

# NEW TOWN CONTEXT

Our urban approach seeks to work with and, we hope, enhance the urban relationships of the New Town context. We are specifically responding to the following factors;

**Retention of "long views" on the New Town edge.**

New Town streets running south - north were designed to incorporate long, often dramatic views towards the distant horizon. This is evident with the view north from Dundonald Street, and we intend to retain the view albeit framed by the new buildings

**Mass**

Buildings should not dominate the existing surrounding urban fabric. Minimal additional height should only be considered if buildings are stepped back and not continuous. Continuous blocks should tie in with the height of existing context blocks.

**Architectural and Landscape Quality**

High quality design using appropriate robust materials that respond to and enhance the architectural character of the area.

**Mixed Tenure**

Building plots that support a mixture of housing types and sizes as seen throughout the original New Town blocks.

**Hierarchy**

Clear and legible hierarchy of buildings that responds to the street, park and internal spaces.

Existing view down Dundonald Street



Proposed View down Dundonald Street showing New Buildings Framing Distant Views



\*DESIGN OF BUILDINGS ILLUSTRATIVE ONLY

# REDEVELOPMENT PROPOSALS DUNDAS ST / FETTES ROW / EYRE TERRACE