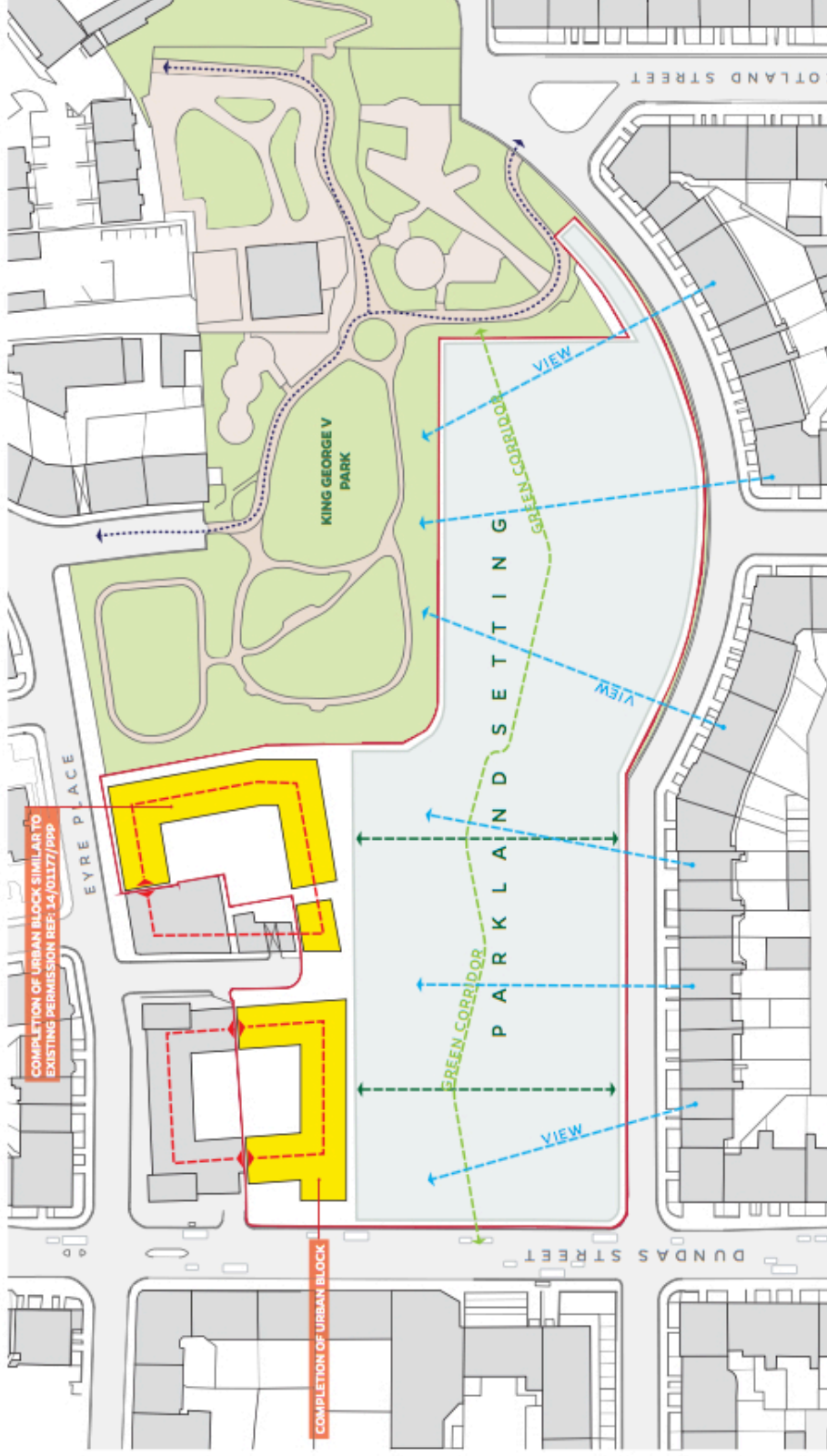


URBAN REPAIR

MLA
MICHAEL LAIRD ARCHITECTS

BILFINGER

GVA



URBAN REPAIR

The existing residential block on the north west boundary will require to be 'completed' if the adjoining office is removed. An appropriately sized corresponding block should be located as a southern mirror image of the existing. A central courtyard would allow for light and amenity to be benefited by all parts of the block.

On the opposite side of Eyre Terrace we would propose the same urban repair solution as per our previous planning submission (epp ref: 14/0117/PPP) for Planning in Principle, albeit with minor changes to the southern edge.

These blocks are simple but effective additions to the existing urban grain.

Valley Link

The repaired blocks to the north blocks directly align with the southern edge of King George V Park and forms a edge that clearly marks out the remaining site as an extruded valley between the park to the East and Dundas Street to the West. To the south, the strong tree lined edge of Fettes Row and Royal Crescent is further emphasis by a 2 storey drop in levels.

The topographical characteristics and surrounding connections between the park and the city mark this site out as a unique one, with opportunities to create proposals that are tailor made to make the best use of the site's features and location. Rather than a continuation of urban blocks, we see the potential to create a parkland setting with stand alone building plots with spaces, routes and landscaping that flow between the buildings.

Historically, the site has always been distinctly separate from the New Town to the South. Initially a sprawling marshland, it was later inhabited by parks, a gymnasium, public baths and a railway station.



1851



1876



1892



THE ROYAL PATENT GYMNASIUM



SCOTLAND STREET RAILWAY (LOOKING SOUTH)

REDEVELOPMENT PROPOSALS DUNDAS ST / FETTES ROW / EYRE TERRACE