

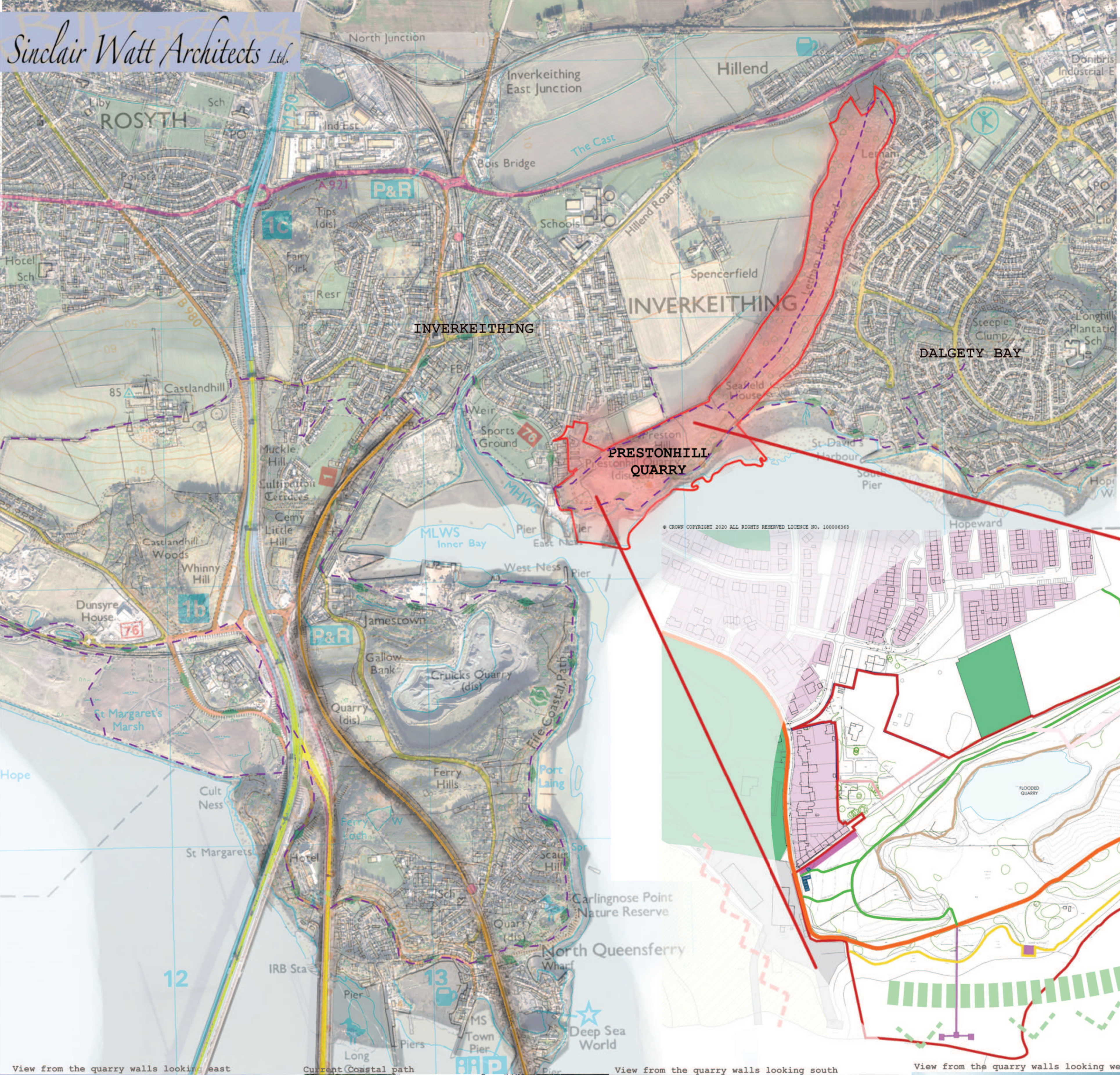
PRESTONHILL QUARRY DEVELOPMENT

This a public consultation event organised by DDR UK Ltd aiming to present the ideas and vision for the development of Prestonhill Quarry and receive feedback and comments from the community. The current proposal is to seek planning permission to build 135 private houses and 45 affordable houses in conjunction with a housing association and a limited number of holiday lodges. Community benefits are also proposed and are outlined on the concept plan.

Key elements of the site:-

- a) Site Aspect - The site affords a southerly aspect to the Firth of Forth and tremendous views over the Firth and to the Forth Bridges World Heritage Site and to Edinburgh. An industrial site lies immediately adjacent to the west of the site and the existing main route into the site. A landscaped zone is proposed in the layout to provide screening to the industrial buildings and enhance the approach into the site.
- b) Topography - There is extreme topography on site. The sites slopes very gently up from the sea, starting at an elevation of about 6m above Chart Datum. The main rock faces surrounding the inner quarry are near vertical, and up to 30m in height.
- b) Flooded basin - This feature at the heart of the site has proven to be a danger to life with 4 fatalities being recorded in the last 40 years. It has been used as a dumping area but continues to be used by bathers.
- c) Rock faces - The rock faces that surround the quarry floor are near vertical and up to 30m in height and present a danger to the public using the site for recreational purposes.
- d) Public Rights of Way - The Fife Coastal Path route passes through the site along with the National Cycle Route 76 'Around the Forth'. There are also several identified Core Paths. Other informal routes are clearly visible throughout the site.
- e) Vehicular Access and Connectivity - Currently the only vehicular access to the main portion of the site is via Preston Crescent, to the west, along a rough surfaced track/path running west to east towards Dalgety Bay (providing the National Cycle Route and used as a section of the Fife Coastal Path). Historically this track formed the access to the quarry floor. Improved vehicular access to the site is proposed.

Adopted Core Paths



Derelict Industrial Loading Platform _ Industrial Heritage Feature



View from Preston Hill highest point

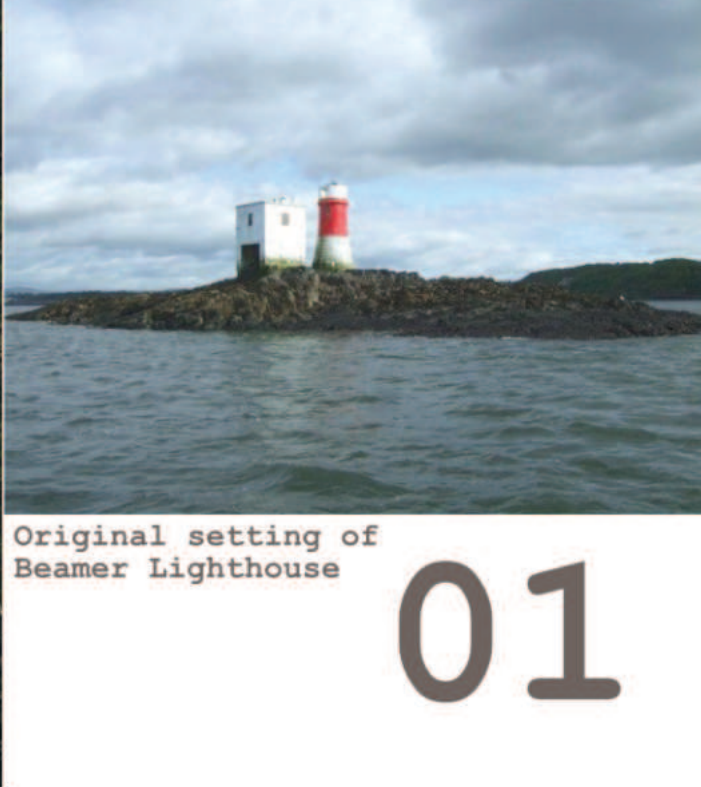
View from the quarry walls looking east

Current Coastal path

View from the quarry walls looking south

View from the quarry walls looking west

Existing quarry walls



Original setting of Beamer Lighthouse



POTENTIAL COMMUNITY BENEFITS

- Enhancement of Coastal Path along frontage of site to create a safe and attractive promenade for pedestrians and cyclists in landscape setting.
- Establish viewpoints across the site and along the coastal path. Public seating areas will be incorporated.
- Reconstruction of the Beamer Rock Lighthouse as a feature attraction on the coastal path.
- Adjust the topography of the site to address public safety issues by replacing vertical cliffs with sloping embankments.
- Remove the deep water pond on the quarry floor and replace with landscaped wet pond providing ecological biodiversity.
- Improve visitor parking and parking for local residents.
- Provide private amenity ground for Preston Terrace residents.
- Improve accessibility to high level areas and Letham Wood and create accessible path network.
- Establish high quality landscape setting for the coastal path and coastal fringe.
- Retain concrete industrial loading platform as industrial heritage and develop it as a feature view point.
- Create new pier from the derelict conveyor gantry and provide access for water taxis, diving boats and water activities.
- Improve signage along this section of the coastal path.
- Provide a freshwater drinking water fountain as a public amenity.

INITIAL CONCEPT PLAN

SCALE - 1:1000 @A1

0 10 20 30 40 50m

KEY

- SITE BOUNDARY
- INDICATIVE PEDESTRIAN / CYCLE ROUTE / CORE PATHS
- VIEWPOINT
- INDICATIVE ROAD NETWORK
- AMENITY SPACE ALLOCATED FOR PRESTON TERRACE RESIDENTS
- RELOCATED BEAMER ROCK LIGHTHOUSE REASSEMBLED AND POSITIONED AT A KEY LOCATION AS A LANDSCAPE FEATURE
- FRESH WATER DRINKING FOUNTAIN
- ACCESSIBLE ROUTE TO PARKING SPACE AND LETHAM HILL WOODS

Amendments_
A_ 25.11.2020 Plan updated



Affordable Houses

25% of the total number of the houses will be developed as affordable housing. A mix of 2,3 & 4 bedroom cottage flats, retirement bungalows, wheelchair accessible homes and family homes to meet the local housing need are proposed.



High Quality Housing

A mix of 2,3 & 4 bedroom flatted apartments and family houses are proposed to provide a variety of homes for single people, couples and families seeking an attractive place to live close to local amenities and within easy commute to Edinburgh.

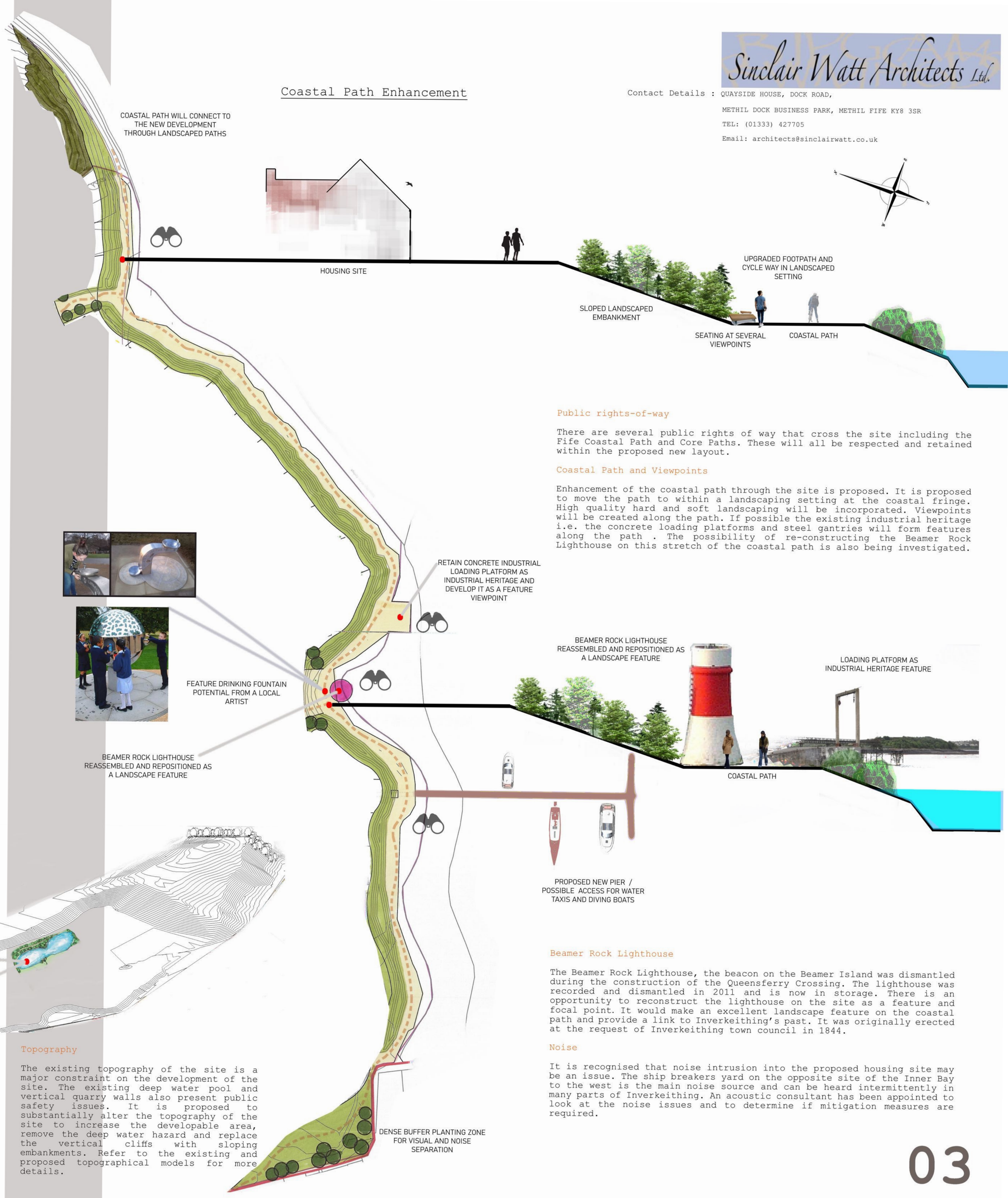
The new housing will be designed to offer southerly orientation, views and private gardens.



Deep water pond on the quarry floor to be replaced with landscaped wet pond providing ecological biodiversity.



Community Green & water ecological biodiversity water body to be created



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