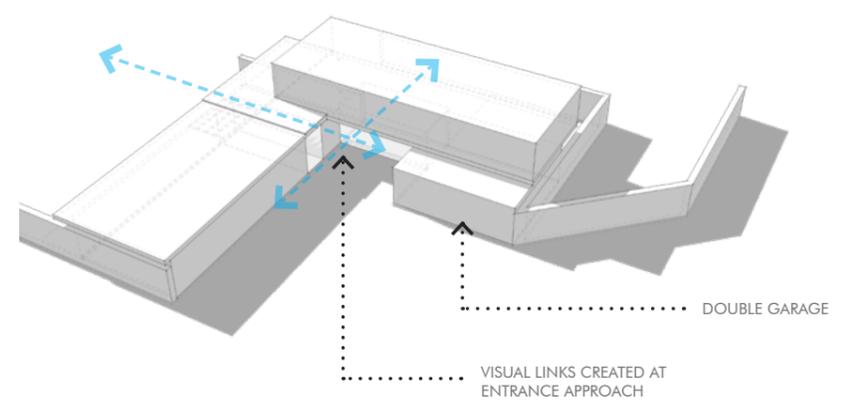
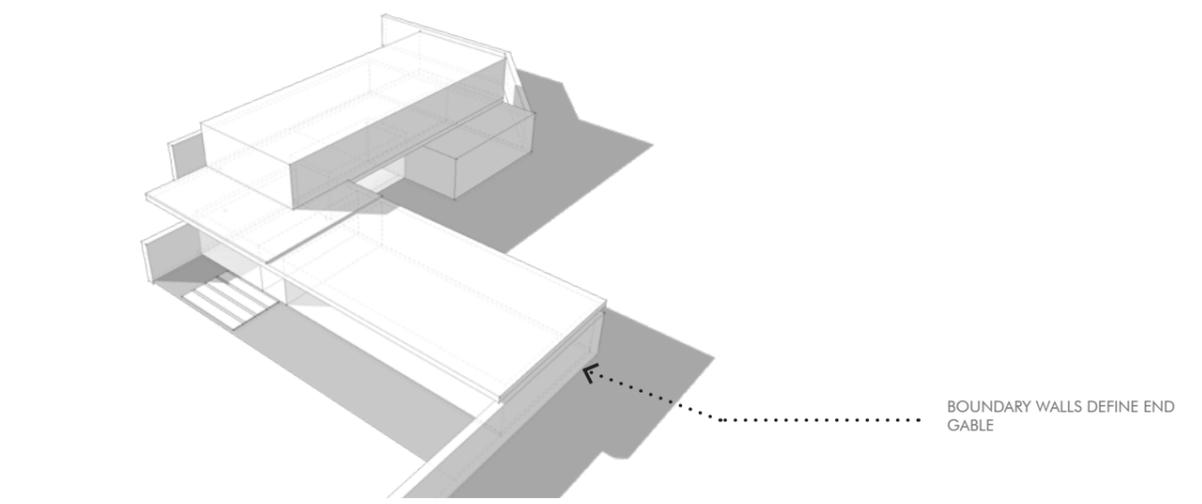
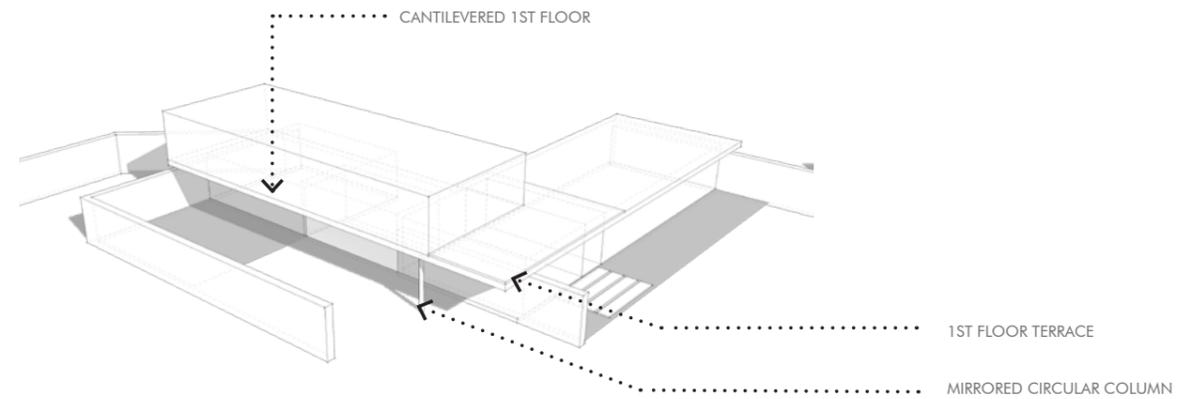
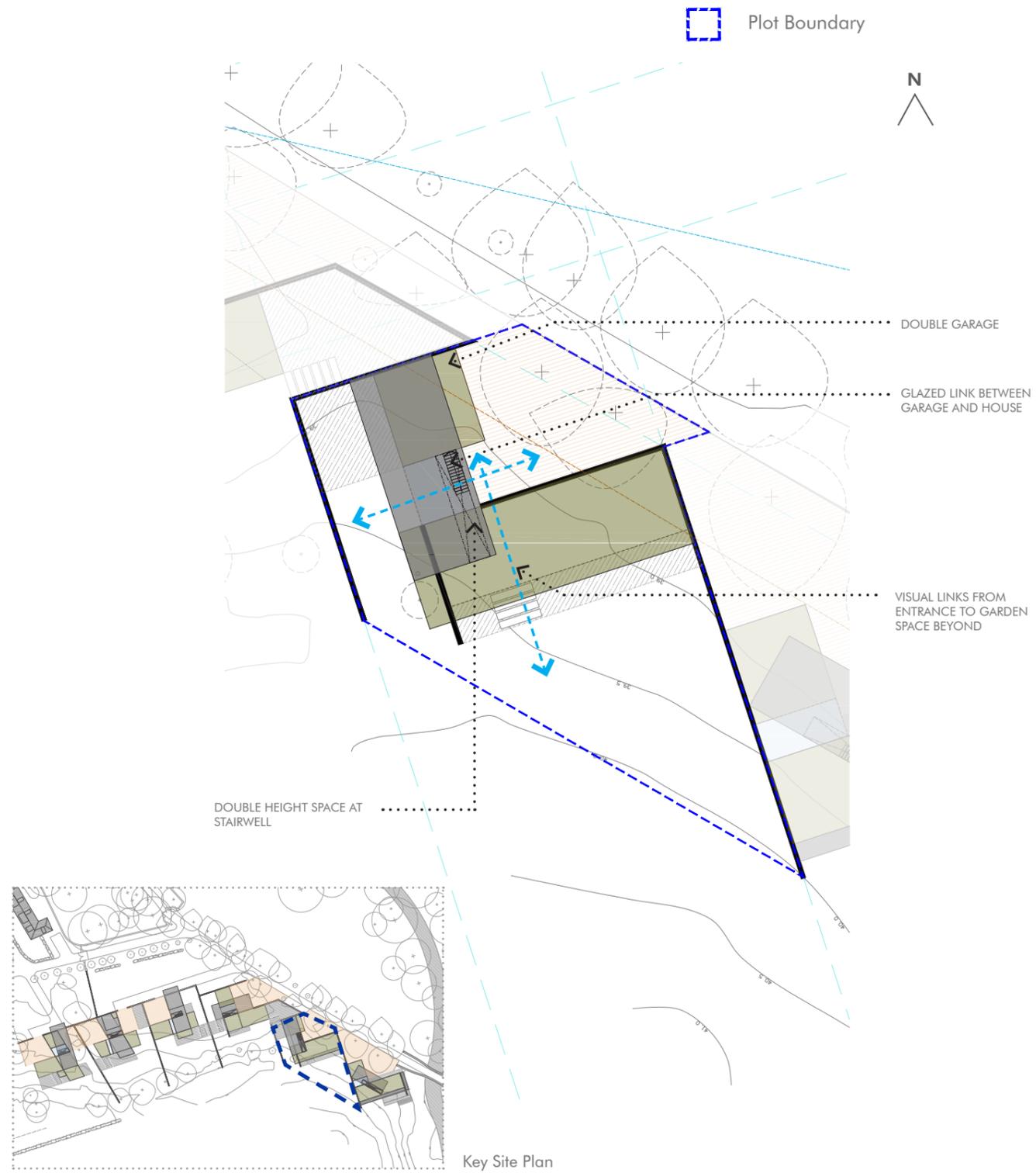
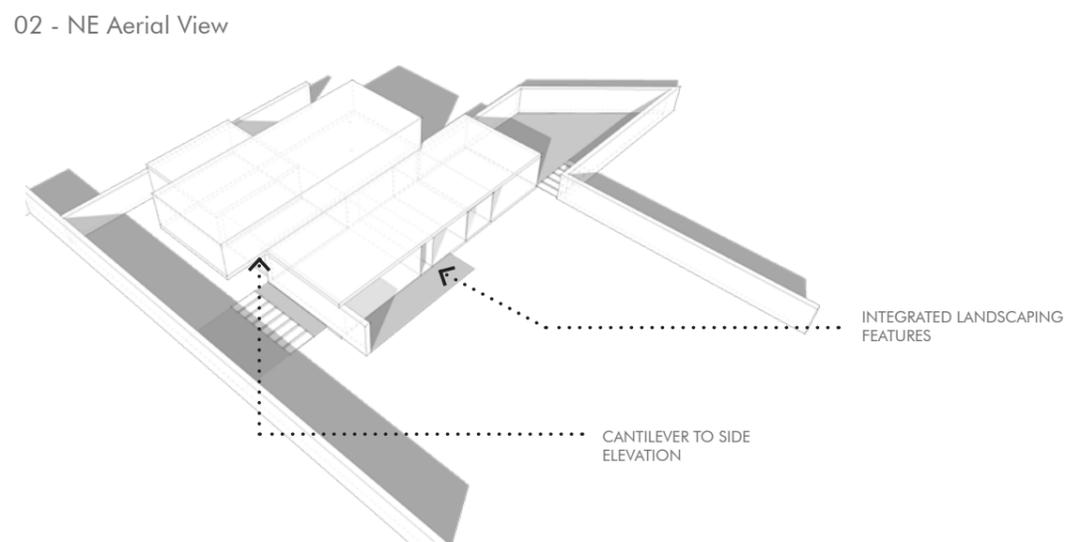
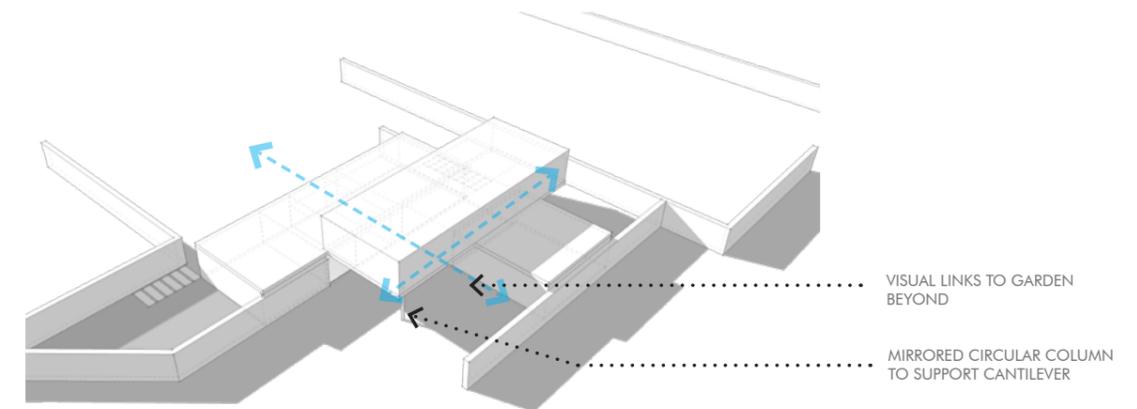
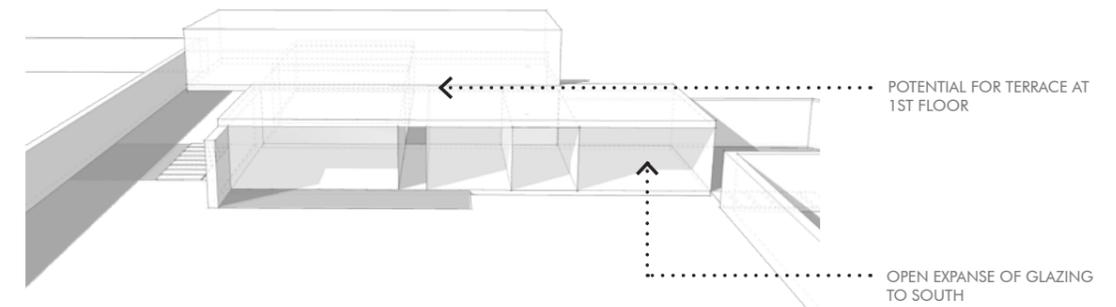
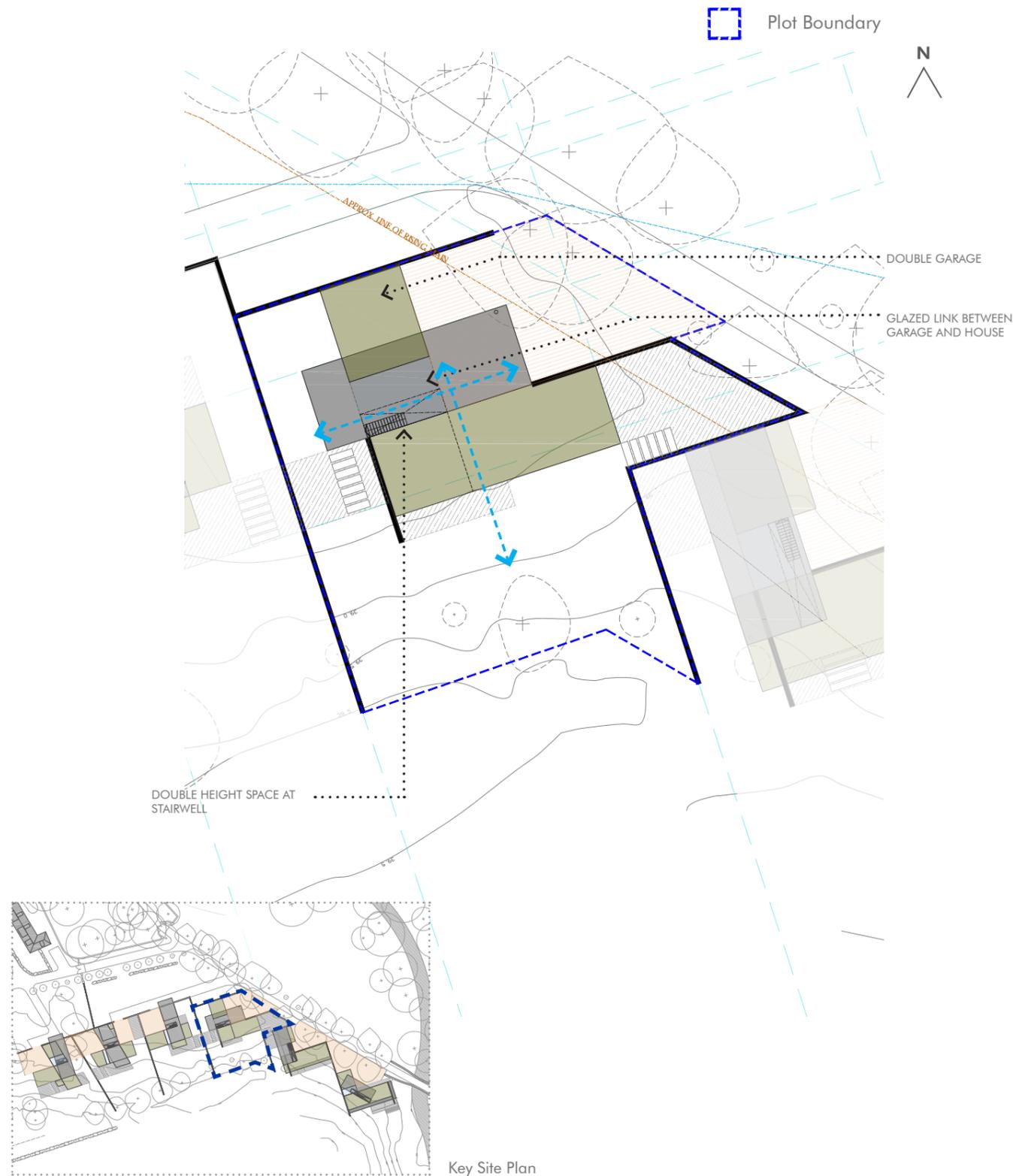


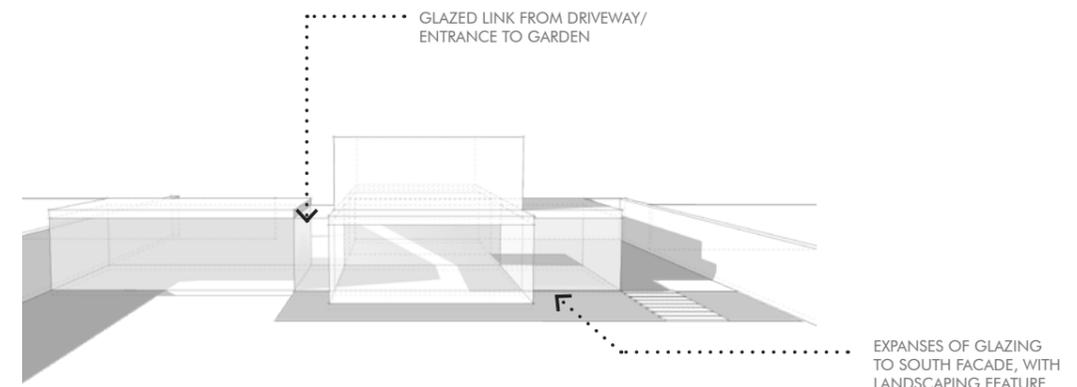
3.4.2 Plot 02 (Concept Design)



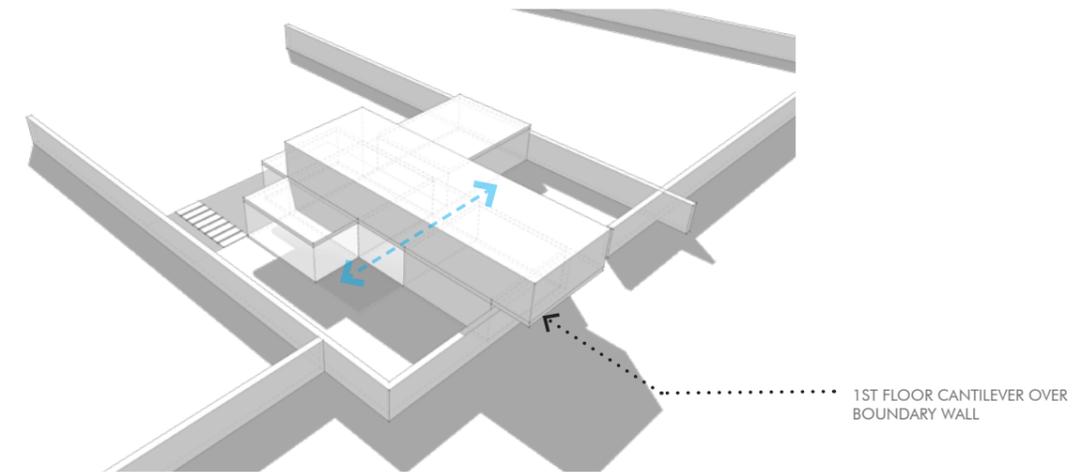
3.4.3 Plot 03 (Concept Design)



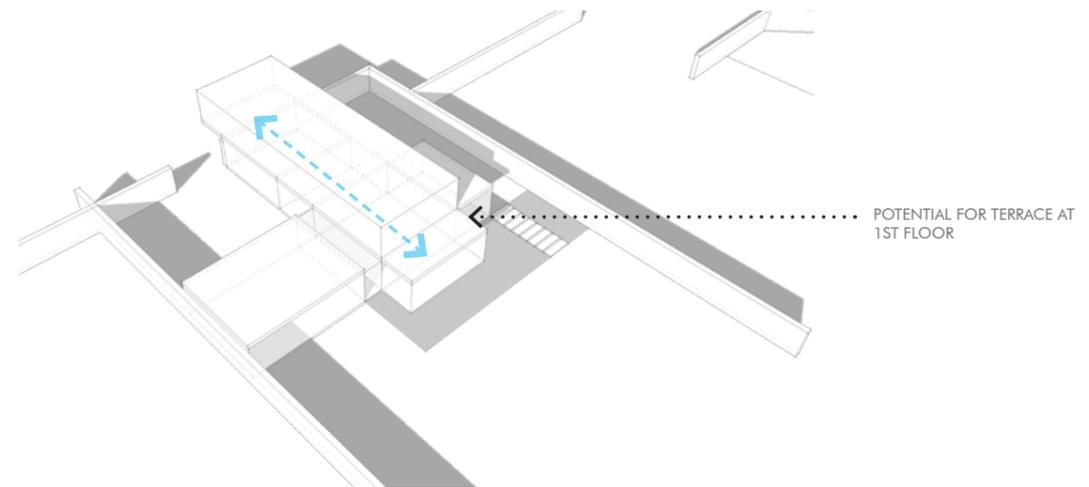
3.4.4 Plot 04 (Concept Design)



01 - SE Elevation

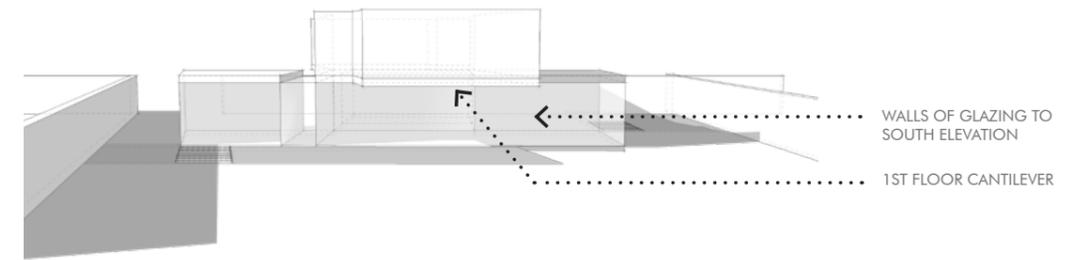
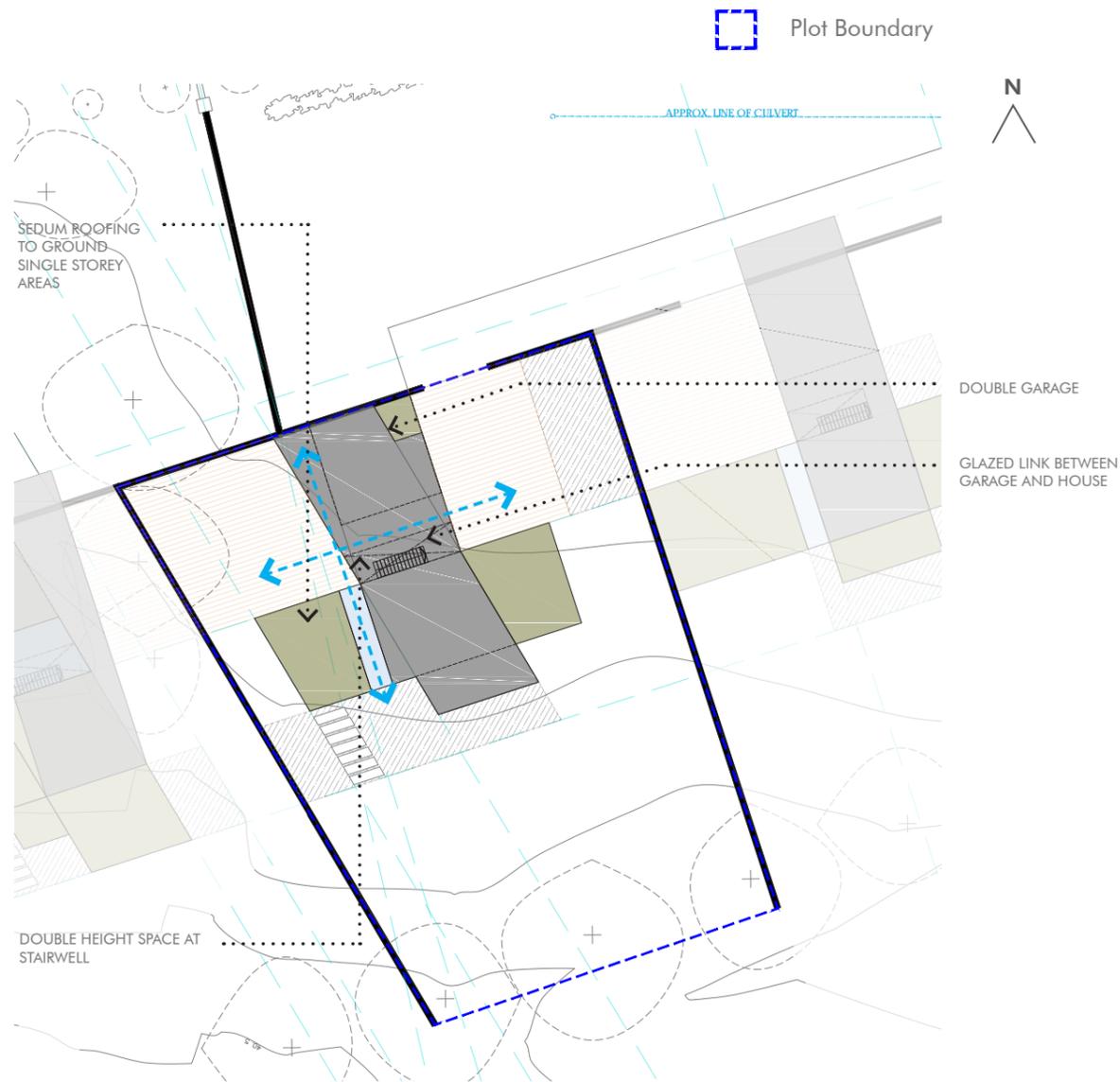


02 - NE Aerial View

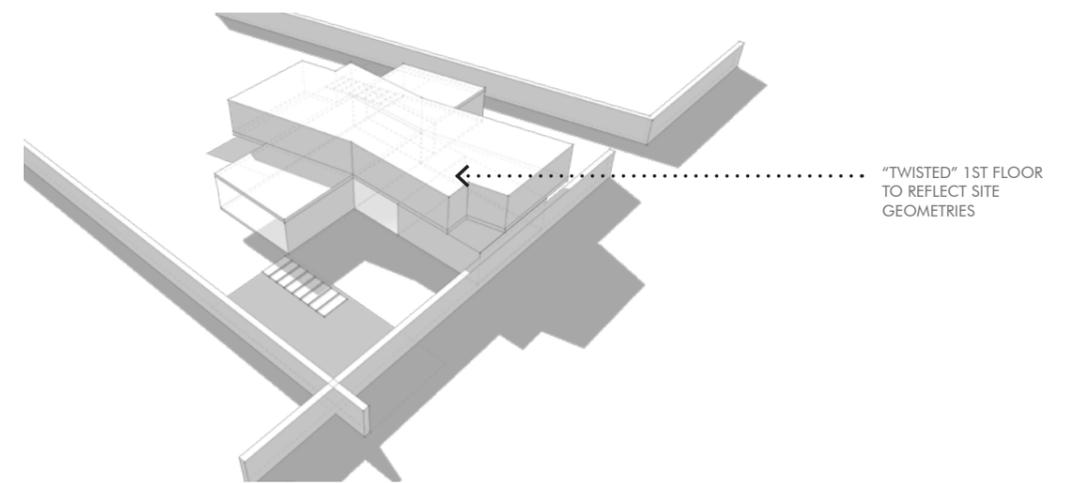


03 - SW Aerial View

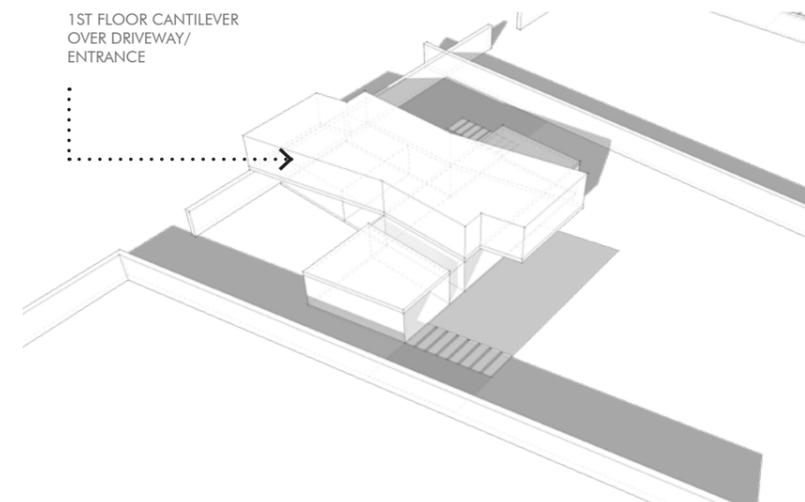
3.4.5 Plot 05 (Concept Design)



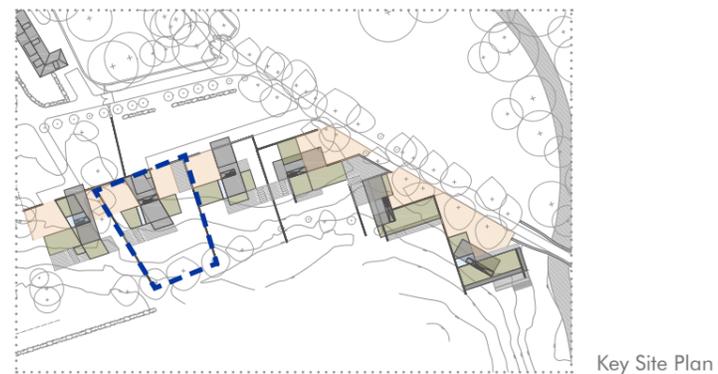
01 - SE Elevation



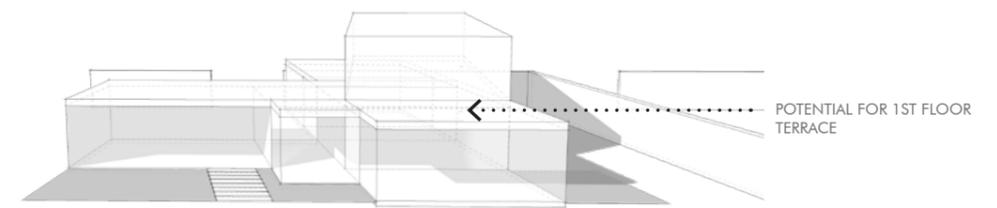
02 - NE Aerial View



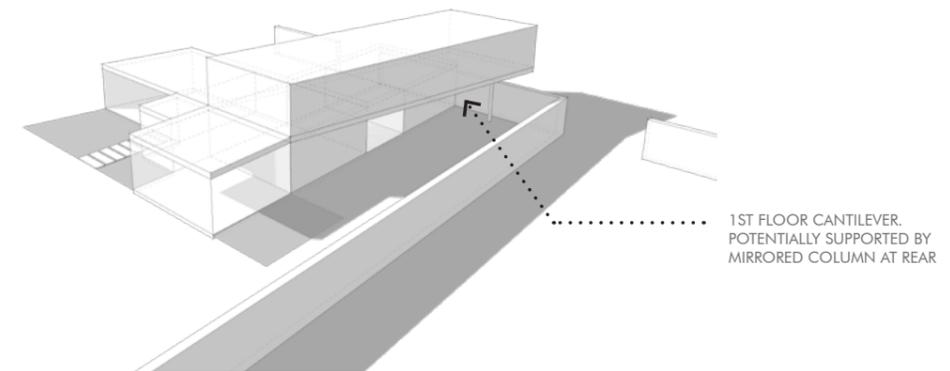
03 - SW Aerial View



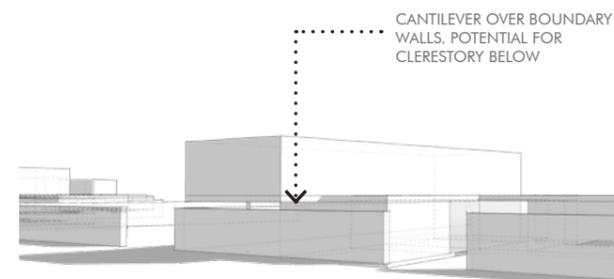
3.4.6 Plot 06 (Concept Design)



01 - SE Elevation



02 - NE Aerial View



03 - NW Elevation

4.0 Final Design Proposals

4.1 Design Description

Castle Gogar Rigg is a unique setting.

With the Castle nestled discretely to the North of the site, behind a dense wall of mature trees, and with a high-quality residential neighbourhood already established, we believe our final design proposals are appropriate and directly respond to their context.

Upon crossing the Gogar Bridge, the Plot 01 "Gatehouse" acts as a keystone to the development, signifying the both the beginning and the end of the residential setting. Simultaneously it directs the view along the main approach road, towards the gated entrance to Castle Gogar in the distance. Plots 1-3 are intentionally set back from the road to preserve this tree-lined avenue.

Across the 6 Plots, a mix of 4-5 bedroom properties are proposed.

Materiality

In response to the semi-rural setting, a feature stone wall, weaves through the Masterplan at ground floor level, giving it a cohesive aesthetic, while white render is primarily used on the 1st floor volumes in recognition of the materiality of both the Castle and existing dwellings.

Natural timber cladding is proposed as a feature on some of the set back elements. This lightweight, sustainable material sits in contrast to the more "solid" appearance of the stone plinths and rendered volumes. In line with design guidance, this will be a durable species and the timber selected will be appropriately detailed to ensure a good visual appearance is retained over time.

To the South, at ground floor, the glazing is maximised to enhance the connection with the landscape. Dark grey aluminium doors and windows are proposed throughout.

Additionally, dark grey aluminium louvres are positioned to enable solar shading as well as privacy on the more public elevations.

Sedum roofing is proposed to the ground floor volumes, while dark grey single ply membrane will be used on the roof of the 1st floors.

Material Legend

- 01 - White Silicone Render
- 02 - Natural Stone Walling
- 03 - Natural Timber Cladding
- 04 - Sedum Roofing
- 05 - Dark Grey Aluminium Detailing (louvres, doors & windows)



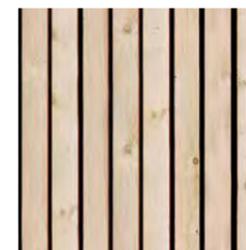
Proposal in Context



01



02



03



04



05

Material Palette

4.2 Site Analysis - As Proposed



-  Proposed Site Boundary
-  Prevailing Wind Direction (SSW)
-  Primary Vehicular Access
-  Main Gated Entrances
-  Private Entrances
-  Shared Green Space
-  Private Gardens
-  Key aspect to/from Castle Gogar retained (sight lines significantly obscured by trees)
-  Castle Gogar Axes
-  Primary Site Axis
-  Secondary Site Axis

Building Legend

- 01 - Castle Gogar - 4 Storey
- 02 - Converted Stable Block - 1.5 Storey
- 03 - Contemporary Dwelling Houses - 2-2.5 Storey
- 04 - Apartments - 3 Storey



4.3 Landscaping Proposals

Given its rich setting, the landscaping proposals for the development have been considered as a central part of the design from the onset of the project.

There are a significant number of existing mature trees on the site that will be retained, with limited works proposed, and fully integrated with the new design proposals.

A tree survey has been carried out and accompanies the Planning submission. The results of this survey confirm a range of species and categories, including;

- Sycamore
- Lime
- Horse Chestnut
- Norway Maple
- Ash
- Beech

“The structural condition of individual specimens varies considerably, with an occasional pattern of dominant trees suppressing adjacent specimens having developed.” - Extract from survey findings.

Young Silver Birch trees also feature as part of the existing development, alongside Beech hedging and manicured lawns.

The proposals for the new development will be a continuation of the landscaping palette already established. Any new trees/ hedges planted, for example, will be of a similar species to those already on the site. A mix of soft landscaping, with a range of plant species appropriate to the area, will also aid biodiversity on the site. (A Protected Species Survey also accompanies the Planning submission)

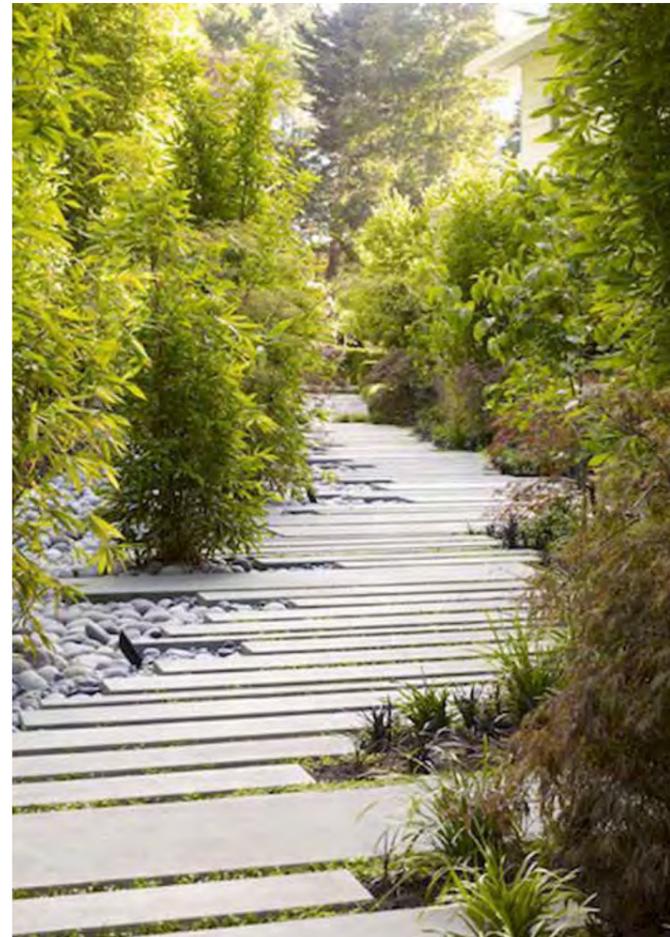
To the North of the proposed plots, a shared green space is retained, with a significant lawn area complimented with soft planting. To enable access into the site, a new shared access road is proposed with guest parking spaces also provided within this zone.

In addition to this, permeable paving will be used as part of any hard landscaping proposed, such as driveways and pathways.

As part of the architectural material palette, stone walling will be a primary feature throughout the site, firmly rooting the proposals to their context.

Material Legend

- 01 - Lawn; 02 - Stone Walling; 03 - Porous Asphalt; 04 - Permeable Paving; 05 - White pebbles (in private gardens)



Landscaping Precedents



01

02

03

04

05

Material Palette

4.4 Masterplan & Landscaping

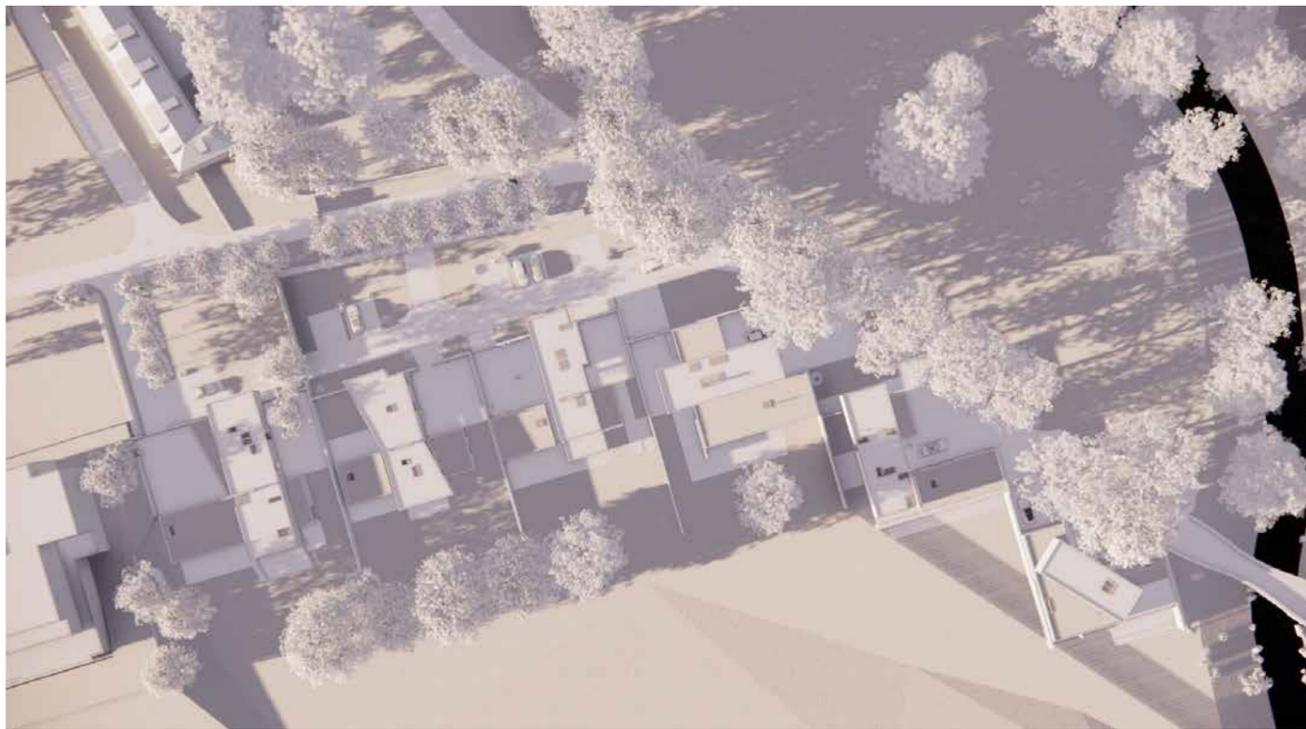


4.5 Sun Path Analysis

01



02



03

01 - March 20th @ 10am; 02 - March 20th @ 3pm;
03 - March 20th @ 5pm

4.6 Architectural Precedents



1



2



3



4



5

- 1. Villa, ABS Bouwteam
- 2. Peninsula House, Carr
- 3. House Around a Pond, Carr
- 4. Modern Villa, ABS Bouwteam
- 5. Orchard House, Strom Architects

4.6 Architectural Precedents



6



7



8



9

- 6. Cobham House, Strom Architects
- 7. Brick Villa, ABS Bouwteam
- 8. Rendered Villa, ABS Bouwteam
- 9. House Around a Pond, Carr

4.7 Individual Plot Details

4.7.1 PLOT 01

4.7.1.1 Proposed Site Plan & Roof Plan



01 - Proposed Site Plan



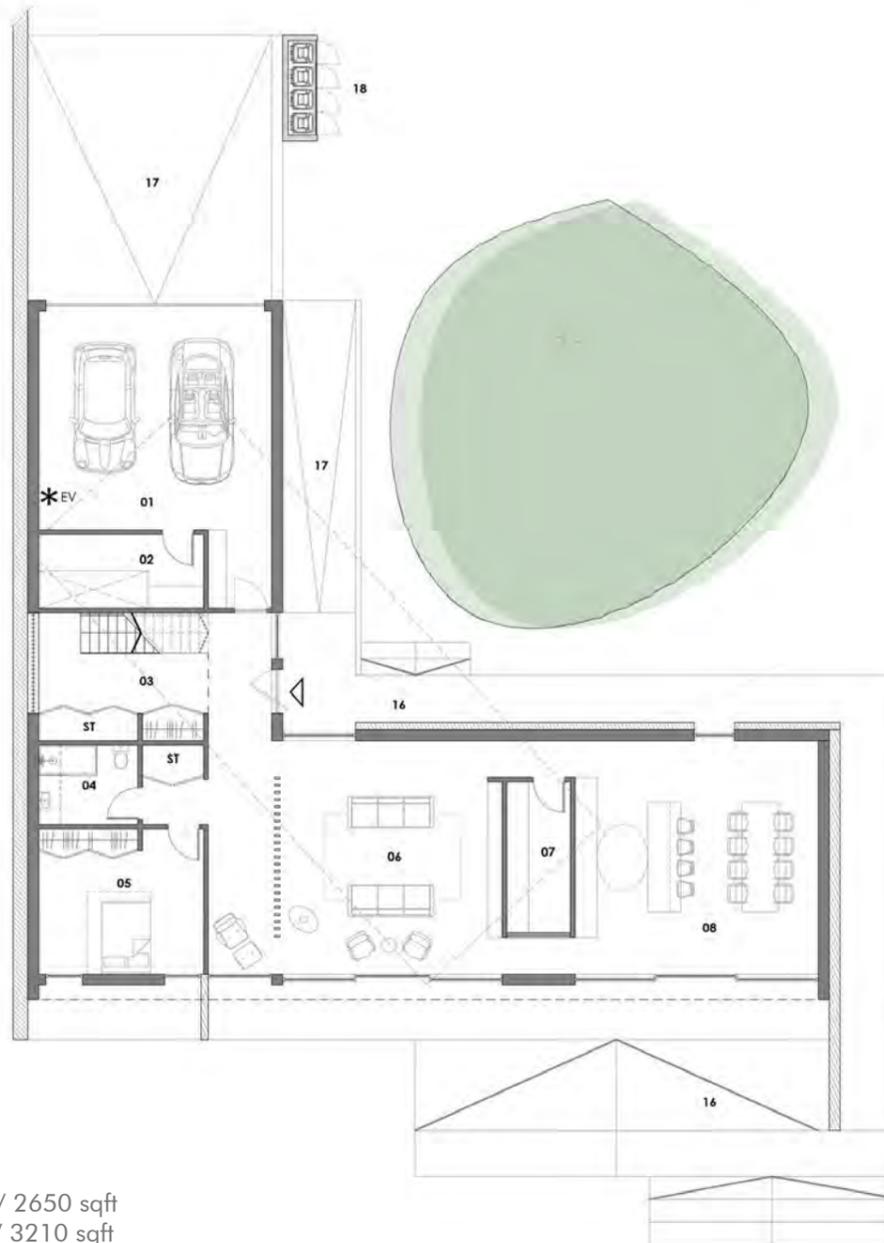
02 - Proposed Roof Plan



-  Plot Boundary
-  Single Ply Roofing
-  Sedum Roofing
-  Natural Timber
-  Landscaped Garden
-  Permeable Paving

- 01 External Terrace
- 02 Flat Rooflights
- 03 Solar PV Panels
(Quantity & size TBC)

4.7.1.2 Plot 1 - Floor Plans



Areas (GIA)

Ground Floor = 156m²
 First Floor = 86.7m²

Total GIA (excl. garage) = 246.2m²/ 2650 sqft
 Total GIA (incl. garage) = 298.3m²/ 3210 sqft

Plot Area = 1195m²

01 - Ground Floor

Room Legend

Ground Floor

- 01. Double Garage
- 02. Plant Room
- 03. Entrance Hall
- 04. Shower Room
- 05. Bedroom 4/ Family Room
- 06. Living
- 07. Utility/ Pantry
- 08. Kitchen/ Dining

First Floor

- 09. Landing/ Office
- 10. Family Bathroom
- 11. Bedroom 1
- 12. Bedroom 2 w/ En-suite
- 13. Master Bedroom w/ En-suite
- 14. Ext. Terrace

External/ Other

- 15. Rooflights
- 16. Concrete Plinth (raises dwelling above floodplain)
- 17. Ramped Access
- 18. Bin/ Recycling Store
- * EV Charging Point



02 - First Floor

4.7.1.3 Plot 1 - Elevations



-  Natural Timber
-  Render
-  Natural Stone
-  Finished Concrete

- 01 Dark grey aluminium windows & doors
- 02 Frameless glass balustrade

01 - North West Elevation



02 - North East Elevation



03 - South East Elevation

04 - South West Elevation

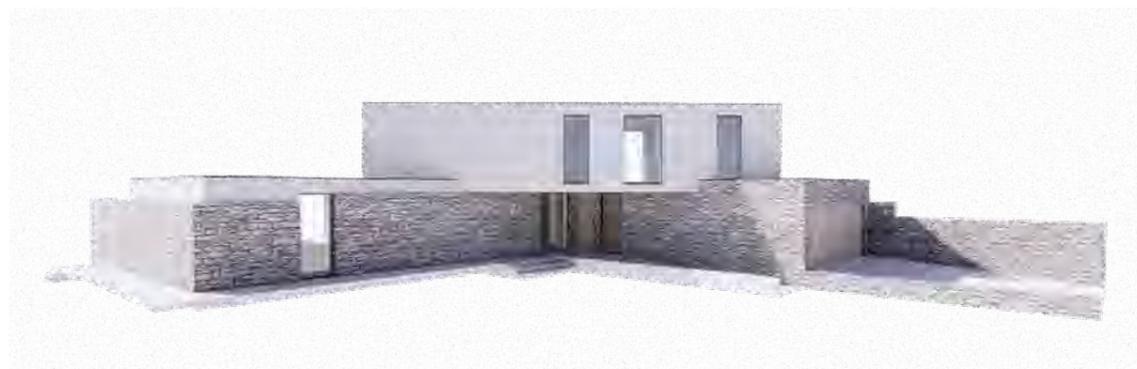
4.7.1.4 Plot 1 - 3D Visuals



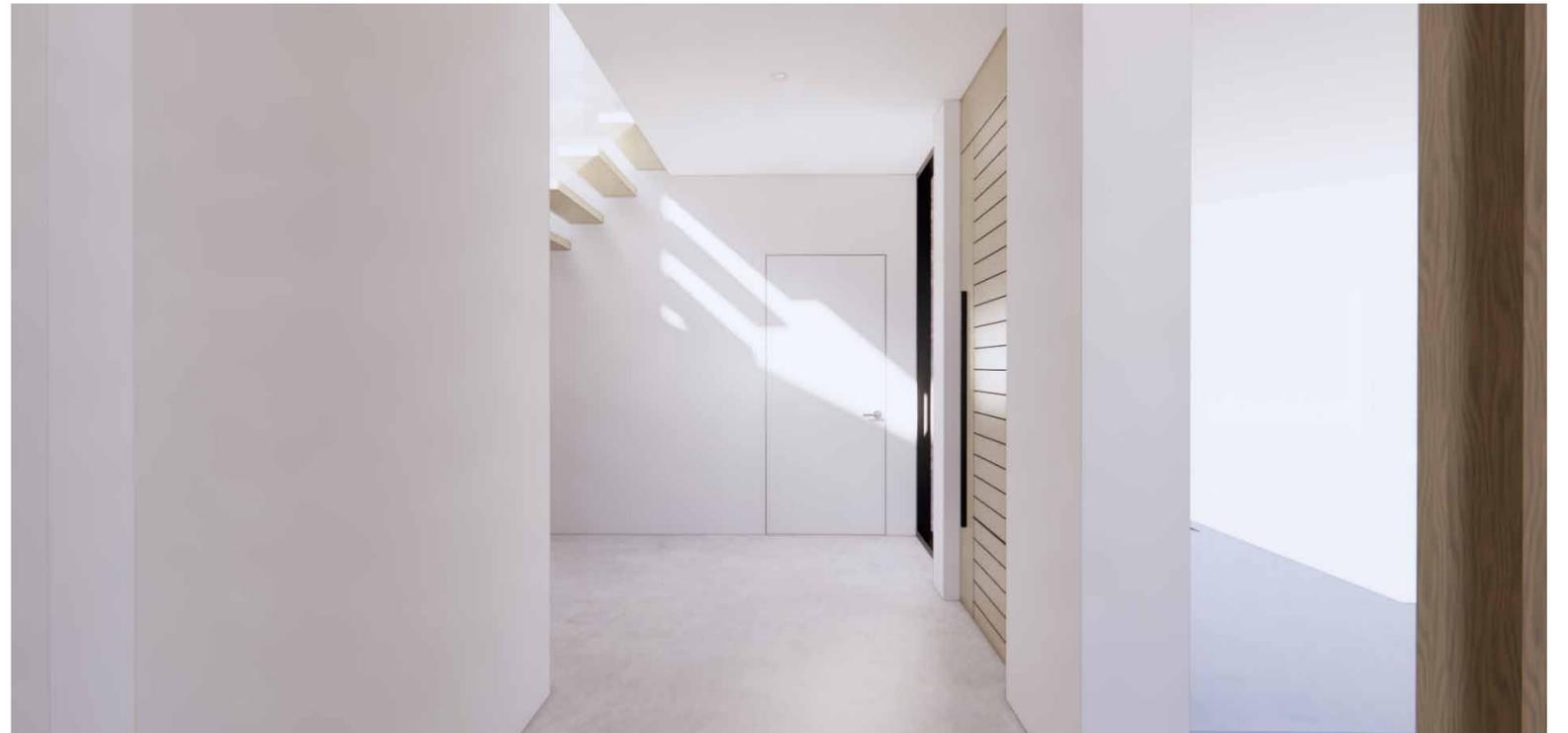
External View (South)



External View (North)

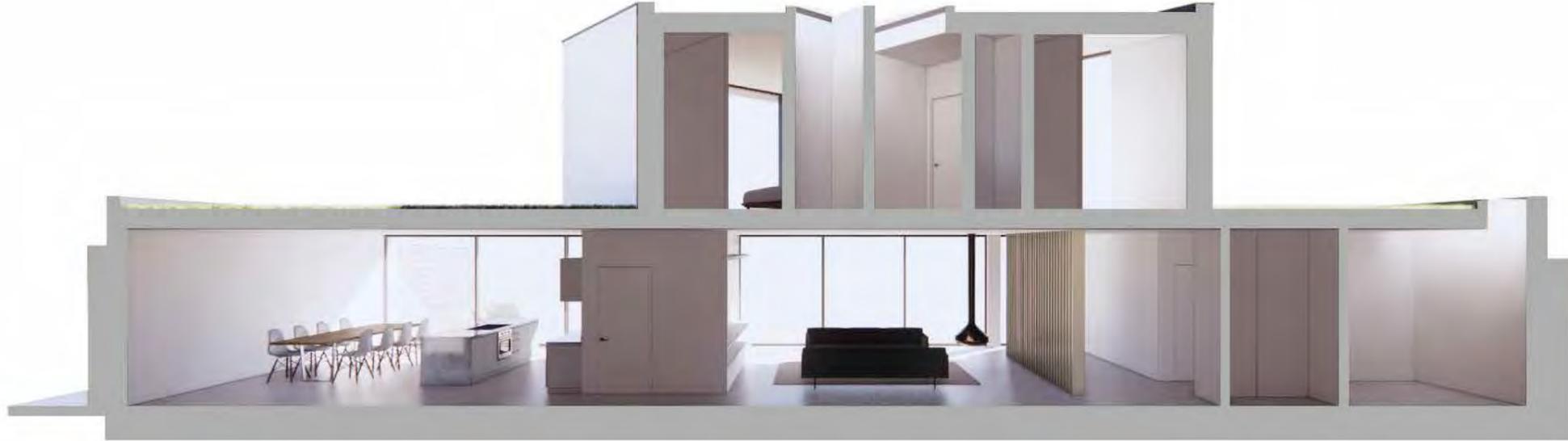


External View (North East)



Interior Views

4.7.1.4 Plot 1 - 3D Visuals

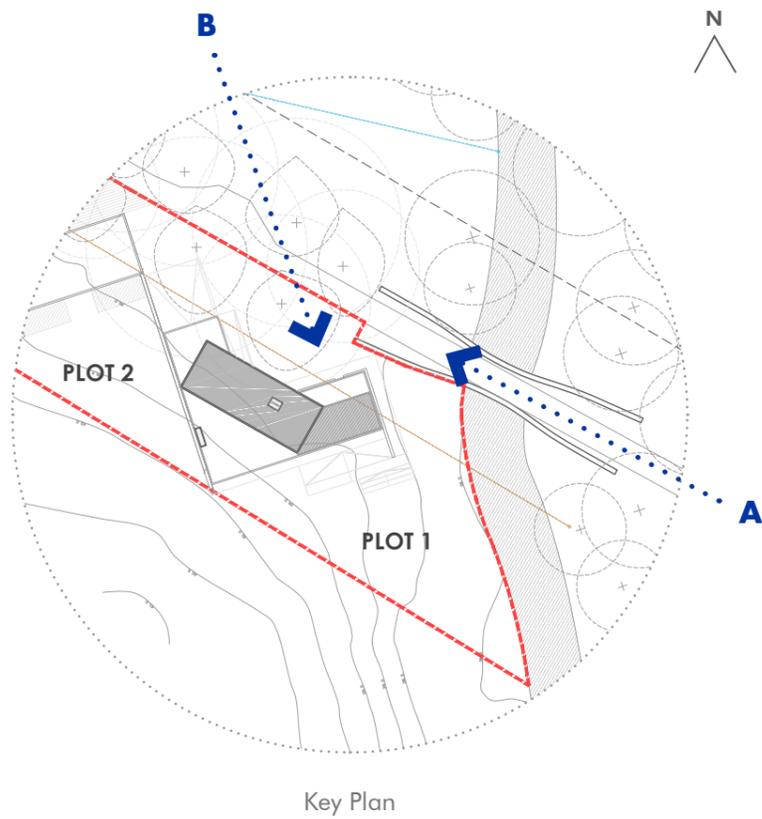


Long Section (Through open plan living area)



Cross Section (Through entrance sequence)

4.7.1.4 Plot 1 - 3D Visuals



Exterior View A



Exterior View B

Site Features

- + Gogar Burn
- + View towards Gogar Bridge
- + Open aspect South
- + Varied topography
- + Private driveway