

Silver Creek at Craigleith
Architectural Design and Planning
April 28, 2008

Design Objective:

The overall design objectives of the new development, Silver Creek at Craigleith, shall be to achieve the following:

- To create a sustainable community at Silver Creek for year round living.
- To provide a pedestrian focus and four season activities that link attractively to the surrounding open spaces and streets.
- To integrate the redeveloped site with the existing community by improving and creating new pedestrian, cycle and vehicular routes.
- To create a network of high quality open spaces which link with the adjacent park and surrounding streets.
- To provide an assortment of housing and commercial space that encourages a diverse community for many economic levels and stages in life.

Form and Layout

The layout for the site is based on a network of spaces defined equally by the buildings and environment, with an emphasis on encouraging movement by foot and bicycles—even snowshoes. Particular attention shall be paid to the design and location of entrances and ground floor windows in order to provide active frontages that contribute to the natural surveillance and sense of vibrancy in the street.

The layout shall make clear distinctions between public, semi-private and private space, avoiding conflicts between backs and fronts of buildings.

Buildings shall be oriented in order to achieve maximum passive solar gain to principal rooms, with features to limit solar gain in warmer weather.

Built Form

The effect of the new development should be considered in terms of its wider impact on its surroundings. In this context, the material and form of the new development shall contribute towards the surrounding vernacular and natural environment in a positive way, taking opportunities to create new focal points, utilize natural construction materials, views and visual interest, whilst respecting the setting of surrounding community and sensitive lands. Materials will include stone, brick, and wood. Traditional materials used in the Craigleith area. Lower quality materials, such as plastic siding and stucco will not be considered for the site. Buildings should not be themed (ie. Capecod or Georgian) however they will reflect the proportions and vernacular of a beach town similar to “Seaside” or “Southampton”.

Amenity Space

A creative approach to the provision of private and semi-private amenity space shall be encouraged, incorporating balconies and roof gardens. As well as providing useable and attractive amenity space, they shall be an opportunity to enhance the appearance of the built form, providing a visual amenity for the surrounding development, public streets and spaces.

Proposed amenity include a multipurpose space, gym, yoga studio, pool, and tennis courts.

The amenity space is considered as an integral part of the overall development concept, with particular attention being paid to accessibility, trails, detailed design and materials and the interface between public and private areas.

Public art

The creative incorporation of public art shall be included within the public space around the buildings. It shall also be within the detailed design of the buildings themselves and shall be considered as part of the initial overall design concept.

The artistic and architectural enrichment of the scheme should be considered in the detailed design of the development. Porches, framing of front entrances, metalwork and balconies etc. are all opportunities to enrich the development. This form of craft is taken from the detailed masonry and woodwork that can be found in the older homes and buildings in both Collingwood and Thornbury.

Entrance gateways or screens between public and private spaces as well as the detailing of the building itself can all provide opportunities for the inclusion of creative artworks.

Density

Building Height to the north and west of the site is primarily residential and shall be a maximum of three storeys. The southeast portion of the site along the highway corridor buildings shall range from 1 to 5 storeys. The easterly part of the site is designed as a "mainstreet" and combines shops with residences above along with institutional structures.

Safety and Security

The design shall encourage the use of the public environment by encouraging pedestrian access and movement and reducing "dead" frontages with no doors and windows.

In order to create a safe and secure environment within and around the site, the scheme shall be designed so that there is a reduction in the opportunity for crime combined with an increase in natural surveillance.

Procedure

Silver Creek is based on a Village economy. This will require that all areas of the site are being developed concurrently. This is important as the commercial will not flourish

without the residential and the community is not sustainable and pedestrian without the commercial.

Identity of new development

Silver Creek at Craigeith shall respond to the character and context of the beach location. The Silver Creek "style" is comprised of the ideas we find in a beach town; Board and Baton, bright colours mixed with whites, sunlight and porches, hammocks and garden paths. This approach does not advocate the recreation of "heritage" imagery, but rather the promotion of building tradition of wood framed cottages, natural materials and contemporary solutions that take advantage of advances in building technology. The village style is the idyllic family cottage town where there is healthy activity and space to relax.

In terms of respecting the context of the surrounding townscape, the layout, scale, massing, proportions, height and materials of surrounding buildings are of paramount importance. Within these parameters, innovation, creativity and originality will be used in design.

Sustainability

High standards of energy efficiency, incorporation of renewable energy, reducing reliance on the private car and conservation of water resources are sought. Expected features will also include some or all of the following:

- layout to maximise passive solar gain in winter, with control to limit this in summer
- use of natural ventilation
- possibility of solar water heaters
- use of local and sustainable materials
- sustainable drainage systems
- water efficient appliances