

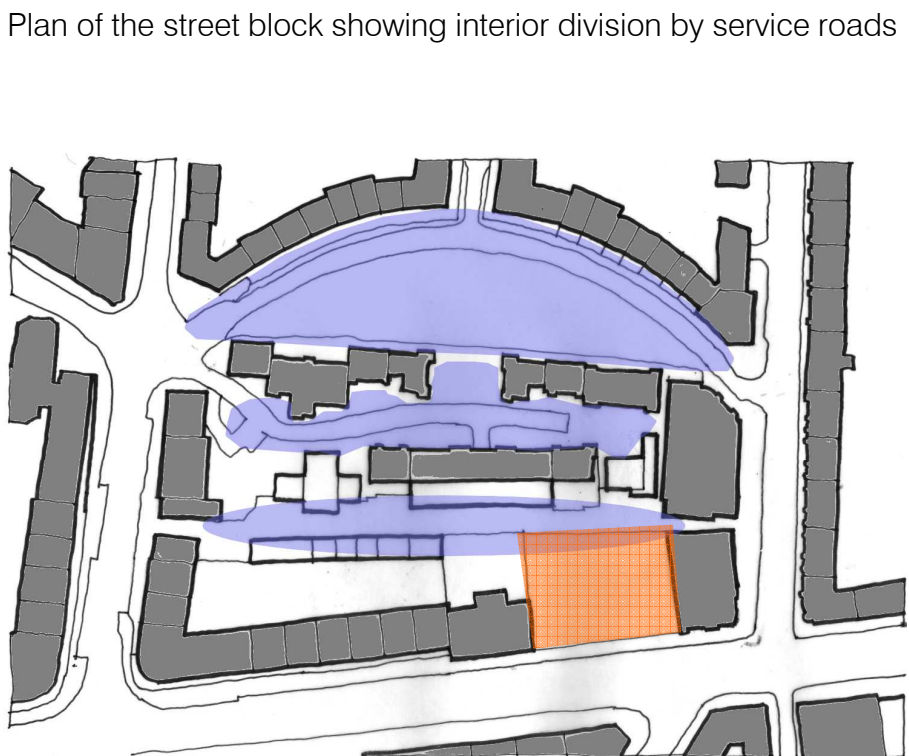
Context - Urban Block



Aerial View of the urban block



Plan showing low-rise buildings within the block



Major urban spaces

The street block of this area of Broughton is defined by 4 streets: Leith Walk, McDonald Road, Hopetoun Crescent & Annandale Street.

The service lane of Annandale Street Lane runs parallel to Leith Walk, therefore the block has two service lanes effectively that run parallel to one another.

The residential maisonettes, flats and covered car parking of Huntingdon Place occupy the middle of the block, with a doctors' surgery and childrens' nursery at the south and north ends respectively.

The gap site for the hotel development is shown shaded. The width of the block significantly tapers from approximately 120m to 100m to the northern Library end.

The character of the interior of the urban block has two distinct and separate halves.

The setting back of the middle terraced block of 13-25 Huntingdon Place in relation to Hopetoun Gardens radically alters the character of the interior of the block.

Firstly, the developer type space of Huntingdon Place, despite a formalistic layout, primarily in relation to Hopetoun Crescent, offers little in terms of reinforcing the character and identity of the interior of the block and is experienced as a separate entity.

Context - Haddington Place + Leith Walk



The view looking up Leith Walk illustrates the horizontal emphasis of Haddington Place with horizontal string courses, Flat stone facade and vertical Georgian window openings with moulded architraves.



The view of the tenement building of 33-34 Haddington Place shows Octagonal bay windows project through and break the eaves cornice line which departs significantly from the Georgian architecture of 17-32 & 28-32 Haddington Place. This treatment coupled with the projecting footprint make this tenemental building anomalous in relation to the remainder of the block.



Differing horizontal and vertical emphasis of the Georgian and later Victorian buildings to either side of Leith Walk, which represents a cultural and social change. This emphasises the Georgian architectural character of the Haddington Place block.

Context - McDonald Road Library

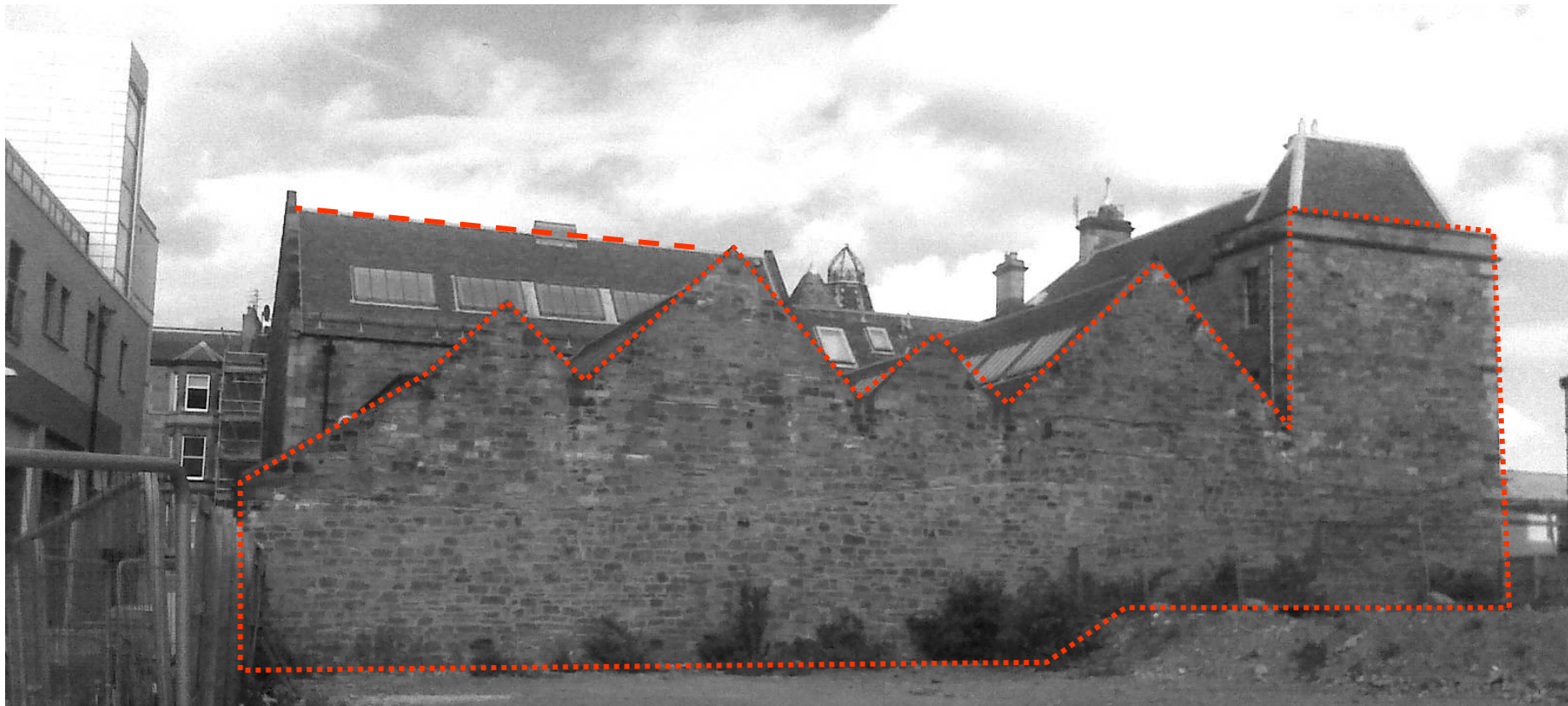


The Public Library marks the corner of the urban block. The building line of the Library aligns in plan with the tenemental building at 33-34 Haddington Place. The proposed development will adhere to this building line.

The Library has no visual function in relation to the Georgian Terrace, but mainly forms the entrance to McDonald Road and terminates the vista at the end of Brunswick Street. The new development should however, have a transitional element between the main street façade and the public library.



Visual 'gateway' function of Library building to McDonald Road in conjunction with the octagonal roof of the corner tenement opposite.



Serrated gabled section to adjoining Public Library. In order to preserve the setting of this B-listed building the development proposal should be set back from this section, preserving the character of the Library.

Context - Edinburgh New Town

134m Block Width



Thistle Street



Young Street



It can be seen that the amount and density of development in the parallel service lane varies more according to land use such as commercial or residential rather than the block width.

The street blocks will accommodate both a mews type development or a higher density of 'commercial' usage. Both morphologies are prevalent within the New Town. Obviously, the overriding factor is that the higher the land value *i.e.* proximity to the city centre, the more the land will be developed commercially. However, there are exceptions to this general rule.

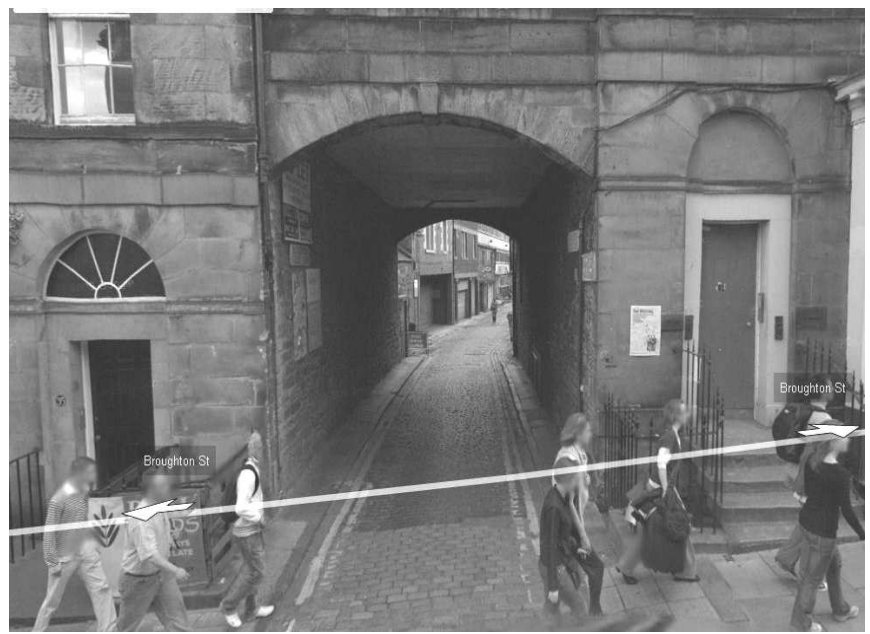
It is also interesting to note that within the blocks whole buildings can occupy their feu from the main street building line to the building line on the service lane.

From the photograph of Thistle Street, it can be seen that the density of development can add to a sense of place and create a quality of environment.

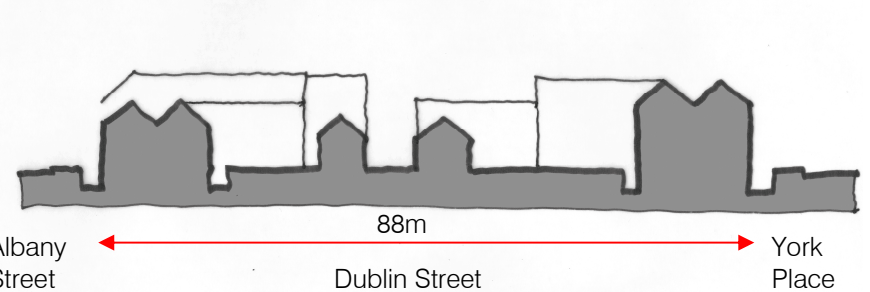
88m Block Width



Dublin Street Lane South



Broughton Street Lane

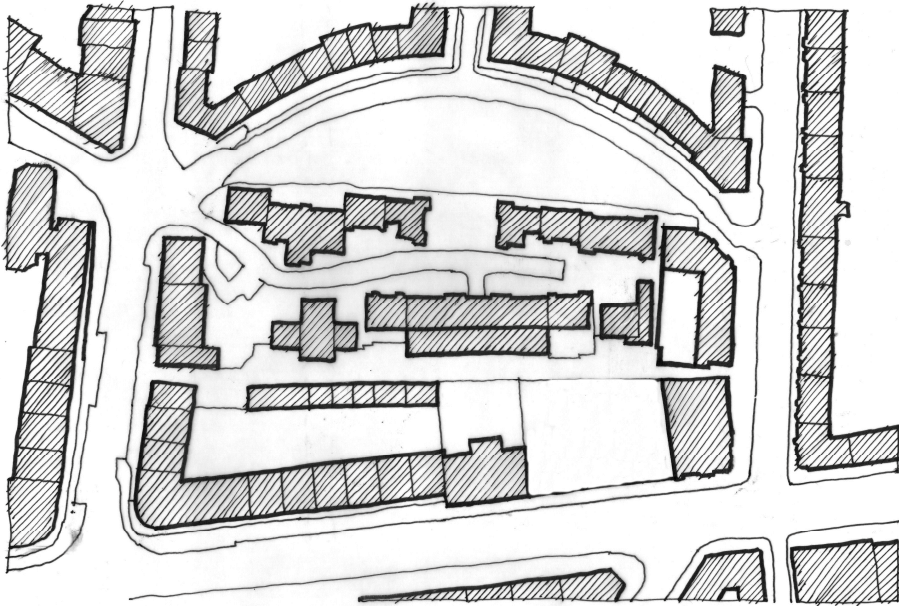


The structure of the city blocks of the new town are such that while the perimeter buildings of the blocks in many cases tend to have been built in accordance with a pre-determined design in relation to the public streets, the interior of the blocks have tended to be developed by accretion over time.

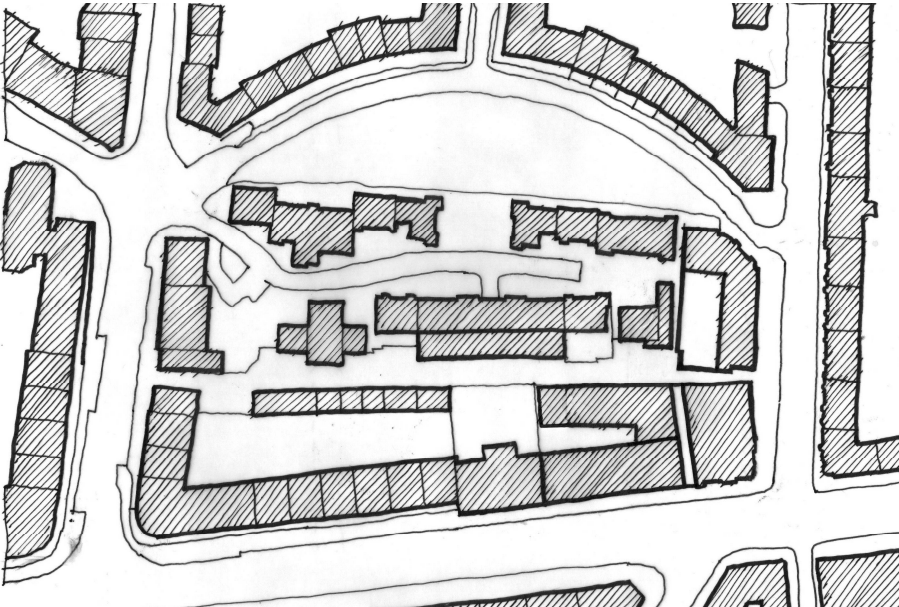
The enduring strength of James Craig's initial visionary city planning is that the urban blocks will accommodate variance in a pluralistic way without being detrimental to the overall design.

As can be seen in the Broughton Street Lane image, dense commercial development on the service lane can occur irrespective of the overall street block width.

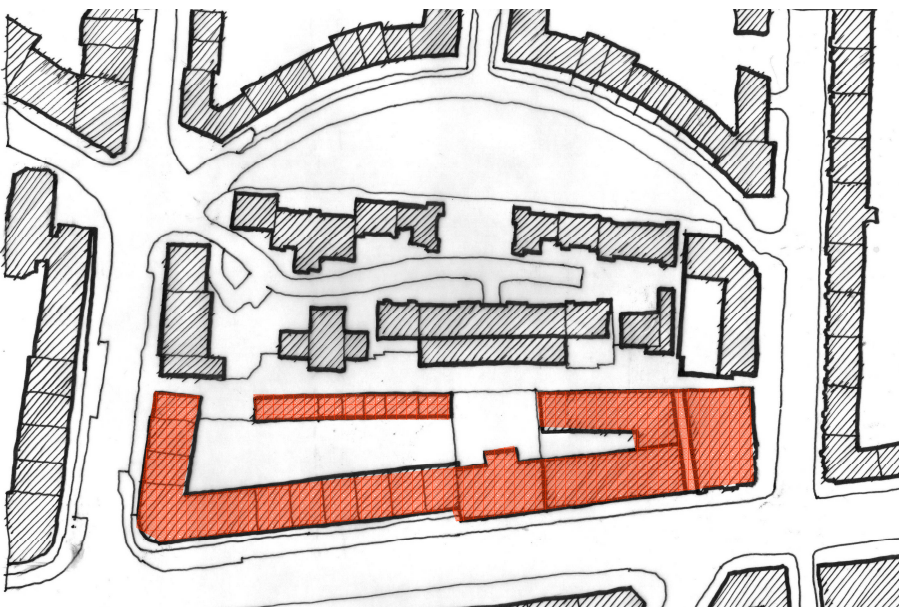
Design Approach - Establishing an Urban Form



Existing urban grain of site



Proposed urban grain with proposed development



A 'C'-shaped building form best occupies this unique tapering and transitional condition between the terrace and the corner.

The primary design principles of the proposal are:

- Repair the urban grain of the block, in terms of site layout and massing
- As an urban infill, continue the Georgian frontage to Haddington Place
- Step down in scale and transform the facade treatment adjacent to the library on the front elevation
- Provide an active street frontage to Haddington Place
- Step down the massing and scale to Annandale Street Lane
- Respond to the 'mews' condition of Annandale Street Lane in terms of the grain, scale and character of the block interior.
- Give careful consideration to the setting of the library
- The building line generated between McDonald Road Library and the tenement building of 33-34 Haddington Place should be respected
- The historical plot divisions of new town blocks should be reflected elevationally.
- The eaves line of the adjacent tenement should be continued



Haddington Place terrace showing ground floor condition of column support every bay



View of Site along Leith Walk



Clear legibility of the urban block

The following is a summary of elevational design approach:

1. Plot Division

The feu of the existing buildings on Haddington Place are sub-divided elevationally by downpipes, chimney heads, shopfronts entrance doors and bay windows, all of which give the mass of the buildings scale and reflect the internal plan arrangements.

It is considered that the proportion of a three part sub-division lends itself to be more in keeping with the proportion of the sub-divisions of the Haddington Place.

2. Juxtaposition with Library

The proposals adopt the principle of using a set-back transitional element between the hotel and the library in order to step the scale down from the hotel to the library and to make the change from a Georgian symmetry to the asymmetrical composition of the library. The end 'tower' of the library is freely expressed while at the same time the gap does not compromise the continuity of the terrace. The projecting oriel signifies the entrance and reflects the entrance porch compositional element of the library

3. Ground floor condition

The existing Georgian terrace has columns at every bay, which visually bring the building down to the ground. The proposed elevations adopt the same principle by using a projecting proscenium that frames the entrance lobby and shopfronts and set back pilasters at every bay. This treatment to the ground floor provides human scale at ground level, shelter for pedestrians and visually 'grounds' the building. Stall risers between the column 'pilasters' add a further traditional compositional element to each bay. Each bay has an 800mm horizontal zone above the transom on the shopfront for signage.



Previously Consented Scheme 1



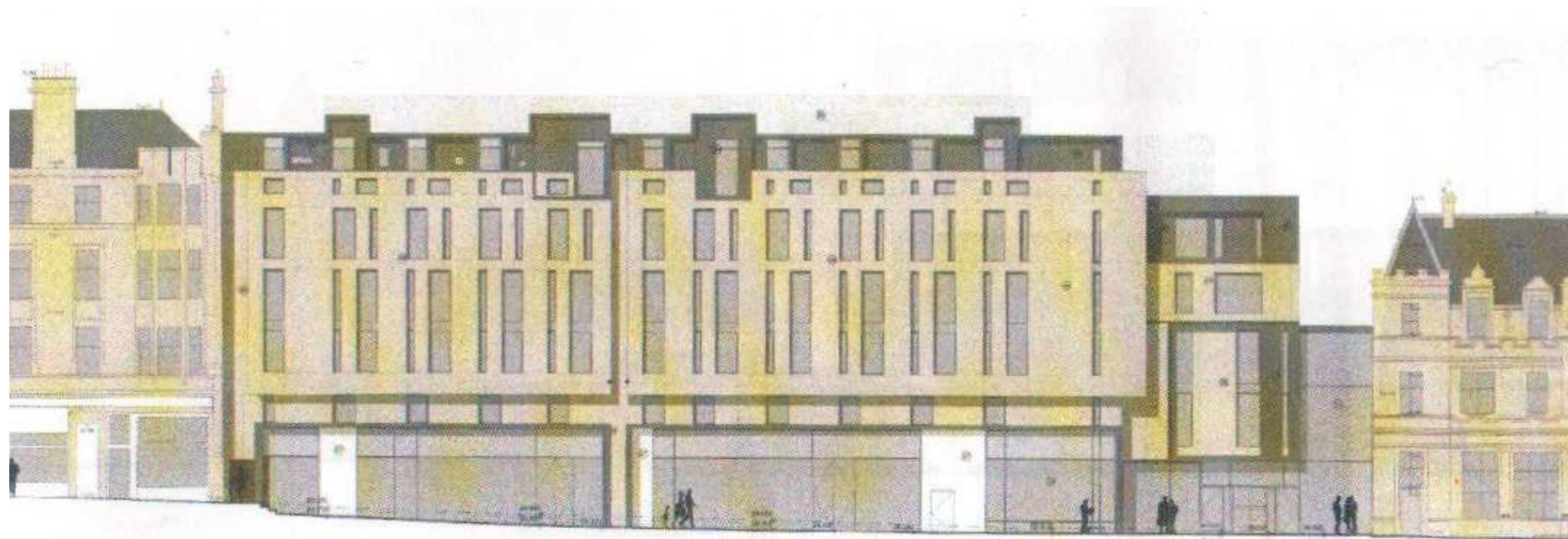
Leith Walk

It is perhaps worth noting the overall perceived diminished toy-like scale of the façade in relation to the Georgian facades. Also the relatively cluttered elevational treatment of the modulation to the building mass adjacent to the Library.



Annandale Street Lane

It is perhaps worth noting the overall perceived size of the rear of the building due to its unbroken length and the 'commercial' treatment and flatness of the façade.



Previously consented scheme elevation*



Previously consented aerial view of massing to Annandale Street Lane

Previously Consented Scheme 2



Leith Walk

The proposal intended to simplify the previous scheme, by providing a clearer window opening relationship with the existing Georgian facades and a clearer neutral gap between the Hotel and the Library. Thus providing a better legibility and clarity to the elevational treatment, while maintaining the massing of the previous scheme.



Annandale Street Lane

The design approach to the Annandale street elevation is to horizontally continue the stonework of the mews buildings and garden walls that culminates vertically in the gable of the library. The slate roofs of the library should be reflected in the aluminium/zinc vertical cladding.



Design development elevation of Leith Walk



Previously consented aerial view of massing to Annandale Street Lane

Current Design Approach



Leith Walk

Our sketch proposal intends to continue the architectural language of the previous schemes.

The window format which connects to the existing Georgian facades is maintained along with the clear gap between the proposal and the Library.

The overall massing and emphasis of the previous scheme has been maintained.



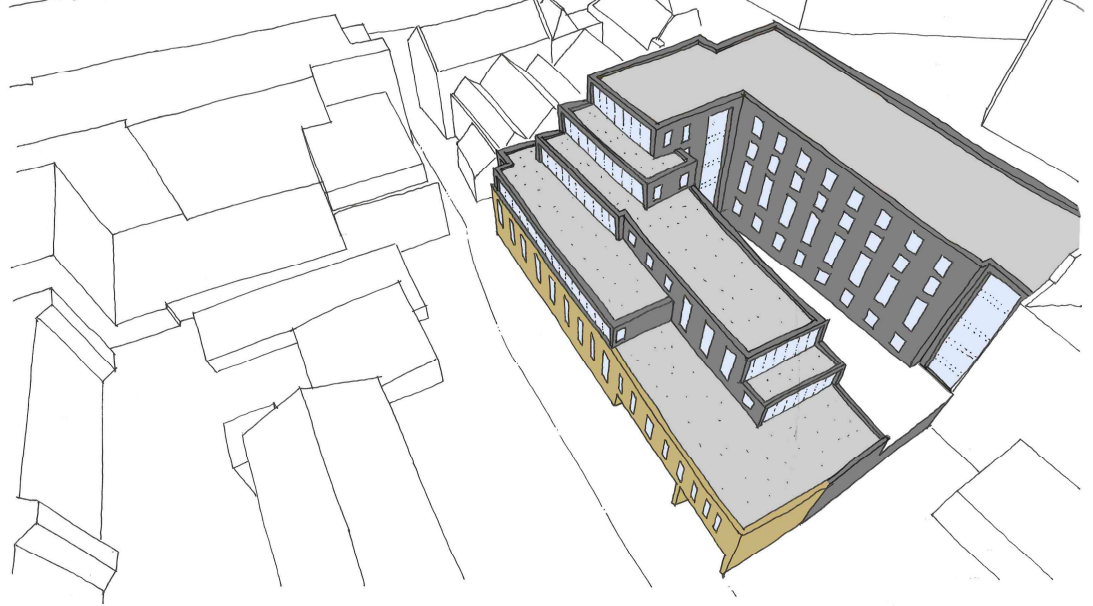
Annandale Street Lane

The Annandale street elevation is an evolution of the two previously consented scheme.

The massing is retained and the proposed materials have been simplified in favour of a bold stone façade at street level with dormer style cladding to the stepped back floors



Sketch design development of Leith Walk elevation



Sketch aerial view of massing to Annandale Street Lane