

ELEVATIONS

McDonald Road

The McDonald Road frontage is the principal elevation in the development and the most urban in character. The heights and the proposed discreet stepped arrangement of the eaves line represents a continuation both of the scale and the rhythm of the existing streetscape and reflect the plot-widths of the adjacent Victorian tenement as suggested by the Edinburgh Standards for Urban Design. Five storeys are accommodated within the height to eaves.

Whilst the treatment to this elevation does not try to mimic the existing tenements, it respects them and takes reference from them. The use of ordered fenestration with a vertical emphasis reflects the regularity of the fenestration and proportions of the adjoining tenement. The protruding elements - also with a vertical emphasis - are intended to dictate a pattern and rhythm alongside the existing adjacent bay windows. The expressed height of these elements aligns with the raised roofs over the bay windows and at the same time provides a built-in parapet to the penthouses. The projecting elements will also offer glimpses towards Arthur's Seat.

The top penthouse storey is set back to minimize the visual impact from the street. This setback provides an opportunity to accommodate private terraces with open outlooks and fantastic views over the city. The McDonald Road/Place corner to this floor accommodates open plan living spaces and is fully glazed with an elegant glazed roof verge.

McDonald Street

The McDonald Street elevation is lower in height compared to McDonald Road. The built form steps down towards McDonald Place with a four storey section separated from the three storey section with a large gap and by a glazed stairwell both intended to encourage the morning sun reaching the landscaped courtyard. The majority of the flats on this elevation have balconies and larger areas of glazing to the living accommodation to maximize views and sunlight.

McDonald Place

The McDonald Place building is the lowest part of the development and is more articulated to reflect the scale of the existing housing on the south side of the street. It consists generally of three storeys of accommodation with a limited number of top storey penthouse flats formed as a set back both to reduce their visual impact from the street and to minimize overshadowing and overlooking issues.

Again the majority of the flats on this elevation have balconies and larger areas of glazing to the living accommodation to maximize views and sunlight.

The ground floor of this street frontage is continuous and sits behind private gardens with the exception of gated ponds leading to the private shared garden space in the courtyard behind. The upper levels of this elevation are articulated by stair cores, by architectural features and by a subtle stepped arrangement that responds to the changing levels of the site and serves to break the impact of the elevation on the street.

Bellevue Road

Is formed as a four storey building with a further gated connection into the communal garden beyond and has the same character, scale and detail as the McDonald Street elevation.



section from McDonald Place to McDonald Road



MATERIALS

The external finishes respond to the various materials used locally.

For the McDonald street facade sandstone is proposed in sympathy with and as a continuation to the adjacent Victorian tenement. The sandstone will be in a similar buff colour, fitted as a rainscreen system.

The sandstone wraps around the corner block on McDonald Road and McDonald Street after which brick is introduced and continues throughout the rest of the development. Brick can be seen on existing buildings opposite and nearby. Its selection also makes reference to the new materials used on nearby developments – for example the new housing in Hopetoun Street which is visible from the rear of the site. The brick is intended to be of a darker tone than the sandstone and to reflect the colour palette locally.

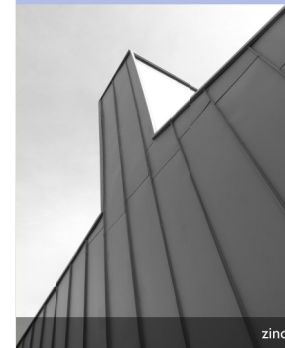
The zinc cladding proposed to the stair cores and communal entrances dictates the rhythm of the street elevations on McDonald Place, Street and Bellevue Road. Zinc is also suggested for the set back volumes which accommodate penthouses. Metal cladding is also commonly used in the vicinity, with zinc being selected as the metal cladding with the warmest tone.

The proposed balconies to the primary elevations will be galvanized steel. Elsewhere on the street facades galvanized 'juliet balconies' to French windows are proposed.

All proposed buildings are flat roofed.



sandstone



zinc



buff brick



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View from North



View from West

ACCOMMODATION

A range of flat types, with one, two and three bedrooms is currently illustrated in our proposals together with commercial space to the ground floor fronting on to McDonald Road.

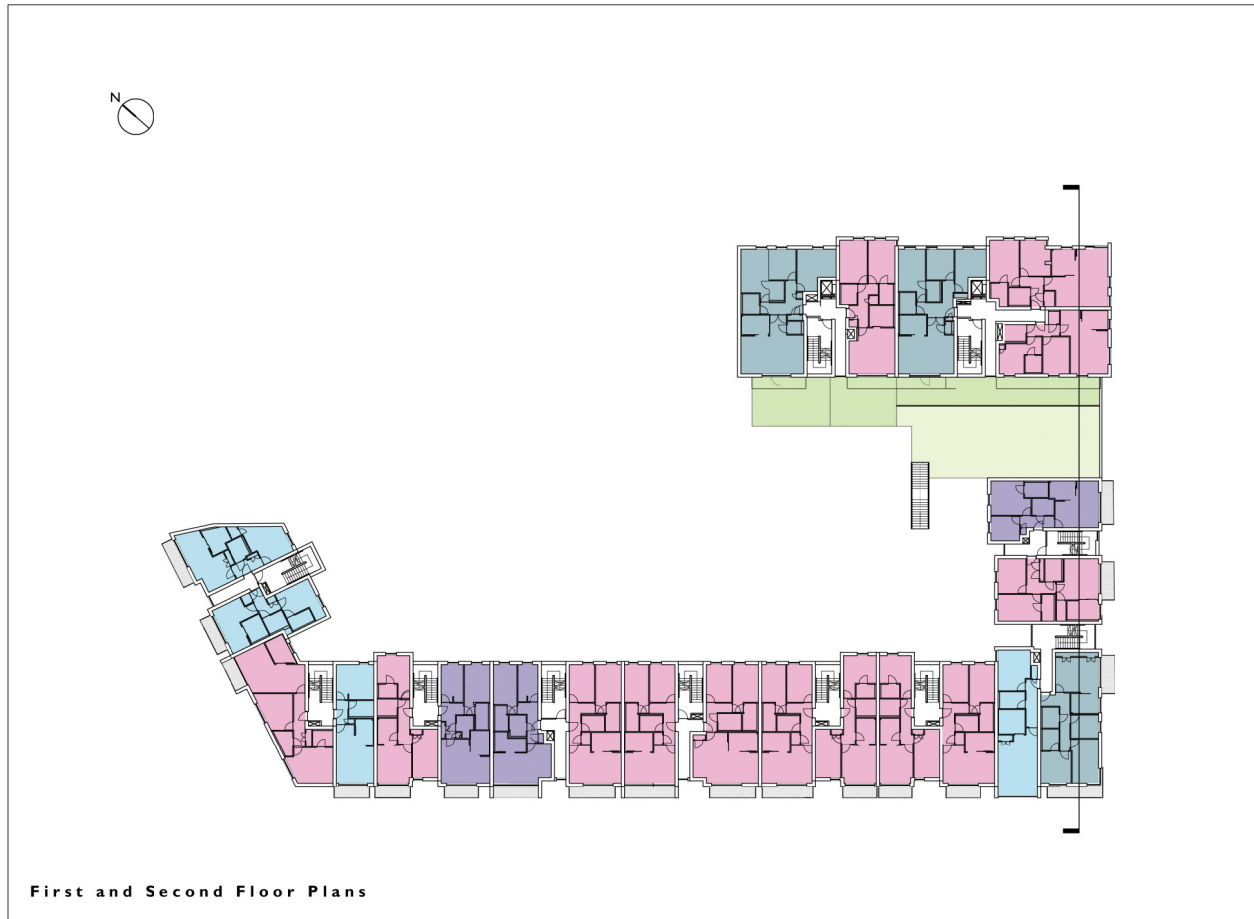
The flats are all dual aspect and all benefit from the south-westerly aspect of the site giving high levels of sunlight and open aspect. Most of the living accommodation has been arranged to exploit these benefits and have larger areas of glazing and balconies which also offer excellent views over the city towards Arthur Seat and the City Centre. The lower blocks along the western edge of the site allow afternoon sunlight into the central shared courtyard.

The commercial units are placed on the busier McDonald Road ground floor frontage, in an approach that is similar to previous planning applications. The space available can be sub-divided into three, four or five individual units with service access from the rear. All flats accessed from McDonald Road are serviced by lifts.

Pends between the flats accommodate refuse and recycle storage and allow access to covered cycle stores serving each stair.

SUSTAINABILITY

We intend that the development will include high levels of insulation to respond to the more demanding energy requirements of all new buildings and will incorporate solar water heating panels at roof level to improve the efficiency of the heating systems. The use of a Combined Heat and Power installation in each flat will also be investigated as an alternative to traditional boilers to enable us to better achieve the required targets. Energy saving light fittings will be installed throughout the development and solar power fittings will be investigated for external lighting.



- FLAT TYPES**
- 2 person, 1 bedroom
 - 3 person, 2 bedroom
 - 4 person, 2 bedroom
 - 5 person, 3 bedroom
 - Commercial space
- LANDSCAPE KEY**
- Private green space
 - Communal green space

First and Second Floor Plans



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View from South



View from East

BUILT FORM and CONTEXT

The site is located on the south side of McDonald Road between Leith Walk and Broughton Road and consists of an 'L-shaped' vacant area which was occupied formerly by the Martin and Frost furniture retail centre.

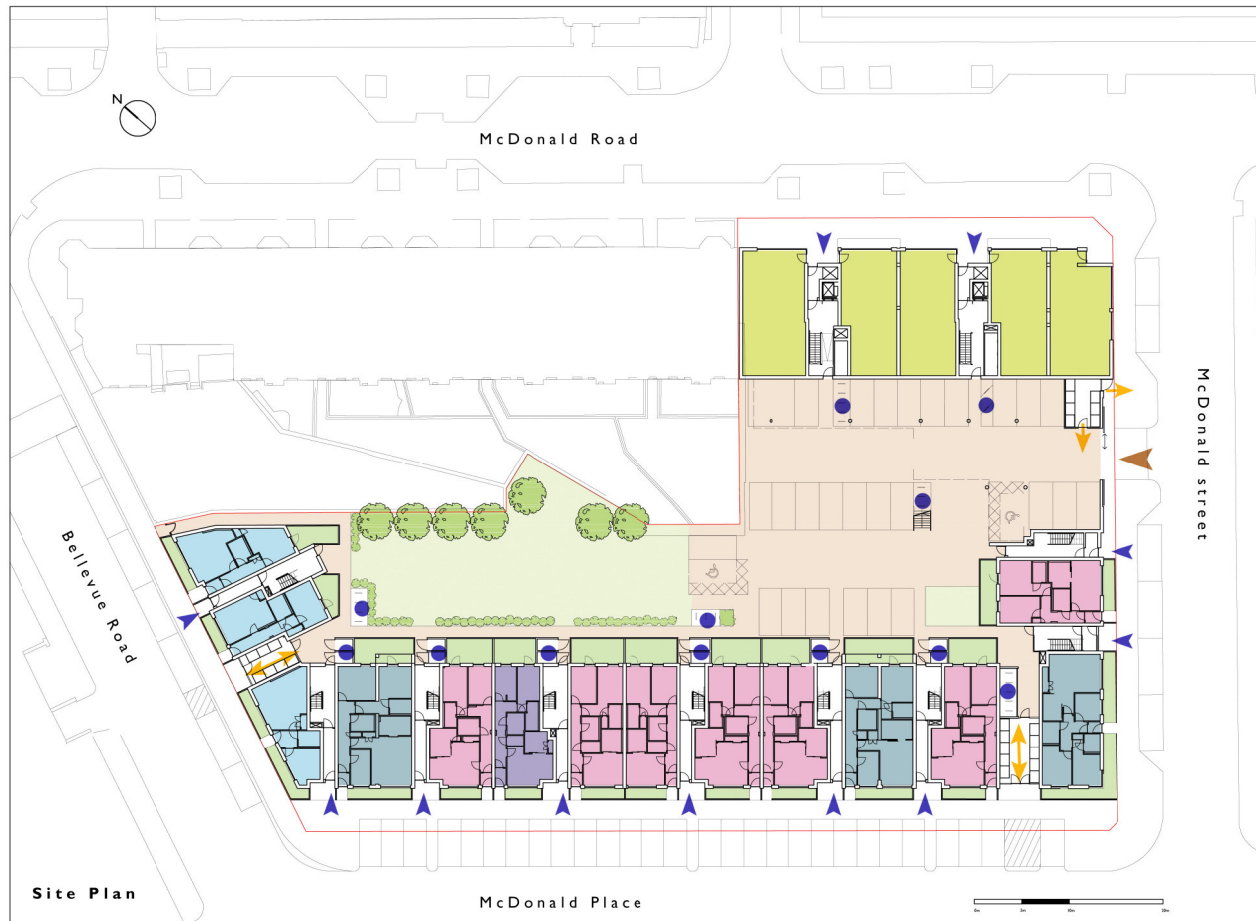
The proposals follow the traditional form of an urban perimeter block around a shared central space and consist of flats with frontages on to McDonald Road, McDonald Street, McDonald Place and Bellevue Road with commercial space at ground floor fronting on to McDonald Road.

Significant development over recent years has led to the neighbourhood being characterised by different uses, different scales of buildings and a variety of architectural styles. Our intention is to re-instate the traditional residential perimeter form in a contemporary style but also to respond to the scale, character and materials of the buildings in the vicinity.

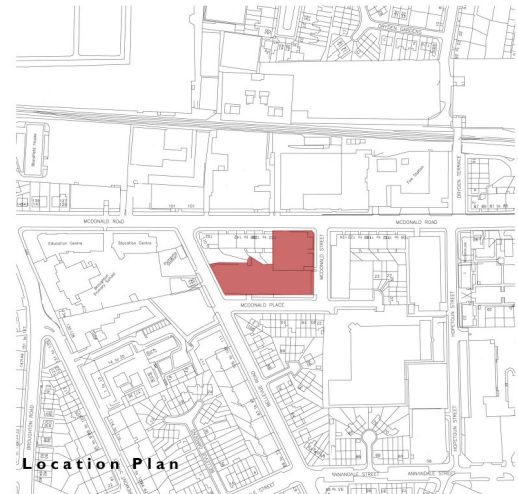
The central residents' courtyard incorporates car parking and a new communal garden space together with a raised amenity deck accommodating a mix of private and shared gardens. The deck is to be landscaped with a green sedum roof and with planters and backdrops of climbers where screening is deemed appropriate. Ground floor flats will benefit from private rear gardens as well as from private fenced front gardens, the latter acting as a buffer to the street.

Pedestrian access is available to the shared central space from each adjoining street through secure gates and through every stair core with a door to the street and an entrance off the residents' court.

The site is located adjacent to a bus stop on McDonald Road and within walking distance Broughton Street and of the major transport links available on Leith Walk with its city-wide connections and forthcoming tram link. The site also lies within a Controlled Parking Zone. Notwithstanding these favourable conditions for pedestrian and public transport movement to and from the site we propose to provide 30 spaces in the private court as well as 41 on street parking, including provision for popular City Car Club spaces - a parking ratio provision of 85%.



- FLAT TYPES**
- 2 person, 1 bedroom
 - 3 person, 2 bedroom
 - 4 person, 2 bedroom
 - 5 person, 3 bedroom
 - Commercial space
- LANDSCAPE KEY**
- Private green space
 - Communal green space
 - Hard Landscaping
 - Communal Access
 - Private vehicle access
 - Private residents' access; refuse stores
 - Cycle storage



Location Plan

View from McDonald Road