



Figure 91 Plan

Planting strategy:

- Specimen trees around the school entrance.
- Feature shrubs within planting beds.
- Raised planting beds framing spill out spaces.

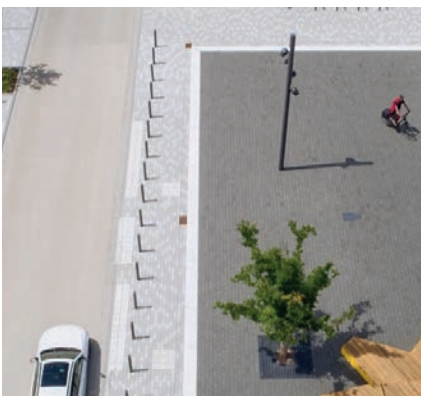
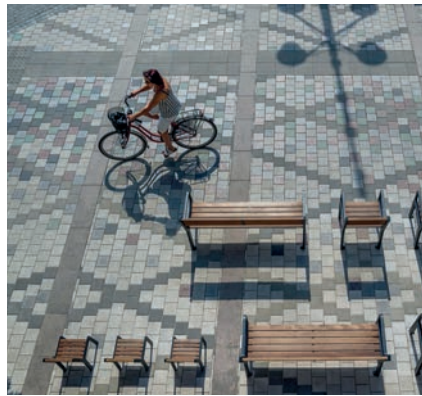
Hard materials strategy:

- Concrete block paving Granite effect.
- Natural stone in prominent locations.
- Timber and metal bench bollards and bins from the same street-furniture family.
- Tarmac with chippings.



Figure 92 Section







3. Brunstane Park & Lauderdale View

To the west of Brunstane Green, Brunstane Walk opens up with views to Brunstane House across Brunstane Park. The strong visual connection between the spaces is reinforced with planted swales and a dominant pedestrian route including low level LED lighting, which draws the eye through to the landscape beyond. The built form will be used to frame the view which will generate the feeling of transition between spaces and help to keep Brunstane Green and Brunstane Park as different character areas.

Brunstane Park itself provides a sensitive setting for the house and safeguards the Scheduled Monument, a double lined avenue of trees contains the boundary of the park, broken only for key viewing corridors. A planted swale and ha-ha define the edges of the park along its north eastern perimeter.

A new play park is sited centrally within Brunstane Park, in front of Brunstane House. It's location provides a sensitive response to the heritage setting of the new park by avoiding the Brunstane Green & Sea viewing corridors (*see figure 93*), as well as the Scheduled Monument. In addition a mix of fruiting trees & decorative planting and the use of timber play equipment will help settle the new play park into this historic setting. This location was arrived at following discussions with Historic Environment Scotland.

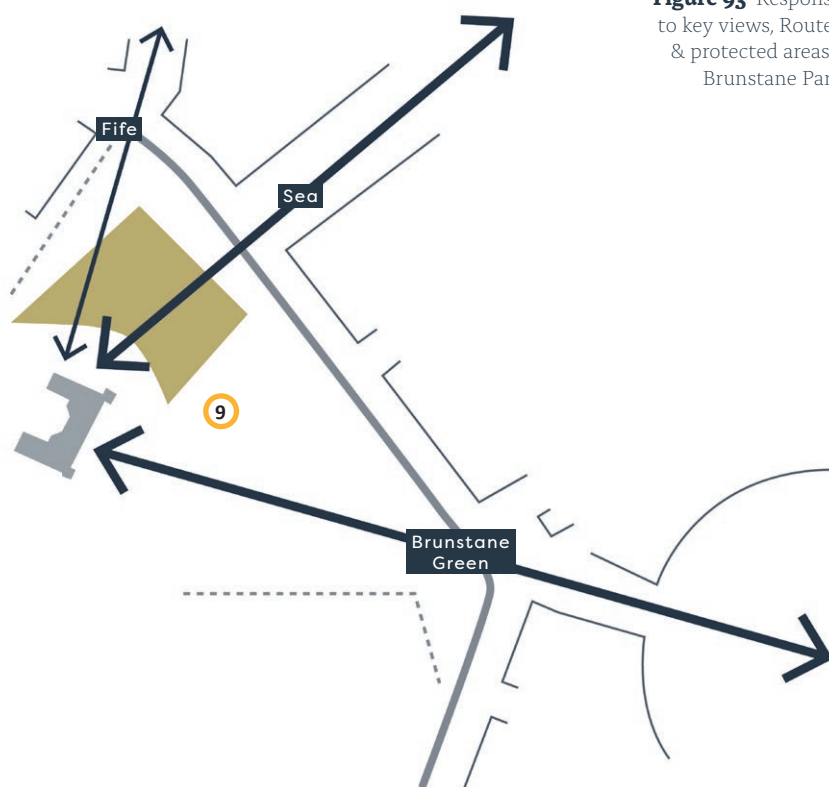
Lauderdale View

Abutting Brunstane Park to the northeast is Lauderdale View, a linear park that safeguards an important view

corridor between Brunstane House and the sea. A formal tree lined avenue draws the eye and creates a pleasant and shaded pedestrian route alongside open lawns and swathes of wildflower meadows that provide recreational opportunities and funnelled views. A series of linear planted swales trace the opposing boundary, providing a natural yet defining edge to this prominent corridor.

The park provides increased greening and a greater sense of openness to the residential streets that emanate along its route whilst increasing pedestrian routes to the wider green network located at either end of the corridor.

Figure 93 Response to key views, Routes & protected areas - Brunstane Park



LEGEND

- ① Specimen avenue tree planting
- ② Brunstane Walk
- ③ Shared surface - concrete block paving
- ④ Swale and grass planting
- ⑤ Cycleway - Tarmac with chippings
- ⑥ Wildflower meadow
- ⑦ Shrub planting in swale
- ⑧ Ha-ha
- ⑨ Community green space and play park

Figure 94 Brunstane Park illustrative plan





Planting strategy:

- Specimen double lined trees around the park perimeter.
- Feature tree planting at prominent locations.
- Feature grasses within swales.
- Wildflower planting framing views.

Hard materials strategy:

- Concrete block paving Granite effect.
- Brick ha-ha.
- Timber and metal bench bollards and bins from the same street-furniture family.
- Tarmac with chippings.

Figure 95 Plan



Figure 96 Section







4. Orchard Lane

Using the alignment of the west wall of the historic walled garden's outline, Orchard Lane will be a tree lined streetscape with shared surfaces bordered by pleached trees and planting. Crushed gravel and chunky wooden street furniture convey a traditional feel whilst species that reflect the site's history, and are acceptable within a vehicular setting, will be selected.

Edible scented plants will be incorporated into lane side planting beds with further allotments, fruiting hedges and community growing spaces bordering the East Coast Main Line. Raised planters will enclose informal areas ideal for vibrant play and gatherings and shared surfaces will aid in the creation of pedestrian and cycle friendly spaces.

LEGEND

- ① Specimen tree planting
- ② Boxed Lime Trees
- ③ Shared surface - concrete block paving
- ④ Crushed gravel
- ⑤ Footpath - Tarmac with chippings
- ⑥ Edible planting
- ⑦ Shrub planting
- ⑧ Rain gardens
- ⑨ Raised walk
- ⑩ Wildflower planting
- ⑪ Ha-ha

Figure 97 Response to key views, routes & protected areas - Orchard Lane

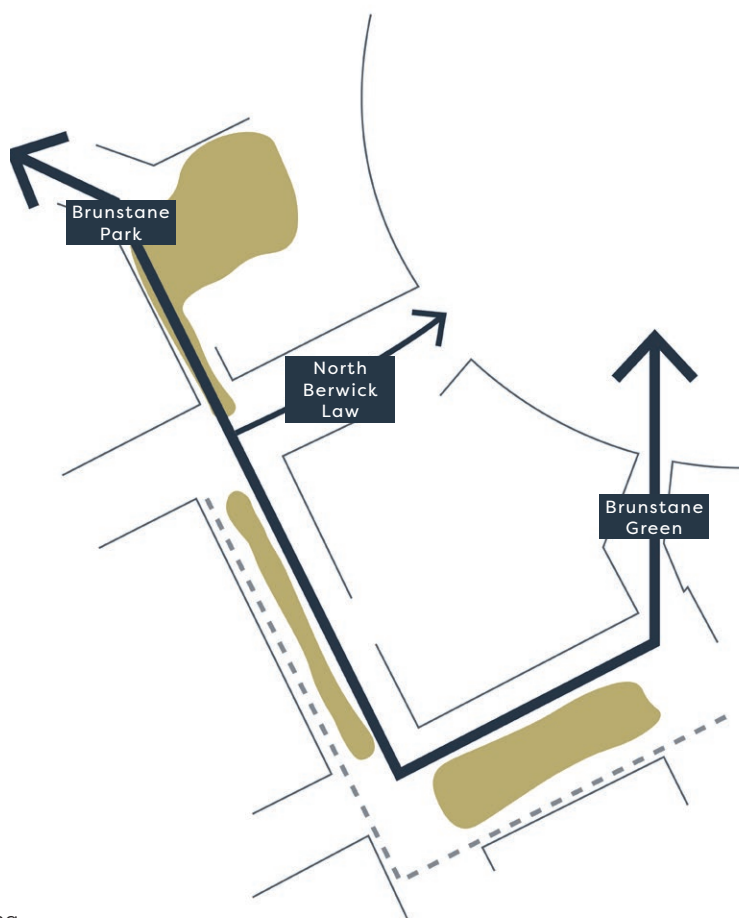


Figure 98 Orchard Lane illustrative plan





Planting strategy:

- Specimen trees and boxed limes along the lane and in grow space.
- Edible species plants within planting beds.
- Raised beds within community grow space.

Hard materials strategy:

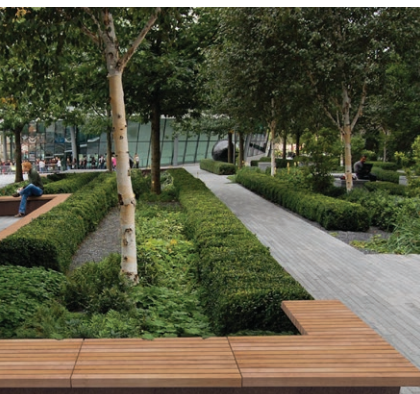
- Concrete block paving.
- Timber and metal bench, bollards and bins from the same street-furniture family.
- Crushed gravel (around grow spaces).
- Tarmac with chippings.

Figure 99 Plan



Figure 100 Section







6. Brunstane Burn Valley

An informal landscape incorporating swales and attenuation basins, meadow grasses, woodland and play, along with an informal footpath network that connects to the John Muir Way. Tree planting will enhance the existing environment and be carefully placed as to not impact on views.

Appropriate play provision will be provided at suitable points along the route and will meet UK standards of design, installation, and maintenance. Play equipment selected will be robust and focus on 'natural play' as well as motor functions, balance, strength, agility etc.

Generous canopy cover, wild grasses and winding pathways add a sense of adventure whilst the attenuation areas will provide opportunity for visual enhancement of the landscape through the creation of species rich wildflower grassland, small wooded areas and naturalised areas of wetland plants.

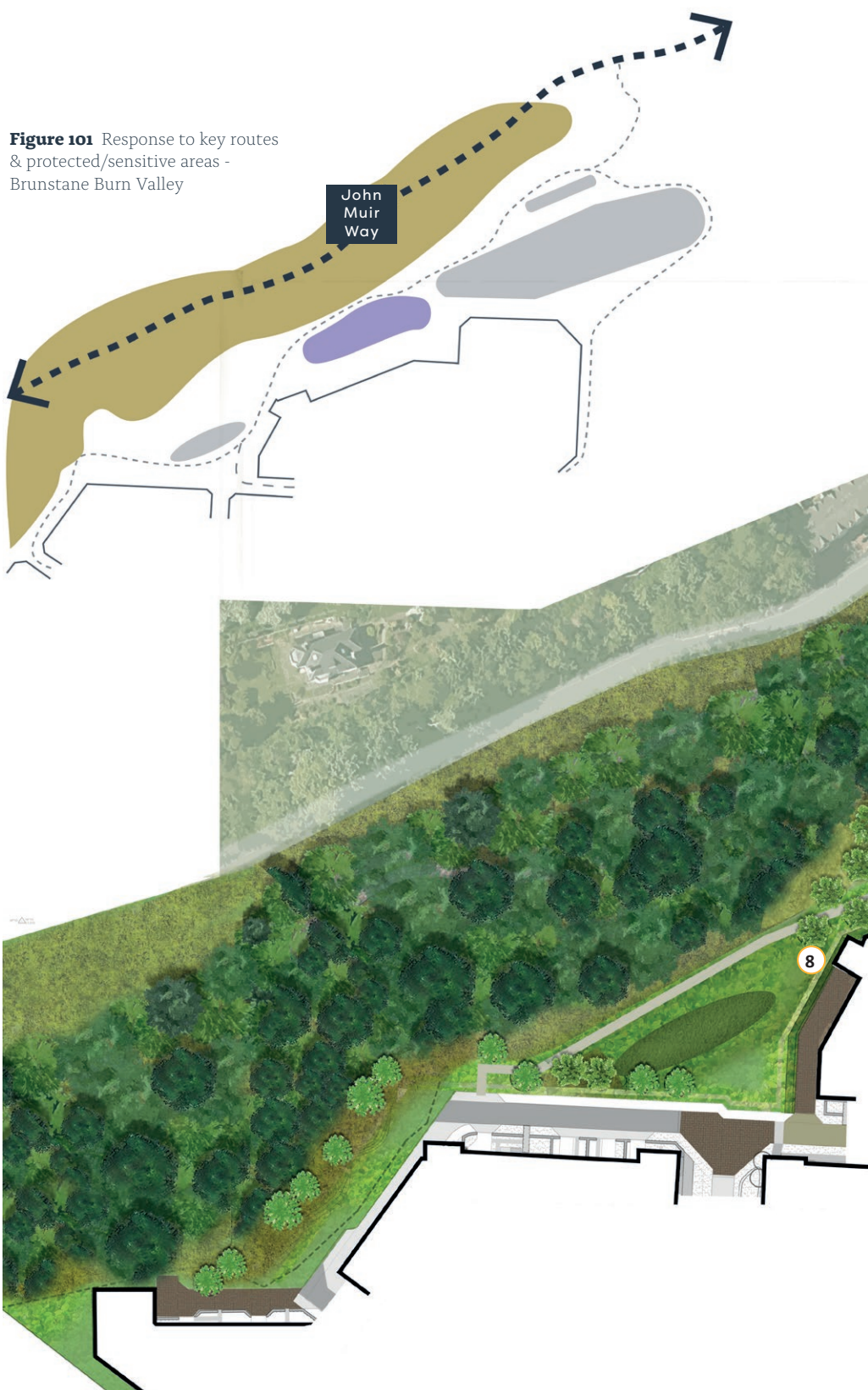


Figure 101 Response to key routes & protected/sensitive areas - Brunstane Burn Valley

Figure 102 Brunstane Burn Valley illustrative plan



LEGEND

- ① Tree planting
- ② Attenuation basin
- ③ Woodland planting
- ④ Play equipment
- ⑤ Footpath - Tarmac with chippings
- ⑥ John Muir Way
- ⑦ Shrub planting
- ⑧ Wildflower planting

Planting strategy:

- Native and feature trees along the buffer.
- SUDs suitable planting to the swales and attenuation basins.
- No tree planting within view corridors.

Hard materials strategy:

- Tarmac footpaths.
- Timber bench, bollards and bins from the same street-furniture family.
- Crushed gravel (around grow spaces).
- Timber trimtrail equipment suitable for all ages and abilities.



6. Newcraighall North Edge

Newcraighall North forms a multi-functional buffer with the provision of play, community grow spaces, swales and attenuation basins. Here, edge of development tree and shrub planting aids in a more seamless transition whilst a curated approach with raised beds, hard surface pedestrian routes and engineered play facilities reflect neighbouring forms.

The setting is influenced by National cycle route 1 which traces the boundary and will be intercepted by multiple new routes. Site furniture and clutter will be kept to a minimum to assist in an open aesthetic that supports a pedestrian and cycle friendly environment.

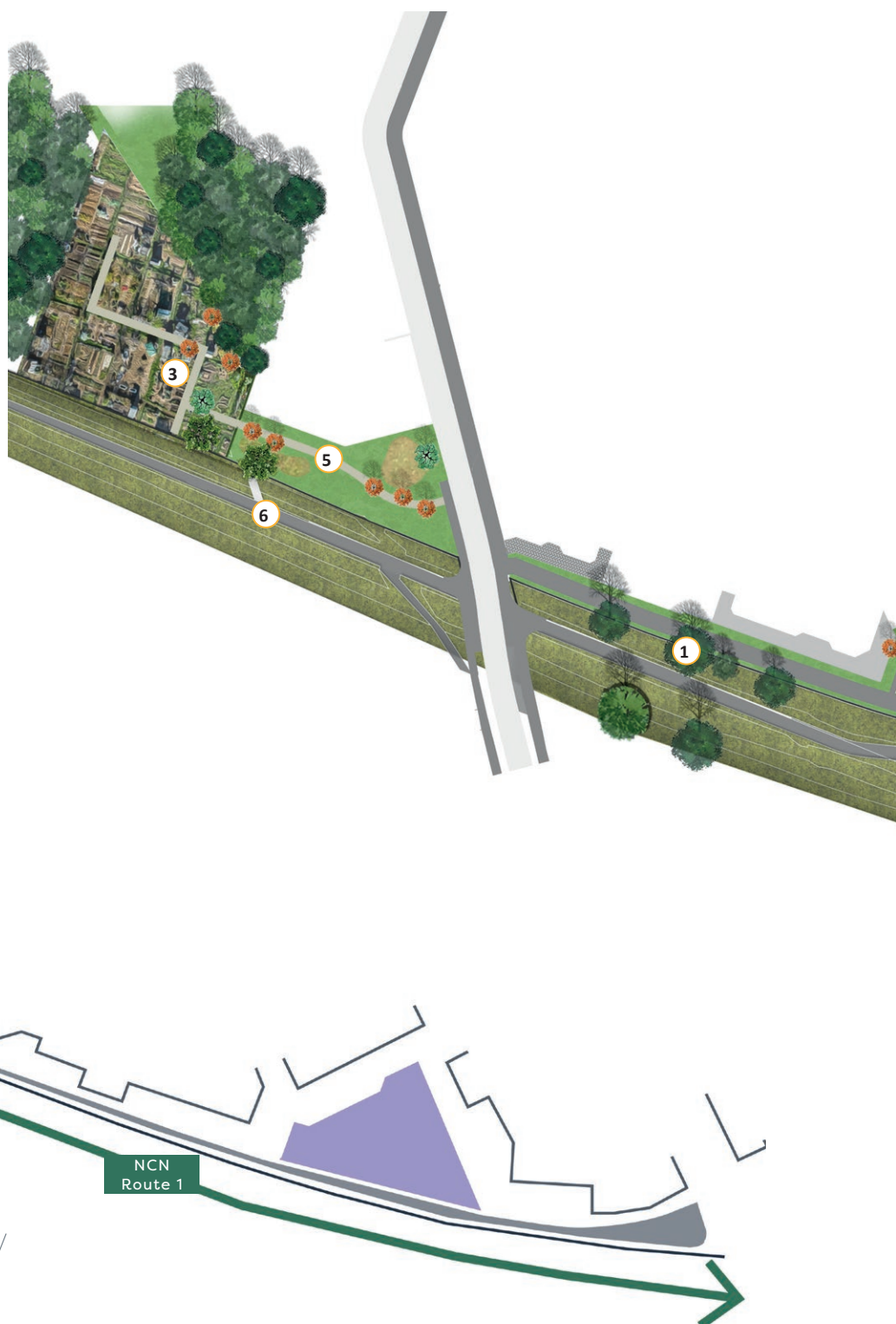


Figure 103 Response to key routes & protected/sensitive areas - Newcraighall North Edge

Figure 104 Newcraighall North Edge illustrative plan



Planting strategy:

- Native trees and specimen planting soften the built form edge.
- Edible species plants within the allotment in the form of raised beds.
- SUDs suitable planting to the swales and attenuation basins.

Hard materials strategy:

- Tarmac footpaths.
- Timber bench, bollards and bins from the same street-furniture family.
- Crushed gravel (around grow spaces).
- Timber and metal play equipment suitable for all ages and abilities.

LEGEND

- ① Tree planting
- ② Attenuation basin
- ③ Allotments
- ④ Community playspace
- ⑤ Footpath - Tarmac with chippings
- ⑥ NCR 1
- ⑦ Shrub planting
- ⑧ Wildflower planting



Wayfinding / Signage

The path network across the site will be accompanied by a package of signage and wayfinding that:

1. Provide additional strategic network signage, showing strategic destinations and distances to support those seeking to commute or just use the area's wider active travel network.
2. Clearly indicate any transitions in the network from shared to non-shared spaces, avoiding future modal conflict.
3. Signpost the leisure routes in the area, including John Muir Way.
4. Provide interpretative signage about the area's historic assets, including Brunstane House and the Scheduled Monuments and wildlife.

All signage included will comply with The Traffic Signs Regulations and General Directions 2016 and be in accordance with City of Edinburgh guidelines.



Integrated Play Provision

In residential neighbourhoods there are a variety of supervised and unsupervised places for play that are free of charge and accessible to all. Play spaces are attractive, welcoming, engaging, and accessible for all local children and young people in the community.

The Play strategy within the proposals offer a wide range of play opportunities from prescribed play to animating pedestrian routes with incidental play such as grass banks, trees, and changes in material surfacing. The quantum of play space provision has been determined appropriate to each age group and conveniently located within the masterplan to be within comfortable walking distance from residential parcels to ensure its ease of use. Safe, contained amenity spaces with good natural surveillance that also respect the need for privacy margins and passive recreation.

Formal play areas will form an important part of the overall play provision. These areas will deliver a range of high-quality play spaces and challenging equipment where the design will maximise the play and learning potential to the widest age range of children.

Equipment will be robust, with natural materials that create an exciting experience with a variety of types of play available. Natural play, using natural materials will as far as possible to mimic the natural environment that invites children to create their own games and imaginative play.

Each space has been designed considering required level of enclosure, multiple points of access, seating and extent and type of safety surfacing. The play spaces are designed to enhance the overall landscape and sense of place.

Figure 105 Types of play spaces, equipment and opportunities that will be offered





Drainage Strategy

The Drainage Strategy for the Site includes recommendations that focus on ensuring the development provides a suitable drainage network to meet the requirements of all relevant authorities.

Across the Site, there will be different treatment and pollution removal requirements from SUDS features. As such treatment will be provided by a variety of SUDS measures including a proposed combination of dry swales, rain gardens and end-of-line detention basins.

The discharge from the Site should be restricted to a rate of 4.5/2/Ha. Attenuation of flows in excess of the discharge limit will be provided on-Site via a detention basin.

For further details on the Drainage Strategy refer to the report accompanying this submission.



Figure 106 Extracted drainage layout from the Drainage Strategy Report





8.2 Landscape management plan

Landscape Management and Maintenance

The management and ongoing maintenance of the hard and soft landscape elements within the development will need to reflect the aspirations of a new high-quality public realm. The maintenance regime will ensure the successful establishment of the planting and long-term care of the hard landscape to maintain the desired aesthetics and functionality.

This will mean regular inspections and maintenance visits to ensure the area is free from litter and in a safe condition, to maintain climbing plant screens and street furniture elements in a good state of repair, keep the planting lush, vigorous and successful and in the manner intended in the detailed design, and to make good any defects particularly during the defects period.

Soft Landscape

During maintenance operations we will ensure the successful establishment of the new planting works. Maintenance operations will include:

- Weeding to reduce competition from unwanted and invasive species and ensure healthy strong growth and establishment.
- Monitoring to ensure no invasive species (annually).
- Watering (as required).
- Checking hand watering/aeration pipes for mower damage (monthly).
- Checking plants are firmly bedded in and in good condition (weekly).
- Arboricultural works and pruning (to be carried out outside of bird nesting season - annually).
- Pruning and inspection of trees (bi-annually).
- Tree and plant replacement, in the next planting season where planting has failed, suffered damage, disease or vandalism (as required).
- Litter removal (daily/weekly).

Hard Landscape

During maintenance operations we will ensure the site remains in a good state of repair. Maintenance operations will include:

- Checking hard surfaces, signage and site furniture, repairing as necessary in line with the original specification (monthly).
- After periods of water inundation, a detailed inspection of all hard and soft landscape affected to ensure no damage has occurred, debris/litter removal and jet wash cleaning of all hard surfaces to remove any silt (as required).
- Repair and maintenance of damaged facilities (as required).
- Litter removal and maintenance of all hard landscape features will continue to ensure that they are maintained in a good state of repair (daily/weekly).

Operations will generally be carried out weekly, monthly, quarterly biannually or annually.





8

An aerial perspective of a modern urban development. A large, circular green park area with winding paths and small trees is the central focus. Several people are walking on the paths. Surrounding the park are modern, multi-story brick buildings with dark roofs. A road with a few cars and a bicycle is visible at the top. The overall scene is lush and green, emphasizing sustainability.

SUSTAINABILITY & DELIVERABILITY

9



9. SUSTAINABILITY & DELIVERABILITY

9.1 Sustainability Statement

Sustainable Development

The proposed development incorporates the following measures to ensure the energy needs of future residents will be minimised, using a combination of design for energy efficiency and the incorporation of low or zero carbon equipment.

- Every property will be fitted with photo-voltaic panels to generate decentralised and renewable forms of energy.
- Passive energy gain will be generated through the layout of properties and the use of large areas of glazing, with the former made possible by an Open Plan Living arrangement to new homes.
- Excess energy generated by properties will be stored and fed into the National Grid, supporting decentralised and renewable energy.

Active Travel

Pedestrian and cycle access and routes are integral to the structure of the development with key shared foot and cycle north-south and east-west routes offering direct, convenient, safe and comfortable off-road movement through the site. These will provide safe routes from new homes to the proposed school, Brunstane Square and areas of open space.

The proposed network of shared use paths and footpaths through open space will be supplemented by a street network where the character of the street is weighed much more heavily towards placemaking, rather than movement, meaning that safe and pleasant environments are created for pedestrian and cycles. While space for future residents to safely store and park their bikes will be provided for properties across the development.

The internal path network will integrate fully with the existing strategic footpath and cycle network by linking up south to NCN route 1, north to the John Muir Way and west to streets just beyond Brunstane House.

Electric Vehicle (EV) Charging

For those living in the development that do need a private car the use of electric vehicles will be supported by the inclusion of 76 EV charging bays. These bays will be supplied via twin port charging pillars (11kVA Per Port/22kVA). In addition properties with off-street parking provision will have sufficient charging capability for an electric vehicle (7.2kVA - 32A Socket).