

PROJECT Description

SITE OPTIONS



Outline Proposal 2:

This 3D sketch indicates clarity of village green in relation to Integrated care entrance and listed building .Structure and links provided by low level colony style housing with 'towers' located freely within green space along tree lined boundary.

A fundamental consideration, which has informed the Development Strategy, has been the retention and incorporation of the woodland resource which the Arboriculturalist has classified as Category "A", (Trees of high intrinsic or amenity value). The majority of these trees are arranged around the site's boundaries – to the south alongside Inverleith Road; to the north, to the rear of private residential properties in Craighleith Hill Gardens; to the west to the rear of Craighleith Hill Crescent and to the east, adjacent to Comely Bank Cemetery. Whilst a detailed topographical survey has not been available to inform the design, a high resolution aerial photograph, reproducible to a recognised scale, has been used to identify the extent of the constraints imposed. Sufficient flexibility in the layout has also been incorporated to take cognisance of the root protection areas which in turn will influence the extent of the development exclusion zones. An understanding of the terrain has also had a bearing upon the general distribution and concentration of the various building types. Necessary changes in level have been largely accommodated by the chosen building forms, with residual changes being relatively slight and easily managed without the need for awkward embankments or artificial means of retention.

Pedestrian access and permeability has been a key driver of the Landscape Strategy, with the superimposition of an open space network which, when combined with the existing footpath network creates a meaningful melange of green corridors.

The principal public open space is represented by a generous linear "Village Green", which is orientated along the east/west axis, stretching between the proposed Care Facility and Comely Bank Cemetery. This location also provides the retained Listed Building with an appropriate landscape setting and a buffer between it and the new housing. It is anticipated that this zone could be developed informally, as a shallow swale, designed in accordance with SUDS Best Practice, but nevertheless providing the site with not only a valuable ecological asset, but a major recreational resource. Paths and bridges will be provided to cater for anticipated desire routes, with the area being populated with elements of street furniture to encourage residents and the wider public to enjoy the facility. Secondary green fingers, perpendicular to the Village Green between the housing terraces, will also provide important habitat linkages between the larger areas of public open space. These too could be designed to accommodate an element of SUDS.

Vehicular circulation and penetration has been kept to a minimum, albeit the roads' alignment facilitates ready access to each of the houses. The peripheral route, which is based upon the existing road network, will be of blacktop construction; whereas the new secondary route; which bisects the site, will be designed as a mixed use regime, employing pedestrian friendly permeable modular paving. The existing woodland will be subject to a positive programme of management, which will favour indigenous broadleaf trees and encourage the development of a healthy understorey. This will be supplemented by a comprehensive scheme of soft landscaping to all newly created public open spaces to further enhance biodiversity and to provide an appropriate recreational amenity and setting for the development.

