

# 01 MEADOWBANK\_Place Brief

## Place Brief - Tell us about Meadowbank

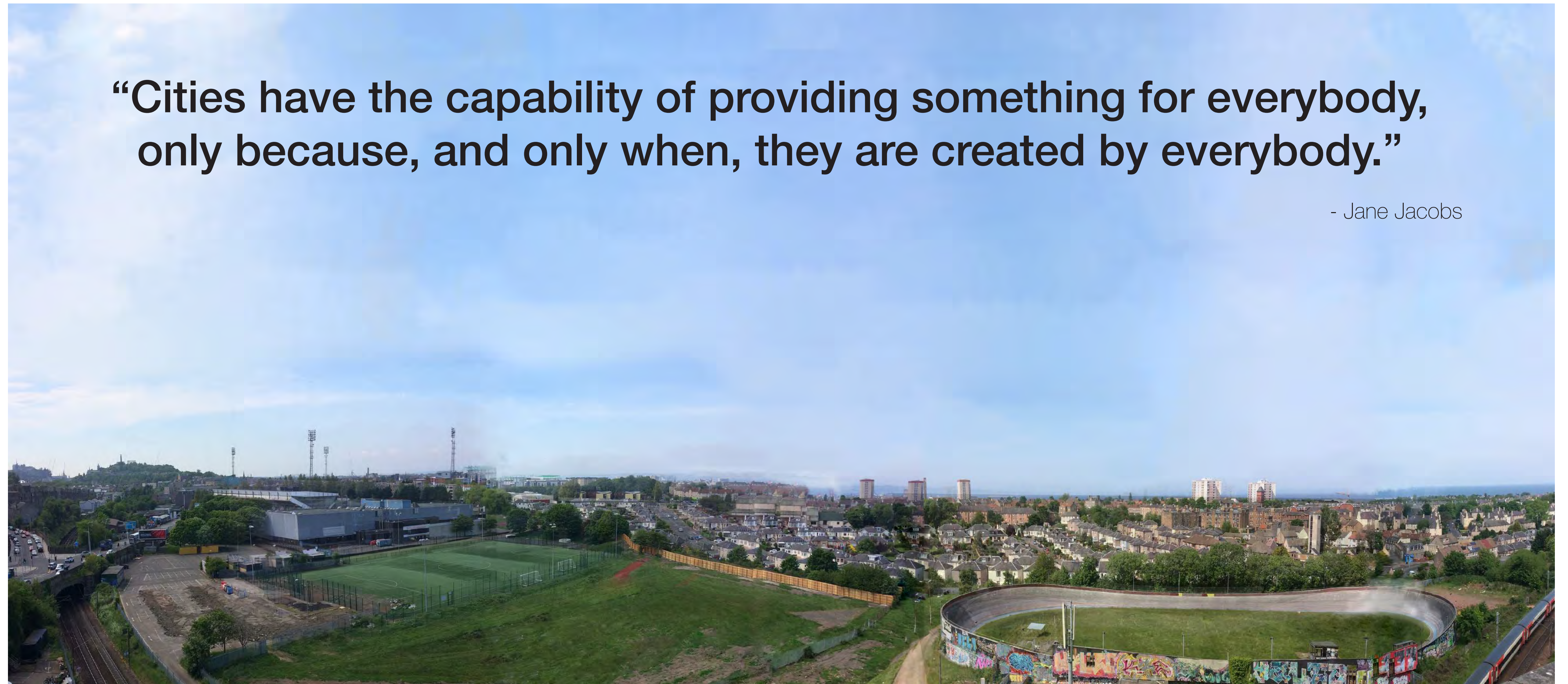
The 'Tell us about Meadowbank' consultation marks the beginning of a journey that can be shaped with and led by the local community in conjunction with The City of Edinburgh Council, Collective Architecture and Ian White Associates Landscape Architects.

Throughout the consultation process we will use the place standard tool to engage and develop the public opinion to create a unique opportunity that could enhance the connectivity between the sites existing green spaces and surrounding streets, using the site as catalyst for wider regeneration to create a mixed use, active, safe and attractive destination that inspires people and improves lives.

Following the approval of Planning Permission in Principle for mixed use development on the site there is the potential to re-establish a positive relationship between Meadowbank, Restalrig, the adjacent parks, and surrounding streets.

“Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.”

- Jane Jacobs



Due to the site's rich heritage, distinct character and central location, Meadowbank is one of the most exciting development opportunities in the city at the present time.

Throughout the consultation process we will use the place standard tool to engage and understand the public opinion, this creates a unique opportunity to develop the connectivity between the green spaces and surrounding streets within the site. This site can then become the catalyst for wider regeneration, creating a mixed use, active, safe and attractive destination that inspires people and improves lives.



# 02 MEADOWBANK\_Context within Edinburgh

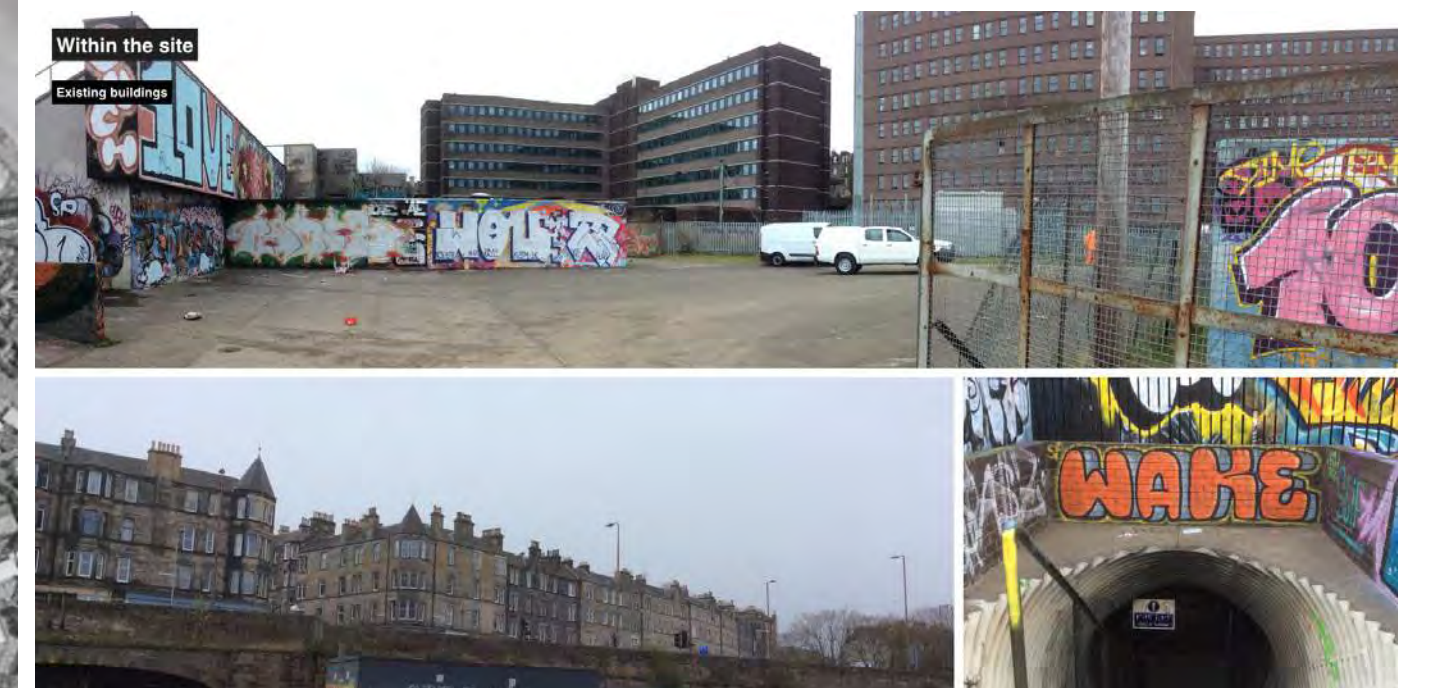
## Location

The site is located close to Edinburgh's city centre and is currently home to Meadowbank stadium. The site is defined on its southern edge by London Road. The southeast of the site is defined by an existing railway line with two 7 and 10 storey office buildings beyond. To the west, the site is bounded by Wishaw Terrace, with 4 to 5 storey tenement housing on the west side of the road and a line of mature Elm trees on the east. Throughout the consultation process we will use the place standard tool to engage and understand the public opinion, this creates a unique opportunity to develop the connectivity between the green spaces and surrounding streets within the site. This site can then become the catalyst for wider regeneration, creating a mixed use, active, safe and attractive destination that inspires people and improves lives. side. To the northwest, the site is bounded by Marionville Road with 4 storey tenements on the north side and mature trees on the south side. The northern edge of the site is defined by 1 and 2 storey semi- detached houses with rear gardens adjoining the railway line forming the site boundary.

The wealth of connections are a key feature of the site:

- Adjacent to dense urban core of shops, offices and places of work.
- Alongside neighbourhoods of housing, schools and amenities.
- Vibrant green spaces a short walking distance with parks nearby.

Meadowbank Site



SKY LINE LOOKING SOUTH

The site is a short distance from Holyrood Park, where Arthur's Seat dominates the skyline to the south. This is an unusual land form, distinctive to this part of Scotland. In front of Arthur's Seat, the varied roof line of Victorian tenements is visible. Highly ornate and rich in detail, this is another positive feature of the views from the site. Two large office blocks in brick also dominate the skyline



Local travel is facilitated by a regular bus service



Aerial photos

Meadowbank is surrounded on all sides by a wide variety of different building styles. This character study sets out to identify key features:

- Piershill Square- Tall 4 storey facades, perched on substantial two storey sandstone walls, elevated position .
- Tenements on London Road, 3 storey with attic level, dormer windows, chimney stacks and a highly varied roof line.
- St Margaret's House- Substantial 8 storey brick facade, regular window patterns.
- Restalrig Village, historic cottages, much smaller in scale, pleasant, distinctive neighbourhoods.
- Marionville Avenue, semi detached houses and bungalows, all with feature bay windows and generous gardens.

## Character study



IAN  
WHITE  
ASSOCIATES  
LANDSCAPE  
ARCHITECTS

COLLECTIVE  
ARCHITECTURE

EDINBURGH  
THE CITY OF EDINBURGH COUNCIL



## 03 MEADOWBANK\_Heritage and Culture

## History

The earliest mapping covering the site shows it to be predominantly farmland up until the start of the 19th century where it becomes known as 'Restalrig Meadow', much of which belongs to the Earl of Morton. Kirkwood's map of 1817 is the first to show the presence of St. Margaret's Well with a north-east/south-west road providing access. St Margaret's Well (HES No. NT27SE 5976) was a 15th century spring with a surrounding vault which was demolished and removed in 1860 with the remains rebuilt in Holyrood park. In 1969, as part of the works on site ahead of the Commonwealth Games, the site of the well was uncovered and backfilled. Kirkwood's map also shows the site to be crossed by a burn orientated north- east/south-west.

# 1870



**St Margaret's Well Restalrig Antique Print 1847**



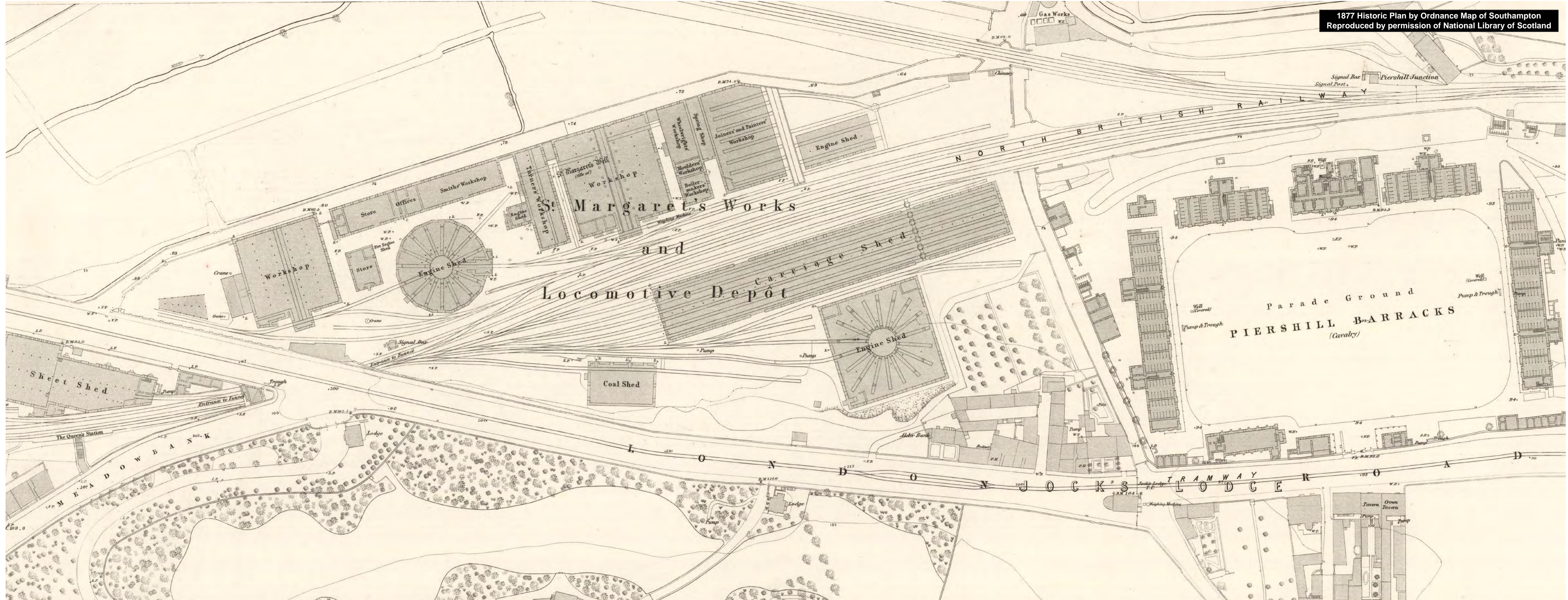
## Uncovering the well before the Commonwealth Games



1817 Historic Plan by Kirkwood and Sons  
Reproduced by permission of National Library of Scotland



# 04 MEADOWBANK\_Heritage and Culture



1877 Historic Plan by Ordnance Map of Southampton  
Reproduced by permission of National Library of Scotland



Piershill train station



View of depot taken from London Road over bridge. Site of original round house and turntable is visible



View of the signal tower with locomotives entering and leaving the yard



Allotments to the south of Meadowbank in 1978



Photo of Clockmill Road and the locomotive sheds, now demolished



Locomotive on the section of railway now known as the East Coast main line



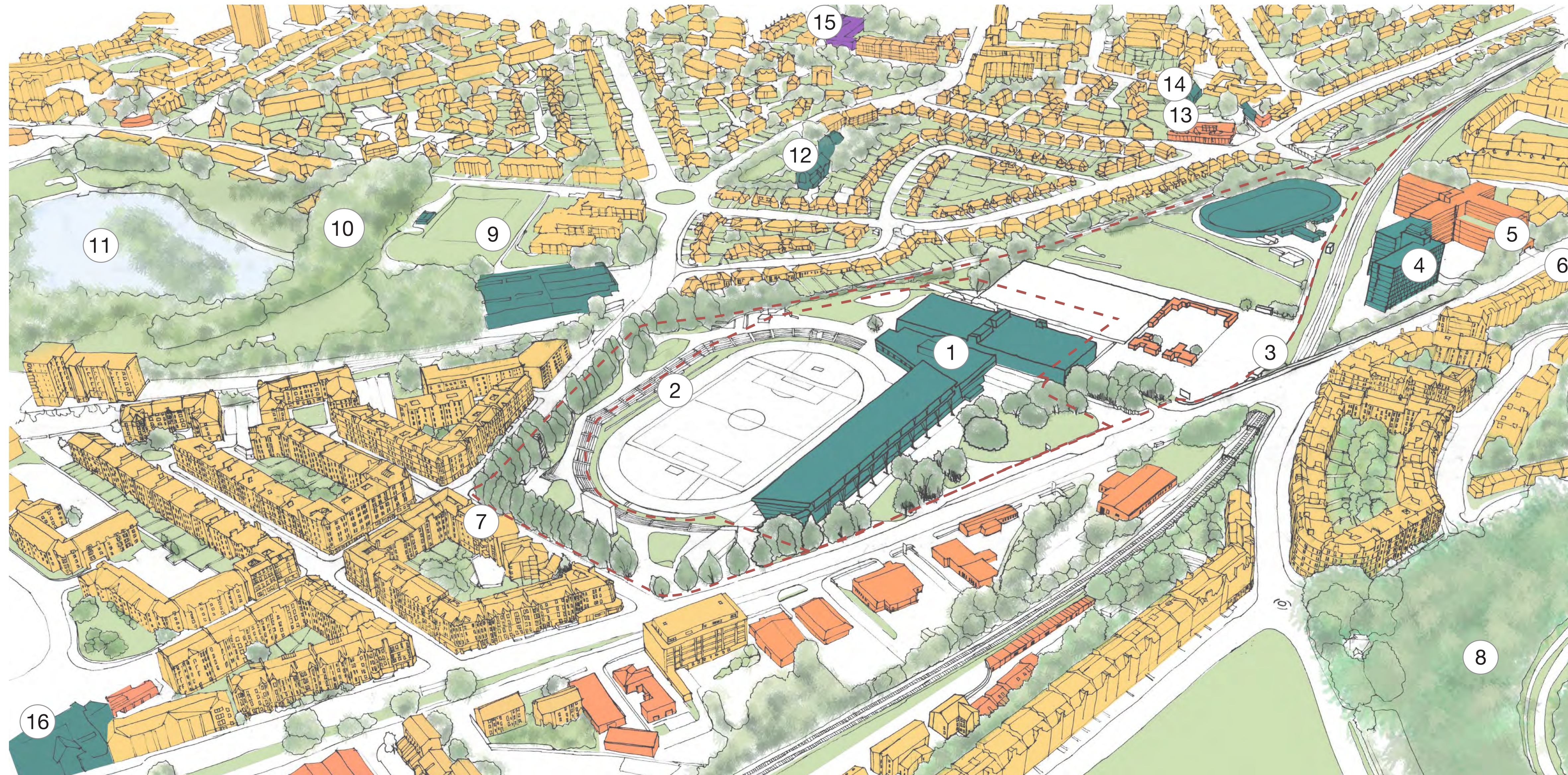
View along Clockmill Road towards London Road

## History

By the middle of the 19th century, the North British Railway had been constructed and a large railway depot called the 'St Margaret's Station North British Railway Works and Locomotive Department' was constructed to the east side of the development area. It is noted that during the construction of the depot the remains of St. Margaret's Well were removed and backfilled. The depot included a turntable for locomotive engines and comprised a large number of buildings. The works continued into the early 20th century, as can be seen on the subsequent 1908 and 1914 Ordnance Survey maps. However, by the 1931 Ordnance Survey map, a collection of neatly arranged pre-fabricated houses were built on the site to the immediate west of the Railway Works. In the years following WW2 the 'turning platform' was remodelled and the roofed engine shed removed. A large football ground has also been laid out to the north.



# 05 MEADOWBANK\_Contextual Analysis

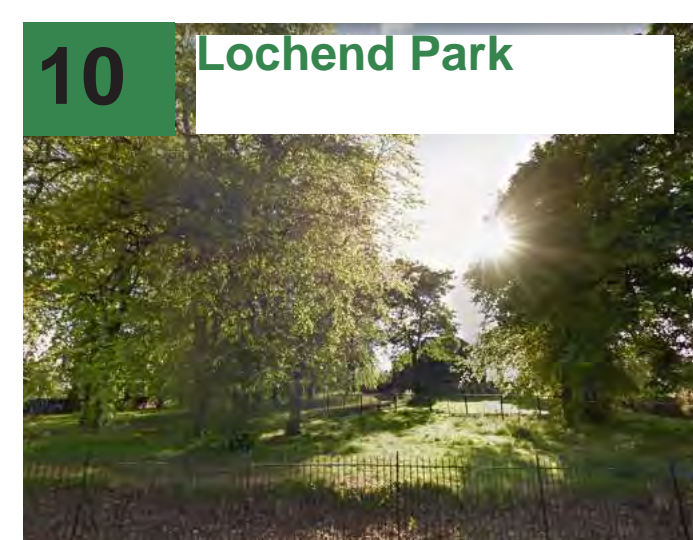
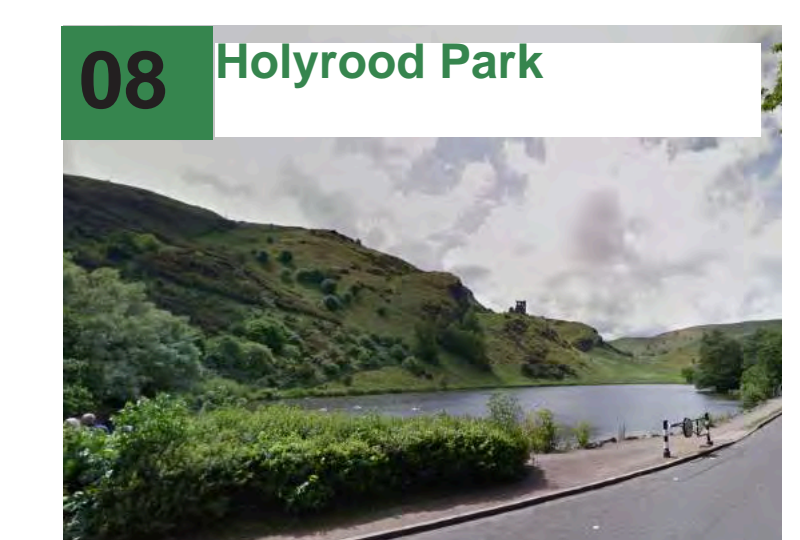


## Local Context and Key Buildings

1. Meadowbank Sports Centre
2. Meadowbank Racetrack
3. Gas Governor
4. St Margaret's House
5. Meadowbank House
6. 4- storey residential
7. 4/5-storey tenements
8. Holyrood Park
9. Lochend Youth Football Club
10. Lochend Park
11. Lochend Loch
12. St. Ninian & Triduana Church
13. Marionville Fire Station
14. Saint Margaret's Parish Church
15. St. Ninians's RC Primary School
16. Meadowbank Church

Please let us know what other key facilities or buildings that we should highlight

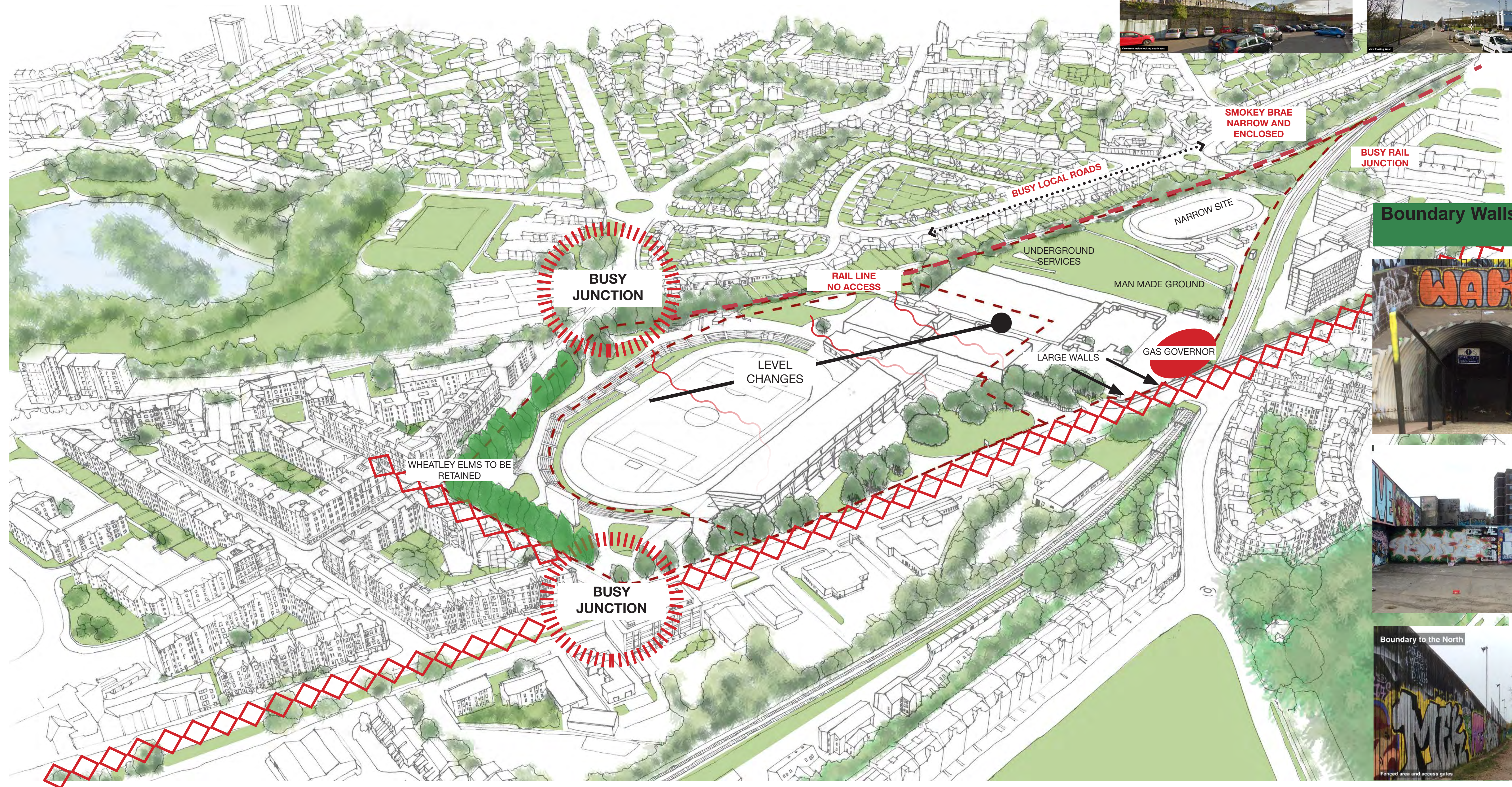
- Cultural/Leisure
- Residential
- Business/ Industry
- Educational





# 06 MEADOWBANK\_Site Constraints

High Volume of Traffic



Boundary Walls



When developing any ideas for sites and communities it is important to consider and discuss any physical or cultural constraints from the outset. We have made a start so please do share any ideas on this with us by placing a flag on the model.

IAN  
WHITE  
ASSOCIATES  
LANDSCAPE  
ARCHITECTS

COLLECTIVE  
ARCHITECTURE

EDINBURGH  
THE CITY OF EDINBURGH COUNCIL



# 07 MEADOWBANK\_Site Opportunities

## Community Gardens

Opportunity for vibrant spaces and places to gather, learn and grow.

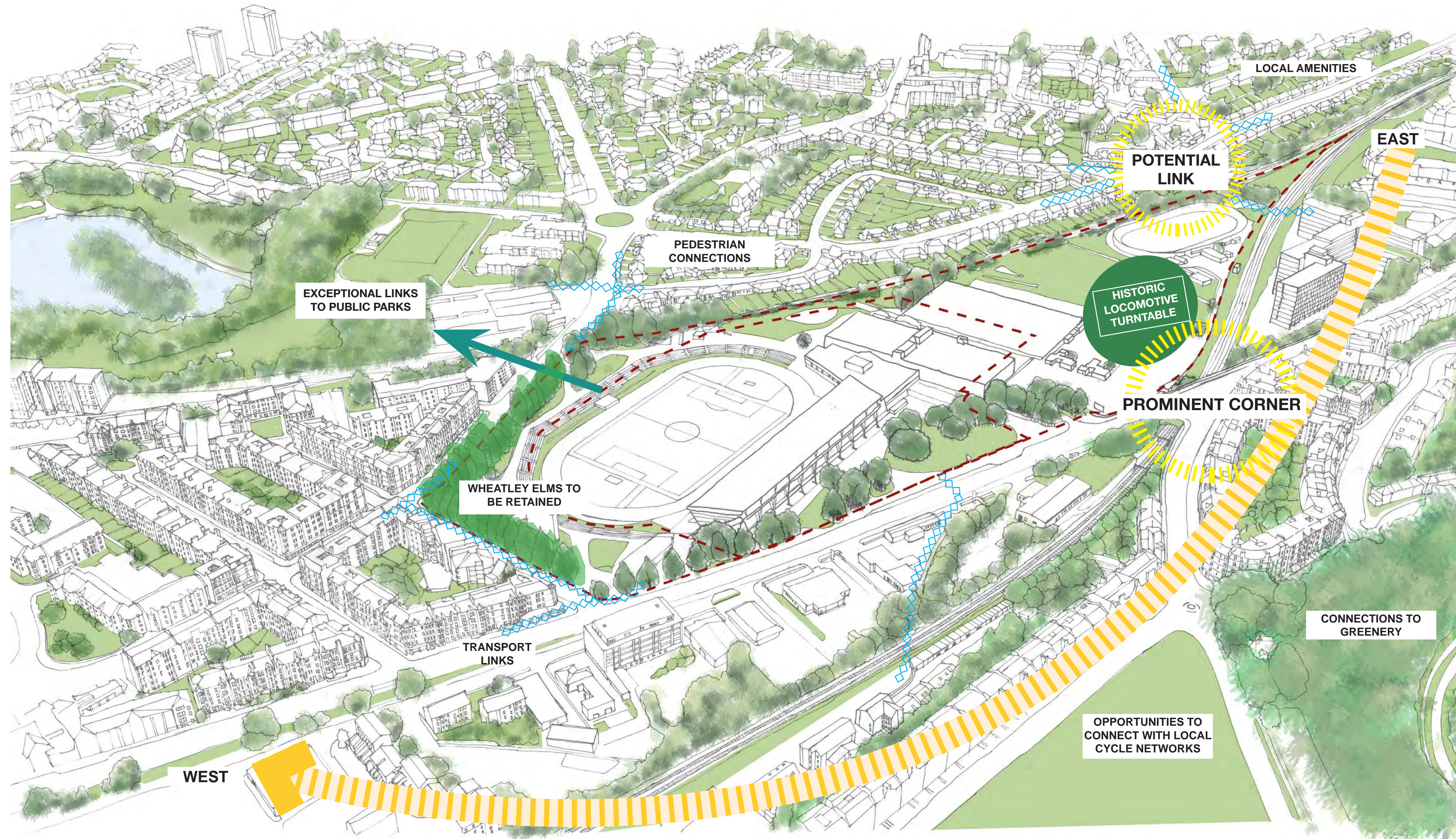


## Exceptional Natural Landscape

Local Nature Conservation Site | Respecting the 'sites' neighbouring Parks and encouraging access through the site and along Holyrood Park.

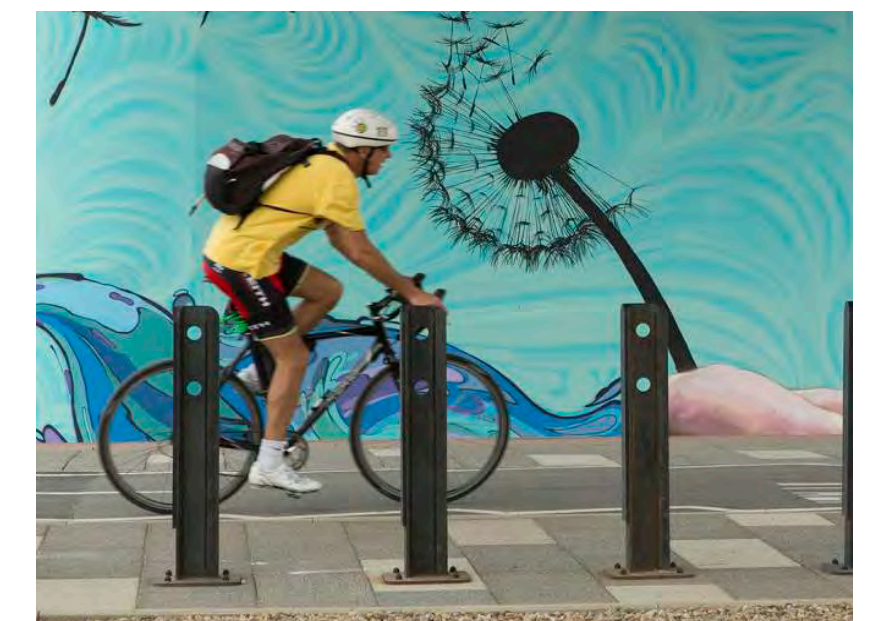


Opportunities to strengthen and compliment existing public realm with street edges and pedestrian access.

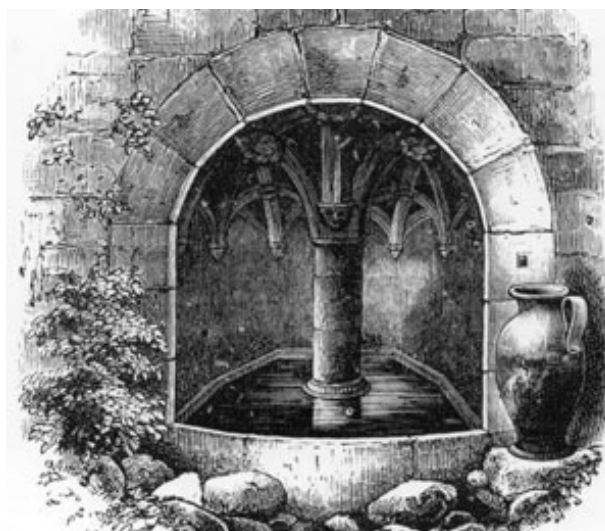


## Cycle links to wider city connections

Create a civic 'destination' and route along a vibrant/active cycle path



## Celebrating History and Culture



IAN  
WHITE  
ASSOCIATES  
LANDSCAPE  
ARCHITECTS

COLLECTIVE  
ARCHITECTURE

EDINBURGH  
THE CITY OF EDINBURGH COUNCIL



# 08 MEADOWBANK\_Place Standard

## Place Standard Tool

Throughout the consultation process we will use the Place Standard tool to engage and develop the public opinion.

The Place Standard tool provides a simple framework to structure conversations about place. It allows you to think about the physical elements of a place (for example its buildings, spaces, and transport links) as well as the social aspects (for example whether people feel they have a say in decision making).

### Why place is important?

Where we spend our time has an important effect on our lives and our wellbeing. Improving the quality of places and the opportunities we have access to can help to tackle inequalities.

Understanding the existing and potential strengths of a place can help us make good decisions and allow us to target resources to where they are needed most. This approach can deliver better results over the long term.

The Place Standard tool can also support the design and delivery of successful places, creating good-quality development where people want to live.

### Who the tool is for?

The tool is designed for everyone to use—communities, the public sector, the third sector (voluntary and non-profit organisations), and the private sector. People will want to use the tool in different circumstances and for different purposes, but it allows people to work together productively and consistently across sectors and boundaries.

HELP PLAN AND SHAPE THE FUTURE OF

## MEADOWBANK

What is your experience of living in the Meadowbank Area?

Name: \_\_\_\_\_  
Postcode: \_\_\_\_\_  
Age: ☐ 0-19 ☐ 20-40 ☐ 41-60 ☐ 60+

### A Moving Around:

Can I easily walk and cycle around using good quality routes?

A: \_\_\_\_\_

### B Public Transport:

Does public transport meet my needs?

A: \_\_\_\_\_

### C Traffic & Parking:

Do traffic and parking arrangements allow people to move around safely and meet the community's needs?

A: \_\_\_\_\_

### D Streets & spaces:

Do buildings, streets and public spaces create an attractive place that is easy to get around?

A: \_\_\_\_\_

### E Natural spaces:

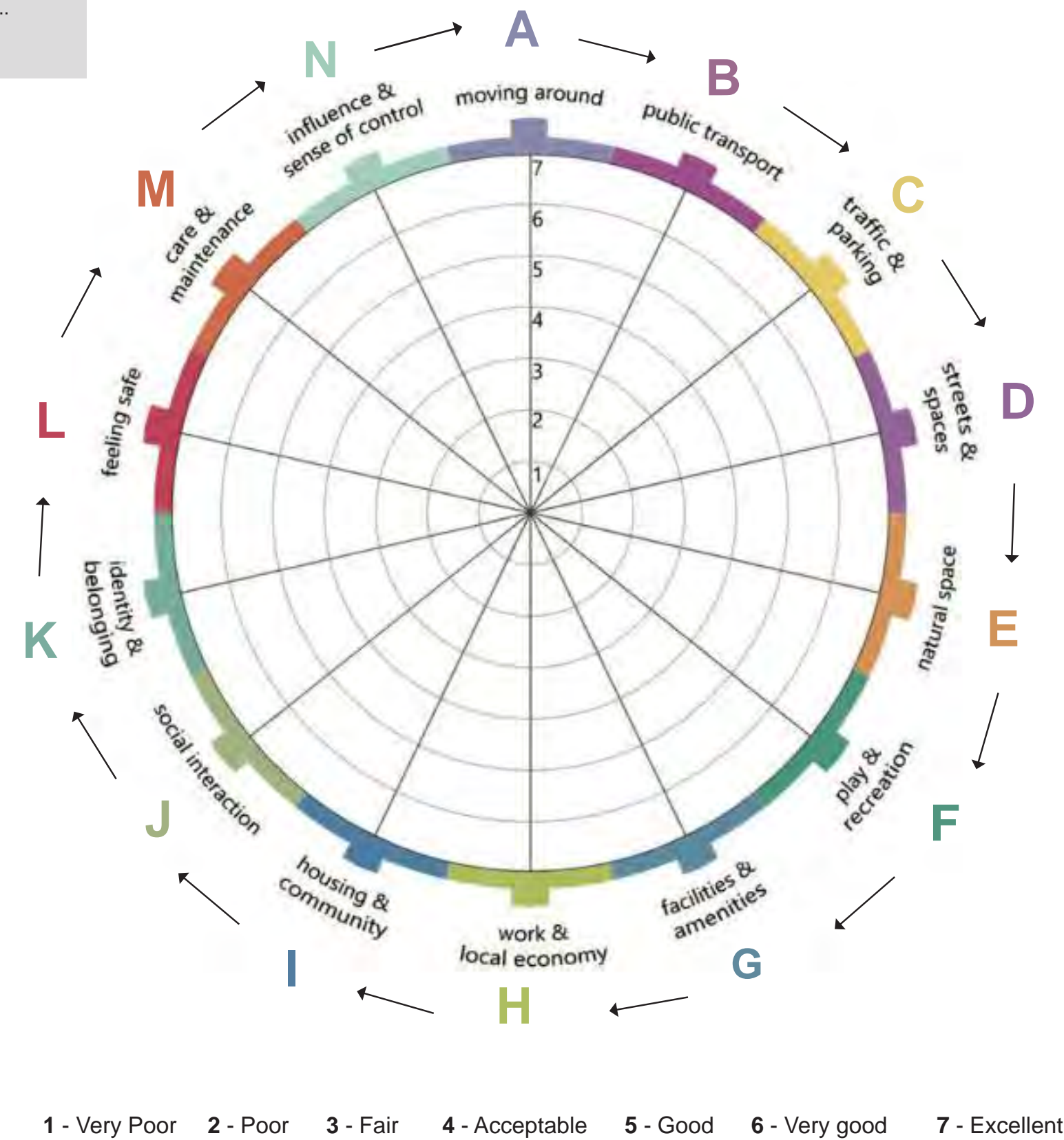
Can I regularly experience good quality natural space?

A: \_\_\_\_\_

### F Play & Recreation:

Do I have access to a range of space and opportunities for play and recreation?

A: \_\_\_\_\_



Collective Architecture comply with General Data Protection Regulation (GDPR) and the Data Protection Act 2018. If you have any questions or concerns about your personal data, please do not hesitate to contact us.

### G

#### Facilities & Amenities:

Do facilities and amenities meet my needs? (shops, schools, places to eat etc)

A: \_\_\_\_\_

### H

#### Work & Local Economy:

Is there an active local economy and the opportunity to access good quality work?

A: \_\_\_\_\_

### I

#### Housing & Community:

Does housing support the needs of the community and contribute to a positive environment?

A: \_\_\_\_\_

### J

#### Social Interaction:

Is there a range of spaces and opportunities to meet people?

A: \_\_\_\_\_

### K

#### Identity & Belonging:

Does this place have a positive identity and do I feel I belong?

A: \_\_\_\_\_

### L

#### Feeling safe:

Do I feel safe?

A: \_\_\_\_\_

### M

#### Care & Maintenance:

Are buildings and spaces well cared for?

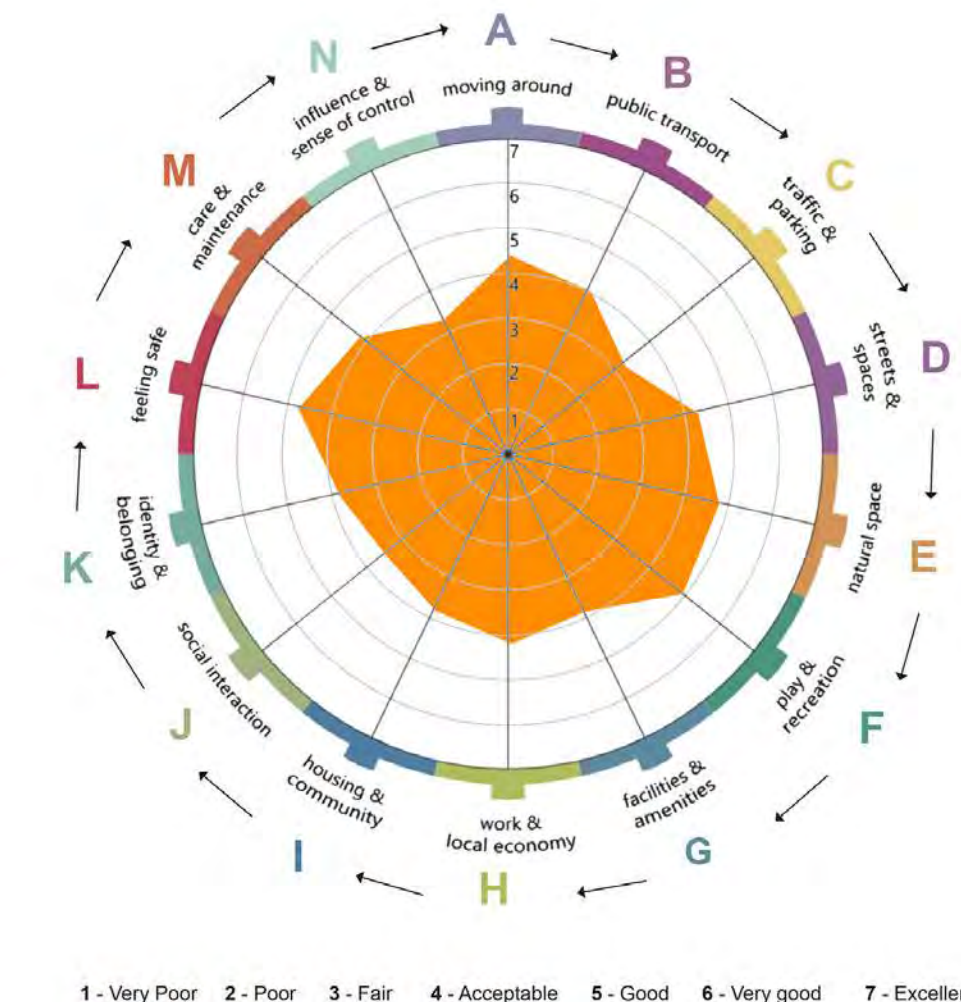
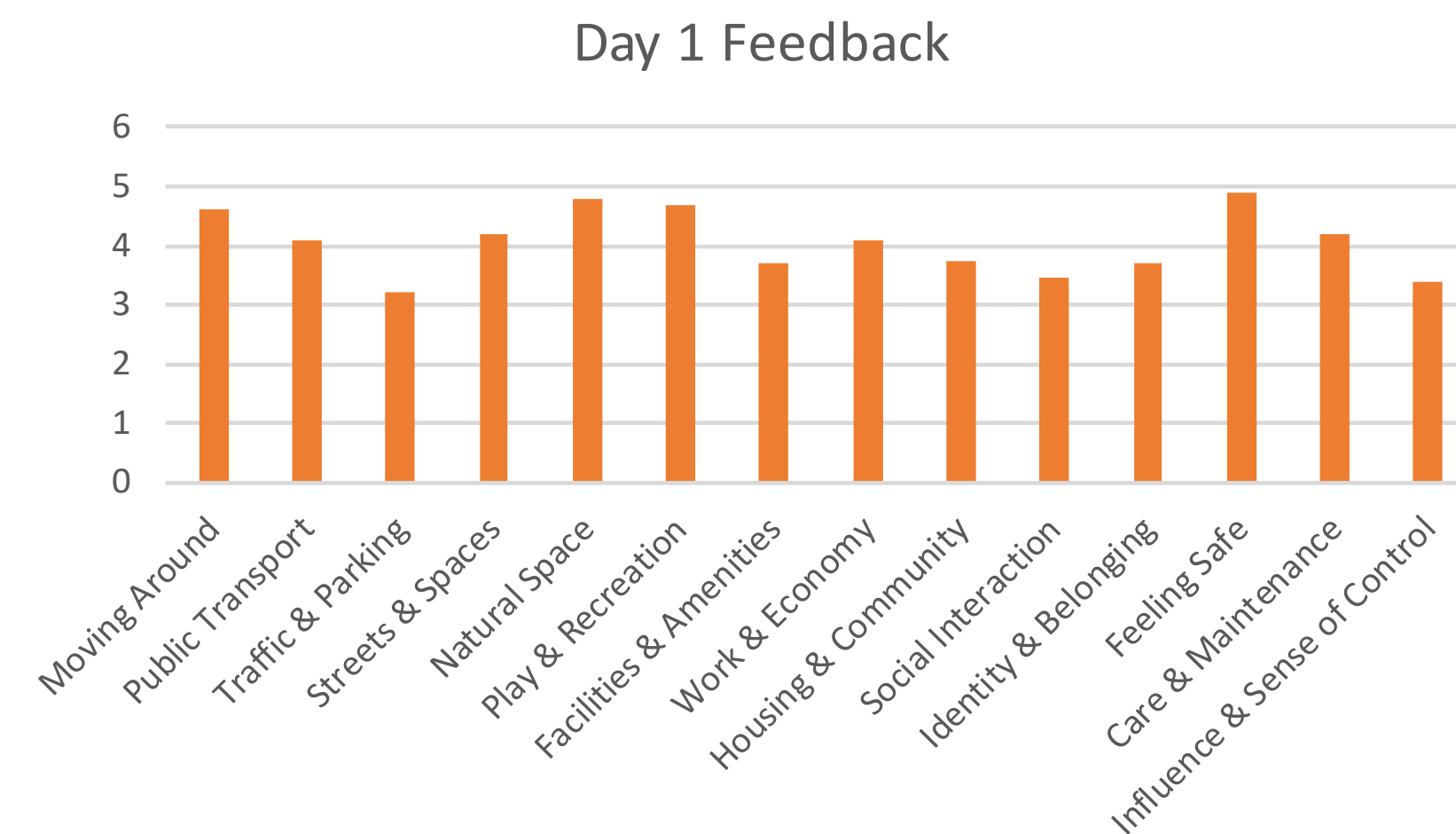
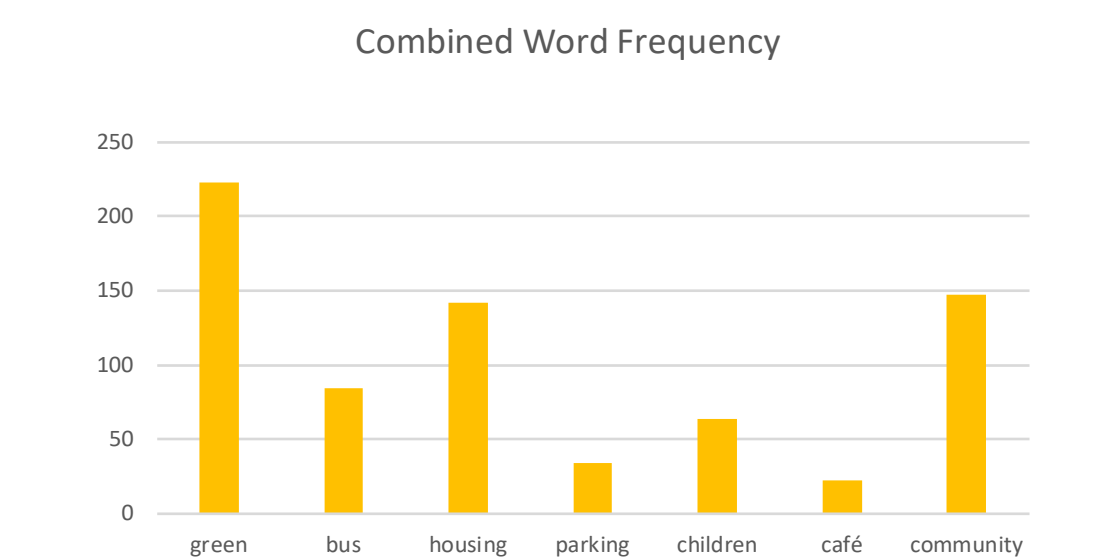
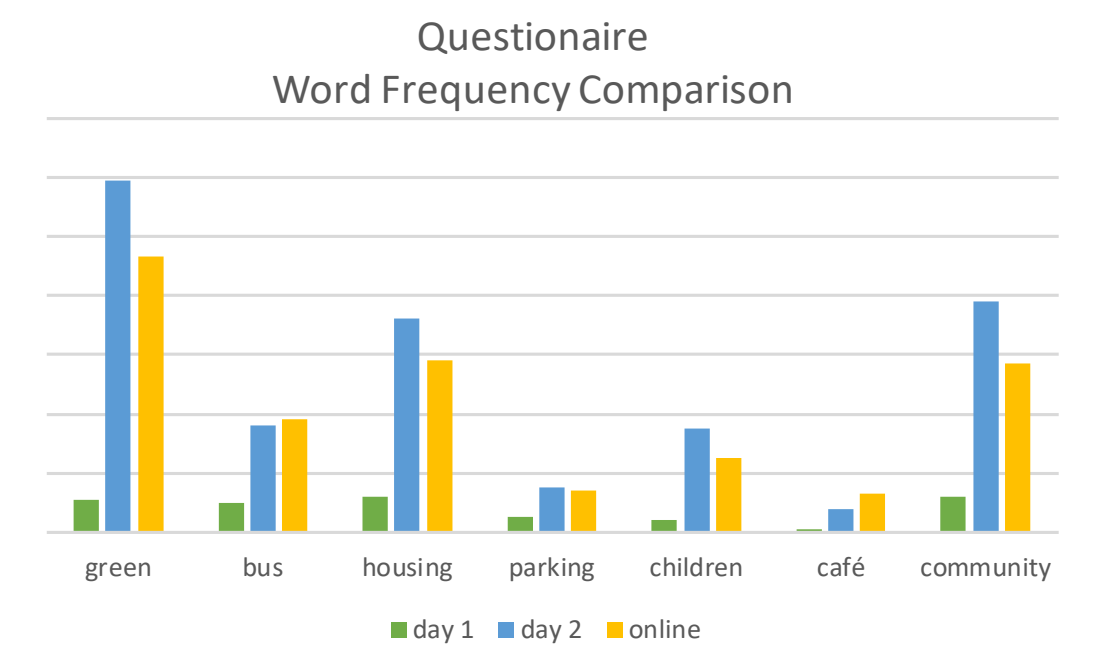
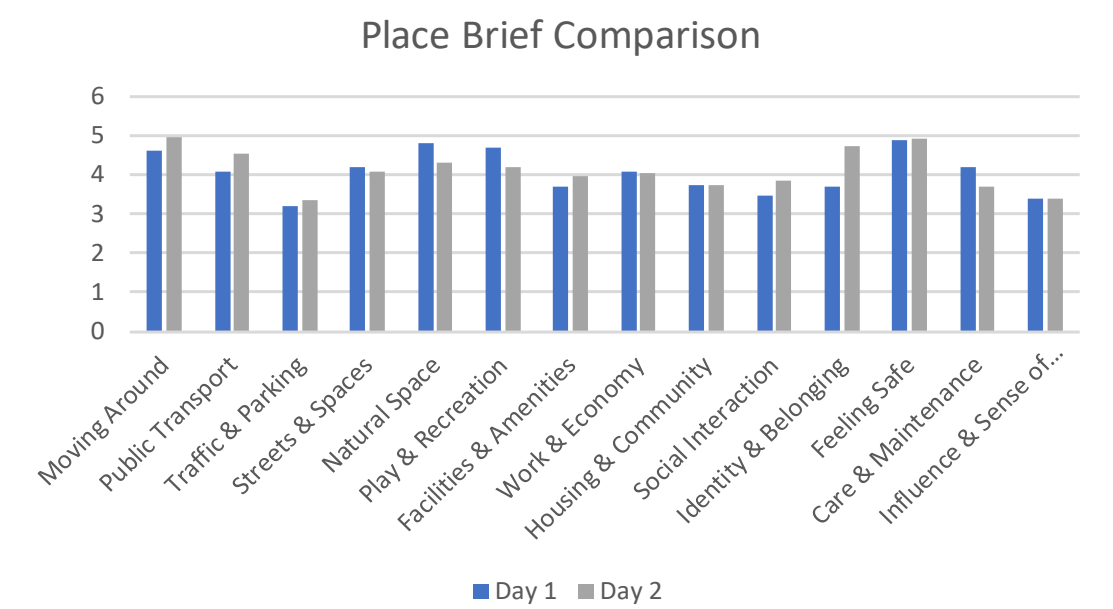
A: \_\_\_\_\_

### N

#### Influence & Sense of Control:

Do I feel able to participate in decisions and help change things for better?

A: \_\_\_\_\_





# 09 MEADOWBANK\_Existing Site

