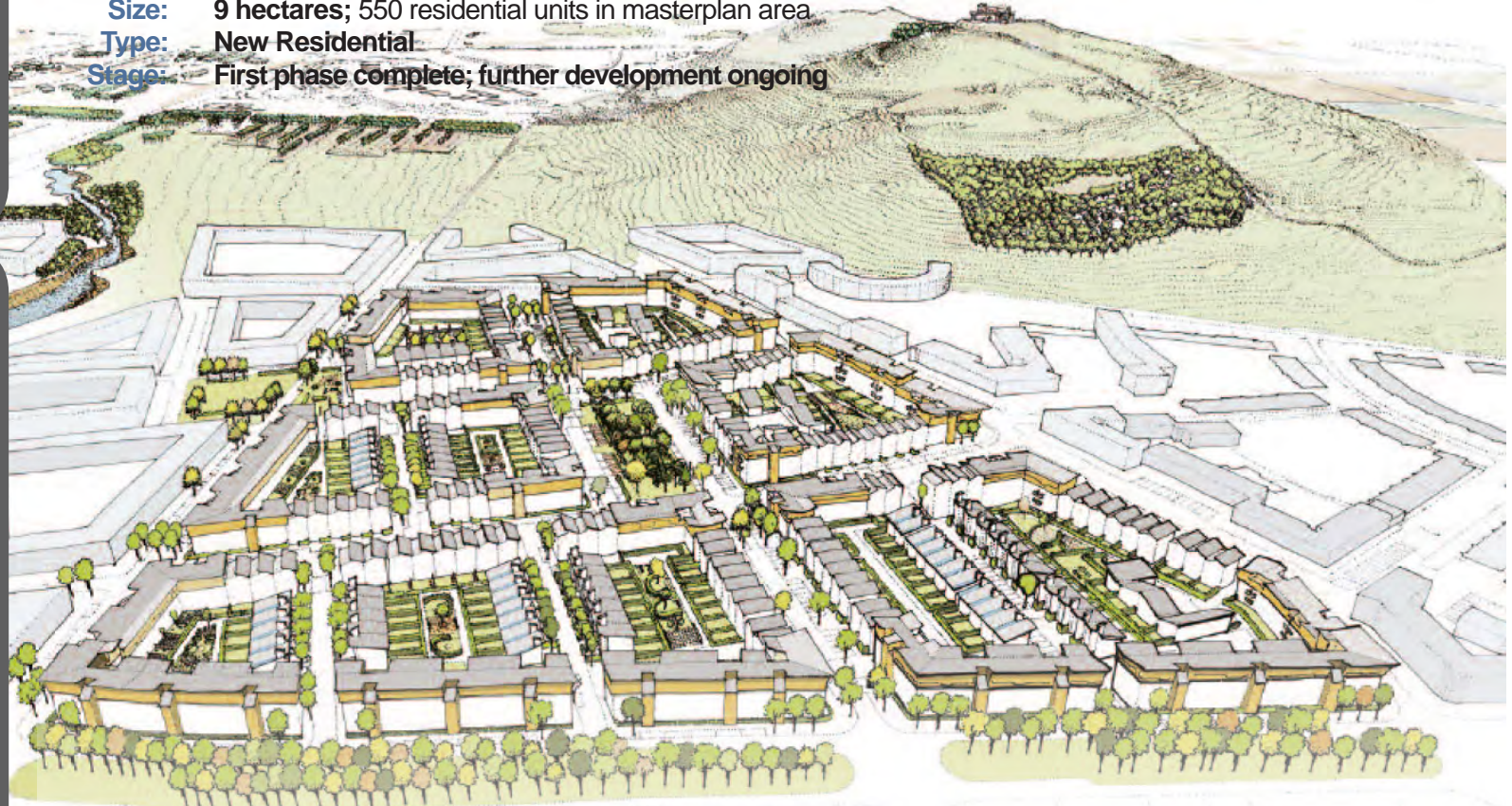


# case study

**Location:** Greendykes North, Edinburgh  
**Developer:** Parc Craigmillar  
**Size:** 9 hectares; 550 residential units in masterplan area  
**Type:** New Residential  
**Stage:** First phase complete; further development ongoing



This development complies with four of the five Designing Streets Policies:

- ✓ Street Design should consider place before movement.
- ✓ Street Design Guidance as set out in Designing Streets can be a material consideration in determining planning applications and appeals
- ✓ Street Design should meet the six qualities of successful places, as set out in Designing Places
- ✓ Street Design should be based on balanced decision-making and must adopt a multidisciplinary collaborative approach.
- ✗ Street Design should run planning permission and roads construction consent (RCC) processes in parallel.

## Background

The master plan for Greendykes forms part of the wider regeneration of the Craigmillar area. It is accompanied by a Design Guide which informs the different developers and their design teams who are completing proposals for the overall master plan area. PARC's development team ensure the masterplan principles are safeguarded throughout the development phases with their own design review panel, who work alongside Design Teams to integrate each

phase into the overall development. The site layout is intended to knit new development into existing streets using a network of new roads, cycle and pedestrian routes linking shared streets into new squares, gardens and the Meadows Park. The relative scale and proportions of the new streets provide a clear spatial hierarchy and ensure that the streets are sufficiently enclosed and overlooked. A neighbourhood garden in the

centre of Greendykes North has been designed as the focus for the new community, and the local neighbourhood centre and primary school will be within walking distance. The master plan layouts are based upon maximising solar gain. Material choices for streets and spaces have been very carefully considered, with a common palette which ties together different phases of development.

## Site: Greendykes North, Edinburgh

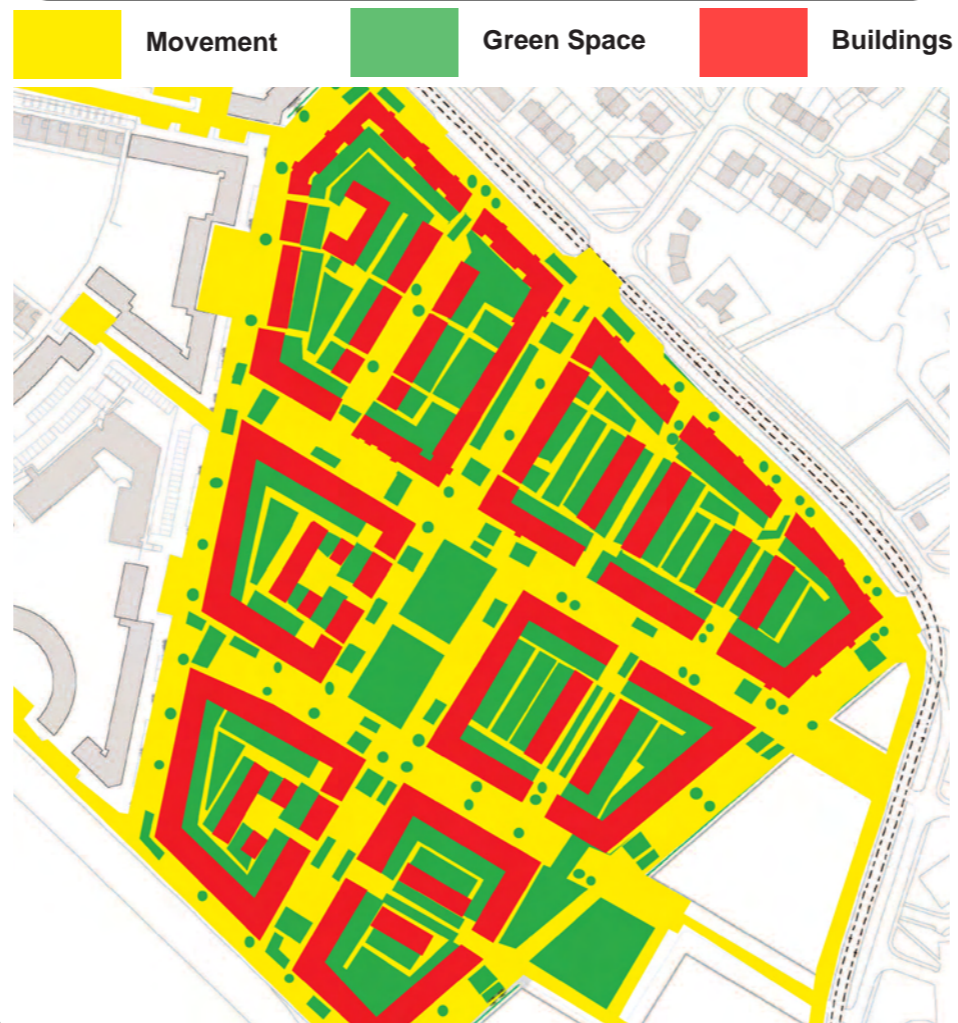
Developer: Parc Craigmillar  
 Size: 9ha; 650 residential units in masterplan area  
 Type: New Residential  
 Scale: Not to scale

The Masterplan is illustrated below, showing the context around the site.



## Step 1: B-Plan the Masterplan

Produce a B-Plan to the same scale as the Masterplan. This uses colour coding to make analysis easier (illustrated on page 21 of Designing Streets). It highlights the relationships between the plan's elements of movement, buildings and green space.



## Step 2: Movement Analysis

Extract the movement (yellow) layer from the B-Plan. This will consist of streets as well as paths, closes, pends, squares etc. Annotate to specific points or places on the plan where the street design can be assessed against the key considerations within Designing Streets.

⑧

**Junctions types and arrangement** vehicles are encouraged to turn slowly due to the radii of road corners.

⑨

**Streets for people** – open boulevard type streets with greenery and parks for social interaction.

⑤

**Context and Character** – the character of the area is enhanced through the variety of streetscapes.

②

**Connections to wider networks** multiple access points connect new streets with existing street pattern.

③

**Connections within a place**– the urban grid and well located greenspaces are easy for pedestrians to navigate, providing landmarks and focal points.

⑦

**Traffic calming provided by roads geometry** soft and hard landscaping slows traffic, with pedestrians given priority.

④

**Distinctive block structure** – grid layout broken up with public green space and semi-public courtyards inbetween.

⑩

**Range of parking types** – on-street; off street; extended car parking at centre of the development.

①

**Pedestrians and cyclists** shared surface for pedestrians/cyclists and vehicles.

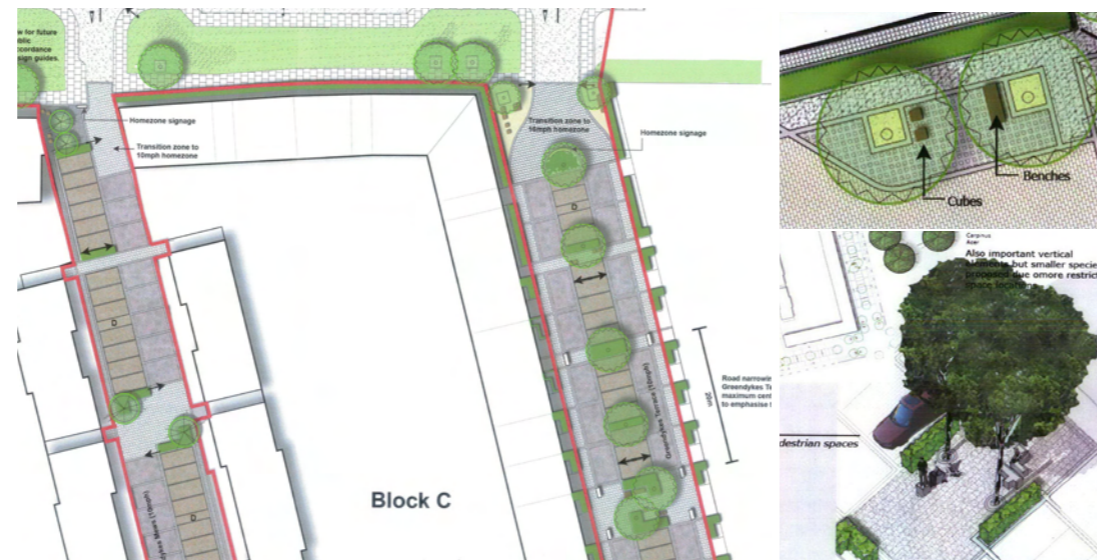
⑥

**Orientation** – the masterplan layout is based upon maintaining maximum solar gain.

### Detailed design at specific junctions



### Typical parking layouts



Block C

# Street Tool

Assessing the development against Designing Streets Policy

List Issues from B PLan →

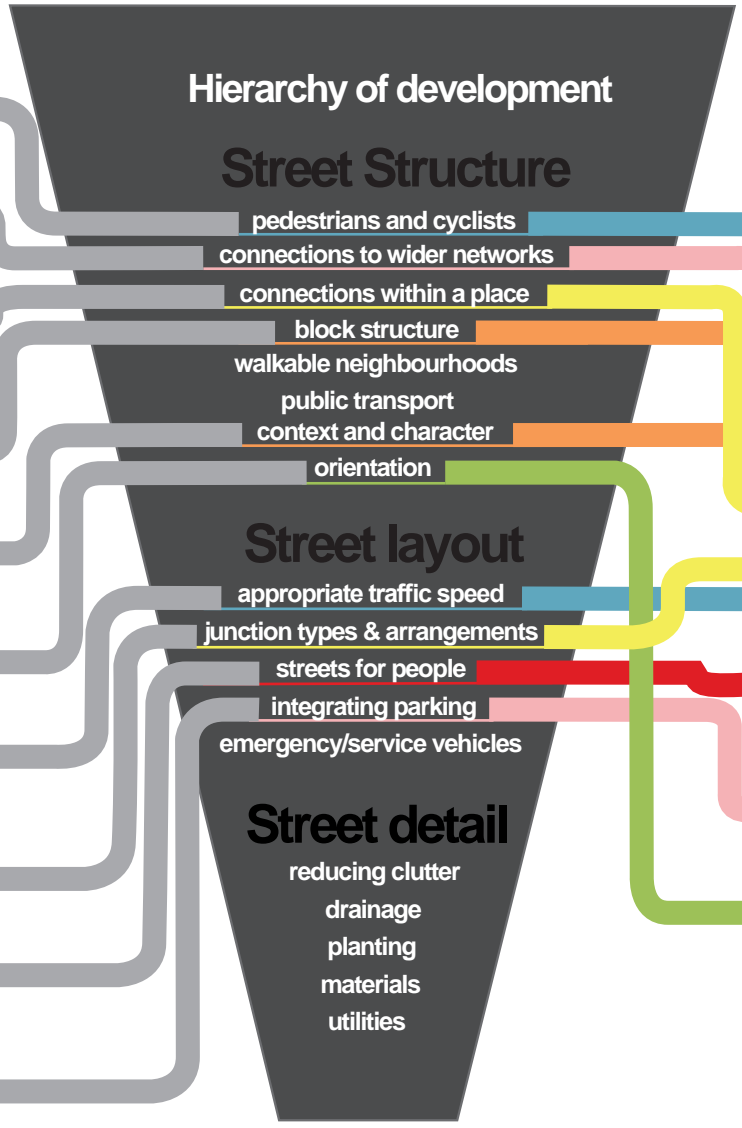
Match against Designing Streets Hierarchy →

Match against 6 qualities of successful places →

Check against Designing Streets Policy →

ASSESS

- 1 Pedestrians and cyclists shared surface for pedestrians/cyclists and vehicles.
- 2 Connections to wider networks multiple access points connect new streets with existing street pattern.
- 3 Connections within a place the grid and park system is easy for pedestrians to navigate, providing landmarks and focal points.
- 4 Distinctive block structure – grid layout broken up with public green space and semi-public courtyards in between.
- 5 Context and Character – the character of the area is enhanced through the variety of streetscapes.
- 6 Orientation – the masterplan layout is based upon maintaining maximum solar gain.
- 7 Traffic calming provided by roads geometry soft and hard landscaping slows traffic, with pedestrians given priority.
- 8 Junctions types and arrangement vehicles are encouraged to turn slowly due to the radii of road corners.
- 9 Streets for people – open boulevard type streets with greenery and parks for social interaction.
- 10 Range of parking types – on-street/off street; extended car parking at centre of the development.



**Qualities of successful places**

	yes	partially	no
distinctive	✓		
safe & pleasant	✓		
easy to move around	✓		
welcoming	✓		
adaptable	✓		
resource efficient	✓		

**Designing Streets Policy**

	yes	partially	no
Street Design Guidance as set out in DS can be a material consideration in determining planning consents.	✓		
Street Design should run planning permission and roads construction consent (RCC) processes in parallel.			✓
Street Design should meet the six qualities of successful places.	✓		
Street Design should consider place before movement.	✓		
Street Design should be based on balanced decision making and a must adopt a multidisciplinary collaborative approach.	✓		

# Images

1	3	5
2	4	6

*Illustrated below are different phases of development which have been completed according to the principles of the master plan.*

*1 & 2. First phase of housing*

*3 & 4. Second phase of housing*

*5 & 6. Third phase of housing*

