

COMMUNITY CONSULTATION



Welcome

City of Edinburgh Council is consulting on plans to redevelop land between 72-96 Niddrie Mains Road with:

- Sustainable, affordable homes for rent, and;
- New commercial accommodation

Before we submit a planning application, we will spend some time consulting with the local community. This first round of consultation will run from 12th until 29th of November and a second round will be held in the new year. Following this a planning application will be submitted.

You can also access this information and provide feedback online at;
<https://www.edinburgh.gov.uk/craigmillarnewhomes>.

Please take time to have a look at the information on display and talk to a member of the team.

The Proposals - The Vision for Niddrie Mains Road

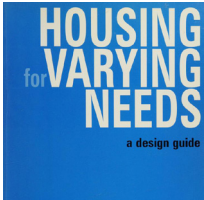
Our proposals respond to various requirements and ambitions.

Net Zero Ready Housing: Edinburgh has set an ambitious target to become a Net Zero city by 2030. By 2030, we want remove the same amount of greenhouse gases that we, as a city, put into the air. This proposal is designed to meet these ambitions through the adoption of sustainable and efficient heating systems and carefully selected materials.



National Planning Framework 4: Our evolving proposals seek to meet the key aspirations of NPF4: to create a liveable place at the heart of the community, providing quality homes and providing commercial space centrally within a walkable neighbourhood. High quality external amenity space will incorporate sustainable drainage and planting focussed on biodiversity.

Edinburgh City Plan 2030, City Mobility Plan, Our Future Streets, 20 Minute Neighbourhood Strategy: Our proposals will align with the relevant guidance within these strategies.



Quality Affordable Housing: The proposals will provide a wide range of homes designed to the Edinburgh Design Guidance Housing for Varying Needs standards providing accessible flats, 1 and 2 bedroom flats and 3 bedroom family homes.

Craigmillar Urban Design Framework: Our site sits at the heart of the design framework area. It is identified as a key part of the local centre providing retail/amenities.



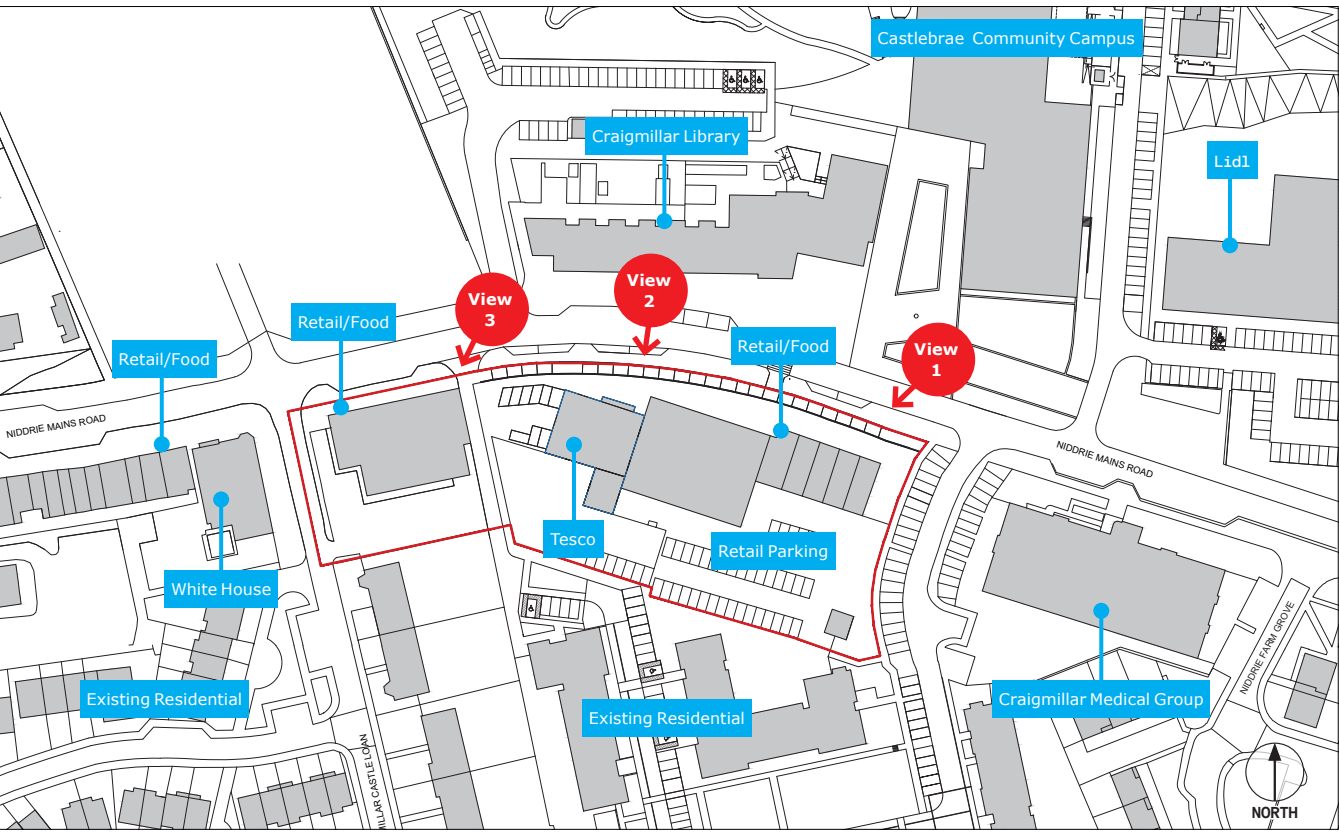
NEW MIXED USE DEVELOPMENT WITH AFFORDABLE HOMES; Niddrie Mains Road - Craigmillar



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Project Location & Context



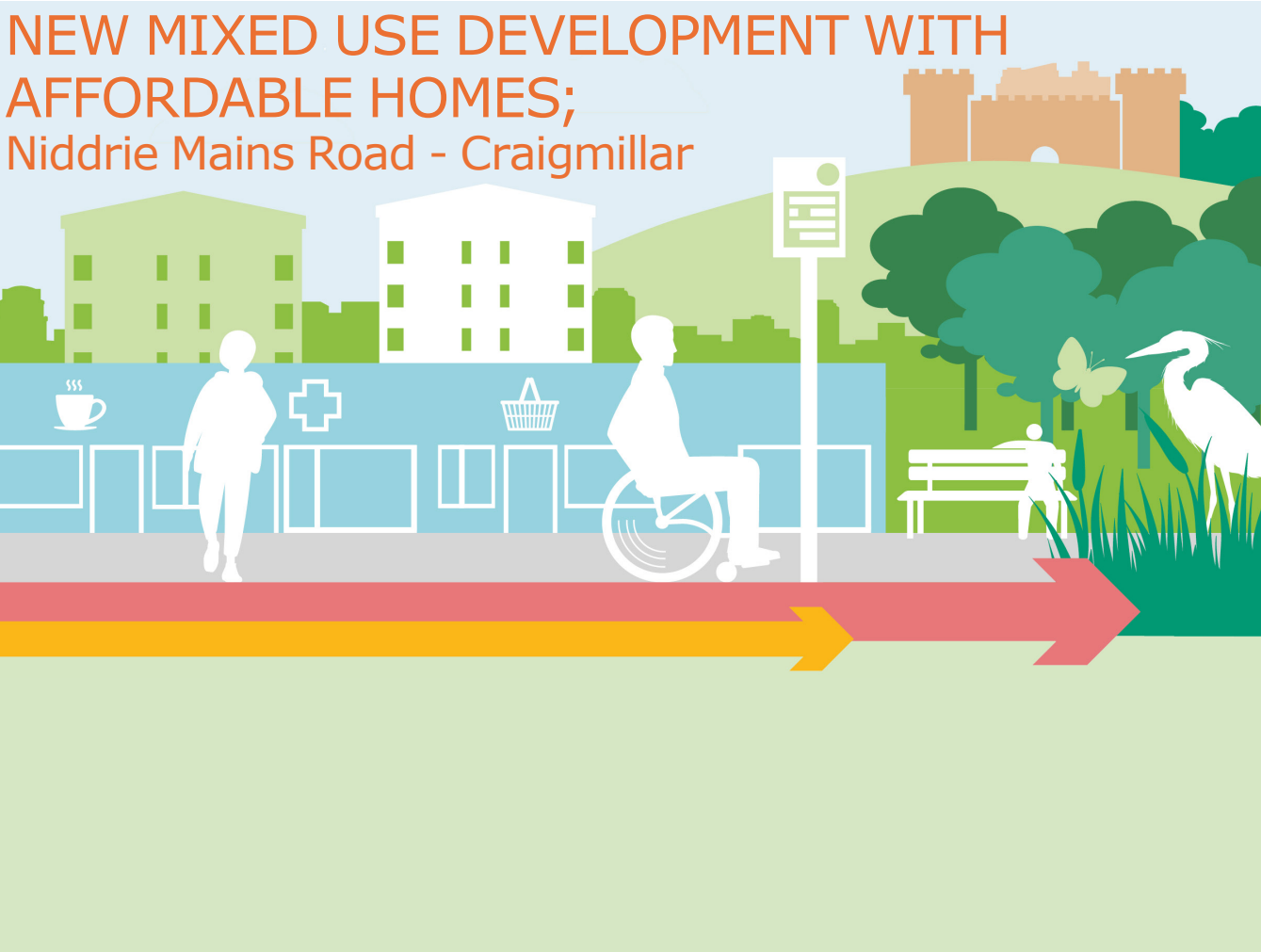
View 1: Looking Towards Existing Retail Parade on East of Site



View 2: Looking Towards Existing Retail Parade/Tesco



View 3: Looking Towards Existing Retail Parade on West of Site



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New Developments in Craigmillar



Walk-Up Avenue, Niddrie Mains Road



Craigmillar Library/Neighbourhood Centre



Castlebrae Community Campus



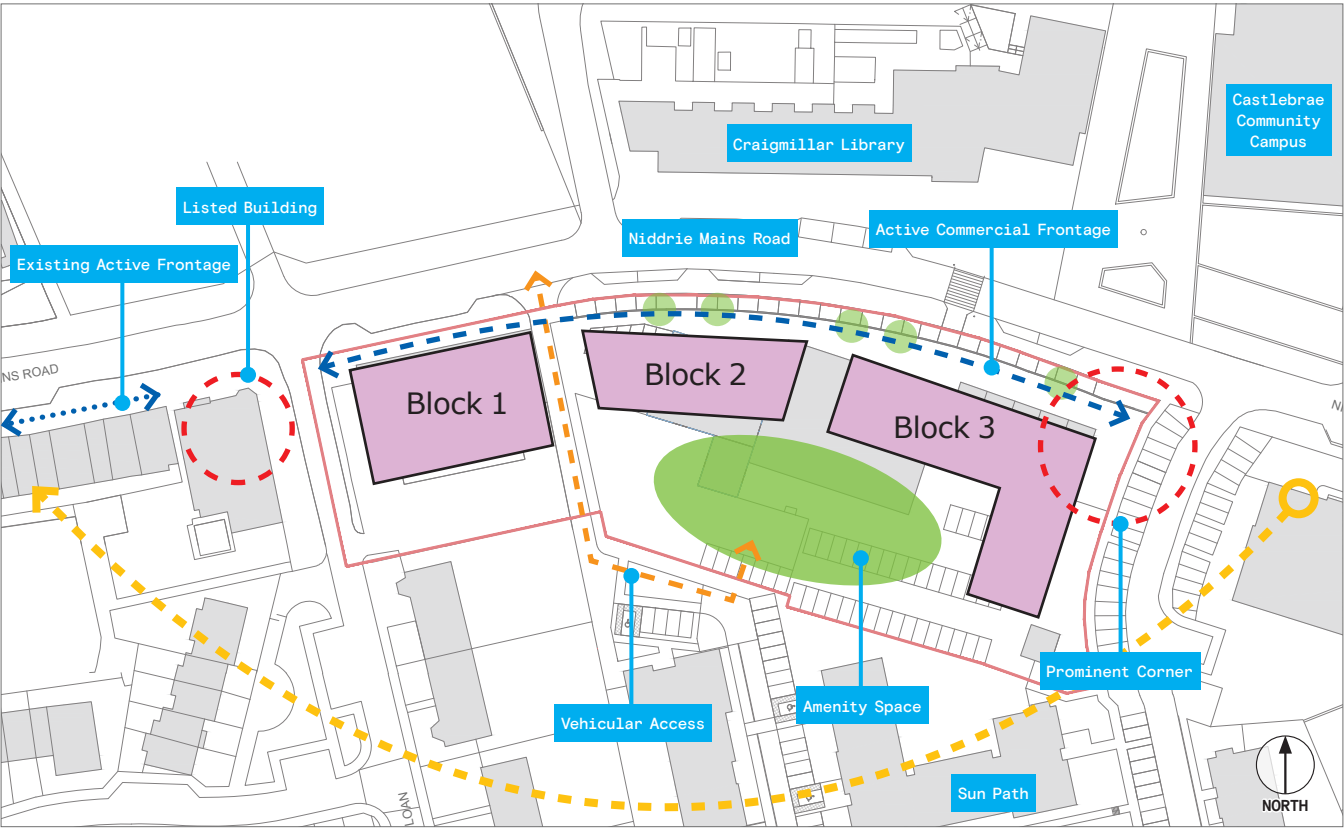
Craigmillar Town Centre Housing

Regeneration Progress

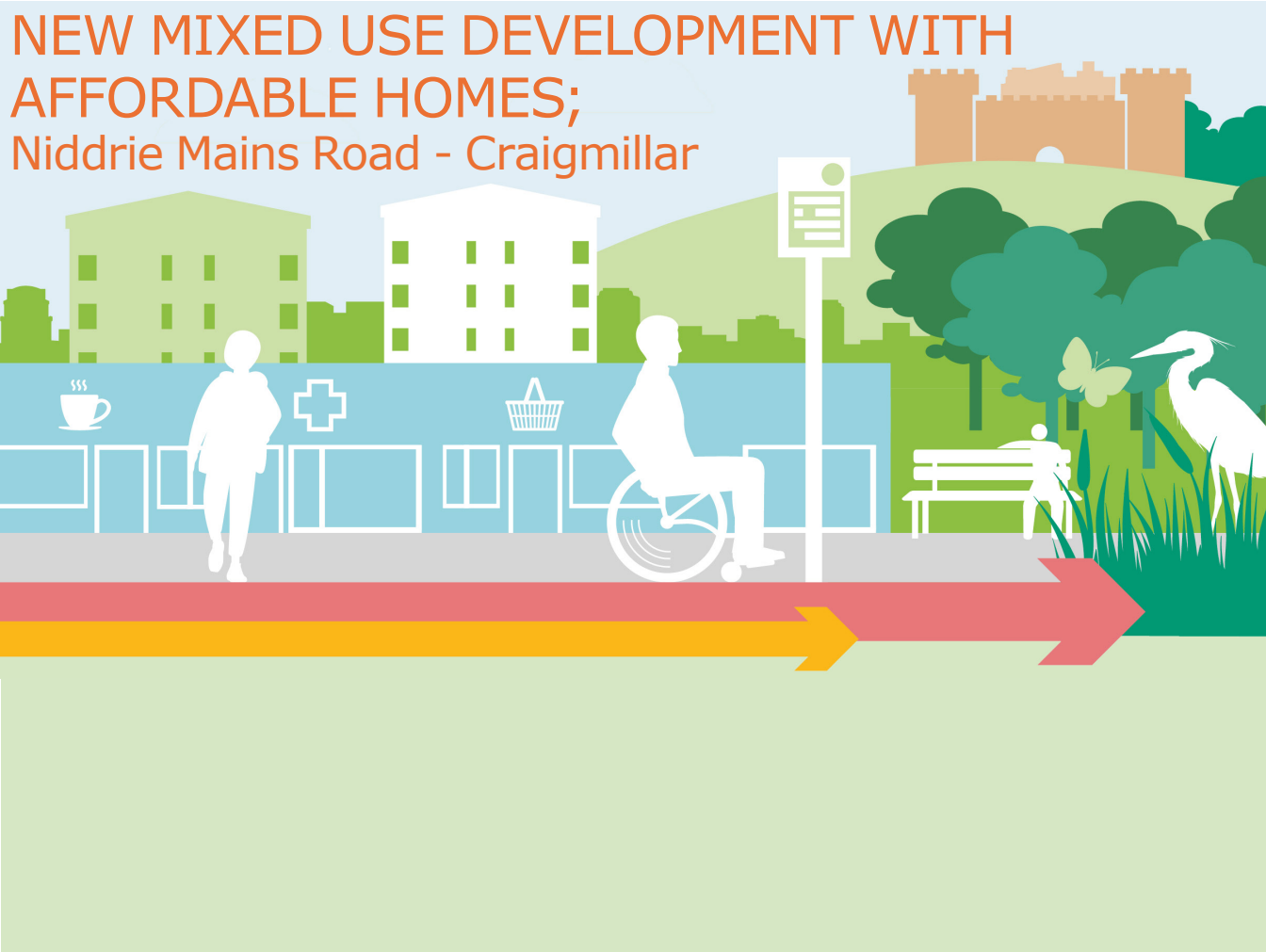
The Craigmillar Urban Design Framework was published in 2005. Since then the ongoing transformation of the Craigmillar and Niddrie area has resulted in over 1250 new homes, plus local facilities including Craigmillar Library & Neighbourhood Centre, and Castlebrae Community Campus School.

This project seeks to provide a varied and vibrant ground floor frontage alongside net zero ready affordable housing.

Site Concepts



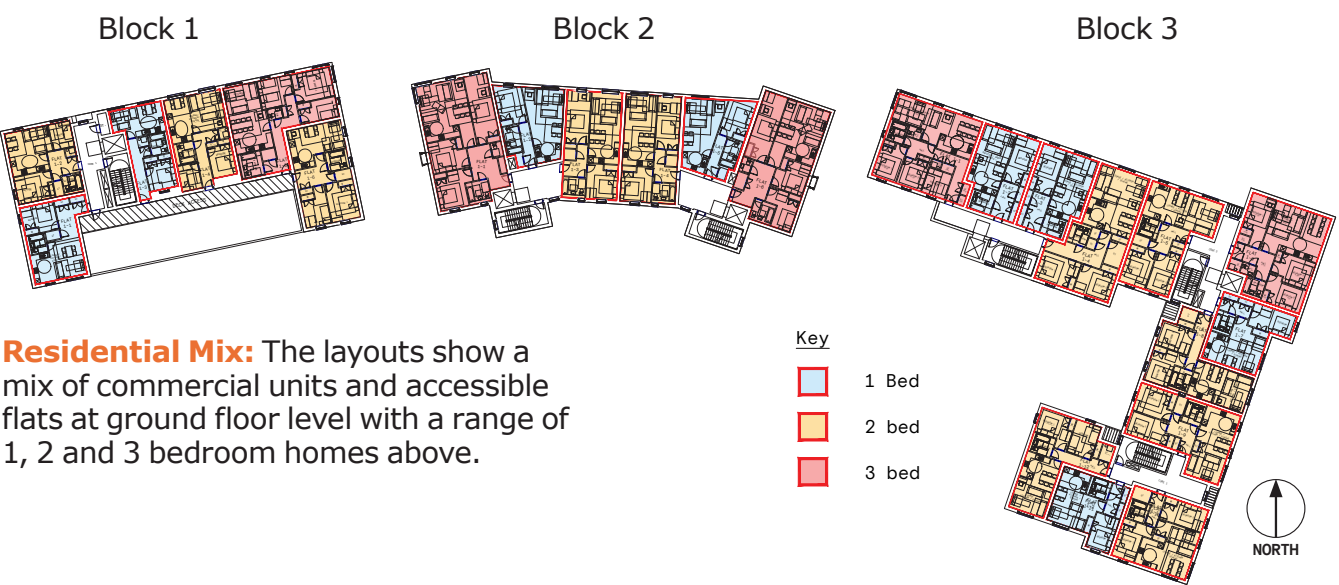
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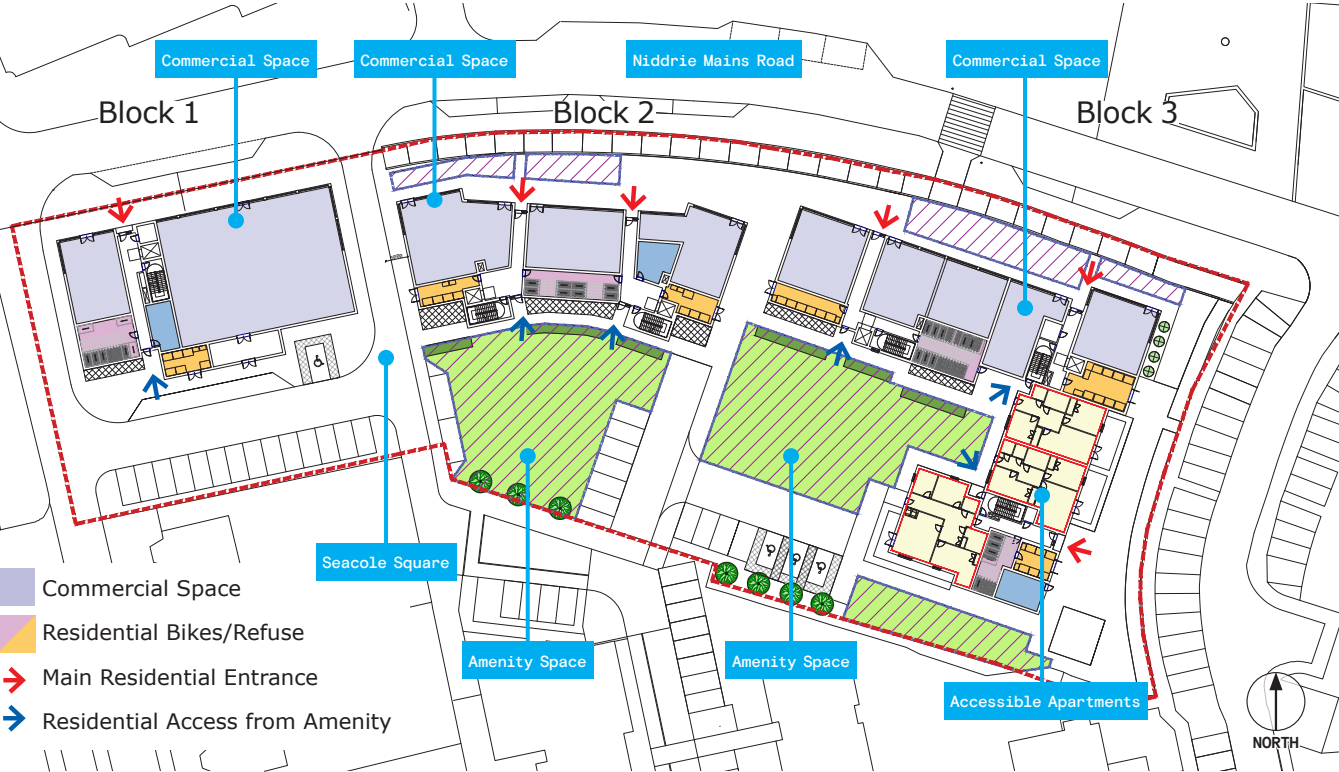
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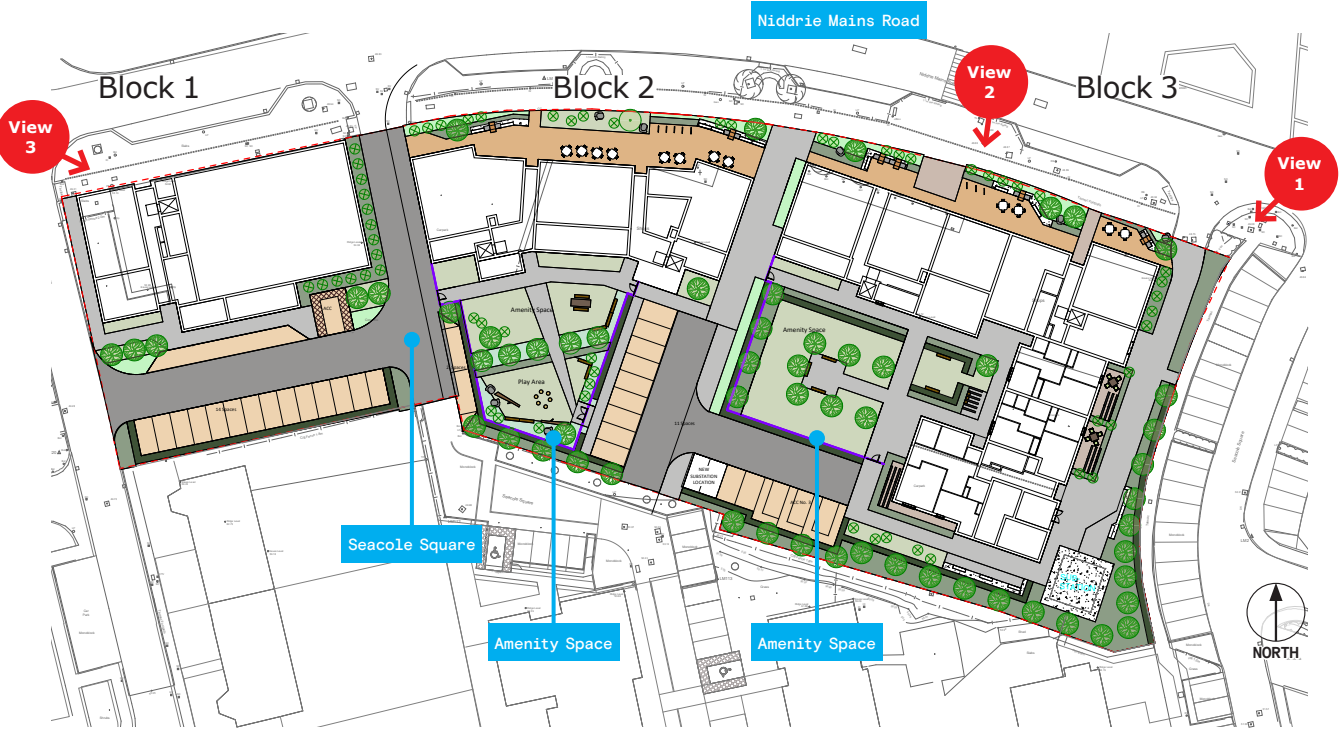
Proposed Homes Upper Floors - Above Ground Floor Commercial Units



Proposed Site Layout Ground Floor Commercial Space With Flats Above



Landscape Proposals



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Proposed Massing

The images below show how the proposed development would look from the street. There will be active uses on the ground floor, creating a lively central location on Niddrie Mains Road.

View 3 shows how the building will reduce in height to respect the listed White House building.



View 1: Block 1, Niddrie Mains Road Looking West



View 2: Blocks 1 & 2, Niddrie Mains Road Frontage



View 3: Block 3, Niddrie Mains Road Looking East

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Key Project Features



High Quality, Energy Efficient, Affordable Housing



Bio-Diverse Landscaped Gardens



Secure Cycle Storage



Family Homes



Excellent Local Facilities



Creating Active High Street



Celebrating Heritage



Community Benefits



Accessibility



Sustainability



Good Connectivity

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Community Benefits

City of Edinburgh Council will work in partnership with CCG to deliver the proposed new homes and commercial accommodation. As well as undertaking the construction work, CCG proudly contribute to the well-being and development of local communities by a wide variety of means including job creation, training opportunities and investment. CCG also support charitable organisations and community-based projects.

CCG have undertaken a number of projects in Edinburgh and in 2023 they;

- Donated £115,000 donated to local causes across Scotland
- Created 46 work placements
- Created 43 new jobs and 18 trade apprenticeships

On a project like Craigmillar, CCG would expect to support up to 5 jobs on site with work placement and apprenticeship opportunities being offered locally.

Relevant Projects



Former Niddrie Mill Primary School



Seacole Square



Seacole Square



Craigmillar Town Centre



Bolton Place



Community Benefits

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Next Steps



How to Contact Us

We would like your views so please either fill in a feedback form today or online at www.edinburgh.gov.uk/craigmillarnewhomes

or;

Scan the QR code opposite to view the information online



Please submit your initial comments by Friday 29th November



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Niddrie Mains Road - Craigmillar

