

FIRST THOUGHTS...

TODAY IS THE FIRST EVENT IN A TWO STAGE PUBLIC CONSULTATION FOR A PROPOSED RESIDENTIAL DEVELOPMENT AT 13 WARRISTON ROAD. IT GIVES YOU THE OPPORTUNITY TO VIEW AND COMMENT ON OUR INITIAL PROPOSALS.

PLEASE TELL US WHAT YOU THINK BY FILLING IN A FEEDBACK FORM OR SIMPLY TALKING TO US.

OVER THE SUMMER, WE WILL REVIEW YOUR COMMENTS AND WILL HOLD A FOLLOW UP EXHIBITION TO PROVIDE YOU WITH FURTHER DETAIL BEFORE A PLANNING APPLICATION IS SUBMITTED.

ARTISAN CANONMILLS LTD IS THE OWNER OF THE SITE. WE ARE PART OF THE ARTISAN GROUP AND HAVE A SOLID TRACK RECORD IN DEVELOPING HIGH QUALITY PROPERTIES THAT MAKE A POSITIVE CONTRIBUTION TO THEIR NEIGHBOURHOOD.

IN EDINBURGH, WE ARE CURRENTLY SUCCESSFULLY DEVELOPING NEW WAVERLEY WHICH CONTAINS NEW HIGH QUALITY RESIDENTIAL, OFFICE, RETAIL AND HOTEL PROPERTIES.

PROJECT TEAM



DEVELOPER

Artisan is a shareholding partnership between the Sanlam Group, Argosy and Salt Properties Limited.

The organisation was founded in 2008 in the Isle of Man and has fast grown to become a niche provider of property investment and development advisory services, with projects in England, and Scotland.

Through a wealth of industry experience and creative energy Artisan has delivered outstanding returns to its investors on commercial and residential developments.

We focus primarily on delivering innovative yet complimentary, sustainable and location specific, mixed-use developments which add quality and a sense of purpose to their immediate environment.

Our pedigree and experience in delivering mixed-used developments sets us apart from typical large scale or industrial focused developers.



OTHER PROJECT WEBSITES

North Street Quarter www.northstreetqtr.co.uk

Langley Park www.langleyparkchippinham.com

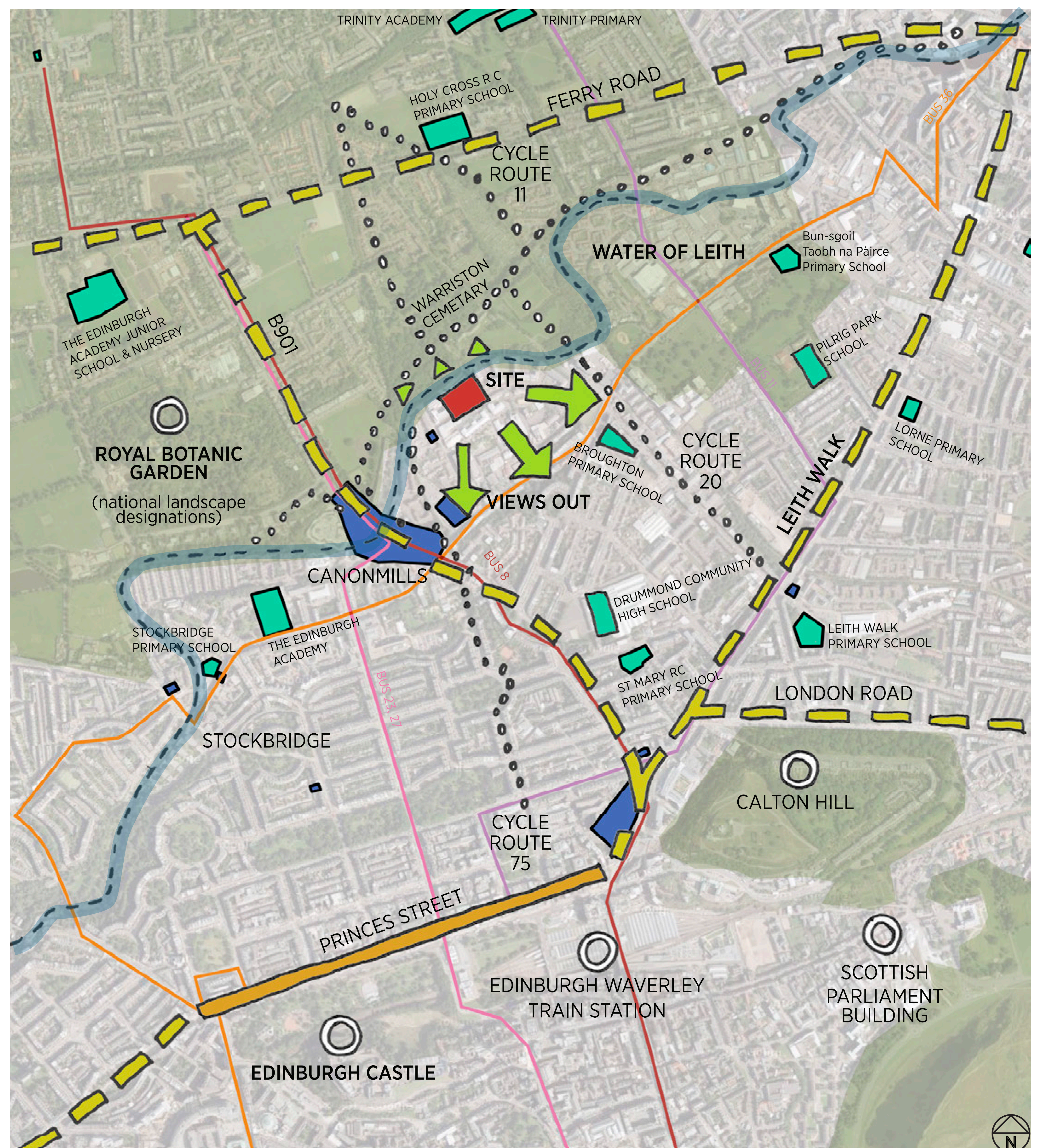
New Waverley www.newwaverley.com

SHEPPARD ROBSON

ARCHITECT

In the practice's 75-year history, Sheppard Robson has designed award-winning architecture, interior design and masterplanning projects around the world, building a strong reputation across numerous typologies - including office, education, residential, healthcare, science and retail projects.

The founding principles of innovation and sustainability continue to shape the work of the practice and its interior design group (ID:SR).





UNDERSTANDING HERITAGE

UNDERSTANDING THE HISTORY OF THE SITE. THIS LEGACY HELPS TO SHAPE THE NEW DEVELOPMENT.

HISTORY

POWDERHALL ESTATE

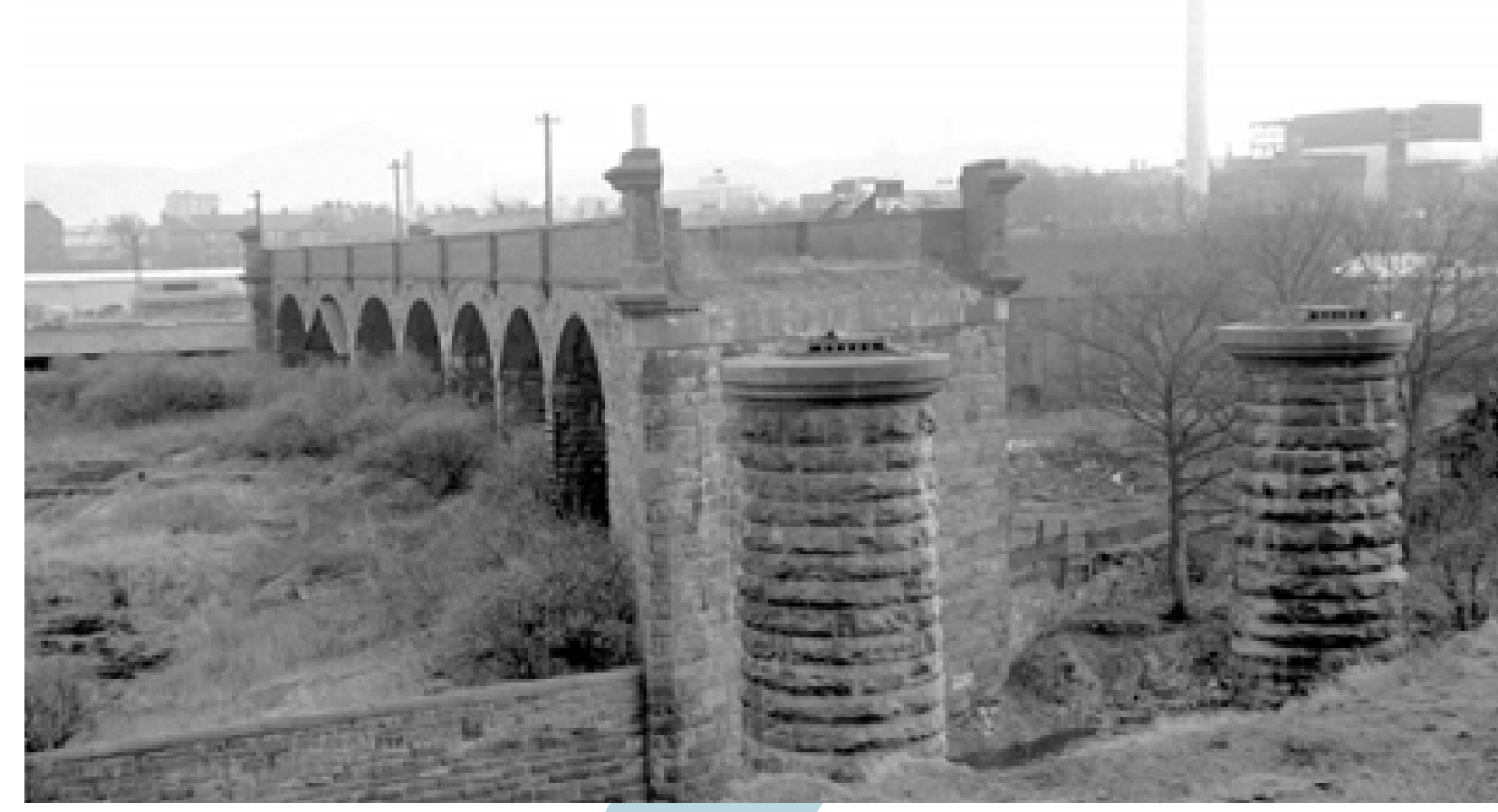
In 1735 the Estate first appears on the Adair/Cooper map. Around this time several substantial mansion houses existed in this vicinity.

POWDERHALL STADIUM

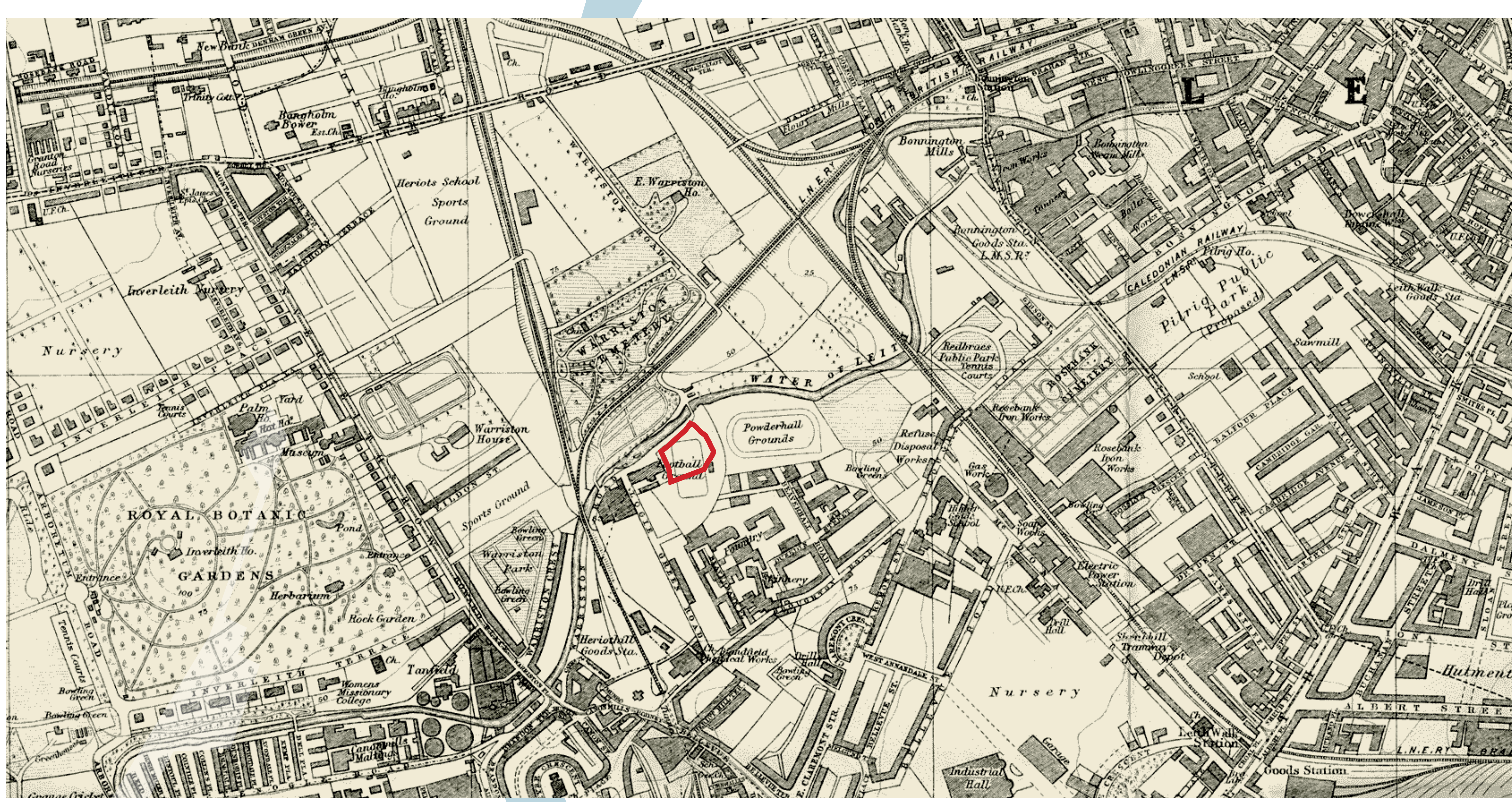
In 1868, the land was developed into Powderhall Stadium and was located on Beaverhall Road. The Stadium opened in 1927 and was owned by the Greyhound Racing Association. The track closed in 1995.

RESIDENTIAL DEVELOPMENTS

The stadium and all of the ground at Powderhall was demolished in 1995 to make way for new housing developments. The developments on Powderhall Road and Powderhall Brae were built between 1999 and 2002 and those in Powderhall Rigg between 2003 and 2004.



Q What aspects of the history are particularly important?



PLACE

WATER OF LEITH

The Water of Leith is the main river flowing through Edinburgh, Scotland, to the port of Leith where it flows into the sea via the Firth of Forth. The people of Edinburgh have, for centuries, had close links with the Water of Leith.

In the past, the river played a crucial role in developing Edinburgh as an industrial city. The power provided by the flow of the river was harnessed to drive waterwheels in mills at over 70 sites along the river, establishing a string of villages.

The mills produced a variety of goods for Edinburgh and further afield including, paper, flour, woollen and linen cloths and spices.

BROUGHTON

Broughton was a village belonging to the Church for several centuries from 1128 onwards. The area was passed onto the crown where the village expanded. During the development of the New Town, the boundaries reached Broughton village and was absorbed into the City of Edinburgh.

Today, its modern borders are defined as being Leith Walk in the south east, Broughton Street in the south west, Broughton Road in the north west and McDonald Road in the north east.

Broughton's main thoroughfare is Broughton Street. The street has many independent speciality shops.

Q How can the site re-engage with the river and the surrounding area?

HERITAGE

FOUNDRIES

The area was home to a number of foundries which supported the shipping industry in nearby Leith. Today Laing's Foundry - a long established brass and iron foundry - is one of the few remaining small industries still operating in the Powderhall district.

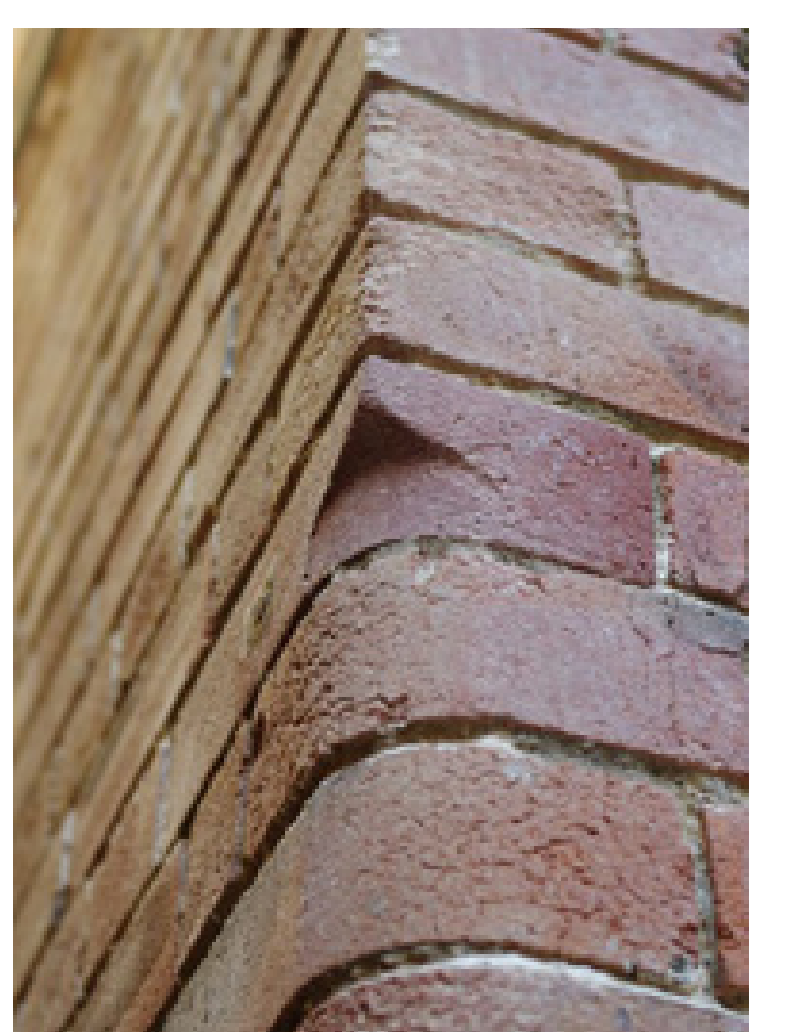
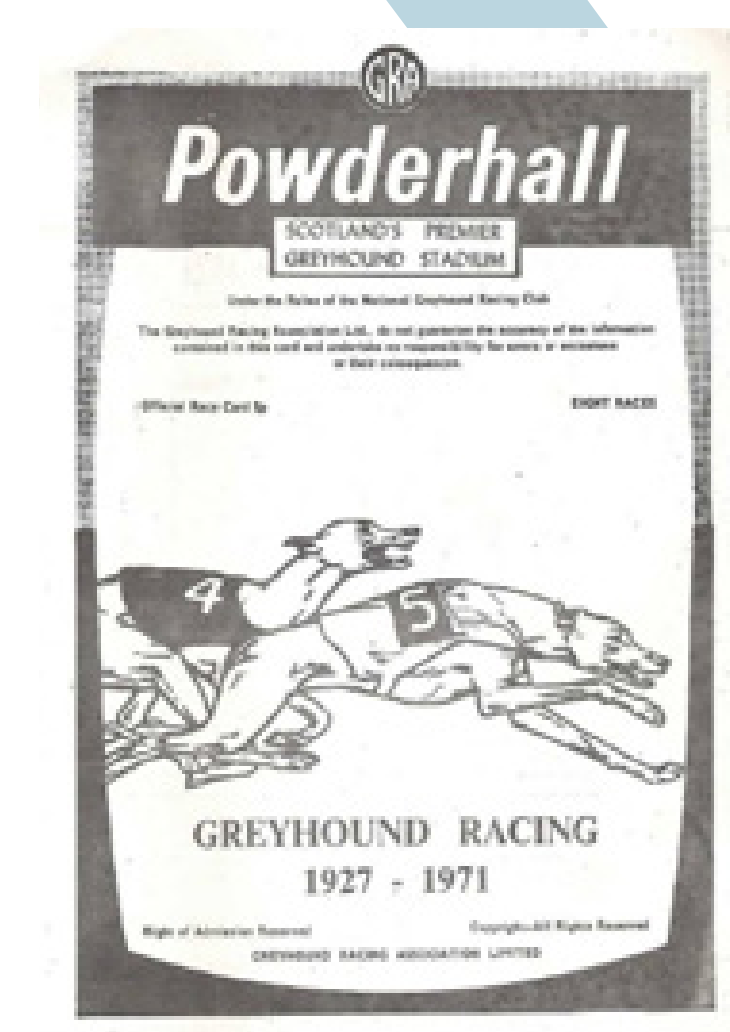
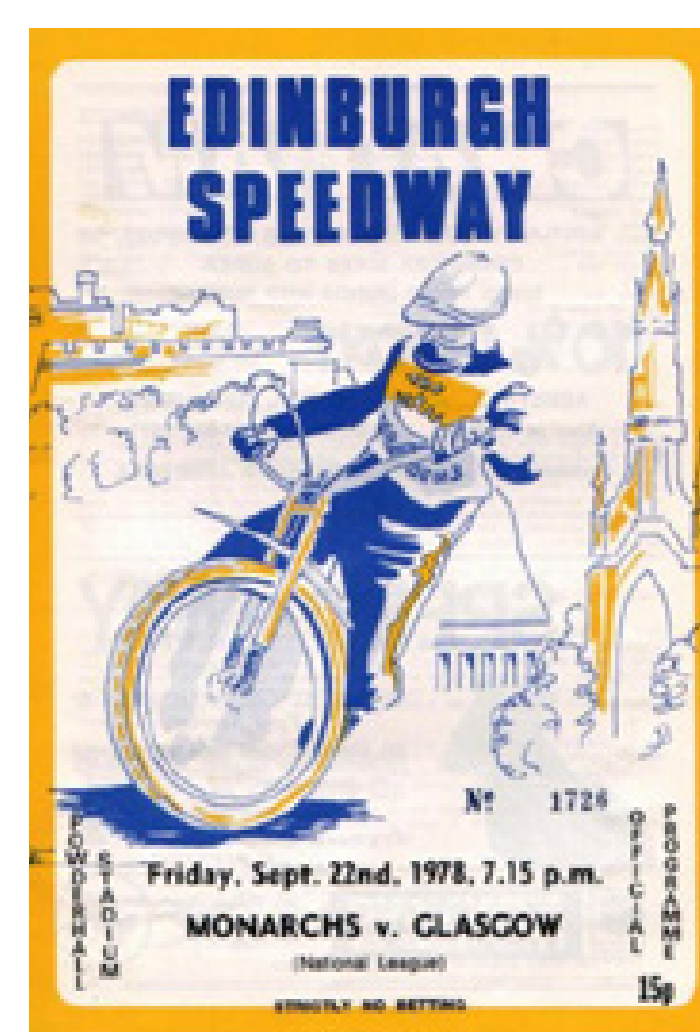
SPORT

Over the its lifespan Powderhall Stadium has hosted a variety of sporting activities that took place here, including rugby, football, greyhound racing and also motorcycle racing.

REFUSE

Powderhall Refuse Depot fronting on to Broughton Road was built specifically for waste incineration in 1893. The present plant was constructed in 1970 and converted to its current function in 1985, when land-fill became a more economic option than incineration.

Q What defines the legacy of the area to you and what do think is needed to enhance this?





UNDERSTANDING CONTEXT

UNDERSTANDING THE LOCATION. THE EXISTING BUILT ENVIRONMENT WILL HELP SHAPE A STRATEGY FOR THE NEW DEVELOPMENT.

SITE AS EXISTING

B&Q WAREHOUSE

The site is currently home to a B&Q commercial store which is now in the process of closing down. It is planned that the shop will be closed by Autumn 2016.

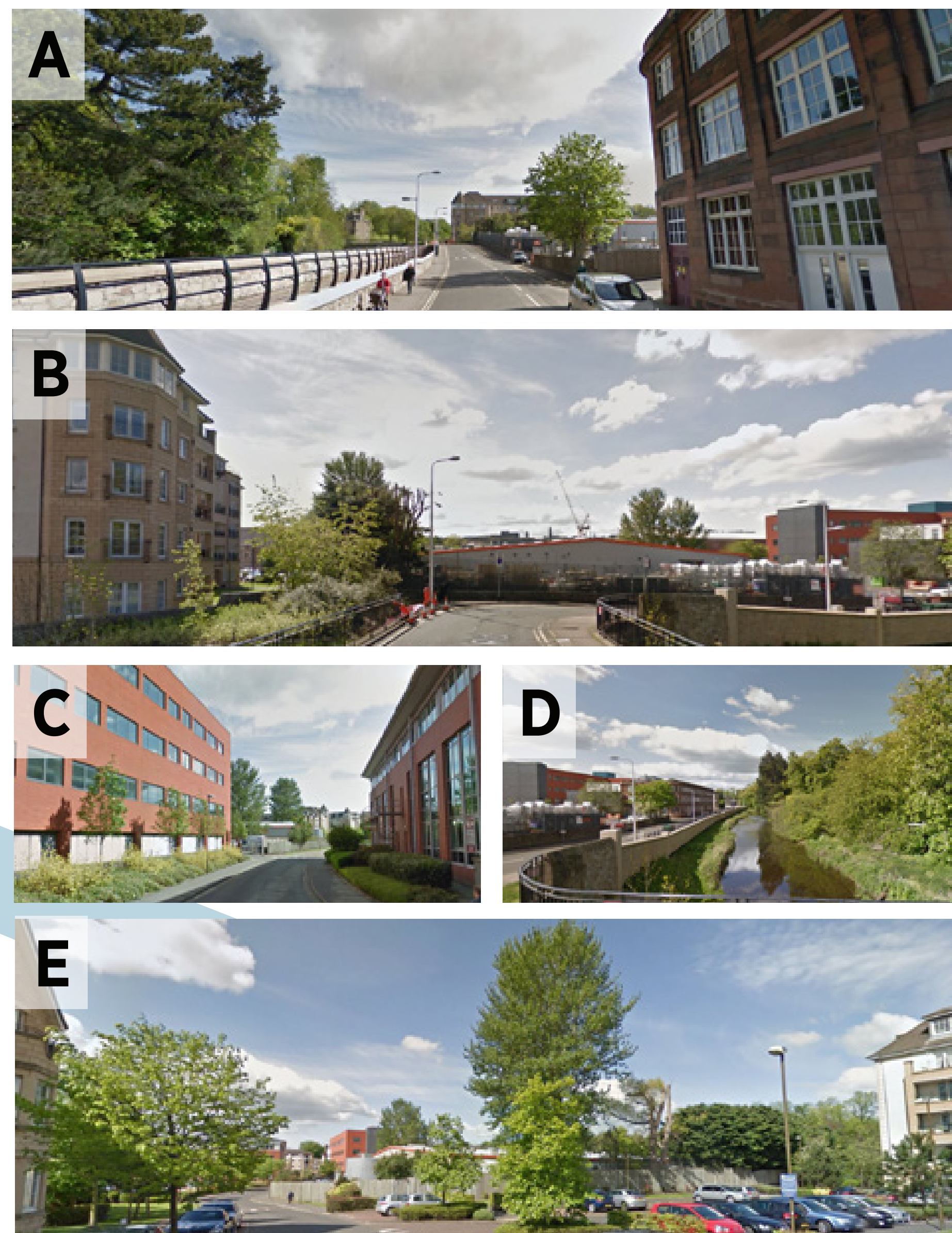
CURRENT SITE LAYOUT

The large warehouse currently takes up half of the site. The rest of the site is taken up by a large outdoor car park, delivery areas and service yards.

SITE BOUNDARY

The site is defined on the North edge by Warriston Road and the Water of Leith; defined on the East edge by Powderhall Village; defined on the South side by Powderhall Road and a number of office units; defined on the West side by an office building and a Listed building; which has been developed into a residential property.

Q What do you think could be the future use of the site?



LOCATION

WARRISTON

Warriston is a suburb of Edinburgh and lies east of the Royal Botanic Garden in Inverleith.

The Water of Leith flows by North of the site. A number of flood prevention schemes have been developed for the river to provide minimal flood risks.

Warriston Cemetery is located beside the Water of Leith and is a large area of green-land. A number of walking routes and cycle routes pass through the cemetery.

There is a small housing estate near Warriston Cemetery locally known as Easter Warriston.

CONSERVATION AREAS

The site does not sit in any conservation area but is located nearby to conservation areas of Inverleith and Pilrig.

This means that there are no extra rules to control building work from the Council.

Q What aspects of the surrounding context do you favour most?

BUILT ENVIRONMENT

RESIDENTIAL

The surrounding context is mainly developed with residential buildings, and composed of both historic and new developments.

Student housing developments have also been built South of the site.

OFFICES

A number of office buildings are located to the South of the site.

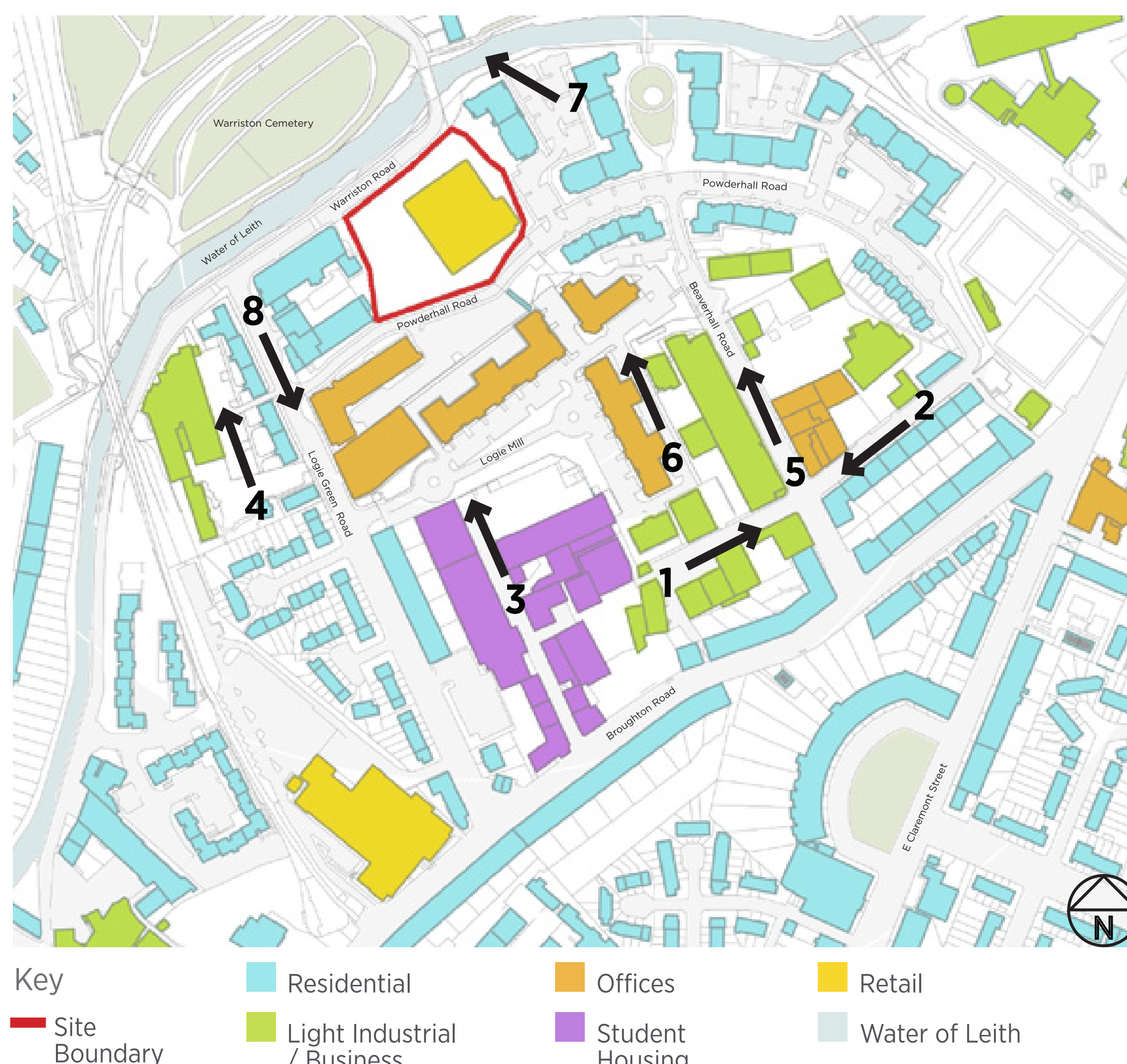
LIGHT INDUSTRY / BUSINESS

Business developments are located between the residential and office buildings, South of the site.

RETAIL

The site at present is designated retail use. The closest retail unit outside of the site is Tesco.

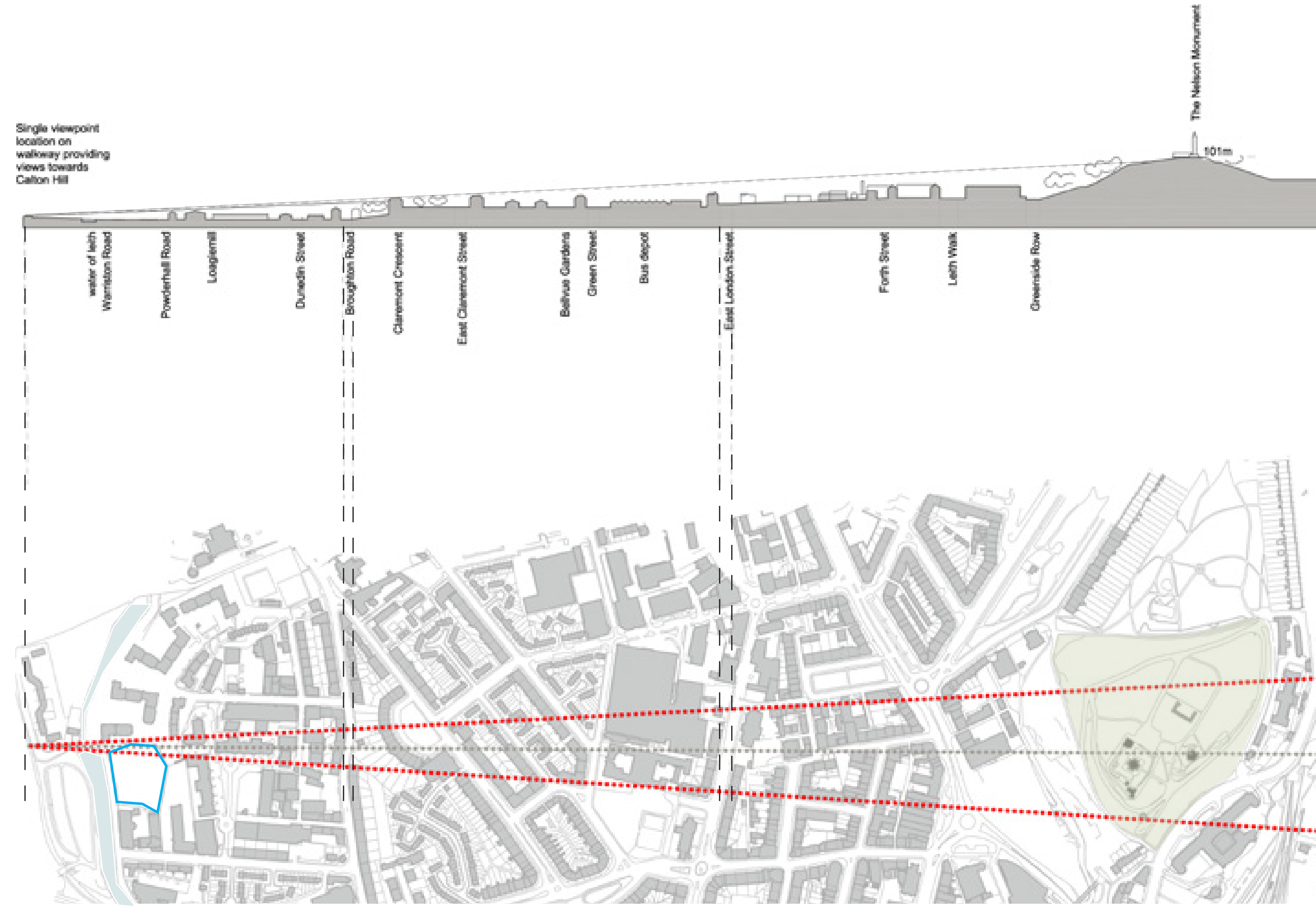
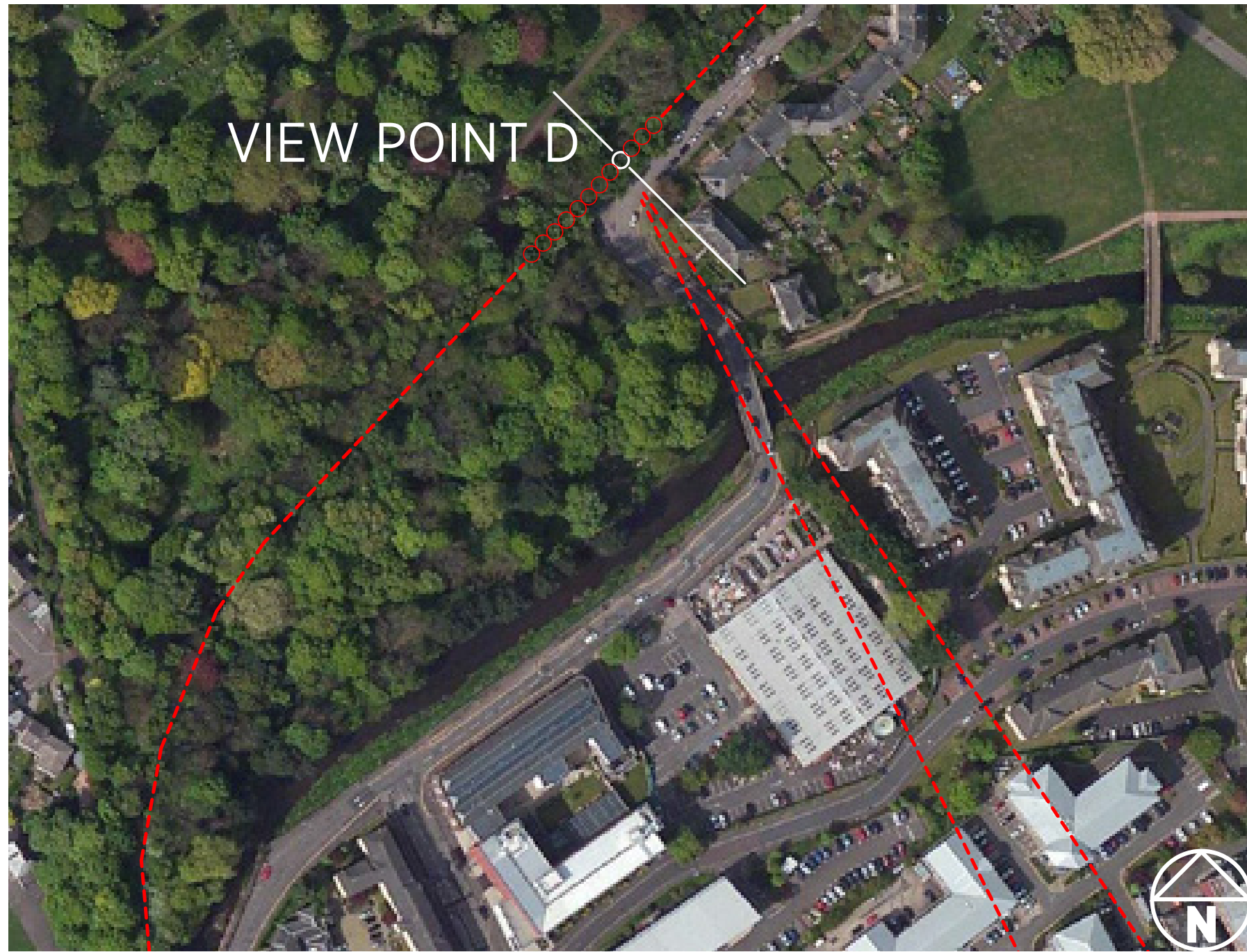
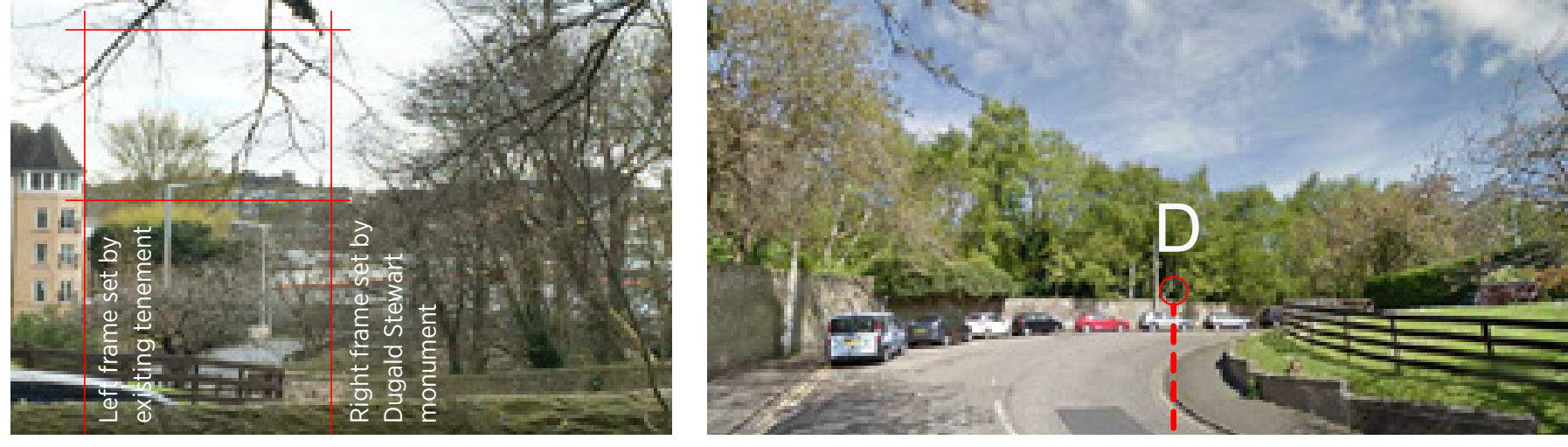
Q What should be taken into consideration for new developments in the area?





INFORMING DESIGN APPROACH

UNDERSTANDING AN APPROACH TO THE PROPOSED DEVELOPMENT. THIS STRATEGY WILL SET GUIDELINES TO SITE LAYOUT AND MASSING.



VIEW CONE

VIEW POINT D

View Point D is located on Warriston Path which runs North of the site through Warriston Cemetery. This spot provides a direct view to Calton Hill and through our analysis we have developed a view cone which looks through the site.

The best views from this area are during the winter months, when the leaves have shed from the trees.

CALTON HILL

Calton Hill is located in central Edinburgh and situated beyond the east end of Princes Street and included in the city's UNESCO World Heritage Site.

The hill is a location of several iconic monuments and buildings including the National Monument, the Nelson Monument, the Dugald Stewart monument, the old Royal High School, the Robert Burns Monument and the City Observatory.

Q Do you think that any other key views need to be considered?

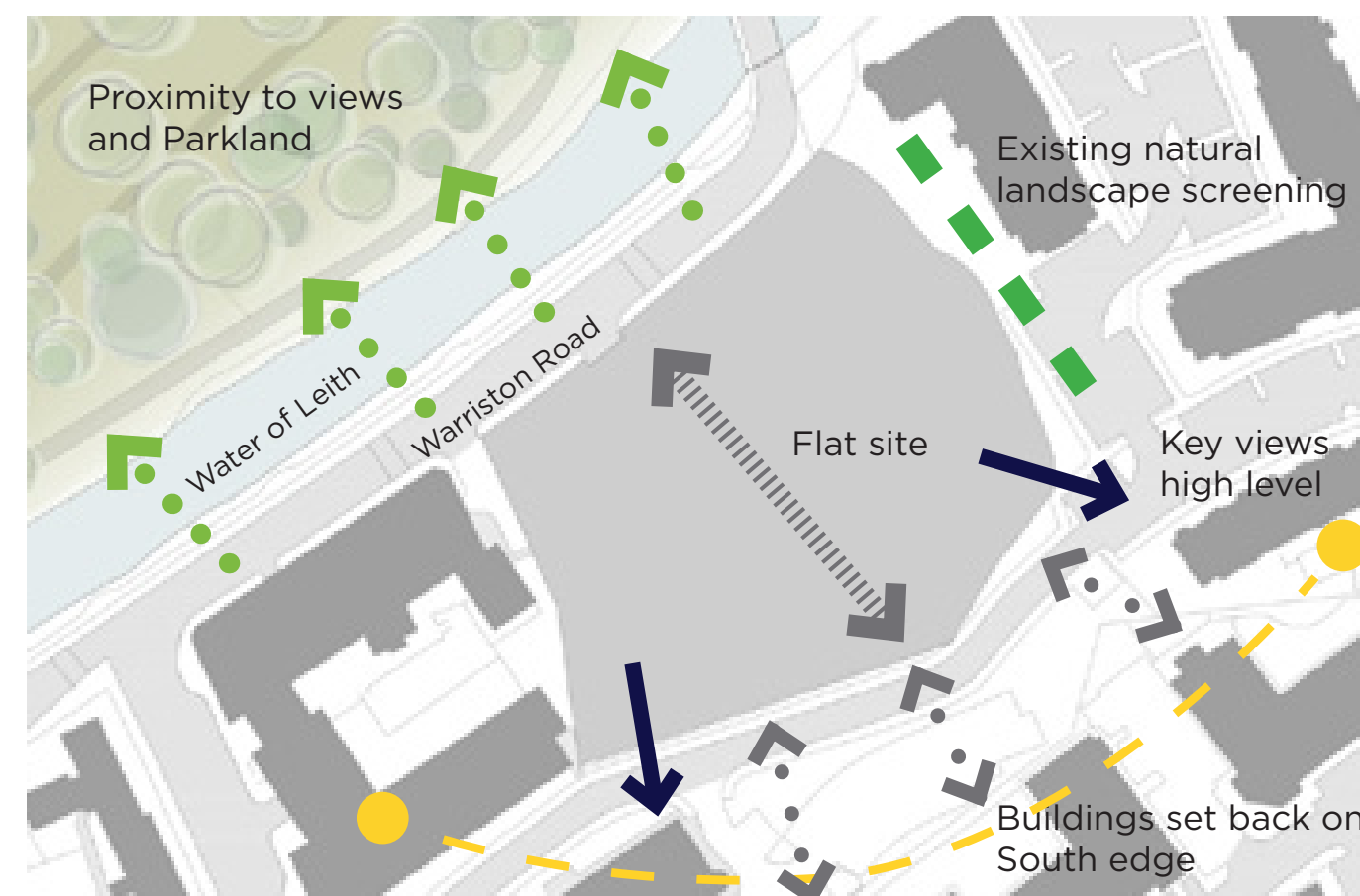
PERMEABILITY

DIAGRAMS

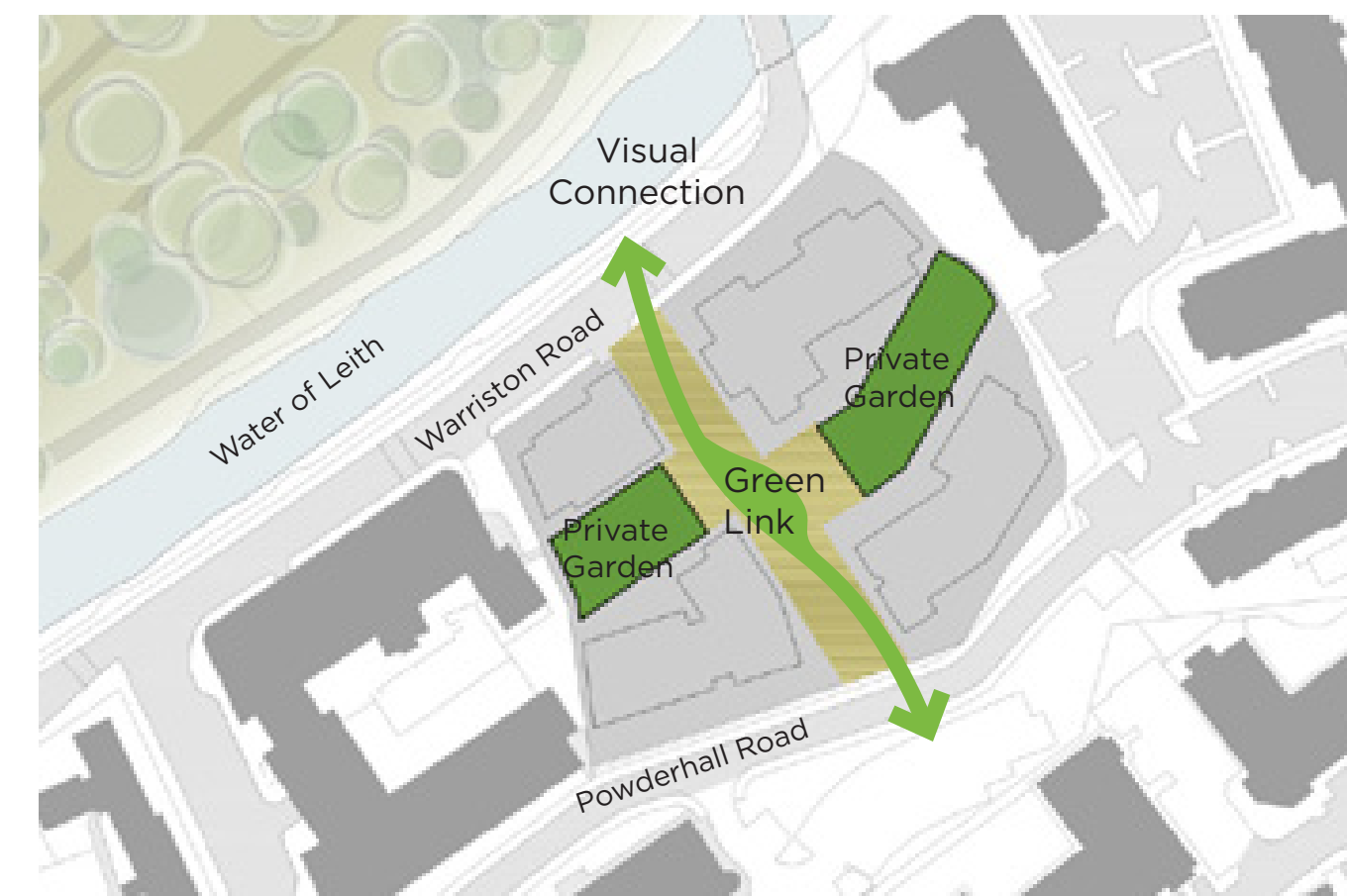
These diagrams have been developed to create a design approach to the site.

These diagrams highlight key design moves and are intended to maximise the full potential of the site and the best way to approach the development.

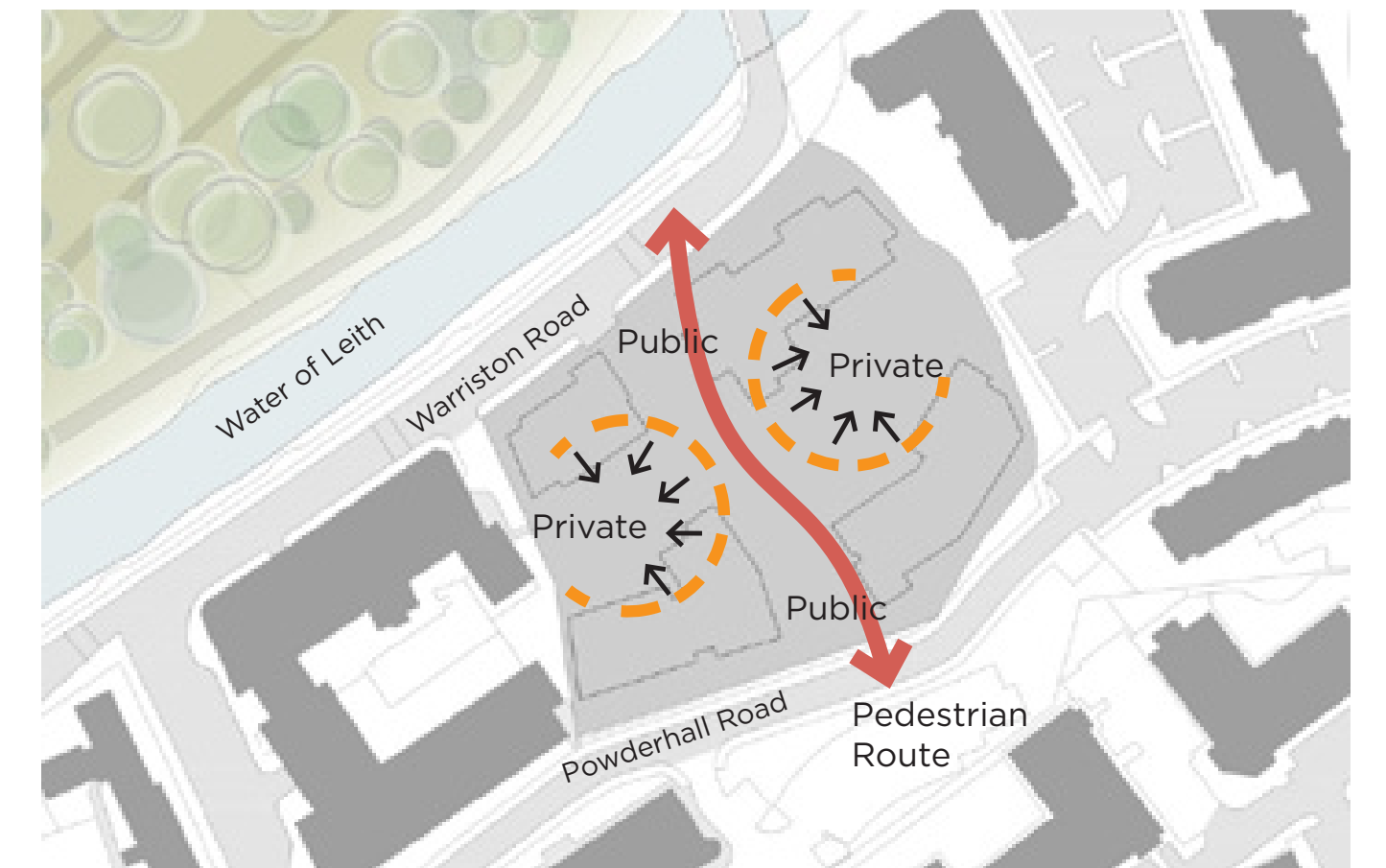
Once the scheme develops a library of these diagrams will continue to ensure that key items are being addressed on the site.



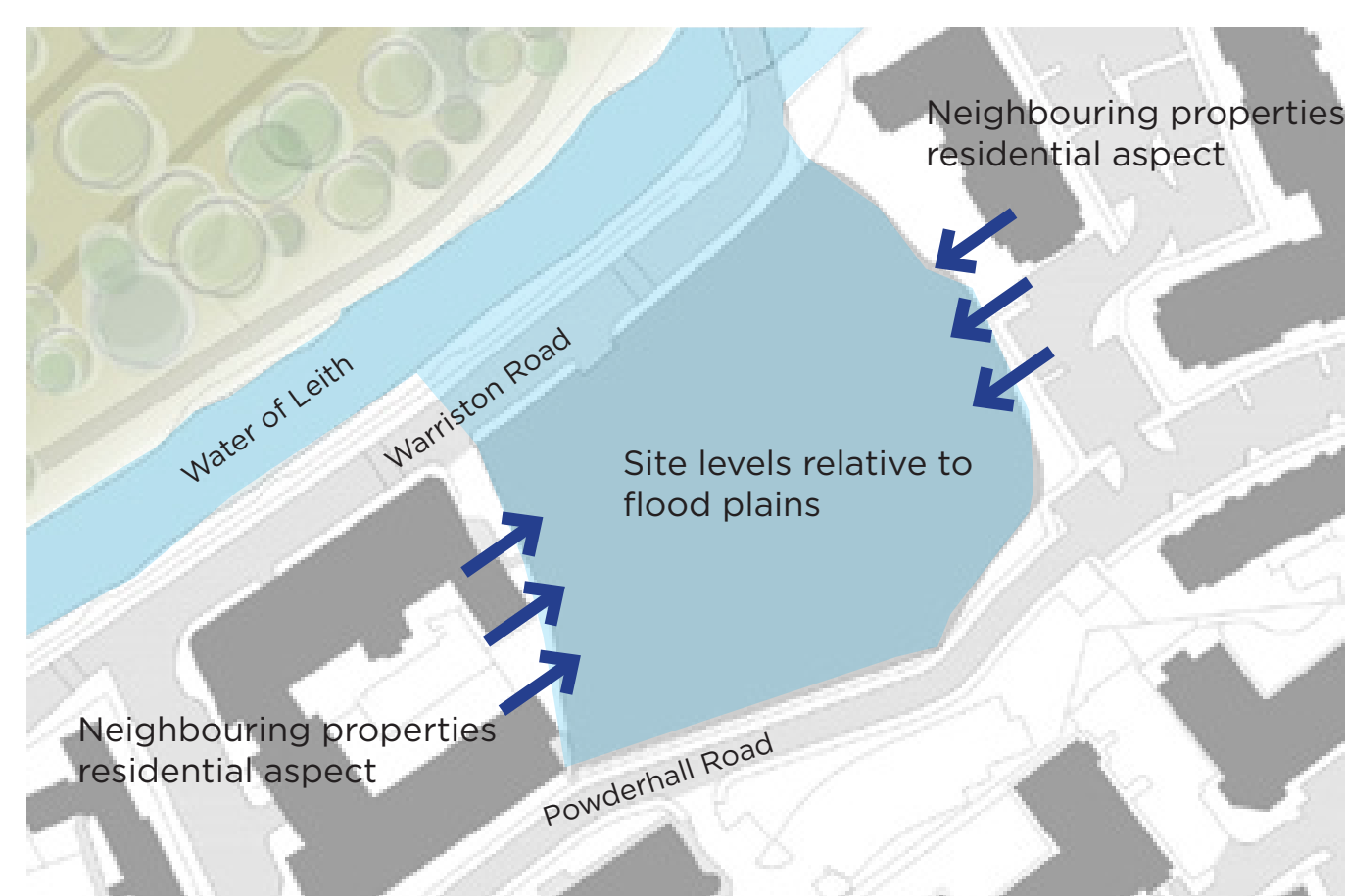
SITE OPPORTUNITIES



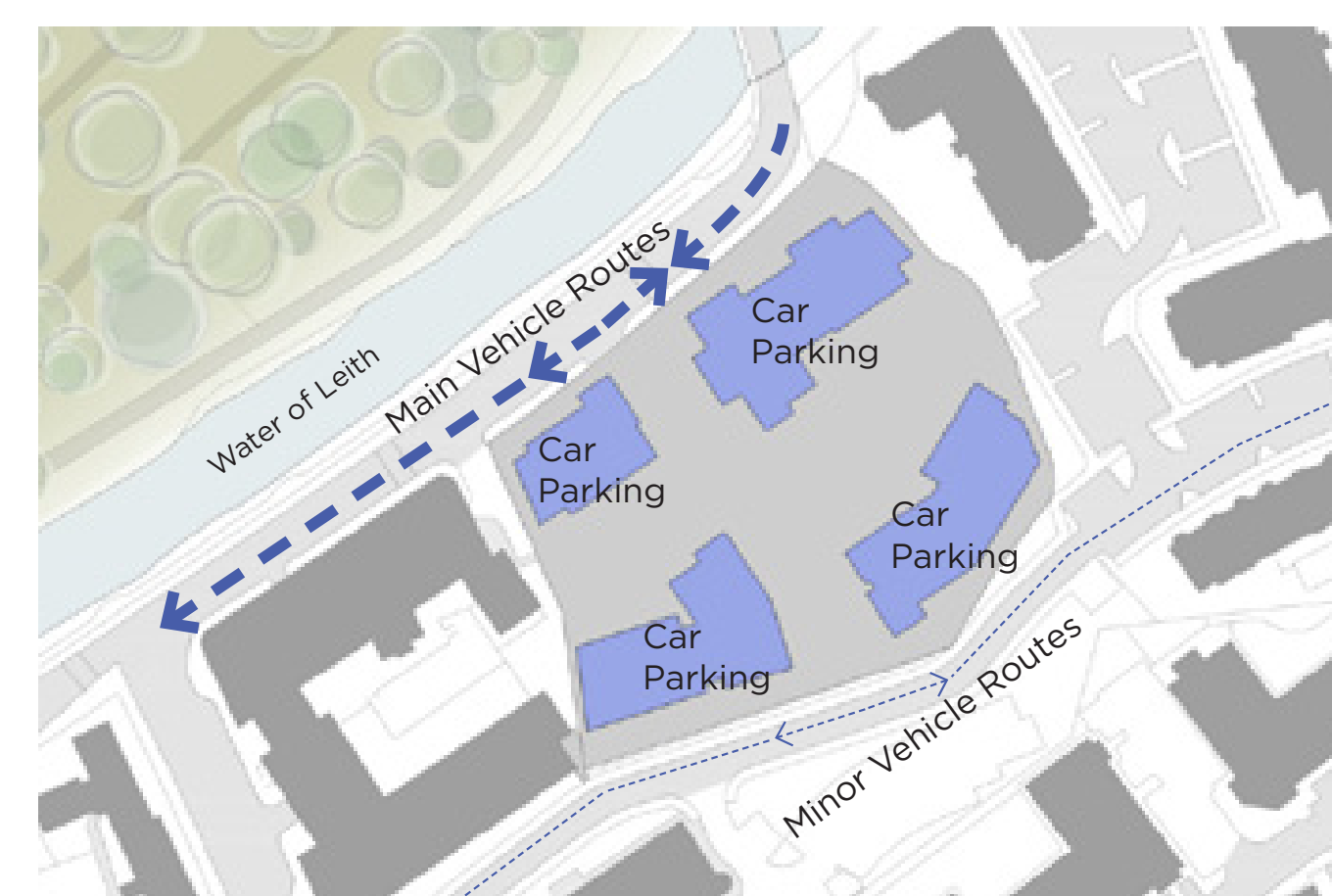
CREATING PRIVATE GARDENS



PRIVATE & PUBLIC ACCESS



SITE CONSTRAINTS



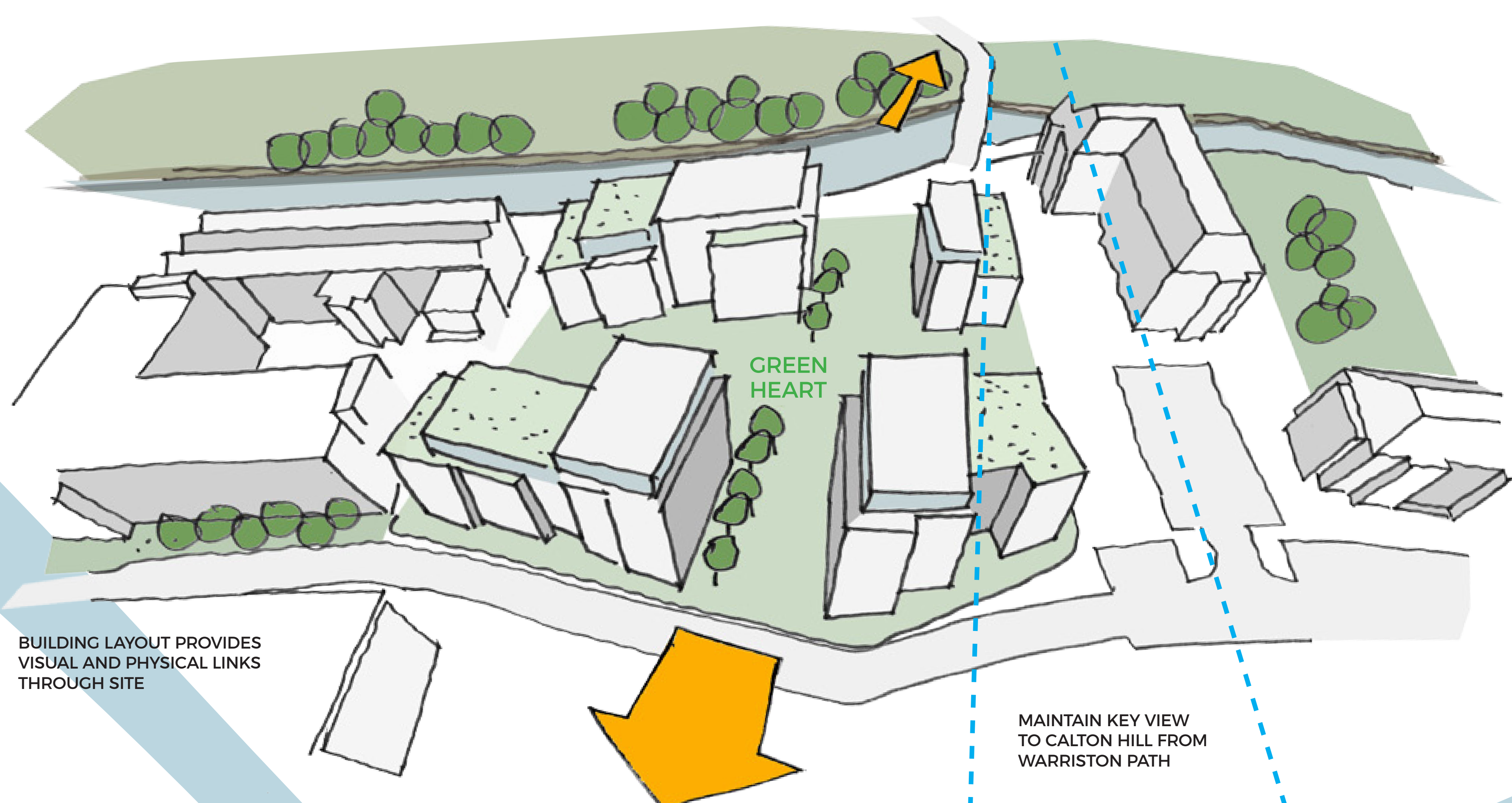
CAR PARKING & SERVICING



ESTABLISH STREET PATTERN

Q What do you think of the design approach from these diagrams?

Q What other analysis should be taken into account for this development?



URBAN PLANNING

SITE LAYOUT

The site layout has been arranged to provide a 'green heart' within the courtyard. This allows for shared private gardens to be created between blocks and also for a new link to be created between Warriston Road and Powderhall Road.

The blocks will be developed ensuring that key views are maintained, such as the key view to Calton Hill. The building heights are established from the surrounding and adjacent context.

The site also responds to the Water of Leith by ensuring the proposed levels correspond to the flood plain.

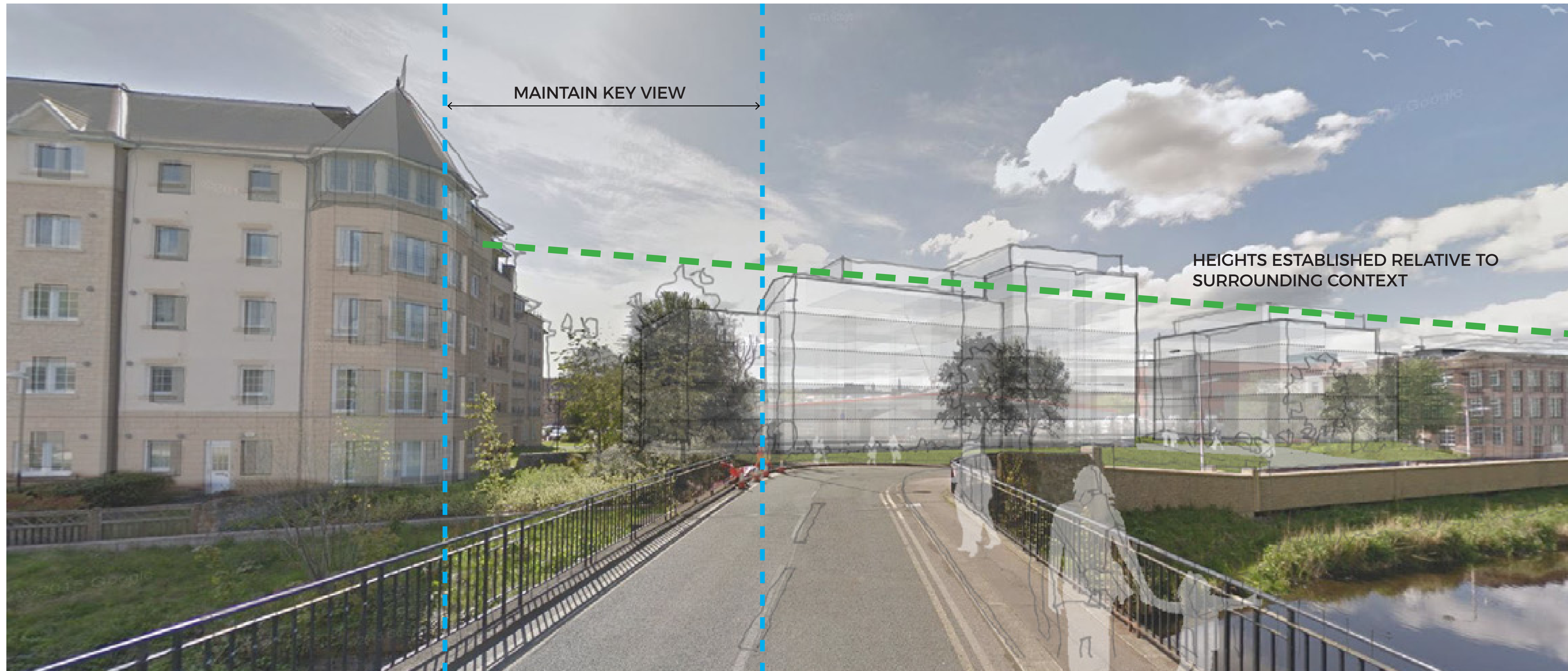
Car parking will be mainly be hidden with an undercroft level providing the majority of the parking spaces for the development.

Q What are your thoughts on the initial layout to the development?



INFORMING BUILT ENVIRONMENT

UNDERSTANDING THE ROLE OF CONTEXT IN DEFINING A NEW DEVELOPMENT. THE CONTEXT SHOULD HELP TO INFORM THE SCALE AND APPEARANCE OF THE NEW DEVELOPMENT.



ST MARK'S BRIDGE

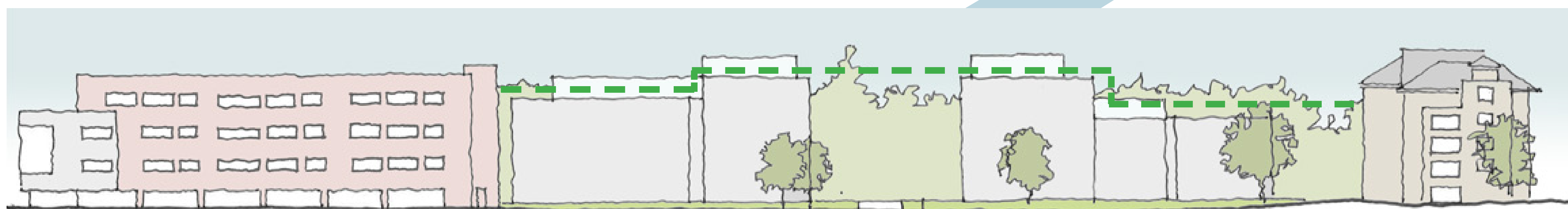
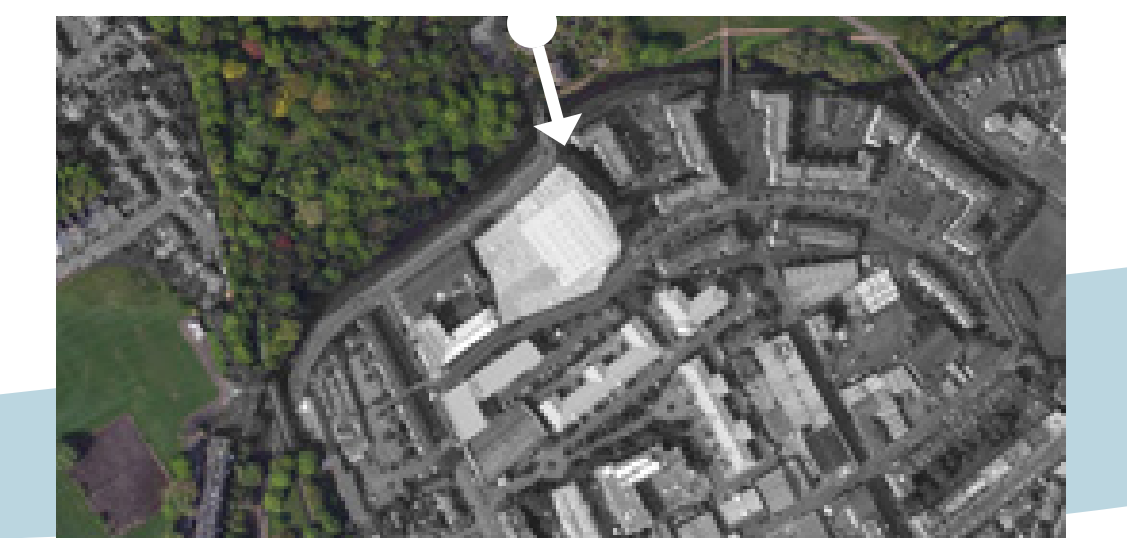
APPROACH FROM BRIDGE

Our design proposals will take reference from adjacent buildings along Warriston Road and Powderhall Road in terms of height and scale.

KEY VIEWS

We are aware of established key views that have to be maintained. Such as the view of Calton Hill from Warriston Path set out within the City of Edinburgh Council Design Guide.

Q What do you think about the approach to the proposal?



PROPOSED POWDERHALL MASSING ELEVATION

POWDERHALL ROAD

SURROUNDING CONTEXT

We are aware of the different type of adjacent buildings along Powderhall Road relative to Warriston Road and the mix of business with residential.

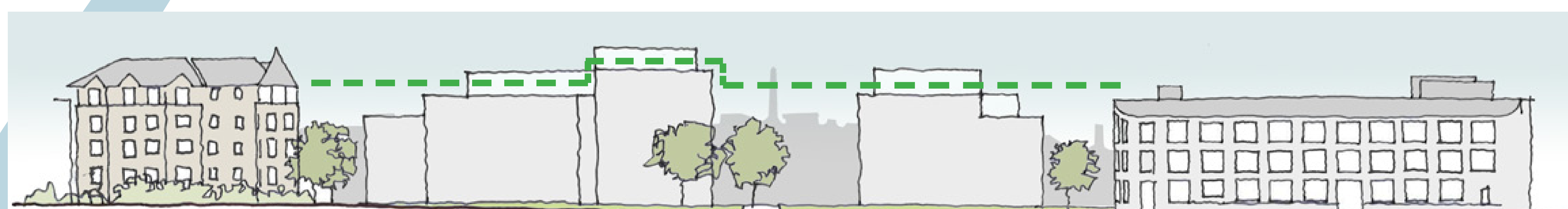
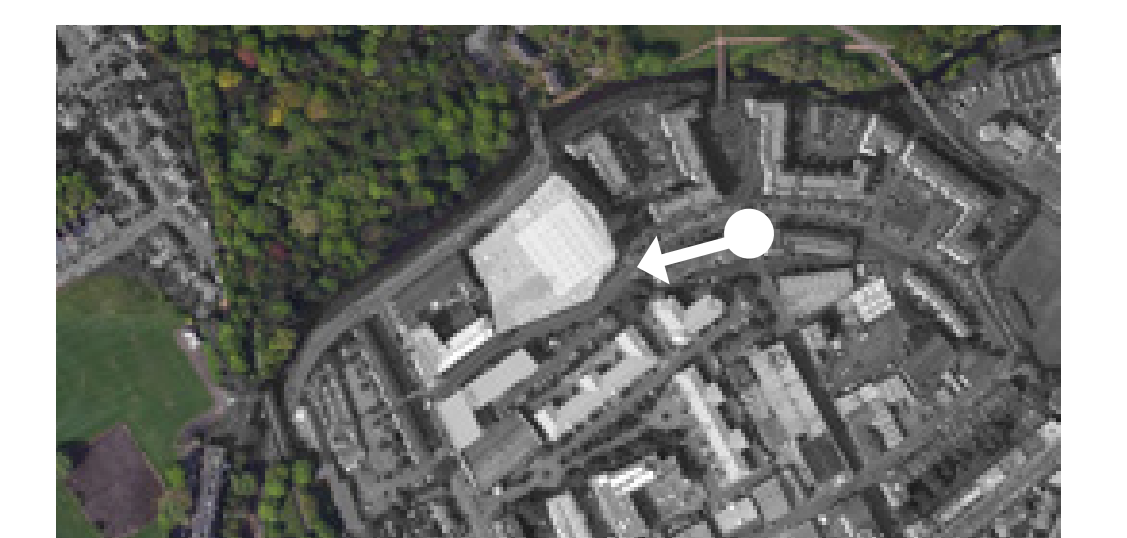
Our design proposals will mediate between both.

SITE LAYOUT

The building layout will be set out to ensure that there will be views through the site from Warriston Road to Powderhall.

At the same time the layout will be encouraging pedestrian movement between the blocks.

Q What do you think about the scale of the proposal?



PROPOSED WARRISTON ROAD MASSING ELEVATION

WARRISTON ROAD

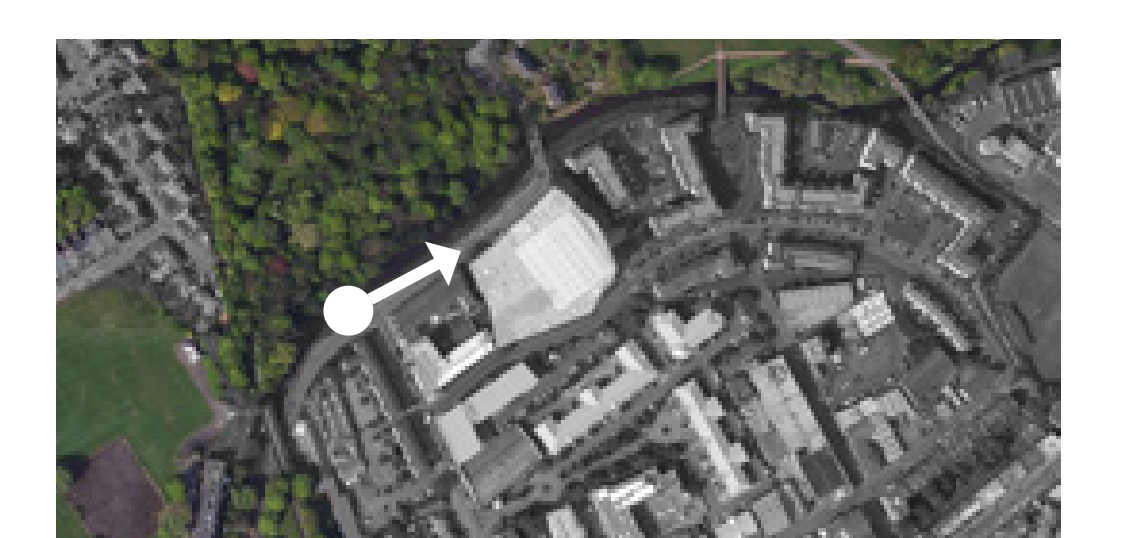
STREET LEVEL

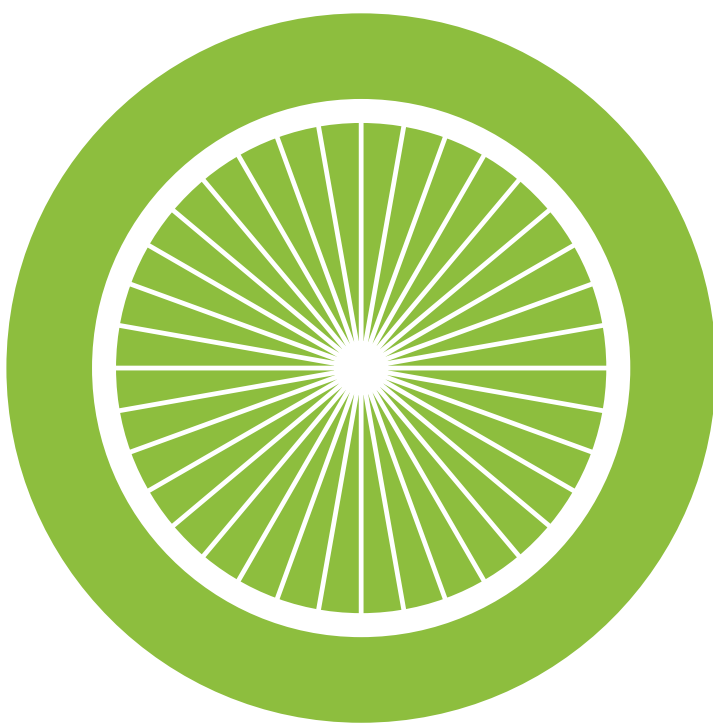
Building at street level will encourage pedestrian movement at the same time be set out to consider flood defence.

ROOFLINE

A varied roofline of the proposed buildings along Warriston Road and Powderhall Road will be adopted as encouraged and required by City of Edinburgh Council Design Guide.

Q Do you think the proposal sits within the existing environment?





UNDERSTANDING CONNECTIVITY

UNDERSTANDING THE EXISTING TRANSPORT NETWORK. OUR PROPOSAL FOCUSES ON MAXIMISING PEDESTRIAN AND CYCLE ROUTES AND MINIMISING THE APPEARANCE OF VEHICLES.

TRAVEL MODES

SCOTTISH PLANNING POLICY

This requires that travel and transport at new developments are considered in the context of a "hierarchy of travel modes". That hierarchy prioritises pedestrians, cyclists and people using public transport ahead of the private car.

PEDESTRIANS, CYCLISTS AND PUBLIC TRANSPORT

The site is easily able to be connected to existing footpaths, footways and usable cycle routes. The site itself can create a through link for those on foot and cycle between Warriston Road and Powderhall Road. The nearby TESCO store, employment opportunities and recreational, leisure and education facilities all lie within walking and cycling distance. Princes Street lies on the edge of the 1600m walking distance for local facilities laid out in Planning Advice Note 75. Existing bus services at Canonmills and Broughton Road are within easy walking distance of the development.



Q Do you think the development will encourage use of public transport?

TRAVEL MATRIX AND CONNECTIVITY

PRIVATE CAR

The site is already home to a DIY store that has existing traffic associated with it. Alternative uses at the site could include, for example, a discount food retailer. A comparison of existing and potential trips made by private car has been made and is laid out in the table to the right.

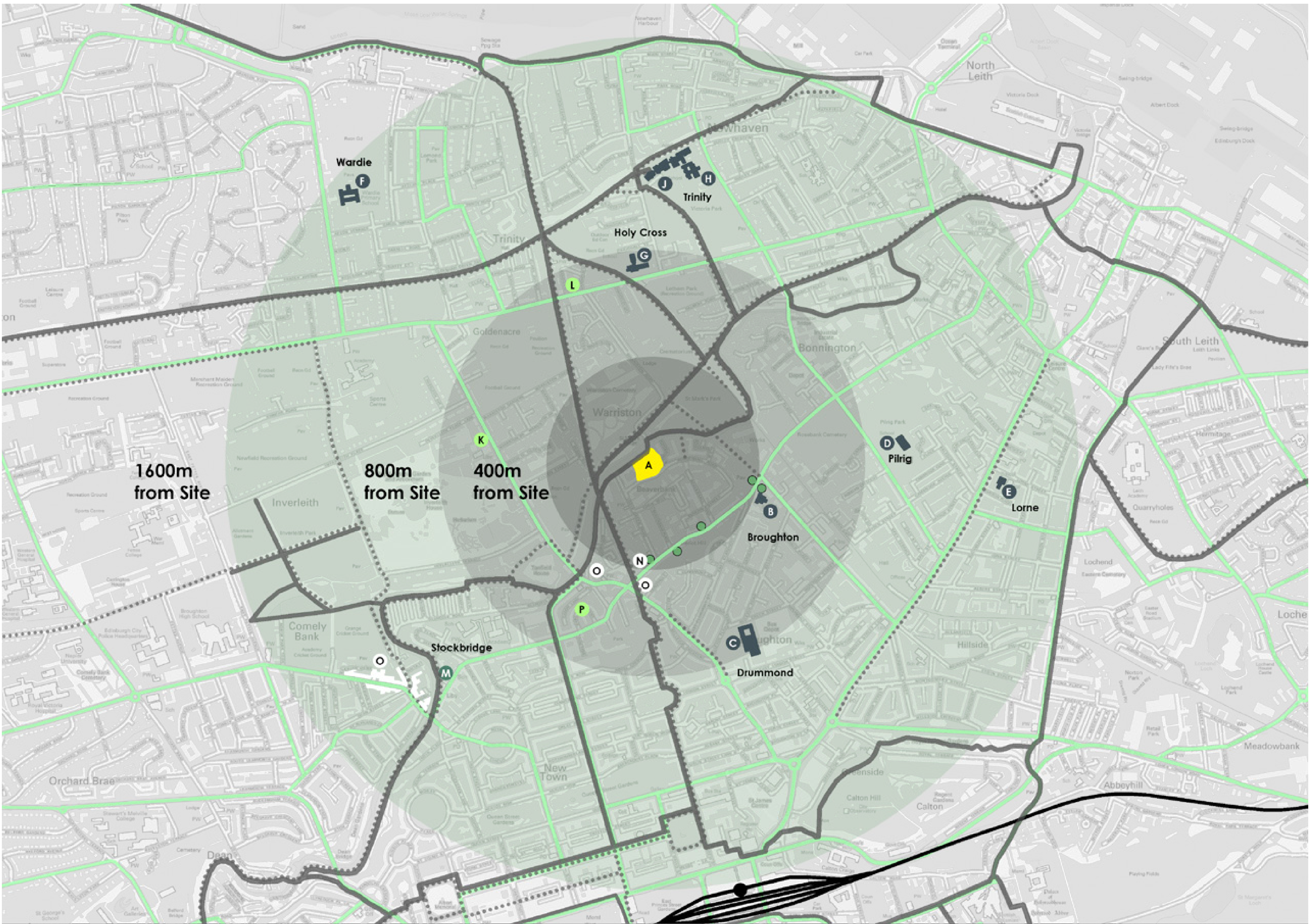
Comparisons show that the projected residential use is likely to be a far lower traffic generator – particularly in the PM peak period – than most alternatives. Additionally, these comparisons are valid for a weekday. At the weekend, other uses are much higher traffic generators than residential development.

Live real time surveys of nearby flatted development show that the actual traffic generation of flats in the area is even lower than that shown in the table.

Notwithstanding this, the applicants are committed to investigating further car trip reduction initiatives such as the use of the city car club to reduce the requirement to own a car for those living in the area. Appropriate parking levels for the development will also be provided with car access to the site likely to be taken from Warriston Road and parking provided underneath the buildings. A full Transport Assessment will be prepared to accompany the eventual planning application.

TRANSPORT MATRIX

USE	CAR TRIPS IN AM	CAR TRIPS OUT AM	TOTAL	CAR TRIPS IN PM	CAR TRIPS OUT PM	TOTAL
Existing DIY Store	50	29	79	49	67	116
Discount food retailer	19	10	29	66	71	137
Residential assuming 200 dwellings	20	40	60	40	20	60



Warriston, Edinburgh

Accessibility Plan

Key

A

Site of Proposed Development

B

Broughton Primary School

C

Drummond High School

D

Pilrig Park School

E

Lorne Primary School

F

Wardie Primary School

G

Holy Cross RC Primary School

H

Trinity Primary School

I

Trinity Academy High School

K

Inverleith Medical Practice

L

Bangholm Medical Centre

M

Stockbridge Library

N

Tesco Superstore

O

Local Shops

P

Eyre Medical Centre

Core Path

Cycle Route

Bus Stop/Route

Train Station/Line

1600m Isochrone from Site

800m Isochrone from Site

400m Isochrone from Site

Q How simple is it to live in this area without owning a car?



UNDERSTANDING SUSTAINABILITY

UNDERSTANDING THE BENEFITS OF SUSTAINABLE DESIGN. THE PROPOSAL MUST WORK WITH THE EXISTING NATURE AND BUILT ENVIRONMENT.

GREEN HEART

SUSTAINABILITY

We believe this development will make a lasting contribution to the area but will only do so if it is also comprehensive in addressing a range of sustainability issues and integrates seamlessly with the existing built and natural environment.

To this end we will work with the community and stakeholders to provide practical, meaningful and pragmatic sustainable design solutions

BIO-DIVERSITY

The current site makes no valuable contribution to local biodiversity so our strategy seeks to provide new opportunities within the site, whilst ensuring it is both integrated with, and reinforces Indigenous plant species, grasses, bio-swales, and green roofs, will all provide opportunities for promoting biodiversity and ecology throughout the development. The result will be a considerable increase in the ecological value of the site.

Q Is providing more green space in the area important to you?



WATER MANAGEMENT

FLOOD PREVENTION SCHEME

The proposed development at Warriston Road is currently protected by the recently installed Water of Leith Flood Prevention Scheme.

The works have been designed to provide protection to the households and businesses around the Warriston/ Powderhall and St Marks Area for a 1:200 year Flood Event.

SEPA provide a Flood Map which shows that the site and all the surrounding residential properties are in a low risk flood area (highlighted by the light blue colour).

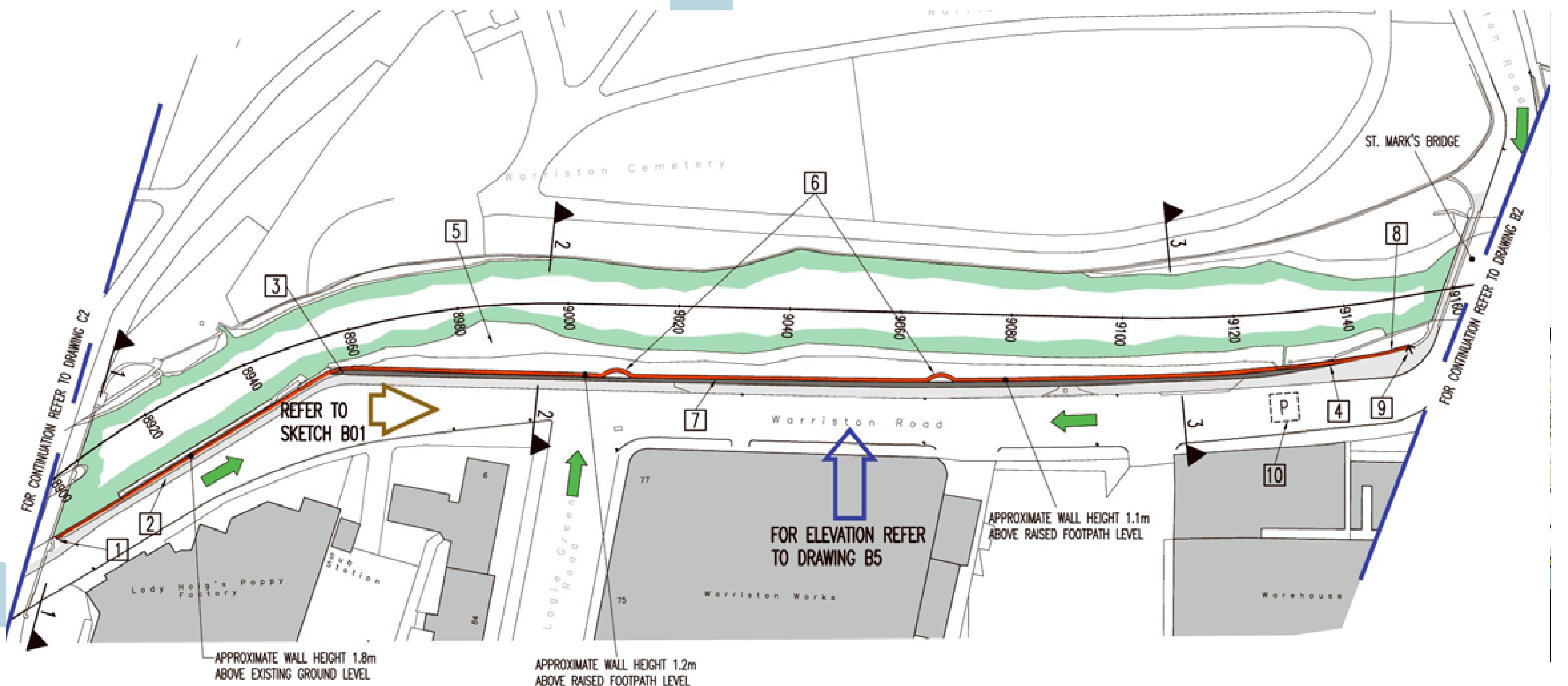
This low risk flood wash has been applied to highlight the low risk if the Water of Leith Flood Prevention Scheme was ever to fail.

In order to mitigate any concerns regarding future flooding it is proposed to site the residential parts of the proposed development above the 1:200 year flood event at 11.00m AOD approximately.

SURFACE WATER

All the surface water from the existing site currently drains untreated and un-attenuated to the Water of Leith.

The new proposals for the site will capture surface water and treat and attenuate on site as part of enhanced bio-diversity integrating fully with the landscape proposals.



Q Do you have any concerns about flooding to the area?

LIFECYCLE

LIFECYCLE ASSESSMENTS

The design solutions chosen for building services include a lifecycle assessment of the impact of the solution over its entire life span using a cradle to cradle approach. When considered over a whole development, this includes the material manufacture, the construction, the operation, demolition and reinstatement of a development, known as the buildings carbon life cycle.

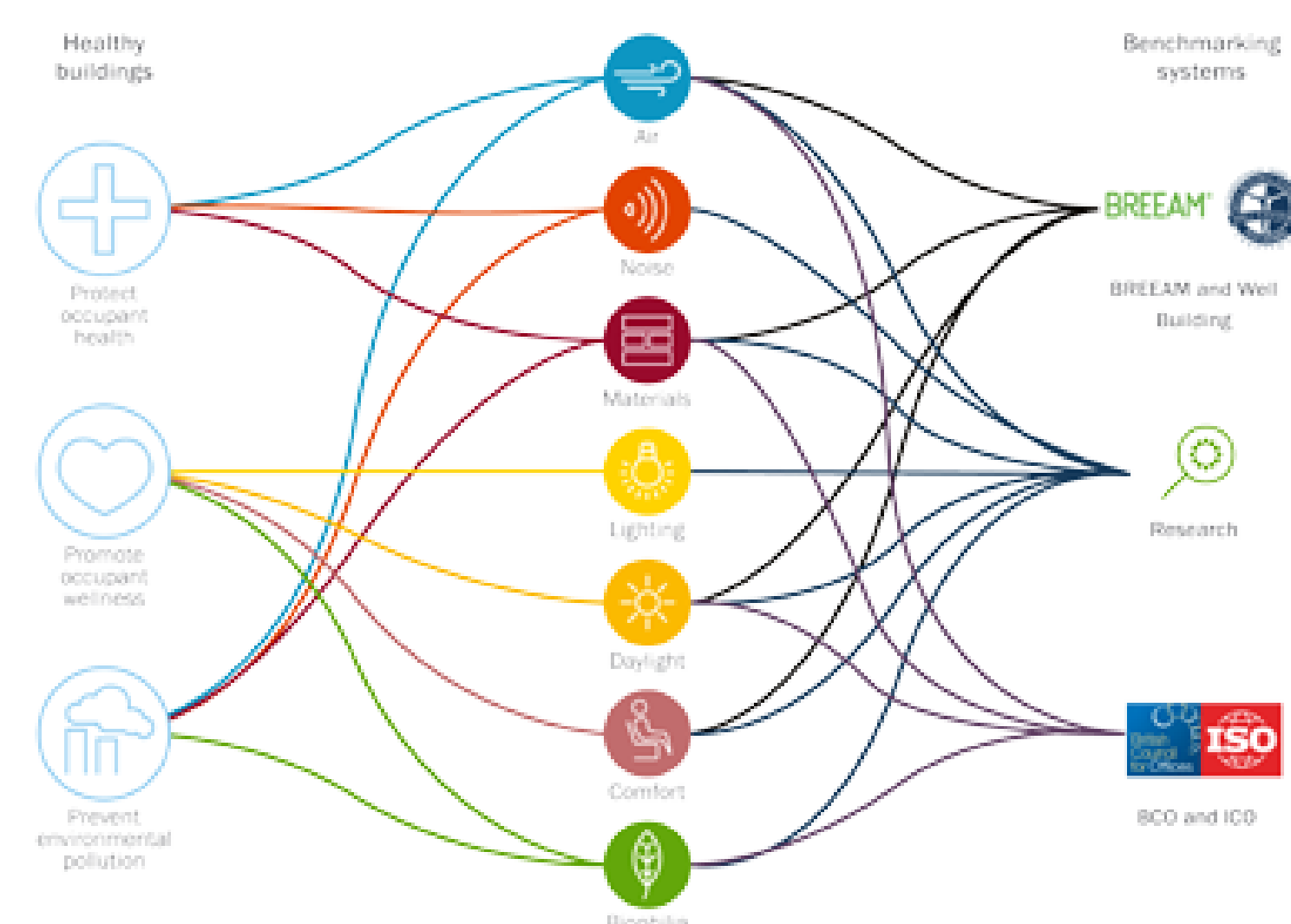
KEY SUSTAINABILITY OBJECTIVES

The team understand the importance of sustainability and consider sustainable design methodologies at the outset and throughout the design process.

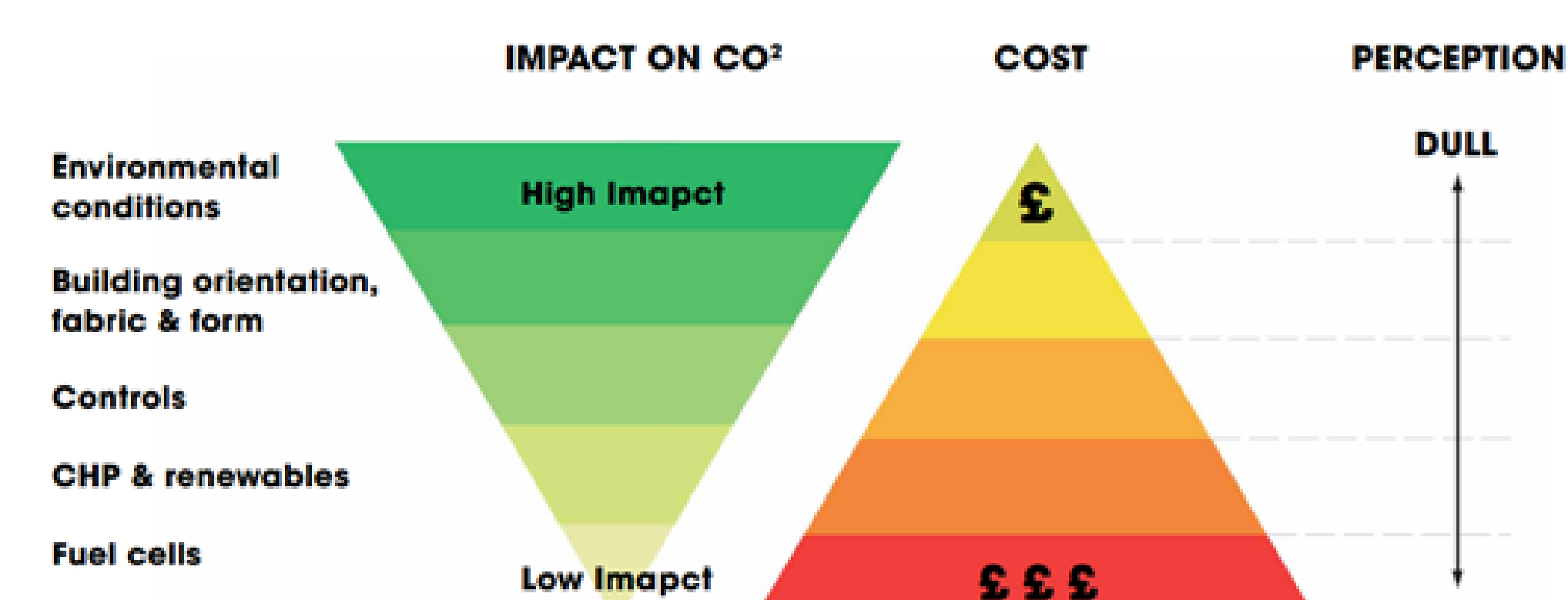
The sustainability targets are set against key performance criteria to champion the social, economic and environmental credentials of projects we target.

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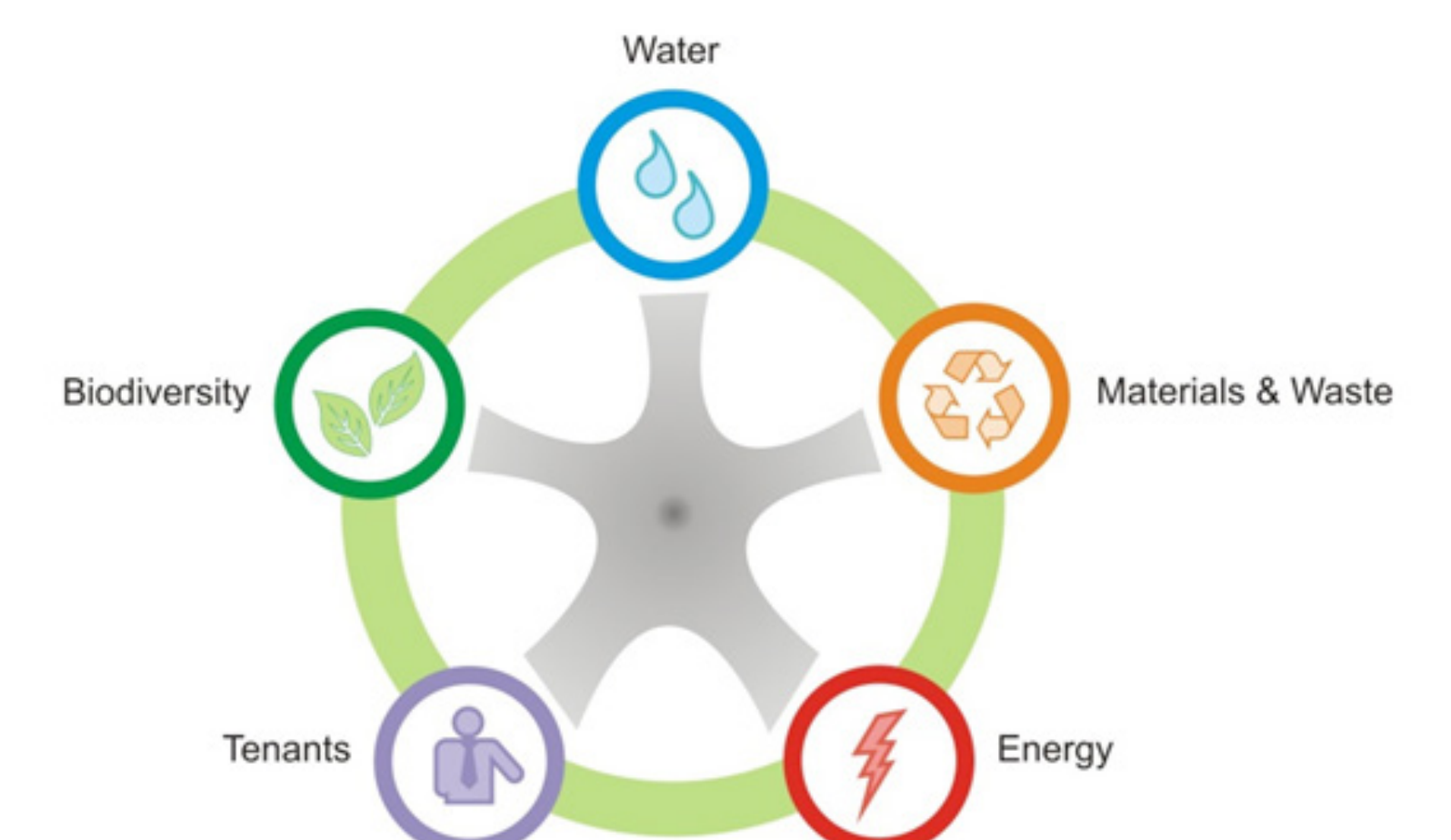
Q What sustainable design solutions would you like to see adapted to the development?



HEALTHY BUILDINGS



TOWARDS ZERO CARBON



SUSTAINABILITY OBJECTIVES



REDUCING CARBON FOOTPRINT



INFORMING LIVE, PLAY, MEET

UNDERSTANDING HOW TO ENHANCE THE OUTDOOR SPACE. THE PROPOSAL AIMS TO PROVIDE OUTDOOR PLACES FOR PEOPLE TO ENJOY.



COMMUNITY

SPACES TO MEET YOUR NEIGHBOURS

We are aware of the importance of well-designed communal spaces for people to come together, meet their neighbours and to provide safe spaces for children to play and explore their immediate neighbourhood.

The design aspires to not only facilitate social spaces, but put them at the heart of the development.

SPACES THAT PROMOTE HEALTH AND WELL BEING

Being surrounded by green, walking through green spaces or just looking at trees experience their changing appearance throughout the year can reduce stress and anxieties significantly.

A green environment invites people into the space, to enjoy it and use it and encourages to consider alternative forms of travel such as walking and with it promotes healthier life choices.

Q What is important to you about the existing community in the area?



PUBLIC REALM

SPACES ENABLED BY SMART BUILDING LAYOUTS

The building layout has been set out with these principles in mind, creating a central shared surface with limited vehicular access and providing spaces for people to gather, to enjoy the sun or to have a neighbourhood street party.

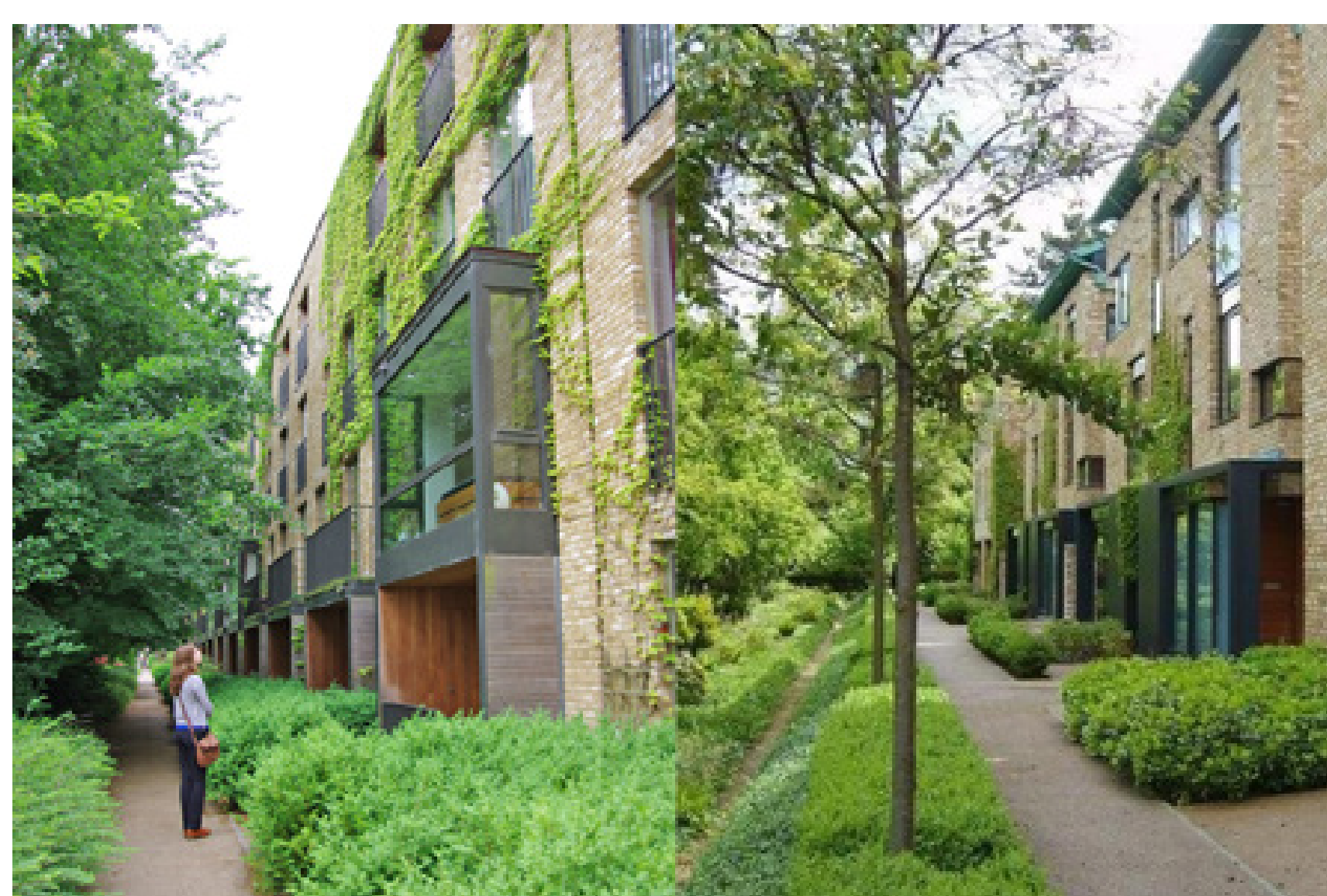
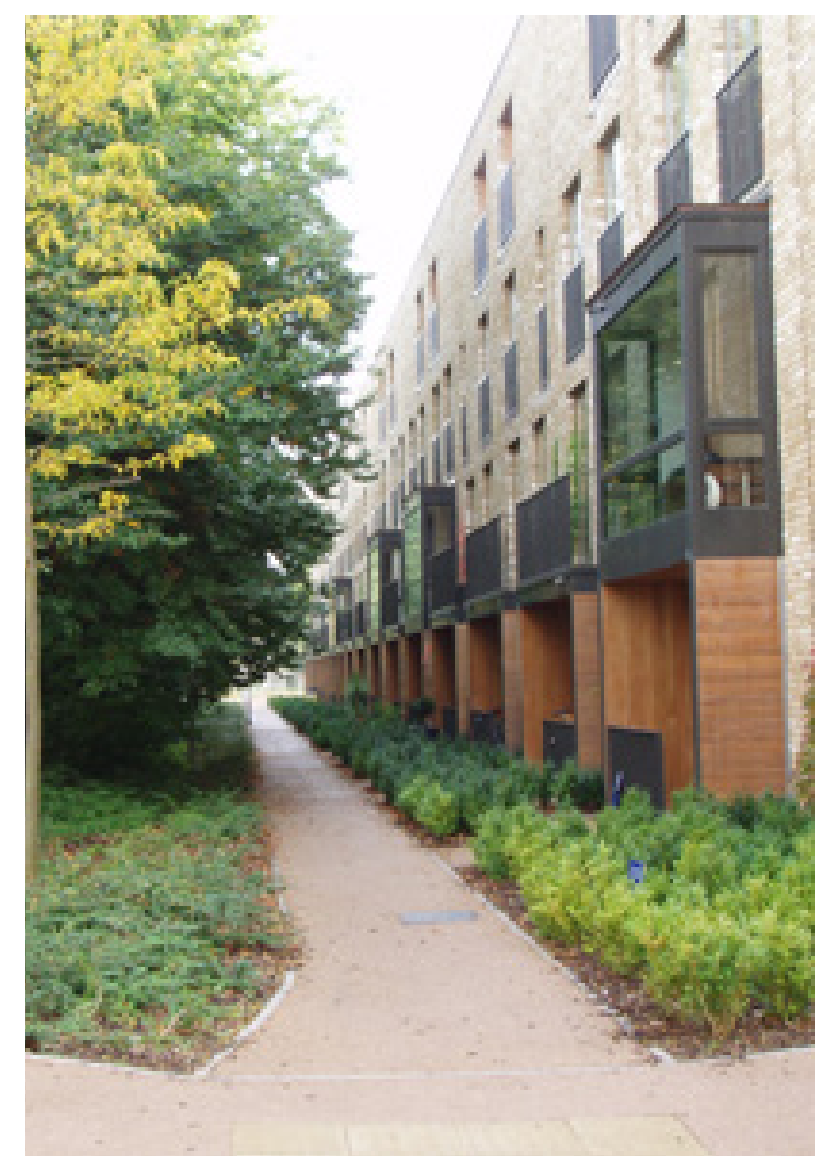
SPACES THAT BENEFIT THE WIDER COMMUNITY

Good connectivity to it's wider surrounding is at the heart of a successful development and it's integration into the existing town fabric. The buildings have been carefully considered and organised to provide access through the development to Water of Leith Walkway and vice versa a route from Warriston to Broughton Road.

SPACES THAT WELCOME PEOPLE AS WELL AS WILDLIFE

Whilst details for the landscape design are still to be developed the aim is to deliver open spaces with a soft welcoming and inviting feel that promote social activities as well as habitat creation for wildlife within our cities. We strive to provide an attractive balance of soft and hard landscaping providing catering for a range of activities from social events to quiet spaces for retreat, rejuvenation and possibilities of wildlife observation.

Q What do you feel is important when you visit a public space?



HOUSING MIX

A SELECTION OF RESIDENTS

In order to illustrate the cross section of people who may live in here we have created the diagram opposite. It lists a selection of families and individuals who could live in particular homes.

The range of floor area sizes and number of bedrooms is shown, which exceed the standards set out in the CEC.

The diagram also shows a simple section that indicates the most suitable location for the resident's home it also shows the type of external space (roof terrace, balcony or garden), all homes will have a generous area of private open space.

THE FACILITIES THAT WE ALL NEED

Suitable facilities that we think each family will require are shown in two columns, firstly the facilities within their own private domain and then facilities that are within a communal centralised part of the building (bike, buggy store, electric car charging point, parcel collection, communal gardens - play areas, and bookable barbecues)



Three young professionals live here in this top floor. These friends enjoy having BBQ's on their generous terrace overlooking the gardens, socialising with other residents in the communal garden, using the car club on day outings, and keeping fit at the local gym.

Q What type of housing do you think the area needs, and for whom?

This family have enjoyed living in their terrace for many years. Not only do they have a private garden but also the home zone street that has provided a safe space to play and brought them closer to their neighbours. They have recently rented the ground floor one bed unit for their elderly mother, who enjoys living close to her family whilst having her own space and garden.

	OCCUPANCY	SIZE OF HOME	ON CURTAGE	COMMUNAL
A	Single Professional	100m ² - 120m ²		
B	Individual Shoppers	100m ² - 120m ²		
C	Individual Shoppers	100m ² - 120m ²		
D	Couples	100m ² - 120m ²		
E	Single Parents	100m ² - 120m ²		
F	Small Family	100m ² - 120m ²		
G	Medium Family	100m ² - 120m ²		
H	Large Family	100m ² - 120m ²		
I	Retired Couple/Individual	100m ² - 120m ²		
J	Well Healed Family	100m ² - 120m ²		
K	Well Healed Family	100m ² - 120m ²		
L	Retired Couple/Individual	100m ² - 120m ²		
M	Downsizing Couple	100m ² - 120m ²		



WHAT IS NEXT

THANK YOU FOR ATTENDING THE EXHIBITION TODAY. WE WOULD LIKE YOU TO FILL IN A FEEDBACK FORM AND EITHER LEAVE IT WITH US;

EMAIL US AT **ENQUIRIES@CANONMILLSGARDEN.COM**

OR POST IT TO:

**CBRE
7 CASTLE STREET
EDINBURGH
EH2 3AH**

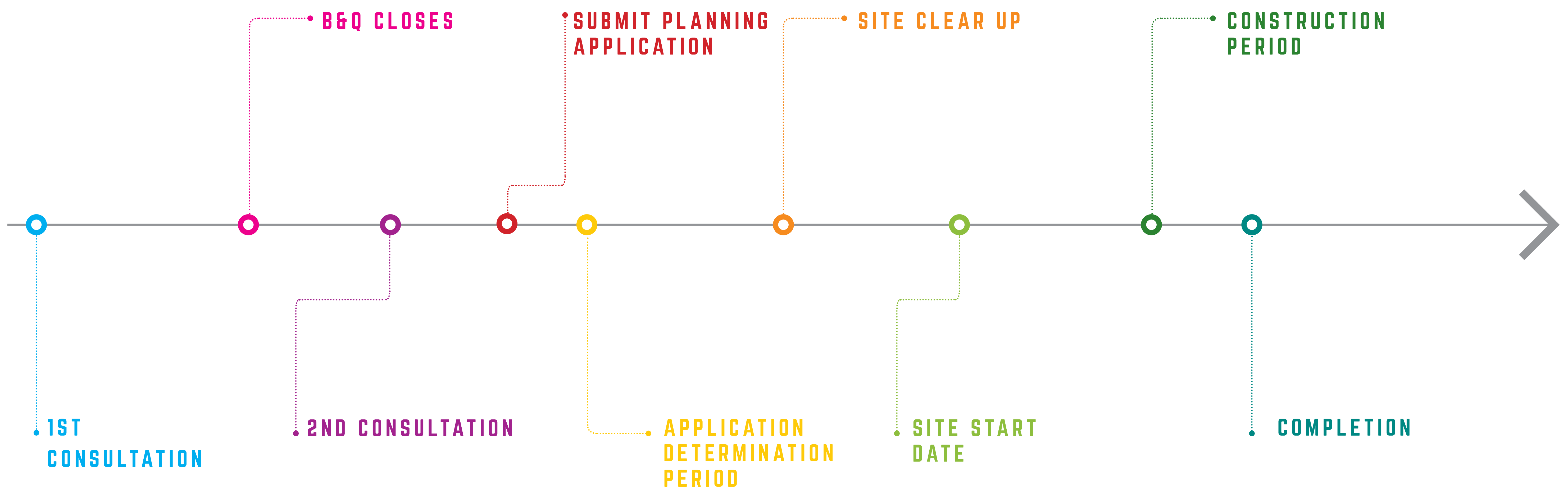
BY FRIDAY THE 12TH OF AUGUST.

THE DESIGNS THAT YOU HAVE SEEN TODAY ARE NOT FINAL. WE WILL REVIEW YOUR COMMENTS AND ALSO THE FEEDBACK THAT WE GET FROM STATUTORY AUTHORITIES AND OTHER BODIES.

WE WILL THEN HOLD A FOLLOW UP EXHIBITION AFTER THE SUMMER TO SHOW YOU HOW THE DESIGN IS PROGRESSING. THIS WILL BE IN ADVANCE OF ANY PLANNING APPLICATION BEING MADE.

THE COMMENTS THAT YOU MAKE AT THIS STAGE ARE NOT COMMENTS TO THE PLANNING AUTHORITY. ONCE A PLANNING APPLICATION IS MADE, YOU WILL HAVE THE OPPORTUNITY TO MAKE COMMENTS DIRECTLY TO THE PLANNING AUTHORITY.

PROJECT PROGRAMME



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