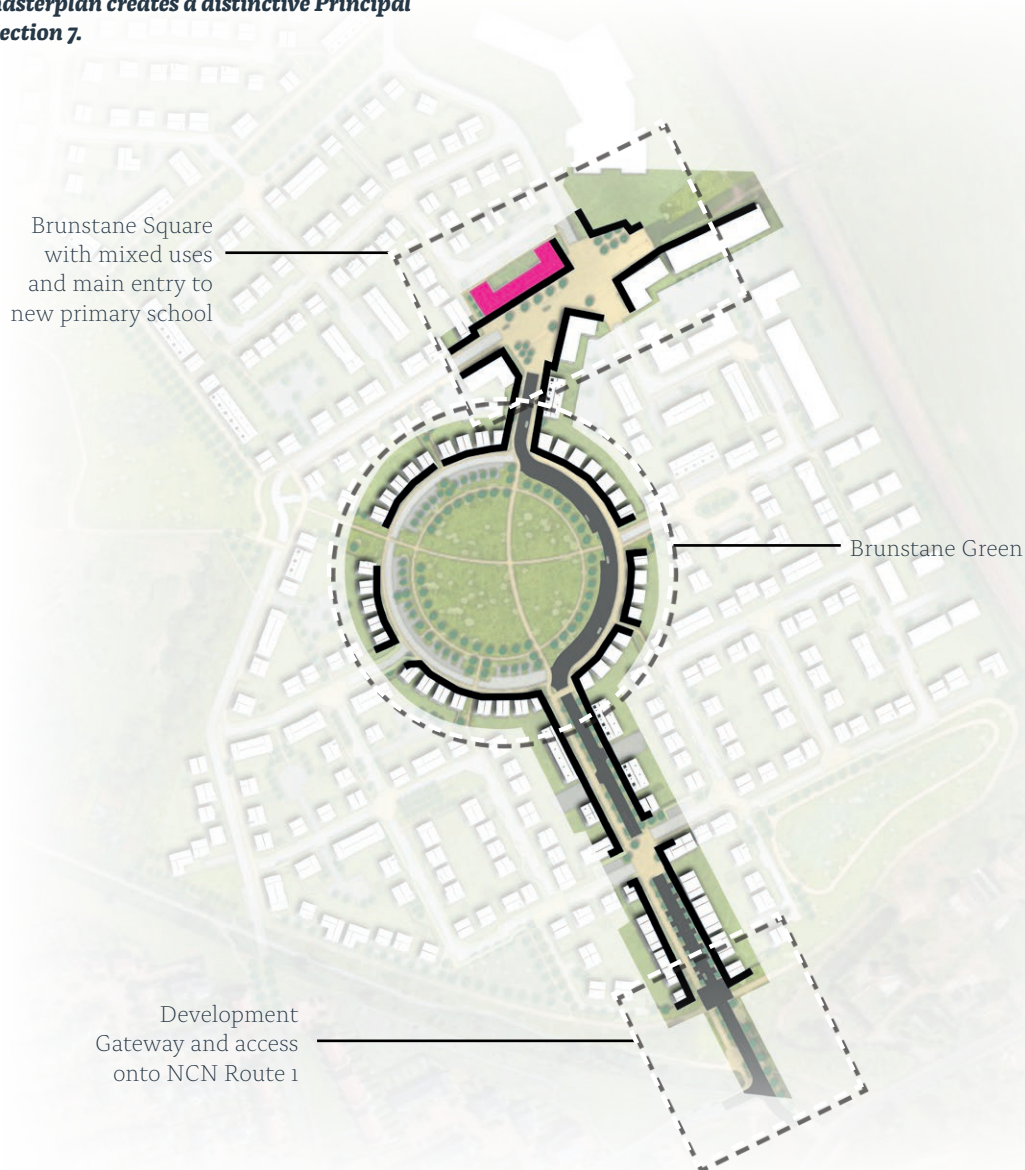


## Creating a Distinctive Principal Street

In detailing the masterplan an emphasis has been placed on delivering this new principal street through a considered approach to building height & density, the use of specific unit types & elevational treatments and applying frontage detail. This focus starts at the southern gateway to the site and culminates in the urban feel of Brunstane Square. It will offer a welcoming and distinct experience for those moving through the neighbourhood (*see figure 37*).

**Details on how the masterplan creates a distinctive Principal Street are set out in section 7.**

**Figure 37** Principal Street plan, refer to pages 70 - 117 for details on how the masterplan describes the characteristics of a principal street - many of which are in line with those set out in the PPP masterplan





## A Landscape-led Approach

A landscape-led approach has helped create different character areas across the site that will inform the experience future residents and visitors have when moving through different areas of housing (see figure 38)

**Details on the landscape-led character areas for the development are in section 8.**

**Figure 38** Landscape Plan, refer to pages 120 - 147 for details on how the sequence of open spaces, view corridors and landscape edges inform character areas for the new neighbourhood









# PROPOSED DEVELOPMENT







## 7. PROPOSED DEVELOPMENT

### 7.1 Illustrative Masterplan

This section of the document sets out in greater detail how the PPP masterplan strategy has been translated into a new inviting, accessible, green and attractive neighbourhood. As section 6 illustrated there are a number of elements around how the masterplan has been detailed that vary from the design codes set out in the PPP Strategic Masterplan. As previously noted the strategy states about these codes that they:

*"...are not intended as a detailed prescription for the architecture or streetscape design since neither of these elements can be fully designed or approved at PPP stage."*

This section illustrates the proposals for and treatment of built form, access and movement, articulating how these treatments create key frontages for the development and infuse the streets with a neighbourhood character.





**Figure 39** Visualisation showing Brunstane Square, a new mixed use local centre







## 7.2 Layout and Appearance

### Proposed Layout

As set out in section 6, the developable area for the masterplan adheres to the footprint established by the PPP masterplan strategy. In doing so it respects the setting of Brunstane house, siting of the SAM, emphasis given to key viewing corridors and creation of a Brunstane Burn parkland edge. While also setting aside land to provide an integrated SUDs provision for the development.






The development has a distinctive form and structure, strongly influenced by the original PPP masterplan layout, which draws:

*"...on the heritage, key views, landscaping and open space to create a successful place which will become a new residential area of the city focused around a local centre and school."*

The proposed masterplan draws similarly upon these elements to establish a layout that includes the following features:

- Perimeter residential blocks providing a clear distinction between public and private space whilst creating a permeable environment sensitive to the surrounding landscape which ensures legibility through the use of key buildings/frontages and sightlines/views & vistas.
- Up to 7 ha of open space (approximately 25% of the site area), including parkland, amenity spaces, new & improved walkways/cycleways, recreational facilities such as trim trails, equipped play areas and seating.
- Brunstane Square, incorporating a primary school (2 hectares of land) and offer a mixture of local services.
- High quality material used to create attractive and varied housing facades, that help soften over time to fit in with the surrounding landscape setting.
- 'Urban' and 'Contemporary' elevational styles to visually distinguish key frontages onto the principal street, local centre, parkland and semi-rural edges from internal areas of housing. The architectural design evolution of a series of specific units was in direct response to commentary from CEC.
- Network of active travel routes that link to NCN route 1 and footpaths along Brunstane Burn (incl. John Muir Way), as well as to footpaths along the existing road network in the area, establishing a permeable network that offers new active travel choices in this area of Edinburgh.
- Positive landscape and frontage treatment along the site's edges to create a robust, accessible and sensitive interface between new development and Brunstane Burn, the NCN route 1 corridor and East Coast Mainline, ensuring new development settles into its wider landscape and built edge context.
- Soft landscaping within the public realm to both create attractive, restorative and multi-sensory public spaces, softening the internal street network, particularly streets with rows of parking and contribute to the creation of a green and attractive settlement edge.
- Multi-functional areas of public open space in Brunstane Park, Brunstane Green & Lauderdale View and along Brunstane Burn & southern landscape edges, overlooked and well-defined by new homes.
- Mix of on-street and off-street parking, with the majority of the former integrated within perimeter blocks with direct back garden entry from properties.
- Low carbon, sustainable water-based infrastructure (SuDS) features, such as swales and rain gardens used throughout the street network and open space areas to enrich the public realm and provide the opportunity for bio-rich habitats and biodiversity net gain.



- |   |                       |   |                             |
|---|-----------------------|---|-----------------------------|
|  | Site Boundary         |  | Primary Street              |
|  | Primary School        |  | Shared Surface Street       |
|  | Mixed Use Development |  | Shared Use Path / Footpaths |
|  | Residential units     |  | Parking                     |

**Figure 40** Illustrative masterplan (landscape illustrated is indicative for full landscape proposals refer to pages 120 too 149)







## Building Heights and Density

An approach to building height and density has been taken that ensures built form acts to create a central focal area along the Principal Street and Brunstane Square, where community activity and interaction is most likely to take place. It also ensures new built form responds positively to the edges of the development, minimising its wider visibility wherever possible.

To establish this approach the scale, massing and density of neighbouring built form has been considered as well as views into and within the Site. Residential land uses surrounding the Site are predominantly two storey, with some development rising to 4 storey.

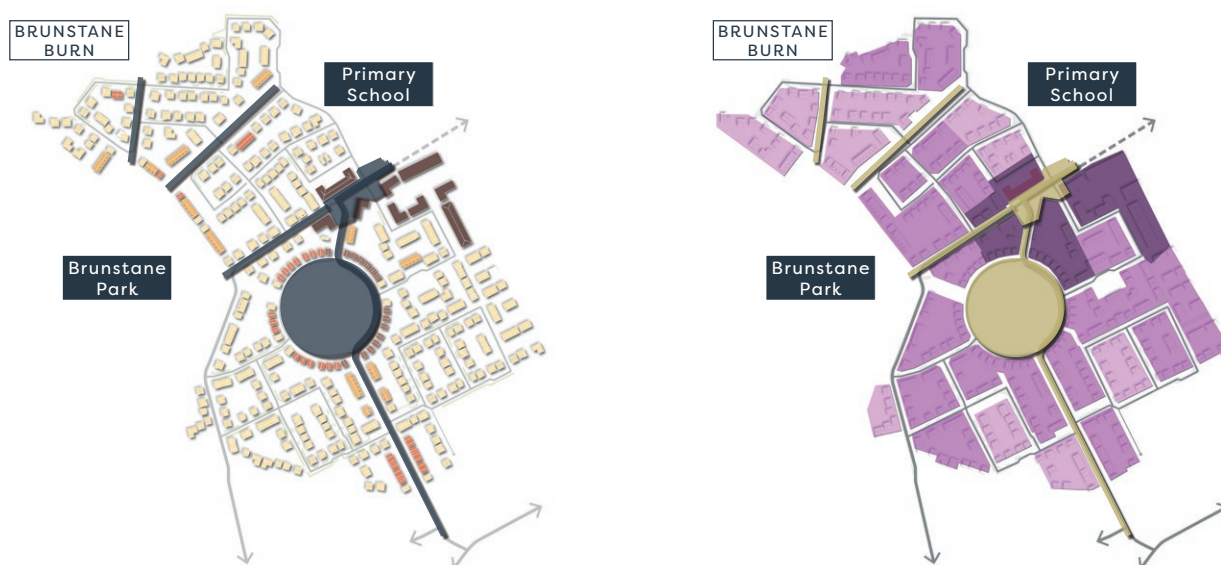
There is a mix of terraces, semis, detached & apartments with densities tending to average circa. 30-35dph. However, as with the proposed development they can tend to vary from street to street, and within blocks depending on the unit types used.

The masterplan includes increased building heights:

- along the principal street, around Brunstane Green and the new local centre.
- along the east coast mainline boundary, adjacent, and just south of the proposed bridge crossing.
- at a number of corners across the site.

It is equally important to consider the plot coverage in order to prevent sites being over-developed and to leave sufficient open space around new dwellings for outdoor activity and possible future extensions. This is particularly evident in areas set within the four key pockets of housing to the north, south east and south west, where development will be broken up with homes that are set in large plot sizes. These areas provide a key interface with the burn corridor and Newcraighall edge allowing development to filter out into these areas of landscape.

**Figure 41** Plans showing building height (below left) and development density (below right) focused around local centre and along principal street, with low density within home zone housing areas. A mixed approach to density and heights for development fronting onto parkland and low density & two storey development along the northern & southern edges





- 4 Storey
- 4 Storey - Mixed Use / Apartment Building
- 3 Storey
- 2.5 Storey
- 2 Storey

- Higher Density Mixed Use Local Centre (50dph+)\*
- Higher Density Residential (35 - 50dph)
- Medium Density Residential (25 - 35dph)

**Figure 42** Building height and density



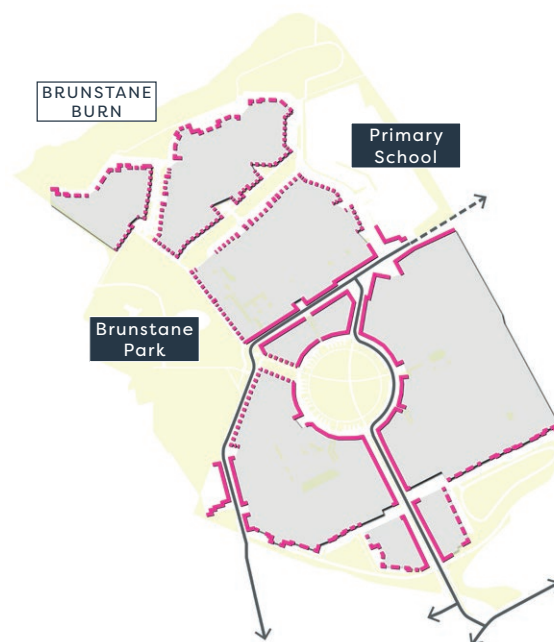
\*Calculated DPH are based on net densities.



## Frontage Character

The principal frontages across the development provide an appropriate built form response to the primary routes into & through the development and the interface between key areas of open space & new development. These frontage characters are formed by a combined approach towards building height, orientation, type & material, as well as parking, boundary treatment and public realm. The following pages show the three key frontage characters of 'Street', 'Park' & 'Edge' setting out the features that help form that character.

**Figure 43** Image showing how key frontages are either informed by the Principal Street or open spaces provided by the masterplan





-  Urban Frontage
-  Park Frontage
-  Edge Frontage
-  Dual Aspect Building

**Figure 44** Frontage Types





## Street Frontage

The 'Street' frontage type includes the interface between built form & public space at the two gateways into the development and along the principal street. This frontage offers a welcome and distinct entry into the development with a consistent and continuous line of buildings forming an attractive approach to Brunstane Green.

The 'Street' frontage style around Brunstane Green and the Square (mixed use centre) ensures a coherent spatial enclosure to each space. For the former this enclosure creates a pleasing contrast to the exposure offered at punctuated openings/entries to the Green, which provide visual and physical links to Brunstane Park & along the Principal Street. For the latter, the frontage style helps shape a new animated public realm that's comfortable, safe & accessible, with an arrangement & orientation of buildings welcoming people from surrounding streets and paths to local services, including a new primary school.

### **Key Features / Character Elements**

- Range of building heights, with an increase to three and four storeys on the eastern edge of the Green and around the Square.
- Shared use foot/cycle path and street trees provide a wide avenue along the majority of the frontage.
- Urban elevational style with units clad in one of four brick types.
- Continual frontage onto public roads, brick wall boundary treatments provide frontage in any gaps to property frontage.
- Minimal front gardens along the principal street ensuring homes have a direct visual and physical interaction with the street.
- Primary School, mixed use building and apartments accommodated to provide a frontage directly onto the new Square.
- Properties accessed directly off footpaths running adjacent to public roads.
- Dual aspect buildings located at gateways into the development and on the corners of key junctions leading to residential areas in the development.
- Parking is a mix of off street courtyard/internal block or ground floor integrated parking. There are a number of properties with driveways/garages to the west of the square is situated along Fife View and opposite primary school.



- 1 Gateway
- 2 Principal Street
- 3 Brunstane Green
- 4 Brunstane Square

**Figure 45** Urban Frontage Type (viewpoint locations refer to images on pages 94-95)







**Figure 46** Visual illustrating gateway into development with dual aspect corner buildings reflected on both sides of the road providing a clear entry point & welcome approach to the development and emphasising the urban character of the principal street. High quality streetscape material and tree planting mark a key nodal point along the principal street, also marking this gateway location.



**Figure 47** Visual illustrating Brunstane Green with gable ended buildings creating a continuous rhythmical and distinct frontage to the green with the frontage opening up at certain points to offer views out to Brunstane House, Brunstane Square and into surrounding residential areas. Importantly the Principal Street runs to the east of Brunstane Green only with a quieter residential street running along the western edge of the Green.





**Figure 48** Visual showing orientation of buildings welcoming people into a new Square that can accommodate a mixture of uses that will help encourage activity throughout the day and into the night



***‘Offering a welcoming and distinct journey into and through the new neighbourhood’***



## Park Frontage

The 'Park' frontage type includes the interface between built form & public space along the eastern & northern edges of Brunstane Park and Brunstane Walk. This frontage providing a continuous built edge that establishes a harmonious setting and strong spatial definition to the park, building a clear visual relationship between the Park and the Green. This frontage type is also applicable along Lauderdale and Fife View. These frontages helping to frame viewing corridors, ensuring a certain amount of spatial enclosure to an attractive stretch of green public realm.

### **Key Features / Character Elements**

- Mixture of unit types along Brunstane Park and Lauderdale View with 2.5 storey terrace properties and two storey detached properties, together creating a strong consistent building line.
- Detached properties along Fife View to reflect the route's role as a transition to the northern, semi-rural Burn Valley Corridor.
- Urban elevational style with units clad in one of four brick types.
- Continual frontage onto public roads, paths and open space, brick wall boundary treatments provided in any gaps to property frontage.
- Properties either accessed directly off public road or fronting onto/ setback behind open space and accessed via path network.
- Dual aspect buildings located on corners of key junctions / access points onto parkland.
- Front garden depths vary, with narrower gardens for properties fronting on to shared use foot / cycle path.
- Parking is primarily courtyard/ internal block or rows of parking bays within the streetscene. Off-street parking is situated along Fife View, opposite primary school and along the southern edge of Lauderdale View.



- 1 Brunstane Park
- 2 Brunstane Walk
- 3 Lauderdale View
- 4 Fife View

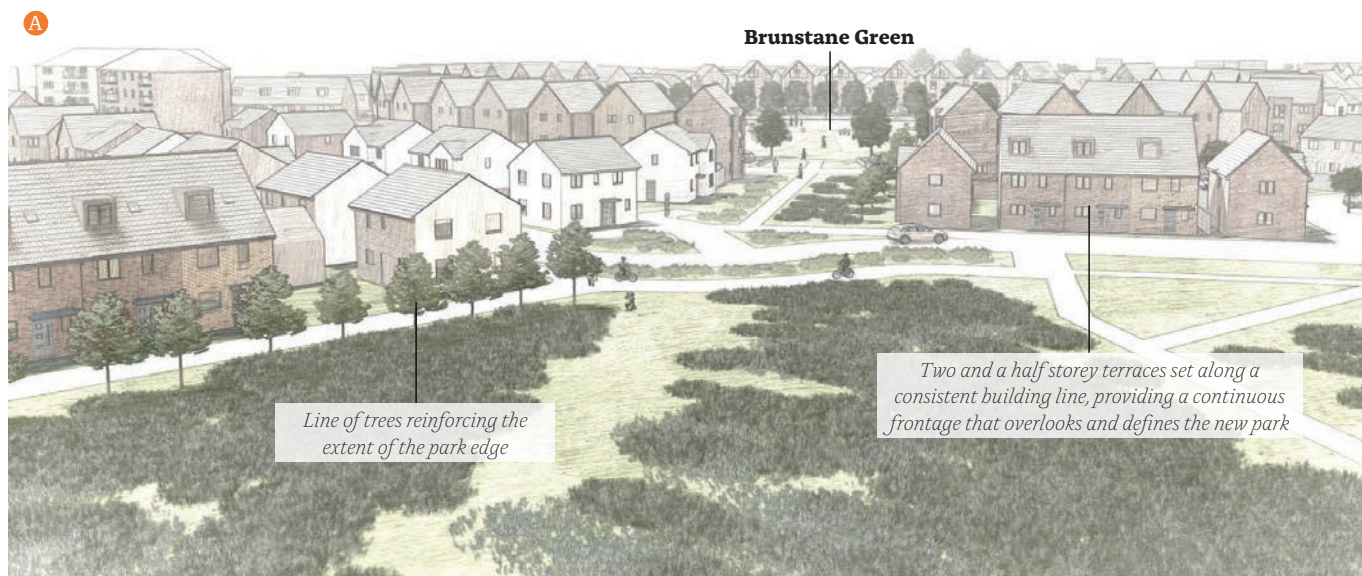
**Figure 49** Park Frontage Type (viewpoint locations refer to images on pages 98-99)



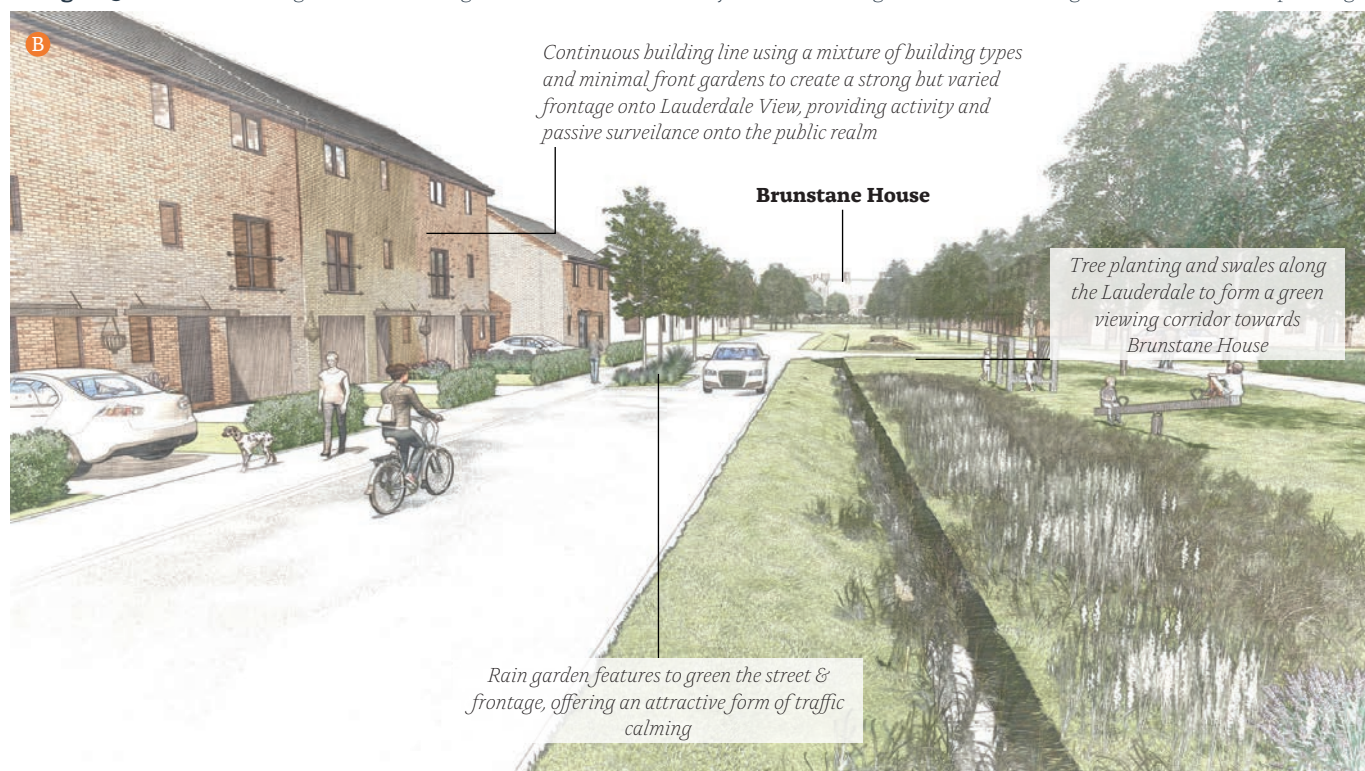




**Figure 50** Visual illustrating view from Brunstane House towards the Green, showing the lines of terraced and dual aspect properties defining the edge of the new park



**Figure 51** Visual illustrating a view west along Lauderdale View framed by houses set along a consistent building line and lines of tree planting





## ***'Framing a new neighbourhood park and views to Brunstane House'***

*Green strip narrowing on approach to Brunstane Park, allowing Fife View to focus attention on views south towards Brunstane House while allowing views to open out towards Fife in the opposite direction*

*Detached property frontage allows Fife view to form a transition between the built form approaches taken along the Burn Valley Edge and around Brunstane Park*

**Brunstane House**



**Figure 52** Visual showing housing frontage along Fife View softened by a mix of tree, hedge and low level vegetation planting helping to frame and soften views towards Brunstane House



## Edge Frontage

The 'Edge' frontage type includes the interface between built form & public space along a new Burn Valley parkland and a southern landscape edge for the development. This frontage provides a staggered and/or broken edge to the development. In the case of the Burn Valley detached properties are set along a staggered building line in larger plots, providing a softer built form edge with the opportunity to create green links between garden space and the Burn Parkland. With the southern landscape edge detached properties form building lines framing pockets of open space, offering continuous passive surveillance to a shared use foot & cycle path.

### **Key Features / Character Elements**

- High proportion of detached properties used to signify the peripheral siting of these units to the new community and aid the development's transition to/ integration with to its semi-rural and managed green space edges.
- 'Urban' elevational style primarily used in units with corner buildings clad in the 'contemporary' elevational style units.
- Continual frontage onto public roads, paths and open space, brick wall boundary treatments introduced where there are gaps in building frontage.
- Properties either accessed directly off residential / shared surface streets or from shared surface lanes linking off this network.
- Dual aspect buildings located on corners of key junctions / access points onto residential/shared surface.
- Parking is primarily off-street parking with private driveways or garages located to the side or rear of properties.



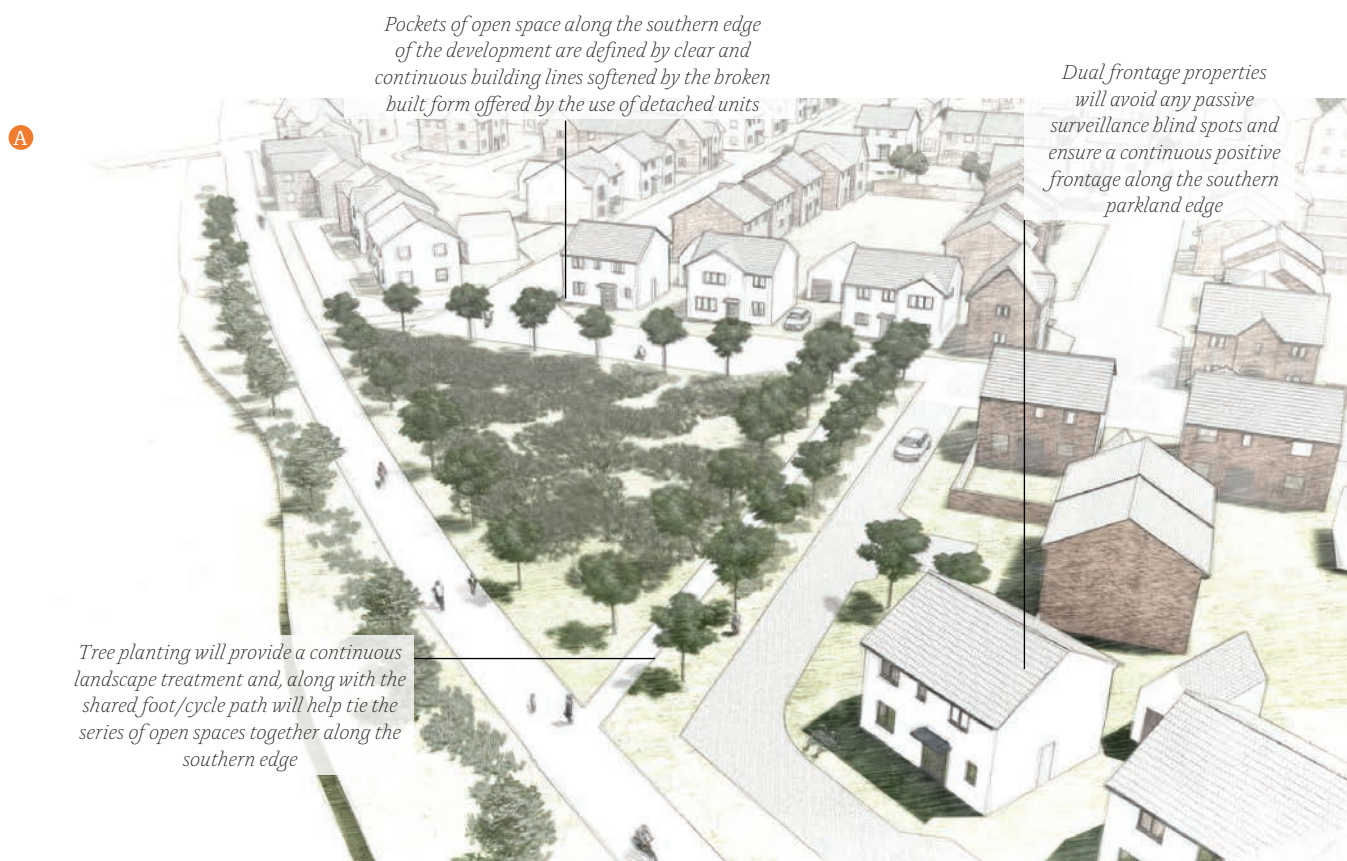
- 1 Burn Corridor Parkland
- 2 Newcraighall North Edge
- 3 Wanton Walls

**Figure 53** Edge Frontage Type (viewpoint locations refer to images on pages 102-103)





## ***‘Introducing edges that establish a sensitive and accessible interface between development and semi rural / managed areas of green spaces’***



**Figure 54** Housing frontages to articulate pockets of accessible open space along the development's southern edge



**Figure 55** Continuous active property frontage to promote the safety of active travel routes on the periphery of the development



**Figure 56** Staggered building line along the northern edge to create a more filtered and broken built form interface with the semi-rural landscape






















## Tenure and Housing Mix

The proposed development includes 17 different houses and apartments which have been generated in response to local demand and existing housing stock. They provide a mix of 2 to 5 bedroom homes. Figure 57 shows the location of detached (263 no.), semi detached & terraced (190 no.), and apartments (54 no.) provided across the Site, and the table below shows a breakdown of these by type. There will be 169 affordable units provided with a mix of terraced, semi-detached and apartments.

Name	Type	Bedrooms	Unit No's
Lewis	Terraced / Semi	2	50
Mull	Terraced / Semi	3	46
Jura	Terraced / Semi	3	44
Islay	Terraced / Townhouse	4	33
Coll	Detached	4	59
Iona	Detached	4	24
Arran	Detached	4	46
Orkney	Detached / Townhouse Terraced	4	17 / 18
Rum	Detached	4	26
Canna	Detached	5	39
Barra	Detached	4	10
Tiree	Detached	5	12
Bute	Detached / Townhouse	5	15
Shetland	Detached	5	14
Apartment		2	54
Private Sub-total			507
Tobermory	Terrace	2	13
Talisker	Terrace	2	16
Lewis	Terrace / Semi	2	12
Mull	Terrace / Semi	3	5
Apartments		1	28
		2	81
		3	14
Affordable Sub-total			169
Total			676



**House Types**

 Barra	 Coll	 Lewis	 Shetland	 Apartments
 Arran	 Iona	 Mull	 Tiree	
 Bute	 Islay	 Orkney	 Talisker	
 Canna	 Jura	 Rum	 Tobermory	

**Figure 57** House types







## Building Type Elevations

The New Brunstane development will provide 676 homes across a diverse range of types, sizes and tenures.

### Specific Unit Types

A number of specific units have primarily been used to create a distinctive Principal Street. Responding to areas along the Street that have prominent and unique spatial characteristics, such as Brunstane Green. Orkney and Bute house types, shown on pages 82 & 83 have been located around Brunstane Green to introduce a frontage with a strong & attractive rhythm that complements and frames views to and across the Green. Barra house type, shown on page 84 has been used to provide either a strong gateway into the site, along the Principal Street or accentuate key corners.

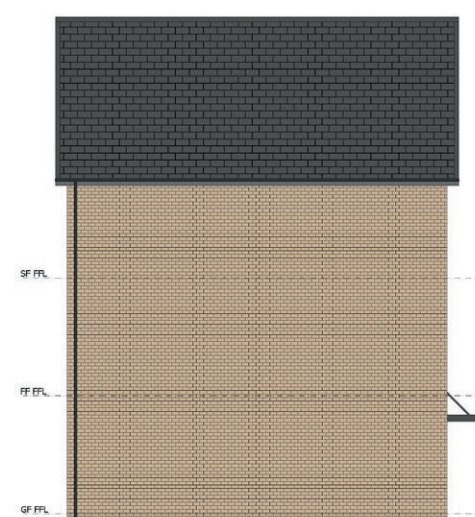
Finally the mixed use apartment building, shown on page 85 offers a strong visual frontage to the Square, with balconies providing greater overlooking and interaction between people and the space.



**Figure 58** Orkney house type with an urban elevational style



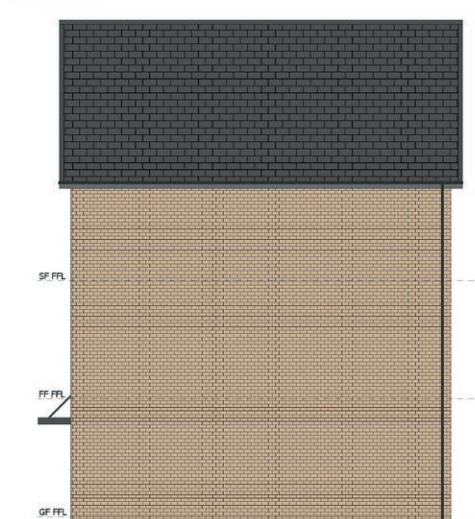
**Front Elevation**



**Side Elevation**



**Rear Elevation**

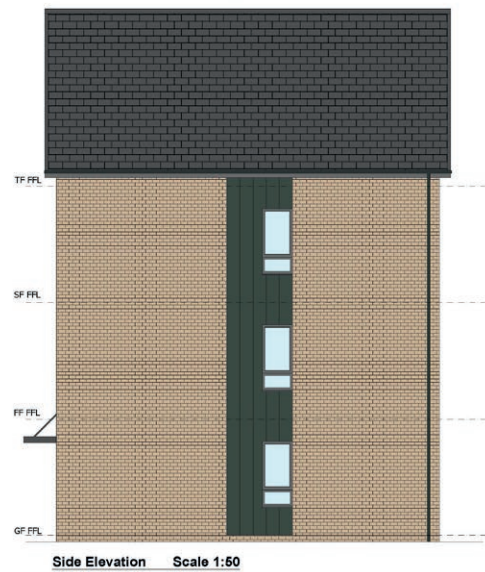
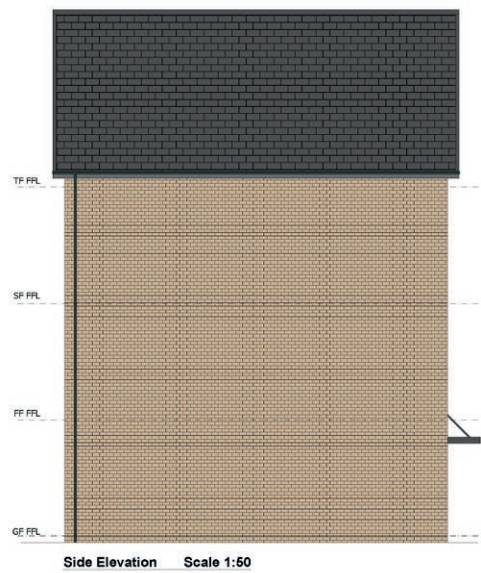


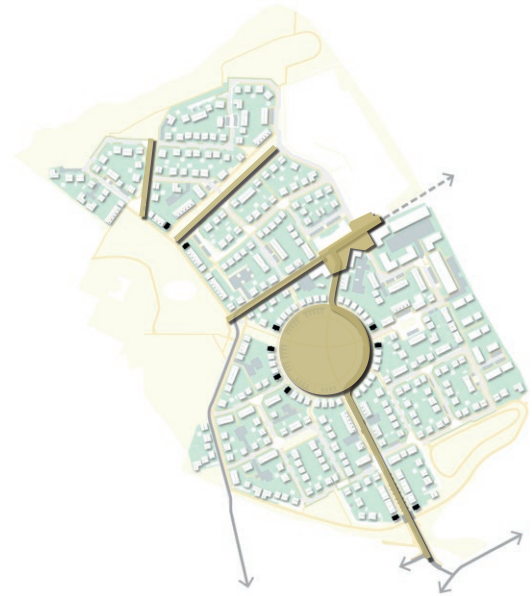
**Side Elevation**





**Figure 59** Bute house type with an urban elevational style

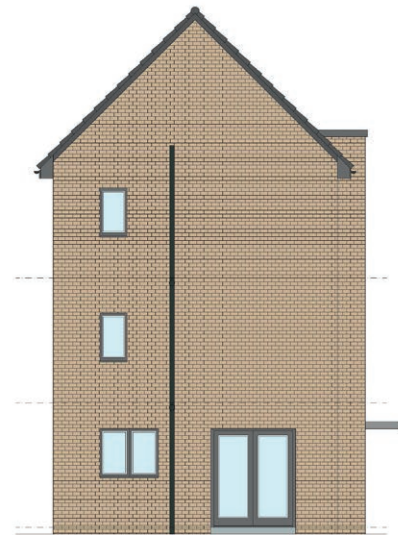




**Figure 60** Barra house type with an urban elevational style



**Front Elevation**



**Side Elevation**



**Rear Elevation**



**Side Elevation**





**Figure 61** Mixed use apartment block with an urban elevational style





**Figure 62** Visuals showing the range of detached properties used across the site offering differing off-street parking solutions and clad in both urban and contemporary elevational styles (see material treatment on pages 86-87 and parking provision on pages 112-113)

### ***Diverse Mix of Housing***

A diverse mix of housing will seek to create a mixed and balanced new neighbourhood, as well as a greater choice and competition in the market, delivering homes in both the short and longer terms to meet needs.

Housing design will provide a strong identity across the site by introducing units that actively and positively respond to the development's permeable network of streets & spaces and the landscape that permeates the development. Some of these units will offer a dual aspect to the public realm heightening passive surveillance within the streetscene.

The following elevations show the variety of unit types used within the site, the visuals are indicative of unit form & scale and are not a representation of external finishes throughout.

