

# 4.0 Design

## 4.4 Scale & Massing

### 4.4.3 Site Sections



1 Site Section 06  
1:200



2 Site Section 07  
1:200





# 4.0 Design

## 4.4 Scale & Massing

### 4.4.4 Daylight and Sunlight Study

GIA have provided an accompanying Daylight and Sunlight Assessment, which tested our revised proposals prior to finalisation. The feedback indicated that proposed facades will generally receive good levels of daylight, mostly in excess of the BRE target criteria and that the proposals will receive acceptable levels of daylight.

It also demonstrates that levels of day lighting for surrounding properties will remain acceptable.

Please refer to the accompanying detailed report.

For the proposed scheme, lower floor areas tend to receive less light, where many of the units are duplex and will receive opportunities for daylight, as well as some dual aspect units, for example to the courtyard elevation of Block G. The ground level of the proposed townhouses is also open plan and benefits from dual aspect.

Living rooms have also typically been designed with 2 full height windows to maximise natural light and depth of light penetration.

Some of the corner areas to courtyards also receive less daylight, but these areas are often where access points and cores are located.

Communal garden rooms provide opportunities for residents to enjoy alternative orientations and sun at different times throughout the day.

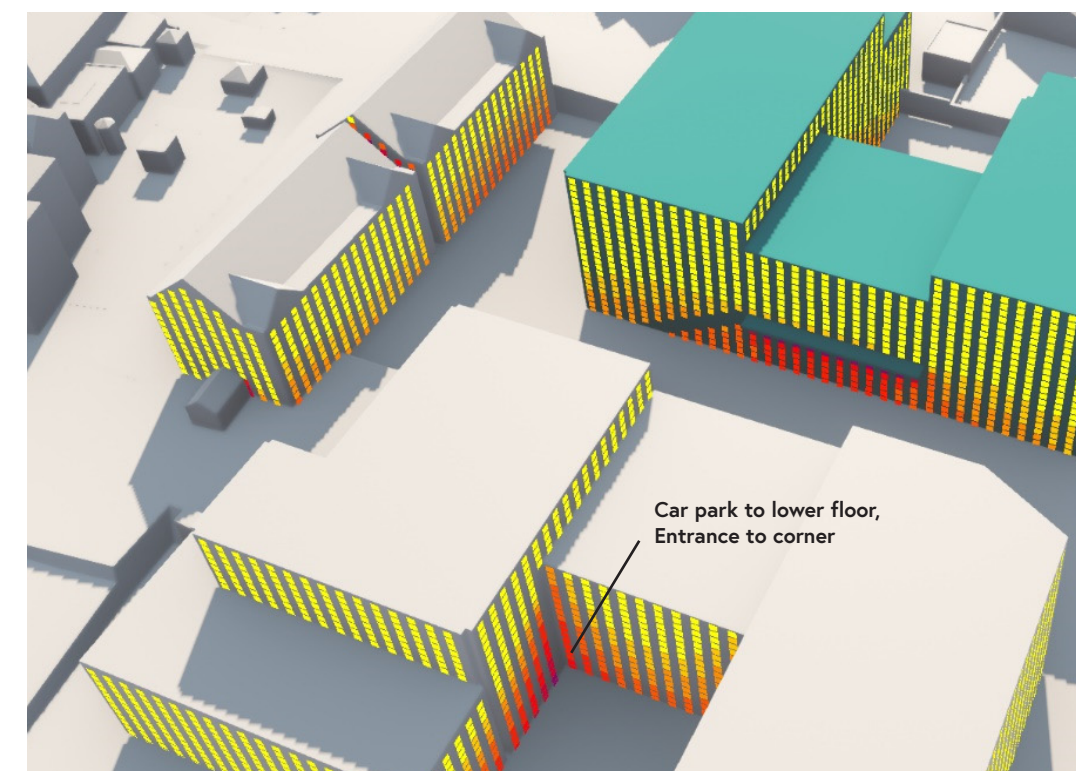
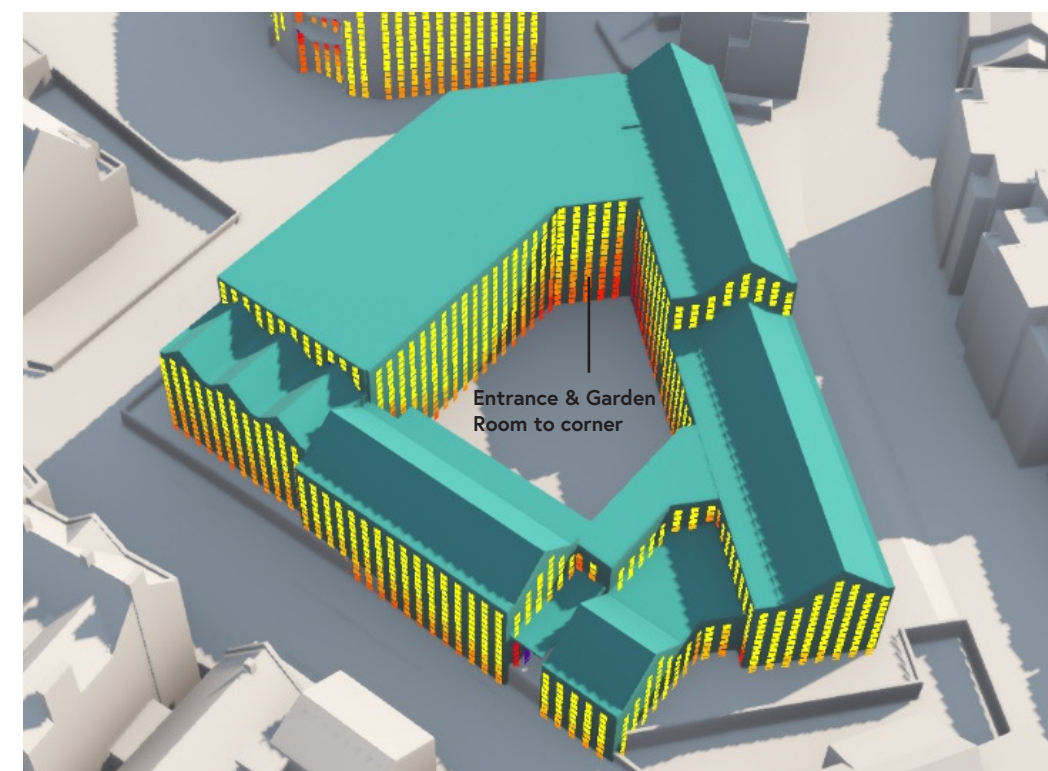
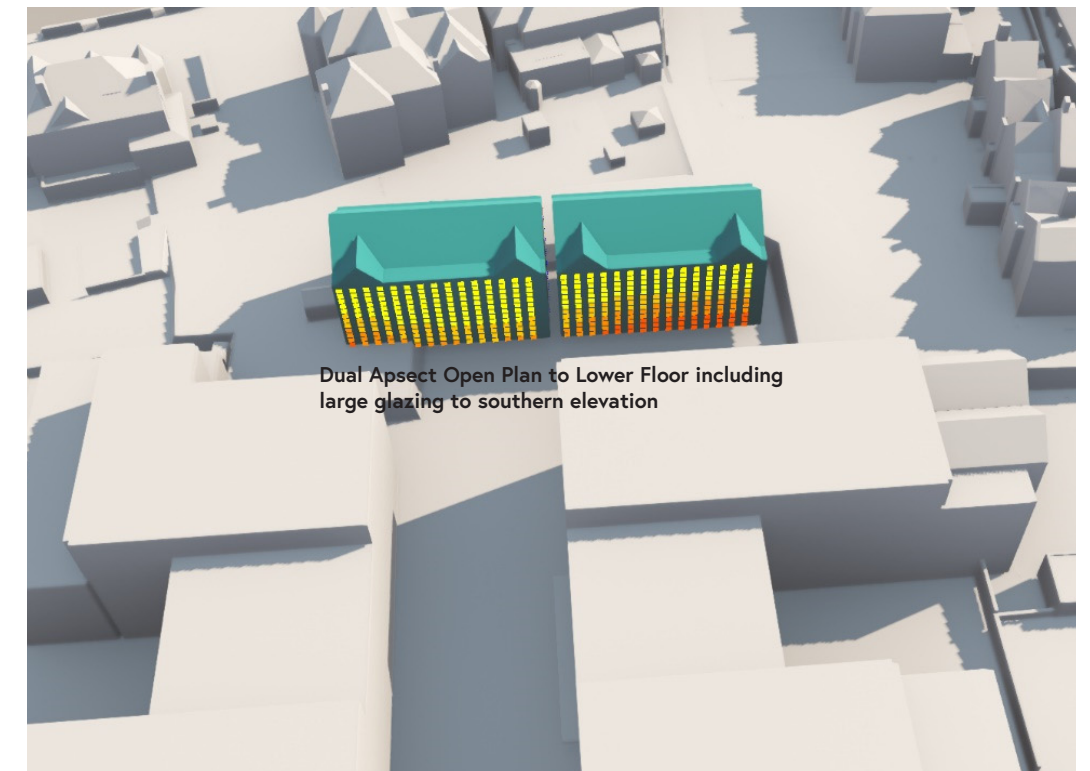
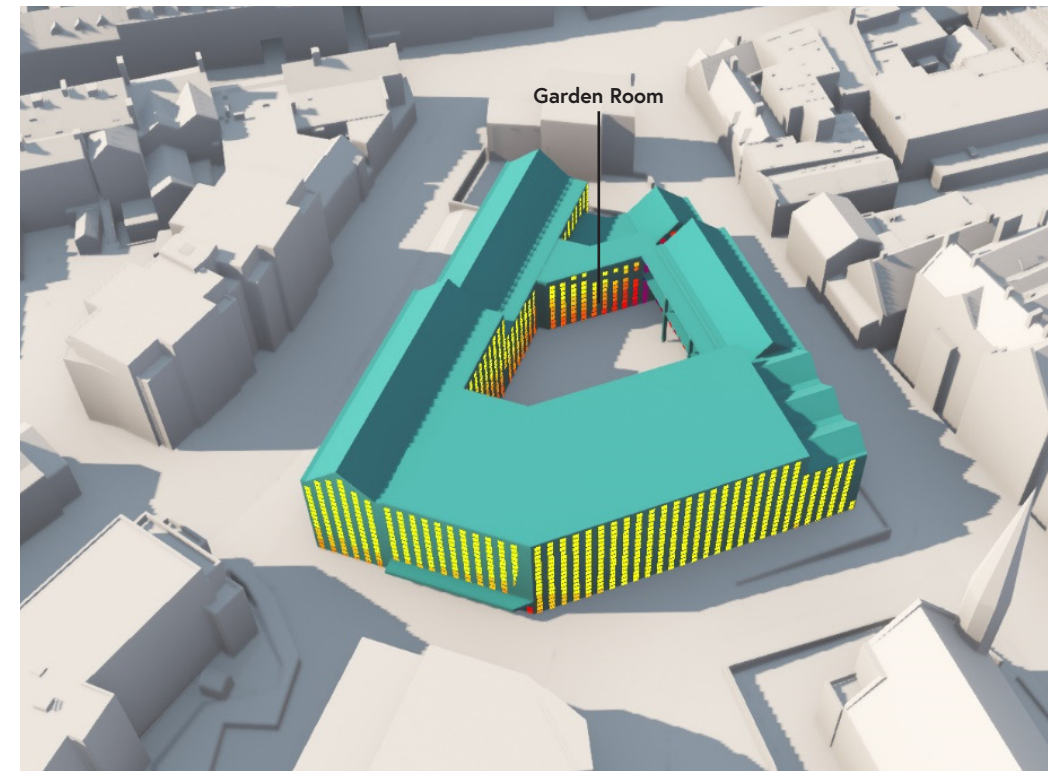
The daylight and sunlight models overleaf compare the existing site with the proposed, where it can be seen that shadowing to adjacent existing buildings, is not significantly increased. Winter shadowing is typical of a built-up urban area which can also be seen in the many streets surrounding the site.

The summer views show that all private, shared external amenity spaces have opportunity for some sunshine throughout the day, with many areas such as the roof terraces providing opportunities throughout the whole day.

The proposed townhouse gardens are also south-facing and can enjoy day-long sunshine.

The proposed areas of public realm also provide opportunities for residents and visitors to enjoy external space, with different orientations providing opportunities throughout the day, and the Church Square Play Plaza in particular receiving a lot of natural light.

Draft GIA Studies





# 4.0 Design

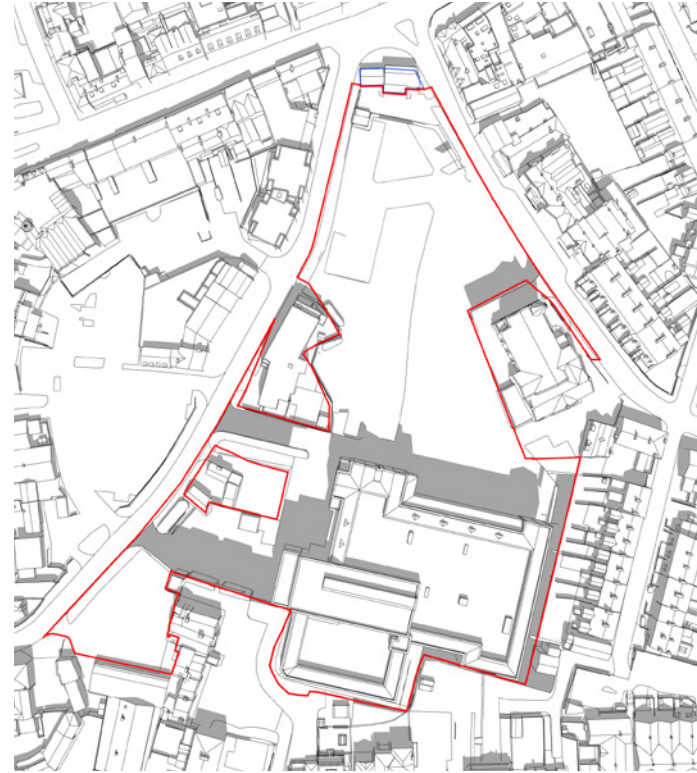
## 4.4 Scale & Massing

### 4.4.4 Daylight and Sunlight Study - Existing

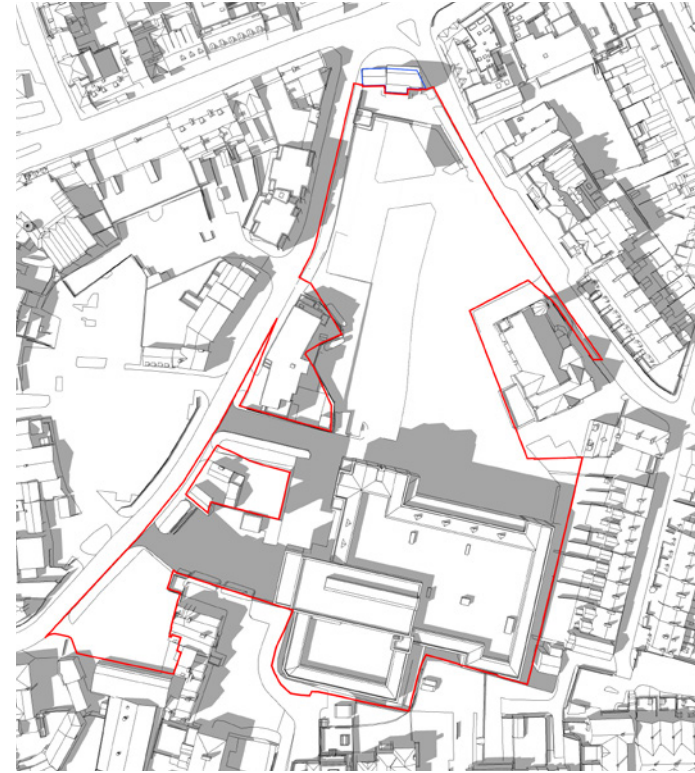
Summer (21st June) and Winter (21st December)



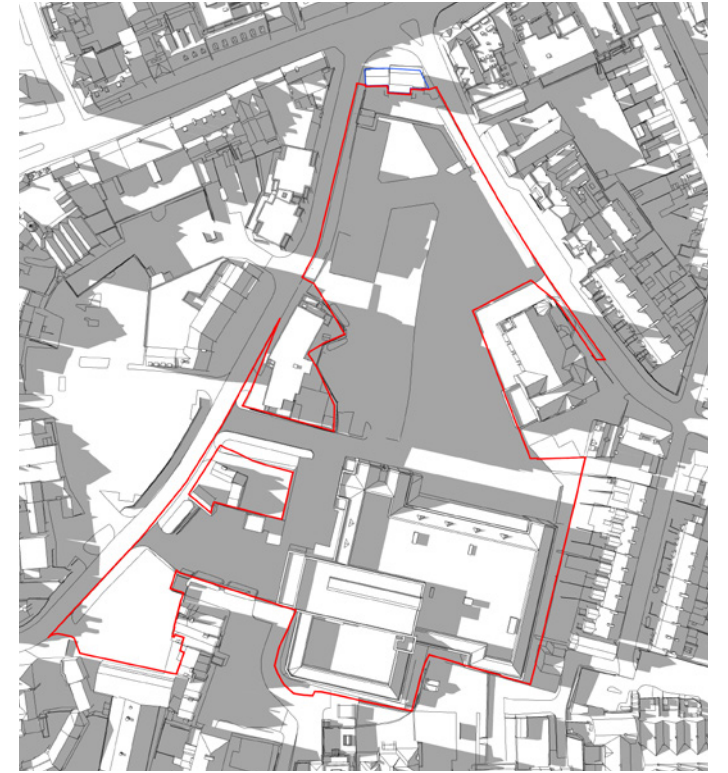
Summer 9.00



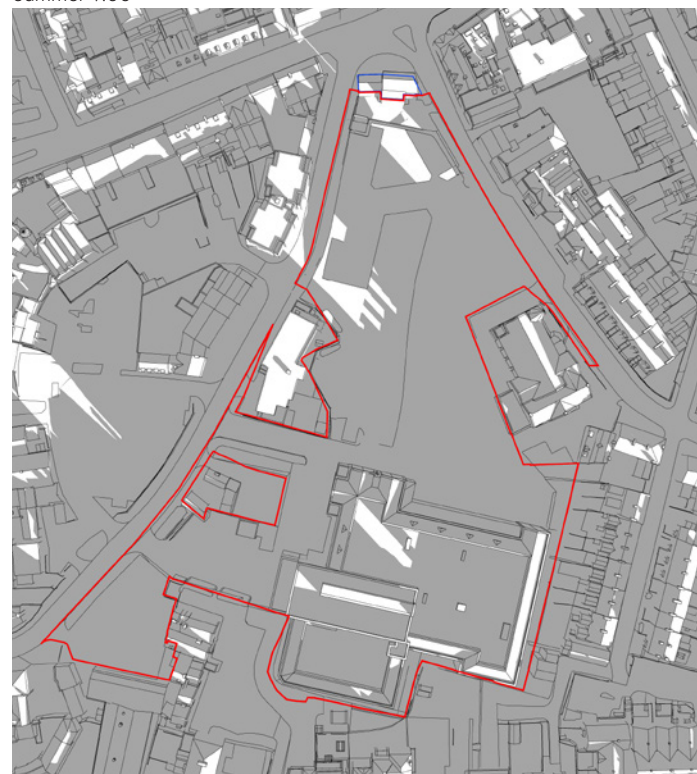
Summer 12.00



Summer 15.00



Summer 18.00



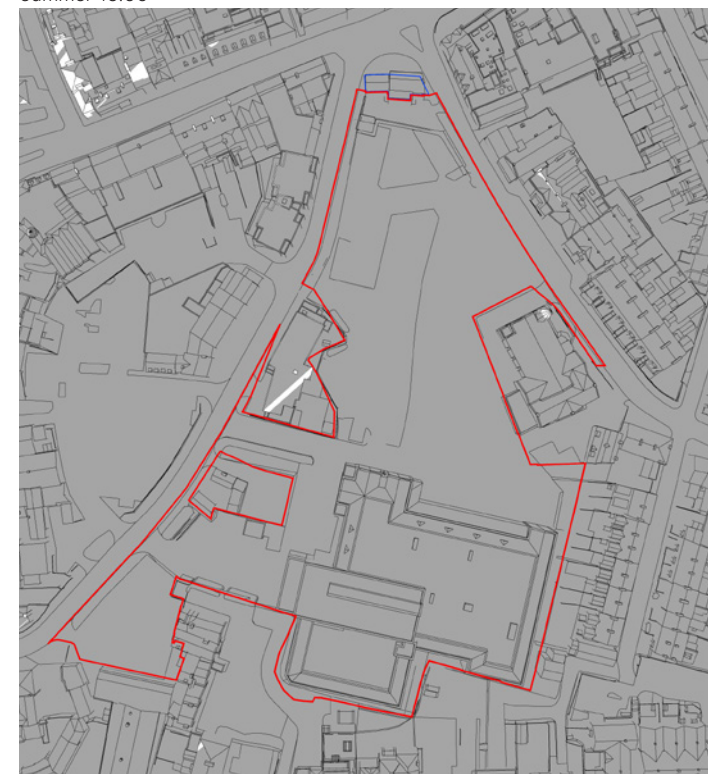
Winter 9.00



Winter 12.00



Winter 15.00



Winter 15.47 (Sunset)



# 4.0 Design

## 4.4 Scale & Massing

### 4.4.4 Daylight and Sunlight Study - Proposed

Summer (21st June) and Winter (21st December)



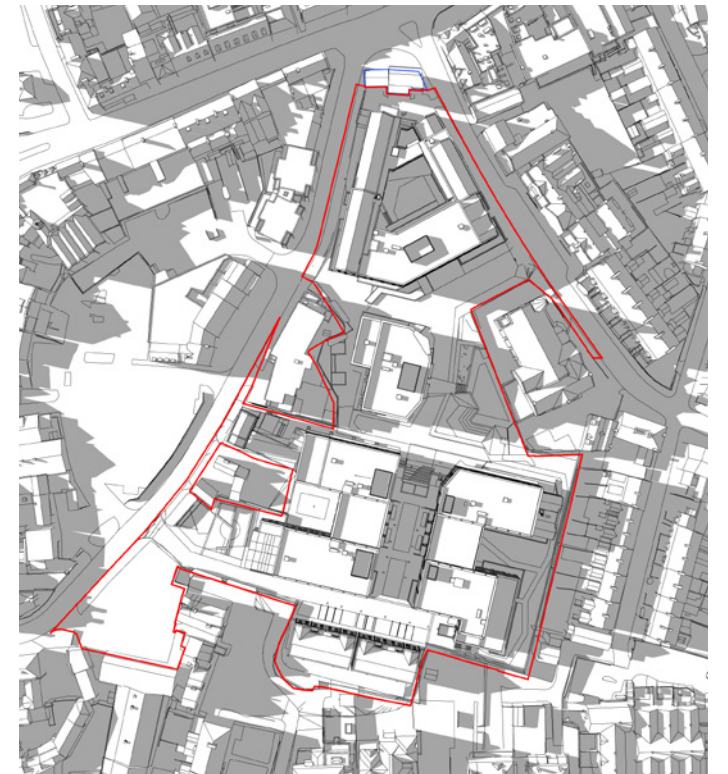
Summer 9.00



Summer 12.00



Summer 15.00



Summer 18.00



Winter 9.00



Winter 12.00



Winter 15.00



Winter 15.47 (Sunset)



# 4.0 Design

## 4.5 Appearance

### 4.5.1 Overview

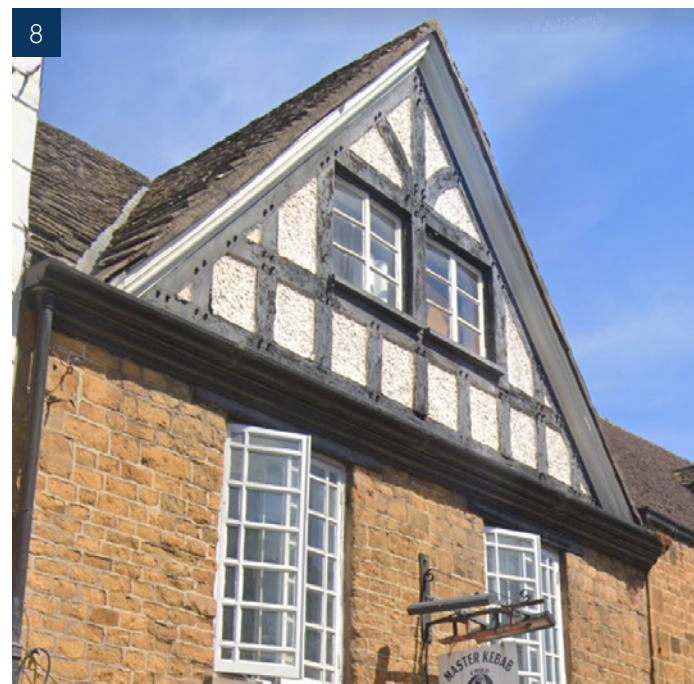
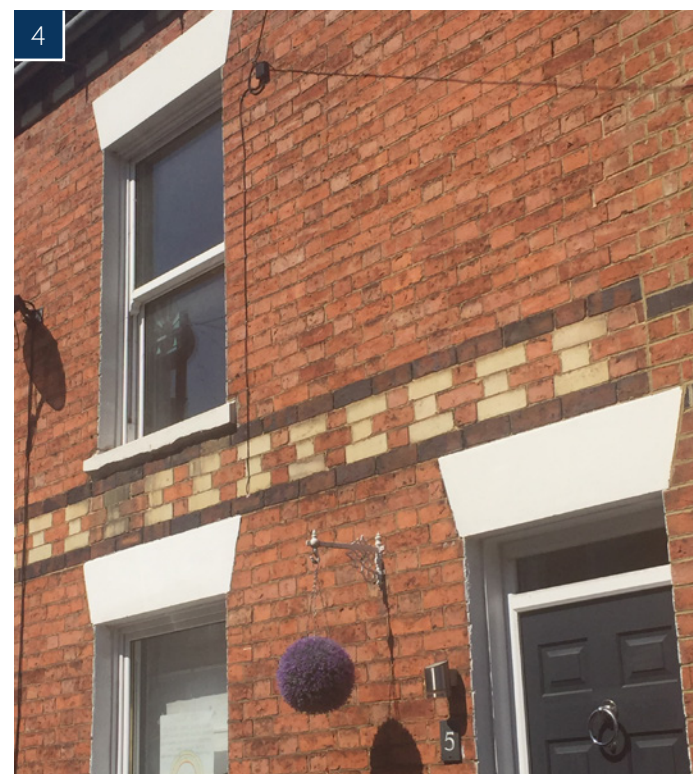
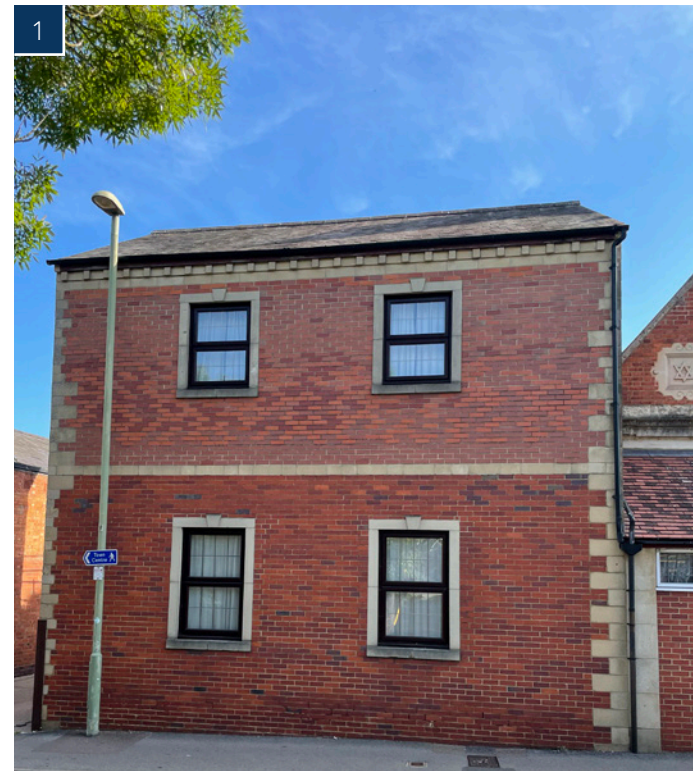
The proposals are for a contemporary town centre development for modern living. As such, we have not proposed to replicate historic details or create a stylistic pastiche.

However, we have sought inspiration from local materials and details, with a contemporary interpretation of local features. Some references may be more immediately apparent than others, but the intention is to root the development in its locality and the use of an appropriate palette of materials is the most effective way of doing so.

It also helps to create a cohesive development whilst still allowing for individuality and opportunity to respond to site specific conditions.

1. MIX OF BRICK SHADES AND DEFINITION BETWEEN STOREYS
2. DECORATIVE STRING COURSES BETWEEN STOREYS
3. ARTICULATED ROOF LINE AND NARROW 4 STOREY MODULE
4. FEATURE STRING COURSE BANDING

5. SMALL SCALE ARCHWAY ENTRANCE
6. ARCHED HEADS TO WINDOWS, MIX OF BRICK AND STONE
7. HORIZONTAL PROPORTIONS TO TOP FLOOR WINDOWS
8. FEATURE GABLES AND HORIZONTAL WINDOWS TO TOP FLOORS





# 4.0 Design

## 4.5 Appearance

### 4.5.1 Materiality

A material palette has been selected that will create a cohesive development, whilst allowing for individual identity to create interest and legibility.

The selected materials have been chosen to reflect local materials and complement the character of the conservation area and surrounding context.

The primary material is a red facing brick, with some variation to provide texture and reflect the local context. It is a robust, low maintenance and traditional material that will fit well into existing street scenes.

A second, complimentary brick, a touch darker and with a little more variation and texture has also been introduced. This helps to create variety and differentiation, for example between different blocks as well as to break up and articulate elevations. It has also been employed to provide emphasis, for example, creating a distinct 'base' to buildings in line with a vertical hierarchy.

Using a mix of bricks also picks up on local examples, where brick coursing has been used to define storeys for example, or express corners or architectural features. Use of brick detailing is also employed to provide relief to elevations in a subtle manner and to articulate features such as windows and doors through use of brick head and cill details.

Accent materials have also been proposed, with a Hornton Stone colour pigmented concrete or CRC used for articulation and detailing and selected to compliment the chosen brick shades as well as reflect local use of the stone.

As a more contemporary accent material that still compliments the hues of the brick and stonework, a copper / bronze metal is used. This nods to the contemporary nature of the development, whilst complementing local materials. The slight sheen of the metal cladding and trims etc. also lifts the elevations and provides light and relief. Depending on the application, the proposed metal cladding will either be seamed, or as cassette panels with simple joints and hidden fixings.

Proposed rainwater goods will also be in PPC aluminium metal and reflect the colour scheme.

Window and door frames will be PPC aluminium in a dark grey for a contemporary look.

Whilst there are a number of proposed flat roofs, acting as either blue or green roofs, there are some pitched roof elements that are proposed to be either Welsh Slate or plain clay tiles. These are locally-used materials and will therefore fit into local street scenes and be in keeping with the more traditional form of the proposed roofs.

To some of the larger, more contemporary blocks, pitched gable details are proposed to be clad in a matching copper / bronze metal as a modern interpretation of the traditional roof forms.

Landscaping materials will be high quality, with a mix of soft landscaping and hard surfacing, the majority of which will be permeable, and will include Marshalls block paving and bound resin gravel.

Traditional, local boundary treatments are also reflected, with low brick walls and vertical railings proposed for private, defensible space, terraces as well as balconies. Privacy panels to balconies use the bronze / copper metal to compliment the overall material palette.

## Corstorphine & Wright

1. RED FACING BRICK
2. RUSTICATED RED FACING BRICK
3. PLAIN CLAY ROOF TILE
4. WELSH SLATE ROOF TILE
5. COPPER / BRONZE COLOURED METAL
6. BRONZE COLOURED METAL

7. PIGMENTED COLOURED CONCRETE / GRC - HORNTON STONE
8. DARK GREY METAL FRAMES / BALUSTRADES
9. COPPER / BRONZE PERFORATED METAL PANEL
10. COPPER / BRONZE LOUVRED METAL PANEL
11. TIMBER PANELLED DOOR
12. GREEN WALL ON WIRE MESH

