

Copy of presentation to the Meadowbank Sounding Board- 17th January 2019
With indicative layouts and interpretation of findings
Subject to further consultations

DRAFT

MEADOWBANK MASTERPLAN

Masterplan Consultation Progress Update

Masterplan and PPP Boundary

Proposed redevelopment of existing Sports Centre site to provide new Sports Centre facilities and redevelopment of surplus land for **mixed uses** including **residential, student accommodation, hotel and commercial uses**, together with car parking, landscaping, drainage and ancillary works.

EDINBURGH

Holmes Miller,
240, Douglas Jack
89 Minerva Street
Glasgow
G3 8LE

City Of Edinburgh Council
Waverly Court
4 East Market Street
Edinburgh
EH8 8BQ

Decision date: 11 December
2018

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013

Proposed redevelopment of existing Sports Centre site to provide new Sports Centre facilities and redevelopment of surplus land for mixed uses including residential, student accommodation, hotel and commercial uses, together with car parking, landscaping, drainage and ancillary works.
At 139 London Road Edinburgh EH7 6AE

Application No: 1800156PPP

DECISION NOTICE

With reference to your application for Planning Permission in Principle registered on 16 January 2018, this has been decided by Committee Hearing. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Granted** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below:

Conditions:

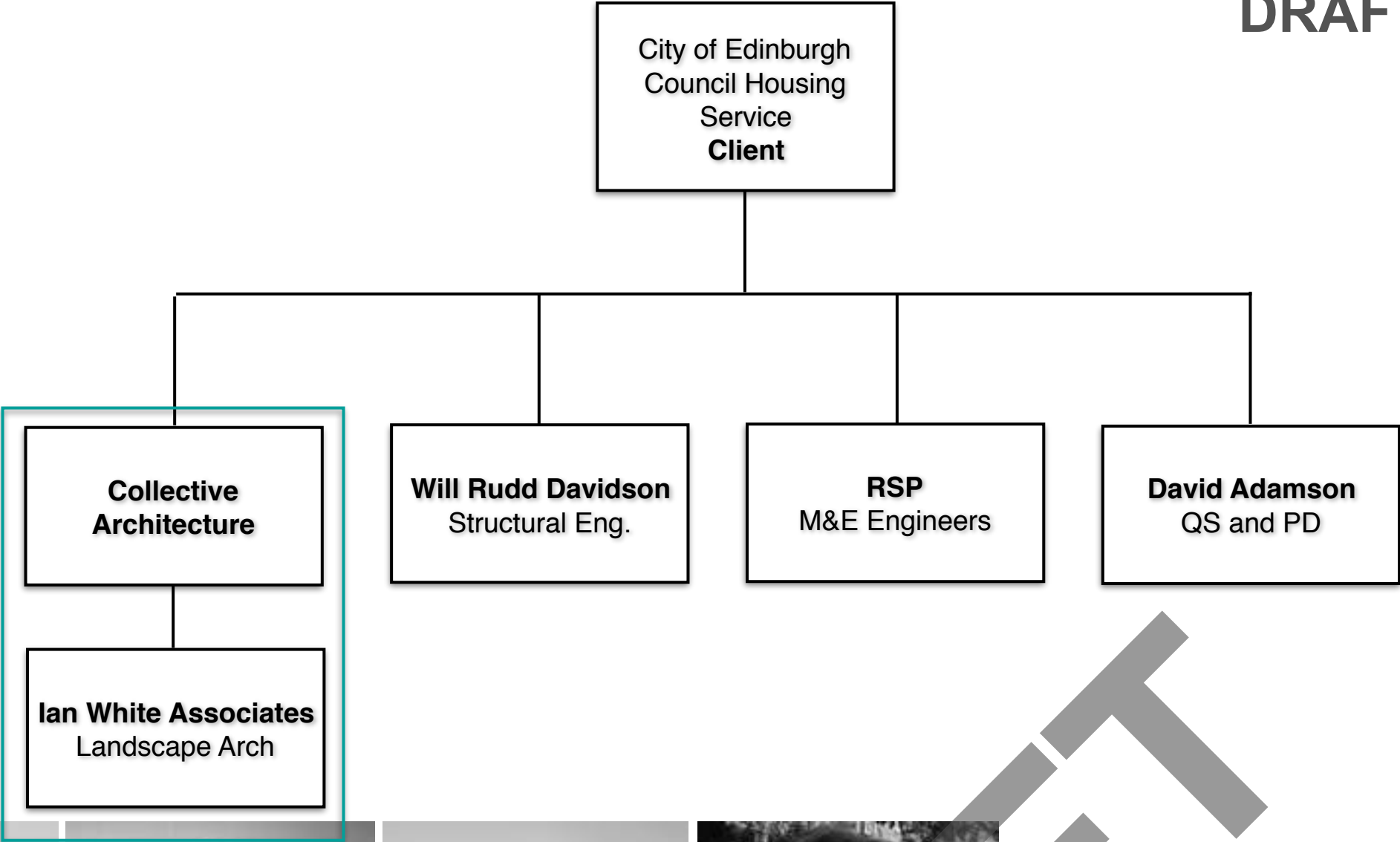
1. Prior to the submission of any applications for the approval of matters specified in conditions (as required by condition 2 below), a Masterplan for the entire site shall be submitted for the approval by the Planning Authority.

The Masterplan shall include a plan identifying individual sub-sites and phasing, including the site for the sports centre. Hereafter, reference to sub-sites in subsequent conditions relates to the identified sub-sites within this phasing plan.

Leamy Corrie, Senior planning officer, Main East Place Directorate
Tel 0131 528 3775, Email leamy@edinburgh.gov.uk
Waverly Court, 4 East Market Street, Edinburgh, EH8 8BQ



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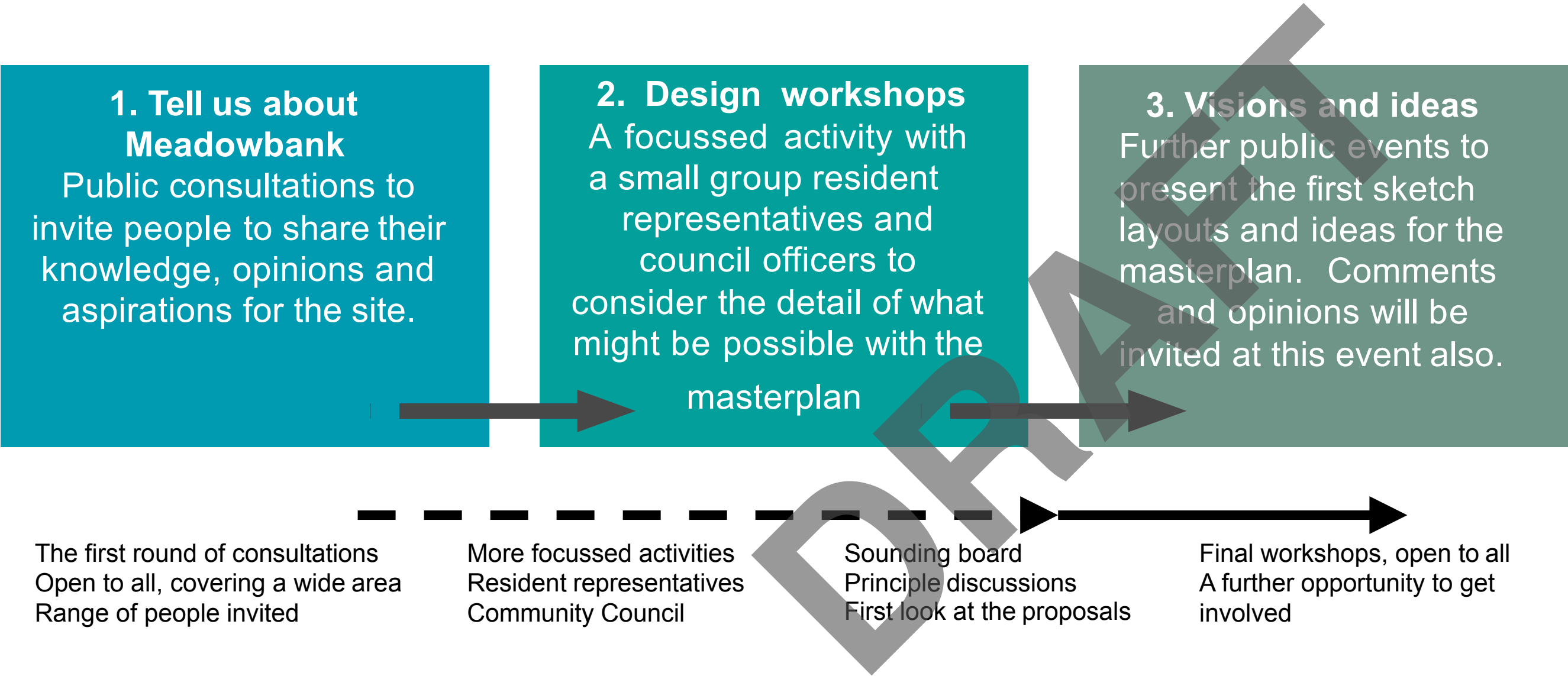
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Aims and Objectives

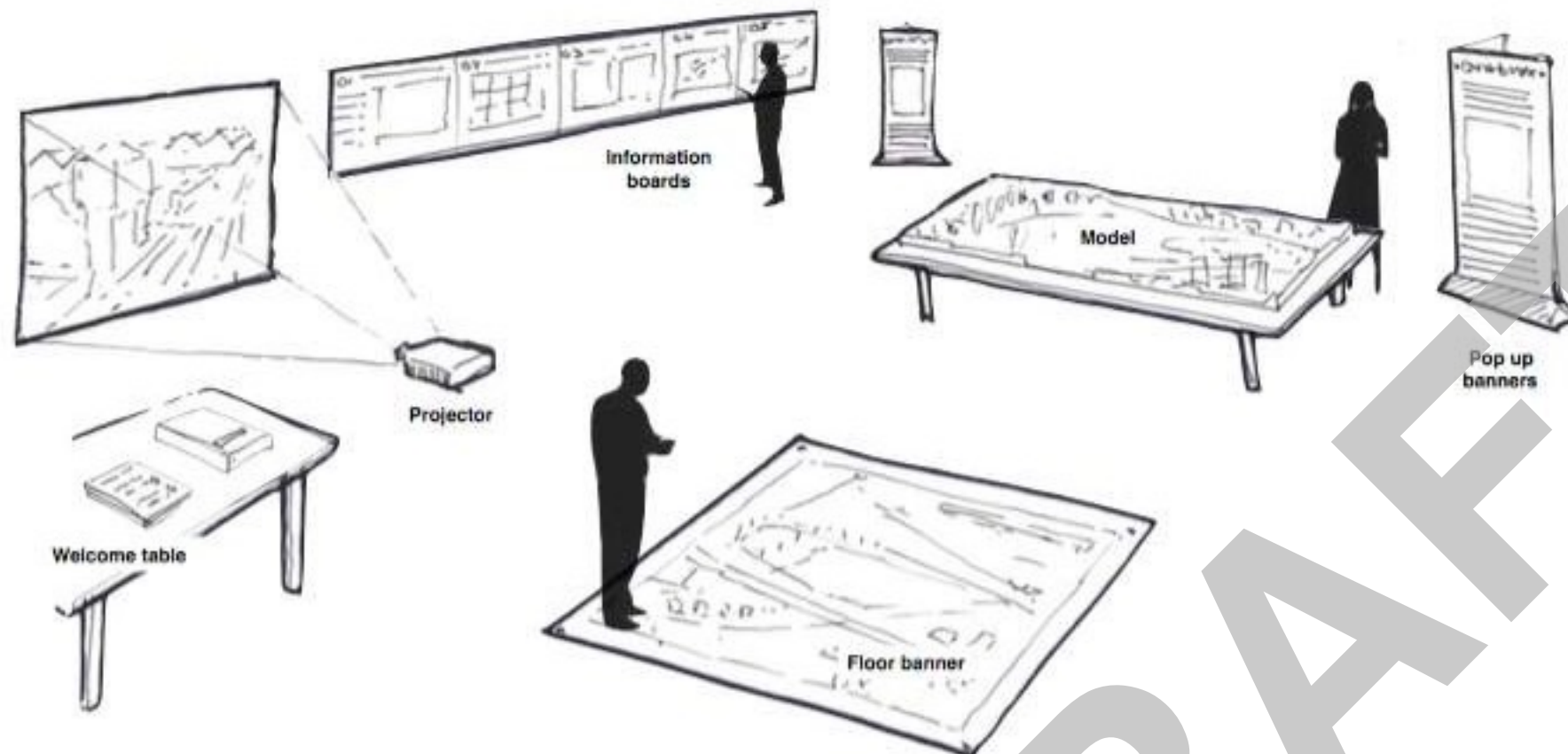


The council is committed to developing a proposal for a masterplan that shows a development with a number of different uses in line with those identified in the planning permission. It is important that the masterplan reflects the needs and aspirations of the many and varied communities in the area. The first stage is to understand what people would like to see as part of the new development in terms of uses as well as community facilities, green spaces and local amenities. The aim of the masterplanning exercise may be summarised as follows:

- Ensure that Meadowbank and its **community are at the heart** of the masterplan and its development.
- Undertake a **collaborative, design led approach with co-creation and stakeholders** working at the centre of the design process.
- Create an **exceptional place** that is rooted in its **historic context**.
- Develop a **vibrant new neighbourhood** combining residential and commercial use in a holistic and **sustainable** way.
- Create a **positive relationship** with the area, new development and shared open space to enhance the quality of life for local residents and visitors.



Session 1- Tell us about Meadowbank



1st 20th August Willowbrae Church

2nd 22nd August Craigentenny Community Centre

3rd 20th September Abbeyhill Primary School

DAY 1:

Members of the public filled in:

- 79 Place Standard Forms
- 111 Questionnaires
- 194 Flags added to the model

DAY 2:

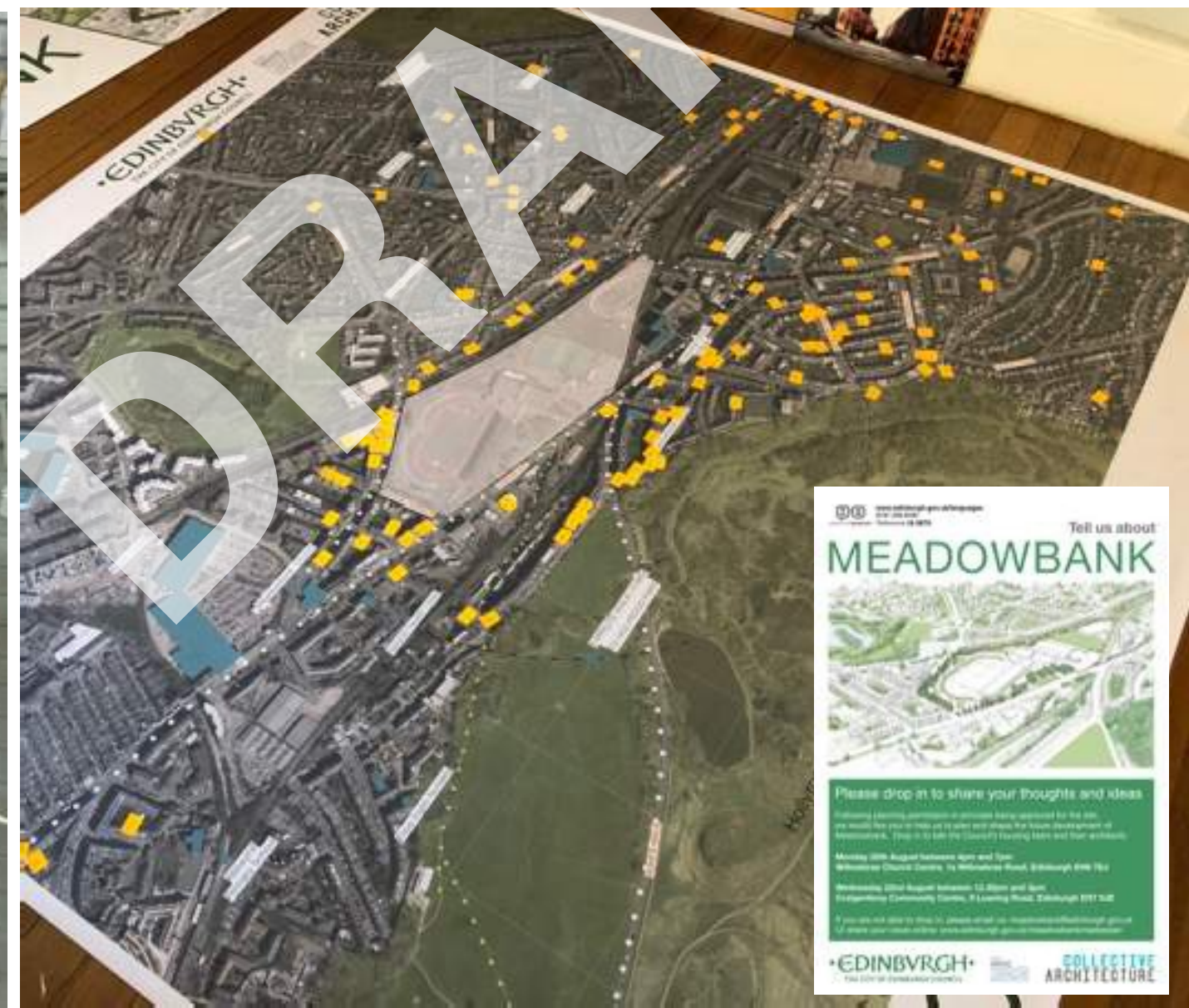
Members of the public filled in:

- 13 Place Standard Forms
- 31 Questionnaires
- 77 Flags added to the model

DAY 3:

Members of the public filled in:

- 6 Place Standard Forms
- 4 Questionnaires
- 42 Flags added to the model



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EDINBURGH the official partner of the Edinburgh Festival Fringe

Tell us about
MEADOWBANK

Please drop in to share your thoughts and ideas

Following planning permission in principle being granted for the site, we would like you to help us to shape the future development of Meadowbank. Drop in to see the Council's planning team and their advisors.

Monday 10th August between 4pm and 5pm
Wednesday 12th August between 10am and 12pm
Edinburgh Community Centre, 9 Leith Road, Edinburgh EH15 1JF

If you are not able to drop in, please email us: meadowbank@edinburgh.gov.uk

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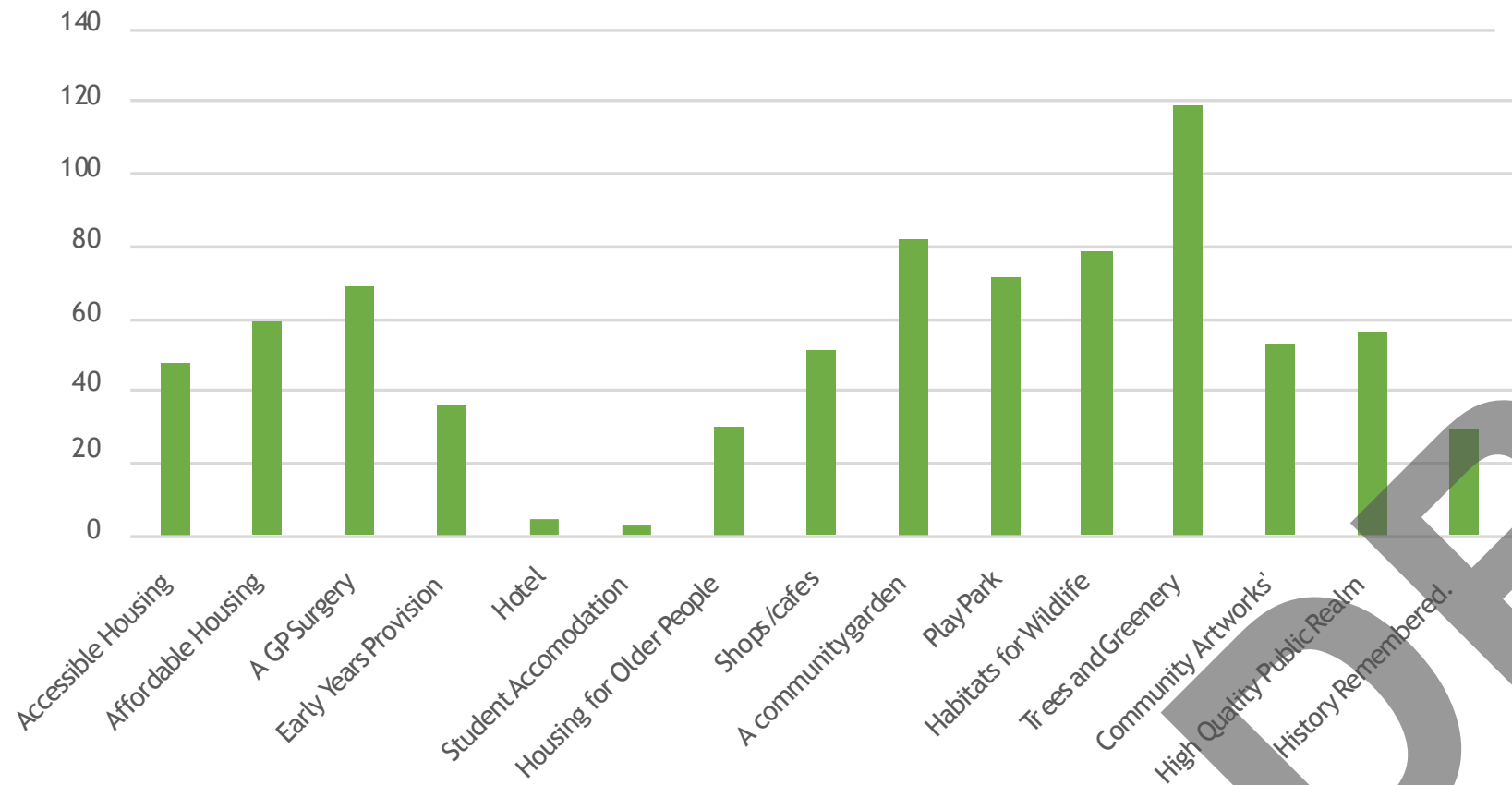
COLLECTIVE
ARCHITECTURE

Session 1- Tell us about Meadowbank

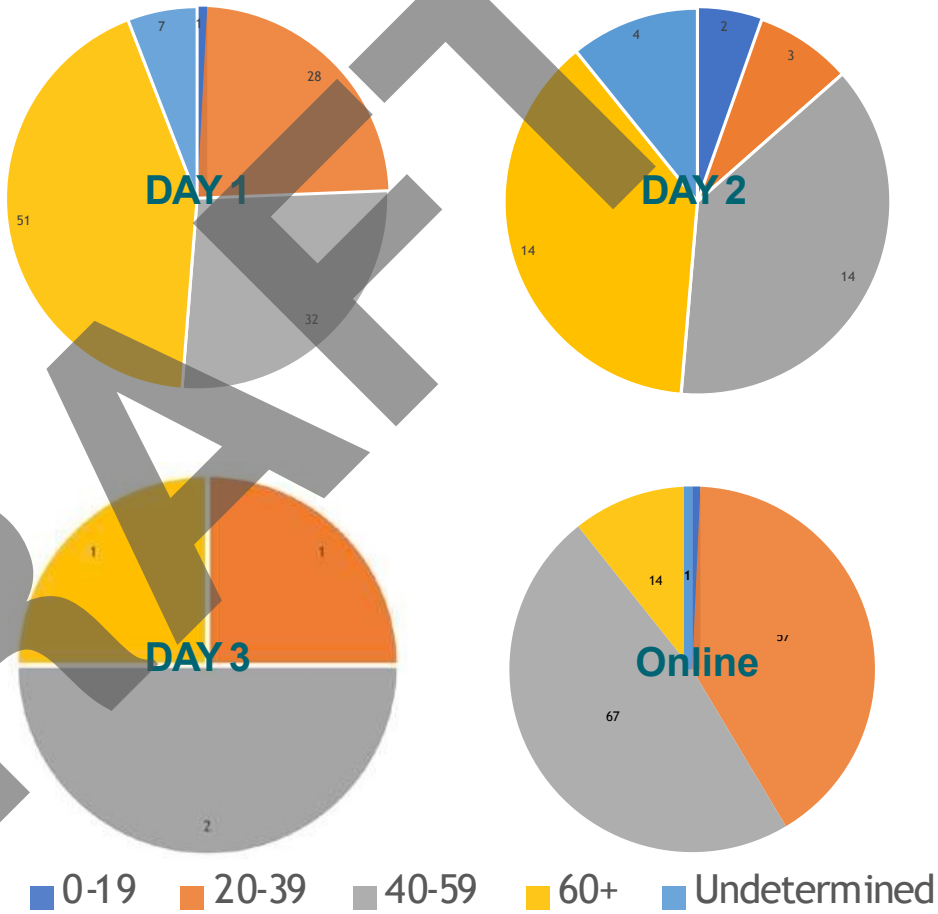
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Questionnaire results

What the area needs



Age of respondents



Around 590 questionnaires

Session 1- Tell us about Meadowbank

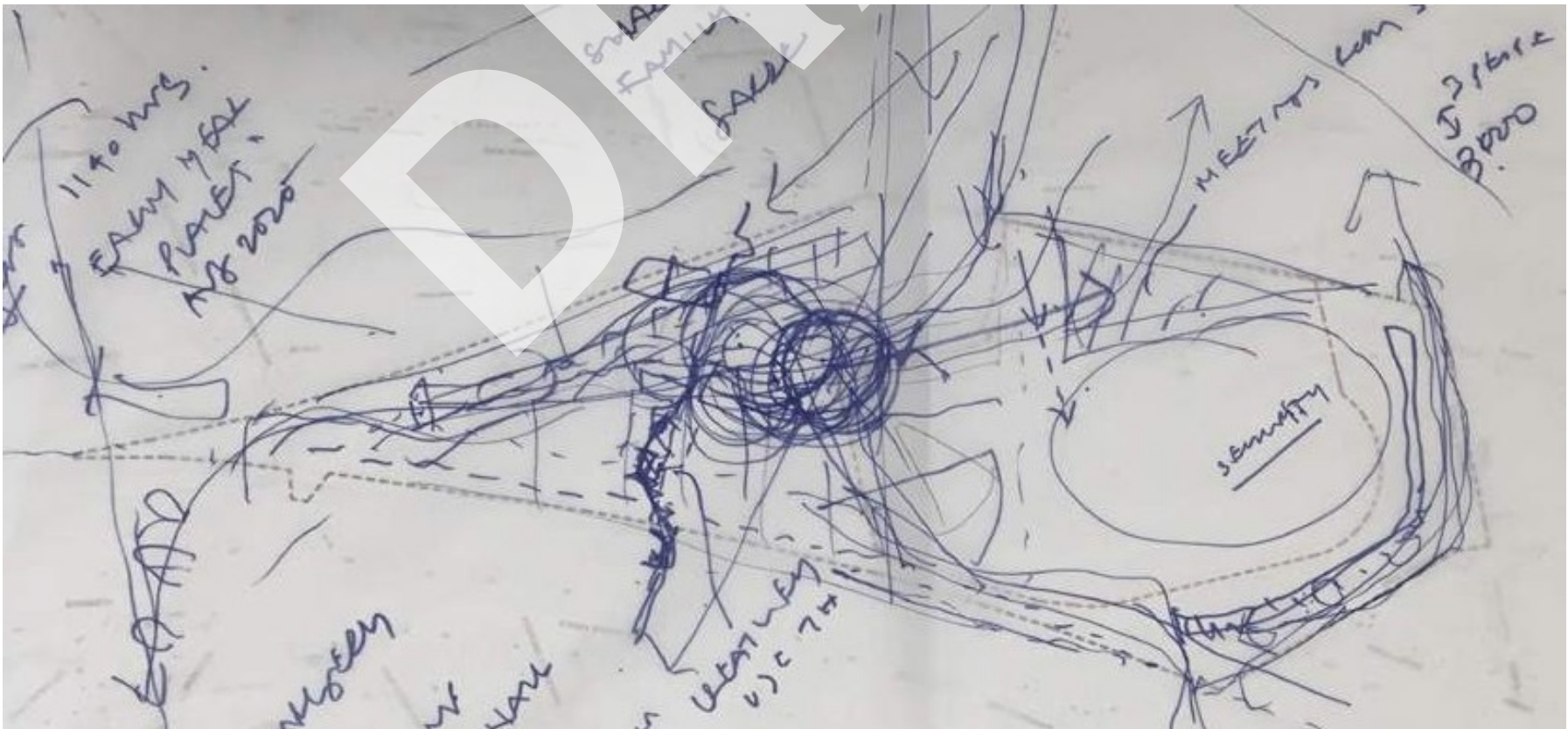
Flag results



313 flags approximately

Session 2- Design Workshops

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Session 2- Design Workshops

People and format

INVITED	Housing and Community Economy and local amenity		Study tours Open space, trees and green space		Active Travel Cycling and Streets		Heritage and identity		Organisation/ Role	N
	A	B	C1	C2	D					
	1	1	1	1	1				Save Meadowbank Campaign Rep 1	Y
	1	1	1	1	1				Save Meadowbank Campaign Rep 2	Y
	1	1	1	1	1				Resident representative 1	M
	1	1	1	1	1				Resident representative 2	C
	1	1	1	1	1				Resident representative 3	C
	1	1	1	1	1				Resident representative 4	C
									Save Meadowbank Trees Rep	I
	1								Community Council- Meadowbank/Craigentree	A
		1							Community Council- Meadowbank/Craigentree	B
	1								Community Council- Northfield/Willowbrae	G
Total	6	2	6	2	6	6				
	1								Locality Housing Manager	L
									Senior Planning Officer	L
									Edinburgh Tenants Federation	R
									Locality Community Development	M
									North East Locality Manager for the Health A	F
									Bleas Hill Scheme	K
									Sports Centre Rep	C
									Sports Centre- Head of property and estates	J
									CEC Waste Services	S
									WHS- Partnership Development Manager	B
									School Estate Planning	B
									Economic Development	A
									The Ripple	R
										B
									CEC landscaping and biodiversity officer	C
									CEC Forestry Manager	S
									CEC Senior Trees and Woodlands Officer	P
									CEC Parks Technical Manager	R
									CEC Parks Programmers Manager	L
									CEC Planning Team Manager (Placemaking)	V
									Living Streets	C
									Roads	M
									Locality Environment Manager	C
									Spokes	R
									St/Trans	S
									Edinburgh Access Panel	R
									Powderhall paths	P
									Active Travel	T
									Archaeology City of Edinburgh Council	J
									Historian	R
									Railways	H
									Street naming	C
Total	7	9	6	6	6	6				

Meadowbank

Workshop 1: Housing and Local Community

Place of Meeting : St Margarets House
Date of Meeting : 15.11.2018 at 10.30 am



- 1 Introduction and Purpose (10.30 -10.35 am)**
- 2 People First, an Approach (10.35 -10.40 am)**
- 3 Site and Local Area (10.40 -10.45 am)**
 - Context
 - History
 - Previous Consultation
- 4 Challenges (10.45 -10.50 am)**
 - Topography
 - Infrastructure
 - Orientation
- 5 Overall Workshop Structure (10.50 -11.00 am)**
 - Workshop 1 - Housing and Local Community
 - Workshop 2 - Economy & Amenity
 - Workshop 3 - Open Space
 - Workshop 4 - Active Travel
 - Workshop 5 - Heritage and Identity

Bringing Together Workshop
- 6 Workshop 1 - Housing and Local Community (11.00 - 12.25 am)**
 - 6.01 - Discuss and Agree Issues (using flip chart / boards / model / post its) 25 mins
 - 6.02 - Divide up issues to form 3 workshop groups to consider ideas (3 x 4 people) using the 3 pillars of sustainability as themes: 30 mins
 - Environmental Group** - sustainability / connectivity / urban realm / informal sport / overshadowing / SUDs / car dominance / health / energy / weather / nature / views etc
 - Social Group** - tenure / sharing / age / neighbours / liveability / well being / social exclusion / respect / village green / culture / tradition / history etc
 - Value (Economic) Group** - mixed use / materiality / density / neighbours / activity / temporary measures / flexibility / values / jobs / programme and time frames etc
 - 6.03 - Groups present Ideas 15 mins
 - 6.04 - Discuss Ideas and agree a series of aims 15 mins
- 7 Summing Up / Next Steps (12.25 - 12.30 pm)**

Session 2- Design Workshops

Themes *(Based on Place Standard Tool)*

Workshop A
Housing and Community
Thursday 15th November
10.30am to 12.30pm

Workshop B
Economy and Local Amenity
Thursday 15th November
1.30pm to 3.30pm

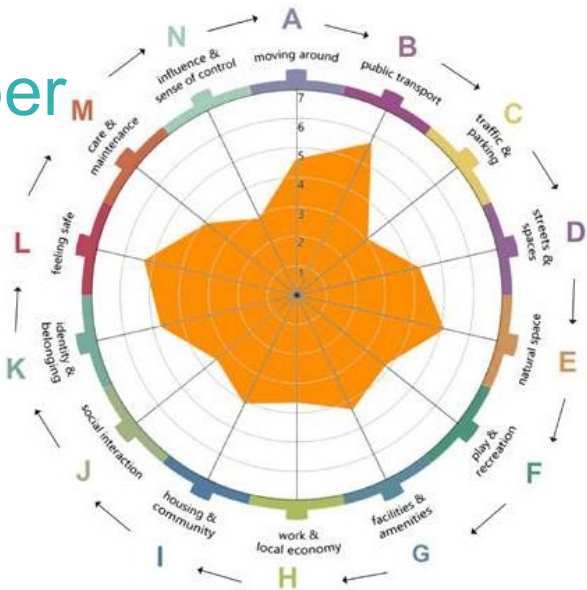
Workshop C1
Open space, trees and green space
Monday 19th November
10.30am to 12pm

STUDY TOUR
Friday 16th November

Workshop C2
Active Travel Cycling and Streets
Monday 19th November
1pm to 2.30pm

Workshop D1
Heritage and Identity- TOUR
Monday 10th December
11am to 12.30am

Workshop D2
Heritage and Identity WORKSHOP
Monday 10th December
1.30pm to 3.30pm



Session 2- Design Workshops

- A- Housing and Community
- B- Economy and Local Amenity

Urban realm first

Respect and Integrate

Village Centre

Liveable Accessible Family Homes

Creating High Quality Place for the Wider Neighbourhood

Exemplar

Connections to neighbourhood and amenity

White board comments and sketches.....

Environmental

• Trees, ecology, green edges

• Green roofs, drainage opportunity

• Pollution, air quality, Smokey Brae

• Car free development

Social

• Elderly housing, access to gardens

• Intergenerational living

• Health and wellbeing

Value

• Connections, Clockmill Lane

• The village green

• Colony housing and density

Session 2- Design Workshops

A- Housing and Community

B- Economy and Local Amenity



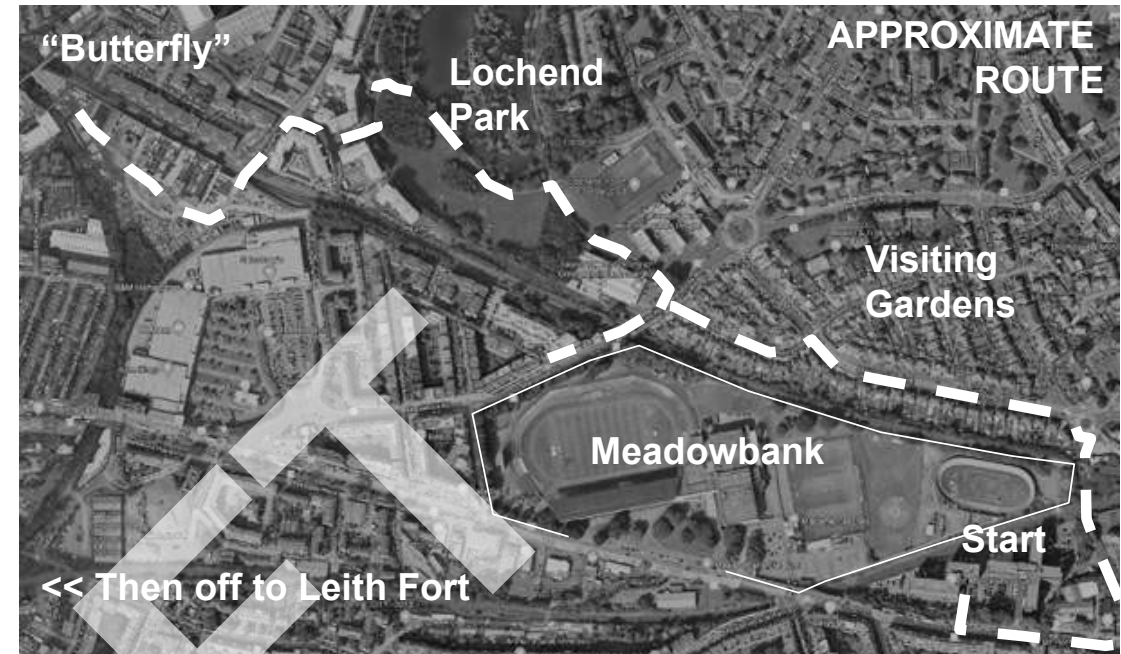
- Character and materials. Quality of materials. In keeping with the existing area.
- Tenure blind. Housing ownership indistinguishable.
- Trees. Consideration longer term of how they grow. Full life of the tree.
- Time. Thinking now and into the future.
- “Create place first and then the buildings” based on a quote from Jan Gehl
- The process in developing the proposals. Openness and transparency. Loss of control is the concern.
- Accessible homes. Ability to move around. Inside and out.
- Pedestrian priority. Flexible and adaptable.
- Lifetime Homes
- “Meadowbank Village” as a hub providing a range of services.
- Meeting rooms, halls and space for drop-in events.
- Create Place. Where people felt they live.
- Connection. Street naming.
- Concept of community building

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Session 2- Design Workshops

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Study Tour

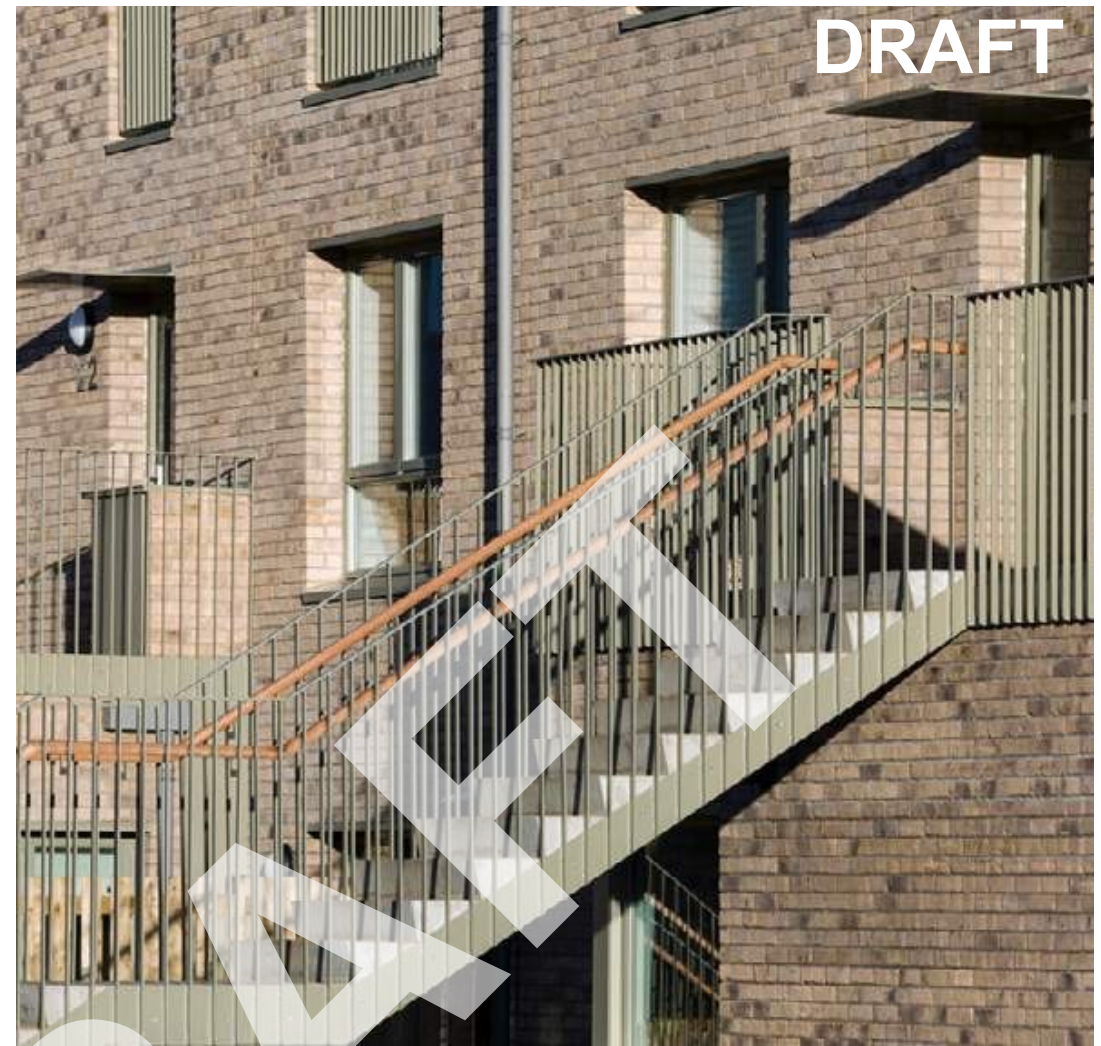


Study Tour
Friday 16th November 2018, 10.30am to 1pm

Session 2- Design Workshops

Study Tour

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Session 2- Design Workshops

C- Open Space, Trees and Green Spaces

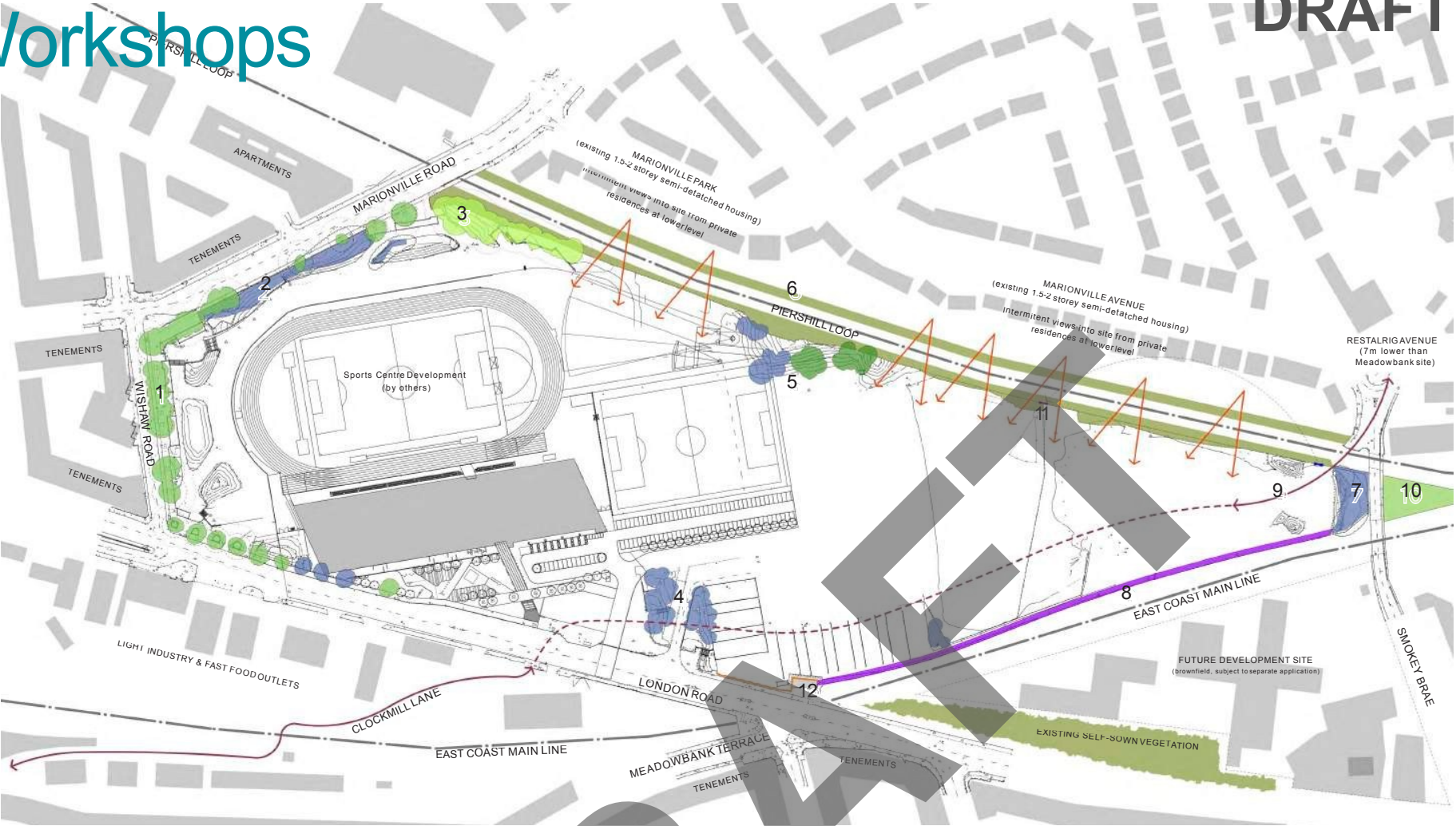
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Session 2- Design Workshops

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C- Open Space, Trees and Green Spaces



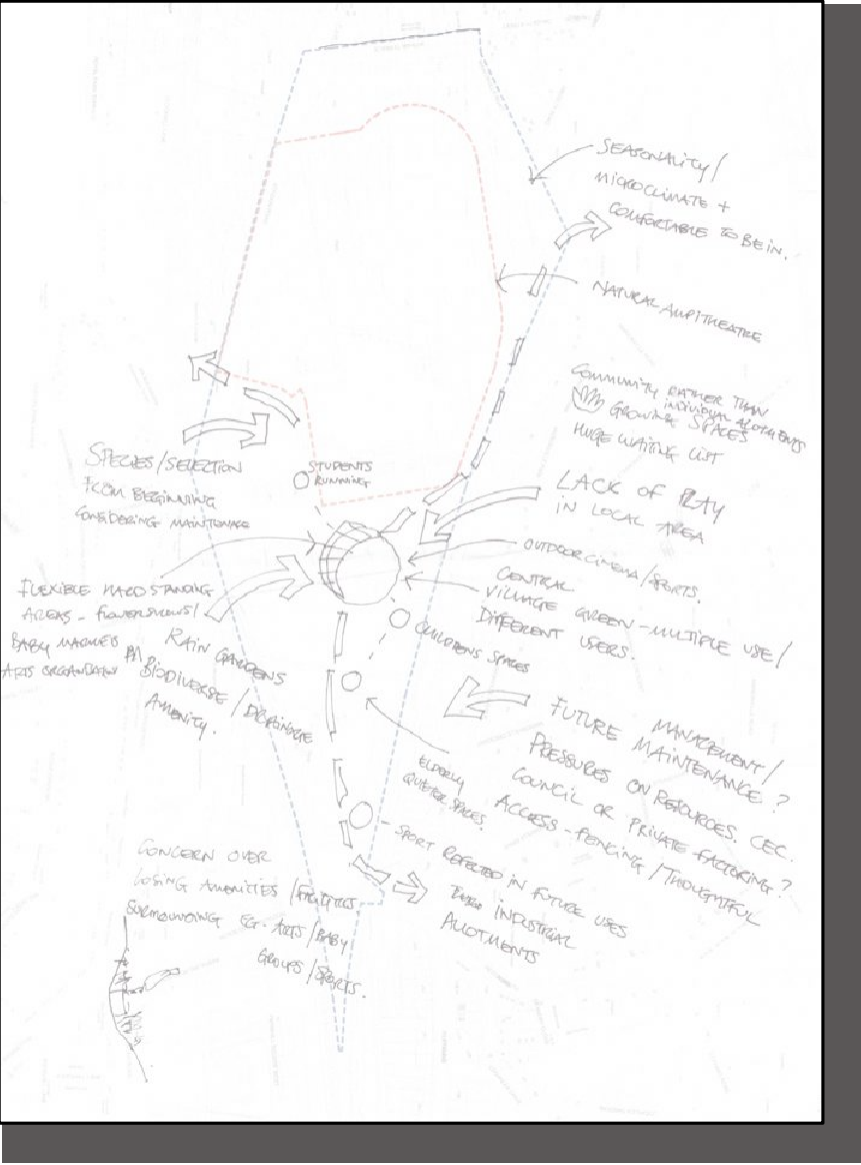
Presentation by landscape architect



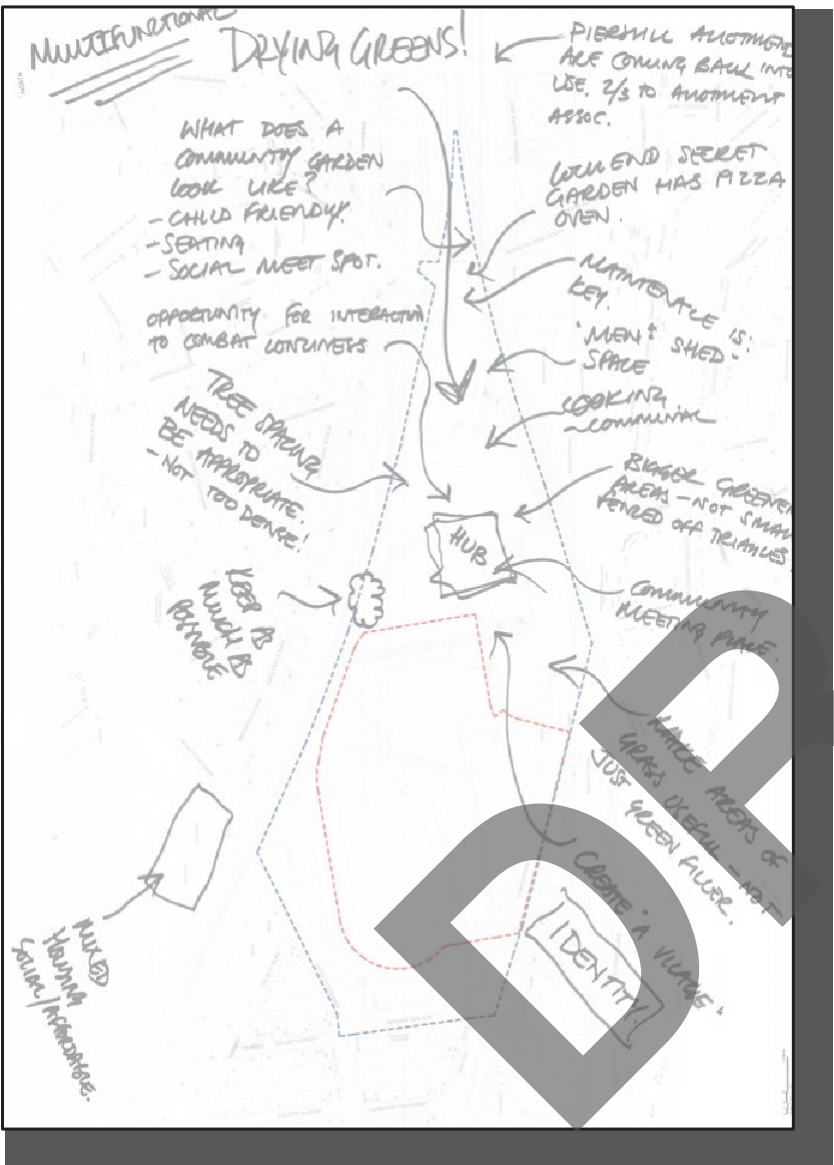
Session 2- Design Workshops

Concept sketches of ideas still in development
INDICATIVE / DRAFT

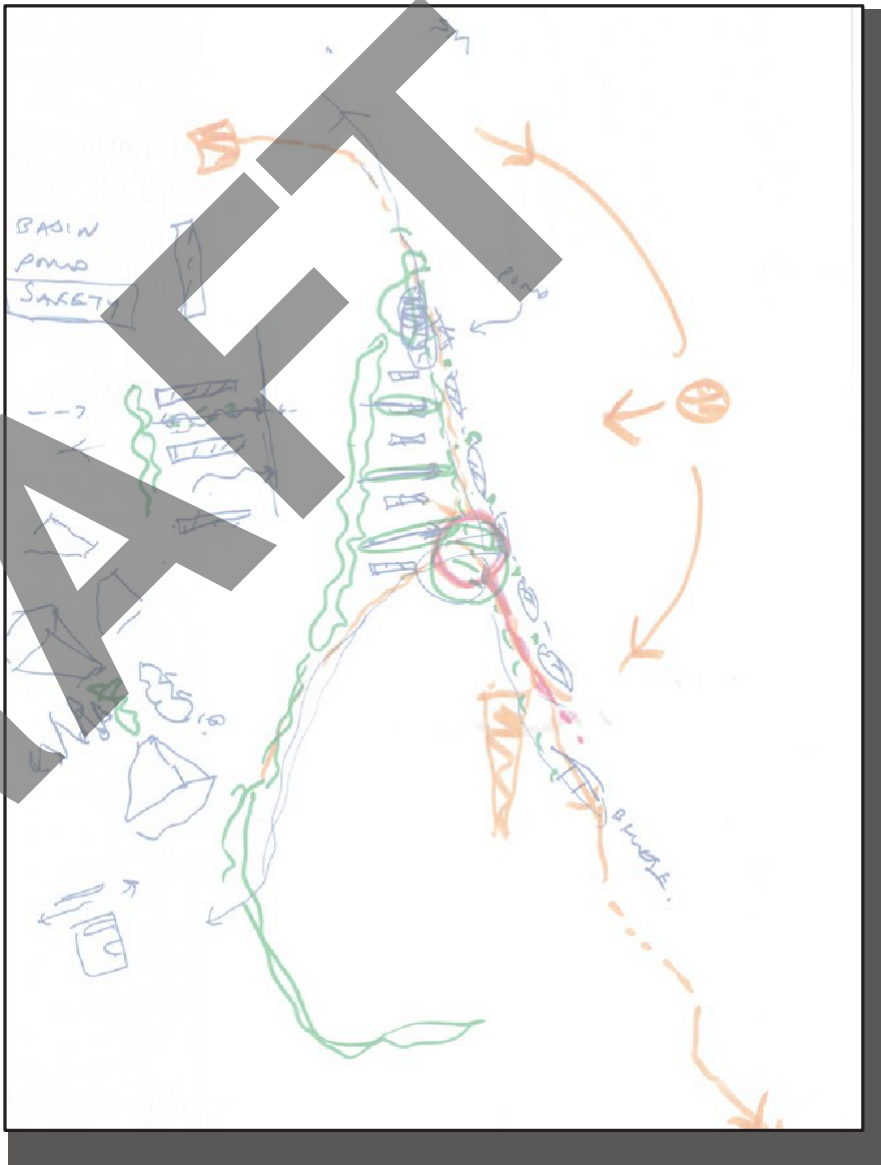
C- Open Space, Trees and Green Spaces



Sketches by the environmental group



Sketches by the group exploring social considerations



Sketches by the value group

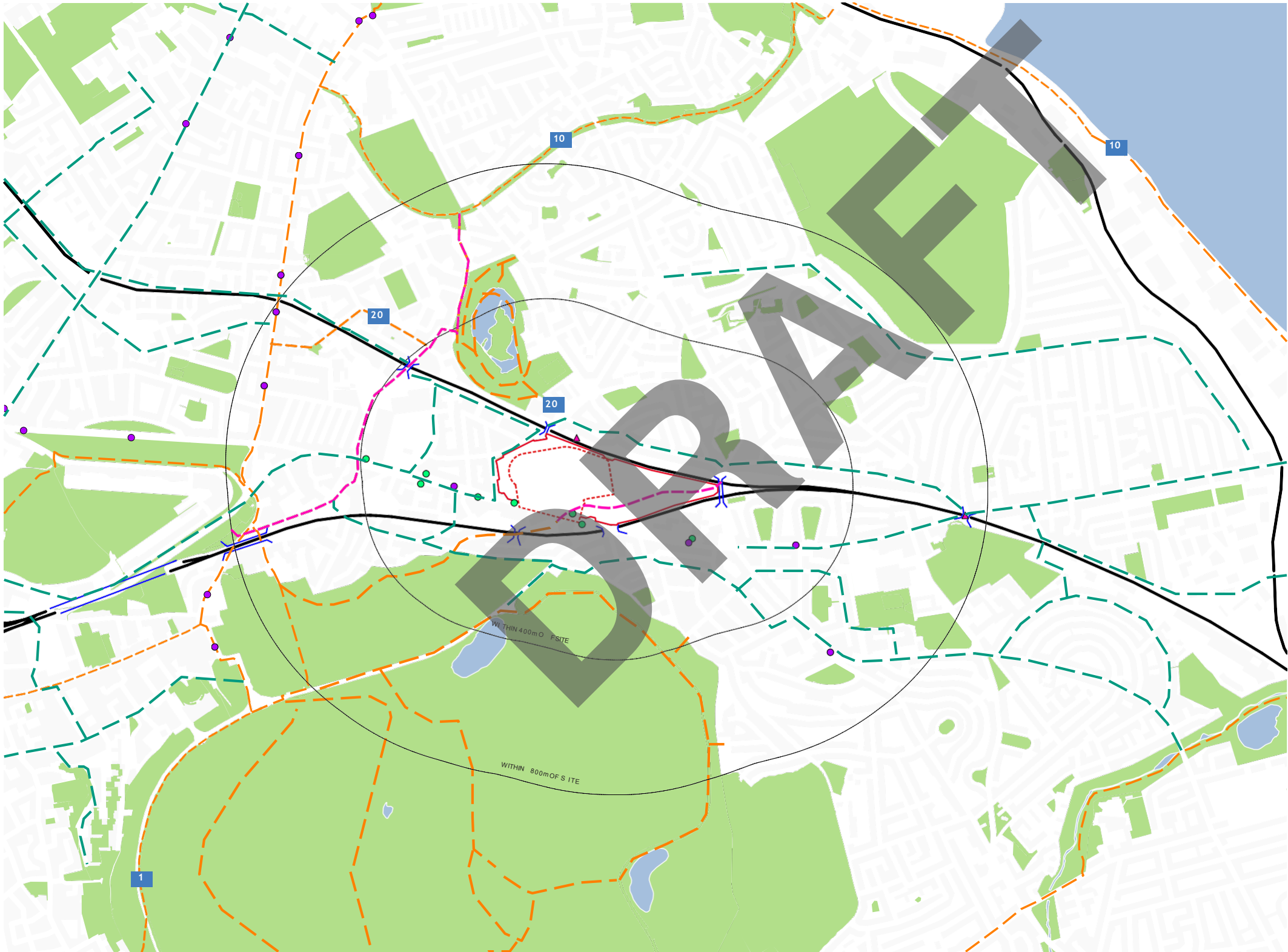
Session 2- Design Workshops

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D- Active Travel, Cycling and Streets

Key

- Core paths and local paths as shown on CEC Core Path Plan
- Future potential paths
- Future quiet routes
CEC 'On Foot, By Bike' paths
- Open space
- Bus stops (adjacent routes)
- Road crossing points
- Railway line
- Railway crossing points
- Potential rail halts
Ref: T3 in Local Development Plan.
Rail Halts at Piershill and Meadowbank
required to ensure development does not
prejudice future reuse of existing
abandoned halts. Re-introduction of
passenger services is not currently
considered viable by the rail authority but
this may change



Session 2- Design Workshops

D- Active Travel, Cycling and Streets

- Opportunities to improve cycling
- Cyclist and pedestrian segregation
- Traffic challenges. Now and in the future.
- Possibility of a pedestrian prioritised development
- Parking within the neighbourhood
- Challenges with commuter parking.
- Integrated covered cycle parking
- Possibility of cycle hubs
- Noted that cycling is not always favourable if carrying large amounts of shopping.

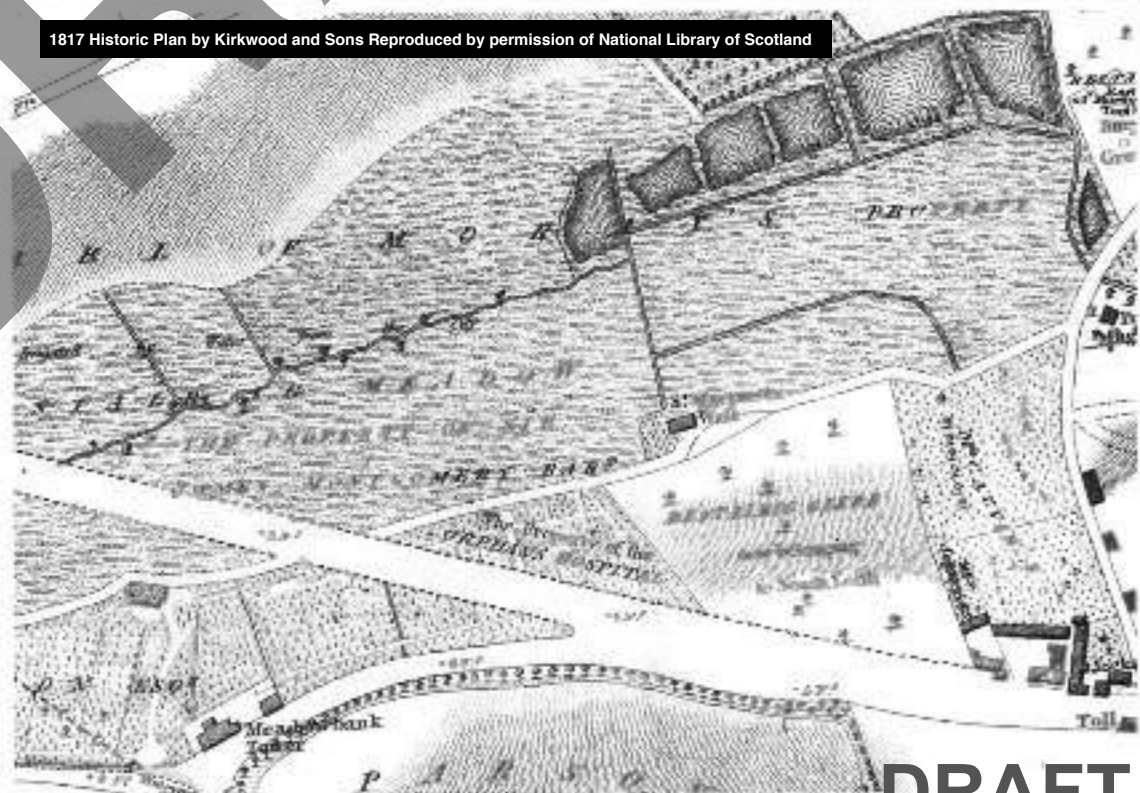
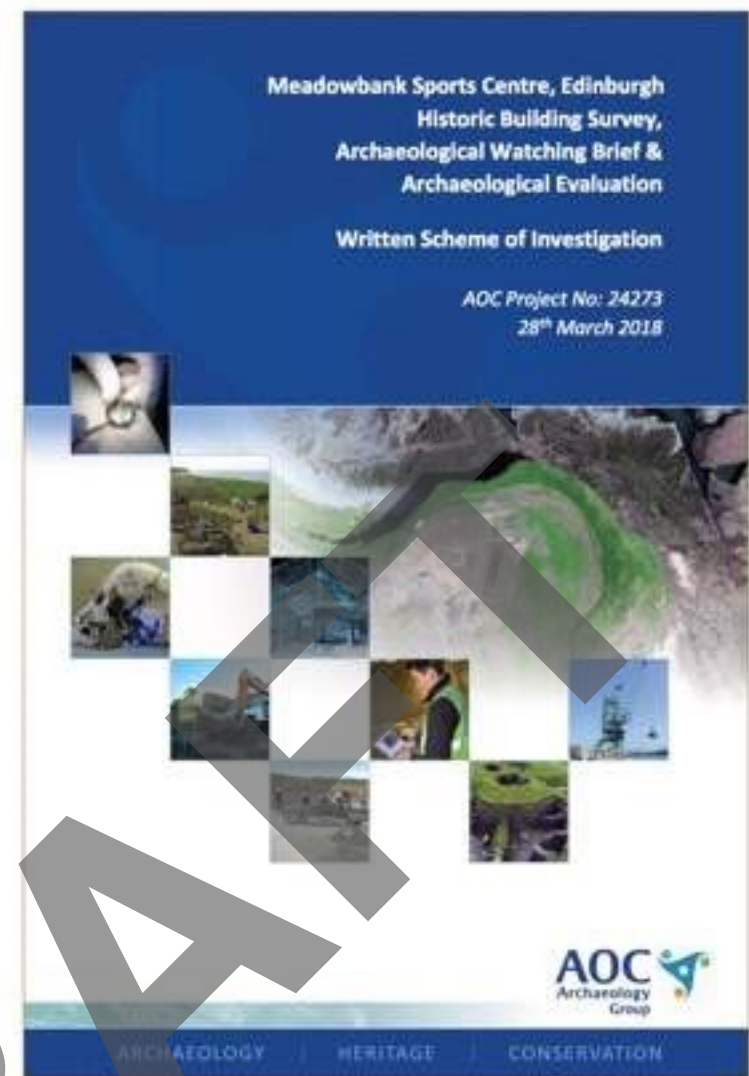


Session 2- Design Workshops

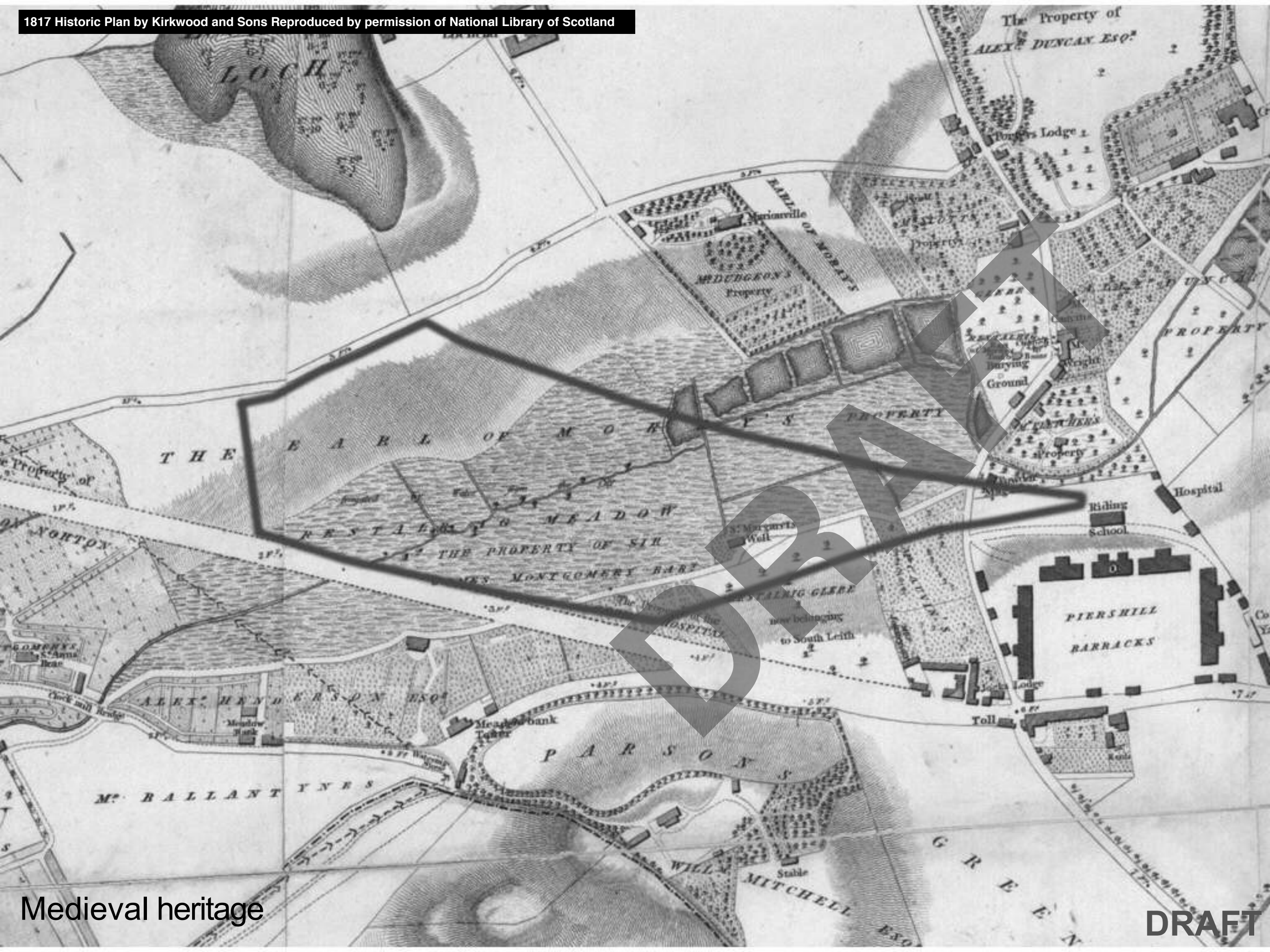
Heritage and Identity Tour



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Session 2- Design Workshops

Heritage and Identity

Possibility of a new well house as public art. Involving artists
Making more of heritage as a feature at the entrance to the site.

Further research. What is the building that would have existed next to the well?
Public space opportunities. Street theatre. Amphitheatre
Revealing parts of turntable and using Heritage brick to restore.

We need a name for the site.
New St. Margarets Well. Identify precise location of well
Community excavation. Garden around railway turntable

Session 2- Design Workshops

Concept sketch of ideas still in development
INDICATIVE / DRAFT

Conclusion

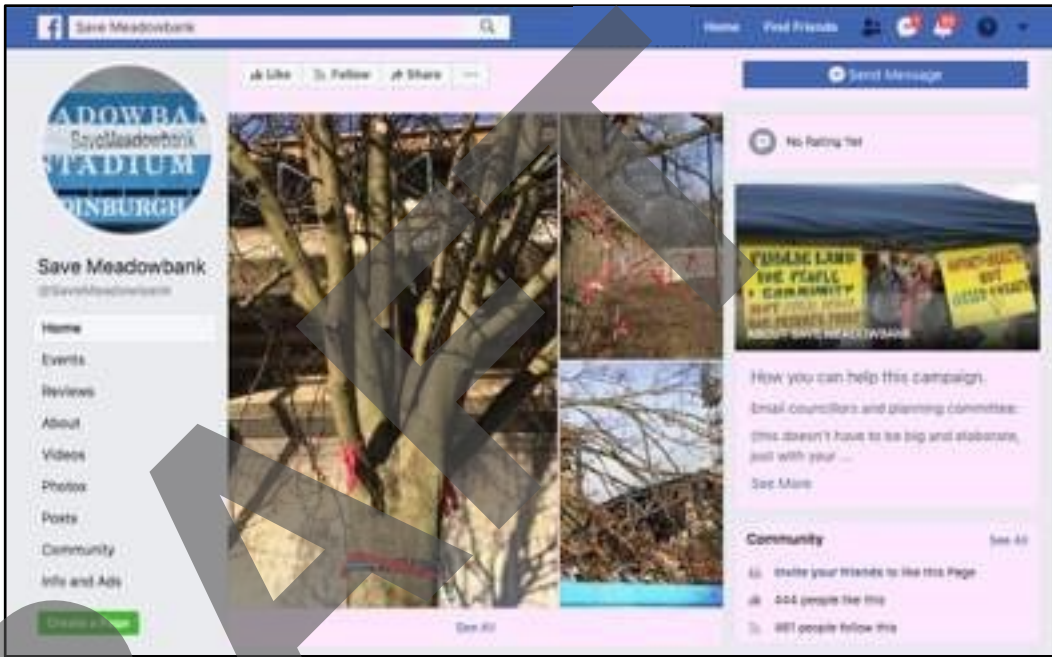
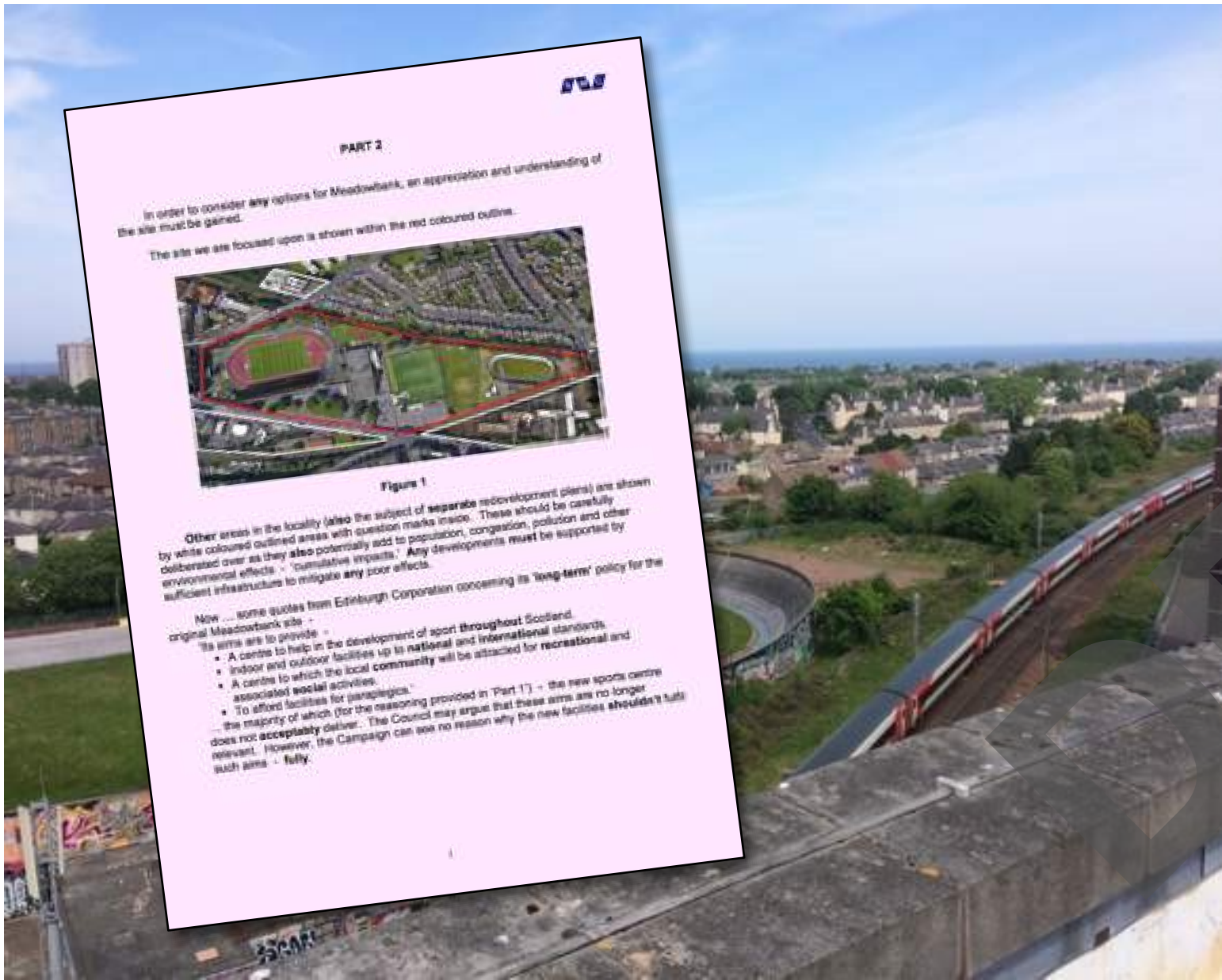


The evolving sketches from the workshops

Save Meadowbank Report

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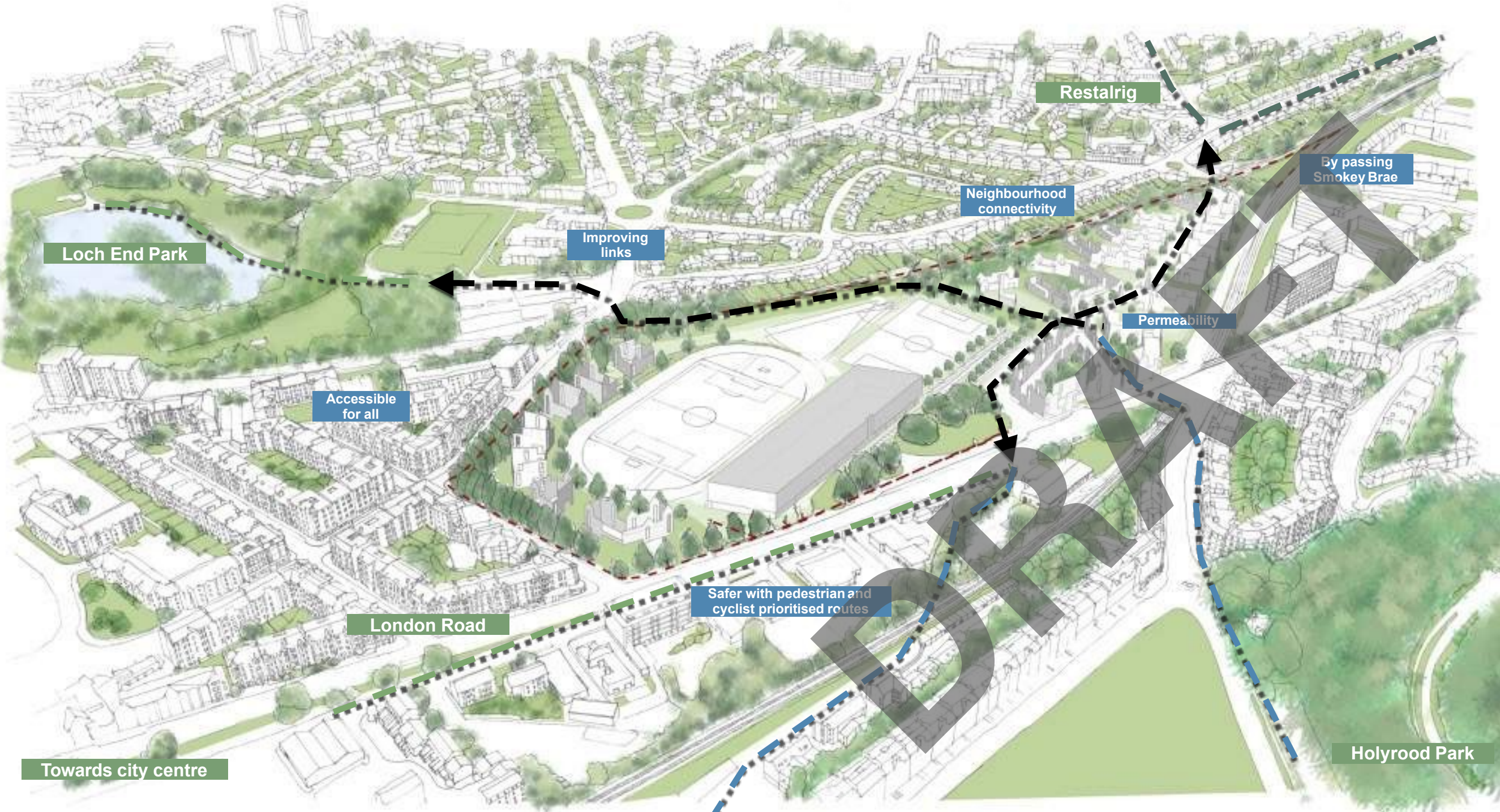
‘Work with us’ ‘Benefiting the site and making it a place to enjoy’ ‘more beneficial renewable energy supply systems’ ‘healthy living’



‘A centre to which the local community will be attracted’ ‘cater for walking, running, cycling and those with disabilities by providing multi use paths’ ‘let’s create something of genuine long-term value something we can all be proud of’

Session 3/ Next Steps- Visions and Ideas

Concept sketches of ideas still in development
INDICATIVE / DRAFT



Connection

Lochend Links
Clockmill Lane

Session 3/ Next Steps- Visions and Ideas

Concept sketches of ideas still in development
INDICATIVE / DRAFT

Heart of the development, “Turntable Park”
designed around important heritage of the site

At the key intersection of routes East/
West and North towards Lochend Park

South facing,
bright and airy

Open space for amphitheatre
and outdoor markets

A lively space for
community use



Open aspect, views of the railway bridge
passing under London Road

Trees and greenery
as a key feature

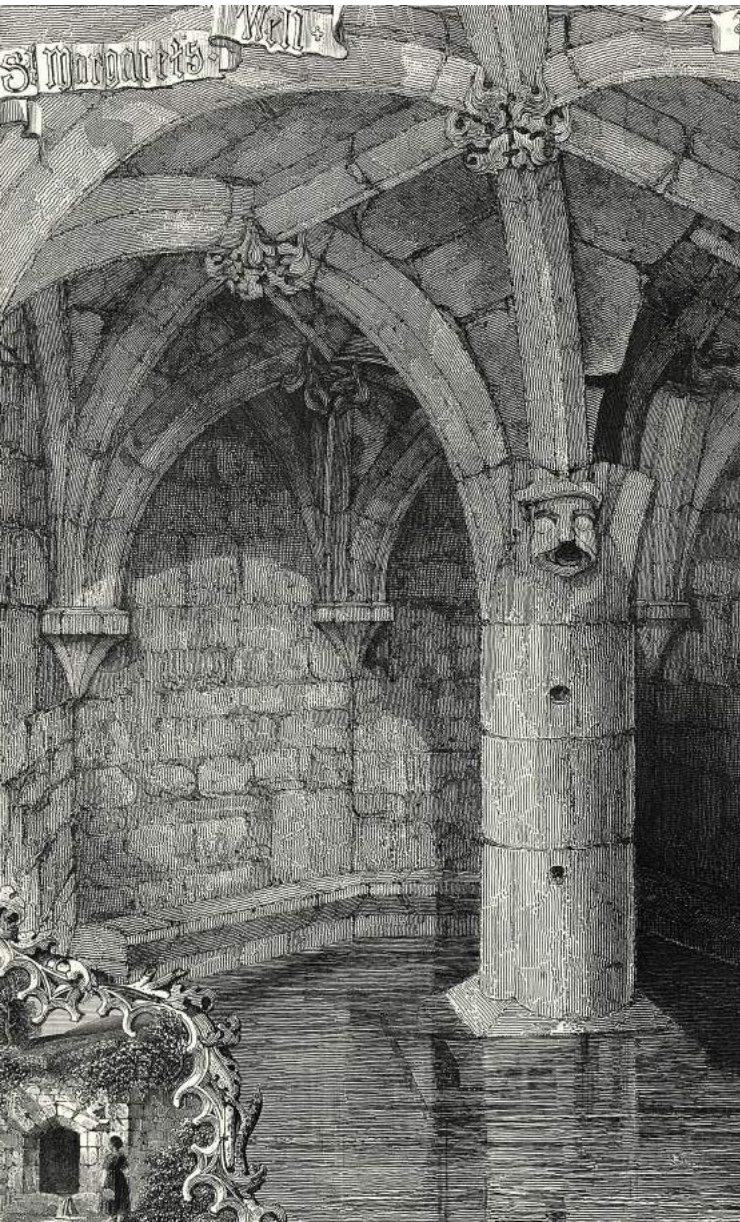
Remembering St Margaret's
Locomotive works

Turntable Park

Session 3/ Next Steps- Visions and Ideas

Concept model of ideas still in development
INDICATIVE / DRAFT

St Margaret's Well



Model of St Margaret's Well Place



Similar area of public realm at the colony housing in Leith Fort



Colony Housing

St Margarets Well Place

Session 3/ Next Steps- Visions and Ideas

Concept model of ideas still in development
INDICATIVE / DRAFT



Greening

Restalrig Rain Gardens
Piershill Edge

Session 3/ Next Steps- Visions and Ideas

Concept model of ideas still in development
INDICATIVE / DRAFT

Distinctive Wheatley Elms on Wishaw Terrace retained as a key feature

Spaces in between and beneath the trees developed as an urban parklet



View from London Road along Wishaw Terrace

Ground radar surveys being carried out to identify root positions

Any new structures carefully positioned to avoid roots

Permeable surfaces, improving conditions for roots

Opportunity to improve other surfaces also

Safer streets for pedestrians, young and old

The Wheatley Elms

An urban “parklet”

Session 3/ Next Steps- Visions and Ideas

Concept model of ideas still in development
INDICATIVE / DRAFT

Buildings set back to suit individual Wheatley Elms on Wishaw Terrace

Improving the spaces below and around the Wheatley Elms

Urban Parklet to incorporate street furniture and other informal streetscape elements

Building forms designed to ensure maximum sun light to all spaces

Building materials carefully chosen to compliment neighbourhood aesthetic



Concept model illustrating ideas still in development

The Wheatley Elms

An urban “parklet”

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MEADOWBANK MASTERPLAN

Masterplan Consultation Progress Update