



The higher density areas should be integrated with, and within easy access of, the new mixed use local centre and/or the existing railway station, although pockets of higher density will also be expected in other appropriate locations within the expansion.

Opportunity to create new landmark here by introducing a spire or similar feature of suitable height and design. This will define the settlement in the landscape, drawing visual attention to it's core, which will be framed by Arthur's Seat and the Pentland Hills in distance views.

Taller buildings here will be concealed behind bunding & landscape framework as well as benefit from the backdrop of trees on the bing. Sensitive integration of new buildings will be required.

Taller buildings here will be concealed behind bunding & landscape framework as well as benefit from the backdrop of trees on the bing. Sensitive integration of new buildings with existing properties will be required.

Taller buildings here must not break skyline created by existing buildings to the west and a setting must be provided for them by the landscape framework.

Variation of building height in this area must not break the skyline created by existing buildings to the west. When combined with the landscape framework this will add interest to the urban edge when viewed from the east and help emulate the existing edge at Inveresk.

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Taller buildings here will not break the skyline created by existing buildings on high land to the north. The landscape framework and backdrop of the community woodland will help integrate taller buildings into the landscape.

Any built development here must not exceed two storey and will not encroach right up to the A1 (T). This is so an undeveloped setting for the expanded settlement can be provided.

Potential to create site entrance feature and frame northern views. Building height here must not exceed height of 2-storey development to the south on the ridge

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BUILDING HEIGHT & DENSITY PLAN

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Scale 1:7000
Date: 5/1/09

- Map Key:
- Key Views
 - SAM
 - Existing Trees
 - 3 Storey Buildings
 - 2 Storey Buildings
 - High Density Area
 - Shrubs
 - Woodland Boundary Planting
 - Bunding
 - Buffer Zones
 - Existing Planting
 - SUDS
 - Green Fingers

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