

04

masterplan framework

From opportunities to masterplan

The framework plan opposite illustrates the outcome of an iterative design development process.

The key elements of our framework were initially formulated and illustrated in the indicative masterplan developed for the New Pentland Vision Document (October 2019). These elements have been developed further following consultation with Mid Lothian Council (both informal and formal) and with the public - as detailed in Section 3.8 and in the PAC report by Ryden.













From the various options illustrated at the public consultation events, and after detailed comments from MLC, further refinements to the proposition have taken place. Now shown in this document as a new land use distribution diagram (Figure 39 opposite) and an updated indicative masterplan (Figure 40 - over page).

The refined framework elements for the New Pentland Masterplan are:

- A mix of new development, to a scale and massing that complements and integrates with the surrounding varied mix of uses.
- Using scale to bridge between the low rise character to the west and south, and that of the 2 to 3 storey character of the eastern boundary, and the bulky scale of the retail stores along the A701.
- Reinforce building lines to the A701 as much as possible with new development.
- Maximising view opportunities out of the site particularly to the west, necessitating an integrated landscape edge, and not a heavy buffer/screen.
- Create an integrated buffer green space using native new planting to west to ensure minimising of impact on existing residents and maximising bio-diversity potential.

- A new sustainable drainage facility to reinforce the green infrastructure used alongside the pedestrian circulation pattern, as a visual feature and creating a significant habitat in its own right with all bio-diversity benefits.
- A relocated and enhanced central amenity open space, that allows it to become the central focus of the new masterplan proposals.
- New and revitalised movement patterns for pedestrians and cyclists.
- A new junction and axis leading off Pentland Road into the centre of the masterplan focussed on retained and enhanced existing trees on the western boundary, helping to create a bold sense of place.
- A subtle southern entrance off the A701, leading to a self contained residential area centred on a new 'Street'.

LEGEND - Land Use

-  PPIP Boundary
-  Proposed primary access routes
-  Proposed footpath routes
-  Proposed SUDS drainage channel (leading to SUDS basin)
-  Development Block 1 - Food retail use (ALDI Food Store)
-  Development Block 2 - Veterinary Surgery
-  Community Block 3 - Community uses (nursery/creche/play area)
-  Development Block 4 - Residential (affordable housing)
-  Development Block 5 - Residential (assisted living/retirement housing)
-  Development Block 6 - Residential (assisted living/care for the elderly)
-  Green Infrastructure and Amenity Open Space (A)
-  Emergency access - Pentland Residential park

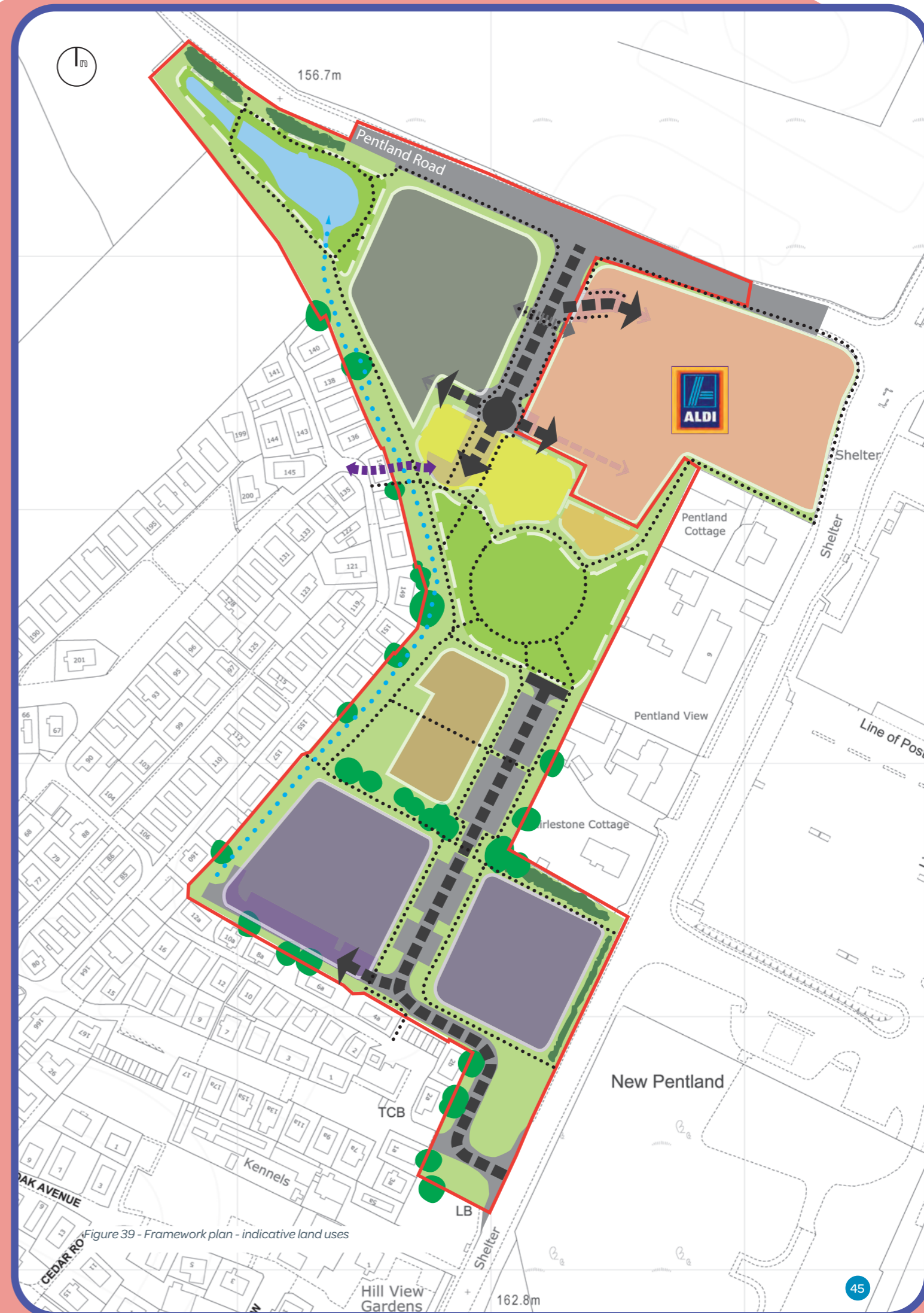


Figure 39 - Framework plan - indicative land uses

4.1

indicative PPIP masterplan

The indicative masterplan identifies the approach to development of the subject site at this PPIP stage. It is not a detailed layout of the site's future development

The masterplan represents the culmination of an iterative design development process over a number of years which includes careful consideration of the council's design and layout related policies.

Figure 40, opposite now incorporates a number of small and subtle changes to the layout presented to the public for consultation and also responds to detailed comments presented by the planning authority through the pre-application consultation process.

It continues to be based on sound design principles and is a development worthy of this location. It sits comfortably adjacent to existing land uses and responds appropriately along its western boundary, allowing for the necessary integration and connections with the Pentland Residential Park.

The adjacent Legend details the ideas for the proposals at PPIP stage. To aid further understanding of the ideas, a series of other plans have been prepared that set out the key parameters or components that make up the masterplan.

These are set out on the following pages and include:

- Masterplan Parameter plans;
- Masterplan character areas illustrated and explained, expanding on these high level descriptions;
- Detailed Landscape Framework as required by MLC following their pre application responses.
- Design Principles adopted.

LEGEND

- 1 Primary Access off Pentland Road - with right hand turn lane and widened entry - with 2 lane exit onto Pentland Road)
Southern Access- leading to development plots in south sector.
- 3 Primary Street accessing development plots in northern sector.
- 4 Development block - Committed ALDI Food Store;
Does not form part of this PAN process.
- 4a Food Store - rear access and service area.
- 5 Shared access roundabout - into development blocks and rear service area.
- 6 Veterinary Surgery - 1000m2 footprint initially (upgradeable to small animal Hospital @ 2000m2 with extra storey added) - with enclosed service area/storage - 36 car parking spaces (12 staff) plus 3 disabled and ambulance parking.
- 7 Potential Affordable Residential Units - starter unit block - 6 units (2 storey - 2 beds).
- 8 Potential Affordable Residential Units - family block - 4 units (2 storey with mix of 3 bed and 4 bed (3 floor)) - Sharing 40 car parking spaces with starter homes and care home.
- 9 Potential development Block - 3 storey - Residential assisted living and retirement units, (with 30 parking spaces).
- 10 Potential development Block - Homes for the elderly - 2/3 storeys - as separate building (40 beds with - 16 parking spaces - plus some shared with residential area to north).
- 11 Potential Community Use Block: Flexible built spaces (300m2) - as a creche/nursery with attached garden.
- 12 New play area provision - A Local Area for Play (LAP) conforming with the affordable housing requirements for play and generally good use of space in this location.
- 13 Amenity Open Space - Public Green space
- 14 Retained Mature Trees.
- 15 Sustainable Urban Drainage System (SuDS) - Pond/Detention Basin;
- 15a SuDS feeder drainage using open ditches/swales, with landscape buffer planting.
- 16 Emergency access to Residential Village - new orientation - via old Plot no 146.
- 17 Sculpture feature (public art).



4.2

masterplan parameters - 1

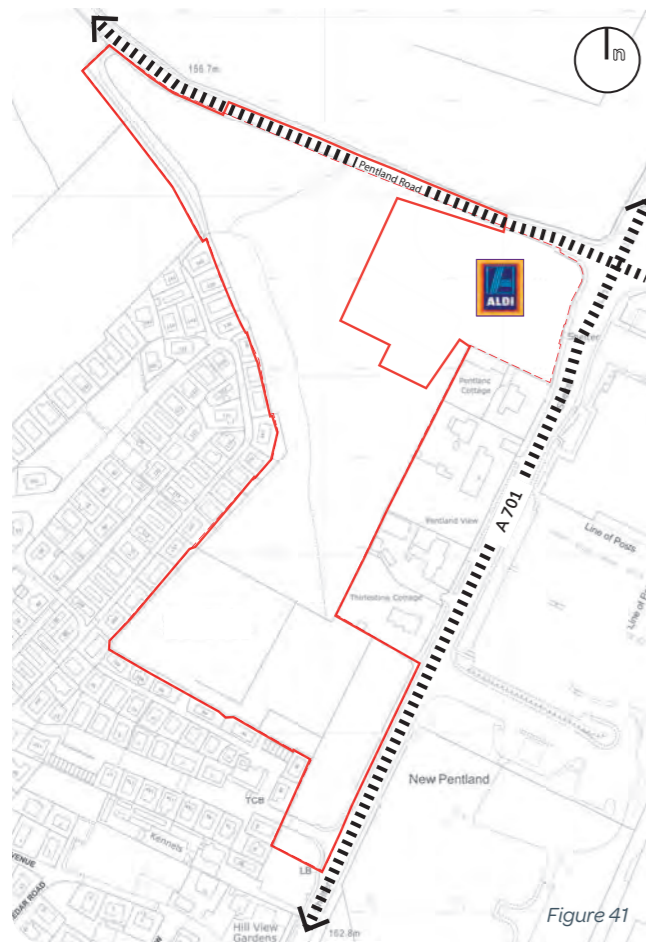


Figure 41

site extents

The whole site area is shown above.

- PPIP boundary (in solid red line)
- Pentland Road to the north and A701 to the east; the existing Pentland Residential park to the west and south.
- Aldi Food store notation in North East of site subject to a separate planning application (defined by solid and dashed red lines); the masterplan area did however consider this part of site in a coordinated way during design development.

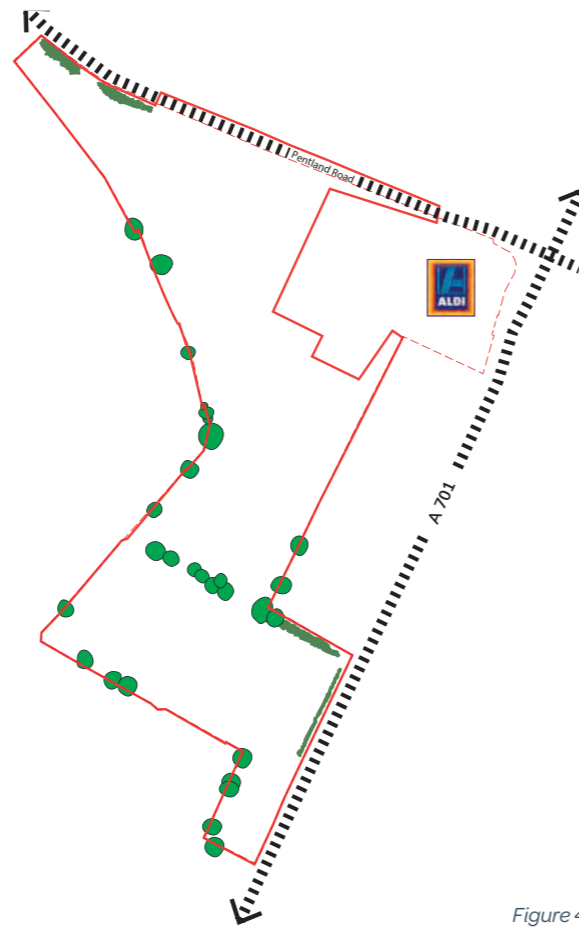


Figure 42

existing vegetation

The existing vegetation on the site, indicating those specimens and groups of trees and shrubs retained in the masterplan proposals.

These retained elements are all incorporated into the landscape proposals in a positive and managed way - see Section 06 - Landscape Framework.

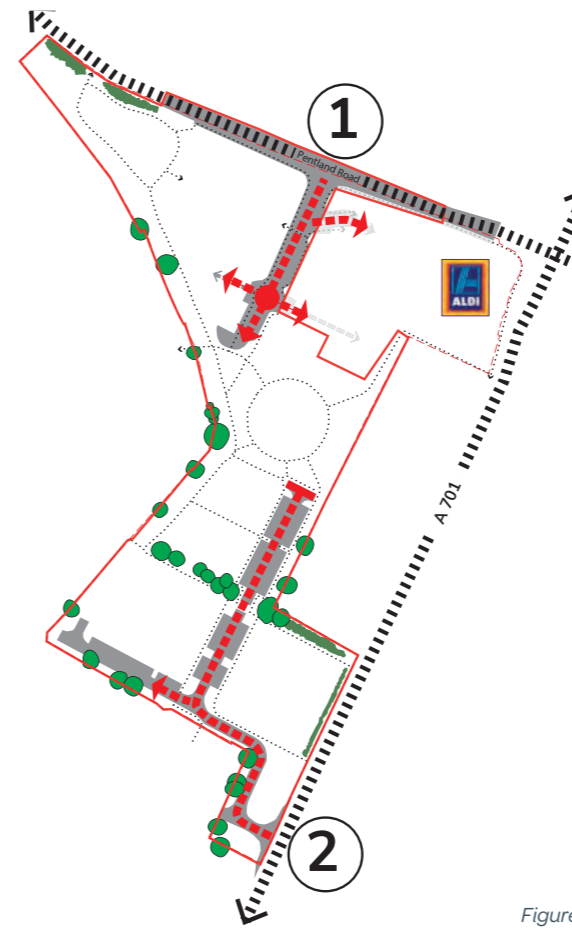


Figure 43

access

There are 2 key access points into the site:

1. Northern access - requiring a new junction onto Pentland Road, giving access to the northern commercial areas and the Community building; there will also include a new fire/emergency access (to Pentland Residential Park).
2. Southern access - taken off the existing road access to Pentland Residential Park, leading off the A70.

It should be noted that there is no formal connection between these two access roads; although the internal pathway system can allow for emergency access across from each if required.

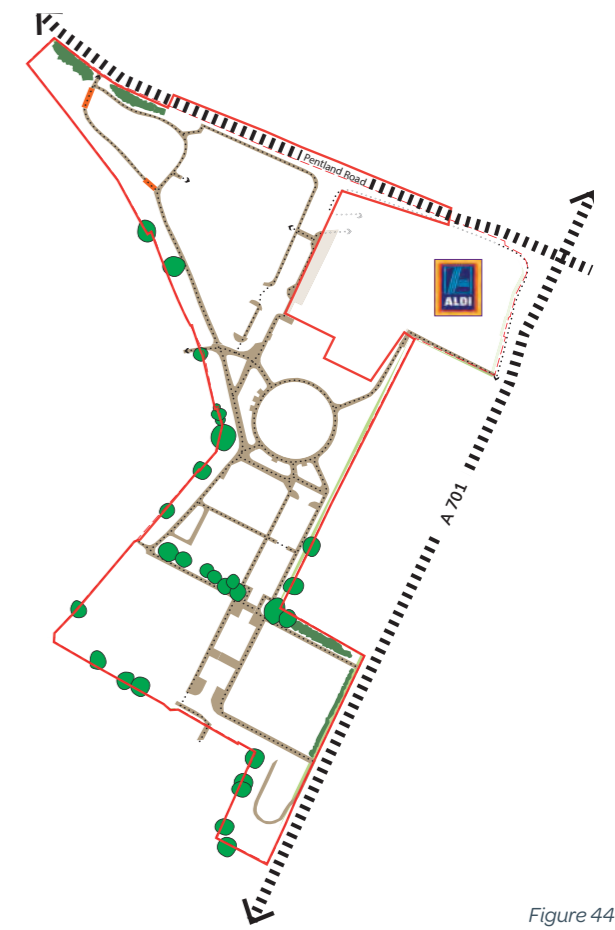


Figure 44

pathways and circulation

The pathway system proposed in the indicative masterplan is comprehensive, and pervasive.

Proposed pathways are mostly designed to be combined for use as pedestrian footpaths (2.0m wide) and cycleway (further 1.0m wide) - 3.0m wide overall. Where not combined the paths are 2.0m wide.

Intention is that the circulation network will allow all parts of the masterplan to be connected, and importantly allow full public access across the site, so both east - west and north - south movements are catered for and encouraged.

A smart lighting system will be adopted across the site.

4.3

masterplan parameters - 2

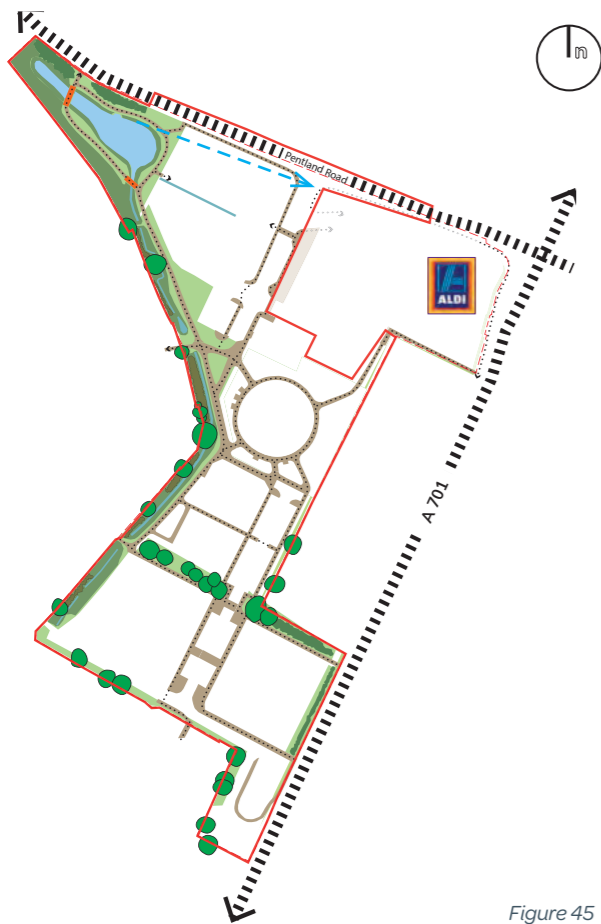


Figure 45

suds + biodiversity

Requirements for Sustainable Urban Drainage (SuDS) are catered for in two ways on the site:

First, a connected system running along the western edge combining open swales/ditches into which surface water from the residential elements of the masterplan will feed leading to a detention pond with aquatic planting and grasses (at low point in NW). Second, the surfacing for roads, car parking and pathways will use a mix of permeable materials along with drainage to swales (notably for severe weather events), where excess water can be collected and filtered (held) and fed into the SuDS pond system.

All surface water can then outflow, in a controlled fashion, in to the existing sewer at the A701/Pentland Road junction;

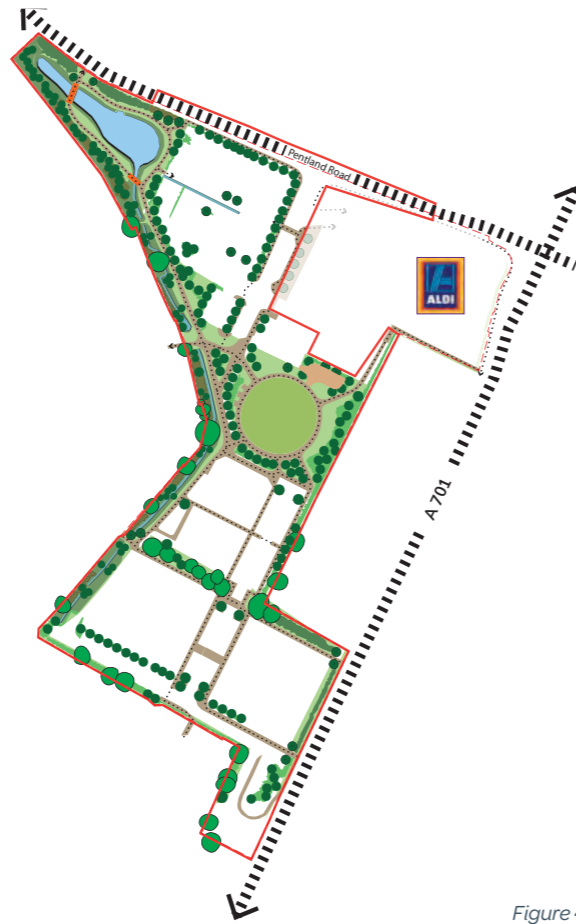


Figure 46

new landscape elements + biodiversity

Extensive new planting is proposed across the site. - refer to details in Section 06 Landscape Framework.

New planting will act to:

- reinforce existing boundaries with new integrated buffer corridors, using native trees, shrubs and grasses to achieve an appropriate character and to increase biodiversity;
- create bold new access ways and axis through use of mature tree stock and evergreen shrub layers;
- focus movement and landscape character on a major new piece of park/garden in the centre of the site.

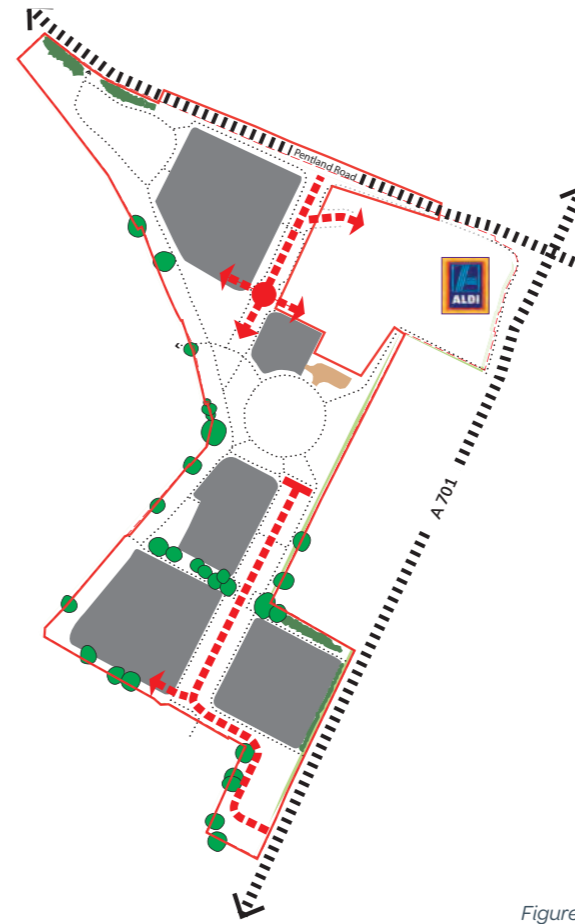


Figure 47

building plots + access

There are 5 development plots across the site, and they are split into 2 sectors, each markedly different in function and character, with their own access points and roads:

- Northern sector - with commercial 2no.plots accessed off Pentland Road - a veterinary surgery in NW and an Aldi retail store in NE (subject to separate planning application);
- Southern sector - with residential uses accessed off A701 - currently comprising 3no. blocks of affordable housing, retirements units and assisted living/care facility.

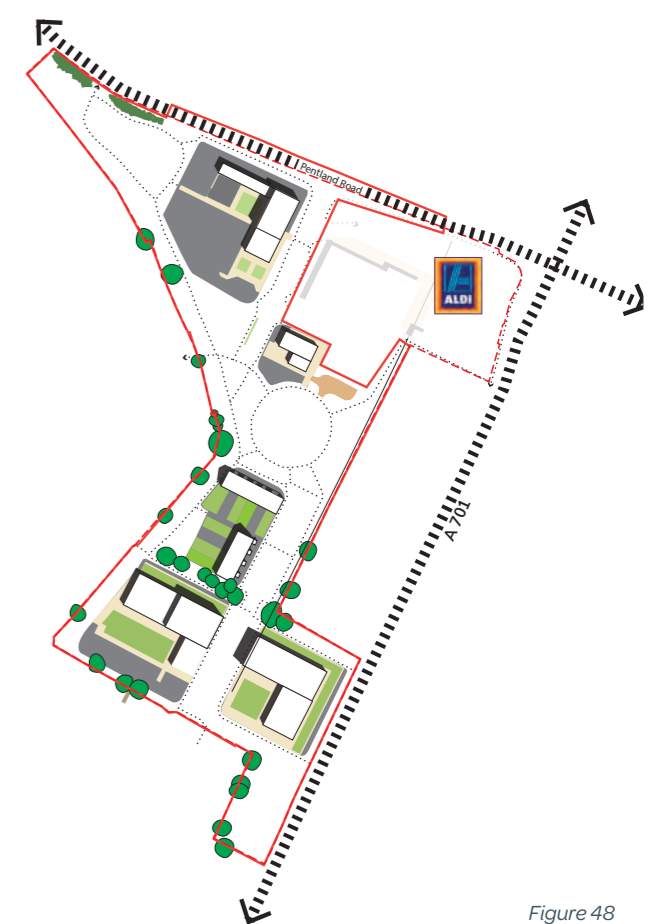


Figure 48

built form + associated plazas and gardens

The location of built form on the development plots is intended to:

- address the street, so built form creates an appropriate and characterful edge to roads, streets and open spaces - allowing overlooking and increasing safety for general movement and circulation,
- be in scale with the surrounding context and land uses
- orientate buildings to maximise day/sun light and usability for private and communal garden areas (predominately SW facing)

4.4

masterplan parameters - 3

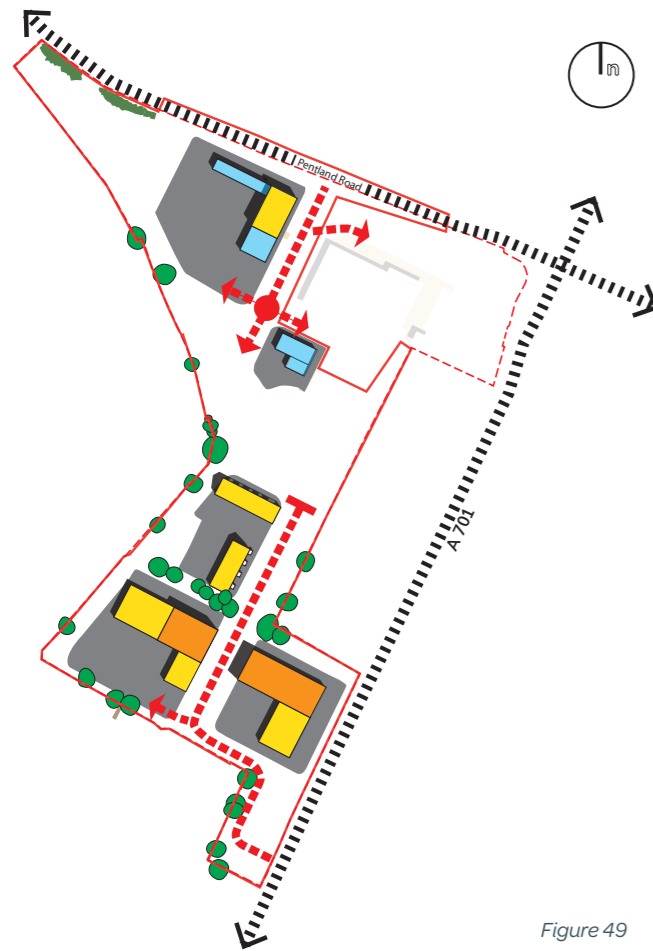


Figure 49

massing/density

As well as addressing the street, and creating an appropriate and characterful edges, the built form must respect the scale and massing of its surrounding context. The diagram shows buildings (as currently envisaged) with massing, as follows:

Blue - single storey

Yellow - 2 storey

Orange - 3 storey

The buildings are respectful of their context and are mainly of single and/or 2 storeys. This rises to 3 storeys towards the centre of the site - overlooking the proposed 'Street' and the A701 - where it is felt more scale is acceptable.



Conclusion

The creation of bold and active frontages, in particular the main A701 façades are crucial to the creation of a new character for the New Pentland Masterplan. Reinforcement of the existing building lines along the A 701 seeks to continue this frontage theme, or as closely as possible, to help create a strong sense of place, animating the 'street'.

A bold facade addressing the A701, will be particularly pertinent when (in future years) the A701 is downgraded from a trunk road to an urban thoroughfare - in effect becoming the Straiton 'High Street' - still a busy place but with a different function.

The eclectic nature of the urban form along this part of the A701, is reflected in the other built form aspirations for the site. The urban design intention is therefore to create a rich mix of spaces defined by the built form, of varying masses) and heights, set against the existing and new landscape structure.



Figure 50 - Indicative Masterplan (repeat)

05

masterplan character

The illustration shown here (Figure 51) looking north west over the site, is an indication of how the proposals could appear in a number of years time, should the PPIP application be successful.

Massing and disposition of the buildings and open spaces are shown and give an overall idea of the character intended.

In order to further understand the Urban and Landscape characteristics inherent in the masterplan proposals we have added more detailed explanations, split into 5 areas, shown at Figure 52 and Appendix B (Figures 53-60):

- 1 North East commercial - main access/spine road
- 2 North West commercial/spine road
- 3 Central - Community hub
- 4 Central - Affordable housing
- 5 Southern - Retirement and assisted living/care units



Figure 51- Indicative aerial view - artist's im-



Figure 52 - Character areas disposition - see Appendix B