



GRANTON/WATERFRONT

NEWSLETTER 02

JAN 2019

Thank you to everyone who made it along to or contributed to our various community consultation events for stage 2 of the consultation process, 'Granton Could be...' in the ongoing Granton Waterfront Regeneration Project.

This newsletter will provide a summary of the feedback we have received so far, from questionnaires submitted and conversations that we had with people at the events. We will use this going forward to shape our ideas and approach.

Our next community event will be held in **March 2019** - details of this event will be released soon. We hope to see you there!



SUMMARY OF STAGE 2

As part of Stage 2 of the consultation process, we presented information on initial site options and visions alongside a series of initial mood boards / precedent images highlighting exemplar projects, potential character areas and suitable approaches to the project's identity.

- The first part of this stage of consultations was a community event held by the City of Edinburgh Council and their design team at **Granton Parish Church** on **Saturday 19th January**. Over 100 people attended and we had some great conversations with residents, business owners and members of local community groups.
- Following this we took our **trailer bike**, containing a model and information on the initial site options, out on the streets of Granton.
- For those who couldn't attend on the day, the stage 2 information and questionnaire was available online at the **Council's Consultation Hub**.

SUMMARY OF RESPONSE

The following provides a **summary of the general comments** we received:

PROPOSALS:

- The vast majority of those who engaged as part of stage 2 of the consultation process were positive about the aspirations of the Granton Waterfront proposals.
- Most people recognised that these were long term proposals and highlighted that in order for the ambitions to be successful that change at a local and regional level is necessary.
- In general attendees welcomed the ambition of CEC and of their engagement to date with the project, yet they are remaining cautious due to historic non-delivery of past schemes.

CONSULTATION PROCESS:

- Attendees at the event were pleased to see that feedback from stage 1 of the consultation had been listened to and had informed the development of the project.
- It was suggest that future events should be better advertised on social media. Some respondents also suggested the further action was required in addressing concerns which were not formally submitted at consultations or online but instead took the form of online posts on social media

MORE DETAIL:

- Some community members were keen to see more detailed proposals of the masterplan. It was discussed that it was first important that the general principles of the project were agreed with local residents before detailed proposals were developed. More detailed proposals will be presented during the next stage of the consultation.

TIME-SCALES:

- There remained some confusion relating to the long-term time-scales for the project. Respondents would like to have clearer information regarding the phasing of the project.

AREA BOUNDARY:

- There were numerous discussions at the event questioning if this project should be about Granton Waterfront of Edinburgh Waterfront. There were mixed views on this. Some were positive about seeing how Granton related to the city context. However, others felt that the focus should remain on Granton and that it shouldn't be diluted by trying to extend influence to other areas.

The following goes into more detail on our place-based engagement themes.

01 PLACE, IDENTITY AND CHARACTER AREAS



“All Development should **benefit all.**”

“This is the most important urban design project in Scotland - **BE AMBITIOUS!**”

“Future wish: **Space for Co-operative housing models.**”

APPROACH TO PLACE:

- Respondents were generally positive about our holistic and place-based approach to the masterplan and the developing character areas.
- The use of precedents to explain what these areas could be like, especially with regards to food growth and examples of Scandinavian Waterfronts, was also appreciated by residents.
- There was some concern that the principles and subsequent proposals were too “fluffy” and vague, and that they would be hard to implement in reality.

CHARACTER AREAS:

- Generally positive responses to the strategies shown, particularly people were supportive of the “high street” as a mixed use, dense area which would a) strengthen the link between Lower Granton Road and West Shore Road and b) marry the Granton Harbour to the north and existing community to the south in a manner which avoided an “us and them” divide
- People seemed very on board with the idea of the coast being linked to the “Central Park.”
- Community members appreciated the drawing the team had produced showing the status of planning applications in the Granton Harbour Area. They reiterated that the way this is currently being developed is bringing a lot of uncertainty and anxiety to local residents.
- It was noted that West Granton Road and Waterfront Boulevard should also be highlighted as areas with local shops.

HOUSING:

- There was a general desire to have more information relating to the style of proposed housing, its scale, density and numbers. This will be developed in advance of the next stage of community consultations
- Concern that “affordable” housing is not actually affordable for most. It would help to be more specific on the housing mix.

STREETS:

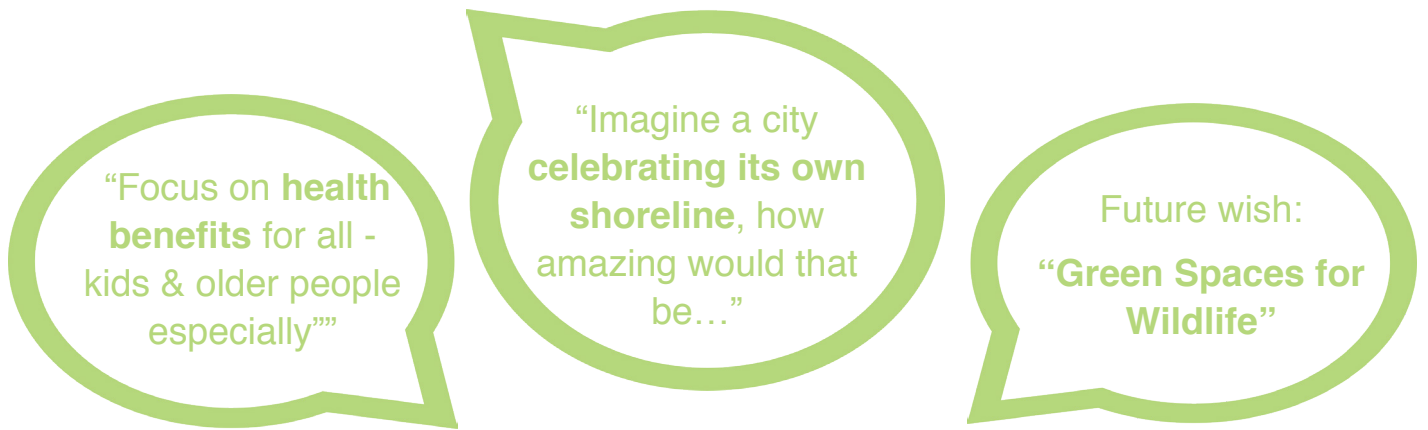
- One attendee highlighted their concern over the width of the roads and pavements in the high street area, especially with regards to the potential implementation of a tram which would make these routes even tighter.
- Some residents seemed to respond positively to the suggestion that the implementation of a high street (and potential implementation of the tram line) would help slow and lessen the volume of traffic, however some disagreed, voicing their concern that traffic volume would increase with the number of new houses proposed.

HERITAGE:

- A local resident highlighted that there are WWI bomb shelters on the site which could be identified as part of the identity for the area.
- Many expressed desires to keep the Gasholder and make sure it was used for something.
- There was a general consensus that existing buildings should be re-used with facilities which are open to the public.



02 BEING OUTDOORS



WATER:

- There was concern over the water quality in the Forth. Residents highlighted the current community initiative to engage SEPA to test the water at Wardie Bay.
- There was also strong consensus that the masterplan should maintain and enhance the existing communities' views to the water.
- One attendee presented a proposal for a water based destination in Granton which celebrated the essential role of water to life and included exhibitions and water features.

BIODIVERSITY

- Some attendees highlighted that the currently derelict sites are 'havens' for wild life and plants, this should be considered in advance of any development plans.

- Habitat preservation and enhancement should be draw into and through the site.
- Many attendees reported on sighting wildlife in the area e.g. Deer, badgers and rare birds, concern was expressed that development could disturb these habitats.

OUTDOOR SPACES

- People seemed very supportive of the idea of a biodiverse coastline which linked into a wider green network.
- Representatives from the Walled Garden reiterated that they need confirmation of a longer term security of their tenure from the council to allow them to access alternative funding sources.
- There was also a desire expressed for more growing spaces for local residents.

SHORELINE

- Residents again agreed that the proposal must celebrate the coastline and keep it open to the public.
- One person captured the ambitions relating to the coast with a quote on Twitter: 'Imagine a city celebrating its own shoreline, how amazing would that be...'
- Improving access to the shoreline was also a common theme
- Respondents also desired clarity on the status of the Promenade. What is it and when is it happening?



03 MOVING AROUND

“Transport is an increased and increasing problem....”

“Improve promenade - lighting, safety etc.”

Future wish: “Active Travel”

CITY VIEW:

- Consideration should be given to how our proposal sits alongside other schemes happening along Edinburgh’s Waterfront. E.g. proposals for future developments at Western Harbour and Leith will also impact on transport assessments.
- Respondents reinforced the importance of connectivity at a city-wide level, as raised at the first community events. A handful of attendees commented that all the master planning work for the development site was ‘pointless’ until the North to South and East to West transport links were corrected.

TIMELINE:

- Some respondents highlighted that they felt the masterplan should follow an ‘Infrastructure first approach’, whereby transportation links and services were implemented in advance of any additional housing developments.

FUTURE SCENARIOS:

- The potential future tram link was another recurring theme. Many respondents feel that tram penetration of the Granton area is necessary to making the space a success both functionally and in changing the perception of the area.
- Future resilience was also a theme to the discussions with residents highlighting the need to consider future resilience now by planning for scenarios which may include electric vehicles and autonomous vehicles.

LOWER GRANTON ROAD:

- Lower Granton Road was again pin pointed as a potential constraint to access and as a pinch point on the network for all modes of transport.
- Residents expressed concerns over expenditure on transport improvements currently underway on Lower Granton Road, which may need to be ‘ripped up’ and replaced in the future to accommodate the Granton Waterfront development.

ACTIVE TRAVEL:

- The use of Scandinavian cities as precedents was generally supported by respondents. One attendee highlighted, however, that Britain and Scandinavia are very different in their attitudes to active travel (cycling and walking) and that a transport model based on the Scandinavian model would perhaps not work in Granton.





04 BEING SUSTAINABLE



ENERGY:

- Many attendees expressed that the emerging strategies for sustainability and energy for the site were interesting and should be a key part of any future development.
- The potential for innovative methods of heating and powering homes was supported.

SUSTAINABLE COMMUNITIES

- Attendees highlighted that community initiatives , such as the Friends of Granton Walled Garden are already exploring sustainable options such as rainwater harvesting and solar energy production as part of their work.
- It was also highlighted that there are a number of existing growing groups in the area who are providing locally produced vegetables to people in the area.
- Residents highlighted that for the Granton Waterfront to be a truly socially sustainable community then there needs to be no sense of a 'them and us' culture between existing and future residents.



- Some concerns were voiced over the flood risk to existing homes as a consequence of climate change.

HOMES:

- There was broad agreement that sustainable building methods and future proof homes were a must.

ELECTRIC VEHICLES

- One attendee suggested that the masterplan should focus on providing future resilience by making provisions for electric cars.

ENSURING QUALITY

- Some attendees expressed scepticism about how the ideas presented now would actually be delivered. There was strong support for strict planning conditions which would guide development and ensure that quality placemaking and the views of the community remained central to the process throughout the future phases of the development.



05 LEARNING, WORK AND ECONOMY

“Embed facilities for the **younger generation** - youth led youth clubs.”

Potential for: “apprenticeships about building”

“Keep the walled garden and promote **tourism**”

SCHOOLS:

- There was strong support for a new school, as it was felt that existing ones are already under pressure.
- Consultees highlighted that this new learning facility needs to be built at the right time in the development process and that it is big enough to accommodate future housing phases.
- The location of the primary school should be suitable for pedestrians, bikes and prams.
- One resident expressed concern over site no. 3 (to north of gasholder) for the primary school, citing the downhill slope to walk to it as troublesome for buggies/prams
- There was some scepticism that a primary school would never be implemented - this has been previously promised and not delivered

COLLEGE:

- One resident expressed fond memories of taking a class at Edinburgh College which sometimes took place in Forthquarter Park. This is something that more courses could make use of.

- Some residents felt that Edinburgh College was not fulfilling its full potential at a community level. There was particular concern over the relocation of classes for those with disabilities to other campuses

HEALTH:

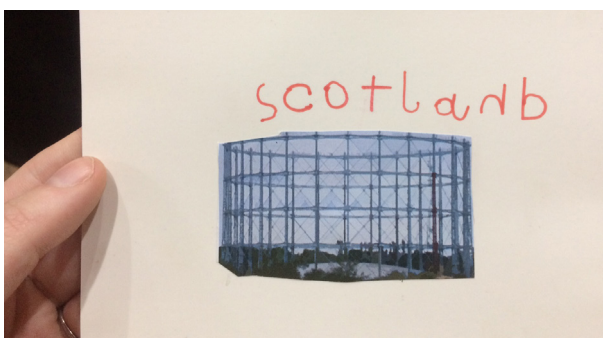
- There was a desire that Granton Waterfront should be designed to encourage healthy life choices and learning opportunities for all age groups.
- With regards the healthcare facility, there was push-back on this from one attendee who had concerns that this could bring “undesirable characters” into the area, especially with regards to a needle exchange service

PHASING

- Respondents expressed that improvements to existing areas should be an early priority to lift the perception of the area – this should include public realm as well as existing houses.

APPRENTICESHIPS:

- Residents expressed a desire for the development process to support related apprenticeships for local people.





LET'S TALK ABOUT...

MOVING AROUND.

PUBLIC TRANSPORT - STREETS + SPACES - TRAFFIC + PARKING - SPORTS - GREEN SPACES

LET'S TALK ABOUT...

BEING OUTDOORS.

NATURAL SPACE - AMENITIES + FACILITIES - PLAY + RECREATION - SPORTS + LEISURE - WATERFRONT WISHLIST - FOOD + GROWING.

LET'S TALK ABOUT...

BEING SUSTAINABLE.

MOVING AROUND - ACTIVE TRAVEL - BUILDING SUSTAINABLY - SOCIAL ACTIVITIES.

LET'S TALK ABOUT...

PLACE & IDENTITY.

HOUSING + COMMUNITY - HISTORIC ASSETS - CULTURE - EDINBURGH'S WATERFRONT - AMENITIES + FACILITIES - IDENTITY + BELONGING - FEELING SAFE.

LET'S TALK ABOUT...

LEARNING, WORK + LOCAL ECONOMY.

WHERE WE LEARN - JOBS, TRAINING & VOLUNTEERING - HOW WE LEARN - BUSINESS ENVIRONMENT.

NEXT STEPS

We will be holding another community consultation event for **“Stage 3: Granton Will be...”** in **March 2019** - we will releasing more details on this event in advance.