## Creating Europe's top waterfront destination to live, work and visit

## **Project Background**

Granton Waterfront has been identified as a priority for regeneration for a number of years, yet so far development has been slow. Now there is an opportunity for this to change. On 13th March 2018 the Council purchased Forthquarter, the former gas works in Granton. This increased the Council's land ownership in the area to over 120 acres, providing an opportunity to deliver a coordinated, housing-led, mixed use regeneration of the area and to extend the benefits of this into the surrounding neighbourhoods.

### When?

From October 2018 - until May 2019 a development framework for Granton Waterfront is being developed by Collective Architecture for City of Edinburgh Council in partnership with key stakeholders, including the local community, through events like this. Over the next 10 -15 years, this will help to speed up the regeneration of Granton Waterfront, leading to the creation of a vibrant, sustainable quarter.

## Where?

The Granton Waterfront project stretches from the edge of Cramond in the West along the waterfront to Granton Harbour and Wardie Bay in the East. It connects the surrounding communities of Pennywell, Muirhouse, Pilton, Royston/Wardieburn and Trinity. The two zones covered by this project are marked on the aerial image opposite.

## What Will Happen Next?

The information that we are gathering at this, stage 3, of the consultation process will inform planning guidance for any future development in the framework area. The final version of this information will be presented to the planning committee in autumn 2019.

## Future Granton...

- Improved connectivity,
- New homes for sale and for rent,
- New and improved services such as a new school and health centre,
- Retail, business and creative space,
- High quality public realm and green spaces,
- Leisure and cultural facilities.

Making Granton an inspiring new city quarter for the 21st century.



Aerial plan showing the project boundaries



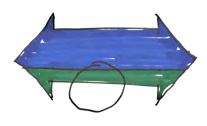








## **Granton Principles**



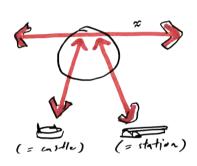
## **Coastal Granton:**

Celebrating the Firth of Forth's unique and biodiverse shoreline. Enhancing and expanding spaces for open access to natural and urban coastal activities.



## **Rooted Granton:**

Reinvigorating existing heritage assets/features and working in partnership with local community organisations to further strengthen and grow Granton's identity, physical environment and character.



## **Re-connected Granton:**

Linking new and existing neighbourhoods not only with each other but with surrounding areas, Granton Harbour and the City - both physically and socially.



## **Urban Granton:**

A vibrant urban environment, with space for living in dense, 21st Century urban housing with ready access to an intelligent mix of dynamic civic and cultural destinations.



## **Living Granton:**

Inhabiting pleasant streets and open spaces that improve health and well-being for all in the community.

## **Responsible Granton:**

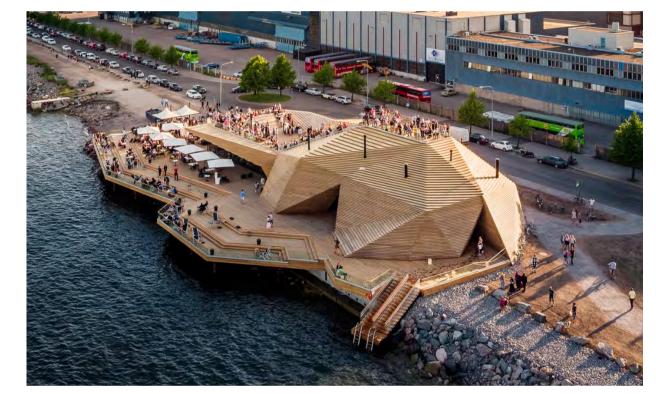
Developing a self-sustaining neighbourhood within the wider City of Edinburgh with a circular economy addressing work, enterprise, learning, health, energy and social mobility.



## **Robust and Flexible Granton:**

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.









methods.



## Coastal Granton

Celebrating the existing shoreline - views, biodiversity & coastal activities

Helsinki, Finland's Waterfront supports accessible coastal activities



Linking new and existing neighbourhoods and prioritising sustainable transportation



Cycle + Pedestrian prioritisation at Belgrade Waterfront, Serbia.

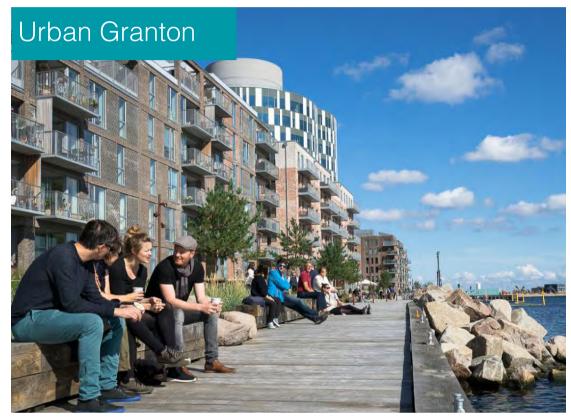
### **Rooted Granton**



Building on local identity by celebrating existing organisations such as Wardie Bay Swimmers, Photograph by Anna Deacon,



Re-invigorating existing heritage assets e.g. making the Gasholder a future Destination



Nordhavn, Copenhagen was designed as a compact and dense urban district which mixes 21st century homes with leisure, civic and cultural destinations.



Aker Brygge, Oslo is an example of an inclusive and self-sustaining neighbourhood, which incorporates a mixture of uses to support local work and leisure.



Creating a neighbourhood that stand the test of time, e.g. Copenhagen historic centre adapted for modern uses.



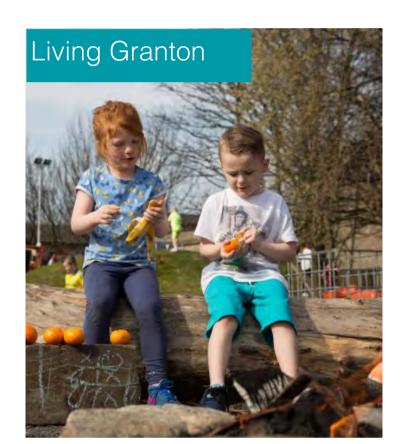




The industrial waterfront heritage of Rotterdam, Netherlands is celebrated with festivals, tours, events and in retained heritage structures.



Human-scaled streets and green open spaces within housing developments in



Open-spaces which help to inspire health and well-being for all. e.g. Outdoor Play and Learning

## You told us...

For Granton to become an inspiring waterfront neighbourhood and an even better place to work, live 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.
- Have human-scaled development.
- Be a sustainable, mixed-use neighbourhood.
- Have open space that improves health and well-being.

### **Granton Principles**

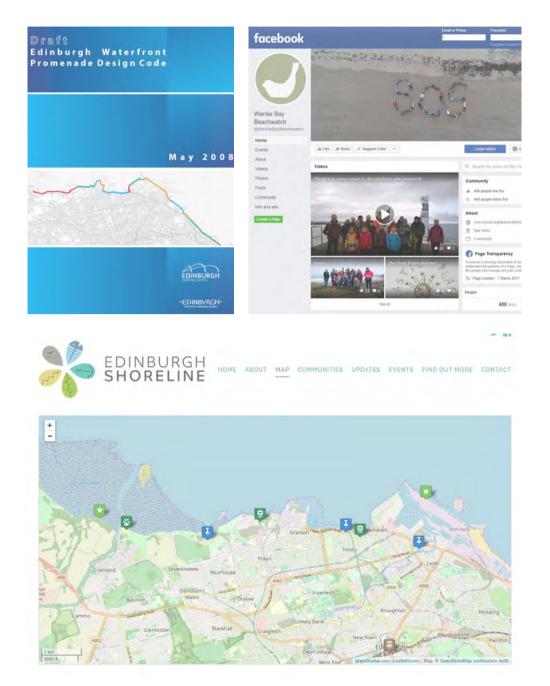
This feedback, combined with lessons learned from other successful waterfront regeneration projects underpins the development of what we have called 'Granton Principles.' Moving forward, these principles will provide guidelines which ensure that the area is developed in a coherent way over the coming years. We tested these principles at the last community event. They have been updated slightly in response to feedback. Now we want to check:

## Do these principles respond to what you have told us so far?





## A dynamic + inclusive shoreline



Existing initiatives that should be integrated at the Waterfront regardless of option selected



Proposed visualisation of new Waterfront Walkway

At previous engagement events Granton's coastline has been highlighted as one of its most amazing assets and opportunities. To ensure that Granton develops as an inclusive and dynamic shoreline there are various ways that the coastline could be used in the future. We have outlined 3 options on this page.

## Of the three options proposed for the shoreline, which do you think would serve Granton best?

## **Existing: Industrial Edge**

The existing waterfront area is home to a number of businesses and industrial uses with a modest public walkway along its waterfront.

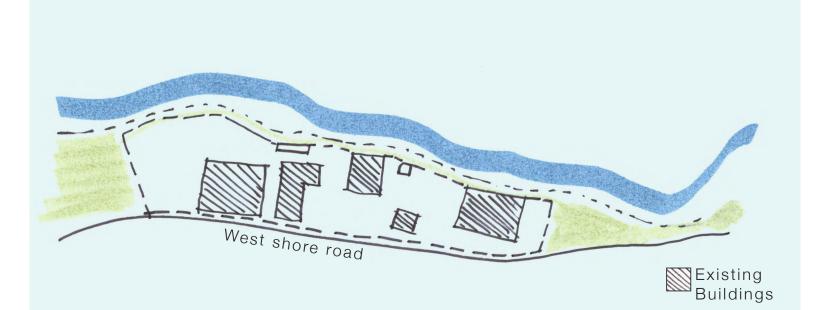


## **Benefits:**

Existing businesses based within Granton located in this area.

### **Challenges:**

- · Limited public access to the waterfront.
- Existing industrial buildings create visual and physical barriers to the Waterfront.
- The existing Coastal Walkway is poorly overlooked and can feel unsafe to walk along - particularly at night.
- The location of single function, large scale buildings in this area of the Waterfront is at odds with the aims and objectives of the Granton principles.
- Businesses will need to be protected from flood risk over time. It may be difficult to make the final proposed stage of the Promenade connection due to the limited space between the industrial buildings, road and water.





## **Future: Coastal Park**

A new, inclusive and dynamic Coastal Park which enhances biodiversity, provides low impact recreational opportunities and incorporates a dynamic approach to flood defence.

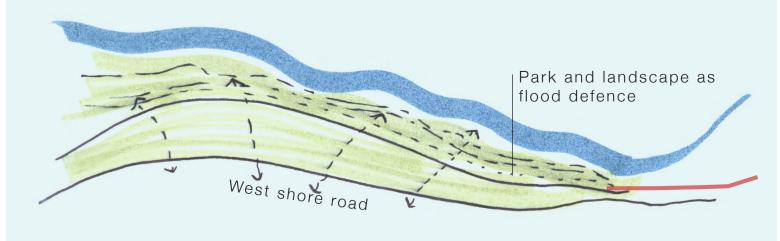


## **Benefits:**

- Unique coastal feature to Granton and the wider City of Edinburgh.
- Maximises views and access to the waterfront for all.
- Creates a shared space that is inclusive for existing and new Granton residents.
- Creates the opportunity for low impact leisure and recreational activities.
- Provides the space to create soft, landscaped climate resistant 'buffer zone' between new development and water (rather than engineered concrete walls.)
- Provides strong east to west and city centre to the waterfront connections through green routes – supporting active travel and connecting the city's green networks.
- Offers key social and health benefits for all.
- Limits overshadowing of waterfront from new development.

## **Challenges:**

Loss of existing business from this area.



A wider landscaped walkway to the Waterfront than the existing promenade with new build residential development and commerce overlooking this.

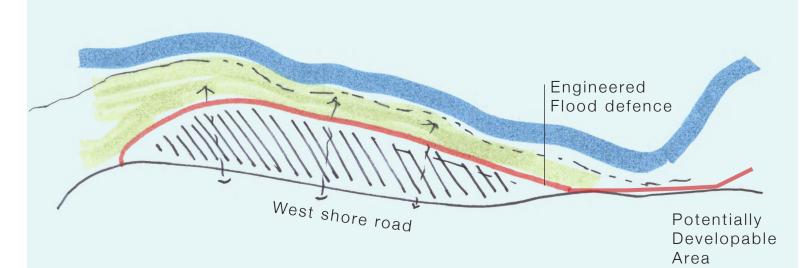


## **Benefits:**

Opportunity to provide approx. 300 additional homes and some commercial space.

## **Challenges:**

- Road).
- Policy.



COLLECTIVE

**ARCHITECTURE** 

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## Future: Coastal walkway + new build development

• Provides commercial return for this area: new homes, shops + cafés near the waters edge.

• New engineered sea walls will reduce risk of flood damage to new development.

• Provides broad, landscaped area around coastal path.

Risk of creating a 'them and us' waterfront condition (i.e. waterfront linked to new development and not whole community). • A 1.5-2.5m flood defence wall will be required between new development & beach.

• Any new walls will form an inactive ground level to new development overlooking waterfront and result in a raised level facing onto West Shore Road.

May require new road to be formed (re-routing of West Short

SEPA / SNH guidance advises against this.

Building new housing on this area is against Scottish Planning



## Celebrate Granton's history, place + people

### **Existing Opportunities & Site Challenges**

From previous consultations and site research we know that Granton has some amazing assets. The area has a rich heritage, unique cultural identity and an active community. The site also has some physical challenges. These include: existing infrastructure, sloping topography and it is vulnerable to coastal flooding.

Celebrating these opportunities and responding to site challenges appropriately will ensure the area is regenerated and reinvigorated through the introduction of a high quality, modern urban form, which respects the past and retains a robust sense of local identity and connection to existing communities. This page identifies some key points to help ensure that future development is Rooted in Granton.

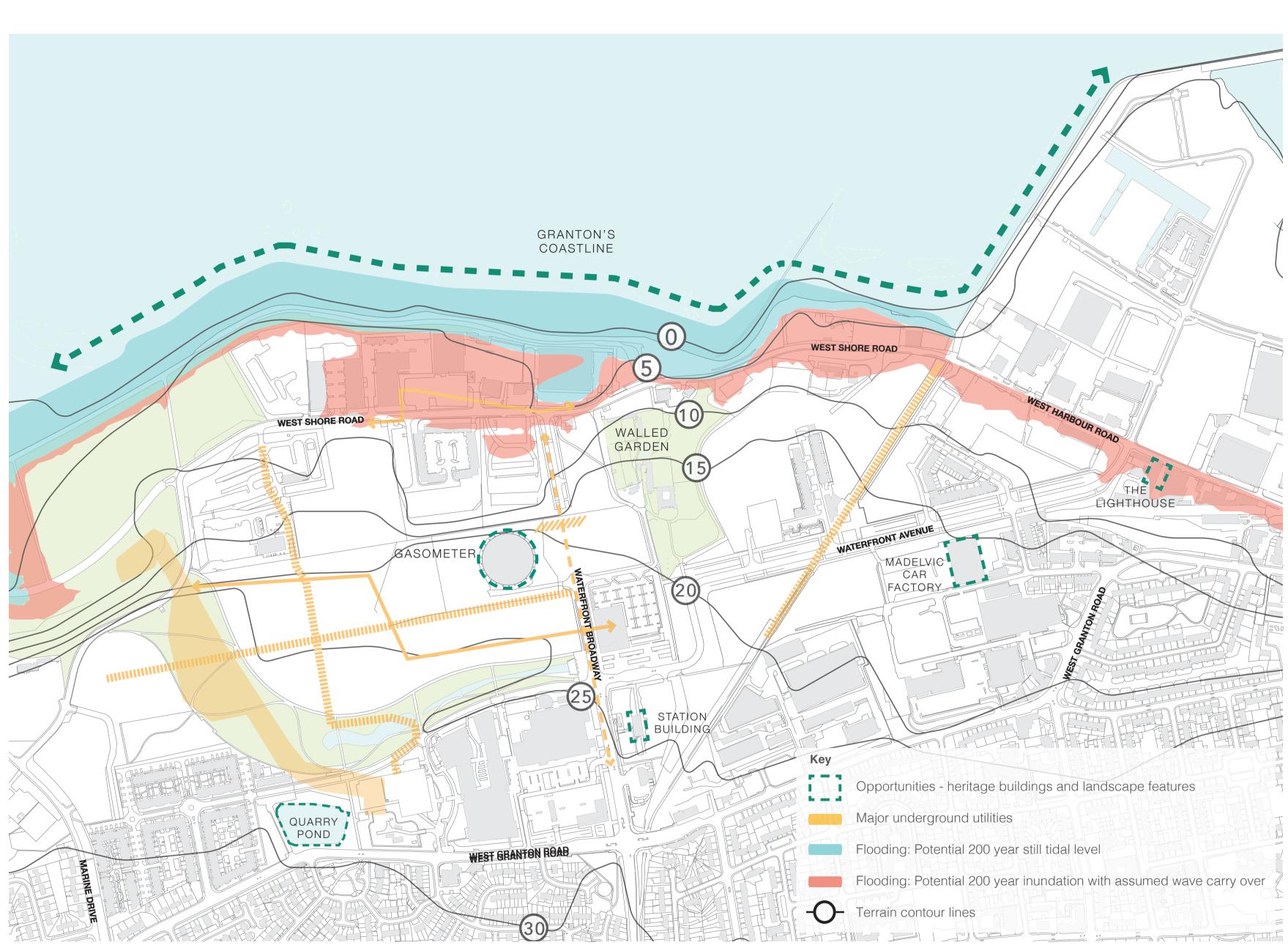






Quarry and leisure opportunities

Any future proposals should encourage partnership-working with community groups to further strengthen and grow its identity, physical environment and character.



Granton's Development Constraints and Opportunities Map

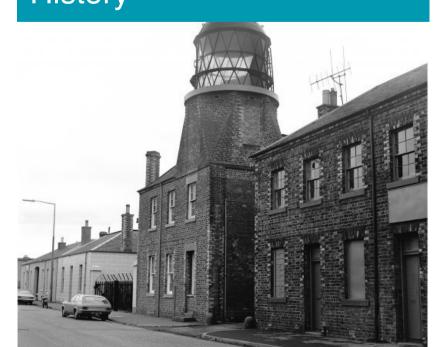


Friends of Granton Castle Walled Garden

Granton Community Day

Granton Community Gardeners, image from facebook page

## History



The Lighthouse

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Existing Promenade and view to the bridges

Developments should integrate with existing infrastructure where possible and avoid highly engineered flood defence solutions.



Wardie Bay and the Harbour

Granton should have its existing coastline and heritage features respected and reinvigorated.



Gasometer and industrial heritage







# 05 RE-CONNECTED GRANTON

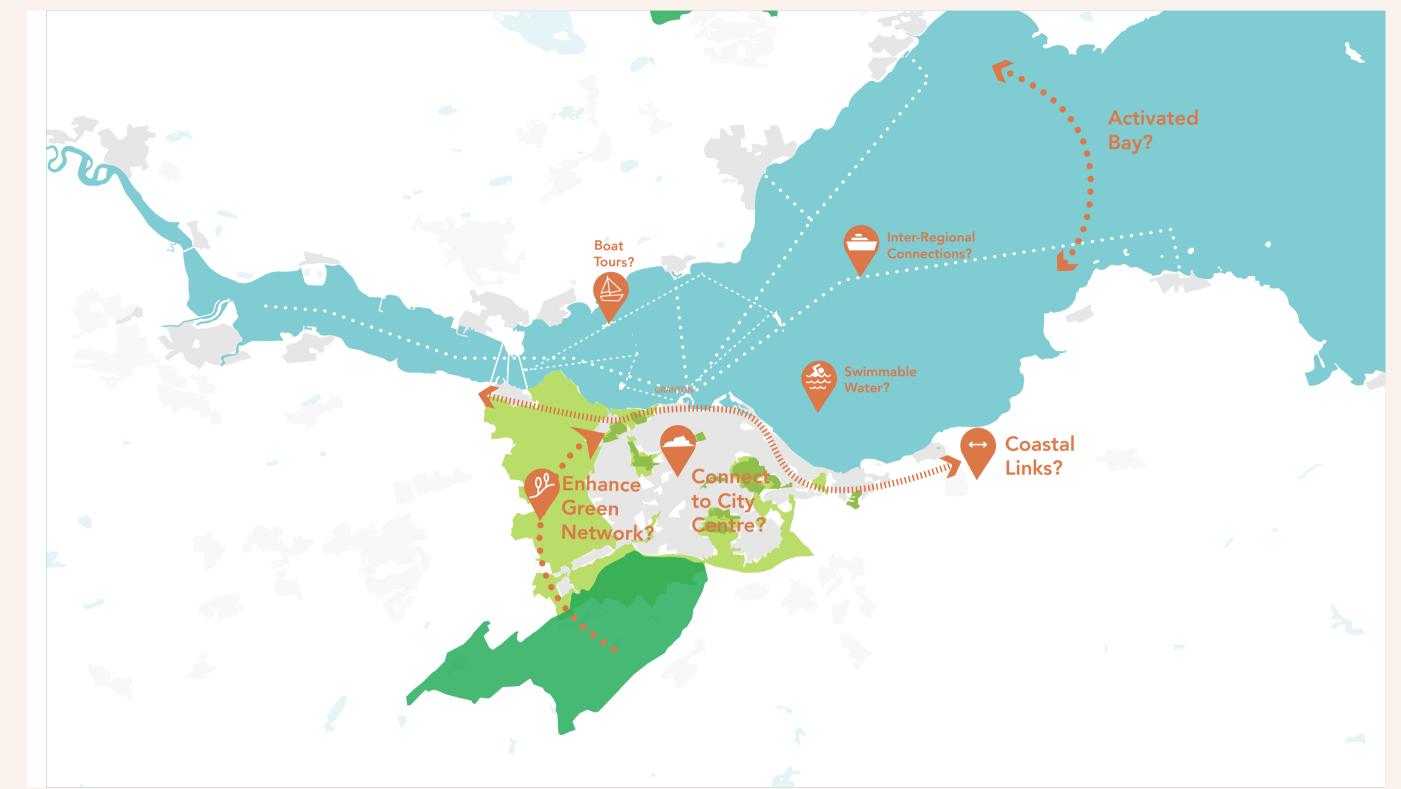
## Connecting new + existing neighbourhoods

## Regional Connections

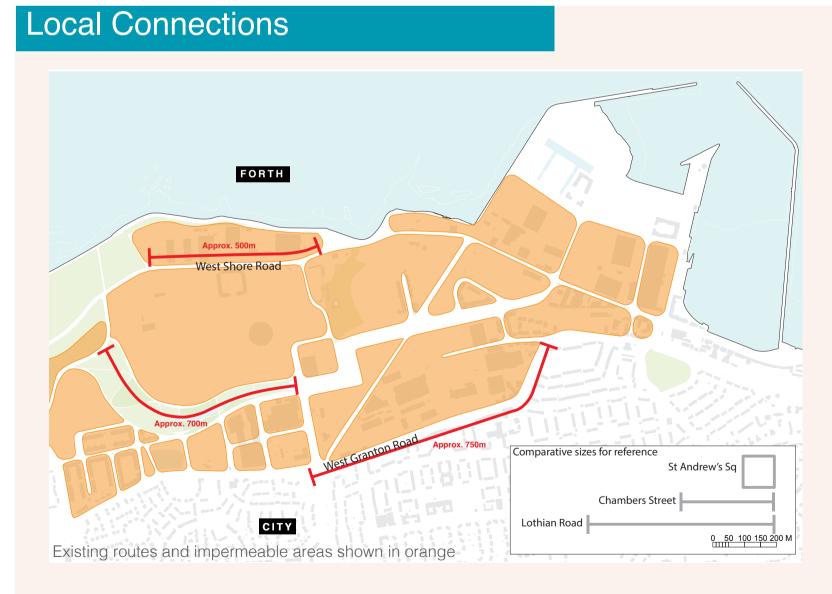


The re-development of Edinburgh's Coastline brings an important shift in focus for the City of Edinburgh.

By considering Granton as central to the Firth of Forth and Edinburgh's Coastline, connections to the region are expanded. This can help reconnect Granton, both physically and culturally, to the wider City and Edinburgh's Coastline. The diagrams above and right show the links and connections that recentre Granton within the region.



Re-positioning Granton at a regional scale



You have previously told us Granton is rather difficult to get around, with large areas of the site without routes through for pedestrians, cyclists, public transport or other vehicles (see diagram above). This contributes to making the waterfront hard to access.

The plan to the right shows the proposed new publicly accessible routes through the site, which aim to improve connections between new and existing neighbourhoods and make Granton's waterfront more accessible to all.



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Existing West Harbour Road



Proposed Harbour Road connecting Edinburgh's coastline



Existing disconnection to the waterfront



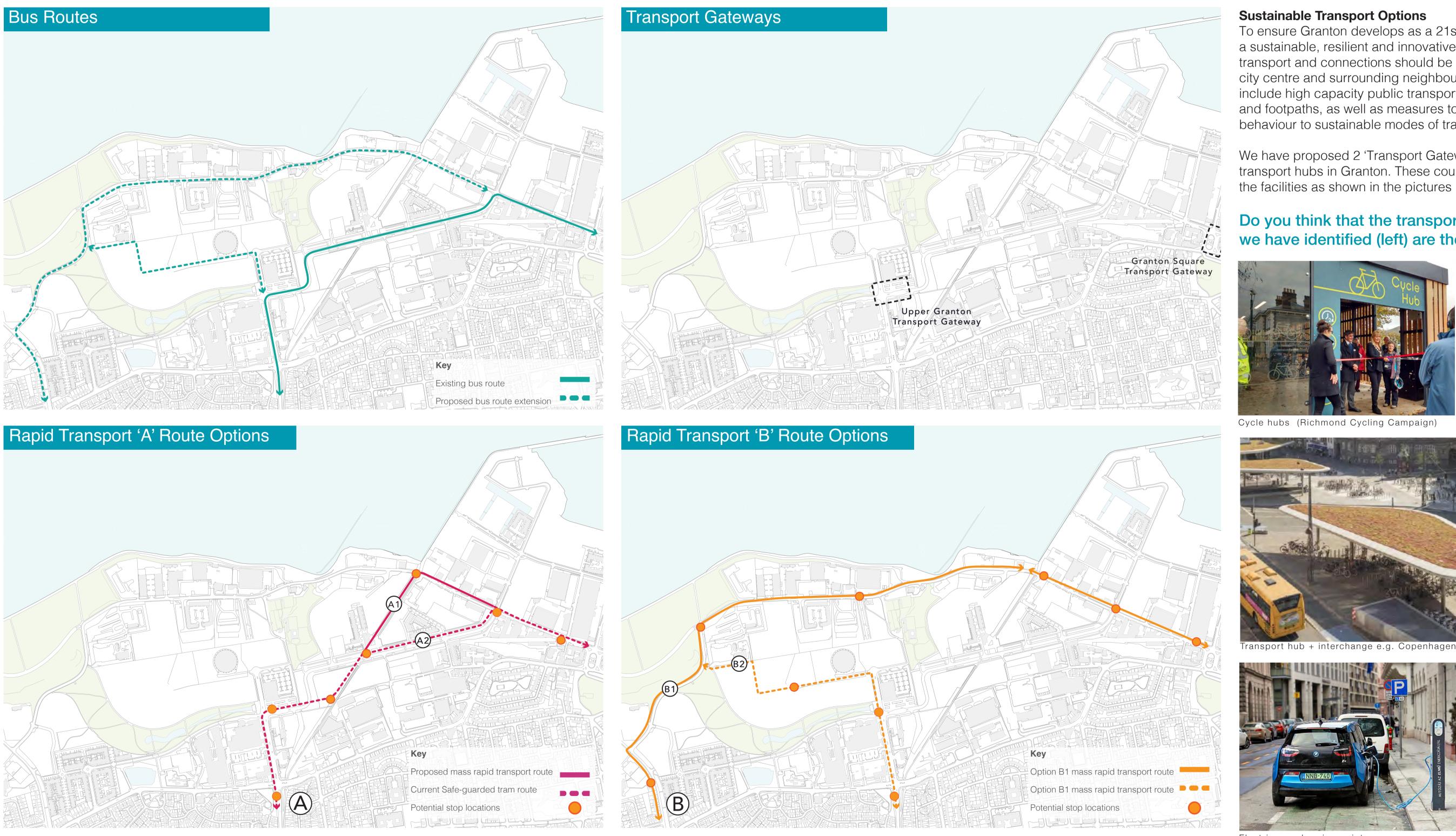
Proposed green link to the Waterfront

You told us previously you wanted increased access to the waterfront and more direct walking and cycling routes. Do you think the proposed routes achieve this?





# 06 RE-CONNECTED GRANTON A Transport Strategy for the Future



## **Public Transport Route Options**

There is currently a safe-guarded tram route (A2) through Granton. The diagrams to the right indicate a number of other potential routes that we have proposed might connect Granton with the wider City. These are shown as Route A (connecting to West Granton Access Road) and Route B (connecting to Pennywell Road). Each route has some sub-options.

When the public transport network is improved either with a bus, tram or other method of rapid mass transport, which route do you think would best serve Granton?



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To ensure Granton develops as a 21st Century neighbourhood a sustainable, resilient and innovative approach to access, transport and connections should be taken to re-link with the city centre and surrounding neighbourhoods. This would include high capacity public transport routes, cycle ways and footpaths, as well as measures to support a change in behaviour to sustainable modes of travel.

We have proposed 2 'Transport Gateways' which would act as transport hubs in Granton. These could incorporate some of the facilities as shown in the pictures below.

## Do you think that the transport gateway locations we have identified (left) are the most suitable?

Electric car charging points





# URBAN GRANTON

## Human scaled development with vibrant streets + open spaces

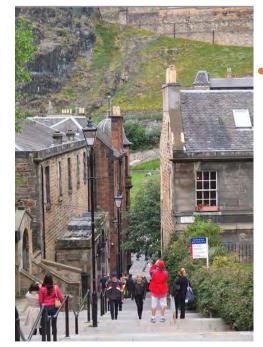
The Strategic Framework aims to transform Granton into an urban district with vibrant, living streets. The proposed density/massing of development will ensure this, as well as helping to create self-sustaining communities (not a suburb which is dependent on the city centre), support local business, incorporate a variety of leisure uses and deliver much needed housing for Edinburgh.

The proposed building heights are varied in order to provide animated street frontages, and respond directly to existing site assets and topography.

## You told us previously you wanted vibrant streets, open spaces and links and views down to the waterfront. Does this proposal achieve this?



Point blocks at key corners mark entrance gateways. e.g. Accordia, Cambridge



Streets which take advantage of existing topography. e.g. Edinburgh city Centre





3D impression of potential building massing strategy









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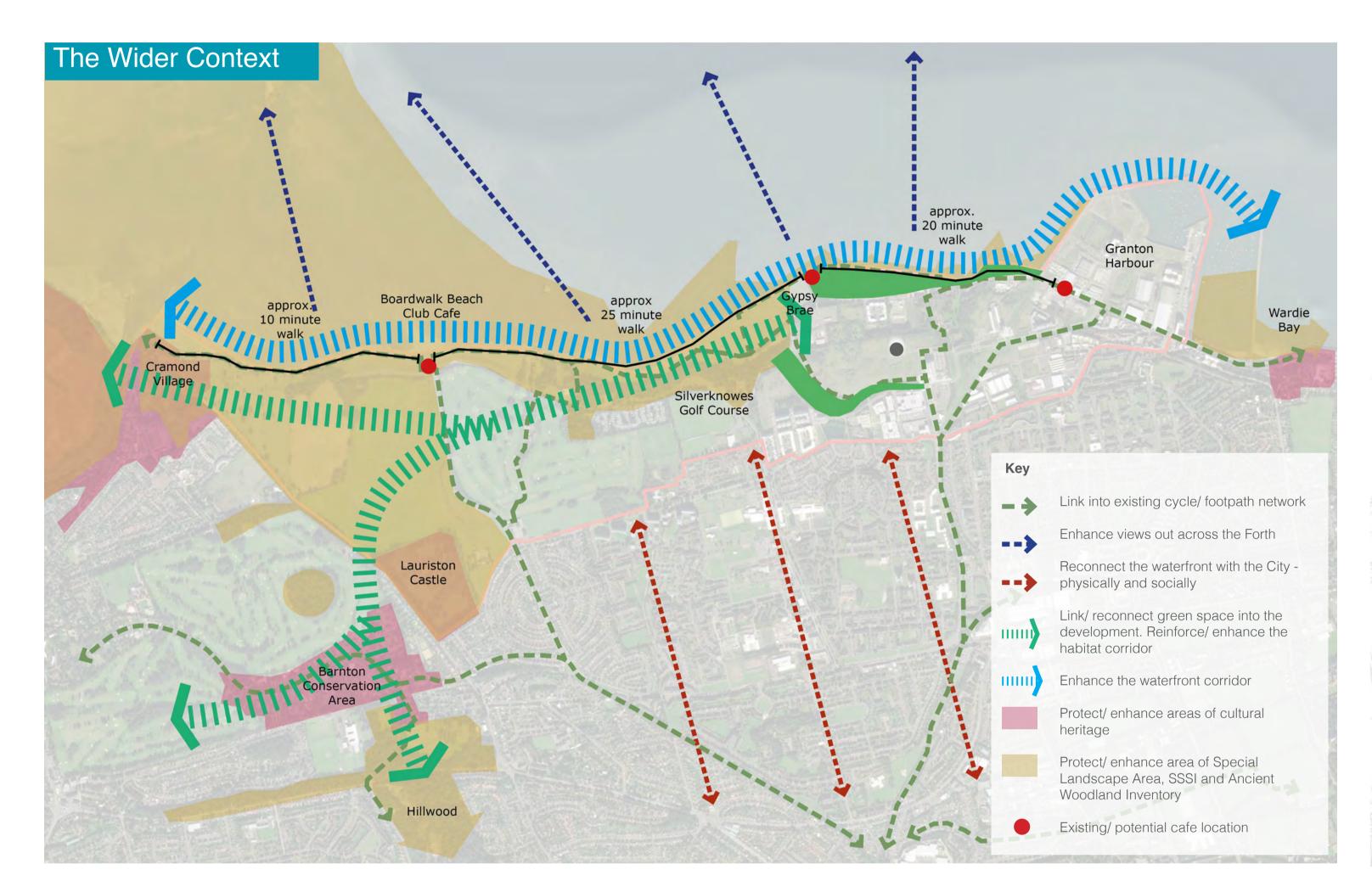








## Open spaces that inspire health + well-being for all





Enhance ecological/ habitat corridors



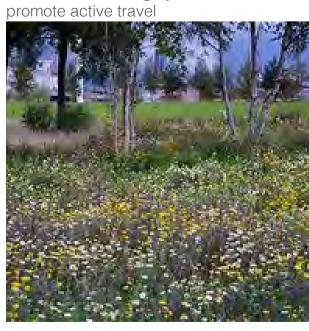
Enhance views from and through the site



Link into the existing cycle network and



The aim of the landscape Strategy is to create a hierarchy of linked spaces: from a City scale to local scale, connecting into the Firth of Forth, the City and the existing green belt. This range of routes and spaces throughout the site will provide ecological corridors and promote biodiversity, whilst providing a human scale environment for people to work, live and play.



Enhance ecological/ habitat corridors



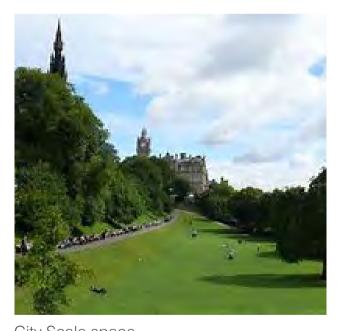
Promote waterfront access



Spaces for a variety of activities - active and passive

## Landscape Strategy





City Scale space -Example: Princes Street Gardens



City Scale space -Example: Olympic Park, London

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Local Scale space -Example: Leith Links



City Scale space -Example: Havneparken, Copenhagen



Neighbourhood Scale space -Example: Forthquarter Park



Neighbourhood Scale space -Example: Victoria Park, Newhaven

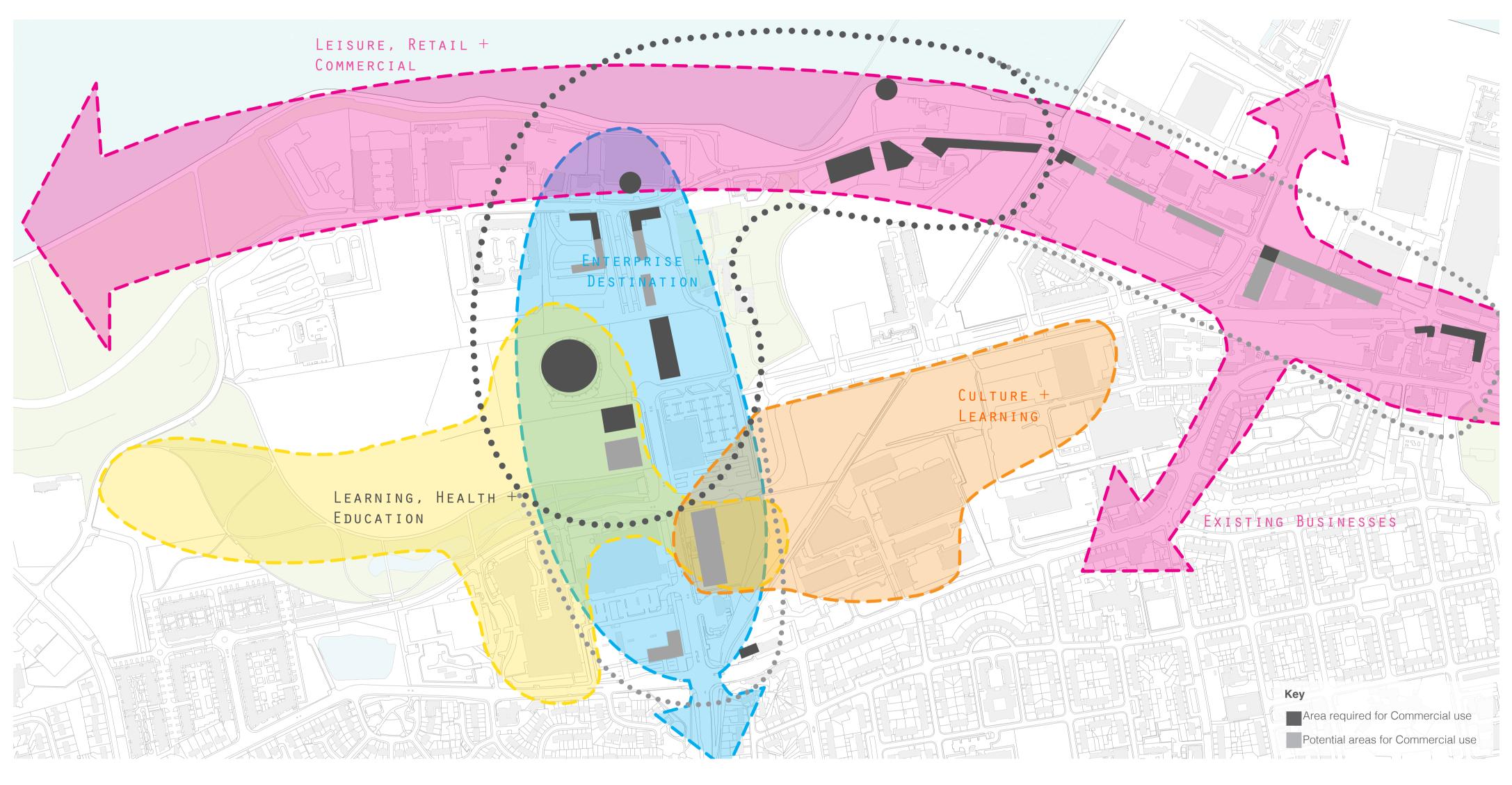


## A self-sustaining, mixed use neighbourhood

Granton should be a self-sustaining neighbourhood that addresses work, enterprise, learning, health, energy and social mobility. The Strategic Framework for Granton is being developed in parallel with commercial, culture and learning strategies to ensure that any development supports a mixture of uses suitable for a responsible, 21st Century waterfront neighbourhood.

Key activity and use zones have been identified in the attached drawings, text and images.

You told us previously that you wanted to see more cafés, bars, public amenities and cultural venues in Granton. Do these zones respond to this?



## LEISURE, RETAIL + COMMERCIAL

The Waterfront and proposed Harbour Road link Edinburgh's Coastline with Cramond and Newhaven/Leith. This area should foster both new and existing leisure opportunities and provide intense areas of small scale commercial activity to Harbour Road and key junctions. New uses to this area should reinforce the waterfront potential and encourage ready access for all.



Wardie Bay Swimmers Photograph by Anna Deacon



Cafe kiosk Edinburgh

## ENTERPRISE + DESTINATION

Waterfront Broadway and the Gasometer offer the potential to build on the existing businesses and uses within the area. It should be reinforced to form a key link to both the Waterfront and the City. New, medium-scale commercial uses and leisure/ tourist opportunities should be developed in this area. 'Meanwhile uses' should also be considered to key buildings and sites.



Gasholder redevelopment proposal Stockholm, Sweden



Copenhagen, Denmark



Outdoor Gym UK



LEARNING, HEALTH + EDUCATION CULTURE + LEARNING

Firhill Health Centre Glasgow

The area around Upper Granton Park (Forthquarter Park) and

Edinburgh College provides a focus for learning and health

opportunities. This area should consider place-based learning

and increased access to open space and skills development (in

the widest sense). Any new school, health centre and learning

opportunities should be focused in this area.

Granton is home to The National Museums Collection Centre on West Granton Road and a proposed National Collections Facility for National Galleries of Scotland (currently being designed to Waterfront Avenue). Granton should build on these key centres and nurture existing learning and cultural organisations such as the Walled Garden, North Edinburgh Arts, Granton Hub and Madelvic House to support the community in Granton.



Red Bull Music Academy Madrid. Spain



Madelvic House Granton

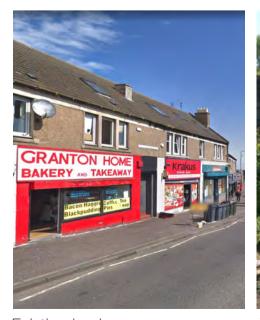
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## EXISTING GROUPS/BUSINESSES



A wide range of businesses and local groups operate in and around Granton. Granton should consider how to support, develop or relocate existing businesses and groups, where required, in line with the Granton Principles and Promises. Existing groups should be supported and new businesses nurtured and encouraged. Existing businesses to West Granton Road should link to Harbour Road and Waterfront Broadway.



Existing businesses West Granton Road, Granton



Walled Garden, Granton Photo by Friends of Walled Garden



Studio

for <mark>New</mark> Realities





## A vibrant + diverse urban environment

**B** Coastal Granton

within the landscape.

G Upper Granton

leisure'.

New dense residential

City and the Waterfront.

(Pedestrian focused public realm -

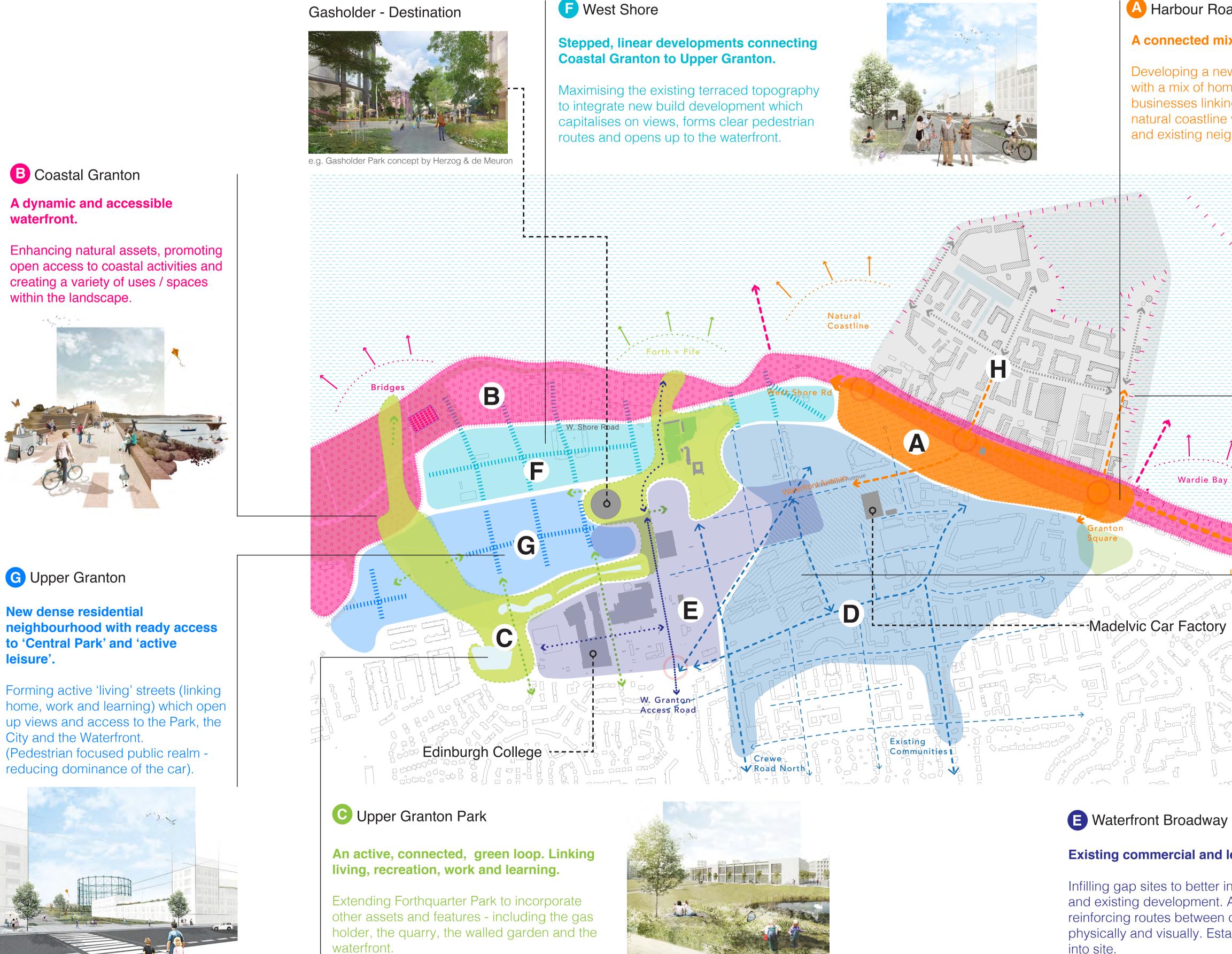
reducing dominance of the car).

to 'Central Park' and 'active

waterfront.

A dynamic and accessible

creating a variety of uses / spaces



GRANTON WATERFRONT



## A Harbour Road

## A connected mixed use quarter.

Developing a new, dense 'high street' with a mix of homes and small scale businesses linking Wardie Bay and the natural coastline with Granton harbour and existing neighbourhoods.

## Existing commercial and learning hub.

Infilling gap sites to better integrate new and existing development. Activating and reinforcing routes between city and waterfront physically and visually. Establishing gateway into site.

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## H Granton Harbour

Separate Masterplan for a new Harbour Quarter with marina and community boat yard.

Responding to existing plans for the development of Granton Harbour, tying in the street pattern and maximising opportunities to expand benefits of development into wider neighbourhoods.

## D The Link/Avenue

### Bridging and reconnecting Granton's neighbourhoods.

Linking existing routes and sites to maximise connections / views to the city and waterfront. Infilling gap sites, highlighting existing assets and creating new active street frontages.



Image of current stage of construction of Places for People site.



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**ARCHITECTURE** 



Thank you to everyone who took part in stage 1 of our community consultations toward the end of last year. Over 175 people attended our event, 'Tell us More About Granton', on Thursday 8th November, 176 people contributed online and around 50 people returned feedback forms to the various information stations through out the area. We have recorded all of this and it has helped shape both our thinking and approach to Stage 2 of the project. Some of the key findings are summarised here.

### Key issues raised:

- Safety: A variety of concerns on the issue of safety and a need to ensure ongoing maintenance of outdoor spaces were given.
- Community: Most respondents were, on the whole, positive about the 'neighbourly spirit' present in the area, and want to build on this.
- Sustainability: Respondents would like to see a 'greener,' more sustainable Granton in the future.
- Outdoor space: There was a lot of support for Forthquarter Park and the Promenade in the questionnaire responses – locals would like to see more of these kinds of spaces.
- Waterfront: There seems to be a strong agreement among locals that poor access to the water and a lack of activity/ amenities along the waterfront mean that a potentially great asset is being wasted.
- Road use: Residents on the whole would like to see less cars and better provision for cyclists and pedestrians.
- Connectivity: Respondents believe Granton Waterfront to be a 'disconnected' neighbourhood – in relation to the wider city of Edinburgh.
- Economy: Respondents seemed keen to have small shops/local businesses welcomed into the area in order to provide jobs locally and reduce commuting times to work.
- · Learning: Respondents voiced support for improvements/ upgrades to community learning facilities and new schools.
- Consultation process: Prior to meeting the team some residents expressed concern that the consultation process was simply a 'top-down,' 'tick-box' exercise. However, since then the team has been working harder to meet, listen to and build confidence within the community.

## **01 PLACE & IDENTITY**

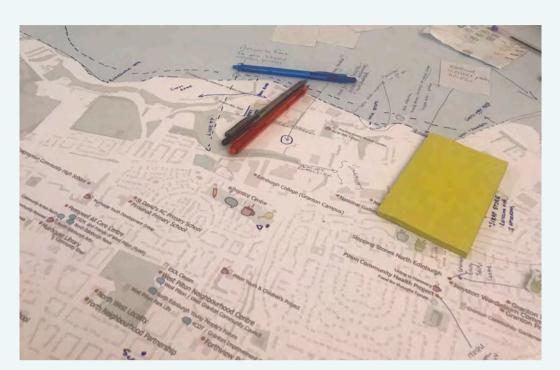
neighbourhood..."





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Asset Mapping

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Feedback Forms



Consultation day







Thank you to everyone who took part in stage 1 of our community consultations. Over 100 people attended our event, 'Granton Could Be', on Saturday 19th January. We received over 170 responses from our online consultation hub and physical feedback forms handed back at the event and at information stations throughout the area. Following a recording of these responses we have used your feedback to shape our approach to and design of the Strategic Framework for Granton. Some of our key findings are shown here.

### Key issues raised:

- · Safety: A variety of concerns on the issue of safety and a need to ensure ongoing maintenance of outdoor spaces were given.
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## **01 PLACE & IDENTITY**









