GRANTON WATERFRONT

Vision for Granton Waterfront
Granton Waterfront is imagined as a vibrant and welcoming coastal community, attractive and accessible to all. The vision for Granton is summarised below. It is a vision that works locally and city wide, addressing grass roots challenges and global issues.

LOCAL
- A coastal community at the heart of the region.
- A vibrant, healthy and sustainable coastline.
- A place where people want to work, live, learn and visit.
- Connects people to the coastline and forms an integral part of the city.
- Linked to, and contributes towards, the regeneration of surrounding communities.
- Safe and pleasant streets which prioritise walking and cycling.
- A place which invites entrepreneurship, makes space for nature and prioritises innovation and sustainable living.

GLOBAL
- Offers a bold and fresh approach to city living.
- Gives the coastline back to the city and its people.
- Creates one of Europe’s largest natural coastal parks stretching from Lauriston Castle to Wardie Bay.
- Positively faces the need for climate resilience.
- Takes a low carbon approach in line with UN sustainable goals.
- Embraces unique blue-green opportunities.
- Sets an aspirational approach to how Edinburgh will evolve in the future.
## The Granton Principles

The feedback gathered in previous consultation events (which is summarised below), combined with lessons learned from other successful waterfront regeneration projects, has helped to create 'The Granton Principles'. These principles describe the kind of place Granton Waterfront will become. These will guide the future development of Granton Waterfront and ensure it becomes a unique coastal community. These principles have been developed to be flexible enough to allow for future uncertainty while being robust enough to maintain an overall vision for the area.

### Coastal
Celebrating the Firth of Forth’s unique shoreline to be inclusive, climate resilient and biodiverse. Enhancing and expanding spaces to provide open access to natural and urban coastal activities for the neighbourhood, community and city.

### Urban
A vibrant urban environment, with space for living in a 21st Century urban condition, providing an intelligent mix of housing, working, education and dynamic civic and cultural destinations.

### Robust & Flexible
Creating a robust framework, with space for future flexibility to create fresh and diverse opportunities for health, energy, production, work, and learning that stand the test of time.

### Responsible
Developing a self-sustaining neighbourhood within the wider city of Edinburgh with a circular economy addressing the climate emergency, work, enterprise, learning, health, energy and social mobility.

### Re-connected
Linking new and existing neighbourhoods not only with each other but with surrounding areas, Granton Harbour and the city - both physically and socially. Ensure regeneration benefits surrounding neighbourhoods and prioritise low carbon travel.

### Living
Inhabiting pleasant streets and open spaces which incorporate nature to improve well-being for all in the community and enhance biodiversity.

### Rooted
Reinvigorating existing heritage assets and working in partnership with local community organisations and residents to further strengthen Granton’s identity, physical environment and character.

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### You told us...

For Granton to become an inspiring waterfront neighbourhood and an even better place to work, live, learn and visit you have previously told us Granton should:

- Be rooted in its place and history.
- Have a dynamic, inclusive, accessible shoreline.
- Connect new and existing communities both physically and socially.
- Have a 21st Century transport strategy.
- Be a mixed-use neighbourhood.
- Have open space that improves health and well-being.
- Champion sustainability.
- Have activities and amenities for all.
A VIBRANT AND SUSTAINABLE COASTLINE

Granton Waterfront Facts and Figures
Below are some key facts and figures describing the kind of place Granton Waterfront will be in the future:

- **Making Space**: For water, wellness, leisure and coastal-based activities and transport.
- **Flood Resilient**: Leading on climate change with a dynamic flood resilient landscape.
- **Low Carbon**: Going beyond current 2030 targets for share of low carbon travel modes.
- **Connect**: Granton + Coastal to existing city wide tram network.
- **3000+**: New homes for sale and rent which promote affordable, healthy lifestyles.
- **Inclusive**: A place that provides opportunities for everyone to fulfil their imagination + potential.
- **15 Minute Walk**: To a diverse mix of local amenities and services.
- **2 Minute Walk**: Provides everyone with access to public green space within 2 mm walks.
- **8,000 SQM**: New learning space to enhance existing learning spaces + outdoor opportunities.
- **Zero Carbon**: Meeting targets supporting Scottish Government targets for a low carbon economy.

- **World Class Views**: Across the Firth of Forth to bridges and Fife.
- **Connecting to 17 km**: Promenade connecting Granton to other Coastal Communities.
- **Active Travel**: Linking active travel routes to green corridors to improve health.
- **75%**: Car free 75% of homes car free. Maximum 25% parking provision for new homes.
- **Lively Streets**: Which prioritises people, feel safe and support vibrancy.
- **365 Days**: Lively and diverse urban quarter to live, work and visit through the year.
- **Range of Homes**: And housing models to address lifelng needs & changing lifestyles.
- **Data + Construction**: Smart neighbourhood spaces digitally connecting all ages both locally & globally.
- **Quality + Construction**: By supporting more and better jobs.
- **New Jobs + Addressing Inequalities**: Below ground working with existing utility infrastructure and enhancing for the future.

- **10 Hectares**: Of new publicly accessible waterfront, protecting our coastline for all.
- **Space for Nature**: Protecting + Promoting Biodiversity.
- **5 Minute Walk**: To public transport stops with direct and frequent services.
- **2 New Transport Gateways**: At Granton Square and Station Building.
- **Cultural Spaces**: Opportunity to create new destination through current and new assets.
- **20,000 SQM**: Mixed use spaces for leisure, work learning, enterprise, health and retail.
- **Self-Sustaining**: A mixed use neighbourhood complementing Edinburgh’s city centre.
- **Nature + Construction**: Integrated into streets and buildings to enhance ecology and wellbeing.
- **The Cost of Time**: A durable framework that responds to change and encourages experimentation.
- **A Deliverable Framework**: With defined building envelopes and clear design guidelines.
- **20% Family Housing**: Provided alongside other typologies.

- **Celebrating**: Existing use and building partnerships for the future.
- **6 Heritage Assets**: Retained where possible + creatively reimagined for use today.
- **Informed + Inspired**: By local people and existing landscapes.
- **Reduction**: In home energy costs using a fabric first approach (reducing fuel poverty).
- **Our Coastline**: Living access to the coastline back to the city and its people.
- **120 Acres**: Of brownfield land brought back to life and use.
- **Enhancing and Opening Up Views**: To the sea and to the city.
- **12 Months**: Built on 12 months of open, honest and transparent engagement.
- **Water Sensitive**: Integrating water cycle management to support climate adaptation + phylarch health + ecological benefits.
- **Building on and Cleaning Pots**: Industrial land for new uses.
- **Ecology + New Trees**: Green spaces + 5 CO2 connecting habitats, providing climate resilience and creating district places.

The key elements of the Development Framework are illustrated here in an indicative 2D context of the area.
Development Framework
The key elements of the Development Framework are illustrated in the 5 diagrams (below) and in an indicative building block footprint plan (right). This plan is indicative of the approach that could be taken. However, building footprints will be further informed, on a block by block basis, as individual designs are taken forward into detailed planning applications.

1. Coastal park
Setting buildings back from the shore line and extending the green belt from the west into the site to create a new flood resilient coastal park which will provide open space for nature, recreation and flood defences.

2. Key connections
Key routes (shown in orange) linking the city centre into Waterfront Broadway and from Leith into Harbour Road, will be reinforced to better connect new and existing communities. The area around Waterfront Broadway, the gas holder to the waterfront, W. Granton Road and along West Harbour Road will be local areas for non-residential use (shown in yellow).

3. Landscape and public spaces
A range of green spaces with different characters will be established across the area, which will connect to and enhance the existing green spaces.

4. Heritage, views and existing routes
The street layout enhances views to the sea, city park, gas holder and other heritage assets, which will be retained where possible. The layout establishes an urban block structure which promotes connectivity.

5. Public transport and active travel
Integrated public transport routes, new cycle routes and pedestrian friendly paths and streets are provided across the area to promote low carbon and active travel.
A PLACE TO LIVE, WORK AND VISIT...

‘Granton Waterfront heralds a new approach to urban development and regeneration, providing a blueprint for the future. Cultural hubs, innovation start up space, new jobs for local people and high quality homes are brought together to create a diverse and exciting place rooted in community, fairness and sustainability.’

— Councillor Adam McVey and Councillor Jenny Laing
Connecting Communities

Coastal Granton
A dynamic and inclusive coastline.
Enhancing natural assets, promoting open access to a variety of coastal activities and spaces within a functional flood protection landscape.

West Shore
High-rise development connecting the Waterfront to Upper Granton.
Maximising the existing terraced topography to integrate new build development which capitalises on views, forms clear pedestrian routes and opens up to the waterfront.

Harbour Road
A connected mixed use quarter.
Developing a new, dense ‘high street’ with a mix of homes and small scale businesses linking Wadie Bay and the natural coastline with Granton harbour and existing neighbourhoods.

Granton Harbour
Separate Masterplan for a new Harbour Quarter with marina and community boat yard.
Existing plans for the development of Granton Harbour, tying in the street pattern and maximising opportunities to expand benefits of development into wider neighbourhoods.

Upper Granton
Residential and neighbourhood centre that links homes, work and learning.
Forming active streets that provide more than just access but become an extension of the home and are safe to walk and play on and which open up views and access to the Park, the City and the Waterfront.

Character Areas
The Development Framework splits the area into eight character areas. The Granton Principles and vision apply throughout, and each character area responds to, or incorporates, dense new and existing housing and provide various opportunities for different cultural, commercial, education, work and outdoor spaces.
By responding to their unique immediate context each area will develop a distinct character. It is expected that new buildings within a character area will share a common design style to provide coherence.

Forthquarter Park
An active, green landscape for living, working and learning.
Extending Forthquarter Park to incorporate other assets and features - including the gas holder the quarry, the walled garden and the waterfront.

Waterfront Broadway
A Gateway linking new and existing to form a vibrant, commercial learning hub.
Infilling gap sites to better integrate new and existing development. Activating and reinforcing routes between the city and waterfront, physically and visually. Establishing a gateway into the site.

The Link
Cultural landscape, making space and reconnecting neighbourhoods.
Linking existing routes and sites to maximise connections and views to the city and waterfront. Infilling gap sites, highlighting existing assets and creating new active streetfrontages and enhancing existing assets.

Existing Neighbourhoods
Tangible improvements and opportunities in existing neighbourhoods.
Enhancements linked to a committed socio-economic strategy, culture strategy and learning strategy developed at both local and city level. On the ground improvements to: connections and frontages to key routes such as West Granton Road. A mixed tenure improvement strategy, enhancing existing housing and neighbourhoods.
‘Granton Waterfront’ sets out the ambition for a new waterfront quarter that champions low carbon transport, active travel and sustainable development; a quarter that supports the rich natural environment of Edinburgh’s coastline and, crucially, a place that stands the test of time.’

Source: Marc Murphy (Landscope Architects)