INTRODUCTION

Welcome to this public consultation event relating to proposals by The Royal Bank of Scotland (RBS) for land in its ownership at Dundas Street/Fettes Row/Eyre Terrace, Edinburgh.

The site is illustrated on the adjacent plan.

RBS has recently announced plans to close its existing offices at Dundas Street/Fettes Row and relocate its staff to its headquarters at Gogarburn, Edinburgh. Following the closure of the offices it is RBS’ intention that the site is redeveloped for residential led mixed uses.

This is the first in a series of consultation events which are taking place to inform the proposals for the site. It is taking place in advance of the submission of an Application for Planning Permission in Principle to City of Edinburgh Council.

This first event explains the background to the site and its context and seeks your views on key issues. Your feedback will be used to inform the preparation of initial development options.
The site currently comprises the following:

- Two large modern office buildings at 113 Dundas Street and 34 Fettes Row
- The Scotsman warehouse building to the east of no. 13 Eyre Terrace which is currently occupied by RBS
- Number 7 Eyre Terrace, a vacant property to the rear of Eyre Terrace tenements
- A cleared site fronting Eyre Place which was previously occupied by tenements, now demolished
- A recently landscaped area at Eyre Terrace following the demolition of buildings. This is temporary pending the wider redevelopment of the site
- An existing area of car parking and associated garage buildings to the north of Royal Crescent.
REDEVELOPMENT PROPOSALS
DUNDAS ST / FETTES ROW / EYRE TERRACE

SITE CONTEXT: IMMEDIATE

1. DUNDAS STREET
2. EYRE PLACE
3. KING GEORGE V PARK
4. FETTES ROW/ROYAL CRESCENT

SITE BOUNDARY
DUNDAS STREET
EYRE PLACE
KING GEORGE V PARK
FETTES ROW/ROYAL CRESCENT

THE SITE

[Image of urban context with site boundary and surrounding areas indicated]
SITE CONTEXT: SURROUNDING AREAS

SITE BOUNDARY

VEHICULAR ROUTES AROUND THE SITE

PEDESTRIAN / CYCLE ROUTES AROUND THE SITE

REDEVELOPMENT PROPOSALS
DUNDAS ST / FETTES ROW / EYRE TERRACE
The site occupies a key position in the heart of the city, immediately adjacent to the World Heritage boundary on the northern edge of the New Town.

In order to develop an appropriate development response for the site, it is imperative that the site setting is understood and the key issues that will require careful considerations. The setting is described by the surrounding physical context and other elements that make a contribution to how the site is experienced and understood.

Key influences on the site setting include:

- Busy, active urban environment on Dundas Street.
- Dramatic topography of Dundas Street rising steeply to the south with the steeples of the Assembly Hall as a focal point in the distance.
- Dense tree lines south and part west boundaries with significant change in level along southern edge.
- Elegant Georgian façades of Fettes Row and Royal Crescent to the south mark the northern edge of the New Town.
- Dundonald Street and Scotland Street tenemental scale rising south from Royal Crescent.
- Residential character of Royal Crescent and Eyre Place in contrast with Dundas Street.
- Cobbled streets north and south of the site influencing both feel and sounds around site periphery.
- Immediate relationship with King George V Park and mature tree lined edges.
- Busy pedestrian and cycling activity around site making connections with old railway paths and cycle network.
- Scale and character of existing buildings on the site.
- Large empty space in centre of site used as car parking for RBS offices.
The Edinburgh City Local Plan was adopted in January 2010 and provides the planning policy framework for the city, including site specific allocations for the major land use classes. The local plan identifies the site as lying within the defined ‘urban area’ where residential, commercial, institutional and other uses are supported in principle, subject to satisfying other specific local plan policies. A small part of the site - the cleared part of the site adjacent to Eyre Place which was once occupied by tenements - is designated as Open Space. Proposals for this part of the site will need to be assessed against local plan policy Os1 which seeks to protect against the loss of open space unless certain criteria are satisfied.

The site is located within the New Town Conservation Area. As such, Policy ENV 6 ‘Conservation Area – Development’ is applicable. This states that development within this area will be permitted which preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant character appraisal. The New Town Conservation Area Character Appraisal was approved by the Council in June 2005.

The site lies outwith, but immediately adjacent to the Edinburgh World Heritage Site boundary.
The site was for many centuries occupied by the watercourses and lochs associated with mills at Canonmills (to the north) and Silvermills (to the West), both were small rural communities to the North of the city of Edinburgh—corn was growing in nearby fields as late as 1850. Edinburgh’s Second New Town, developed in the first half of the nineteenth century, reached as far north as Fettes Row and Royal Crescent; development to the north (Brandon Street, Eye Place, Eye Crescent) soon followed. The site has supported a wide range of uses over the years, with only the north and west edges eventually developed for housing, possibly because of the underground water courses and difficult ground conditions.

The south east part of the site (now the car park) was the venue for an elaborate leisure park called the “Royal Patent Gymnasium” in 1865, and was then the home ground of St Bernard’s Football Club until the Second World War. After the war, the northern part of this site became the King George V Park, the southern part the yards and the warehousing of a transport company.

The Royal Bank of Scotland completed its Data Processing Centre on Fettes Row in 1982, then acquiring 113 Dundas Street together with additional land on Eyre Place and Eyre Terrace from Britannia Life in 1995.

**REDEVELOPMENT PROPOSALS**
**DUNDAS ST / FETTES ROW / EYRE TERRACE**
Over the last few years, RBS has made a number of applications to City of Edinburgh Council in respect of land at Eyre Place/Eyre Terrace which falls within the current site. In April 2012, conservation area consent was granted to demolish all structures at 11-13 Eyre Terrace and single storey garage lock-ups to the rear which were all in a poor state of repair (app ref: 11/03575/FUL). Alongside this application, a detailed planning application was granted for replacement landscaping. This replacement landscaping was conceived as a temporary solution pending the wider redevelopment of the site (app ref: 11/03575/FUL). These buildings have since been demolished and the site grassed. An application for mixed use development at Eyre Place/Eyre Terrace is presently minded to grant (app ref: 14/01177/PPP). This permits a mix of uses on the site, including retail, commercial, business, hotel and/or residential. This application also approved the maximum siting and heights of the blocks. Images of this application are shown on this board.
RBS intend to apply to City of Edinburgh Council for Planning Permission in Principle (PPP). This application will seek consent for the principle of a mix of uses on the site. It is envisaged that the development will be for residential-led mixed uses and we are seeking your views on preferred uses at today’s event.

In addition to seeking approval for the principle of mixed use redevelopment on the site, certain elements will be included in the PPP application for which detailed approval is sought.

We anticipate that the detailed elements brought forward for approval at this stage would comprise:
- The range and maximum levels of land uses;
- The siting of the principal building blocks;
- The maximum height of principal building blocks;
- Points of pedestrian, vehicle and service vehicle access; and,
- A public realm and landscaping strategy.

Other detailed design issues, including how the building blocks will look, will be subject to further applications at a later date.

This event seeks to get your feedback on key issues to inform the preparation of initial development options. These initial development options will be presented for feedback at a further event.

The timeline below outlines the likely pre-application/application process and identifies next steps.

### Timetable

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<td>September</td>
<td>First Public Consultation Event</td>
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<td>October</td>
<td>Proposal of Application Notice Submitted to CEC</td>
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<td>November</td>
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<td>January</td>
<td>Third Public Consultation Event – Preferred Development Option</td>
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The Dundas project presents a unique opportunity to develop a considered and sustainable masterplan that not only responds to its unique site context but also seeks to enhance the existing built environment and lives of people who may live and work within and around the site.

This consultation has been developed with consideration to the Place Standard Tool. The Place Standard Tool has been developed by the Scottish Government, NHS Health Scotland and Architecture & Design Scotland to support the delivery of high quality places. This tool considers the users and the social life of a place together with the buildings and spaces.

The themes explored in the tool provide topics for discussion and reflection. It is important to understand how an existing place functions and how it could be improved with change and development.

The design team will incorporate the principals of placemaking as proposals emerge over the coming weeks.

Moving Around
Good places can support and encourage people to walk and cycle by providing good quality routes and a pleasant and safe experience.

Public Transportation
Links and access to good quality affordable public transport.

Facilities and Amenities
Provision of facilities and amenities that people need to lead a healthy and fulfilling life.

Natural Place
Access to a range of natural spaces that are of good quality and feel safe.

Play and Recreation
Spaces and facilities that encourage recreation and play for adults and children.

Housing
Good balance of high quality housing that meets people’s needs throughout life.

Impact on Vehicles
Good places should have traffic and parking arrangements that enable the community to move around safely and get the most out of their place.

Streets and Spaces
Good places have streets and public spaces that make the most of the positive features and landmarks in an area, help people find their way around and provide a pleasant experience.

Identity and Belonging
Maximise the positive aspects, have a positive identity and foster a sense of belonging.

Social Interaction
Offer a variety of spaces and opportunities to meet and interact.

Influence and Sense of Control
Encourage an engaged community where people feel able to influence the decisions that affect them.

Feeling Safe
Through design and maintenance, good places should feel safe and secure for all.

Work and Local Economy
Good places should also provide an active and thriving local economy for the community.
The above plan illustrates the existing vehicular, pedestrian and Cycle connections within the local area.

Key issues:
- Good connections in the vicinity of the site on main routes and adjacent streets.
- No access to / connections through the development site currently available.
- No access to King George V Park from the site.
- Steep ramped access to park from southern side at Royal Crescent.

The masterplan proposals present a unique opportunity to improve urban connections throughout the area.
We are interested in hearing how you would like to be able to move through and around the site.

REDEVELOPMENT PROPOSALS
DUNDAS ST / FETTES ROW / EYRE TERRACE
The site in its current state offers no public space provision or links to adjacent space. A secure boundary is present along its entire perimeter.

The redevelopment offers a fantastic opportunity to create stimulating and useful spaces throughout the site to enhance the existing urban environment and provide a positive benefit for the site’s inhabitants and its surrounding communities.

A range of spaces could be provided with a variance in scale, use and design depending on a wide range of criteria.

We are interested in hearing what types of spaces you would like to see on the site.

SPATIAL OPPORTUNITIES
- Open and natural landscaped spaces and planting.
- Connections to park?
- Hard landscaped public spaces/ squares.
- Spaces positioned next to active uses.
- Places to rest and interact.
- Range of spatial scales- small courtyards to streets and open space.

OPPORTUNITIES: SPACES
REDEVELOPMENT PROPOSALS
DUNDA, ST / FETTIES ROW / EYRE TERRACE
The proposal offers an opportunity to incorporate different uses and building types into the site to create a vibrant urban environment. This is in line with the Development Plan which supports a mix of uses on the site.

It is RBS’ intention that the site is redeveloped for residential-led mixed use development. Appropriate uses will be driven by a number of factors including market interest and accordingly, the forthcoming planning application needs to be flexible to entertain various forms of development for different parts of the site.

We are interested in hearing your views on what types of uses you would like to see on the site. The images adjacent help to prompt discussion on some possible future uses.

The new buildings would be required to respond to and enhance the surrounding built environment.

**RESIDENTIAL**
- Private and affordable housing types.
- Mixture of residential offerings and associated amenities.
- High quality residential buildings that respond to the local market.

**OFFICE**
- Potential for new appropriately sized and designed office space.
- Potential to retain some of the existing office space.

**RETAIL, HOTEL & LEISURE**
- Active ground floor uses along specific frontages - continuation of local condition.
- Retail used to active spaces and streetscape
- Provides amenity for development and local area.
- Wide range of market driven facilities.
- Small to medium size Hotel.
- Boutique / aparthotel.

**EXISTING CONDITION**

Are there other uses you would like to see on the site?