



The site is a mix of 6 house and 79 flats arranged around a central “village green” arrangement. The flats are a combination of 3 and 4 storey and the houses are 2 storey semi-detached. There are 65 car parking spaces on the site. Since withdrawal of the application in August, we have made some key changes to the layout:

- Development moved out of the north eastern part of the site which the planners felt was damp and unwelcoming. Terrace housing removed and 6 No semi detached houses moved to west of site.
- Flatted block for older people moved to south west corner and changed to an L shaped block. Each flat has a southerly balcony to take advantage of solar gain. Blocks laid out to form a courtyard.
- 3 storey entrance block with feature corner as a gateway to the site and to terminate the view to the site from Oxgangs Hill.
- Four separate blocks of 3 / 3.5 / 4 storeys arranged around a large central landscaped amenity space, bordered by a one-way access road, providing a community focal point.
- Improved passive surveillance of Safe Route to School, and site as a whole.
- North west zone to be re-planted as an orchard around the discreetly located parking.
- Further public amenity space to south and south east of site, around Peewits.
- Listed Peewits in an enhanced public realm setting.

Furthermore, presented our proposals to the Edinburgh Urban Design Panel and have incorporated their feedback as follows:

COMMENTS RECEIVED	RESPONSE
Panel recognised the complexity and challenges of the site (topography, flood risk etc), but suggested the site was missing a sense of place	Design team noted comments and brought Optimised Environments into the team to benefit from their landscape and placemaking expertise.
Revisit concept to respond to positive characteristics of the site/sense of place and be less inward looking	Views from the outwith the site exploited particularly to the south west (views to Pentlands) and north to Craiglockhart Hill.
Develop a landscape strategy embedded into the designed from the onset	Landscape strategy made central to the proposals with roads and buildings arranged around new amenity space.
Public amenity space could be more centrally located and less dominated by cars. More focus on pedestrians	After detailed discussion, two options were suggested and a revised layout which created a large central amenity space was formed
Maximise interaction within site through improved well defined public/private realms	Public and private space separated to create clearly defined zones
Re-assess character of buildings and architecture	Architecture further developed with clues taken from locale
Celebrate listed wellheads as integral part of design	Wellheads integrated into design with Peewit 1 becoming central in the link route through the site and made accessible with interpretation board explaining the significance of the structures. Peewit 2 setting enhanced and becoming a key view within the site
Panel suggested the site entrance could be enhanced and housing grouped around the wellheads	Housing at the site entrance enhanced to address site entrance and provide a link to the existing housing to the west of the site. The buildings are positioned to create a formal public realm area around wellhead
Panel suggested that elderly block should not damage existing residential amenity and could be inverted to create private court	Inverting block would not work as is designed with south and west facing balconies. Solar gain a key consideration of flats to the end user. However position of block adjusted and amenity space at building entrance enhanced to create a less car focussed zone. A storey was also removed from the west facing wing it was felt the building too tall
Panel suggested that the proposed architecture could better relate to existing pitched roof post-war housing	Nearby precedents of pitched roof and strong gables incorporated into the design
Chosen materials should be reflective of those evident locally	Local materials studied and incorporated into design. Render widely utilised and a buff/yellow brick taken from nearby post – war developed chosen to complement existing dwellings

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Accommodation:	Number
1 Bed Flat	9
2 Bed Flat	48
2 Bed Older	21
3 Bed w/c	1
3 Bed Hous	6
Total	85