

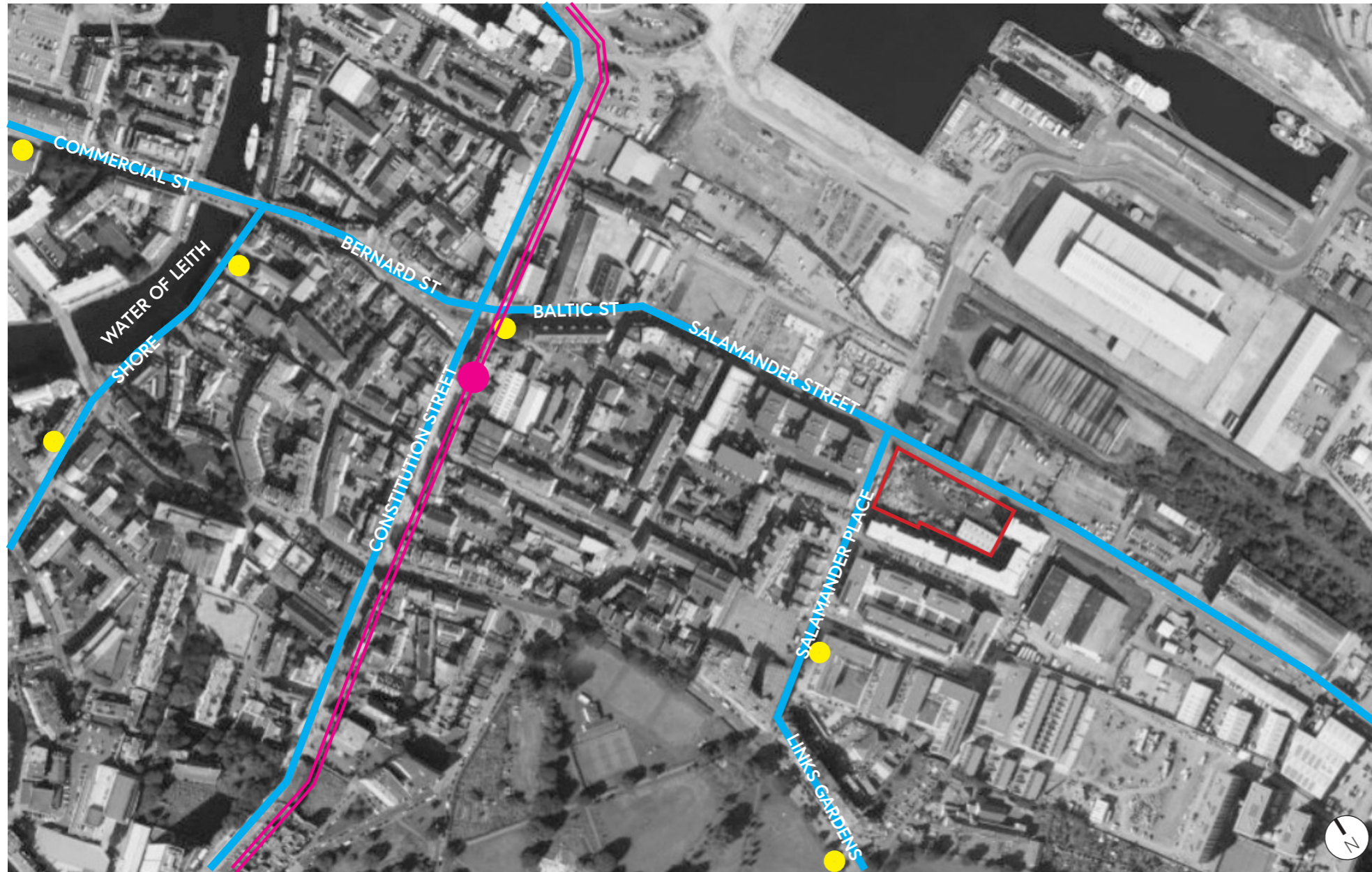
6

ACCESS AND AMENITY

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6.0 ACCESS AND AMENITY

6.1 TRANSPORT AND CONNECTIONS







A / Aerial Map of Leith

The site is **highly sustainable** within **5 minutes walk** of a range of **amenities** and connected to public transport routes. With the tram route only 5 minutes away on Constitution Street, the site is well connected into existing public transport and active transport systems.

Salamander Street runs along the front of the site with a bus route that stops just down from the site on Salamander Place connecting the site via bus to wider Edinburgh and educational institutions.

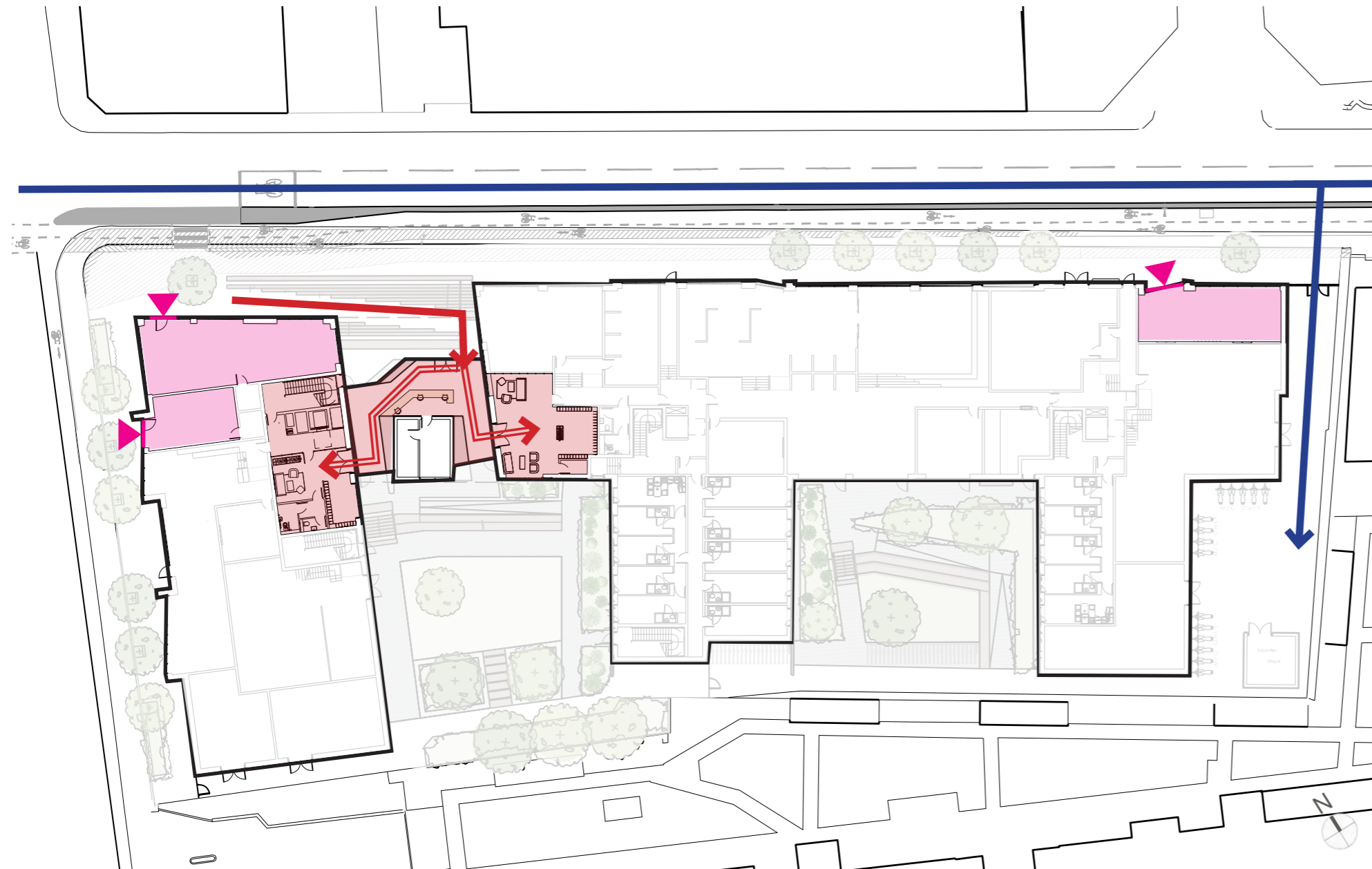
For further information on transport please see the Transport Assessment undertaken by Sweco.

Key:

-  Site
-  Main Transport Route
-  Bus Stop
-  Tram Stop

6.0 ACCESS AND AMENITY

6.2 PEDESTRIAN AND VEHICULAR ACCESS








A / Proposed Site Plan

Primary pedestrian access to the site is located from the North of the site from Salamander Street. Level access is provided across the site with the inclusion of ramping fully integrated with the landscape.

The main primary access route brings you into an arrival lobby which services both the PBSA and BtR blocks with their respective entrances.

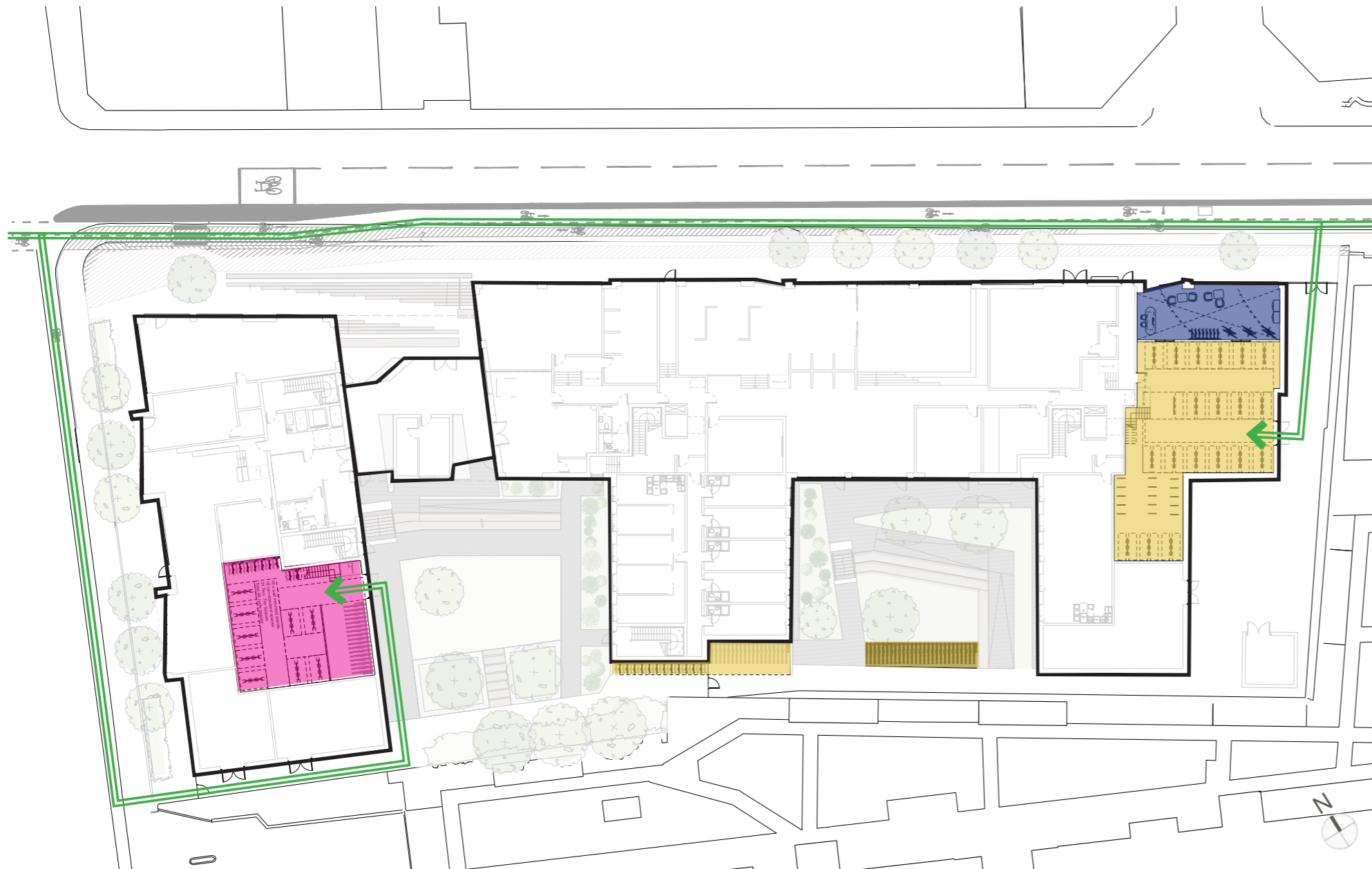
Vehicle access to the site is via Salamander Street at the North-East corner which leads to a service yard where the substation and plant sit. This area also accommodates 15no. motorcycle parking spaces. There are no car parking spaces provided on site as the proposal is entirely car free.

Key:

-  Primary Access Routes
-  BtR + PBSA Entrances
-  Vehicular Access
-  Cycle Access
-  Retail Access

6.0 ACCESS AND AMENITY

6.3 CYCLE PROVISION







A / Proposed Site Plan

Both blocks have cycle parking which is accessed via secure gates at either side of the site. The cycle provision is based on the Edinburgh Street Design Guidance: Part C. A combination of both long-stay parking for residents and short-stay parking for visitors is provided.

The PBSA block has 279 spaces and the BtR block has 130 spaces. This provision comprises of Sheffield stands, two tier stands, wall mounted stands and 20% non-standard spaces. Cycle parking is fully internal for the BtR block across the ground floor and mezzanine floor. The PBSA block is also distributed across the ground floor and mezzanine with further spaces included in the gated courtyard at the back of the site.

For further information on transport please see the Transport Assessment undertaken by Sweco.

Key:

-  Cycle Access
-  BtR Cycle Parking
-  PBSA Cycle Parking
-  Bike Workshop

6.0 ACCESS AND AMENITY

6.3 CYCLE PROVISION



A / Proposed Bike Workshop Space on Salamander Street

The proposal is fully integrated with the future Leith Connections cycle route which runs along Salamander Street.

The Leith Connections strategic plan sets out Edinburgh's long term objectives to decrease the level of vehicular transport and subsequently improve air quality and accessibility. This project will play a pivotal role in the delivery of Edinburgh's target of net zero by 2030.

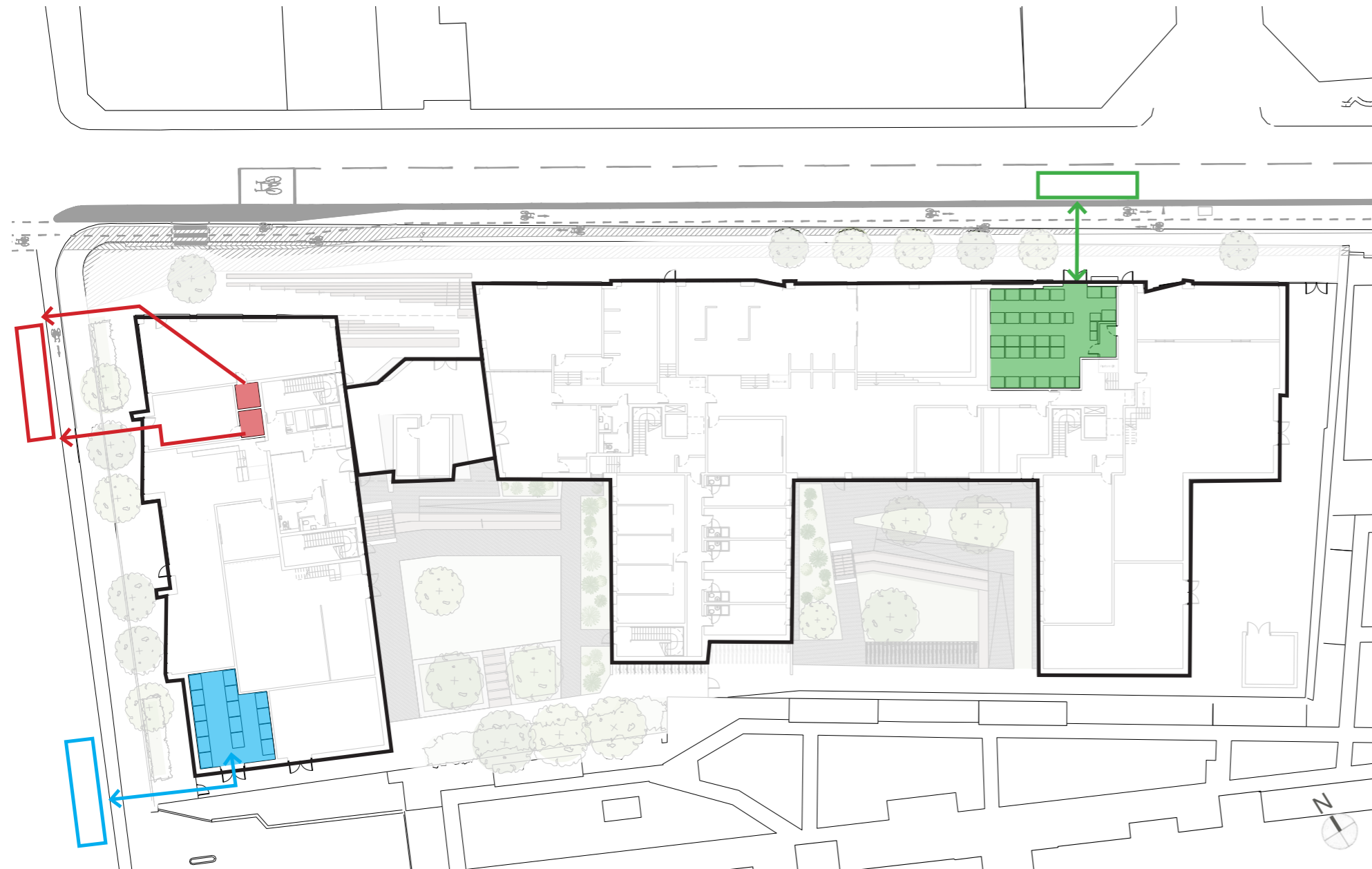
A bike workshop / cafe space is proposed on Salamander Street which integrates the proposal to the route and provides an active gathering space encouraging green transport.



B / Bike Workshop / Cafe Concept

6.0 ACCESS AND AMENITY

6.4 WASTE MANAGEMENT



A / Proposed Site Plan

The proposal has bin stores integrated for ease of collection by The City of Edinburgh Council. There is potential for direct collection from each building's internal storage. This will limit drag distances and assist with the integration of the proposal with the existing bin collection route in the area.

All bin stores across the site will contain a variety of bin types for recycling and general waste. The PBSA bin store can be accessed both internally and externally and the BtR bin store will have external access only for residents.

Retail / commercial spaces will have stores at the back of the units to accommodate bins which will be taken out to the front along Salamander Place.

Key:

- Bin Storage - Block A - BtR
- Bin Storage - Block B - PBSA
- Bin Storage - Block A - Commercial

6.0 ACCESS AND AMENITY

6.5 AMENITY SPACE



A / Proposed Site Plan




The proposal provides extensive amenity space for all residents.

In the PBSA block, a large area of amenity is located along Salamander Street providing a dynamic, active frontage. This area comprises of gym, yoga room, laundry, cinema room, lounges, dining spaces and study booths. The internal amenity space is directly connected to an expansive, south facing, accessible external courtyard where residents can bask in the sunlight boosting relaxation and wellbeing. In addition, these areas are supported by amenity located throughout the building which are designated for study rooms, games rooms etc.

The BtR block provides internal amenity along Salamander Place at ground floor and additional external amenity in the private south facing courtyard.

All amenity spaces on the ground floor encourage active use of the building throughout the day and evening. The areas will have cctv coverage and be supported via a 24hr reception to ensure the safety of all residents.

Key:

-  Amenity Space - BtR
-  Amenity Space - PBSA
-  External Amenity

6.0 ACCESS AND AMENITY

6.6 ACCESSIBILITY



A / Block B Proposed First to Fourth Floor Plan

Accessibility

The proposal is designed to be inclusive and accessible to everyone. Barrier free level access is provided throughout ensuring all users can utilise the facilities on offer around the building with ease.

Accessible Accommodation

The proposal provides 19no. Universally Accessible compliant studio apartments (7% of bedspaces). The majority of these apartments are located close to the stair and lift cores to allow easy access to the ground floor social spaces. They are spread across L01-L05.

Private accessible studio en suites are sized and fitted out as per the requirements of BS 8300:2009. Provision is made for safety grab rails, panic alarm cord, back rest and folding shower seat, which should be fitted in the event that a person with restricted mobility applies for a room.

Each room will be fitted out to offer future flexibility in terms of the correct space standards, accessible fixtures in en suites, pull alarms with reset functions

Key:

- Stair and Lift Circulation
- UA Studio Apartment

6.0 ACCESS AND AMENITY

6.7 CLEANING AND MAINTENANCE



The design of the proposal facilitates a cleaning strategy without the need to work at height. A **waterfed pole** would clean sufficiently between the mullions from ground level.

This strategy avoids disruption and imposition on a resident's personal space.

The glass replacement strategy for the windows will be dependent on the choice of window manufacturer, however internal replacement would be the preference. Adequate space has been provided around the building for repairs and maintenance for either the erection of scaffolding or access via a mobile elevated work platform (MEWP).

The main plant is located on the ground floor of both blocks with level access externally.

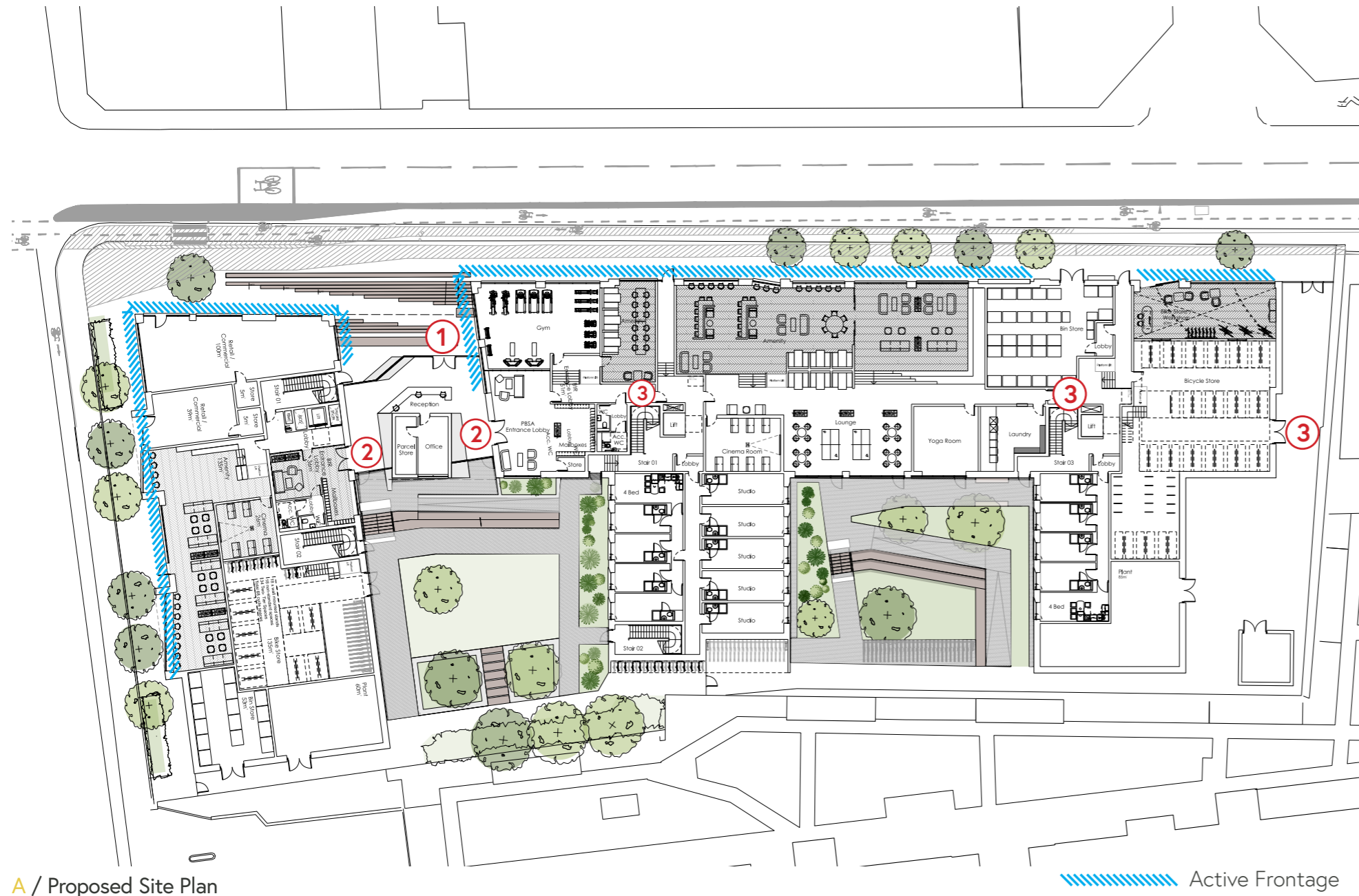
PV is located on the roofs where a suitable **mansafe system** will be used allowing safe access to operatives undertaking maintenance works to roof areas.

- A / Internal Window Cleaning
- B / Roof maintenance - mansafe system
- C / Waterfed pole system

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6.0 ACCESS AND AMENITY

6.8 DESIGNING OUT CRIME



The design of the project has taken into meticulous consideration the security of the entire premises, encompassing both the BtR and PBSA components, with a primary aim of minimising any potential criminal activities. Robust access control measures will be implemented to safeguard the well-being of the staff and guests.

The layout and design of the buildings will naturally facilitate a level of surveillance, fostering an environment that discourages antisocial behaviour and precludes potential issues. Large areas of active frontage and windows at-grade promote **natural surveillance** across from the street.

Thoughtfully planned **external lighting** will ensure adequate illumination levels across various external and internal spaces, enhancing **visibility** and ensuring the **safety** and comfort of all individuals within the development.

The scheme will provide a layered approach to security with 3 secure access points between Salamander Street and the internal circulation corridors.

- 1** **Secure access from outside serviced by fob**
Visitors can access the Reception Area if permitted by building management or a resident. The reception desk is located in this area to provide security and surveillance. Parcels and deliveries will be stored to the rear of the reception desk for collection by the resident.
- 2** **Secure access into blocks serviced by fob**
The postperson would have access to this point to put mail into mailboxes.
- 3** **Additional secure access point**
Residents will have fob access to the circulation corridors, bin store and bike store.

7

ENERGY & SUSTAINABILITY

7.0 ENERGY & SUSTAINABILITY

7.1 ENERGY STRATEGY

The proposed development on Salamander Street, Edinburgh will be developed in a low-energy, low-carbon manner to assist in meeting local and national goals for sustainable development. The strategy for minimizing energy consumption will follow the below hierarchy:

- (i) reducing energy demand by improved building envelope performance;
- (ii) reducing energy consumption by specification of high efficiency systems;
- (iii) reducing carbon emissions with a low carbon technology design strategy.

The approach will ensure that the building meets the Section 6 (Energy) requirements of the Scottish Building Regulations 2022 as well as contributing to local and national targets.

The main measures within our energy strategy include:

- The development will be designed to provide a betterment over the Scottish Building Technical Standards (Section 6.1 Energy). To achieve this, the notional performance for building fabric and services will be met or exceeded. In addition, **air source heat pumps** will be used in conjunction with **solar photovoltaic panels** to enhance the renewable energy provision.

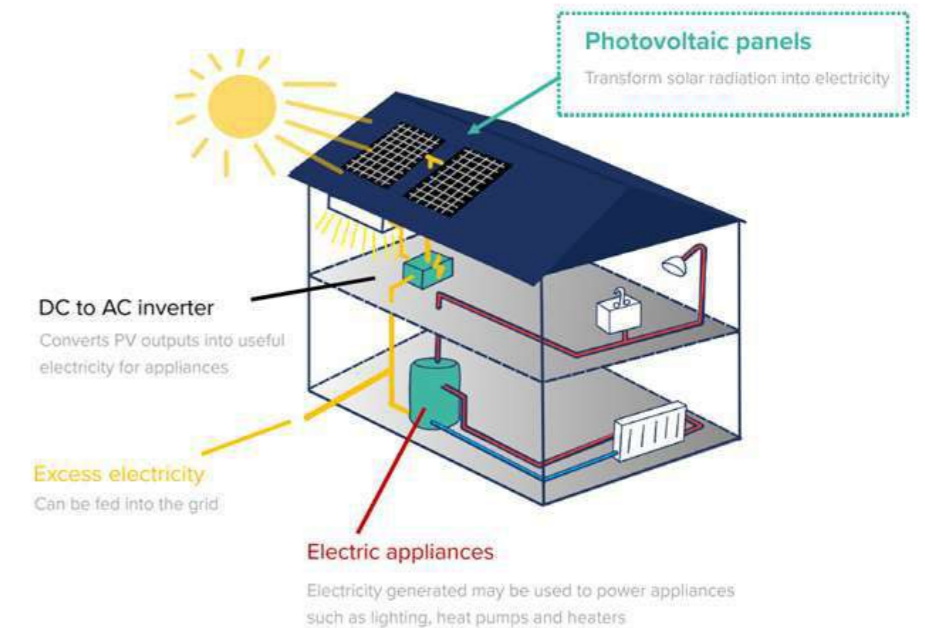
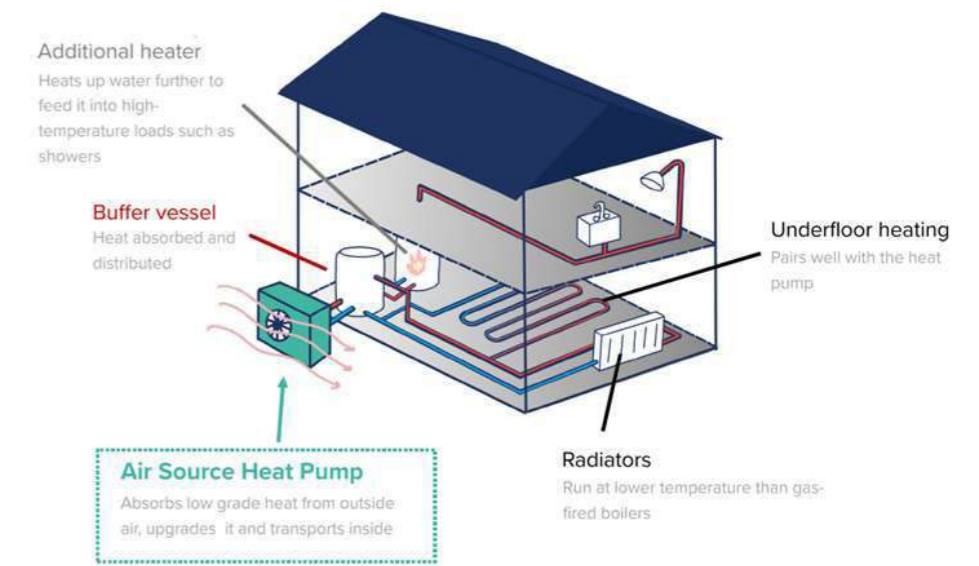
- The metering strategy will allow >90% of energy to be attributed to the main end-use categories. This will allow building managers to establish energy benchmarks and identify where energy consumption can be reduced

- An efficient external **lighting strategy** with timeclock control and photocell control will be developed.

- Lifts with low energy LED lighting, standby mode, and Variable Voltage and Variable Frequency (VVVF) controls will be provided.

- Small power appliances will be energy efficient, meeting at least an 'A' energy label rating.

For further information on the energy strategy please see the Sustainability and Energy Statement undertaken by RYBKA.



7.0 ENERGY & SUSTAINABILITY

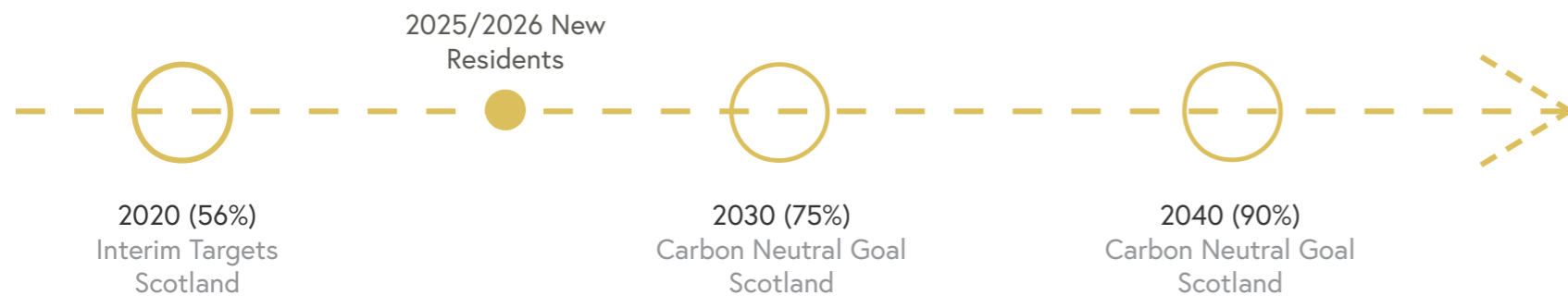
7.2 SUSTAINABILITY STRATEGY

Sustainability is an integral part of this design. The re-development of the brownfield site, together with its close transport connections to the city centre from the recently completed tram route form the basis of the development's sustainable credentials.

The proposed development is **car free** and priority is given to pedestrians and cyclists with good connections to Universities and nearby shops within the city centre. **On-site cycle storage** further encourages sustainable modes of transport to the residents.

The development will also incorporate a **blue / green roof** into the proposal which will be set out in the Surface Water Management Plan and Drainage Strategy by the Civil Engineer - Etive Consulting Engineers. The PBSA + BtR proposals respond to a change in market demand for zero carbon buildings focused on wellbeing from major operators.

- Zero Carbon in Operation
- EPC A and BREEAM 'Very Good'
- All electric, renewable, energy solution
- Expansive courtyards and areas of greenspace for residents



Future Adaptability

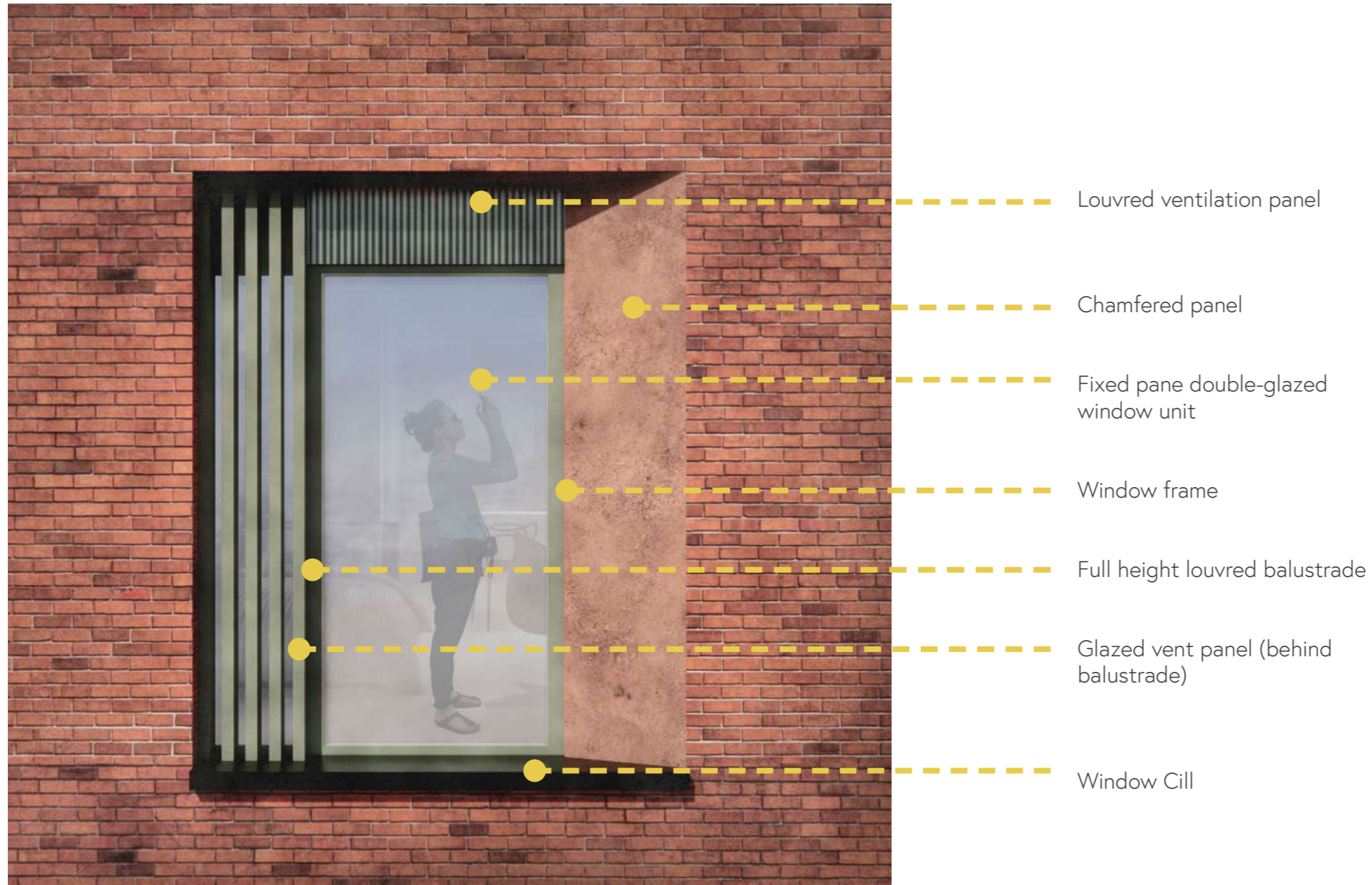
The proposal is designed so that the PBSA block could easily be converted into apartments to allow for future adaptability and to necessitate the need for constant growth and change. Apartments of varying sizes can fit within the proposed structure and work within the existing building. This adaptability would extend the lifetime of the building without causing any significant environmental impacts associated with demolition and rebuilding and significantly reducing the overall cost should the building need to respond to change.

For further information on the sustainability strategy please see the Sustainability and Energy Statement undertaken by RYBKA.



7.0 ENERGY & SUSTAINABILITY

7.3 VENTILATION STRATEGY



The tall, floor-to-ceiling, windows seek to maximise daylight into the deep plan rooms. The window design itself incorporates a large fixed glazed panel for daylight and views, alongside a full height louvre. Behind the louvre is a full height vent panel that opens inwards to allow occupants to have control over their environment, allowing for a high level of rapid purge ventilation to provide fresh air and cooling to the interior as required. The louvres are designed as a full height balustrade to prevent occupants from falling.

An integral louvred panel at the head of the window will be connected to internal ventilation ducts to permit extract air from bathrooms and kitchens to be neatly exhausted from the building.

8

ACCOMMODATION SCHEDULES

8.0 ACCOMMODATION SCHEDULES

8.1 BLOCK A - BTR

	Studio	1 Bed	2 Bed	3 Bed Type 1	3 Bed Type 2	Total Units	Total Bedspaces
L00	0	0	0	0	0	0	0
L01	1	3	3	1	2	10	36
L02	1	3	3	1	2	10	36
L03	1	3	3	1	2	10	36
L04	1	3	3	1	2	10	36
L05	1	3	3	1	2	10	36
L06	0	3	3	0	0	6	18
L07	0	3	3	0	0	6	18
Total Units	5	21	21	5	10	62	
Total Bedspaces	5	42	84	25	60		216

GEA	(sq.m)	GIA	(sq.m)
L00	735	L00	668
L01	938	L01	854
L02	938	L02	854
L03	938	L03	854
L04	938	L04	854
L05	938	L05	854
L06	518	L06	479
L07	518	L07	479
Total (sq.m)	6,461	Total (sq.m)	5,896
Total (sq.ft)	69,545	Total (sq.ft)	63,464

8.0 ACCOMMODATION SCHEDULES

8.2 BLOCK B - PBSA

	Studio	UA Studio	3 Bed Apt.	4 Bed Apt.	Total Units	Total Bedspaces
L00	5	0	0	2	7	13
L01	40	4	2	1	47	54
L02	40	4	2	1	47	54
L03	40	4	2	1	47	54
L04	40	4	2	1	47	54
L05	37	3	2	1	43	50
Total Units	202	19	10	7	238	
Total Bedspaces	202	19	30	28		279

Bedspaces Ratio	Studio	UA Studio	4 Bed Apt.	5 Bed Apt.	Total
Total Units	202	19	10	7	238
Total Bedspaces	202	19	30	28	279
Bedspaces Ratio	72%	7%	11%	10%	
	Total Studios	79%	Total Clusters	21%	

GEA	(sq.m)	GIA	(sq.m)
L00	1794	L00	1656
L01	1717	L01	1579
L02	1717	L02	1579
L03	1717	L03	1579
L04	1717	L04	1579
L05	1565	L05	1436
Total (sq.m)	10,227	Total (sq.m)	9,408
Total (sq.ft)	110,082	Total (sq.ft)	101,266

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