



Proposed New Build House, 16 Milton Road East, Edinburgh

*Site Introduction*

The proposed site for this new build house sits south off Milton Park, on the junction of Milton Road East and Brunstane Drive. The surrounding area is primarily residential with the Jewel and Esk Valley University building and the Brunstane train station nearby. The adjoining properties are terraced, flat roofed, two storey Edwardian houses built in traditional Edinburgh sandstone. The site is non-orthogonal which widens to a generous rear garden. The site is bounded by stone walling of various heights and is filled with self-propagating trees and vegetation.

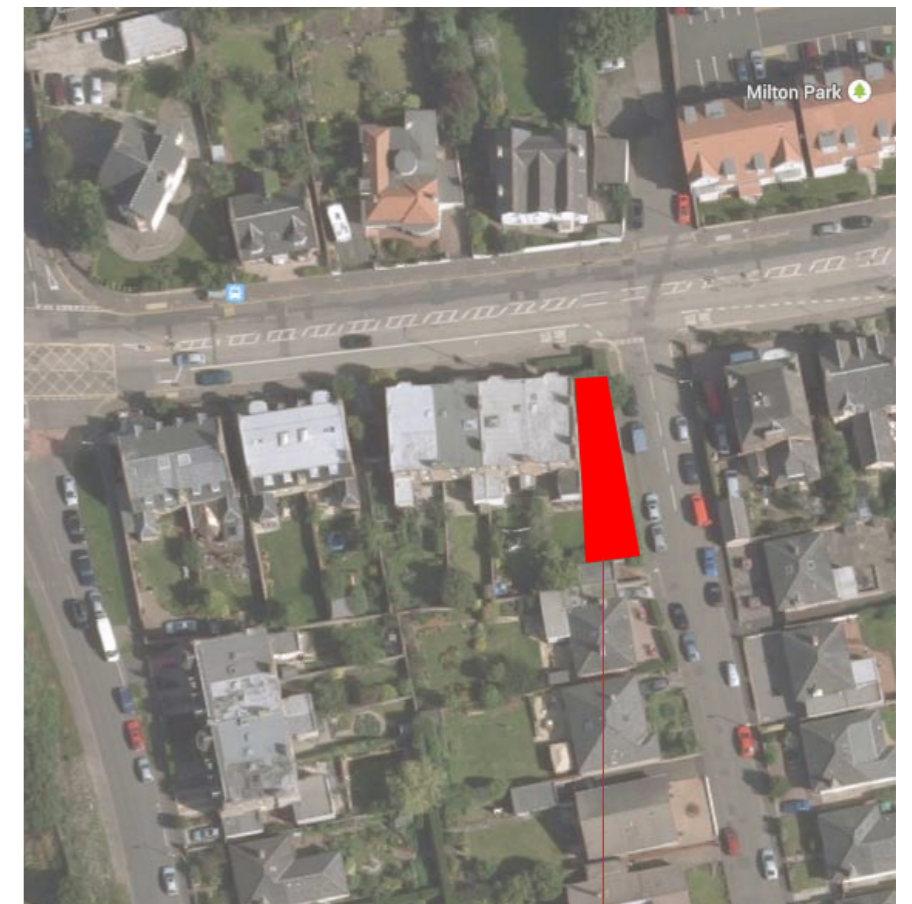
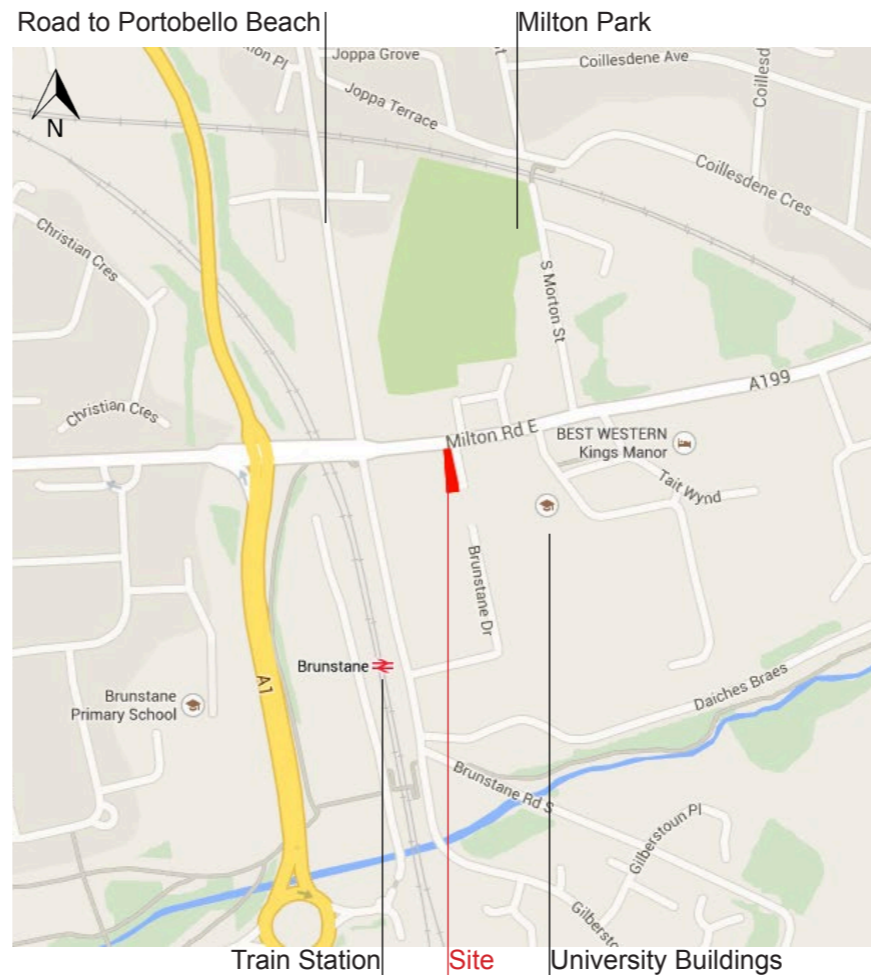
Off street parking is available to the south of the site with an existing garage entered from Brunstane Drive.

The sites position and excellent transport links to the city centre and local amenities make it an ideal location for a family home.

*Brief Introduction*

The development site and the dwelling at 16 Milton Road East are owned wholly by the applicant.

The development brief was to provide a contemporary new build 4 bedroom family home that sits comfortably within its environment and with its neighbours.



(Refer to Drawing SK 01)

Site



1 Milton Road East



2 to 8 Milton Road East



3 & 5 Milton Road East



7 Milton Road East



11a & 11b Milton Road East



20 Milton Road East



22 Milton Road East



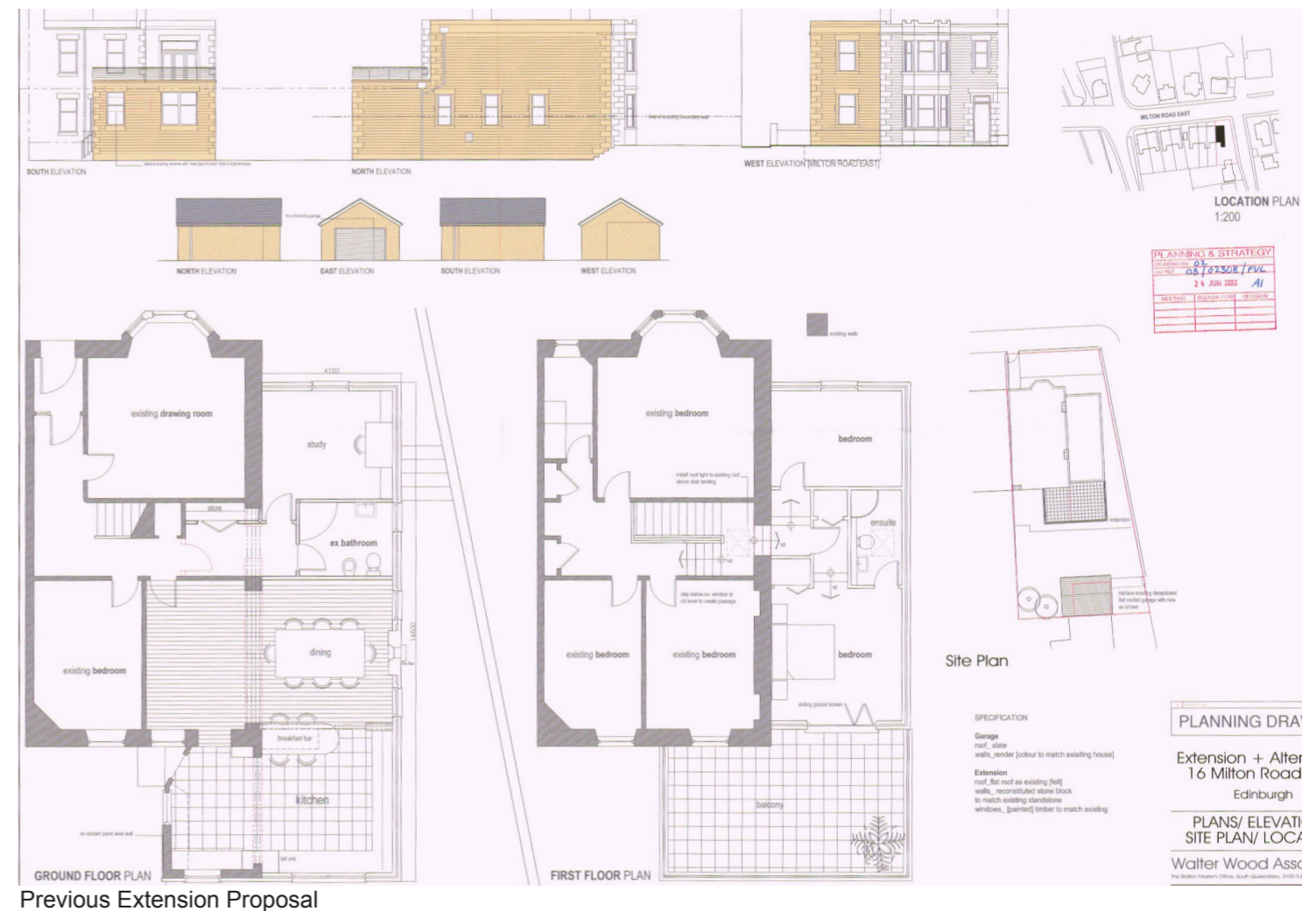
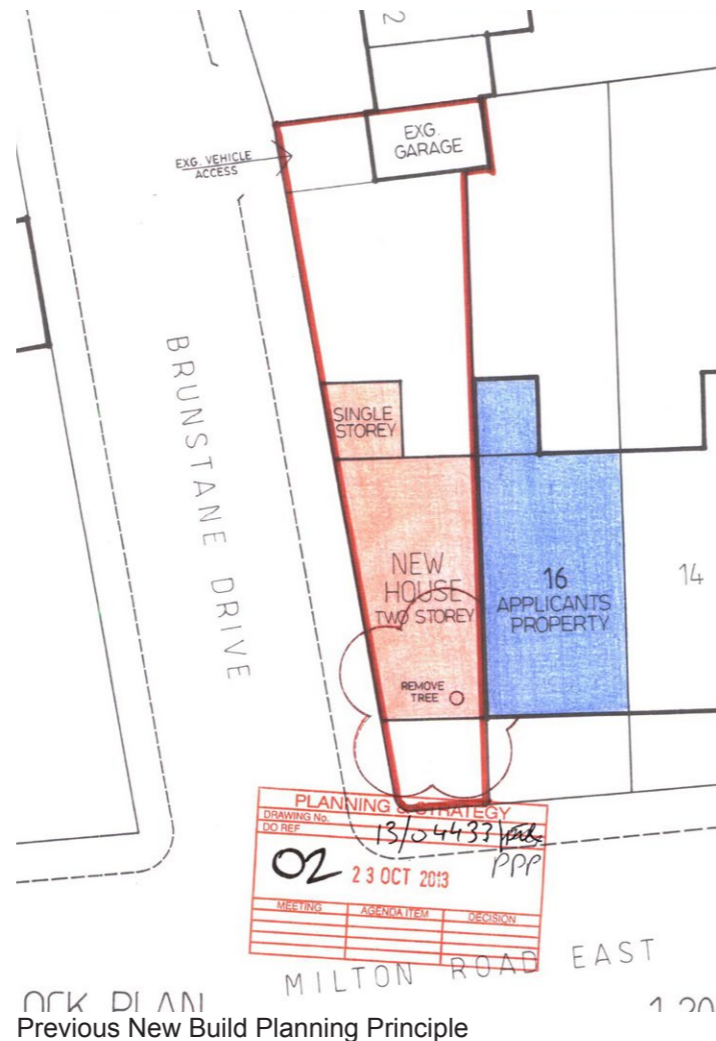
4 to 8 Brunstane Drive

**Built Environment**

It is clear from the images above that the immediate residential form is eclectic and predominately two storey dwelling houses in a variety of architectural forms with no dominant aesthetic. The abundance of sandstone as an external material has been recognised and taken into consideration when choosing external finishes for the new building.

**Planning History**

The site was granted planning permission for extension to the existing building in the summer of 2003 and planning permission in principle for a new house in 2013.

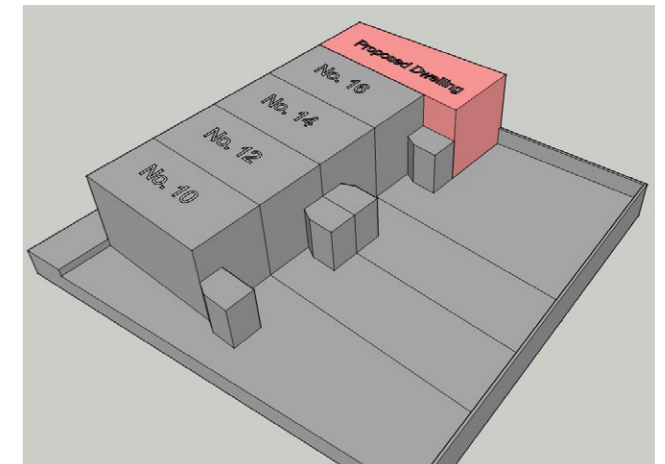




Milton Road East street view



South Brunstane Drive street view



Site massing

*Mass & Materiality*

During the pre-application discussions with the local planning officers the proposals, building form and materials were considered and agreed as appropriate for the site.

The design sits lower than its adjoining neighbour reducing its emphasis on the streetscape. This is further reinforced with the use of vernacular materials within both street facades, further reinforcing its willingness to adapt to its surroundings. The use of contrasting materials, stone, render and timber cladding, were chosen to breakdown the visual impact of the massing, further strengthened by the openings and fenestration.

*Site Incorporation*

The proposed design is aiming to maximise site incorporation while bringing a modern visual aspect. Render and stone were chosen to relate to the local palette of materials.

*Environmental strategy*

In conjunction with high levels of insulation exceeding the requirements to ensure minimal energy costs, the largely glazed south façade will provide a high level of solar gain. Cross ventilation is also possible in the majority of rooms. The chosen materials are all available from local suppliers ensuring minimum carbon footprint during construction while supporting the local economy.



North Brunstane Drive street view



North & East Facade Material Experimentation

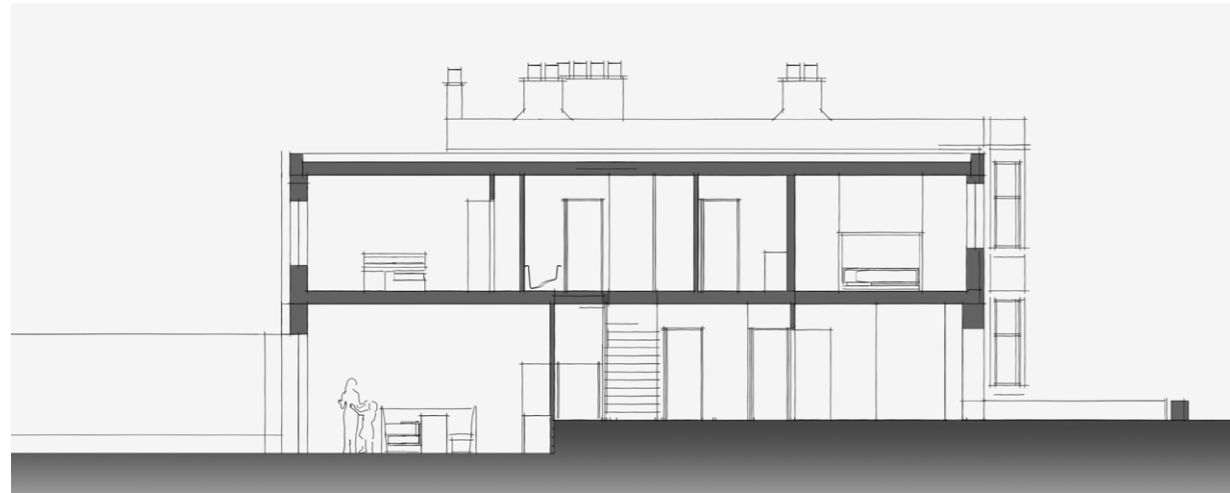


South view



South Elevation Facade Material Experimentation





Development Section A-A (Refer to Drawing SK 03)

**Building access & Privacy**

The existing neighbouring terraced houses are recessed from Milton Road East behind small front gardens. The proposal retains the front garden while the primary access has been located off Brunstane Drive. This side access allows for a more efficient internal circulation within the building and consequently more habitable floor space. The angled recess of the main entrance creates a private doorway and helps to separate people entering and leaving the building with pedestrians using the footway. The design also proposes to raise a section of the existing stone wall to the rear of the building to provide an enhanced degree of privacy for the owners. Care has been taken that no windows overlook western neighbours.

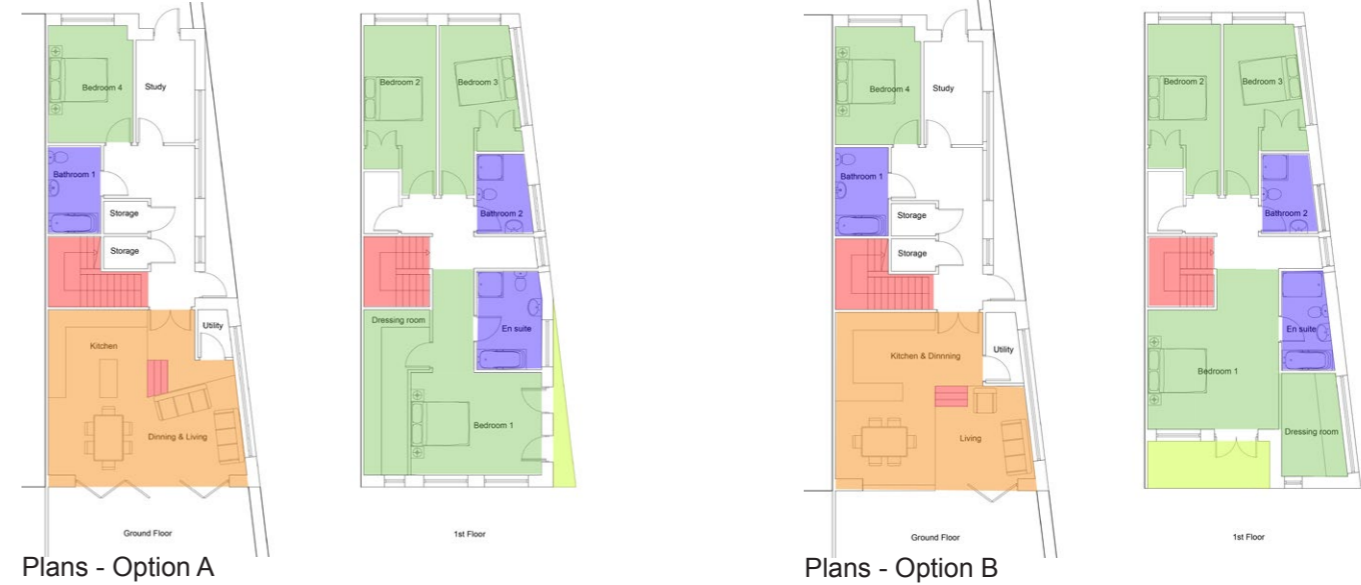
**Natural Light**

The south façade is largely glazed to optimise natural light within the main living spaces. The insertion of two large skylights over the central stair and hall ensures that important natural light enters the heart of the building. The use of square openings in conjunction with long, thin windows allows the design to emphasise its horizontality thus reducing visual impact.

**Circulation**

Due to the significant level difference between the front and the rear of the proposed site consideration has been made as to how best the difference should be recognised and dealt with.

There is a significant level change from the front to the rear of the proposed site, careful consideration was given to ensure that there would be level access at all entrances including access to the rear garden area, something that neighbouring properties do not benefit from. The design proposes to use the central circulation area to accommodate the change in level and thus leaving all internal rooms and hallway on the same level except the rear living/kitchen/dining which sits circa 1m lower and benefits from an increase floor to ceiling height which further enhances this important family space.



Ground Floor Plan

(Refer to Drawing SK 02)

First Floor Plan

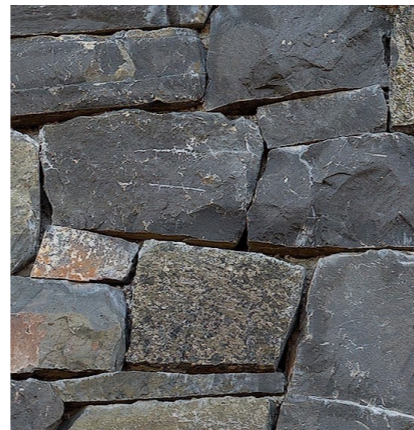
Roof Plan



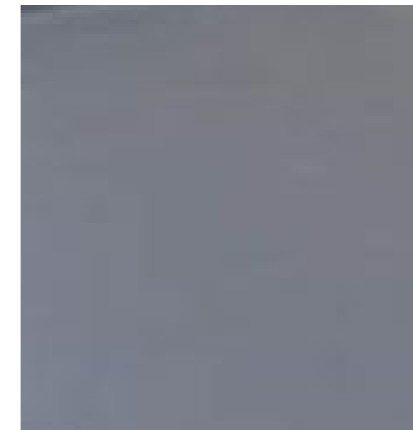
Walls - Western red cedar



Walls - Smooth white render



Walls - Random stone rubble to match existing



Roof - Sarnafil



Walls - Airtec large panel sandstone



Windows - Velfac



Skylight - Velux flat roof window



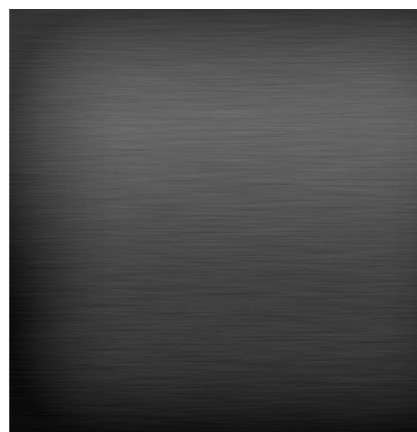
Folding doors - powder coated Aluminium exterior, timber interior



Front door - Timber and aluminium



Square flush joint aluminium downpipe



Flashings - Powder coated aluminium



Fence - Western red cedar