

4.0 RESPONSE TO SITE

4.5 DESIGN DEVELOPMENT



A / Concept Sketch

PADD 1

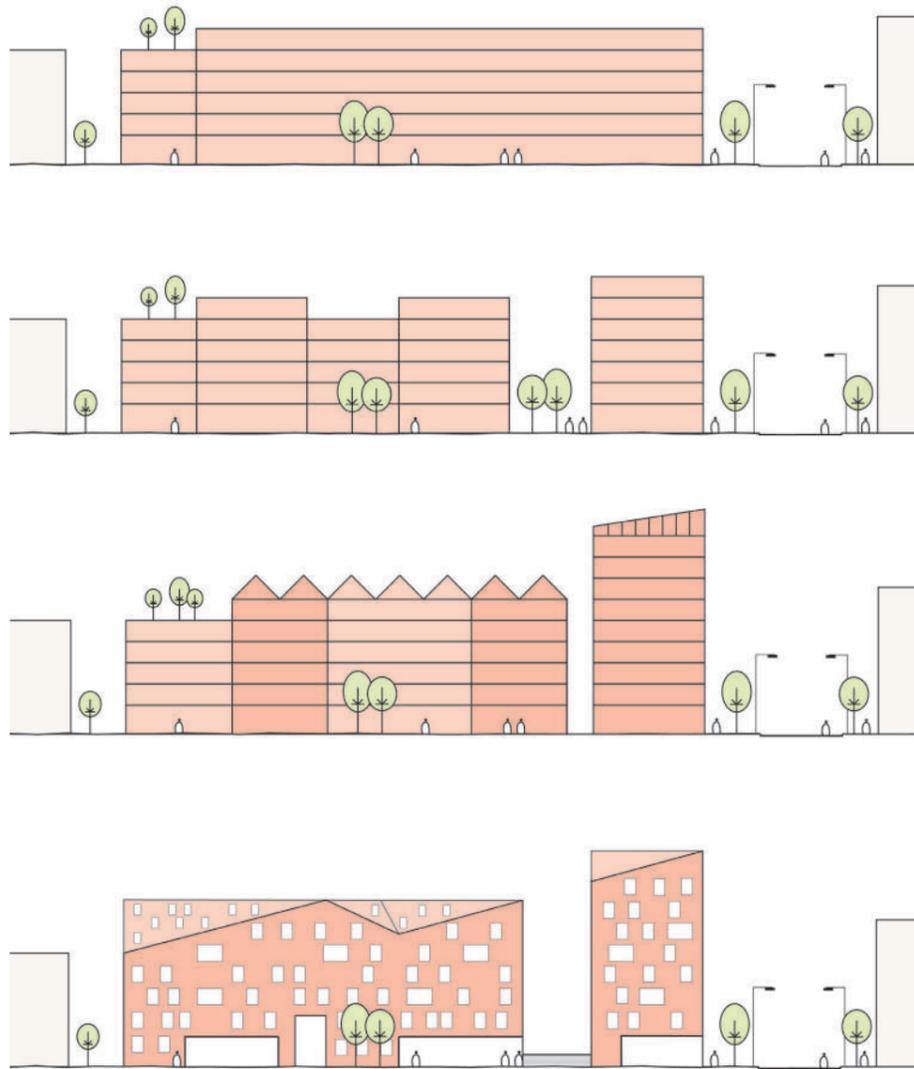
- Full PBSA Proposal.
- 2 fully expressed wings of accommodation.
- Area of retail to the corner of the site.
- Massing follows the existing building line with no breaks in the front elevation.
- Ancillary to the south of the site.



B / Concept Plan

4.0 RESPONSE TO SITE

4.5 DESIGN DEVELOPMENT



A / Massing Development Diagrams



B / Salamander Street View



C / Concept Plan

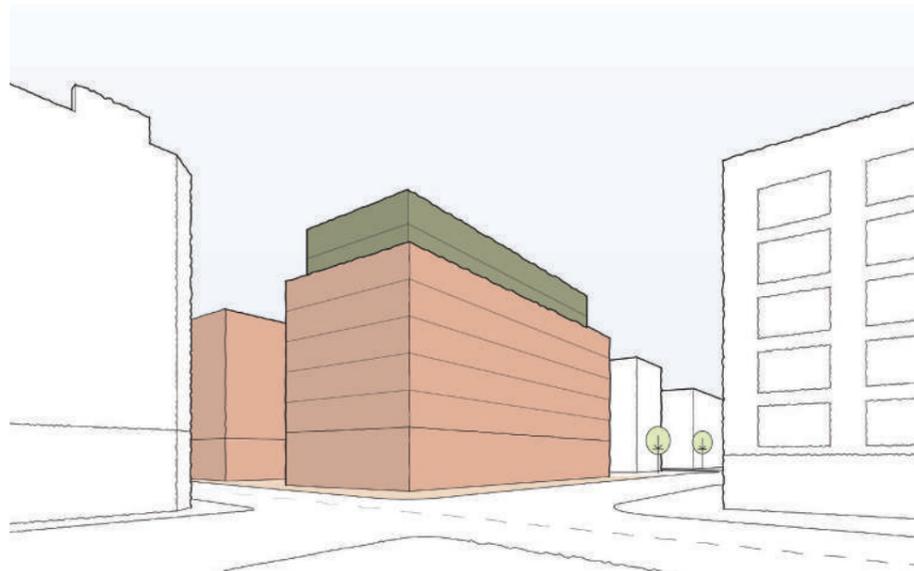
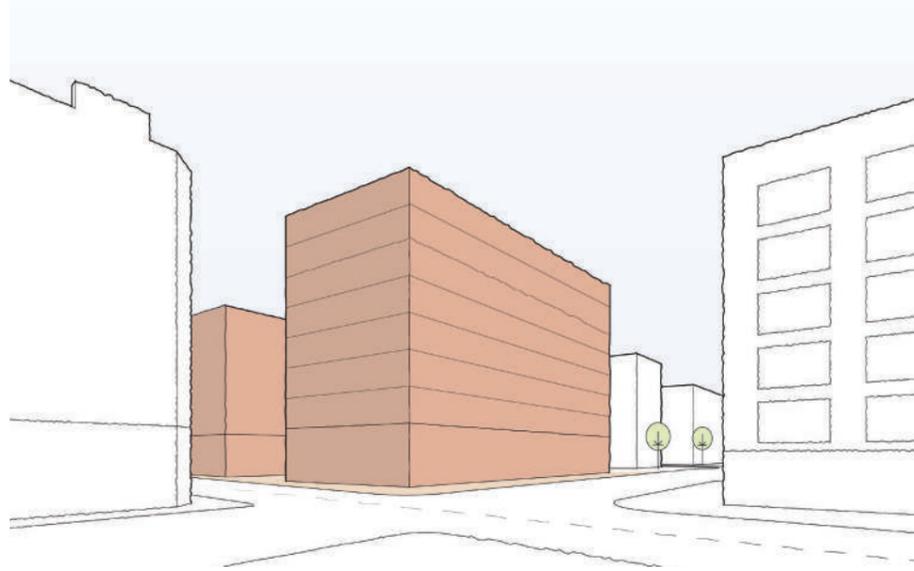
The design was developed from PADD1 to be a mixed use scheme separated into two blocks comprising BtR and PBSA. This assisted with reducing the massing and enhancing the public realm offering.

PADD 2

- PBSA and Residential mixed use proposal.
- Reduced size of accommodation wings to the PBSA block.
- Break in the massing to Salamander Street to enhance the public realm.
- Increased retail / commercial spaces. The full elevation facing onto Salamander Place and >50% of the Salamander Street elevation is now commercial space creating a lively, active frontage.
- Ancillary relocated away from the main elevations to the back of the site.
- Public realm extended into the site to provide enhanced offering for residents.

4.0 RESPONSE TO SITE

4.5 DESIGN DEVELOPMENT



A / Massing Development Diagrams



B / Concept Plan

The revised design responded to the main points raised by the City of Edinburgh Council at PADD2.

The design was developed further following the appointment of landscape architect Rankin Fraser and the massing was reduced with a step down to the corner of Salamander Street and Salamander Place.

PADD 3

- Massing reduced and BtR block steps down towards the corner of the site.
- Floorplans developed to show the next level of detail and site levels set to respond to FRA.
- Public consultation and community council presentations attended. Feedback noted and under consideration.
- Landscape proposal developed.

4.0 RESPONSE TO SITE

4.5 DESIGN DEVELOPMENT



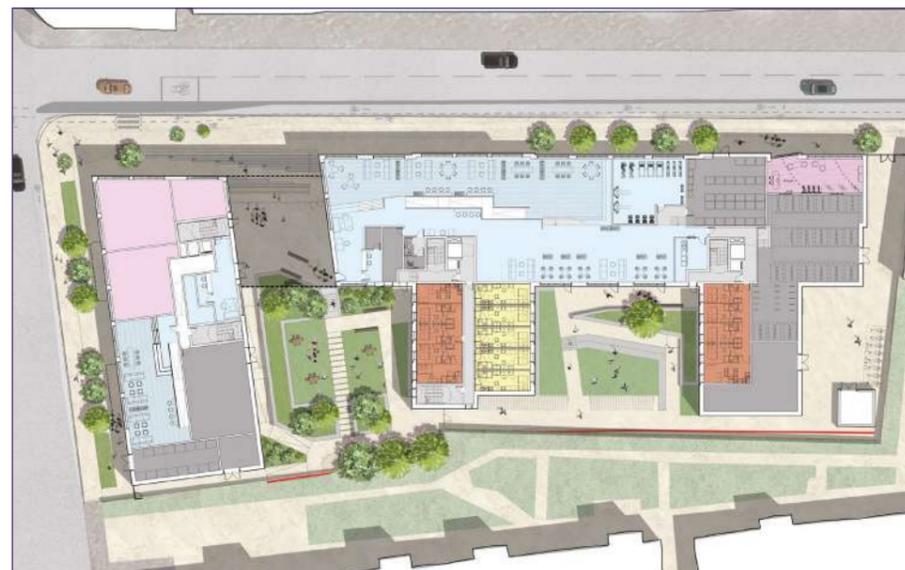
Following the PADD3, the enhancement of the public realm has been developed with the landscape architect and the massing has been amended to create a continuation of the streetfront along Salamander Street.

PADD 4

- Massing pulled further away from Salamander Street to accommodate Leith Connections cycle path.
- Floorplans developed to show the next level of detail and site levels set to respond to FRA.
- Comments from the Urban Design Panel and PADD3 regarding the continuation of the street frontage is incorporated into the design.
- Landscape proposal developed.
- Additional active frontage is proposed along Salamander Street and ancillary spaces located further south into the site.
- Bin stores relocated to provide easier collection with ECC.



A / Continuation of Salamander Street Elevation



B / Developed Landscape Plan

4.0 RESPONSE TO SITE

4.6 CONSULTATIONS



Extensive **pre-planning consultation** has been undertaken with the City of Edinburgh Planning Department. This consultation process commenced during the concept and early design stages and continued throughout the design development process. This collaborative approach has informed the emerging design and the final application.

A detailed pre-planning consultation document was prepared which set out the intended architectural philosophy for the site with respect to use, massing, height and public realm. The intention was to ensure that the principles for the development were considered acceptable prior to progressing with design development.

As well as consultations with the Council, 2no. public consultations were held and meetings with the Leith Links Community Council and Leith North and Newhaven Community Council.

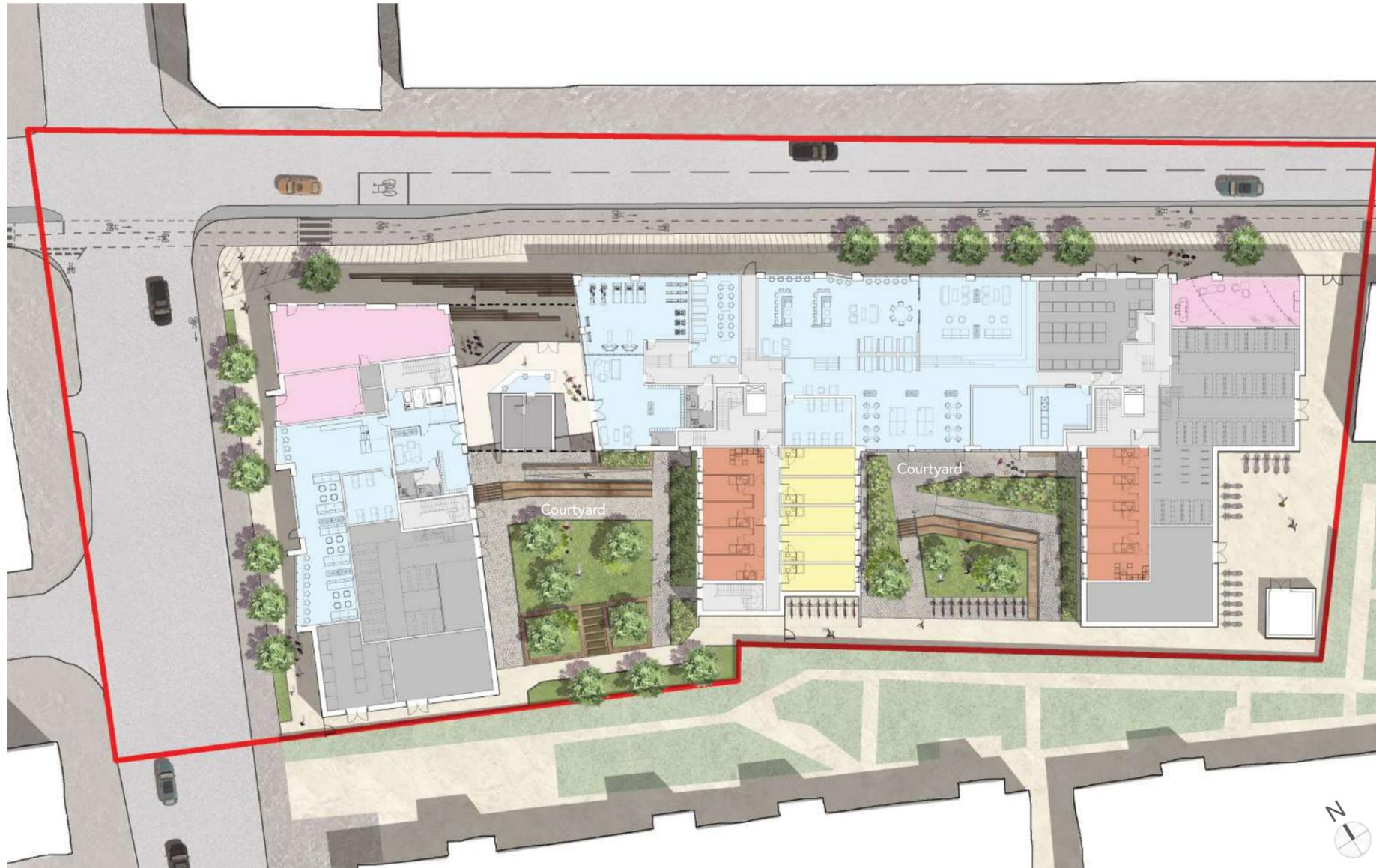
For more information please see the Pre-Application Consultation (PAC) Report submitted with this application.

5

PROPOSAL

5.0 PROPOSAL

5.1 PROPOSED SITE PLAN



A/ Proposed Site Plan

The public realm flows into the site from both North and Western edges with integrated ramps and steps leading up to the entrances to both blocks. The proposal provides substantial green space for residents with private South facing courtyards, respecting the overlooking distances of neighbours.

The BtR block is orientated to optimise the public realm offering on both Salamander Street and Salamander Place, and takes due cognisance of the future Leith Connections cycle path. The BtR block includes areas of private amenity where 15 apartments have balconies and 5 apartments have private terraces.

Both BtR and PBSA blocks are accessed from a raised deck as a direct response to the FRA delivering a future proofed development. In the PBSA block, the amenity is located along Salamander Street providing active frontage. This is further enhanced to the East of the site by the inclusion of a bike workshop/cafe which is proposed in front of the double height bike store behind.

Ancillary spaces are located away from the main frontages where a service yard is provided to the Eastern boundary of the site.

Across both uses, a variation of accommodation will be provided to suit varying budgets and accessibility.

5.0 PROPOSAL

5.2 KEY VIEWS



A/ View looking South-East along Salamander Street

The proposed massing is broken up through a variation in parapet heights and a combination of 2 different tones of red brick. Brick details including soldier course bricks and burglar bonds provide fine detail whilst remaining robust.

The upper two most storeys on the corner of the BtR block are clad in an accent **industrial metal** providing a lightweight, playful celebratory point to the key junction in Leith.

This **accent sage green cladding** is weaved throughout the buildings in the form of accent cladding panels, metal ventilation panels and signage. The ground floor creates an active frontage providing natural surveillance and activity along Salamander Street. Retail, commercial and resident amenity spaces are all set at ground level with window sat grade creating a dynamic elevation.



5.0 PROPOSAL

5.2 KEY VIEWS



A/ View looking South-West along Salamander Street

The proposal is integrated with the future Leith Connections cycle path which runs North of the site along Salamander Street.

The Leith connections strategic plan is changing the streets of Leith, promoting more liveable neighbourhoods, greater road safety and more attractive areas of public realm. Leith residents have raised concerns about the traffic numbers and speeds within Leith. This project aims to reduce vehicular travel and provide a more comfortable environment to walk, wheel or cycle.

In support of this initiative our proposed building has carefully navigated its relationship with the public realm along Salamander Street. The building is set back to address issues with the existing narrow footpath, improving public safety and enhancing the environment along the street front. In addition to this, we have proposed a bike cafe/workshop on the North East corner of our site. The aim of this proposed retail space is to promote health, wellbeing and sustainability by:

- Supporting wellbeing, physical activity and sustainable travel.
- Increasing access to cycling and bike maintenance skills to provide confidence in green travel methods.
- Promoting climate consciousness, repair and reuse.
- Enhancing social connections, creating spaces to meet friends.



5.0 PROPOSAL

5.3 MATERIALITY



A/ BtR - Proposed North Elevation



There is an opportunity to use forms and materials which establish links with Leith's industrial character.

A combination of red brick and complementary metal cladding is proposed to play with the industrial palette whilst responding to the prevalent red tones of the surrounding area.

5.0 PROPOSAL

5.3 MATERIALITY



A/ BtR - Proposed West Elevation

5.0 PROPOSAL

5.3 MATERIALITY



- Accent Metal
- Red Brick
- Feature Banding
- Public Art

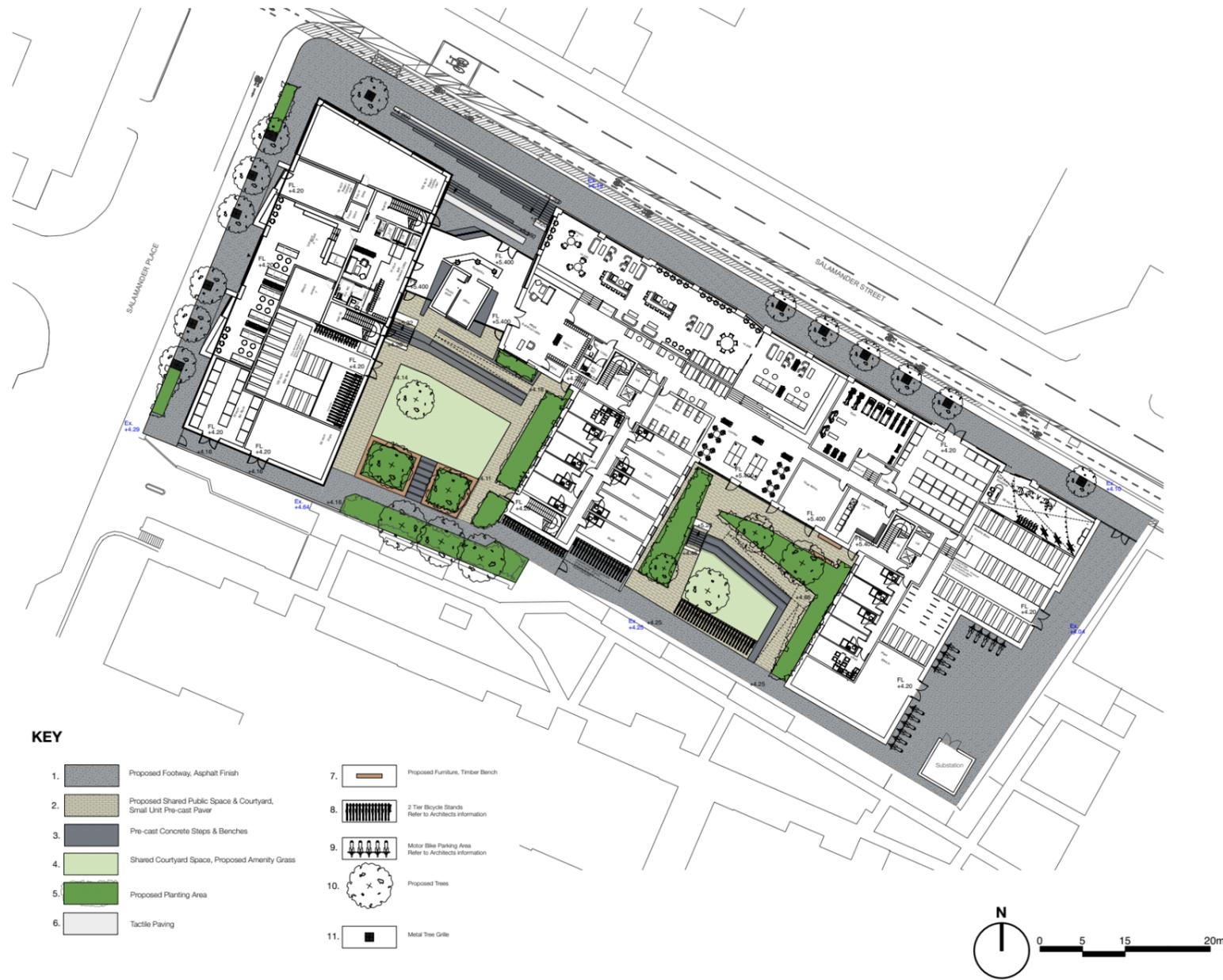
A/ PBSA - Proposed North Elevation



SALAMANDER STREET

5.0 PROPOSAL

5.4 LANDSCAPE PROPOSAL



The landscape proposal creates a dynamic, inviting entrance to the development. The pavement is sufficiently wide to accommodate the future Leith Connections cycle path running along Salamander Street.

As per policy HOU3, a minimum of 20% of the total site area is allocated as usable greenspace.

The proposed landscape design co-ordinates with the proposed building architecture, site context and existing/proposed levels. The design ensures legible and accessible routes to site and building entrances. The proposed courtyard gardens are easily accessible from the building and have both stepped and step-free circulation routes to ensure level access across the site.

The proposed landscape design encompasses the public facing streetscape and building entrances, the courtyard gardens for the residents use and access paths around the building perimeter. The proposed design of these spaces are spatially and materially appropriate for their proposed use. The courtyard gardens are designed for residents to enjoy a green environment both from the gardens themselves and the view of the gardens from the building.

For further information please see Landscape Statement completed by Rankin Fraser.