



# Riverdale Maisonettes, Higher Blackley Design & Access Statement

Corstorphine & Wright

Revision Log

| Revision | Date | Notes       |
|----------|------|-------------|
| 00       | TBC  | First Issue |
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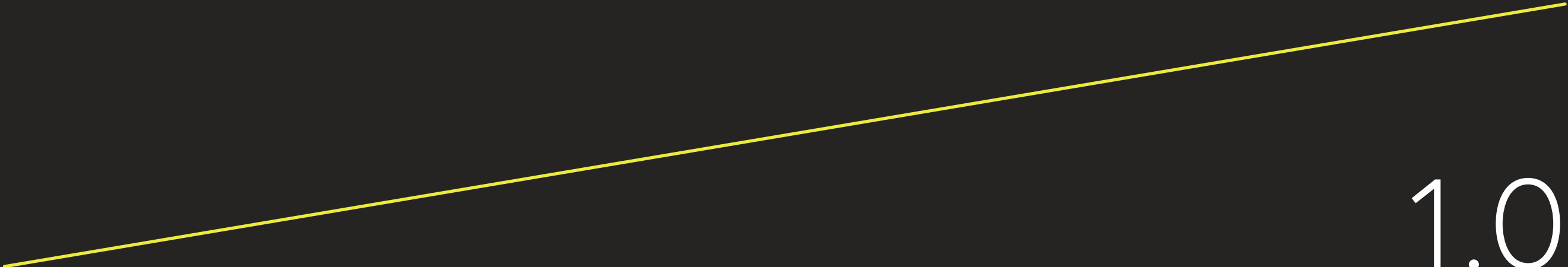
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# The Context



1.0

# 1.0 Introduction

## 1.1 Site Location



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1.2 Site Layout



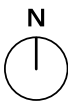
View A



View B



View C



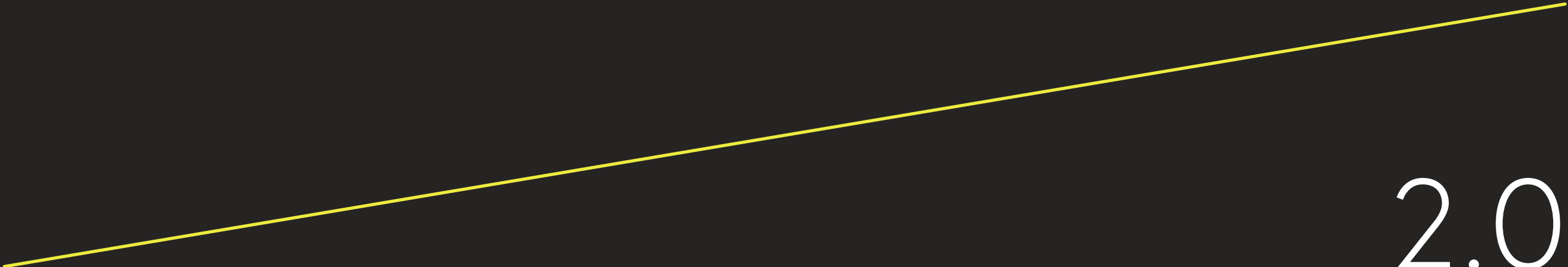
## 1.3 Demolition

### Demolition

The larger southern block, which comprised 16 maisonettes, underwent demolition. This involved the complete removal of the building, infrastructure, and any associated structures on the site. Demolition was carried out due to the poor condition of the building and concerns for safety.



# Existing Building



2.0

## 2.0 Existing









# 2.1 Plan Arrangement

## Flat Archetypes

The three existing blocks that remain contain a combination of three apartment varieties.

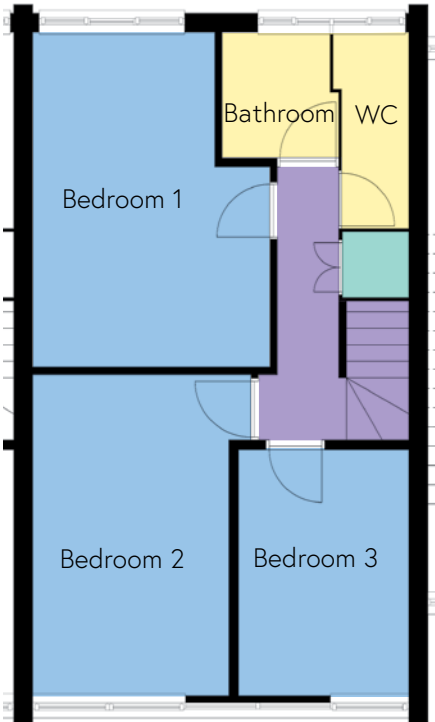
- A - Two bed maisonette road access
- B - Two bed maisonette deck access
- C - Three bed maisonette road and deck access



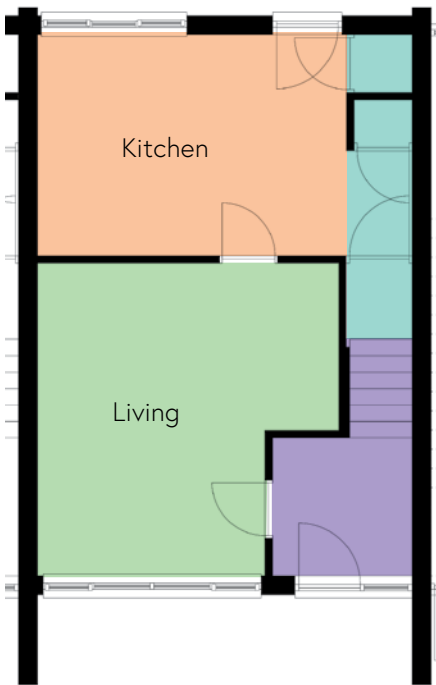
Apartment Type A  
Upper Floor



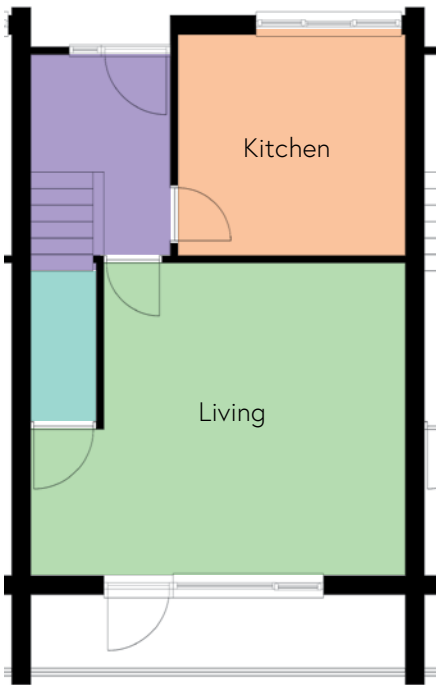
Apartment Type B  
Upper Floor



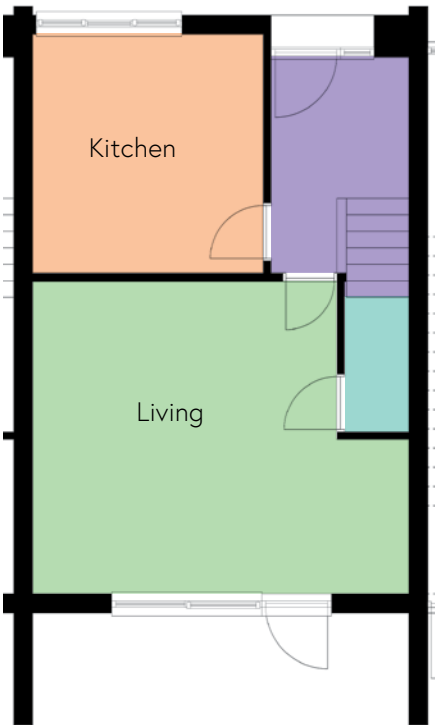
Apartment Type C  
Upper Floor



Lower Floor



Lower Floor

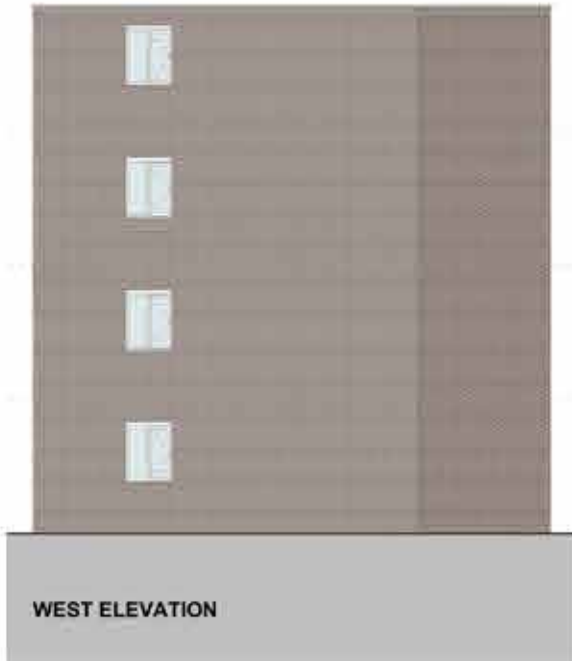
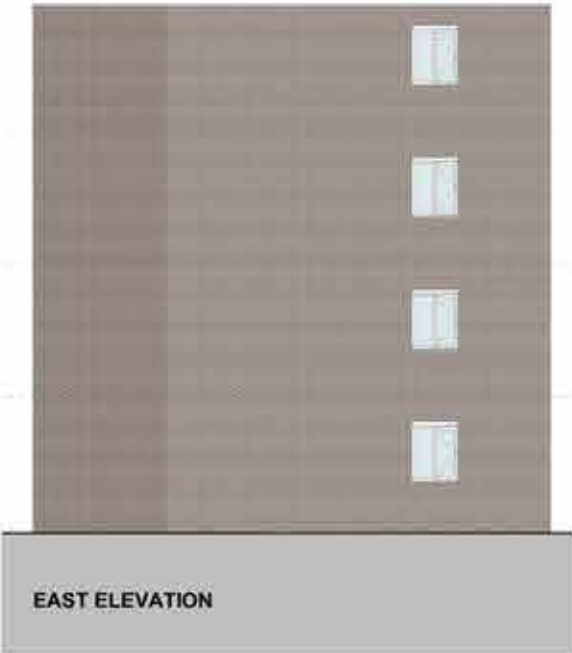
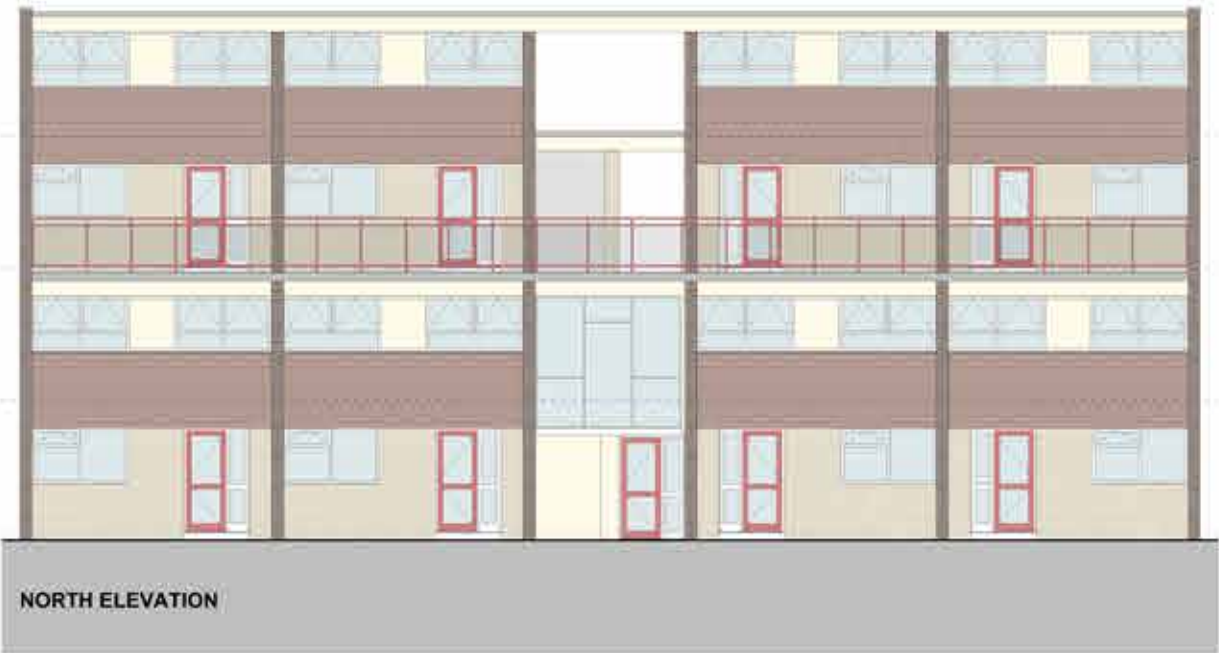


Lower Floor

- Kitchen
- Living
- Bedroom
- Bathroom
- Circulation
- Storage

2.2 Existing Elevations

North Block



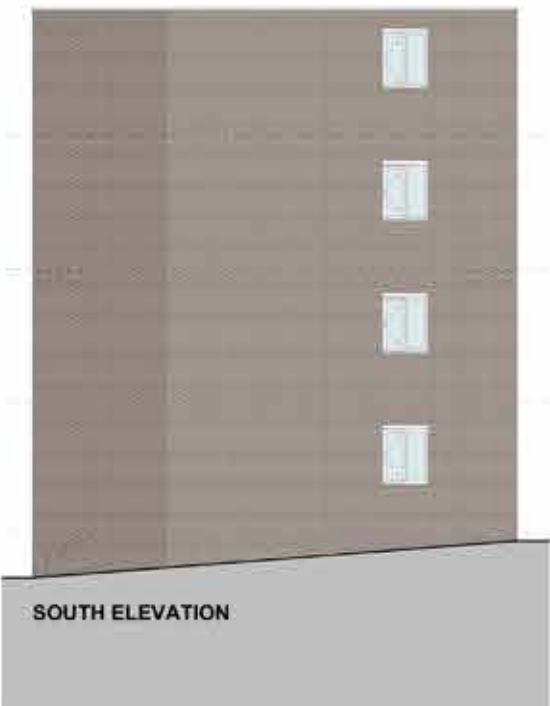
# 2.3 Existing Elevations

South Block



# 2.4 Existing Elevations

West Block



## 2.5 Existing Conditions

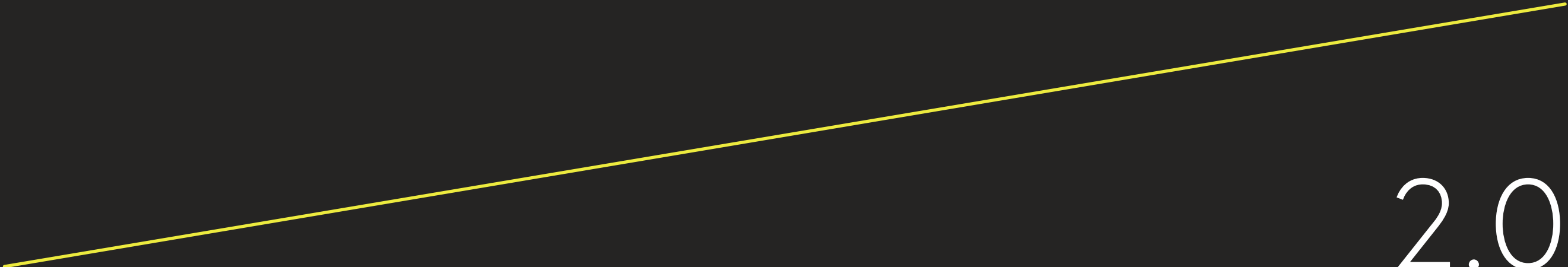
### Existing Condition

The current state of the maisonette block depicts a scene of neglect and inefficiency. With crumbling facades, poor-quality windows, and deteriorating building materials, the block suffers from significant thermal inefficiencies and overall poor building performance.

Residents likely endure discomfort due to temperature fluctuations and high energy bills. To remedy these issues and enhance the block's livability and sustainability, a comprehensive renovation or redevelopment project is necessary, focusing on improving insulation, upgrading windows, and addressing structural concerns.



# Design Proposal



2.0

## 3.0 Design Proposal

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### 3.1 Net Zero Strategy

Fabric First Approach:

This principle in architecture focuses on maximising a building's energy efficiency and comfort by prioritising its basic structure like walls, windows, roof, and floors. It stresses the importance of good insulation, airtightness, and thermal mass to reduce energy needs for heating, cooling, and ventilation.

Social De-Carbonisation:

This term refers to efforts to reduce carbon emissions while addressing social fairness. It recognises that moving to a low-carbon economy shouldn't worsen existing inequalities but rather create opportunities for everyone to engage in sustainable practices.

Sustainability and Zero Carbon:

Meeting current needs without compromising future generations' ability to meet their own. Zero carbon aims to eliminate carbon emissions, offsetting any remaining ones through removal or mitigation measures.

Retrofit:

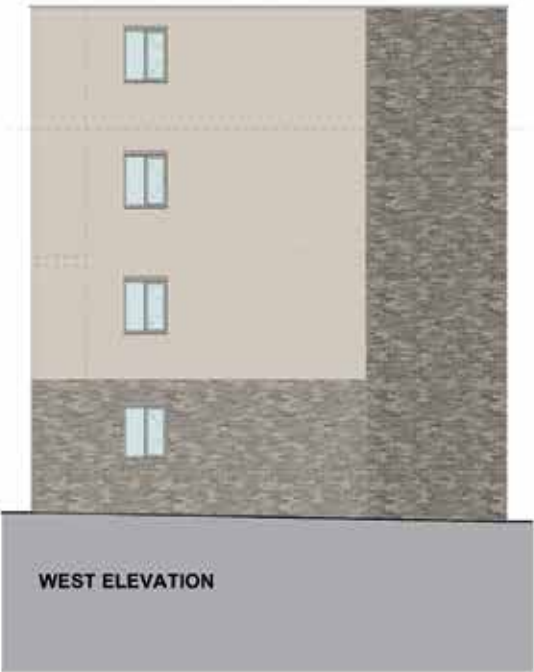
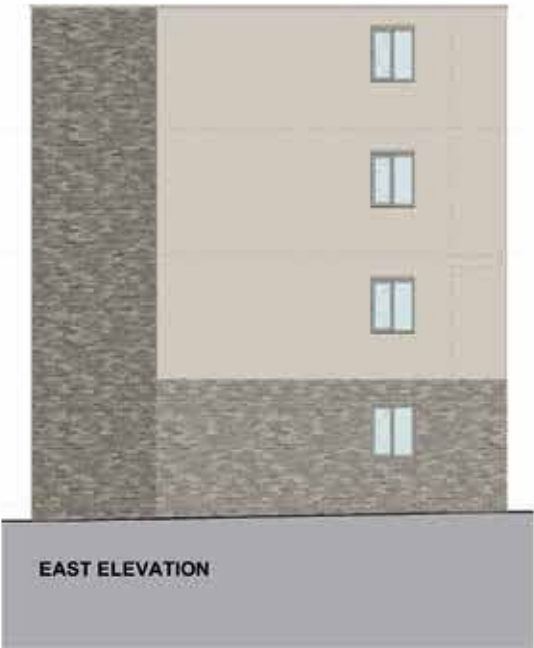
Upgrading existing buildings, infrastructure, or systems to improve performance, energy efficiency, and sustainability. Projects such as this one look to include upgrades to insulation, installing energy-efficient windows. Retrofitting is crucial for reducing the environmental impact of existing infrastructure and meeting sustainability goals, especially in urban areas where much of the built environment already exists.



3.2 Proposed North Block - Option 1



3.3 Proposed South Block - Option 1



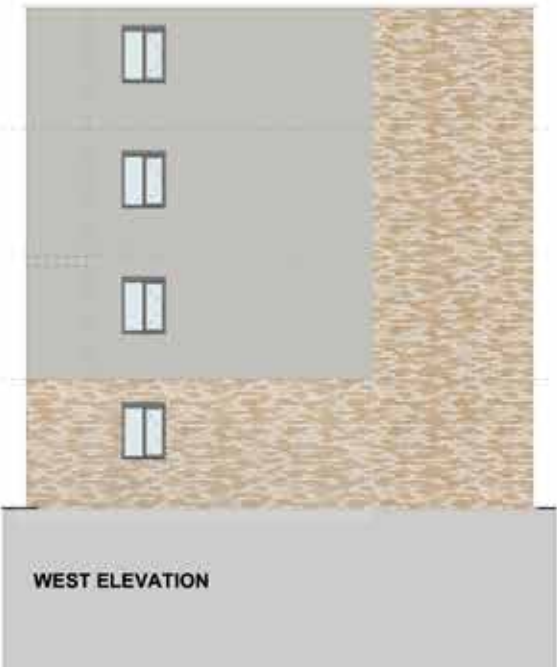
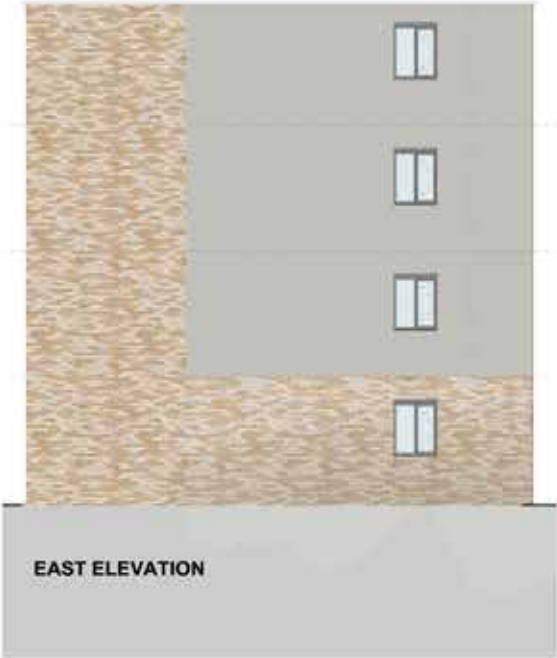
3.4 Proposed West Block - Option 1



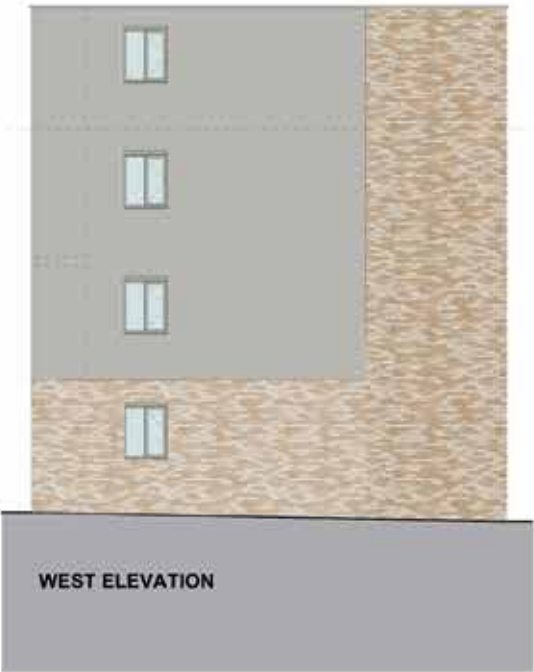
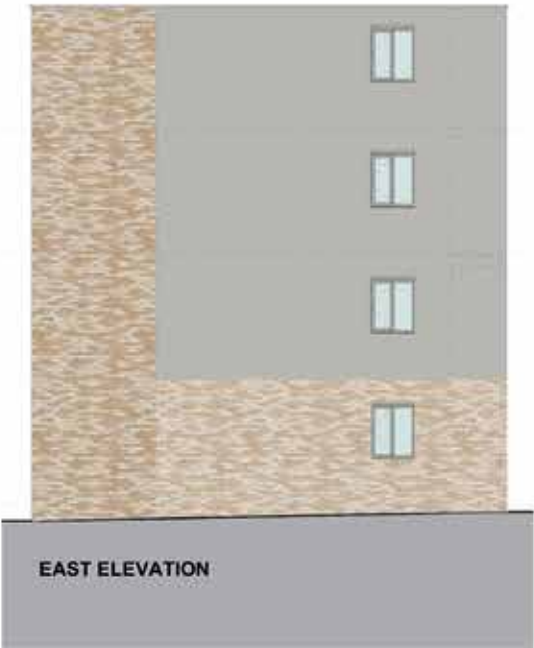
### 3.5 Proposed Street View - Option 1



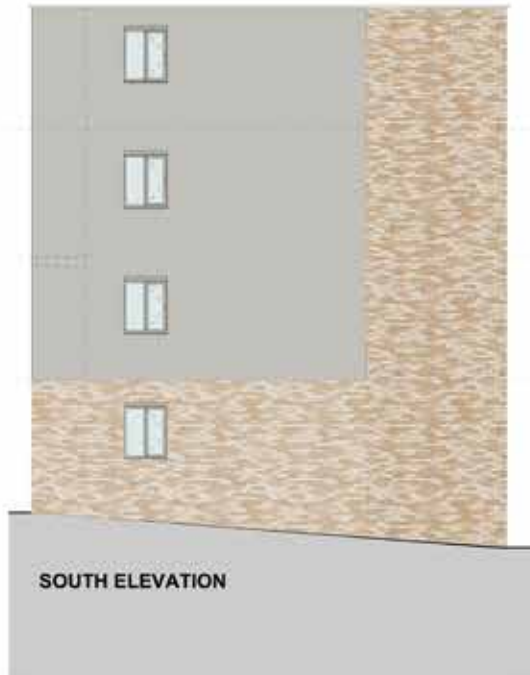
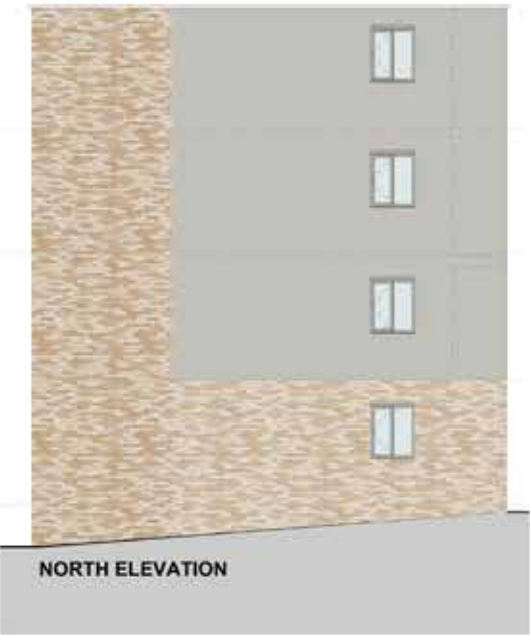
3.6 Proposed North Block - Option 2



3.7 Proposed South Block - Option 2



3.8 Proposed West Block - Option 2



### 3.9 Proposed Street View - Option 2



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