

PLANNING OVERVIEW

The redevelopment of Meadowbank Sport Centre and the surrounding land has been in the planning system since 2016. A community led effort from public stakeholders, City of Edinburgh Council, local residents, Elected Members and various design teams has resulted in a newly completed, state-of-the-art sports facility and an approved masterplan on the verge of delivering over 650 new homes.

The housing-led masterplan was approved by City of Edinburgh Council in October 2020 and established the guiding principles for the brownfield site. The work undertaken at the masterplanning stage is the springboard needed to develop the detailed design of the buildings and external spaces.

The current team led by Graham Investment Projects in partnership with City of Edinburgh Council have refreshed the consented masterplan with detailed design informed by additional surveys and analysis of the site and surrounding area.

In planning terms, the detailed designs that were excluded from the masterplan are called "reserved matters" and must be approved by City of Edinburgh Council prior to commencing construction.

The purpose of this exhibition is to showcase the detailed design prior to the submission of the reserved matters to City of Edinburgh Council planning authority.

At a time when the Scottish planning system is undergoing some of the most significant changes in the past 15 years, developing a future-proofed scheme that responds to both current and future planning policies has been paramount.

The scheme design focusses on the following principles:

- low car ownership
- net zero-carbon building
- affordable housing delivery
- effective use of brownfield
- safer street and places
- inclusive accessibility
- housing choice
- sustainable drainage
- active travel
- design integration of buildings and spaces
- delivery of community services

NATIONAL PLANNING FRAMEWORK 4

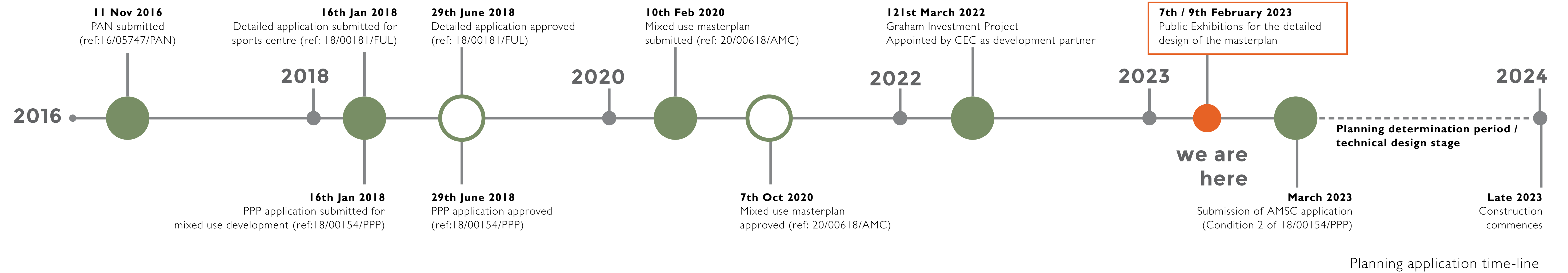
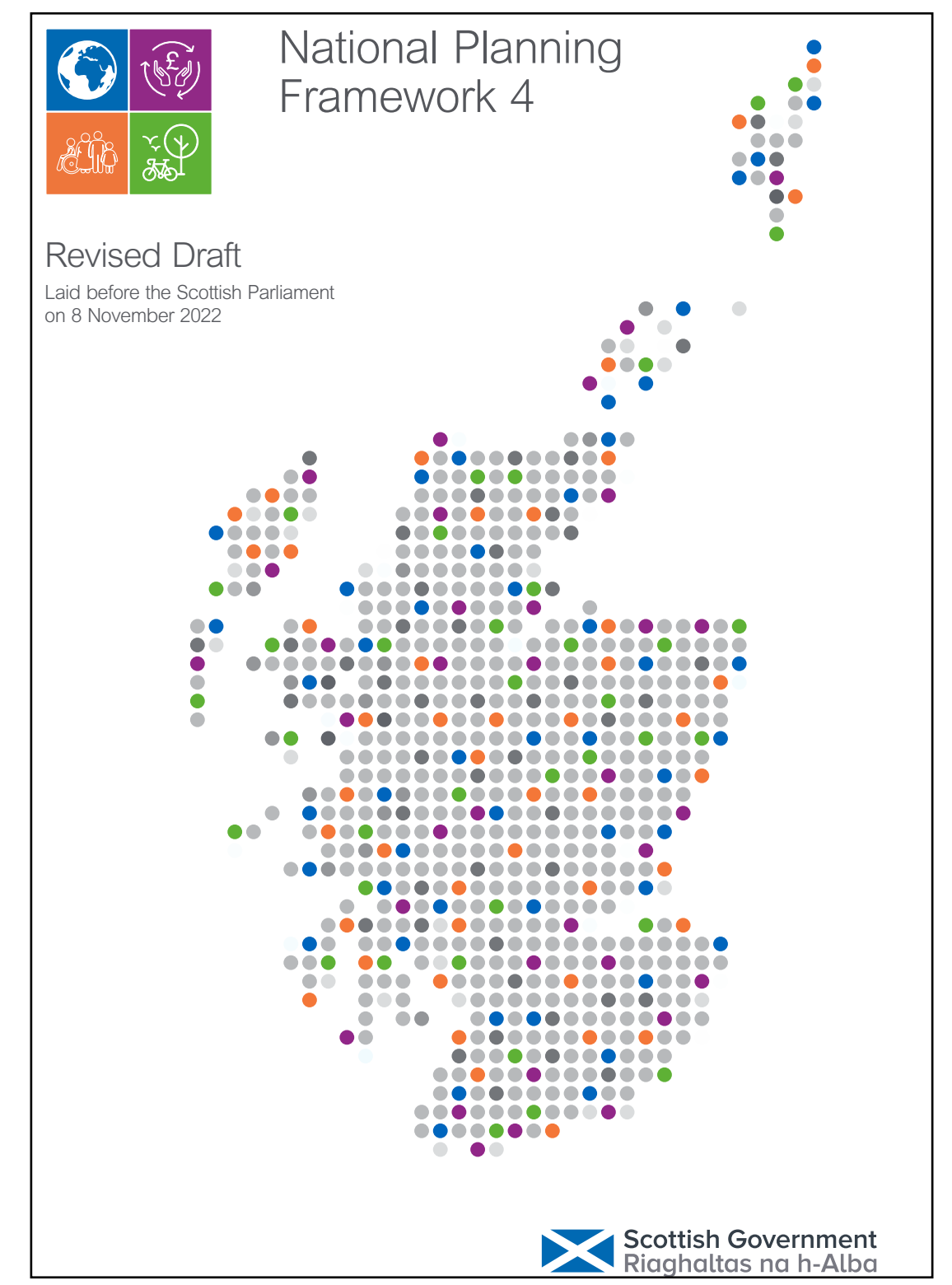
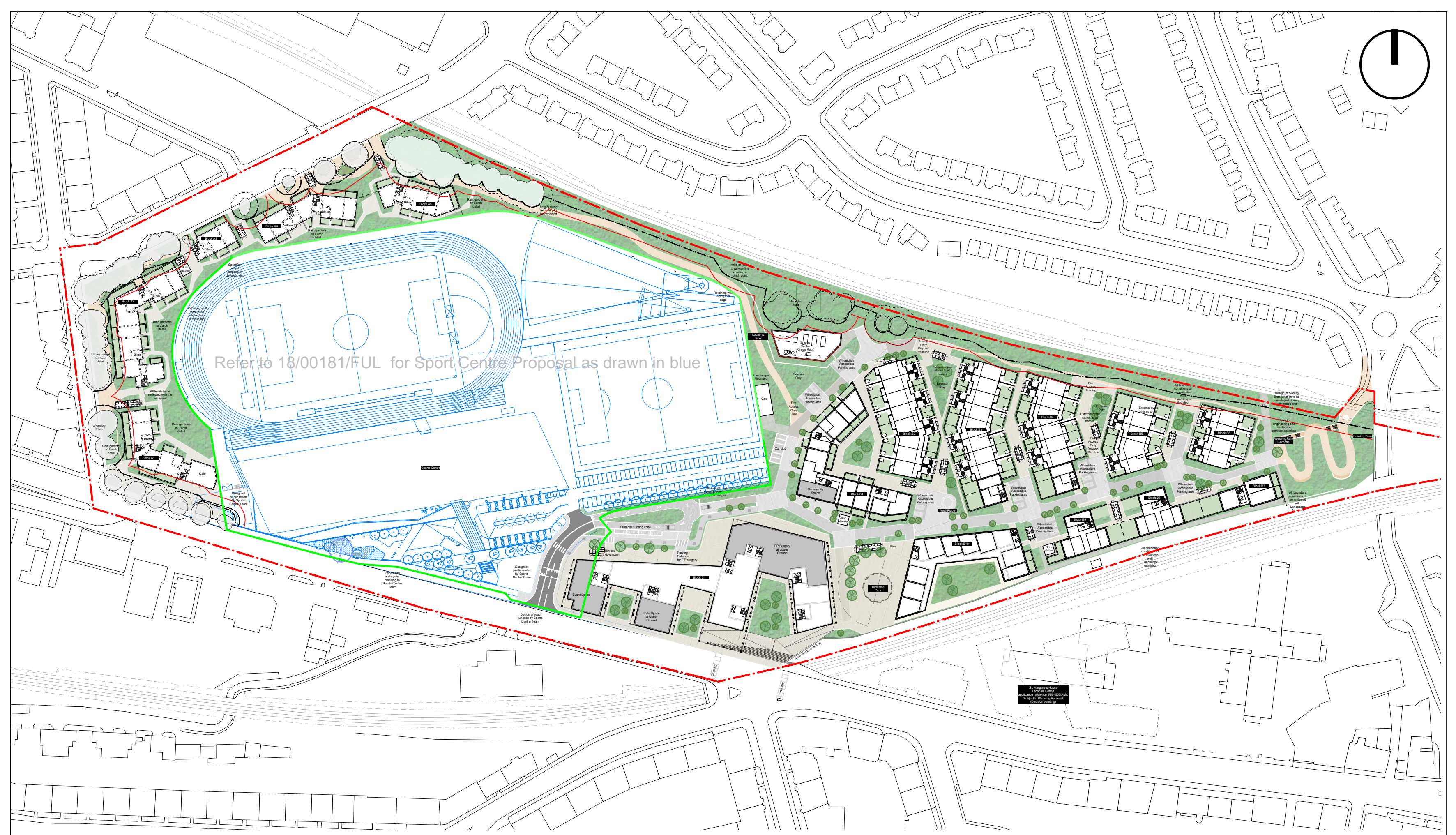
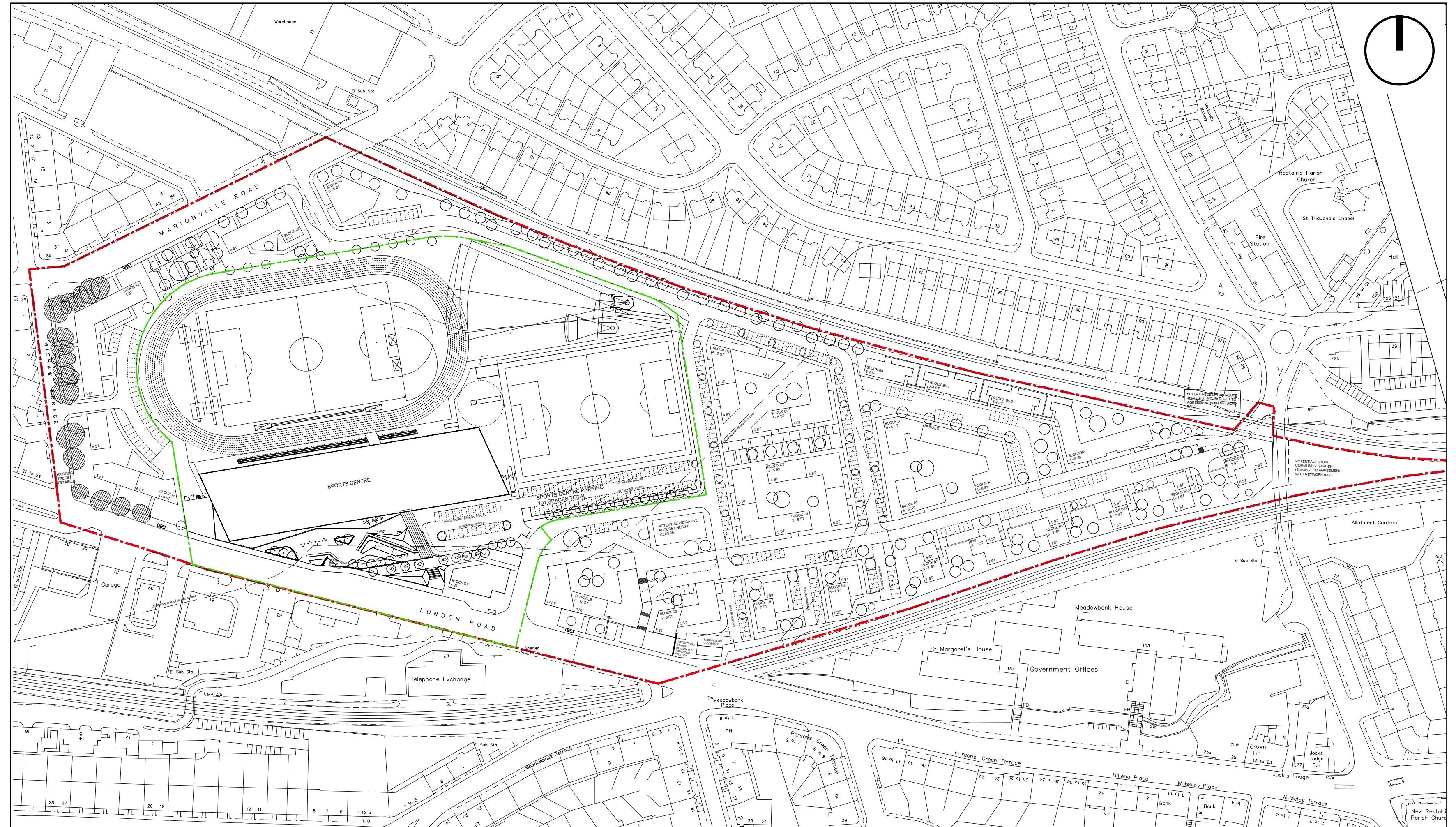
The proposal supports the six qualities of successful places as currently identified in National Planning Framework 4, which is soon to be adopted and form part of the development plan for Edinburgh.

- **Healthy:** Supporting the prioritisation of women's safety and improving physical and mental health
- **Pleasant:** Supporting attractive natural and built spaces
- **Connected:** Supporting well connected networks that make moving around easy and reduce car dependency
- **Distinctive:** Supporting attention to detail of local architectural styles and natural landscapes to be interpreted into designs to reinforce identity
- **Sustainable:** Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience and integrating nature positive biodiversity solutions
- **Adaptable:** Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can meet the changing needs and accommodate different uses over time

In addition to the six qualities of successful places, the inclusion of the NHS GP and active travel routes will assist in the creation of 20-minute neighbourhoods, whereby surrounding residents will benefit from new community services and facilities.

Edinburgh City Council's housing supply target over the next 10 years is to deliver 36,750 homes in order to satisfy housing need and demand. The development of this urban brownfield site will provide much needed housing, not only for the private market but also affordable housing at a rate of 35%.

It is evident that the masterplan accords with planning policies and spatial strategies at both local and national level. The project is now at the stage where the detailed design can be presented to support the approved masterplan and proceed to the final stages and construction.



PLANNING TIME-LINE

This time-line shows the key milestones from the Proposal of Application Notice in 2016 up to the present day and beyond.

11 Nov 2016 - Proposal of Application Notice (ref:16/05747/PAN) submitted for the redevelopment of the existing sports centre site to provide new sports centre facilities and redevelopment of surplus land for mixed uses

17 and 22 Nov 2016 – Public Consultation Events held at Meadowbank Stadium

21 Dec 2016 – Forthcoming Meadowbank applications presented to the Council's Development Management Sub-Committee

29 Mar 2017 – Meadowbank redevelopment and mixed-use proposals presented to the Edinburgh Urban Design Panel

16 Jan 2018 – Planning Permission in Principle application (ref:18/00154/PPP) submitted for the redevelopment of Meadowbank Sports Centre and the surplus land for mixed uses

16 Jan 2018 – Detailed planning application (ref: 18/00181/FUL) submitted for the redevelopment of Meadowbank Sport Centre

29 Jun 2018 – Planning Permission in Principle application (ref:18/00154/PPP) approved by the Development Management Sub-Committee

29 Jun 2018 – Detailed planning application (ref: 18/00181/FUL) approved for the redevelopment of Meadowbank Sport Centre by the Development Management Sub-Committee

20 Aug 2018 – Public consultation event for the Meadowbank mixed use masterplan (Planning Condition 1 of 18/00154/PPP) held in Willowbrae Church

14 Jan 2019 – Construction starts on the new Meadowbank Sports Centre

30 Jan 2019 - Public consultation event for the Meadowbank mixed use masterplan held in Meadowbank Church

1 / 9 Feb 2019 - Public consultation event for the Meadowbank mixed use masterplan held in Willowbrae Church and Craigtintny Community Centre

22/26/27 Jun 2019 – Public consultation events for the Meadowbank mixed use masterplan held in Meadowbank Church and Craigtintny Community Centre

10 Feb 2020 – Meadowbank mixed use masterplan (20/00618/AMC) submitted to City of Edinburgh Council

7 Oct 2020 – Meadowbank mixed use masterplan approved by the Council's Development Management Sub-Committee

21 Mar 2022 – Graham Investment Projects and City of Edinburgh Council start design discussions with Edinburgh Council planners

7 / 9 Feb 2023 – Public exhibition for the detailed design of the masterplan



SITE OVERVIEW

Since the appointment of Graham Investments as development partner in March 2022, the appointed design team have progressed the detailed design of the Meadowbank regeneration project.

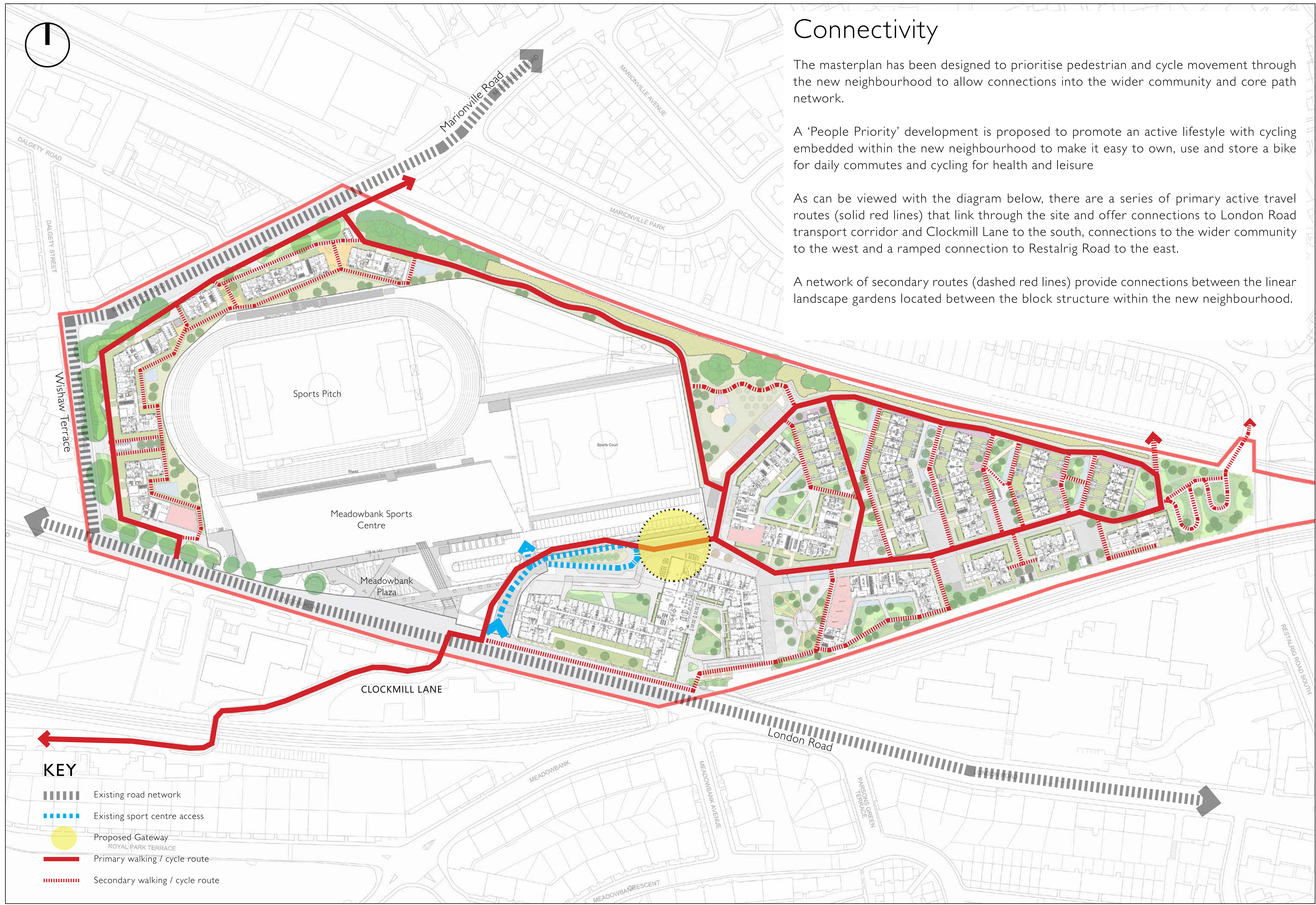
Through the extensive design work undertaken at the previous masterplan stage and the positive engagement with the local community / stakeholders at sounding boards, the principles and key requirements of the masterplan have been established. The intention of the Graham Investment design team is to adhere to the key principles of the masterplan which can be seen with the information on the following presentation boards.

The key principles and features of the detailed design for the Meadowbank regeneration project is as follows;

- Deliver the aspirations set out in the masterplan
- Urban mixed-use development comprising of 683 new homes including a series of typologies from apartments, terraced homes, colonies and townhouses
- Mixed tenure housing from 35% affordable homes, private for sale and rental properties
- Capacity for a new GP surgery, community space and retail / commercial space
- A placemaking approach to create a vibrant new development, providing safe and active streets to nurture community life.
- Pedestrian priority zone with restricted parking policy in line with carbon reduction objectives
- Deliver the aspirations for improved connections through the site and wider communities
- Sustainable urban drainage network through a series of landscape swales and rain gardens. Potential areas of green roofs being explored as part of the sustainable drainage proposals
- High quality landscaping and public realm to encourage activity and sense of place. The landscape design will be assessed under Building for Nature guidance to ensure the quality and consider the long-term management of green infrastructure throughout the new neighbourhood



Proposed masterplan



Connectivity

The masterplan has been designed to prioritise pedestrian and cycle movement through the new neighbourhood to allow connections into the wider community and core path network.

A 'People Priority' development is proposed to promote an active lifestyle with cycling embedded within the new neighbourhood to make it easy to own, use and store a bike for daily commutes and cycling for health and leisure

As can be viewed with the diagram below, there are a series of primary travel routes (solid red lines) that link through the site and offer connections to London Road transport corridor and Clockmill Lane to the south, connections to the wider community to the west and a ramped connection to Restalrig Road to the east.

A network of secondary routes (dashed red lines) provide connections between the linear landscape gardens located between the block structure within the new neighbourhood.

- KEY**
- Existing road network
 - Existing sport centre access
 - Proposed Gateway
 - Primary walking / cycle route
 - Secondary walking / cycle route

Movement strategy



Aerial visualisation of development blocks in context

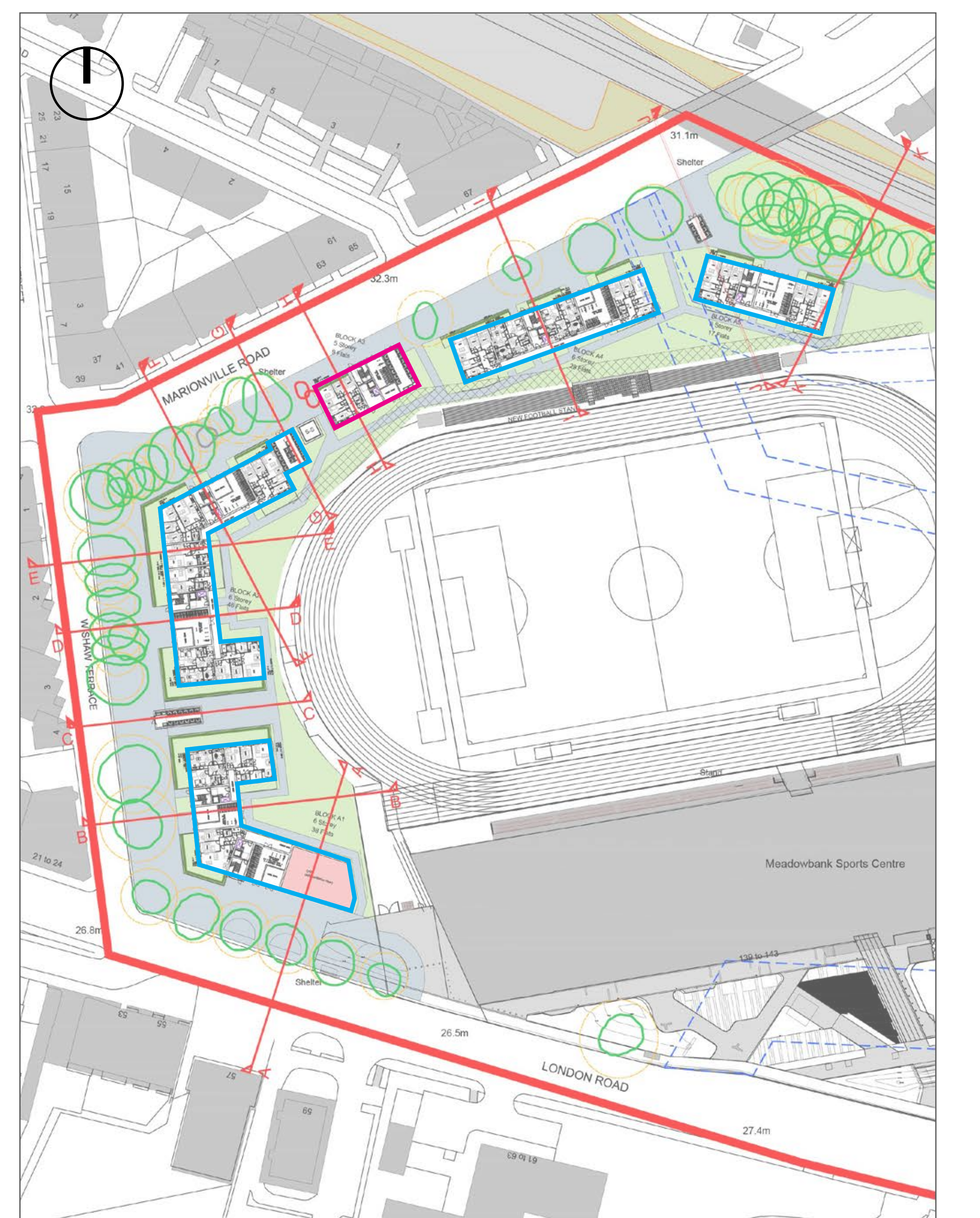
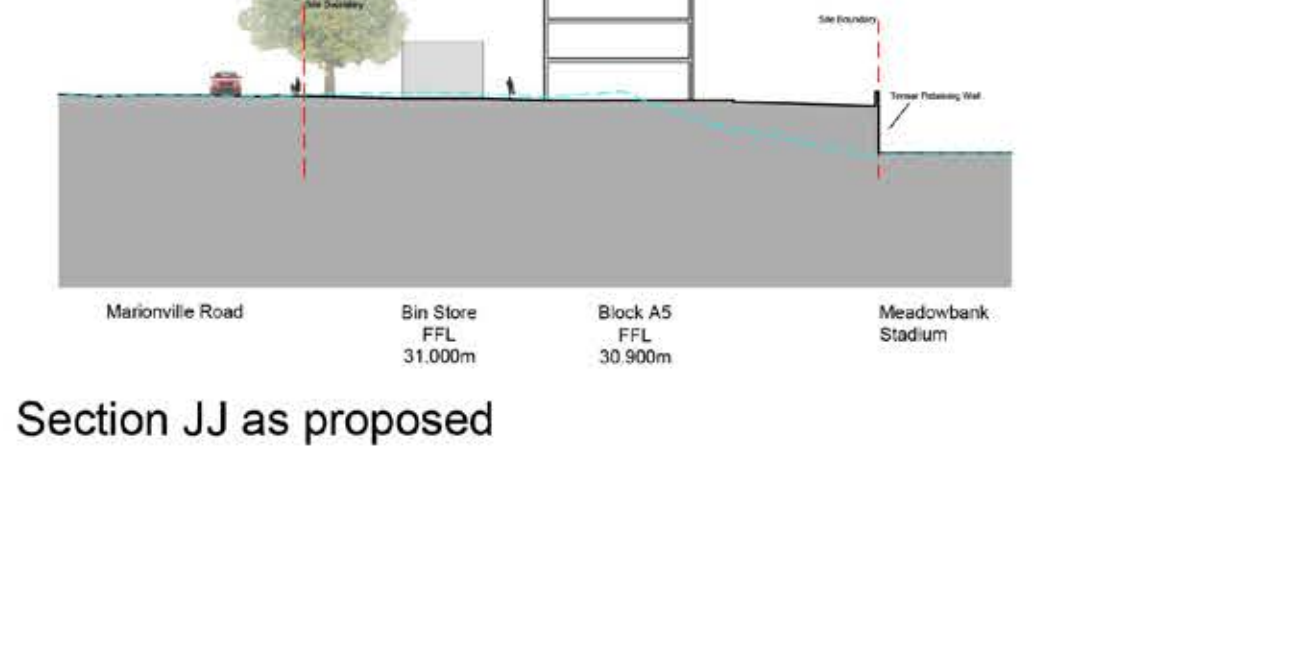
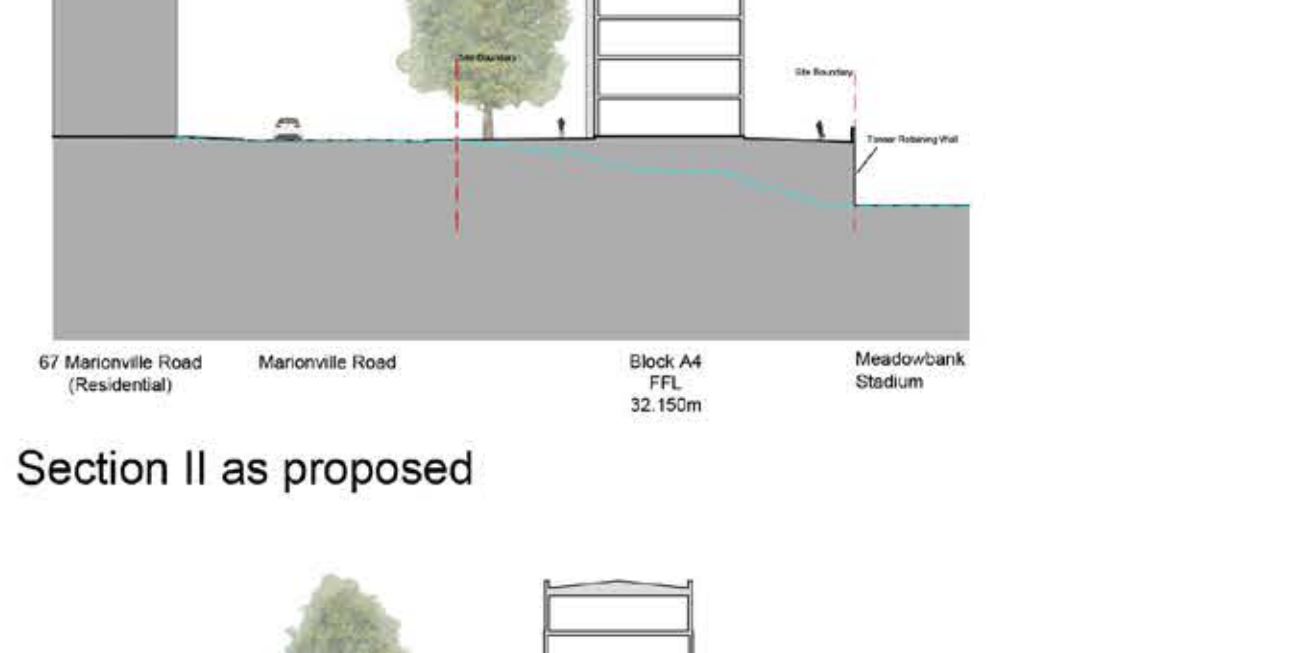
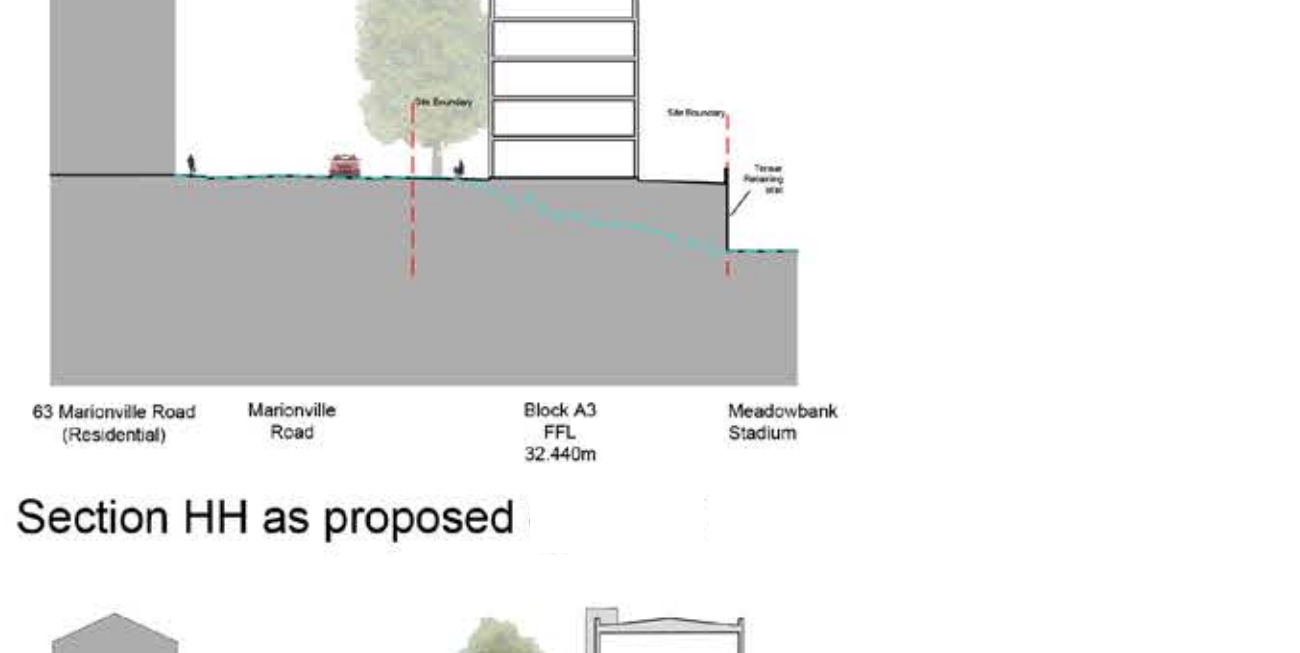
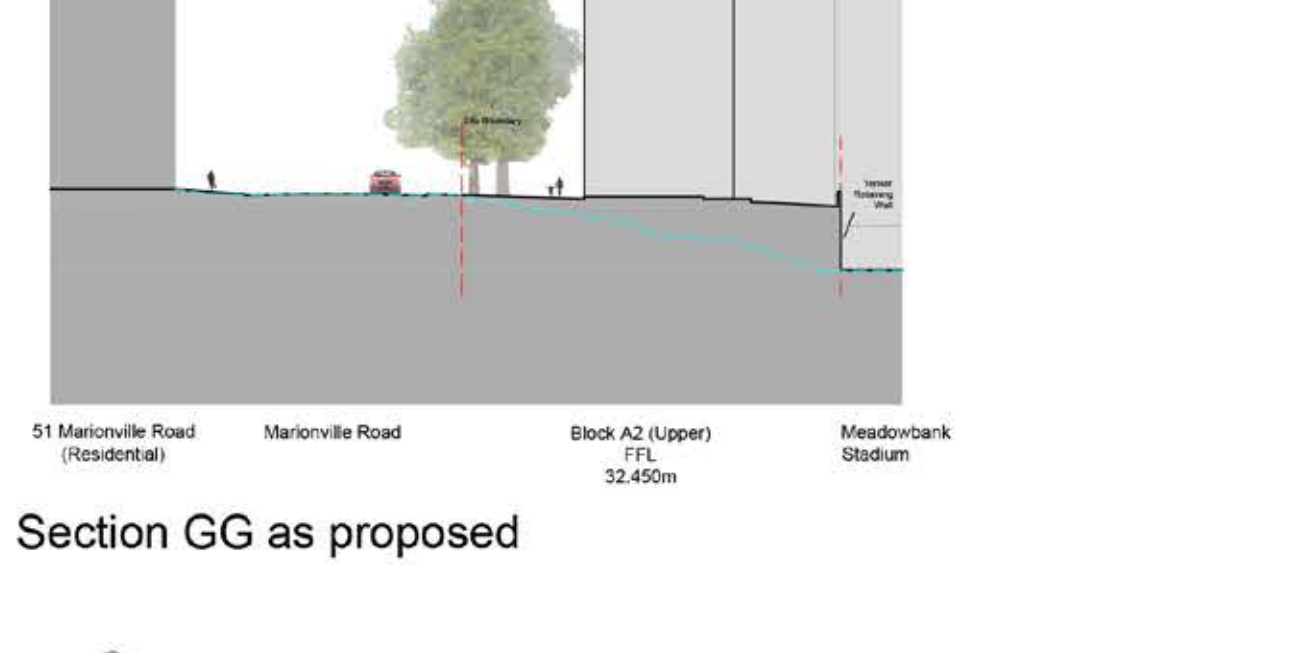
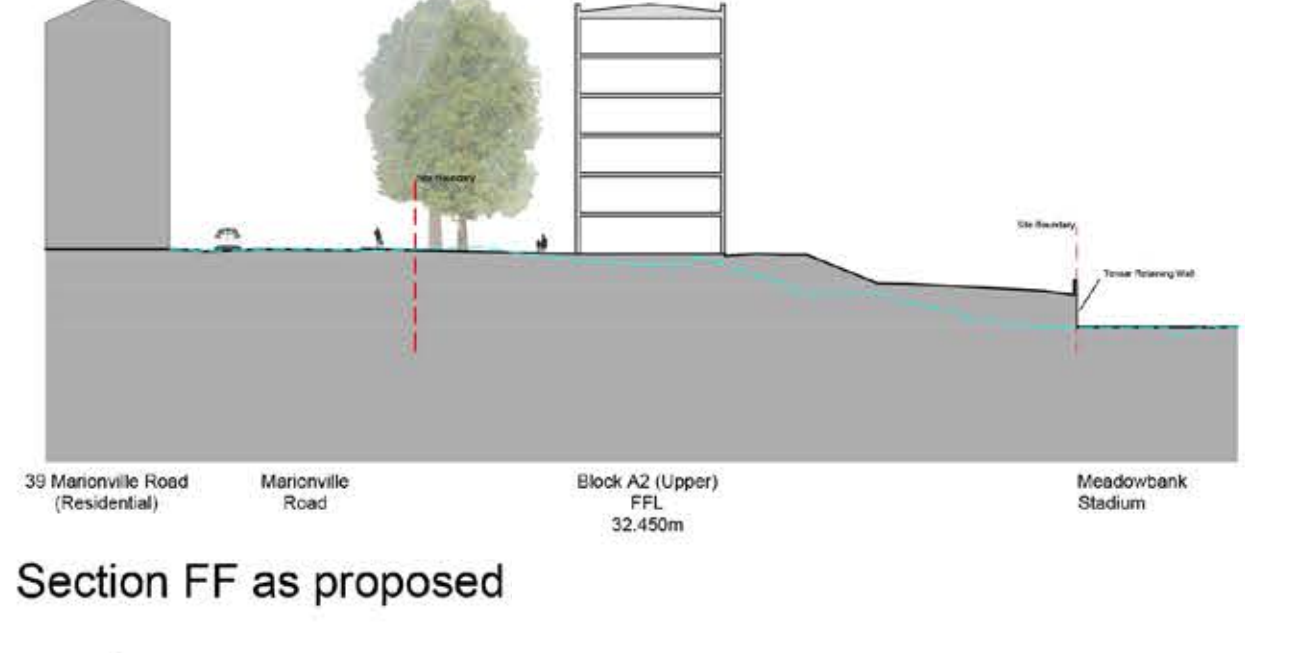
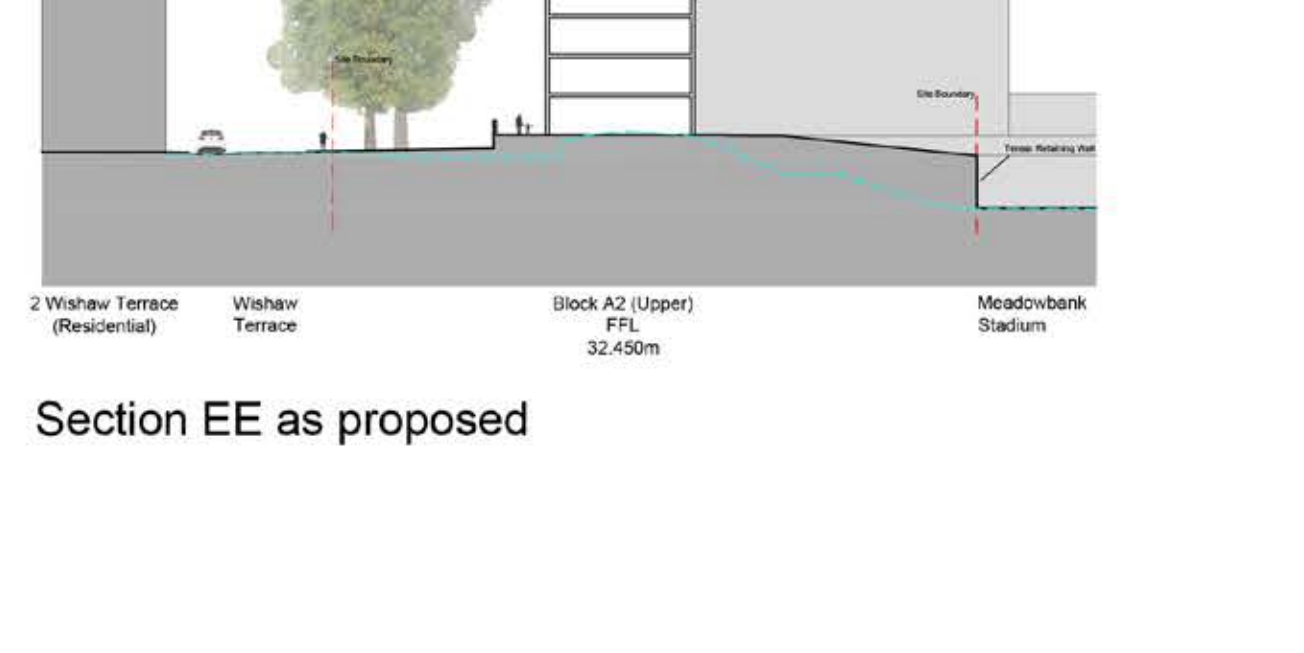
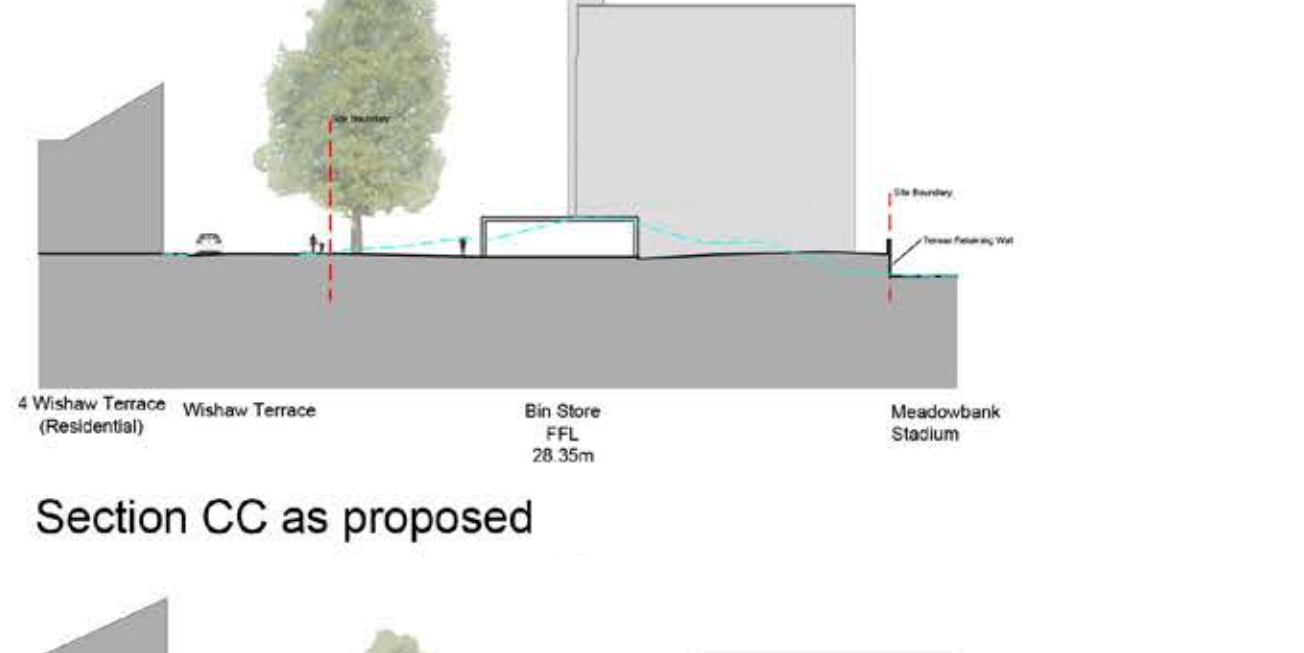
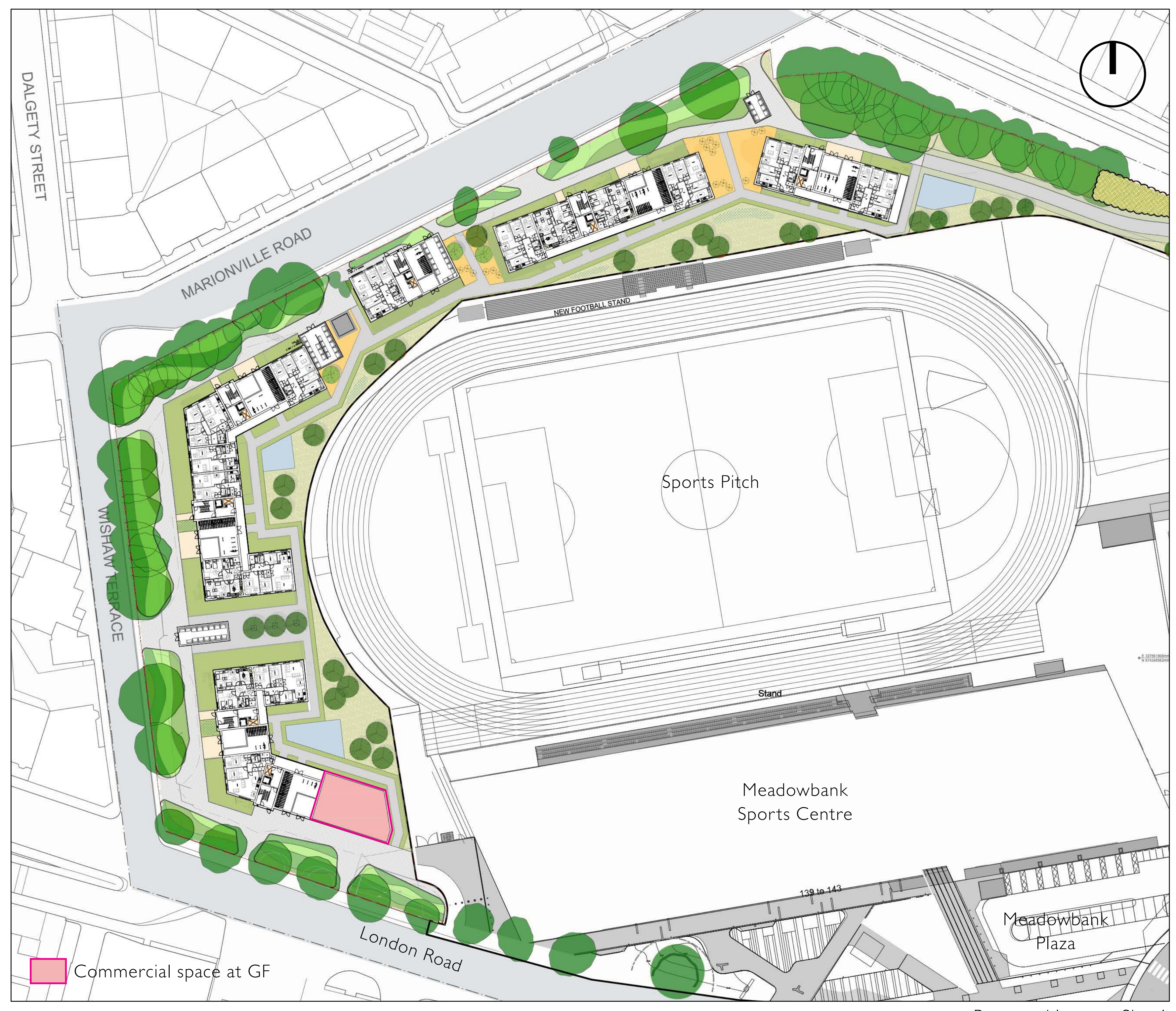
SITE A

The new neighbourhood at Meadowbank is split into three key areas. Site A is the area of land to the west of the Meadowbank Sports Centre / running track, Site B is the area to the east of the sports pitches with Site C the feature building that bounds London Road.

The design aspiration for Site A is to adhere to the principles of the masterplan with a series of perimeter blocks wrapping the running track and recently consented football stand. The building to the south-west corner of the site provides an important gateway feature onto London Road and opportunity to continue the built form along this key route into the City.

The design for Site A looks to provide:

- 139 new affordable apartments with main habitable rooms orientated away from the running track to avoid glare from flood lights
- The retention and protection of the established Wheatley Elm trees as a key local landscape feature
- A series of landscaped urban parklets along Wishaw Terrace under the Wheatley Elms
- Building mass and form that is in keeping with the surrounding context and storey height guidance within the consented masterplan
- Potential for ground floor commercial space adjacent to the Sports Centre
- Range of apartment sizes from 1, 2 and 3 bed properties
- Integrated ground floor cycle storage with direct connections from each block to the adjacent streets network allowing connections to the London Road active travel / transport corridor.



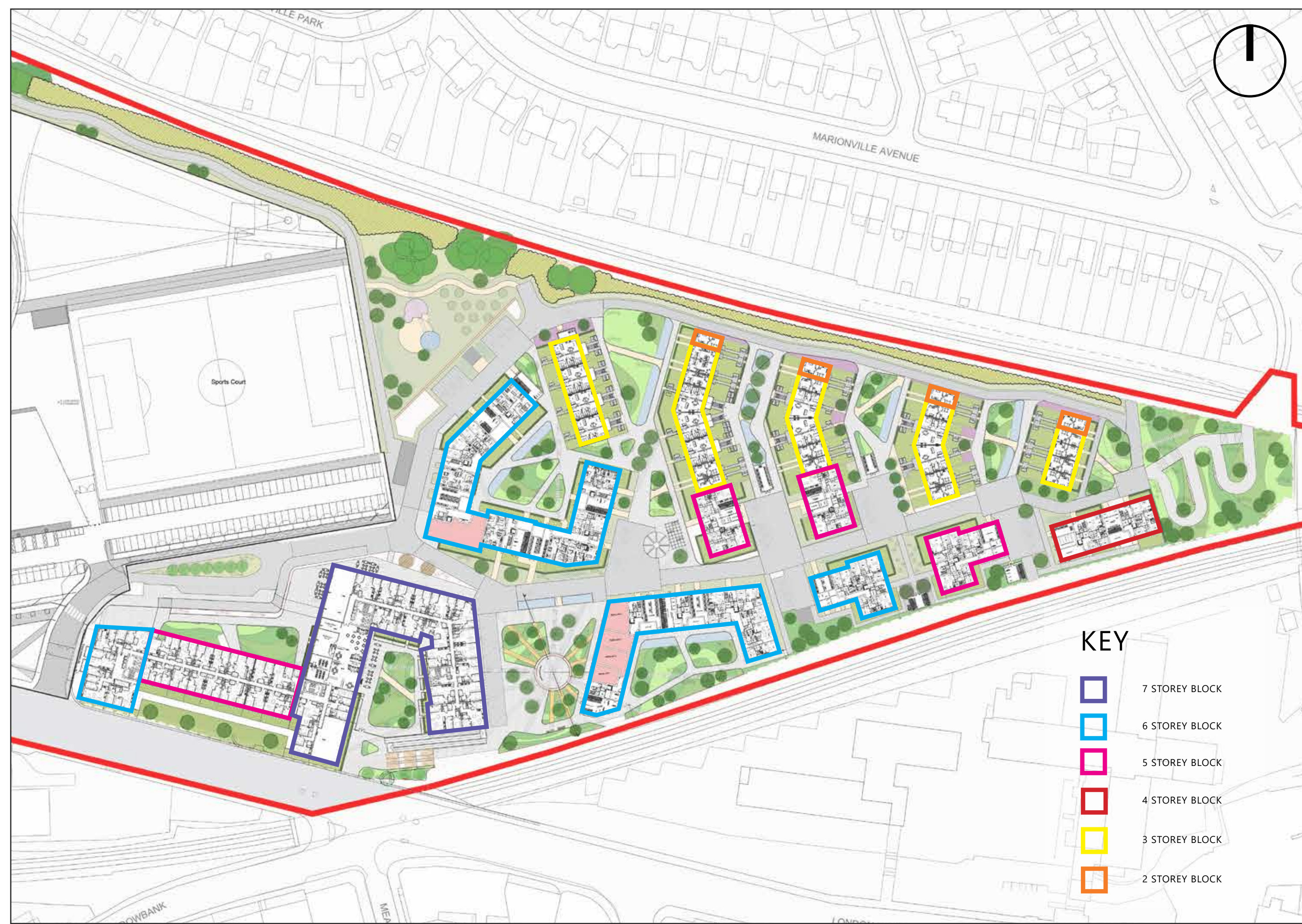
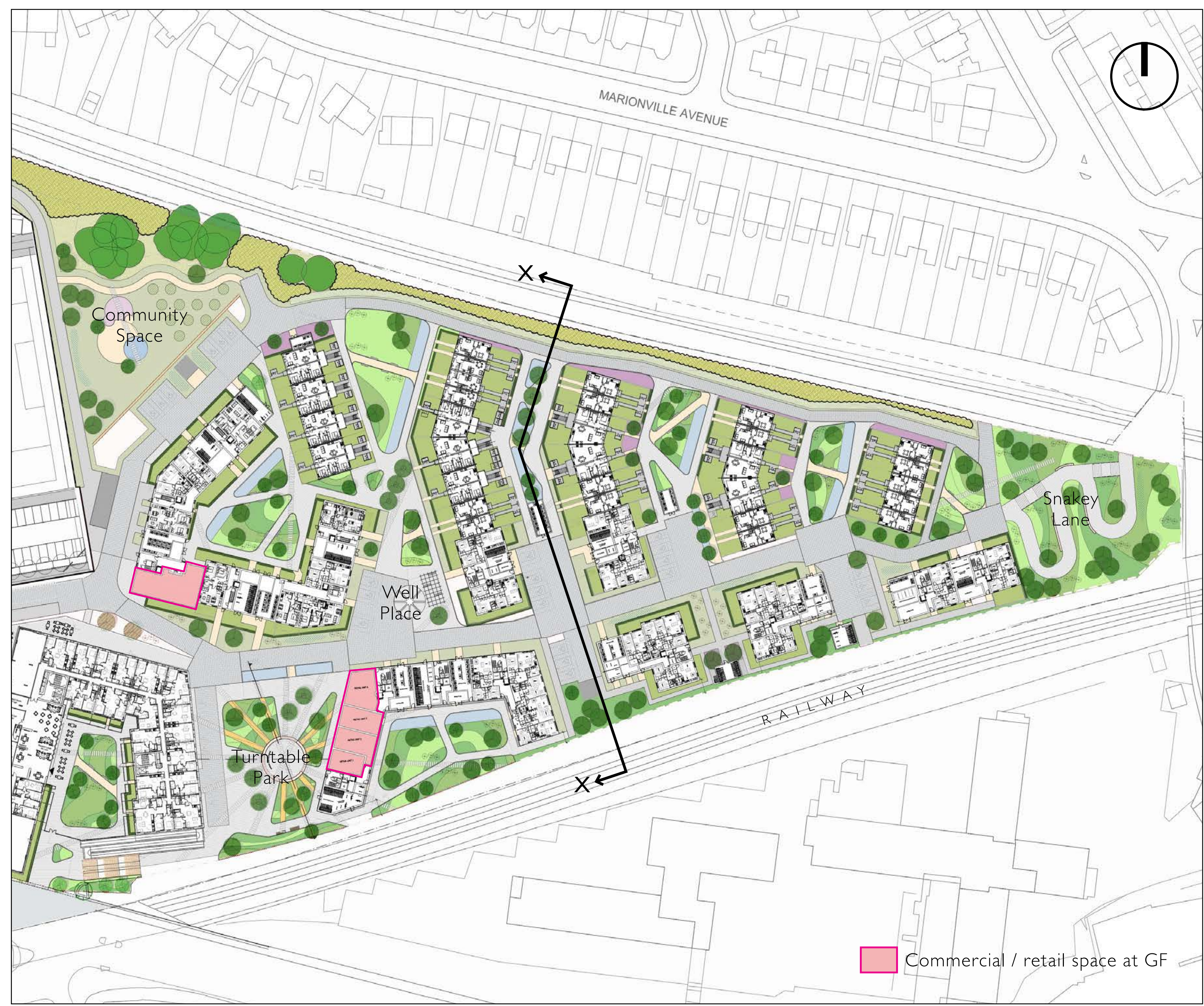
SITE B

The design for Site B supports the aspirations and block structure consented within the masterplan for the regeneration of Meadowbank.

Residential blocks are arranged in a street pattern with the spaces between each block becoming key landscape corridors that provide opportunities to support social interaction and create a sense of place. These shared garden spaces between each block will allow common landscape gardens for recreation, growing and play, encouraging landscape and community interaction to be at the heart of the new neighbourhood.

The design for Site B will provide:

- A range of typologies from apartments, townhouses and colony homes to create a series of varied and interesting streetscapes
- 285 No. new homes within Site B through a mix of tenures of affordable homes and private for sale properties
- Integration of Heritage design elements such as Turntable Park and Well Place
- Reduced parking proposed for the new neighbourhood as per the consented masterplan. 22 No. accessible parking spaces, 6 No. City Car Club bays and 4 No. drop off bays to the front of the NHS space proposed with no general parking
- Parking reduced to promote sustainable modes of travel with direct walking / cycle links through Site B to London Road transport corridor and out to the wider community
- Opportunity for commercial / retail spaces around Turntable Park
- Range of storey heights from 2 storey at the end of each linear block along the northern edge, increasing to 3-6 storey over the remainder of Site B. Storey heights in accordance with masterplan guidance with higher buildings on key corners



SITE C

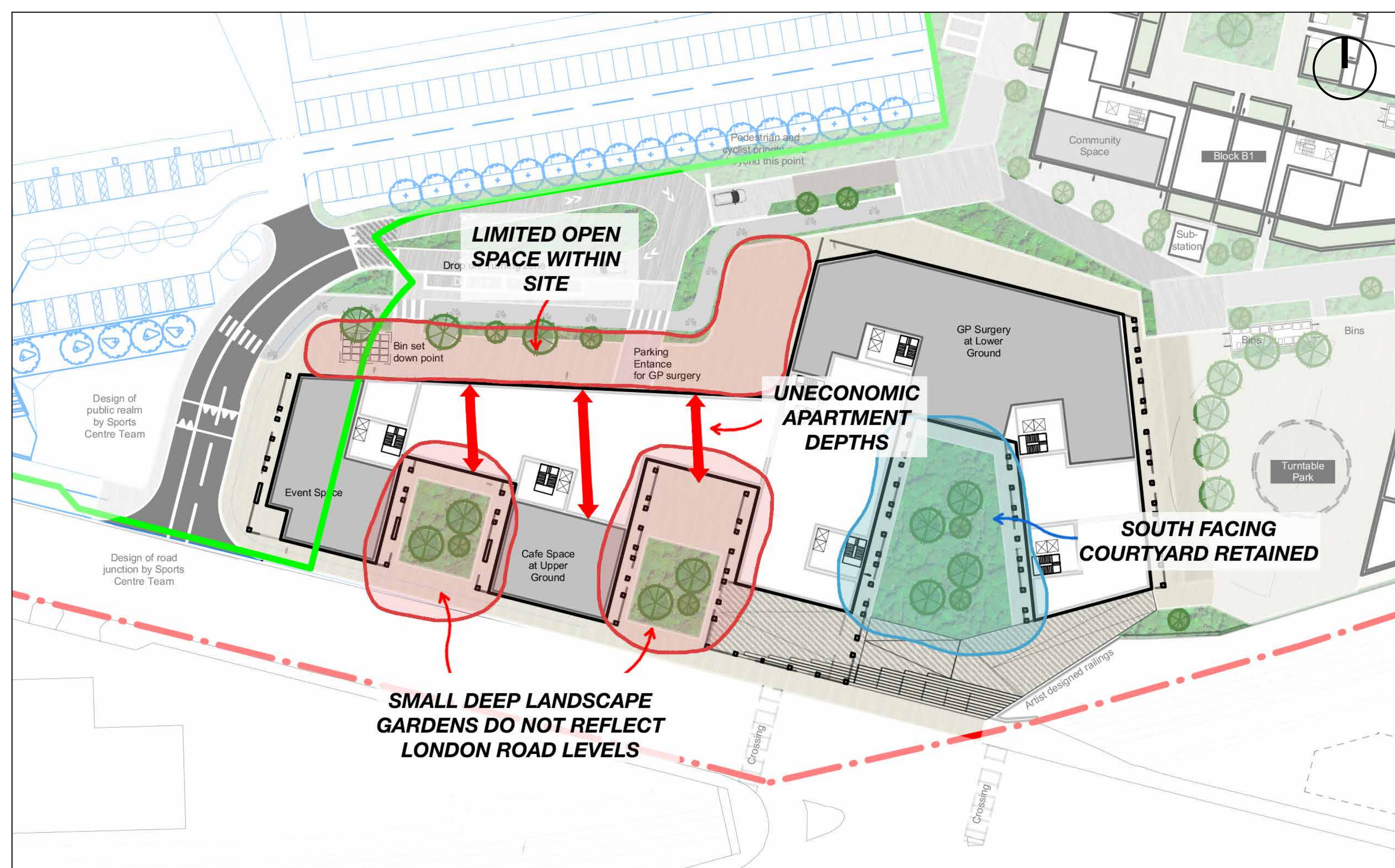
Approved Masterplan – Layout Comments

Landscape pockets as drawn are very narrow and will have limited light. These spaces could become dark areas for antisocial behaviour. We believe the landscape could be widened and face London Road better, with greater daylight.

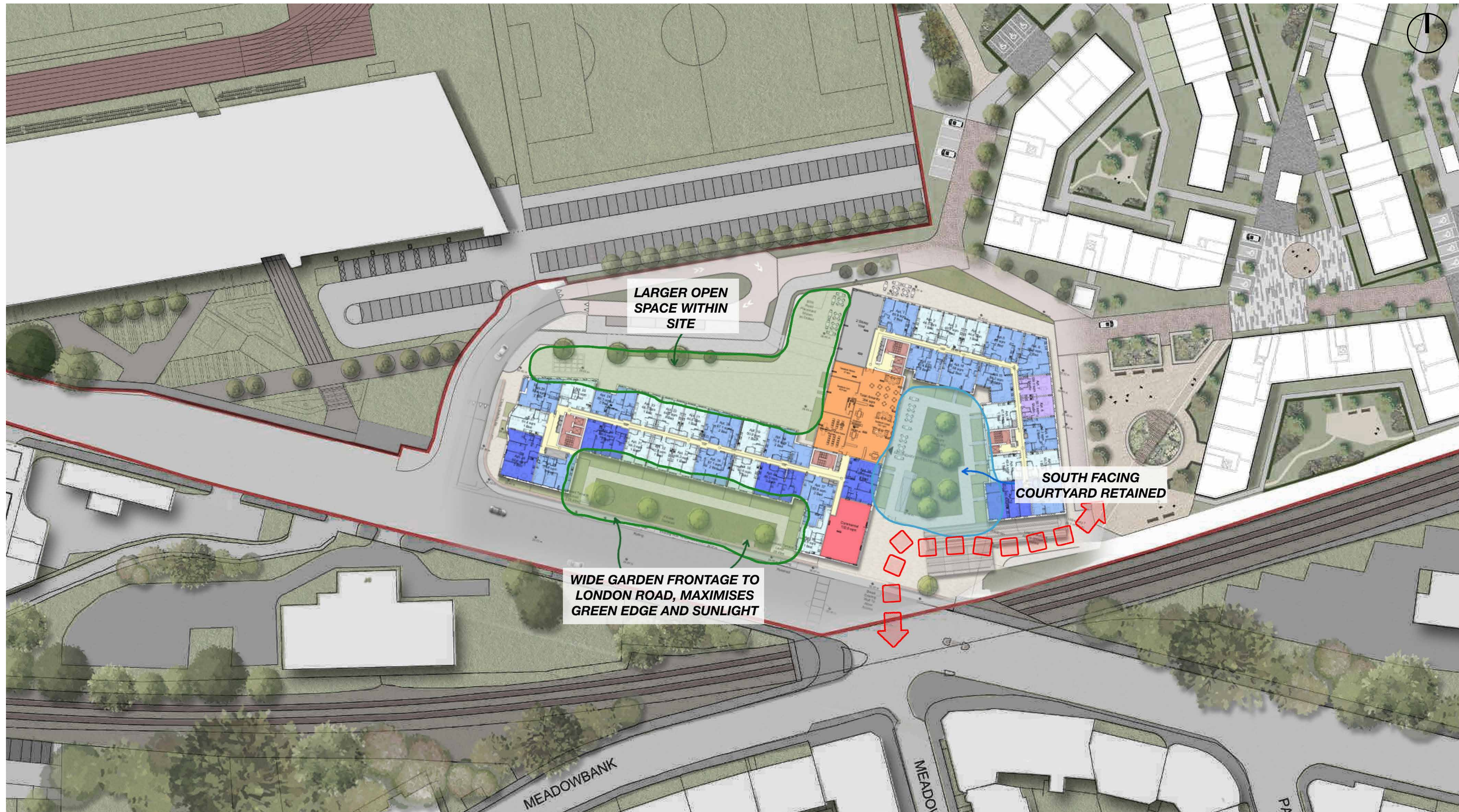
The landscape pockets do not accurately reflect the fall of London Road. The landscape area to the North can be widened by some redesign to create better usable space on the North. The ramp as drawn, is not the correct length and would have to be significantly longer to deal with the level difference along London road.

Design Aspirations / Philosophy

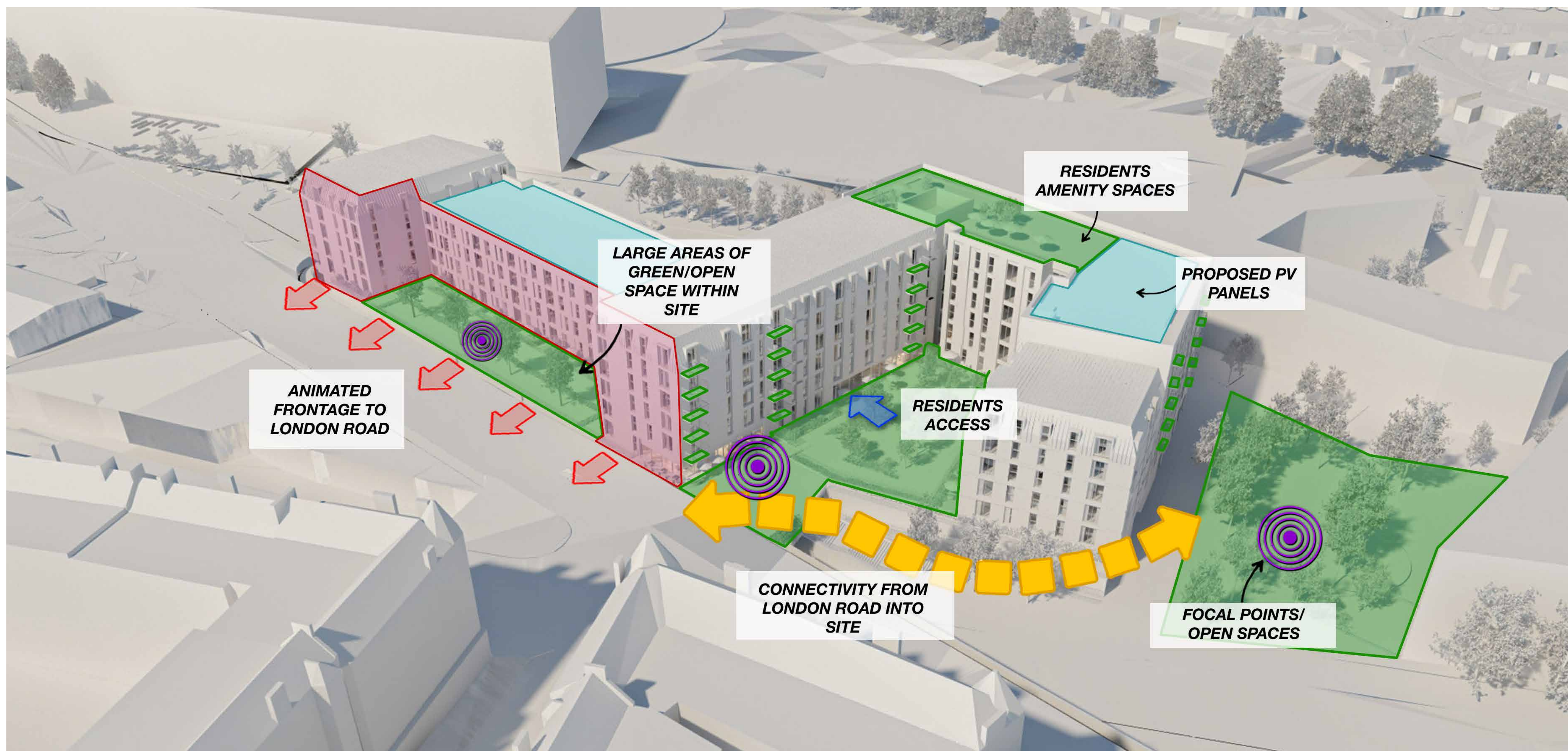
- Purpose built Build to Rent Building
- Animating London Road but protecting privacy of new residents
- Contextually sympathetic design with a modern approach
- High quality landscape gardens adjoining London road
- Articulated scale – larger scale within the site
- Dual access building form within the site and London road
- Pedestrian connection from London Road to turntable square
- Provision of new NHS facility and amenity space for new residents



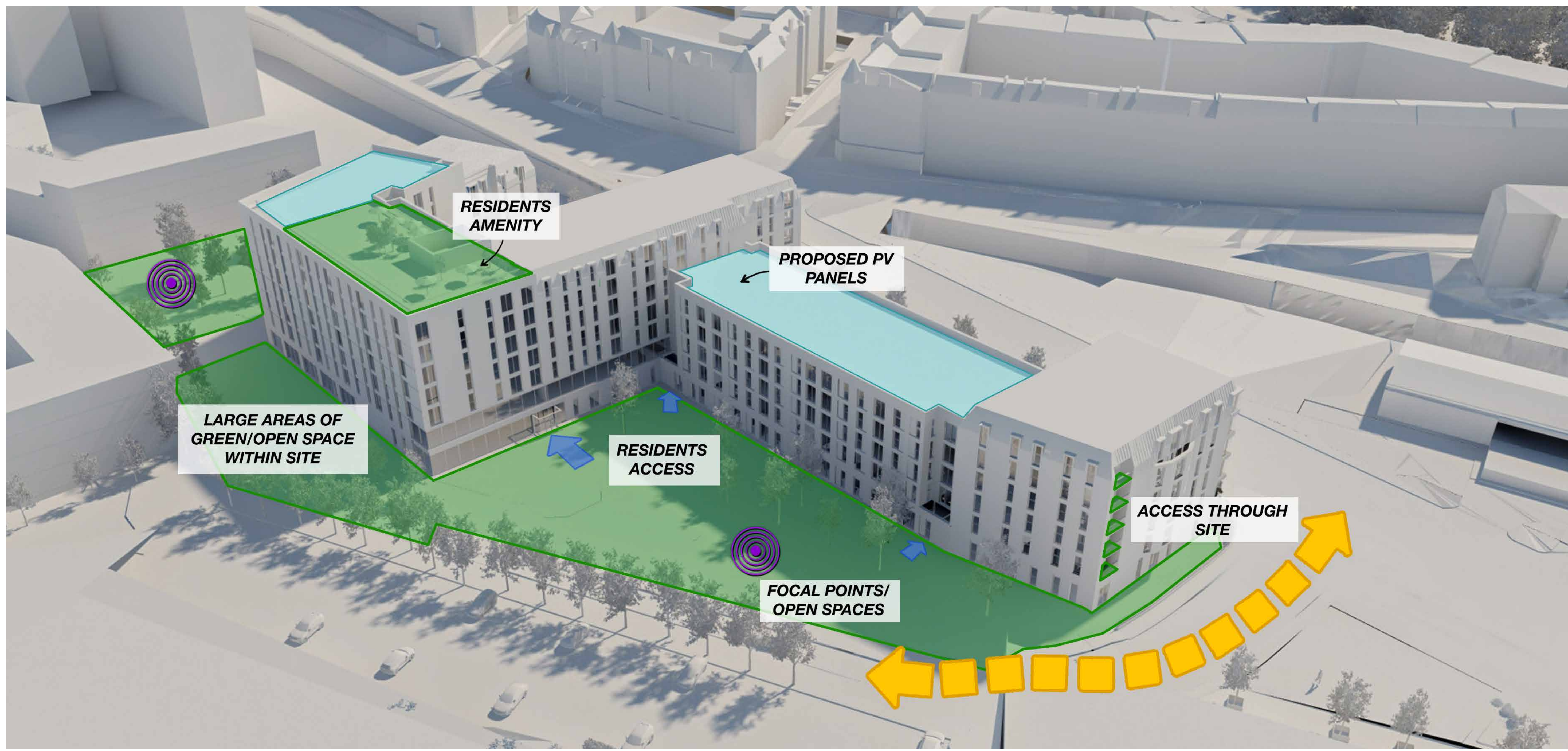
Approved masterplan analysis



Improved site plan



Aerial view of proposed development



Aerial view of proposed development

SITE C



Proposed ground floor plan



Proposed first floor plan



Proposed typical floor plan



View towards site from Meadowbank Avenue



View towards site from Parsons Green Terrace



View approaching site on London Road



View approaching site on London Road



Proposed residents courtyard view



Proposed Development - London Road garden frontage

ARCHITECTURE

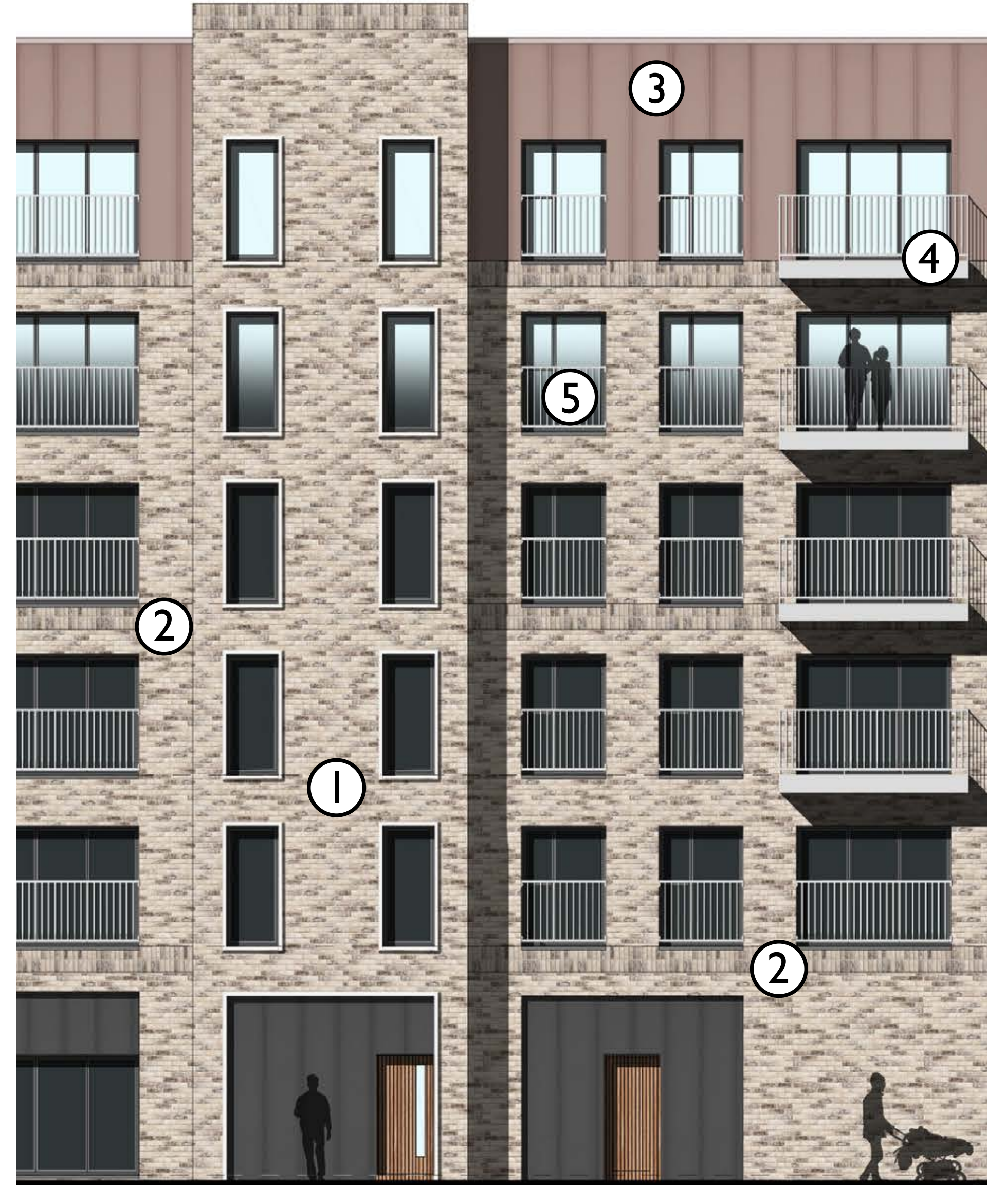
The form and architecture of the proposed development has been informed by the surrounding context and the sites key location along London Road.

As seen in the images below, the surrounding context adjacent to the site is comprised of predominantly muted, earthy tones found predominantly within the colours and materials of the residential architecture in the immediate area.

Edinburgh tenemental buildings define London Road and much of the neighbouring area with a series of modern apartment blocks on the opposite side of London Road. There are also examples of colony development in the nearby Abbeyhill area. The architecture proposed for the regeneration of Meadowbank takes cues from the adjacent tenemental buildings with a series of horizontal bands and material changes at high level, breaking down the mass and form.

Contemporary brick buildings are proposed with well detailed brick features and appropriately proportioned window openings. Projecting balconies will define key corners or façades with ground level features activating the streetscape. Regular window positioning creates bays, emphasising verticality of the elevations whilst soldier course detailing is used to create horizontal bands in a similar manner to the stone detailing of nearby tenements.

The high-quality materials and contemporary detailing proposed will integrate the new neighbourhood into its immediate context while creating its own sense of place.



1. Multi tone brick
2. Soldier course detailing
3. Cladding panels
4. Feature balconies
5. Dark window frames / metal balustrades



Proposed material palette

Facade Precedents



Edinburgh tenement facades

Place-making Precedents



Accordia, Feilden Clegg Bradley



Accordia, Feilden Clegg Bradley



Accordia, Feilden Clegg Bradley

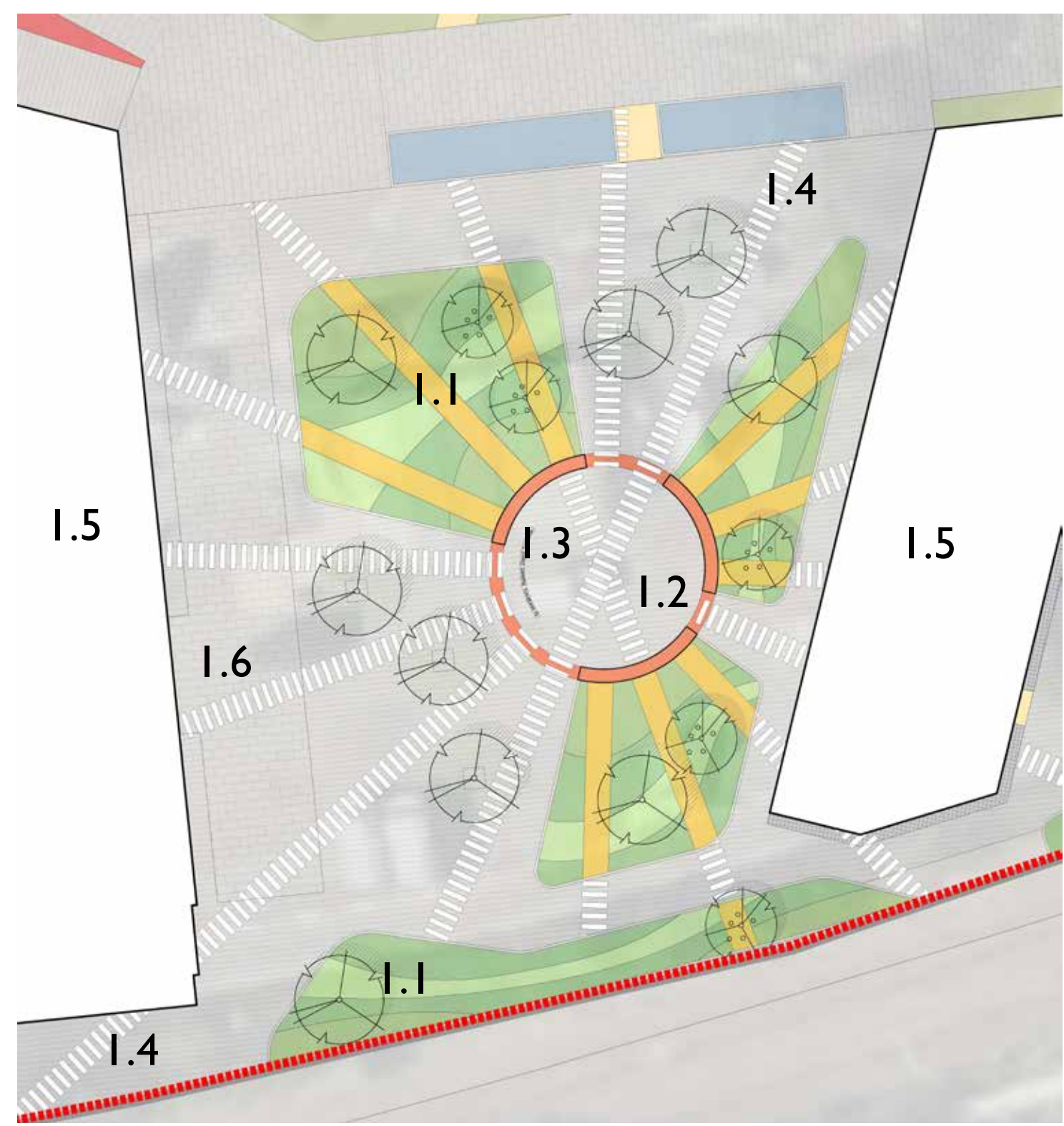


Urban Eden, EMA

LANDSCAPE



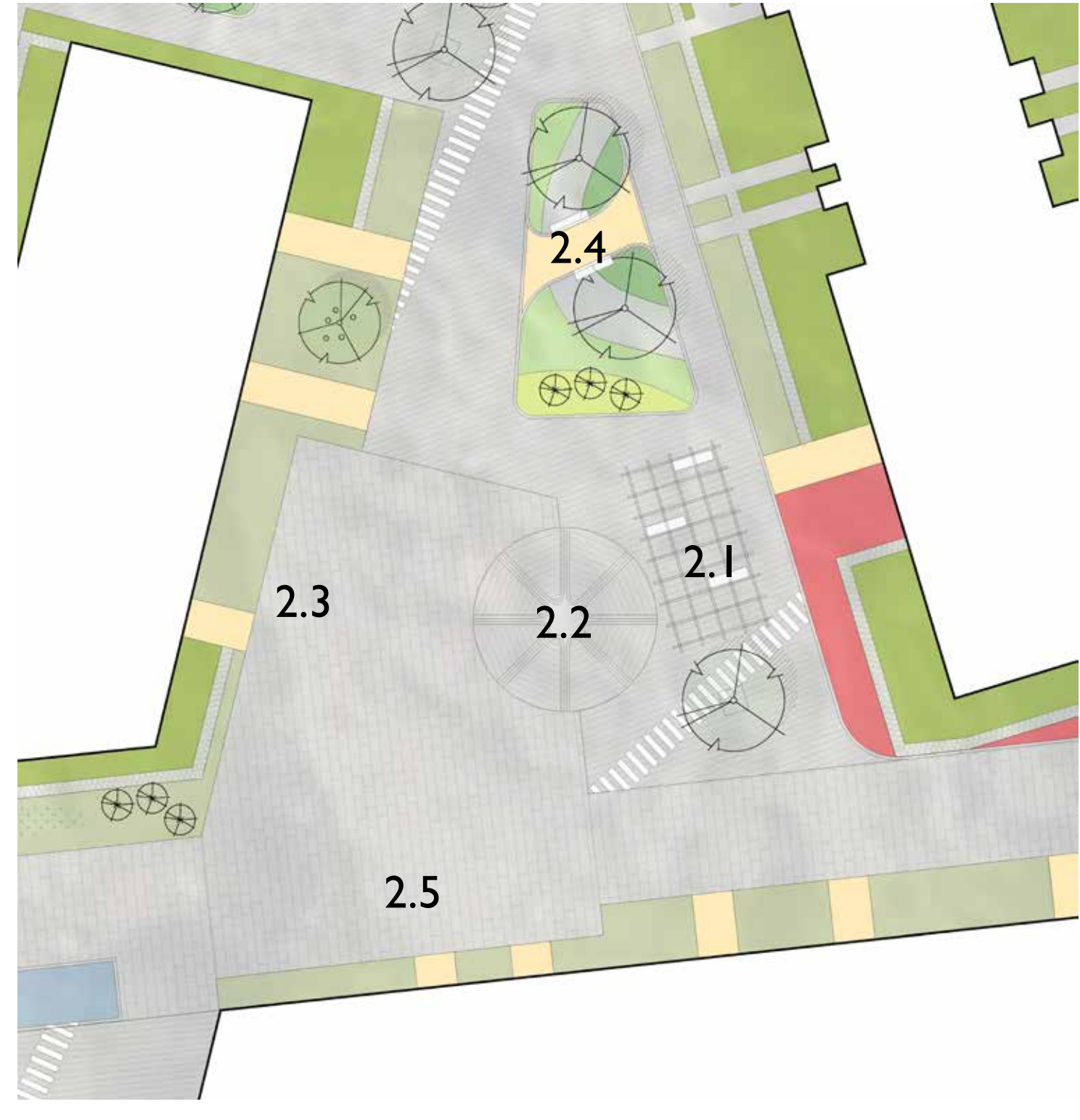
Landscape masterplan



1.0 - Turntable Park

An archaeology assessment and on-site excavation has been undertaken to locate the previous railway turntable of the St Margaret Locomotive Depot. An archaeological event took place on 07/04/22 with circa 600 members of the public attending the open event to view the turntable. The design for this key heritage area will consist of:

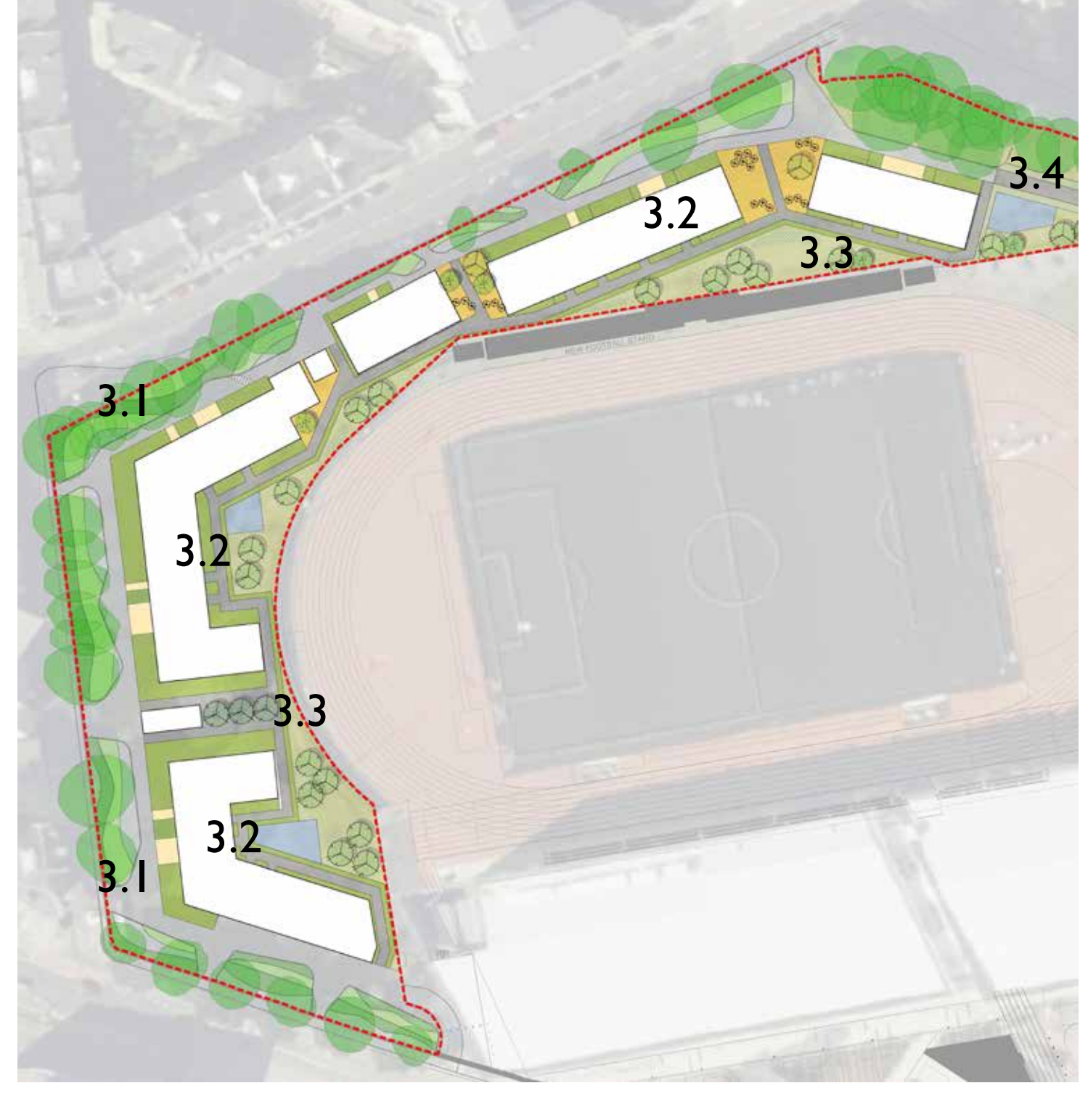
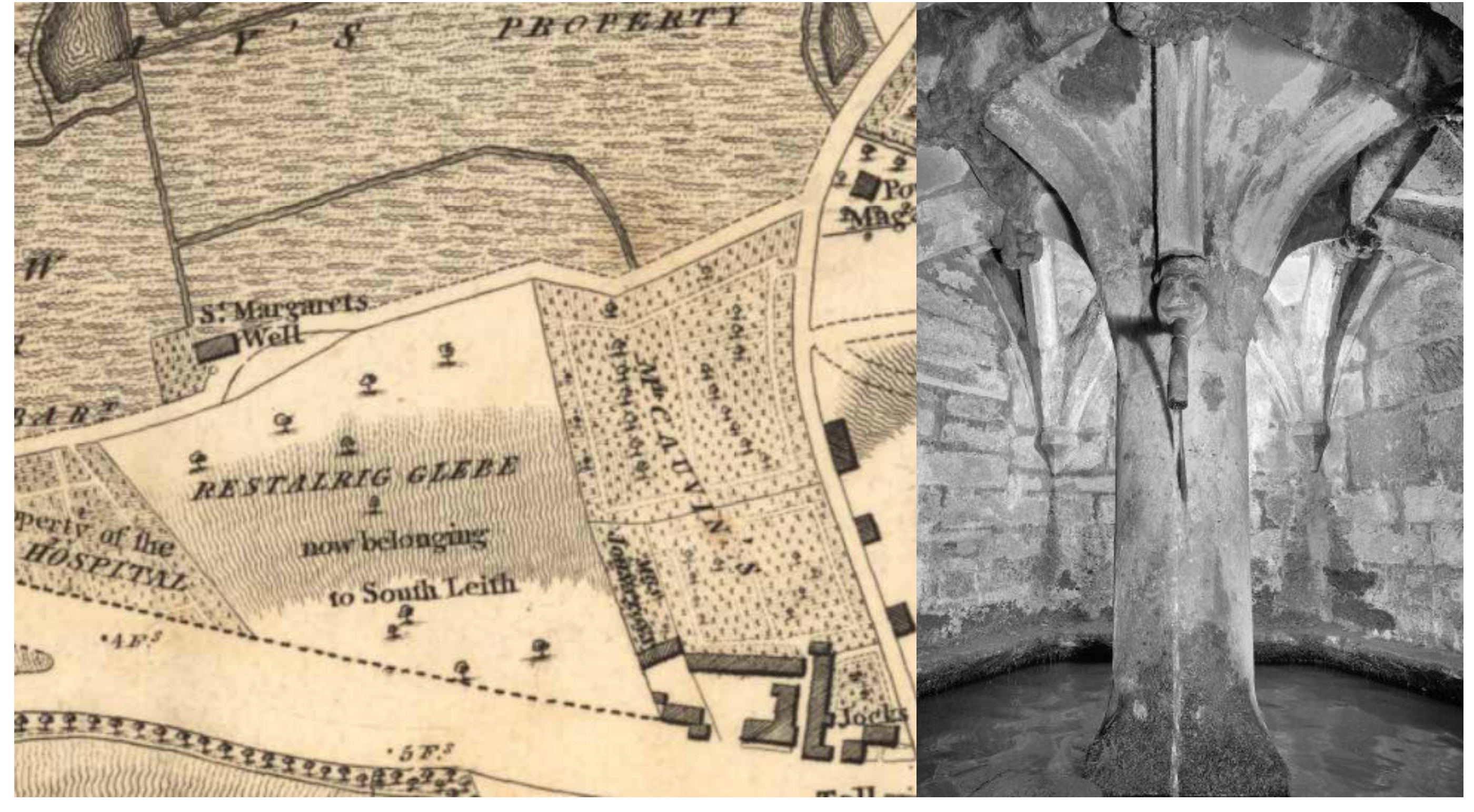
- 1.1 – Raised planters with trees and grasses
- 1.2 – Seating areas in red brick and timber as a nod to historic turntable construction materials
- 1.3 – Interpretation text on the location of the turntable
- 1.4 – Feature surfacing showing the location of the railway spurs and extending beyond turntable park
- 1.5 – Open space integrated into surrounding buildings
- 1.6 – Access to the Build-to-Rent building car park



2.0 - St Margaret's Well Place

At the historic location of the St Margaret's Well, (relocated to Holyrood Park in 1860) a new open space will be located, with surfacing inspiration drawn from the pointed arch, used for the well ceiling and replicated in the well architecture and a seating area/ pergola and interpretation text.

- 2.1 – New timber pergola & seating area with interpretation.
- 2.2 - Historic site of St Margaret's Well
- 2.3 – Disabled parking bays
- 2.4 – Raised planters with new tree planting & new greenspaces
- 2.5 – Clockmill lane to reconnect with Restalrig & London Road



3.0 - Wheatley Elms Parklets

Along Marionville Road, Wishaw Terrace and London Road, the existing fences will be removed and the Wheatley Elm trees will be retained and protected. The trees will be integrated into a series of Parklets and raised planters with great care not to disturb the root system and improve their setting, in line with the works to the Meadowbank plaza. The new buildings will be set back from the road to allow for the tree crowns to spread unaffected.

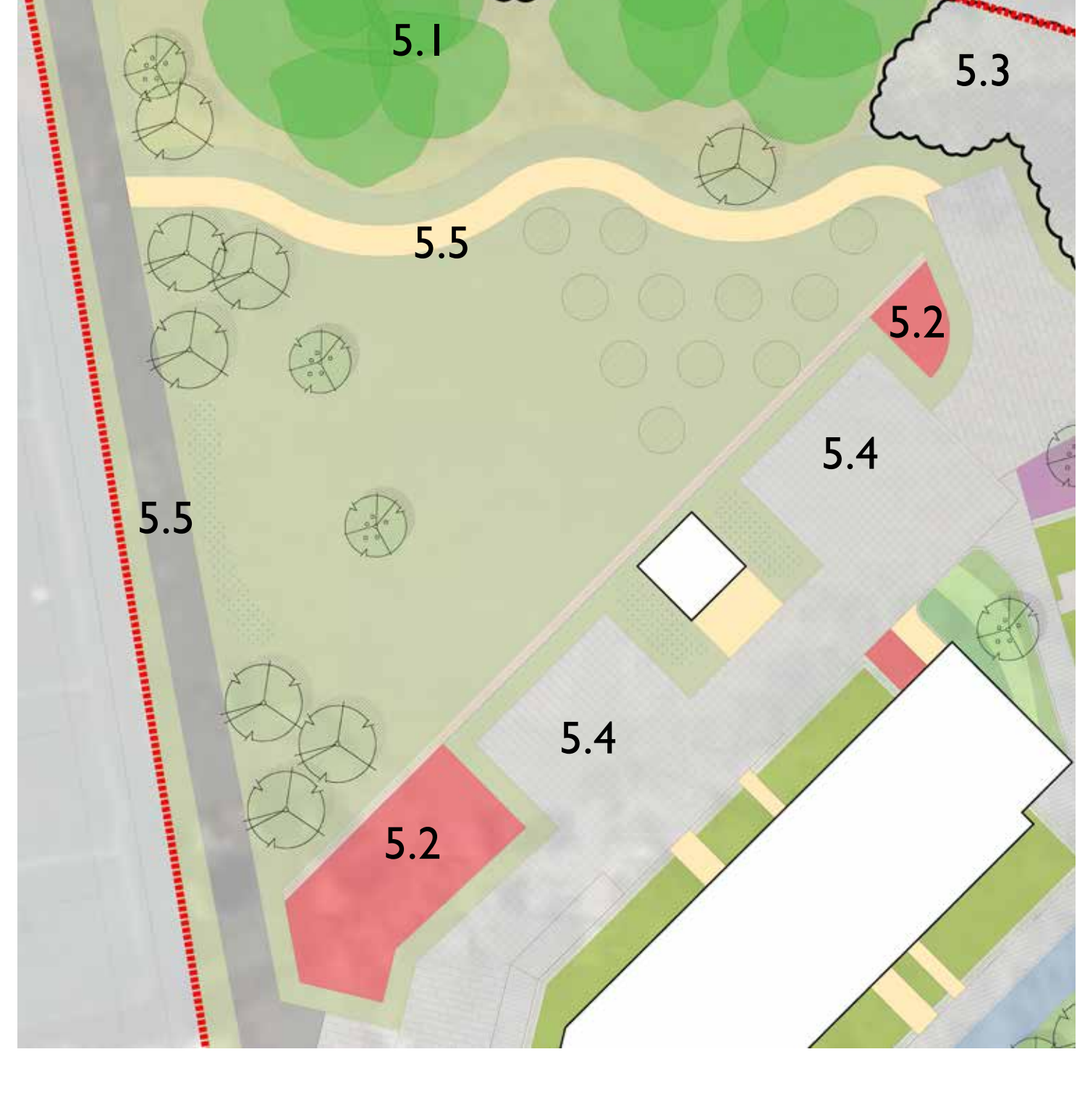
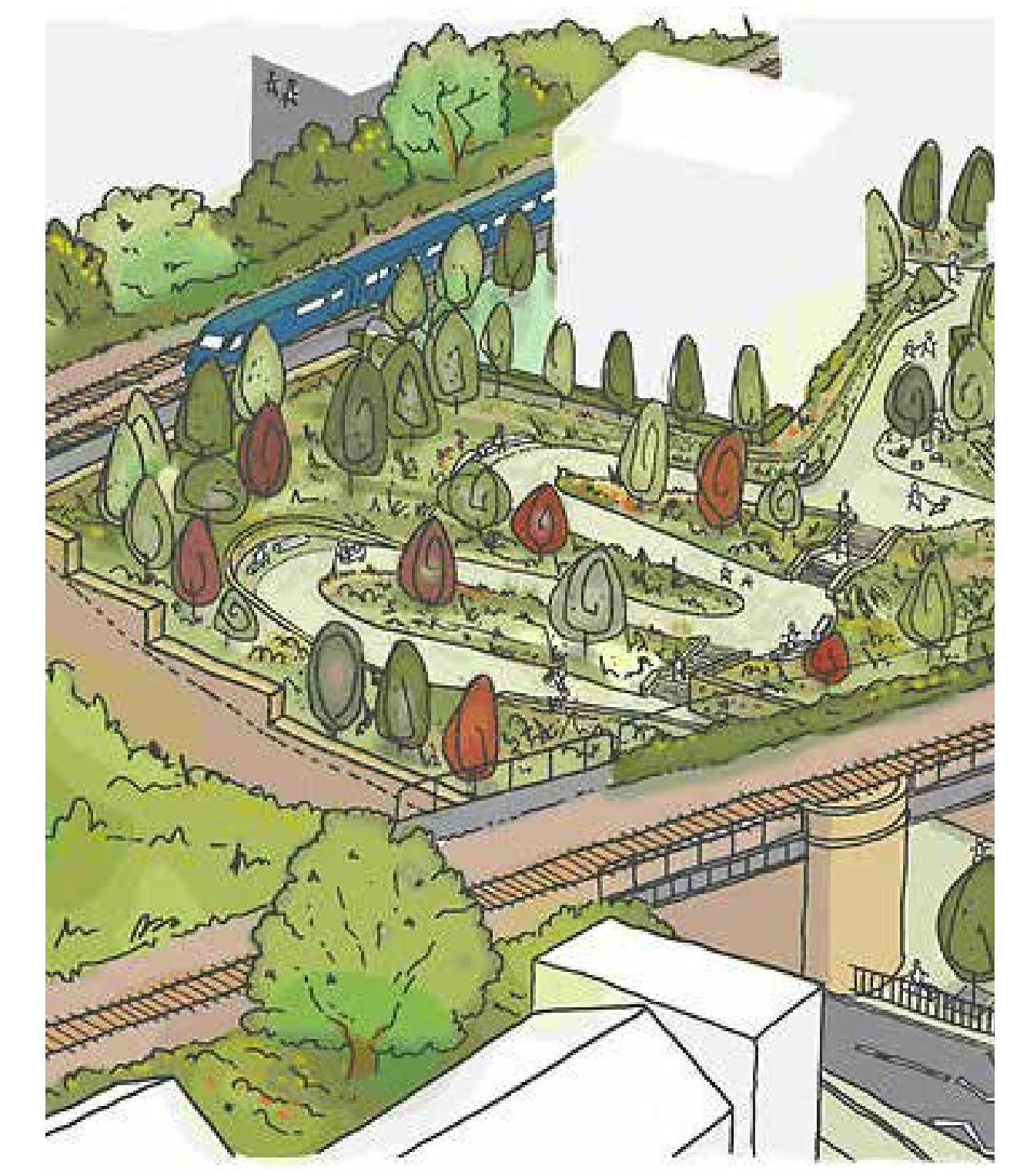
- 3.1 – Wheatley Elms – to be retained & protected. Discussions with Arborists will inform any proposals for the trees
- 3.2 – New buildings – set back from the road to allow full canopy of the trees to develop
- 3.3 – Local greenspaces for residents at the back of the new buildings
- 3.4 – New footpath connections throughout site to allow access from London road to Marionville Road



4.0 - Clockmill Lane Re-establishment

To re-establish the connection through the site between London road, Smokey brae and Restalrig, a ramped path accessible to all will be built at the east end of the site. The green spaces will have a distinct focus on biodiversity and pollinator friendly species

- 4.1 – Ramped Footpath for access for all, reconnecting the historic Clockmill lane
- 4.2 – Smokey Brae
- 4.3 – Connection to wider Restalrig area
- 4.4 – Railway Line
- 4.5 – New tree & pollinator friendly shrub planting



5.0 - Central Greenspace

At the central location within the site, a new green open space will be built, with large, long lived native tree species, an urban orchard and footpath/ active travel connections Design language to follow geometric shapes with curved edges as used on the Meadowbank Plaza. Additional tree & shrub planting will take place throughout the site to allow biodiversity/ longevity of the green infrastructure and integration with pedestrian/ vehicular access.

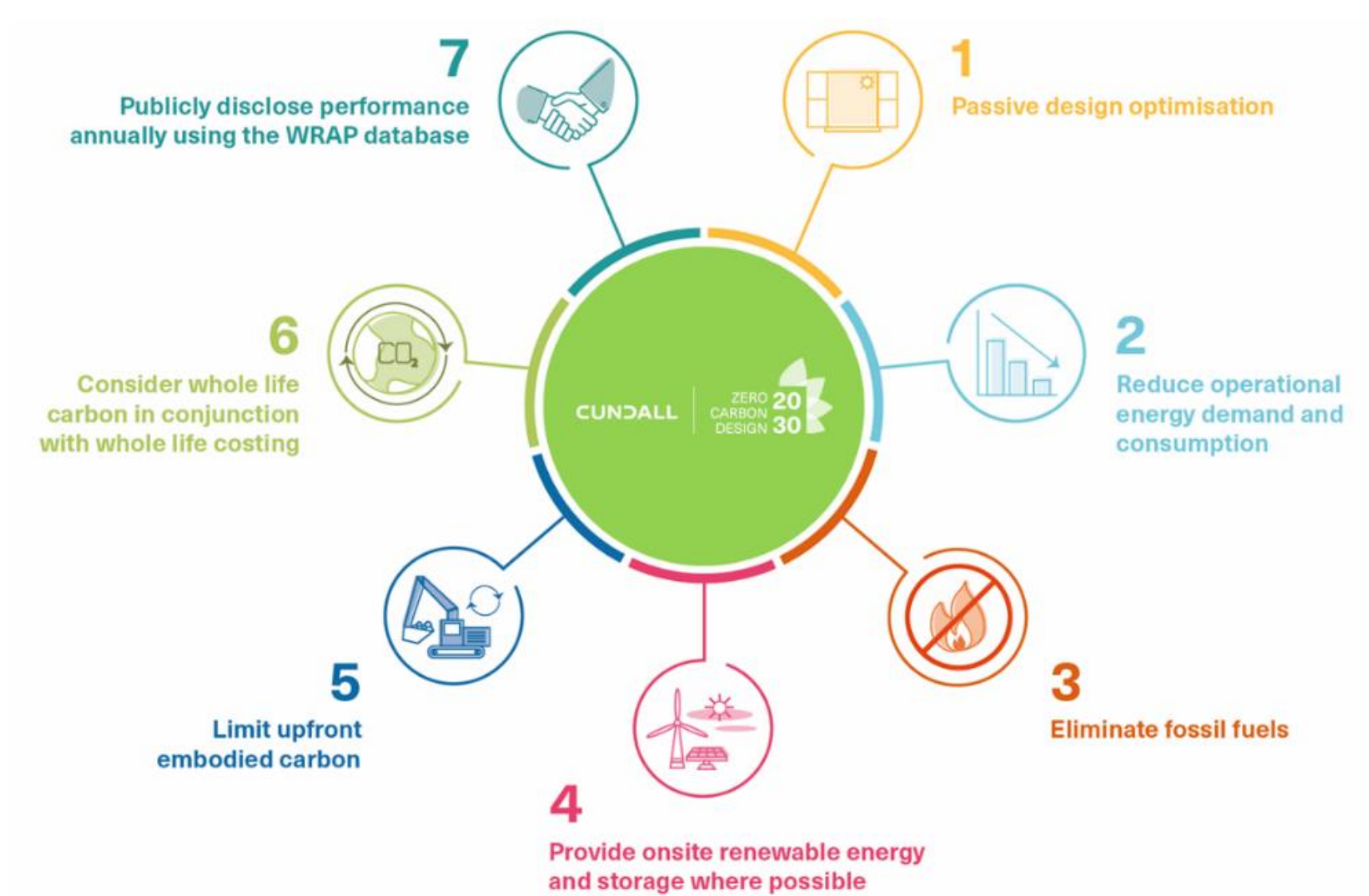
- 5.1 – Existing trees retained and protected;
- 5.2 – Ornamental planting and native hedging to encourage wildlife and provide food source for birds;
- 5.3 – New woodland planting along north boundary to encourage wildlife and help screen the development;
- 5.4 – Disabled parking bays;
- 5.5 – New footpaths connection throughout the site, connecting Marionville road with London Road, Restalrig and Wishaw Terrace



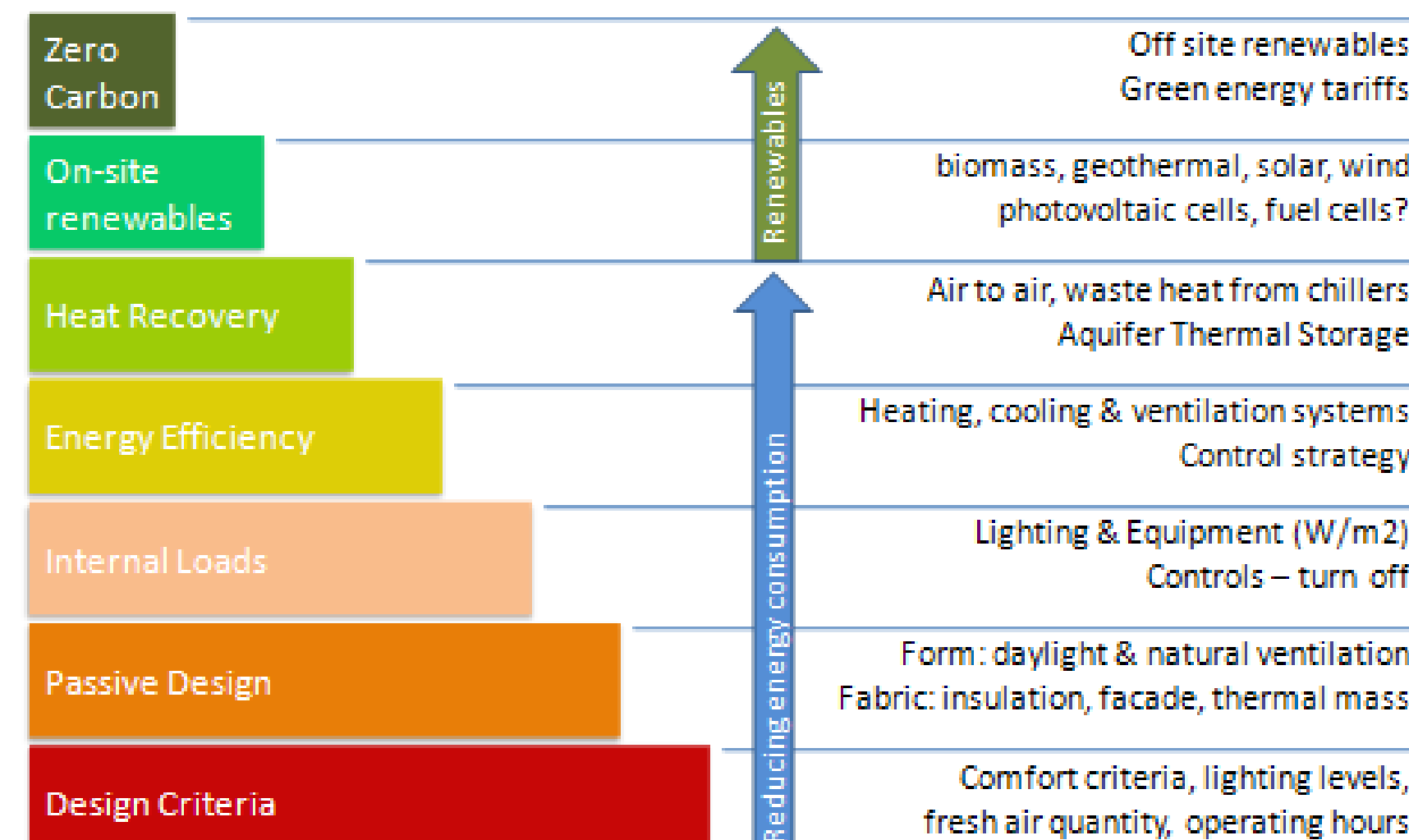
ENERGY & SUSTAINABILITY STRATEGY



Cundall's Seven Step to Net Zero Carbon



Steps to Zero Carbon Building Design



High thermal efficiency across building envelope – “Fabric First” approach

- Low U-values, low air permeability and appropriate glazing areas and specification will limit unwanted heat losses and gains due to the fabric.

Mechanical Ventilation with Heat Recovery (MVHR).

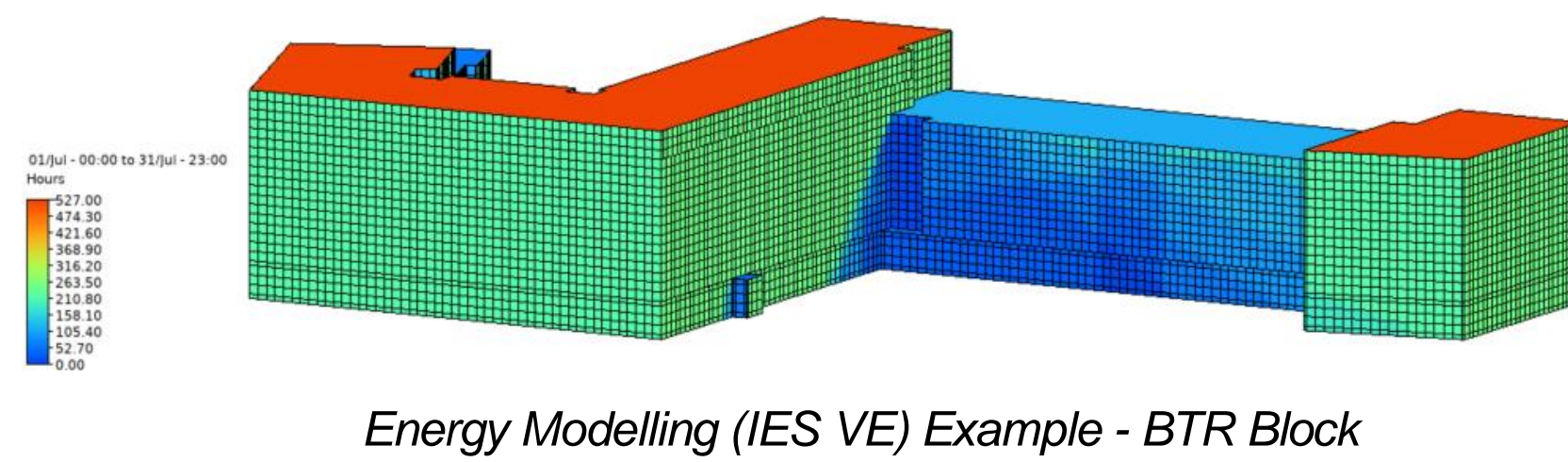
- High efficiency MVHR units utilised in winter to limit the heating energy consumption. In summer, these should have the potential to operate in a summer by-pass mode to aid the natural ventilation overheating strategy.

High efficiency heating and cooling systems served by ASHP technology.

- Exhaust air heat pumps to serve dwellings providing warm air while recovering a high percentage of heat. Electric radiators to be provided for backup heating during extreme weather conditions linked to the EASHPs.



Heat Pumps Vs. Direct Electric Heating:
Potential Running Cost and Operational Carbon Savings of ~60%.



High efficiency lighting.

- High efficacy LED luminaires, in combination with daylight and occupancy dimming will ensure lighting energy is kept to a minimum across the site.

Maximise on-site renewable energy generation

- For example, through provision of roof mounted solar photovoltaics.



PROPOSAL SUMMARY



20% family housing including a mix of tenures from rental and private to **35% affordable homes**

Achieve

683 new homes

in a mix of typologies from apartments, colony homes and townhouses with a density of

120 per hectare,

in line with the Council's City Plan 2030 aspirations for appropriate densities

- Prioritise **pedestrian and cycle movement** through the new neighbourhood with **connections to the wider neighbourhood and core path network**
- Promote an **active lifestyle** through a **“People Priority” development** with connections to public transport links and no general car parking within the development
- **Embed cycling routes** within the new neighbourhood, making it easy to own, use and store a bike for daily commutes, traveling to school, trips to local shops or cycling for health and leisure



ADHERE TO THE STOREY HEIGHT REQUIREMENTS set out in the consented masterplan

Create **street activity** along London Road through a mix of uses from potential café space, convenience store and ground floor residential properties

Provide **community space** and commercial units at ground floor to Turntable Park to activate this key space and encourage social interaction

PROVIDE A NEW GP SURGERY WITHIN TURNTABLE PARK as a key community focal point at the heart of the masterplan



Deliver the placemaking objectives established through the design and community engagement process, and **create a vibrant, safe and sustainable new neighbourhood**



Establish a new high-quality landscaping and public realm area in the form of Turntable Park, Restalrig Rain Gardens, Well Place, Loch End Links and Urban Parklets to Wishaw Terrace / Marionville Road that will encourage social activity and promote a sense of place



Deliver an exemplar sustainable development that will be energy efficient, in line with the Council's carbon reduction objectives



WHAT HAPPENS NEXT?

The response for this exhibition will help shape the content of the forthcoming planning application, which will be submitted in March 2023.

For more information on the development proposals, please use the QR code below or visit:

<https://edinburgh.gov.uk/meadowbankengagement>

Please also provide any feedback to the following email address:

meadowbank@edinburgh.gov.uk



HAPPY TO TRANSLATE

If you would like the leaflet in another format, such as Braille, large print or translation, please contact the Interpretation and Translation Service email: its@edinburgh.gov.uk quoting reference 23-8332



Proposal visualisation