

POWDERHALL_Introduction

Welcome to the latest consultation for the Powderhall project, the material presented responds to the Powderhall Place Brief which was developed with The City of Edinburgh Council through engagement with the local community and stakeholders - you can read about the Powderhall Place Brief on the following boards. Whilst responding to the Place Brief, the presented material also builds upon the feedback gathered at the previous consultation which took place in March this year and focused on the former bowling greens site, and high-level strategies for the waste transfer site. What you told us at the previous consultation is also on display on the following boards.

Due to the size of the Powderhall site and various constraints such as contamination, time requirements and funding, the site has been separated into three areas:

Area 1 - Former waste transfer site
Area 2 - Former bowling greens site
Area 3 - Category B listed stables building

Each of these areas will contribute to a holistic masterplan, but developed at different time-scales.


The following boards present a summary of the process to date and proposals for a mixed use, multi-generational community. In response to the previous consultation feedback, the client's brief, and the Place Brief, we have developed two preferred options for the former bowling greens site. In addition, we have begun to test options which explore how buildings can be positioned within Area 1 - the waste transfer site. These also build upon the initial masterplan strategies.

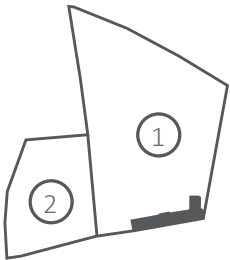
This consultation is an opportunity for you to help shape the future of Powderhall, discussing the proposals with us and providing feedback on the design development. There will be a further event prior to the planning application for Area 2.

Future consultation events will take place in 2020 which will focus on Area 1 - the former waste transfer site.

POWDERHALL_Existing Site



- Key
- ① Area 1 - Waste Transfer Site
 - ② Area 2 - Bowling Green Site
 -  Area 3 - Stables Building



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.

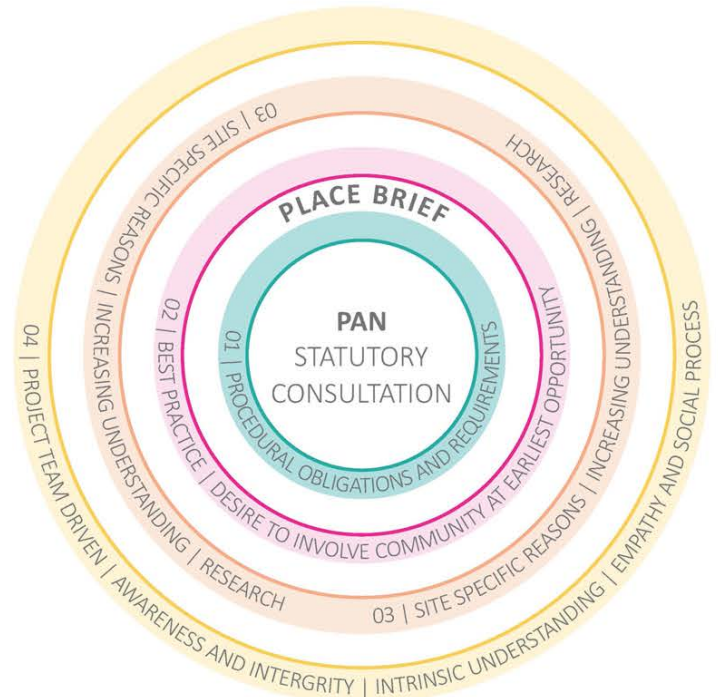
With regards to the Powderhall site, early discussions with the client and planners identified an opportunity, and responsibility to realise this significant city centre site with a genuinely collaborative approach, encompassing other stakeholders and the public. This consultation is part of a programme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



HELP PLAN AND SHAPE THE FUTURE OF
POWDERHALL
BOWLING GREEN SITE

To help develop the Bowling Green Site in relation to the Place Brief and the identified uses we'd like to know your thoughts on our initial thinking.....

Name

Postcode

Age

☐ 0-12

☐ 13-19

☐ 20-40

☐ 41-60

☐ 60+

01 Option 1

Comments

Pros

Cons

02 Option 2

Comments

Pros

Cons

03 Option 3

Comments

Pros

Cons

N

Questionnaire

In addition to the options appraisal, respondents to the consultation event were asked a series of questions to gather further insight and understanding of their views about the open amenity space; who might take on responsibility for this space and the idea of intergenerational living. There was also the opportunity to record any other comments relating to the proposals.

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

Options Appraisal

Those who attended were asked to consider and comment on six options for Area 2 - the former bowling greens site, and record their opinions and ideas on the options appraisal form. Respondents were asked to consider the pros and cons for each of the options and had the opportunity to write down any additional comments.

HELP PLAN AND SHAPE THE FUTURE OF
POWDERHALL
BOWLING GREEN SITE

Name

Postcode

Age

☐ 0-12

☐ 13-19

☐ 20-40

☐ 41-60

☐ 60+

Q.01

Open Amenity Space: Please let us know the types of uses you think would be suitable for the open amenity space shown on the 6 options for the bowling green site.

Q.02

User groups: Are there any organisations or groups who you think would take on responsibility for maintaining the open amenity space?

Q.03

Intergenerational Living: Please let us know your thoughts on elderly housing and an early years nursery.

Site Plan / Strategy

The third exercise asked respondents to propose their own site strategy or masterplan for the bowling green site.

A blank site plan was provided, these were coloured in, sketched over and written on, providing a collection of plans which were varied in terms of ideas, layouts and details.

HELP PLAN AND SHAPE THE FUTURE OF
POWDERHALL
BOWLING GREEN SITE

Show us your thoughts on any other locations on the Bowling Green Site for a Nursery, Elderly Housing, Family Housing and Public Amenity. Please colour in the plan below to indicate where you think these would be best located.

Any other comments

Please use this space for any further ideas you may have.....

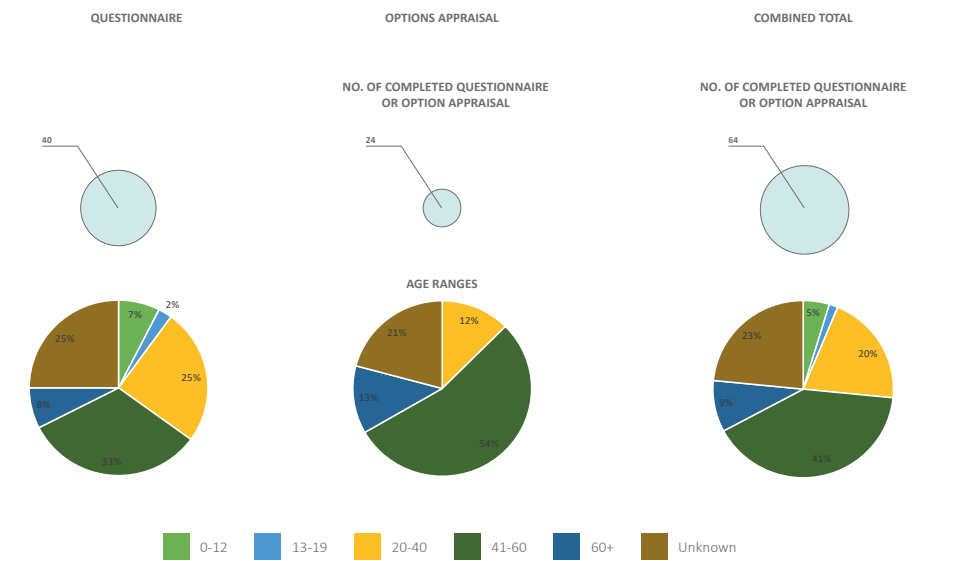
Collective Architecture comply with General Data Protection Regulation (GDPR) and the Data Protection Act 2018. If you have any questions or concerns about your personal data, please do not hesitate to contact us.

Attendance and Response

Approximately 120 people attended and contributed to the consultation. 64 people filled out either the Options Appraisal, Questionnaire, or both. 50% of those who provided feedback were aged 41 or older, the age brackets 0-12 years and 13-19 years were the least represented.

The presented material and opportunity for feedback were also made available online for further consultation where 3 people responded.

The opposite diagrams show the number of people who filled out either a options appraisal, Questionnaire, or both.



0-12

13-19

20-40

41-60

60+

Unknown

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

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 for the team to aim towards.

OPEN AMENITY SPACE

| Question | Open Amenity Space: Please let us know the types of uses you think would be suitable for the open amenity space shown on the 6 options for the bowling green site. |
|---|--|
| Most commonly referenced uses | |
| Public park - A public park / Play area / Area with planting and seating. | Total14 |
| Sports / Exercise - A sports pitch / Area for exercise / Outdoor Gym | 10 |
| Community / Social Area - Community venue / Occasional events. i.e. market and performances | 7 |
| Growing Space - Community Growing / Allotments / Raised Planters | 6 |
| Broughton Primary School - Space for Broughton Primary School and After School Club / Controlled access for community out with school hours | 5 |
| Bowling Greens - Reinstate the bowling and / or putting greens | 3 |
| Additional Answers / Statements | |

"Think big, think long-term and look at places which are vibrant - the solution is not as simple as a football pitch or dog patch."

"I disagree so much valuable space will go to amenity when there are two parks nearby that would benefit from investment."

"We need neighbourhood feel..."

Questionnaire Results

USER GROUPS

| Question | User groups: Are there any organisations or groups who you think would take on responsibility for maintaining the open amenity space? |
|--|---|
| Most commonly referenced user groups | |
| Total | |
| Broughton Primary School (outdoor learning) | 5 |
| City of Edinburgh Council | 5 |
| Local residents/Volunteer neighbours | 4 |
| Redbraes Community Garden | 2 |
| Gardening/Allotments | 2 |
| Friends of Pilrig Park (allotments holder) | 2 |
| Redbraes Community Garden | 2 |
| Grace Baptist Church / Saheliya / Leith Chooses / British Military Fitness / Model Airplane Groups / Warriston / Pickleball Social Club Allotments | 1 |
| Inspirational Answers / Statements | |
| "School kids should have the opportunity to access this space for educational purposes, such as growing plants, or physical education." | |
| "Perhaps elderly residents could enjoy gardening with the nursery children?" | |

ANY OTHER COMMENTS

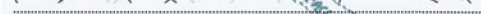
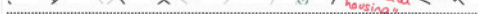
| Question | Any other comments: Please use this space for any other ideas you may have... |
|--|---|
| Most commonly referenced ideas and opinions | |
| Total | |
| Retain Bowling Greens - Retain bowling greens for Broughton Primary School. | 8 |
| Open Space and Trees - Retain and enhance an area of open space on the bowling green site and increase the number of trees / biodiversity | 8 |
| Privacy and Noise - Concerns of privacy / overlooking / levels of noise | 2 |
| Traffic and Parking - Concerns about the impact of the nursery on local traffic and parking | 2 |
| Building Heights - Don't build high rise / keep development low-rise | 2 |
| Additional Answers / Statements | |
| "...please make a divided path for cyclists and pedestrians... to avoid conflict and dangers." | |
| "More housing, use amenity investment at St. Mark's and Redbraes. Old and young deserve an equal share of this site." | |
| "...interesting vision for multi-generational mix... but overcoming idealism and making it a reality will require much enthusiastic commitment from the community itself." | |

INTERGENERATIONAL LIVING

| Question | Intergenerational Living: Please let us know your thoughts on elderly housing and an early years nursery. |
|--|---|
| Most commonly referenced ideas or concerns | |
| Total | |
| Good Idea - Good idea to integrate elderly with younger generations. | 19 |
| Servicing / Parking - Concerns about access, parking and servicing | 5 |
| Loss of Amenity Space - Concerned about losing amenity open space | 5 |
| Noise / Acoustics - Concerns about noise from nursery play space for new and / or existing residents | 4 |
| Over Development - No housing and / or a nursery should be built on the bowling green site. | 4 |
| Encourage Relationships Between Generations - Provide shared space to integrate elderly and young. | 3 |
| Inspirational Answers / Statements | |
| "I am fully on board with the concept of a close relationship between the old and the very young. Close proximity between a nursery and elderly housing would maximise opportunities for these relationship to develop." | |
| "Very forward thinking - keeping generations connected - reducing isolation" | |
| "GREAT. This could become the CEC's new exemplar model for intergenerational living in Edinburgh/Scotland = MORE PLEASE!" | |

March 2019

This board shows a selection of the site plans / strategies which were developed by the community at the consultation. The full selection of ideas are included in the booklet below.



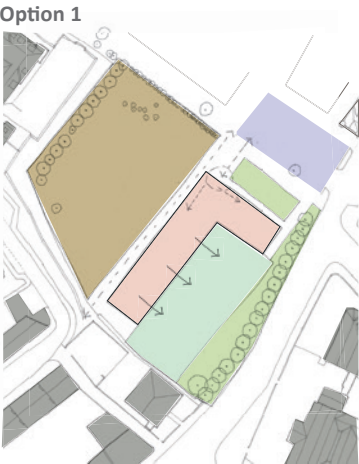
POWDERHALL_What you told us. Consultation 04

March 2019

Options Appraisal

Below are the 6 options which were presented at the previous consultation, adjacent to them are the responses which were most referenced on the appraisal form. Each answer was recorded, categorised and tallied up.

- Nursery with older person housing above.
- Nursery playground / garden
- Family housing
- Nursery with older person housing above.
- Landscaped area
- Entrance / arrival square



Qualities identified in the feedback forms

Positive Qualities

Open / Green Space - Open / Green space is visible to all. The building is not right on the road.

Nursery Play Space - Less fencing is required for the nursery play space, and it is separate and secure

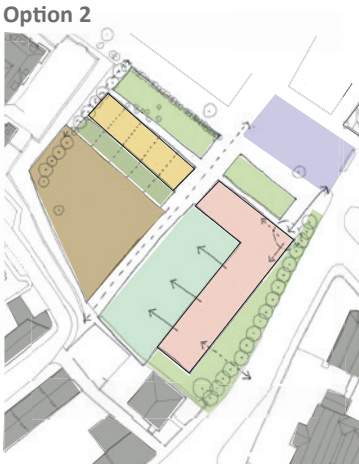
Public Space - Half of the area is retained as public space

Concerns / Negative Qualities

Noise - Adjacency to road may be too noisy for elderly residents. Too noisy for local residents - no screening to Dunedin St.

Loss of Amenity Space - Loss of existing public space used by Primary School.

Excess of Amenity Space - Amenity area too large. A large open area which would attract much more people at all hours



Qualities identified in the feedback forms

Positive Qualities

Amenity Space - Amenity space visible+accessible. Could still be used by school like Leith Links.

Housing - Option has some housing but needs more.

Concerns / Negative Qualities

Noise - Noise from nursery play area will impact local residents.

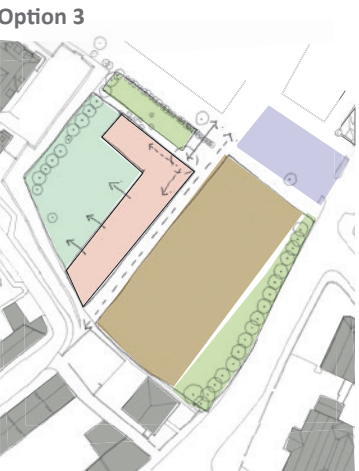
Link to Broughton Primary School - This option closes the open aspect from the Primary School.

Amenity Space - Not enough 'green space'. Smaller amenity space

Additional Answers / Statements

"Given the proximity to the park and the suggestions for the refuse site, the loss of amenity space is not a problem."

"Brown area could be used as a quiet area for people in elderly accommodation. This could be laid out as gardens with benches etc. for them to have come time outdoors."



Qualities identified in the feedback forms

Positive Qualities

Nursery Play Space - Play area safe from road noise. The Nursery shields the play space and amenity from the road.
Primary School+public can still use the space-it's more accessible and looks better next to the road.

Nursery Location - Nursery is away from the road

Concerns / Negative Qualities

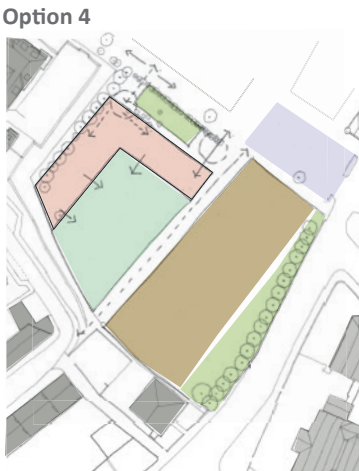
Noise - Nursery play area - noisy for local residents already have noisy nursery on Broughton Rd.

Nursery Location - Nursery further from school. It turns back to sun. It would block off the back space unnecessarily.

Amenity Space - Location suggests public access to amenity space for dog fouling

Additional Answers / Statements

"In my experience of researching occupants within green spaces, to ensure a large space is used it requires facilities (i.e. toilets/changing/shelter); people to organise and things such as equipment, sports items etc."



Qualities identified in the feedback forms

Positive Qualities

Orientation - Orientated towards the sun. Better orientation to playground to public space for design flow

Amenity Space - Good amount of amenity. Large green area with view from the road.

Noise - Quieter for residential.

Concerns / Negative Qualities

Noise - Play area not screened. Noise would affect local residents.

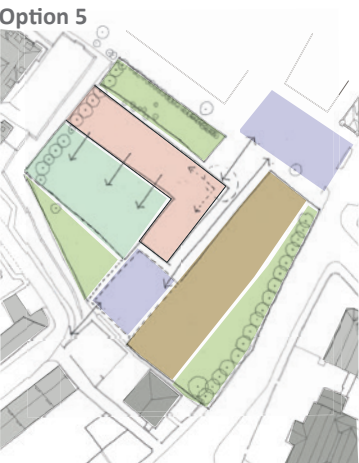
Parking - what are the parking arrangements for the nursery?

Amenity Space - Location suggests public access to amenity space for dog fouling

Housing - Too much amenity + public space- no residential

Additional Answers / Statements

"I like the idea of the mixed use and the nursery could also double up as changing/meeting facilities for people."



Qualities identified in the feedback forms

Positive Qualities

Noise - Nursery play area has better screening for noise here.

Nursery Location - Rotation of nursery protects views

Concerns / Negative Qualities

Housing - Not ambitious enough- no housing

Nursery Location - Nursery further from school. It turns back to sun. It would block off the back space unnecessarily.

Amenity Space - Complicated, fiddly little areas. No feeling of space. Green space is rendered useless in fragmentation. Loses amenity space



Qualities identified in the feedback forms

Positive Qualities

Nursery Location - Nursery access closer to school over road.

Noise - Better screening of noise from nursery play area

Concerns / Negative Qualities

Nursery Location - Too fragmented. This option isn't particularly clear as to how it would work. Split nursery very difficult to manage and makes it two different entities.

Amenity Space - Loss of amenity space.

St Mark's Path - Closes up St. Mark's Path

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.

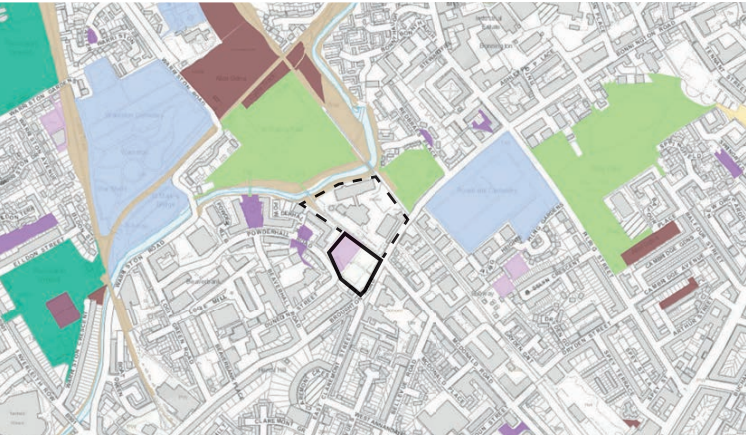


POWDERHALL_Bowling green site

Existing site

CEC Open Space Map 2016

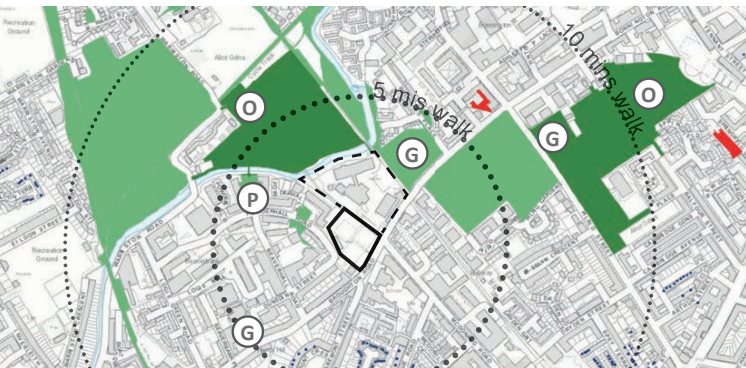
Open space categories as defined in the Planning Advice Note 65 – Planning and Open Space



| | | |
|----------------------|---------------------|---------------|
| 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 |
| G Good play spaces | O Fair play spaces |
| | P Non Council |

Local Green Space

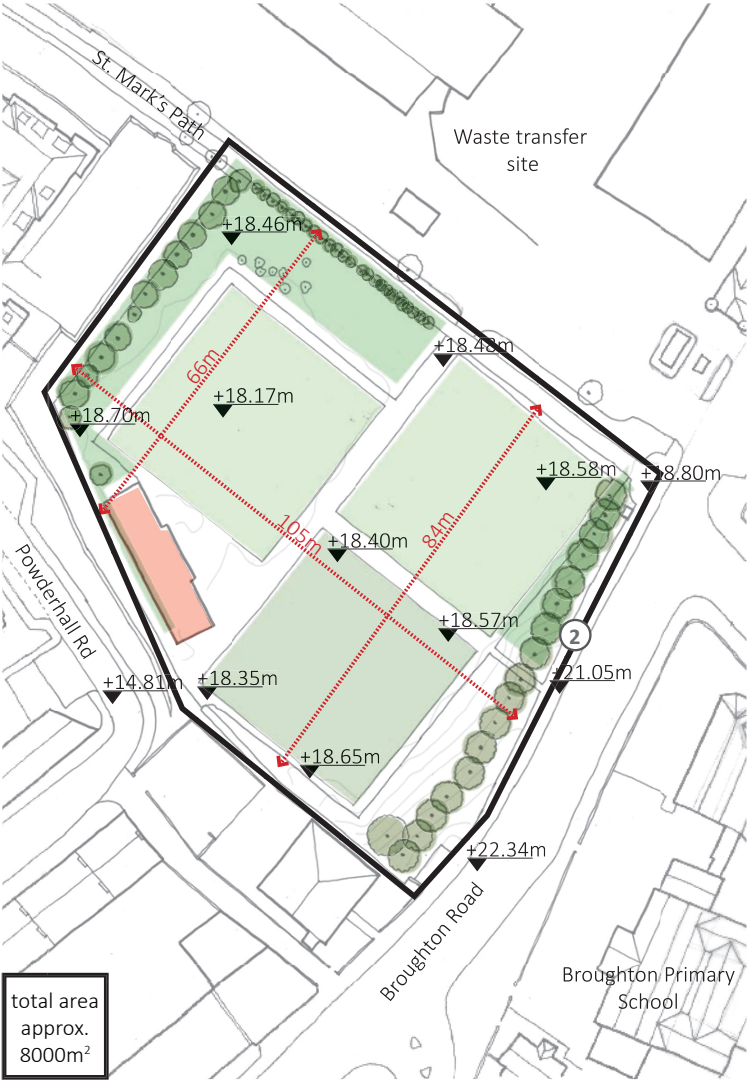
The Council's Open Space Strategy requires all homes to have access to a quality publicly accessible local green space of at least 500 square metres within 5 minutes walk.

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).



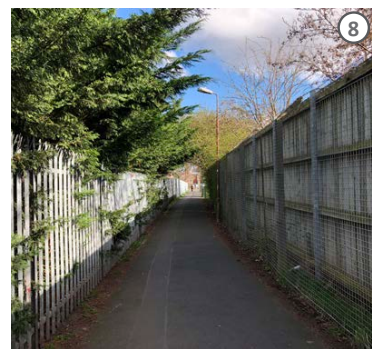
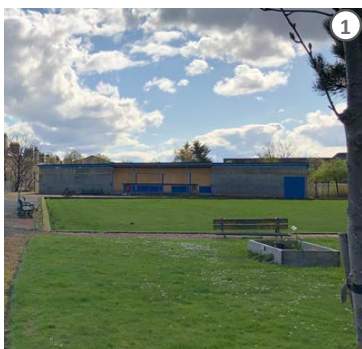
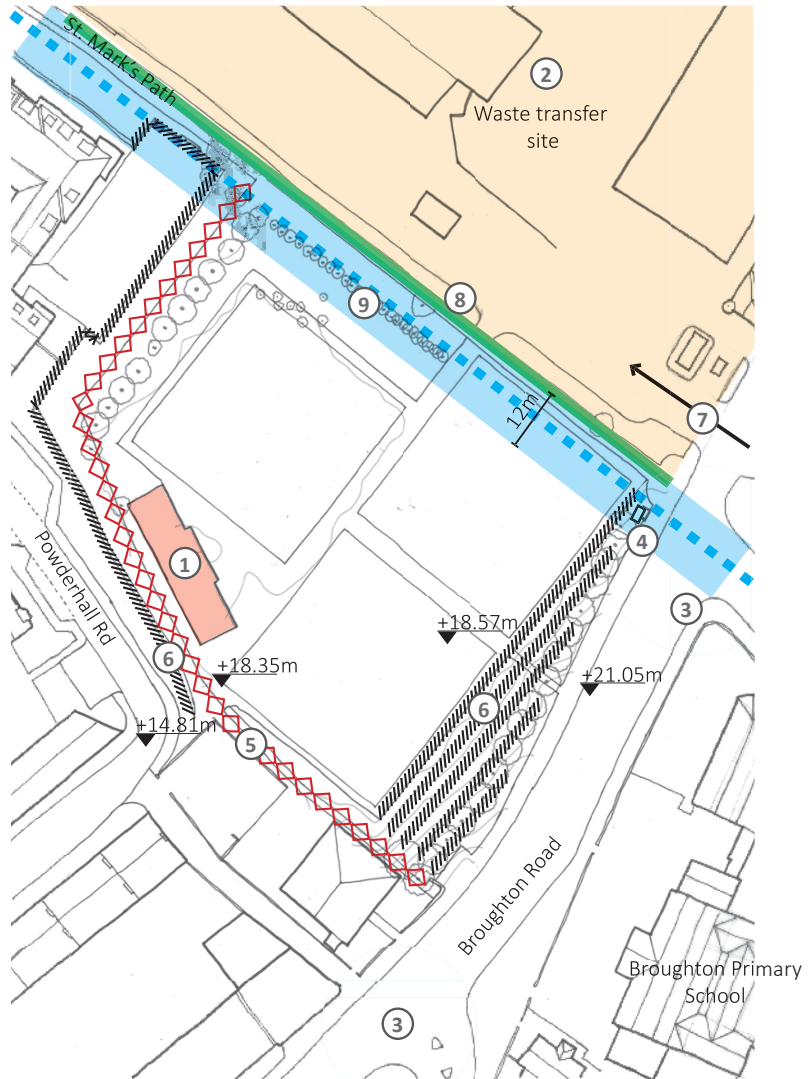
POWDERHALL_Bowling green site

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




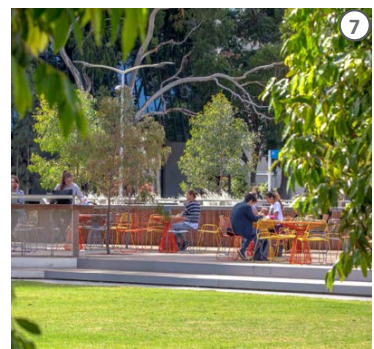
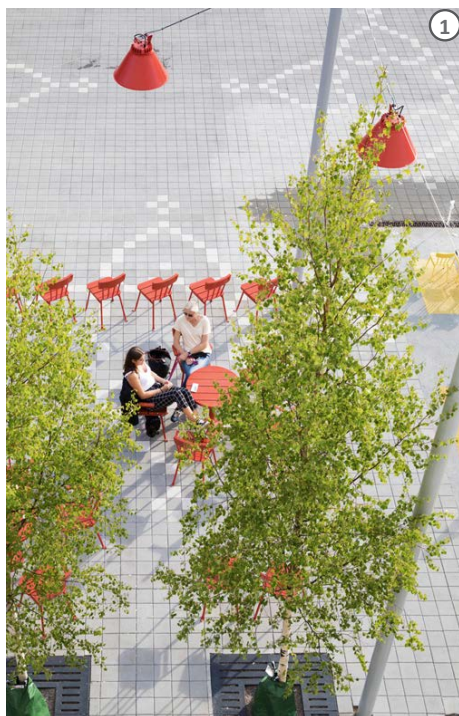
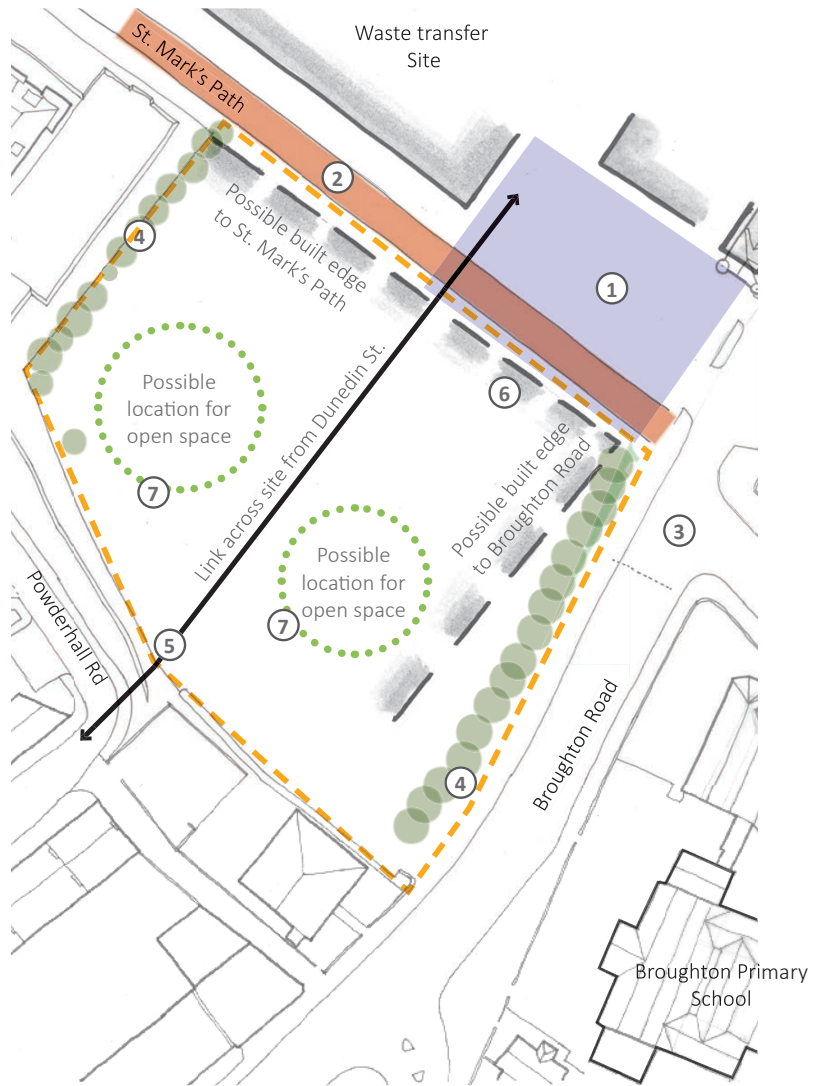
POWDERHALL_Bowling green site

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

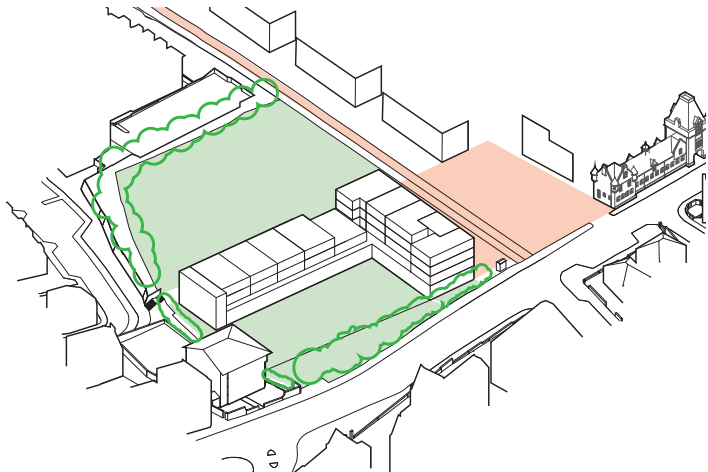


POWDERHALL_Area 2 - Bowling Greens Site

Option 1

Two preferred options have been developed in further detail. These options have been developed in response to the Place Brief, previous consultation and discussions with CEC planning. As a result the amenity space on both options has been maximised.

Option 1 creates an open aspect from Broughton Road whilst creating a built edge to the path which runs across the site. The second entrance for the older persons housing is located near the steps which provide a connection to the neighbouring communities.



3D view showing massing and relationship with outdoor spaces



View from St. Mark's Path



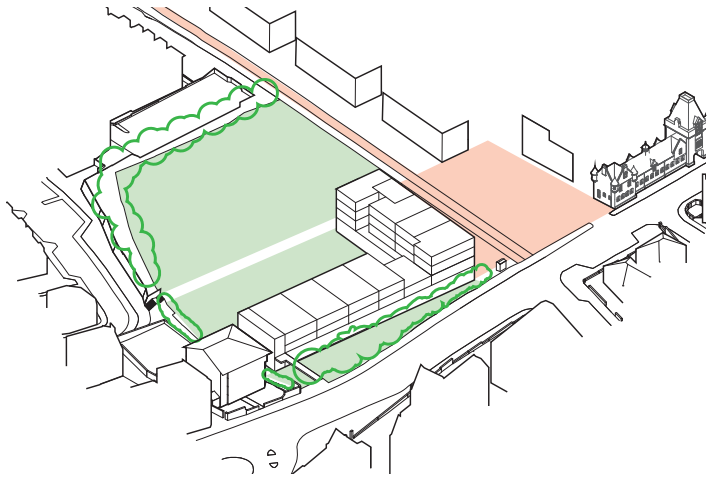
Site Plan

POWDERHALL_Area 2 - Bowling Greens Site

Option 2

Two preferred options have been developed in further detail. These options have been developed in response to the Place Brief, previous consultation and discussions with CEC planning. As a result the amenity space on both options has been maximised.

Option 2 creates a built frontage Broughton Road whilst creating a more open aspect from the path which runs across the site. The second entrance for the older persons housing is accessed from a bridge which connects to Broughton Road.



3D view showing massing and relationship with outdoor spaces



View from St. Mark's Path



Site Plan

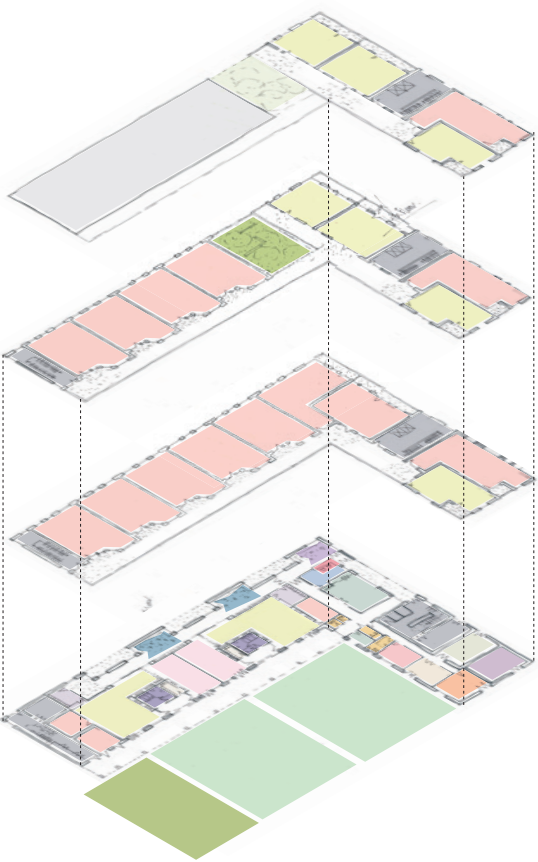
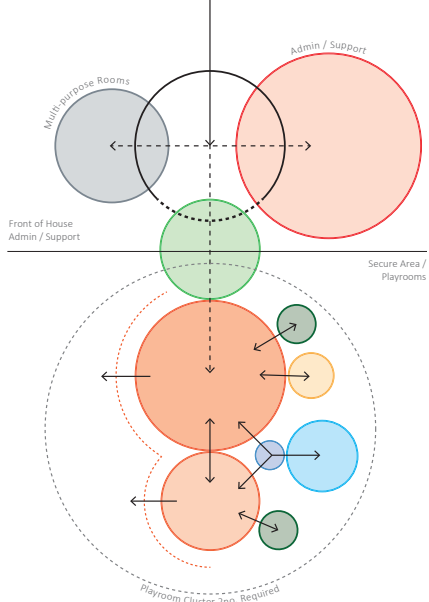
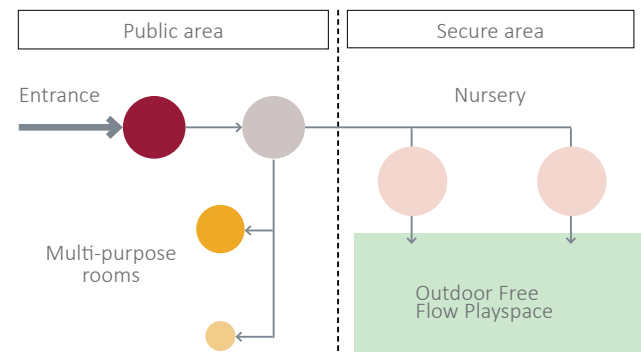
POWDERHALL_Area 2 - Option 1

Nursery and Older Persons Design

The developed proposal combines the nursery at ground floor with older person’s housing above. Both uses share a covered entrance, with a secondary entrance for the older person’s housing. There is a flexible, multi-purpose room at ground floor which can be used by the community or service providers. This room has generous storage and a small kitchenette for tea and coffee making.

As the multi-purpose room will be available for community use, it is important to allow controlled public access to this area, 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.

The brief for the nursery is driven by best practice principles for early years education. Within the nursery there are complex requirements for each of the rooms, how these are accessed and how they connect with each other. The diagram below explores some of these adiacencies.



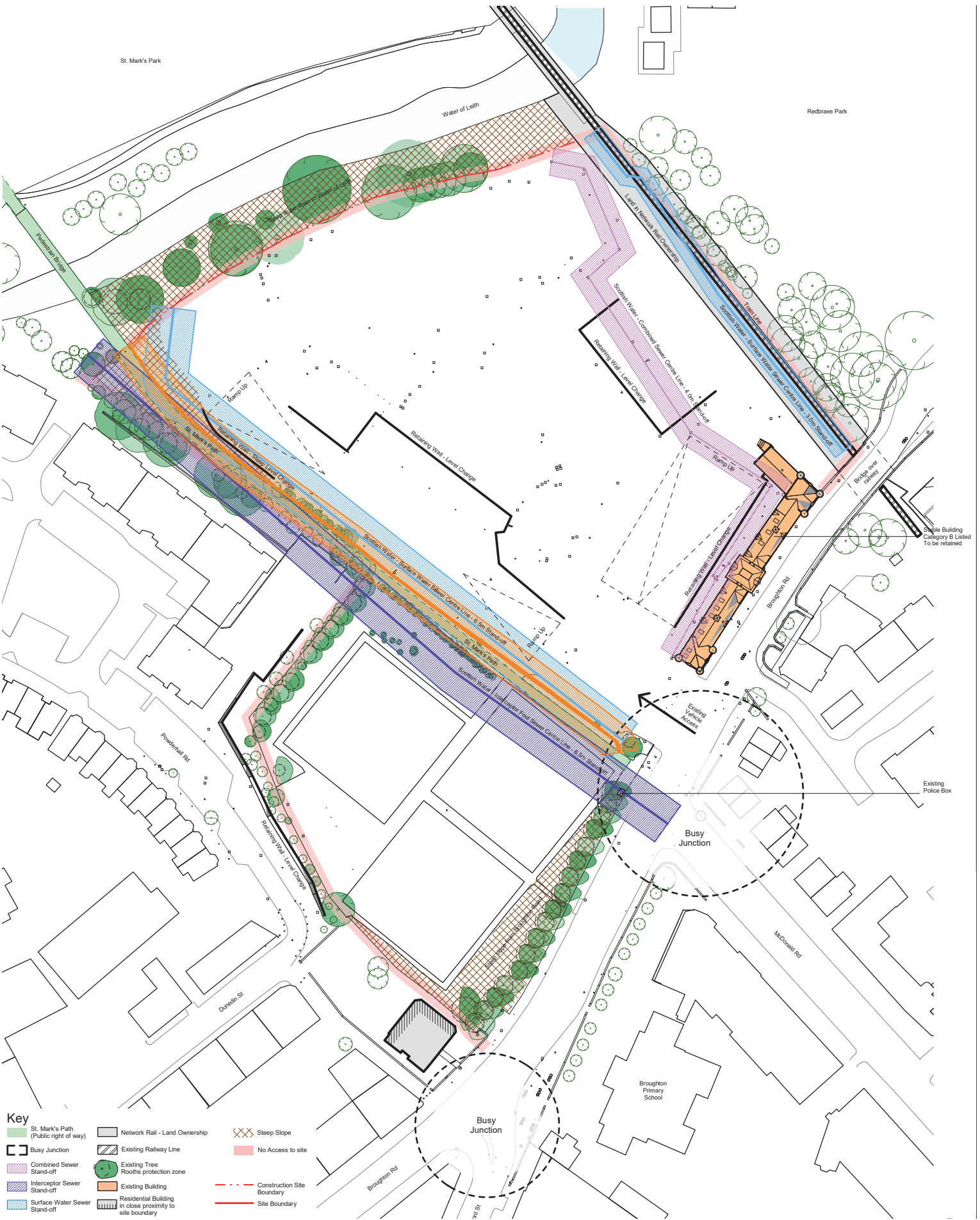
Drawing showing how the uses stack and the relationship between the external spaces



Ground floor plan

| Key | | Older Persons Housing | Nursery | Admin |
|-----------------------|------------------|-----------------------|---------|-------|
| 2 bed accessible unit | Large play space | Admin | | |
| 1 bed accessible unit | Small play space | Catering Kitchen | | |
| Shared external space | Nursery kitchen | Multi-purpose room | | |
| | Storage | Staff room | | |
| | WCs | | | |

POWDERHALL_Full Site - Constraints



POWDERHALL_Area 1 - Waste Transfer Site

Site Constraints

There are a number of constraints which have an impact on the design and future construction on the waste transfer site, these arise from topography, access, the surrounding context and existing infrastructure.

The Category B listed stables building defines the site boundary to Broughton Rd. While The Water of Leith and the slope towards it create a strong boundary on the opposite side. These, along with the railway to the North mean that access to the site is challenging.

Pedestrian access is limited to St Mark's Path (which is categorised as a Local Path within Edinburgh's path network) and Broughton Road, while vehicle access is even more challenging, with only one point of entry or exit. In addition the junctions of Broughton Rd at McDonald Rd and East Claremont St have been identified as busy and difficult for pedestrians to cross.

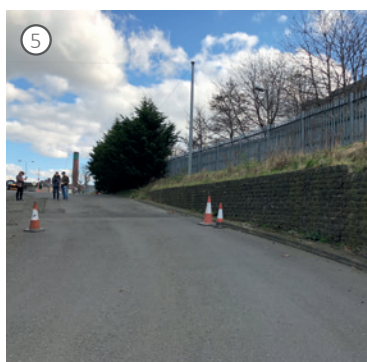
There is a large underground sewer and high-voltage cables which run parallel to St Mark's Path. These have a stand-off zone of approximately 6m, within this zone no buildings can be placed, additionally no trees should be planted.

Levels within the WTS vary greatly and there are a number of existing retaining structures or steep level changes.

- Buildings to be demolished (now demolished)
- Bowling Green Site (Area 2)
- Blind / Busy Junction
- Stables building to be retained
- Area out with CEC ownership (railway line)
- No Access to Site
- Steep Embankment / Retaining Structure
- Existing Vehicle Access
- St. Mark's Path
- Below Ground Services
- Adjacent residential building



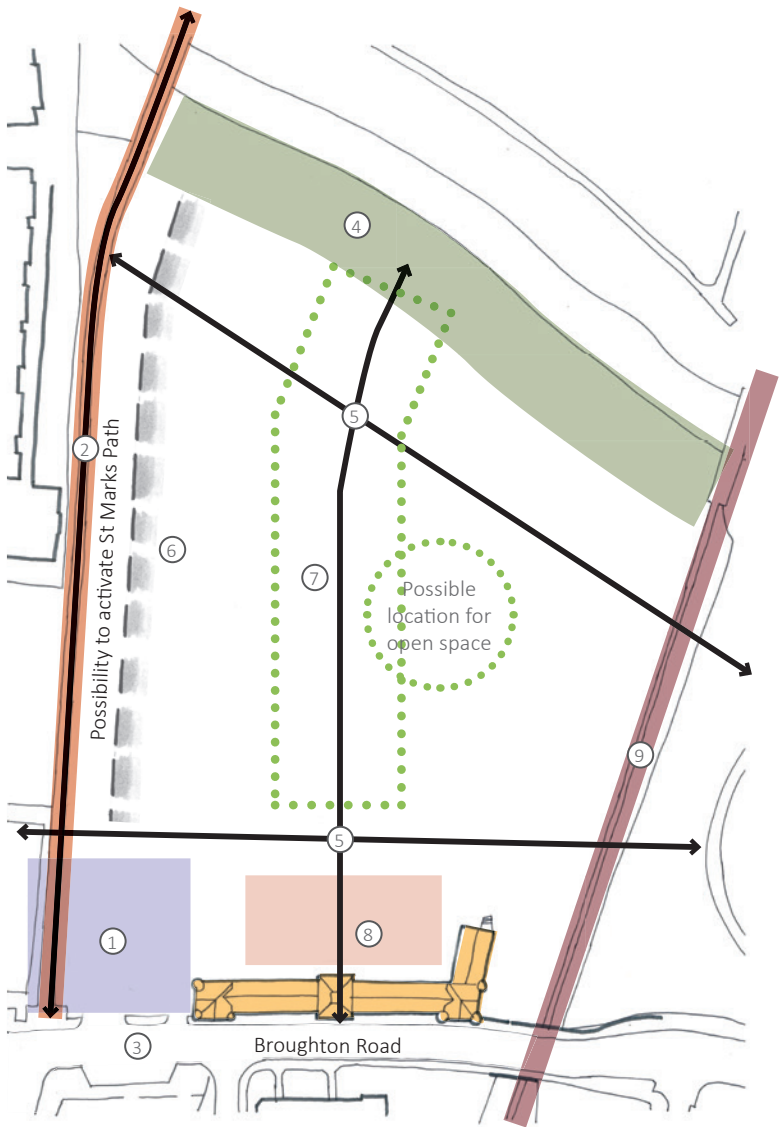
Waste Transfer Site Constraints



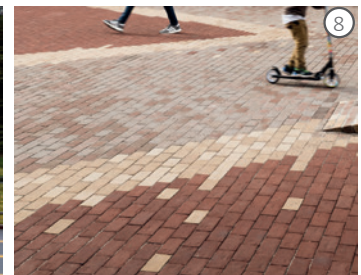
POWDERHALL_Area 1 - Waste Transfer Site

Site Opportunities

A number of opportunities are presented in response to the site constraints, Place Brief and the holistic masterplan, these are indicated on the plan opposite and the images below indicate the types of uses or potential character of these spaces.



Waste Transfer Site Opportunities



POWDERHALL_Area 1 - Masterplan Approach

Site Strategies

Creating Connections within Existing Context

A network of connections underpin the masterplan/site strategy. Working with the existing context, with an aim to strengthen connections; relationships; and views gave the project the principals which were further developed in more detail.



St Marks Path
Potential to reinforce St. Mark's Path and strengthen the connection between St Marks Park and Broughton Road Park beyond by creating a generous public entrance square.



Route 01
Potential to use the site to connect Redbraes park to St Marks Path, Powderhall Road and the community beyond.



Route 02
Opportunity to have a secondary connection though to Redbraes Park due to the depth of the site. This secondary connection reinforces a relationship between the two parks that are separated by the Water of Leith.




Proposed Network of Routes
This diagram shows the combined routes which: strengthen St. Mark's Path and the connection between Broughton Road and St. Mark's Park; creates a green corridor which stretches from the stables building down to The Water of Leith; connects the existing path network, and neighbourhoods across the site, allowing pedestrian access into Redbraes Park and beyond.


Key Principals

Key Aims and Ideas

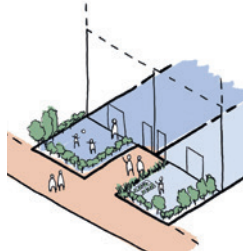
A series of key principals are in development for the Waste Transfer Site. These principals are considering important features such as



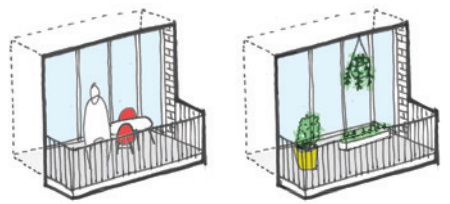
Long Views to the City and Beyond




Long Views across St Marks Park towards the Sea




Family homes on ground level, encouraging interaction




Elevated Amenity Space, oriented South / South West




Private Gardens, Active Ground Level




Natural Surveillance, Elevated Amenity Space




Place to Gather and Play, Growing Space



Central Green Space, Orientated to the Sun



Wild Meadow_Scents, Species and Wild Life













Ground Floor Living, Gardens and Activity

POWDERHALL_Place Brief qualities | Site strategy

Outdoor Amenity Space



-  ① Public Garden
-  ② Stables Building Public Courtyard
-  ③ Entrance Square
-  ④ Early Years Nursery and Play Space or Public Open Space
-  ⑤ Early Years Nursery and PlaySpace or Public Open Space
-  ⑥ St Mark's Path
-  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

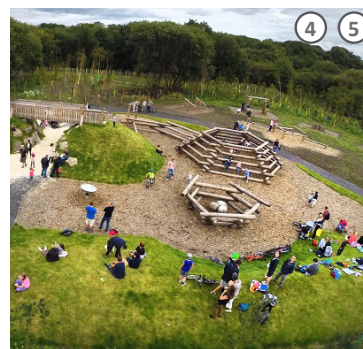
community spaces
active frontages
landscaping

ADAPTABLE

mixed use
homes for all ages and abilities
community green space

RESOURCE EFFICIENT

suds
sustainable construction
silver standard aspects
community growing spaces



POWDERHALL_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

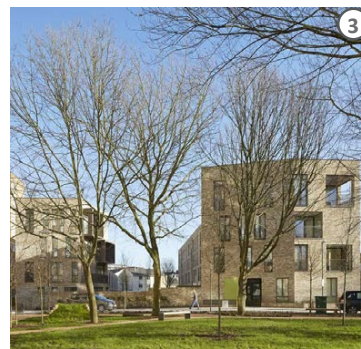
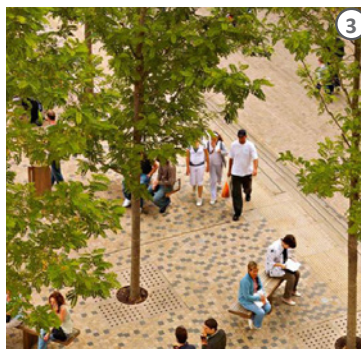
community spaces
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community growing spaces

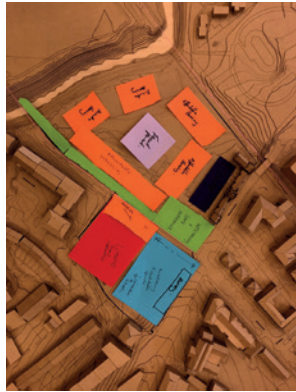
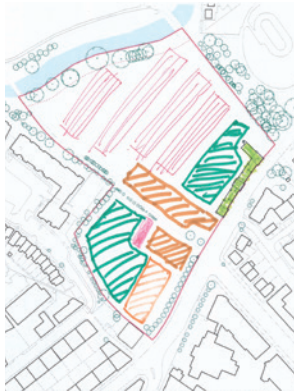
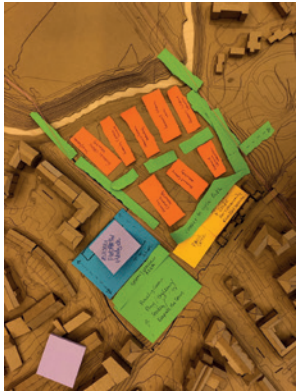


POWDERHALL_Area 1 - Masterplan Approach

Design Options - Consultation

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 images to the right test a number of these options on the full site.



Testing Design Options

Urban grain and natural landscape



Using the site strategy principals the concept of connections between the urban grain and natural landscape has begun to be tested in various building arrangements as seen in the diagrams to the right.

These focus on two principle axis which relate to St Mark's and Redbraes parks.

These include the formation of court yards, private and public amenity spaces, building forms such as terraces and square blocks.

Whilst exploring building arrangements and connections, this provides the client with an initial, high-level understanding of potential built form on the site.



Option 1 - Primary axis towards St Mark's Park



Option 2 - Primary axis towards St Mark's Park



Option 3 - Primary axis towards Redbraes Park

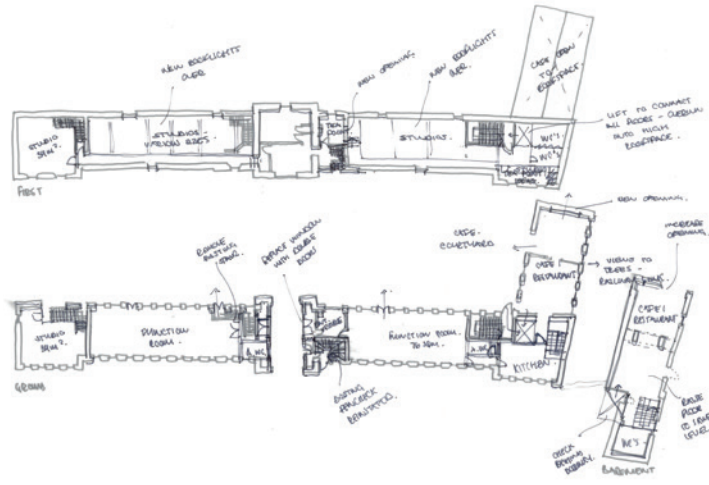
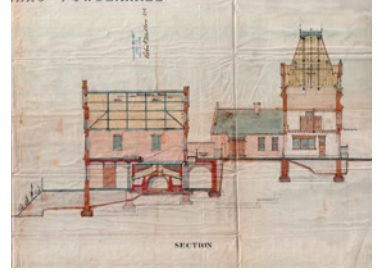


Option 4 - Primary axis towards Redbraes Park

POWDERHALL_Next Steps - Stables Building

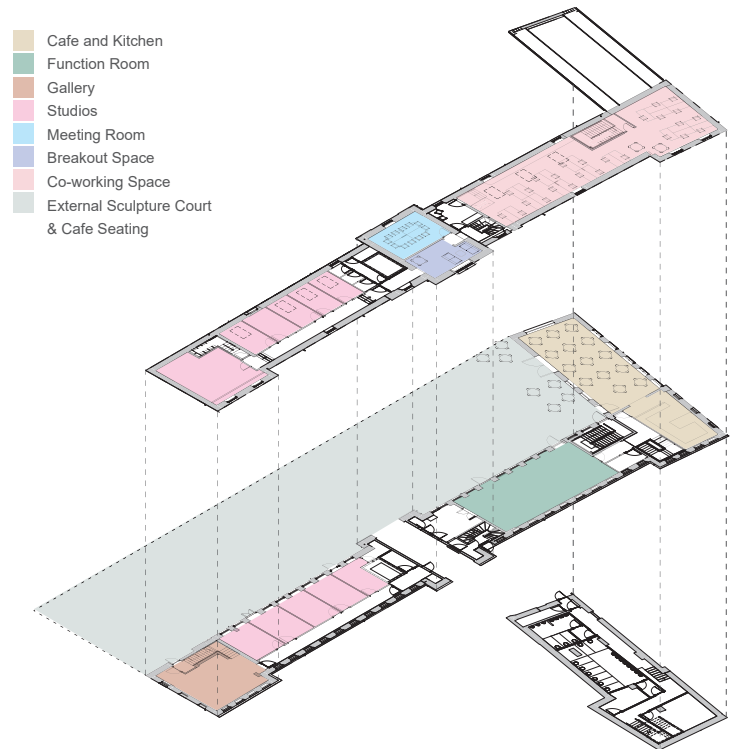
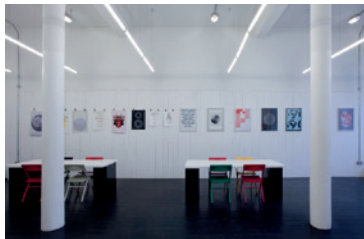
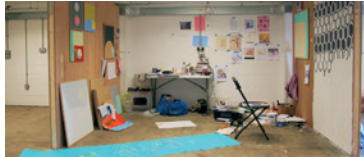
Powderhall Stables is a Category B listed building, designed by the City Engineer John Cooper, constructed in 1893. The building was purpose built to house the horses that transported the city's waste to the waste disposal works at Powderhall.

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.



The Powderhall Stables project, which would convert the listed stables block into workspace and events space, has been resubmitted for funding to the Scottish Government's Regeneration Capital Grant Fund. A final decision is expected in January 2020. Due to the requirement for funding the stables will be progressed individually from the rest of the site.

The plans below represent early proposals. Opposite the images show aspirations for how the stables building and associated external space could look.



POWDERHALL_Next Steps & Aspirations

Project Time-line

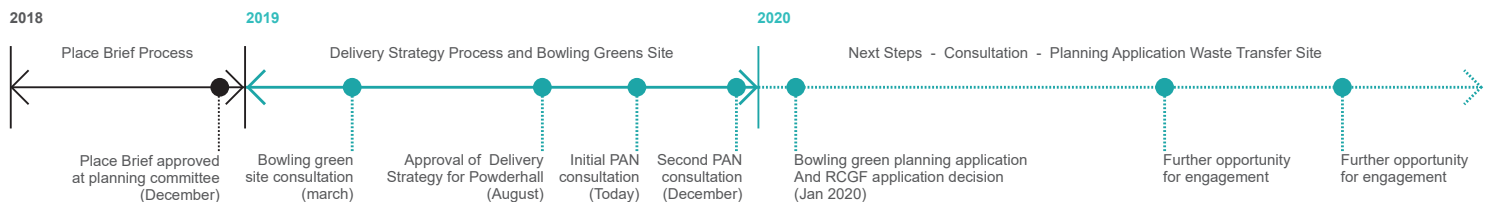
The team have been developing strategies for the Powderhall Site which respond to the Place Brief and the information and opinions gathered throughout the consultation process.

The initial PAN consultations are being used to consider the whole Powderhall site (comprising the former waste transfer and bowling greens sites and the stables block) but will have more of a focus on Area 1 - bowling greens site, as this will be the first area to be submitted for planning.

It is anticipated that a separate planning submission will be made to carry out enabling works on the Waste Transfer Site. The enabling works will likely include repair works to existing drainage and a strategy to deal with the contamination on the site, allowing the Council to prepare the site for development at a later date.

Following the planning applications for the Bowling Green Site and the Waste Transfer Site enabling works, design work on the masterplan will be paused while the Council seek to procure a development partner during 2020. This is with the aim to begin concept design work on the Waste Transfer Site, further community engagement and consultations as part of the PAN process, before the end of 2020.

The Powderhall Stables project, which would convert the listed stables block into workspace and events space, has been resubmitted for funding to the Scottish Government's Regeneration Capital Grant Fund (RCGF). A final decision is expected in January 2020.



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, with a focus on:

- High quality, vibrant and sustainable places where people want to live
- Award winning design
- Energy efficient, fabric first approach
- Housing for Varying Needs
- Secure by design
- Mixed tenure
- Mixed use - shops units, nursery provision and community facilities

Places to live, to gather and to grow



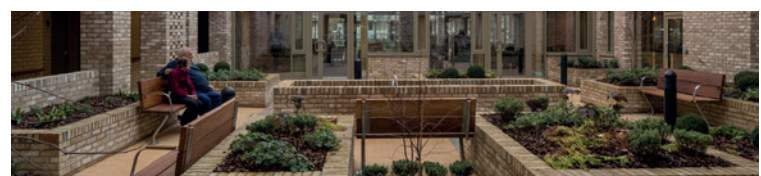
"An exciting mixed use development would be a wonderful use of the land."



"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."



Leith Fort



Coatfield Lane



Pennywell Town Centre