



jmarchitects

Westfield Road

Public Consultation

April 2022

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INTRODUCTION

Appraisal



INTRODUCTION:

This Public Consultation document will outline the redevelopment at Westfield Road, Edinburgh. The proposal involves the reattainment of the existing cottage and the demolition of the office building to be replaced with a student residential accommodation. The new building will consist of circa 300 bedrooms in a cluster apartment format of five, six and eight bedrooms with a dedicated kitchen and living space. It will also accommodate the appropriate internal and external amenity spaces as well as the equivalent cycle and disabled car parking.

Through this presentation we aim to share the ongoing development and concepts created for the proposed scheme.

DEVELOPER AND DESIGN TEAM:

Host Student Housing Management (UK) is a commercial property developer and operator throughout the UK. On behalf of the client, a multi-disciplinary design team comprised of jmarchitects, Gardiner & Theobald LLP, Montagu Evans LLP, Harrison Stevens and Arup are in place to develop the proposals.

THE SITE:

The site is located to the west of the city at the point where the western approach transitions into Westfield road. It is bounded to the east and north by a spur railway line which connect the historic Suburban and Southside Junction Railway to the main east west line in and out of Edinburgh. Murrayfield Stadium is a significant landmark to the north east of the site.

The area has a industrial flavour with areas of existing residential and pockets of new development recently completed or proposed signifying a new future for a site so close to the city centre.

In planning terms the site is within the defined as general Urban Area so not zoned for a specific use. The Urban Area designation is not prescriptive with regards to the type of development , allowing development opportunities to take into consideration the land and development around and the appropriate amenity.

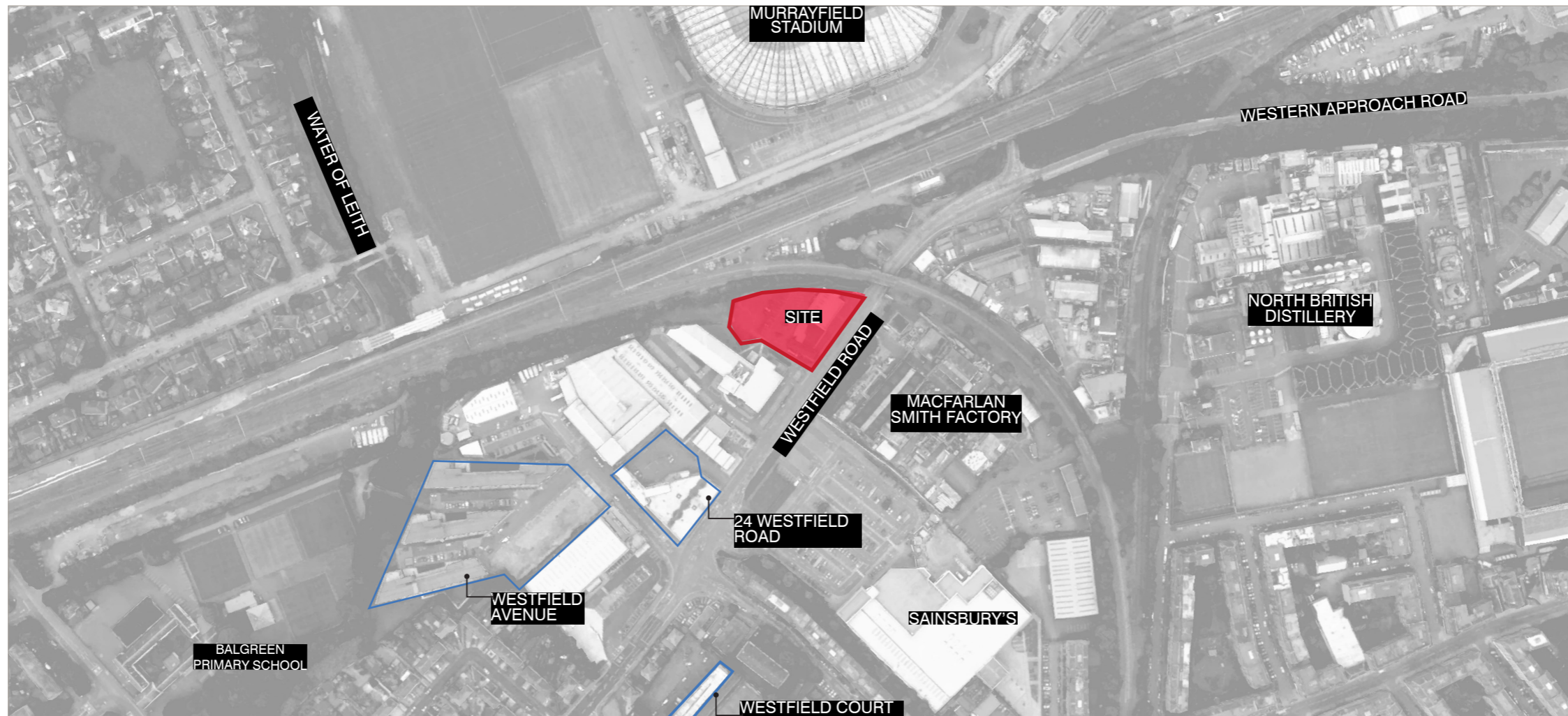
DESIGN ASPIRATIONS + STRATEGIES:

The proposals to date have been developed in accordance with the City of Edinburgh Council policy and guidance. We aspire to deliver a project which is sensitive towards its surroundings, will setting a new standard and urban scale for development of this area of the city.

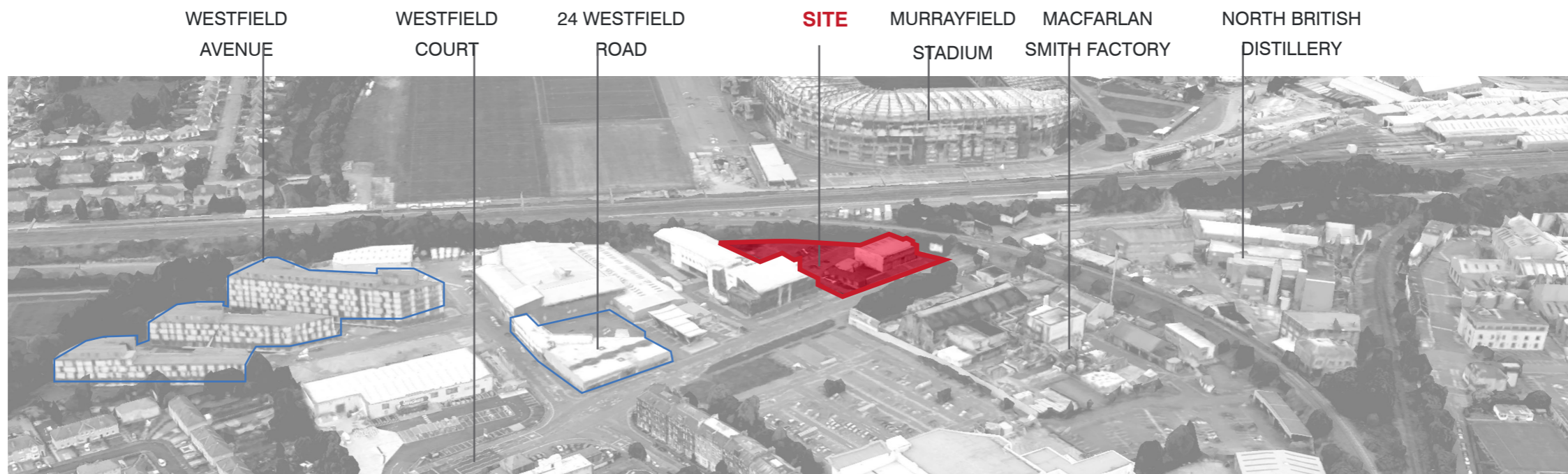
This will be achieved through the following strategies:

- Increase the density of the proposals to make best use of the brownfield site;
- Carefully control the massing of the building so it sits sensitive in into the context and respects the key view defined through the pre application process;
- Respect the scale of the fenestration patterns established by the historic and recent residential development;
- Choose materials which are robust and will sit comfortably in the neighbourhood respecting the industrial heritage of the area;
- Link to the street and community with the creation of a garden frontage to the street edge.

Site Location



Site Plan



Perspective of Local

SITE ANALYSIS

Connections + Surroundings



1. 24 Westfield Road, Student Accommodation



2. St Nicholas Place, Residential Accommodation



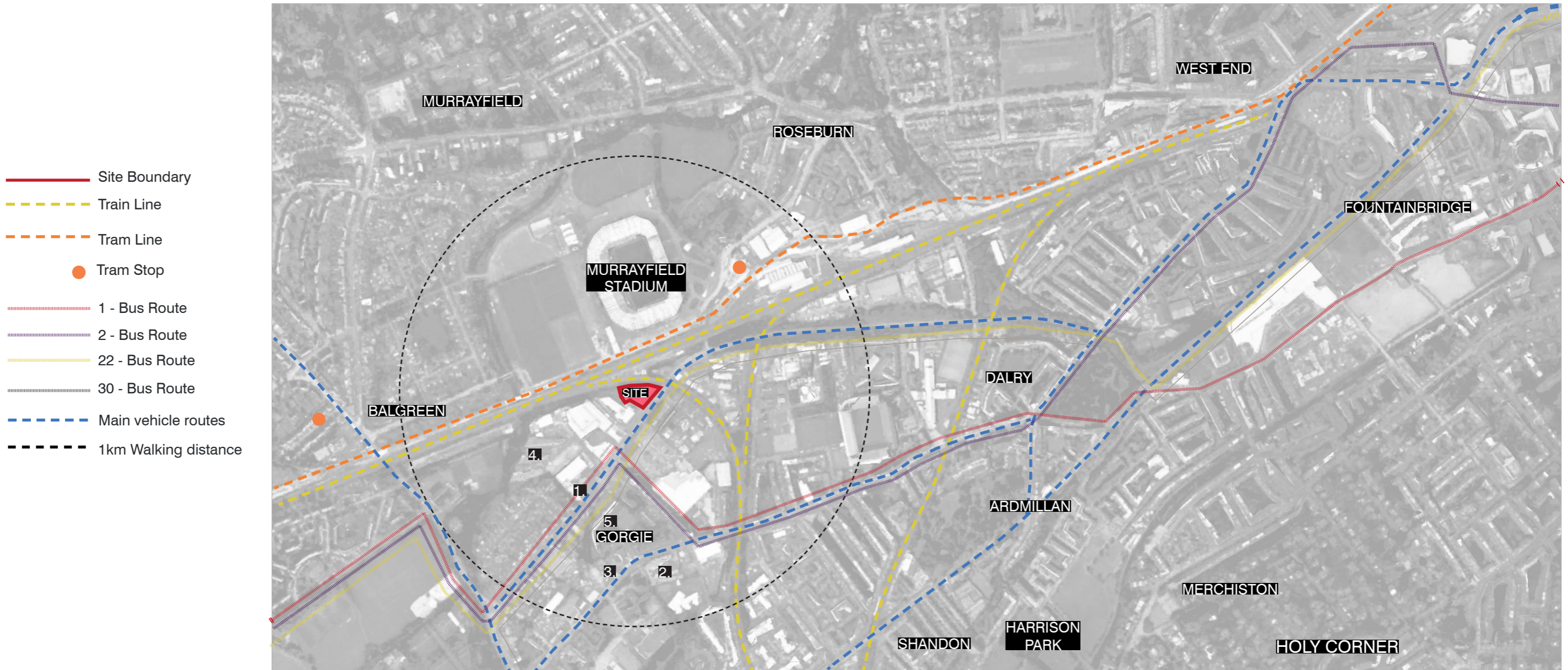
3. The Mill House, Student Living



4. Westfield Avenue, Residential Accommodation



5. Westfield Court, Residential Accommodation



Transport Routes Around Site

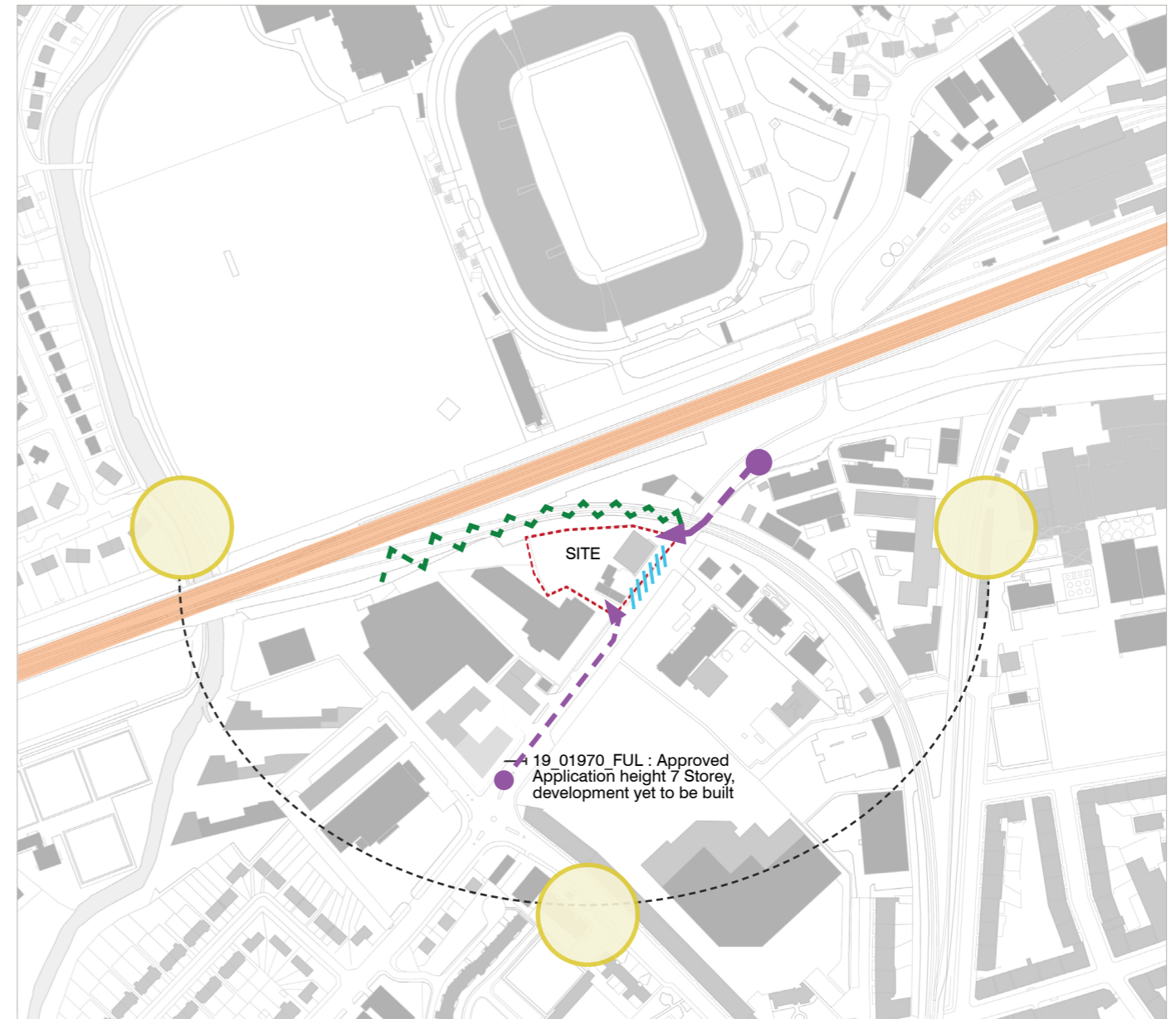
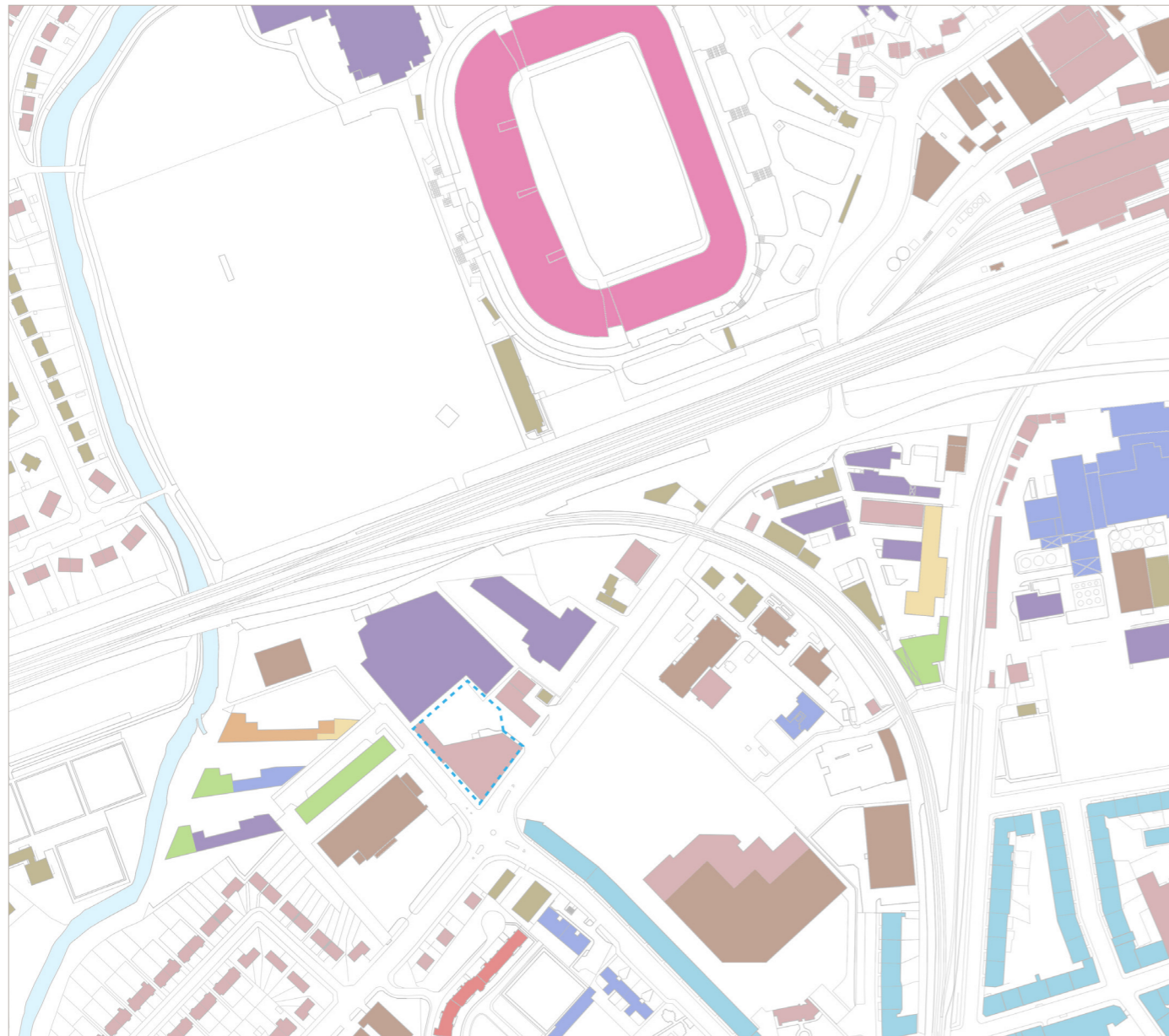


SITE ANALYSIS

Building Heights + Site Constraints

- + 8 Storey
- 8 Storey
- 7 Storey
- 6 Storey
- 5 Storey
- 4 Storey
- 4 Storey (tenement)
- 3 Storey
- 2 Storey
- 1 Storey
- 1 Storey (warehouse)

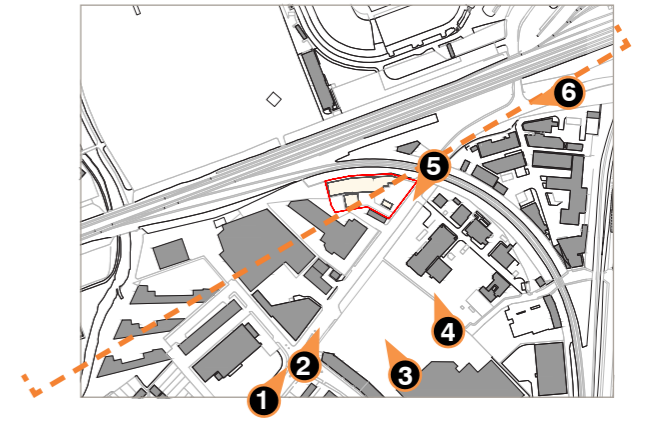
- Train Line
- Embankment
- Site Access
- Site Frontage
- - - Sun Path
- Boundary



Sarrounding Building Hights

Site Features + Constraints

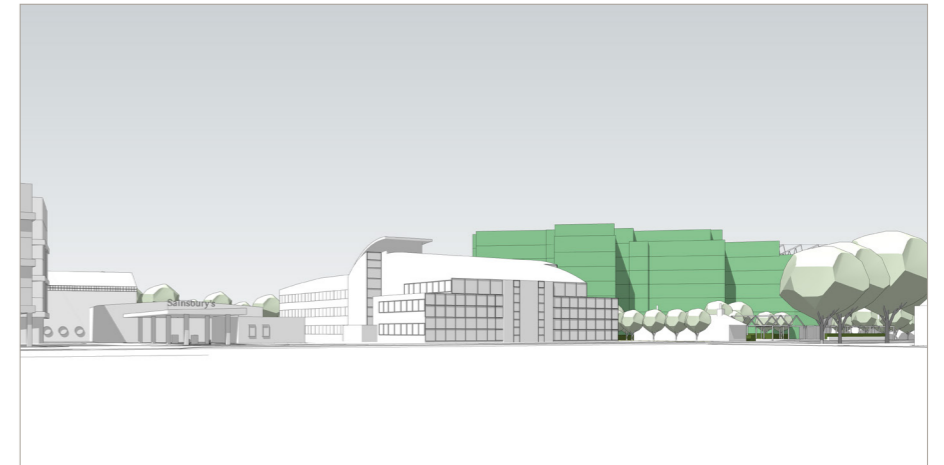
Massing in Context + Section



1 View from Stevenson Road



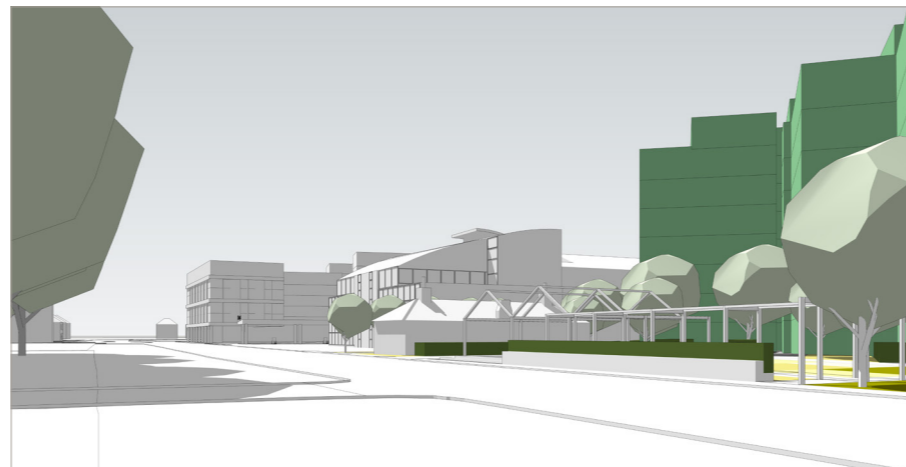
2 View from Westfield Road



3 View from Westfield Road car park



4 View from Westfield Road car park



5 View from Westfield Road



6 View from W Approach Road



Section through Site

DESIGN PROPOSAL

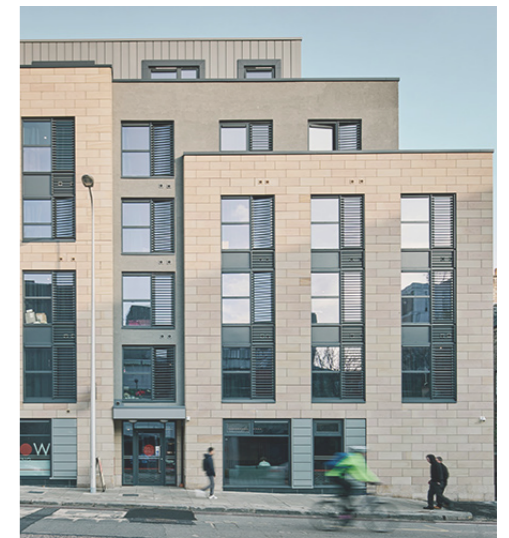
Elevation Studies



Brae House student accommodation, Edinburgh



24 Westfield Road, Student Accommoda-



22A Potterrow House, Edinburgh



Typical Room



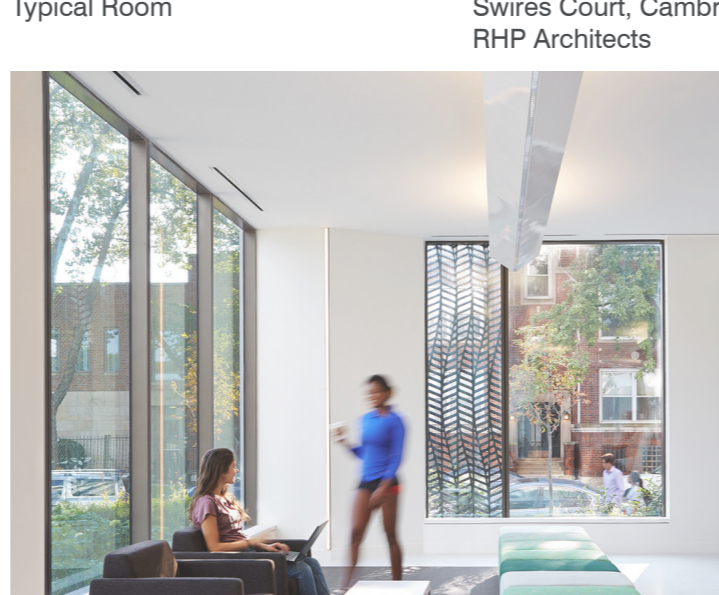
Swires Court, Cambridge
RHP Architects



Typical Window Frame
PPC RAL 1035



The Red House, Tony Fretton



Campus North, Chicago – Studio Gang



Victoria Hall, London – Stanton Williams



Ground Floor Glazing

DESIGN PROPOSAL

Elevation Studies

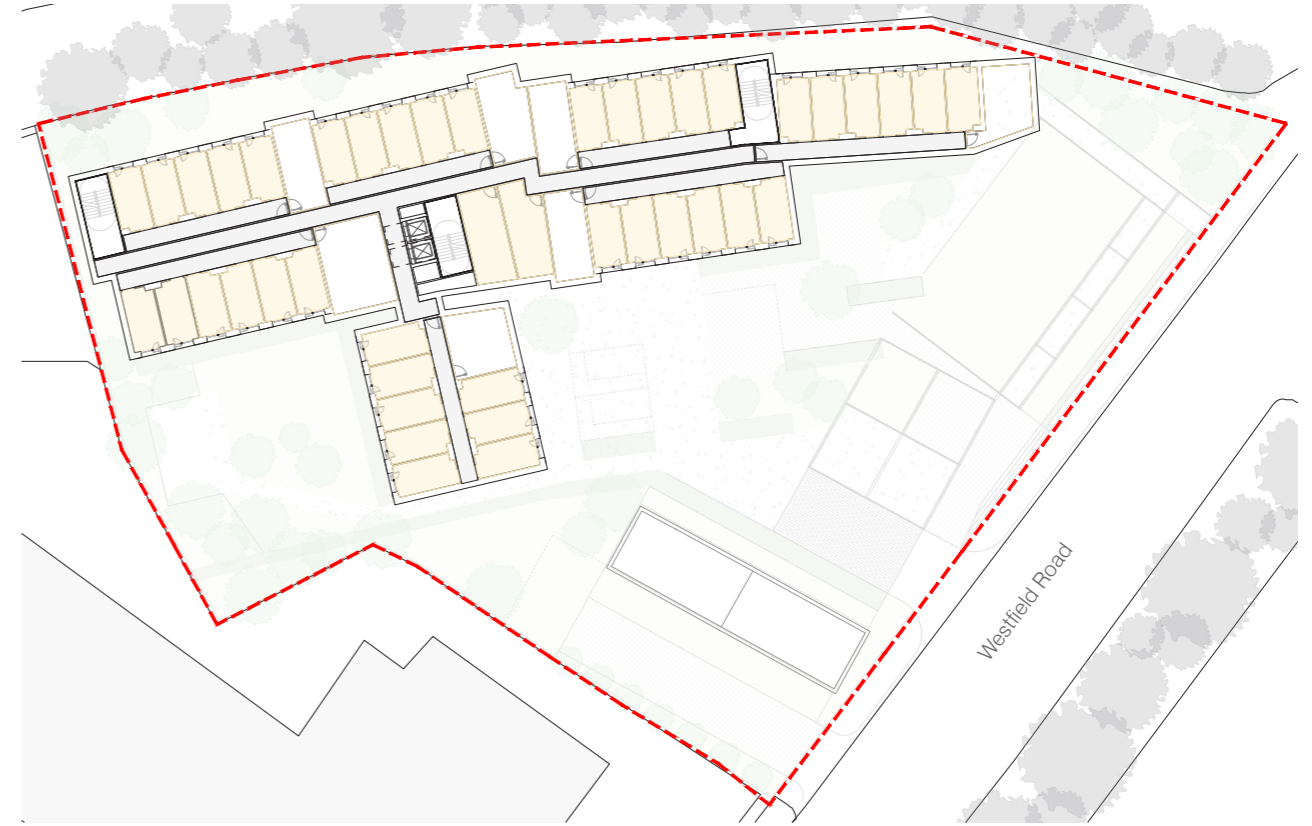


Bay Study

Floor Plans



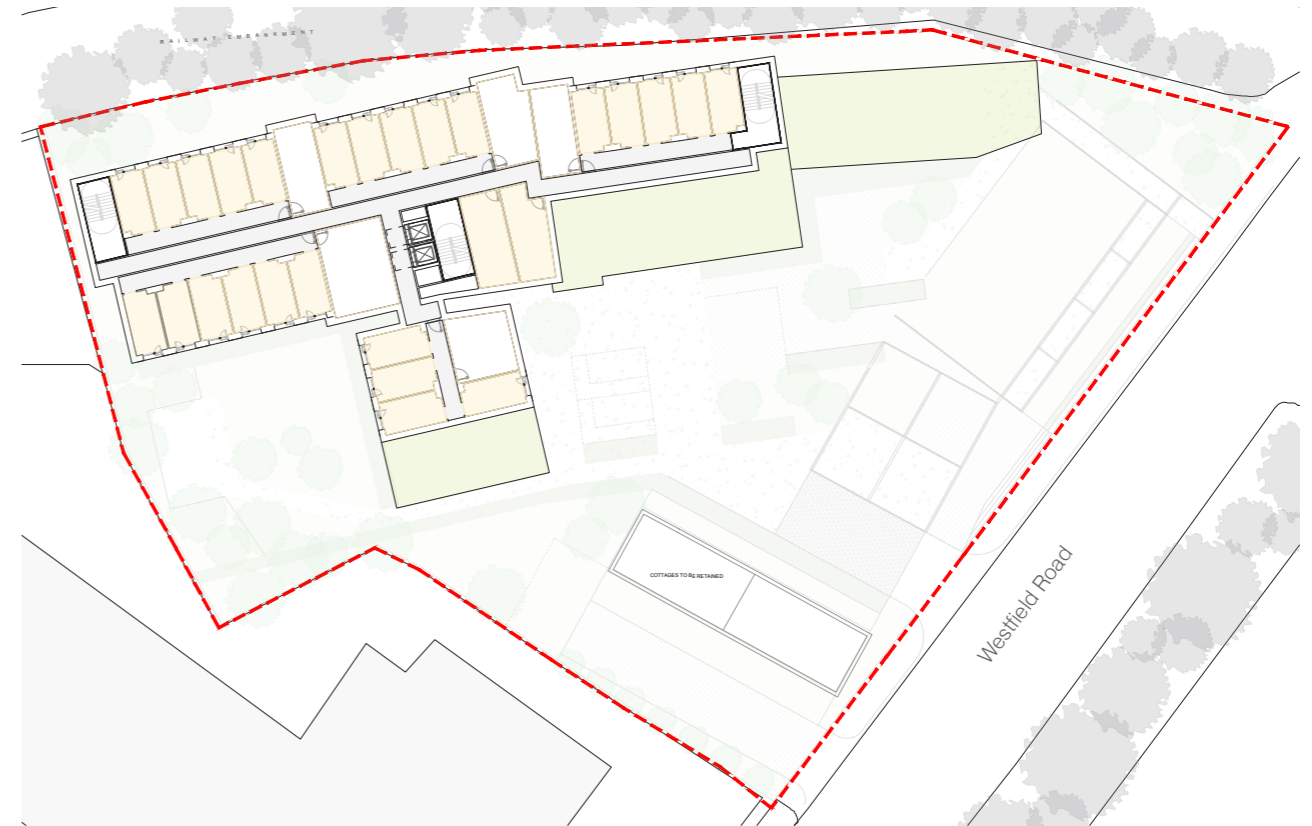
Ground Floor Plan



Typical Floor Plan



6th Floor Plan



Top Floor Plan

Community + Landscape



Bird's eye view of the landscape proposal



Street view of the landscape proposal

The landscaped frontage relates to the scale of the cottage while creating a translucent and inviting entrance to the accommodation. Adding foliage and retaining the existing trees acts as a buffer for privacy between the site and the train line.