

# 01 POWDERHALL\_ 'Tell Us About Powderhall'

## Place Brief - Tell us about Powderhall.

Led by The City of Edinburgh Council, Collective Architecture and Urban Pioneers, the Place Brief would like to look at the future potential for Powderhall, which could include elements such as; new mixed tenure housing, educational facilities, community and commercial uses. The 'Tell us about Powderhall' consultation marks the beginning of a journey that we hope can be shaped with and by the local community.

Due to the site's rich heritage, distinct character and riverside location, Powderhall is one of the most exciting development opportunities in the city at the present time. Development offers the potential to re-establish a positive relationship between Powderhall, the adjacent parks, surrounding streets and the Water of Leith. The site has great potentials to be explored, that we hope will put this project at the heart of Powderhall community life – unleashing new enterprise and activity to regenerative effect. Through consultation and collaboration the development will seek to compliment and strengthen the site's many unique assets for the benefit of the Powderhall community, including its rich history, river front location, exceptional surrounding green spaces, educational facilities and close proximity to Edinburgh City Centre.

**“There is no power for change greater than a community discovering what it cares about.”**

Margaret Wheatley



The redevelopment is a unique opportunity to 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.

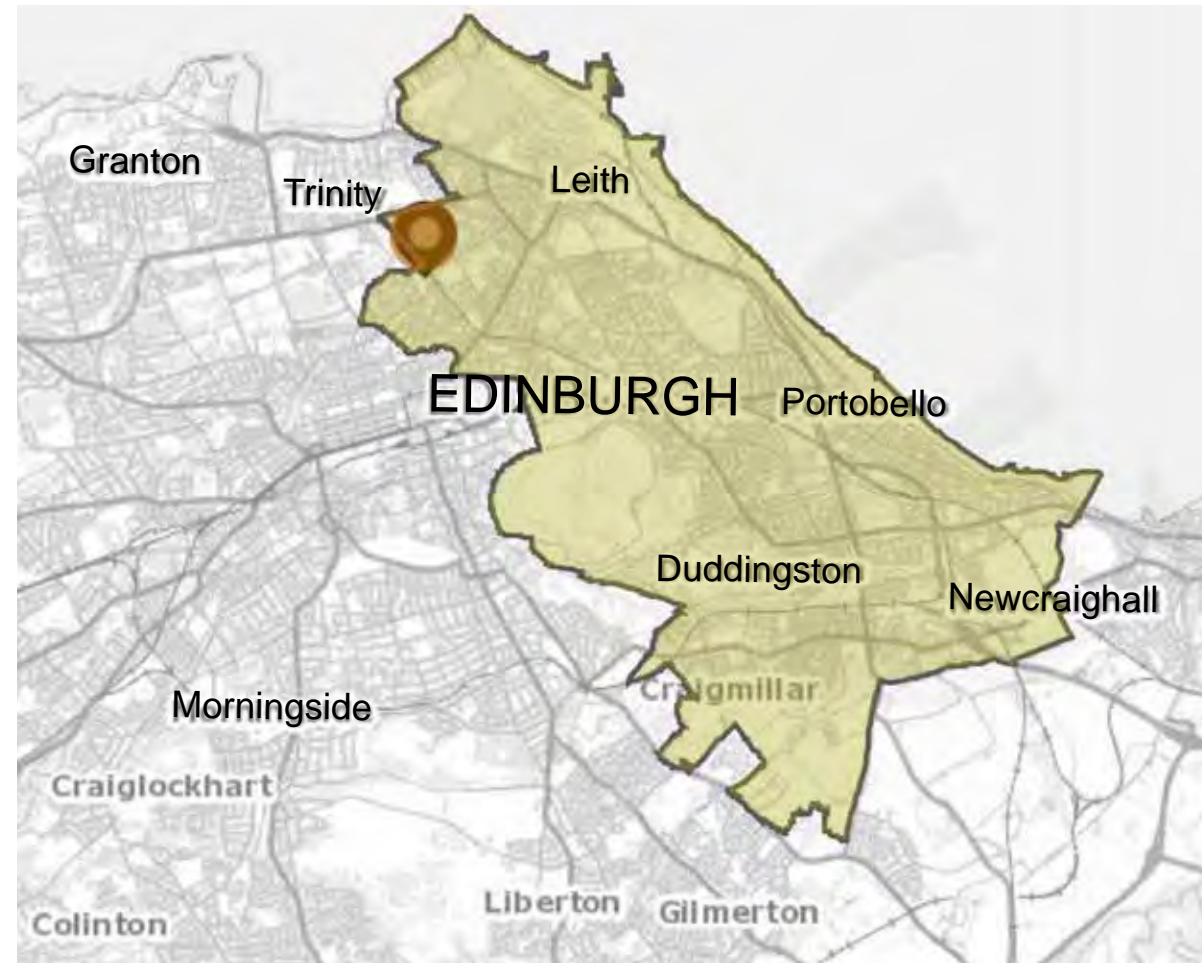
### Masterplan aims and objectives

- Deliver a City-wide flagship project that puts Powderhall 'back on the map'
- Ensure that Powderhall and its community are at the heart of the masterplan and its development
- Undertake a collaborative, design led approach with co-creation and stakeholder working at the centre of the design process
- Create an exceptional place that is rooted in its historic and riverside context
- Develop a vibrant new neighbourhood combining elements such as residential, educational, community and commercial use in a holistic and sustainable way
- Deliver an exemplar energy strategy that optimises natural resources and site context
- Create a positive relationship with the Water of Leith and the surrounding parks and street





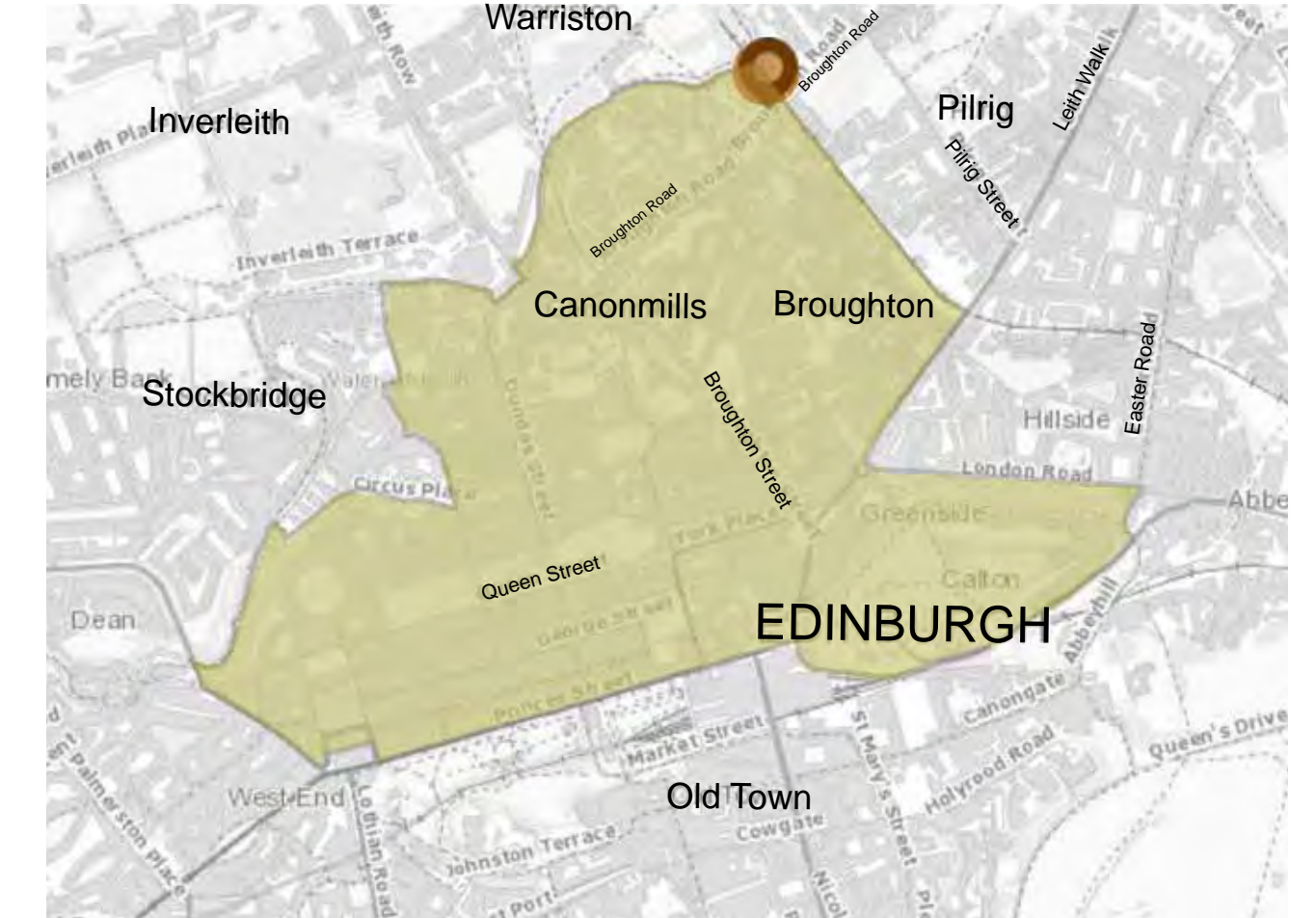
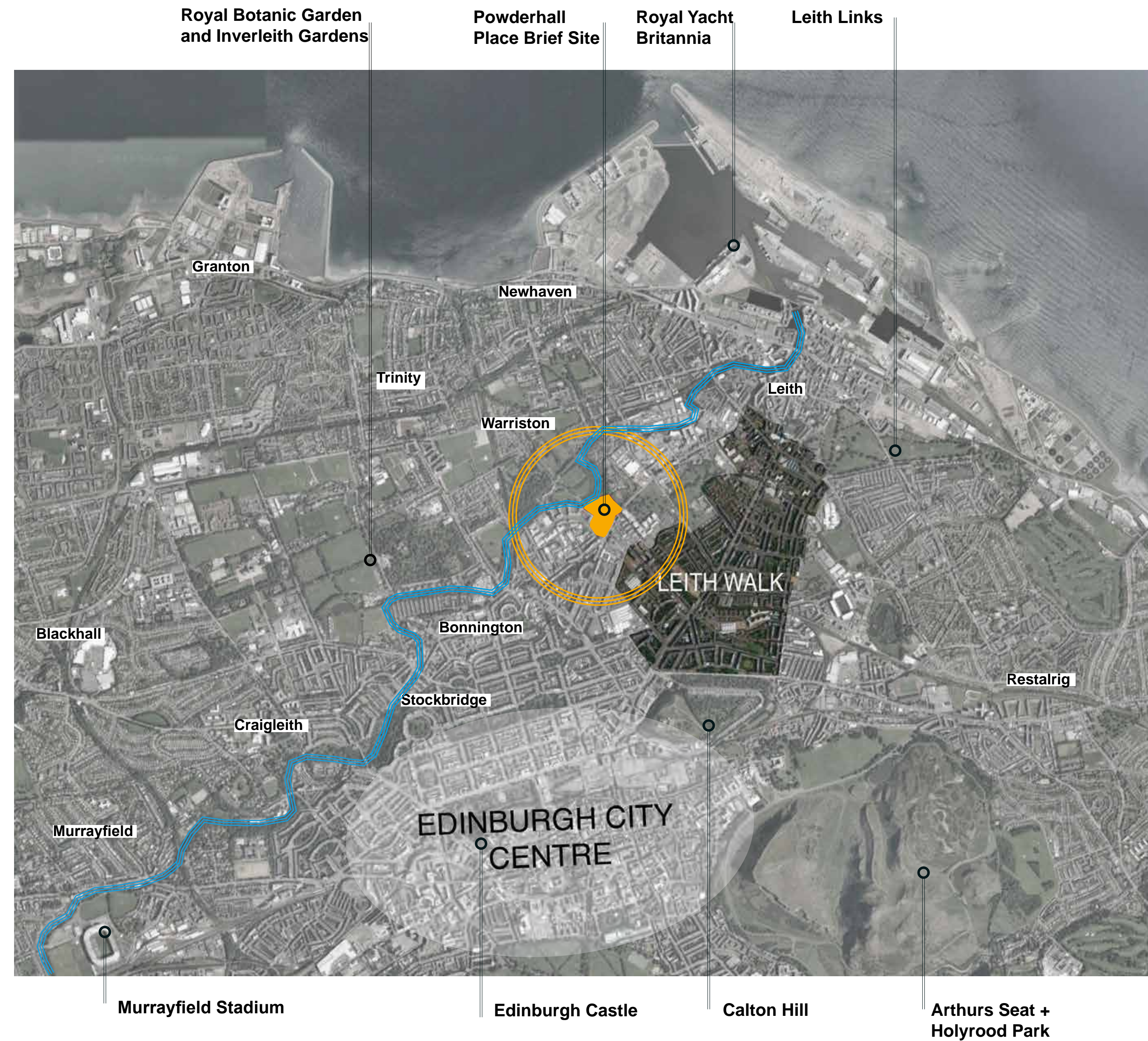
# 02 POWDERHALL\_Context within Edinburgh



Edinburgh Council Localities | North East



Edinburgh Neighbourhood Partnership | Leith NP



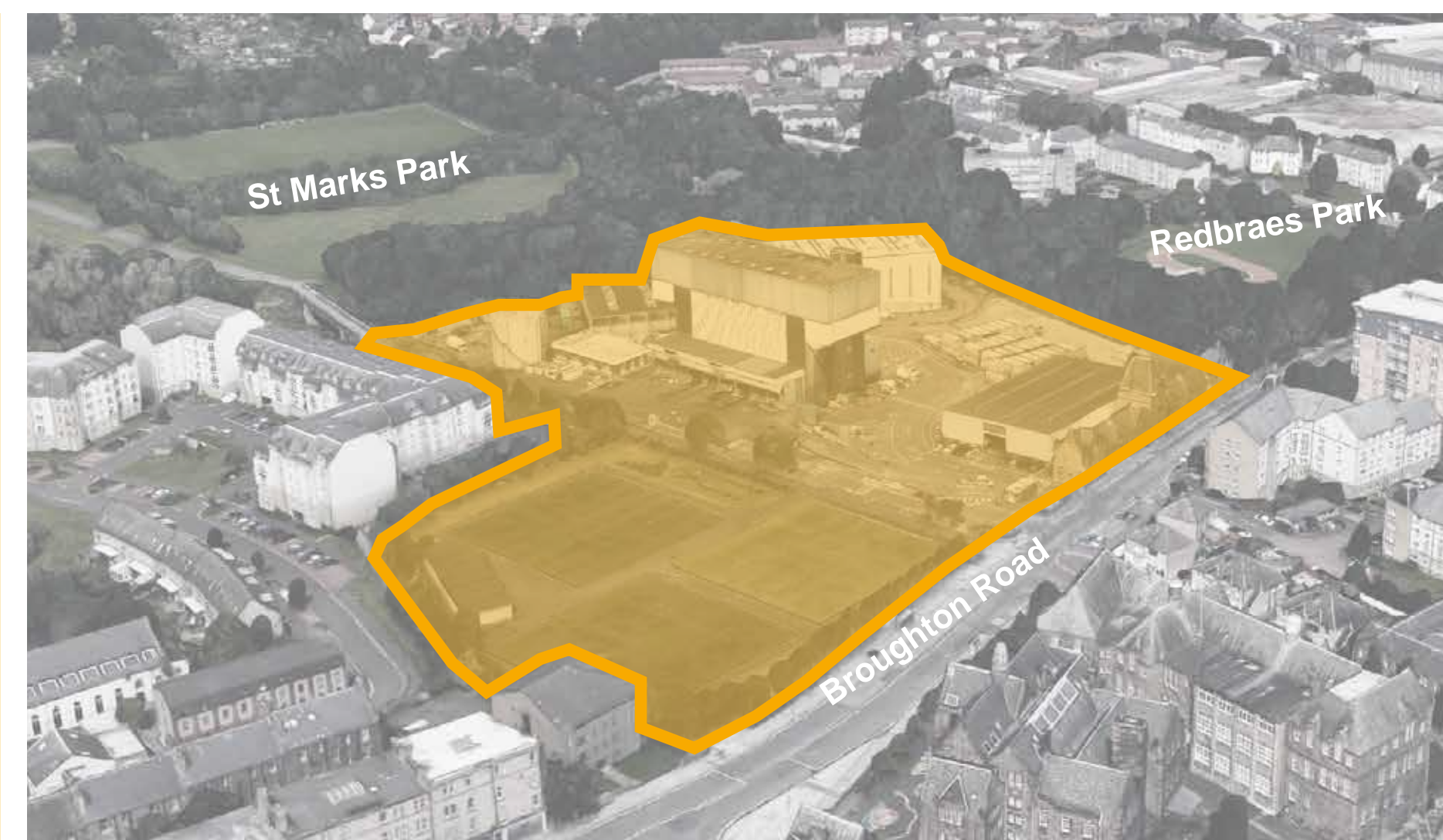
Edinburgh Community Council | New Town / Broughton



Edinburgh Wards | Leith Walk

## Context within Edinburgh

Powderhall is situated to the North of Edinburgh City Centre. The site is bounded on all four sides by Broughton Road, St Marks Park/Water of Leith, Redbraes Park and Powderhall Road. This project is the regeneration of one of Edinburgh's largest brownfield sites and will serve a catchment that includes some of the most deprived areas within the city. The site extents also includes the redevelopment of a derelict 'B'-listed Victorian former stables block into a high-quality facility offering flexible, affordable business space suitable for micro/creative-enterprises, create employment, training and learning opportunities along with community function space; a café; and a flexible outdoor space for performances, exhibitions, markets etc.





# 03 POWDERHALL\_Heritage & Culture

## 1843



Scran | <https://www.scran.ac.uk/database/image/1843-1882-Century-Powder-Hall-Mansion>

This is an engraving of Powder Hall dated between 1761 - 1870.

In 1761 the mansion was the residence of the Myles of Powderhall. In 1795 it was occupied by Daniel Seton, a merchant in Edinburgh. In 1800 Sir John Hunter Blair died in the house.

The mansion is recorded on a 1759 plan of the City of Edinburgh and located on the highway leading from Canonmills to Leith. The Powderhall Stadium built in 1870 may have caused the demolition of the building.



1843 - 1882

Showing Powderhall Mansion

## 1893

"Constructed from plans prepared by the Burgh engineer, Mr Cooper, the buildings designed in the baronial style of architecture. Unless closely examined, they are more suggestive of a public school than a refuse destructor."

The Scotsman of September 1, 1893



1888 - 1913

Showing Stables Block which was built in 1893, specifically for waste incineration.



## 1909

The line up for the Powderhall Marathon, 1910.

The runners set off at 10 am in cold and windy conditions before a bumper crowd of 15,000 spectators. In addition to a large Scottish contingent, the 39-strong field included entries from England, France, Ireland, Italy, Switzerland and Wales.



Powderhall Marathon



<https://canmore.org.uk/collect>



Canmore <https://canmore.org.uk/collect>

**1937 Aerial Shots - East and West Facing**

An aerial photograph taken facing west. With Powderhall site boundary shown in yellow and path networks shown in red.

Powderhall Stadium was originally built in 1870 for cycling and athletics and the site hosted Scottish rugby matches and Hearts and Hibs games.

Dog racing began there in 1929, and later speedway team the Edinburgh Monarchs made it their home for 19 years. This photograph shows an aerial view of the track.

## 1960

The present waste transfer plant was constructed in 1970. It was converted to its most recent function in 1985, when land fill became a more economic option than incineration.

Aerial shot from 1950



1944 - 1966



**1958 Aerial Shot - West Facing**

Dog racing began there in 1929, and later speedway team the Edinburgh Monarchs made it their home for 19 years. This photograph shows an aerial view of the track.

<https://www.scran.ac.uk/database/record>

**Powderhall is a historically significant area within Edinburgh. During the 19th century this area was a very busy industrial area.**

**Understanding Powderhalls' heritage and existing community is important not just to ensure a sense of place, but also in order that informed decisions are made about how the area might be regenerated and reinvigorated through the introduction of a high quality, modern urban form which respects the past.**

Until recently Powderhall was best known as Powderhall Stadium. Opening in 1865, the Stadium was then converted in 1927 to a greyhound racing track, which closed in 1995. The site is now a housing estate.

Between 1977 - 1995 the Stadium also hosted motorcycle speedway racing. Until 1999 Powderhall held 'The Powderhall Sprint', which was a professional footrace, first held in 1870.

It is thought that the name 'Powderhall' derives from a gunpowder factory and associated buildings on the edge of the Water of Leith set up by the Balfour family of Pilrig as one of their many enterprises in the early 18th century.



Powderhall at present

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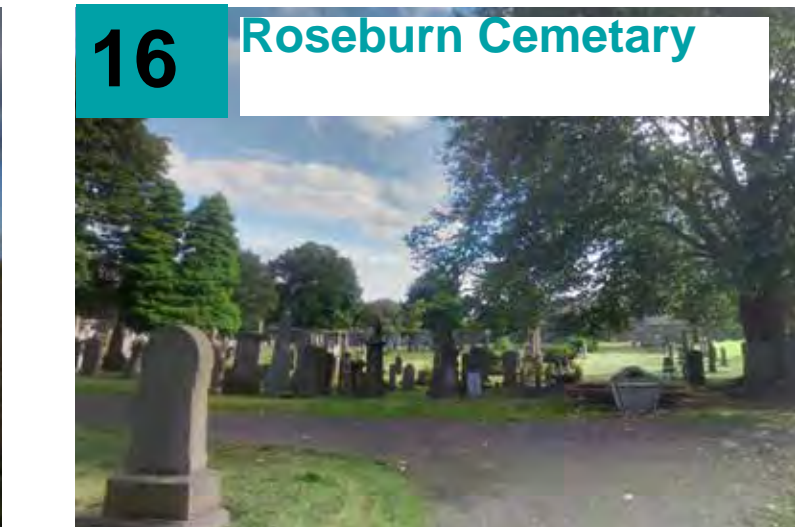
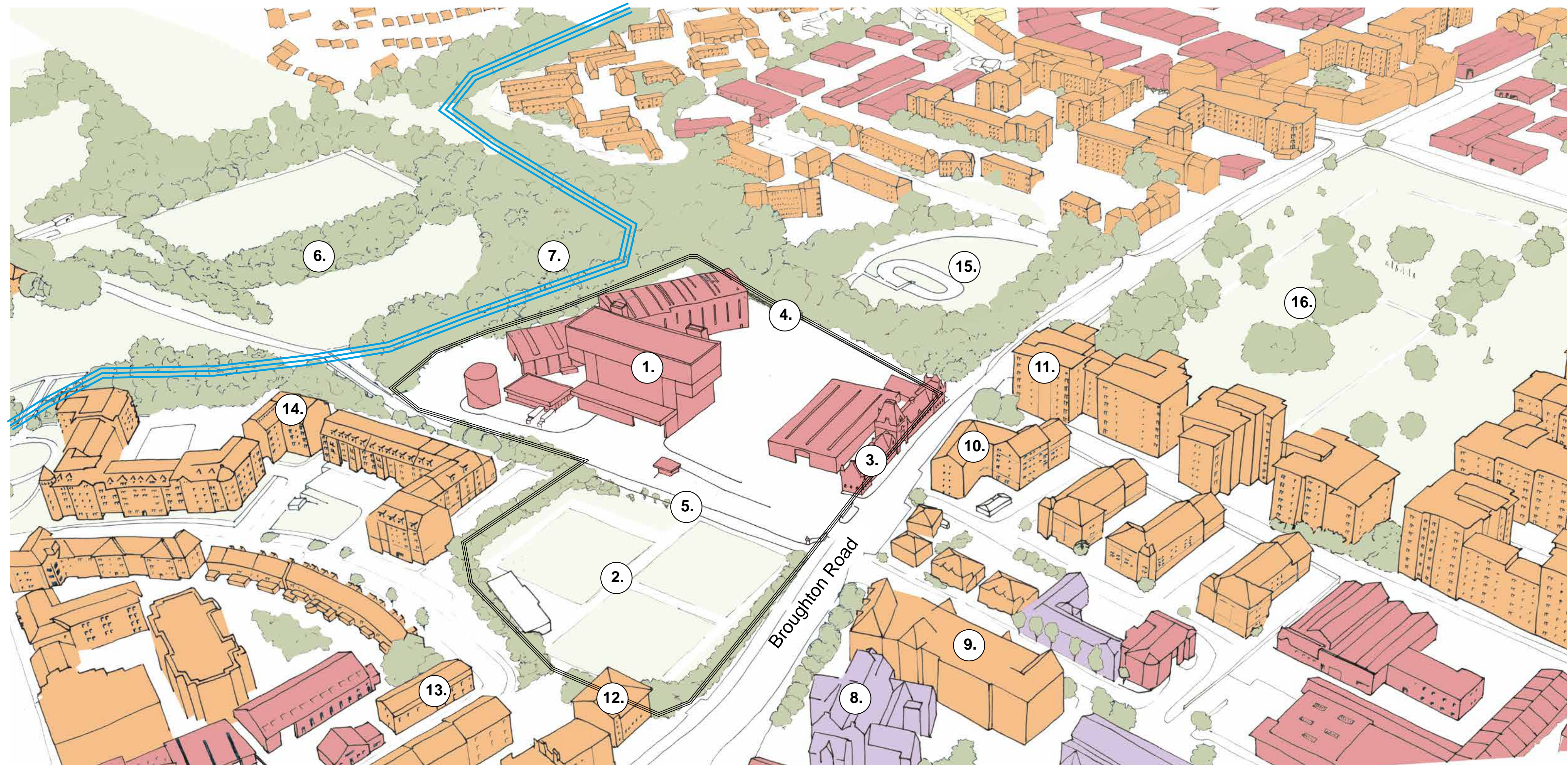


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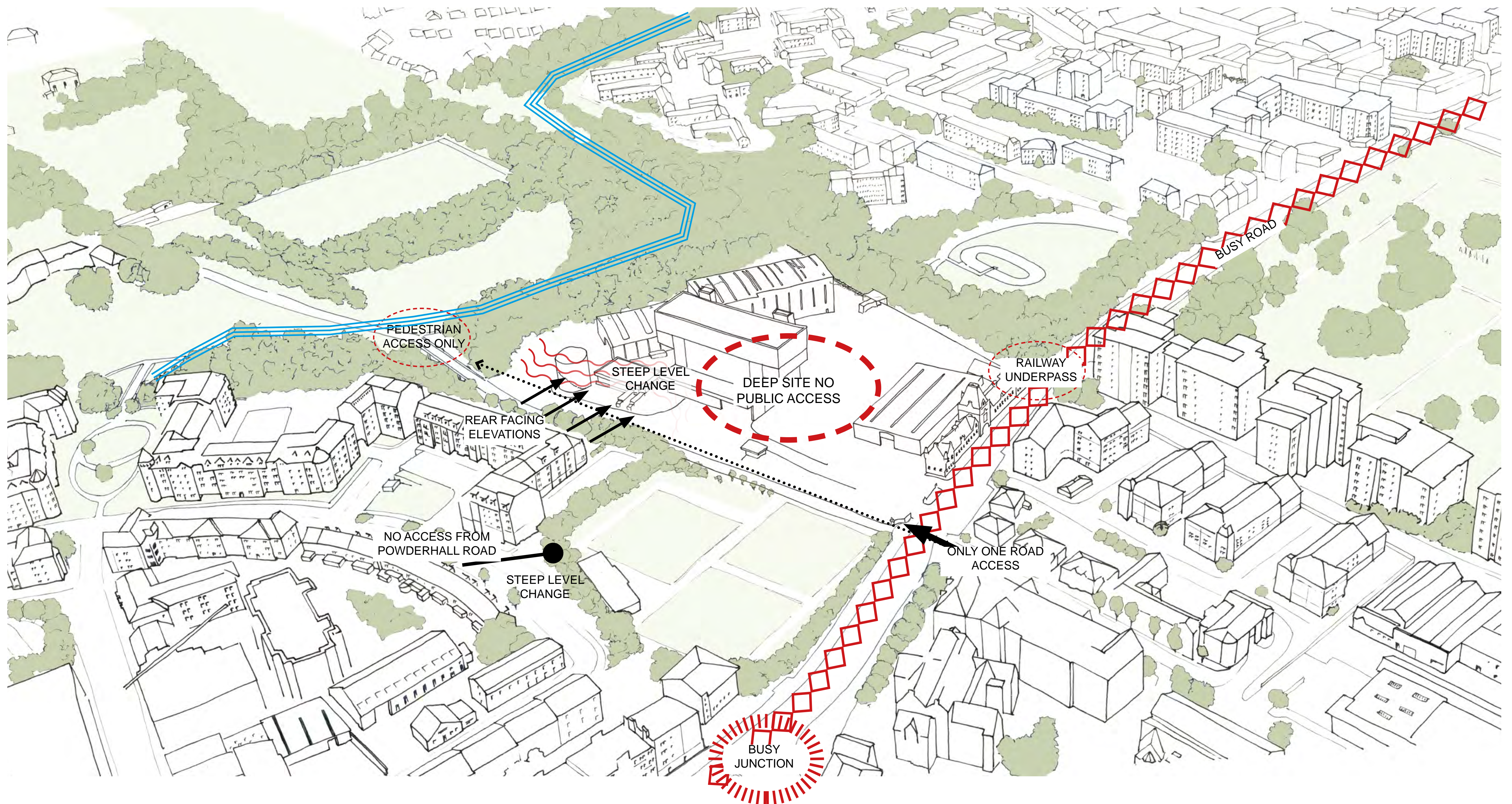
# 04 POWDERHALL\_Context Analysis

1. Powderhall Waste Transfer Station
  2. Powderhall Bowling Greens + disused bowling green pavilion
  3. Powderhall Stables ( Category B Listed)
  4. Disused Railway Line
  5. St Marks Path (Public Right of Way)
  6. St Mark's Park
  7. Water of Leith
  8. Broughton Road Primary
  9. Residential Flats
  10. 5 Storey Residential Flats
  11. 7 Storey Residential Development
  12. 4/5 Storey Residential Flats
  13. 3 Storey Residential Flats
  14. 5/6 Storey Residential Development
  15. Redbraes Park
  16. Rosebank Cemetary
- Please let us know what other key facilities or buildings that we should highlight.
- Cultural/Leisure
  - Residential
  - Business/ Industry
  - Educational





# 05 POWDERHALL\_Site Constraints



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.



# 06 POWDERHALL\_Site Opportunities

## Exceptional Natural Landscape

Local Nature Conservation Site | Respecting the 'sites' neighbouring Parks and encouraging access through the site and along the Water of Leith.

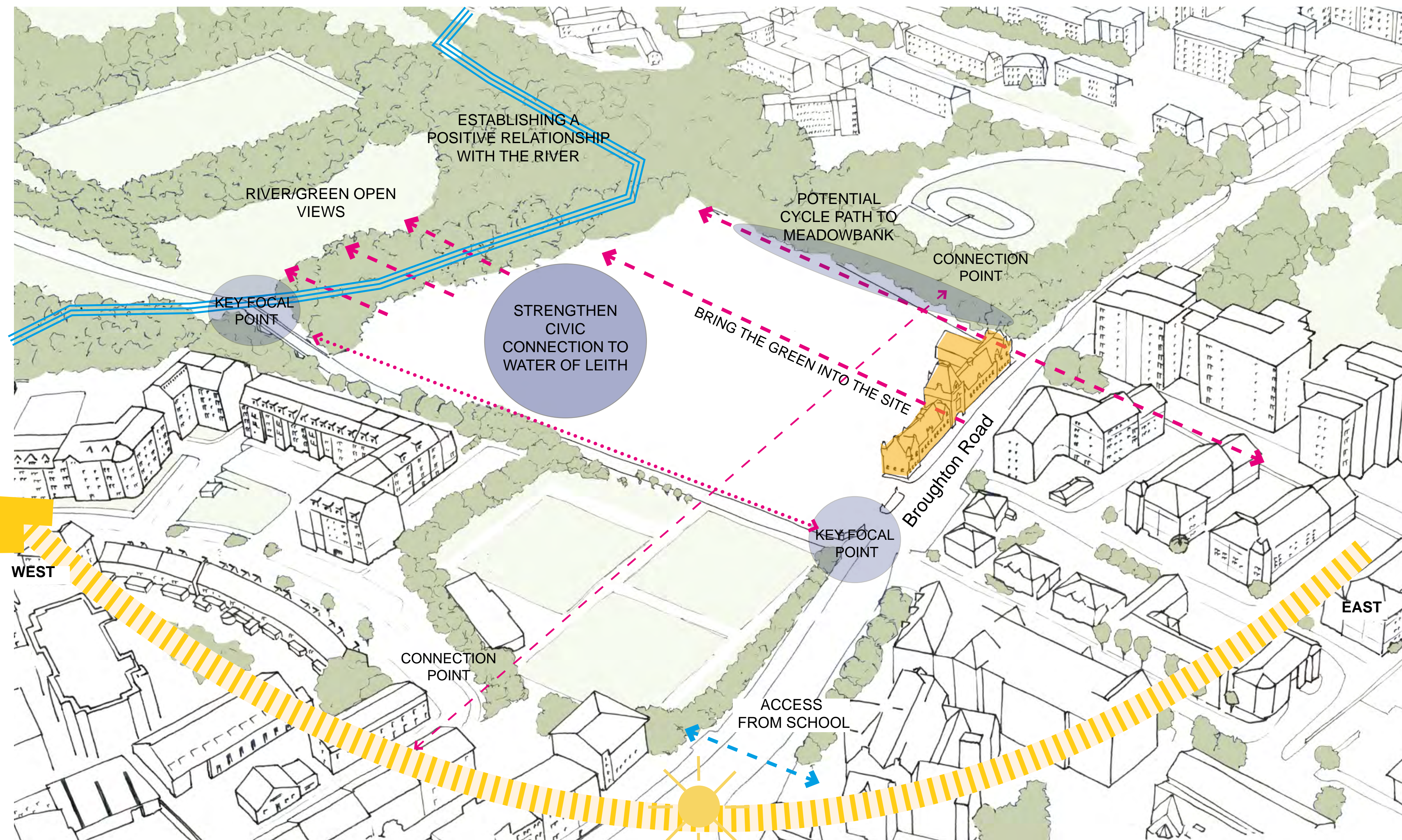


Opportunities to strengthen and compliment existing public realm with street edges and pedestrian access.



## Community and Creative Space

Opportunity for stables block to become community/creative hub.



## Cycle links to wider city connections

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



## Educational/Inter-generational Living

Explore opportunities for inter-generational living



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# 07 POWDERHALL\_Initial thoughts

## Initial thoughts and considerations:

- The value of existing context
- The importance of community
- Balancing creativity and pragmatism
- Developing character and spatial 'language'
- Retaining and enhancing views and vistas
- Reinforcing skylines and waterlines
- Layers and ribbons
- Balancing constraints and opportunities
- Re-connecting with the river at human and civic scale

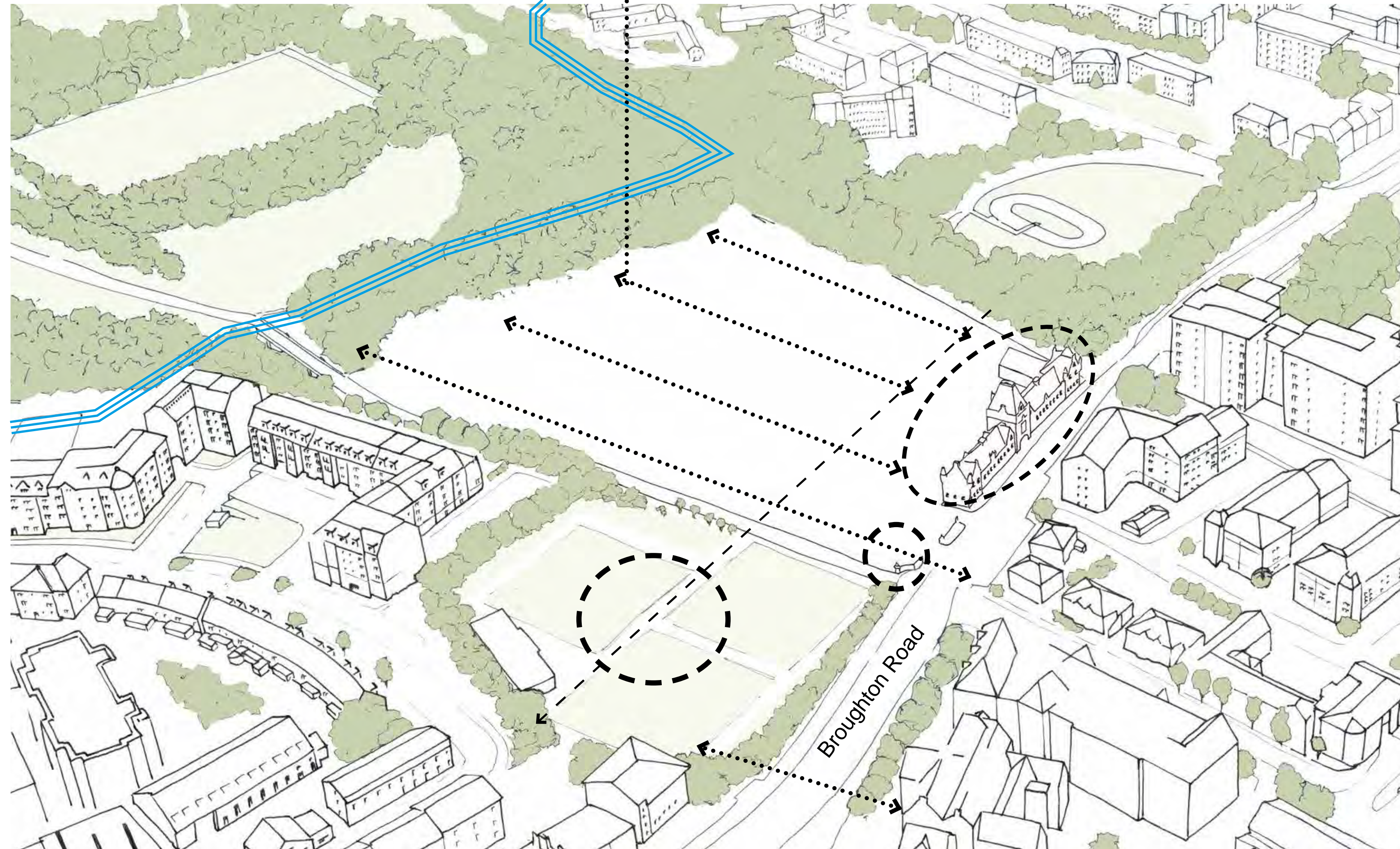
## River to Road

Pedestrian access from road could be opened up to allow movement through site.  
Stepped forms along the waterfront to capture important views and vistas



## Lanes & connections

The importance of community. Streets that encourage human interaction. The spaces between buildings are as critical as the buildings themselves



## Places to Gather

Inviting the public into the project through use of a community space.



## Inter-generational Living



## Educational / Nursery Opportunity



The redevelopment of Powderhall is a unique opportunity to make the most of Powderhall's physical, social and cultural assets, using the development opportunity as a catalyst to develop a mixed use, active, safe and attractive destination along Broughton Road and the Water of Leith that inspires people and improves lives.



# 08 POWDERHALL\_Precedents and Inspiration

## A. Facilities and Amenities



Workspace, Amsterdam, Netherlands



Community Centre Amsterdam

Play and recreation  
Work and the local economy  
Social contact



Trongate 103 Exhibition Space, Glasgow



Studio Work Space Arrow Factory, Beijing



Outdoor play, Glasgow

## C. Moving around



Powderhall Railway line with potential for cycle path



Cyclepath, Belgrade Waterfront, Serbia



Open space and waterfront, Malmö



Informal Seating, Belgrade Waterfront, Serbia

Public transport  
Traffic and parking  
Streets and spaces  
Natural spaces

## B. Housing and Community



New housing and live work units, Ouseburn, Newcastle



Masonry terraces, Essex



Small gardens, Amsterdam

Identity and belonging  
Feeling safe  
Care and Maintenance  
Influence and sense of control

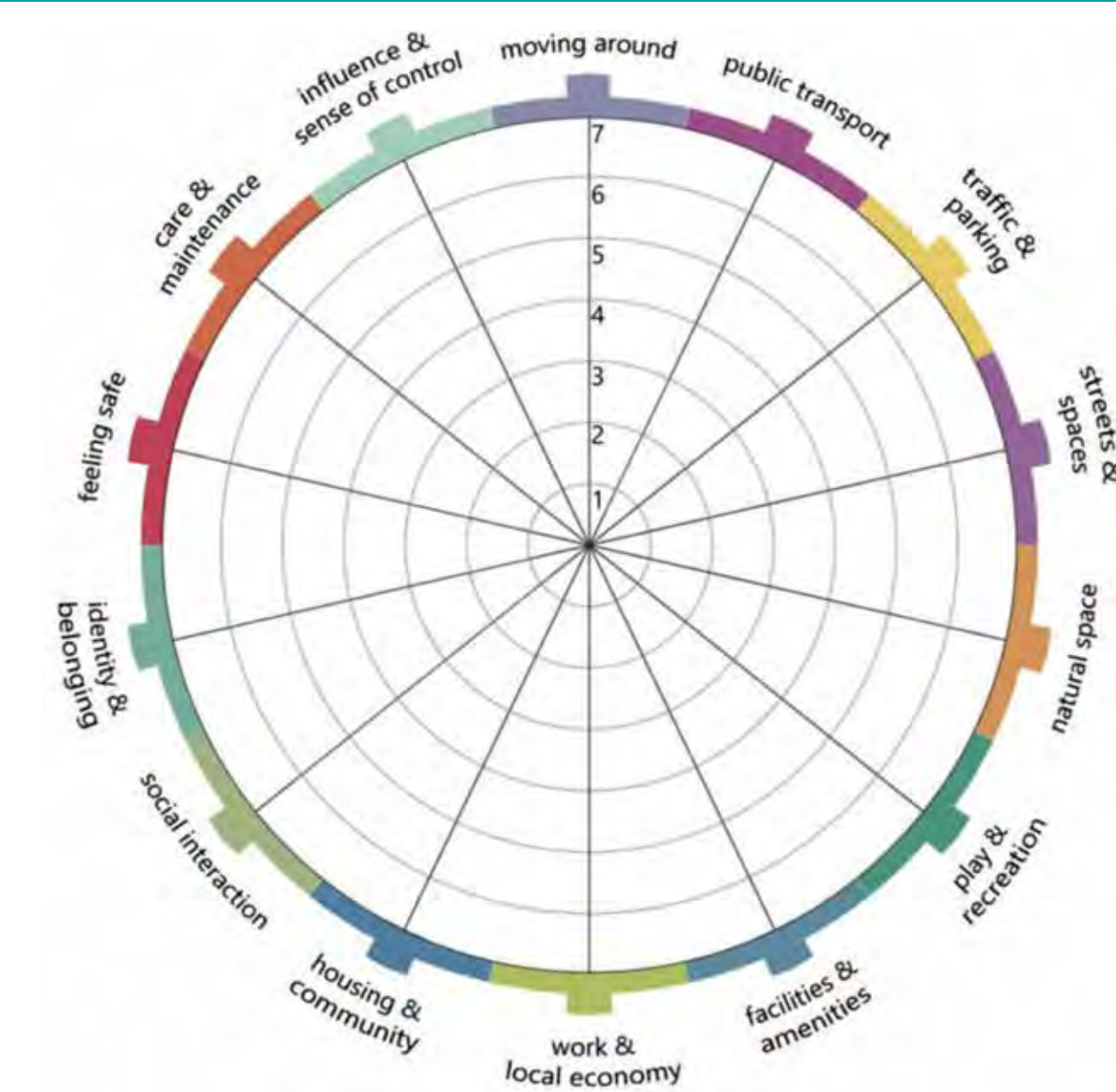


Retirement Living, Weale Road



Balconies and varied roof-lines

## The Place Standard



**The Place Standard** is a way of assessing places. Whether the place is well-established, undergoing change, or is still being planned, the tool can help.

The Place Standard tool provides a simple framework to structure conversations about place. It allows us to think about the physical elements of a place (for example its open spaces and transport links) as well as the social aspects (for example whether people feel they have a say in decision making). Research shows that the way places function, look and feel can influence our health and well-being.

The tool provides prompts for discussions, allowing us to consider all the elements of a place in a methodical way. The tool pinpoints the assets of a place, as well as areas where a place could improve.

We hope to use this in future conversations with you (from now until August) in the developing design of Powderhall.

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