

Newsletter 04: February 2025

MEET THE TEAM

Craigmillar and Peffermill Court Retrofit



RIBA Stage 4 Design Update

DESIGN TEAM ENGAGEMENT

2-6pm on Thursday, 13th February at
Main Entrance Foyers (both blocks)

Interpretation and Translation

You can get this document on audio CD, in Braille, large print if you ask us. Please contact **hcw@edinburgh.gov.uk** with your request. Our ITS service can also give information on community language translations.



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Dear Residents of
Craigmillar Court and
Peffermill Court,

We would like to thank all residents who were able to attend the Resident Feedback Event held on the 29th October, at the Craigmillar Court main entrance lobby. We appreciate all comments provided on the day and have since received further detailed feedback from residents. Please find a resident Q&A on the back page.

Following this consultation we have taken on feedback and included it in the design where possible. We understand the idea of a separate laundrette facility was unappealing to many and unlikely to be used, therefore the **Laundrette facility has been removed** from the proposal.

As requested, we will provide a dedicated allotment store to sit to the rear of Peffermill Court, providing a place for tool storage, potting and a water tap.

Understandably several concerns were voiced regarding works proposed inside your homes. We wish to ensure the decision to upgrade services in your home was not taken lightly, and all works are necessary to ensure a safe and healthy environment, this includes drainage upgrades, sprinklers and mechanical ventilation to reduce issues of damp and mould.

We would like to provide a session for you to **meet the Design Team**; Architect, Services Engineer, Landscape Designer and Contractor, to discuss the design, how works might be carried out and address any concerns. This will be held on **13th February, in the Main Entrance Foyer at Craigmillar and Peffermill Court from 2pm to 6pm.**

Thank you,

The Design Team

Key spaces

Alongside improving the energy performance of the blocks, the proposed works at Craigmillar and Peffermill Court enhance the shared communal spaces, bringing them in line with current Building Standards, this includes front entrances, lobbies, circulation spaces and creating a shared resident space.

Entrance Canopy:

A new canopy will frame the main entrance to each block, providing shelter from wind and rain as you come home.

Shared resident Space:

At the main entrance of Craigmillar Court, this proposal includes a shared community space. This space can be booked via the concierge for events, function as a space for community gatherings such as children's birthday parties. The space includes a small kitchen for tea-prep, an accessible toilet, and storage.

Main Entrance Lobbies:

A new layout for the main entrances will allow more daylight into circulation spaces, designed to be open, bright and welcoming.

Upper Floor Lobbies:

The upper floor lobbies are known as a Protected Lobby and require direct access to the outside for smoke venting. In order to meet current building standards and comply with the fire safety strategy, we have not be able to retain the drying spaces in the upper floors. We understand these are well used and wish to reassure residents the retrofit improvements to the blocks added insulation and Mechanical Ventilation Heat Recovery (MVHR) ventilation) will allow you to dry your clothes in your own home with ease. A glazed Automatic Opening Vent (AOV) will be fitted in place of the timber louvres, which will act as both smoke venting and a window providing access to natural light.



Entrance canopy



Shared resident space



Main Entrance Lobbies



Upper Floor Lobbies

Site Strategy

Key:

- ① Relocate sub-station to create central plaza
- ② Enhance building entrance with cover canopy
- ③ Create a shared community space in Craigmillar Court
- ④ Relocate allotments, enlarge area in coordination with Edible Estates to increase resident benefit, install secure perimeter fencing
- ⑤ Retain same road layout as the Planning Approved Scheme
- ⑥ Increase planting, wildflowers and trees
- ⑦ Add soft paths to play area to allow access for prams and pushchairs
- ⑧ Retain existing trees
- ⑨ Improve pathways to access bus stop
- ⑩ CEC Waste and Cleaning requirement for increased number of bin stores across the site



Proposed Landscape Plan

What Happens Next?

Please see below for timescales for the future steps of the project:

Current Stage

We are now developing our RIBA Stage 4 design. This is the technical design, where the project is developed in fine detail ahead of construction.

Spring 2025

Additional building surveys to assess the structure, ground, noise and vibration will be commence between March - May 2025. We will issue updates beforehand with more details.

Summer 2025

Once detailed technical design is complete, the contractors tender period commences to calculate the total cost of the building works.

Works Starting on Site

We expect works to commence by the end of the year. We will notify all residents well in advance of any building works starting.

**Unfold for more
information**

