

MEADOWBANK MASTERPLAN NEWSLETTER

JANUARY 2019

The City of Edinburgh Council has appointed Collective Architecture to develop a masterplan for the land surrounding the new Meadowbank Sports Centre. This newsletter provides an update on the process, explaining the activities that have taken place to date and outlining the next steps.

In line with the requirements of the Planning Permission in Principle, we have created a platform for the involvement of the local community consisting of three key stages as follows:

1. Tell us about Meadowbank.

Public consultations to invite people to share their knowledge, opinions and aspirations for the site.

2. Design workshops. A focussed activity working with local resident representatives, council officers and designers to consider what might be possible.

3. Visions and Ideas. Public events to present initial ideas when there will be opportunities to discuss the proposals.

The first two activities are complete and the third is taking place in late January and early February. The response to date has been enthusiastic and invaluable in helping to shape proposals for the site.

1. Tell us about Meadowbank

This consisted of three events plus an online survey and information site:

20th Aug. Willowbrae Church

22nd Aug. Craigentiny Community Centre

20th Sept. Abbeyhill Primary School

Attendees were shown a range of display materials and invited to complete surveys. A scale model of the area was provided to allow people to



identify areas of interest or concern with flags. The response across the three events was excellent and we gathered a total of:

98 Place Standard Forms
146 Questionnaires
280 Flags added to site model

In addition, the online portal received 450 responses.

As information and key issues are emerging, the team is taking steps toward addressing these:

a) Site development- Achieving an appropriate scale. Not overdeveloped. Specifically not too high.

b) Traffic- Awareness of current traffic issues and parking.

c) Connections- Positive ideas in improving connections for walking and cycling.

d) Trees- Overwhelming appreciation of trees. Every effort should be taken to protect the trees.

e) Open space- Recognising the importance of open spaces which can improve health and well being and create opportunities for play.

Masterplan 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 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.

MEADOWBANK MASTERPLAN

1. Tell us about Meadowbank cont..

f) Proximity to town centre- Many people highlighting this as a positive feature. Great transport links.

g) Bringing back Clockmill Road- To improve the connections between neighbourhoods and opening up other areas.

h) Preferred uses for example affordable/accessible housing, community garden and less desire for student housing and hotels.



The team are also in receipt of the report from the Save Meadowbank Campaign and is in the process of reviewing the recommendations and findings.

2. Design workshops

The next phase of consultations involved a series of design workshops attended by residents, representatives of the local community, council officers, public sector representatives, and the design team. The themes were:

- **Housing and Community**
- **Economy and Local Amenity**
- **Open space, trees and green space**
- **Active Travel Cycling and Streets,**
- **Heritage and Identity**

We worked in smaller groups of 4 or 5 people using a model of the site to produce sketches and develop ideas.



Indicative concept sketch of Wheatley Elms on Wishaw Terrace

A number of key moves were identified:

- Using the historic railway turntable as a focal point and hub of activity for the development.
- Re-forming Clockmill Road/Lane as the spine for the development.
- Designing the open spaces as a priority.
- Careful consideration of scale of buildings against surrounding area.
- Opportunities to include complementary mixed uses including GP and community space.

The workshops also included:

- Visits to neighbouring gardens along the north edge of the site, kindly facilitated by residents.
- A visit to the Leith Fort Housing development, which features colony style homes built within a site which retains several historical features. This project was delivered in partnership between the City of Edinburgh Council and Port of Leith Housing Association with Collective Architecture.



- A heritage tour of Restalrig, kindly led by local historian Norma Armstrong and fellow volunteers with many insights into the history of the neighbourhood and a visit to the beautiful St Triduana's Well.

3. Vision and Ideas

The next phase of public consultation is planned for early 2019 and will consider Vision and Ideas. This will include the outcome of the previous two stages and introduce the first steps in developing ideas. We will contact you directly if you have signed up for updates.

The dates are:

**Wednesday 30 January 5 to 7.30PM
Meadowbank Church**

**Friday 1 February 12.30 to 3pm
Willowbrae Church**

**Saturday 9 February 12.30 to 3pm
Craigentinny Community Hall**

Sports Centre

Graham Construction have commenced demolition of the existing structure and will commence construction of the new sports centre in Summer 2019.