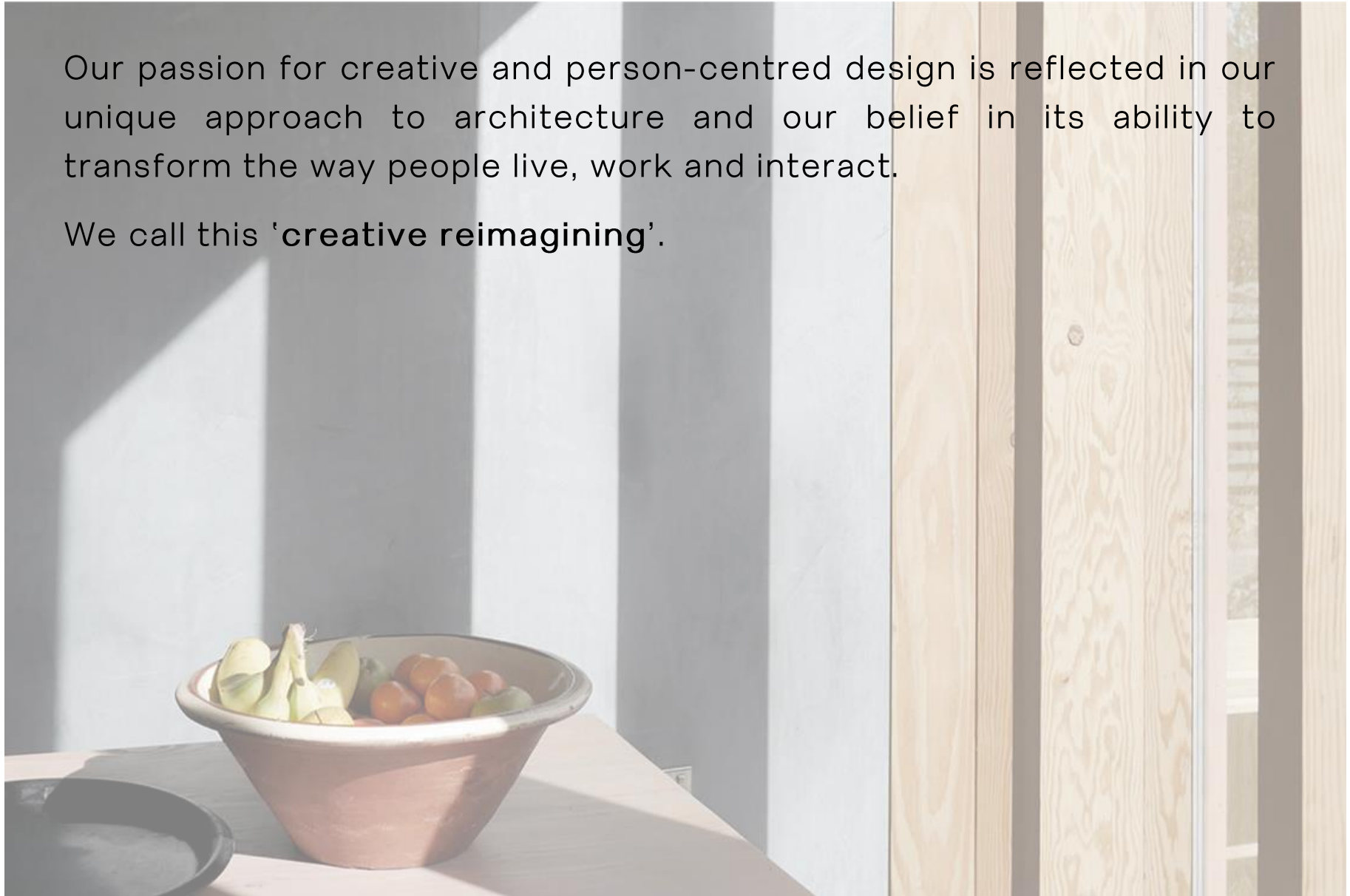




Our passion for creative and person-centred design is reflected in our unique approach to architecture and our belief in its ability to transform the way people live, work and interact.

We call this 'creative reimagining'.

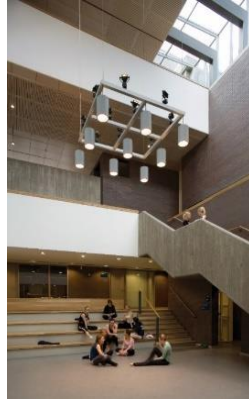


We have a special interest and expertise in **environmentally responsible** projects – by which we mean those that are energy and carbon-efficient but that also promote physical and visual connection to the outdoors, boosting daylight and access to green spaces.



By reimagining buildings and spaces in this way, our aim is to realise for their users the **transformative** potential of architecture, beyond the look and feel of the glossy photograph.



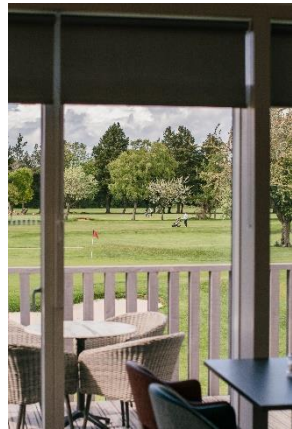


RIBA 

BREEAM®
OUTSTANDING

Experience

CDAL



Broomieknowe

Community + Education

CDAL



I would prefer to use the term:

Green Infrastructure **Strategic Plan**

over

Green Infrastructure **Masterplan** (GIM).

Masterplan reinforces the wrong association from a gender and ownership/co-design perspective.

But for the purpose of the presentation, the term being used is Masterplan.





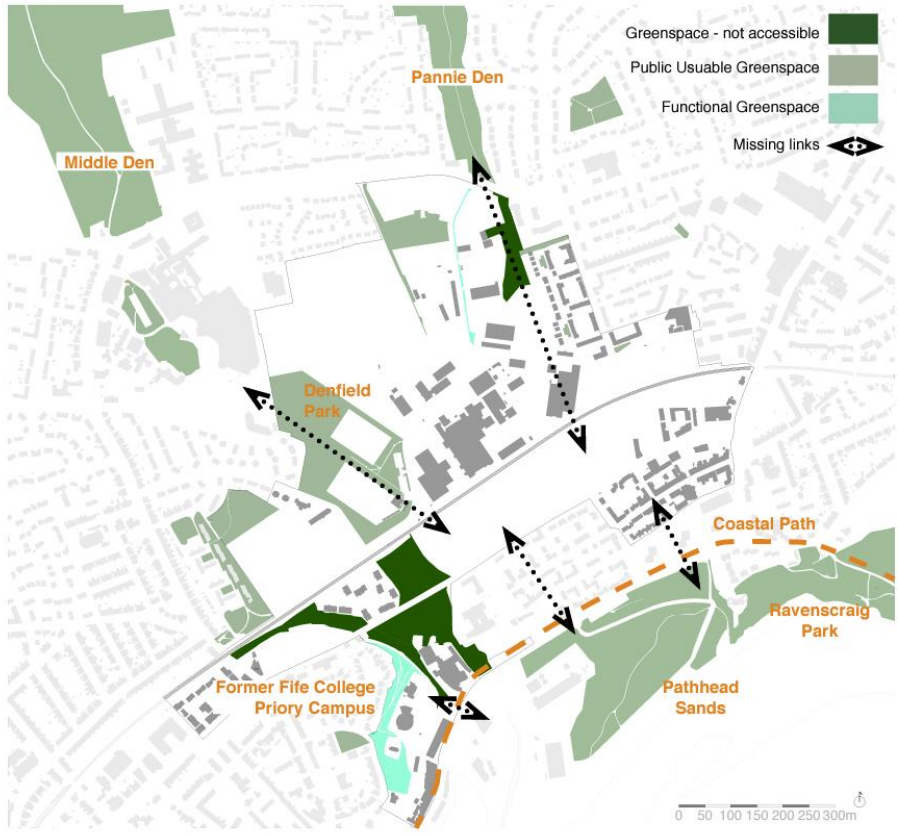
Vankunsten Architects, Copenhagen

A total of 6 settlement-scale green networks were identified in the Kirkcaldy workshop, all of which were recommended for inclusion in the LDP:

1. Kirkcaldy Coast Green Network
2. Raith to Seafield Green Network
3. Dunnikier and Northern Edge Green Network
- 4. Kirkcaldy Dens Green Network**
5. Kirkcaldy East Strategic Land Allocation Green Network
6. Chapel to the Dens Green Network

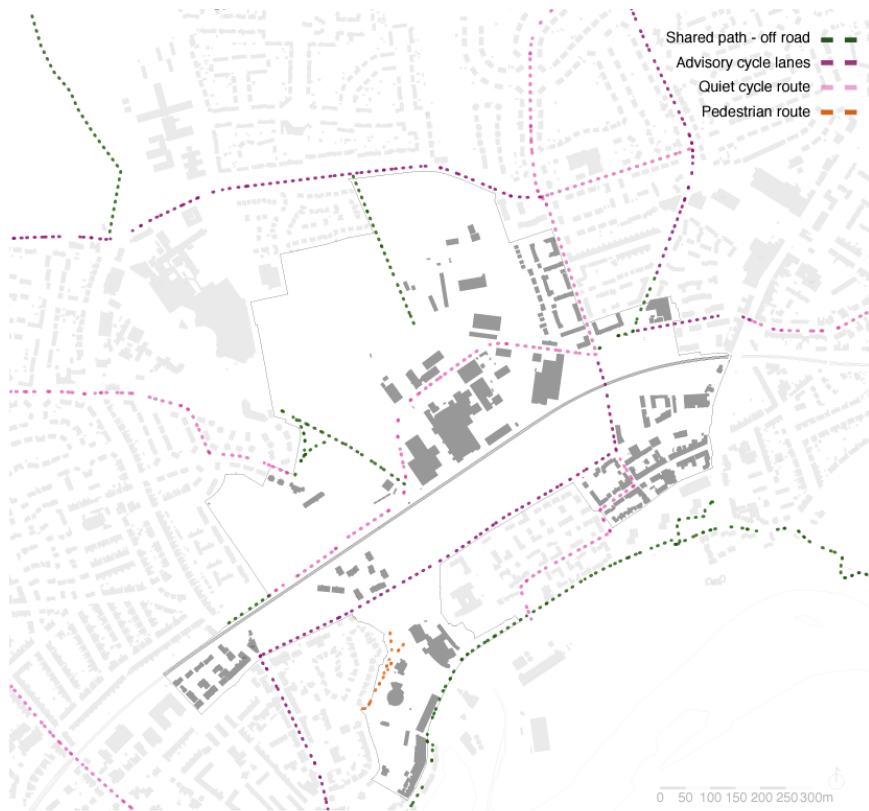


Kirkcaldy Dens Green Network



Missing links and quality diagrams





Proposed connections and development opportunities

Design Principles agreed at the outset

1. Cars + Streets safe for play (Play Scotland)

Cars are parked away from homes but no more than an agreed distance and within walking distance for carrying shopping. Minimise the intrusion of cars on the site to create secure, family-centered places at the heart of the site

2. Gardens and Communal Greenspace

Homes are sited to maximise south and west-orientated gardens with space to sit out, so houses are not sited centrally within the boundary. Communal green space is increased due to compact site layouts.

3. The 'Green Pedestrian Route'

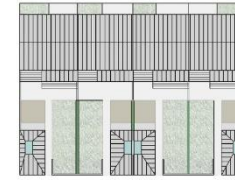
A green pedestrian thread is the dominant connecting route through the site and towards local facilities, parks and wilder greenspaces.

4. Solar Orientation

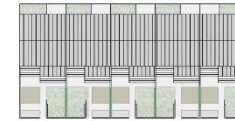
A simple passive solar design that is straightforward for families to understand and use, maximising sunlight for each house type and making compact homes that are familiar to the public, reinforces and establishes a sense of community in the new village.

IDEAS COMPETITION

1



House Type 1A
Type 2 End Terrace
Number on site: 16
Gross Internal Floor Area: 104 sq meters
7 of 18 units have a walk/tenn court at end of garden as shown.



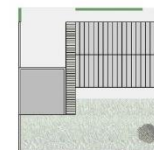
House Type 1B
Type 2 End Terrace
Number on site: 20
Gross Internal Floor Area: 90 sq meters



House Type 2A
Type 4 End Detached
Number on site: 7
Gross Internal Floor Area: 140 sq meters



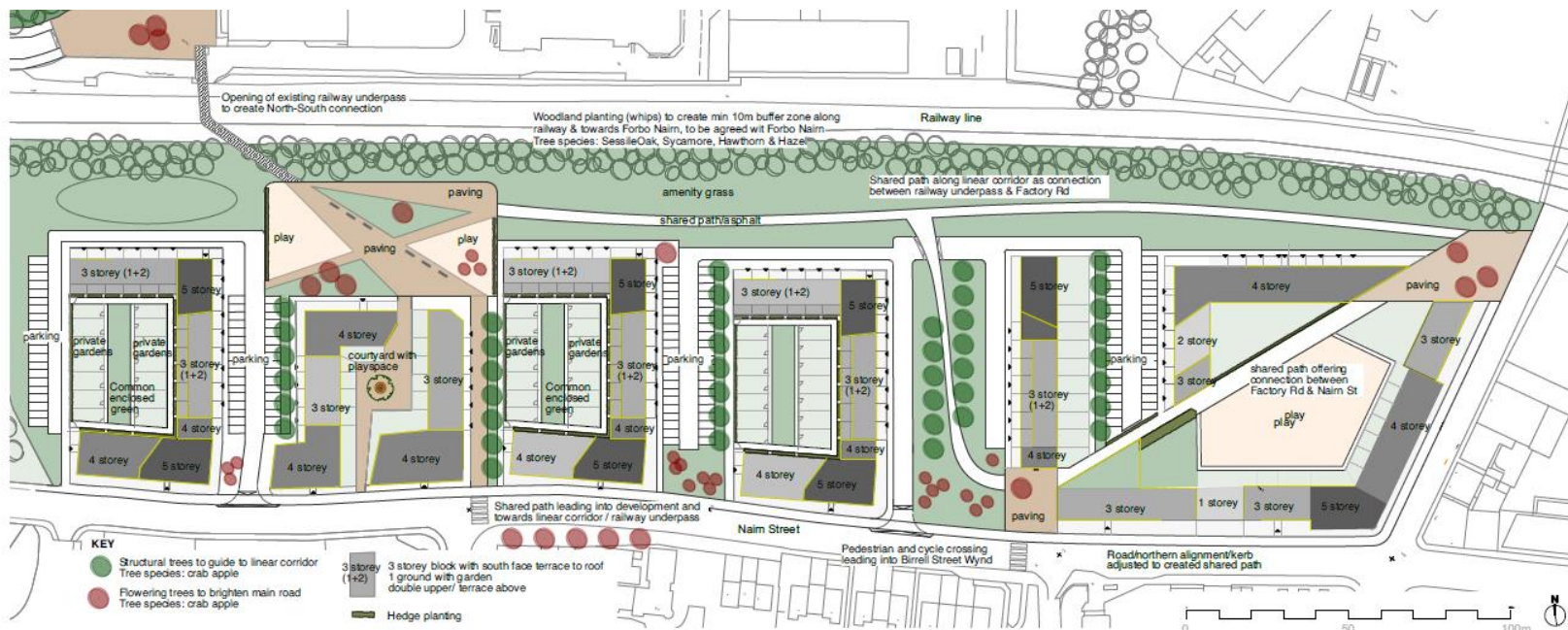
House Type 2B
Type 2 End Detached
Number on site: 16
Gross Internal Floor Area: 120 sq meters
Majority of house type have a courtyard arrangement.



House Type 3
Type 4/5 End Detached
Number on site: 8
Gross Internal Floor Area: 138 sq meters

malcolm fraser architects
north bridge studios

STEWART
Milne
HOMES



The proximity to the busy Nairn Street; the large factory building to the north and tenemental buildings to the east suggests the site is more successful and vibrant where the density is greater, and massing higher. Other than careful consideration of vehicular access from Nairn Street, there is no evident negative impact of this level of density, and will only enliven the surrounding area and active street frontages to Nairn Street. However, the site works effectively as a vigorous residential area, only where appropriate care is taken for vehicular routes; pedestrian connectivity and appropriately considered architectural solutions to the residential buildings. The challenge of this site is to bring an active frontage and higher blocks to (the north facing) Nairn Street, while making good sunny garden and circulation spaces which are not overshadowed. This is achieved by using a mixture of lower and higher building types, with breaks in the north facing street-front, introducing sunshine and daylight through to rear gardens and pedestrian circulation routes. The two building types used within the Nairn Street site massing study are:

1. Low terraces which comprise a ground floor garden flat with a small private garden to the rear, with a duplex apartment including a small private terrace space facing south or west.
2. Larger housing blocks with 2 storey terrace houses with private street access, with single storey apartments over 2-3 storeys accessed but common stairs above.

Note:
This is an initial investigation of massing and density. The 4/5 storey heights in particular could vary somewhat through the design process in relation to overall massing and ratio of housing to amenity space.



Precedent images:

- (1) Darbshire Place: Niall McLaughlin Architects – Housing around courtyards
- (2) Fraser Avenue: 7N – Streetscape and defensible space is varying scale and massing
- (3) Byhusene: Vandkunsten Architects – the sociable pedestrian street



Nairn Street Massing Exercise





The massing study uses a house type which works as a terrace, but limited to a maximum of houses in any single terrace. The house type has the potential to vary between maybe a 3-4 bedroom house with a flexibility of scale and arrangement, over 2 or 2½ storeys (with dormers to the roof level). The scale of the house types feels suitable to the scale and type of buildings surrounding the site. Each house has a small 'defensible' space to the front, for the provision of bins/ bike storage but also provides an appropriate privacy to say a kitchen window, while the proximity to street still giving a sense of sociable neighbourliness on

this active street frontage. To the rear, the space is more generous to maximise sunny private garden space. Terraces are clustered in appropriate numbers to feel suitably friendly, and around occasional common green space which allow the housing to breath and create healthy, welcoming common social areas. Some of the terraced housing expands into Denfield Park to open up the edge of the park creating an active frontage and increasing natural surveillance into the park. A business unit at the edge of the park and with a frontage to Den Road brings activity to the street.

Precedent images:
 (1) Boness: MFA with Stuart Milne Housing – Common courtyard or greenspace
 (2) Highland Housing: MFA – Generous glazing to garden
 (3) Leith Colonies; MFA/Collective Architecture – Terraced housing massing
 (4) Canning Town: Sergison Bates Architects – Terrace housing massing and defensible space



Muir Scrap Yard Massing Exercise



The GIM resulted in designs that were informed by:

- A town-wide network of green space and sustainable travel, with improved accessibility, air quality, biodiversity and ecology.
- Key missing links within this network have the potential to be resolved (rather than impeded) by future development.
- Housing or other development which provides access to greenspace, wildspace, natural play space and good access to local facilities.