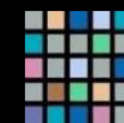


opportunities



1. Natural and organic extension to existing settlement
2. Providing much needed facilities to re-invigorate the existing social and community structure
3. Development contained within existing tree belts
4. Safe access off A904
5. Enhance existing community facility and centralise play park
6. Provide a cycling pedestrian network that is detached from the A904, and that can integrate with adjoining new significant developments.
7. Link existing tree belts to readily redefine the new rural edge
8. Existing tree plantation could be used for extended recreational facilities



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masterplan



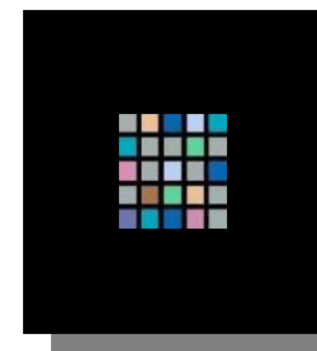
The site at Newton provides an opportunity for the existing settlement to grow organically in phases providing new housing (including affordable housing) and local amenities.

The development sites at Newton provide a logical extension to the existing settlement and can be subdivided to allow flexible and phased development.

The site area measures approximately 9.5 hectares and could provide between 225 and 250 new dwellings within the village.

Existing natural tree belts together with the isolated group of houses named Woodend, provide the framework within new development can sensibly be situated. A new linear park could link the existing tree belts and provide safe cycling and pedestrian links east to South Queensferry and south to the new Winchburgh CDA. This new cycling and pedestrian network would link to the existing access at the end of Duddingston Crescent within the village.

This area containing the existing Community Centre can form a central catalyst which would integrate the new homes with the existing settlement and facilities. A much needed formalised recreational area and community facility could be strategically located to provide an improved sense of place. Phased areas of new homes could straddle this new hub.



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SUSTAINABLE

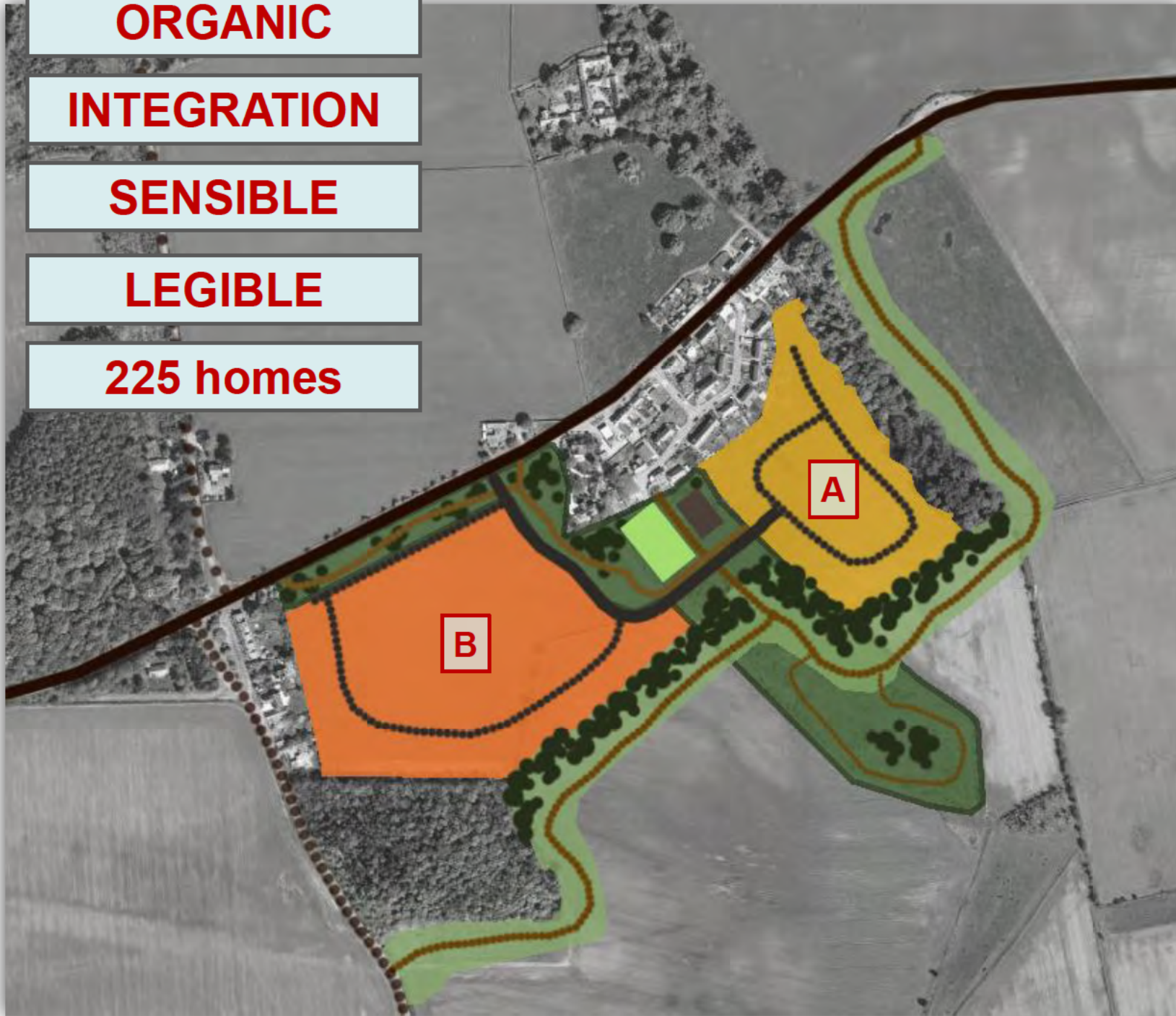
ORGANIC

INTEGRATION

SENSIBLE

LEGIBLE

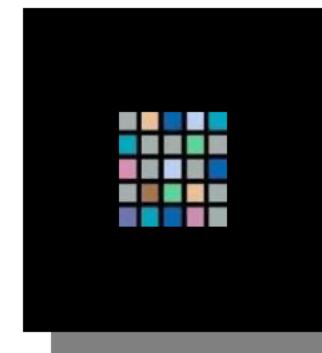
225 homes



phasing

Site A would provide a natural extension to the existing settlement, maintain existing woodland and provide up to 85 homes.

Site B would provide a logical extension to site A providing an opportunity for around a further 140 homes to the west of the existing settlement, with potential for improved local amenity/community facilities.



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team

Client

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Hopetoun Estates Office
Home Farm
Hopetoun
South Queensferry
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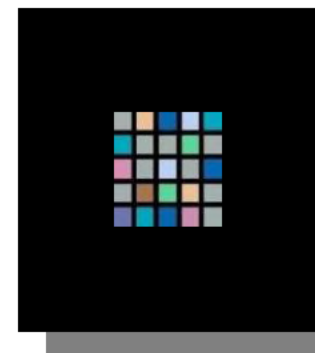
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