

COMMUNITY CONSULTATION



Welcome to the Second Round of Consultation

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 are currently consulting with the local community. A first round of consultation ran from 12th until 29th of November 2024 and this second round will run from 21st January until 4th March 2025. 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.



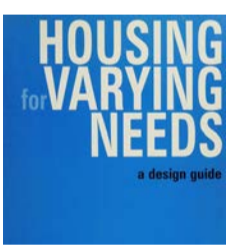
National Planning Framework 4: Our evolving proposals seek to meet the key aspirations of NPF4: to create a liveable place at the heart of the community, providing quality homes and providing commercial space centrally within a walkable neighbourhood. High quality external amenity space will incorporate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



These plans provide information on the long term approach for transport and place improvements across the city.



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

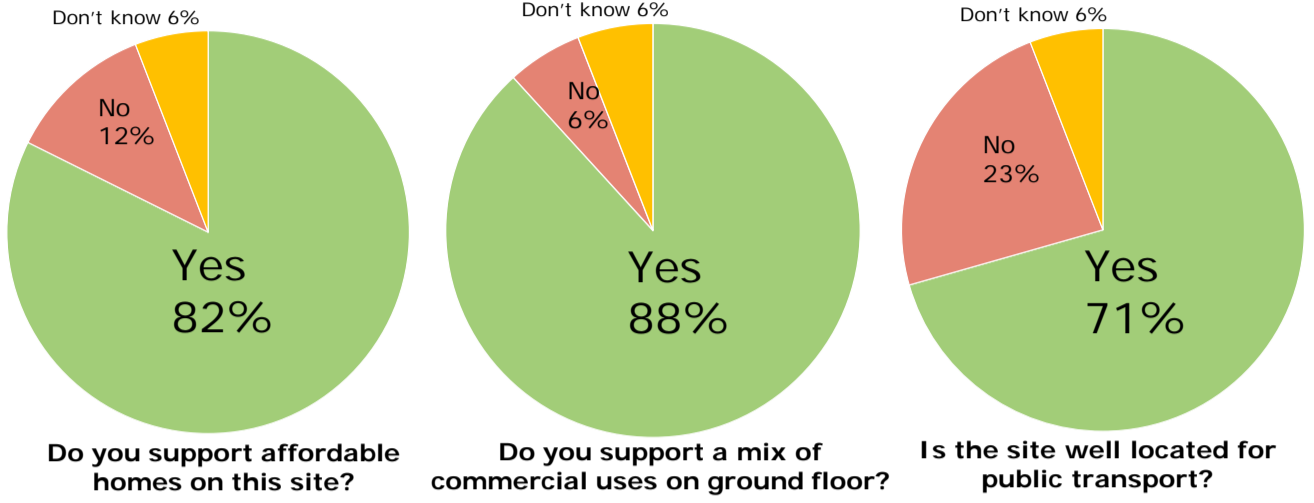


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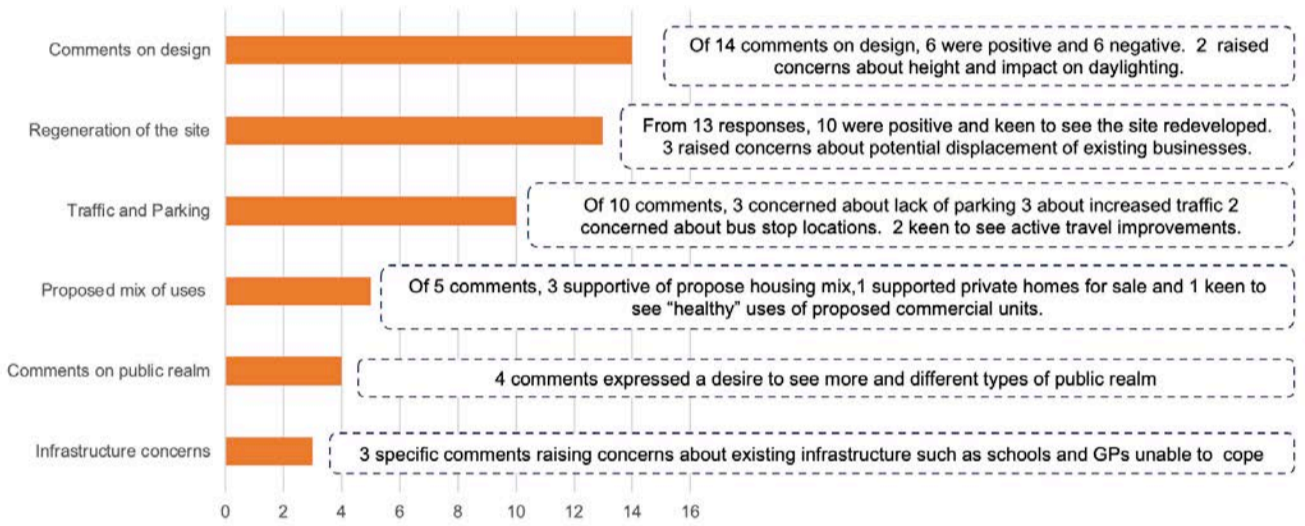


Round 1 Consultation Feedback

Round 1 of the consultation ran from 12th-29th November. We asked some specific questions and also gave the opportunity for people to raise any concerns. We have summarised below the feedback we received.



Consultation Themes



Our response to issues raised

1. Design

The project architects follow a rigorous process when developing designs, following the Planning design guidance and policy documents. A daylight and sunlight assessment will be undertaken.

2. Regeneration

Support for the regeneration of this site is noted and welcomed. The Council will advertise the new commercial premises for lease. This process will be open to new or existing businesses.

3. Traffic & Parking

Comments regarding the reduction in parking numbers and accessible parking are noted. Parking spaces will reduce from circa 60 to circa 31, in line with the Council's desire to achieve a shift towards sustainable transport. However, this will not reduce the number of dedicated accessible spaces at the site. Existing on-street accessible parking will be retained, and accessible spaces will be provided on site.

4. Mix of Uses

The comments regarding tenure are noted and the importance of the need for a mix of tenure, including private homes is recognised. The current aspiration for the site is a mix of social rent and mid-market rent homes.

The Council's Estates Team will endeavor to secure an appropriate mix of retailers within the new commercial premises.

5. Public Realm

The area proposed for Niddrie Mains Road public realm extends to 1220 square meters, 40 square meters more than existing.

6. Infrastructure

The Planning Authority will assess future demand for schools, health provision and other civic facilities as part of the planning application process.

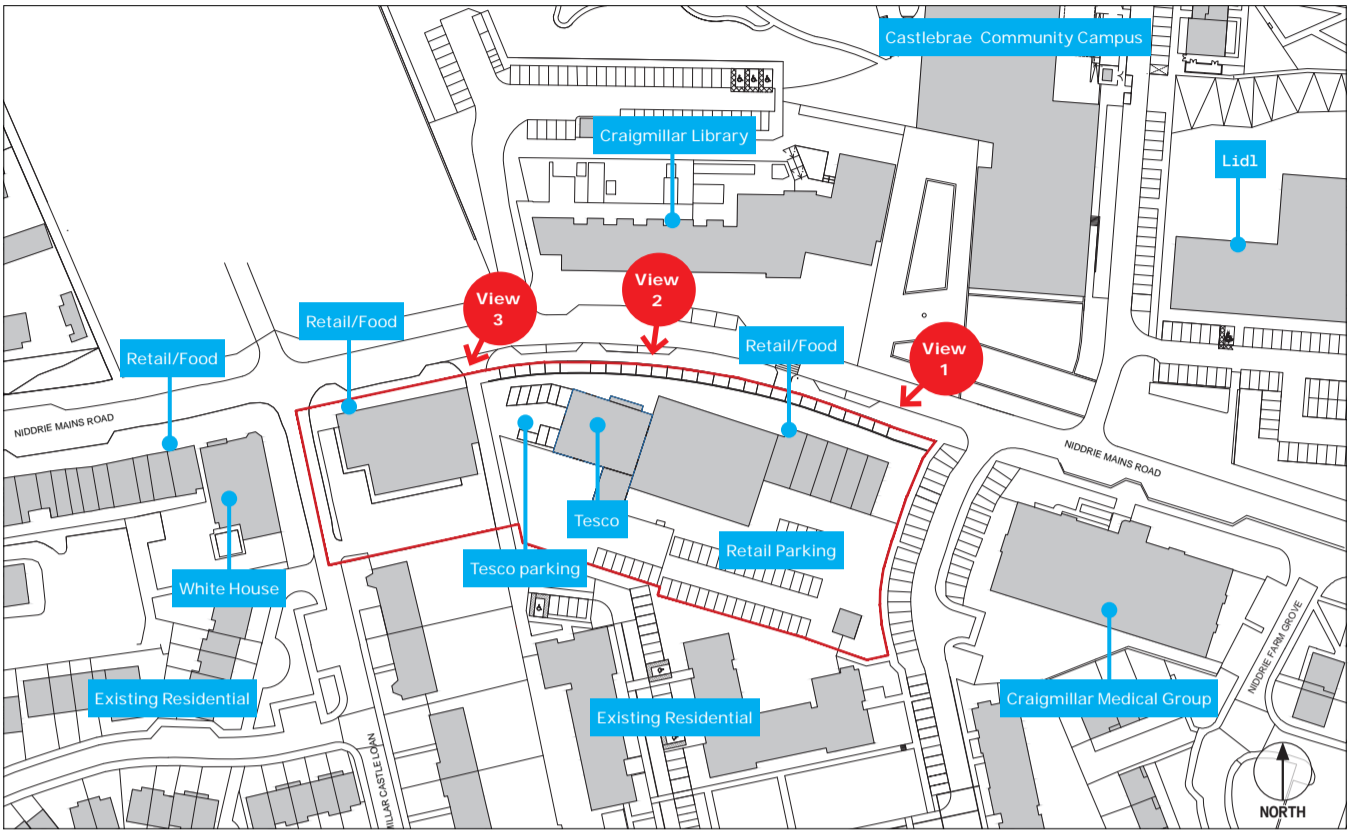
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Project Location & Context



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

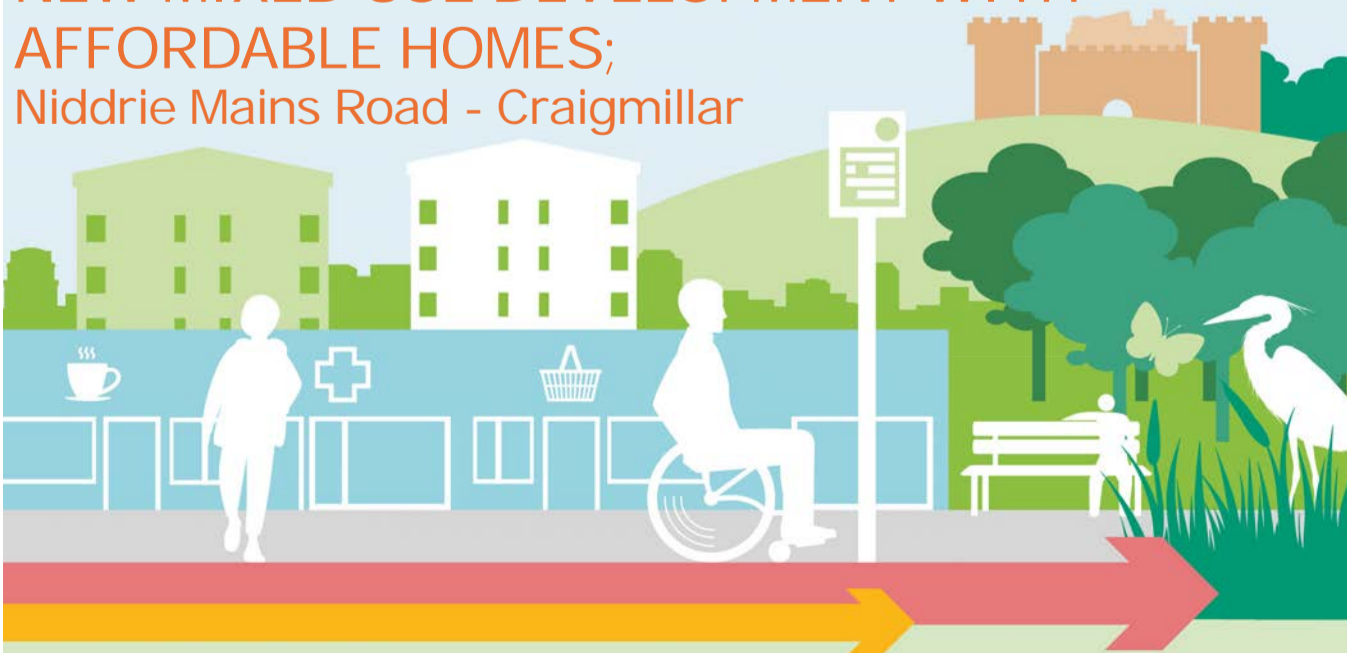


View 2: Looking Towards Existing Retail Parade/Tesco



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

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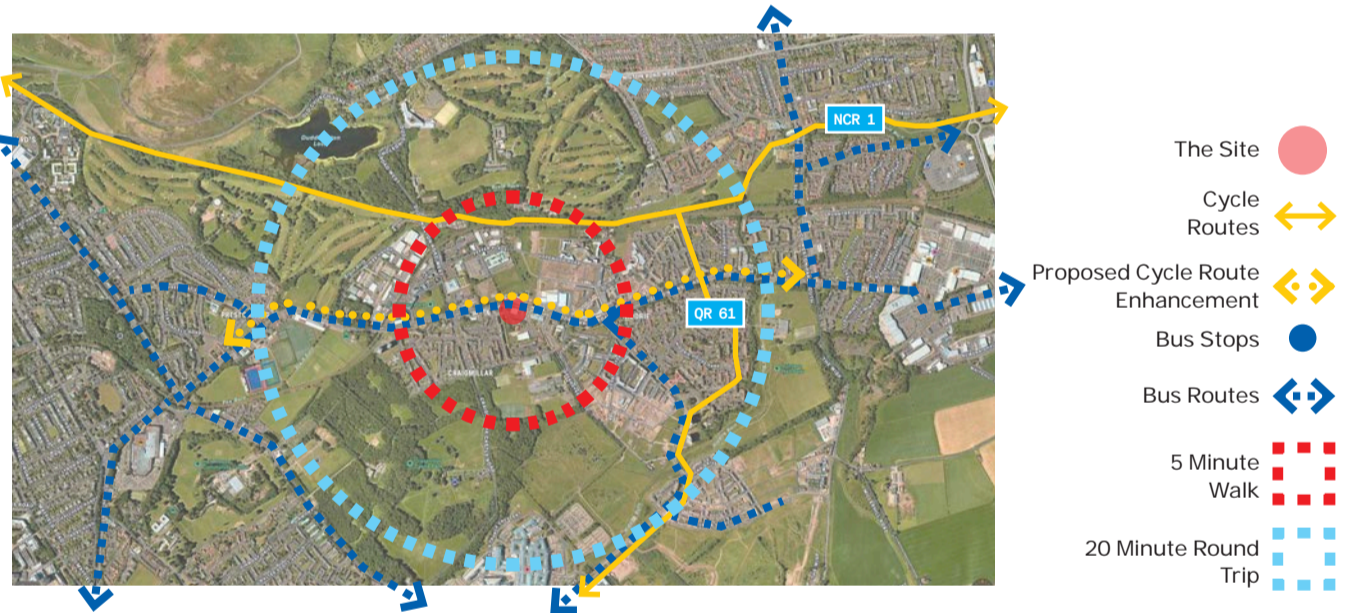
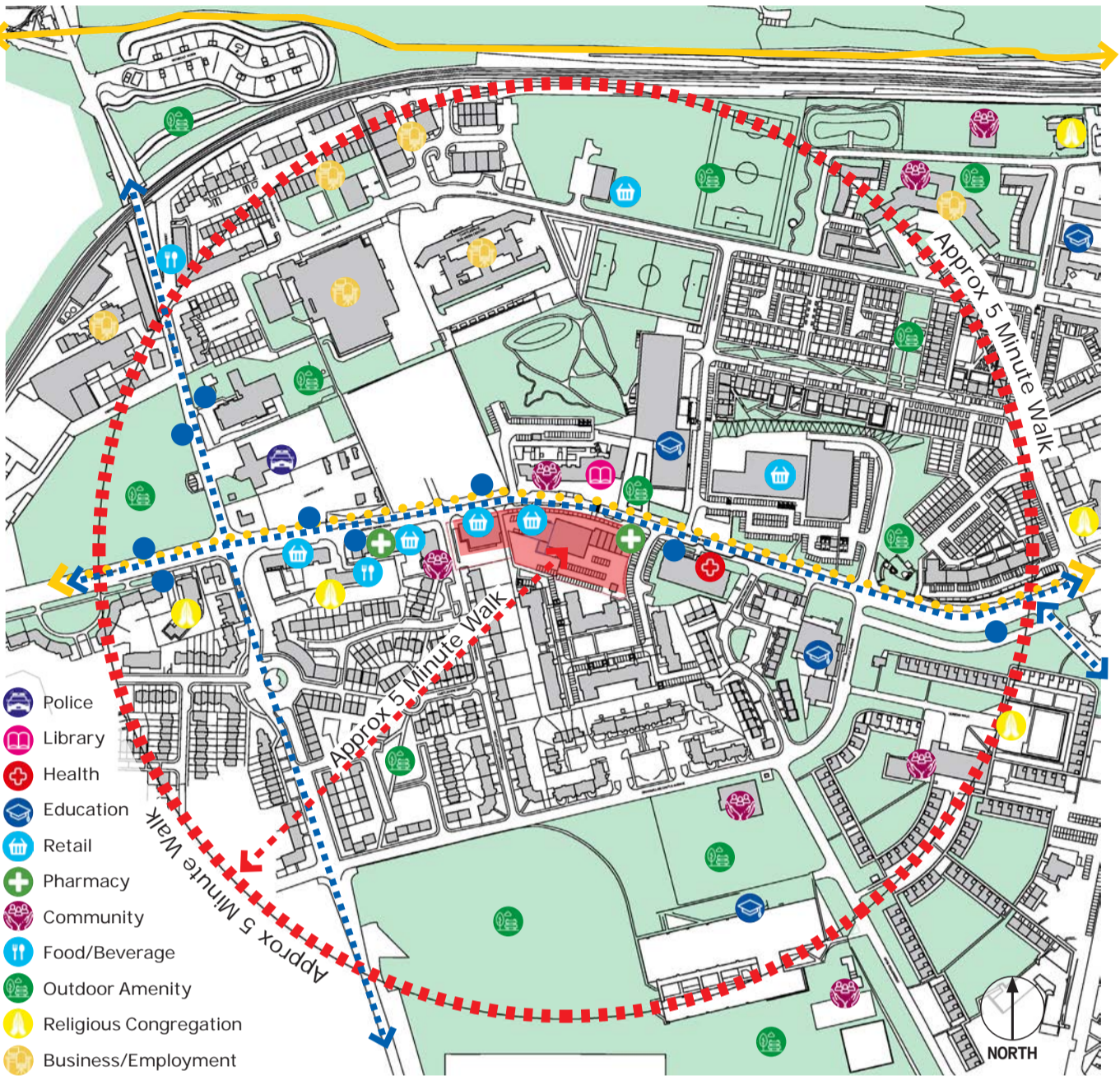


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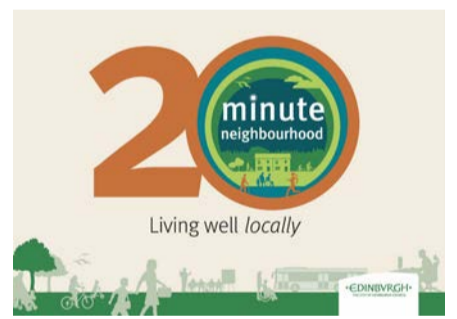
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Site Connectivity & Amenities



What is the 20-minute neighbourhood concept?

"The 20-minute neighbourhood concept is about supporting people to live well locally. It aims to provide people with access to services and facilities to meet most daily needs within a 20-minute walk or wheel."



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New Developments in Craigmillar



“Walk-Up Avenue”, Wauchope Avenue



Craigmillar Library/Neighbourhood Centre



Castlebrae Community Campus



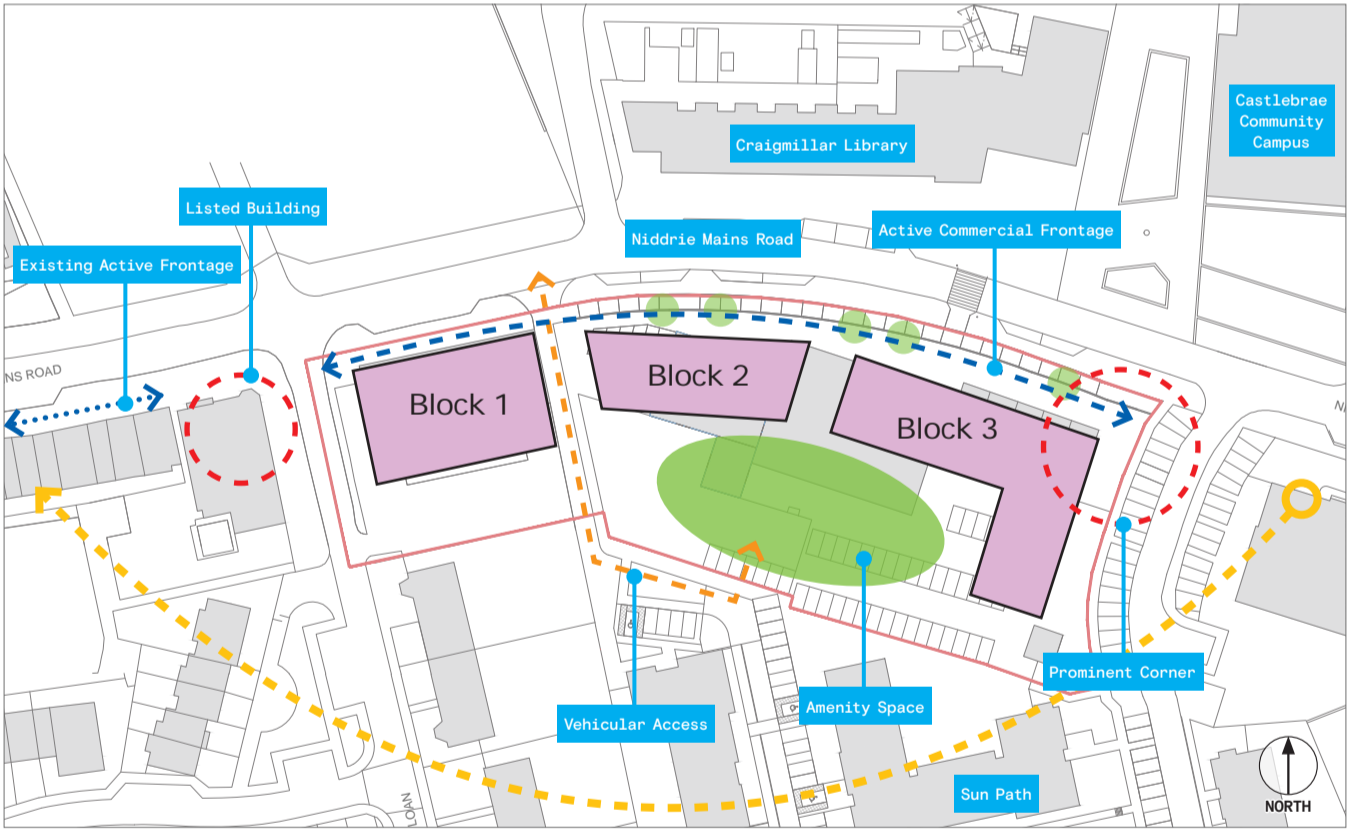
Craigmillar Town Centre Housing

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



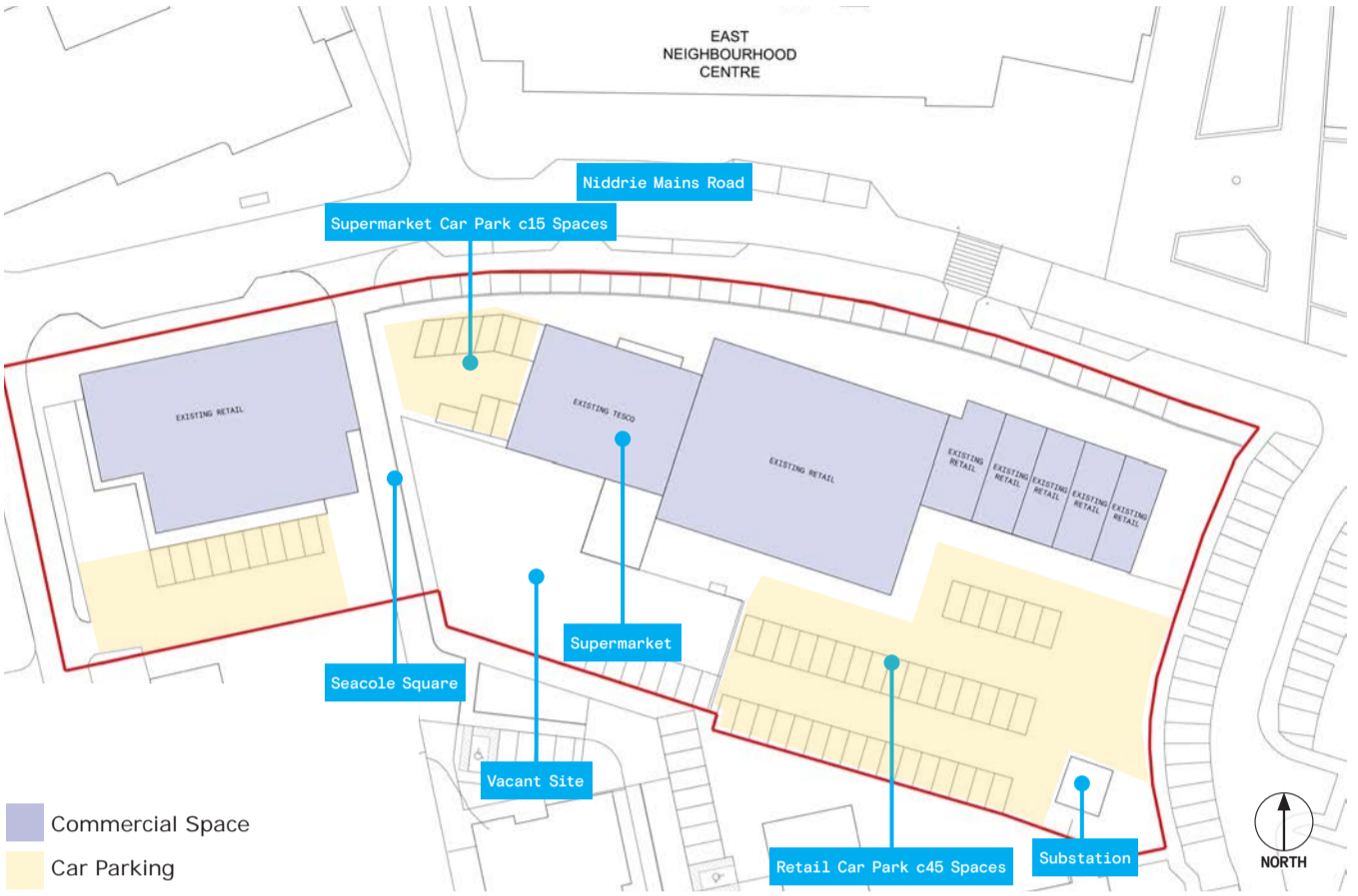
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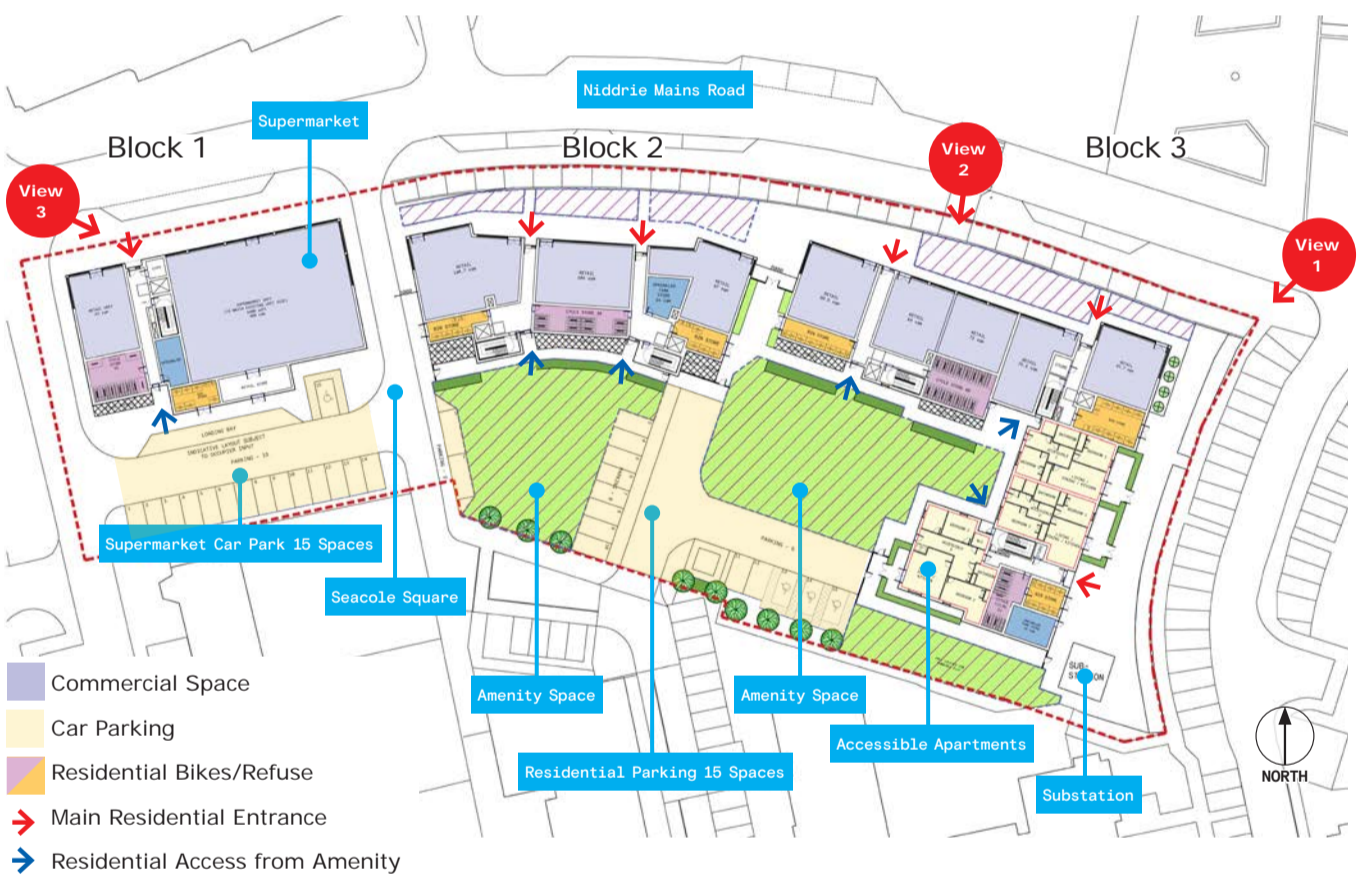
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Site Layout Existing Site



Proposed Site Plan



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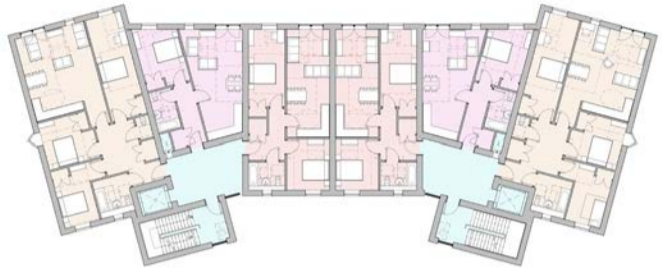
Proposed Homes

Upper Floors - Above Ground Floor Commercial Units

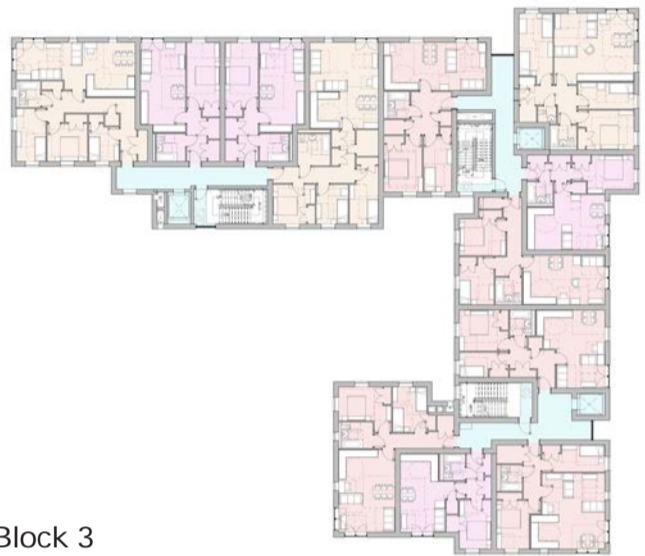
Residential Mix: The layouts as currently developed will provide a range of 1, 2 and 3 bedroom homes.



Block 1



Block 2



Block 3

- 1 Bed
- 2 Bed
- 3 Bed

Orientation: The development site is located on the south side of Niddrie Mains Road. Amenity space for residents is located to the south of the development. The curving frontage opens up those spaces to morning and evening summer sun.



Spring @ 8am
Scale: 1 : 1200



Spring @ 12pm
Scale: 1 : 1200



Spring @ 4pm
Scale: 1 : 1200



Summer @ 8am
Scale: 1 : 1200



Summer @ 12pm
Scale: 1 : 1200



Summer @ 4pm
Scale: 1 : 1200



Autumn @ 8am
Scale: 1 : 1200



Autumn @ 12pm
Scale: 1 : 1200

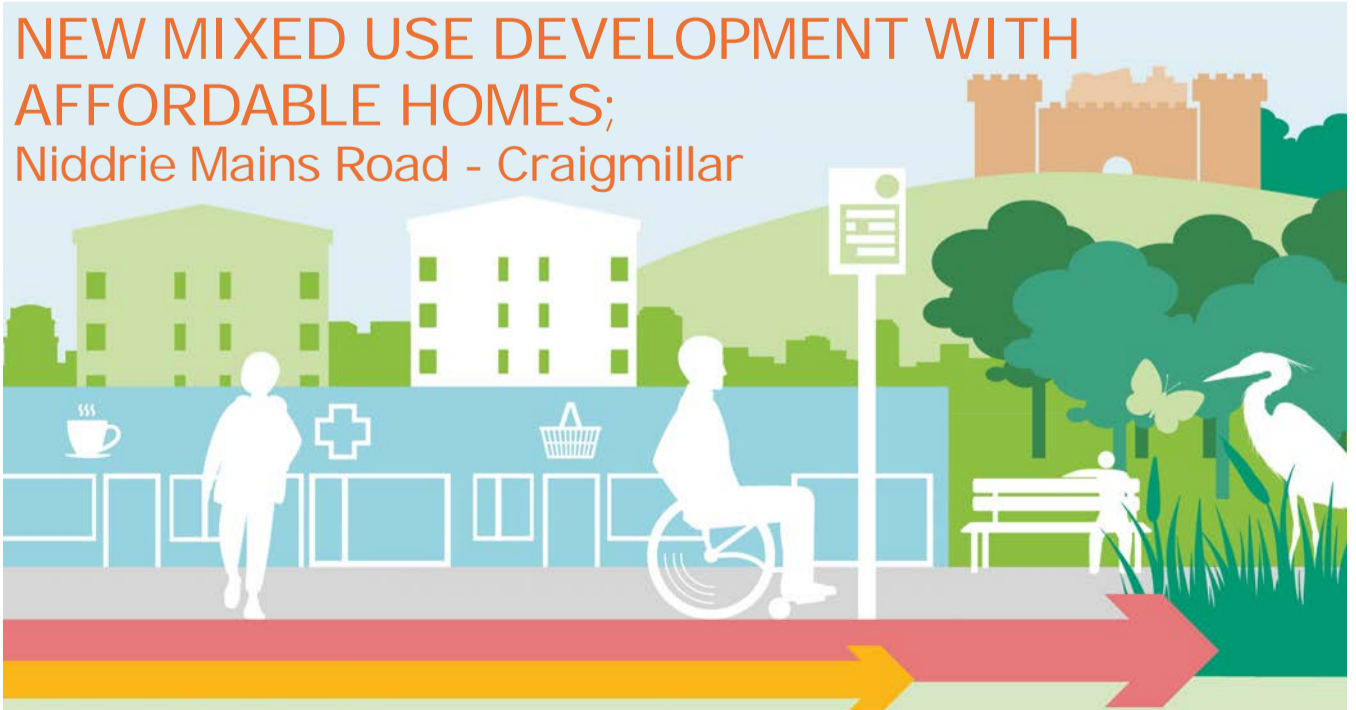


Autumn @ 4pm
Scale: 1 : 1200



Curving frontage opens northern edge to morning & evening sun

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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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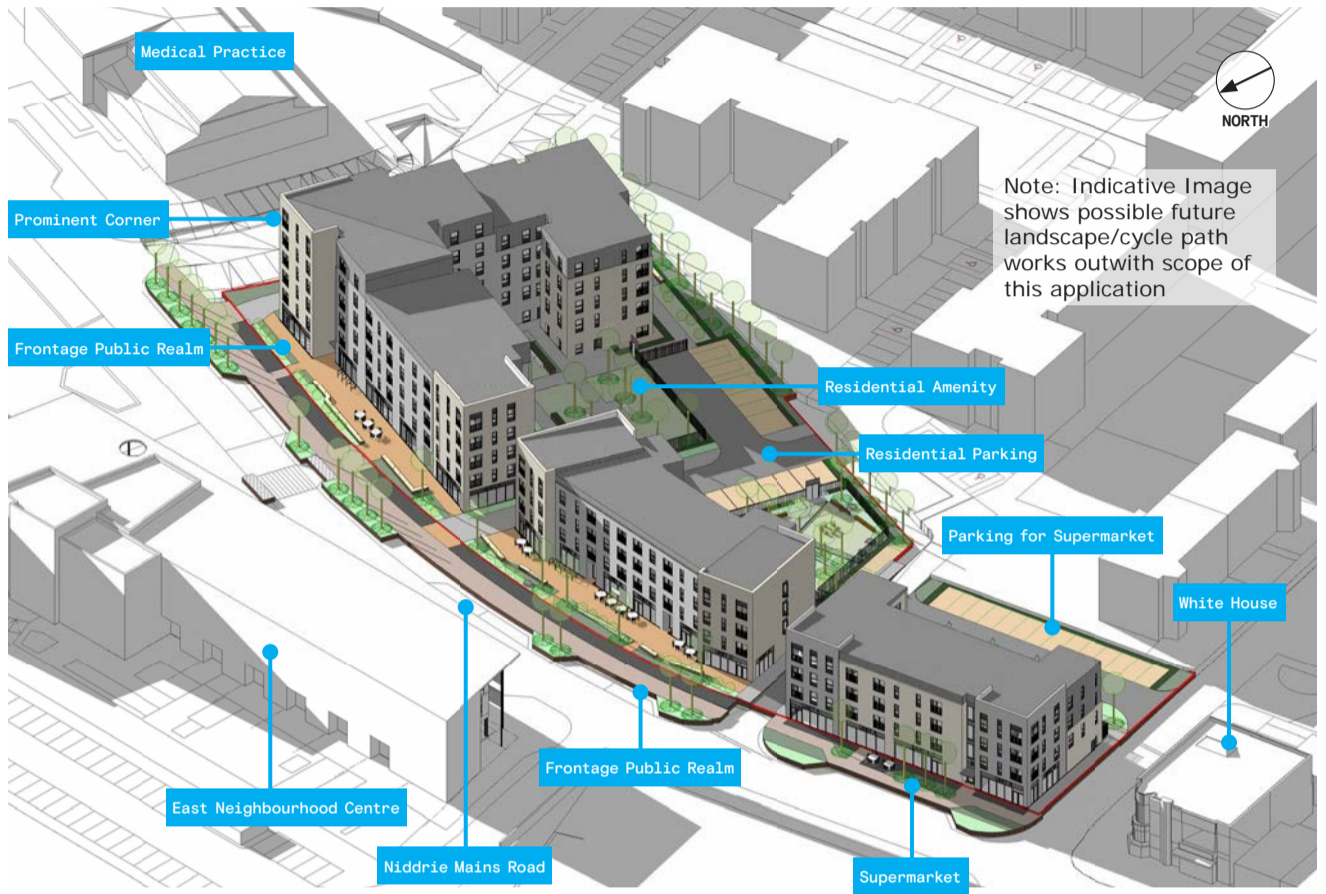


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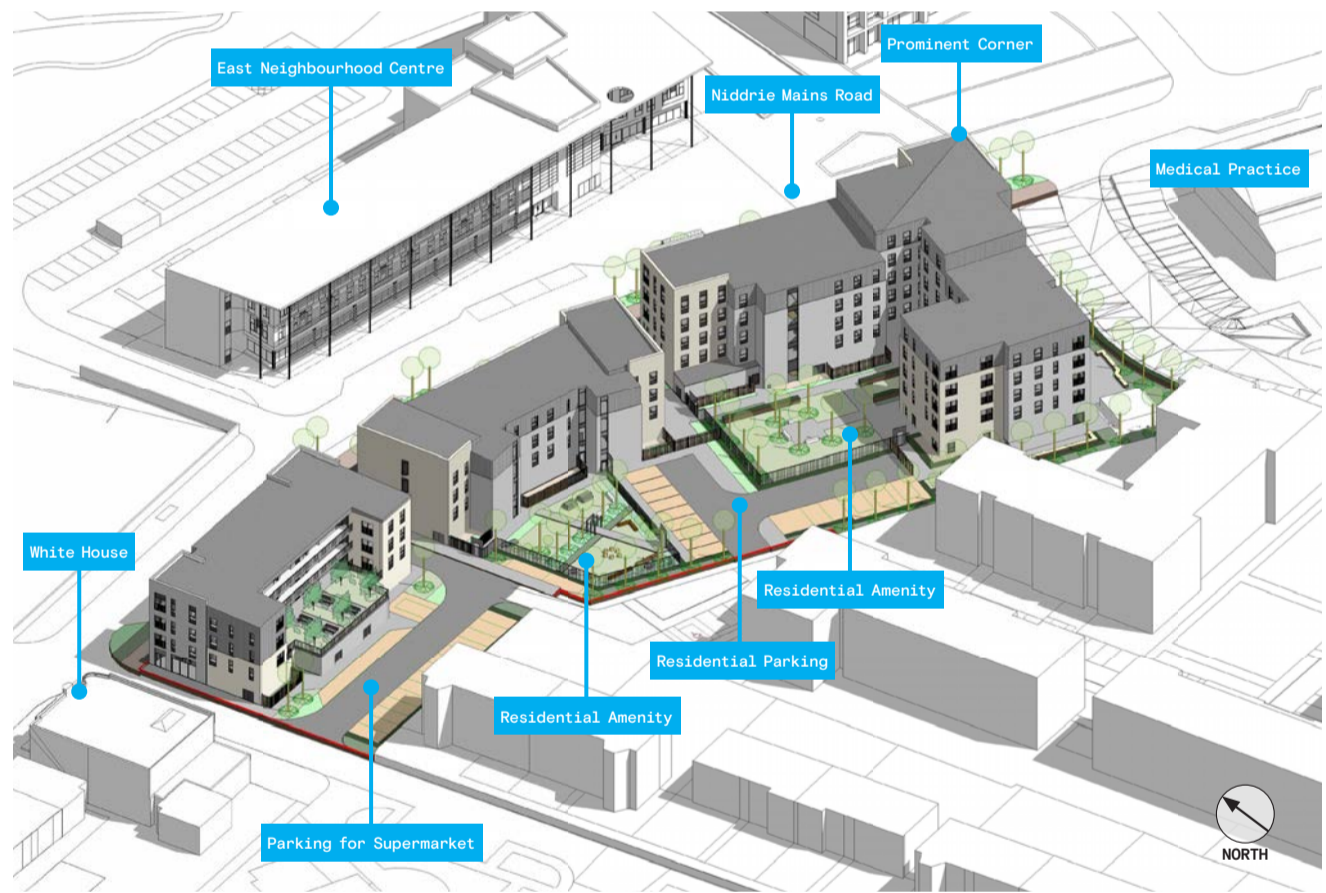


Proposed Massing

The images below show how the proposed development will sit within its context. The development seeks to create a strong active street edge to Niddrie Mains Road appropriate to its location within the Town Centre as defined within the Craigmillar Urban Design Framework. The height has been reduced at the west end to ensure the listed White House building remains visually prominent on the street.



Aerial View 1: View from Northwest Towards Niddrie Mains Road Frontage



Aerial View 2: View from Southwest Towards Residential Amenity Space



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Public and Private Realm

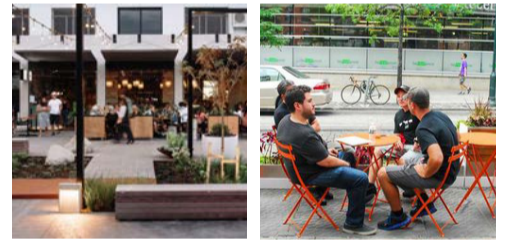
The first two eye level visuals below highlight how the proposals will provide an active high street. Using landscape features and considered seating opportunities, the design is structured to offer amenity space with gathering areas, seating opportunities and café spill out space, all whilst allowing a successful high street function to be realised. The third eye level visual below demonstrates how the communal garden areas to the rear of the development will look and feel.



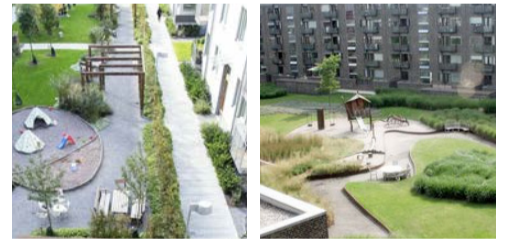
Eye Level Visual 01 & Precedents



Eye Level Visual 02 & Precedents



Eye Level Visual 03 & Precedents



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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 comments by Tuesday 4th March 2025

