

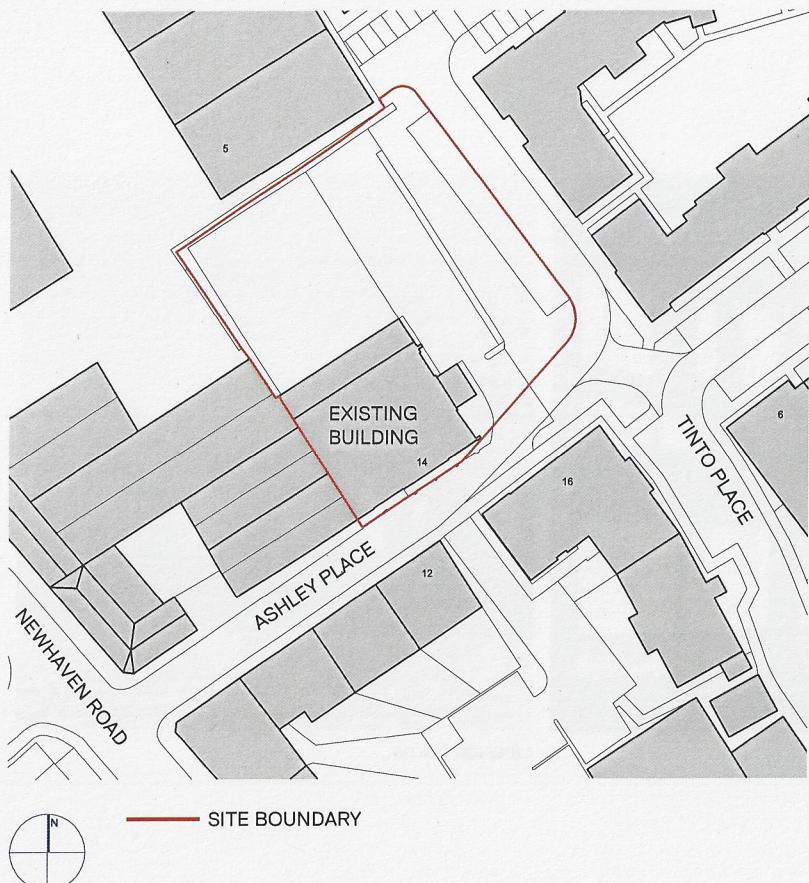
# ASHLEY PLACE



LEITH CENTRAL COMMUNITY COUNCIL PRESENTATION  
OCTOBER 2019

# 01

## INTRODUCTION



# 02

## GLENCAIRN PROPERTIES

LEADING BY DESIGN

Glencairn Properties is an independent family owned Scottish property development company specialising in contemporary, luxury urban homes that exceed expectations.

Glencairn Properties offer cutting-edge design and functionality combined with real quality, style and sought after locations to ensure that you benefit from the most desirable, innovative homes in the city.

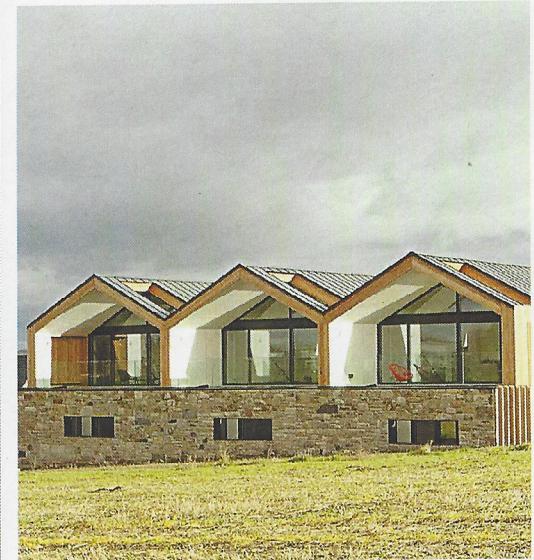
Established in 2011 by Daryl and Barry Teague, second generation property developers, Glencairn Properties is regarded as a design led growing niche property developers specialising in luxury urban residences for families and professionals. Past projects include the Bellevue Colonies, Apartments, Woodhall Avenue Townhouses and Liberton Barns.



*Bellevue Apartments*



*Woodhall Avenue*



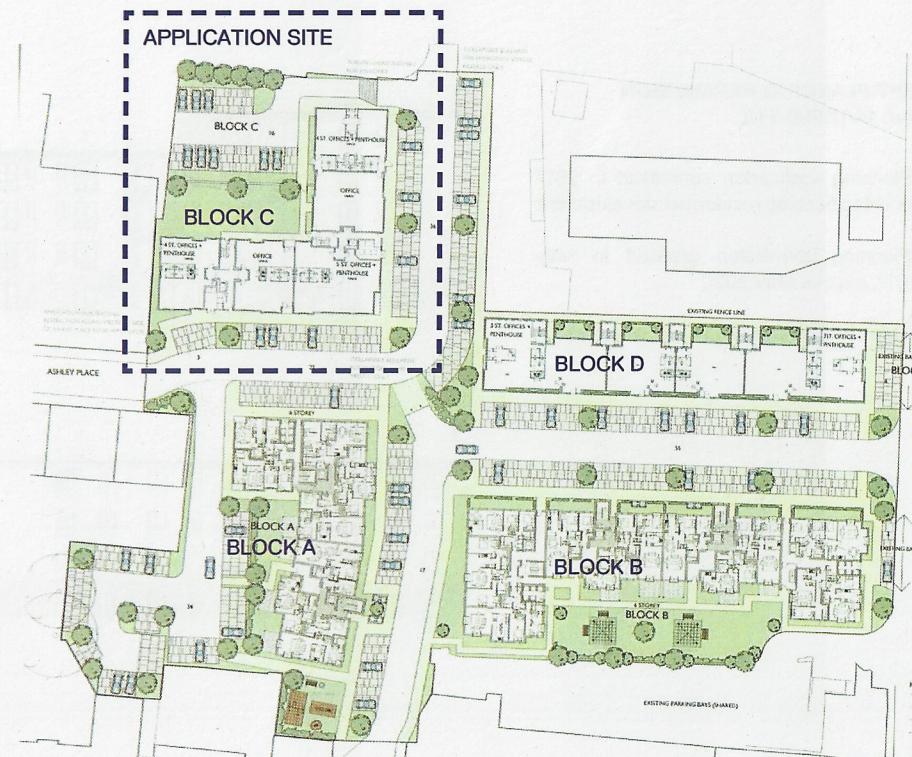
*Liberton Barns*

# 03

## PLANNING HISTORY

### 2006 PLANNING PERMISSION Ref: 04/00306/FUL

- Planning application submitted in 2004 for a mixed development (office and residential)
- Planning permission granted in 2006
- Proposed 6 storey office development to Block C (this application site)
- Blocks A and B have been constructed (which implemented the planning permission)
- Blocks C and D have not yet been constructed.

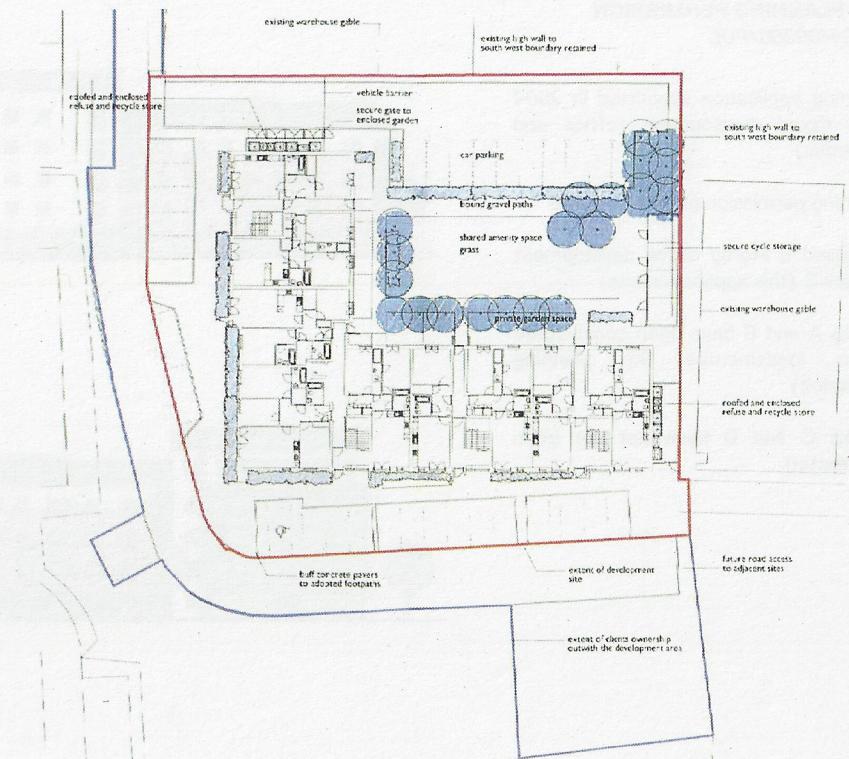


# PLANNING HISTORY

## 2017 PLANNING PERMISSION

Ref: 14/05208/FUL

- Planning application submitted in 2017 for a 4 to 5 storey residential development
- Planning permission granted in May 2017, expires May 2020
- This proposal has not been constructed

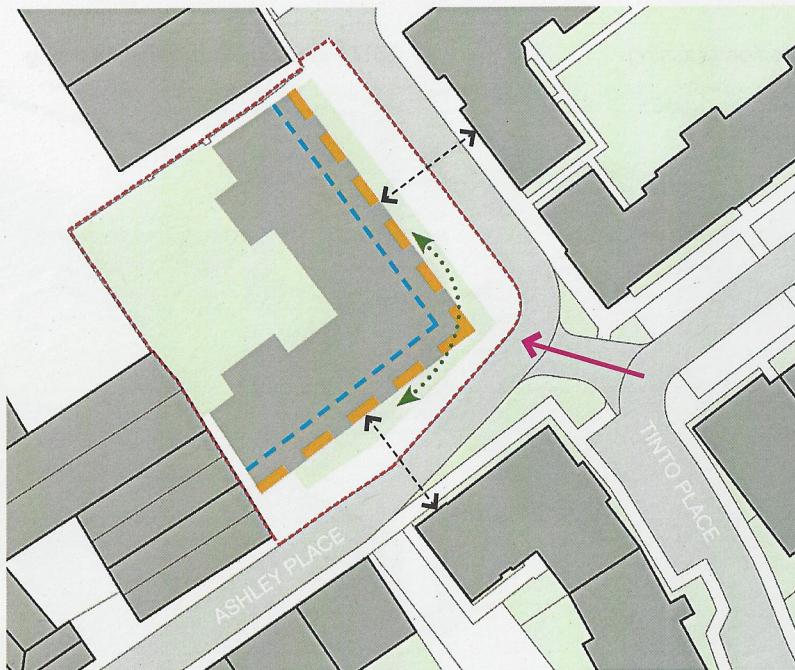


# 04

## SITE APPRAISAL



- Site boundary
- Outline of 2006 Planning Permission (04/00306/FUL)
- Outline of 2017 Planning Permission (14/05208/FUL)
- - - Proposed building footprint

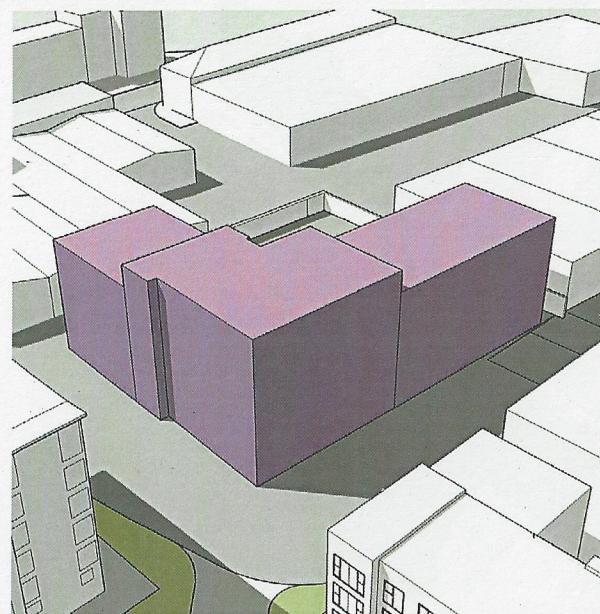


- Improved frontage defining the street edge
- Upper levels set further back from street edge
- ↔ Minimum 18m setback
- Feature corner
- Prominent view to the site from Tinto Place

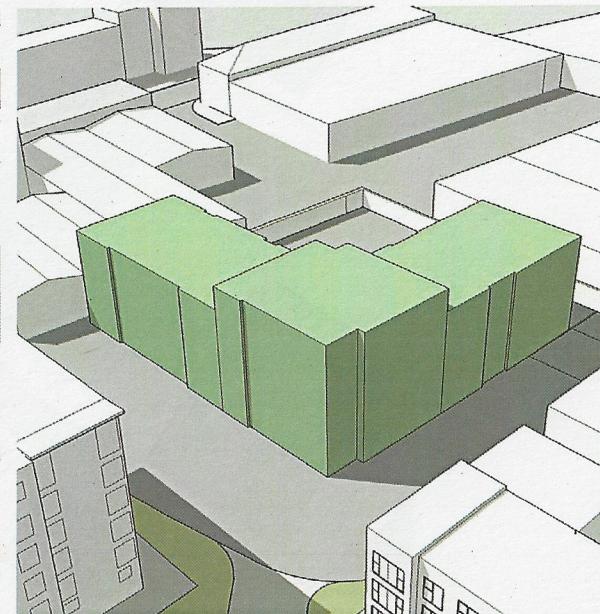


# SITE APPRAISAL

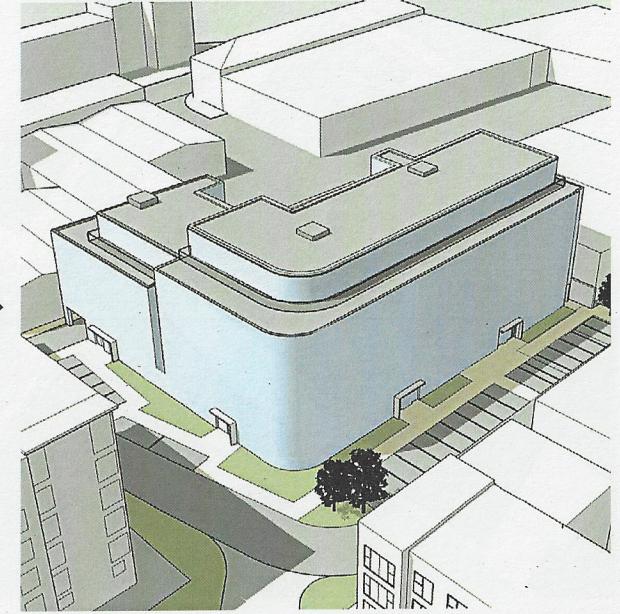
2006 Planning Permission Massing



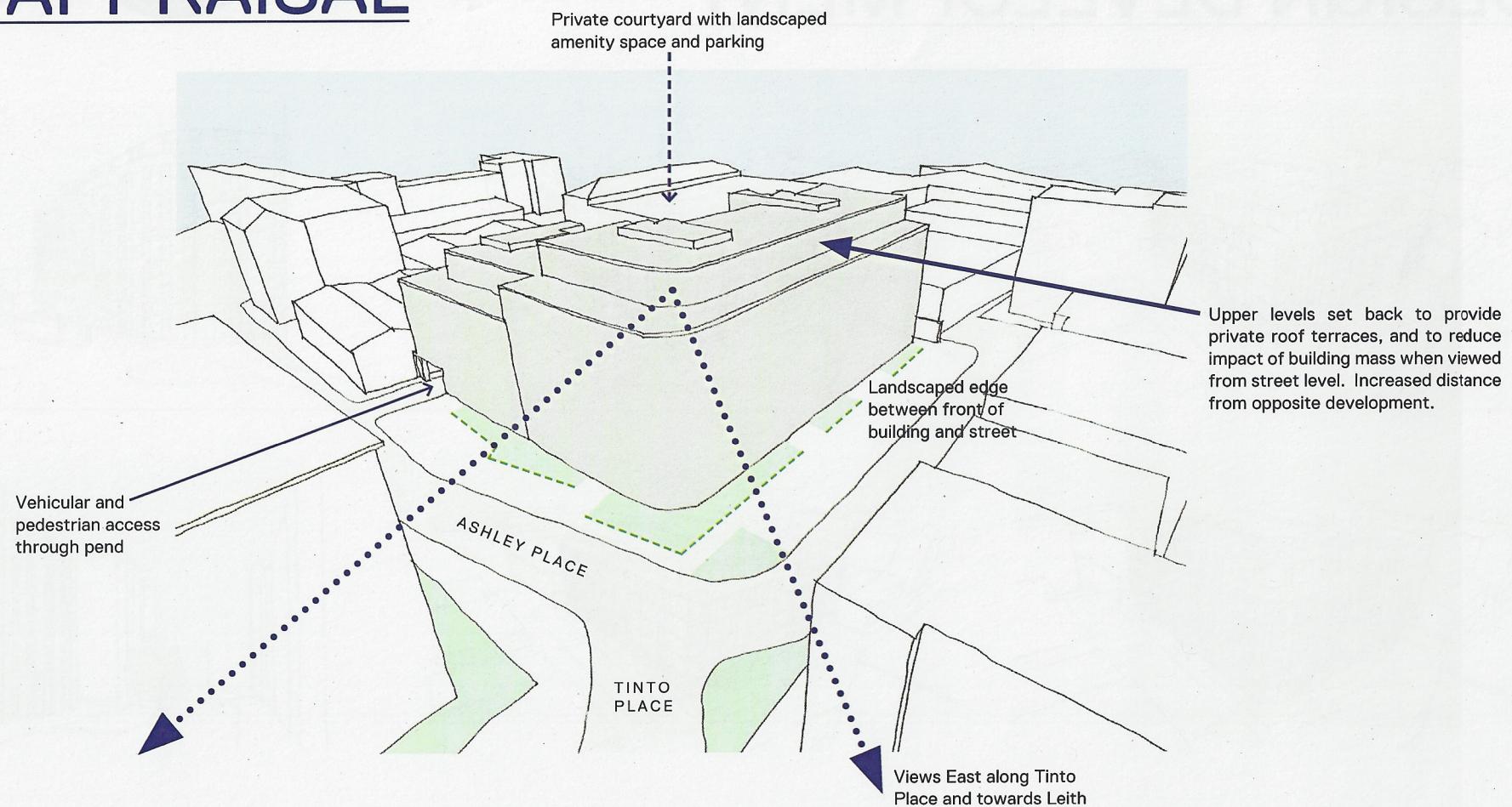
2017 Planning Permission Massing



Proposed Massing Model



# SITE APPRAISAL



# 05

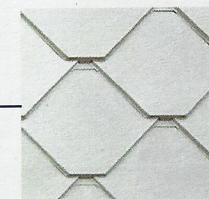
## DESIGN DEVELOPMENT



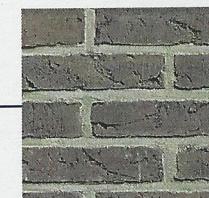
# DESIGN DEVELOPMENT



LIGHT BRICK



ZINC CLADDING



DARK BRICK

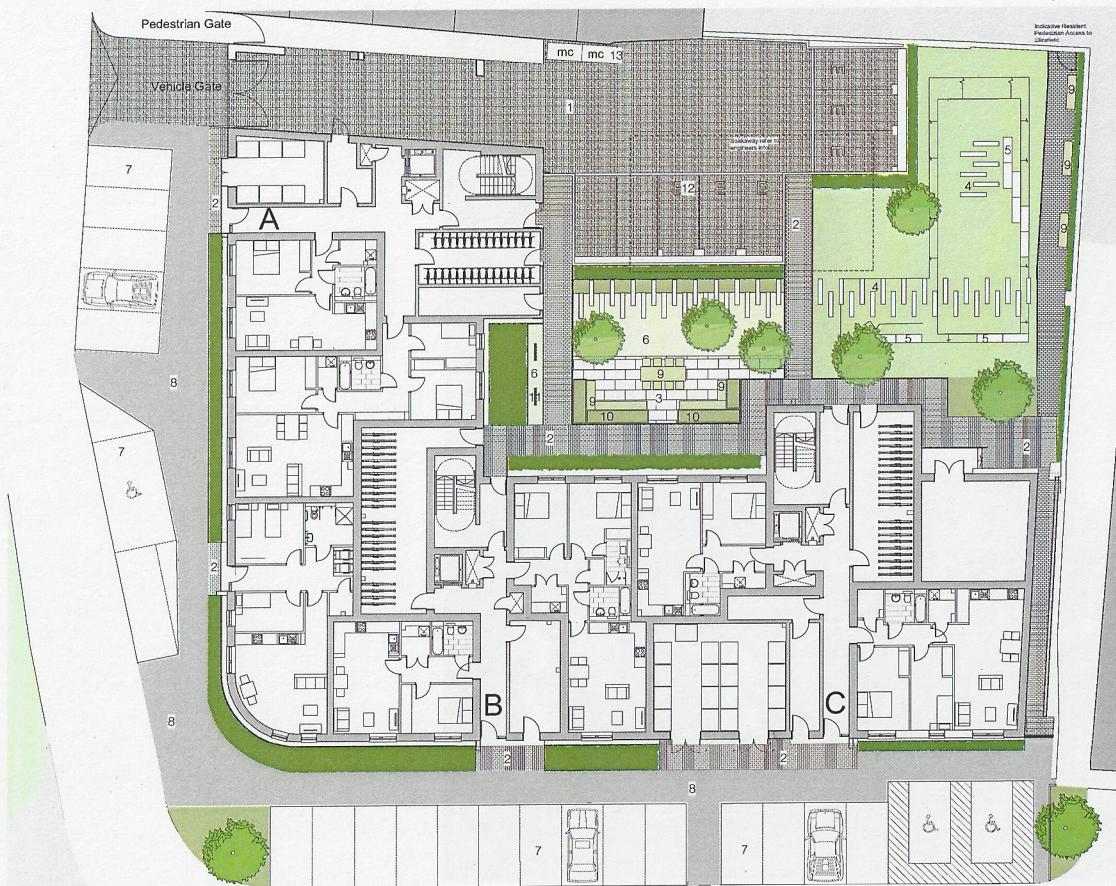
# 06

## INSPIRATION / PRECEDENT

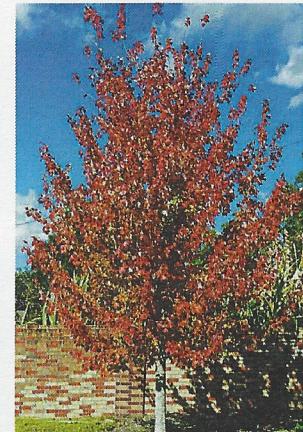


# 07

## LANDSCAPING



Proposed trees to co-ordinate with the species proposed in the adjacent residential development



Sunken lawn with precast concrete bench seating and stepping stones



# 08

## 3D VISUALS



# 3D VISUALS

