

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.

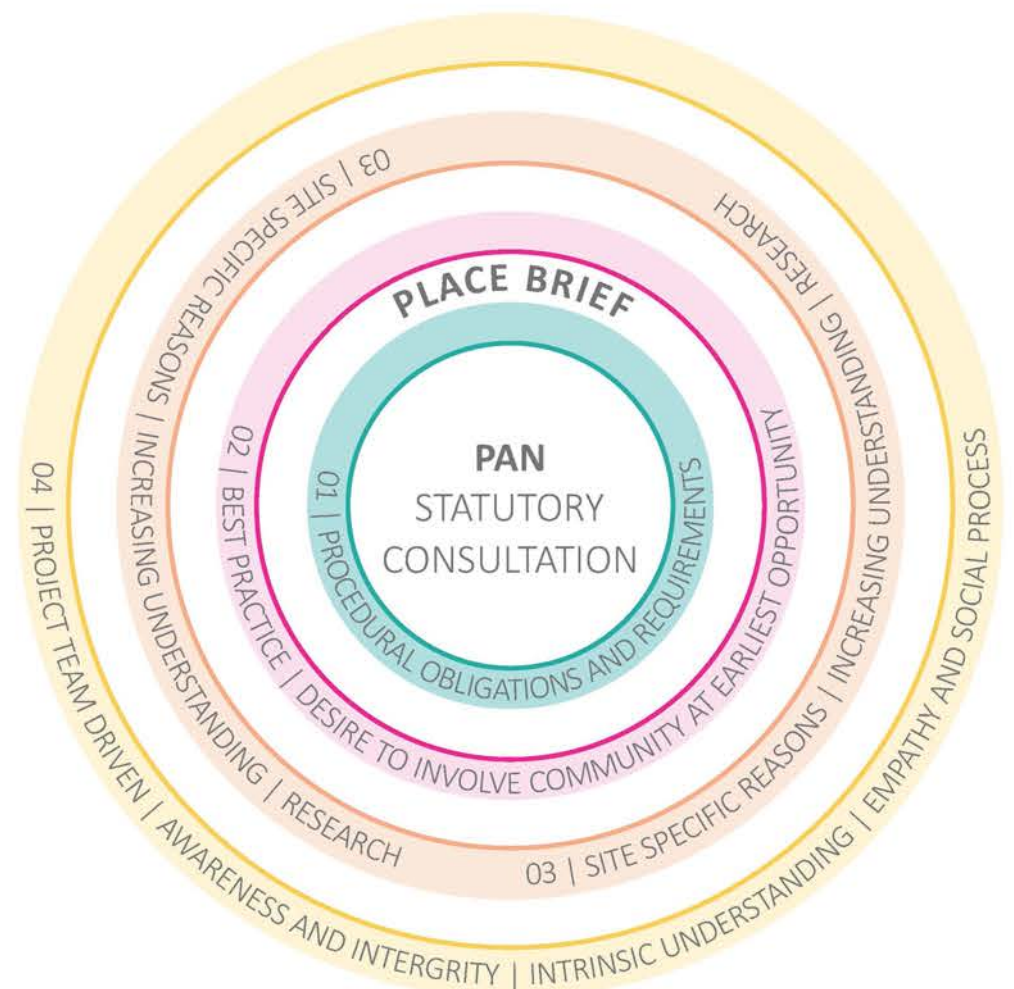
With regards to the Powderhall site, early discussions with the client and planners identified an opportunity, and responsibility to realise this significant city centre site with a genuinely collaborative approach, encompassing other stakeholders and the public. This consultation is part of a programme 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_Who Did We Consult?

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 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, who is focused on providing affordable, energy efficient homes for social and mid-market rent. The Place Brief was also introduced as a method for ensuring the community's views and opinions are carried forward.

Stakeholder engagement included Public Officers, local Community Councillors, and representatives from local organisations. Due to the stage of the project, this was limited to mostly advise and best practice guidance, whilst also indicating a positive attitude to the project. The information collated will feed into design proposals after the Place Brief has been considered. Below is a full list of stakeholders who were involved:

- 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

This final event is to provided feedback on the insights gathered and outline next steps for the project. A time-table of all the consultation events is listed opposite.



CONSULTATION CALENDAR

TELL US ABOUT POWDERHALL 01	26 27 JUNE
STAKEHOLDER SURGERY 01	24 JULY
STAKEHOLDER SURGERY 02	08 AUGUST
NEW TOWN COMMUNITY COUNCIL PRESENTATION	13 AUGUST
TELL US ABOUT POWDERHALL 02	27 28 AUGUST
STAKEHOLDER SURGERY 03	13 SEPTEMBER
LEITH CENTRAL COMMUNITY COUNCIL PRESENTATION	15 OCTOBER
PUBLIC CONSULTATION 03	24 OCTOBER
BROUGHTON PRIMARY SCHOOL WORKSHOP	TBC



POWDERHALL_Consultation Report & Place Brief

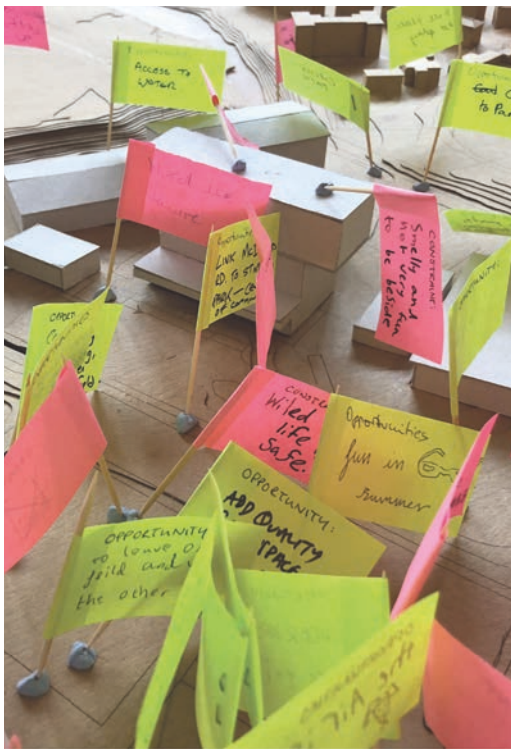
Consultation Report

The report recorded the process and collated the information gathered during the community and stakeholder engagement for the Powderhall Place Brief. The consultation programme was commissioned in October 2017 and completed in October 2018.

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 the report, informed the Place Brief for the site. The Place Brief, which was approved by the Planning Committee in December 2018, is non-statutory guidance that should allow for a broader and more informed final design for the redevelopment of the Powderhall site.

A copy of the Consultation Report is available to read below, it can also be downloaded from the following web address:

www.consultationhub.edinburgh.gov.uk/sfc/powderhall/



Place Brief

The Place Brief was prepared following the consultation process, utilising the information collated within the consultation report. The main points which were raised by the community and stakeholders, and referenced in the Place Brief were:

- Focus on affordable (social and mid-market rented) housing
- Spaces to meet/socialise/work/play and enjoy
- Mixed tenure homes for a range of households, including young couples, family and elderly housing
- Promotion of active travel and reduction in the reliance on car use/ownership
- Retention and enhancement of the amenity provided by the bowling greens
- Improvement and increase in the pedestrian and cycle links to the surrounding parks from Broughton Road
- Encouragement of spaces for small start-up businesses/creative spaces/workshops/studios

A copy of the Place Brief is available to read below, it can also be downloaded from the following web address:

www.edinburgh.gov.uk/download/meetings/id/59496/item_71_-_powderhall_place_brief

Or by searching for 'Powderhall Place Brief' online.



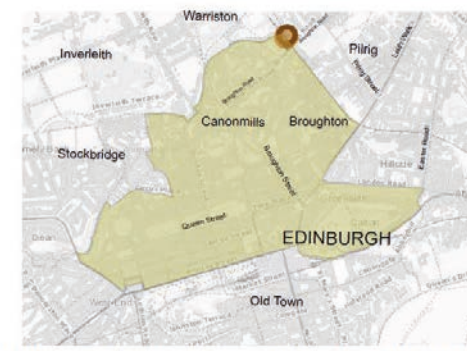
02 POWDERHALL_Context within Edinburgh



Edinburgh Council Localities | North East



Edinburgh Neighbourhood Partnership | Leith NP



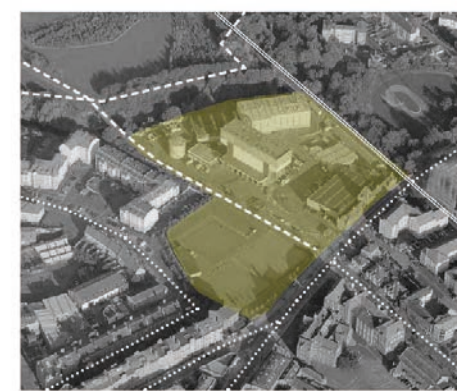
Edinburgh Community Council | New Town / Broughton



Edinburgh Wards | Leith Walk

Context within Edinburgh

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



UrbanPioneers
Landscape Architects

COLLECTIVE·EDINBURGH·
ARCHITECTURE
YOUR COUNCIL - YOUR FUTURE

03 POWDERHALL_Heritage & Culture

1843



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

This is an engraving of Powder Hall dated between 1761 - 1870. In 1761 the mansion was the residence of the Mylne of Powderhall. In 1795 it was occupied by Daniel Seton, a merchant in Edinburgh. In 1800 Sir John Hunter Blair died in the house.

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



1843 - 1882
Showing Powderhall Mansion

1893

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

The Scotsman of September 1, 1893



1888 - 1913

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



1960

The present waste transfer plant was constructed in 1970. It was converted to its most recent function in 1995, when land fill became a more economic option than incineration.



Aerial shot from 1950



1944 - 1965



1958 Aerial Shot - West Facing
Dog racing began there in 1929, and later speedway team the Edinburgh Monarchs made it their home for 19 years. This photograph shows an aerial view of the track.

Powderhall is a historically significant area within Edinburgh. During the 19th 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 reinvigorated through the introduction of a high quality, modern urban form which respects the past.

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

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

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



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



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

1937 Aerial Shots - East and West Facing

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

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

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

2018

Powderhall at present



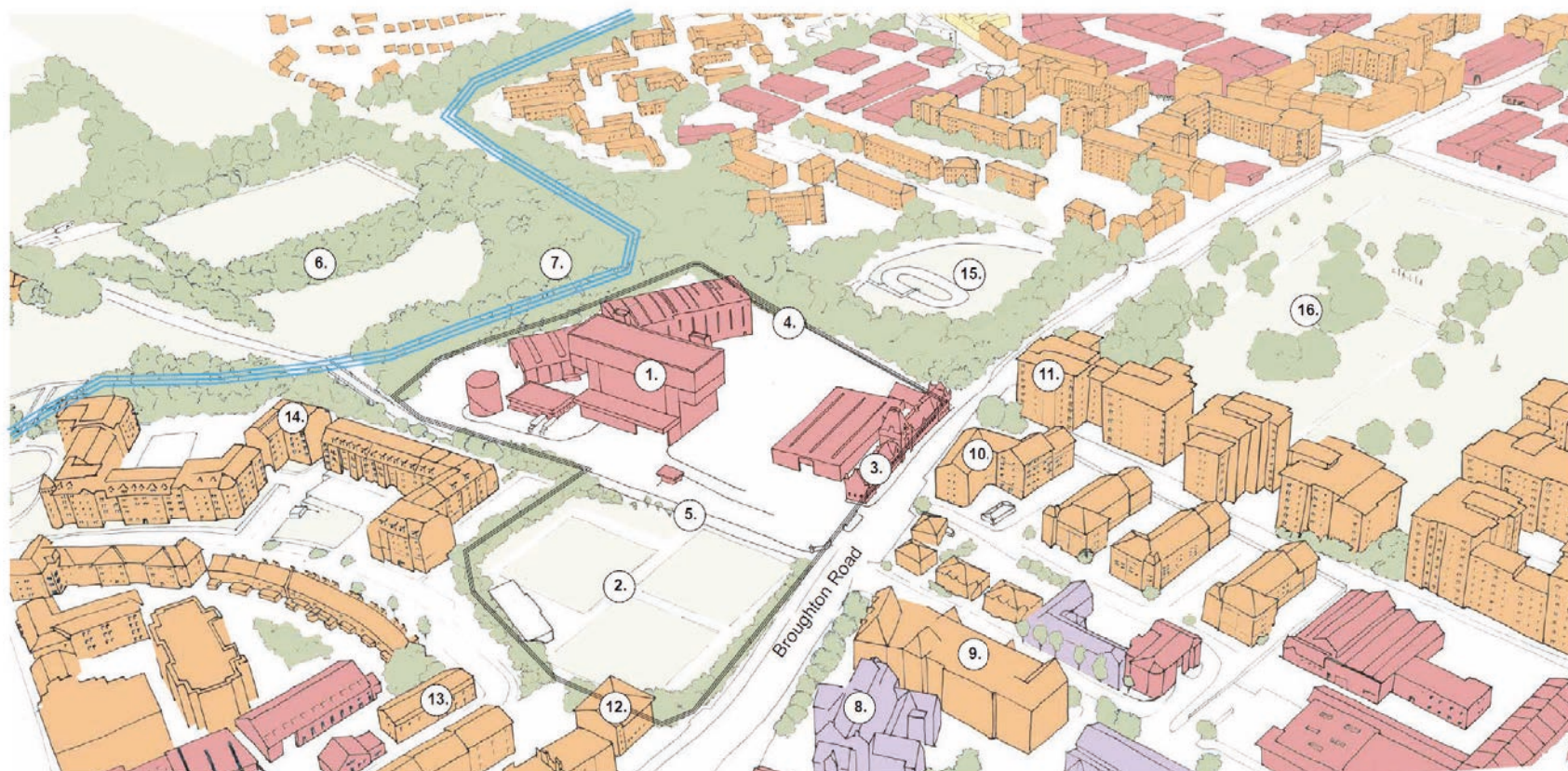
UrbanPioneers
Landscape Architects

COLLECTIVE·EDINBURGH·
ARCHITECTURE
YOUR COUNCIL - YOUR FUTURE

04 POWDERHALL_Context Analysis

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

- Cultural/Leisure
- Residential
- Business/ Industry
- Educational

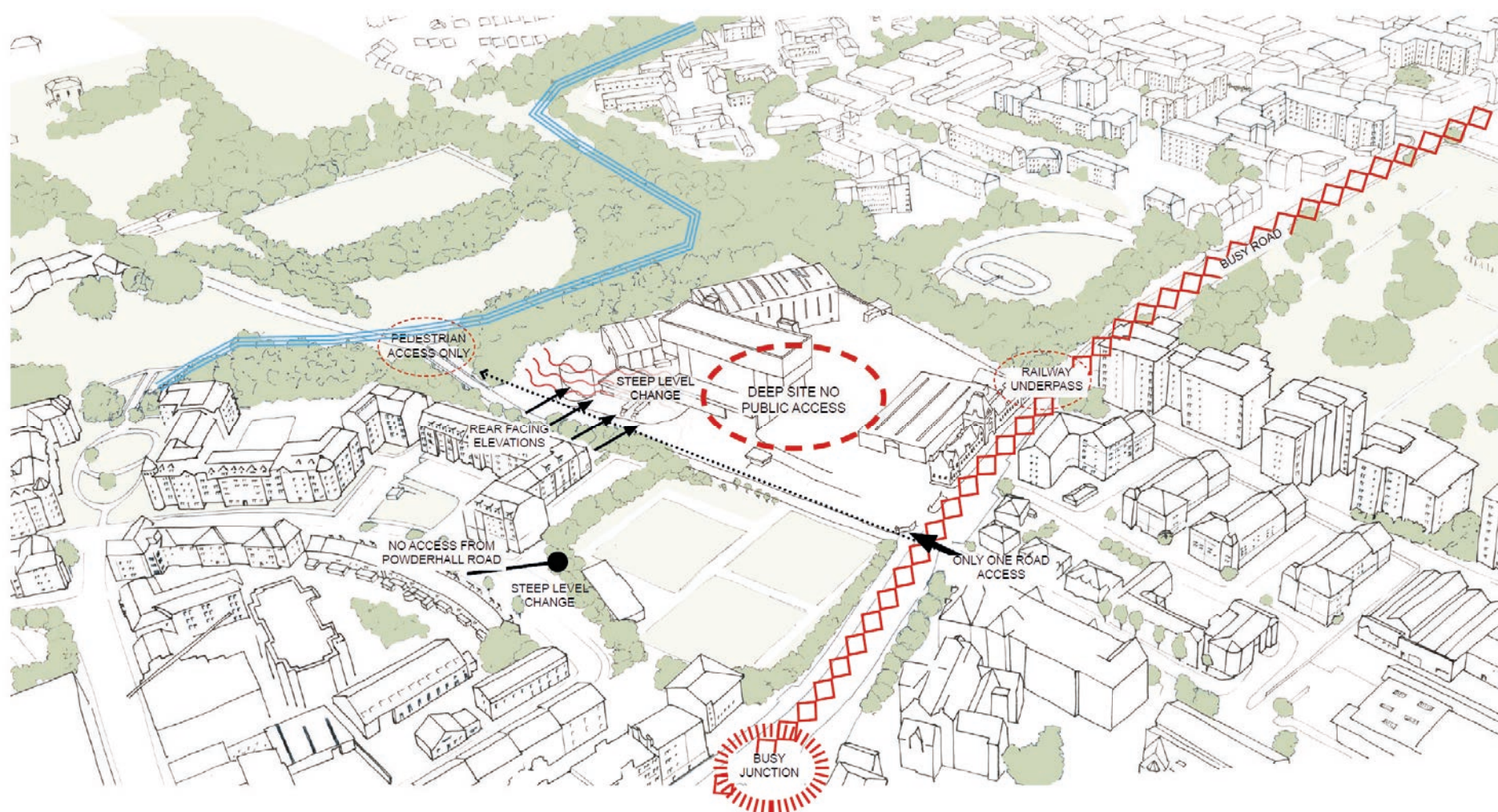


UrbanPioneers
Landscape Architects



COLLECTIVE·EDINBURGH·
ARCHITECTURE
YOUR COUNCIL - YOUR FUTURE

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.

UrbanPioneers
Landscape Architects



COLLECTIVE·EDINBURGH·
ARCHITECTURE
YOUR COUNCIL - YOUR FUTURE

06 POWDERHALL_Site Opportunities

Community and Creative Space

Opportunity for stables block to become community/creative hub.

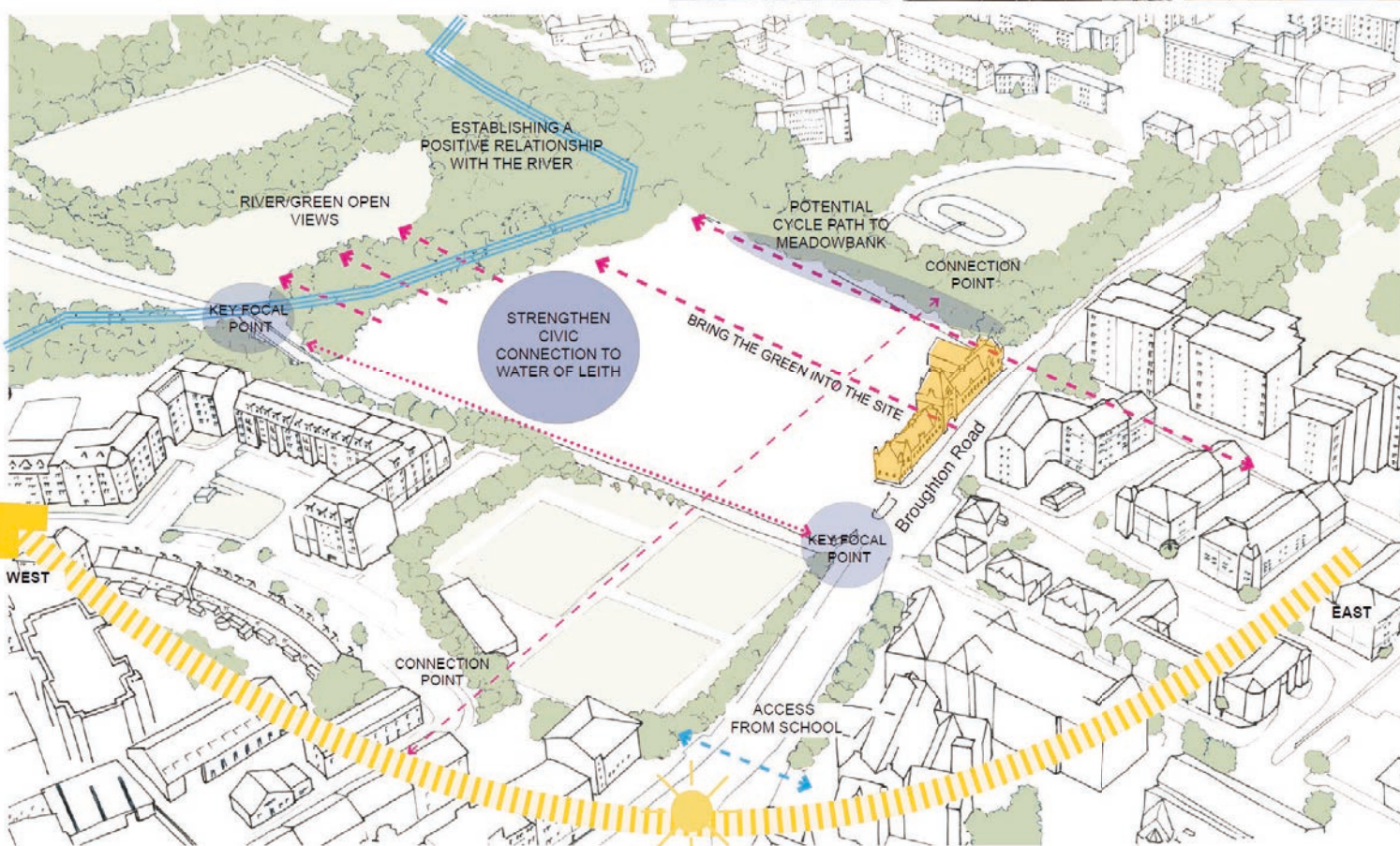


Exceptional Natural Landscape

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



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



Cycle links to wider city connections

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



Educational/Inter-generational Living

Explore opportunities for inter-generational living



UrbanPioneers
Landscape Architects

COLLECTIVE·EDINBURGH·
ARCHITECTURE
YOUR COUNCIL - YOUR FUTURE

07 POWDERHALL_Initial thoughts

Initial thoughts and considerations:

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

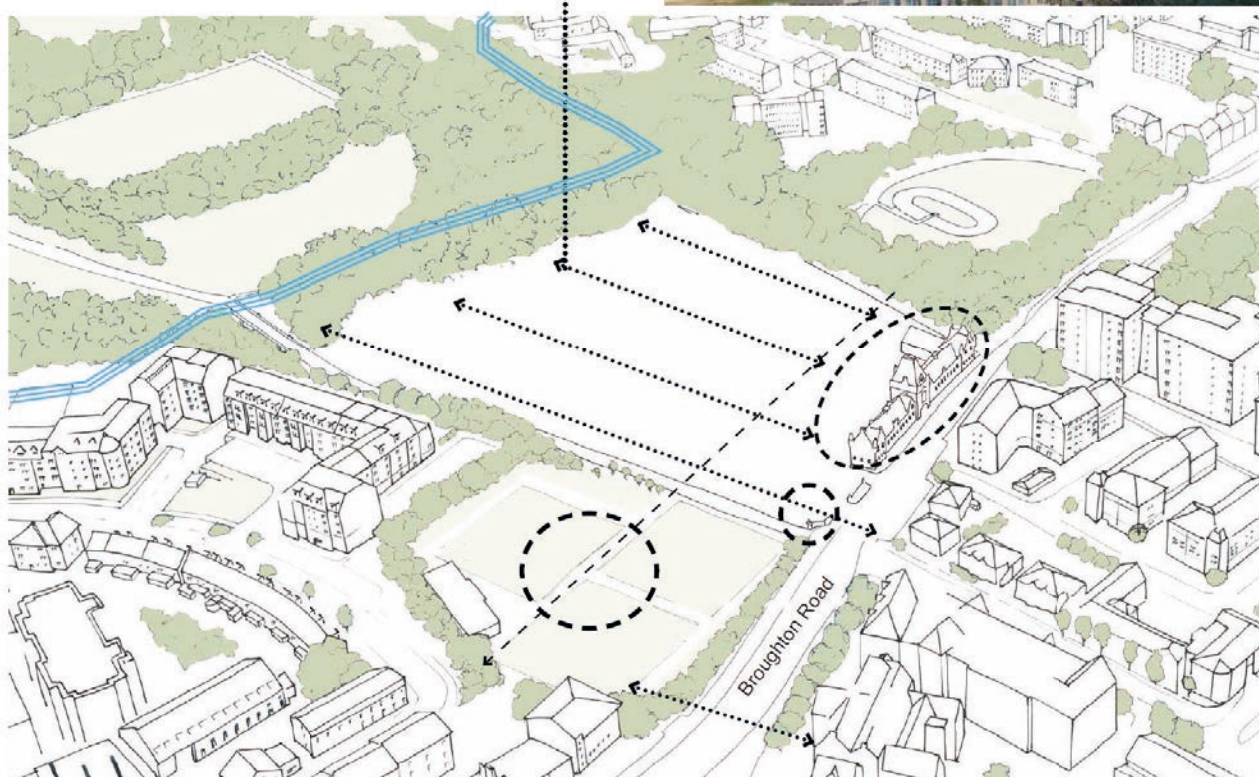
River to Road

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



Lanes & connections

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



Places to Gather

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



Inter-generational Living



Educational / Nursery Opportunity



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

UrbanPioneers
Landscape Architects

COLLECTIVE·EDINBURGH·
ARCHITECTURE
YOUR COUNCIL - YOUR FUTURE

POWDERHALL_Place Brief qualities | Site strategy

Outdoor Amenity Space



PLACE BRIEF QUALITIES

The highlighted text below outlines what criteria of the Place Brief are being achieved by the current strategy. Further criteria will be met as the proposals develop.

DISTINCTIVE
variable building heights (8 storey max)
views
heritage
mixed use
open space
innovative use of levels

SAFE AND PLEASANT
Broughton road
natural surveillance
simple materials

EASY TO MOVE AROUND
routes and connections
strong pedestrian and cycle links
appropriate car and cycle paring

WELCOMING
community spaces
active frontages
landscaping

ADAPTABLE
mixed use
homes for all ages and abilities
community green space

RESOURCE EFFICIENT
suds
sustainable construction
silver standard aspects
community growing spaces



POWDERHALL_Place Brief qualities | Site strategy

Mixed use community



- ① Mixed Tenure 1,2 and 3 Bed Family Housing
- ② Family Housing
- ③ Entrance Square
- ④ Stables Courtyard
- ⑤ Early Years Nursery with Elderly Housing or Public Open Space
- ⑥ Early Years Nursery with Elderly Housing or Public Open Space
- Pedestrian Route
- Vehicle Route
- == Potential Cycle Path
- The Water of Leith

PLACE BRIEF QUALITIES

The highlighted text below outlines what criteria of the Place Brief are being achieved by the current strategy. Further criteria will be met as the proposals develop.

DISTINCTIVE
variable building heights 8 storey (max)
views
heritage
mixed use
open space
innovative use of levels

SAFE AND PLEASANT
Broughton road
natural surveillance
simple materials

EASY TO MOVE AROUND
routes and connections
strong pedestrian and cycle links
appropriate car and cycle parking

WELCOMING
community spaces
active frontages
landscaping

ADAPTABLE
mixed use
homes for all ages and abilities
community green space

RESOURCE EFFICIENT
suds
sustainable construction
silver standard aspects
community growing spaces

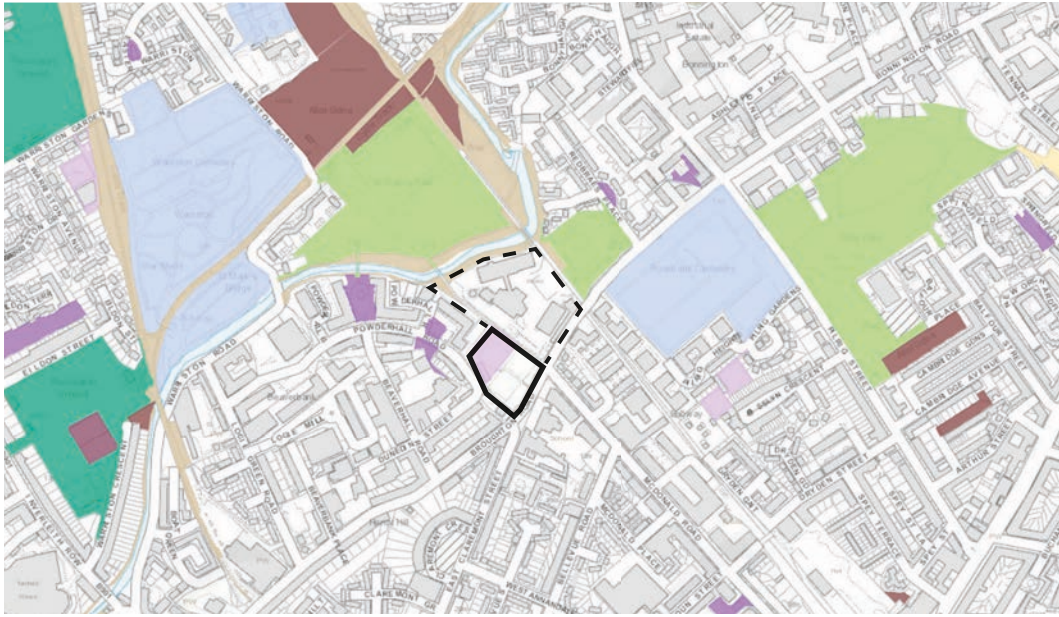









POWDERHALL_Bowling green site

Existing site

CEC Open Space Map 2016

Open space categories as defined in the Planning Advice Note 65 – Planning and Open Space








	Cemetery		Playing Field		Bowling green
	Public Parks/Gardens		Tennis court		
	Allotments		Residential Amenity		

Open Space Policy

Green and play spaces categories as defined in the Planning Advice Note 65 – Planning and Open Space



 Local green space meeting standards
  Large green space meeting standards

 Good play spaces
  Fair play spaces
  Non Council

Local Green Space

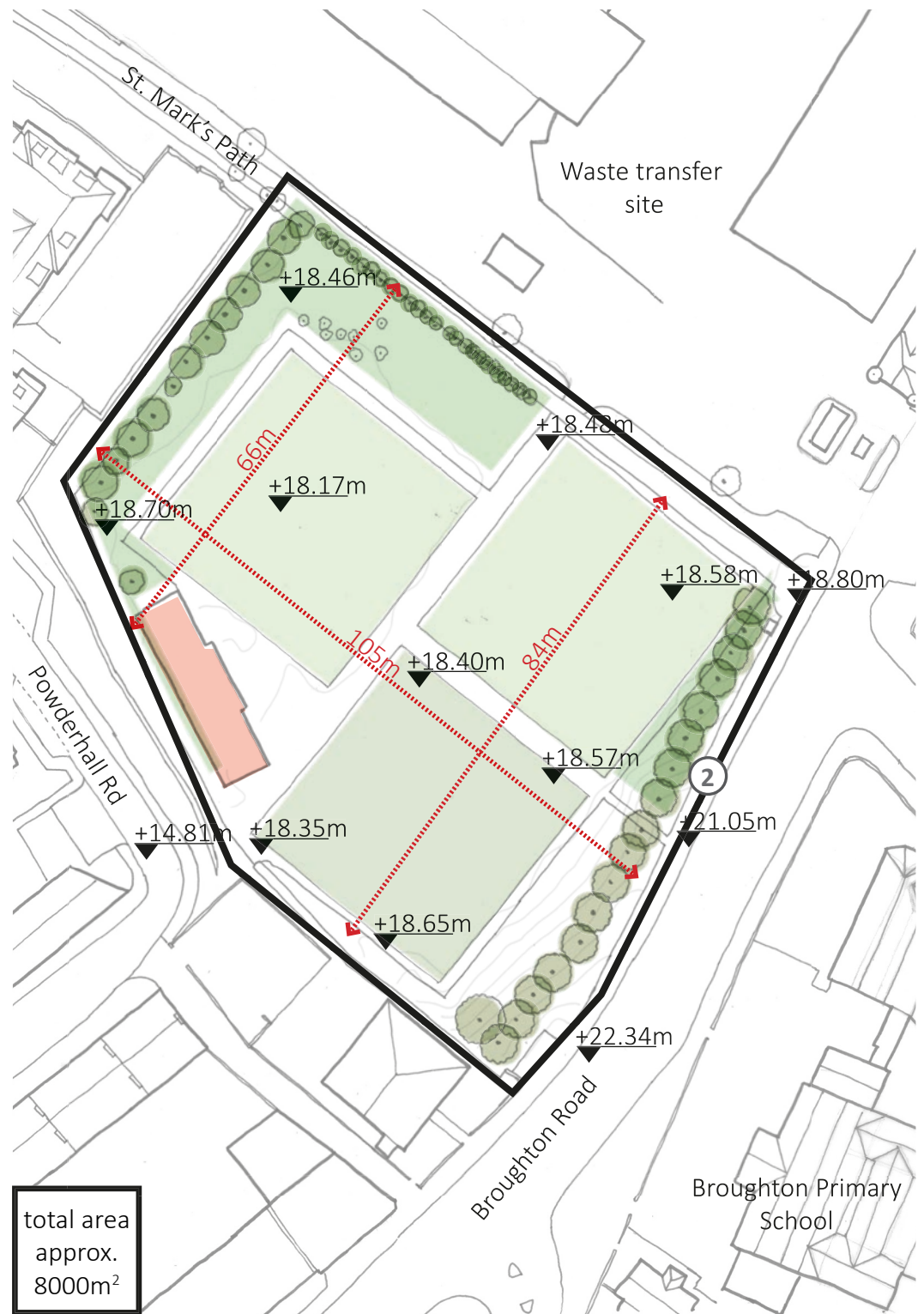
The Council's Open Space Strategy requires all homes to have access to a quality publicly accessible local green space of at least 500 square metres within 5 minutes walk.

Large Green Space

It also requires all homes to have access to a good quality large green space within 10 minutes walk of homes (800 m). Large Green Spaces should be at least 2 hectares in size, which is roughly double the size of St Andrew Square.

Play Space

In addition, the Council's Open Space Strategy requires all homes to have access to a play space of 'Good Play Value' within 10 minutes walk of home (800m); or a play space of 'Very Good Play Value' within 15 minutes walk of home (1200m).



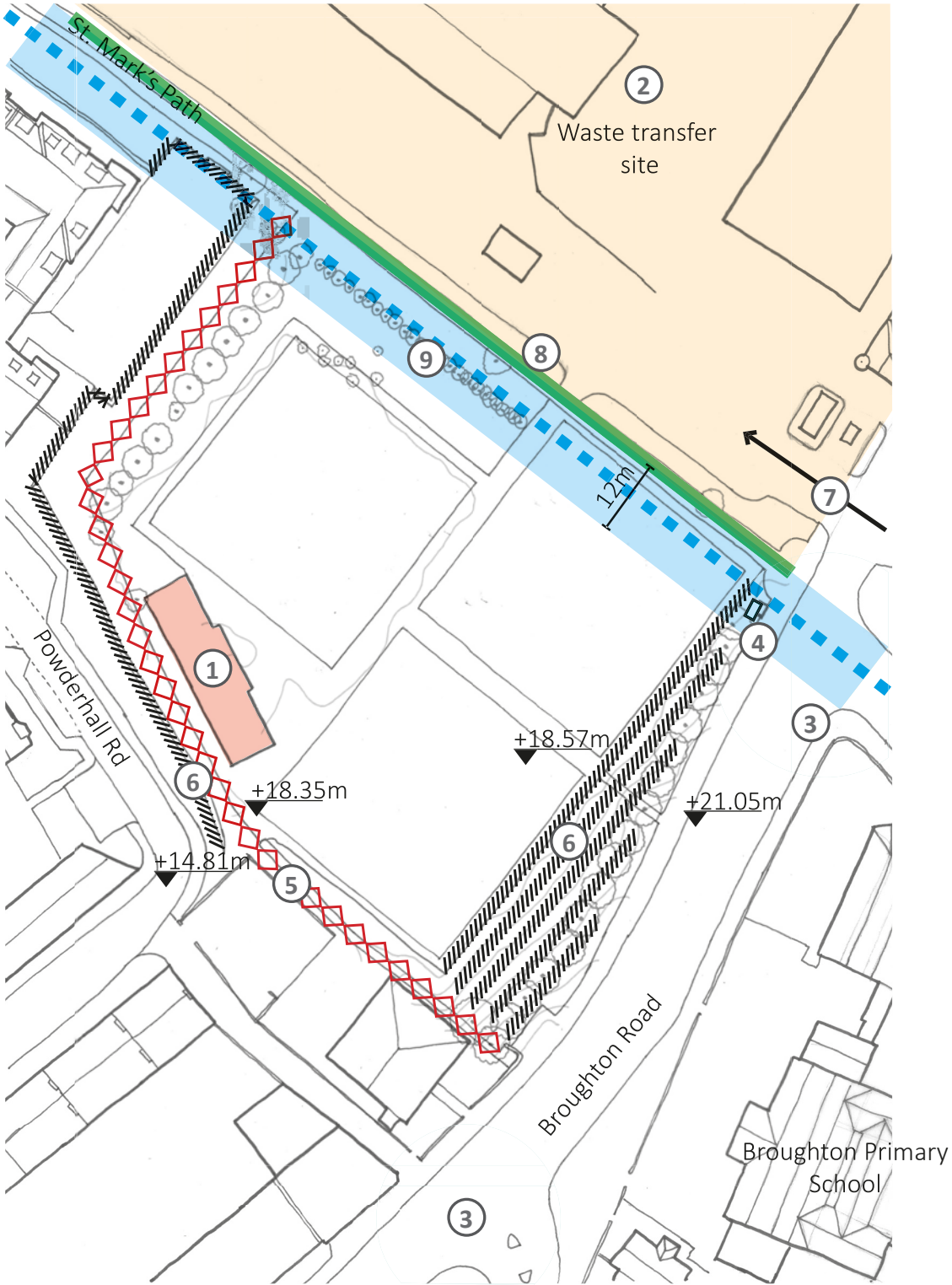
POWDERHALL_Bowling green site

Site constraints

When developing ideas for sites and communities it is important to consider and discuss constraints from the outset.

We made a start, but but please share any ideas you have.

- ① Pavilion to be demolished
- ② Waste Transfer Site
- ③ Blind / Busy Junction
- ④ Existing Police Box
- ⑤ No Access to Site
- ⑥ Steep Embankment / Retaining Structure / Steep slope
- ⑦ Existing Vehicle Access
- ⑧ St. Mark's Path
- ⑨ Large size underground sewer



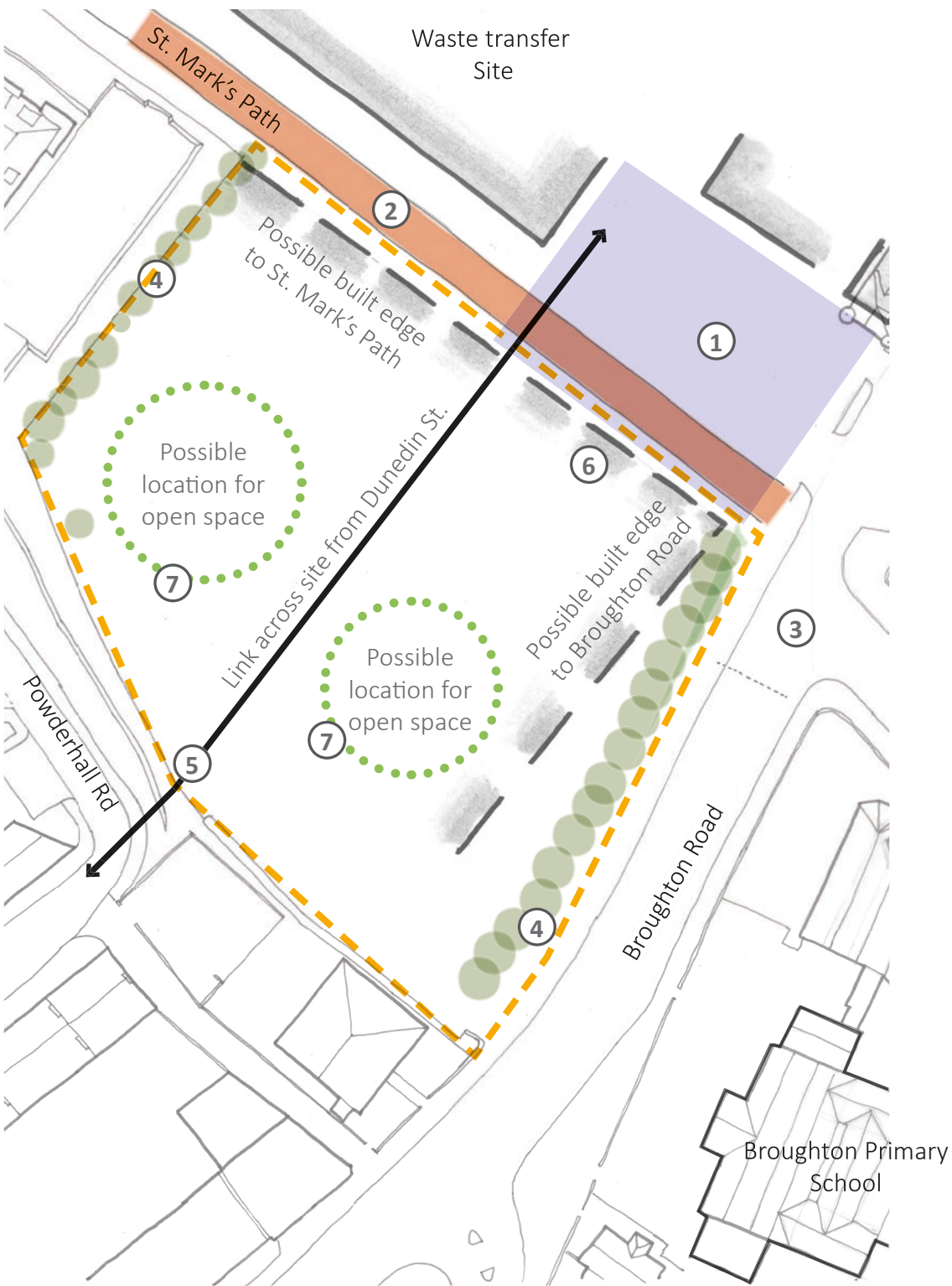
POWDERHALL_Bowling green site

Site opportunities

When developing ideas for sites and communities it is important to consider and discuss opportunities from the outset.

We made a start whilst considering the objectives if the Place Brief, but please share any ideas you have.

- ① Arrival square defined by building edge
- ② Widen St. Mark's Path
- ③ Control traffic speed
- ④ Retaining trees
- ⑤ New possible access
- ⑥ Possible built edge
- ⑦ Possible open space
- Site boundaries



POWDERHALL_Bowling green site

Early Years Expansion

In October 2016 the Scottish Government published ‘A Blueprint for 2020 – The Expansion of Early Learning and Childcare (ELC) in Scotland’ that outlined the Government’s plans to increase funded hours of early learning and childcare from 600 hours to 1140 hours by 2020. The vision of the expansion is to deliver high quality, flexible ELC which is affordable and accessible for all.

The City of Edinburgh Council has made 52 Commitments to the city as part of their coalition agreement. Commitments no. 32 and 33 relate to the expansion of ELC.

No. 32 ‘Double free early learning and child care provision, providing 1140 hours a year for all three and four year olds and eligible two year olds by 2020’

No. 33 ‘Make early years’ provision more flexible to fit families’ needs and provide additional resources to families in difficulty so that no children are educationally disadvantaged when they start formal schooling’.

The Council’s existing Early Years estate does not have the physical capacity to provide the places necessary to deliver aims and objectives of the ELC expansion.

In order to meet the Scottish Government’s objectives the Council has been allocated capital funding to provide accessible and flexible ELC settings. The setting will be operational over 50 weeks a year and open 08.00-18:00. It is the Council’s intention that the setting will offer a variety of places including all year round and term time only.

‘1140 hours = 30 hours per week during term time, or 22hours 48 minutes per week over a 50 week period”



Projections show that 11,201 three and four year olds and 1,136 two year olds will be entitled to ELC by 2020 creating a shortfall of almost 3,000 places for three-four year olds and 360 places for two year olds.



Intergenerational living can have a range of positive outcomes for individuals and communities.

Intergenerational Living

Intergenerational living has been happening for many years around the world, in particular across Europe. In the Netherlands this has been contributing to communities for some time, in part responding to government cuts which have made it increasingly difficult for an ageing population to get a subsidized apartment, but also providing numerous benefits to the residents and surrounding community.

In Barcelona the City Council and a number of Universities got together to test the idea of housing students in the homes of older people. This was started in 1996 with around 20 people and has now grown to a fully consolidated programme across Spain, operating across 27 cities.

In the UK, on a slightly different scale, in early 2017, a lecturer in Dementia, Catrin Hedd Jones, put the theory of intergenerational living into practice by taking part in a documentary on BBC1 where they introduced a small group of children into an adult day care setting. Their findings being that it greatly promotes the children’s social and emotional skills and demonstrated positive interactions with those attending the day care.

The many proven and possibly unexplored benefits of intergenerational living are wide and varied. There are social benefits of stimulating learning for old and young, and economic benefits, including the use of communal facilities. There are also wider societal benefits including reducing age segregation and tackling social isolation and loneliness amongst elderly within the community.



The health benefits of alleviating residents’ social isolation may also lead to savings elsewhere, such as in the NHS.



POWDERHALL_Bowling green site

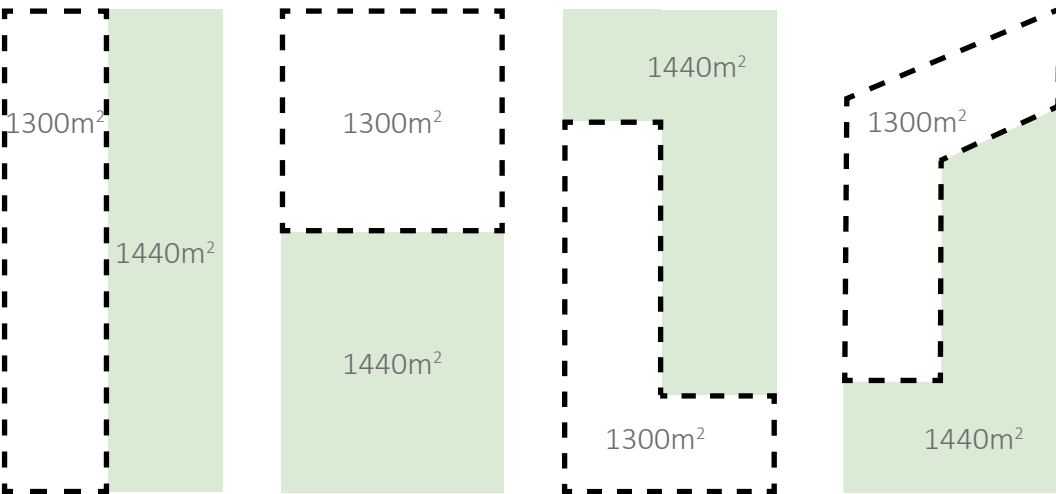
Nursery Requirements

Admin		Reception	10m ²
		Staff office	40m ²
		Managers office	15m ²
		Staff room	40m ²
		After School Club office	20m ²
		2 x Large multi-purpose rooms	52m ²
		1 x Small Multi-purpose room	15m ²
Secure area - Playrooms			
		3xPlayroom type 1	288m ²
		3 x Playroom type 2	132m ²
Facilities		3 x Storage	60m ²
		Cleaner's cupboards	4m ²
		Cloaks	60m ²
		3 x Nursery toilets	108m ²
		Adult WC+Staff Shower+Accessible WC	16m ²
		3 x Laundry/Drying room	18m ²
		3 x Kitchen	42m ²
Services		Catering Kitchen	50m ²
		Plant+Bins	50m ²
		Circulation	250m ²
3 x External Play Area			

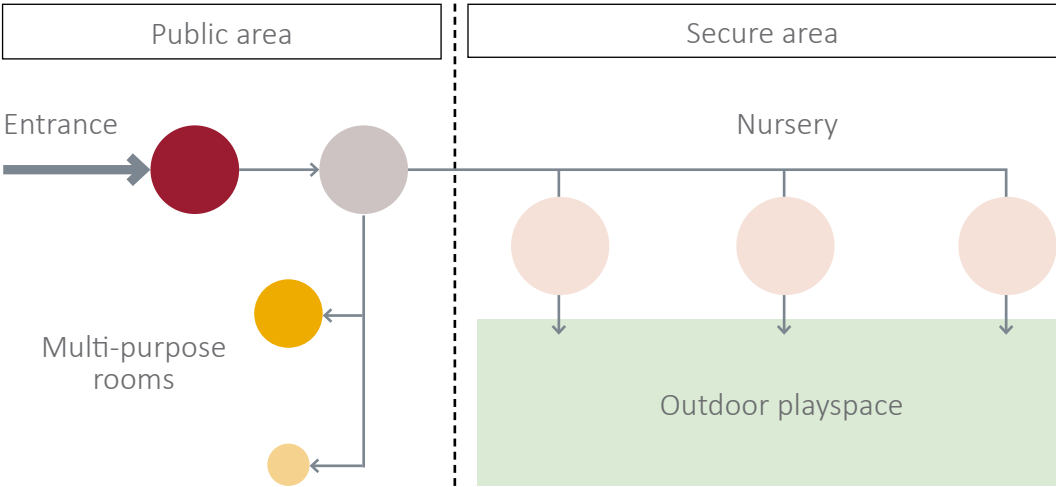
approx 1300m²

1440m²

The brief for the nursery is driven by best practice principles for early years education, the complex relationships between spaces, the thresholds between public and private and the area requirements associated with capacity. Below are diagrams exploring how the area required can be achieve in various forms.



It is intended that the multi-purpose rooms within the Nursery will be available for community use, as such it is important to allow controlled public access to these areas, whilst ensuring the children are in a safe and secure environment. This requires a control point and a separation between these functions. This is explored in the diagram below.



POWDERHALL_Bowling green site

Design Options

At the previous consultation we asked people to consider the kinds of uses they would like to see on the site, and then draw these on their own masterplan. People also had the opportunity to test their ideas on the large scale model.

The below diagrams test a number of these options for the bowling green site. We have noted some pros and cons for each of these options, and would like to hear your own views and opinions. You can also write these down on the feedback forms.



Option 1



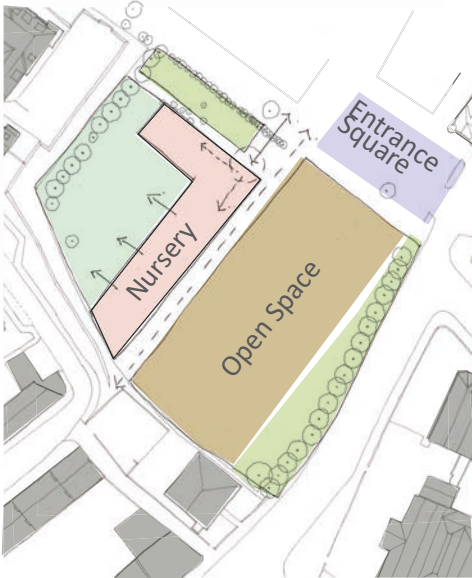
- Pros**
Large area of open amenity space
Active frontage onto entrance square
- Cons**
Nursery play space facing onto Broughton Road

Option 2



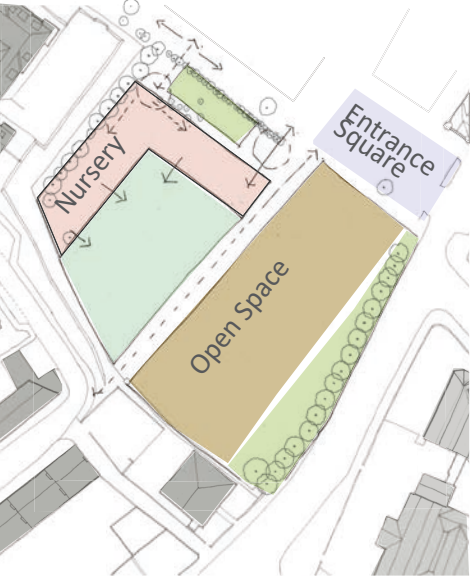
- Pros**
Active frontage to entrance square and Broughton Road
Inclusion of family housing
Protected nursery play space
- Cons**
Reduced open amenity space

Option 3



- Pros**
Large area of open amenity space
Protected nursery play space
- Cons**
Difficult service access to nursery
No active frontage to entrance square

Option 4



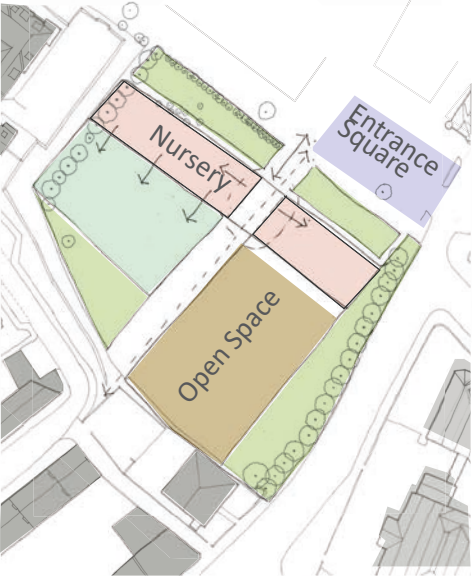
- Pros**
Large area of open amenity space
Protected nursery play space
- Cons**
Difficult service access to nursery
No active frontage to entrance square

Option 5



- Pros**
Large area of open amenity space
Some frontage to entrance square
- Cons**
Less structured arrangement
Narrow area of open amenity space

Option 6



- Pros**
Active frontage to St Mark's Path and entrance square
Large area of open amenity space
- Cons**
Split nursery building

POWDERHALL_Next Steps & Aspirations

Project Time-line

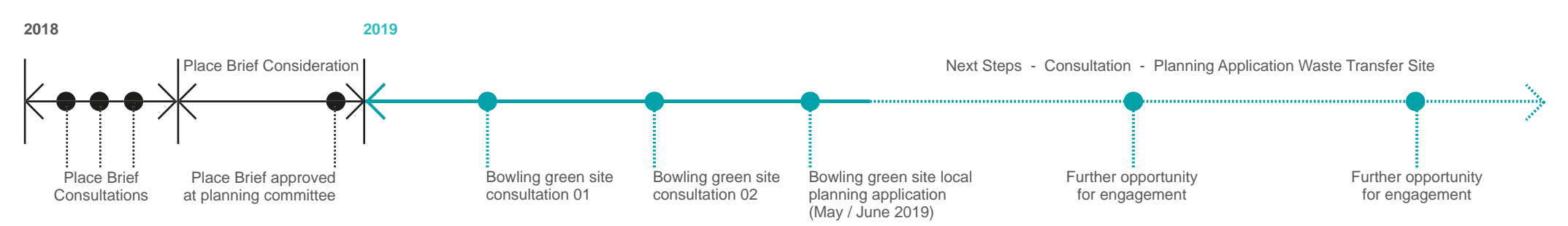
The team have been developing strategies for the Powderhall Site which respond to the Place Brief and the information and opinions gathered throughout the consultation process.

Each of the areas will be developed in further detail, and applications for planning will be submitted for them individually. This is to allow each area to progress on a time-scale suitable for the requirements of the site and proposed uses.

A planning submission for the bowling green site will be made in late Spring / early Summer 2019.

The stables building was unsuccessful with its initial application to the Scottish Government’s Regeneration Capital Grant Fund. As a result, The City of Edinburgh Council are exploring options to gain funding to deliver the original proposals of artist studios, workspaces, function spaces and external public courtyard.

The waste transfer site will require further time to develop proposals. Throughout the design process for the whole site, there will be further opportunity for community and stakeholder engagement.



21st Century Homes at Powderhall

The Council's house building programme, 21st Century Homes, are building homes for social rent, mid-market rent, full market rent and homes for sale across the city. They are dedicated to providing affordable, low-cost and energy efficient homes at Powderhall as part of a mixed-use, mixed tenure community.

COUNCIL LED HOUSING DEVELOPMENTS

Leith Fort

- High quality, vibrant and sustainable places where people want to live
- Award winning design
- Energy efficient – fabric first approach; Silver Standard as minimum
- Housing for Varying Needs
- Secure by Design
- Mixed tenure
- Mixed use – shop units, nursery provision, community facilities



Places to live, to gather and to grow



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

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



“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.”

