



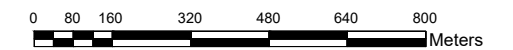
|  | Storeys | Nominal Height (m) | GFA (sqm)     | dwelling | Car Parking  |
|--|---------|--------------------|---------------|----------|--------------|
| <b>DEVELOPMENT PARAMETERS - ILLUSTRATIVE MASTERPLAN</b>        |         |                    |               |          |              |
| <b>North Sub-Area</b>  |         |                    |               |          |              |
| HQ Office<br><i>Parking</i>                                    | 3       | 15.5               | 9,243         |          | 400          |
| Lomond View (Existing)<br><i>Parking</i>                       | 2       | 8                  | 3,808         |          | 106          |
| Garage Building at Lomond View (Existing)                      | 1       | 4                  | 239           |          |              |
| Energy Centre  | 1       | 4                  | 600           |          |              |
| <b>Total North Sub-Area</b>                                    |         |                    | <b>13,890</b> |          | <b>506</b>   |
| <b>Central Sub-Area</b>  |         |                    |               |          |              |
| Restaurant / Pub   | 1       | 5                  | 740           |          | 100          |
| Small Retail   | 1       | 5                  | 500           |          | 30           |
| Leisure/Gym  | 1       | 5                  | 740           |          | 35           |
| Early Years (120 places)                                       | 1       | 5                  | 700           |          | 25           |
| 150 Bedroom Hotel  | 5       | 18                 | 6,000         |          | 150          |
| Craigforth House (Existing) Conversion (30 Bedroom Hotel)      | 3.5     | 14                 | 1,327         |          |              |
| Holiday Villas (75sqm)   | 1/2     | 4/8                | 825           | 11       |              |
| <b>Total Central Sub-Area (Excluding Riverside Apartments)</b> |         |                    | <b>10,832</b> |          | <b>340</b>   |
| Riverside Apartments<br><i>Parking</i>                         | 3/4     | 14.5/17            | 12,236        | 135      | 135          |
| <b>Total Central Sub-Area (Including Riverside Apartments)</b> |         |                    | <b>23,068</b> |          | <b>475</b>   |
| <b>South Sub-Area</b>  |         |                    |               |          |              |
| Private Residential - Detached/semi detached (150sqm)          | 2/3     | 8.5/12             | 11,250        | 75       | 190          |
| Private Residential - Detached / Semi-Detached (125sqm)        | 2/3     | 8.5/12             | 12,000        | 100      | 225          |
| Retirement Homes (100sqm)                                      | 2/3     | 8.5/12             | 3,000         | 30       | 30           |
| Sheltered Housing (75sqm)                                      | 2       | 8.5                | 1,500         | 20       | 0            |
| Care Home  | 2       | 10                 | 2,400         | 60       | 35           |
| Local Retail / Community / Pub                                 | 1       | 5                  | 350           |          | 10           |
| <b>Total South Sub-Area</b>                                    |         |                    | <b>30,500</b> |          | <b>490</b>   |
| <b>Masterplan Total Floorspace (GFA)</b>                       |         |                    | <b>67,457</b> |          |              |
| <i>Total Parking</i>   |         |                    |               |          | <b>1,471</b> |

**Craigforth Campus**

**Figure 4.5  
Development Parameters -  
Illustrative Masterplan**

|            |                                      |
|------------|--------------------------------------|
| Ref        | Parameters - Illustrative Masterplan |
| Date       | 06/07/20                             |
| Paper Size | A3                                   |
| Scale      | NTS                                  |
| Drawn by   | N/A                                  |

**Legend**



8 Wemyss Place  
Edinburgh  
EH3 6DH

