

design statement for queensberry properties



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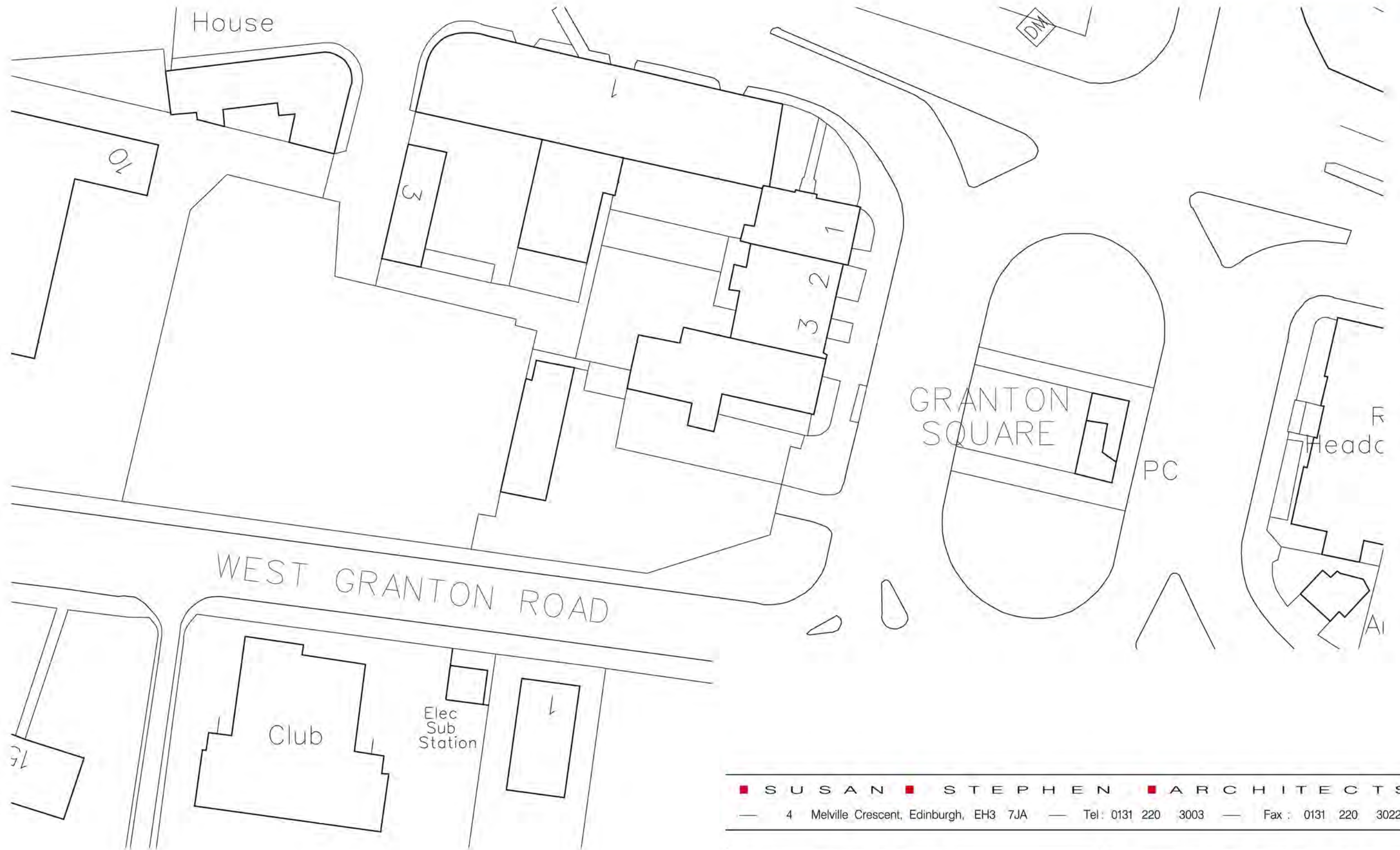
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CLIENT QUEENSBERRY PROPERTIES LTD		JOB SHORTBREAD HOUSE : WEST GRANTON ROAD	
DRAWING No. PL(-)00		DRAWING EXISTING SITE PLAN	
SCALE 1:500 @ A3		REV .	

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existing site photos



4. looking west up granton road



5. view from west granton road across site



6. view of corner of site at granton square



7. no.1 west harbour road to rear of site



8. view of proposed site access to north



9. housing to north of site



10. existing site access from granton square



11. neighbouring development on granton sq.



location



views of site



existing listed building adjacent to site



1. toward granton square from west granton road



from west granton road onto site



view across site from west granton road

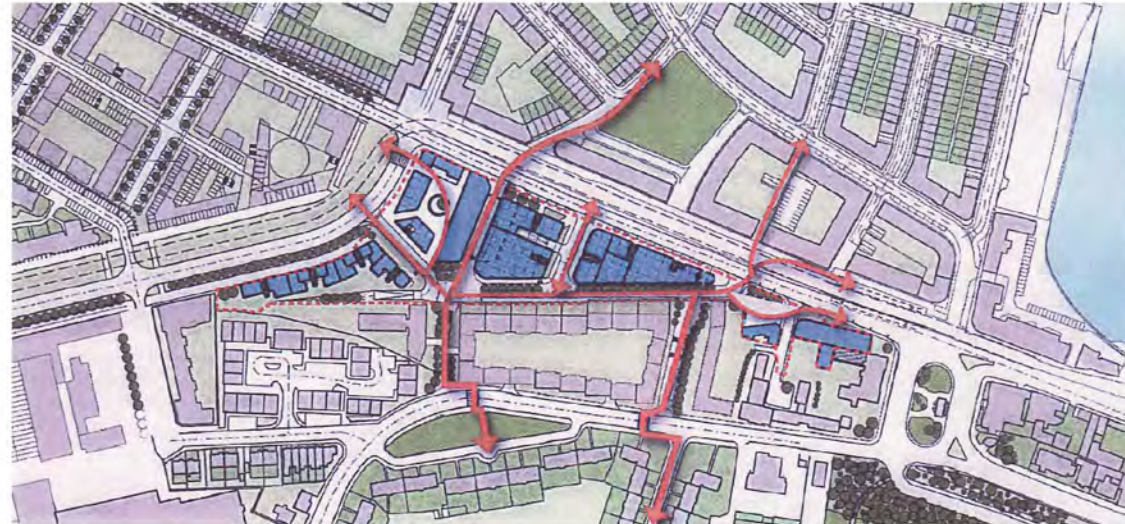


from west granton road to granton square



view across site from south

masterplan guidelines

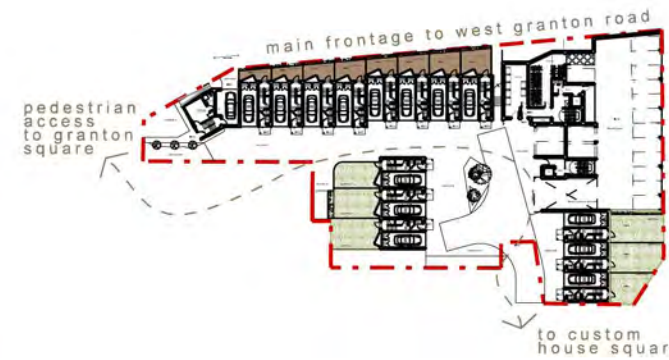
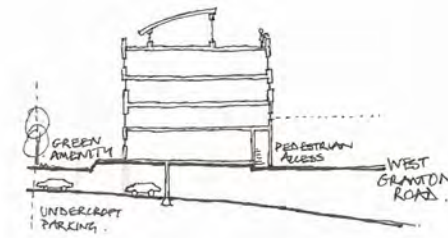


permeability and public spaces

The development responds to the Llewellyn-Davies masterplan with its informal internal courtyard and routes/ paths through the site. The internal court will be hard landscaped with strategic planting/green space to provide amenity for pedestrians at ground level. Undercroft and integral parking will ensure that the emphasis is on safe passage of pedestrians, not vehicular movement. The proposed routes through the site connect the site with the existing built fabric, making it an integral part of Granton village.



Sitting within the granton harbour village, the area has been zoned as residential, with emphasis on strengthening village courtyards. Existing Granton Square which lies to the east of the site and proposed Custom House Square to the north have been identified as key public spaces. The proposed courtyard connects with the proposed Custom House Square on West Harbour Road reinforcing one of the key masterplan principles.



accommodation

There will be a mixture of dwelling sizes from family mews houses to 1, 2 & 3 flats encouraging a mixed community. The development will provide:
 15 mews houses,
 21 flats of which 15% will be affordable.

- undercroft parking
- internal courtyards
- pedestrian routes
- shared surfaces
- natural traffic calming
- key building frontage
- robust street character
- corner feature towers

extract from llewellyn-davies masterplan, dec 2000





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CLIENT	QUEENSBERRY PROPERTIES LTD	JOB	SHORTBREAD HOUSE ; WEST GRANTON ROAD
DRAWING	PROPOSED SITE LAYOUT	SCALE	1:500 @ A3
DRAWING No.	PL(-)01	REV.	

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3d visuals



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typical town house types



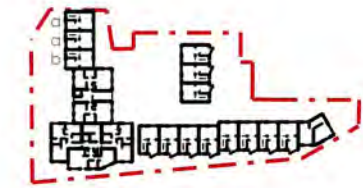
type a+b

type a (2no)

75.6m² (excl garage and roof terrace)

type b (1no)

107.4m² (excl garage and roof terrace)



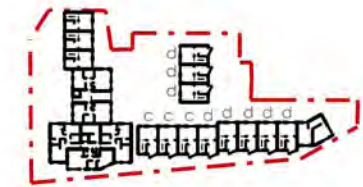
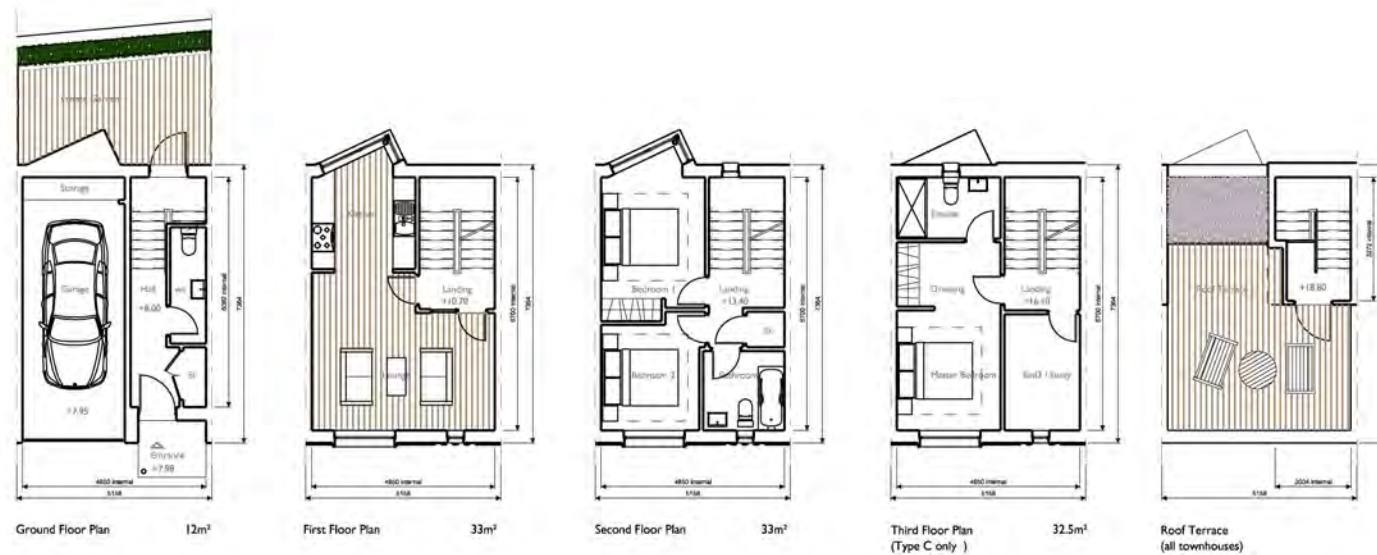
type c+d

type d (8no)

78m² (excl garage and roof terrace)

type c (3no)

110.5m² (excl garage and roof terrace)



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typical flat types



apartments type f + g

type f
(affordable housing units - 7no)

52m² each

- 2no at 1st floor (ffi +10.70)
- 2no at 2nd floor (ffi +13.40)
- 2no at 3rd floor (ffi +16.10)
- 1no at 4th floor (ffi +18.80)



type g (1no)

58m²

- 1no at 4th floor (ffi +18.80)

apartments type h, i + j

type h (4no)

63.5m² each

- 1no at 1st floor (ffi +10.70)
- 1no at 2nd floor (ffi +13.40)
- 1no at 3rd floor (ffi +16.10)
- 1no at 4th floor (ffi +18.80)



type j (4no)

63.5m² each

- 1no at 1st floor (ffi +10.70)
- 1no at 2nd floor (ffi +13.40)
- 1no at 3rd floor (ffi +16.10)
- 1no at 4th floor (ffi +18.80)

type i (4no)

54m² each

- 1no at 1st floor (ffi +10.70)
- 1no at 2nd floor (ffi +13.40)
- 1no at 3rd floor (ffi +16.10)
- 1no at 4th floor (ffi +18.80)



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site context & sustainability

permeable paving used for hard surfaces.



water butts - roof water to be harvested.

recycling facilities - aluminium, paper & glass bin disposals.



private, semi-private and communal amenity spaces are provided.

secured by design to be attained.

timber windows and doors to be specified.



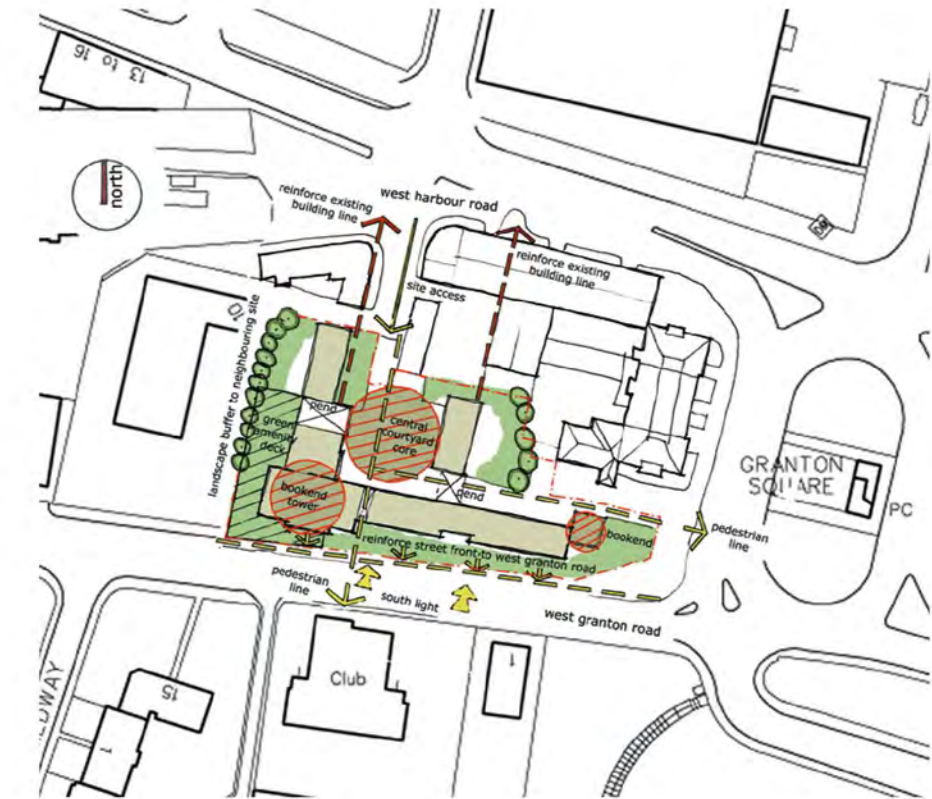
reuse concrete from existing building once demolished as consolidated hardcore where practicable.

standing seam roofing proposed which is 100% recyclable, whilst glassfibre and mineral wool insulation can be processed for reuse.



natural daylighting and ventilation strategy to be implemented.

specification of low embodied energy materials to be considered.



key performance indicators

- biodiversity
- management
- maintenance
- safety
- waste
- transport
- water
- materials
- pollution
- health and wellbeing
- energy and climate change
- social
- economic
- indoor air quality

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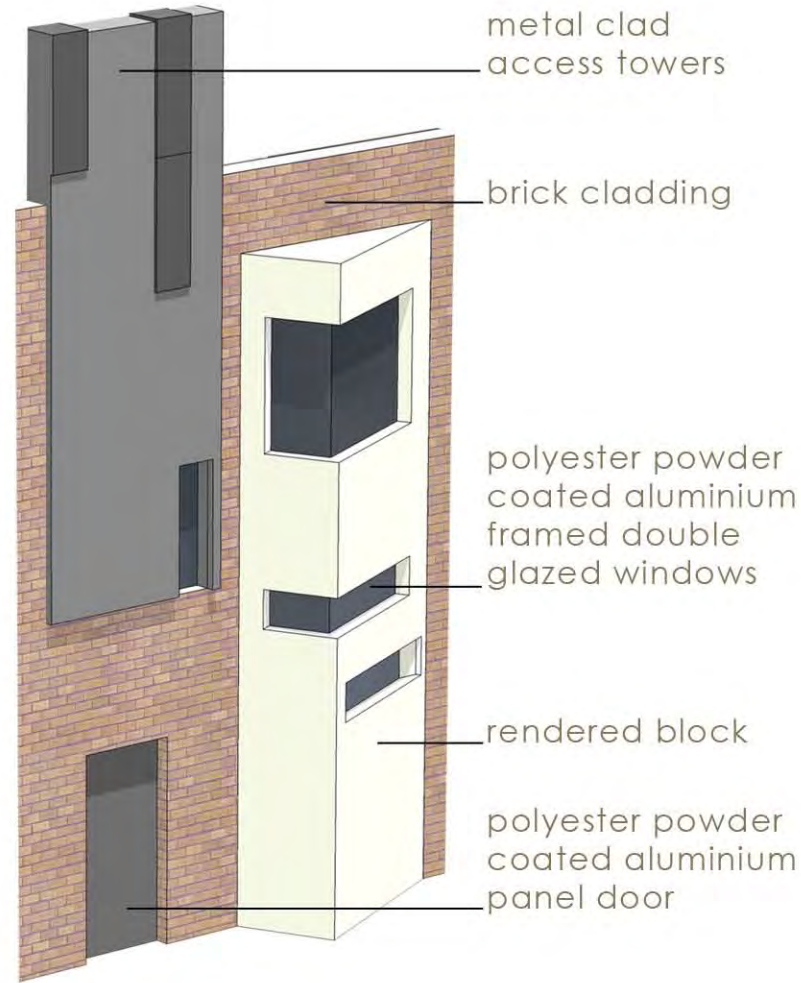
sunpath diagrams



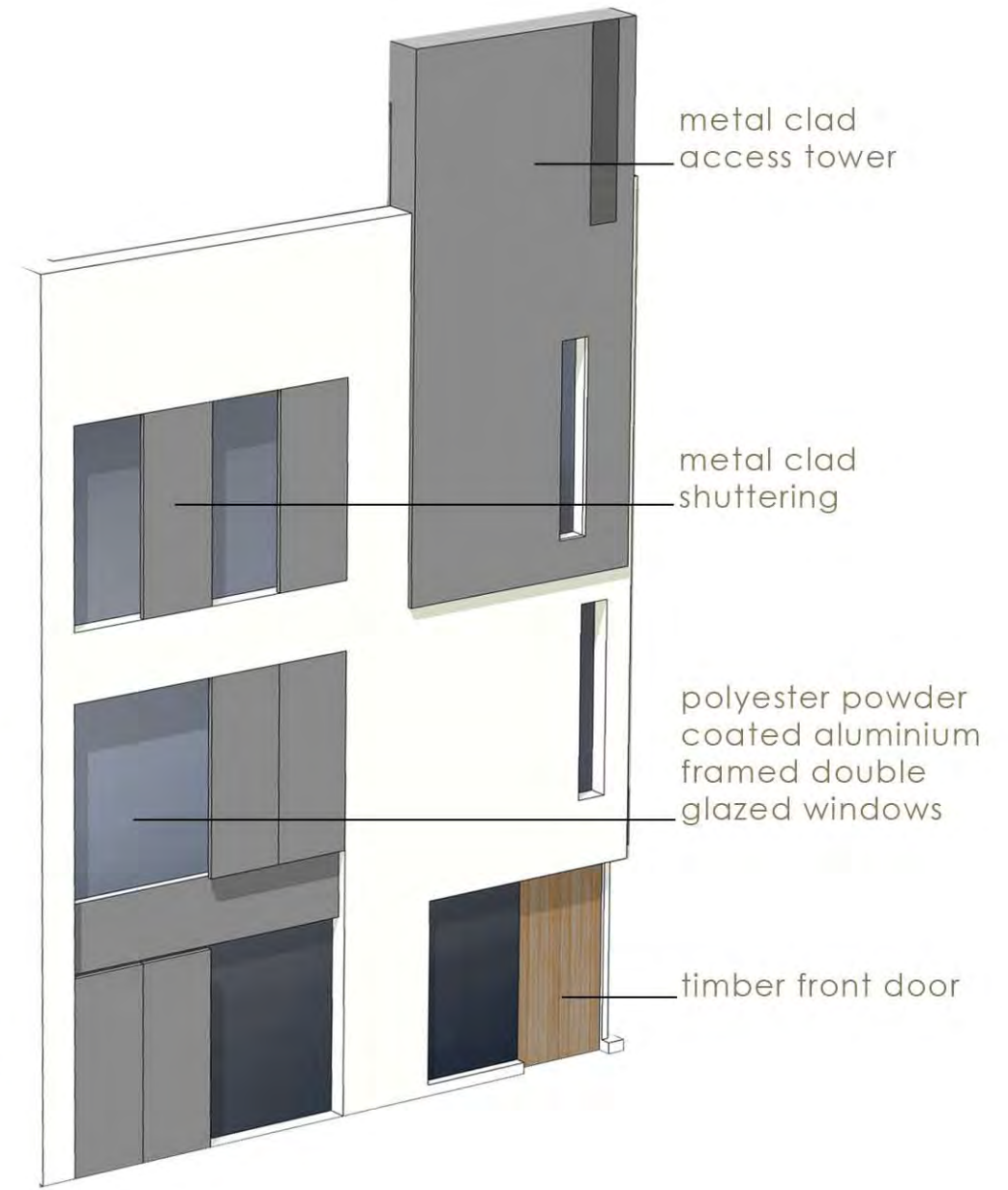
materials study



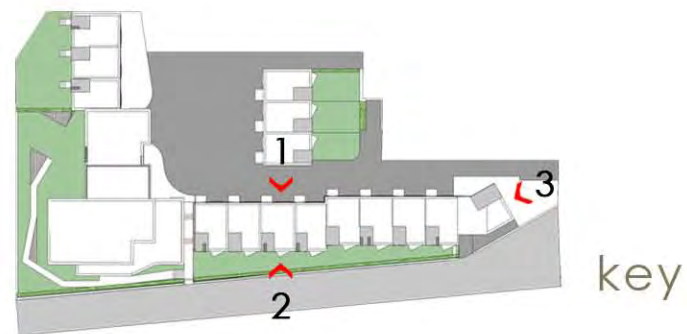
elevation 1



elevation 2



elevation 3



key

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