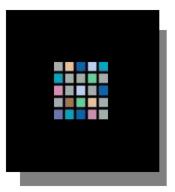


opportunities

- 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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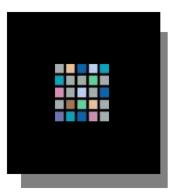
integration

The village is highly accessible by both private and public transport. It is approximately 5 miles to Linlithgow and its rail station on the Edinburgh – Glasgow Line and 11 miles to the centre of Edinburgh. It is only 2.5 miles to Dalmeny Rail Station at South Queensferry. It is located 9 miles from Edinburgh Airport.

The entire west of Edinburgh has become much more sustainable in terms of transport in coming years with the advent of the tram system terminating at Gogar and potential reinstatement of a rail station at Winchburgh.

The village is already served by local public transport services along the A904. These would be supported and enhanced by additional residential development.

Potential to extend proposed Cycling and Pedestrian routes beyond the Village to integrate with other significant development areas close by, providing access to additional public transport services and future initiatives.



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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.

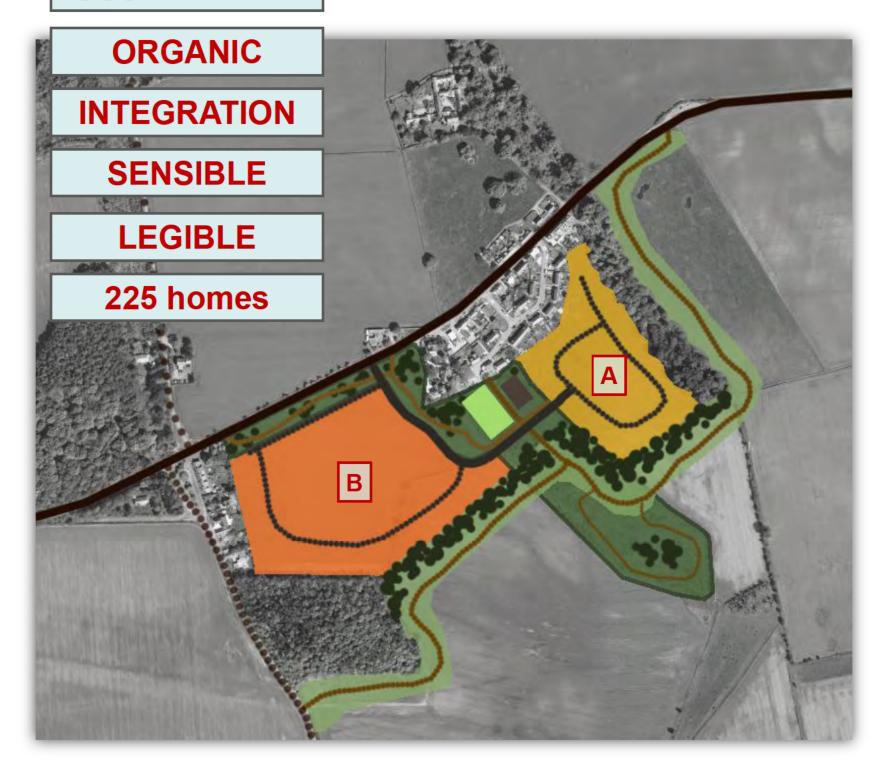


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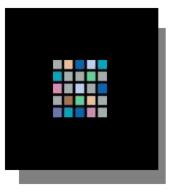
SUSTAINABLE



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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architects

team

Client

Aithrie Estates and Hopetoun Estate Trust Hopetoun Estates Office Home Farm Hopetoun South Queensferry EH30 9SL

Planning Manager

Justin Lamb Associates 2nd Floor 23 Castle Street Edinburgh EH2 3DN

Architect

Yeoman McAllister Architects Waterside Studios Coltbridge Avenue Edinburgh EH12 6AH



yeomanmcallister interiors

architects