

POWDERHALL

CONSULTATION REPORT ^{REV A}
14|11|18

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CONTENTS

Introduction		005
Context	Background to Engagement Approach Process Event Timetable Place Brief	006-013
Tell Us About Powderhall 01	Tell Us About Powderhall 01 Consultation Material Respondent Statistics Place Standard Tool Feed Back Questionnaire Feedback	014-039
Broughton Primary School	Place Standard Tool	040-43
New Town and Broughton Community Council	Letter- Public Consultation Events Community Council Presentation	044-051
Stakeholder Workshops	Stakeholder Surgery 01 Stakeholder Surgery 02 Stakeholder Surgery 03	052-85
Tell Us About Powderhall 02	Tell Us About Powderhall 01 Consultation Material Respondent Statistics Questionnaire Feedback Mixed Use Feedback	86-119
Leith Central Community Council	Community Council Presentation	120-123
Tell Us About Powderhall 03	Tell Us About Powderhall 03 Consultation Material Responses to the Event	124-135
Conclusion		136



INTRODUCTION

This report, prepared by Collective Architecture, outlines the process and findings of the consultation process for the Powderhall site on Broughton Road, Edinburgh. The consultation programme was commissioned in October 2017 and completed in October 2018 as part of Collective Architecture's appointment to the project.

The site at Powderhall is comprised of an existing waste transfer facility, a Category B listed stables block, and three existing bowling greens. The Powderhall Waste Transfer Station, which stopped full operation in 2016 was approved for housing-led development in 2017. The bowling greens, due to declining user numbers, closed after extensive consultation by The City of Edinburgh Council. Two of the three bowling greens are currently used by the adjacent Broughton Primary School and after school clubs.

The multi-event consultation process has allowed the local community, local interest groups and stakeholders to share their knowledge and opinions of the site and surrounding area, and express their views and ideas about the site's redevelopment.

The input from the respondents, which has been collated in this report, will inform the Place Brief for the site, which is non-statutory guidance that should allow for a broader and more informed final design for the redevelopment. Following the publication of the Place Brief, further non-statutory and statutory consultation will follow in 2019 as part of the formal planning process.

CONTEXT

Background to Engagement | Approach | Process and
Events | Place Brief

BACKGROUND TO ENGAGEMENT

Typically, engagement activity is focused on managing expectations and ensuring development proposals secure consent, rather than including communities to deliver better planning outcomes. When engagement does take place it often attracts a small minority of the local community, and their perceptions of the system are overwhelmingly negative.¹

There are however, a large number of stakeholders, including the general public, who have an interest in, and a contribution to make towards shaping developments in their local area, and in particular the site at Powderhall. This opinion is reinforced by the Scottish Government:

‘Effective engagement with the public can lead to better plans, better decisions and more satisfactory outcomes and can help to avoid delays in the planning process. It also improves confidence in the fairness of the planning system.’²

Whilst there are minimum requirements for engagement as set out in the *Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013*, and the *Planning Etc. (Scotland) Act 2006*, *Town and Country Planning (Scotland) Act 1997*, these follow the traditional process of seeking acceptance for a proposed development, as opposed to encouraging engagement at the earliest possible stages.

With regards to the Powderhall site, early discussions with the client and planners identified an opportunity, and responsibility to realise this significant city-centre site with a genuinely collaborative approach, encompassing other stakeholders and the public before pen was put to paper. A commitment was made to a programme of consultation that goes beyond the statutory requirements.



Photograph from Tell Us About Powderhall 01

1 | Barriers to community engagement in planning: a research study. 2015

2 | Planning Advice Note 3/2010

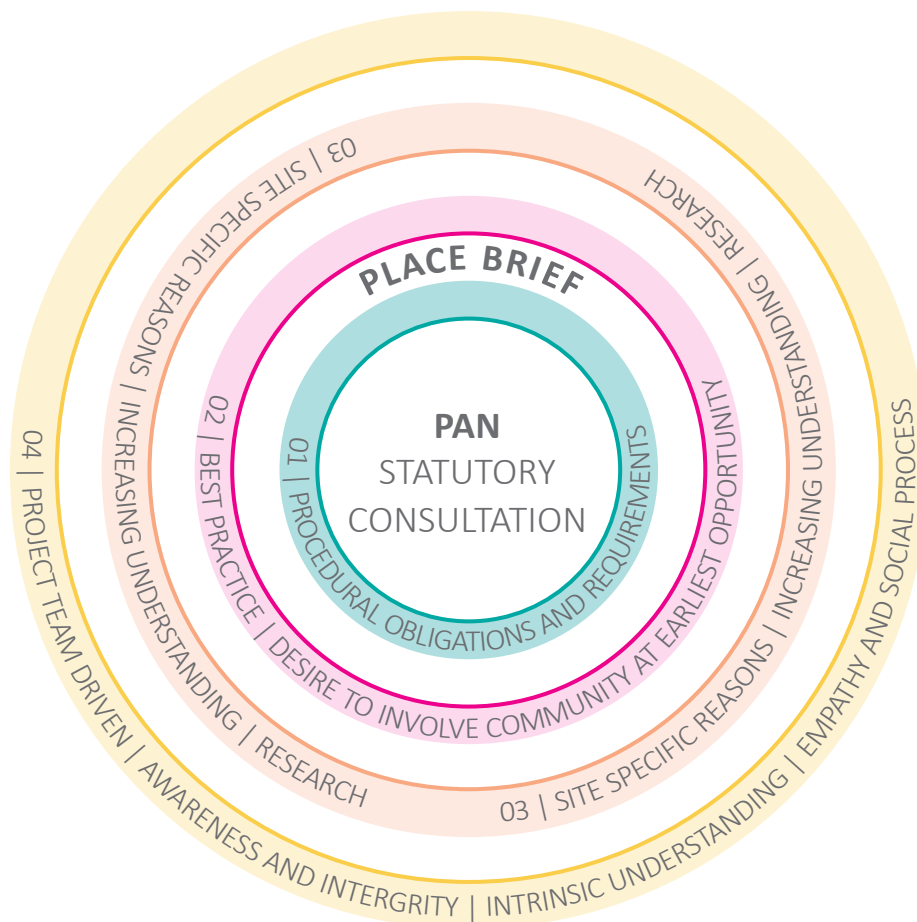
APPROACH

Consultation is envisaged as an integral part of the decision making for the whole project, engaging on a level greater than statutory public consultation requirements and the usual levels of cross-disciplinary and specialist advise-led engagement. Following best practice, consultation has taken place from the brief definition stage and will continue through design development and culminate with statutory requirements associated with approvals. It is hoped that the consultation process will be as inclusive as possible throughout the duration of the project.

The engagement process for the *Place Brief* was designed early on in the commission, allowing for a full range of client partners, public officers, local stakeholders and significantly an extensive number of the local community to become involved. As a spine of activity, the engagement plan enabled an understanding of the site to unfold over an extended period, followed by ideas and opinions about what would contribute to a mixed use community at Powderhall.

The extensive and distributed engagement plan (which spread from June to October 2018) brought some challenges in ensuring that the respondents didn't start to experience *Consultation Fatigue*. This was managed through a diversity of activity and creating an immersive, engaging experience for those who attended. The team utilised effective and recognised methods such as the Pace Standard Tool, questionnaires and models to gain an understanding and insight from the community and stakeholders.

The below diagram explains the drivers of the engagement for the project, moving concentrically outwards from statutory processes, expanding through other rationales and reasoning for extensive and expanding engagement.



Drivers of the engagement process

PROCESS AND EVENTS

A suite of engagement methods were utilised and adapted to each stage of the process, and employed various venues around Powderhall. The number of engagement events, and their distribution from June to October allowed for these to be modified to suit the needs and audience of each event.

Initial public events had a gathering agenda, focusing on a qualitative assessment of the Powderhall locality. These moved onto focused discussions about Powderhall has a mixed use community, and introduced 21st Century Homes as the client and developer. The Place Brief was also introduced as a method for ensuring the community's views and opinions are carried forward. A final event provided feedback of the insights gathered and outlined next steps for the project.

Public events were extensively advertised on the council's social media channels, the consultation hub and through leaflets. Over 12,500 leaflets were delivered to local homes throughout the process.

Stakeholder engagement included Public Officers, local Community Councillors, and local organisations. Due to the stage of the project, stakeholder feedback was limited to mostly advise and best practice guidance, whilst also indicating a positive attitude to the project and the team's approach to consultation. Below is a list of stakeholders who were involved or contributed to the consultation.

- City of Edinburgh Council
 - Transport
 - Environmental Protection
 - Planning
 - Waste Solutions
 - Economic Development
 - Active Travel
 - Parks and Greenspaces
 - Archaeology
 - Localities, North East Edinburgh
- NHS Lothian
- Edinburgh Access Panel
- Lothian Buses
- Living Streets Edinburgh
- Sport Scotland
- Water of Leith Conservation Trust
- New Town and Broughton Community Council
- Leith Central Community Council

The information collated will feed into the masterplan as it is progressed, with more detailed stakeholder engagement required at a later date.

CONSULTATION CALENDAR

26 27 JUNE	TELL US ABOUT POWDERHALL 01
24 JULY	STAKEHOLDER SURGERY 01
08 AUGUST	STAKEHOLDER SURGERY 02
13 AUGUST	NEW TOWN COMMUNITY COUNCIL PRESENTATION
27 28 AUGUST	TELL US ABOUT POWDERHALL 02
13 SEPTEMBER	STAKEHOLDER SURGERY 03
12 OCTOBER	STAKEHOLDER SURGERY 04
15 OCTOBER	LEITH CENTRAL COMMUNITY COUNCIL PRESENTATION
22 OCTOBER	STAKEHOLDER SURGERY 05
24 OCTOBER	TELL US ABOUT POWDERHALL 03

Tell us about POWDERHALL

Please come along to share your views on the feedback we have received so far and discuss the next steps.



Drop-In Public Consultations

Tuesday 28th August, between 2pm - 6pm
at McDonald Road Library, (Nelson Hall), 2-4 McDonald Road, Edinburgh, EH7 4LU
&
Wednesday 29th August, between 4pm - 7pm
at Drummond High School, 41 Bellevue Place, Edinburgh, EH7 4BS

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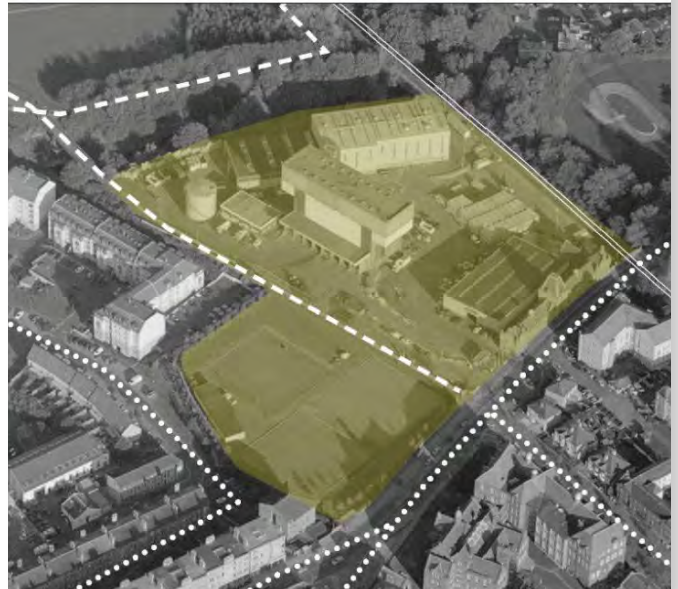
Poster advertising public consultation



The City of Edinburgh Council

20 August · 🌐

Pop along to one of our drop in events for feedback on what people told us online and at our engagement events in June on redeveloping our [Powderhall](https://bit.ly/2LaZ2wn) site in the north of the city. <https://bit.ly/2LaZ2wn>

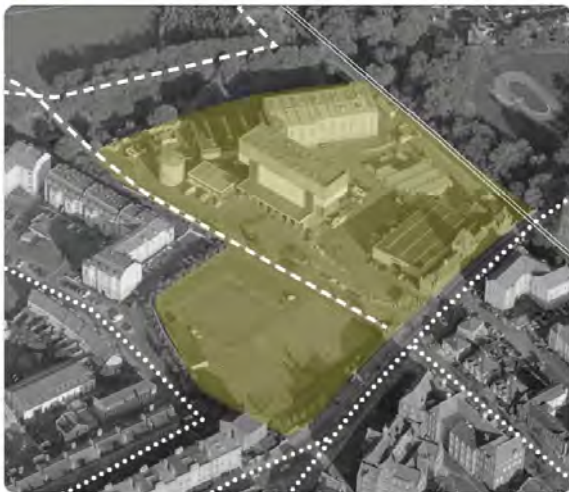


Facebook post advertising public consultation



The City of Edinburgh Council @Edinburgh_CC · Oct 19

Thanks to everyone who has shared their comments with us on redeveloping our [#Powderhall](https://bit.ly/2LaZ2wn) site. We'll be at Broughton Primary on 24th October from 4.30 - 7.30pm to feedback on what people have said so far and next steps. bit.ly/2LaZ2wn



Twitter post advertising public consultation

Tell us about POWDERHALL

DROP-IN PUBLIC CONSULTATION

Wednesday 24th October, between 4.30pm - 7.30pm
Broughton Primary School, 132 Broughton Road, Edinburgh, EH7 4LD



Please come along to review the feedback we have received so far and discuss the next steps.

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Flyer delivered to local addresses

PLACE BRIEF

A Place Brief, which is a set of high level principles which will shape the future development of the Powderhall site is being prepared in tandem with the consultation process. The format of the brief specifically addresses the six place-making criteria which underpin the Scottish Government's policy documents; Designing Places, Creating Places and Designing Streets.

The six criteria are:

- Distinctive
- Safe and pleasant
- Easy to move around
- Welcoming
- Adaptable
- Resource efficient

The consultation process helps to identify these design and place-making principles for the site, whilst taking into account neighbouring sites and the regeneration/ place-making objectives of the wider Powderhall area. The consultation process will capture current community opportunities, constraints and aspirations.

Once the process is complete the Place Brief will then be written by a Planning Officer around the six criteria above, incorporating the outputs from the whole engagement process. The Place Brief is then submitted to the planning committee for approval. Although non-statutory the Place Brief will enable community views to be reflected in development proposals as these unfold.

TELL US ABOUT POWDERHALL 01

**Tell Us About Powderhall 01 | Consultation Material | Respondent Statistics |
Place Standard Tool Feed Back | Questionnaire Feedback**

TELL US ABOUT POWDERHALL 01

Dates: 26th and 27th June 2018

Venues: McDonald Library and
Broughton Primary School

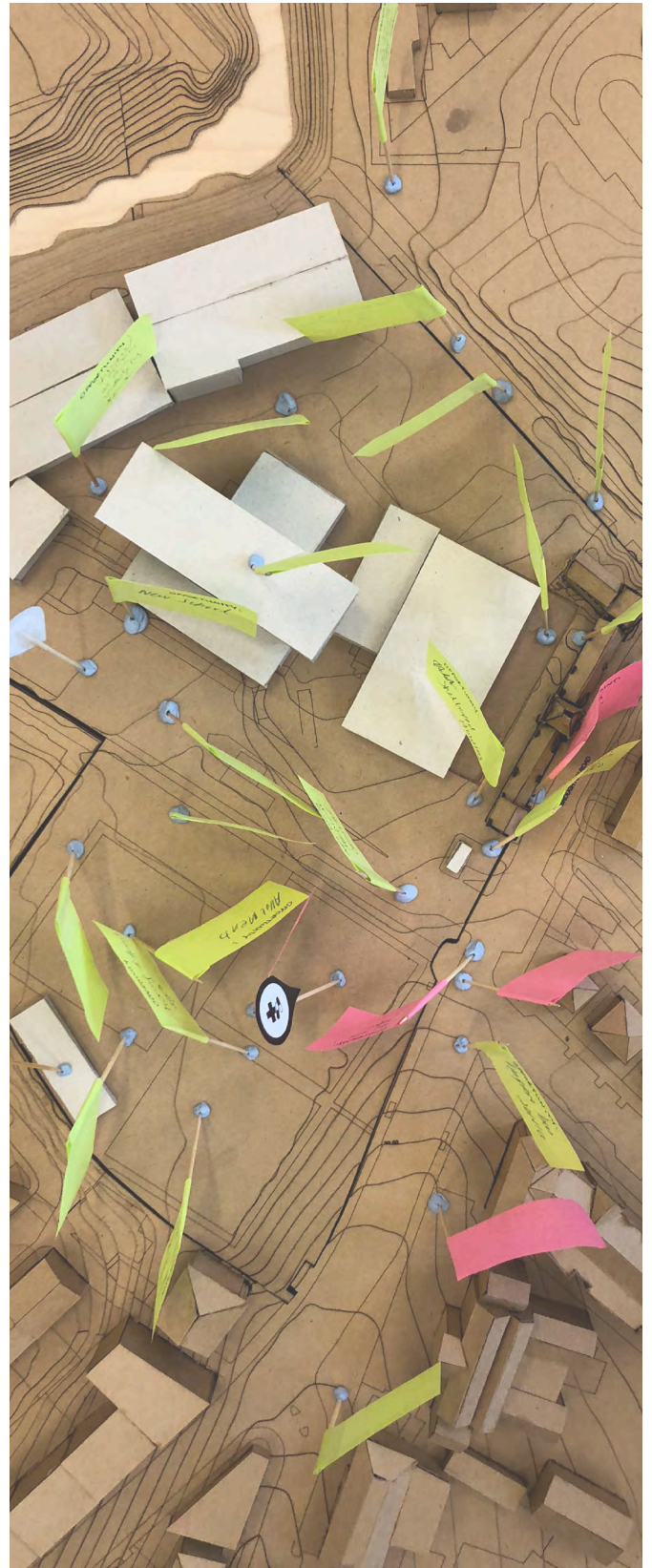
On the 27th and 28th June Collective Architecture and representatives from the City of Edinburgh Council met members of the local community to introduce the project to a wide audience. The Local community also had the opportunity to 'meet the architects' and ask any questions. Aside from introductions, the objective of this initial consultation was to gain an understanding of the local area and what potential opportunities the site could provide.

Discussions were held around a contextual site model and presentation boards showing research and analysis of the area. The local community had the opportunity to share their opinions, knowledge and experience in relation to the site and consider the constraints and opportunities these might bring. Their insights were formally recorded through the use of the Place Standard Tool and a questionnaire which focused on the current qualities of the wider area.

The local community was presented by a broad demographic over both days, the second event, at Broughton Primary School, was particularly well attended. Local community groups and stakeholders were also present, including:

Local Residents
Local Businesses
PTA Members
After School Club Staff

Over both days an estimated 250 people contributed to the consultation, of which 92 people filled out either the Place Standard Tool, Questionnaire, or both. The presented material and opportunity for feedback were also made available online for further consultation.



Opportunities and constraints



Photographs from Tell Us About Powderhall 01

CONSULTATION MATERIAL

A series of boards were presented to the community, these introduced the project, the Place Brief, and the high-level objectives of process and eventual masterplan. Research and analysis of the site and surrounding area were also displayed to help direct discussion. Attendees were also invited to mark where they live on an aerial image of Powderhall and the local area.

A contextual model was also displayed, providing an opportunity to discuss the site whilst allowing for the community to experience a sense of scale and to visualise the change in level across the area.

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



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Presentation Board



Aerial image of powderhall and here attendee's live

CONSULTATION MATERIAL

03 POWDERHALL_Heritage & Culture

1843 The first recorded mention of Powderhall is in the 1843 Ordnance Survey map. It was then a small hamlet of about 100 people, mostly engaged in agriculture.

1893 The first recorded mention of Powderhall is in the 1893 Ordnance Survey map. It was then a small hamlet of about 100 people, mostly engaged in agriculture.

1909 The first recorded mention of Powderhall is in the 1909 Ordnance Survey map. It was then a small hamlet of about 100 people, mostly engaged in agriculture.

1928 The first recorded mention of Powderhall is in the 1928 Ordnance Survey map. It was then a small hamlet of about 100 people, mostly engaged in agriculture.

2018 The first recorded mention of Powderhall is in the 2018 Ordnance Survey map. It was then a small hamlet of about 100 people, mostly engaged in agriculture.

Powderhall is a historically significant area within Edinburgh. During the 18th century this area was a very busy industrial area.

Understanding Powderhall's 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 incorporated through the introduction of a high quality, modern urban form which respects the past.

Until 1901 Powderhall was part of the Edinburgh City Council. In 1901 the Edinburgh City Council was divided into 10 wards. Powderhall was one of these wards. It was then a small hamlet of about 100 people, mostly engaged in agriculture.

Between 1911 and 1928 the Edinburgh City Council was divided into 10 wards. Powderhall was one of these wards. It was then a small hamlet of about 100 people, mostly engaged in agriculture.

It is thought that the name Powderhall derives from a powder mill and a hall. The name of the hall was the name of the mill. The name of the mill was the name of the mill. The name of the mill was the name of the mill.

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04 POWDERHALL_Context Analysis

1. Powderhall Place (Public Right of Way)
2. Powderhall Place (Public Right of Way)
3. Powderhall Place (Public Right of Way)
4. Powderhall Place (Public Right of Way)
5. Powderhall Place (Public Right of Way)
6. Powderhall Place (Public Right of Way)
7. Powderhall Place (Public Right of Way)
8. Powderhall Place (Public Right of Way)
9. Powderhall Place (Public Right of Way)
10. Powderhall Place (Public Right of Way)

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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.

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06 POWDERHALL_Site Opportunities

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07 POWDERHALL_Initial thoughts

Initial thoughts and considerations:

- The value of existing context
- The importance of community
- The importance of the built environment
- The importance of the natural environment
- The importance of the social environment
- The importance of the cultural environment
- The importance of the economic environment
- The importance of the environmental environment
- The importance of the political environment
- The importance of the legal environment
- The importance of the social environment
- The importance of the cultural environment
- The importance of the economic environment
- The importance of the environmental environment
- The importance of the political environment
- The importance of the legal environment

What to focus on:

- Developing a sense of place
- Developing a sense of community
- Developing a sense of the built environment
- Developing a sense of the natural environment
- Developing a sense of the social environment
- Developing a sense of the cultural environment
- Developing a sense of the economic environment
- Developing a sense of the environmental environment
- Developing a sense of the political environment
- Developing a sense of the legal environment

Key messages:

- The importance of community
- The importance of the built environment
- The importance of the natural environment
- The importance of the social environment
- The importance of the cultural environment
- The importance of the economic environment
- The importance of the environmental environment
- The importance of the political environment
- The importance of the legal environment

Inter-generational Living:

Education / 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.

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08 POWDERHALL_Precedents and Inspiration

A. Facilities and Amenities

B. Play and Recreation

C. Housing and Community

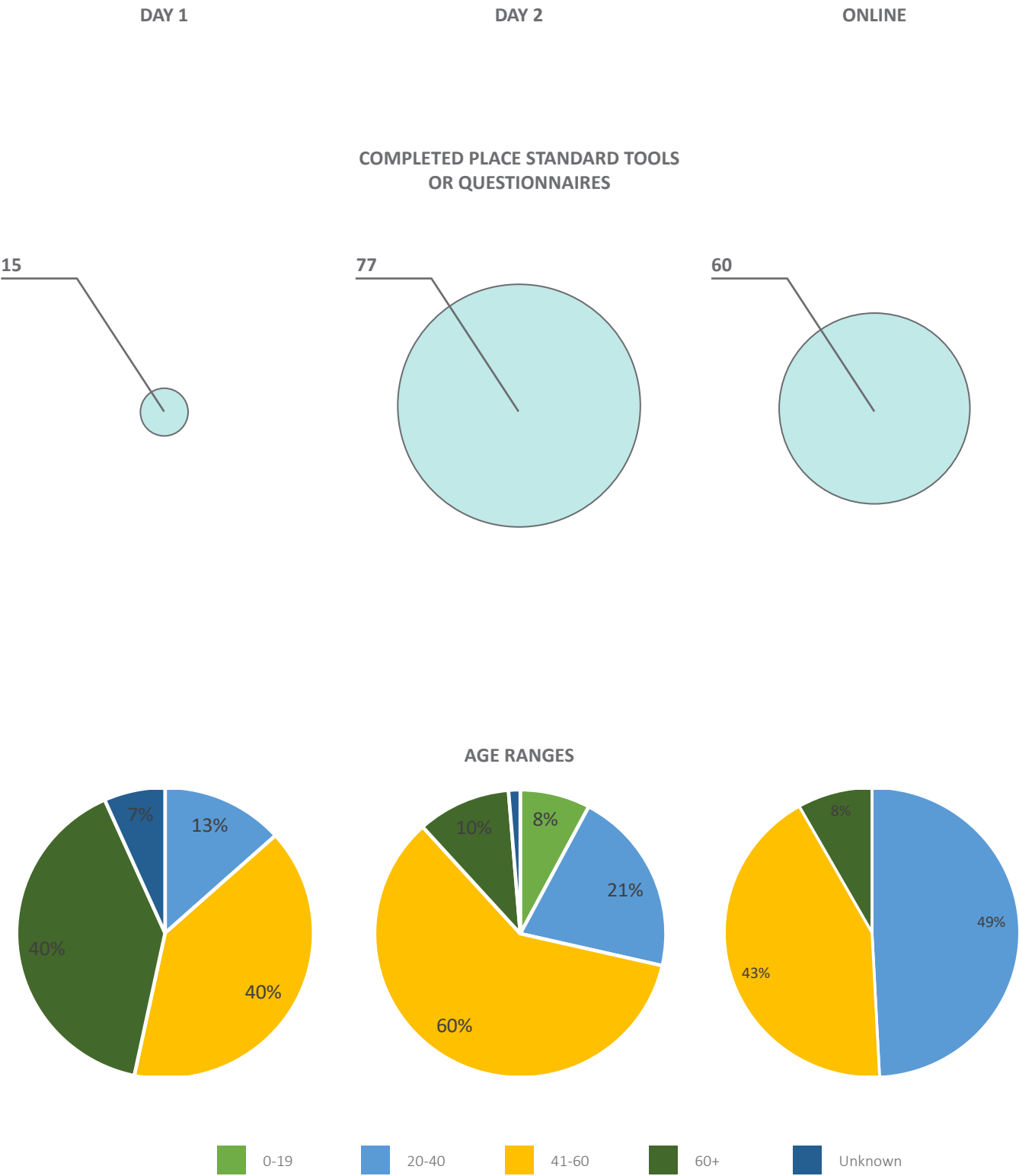
D. The Place Statement

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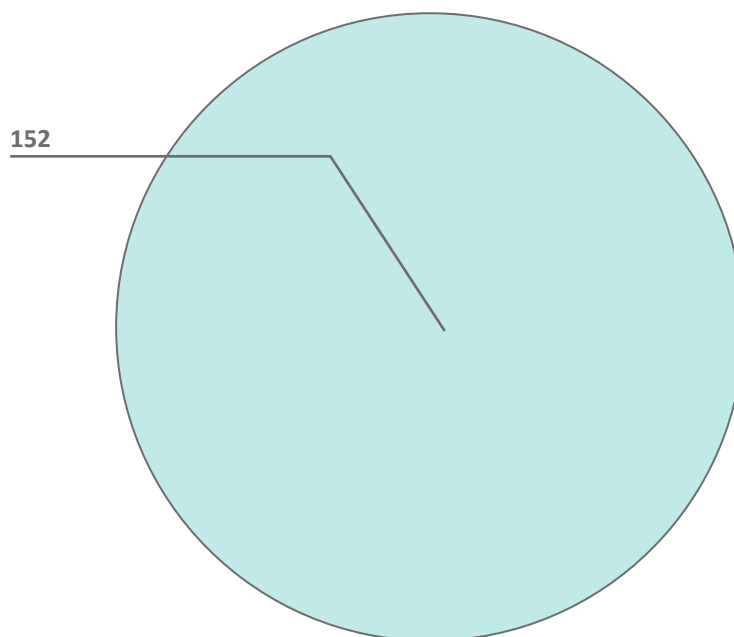
Contextual Model

RESPONDENT STATISTICS

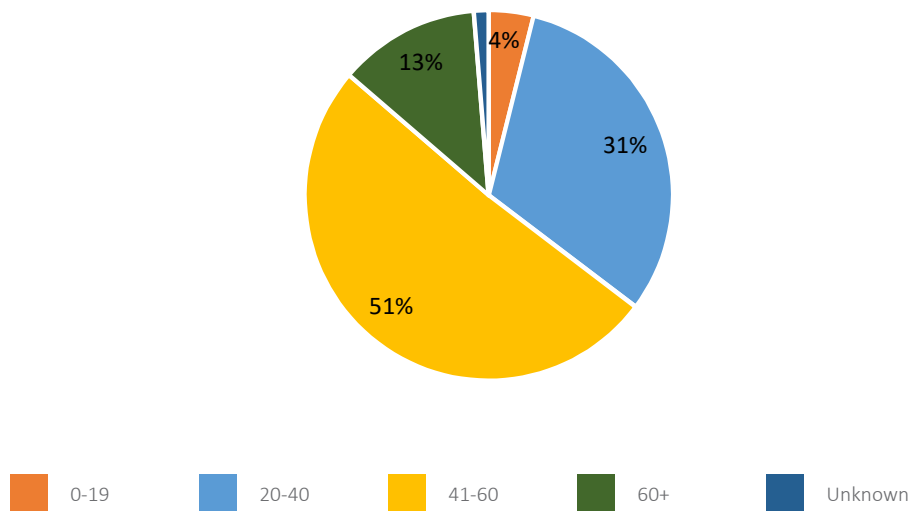


COMBINED TOTAL

COMPLETED PLACE STANDARD TOOLS OR QUESTIONNAIRES



AGE RANGES



PLACE STANDARD TOOL FEEDBACK

HELP PLAN AND SHAPE THE FUTURE OF
POWDERHALL

What is your experience of living in the Powderhall Area?

Name: _____
Postcode: _____
Age: ☐ 0-19 ☐ 20-40 ☐ 41-60 ☐ 60+

A Moving Around:
Can I easily walk and cycle around using good quality routes?
A: _____

B Public Transport:
Does public transport meet my needs?
A: _____

C Traffic & Parking:
Do traffic and parking arrangements allow people to move around safely and meet the community's needs?
A: _____

D Streets & spaces:
Do buildings, streets and public spaces create an attractive place that is easy to get around?
A: _____

E Natural spaces:
Can I regularly experience good quality natural space?
A: _____

F Play & Recreation:
Do I have access to a range of space and opportunities for play and recreation?
A: _____

1 - Very Poor 2 - Poor 3 - Fair 4 - Acceptable 5 - Good 6 - Very good 7 - Excellent

G Facilities & Amenities:
Do facilities and amenities meet my needs? (shops, schools, places to eat etc)
A: _____

H Work & Local Economy:
Is there an active local economy and the opportunity to access good quality work?
A: _____

I Housing & Community:
Does housing support the needs of the community and contribute to a positive environment?
A: _____

J Social Interaction:
Is there a range of spaces and opportunities to meet people?
A: _____

K Identity & Belonging:
Does this place have a positive identity and do I feel I belong?
A: _____

L Feeling safe:
Do I feel safe?
A: _____

M Care & Maintenance:
Are buildings and spaces well cared for?
A: _____

N Influence & Sense of Control:
Do I feel able to participate in decisions and help change things for better?
A: _____

Place Standard Tool

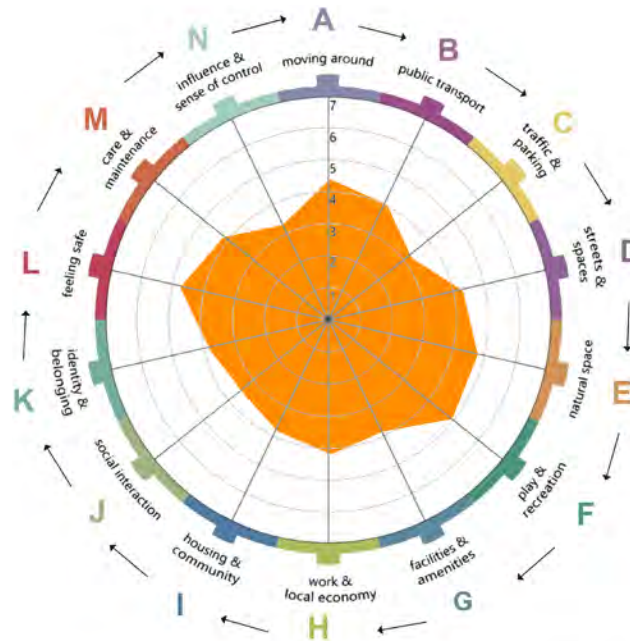
The Place Standard is a tool that is used to assess the quality of a place. It can assess places that are well established, undergoing change, or still being planned. It is used to maximise the potential of the physical and social environment to support health, well-being and a high quality of life.

During the initial consultations the Place Standard was used to identify the needs and assets of Powderhall, and provide a sense of empowerment to the local community, allowing for everyone's views and opinions to be counted.

Each participant was asked to consider the 14 criteria in relation to Powderhall, and then answer each question by providing a rating for each of these on a scale of 1-7. Scores were then plotted on the compass diagram, and a line drawn between each point.

56 completed Place Standard Tools were received and their scores combined to provide an average result for each event, these then fed into an overall score for Powderhall. The results for each event and the averages are presented opposite and on the following pages.

PLACE STANDARD TOOL FEEDBACK 26|06|18

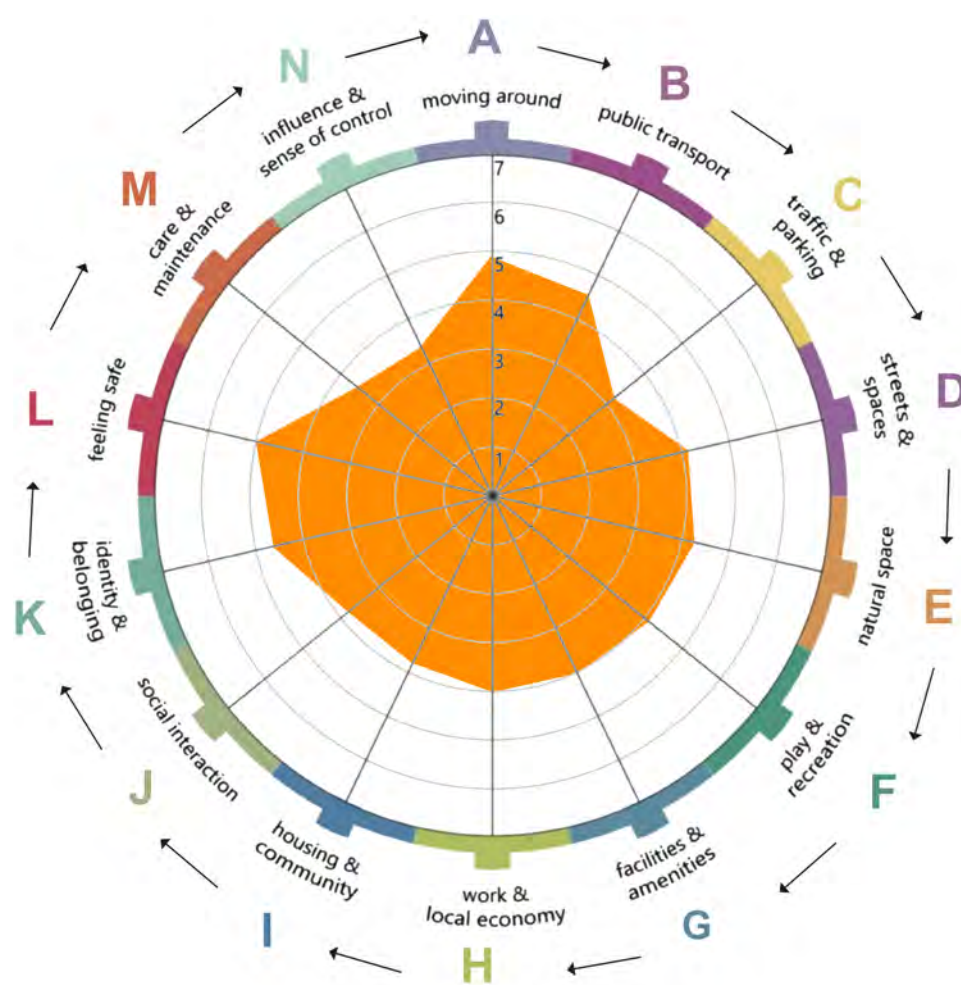


Place Standard Tool Mean Average Results

- 1- Very Poor
- 2- Poor
- 3- Fair
- 4- Acceptable
- 5- Good
- 6- Very Good
- 7- Excellent

Respondent	Moving Around	Public Transport	Traffic & Parking	Streets & Spaces	Natural Space	Play & Recreation	Facilities & Amenities	Work & Economy	Housing & Community	Social Interaction	Identity & Belonging	Feeling Safe	Care & Maintenance	Influence & Sense of Control
A	1	6	5	1	1	1	1	2	5	1	2	5	2	1
B	6	5	4	4	5	5	5	4	4	5	4	5	5	3
C	6	6	6	6	7	7	2	7	2	4	4	5	7	1
D	6	6		4	5.5	5	4.5	5	4.5	5	6	6.5	5.5	5
E	3	2	3	5	6	6	6	6	5	4	5	6	5	4
F	4	6	4	4	3	5	5		5	5	5	5	2	3
G	6	6	4	5	5	5	5	5	5	5	5	6	3	4
H	2	6	2	5	6	6	1	6	2	3	1	2	6	
I	5		2	7	7		2			5	6	7	4	
J	5	3	2	6	7	5	7	3	2	2	3	6	5	7
K	5.5	4	2	4.5	6	3	5	3	3	3	2	3	5	3
L	6	1	3	3	3	3	3	2	3	2	3	4	4	3
M	5	3	2	3	4	6	6	2	2	4	2	5	5	5
N	3	1	3	4	2		2	4	4	1	4	5	4	2
O	5	4	4	6	6	6	4	5	4	3	2	5	5	3
Cumulative Average	4.6	4.1	3.2	4.2	4.8	4.7	3.7	4.1	3.75	3.47	3.7	4.9	4.2	3.4

PLACE STANDARD TOOL FEEDBACK 27|06|18

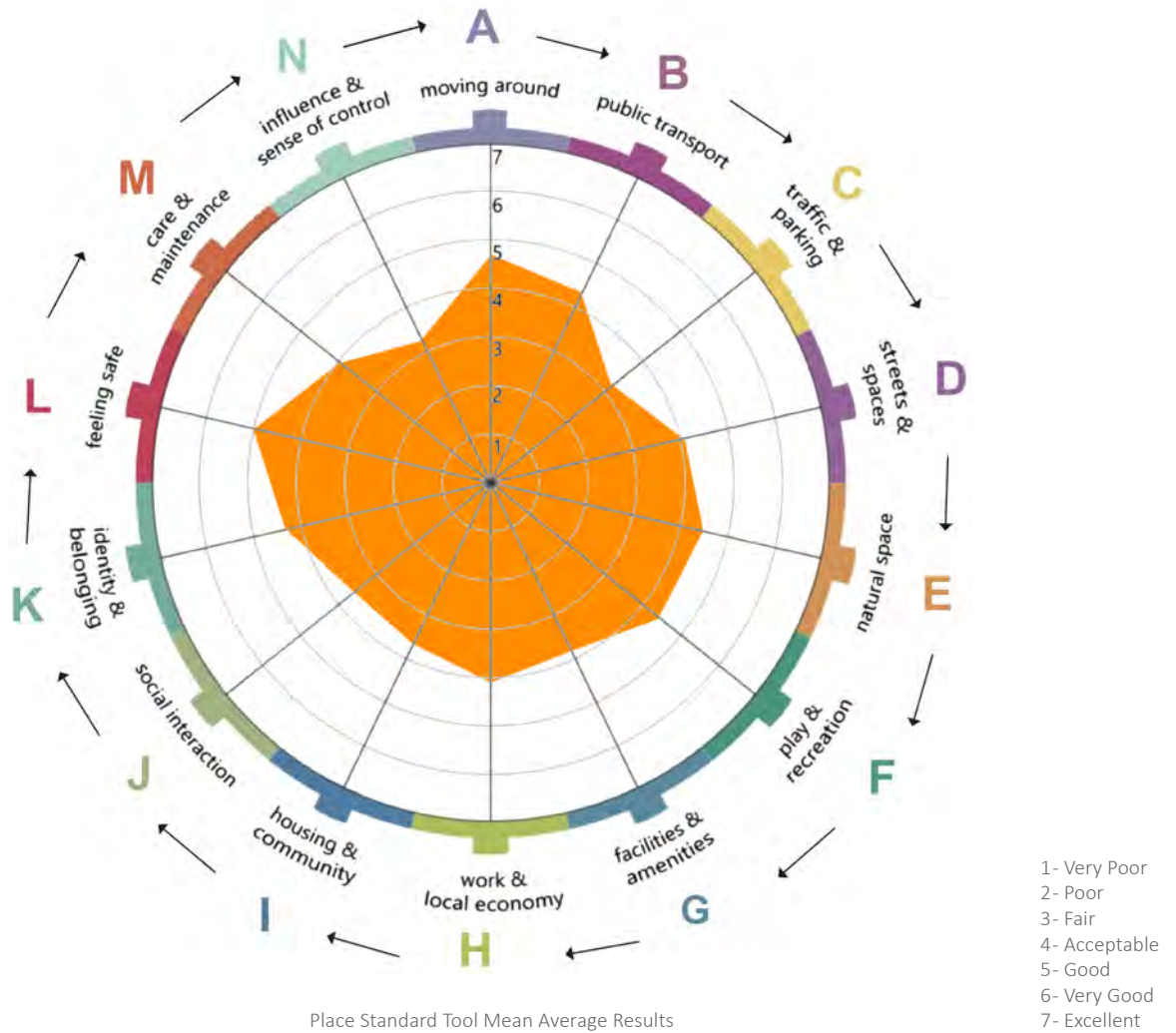


Place Standard Tool Mean Average Results

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Respondent	Moving Around	Public Transport	Traffic & Parking	Streets & Spaces	Natural Space	Play & Recreation	Facilities & Amenities	Work & Economy	Housing & Community	Social Interaction	Identity & Belonging	Feeling Safe	Care & Maintenance	Influence & Sense of Control
P	3	3	3	4	4	4	3	3		2	5	5	3	1
Q	5	6	5	5	5	4	5	5	5	4	5	7	5	2
R	4	5	3	4	5	5	5	4	3	5	4	6	5	5
S	4	3	1	1	3	2	2	3	1	2	5	5	4	3
T	4	3	4	1	3	5	4	2	4	3	4	4	4	4
U	6	4	6	4	3	4		4		4	5	3		2
V	4	3	4	4	5	4	2	3	3	3	4	5	4	3
W	6	5	6	4	3	6	6	6	4	4	6	6	5	5
X	5	4	4	4	5	4	3	4	4	3	4	3	5.5	5.5
Y	7	1			2	2	3	2						
Z	5	4	3	4	3	5	2	3	4	2	3	4	4	5
AA	6	7	3.5	5	6	6	4	5	5	4	5	5	4	5
AB	3	3	3	3	2		3			3	4	4	3	
AC	5	4	2	5	4	5	6	7	4	5	4	6	4	1
AD	6	7	6	5	5	5	7	6	5	6	6	6	4	4
AE	6	6	3	5	5		3	3	3	3	3	3	2	2
AG	5	6	2	2	1	2	2	4	5	2	4	5	5	5
AH	7	7	2	5	7	7	7	5	2	5	6	7	5	3
AI	6	5	4	5	4	5	3	4	5	4	6	5	4	4
AJ	4.5	2.5	3.5	4.5	6.5	4.5	2.5	3.5	3.5	4.5	5.5	4.5	4.5	3.5
AK	5	3	2	4	4	3	3	3	5	2	3	5	5	3
AL	6	5	4	6	4	1	2		2		3	3	2	4
AM	6	7	3	4	4	7	6	7	4	5	5	5	4	4
AN	5	6	5	5	5	6	5	5	3.5	5	7	7	4	5
AO	5	4	1	1	5	1	2	3	4	4	5	4	3	2
AP	7	4	5	6	7	7	7	6	6	7	7	7	5	4
AQ	7	4	5	6	7	7	7	6	5	7	7	7	5	4
AR	5	4	2	5	5	5	2	1	3	2	4	6	3	5
AS	4	2	3	3	4	2	3	3	5	4	4	5	4	2
AT	4	7	3	3	4	4	4	4	2	2	3	4	2	3
AU	5.5	6	5.5	5.5	6	6	5	4	3	2	5.5	5.5	4	3
AV	7	7					6		6	5	5	6	1	2
AX	6	7	6	5	5	3	5	5	5	5	4	4	4	4
AW	4	5	4	5	3	4	5	3	4	5	4	5	5	4
AY	1.5	5	1	3	3	4	6		2	6	5	4	2.5	1
AZ	4	2	2.5	3	5	4	3	3	4	2.5	5	5	4	3
BA	4	3	2	3.5	3.5	2	2	2	3	2	3.5	3.5	3.5	2
BB	4	5	1	3	3	2	3	5	5	5	6	4	1	3
BC	4	5	2	6	6	6	4	6	1	6	7	5	1	5
BD	2.5	2	3	4	4	2	2	3	1	1	3	4	2	3
Cumulative Average	4.95	4.53	3.36	4.09	4.33	4.2	3.96	4.04	3.72	3.84	4.73	4.93	3.68	3.39

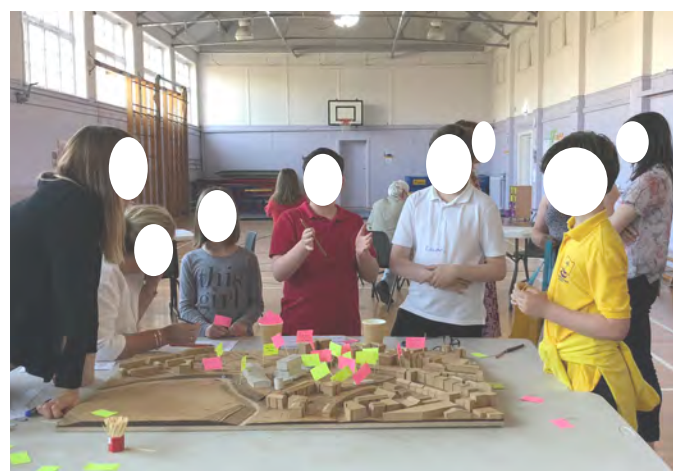
PLACE STANDARD TOOL COMBINED RESULT



Variation between respondent's answers is to be expected, due to the conflicting priorities of individuals and community groups. Whilst this is the case with the results from both consultation events there is a series of patterns which emerge, this is evident in many of the criteria for Powderhall.

Generally those involved rated categories between 3 and 6, with no single quality standing out as excellent or very good. The mean average results can therefore be interpreted as a good reflection of the community as a whole.

The highest rated aspects were *feeling safe*, *play & recreation*, *moving around* and *natural space*. The least successful were *influence & sense of control* and *traffic & parking*. This provides positives to build on whilst identifying opportunities which could be improved through the design process.



Photographs from Tell Us About Powderhall 01

QUESTIONNAIRE FEEDBACK

In addition to the Place Standard Tool respondents to the consultation event were asked a series of questions to gather further insight and understanding of their views about Powderhall.

These loosely related to qualities of the Place Standard but allowed for in-depth answers which are of specific importance to those who responded. A wide variety of answers were received, however, the responses started to draw on common threads or ideas.

Each questionnaire was recorded and the answers categorised and tallied up. The most commonly referenced qualities for each question have been counted and included in this report.

Where possible the positive nature of answers have been recorded, however answers of a negative nature have been included, but referenced in the corresponding positive answers. E.g. *“Don’t build student flats”* would be recorded in *“Affordable Housing - Provision should be focused on affordable / mid-market / social housing.”* In addition, inspirational answers have been extracted and included below those most commonly referenced.

This analysis helps to identify opinions and ideas which are of importance to the greatest number of people, and provides positive aspirations or the team to aim towards.

HELP PLAN AND SHAPE THE FUTURE OF

POWDERHALL

Tell us your thoughts and ideas.....
Before our team considers any new proposals or puts 'pen to paper' please share your thoughts and ideas about Powderhall.

01 **Housing and Community**
Tell us your thoughts on places to live.....

02 **Streets & Open Space & Movement**
Tell us your thoughts for places to meet and gather and how you get around the area.....

03 **Work & Economy**
Tell us your thoughts for places to work.....

Name
Postcode
Age ☐ 0-19 ☐ 20-40 ☐ 41-60 ☐ 60+

04 **Opportunities, ideas and possibilities**
Tell us what is great about Powderhall and share ideas you have for future opportunities and possibilities (also put flags on the model)

05 **Constraints, problems and challenges**
Please share any information you might have about any challenges and constraints about Powderhall and the site (also put flags on the model)

06 **Any other comments?**
Please do continue over onto the back of this flyer if you have more to add.

Questionnaire

HOUSING AND COMMUNITY

Question **Housing and Community** - Tell us your thoughts on places to live...

Most commonly referenced qualities	Total
Affordable Housing - Provision should be focused on affordable / mid-market / social housing.	42
Community Amenity - Provide spaces to meet / socialise / work / play / enjoy	38
Green Space - Provide and enhance green space and areas for play / gardens / trees and planting	34
Family and Intergenerational Homes - Any development should include homes for a range of households, especially family and elderly housing.	11
Quality Architecture - Built to last / appropriate response to context / mixed typologies	11
Inspirational Answers / Statements	

“Every place to live should be designed with... the community in mind.”

“We all need a place to live... I would hope new homes in the city would meet my future needs such as green space, new educational establishments, community venues & accommodation to meet all the community needs.”

“There should be affordable but well built, high quality homes.”

“New development should be part of the existing community and provide facilities for all ages.”

STREETS, OPEN SPACE & MOVEMENT

Question **Streets, Open Space & Movement** - Tell us your thoughts on places to meet and gather and how you get around the area...

Most commonly referenced qualities	Total
Active Travel - Design which promotes active travel and reduce the reliance on car use / ownership	33
Bowling Green Amenity - Retain / enhance the amenity provided by the bowling green.	22
Links to Parks - Improve and increase the pedestrian and cycle links to the surround parks from Broughton Rd / Link the surround parks through the proposed development.	19
Green / Open Space - Provide green / open space for socialising for all generations and abilities and opportunities to play.	16
Public Transport - Increase public transport provision	7

Inspirational Answers / Statements

"The green space from St Mark's Park should be extended by being woven through the development."

"The bowling greens have been a fantastic addition to Broughton Primary school's space and... there is the opportunity to enhance the green space for outdoor based learning."

"I love the idea of opening up Redbraes and Powderhall so there is a connection to St Marks Park and McDonald Road. More bridges, less walls. Bring down the fences!"

"It's important for any urban planning... that movement is accessible for all community members, and that walking and cycle paths and public transport are prioritised, so that people don't have to resort to cars for shorter journeys."



Existing site aerial photograph



Existing site photographs

WORK & ECONOMY

Question **Work & Economy** - Tell us your thoughts for places to work...

Most commonly referenced qualities	Total
Small Business - Space to encourage small, start-up businesses / creative spaces / workshops / studios	13
Community Creative Hub - cafe / spaces to socialise	11
Mixed development - Use should be mixed / fit in with residential area / create vibrant community	9
Under-provided for - There are few / little opportunities for local employment / start-up space	9

Inspirational Answers / Statements

"Disabled, impaired and retired/semi-retired people should also be able to have a purpose in life so we need jobs of all kinds."

"Great location to link to Edinburgh's Vibrant hospitality, creative and business opportunities."

"Work spaces in the stable block will be a very positive additional use to the development."

"Artists / creative studios would be a great boost to the area and are much needed."

"The area has zero opportunity for creatives, so the arts space idea is, quite frankly, revolutionary and unexpectedly so."

OPPORTUNITIES, IDEAS & POSSIBILITIES

Question

Opportunities, ideas and possibilities - Tell us what is great about Powderhall and share ideas you have for future opportunities and possibilities...

Most commonly referenced qualities	Total
Creative Community Facilities - Spaces and use which create a mixed, vibrant community: Shops / cafés / arts studios / workshops / community hall	35
Bowling Green Site - Enhance the amenity for the school / Provide amenity for the local community and groups	29
Cycle and Walking Connections - Create new connections along the old railway line / improve existing cycle and walking paths	21
Open / Play Space - Include areas of open / green / play space within the site	18
Housing - Housing should be affordable / high quality / mixed tenure / accessible / intergenerational	17
Existing Parks / Water of Leith - Bring the surrounding elements through the site / connect the surround parks and Water of Leith across the site	9
Inspirational Answers / Statements	

“Whatever happens to the space it has to be community focused and centred around active travel.”

“Potential for linking housing area with St Mark’s park and Water of Leith walkway.”

“This could be an exciting opportunity to meet the needs of... residents who require different accommodation. Creating a vibrant community to meet the needs of an ageing population... single people, couples, young families.”

“ The site sits between communities and has the potential to bring them together.”

CONSTRAINTS, PROBLEMS & CHALLENGES

Question

Constraints, Problems and Challenges - Please share any information you might have about any challenges and constraints about Powderhall and the site...

Most commonly referenced qualities	Total
Traffic / Parking - Effect on parking and traffic in the area / Reliance on car ownership	37
Bowling Greens - Maintain amenity for school / community / groups on bowling green site	25
Active Travel - Current paths and connections with road network feel unsafe / congested	17
Strain on Services - Consideration of other services in the area	12
Open / Play Space - Lack of open / play / green space within the area	9
Public Transport - Public transport provision is currently poor	8

Inspirational Answers / Statements

"The axis from McDonald Road through the site to St Mark's Park should be strengthened to make the development permeable."

"A nursery on the site with the green space shared with the school and perhaps a residential facility for elderly would be amazing."

ANY OTHER COMMENTS?

Question	Any Other Comments?
Most commonly referenced qualities	
Bowling Greens - Maintain amenity for school / community / groups on bowling green site	22
Public Amenity - Increase provision of public amenity / places to socialise / local services	10
Open / Play Space - Include areas of open / green / play space within the site	9
Active Travel - Improve / increase provision for active travel / increase safety of paths and junctions	8
Creative Response - The site requires a creative architectural response	7
Inspirational Answers / Statements	

“What an amazing opportunity to do something incredible for the local community.”

“Sympathetic and socially responsible planning. Creative building design... to meet the needs of a vibrant and continually changing community.”

“This seems like a good opportunity to turn an ‘industrial’ site into something the area can be proud of.”

“It’ll be a shame to lose the existing, iconic industrial buildings. Something as iconic as a centre could be interesting, and keeping the scale of the site seems sensible.”



Existing site photograph

BROUGHTON PRIMARY SCHOOL

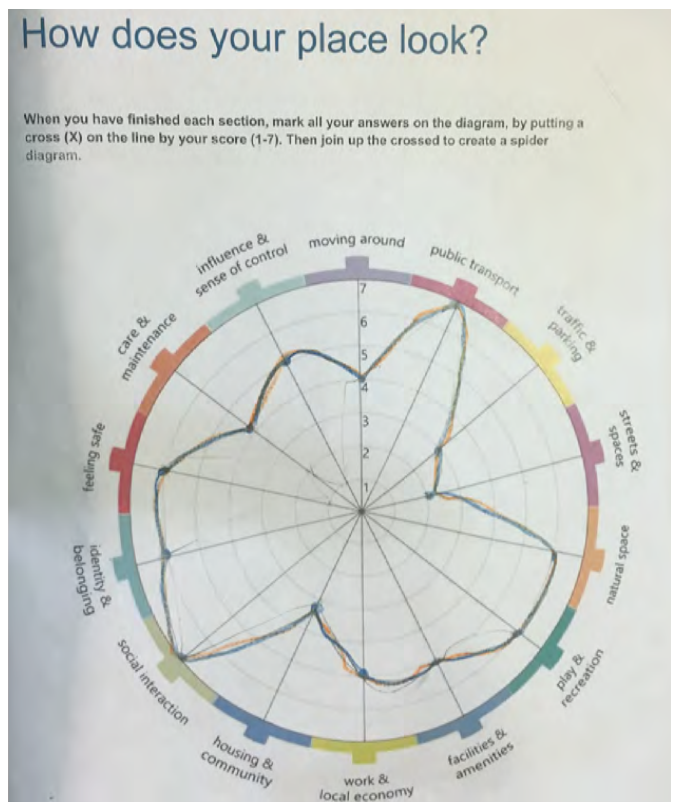
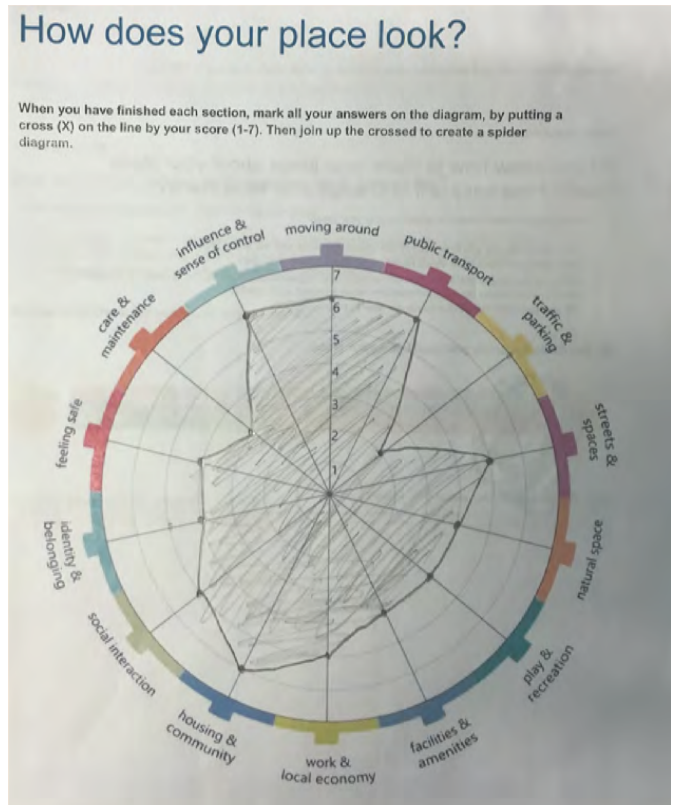
Place standard tool

BROUGHTON PRIMARY SCHOOL CONSULTATION

Dates: October 2018

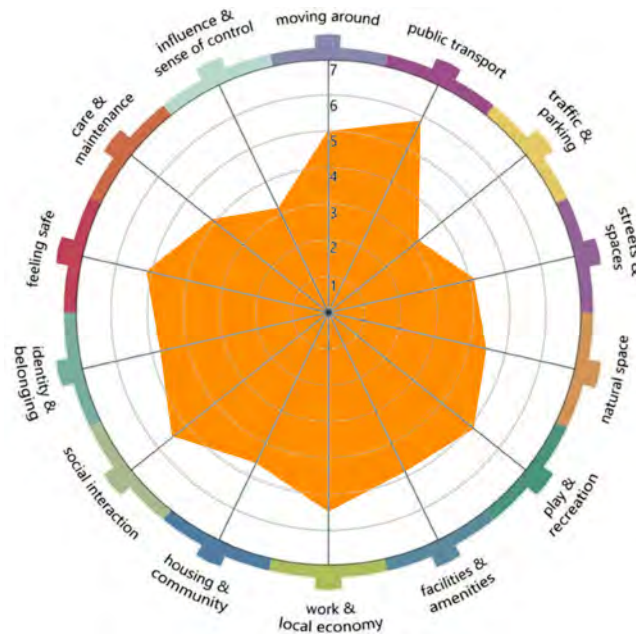
Venues: Broughton Primary School

As part of a project pupils from the Broughton Primary School have carried out consultation with their peers using the Place Standard. They used the tool to assess their current opinions of Powderhall. Their results are included on the opposite page. This highlights that *Public Transport, Moving Around, Play & Recreation, Work & Economy* and *Social Interaction* were all rated as good. However, *Traffic & Parking* and *Influence and Sence of Control* were rated as those categories requiring the most attention.



Place standard tool feedback

PLACE STANDARD TOOL FEEDBACK OCTOBER 18



Place Standard Tool Mean Average Results

- 1- Very Poor
- 2- Poor
- 3- Fair
- 4- Acceptable
- 5- Good
- 6- Very Good
- 7- Excellent

Respondent	Moving Around	Public Transport	Traffic & Parking	Streets & Spaces	Natural Space	Play & Recreation	Facilities & Amenities	Work & Economy	Housing & Community	Social Interaction	Identity & Belonging	Feeling Safe	Care & Maintenance	Influence & Sense of Control
GROUP A	5	6.5	4	4.5	3.5	5.5	4.5	7	6.8	5	4.5	5	4.5	1
GROUP B	4	7	3	2	6	6	5	5	3.2	7	6	6	4	5
GROUP C	5	4	5	4	5	4	6	4	3	5	5	6	5	2
GROUP D	5	6	2	5	4	6	5	6	4	5	4	5	4	2
GROUP E	6	6	2	5	4	4	4	5	6	5	4	4	3	6
Cumulative Average	5	5.9	3.2	4.1	4.5	5.1	4.9	5.4	4.6	5.4	4.7	5.2	4.1	3.2

NEW TOWN AND BROUGHTON COMMUNITY COUNCIL

Letter | Community Council Presentation

NEW TOWN AND BROUGHTON COMMUNITY COUNCIL LETTER

The Community Council represents the views of local residents to Edinburgh City Council

From : [REDACTED] – NTBCC Planning Convenor
2 Bellevue Terrace
Edinburgh
EH7 4DU

16th July 2018

To: Powderhall Development / Consultation Team,
Economic Development- Place,
City of Edinburgh Council,
1.4 Waverley Court,
4 East Market Street,
Edinburgh EH8 8BG

Public Consultation Events (26th / 27h June 2018)

Proposal to redevelop at the former Powderhall Waste Transfer Station

Various members of the New Town & Broughton Community Council attended the Public events covering the City of Edinburgh Council / Collective Architecture initial proposals for redevelopment of the above site. Despite some social media comments to the contrary, we were encouraged by the level of engagement from local residents and the representatives from the development team.

We were pleased with the openness of the discussion regarding initial ideas and thoughts. Given the interactive format, we agreed to consider the proposals more fully within the community council and respond to the questionnaire and perhaps the Place Making tool (Place Brief Standard).

Judging from our experience at these consultations, we anticipate that you will have received perhaps very wide and extensive views from the local community at this stage. We also appreciate the online consultation period being extended by 2 weeks to 16 July and the posting of the Exhibition boards as well as other feedback forms on the "Powderhall" consultation website.

Below, please find further detail on the thoughts of the community council, taking your Feedback form as a template and, where relevant, relating the comments to the 3 specific areas as defined for the development site (e.g. "Ex-Waste Transfer Station", "Bowling Greens", "Powderhall Stable Block")

1. Housing & Community

(a) Ex-Waste Transfer Station:

Given the surrounding area, we would agree that a residential-led development would be the most viable for the main site (ex-Powderhall Waste Transfer station). Although there have been some relatively recent office developments to the west they have struggled to become let, due in part to this area being seen as somewhat peripheral in terms of direct transport links. The area is already well-served with open (green) space and there is a large 100% existing residential development to the west (Powderhall Brae & Powderhall Brig) as well as the consented new development at 13 Warriston Road. However, we do have some concerns, that a further (100%) residential development may lead to the area becoming somewhat sterile due to the lack of diversity and lack of facilities in the immediate area. We recognise the pressures from a City of Edinburgh perspective on the need for additional "Affordable Housing" and agree that this site presents an opportunity to increase the supply of Affordable Housing and other non-market rental supply (e.g. Mid-market rental). However, we are aware of the various analyses on the advantages of true "mixed tenure" developments and take the view that some arrangement for mixed tenure housing would provide for a more cohesive and desirable development – both for future residents and the wider community. We were supportive of the approach being proposed for the 13 Warriston Road development – with the necessary 25% minimum affordable units but as far as we understand, these units to be

interspersed through the development on a “blind tenure” basis. Clearly – for this proposal, the expectation provided at the consultations was that the affordable element would be significantly in excess of the 25% minimum with additional “mid-market” rental units.

Although we understand the desire for City of Edinburgh Council to retain long-term ownership of the development to ensure longer term Affordable Housing provision, but we would not be averse to a portion of this site being developed by a private developer if this provided additional funding to ensure a quality development. The frontage of the site to the Water of Leith would in our view provide a very desirable, tranquil and serene location for an element of private housing close to the city centre.

We would also acknowledge the desire to ensure a reasonable density of residential provision on this brownfield site and note that recently consented developments have achieved densities over 200 units / hectare (13 Warriston Road ; 1,2,3 bed units). Given that the Ex-Waster Transfer Station site is approximately 3 hectares, with perhaps 2 hectares available as a footprint for development, the mooted approximately 250 – 350 units being proposed would seem achievable.

NTBCC would also support of a mix of accommodation suitable for families with the proximity of the appreciable open space in St Mark’s Park.

We would also urge that consideration of other uses to be incorporated into the proposed development; this could be through the provision of other class uses (perhaps at ground floor level). One option for other class uses would be facilities to enable the impact on the local infrastructure of yet more residential units to be lessened to an extent through provision of a local health centre for example.

(b) Bowling Greens :

We note that the 2 front bowling greens are still designated as Open Space and we would strongly support this remaining the case. We were unaware until recently that the area to the north of the 2 front bowling greens was re-designated in 2015/6 from Open Space to a potential development site. Given the recent history pertaining to the nearby Broughton Primary, with increasing school rolls, the unfortunate sale by CEC of 154 McDonald Road and then the subsequent development in the school playground, we believe that retention of Broughton Primary to access the currently-designated Open Space in the longer term should be supported. We are aware of the need for additional nursery

provision in the area (consistent with Scottish Government policy) and agree that an option to develop to the rear of the Bowling Green site should be considered. We understand that this may allow reallocation of precious space within the Broughton Primary site to meet the needs for primary provision in the next few years – given the significant consented and potential residential developments in its catchment area. The retained Open Space could then be managed as a “multi-user” facility between Broughton Primary and the potential nursery. This could also include some of the rear bowling greens dependent on demands on this specific site.

We are unsure of the merits of the idea being proposed of also using this site for sheltered housing. Although there are examples of successful inter-generational developments incorporating sheltered housing and nursery / primary school provision ; it is not clear that this idea is being pursued with considerations for the best development of this site but rather than to meet a more general CEC need. Given the overall area for re-development (we estimate over 5 Ha) – it would also seem possible to locate sheltered housing on the Ex-Waste Transfer site.

If sheltered housing is to be considered for this section, we would urge the development team to look closely at inter-connecting the nearby Powderhall development (despite the level change) to alleviate or mitigate transport issues / constraints for this site.

(c) Powderhall Stable Block :

The proposals as outlined at the June 2018 consultation covering initial consideration of how the building could be used – including artists’ studios; community meeting rooms / function rooms and perhaps a café/restaurant has wide support within the New Town & Broughton community council. This is clearly meeting a need given the recent developments at other locations within Leith and surrounding areas. It would also seem to be consistent with the preferred scale of the refurbishment being proposed following initial assessment of its condition. We would also be supportive of providing sufficient open space at the rear of the stable block by including a courtyard to the rear of the building that could be used for events etc. This would also allow, from an architectural standpoint, the Cat B listed building to be seen as separate from the new developments further to the north. We are also aware of the suggestion to include some suitable structures allowing use of this during more inclement weather.

This separation could be further enhanced by an east-west pathway linking into the current St Marks pathway to the west and in the longer term, potentially linking into Redbraes Park (notwithstanding the legal / commercial issues regarding the former railway line).

As an aside, we were supportive of the inclusion of colonies-style housing at 13 Warriston Road (adjacent to the Printworks (ex-Waterston building) using an appropriate palette to merge the listed Printworks building with the new development. A similar approach could be taken with the existing stable building with the new build proposed to the rear.

2. Streets & Open Space & Movement

NTBCC support the aim / objective that “pedestrian access from the road could be opened up to allow movement through site.” The need to provide much increased permeability to this site is of paramount importance as currently access is very restricted both for pedestrians / cyclists as well as all forms of vehicles. We would also welcome the suggestion of incorporating “greening” within the development to provide a linkage with the green spaces surrounding the site. The required increase in permeability extends both to the north / south routes as well as east / west – to enable the need to use pathways directly adjacent to Broughton Road and the McDonald Road junction to be minimised. This stretch of road is already heavily used and we would expect this use to increase further in the future following completion of various developments in the vicinity. We would also suggest that the opportunity is taken to increase the width of the current pedestrian / cycle access way to St Marks Park – which is currently constrained and does suffer from unnecessary and unwelcome interactions between cyclists traveling at some speed and many pedestrians that use that access.

We would also suggest that whatever level of parking provision that is to be provided in support of the residential element would firstly, adhere to the current minimum parking provision standards that exist and secondly, every effort be taken to provide underground / under-croft parking. We would support the provision of at least the minimum parking provision given the site’s proximity to currently uncontrolled parking to the north and west and the topography of the site would support this provision (with appropriate greening if required) above. In our view, one of the blights of the existing Powderhall development is the extensive above ground parking provision. Clearly, this desire would need to be consistent / tested vs. current flooding risk.

We would also urge that consideration of connecting any necessary vehicular flows necessary to service the chosen facilities on the Bowling Green area to the existing streets at the eastern edge of the existing Powderhall development (although we recognise that there is a considerable change in level between the existing bowling greens and those streets (Dunedin Street / Powderhall Road).

3. Work & Economy

Currently, accepting that there remains some office / industrial uses within Beaverbank and McDonald Road, the area is becoming increasingly residential. Given the increase expected from both this development and other consented developments in the immediate area, there is a need to at least consider the need to create opportunities for employment as well as housing. One suggestion that may have been offered from other sources is the concept of development a “cycling-friendly” hub at this location – with services and other uses to support this site as an entrance to the extensive cycle paths that it connects into.

On the wider development, as already indicated, we believe that nursery provision should and could easily be accommodated on the wider site – again to provide a much-needed community resource as well as to provide a more mixed use development.

4. Opportunities, Ideas & Possibilities

Mainly covered in above sections.

5. Constraints, Problems & Challenges

Our key concerns over continued residential development in this area is the cumulative impact of this development and many others already consented (in the immediate neighbourhood and through to McDonald Road) on various aspects of infrastructure.

Key amongst these would be education provision (especially primary schooling), healthcare and transport (both public transport and impact on vehicular traffic).

a. Education

With a proposed residential development of between 250 – 350 units (assuming a mix of 1,2 & 3 bed flats) along with perhaps 500 – 600 units from other developments within the current Broughton Primary catchment area clearly represents a huge increase in the need for primary school places. Although the current proposal does provide

a moderate increase in provision (assuming the current nursery is relocated), we have previously been frustrated by the lack of a long term and holistic assessment. We are aware of the significant lack of surplus capacity in the local primary school already, requiring what we would see as additional temporary classrooms / facilities to be built in the limited playground area. Therefore, from a development standpoint, due consideration and regard needs to be placed on the need for this assessment.

b. Healthcare Provision

This development will have a detrimental impact on already stretched local healthcare services. Current consultations do not appear to assess this impact effectively, the view being that market forces will effectively manage the provision of these services. From a development standpoint, as outlined above, provision of some ground-floor units with the appropriate Class usage to allow service providers to alleviate the shortage of local healthcare facilities could be considered.

c. Transport

We also remain concerned as to the cumulative impact of various developments on the volume of vehicular traffic on the surrounding roads, especially Broughton Road – which is already a very busy and congested route, especially at the Rodney Street / Broughton Road junction and increasingly (perhaps as a consequence) at the East Claremont Street / Broughton Road junction.

Although the proposed housing types may limit to a degree the additional car use in the area, we would again urge that a comprehensive long term transport analysis is conducted to support the development application. We acknowledge that the site is well-positioned for cycle use and this could be enhanced through future developments of the disused railway line to the east. We are also aware that current bus services are relatively limited in this area.

Furthermore, as highlighted previously, the current access / egress from the development site is seen as a significant constraint. Whilst we do not have specific solutions to this, it is clearly an area that requires innovative thinking.

6. Any Other Comments?

In summary, general comments in support of the detail provided above :

- Current green space pretty sterile- use Water of Leith to carry out re-wilding and increase diversity. Could also

consider small allotments (as per Mackenzie Place).

- Maximise retention and enhancement of green space. Supportive of aspirations regarding landscaping and encouraging bio-diversity given the situation of the site.
- Consider inclusion of living roofs, both from an aesthetic standpoint and to increase biodiversity.
- Ensure development consistent with (longer term) reuse of redundant railway line to the east ; link St Mark's Park with Redbraes Park – with better utilisation of bridges over Water of Leith.
- Mixture of housing types- for example colony style, low rise housing as well as flats.
- Emphasis should be on social as well as affordable housing. Scope for plenty of family housing.
- Provision of "Enterprise Car Club spaces; electric charging points and disabled parking provision within the wider development.

NTBCC are not averse to the majority of the ideas underpinning the proposal for redevelopment of this brownfield site and accept that Edinburgh Council may desire a reasonable density of development for this site and we believe and hope that this development can bring benefits to the area.

We look forward to the next stage of the consultation later this year and perhaps an early sight / discussion of developing plans at August's community council meeting.

Yours,



On behalf of the New Town & Broughton Community Council

NEW TOWN AND BROUGHTON COMMUNITY COUNCIL PRESENTATION

Date: 13th August 2018

Venues: St Mary's Church, Bellevue Place

On the 13th August Collective Architecture and the Client Team attended the New Town and Broughton Community Council meeting to update the members and the public audience on the project.

The Place Standard Tool and consultation process were explained, and how these will inform the Place Brief. Collective Architecture also presented analysis and summaries of the feedback gained at the two consultation events- Tell Us About Powderhall- on the 26th and 27th June.

Following the presentation, the elected members and audience were invited to ask any questions they may have regarding the project.



Photographs from community council presentation

STAKEHOLDER WORKSHOPS

Stakeholder Surgery 01 | Stakeholder Surgery 02 | | Stakeholder Surgery 03

STAKEHOLDER SURGERY 01

DROP-IN

Date: 24th July 2018

Venues: The City of Edinburgh Council, Waverley Court

On the 24th July Collective Architecture and the Client Team held a drop-in stakeholder surgery for departments within The City of Edinburgh Council. A series of boards outlined initial research and analysis of the area, and a contextual site model displayed the current conditions.

Following a brief presentation of the project and the process of the Place Brief stakeholders were invited to offer their insights about the immediate site area, ask questions, and outline considerations which should be made by the team moving forward.

Representations were made by the following departments:

Transport
Environmental Protection
Planning
Waste Solutions
Economic Development
Active Travel
Parks and Greenspaces
Archaeology
NHS Lothian

Discussions and points raised were noted on a feedback form with an opportunity for further email submission.



Photographs from stakeholder surgery

STAKEHOLDER SURGERY 01 FEEDBACK

Respondent:	
Department	Transport
Subject	Comments
Overlooking of Active Travel Route	To provide additional security for active travel routes buildings should be strategically placed to “overlook” these paths.
Car Parking	Reasoned justification for any level of car parking (0-100%). Edinburgh Design Guidance sect 2-4.
Cycle Parking	Preference would be on quality rather than numbers. See Fact-sheet for details. Numbers in standards are ambitious. Quality rather than quantity – inclusive.
Street Design / Layout / Access	See Edinburgh Street Design Guidance Fact Sheets.
Pedestrian / Cycle Routes	Improvements to existing Ped/cycle Routes should be incorporated. Ped/Cycle routes shouldn’t be intersected by vehicles. Also consider appropriate lighting.
Transport Statement / Assessment	99+ Residential Units = TA required 50-99 = TA/TS (TA preferred) 10-50 = TS required Assessment would be good – Emergency vehicles access might limit development.
Access	No definite guidance. Dependant on unit numbers and numbers of access points. Access will be tricky.

Respondent:	
Department	Planning
Subject	Comments
Green Space / Bowling Greens	Will just need to justify any loss of green space if there is any due to future proposals. Consult SportScotland just in case they have any involvement.
Site Investigation	It is up to applicant to look/do SI for Environmental Protection to look over. Sooner rather than later would be best.
Community	Do the public know about Demolition time-line? Community garden would be good to design in. 21CH needs to be aspirational and do something exceptional.
Links	Masterplan needs to start with routes and consider the active travel links, through and out-with the site.
Procurement	Will need to go through assessment about whether the industrial re-use of the stables is enough when transferring the zoning of the site from industrial to residential.

STAKEHOLDER SURGERY 01 FEEDBACK

Respondent:	
Department	Environmental Protection
Subject	Comments
Site Investigation	Contamination report- IT would be good to get one done sooner rather than later.
Noise	<p>Potential issues with noise – if it was housing/ nursery/non-res we would be looking for mitigation techniques, to design out noise issues before planning.</p> <p>Existing and new residential dwellings, both need protected.</p> <p>World Health Organization guidelines.</p>
Car Parking	<p>Air Quality / sustainability – network rail interest in cycle path.</p> <p>Parking Spaces to be kept to a minimum.- If development has over 100 spaces it requires assessment air quality management.</p> <p>If there is to be a commercial element to the development then CEC would recommend electric charging spaces.</p>
Energy	<p>There will be a full energy strategy once M&E is appointed. Could be ground source heat pump, Heat Recovery from Sewers.</p> <p>Biomass isn't supported / recommended</p> <p>If flood lighting was proposed this would need an assessment.</p>

Respondent:	
Department	Economic Development
Subject	Comments
Economic	<p>Loss of Industrial site. There is a lot of this in there area at the moment. High number of former business space in the area being converted into housing. Likely that the community will want more detail on housing mix.</p> <p>Stables is a good proposal.</p>
Live / Work	<p>It's important that people can go to work where they live. Might require class 4 use on site as part of brief – workshops etc. – policy process. Does the stables block fulfil the full commercial allocation to replace the loss of industrial units – see applications in Bonington for information.</p> <p>Stables block will provide on street active frontage – however additional active frontage is encouraged.</p>
Community	<p>Save Leith Walk would probably be interested in being kept in the loop with updates on the project. Consider involving them. They will be interested especially if there is a mix of housing.</p>
SEPA	<p>SEPA confirmed they are happy with the re-zoning because they don't need waste site anymore. Committee are happy to transfer to TRA.</p>
Bus Routes	<p>More provision extra service/more frequency. Currently only one bus with short running times serving the street, Consider running this by Lothian buses due to increase in residential population.</p>

STAKEHOLDER SURGERY 01 FEEDBACK

Respondent:			
Department	Waste Solutions		
Subject	Comments		
Economic	Loss of Industrial site. There is a lot of this in there area at the moment. High number of former business space in the area being converted into housing. Likely that the commu- nity will want more detail on housing mix.		
Analysis	Swept Path Analysis : will need 30m buffer		
Bin Stores	Will need to know how many residents/units there are. Layout can be adapted now instead of later. Will need to know distance between bin stores. And there will need to be a separation between res/non res.		
General	For now there is no issue with development of the site but when there is more detail waste solutions will have more comments.		

Respondent:	[REDACTED]		
Department	NHS Lothian		
Subject	Comments		
Pressure on GPs	Healthcare provision is a moveable feast, and it is continually monitored and assessed against current and expected population growth.		
	There is a priority process with leith waterfront and southeast Edinburgh also requiring attention.		
	Needs to talk to [REDACTED] (Project Manager NHS Lothain) and will feedback back to the team in next few weeks.		
	The Leith community treatment centre has a little capacity but it is 1.5 miles away from the site.		

* Post meeting note:

Site at Powderhall is within the catchment area of 6 GP surgeries.

Increased provision could also come from extending opening hours of GP practices

STAKEHOLDER SURGERY 01 FEEDBACK

Respondent:	[REDACTED]	
Department	Active Travel	
Subject	Comments	
Cycle Path	Will send over details and map of cycle routes Residential cycle parking. Outlined in the street design guidance.	
Future Proof	Need to future proof access – cycle path on adjacent railway. Ramps to be built in future. Cycle path may move at different speed from Powderhall development but access should be future proofed in-case acquisition of network rail land is delayed.	
Street design Guidance	Consult the SDG in the design process. Can be found online search Edinburgh Street Design guidance.	
Crossing at Broughton Road	Best solution is for a controlled 5-way junction. Thomas to look into this further and get back to the team. Do existing crossings need upgraded?	
Quiet Routes	Tie into QR map.	

Respondent:	
Department	Parks and Greenspace
Subject	Comments
	Following extensive consultation it was decided there wasn't a demand for bowling greens and so in Edinburgh 16 were reduced to 5.
Bowling Greens	<p>Loss of bowling greens ok in principle, but any loss of green space would need to be justified. Parks and greenspace are aware BPS has interest as the School asked to acquire the greens when it lost bowling green status.</p> <p>Could an attractive green space be accommodated within the school grounds?</p> <p>Edinburgh Leisure condemned the changing facilities last year. Work with them moving forward</p>
Allotments	<p>There is a community growing facility along side of bowling greens.</p> <p>Would prefer allotment to community gardens as they have a long waiting list and legal requirements to find allotments for the public. When designating new allotments 50% are allocated to those at the top of the list then 50% to the people that live locally.</p> <p>Victoria park is a good precedent. The plots are flat – open that was divided into 166 half plot sizes. Want to expand that model.</p> <p>Requirement area/plots – the more the merrier can be different sizes, shapes, variety of different sizes. 60x32 foot wide (180m²) is the average full plot.</p> <p>Inverleith park currently has an 11 year waiting list.</p> <p>Happy with the principle of developing the powderhall site and possibility of allotments in the master-plan.</p>
Planning	Will be looking for an improvement of accessibility / usability to existing green space and the ideas from Collective on opening up site from east-west and north-south sounds promising.

STAKEHOLDER SURGERY 01 FEEDBACK

Respondent:	[REDACTED]		
Department	Archaeology		
Subject	Comments		
Stables Block	Great that the listed building is staying and being put to good use.		
Victorian Landfill	There is a Victorian landfill currently under half of the site, could be interesting things in it. How big is it? What is it filled with? Might require archaeological exploration.		
	There could be bits of interest around the site. Several sights of interest around edge of site. Will need to wait for results of SI works to reveal what is in the ground. Would like Neil to send on emails.		
	The more info the merrier. Don't need a watching brief.		
Planning	Snap shots every 30 years would be good.		



Water of Leith

STAKEHOLDER SURGERY 01 LETTER

24th July 2018

From : [REDACTED] – CEC Environmental Protection

To: Powderhall Development / Consultation Team,
City of Edinburgh Council,
1.4 Waverley Court,
4 East Market Street,
Edinburgh EH8 8BG

Stakeholder Surgery (24th July 2018)

Further to this morning's surgery on the proposals for the Powderhall site, please find a summary of my comments below, including some extra detail:

Contaminated Land

It is beneficial to receive information from the developer regarding any contaminated land issues at the earliest opportunity.

The condition below will be recommended to be attached to any future consent for the development if insufficient information is provided in advance of the application being determined. Therefore, any information relating to contaminated land should be provided in conjunction with the condition requirements stated within.

Condition:

Prior to the commencement of construction works on site:

(a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and

(b) Where necessary, a detailed schedule of any remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning.

Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning.

Air Quality

The development site is located approximately 1km to the south-east of the Inverleith Air Quality Management Area (AQMA), 1km to the south-west of the Great Junction Street AQMA and approximately 800m north-west of the City Centre AQMA. Therefore given the close proximity to neighbouring AQMA's, an Air Quality Impact Assessment (AQIA) will be required if there are 50 or more car parking spaces serving the site.

The Edinburgh Design Standard now requires 1 in 6 vehicle parking spaces to have an electrical charging point. If there is a commercial component to the development which has parking spaces, we would recommend that these charging points are rapid chargers.

If the development is to include an energy centre for combined heat and power (CHP), if the energy rating is over 366kW, then it will require to comply with the Clean Air Act 1993. We will require chimney height calculations and as soon as this information is available, it should be provided to planning. If a CHP over 1Mw is installed, then we would require secondary abatement technology to reduce emissions.

Interim planning guidance does not support biomass as an energy source due to the impact on local air quality.

Noise

CHP

Any CHP or Energy Centre will require a Noise Impact Assessment to ensure compliance with our standards.

Nursery

The nursery proposed for the site has the potential to significantly impact on the amenity of nearby residents – either existing or proposed. Nursery, external play areas are a significant cause of complaint and cause a lot of distress to the individuals affected. Unfortunately, there is often

little that can be done to resolve such complaints. Therefore consideration should be given to the location of the nurse in relation to existing and proposed residential accommodation, in order to mitigate against noise and protect the amenity of residents.

Once more information is available, as part of any application, a Noise Impact Assessment would be required that demonstrates compliance with our standards.

Art Workshops / Community Space / Café

It is unlikely that art workshops / community space would cause any noise issues. However, once the proposal becomes clearer, as part of any application, it may be necessary to recommend conditions to restrict uses within the Class to prevent any noise issues. A noise impact assessment may be required.

If the café has a full kitchen ventilation system and / or any refrigeration / a/c plant, a Noise Impact Assessment will be required.

Odour

Any commercial units with kitchens producing hot food, such as the café proposed etc will require a full ventilation system. Consideration will require to be given to the outlet point in order to protect residential amenity from cooking odour. Environmental Protection's requirements are that within a 30m radius of residential properties, the outlet point should be at a higher level than the residential accommodation.

Flood-lighting

If the development includes any flood lighting a floodlighting assessment will be required which is carried out in accordance with Scottish Executive Guidance Note: Controlling Light Pollution and Reducing Lighting Energy Consumption. A scheme for protecting existing and new residential accommodation from excessive additional

illumination and/or glare should be drawn up. The scheme should show that the design, installation and operation of the floodlighting system shall be such that no floodlighting bulb or floodlighting bulb reflecting surface shall be visible within any residential premises. Also, the scheme should show that the floodlighting system will be so controlled so there is no direct illumination of neighbouring land, and so that any light spillage onto neighbouring land shall not exceed 25 lux.

Kind regards



STAKEHOLDER SURGERY 01 LETTER

25th July 2018

From : [REDACTED] - CEC Transport Officer

To: Powderhall Development / Consultation Team,
City of Edinburgh Council,
1.4 Waverley Court,
4 East Market Street,
Edinburgh EH8 8BG

Stakeholder Surgery (24th July 2018)

Hi [REDACTED]

I have attached our Transport Advice document that details the information Transport require in relation to an application, the following is some further information related to transport for this site, including contact details and links to important documents.

The design of the street/road layout including accesses, footways, cycle tracks and verges needs to be in line with the Edinburgh Design Guidance and Street Design Guidance, for the fact sheets please see the following link: www.edinburgh.gov.uk/downloads/download/550/edinburgh_street_design_guidance there are still a number of fact sheets still to be approved but I have attached a the draft sheets that have been made available to me.

A particular focus should be given to section 2.4 Design, Integration and Quantity of Parking within the Edinburgh Design Guidance 2017, in particular the parking standards section where it states that all applications must have reasoned justification for any level of car parking, details of what should be included in this justification can be found on page 58 & 59 of this document. This justification should inform the level of car parking proposed, the level of proposed car parking should not be an arbitrary number that is decided upon by the amount of spaces that can be accommodated on the site.

There has also been a focus on the 2017 parking standards, in particular the amount of EV charging spaces, accessible spaces and cycle parking spaces that are provided within the development. Please also note that cycle parking is based on habitable rooms and not bedrooms. There is also a particular focus on accessibility and usability of cycle parking and ensuring that the stores and racks are easily accessed and bikes can be easily manoeuvred within them whilst ensuring the stores are within a secure location, an inclusive cycle parking design should include parking facilities

for non-standard bikes such as cargo bikes, tandems and children's bikes, also I would suggest considering space for maintenance facilities such as pumps and stands.

Something that I forgot to mention yesterday was that the Cycle Hire Scheme is currently being developed by Transport for Edinburgh, with the potential for Active Travel links across the city this site maybe an ideal location for a hire station. I would suggest that the developer contact [REDACTED] to discuss this further.

City Car Club is another thing I forgot to mention, with the proposed approach to car parking, car club vehicles could be a really helpful addition to this site and would help mitigate any impacts that this site may have on the surround network, particularly parking on the surrounding residential streets, I would encourage the developer to contact [REDACTED] regarding potential numbers and locations of vehicles.

The best contact at Lothian buses is [REDACTED] the developer should give him a shout to discuss any potential changes/improvements to bus routes in the area.

With regards to Transport contributions the site appears to be in 4 contributions zones, they are noted as follows:

- Tram (Zone 3)
- Ferry Road Junctions
- Leith to City Centre
- Leith/Salamander Street

These contributions will be based on a net use calculation which takes into consideration the existing use of the site, further information relating to these contributions and the actions in which they will be used for can be found at the following links:

- Draft developer contributions and infrastructure delivery supplementary guidance (Jan 2018)-
- <http://www.edinburgh.gov.uk/downloads/file/9177/>

draft_developer_contributions_and_infrastructure_delivery_supplementary_guidance

- LDP Action Programme (Jan 2018)- http://www.edinburgh.gov.uk/downloads/file/10446/ldp_action_programme_january_2018

██████ from Localities is currently on leave so I will catch up with him when he gets back and discuss what the major issues are in that area (mainly the junctions and school drop off).

Also I am waiting on a reply from the Tram team on time-scales and road closures associated with the Tram Line Completion, I will pass this over asap.

Whilst the discussions yesterday around transport were very positive and the Architect seems to understand CEC's objectives in relation to active and sustainable travel, I just want to further highlight the importance of pedestrian and cyclist permeability through the site in particular connections to neighbouring housing developments, schools, parks and the wider transport network, by ensuring that peds and cyclists can move around easily and are prioritised at junctions will further highlight walking and cycling as real alternatives to the car.

Let me know if you need any further info on any of this,

Thanks,

████████████████████

STAKEHOLDER SURGERY 01

LETTER

8th August 2018

From : [REDACTED] - CEC Estates Optimisation

To: Powderhall Development / Consultation Team,
City of Edinburgh Council,
1.4 Waverley Court,
4 East Market Street,
Edinburgh EH8 8BG

Stakeholder Surgery (24th July 2018)

Following the workshop, and given the passage of time I thought I'd be better to e-mail you feedback on behalf of the estates optimisations team:

Key issues:

The number of standalone facilities, creating property silo's which increasing the percentage of accommodation under occupied, particularly at weekends, evening, holiday periods etc

Which in turn increases the Councils revenue maintenance burden: capital and revenue funding gaps and risk of fabric failure etc.

Which has an impact of the quality and level of services that can be provided from assets that are no longer fit for purpose

Target objectives:

Make the most effective and efficient use of our land and assets- by reducing foot print, increasing occupancy/ footfall, reducing running costs etc

Flexible and shared occupancy and usage of assets with other services, local community and third sector organisation and partners to improve services.

Joined up working with other services and Council initiative to deliver win, win, solutions to meet multiply Council and partner agency objectives

Hope that of some assistance but happy to discuss further.



Existing site, bowling greens

STAKEHOLDER SURGERY 01 ST MARK'S PARK - QUALITY ASSESSMENT



St Mark's ParkPQS 2018 **59% | Grade D**PQS 2017 **58% | Grade D****Classification** Community Park

Criteria	2017	2018	Strengths	Weakness / Recommendations
Welcoming	6	6	open views with good leading pathways along river and st marks path. threshold signs and notice board	threshold signs and water of Leith directional signs graffitied
Good Safe Access	7	7	on street parking, main cycle route passing through, entrances wide and open (except the tunnel)	
Signage	4	4	good directional signage , some threshold signs and notice board	a lot of signs were vandalised and gratified
Equal Access	6	6	good access points, wide flat pathways good for all abilities and appropriately placed seating	
Safe Equipment & Facilities	7	7	all play equipment fine, good seating and paths	chain link fence surrounding football pitch is broken in many places
Personal Security in Park	6	7	good sight lines, street lighting ,busy with park users	
Dog Fouling	7	7	dog fouling notices , not much but some present	
Provision of Facilities	7	7	play area, path network seating large grassed areas, cycle network	
Quality of Facilities	6	7	play area fine most seating good	small bin outside play area is rusty gratified and door hanging open
Litter & Waste Management	7	6		
Grounds Maintenance	6	6	cut grass up to reasonable standard, relaxed grass, wildflower area	there was a fair amount of litter lying around the park
Building & Infrastructure Maint	6	5	football pavilion looked ok apart from the vegetation around it. fences and pathways in good condition	broken handrail on path leading from warriston road at the road bridge . fair bit of graffiti throughout site
Equipment Maintenance	7	6		some bins need attention
Environmental Sustainability	6	6	All current Council policies regarding environmental sustainability are being adhered to in the park.	
Pesticides	6	10	Reduction of use to spot control of weeds only .	
Peat Use	10	6	There is no peat used on site	
Waste Minimisation	5	5	Green waste is removed from site but is chipped and composted . Tree extraction wood is chipped on site	
Woodland Management	7	7	some good areas of woodland, nothing unsafe seen	
Conservation Fauna & Flora	6	7	relaxed grass , wildflower, woodland and river habitats	
Conservation Landscape	5	5		
Conservation Buildings	0	0		
Community Involvement	3	3	There has been some involvement on site previously	
Community Provision	6	6	The Council provides support in the form of funding etc.	
Marketing & Promotion	4	4	The site is advertised on the Council website and Edinburgh Outdoors.	
Information Provision	3	4	notice board with dog walking advise, contact details, park management rules and info on local football club	gratified signs by water of Leith
Educ. & Interpretative Provision	3	4	some educative material in notice board, trees and autumn scavenger hunt	
Overall Comments	In general a nice park, good path network and directional signage. nice grass banking seating areas to enjoy a sunny day. some pathways leading to and around the football pitch are starting to get a bit overgrown. general graffiti around the site made the place look scruffy. entrance point (gate and fencing) to the football pitch looked poor. shrubs around the pavilion also added a scruffy look.			
Recommendations	<p>some light lopping and branch removal on paths leading and going around football pitch would open sight lines</p> <p>try to start removing graffiti from bins, threshold signs and directional signs</p> <p>improve the fence and gate entrance to the football pitch as well as cutting shrubs around pavilion</p>			

STAKEHOLDER SURGERY 01 REDBRAES PARK - QUALITY ASSESSMENT



Redbraes Park

Redbraes Park**Classification** Community ParkPQS 2018 **55%** | **Grade D**PQS 2017 **54%** | **Grade D**

Criteria	2017	2018	Strengths	Weakness / Recommendations
Welcoming	4	5	Open park with play interest	A lot of weeds and bin full at entrance
Good Safe Access	2	6	Circular route around path, ample access points	Some paths need cleared of weeds, arisings.
Signage	6	6	Threshold signage and notice board welcome you to the park.	Signage needs cleaned, perspex starting to cloud over
Equal Access	6	6	Access from two points, path and seating	Parts of the path covered in arisings and most seats needing a good clean.
Safe Equipment & Facilities	7	7	Nothing noted as an immediate safety concern.	Safety surface has hole in it.
Personal Security in Park	7	7	Open, good sightlines, some overlooked.	Area to the rear hidden
Dog Fouling	7	6	Signage and bins	Bin was full and a couple of instances found.
Provision of Facilities	8	7	Appropriate for a smallish park.	The pavilion doesn't appear to be used and seems to be a waste
Quality of Facilities	7	7	Some new equipment added, bike track looks good	
Litter & Waste Management	5	5		Bin was full and a bit of litter in and around the beds toward the top of the park.
Grounds Maintenance	4	4	Grass was cut ok	A lot of weeds on site. Appeared to be a lack of tlc in the park. There is an area to the right of the steps that looks like it has been taken over by the resident, not sure if this is within the boundary of the park?
Building & Infrastructure Maint	6	6		Paths could do with a clean and weeds removed from paths and play area
Equipment Maintenance	6	4	Play equipment was either new or ok.	Seats and bins need better maintained. Safety surface showing signs of disrepair
Environmental Sustainability	6	6	All current Council policies regarding environmental sustainability are being adhered to in the park.	
Pesticides	6	10	mulches used on tree belts reduced usage through out the site	
Peat Use	10	10	no peat used on site	
Waste Minimisation	6	6	tree work is chipped on site	
Woodland Management	5	6	Good mix on site and nothing untoward noticed.	
Conservation Fauna & Flora	4	4	Lots of natural habitat	Appears to be little in way of active management though. Consider boxes, habitat piles,
Conservation Landscape	5	5		
Conservation Buildings	0	0		
Community Involvement	2	2	it would appear that the group no longer exists	
Community Provision	6	6	the council provides support in the form of funding and support	
Marketing & Promotion	4	4	The site is advertised on the Council website and Edinburgh Outdoors.	
Information Provision	4	4	Management rules, contact details and gardening partners	Perspex needs replaced, could do with more about what is happening in the park. What is the pavilion used for, how can someone get involved
Educ. & Interpretative Provision	2	3	Some generic information	Could interpret the things specifically on site. Site history, links to WOL.
Overall Comments	This should be a pleasant park to enjoy some play and the bike track but the whole site feels a little neglected.			
Recommendations	Improve weed control. Consider how to improve information and replace perspex. Consider additional biodiversity habitats.			

STAKEHOLDER SURGERY 02

ACTIVE TRAVEL

Date: 08th August 2018

Venues: The City of Edinburgh Council, Waverley Court

On the 8th of August Collective Architecture and the Client Team held a focused stakeholder surgery with Phil Nobel from The City of Edinburgh Council's Active Travel team.

Collective Architecture and the Client Team provided background information to the project, and explained the process of the Place Brief and how this is informed through the community consultations and stakeholder workshops.

Topics Discussed

- Active Travel provided a plan of current Quite Route network which also highlighted short and long-term future routes.
- The problems and constraints associated with McDonald Rd and the junction at Broughton Rd. Active Travel noted that there are current plans to upgrade this junction and that they would send these onto Collective Architecture.

It was noted that these proposals are not on an immediate timescale and there should be collaboration between CEC and the Design Team.

- Accessibility was also discussed, with Active Travel noting that they would prefer to see the best outcome for the greatest no. of people. It was noted this might require ramps with a 1:12 gradient rather than no ramp.



Aerial photograph, junction McDonald Rd and Broughton Rd

STAKEHOLDER SURGERY 03

Date: 13th September 2018

Venues: The City of Edinburgh Council, Waverley Court

On the 13th of September Collective Architecture and the Client Team held a focused discussion with several stakeholders:

CEC Localities North East Edinburgh
Edinburgh Access Panel
Lothian Buses

Collective Architecture and the Client Team provided background information to the project, and explained the process of the Place Brief and how this is informed through the community consultations and stakeholder workshops.

Discussions and points raised were noted on a feedback form with an opportunity for further email submission.

Respondent:	
Department	Localities- North East Edinburgh
Subject	Comments
Environment Impact	<p>Open / green space will be vital for younger children Many expanding families looking to stay in the area</p> <p>Mixed tenure would be ideal</p> <p>Mid market rent has big demand- Leith Fort had 6,000 notes of interest for mid market homes As does social rent- 5,500 notes of interest for 32 units as Leith Fort</p>
Tenure / House Types	<p>Need in the area for 3 bed family homes- but not larger family homes.</p> <p>Not a huge need in the area for sheltered accommodation</p> <p>Intergenerational living / in-dependant living homes would be welcome</p> <p>Need family homes which accommodate children with disabilities</p>
Community Gardens	There is a lot of interest from the community for a form of community gardens / shared growing / allotments
Ground Floor Flats	A % of ground floor properties should be accessible / amenity homes with access to gardens

STAKEHOLDER SURGERY 03

Respondent:	[REDACTED]	
Department / Organisation	Edinburgh Access Panel	
Subject		Comments
Bus Routes	Could the no. 11 or no.14 be re-routed closer to the site?	
Accessible Homes	<p>Will the 'accessible homes' be truly accessible? The panel have been involved with recent developments where accessible homes have caused problems due to door swings or tight corridors etc.</p> <p>Every ground floor home should be accessible</p>	
Cycling / Walking	Achieve a harmonium between cycling and walking- Ideally cycling and walking would be separated by a kerb on the cycle paths, evidence suggests this is preferred by most user groups.	
Future Engagement	Access panel meets once a month and would like to invite the team to present the developed design prior to submission of the PAN to allow for the panel to provide feedback which can be taken on board.	

Respondent:	
Department / Organisation	Lothian Buses Operations Infrastructure Manager
Subject	Comments
Observations	Lothian buses continually observe usage and demand, and ultimately want to increase demand and usage across the network.
No. 13 Service	The No.13 is a 1 per hour supported service which is currently run by Edinburgh Coachlines. Lothian Buses previously ran this service but it has never been economically viable, and are unlikely to consider tendering for the route in the future. It was noted that there has been some indication that this service is in danger of being stopped.
No. 36 Service	This is typically a 3 per hour service. Increased frequency would be considered, especially at peak times, as the population increases.
No. 11 Service	Typically a 6 per hour service. Most direct route into town by bus for local residents- Lothian Buses noted that there are problems when services are partially split so diverting alternating buses along McDonald Rd is unlikely
Tram Diversions	As the tram project progresses the street closures will mean several services are diverted through the local area- particularly McDonald Rd and sections of Broughton Rd.
Future Developments	Major future developments at Granton and Western Harbour and the delivery of the tram service will mean that services in the area might be revised at a large scale.

STAKEHOLDER SURGERY 04 | 05

Dates: 12th and 22nd October 2018

Venues: The City of Edinburgh Council, Waverley Court

On the 12th and 22nd of October Collective Architecture and the Client Team held focused discussions with two stakeholders:

SportScotland
the Water of Leith Conservation Trust

Collective Architecture and the Client Team provided background information to the project, and explained the process of the Place Brief and how this is informed through the community consultations and stakeholder workshops.

Discussions and points raised were noted on a feedback form with an opportunity for further email submission.

STAKEHOLDER SURGERY 04 | 05

Respondent:	
Department / Organisation	Trust Manager, the Water of Leith Conservation Trust
Subject	Comments
Walking Routes	<p>Make sure any path created is part of a circular route - a path to nowhere is not ideal.</p> <p>If the disused rail line and bridge could be incorporated this would be of great benefit and improve connectivity.</p>
Site Access	Access at this section of the river is very difficult due to the steep, heavily vegetated banks on either side of the water. The Water of Leith Conservation Trust (WOLCT) would not recommend providing access to the water at this location. Access should be limited to the paths along the top of the embankment and bridges, providing a visual connection.
Wildlife	This section of the Water of Leith is populated by a number of species including badgers, foxes, kingfishers and otters.
Water	Water in this section is very silty due to the weir further down river. This makes it difficult to wade through.
Education Facility	The WOLCT would not have a desire for a further education and visitor facility at this or any other location.
General Observations	<p>There is great potential for the site to improve access to and awareness of the Water of Leith. St Mark's path is a key element and will act as a gateway.</p> <p>Great opportunity to increase open green area, although this should be diverse as there is plenty of mown grassy areas around.</p> <p>Opportunity to included community garden / growing space similar to Balgreen. Possibility of linking with the Edinburgh & Lothians Greenspace Trust.</p>

STAKEHOLDER SURGERY 04 | 05

Respondent:	<div></div>		
Department / Organisation	Planner, Sport Scotland		
Subject	Comments		
Statutory Consultee	Sport Scotland are a statutory consultee, but would like to engage at the pre-application stage of the projects. They have a duty to consider planning applications that impact on outdoor sports facilities.		
Process	Typically Sport Scotland will engage with the sport’s regulating body to ascertain the current interest and levels of participation in the area. They also consider the history of the site, existing and current provision locally, and potential quality issues at nearby clubs.		
Initial Thoughts	There are quite a few bowling clubs locally, however it will be important to understand their current usage.		
	Pilrig Bowling Club may have had recent investment - but might benefit from further assistance.		
	It’s irrelevant that they are currently not used for bowls- they are considered on their last use as a sports facility.		
	It is up to the applicant to evidence or set the narrative.		

STAKEHOLDER SURGERY 04 | 05

EMAIL

8th August 2018

From : [REDACTED]

To: Powderhall Development / Consultation Team

Pre-Application Enquiry – Powderhall Place Brief

Thank you for consulting sportscotland on the above.

sportscotland is a statutory consultee on planning applications that would result in the loss of certain outdoor sports facilities, or which would prevent the use of land last used as such from being used again for that purpose. The proposed development site includes 3 disused bowling greens. We are guided by the provisions of Scottish Planning Policy paragraph 226 when considering planning applications that impact on outdoor sports facilities, this states:

“Outdoor sports facilities should not be redeveloped except where:

- the proposed development is ancillary to the principal use of the site as an outdoor sports facility;
- the proposed development involves only a minor part of the outdoor sports facility and would not affect its use and potential for sport and training;
- the outdoor sports facility which would be lost would be replaced either by a new facility of comparable or greater benefit for sport in a location that is convenient for users, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area; or
- the relevant strategy (see paragraph 224) and consultation with sportscotland show that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site would be developed without detriment to the overall quality of provision.”

Bullet points 1 and 2 above are not relevant in this case. Regarding potential bowling green loss, we need to be satisfied that either there is a clear over-provision in this area or that a suitable form of compensation will be provided such that user needs are met. We request that this information and justification regarding any loss is supplied by any applicant for planning permission, or in this instance by the Council in the process of moving forward the Place Brief proposal.

On sites like this we also consult with Bowls Scotland- the Sport’s Governing Body- to attempt to understand the history of the site as well as existing provision, capacity and demand locally, alongside potential quality issues at nearby bowls clubs.

To facilitate this process, we’ve requested feedback from Bowls Scotland as well as Edinburgh Leisure (EL), who previously operated the greens. EL have provided details of consultation undertaken in 2014 on the change of use of a number of bowling greens across the city due to declining use, including Powderhall. At this time, the front 2 greens were transferred to the school opposite for play space. The third green has seen no further use for bowls. EL advise that greens at Victoria Park 0.8 miles away have absorbed all the previous use at Powderhall.

We have yet to receive a response from the SGB and would require this detail to inform our position on any planning application. On similar sites, there have been issues at surrounding clubs such as access difficulties or poor green which would benefit minor reinvestment to uplift playing quality and capacity.

This response is based on the above understanding and relates only to the information presented to date, it does not prejudice our position on any future planning applications, and we may take a different view if other information is provided at that time. Our consultation relates to the use of the site as an outdoor sports facility, in this case bowling greens. Our remit does not extend to its wider green or open space value, which is for the Council as planning authority to assess.

Please find a link to our guidance on our general approach to planning applications: <https://sportscotland.org.uk/media-imported/1887120/sportscotland%E2%80%99s-approach-to-planning-applications.pdf>

Kind regards,

[REDACTED]

TELL US ABOUT POWDERHALL 02

[Tell Us About Powderhall 02](#) | [Consultation Material](#) | [Respondent Statistics](#) |
[Questionnaire Feedback](#) | [Mixed Use Feedback](#)

TELL US ABOUT POWDERHALL 02

Dates: 27th and 28th August 2018

Venues: McDonald Library and
Drummond High School

On the 27th and 28th August Collective Architecture, Urban Pioneers and representatives from the City of Edinburgh Council met members of the local community to present results and analysis from the feedback gathered at the previous consultation, and to ask further questions relating to the Place Brief and potential land use.

The contextual site model provided a centre point for conversations and encouraged active engagement from the community, allowing them to test their responses and ideas at a large scale.

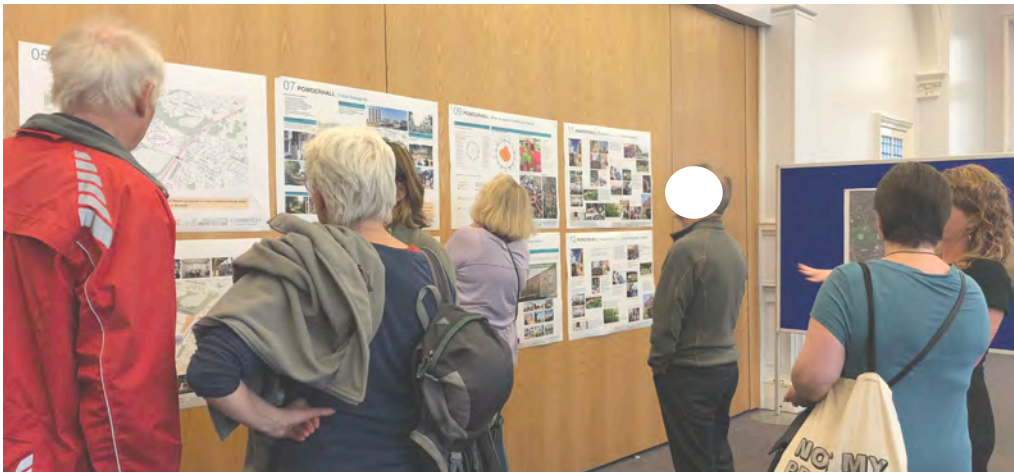
Those who attended were asked to consider the types of uses which might be appropriate for the site, and how these might be arranged, they were also asked questions which specifically related to the Place Brief criteria. Their responses were formally recorded using individual feedback forms.

Similarly to Tell Us About Powderhall 01, the local community was presented by a broad demographic over both days, with slightly more attending the first session at McDonald Rd Library.

Over both days an estimated 130 people contributed to the consultation, of which 65 people filled out either the questionnaire, land-use plan, or both. The presented material and opportunity for feedback were also made available online for further consultation.



Photograph from Tell Us About Powderhall 02



Photographs from Tell Us About Powderhall 02

CONSULTATION MATERIAL

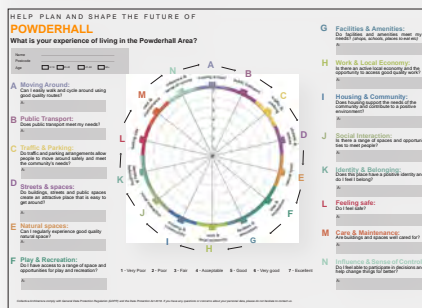
A series of boards were presented to the community, the information presented at the initial consultations was available for those who were unable to attend or to act as a reminder for those who did, alongside four new boards. The first of these displayed a summary of the feedback results from the Place Standard Tool, questionnaires and the community's identified constraints and opportunities. A description of the Place Brief, and an introduction to 21st Century Homes were included on the next board. This was followed by a series of quotes from the Tell Us About Powderhall 01 feedback forms and associated inspirational imagery.

The contextual model was also displayed, providing an opportunity for the community to test their proposals for potential land use for the site, this proved to be an immersive and engaging experience.

09 POWDERHALL_What we asked & What you told us

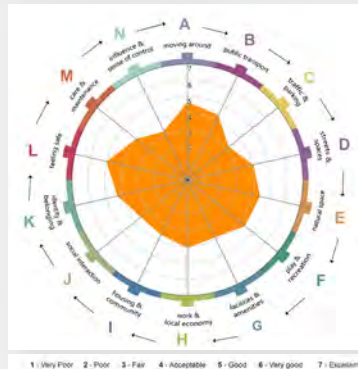
'Tell Us About Powderhall' 200-250 people attended the 'Tell us about Powderhall' two day drop in consultations

The Place Standard Tool | 65 Forms



Feedback

The Place Standard Tool Averages



Opportunities and Constraints



Key Comments

Opportunities

- Make St Marks Path safer and more attractive
- Improve public transport facilities
- Better use of available green space
- Community garden/hub/resource centre
- Intergenerational living and activities
- More engagement with the Water of Leith
- Better outdoor facilities for children
- Connect to existing cycle path network
- Provide outdoor fitness/sport facilities
- Affordable Housing Provision
- Community Cafe
- Places to meet and gather
- Create greater connections through the site
- Bring green space into site

Constraints

- Loss of community with high level of private lets
- Broughton Road very busy with fast moving traffic
- School children have to cross road to green space
- Bowling Greens are inaccessible to the general public
- No access from Powderhall Road to Redbraes

Opportunities and Constraints Model



My Postcode



Questionnaire | Tell us your thoughts and ideas | 153 Forms

HELP PLAN AND SHAPE THE FUTURE OF POWDERHALL
Tell us your thoughts and ideas.....
Write on this sheet or attach a separate sheet of paper (you'll bring this to the drop in place where you can discuss ideas about Powderhall).

01 Housing and Community
Tell us your thoughts on places to live.....

02 Streets & Open Space & Movement
Tell us your thoughts for places to meet and gather and how you get around the area.....

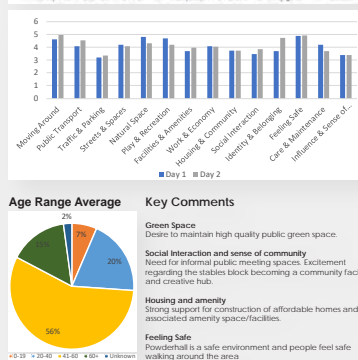
03 Work & Economy
Tell us your thoughts for places to work.....

04 Opportunities, ideas and possibilities
Tell us what is great about Powderhall and share ideas you have for future opportunities and possibilities (you can put this on the next page).

05 Constraints, problems and challenges
Please share any information you might have about any challenges and constraints about Powderhall and the site (also put this on the next page).

06 Any other comments?
Please do continue over onto the back of this sheet if you have more to add.

Collection Authority: Leith and Dalry Place Standard Register (2019) and the Dalry Place Standard (2019). © 2019. Note any questions or comments about your personal data please do not hesitate to contact us.



10 POWDERHALL_The Place Brief & 21st Century Homes

What is a Place Brief?

The Place Brief

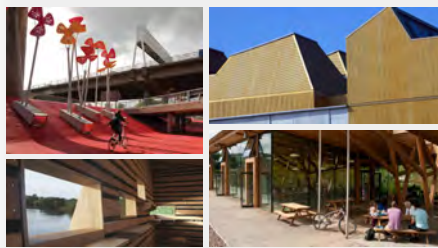
The Place Brief for Powderhall is being developed in collaboration with the local community, the City of Edinburgh Council, 21st Century Homes, Collective Architecture and UrbanPioneers.

A series of public and invited consultations encourages community engagement at the very beginning of the development, establishing a strong collaborative relationship between the City of Edinburgh Council, the Powderhall local community and local stakeholders. This will identify design and place-making principles for the site, whilst taking into account neighbouring sites and the regeneration/place-making objectives of the wider Powderhall area, and it will capture current community opportunities, constraints and aspirations.

This process will feed into the Place Brief, which is a set of high level principles which will shape the future development of the Powderhall site. The format of the brief specifically addresses the six place-making criteria which underpin the Scottish Government's policy documents: Designing Places, Creating Places and Designing Streets. The six criteria are:

- Distinctive
- Safe and pleasant
- Easy to move around
- Welcoming
- Adaptable
- Resource efficient

The process involves two stages, the first of which is about gathering the views of the community. Once this process is complete the brief will then be written around the six criteria above, incorporating the outputs from the first stage.



21st Century Homes

21st Century Homes at Powderhall

The Council's house building programme, 21st Century Homes, are building homes for social rent, mid market rent and market rent across the city. 21st Century homes are building energy efficient, high quality homes, with a commitment to making lives better.

COUNCIL LED HOUSING DEVELOPMENTS



UrbanPioneers
Landscape Architects



COLLECTIVE ARCHITECTURE
EDINBURGH
YOUR COUNCIL - YOUR FUTURE

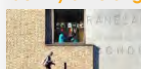
11 POWDERHALL_Places to live..... to meet and gather.



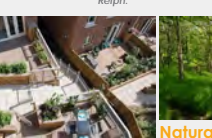
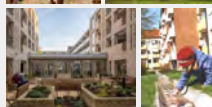
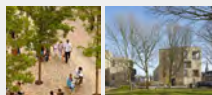
Streets & Spaces



Identity & Belonging



"Architecture can't force people to connect, it can only plan the crossing points, remove barriers, and make the meeting places useful and attractive." Denise Scott Brown.



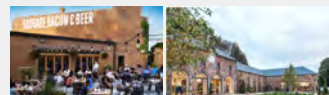
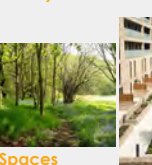
Natural Spaces

"Cities have the capability of providing something for everybody only because, and only when, they are created by everybody." Jane Jacobs.

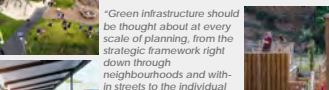
Influence & Sense of Control



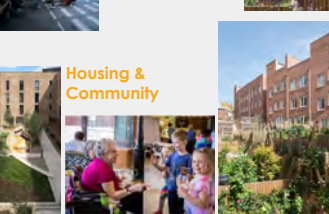
Play & Recreation



Social Interaction



Care & Maintenance



Housing & Community



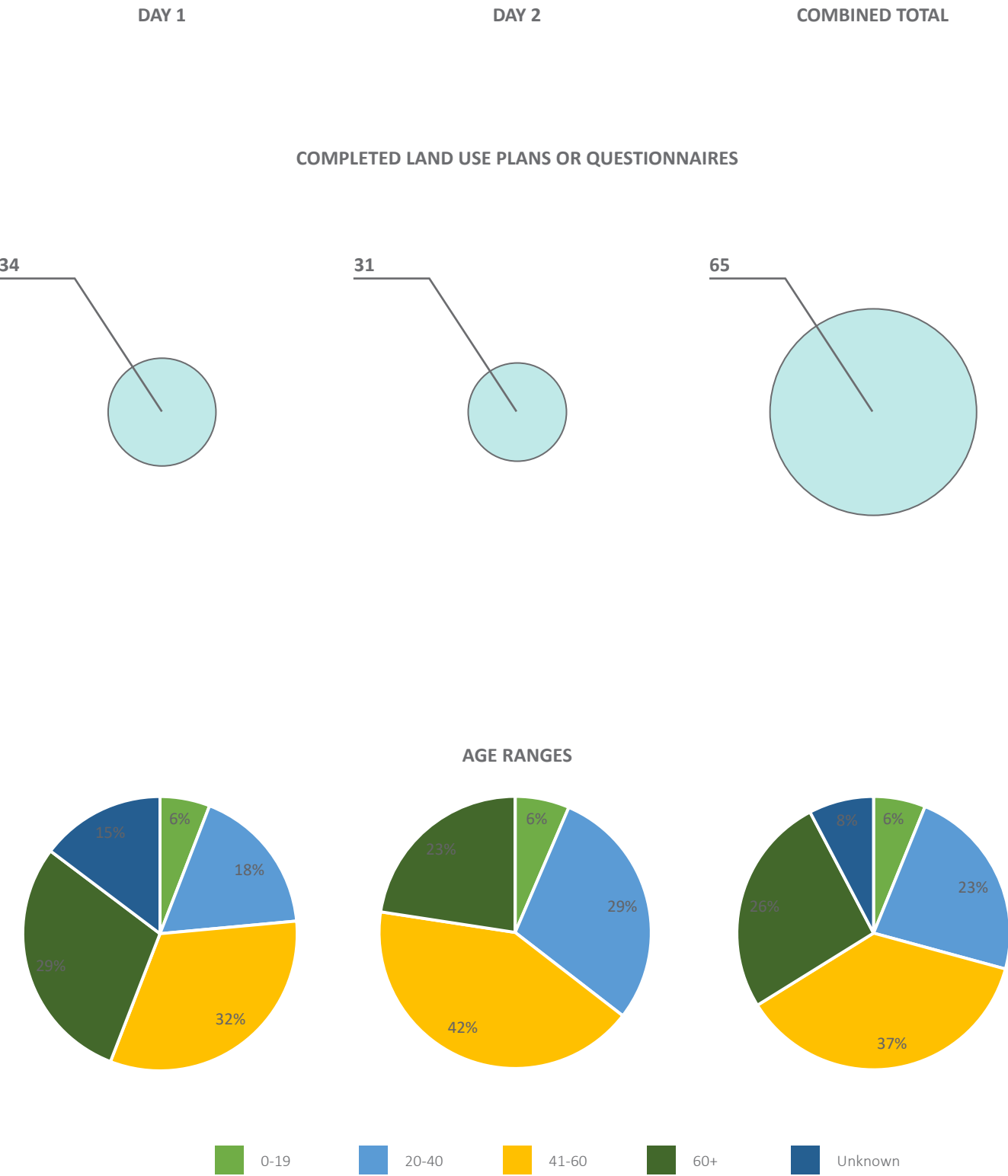
UrbanPioneers
Landscape Architects



COLLECTIVE ARCHITECTURE
EDINBURGH
YOUR COUNCIL - YOUR FUTURE

Presentation Boards

RESPONDENT STATISTICS





Photographs from consultation event

QUESTIONNAIRE FEEDBACK

Those who attended were asked to record their opinions and ideas through two exercises, the first of which was a questionnaire, this contained six questions which related to one of the six criteria of the Place Brief. The questions were set out so that respondents would focus on a specific quality whilst allowing them to provide ideas and opinions that were relevant or important to them. A further section allowed respondents to list any further comments, these have also been included within the summary of responses.

Each questionnaire was recorded and the answers categorised and tallied up. The most commonly referenced qualities for each question have been counted and included in this report.

Where possible the positive nature of answers have been recorded, however answers of a negative nature have been included, but referenced in the corresponding positive answers. E.g. *“Don’t build student flats”* would be recorded in *“Affordable Housing - Provision should be focused on affordable / mid-market / social housing.”* In addition, inspirational answers have been extracted and included below those most commonly referenced.

This analysis helps to identify opinions and ideas which are of importance to the greatest number of people, and provides positive aspirations or the team to aim towards.

HELP PLAN AND SHAPE THE FUTURE OF

POWDERHALL

To help develop the Place Brief we’d like to know your thoughts on what might give Powderhall the following qualities...

01 Distinctive

Tell us your thoughts on what would help any proposals feel unique or identifiable to Powderhall.....

02 Safe and pleasant

Tell us your thoughts about the types of spaces in which you would feel comfortable moving around or enjoy living in or nearby.....

03 Easy to move around

Tell us your thoughts about how you would like to move through and around the site.....

Name

Postcode

Age

☐

0-19

☐

20-40

☐

41-60

☐

60+

04 Welcoming

Tell us what types of new spaces you think would be welcoming to both local residents and the greater community.....

05 Adaptable

Tell us what you consider to be important when thinking about the future needs of local residents and the Powderhall community.....

06 Resource Efficient

Tell us your thoughts on what would help make a future Powderhall resource efficient or sustainable.....

DISTINCTIVE

Question **Distinctive** - Tell us your thoughts on what would help any proposals feel unique or identifiable to Powderhall...

Most commonly referenced qualities	Total
Stables Block Public use - Community hub / arts venue / café / creative space / studios etc.	13
Water of Leith and Parks - Consideration towards location next to Water of Leith, St Mark's Park and Redbraes Park.	10
Greenery / Environment - Maintain and enhance 'green' qualities of the site- Open space, trees, planting, wildlife	11
Historical Reference - Make reference to the historical uses of the site and immediate surrounding area.	5

Inspirational Answers / Statements

"Design with a whole 'Urban Village' in mind."

"The stables are unique and should provide a great centrepiece."

"Powderhall needs to be a community hub - a beautiful place with lots to do for both kids, especially teens and the elderly."

"Linked streets and spaces to enable residents to feel part of a community."

"Imaginative use of the Stable Block so that it's a choice place to meet / attend events."

SAFE AND PLEASANT

Question **Safe and Pleasant** - Tell us your thoughts about the types of spaces in which you would feel comfortable moving around or enjoy living in or nearby...

Most commonly referenced qualities	Total
Paths and connections - Wide or well lit paths / Segregated cycle path / Multiple connections with the surrounding community and parks.	17
Greenspace / Gardens - Provide / enhance attractive green space and gardens. Planting, flowers, trees.	16
Traffic - Reduce or control traffic on Broughton Road / reduce traffic through the site / safe crossings	7
Building Height - Relatively low level buildings / buildings which don't dominate	5

Inspirational Answers / Statements

“Has to attract people to reduce antisocial behaviour and sense of safety, encourage community ‘ownership.’”

“Safe, open, accessible, well lit and well connected.”

“pleasant places to sit with areas dedicated to children”



Existing site photograph

EASY TO MOVE AROUND

Question Easy to Move Around - Tell us your thoughts about you would like to move through and around the site...	
Most commonly referenced qualities	Total
Active Travel - Promote and provide for cycling and walking.	24
Connections - Create connections to the surrounding communities, parks, Water of Leith and cycle routes through the site.	15
Safe Crossings / Pedestrianisation - Prioritise pedestrians over cars and create safe crossings within the site, and across Broughton Road	13
Accessible Routes - Consider all abilities and needs.	6
Inspirational Answers / Statements	

“Clear paths and common sense layout - no dead ends or rabbit warren feelings.”

“Stables - a gateway as key pedestrian entrance.”

“Paths to suit all ages of walkers.”

WELCOMING

Question **Welcoming** - Tell us what types of spaces you think would be welcoming to both local residents and the greater community...

Most commonly referenced qualities	Total
Green / natural / play spaces - Open spaces with trees, flowers and planting to allow for play and other activities.	21
Mixed use / community facilities - Areas which encourage social interaction and can be used to meet friends, or by groups.	19
Building heights - Design buildings with heights appropriate to their context	4

Inspirational Answers / Statements

“Go beyond ‘welcoming’ -design for ongoing conviviality (living well together)”

“Open, accessible, high quality routes”

“Good internal use of the stable block and outside area - garden with seating and rain covers”

“Important to keep the stable block, this building could house many different activities, some inviting the wider community in.”

ADAPTABLE

Question **Adaptable** - Tell us what types of spaces you think would be welcoming to both local residents and the greater community...

Most commonly referenced qualities	Total
Intergenerational Living / Inclusive design for all ages and ability - Create homes and spaces for all ages and abilities.	11
Green / Play Space - Provide space for playing and enjoying nature.	9
Community Spaces - Create spaces for the community to use and socialise in.	8
Affordable Housing - Provide housing which is affordable and meets current and future demands	4

Inspirational Answers / Statements

“Any development should be forward thinking, long-term planning - not something that... needs redeveloped in 15years time”

“Ideal to combine housing for older people - mixed generation facilities to match.”

“Mixed age group facilities from nursery to pensioners”

RESOURCE EFFICIENT

Question

Resource Efficient - Tell us your thoughts on what would make a future Powderhall resource efficient or sustainable...

Most commonly referenced qualities	Total
Renewable Energy - Consider all options for sustainable / energy production.	17
Active Travel - Encourage and promote walking and cycling options, reduce car usage.	8
Green Spaces / Nature - Provide green areas, trees and planting.	8
Recycling - Include and promote enhanced recycling options.	8
Inspirational Answers / Statements	

"A site which doesn't have high maintenance cost which could undermine its sustainability for the future."

"Build efficiently and make it intergenerational."

"No short term renting or holiday lets."

"Community exchange, maybe upcycling in conjunction with arts hub."



ANY OTHER COMMENTS

Question	Any Other Comments - Please use this space for anything else you would like to add...
Most commonly referenced qualities	
Total	
Green / Play Space for School - Maintain or enhance an area for green / open play space for use by the primary school.	6
Access Roads - Concern about how the site will be accessed by vehicles.	3
Short-term / Holiday Lets - Do not include student or holiday lets within the masterplan.	2
Mixed-use / Social Community - Provide space for small businesses, artists, cafes or restaurants which will encourage social interaction for all ages.	5
Inspirational Answers / Statements	

“Powderhall needs to and must centre around creating a fun, social and active place for our community.”

“Make the place... an ‘urban village’ template with green spaces that are playable and edible.”

“Good internal use of the stable block and outside area - garden with seating and rain covers”

“It would be excellent for the community... to create a beautiful café / restaurant / artistic hub in the old stables”

MIXED USE FEEDBACK

The second exercise asked respondents to consider what types of uses might be suitable for the site whilst providing a benefit for the wider community. They were also asked to consider routes and connections around, and through the site which might improve active travel or connect the site with the surrounding neighbourhoods.

A blank site plan and key were provided, allowing respondents to select uses without being prompted or limited. These were coloured in, sketched over and written on, providing a collection of land use plans which were varied in terms of uses and detail.

Once completed, respondents were invited to test their plans on the contextual site model with coloured paper. This generated discussion not just with the design and client team members, but also amongst the members of the public. It also provided an opportunity to discuss the reasons behind their proposal, and for the design team offer ideas which may not have been considered, or to explain constraints which will also inform decision making.

All of the feedback forms were collated and scanned, with proposals which were tested on the site photographed. A selection of these have been included on the following pages.

HELP PLAN AND SHAPE THE FUTURE OF

POWDERHALL

Tell us your thoughts and ideas on Powderhall as a mixed use community.

Please colour in the plan below to highlight the types of uses you would like to see in a mixed use community and how you would like to move through and around the site.



Type of Use

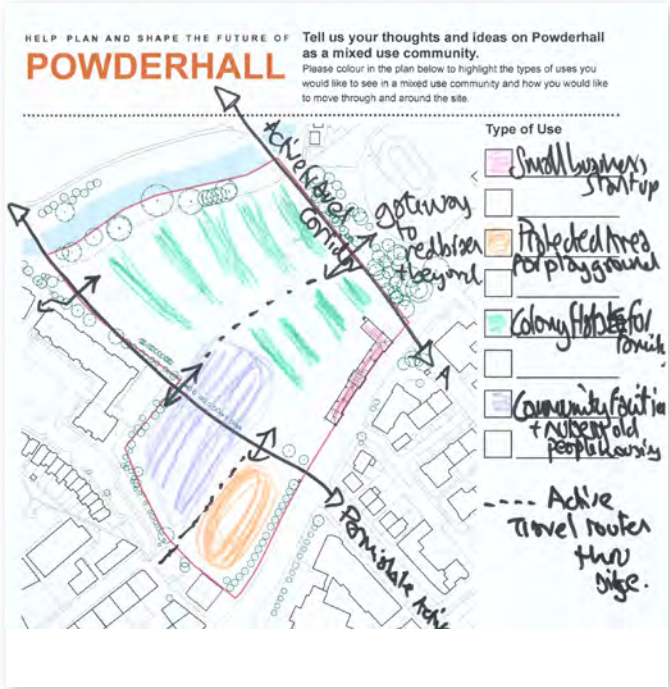
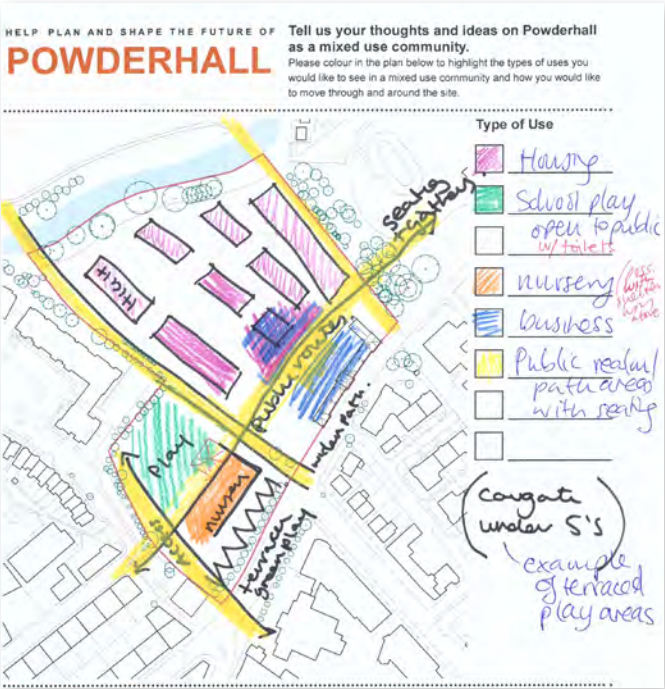
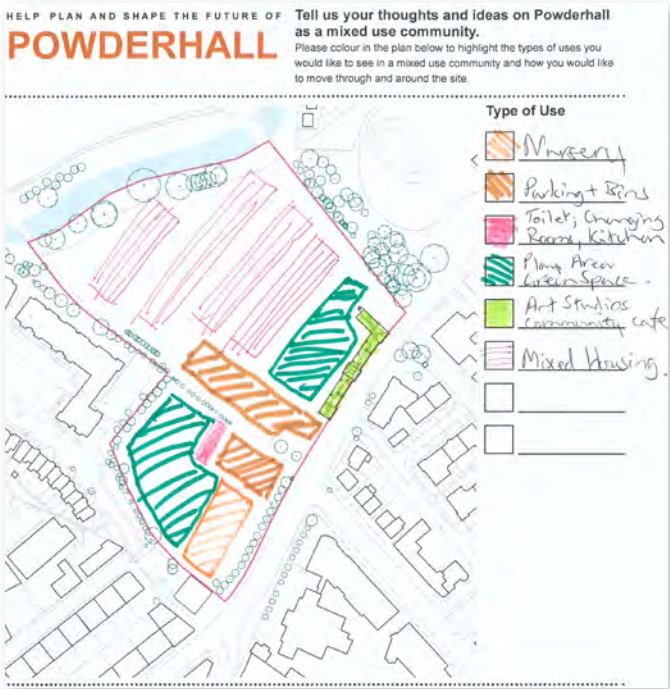
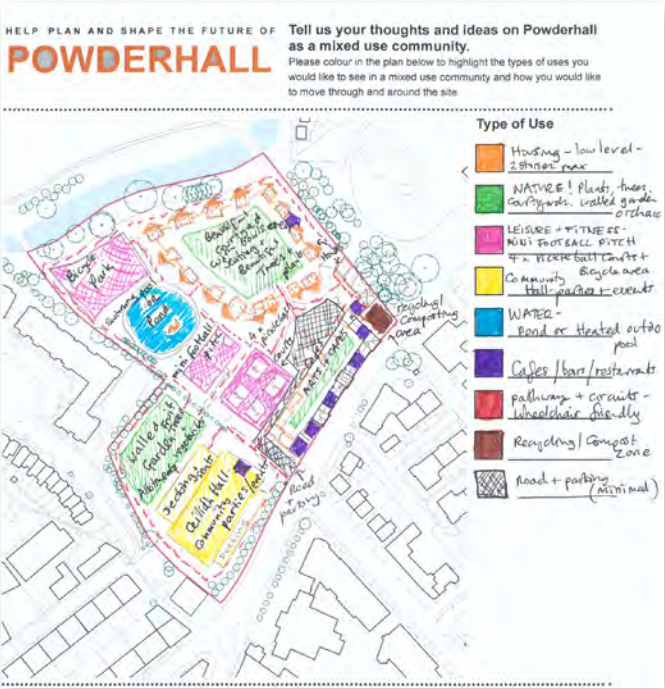
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Any other comments

Please use this space for anything else you would like to add....

Collective Architecture comply with General Data Protection Regulation (GDPR) and the Data Protection Act 2018.
If you have any questions or concerns about your personal data, please do not hesitate to contact us.

MIXED USE FEEDBACK



Completed feedback forms



Respondent proposal tested on site model

MIXED USE FEEDBACK

POWDERHALL as a mixed use community.

Please colour in the plan below to highlight the types of uses you would like to see in a mixed use community and how you would like to move through and around the site.

Type of Use

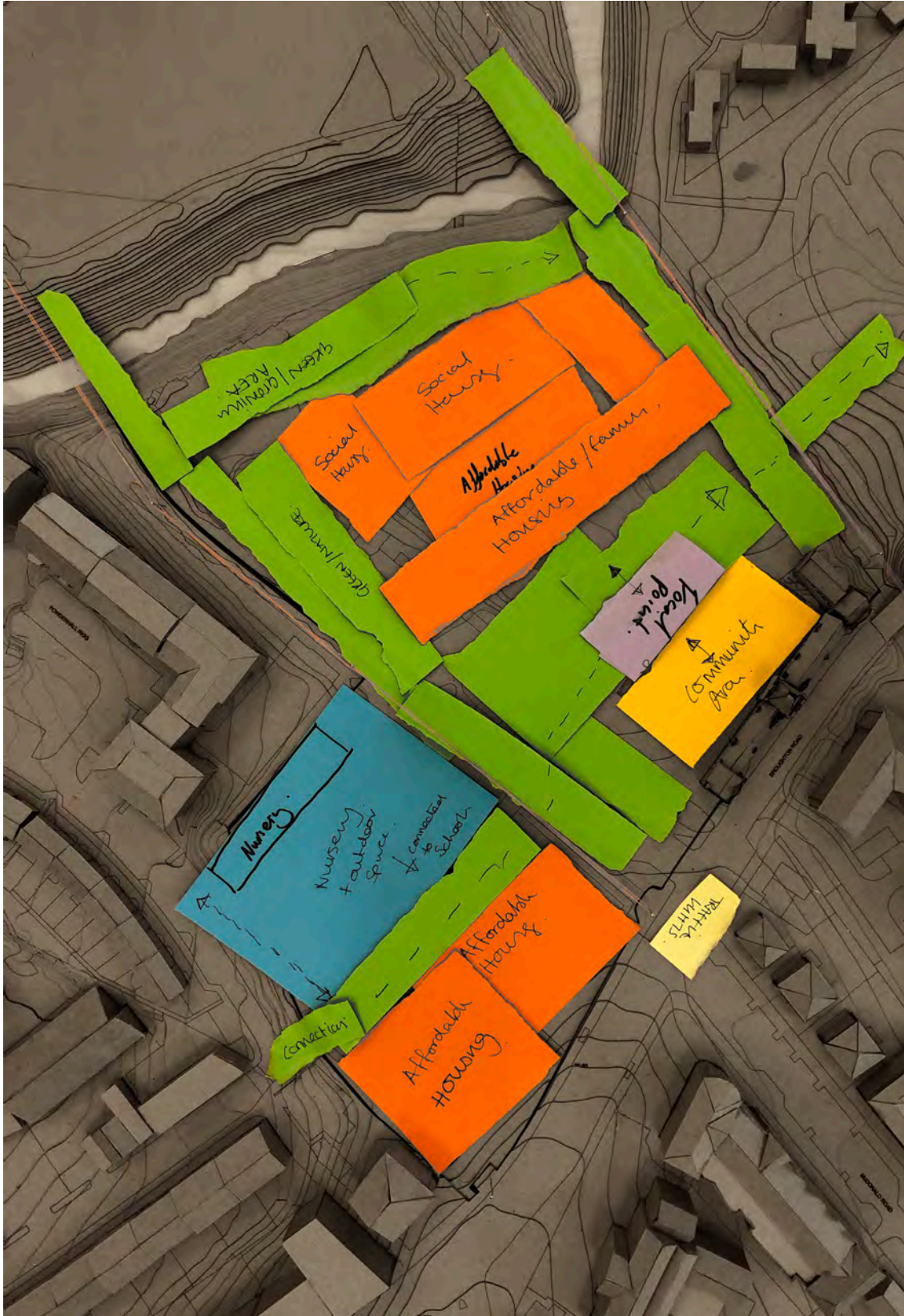
- ☒ GP, Cafe, Grocery
- ☒ Community Space
- ☒ school sports
- ☒ new school/nursery
- ☒ park/green space
- ☐ Community growing/garden
- ☐
- ☐
- ☐

Any other comments
Please use this space for anything else you would like to add....

→ could be in St Marks

A really good playpark that has things for ages 2-16

Completed feedback form

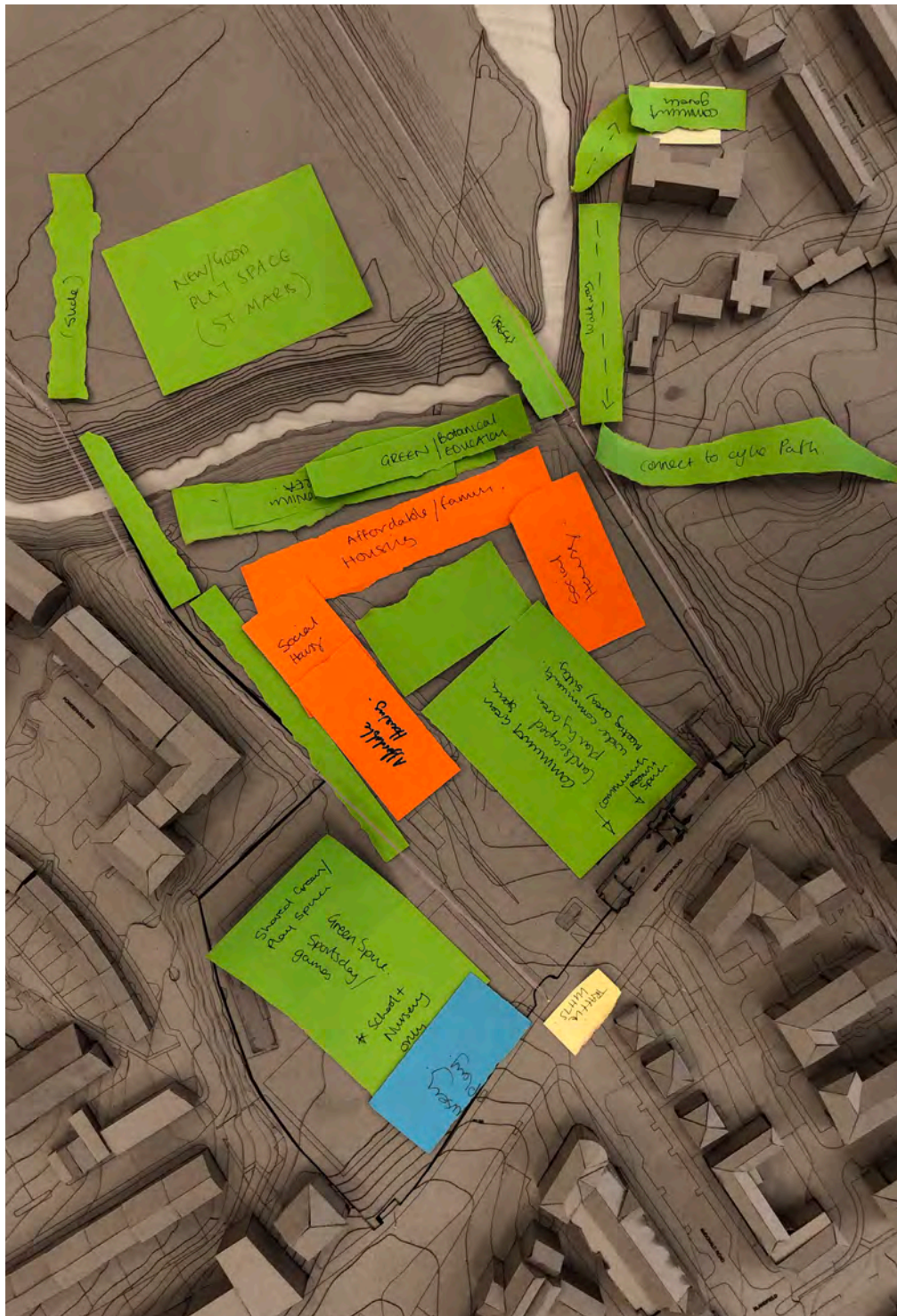


Respondent proposal tested on site model

MIXED USE FEEDBACK



Respondent proposal tested on site model



Respondent proposal tested on site model

TELL US ABOUT POWDERHALL 02

LETTER

9th September 2018

From : [REDACTED] - Director ELRCL

To: Powderhall Development / Consultation Team,
City of Edinburgh Council,
1.4 Waverley Court,
4 East Market Street,
Edinburgh EH8 8BG

Subject Help Plan and Shape the Future of Powderhall.

Proposal to Redevelop the Former Powderhall Waste Transfer Station Site.

Powderhall Railway Line.

Feedback – My Thoughts and Ideas

My comments relate solely to the retention of the Powderhall railway line. An inspired use for this line is described in the Edinburgh Light Railway Company Limited (ELRCL) website (see www.elrcl.co.uk for more details). The proposal for this line is for it to form part of an “Edinburgh Overground” network of routes with the line to Powderhall being the terminus for the northern suburban part of the overall network.

The original railway line from Abbeyhill to Leith and Granton via Easter Road, Leith Walk and Powderhall opened in 1868. The then cleansing department building was built at Boughton Road in 1893, specifically for waste incineration. The line to Leith closed in 1968 and the line to Granton in 1986. The entire original route to Leith and Granton has been dismantled, except that part of the line from Piershill to the waste depot site at Powderhall and slightly beyond to the north, crossing the Water of Leith. Previously it would have gone on to connect with the Trinity and Leith lines at nearby Bonnington.

Powderhall Station was adjacent to the cleansing department site on the Leith and Granton line and only separated by a wall although the station itself only operated for passenger traffic between 1895 and 1917. Interestingly the station had been specifically opened with a view to encouraging house building in the vicinity, but, this did not apparently materialise to the extent hoped for and closure of the station to passenger traffic followed – there is of course an abundance of housing in the area today. Although the actual platforms remained in situ for a time much of Powderhall Station was knocked down. In terms of passenger traffic on this line Leith Walk station closed in 1930, Easter Road station in 1947 and Piershill and Abbeyhill stations in 1964. You will see on my 1.6 CITY (2018) map on the website that I would propose 5 stations on the existing and reinstated lines on the two miles or so of track between Piershill / Abbeyhill and Powderhall – for the record the stations would be at Meadowbank, Holyrood Queens (for Abbeyhill), Easter Road, Shrubhill (for Leith Walk) and Powderhall. I would suggest that the catchment area for potential rail passengers in this vicinity is significant.

Over the years, the main reason for the retention of this line was the “Powderhall Destructor / Incinerator” directly to the west of the former station. Subsequently, the wall between the two was removed as were the platforms and a loop installed, becoming a “Waste Transfer Station” in 1985. In 1989, Edinburgh District Council was approached by British Rail in respect of the use of the railway line at Powderhall and advised that they intended to remove the line unless the Council required the line for the continued transportation of waste, which they did.

Part of the route has already been reserved as a cycle path in a Local Development Plan approved by the City of Edinburgh Council, although the land is still owned by Network Rail rather than the council. Network Rail has also been considering the re-opening of this route to increase line capacity.

Obviously this proposal would have very little impact on the plans for the site approved by the City of Edinburgh Council for housing, work and community space, potential nursery school and improved green space. Indeed I consider if a station was to be built on the original site; it would surely enhance considerably the proposed development.

There is no doubt that Edinburgh will require at some point in the future an additional transport system to support existing provision and I think that the ELRCL proposal with initially the “Edinburgh Overground” scheme would bring considerable benefits to ease traffic congestion, reduce car use and help to meet the aspirations of a renowned and expanding capital city.

Rather than all the existing railway infrastructure at Powderhall being dismantled as well and going to waste, I believe that a new station and the reinstatement of the line for passenger trains makes a lot sense today.

I trust you will find these comments helpful in your deliberations.

Yours sincerely,



Director ELRCL

TELL US ABOUT POWDERHALL 02 EMAIL

30th August 2018

From : [REDACTED]

To: powderhall@edinburgh.gov.uk

Powderhall Development / Consultation Team,
City of Edinburgh Council,
1.4 Waverley Court,
4 East Market Street,
Edinburgh EH8 8BG

Subject: Tell Us About Powderhall

Dear Sir / MAdem,

Broughton Primary School may lose vital green space for the healthy development of its pupils, if the future Powderhall site takes over the bowling green as public space.

The council should consider building a new school in the Powderhall site, which would have easy access to the green space of St. Marks Park and selling the current school building to developers.

I trust you'll have the opportunity to pass this idea to the decision-makers for their consideration.

Kind Regards,

[REDACTED]

TELL US ABOUT POWDERHALL 02 EMAIL

30th August 2018

From : [REDACTED]

To: powderhall@edinburgh.gov.uk

Powderhall Development / Consultation Team,
City of Edinburgh Council,
1.4 Waverley Court,
4 East Market Street,
Edinburgh EH8 8BG

Subject: Observations post-consultation

Dear Edinburgh Council,

I was deeply disturbed after attending the consultation at Drummond High School; I will list my concerns regarding the proposed development.

Health and Wellbeing

The scheme does not take into account the existing cramped conditions many children in the area face. For those children at school, any new children who might enrol in the proposed nursery- or for any children who currently use the Powderhall space as/when they can- there is no apparent plan to plant trees, provide gardens (polytunnels/ allotments/ wild flower beds/ broadleaf trees). All of these are crucial for our mental and physical health/wellbeing.

There is no consideration of any extra traffic burden, resultant poor air quality- the area suffers considerable traffic stress at present. Will the housing development provide garages/ parking? If more cars are brought into this area- the population of new town will gradually be forced to wear air masks.

The nursery design is well over capacity- to consider providing 'a service' for more than 100 children on such a confined site surrounded by major roads is a threat to the future mental health of anyone involved. The 'grounds/open space' needed to accommodate this number of children far outmeasures the available space.

The number of primary schools in Edinburgh without any playing field facility is rising. This seriously threatens our future generations' potential to challenge the huge numbers of problems we currently face as a society.

The current scheme considerably overlooks 'what humans need in order to live and be well'. It is (as an idea) a threat to people who currently live in the area and a hugely damaging proposition to anybody who is attracted by it.

I am extremely disappointed by the short-termist, capitalist perspective of Edinburgh Council who must be aware of the state of decline this City is facing. In the last ten years, green spaces have dwindled to nothing- the surrounding countryside of the city is being destroyed; the quality of life- for which Edinburgh was once favoured- has fallen.

Rather than listening to public opinion and understanding the importance of green spaces this scheme overlooks all evidence, principles and understanding; indeed suggests that the council are struggling to understand reason.

This is a very real shame.

[REDACTED]

TELL US ABOUT POWDERHALL LETTER

10th September 2018

From : [REDACTED] - Living Streets Edinburgh Group

To: Powderhall Development / Consultation Team,
City of Edinburgh Council,
1.4 Waverley Court,
4 East Market Street,
Edinburgh EH8 8BG

Subject: Living Streets Edinburgh Group Response to City of Edinburgh Council Powderhall Consultation September 2018

Dear CEC

Please find attached the submission from Living Streets Edinburgh Group to the current consultation by the Council on future development at Powderhall.

As you will see LSEG consider this to be an exciting opportunity for the Council to plan and implement a car free development, thus making a break from the traditional model of planning and designing around private car use.

We are very keen to work with the Council and others as proposals are brought forward.

1. Please accept these comments from Living Streets Edinburgh Group (LSEG) in response to the Council's Powderhall consultation.

2. Living Streets Edinburgh aims to promote walking as a safe, enjoyable and easy way of getting around Edinburgh and to achieve this we want to see:

- Walking given the top priority over Council transport and planning policies
- Reduction in the volume of motorised traffic and its impact on people using the street
- Better designed and maintained pavements, road crossings and other pedestrian facilities
- More effective and joined-up monitoring and inspection of the walking environment by Edinburgh Council
- Planning policy which encourages dense, sustainable housing over car-dominated development
- More effective implementation of pro-walking policies 'on the ground.'

3. Given its ownership of the entire Powderhall site, and the fact that this will be maintained post-development, the Council is in the position of being able to set an example

by planning and implementing development of the site to reflect these objectives in accordance with national and local planning policy.

4. Scottish Planning Policy (SSP) has clear statements on reducing reliance on private cars and prioritising sustainable active travel choices (para 46) and promoting opportunities for travel by more sustainable modes in the following order of priority: walking, cycling, public transport, cars (para 273).

5. The aims of the Local Development (LDP) include:

- help ensure that the citizens of Edinburgh can get around easily by sustainable transport modes to access jobs and services
- look after and improve our environment for future generations in a changing climate

6. The Transport Section of the LDP states that the relationship between land uses and how people move between them is fundamental in promoting sustainable development and its objectives include:

- to minimise the distances people need to travel
- to promote and prioritise travel by sustainable means i.e. walking, cycling and by public transport
- to minimise the detrimental effects of traffic and parking on communities and the environment.

7. The Council's Design Guide states that greater emphasis has now been placed on creating places that support the development of a compact, sustainable city. There is support for walking, cycling and public transport, revised parking controls in new developments and encouragement for high density to make public transport more viable.

8. the Council has recently resolved to consult on a prospectus - 'Connecting Our City, Transforming Our Places.'

The prospectus build on existing national and local policy and states, inter alia:

'By 2040, Edinburgh's population will be close to 600,000, an increase of 100,000, and the city-region is also growing, accounting for a quarter of the Scottish population. This growth and the potential strain on the transport network and city spaces needs to be managed to improve access to public transport, increase journeys on foot and by bike, and prevent unsustainable car travel.'

We must join cities like Copenhagen, Oslo, Barcelona and other leading cities in reshaping how our city works and become synonymous with urban innovation if we are to meet the economic, social and environmental challenges we face.'

9. Within this context it is clear that there is both a requirement on and a commitment by the Council to make a break from the traditional car based approach to development and put people first. Powderhall is an ideal location for this approach to be put into practice as it is close to the city centre and is well served by walking and cycling routes, public transport and car club bays at Powderhall, Dunedin Street and multiple points on McDonald Road.

10. An additional opportunity exists at Powderhall as St. Mark's Path, which bisects the site, is an important walking route as part of the active travel network, linking Broughton Road / McDonald Road / Leith Walk to the Water of Leith, St. Mark's Park, Warriston and the established path network beyond. This is part of the Council's Quiet Route 20 Craigleith - Leith Walk- Restalrig on City Centre / North Edinburgh Map. The Council seeks to consolidate and enhance the network of Quiet Routes. A well-conceived development at Powderhall will contribute to this.

11. The Council has delayed a programme of works to upgrade Quiet Route 20 at McDonald Road, including new crossings outside the school and a four-way controlled junction with Broughton Road. This should be completed as soon as possible and be in place before the Powderhall scheme is ready for completion.

12. Furthermore, the existing rail line to Powderhall is now redundant and there is the opportunity, in conjunction with the redevelopment at Meadowbank (also under the Council's control), to expand the walking route to Leith Walk, Easter Road and beyond, and in the other direction, over an upgraded Water of Leith bridge to St. Mark's Park, and established paths northwest.

13. In addition to the opportunities present within and adjoining the site, there is also potential to capitaliz on the ease of access to Redbraes PARK / Community Garden (which abuts the site), Pilrig Park and the Royal Botanic Garden.

14. Bus services currently exist on Broughton Road, Rodney Street and Pilrig Street. A car free development at Powderhall offers an opportunity to enhance these services, as well as increase in car club provision, to benefit new and existing residents.

15. Further improvements on Broughton Rd at Redbraes and the railway bridge are already needed, especially pavement widening which would assist with traffic calming on the approach to the school. This development can provide the catalyst for these works and they should be costed into the plans.

16. It is understood from Council staff at the August 2018 consultation events that the current intention, following earlier consultation, is to pursue a nursery / community use on the bowling green site to the south of St. Mark's Park and rented housing on the former waste transfer station site to the north. The housing component will be a mixture of social, mid-market and open market rent with no private developers and houses for sale. The Council will lead the development and retain ownership.

17. This approach is entirely logical given the proximity to Broughton Primary school, the residential character of the surrounding area and the opportunity it presents for the Council to exercise direct control over the creation of an exemplar for sustainable living in an urban context.

18. Given this background, a car free development becomes an attractive proposition. There will be costs associated with removal of buildings / structures and contaminated material from the existing Waste Transfer Station. A car free project will enhance development viability and offset costs by reducing the level of provision for access roads / parking and allowing a higher density development with more units.

19. In addition to the economic benefits, this approach gives greater scope for an imaginative layout with less constraint on the relationships between buildings, greater potential for creating high quality shared spaces and safe walking and cycling links through the site to the existing network. There will be minimal additional traffic generated onto the surrounding road network, which will mean that the objectives of the Quiet Route are not compromised and impact on established development will be less.

20. Having identified the opportunity that exists at Powderhall a radical approach is justified based on the following:

- Taking a starting point that development will be car free (as allowed for by Policy TRA2 in the LDP) apart from provision required for disabled residents / visitors and essential servicing.
- Create an attractive and safe environment for pedestrians and cyclists within the new development with links to the surrounding walking and cycling network.
- Take advantage of the location to enhance access by walking to the series of major green spaces via the active travel network.
- The area enjoys a reasonable level of bus services, which must be enhanced and made an even more attractive proposition.
- Use the project as an opportunity to enhance off-site management and secure improvements to the surrounding road network.

21. There is a real opportunity in Powderhall and other sites within its control for the Council to take a lead and create exemplars for urban living that reflect Edinburgh's position as a major European city. Within this context Living Streets Edinburgh would be extremely happy to work with the Council and others during the forthcoming master planning stage and beyond to ensure that Powderhall gets a development that we can all be proud of.

22. When progress on Powderhall next comes before the Council we respectfully request that this submission be reported in full without editing or précis.

Please confirm receipt of our submission.

Kind regards



for Living Streets Edinburgh Group



Photograph of St. Mark's Park looking towards the site

LEITH CENTRAL COMMUNITY COUNCIL

Presentation | Feedback

Date: 15th October 2018

Venues: McDonald Road Library, McDonald Road

On the 15th October Collective Architecture and the Client Team attended the Leith Central Community Council meeting to update the members and the public audience on the project and the consultation process.

The Place Brief was explained, as was the full consultation process and how this will inform the Place Brief. Collective Architecture also presented analysis and summaries of the the feedback gained at the public consultation events- Tell Us About Powderhall 01 and 02- on the 26th and 27th June, and the 27th and 28th August.

The team also extended a personal invitation to community councillors to attend the final consultation event on 24th October, and to provide formal feedback to feed which can be considered the Place Brief and included within this report.

Following the presentation, the elected members and audience where invited to ask any questions they may have regarding the project.



Presentation Slide

TELL US ABOUT POWDERHALL 03

[Consultation 03 Feedback & Next Steps](#) | [Consultation Material](#) | [Post Event Feedback](#)

TELL US ABOUT POWDERHALL 03 FEEDBACK & NEXT STEPS

Dates: 24th October 2018

Venues: Broughton Primary School

On the 24th October Collective Architecture and representatives from the City of Edinburgh Council met members of the local community to present a summary of the information and opinions gathered during the extensive consultation process.

The initial research of the site and surrounding area was presented for the benefit of those who had not attended one of the previous events. This was followed by an introduction to the Place Brief and the reasoning for engagement at such an early stage of the project. In addition to this the full list of consultees were displayed alongside the consultation calendar.

As mentioned above the focus of this event was to feedback what people had told us, this information was set out across ten display boards, and followed the pattern. 'What We Asked' followed by 'What You Told Us' for each of the previous events. The feedback quoted information contained within in this report.

A further three boards provided information on 21st Century Homes, the next steps for the stable building and for the project as a whole.

It is estimated that 150 people attended throughout the evening, and the material presented was made available online for further review.



Photographs from the consultation event



CONSULTATION MATERIAL

As described above, a series of boards were presented to the community, the information presented at the initial consultations was available for those who were unable to attend or to act as a reminder for those who did. Fifteen new boards summarised the process to date, the feedback which was gathered and what the next steps will be. A slide show dedicated to the stable block was also projected at a large scale.

The contextual model was also displayed showing the existing site, providing a central point for conversation.

POWDERHALL Place Brief | Why and What?

Why are we consulting?

Typically, engagement activity is focused on managing expectations and ensuring development proposals secure consent, rather than including communities to deliver better planning outcomes from the beginning.

There are however, a large number of stakeholders, most importantly the local community, who have an interest in, and a contribution to make towards shaping developments in their local area, and in particular the site at Powderhall.

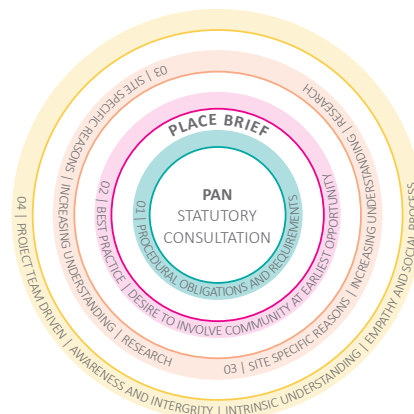
With regards to the Powderhall site, early discussions with the client and planners identified an opportunity, and responsibility to realise this significant city centre site with a genuinely collaborative approach, encompassing other stakeholders and the public. This consultation is part of a programme of consultation which goes beyond the statutory requirements.

What is the outcome?

This early engagement process will inform the **Place Brief**, which is a set of high level principles which will shape the future development of the Powderhall site. It allows for a full range of client partners, public officers, local stakeholders and, significantly, an extensive number of the local community to become involved. As a spine of activity, the engagement process enabled an understanding of the site to unfold, followed by ideas and opinions about what would contribute to a mixed use community at Powderhall. The questions we asked and the results are displayed on the following boards.



Photographs taken during the initial consultation



The above diagram explains the drivers of the engagement for the project, moving concentrically outwards from statutory processes, expanding through other rationales and reasoning for extensive and expanding engagement.

What is a Place Brief?

As mentioned, the Place Brief, which is a set of high level principles which will inform the future development of the Powderhall site, and is being prepared in tandem with the consultation process. The format of the brief specifically addresses the six place-making criteria which underpin the Scottish Government's policy documents; Designing Places, Creating Places and Designing Streets.

The six criteria are:

- Distinctive
- Safe and pleasant
- Easy to move around
- Welcoming
- Adaptable
- Resource efficient

The consultation process helps to identify these design and place-making principles for the site, whilst taking into account neighbouring sites and the regeneration/place-making objectives of the wider Powderhall area, and it will capture current community opportunities, constraints and aspirations.

Once the process is complete the brief will then be written by a Planning Officer around the six criteria above. The Place Brief is then submitted to the planning committee for approval. Although non-statutory the Place Brief will enable community views to be reflected in development proposals as these unfold.

POWDERHALL_What You Told Us. Consultation 01

Place Standard Tool Combined Result



POWDERHALL_What You Told Us. Consultation 01

Questionnaire Results

Each questionnaire was recorded and the answers categorised and tallied up. The most commonly referenced qualities for each question have been counted and included on the display boards

Where possible the positive nature of answers have been recorded, however answers of a negative nature have been included, but referenced in the corresponding positive answers. E.g. "Don't build student flats" would be recorded in "Affordable Housing - Provision should be focused on affordable / mid-market / social housing." In addition, inspirational answers have been extracted and included below those most commonly referenced.

This analysis helps to identify opinions and ideas which are of importance to the greatest number of people, and provides positive aspirations or the team to aim towards.

HOUSING AND COMMUNITY

Question Housing and Community - Tell us your thoughts on plans to live...

Most commonly referenced qualities	Total
Affordable Housing - Provision should be focused on affordable / mid-market / social housing	21
Community Amenity - Provide spaces to meet / socialise / work / play / relax	19
Green Space - Provide and enhance green space and areas for gardens / trees and planting	19
Family and Intergenerational Homes - Any development should include homes for a range of households, not only family and elderly housing	13
Quality Architecture - Built to last / appropriate response to context / mixed typologies	11

Inspirational Answers / Statements

"Every place to live should be designed with... the community in mind"

"We all need a place to live... I would hope new homes in the city would meet my future needs such as green space, new educational establishments, community centres & accommodation to meet all the community needs."

"There should be affordable but well built, high quality homes."

"New development should be part of the existing community and provide facilities for all ages."

STREETS, OPEN SPACE & MOVEMENT

Question Streets, Open Space & Movement - Tell us your thoughts on plans to travel and gather and how you get around the area.

Most commonly referenced qualities	Total
Active Travel - Design which promotes active travel and reduce the reliance on car use / ownership	23
Streets for All - Enhance / reduce the amenity provided by the housing green	21
Links to Parks - Improve and increase the pedestrian and cycle links to the surrounding parks from Broughton Rd / link the surrounding parks through the proposed development	19
Green / Open Space - Provide green / open space for recreation for all generations and abilities and opportunities to play	18
Public Transport - Increase public transport provision	7

Inspirational Answers / Statements

"The green space from St Mark's Park should be extended by being sown through the development"

"The housing green has been a fantastic addition to Broughton Primary school's space and... there is the opportunity to enhance the green space for outdoor based learning"

"I love the idea of opening up Broughton and Powderhall as there is a connection to St Mark's Park and McDonald Road. More bridges, less walls, bring down the fences"

"It's important for any urban planning... that movement is accessible for all community members, and that walking and cycle paths and public transport are prioritised, so that people don't have to resort to cars for shorter journeys"

POWDERHALL_What You Told Us. Consultation 02

WELCOMING

Question Welcoming - Tell us what types of spaces you think would be welcoming to both local residents and the greater community...

Most commonly referenced qualities	Total
Green / natural / play spaces - Open spaces with trees, flowers and planting to allow for play and other activities	21
Mixed use / community facilities - Areas which encourage social interaction and can be used to meet friends or to relax	19
Building heights - Design buildings with heights appropriate to their context	6

Inspirational Answers / Statements

"Go beyond 'welcoming' design for ongoing connectivity (living well together)"

"Open, accessible, high quality routes"

"Good internal use of the stable block and outside area - garden with seating and rain covers"

"Important to keep the stable block, this building could house many different activities, some involving the wider community"

ADAPTABLE

Question Adaptable - Tell us what types of spaces you think would be welcoming to both local residents and the greater community...

Most commonly referenced qualities	Total
Intergenerational Living / inclusive design for all ages and ability - Create homes and spaces for all ages and abilities	21
Green / Play Space - Provide space for playing and enjoying nature	19
Community Spaces - Create spaces for the community to use and socialise in	6
Affordable Housing - Provide housing which is affordable and meets current and future demands	6

Inspirational Answers / Statements

"They development should be forward thinking, long term planning - not something that... needs redeveloped in 25 years time"

"Ideal to combine housing for older people - mixed generation facilities to match"

"Mixed age group facilities from nursery to pensioners"

RESOURCE EFFICIENT

Question Resource Efficient - Tell us your thoughts on what would make a future Powderhall resource efficient or sustainable...

Most commonly referenced qualities	Total
Renewable Energy - Consider all options for sustainable / energy production	17
Active Travel - Encourage and promote walking and cycling options, reduce car usage	6
Green Spaces / Nature - Provide green areas, trees and planting	6
Recycling - Include and promote enhanced recycling options	6

Inspirational Answers / Statements

"A site which doesn't have high maintenance cost which could undermine its sustainability for the future"

"Build efficiently and make it intergenerational"

"No short term renting or holiday lets"

"Community exchanges, maybe swapping in conjunction with arts hub"

ANY OTHER COMMENTS

Question Any Other Comments - Please use this space for anything else you would like add...

Most commonly referenced qualities	Total
Green / Play Space for School - Space or enhance area for green / open play space for use by the primary school	6
Access Roads - Concern about how the site will be accessed by vehicles	3
Short-term / Holiday Lets - Do not include student or holiday lets within the masterplan	2
Mixed-use / Social Community - Provide space for small businesses, cafes, bars or restaurants which will encourage social interaction for all ages	1

Inspirational Answers / Statements

"Powderhall needs to be more central around creating a fun, social and active place for our community"

"Make the place... an 'urban village' integrate with green spaces that are playable and usable"

"Good internal use of the stable block and outside area - garden with seating and rain covers"

"It would be essential for the community... to create a beautiful cafe / restaurant / urban hub in the old stables"

POWDERHALL_What You Told Us. Consultation 02

Mixed Use Site Plan Responses

The next two boards show a selection of the mixed use site plans which were submitted. The full selection is included in the booklet on the table below.



CONSULTATION MATERIAL

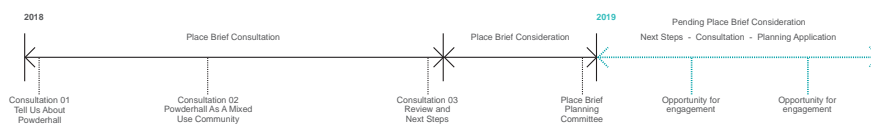
POWDERHALL_Next Steps - Time-line & Aspirations

Project Time-line

Consultations to inform the Place Brief have been on going since June 2018, and will culminate in the Place Brief being submitted for consideration by the Planning Committee in December 2018.

Pending the outcome from the Place Brief consideration, the team will develop proposals in 2019 which will respond to the Place Brief and the information and opinions gathered throughout this consultation process.

During the design period there will be further consultations and ultimately a full planning application. Any proposals will aim to meet the aspirations and needs of the immediate and surrounding communities, and be shaped by the Place Making principles set out in the Place Brief.



Aspirations - Places to live, to gather and to grow

Streets & Spaces

"Make use of the Water of Leith – access from site. Community Spaces for events."

Facilities & Amenities

"Important that facilities for young children close to their house."

"Need to consider safe and attractive paths to St. Marks path/water of Leith."

Social Interaction

"The creation of a community hub/art hub would generate jobs"

Care & Maintenance

"Improving sense of community and building affordable (but good quality) housing should be prioritized. Park/recreation space is vital for community wellbeing."

Housing & Community

"An exciting mixed use development would be a wonderful use of the land."

Feeling Safe

"I am a cyclist and would relish the opportunity to turn the old railway line into a cycle route. Ultimately Edinburgh, city centre should be car free."

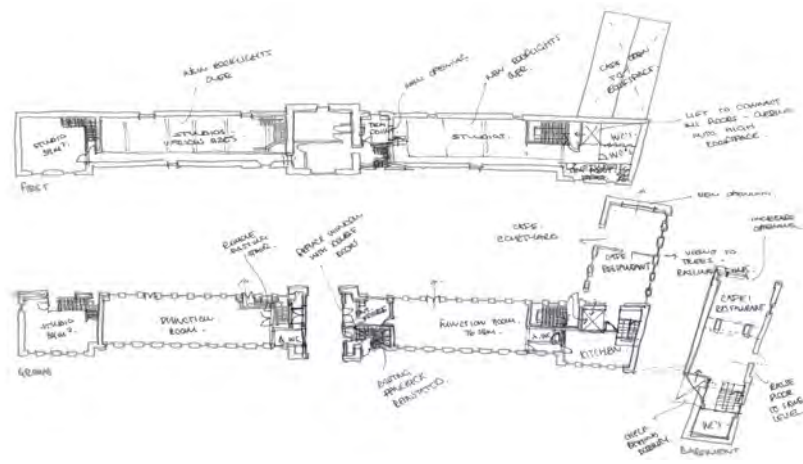
Identity & Belonging

"Quirkiness of Buildings and floorplans. Not straight up squares and rectangles. Mix of materials that is relevant and suits existing buildings in the area."

"Keep the connection to nature. Have a food store so it is convenient for residents or the public when they come for a picnic in the green areas."

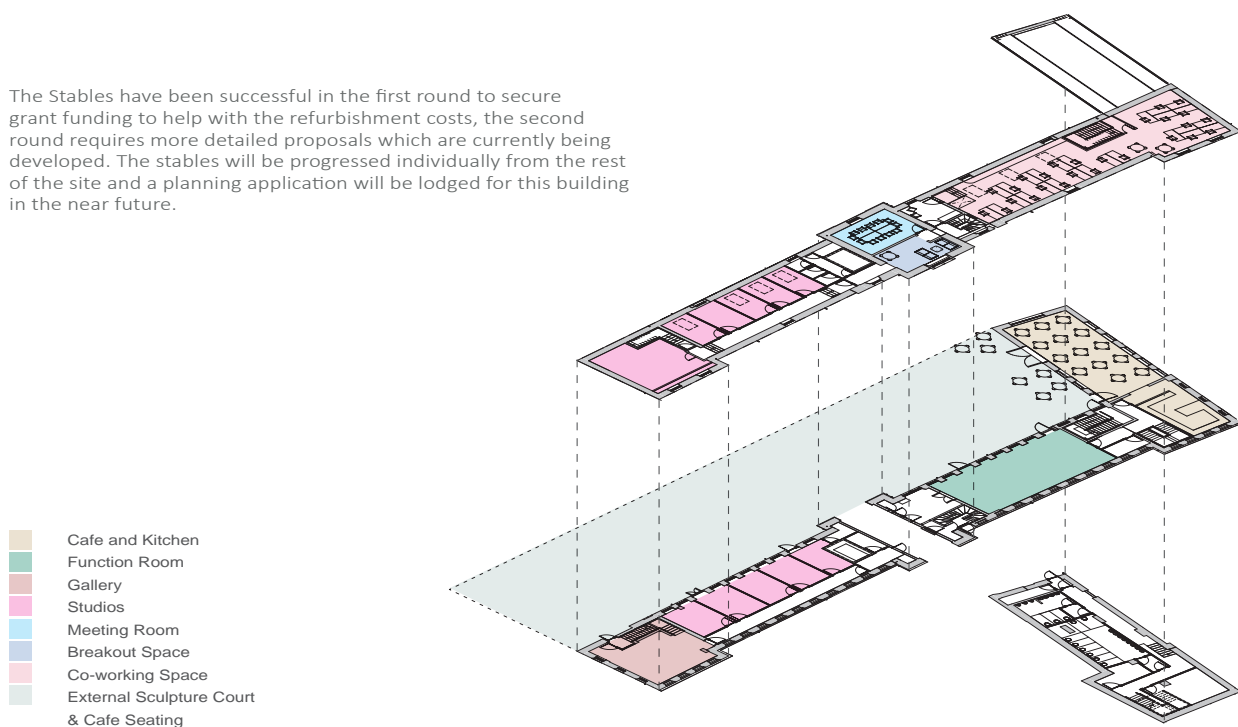
CONSULTATION MATERIAL

Sketch plans have been developed to show how this industrial remnant could be transformed into a work and events space which will complement the development of the wider site and local community. As the wider Powderhall site is also to be brought into public use, the stables building has the opportunity to become a public gateway to the site and the routes connecting through it.



Powderhall Stables Building

The Stables have been successful in the first round to secure grant funding to help with the refurbishment costs, the second round requires more detailed proposals which are currently being developed. The stables will be progressed individually from the rest of the site and a planning application will be lodged for this building in the near future.



Powderhall Stables Building

TELL US ABOUT POWDERHALL 03 EMAIL

25th October 2018

From : [REDACTED]

To: Powderhall Development / Consultation Team

Powderhall

Dear Sirs,

I am writing to express my concerns regarding the re-development of the Powderhall site. A number of items should I feel be considered:

- The current bowling green whilst no longer used for bowling, must be kept as recreational space not only for the local schools which do not have adequate playing fields/space, but also due to the acute shortage of allotments in the area. I feel some of the space should therefore be allocated for allotment provision.
- There are already a large number of developments eg on Leith Walk and Warriston Road etc, so the maintenance and provision of recreational areas will become more important.
- Access and improvement of the local network should be implemented using the disused railway track.
- The consultation feels as ever with Edinburgh, a fairly pointless tick box exercise being used to justify pre-determined plans, rather than evaluating and serving the true needs of the local community. Also the times are very difficult for most people who work to attend. So the retired community will as ever be over represented.
- It is likely whatever plans are chosen that they will seek to maximise number of units at the expense of everything else. A poorly resourced and inadequately empowered planning department are unlikely to enable good decision making.
- It is therefore likely that a further degradation in the urban realm will take place.
- It is likely my comments and that of others will be dismissed.
- It is likely that proposals will be dull and 'lowest common' denominator.

I'm ever hopeful that we will get some bold and imaginative planning, but the track record does not suggest this- eg The 'Turd', Canonmills Bridge, the gyratory at top of Leith Walk, and utterly pointless cycle paths/pavements on Leith Walk etc.

Yours Sincerely,

[REDACTED]

TELL US ABOUT POWDERHALL 03 EMAIL

27th October 2018

From : [REDACTED]

To: Powderhall Development / Consultation Team

Our View

Hi,

We live in Claremont Bank and have only recently heard about the consultation. Hope it is not too late to contribute.

Our view is:

1. Please consider cyclists. Many would want to cross the area to reach the cycle path behind St. Mark's Park
2. If a road will lead into the new estate, please let it be a "Reverse Hierarchy" road, that means pedestrians and cyclist have priority and cars are only allowed to travel VERY slow, taking thereby notice of anyone on the street, just like many other European inner city areas now-a-days.
3. We would suggest NOT to build houses along the front of the present bowling green, beside the road, but rather leave the area beside the road to make it a "place"/park. Steps could be incorporated, allowing for the differences in ground level. This would mean one has a "breathing space", a larger place which will be inviting to anyone passing, especially as there are 3 roads feeding into this space: Broughton Rd, East Claremont Street and McDonald Rd. At present it also looks open, but it is fenced off, so not very inviting. It would also give the children in the school a better view. But certainly to all, who would come to the area, it would be inviting to meander around.

If houses are going to be build along Broughton Rd, opposite the school, it would just be another build-up road, boring, uninviting, more polluted (because traffic fumes are channelled along the road rather than dispersed over the open place)

Many thanks for considering this

[REDACTED]

TELL US ABOUT POWDERHALL 03 BROUGHTON SPURTLE ARTICLE

POWDERHALL NEXT STEPS

<http://www.broughtonspurtle.org.uk/news/powderhall-next-steps>

Thursday, 25 October 2018

The latest drop-in consultation took place on Wednesday evening to discuss the development potential of the Powderhall site on Broughton Road.

The aim was to summarise the results of two previous rounds of consultation (describing broad trends of local aspiration and singling out a few 'inspirational' thoughts), and to outline next steps.

The information boards displayed at yesterday's event are promised to appear HERE later today. There is widespread local support for retaining as much green space as possible (despite which, two of the bowling greens seem likely to be built over), 'intergenerational living', active travel links, accessibility to and from nearby parks, careful control of traffic volumes.

The overall project divides into two parts.



Stables

First, the B-listed, red sandstone former stables are earmarked for refurbishment and conversion to a mixture of gallery, meeting space, kitchen, café, artist studios, micro-office spaces, and boardroom.

This would be paid for using a £500k Council reserve, a £1.1M donation from the Scottish Government's Regeneration Capital Grant Fund (RCGF), and £400k from a combination of pots held by the Heritage Lottery Fund, the Green Economy Fund, and Historic Environment Scotland.

The RCGF application is currently at Stage 2, and if finally approved in January 2019 would almost certainly allow this element of the Powderhall project to proceed. Without it, there would be some serious head scratching and a strong possibility that the building would be sold off.

New housing

The residential component (300–450 units have been mooted) is led by the Council’s house-building programme, called 21st Century Homes. Its focus is on homes ‘for social and mid-market rent’, although some properties could be sold in the private market to help pay for the whole.

The programme promises affordable, low-cost, and energy-efficient homes at Powderhall as part of a mixed-use development which could include new nursery provision and accommodation for older people.

The next stage in the process is to produce a Place Brief collating all previous consultations and potential uses. This would generate broad development principles informing a Planning Brief for presentation to committee in December 2018.

Depending on the response to that, there would be another public consultation in the New Year followed by a planning application, possibly as early as spring 2019.

What next?

The consultations and explanations for this project have been exemplary so far in terms of frequency, approachability, and clarity. Sceptics point out, however, that the real decisions will be made later by a Planning Department subject to budgetary pressures like every other.

Those with something to say still have time to make a contribution: email powderhall@edinburgh.gov.uk



CONCLUSION

CONCLUSION

The consultation process has been extensive and inclusive, spanning five months from June to October. Throughout this period there were 3 public events spread over five days. These attracted a total attendance of over 500, and resulted in 252 individual responses. This exposure was increased through the City of Edinburgh Council's online consultation hub which also provided an opportunity for engagement through email submissions.

Each event attracted a broad demographic of the local community, however the 0-19 age bracket was considerably under represented in the recorded feedback. This could be addressed through focused workshops and events with the local schools, both primary and secondary. Alternatively there could be separate information gathering techniques for those within this category who attend the open, public consultations.

Stakeholder workshops, especially with council departments, were sometimes limited to best practice advice. This may be due to the common process of consultation at a statutory level associated with a planning application. However, the early engagement with council officers provided an opportunity to introduce the project and gather information which was specific to the site at an early stage. This may be most useful when considering the junction of Broughton Road and McDonald Road, providing an opportunity to develop a solution in tandem with the Powderhall Masterplan.

Engagement with third party stakeholders provided opportunity to gain site specific information, and for the team to gain an understanding of the relationships and interest each body has with the site and the surrounding area.

The varied nature of the events, the open and accessible approach adopted by the team for information gathering, and the involvement of an extensive list of stakeholders has provided a wealth of qualitative and quantitative data which will directly inform the Place Brief.

The project will benefit from continued community and stakeholder involvement, and the collaborative process has laid the foundations for this city-centre site. The project has potential to serve as a precedent for early engagement with those who have an interest in, and a contribution to make towards shaping developments in their local area.



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