



OCEAN DRIVE, EDINBURGH
LEITH HARBOUR AND NEWHAVEN
COMMUNITY COUNCIL
24TH OCTOBER 2017



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BACKGROUND INFORMATION

Ocean Drive is located to the North of Edinburgh city centre adjacent to Leith docks. Ocean Terminal shopping centre sits to the North West of the site with the Scottish Government building 'Victoria Quay' sited to the South. The site is bounded on one edge by Ocean Drive providing vehicular access and Albert Dock to the other edge.

The brownfield site was once part of the Leith Docks masterplan which was set out for this area in 2005. There are a number of sites adjacent which have submitted proposals for planning.

The proposed development aims to:

- Provide 190 private residential units with a mix of apartments.
- Offer 60 affordable housing units with a mix of apartments.
- Remove an existing dilapidated timber jetty and replace with a new boardwalk.
- Create provision for underground parking.
- Potential spaces at ground floor level for commercial units.

PROJECT INFORMATION

PROPOSED DEVELOPMENT

Approximately 250 residential units with a mix of apartments, underground car parking, potential commercial units at ground floor and new boardwalk.

SITE AREA

1.01 Hectares (2.5 acres)

PROJECT TEAM

Client Team SI Developments

Architects CDA

Structural & Civil Engineers Harley Haddow



Ocean Drive site looking West

SITE PHOTOGRAPHS



View from Ocean Drive looking North West



View from existing timber jetty looking South East



View from existing timber jetty looking North West



View from Ocean Drive looking West



View from Ocean Drive Looking South East



View from adjacent site looking South

SITE HISTORY

LEITH DOCKS



The site sits within the dockland port of Leith one of the oldest recognised ports in the country. The modern Leith docks, built to the north of Leith's 'Shore' area, began to take shape in the 19th century.

Adjacent to the site sits Victoria Dock which was constructed in 1852 and used to accommodate large steamships.

The site rests on reclaimed land with the northern portion of the site reclaimed and a new harbour wall construction added in 1999.

CONTEXT: FUTURE DEVELOPMENTS

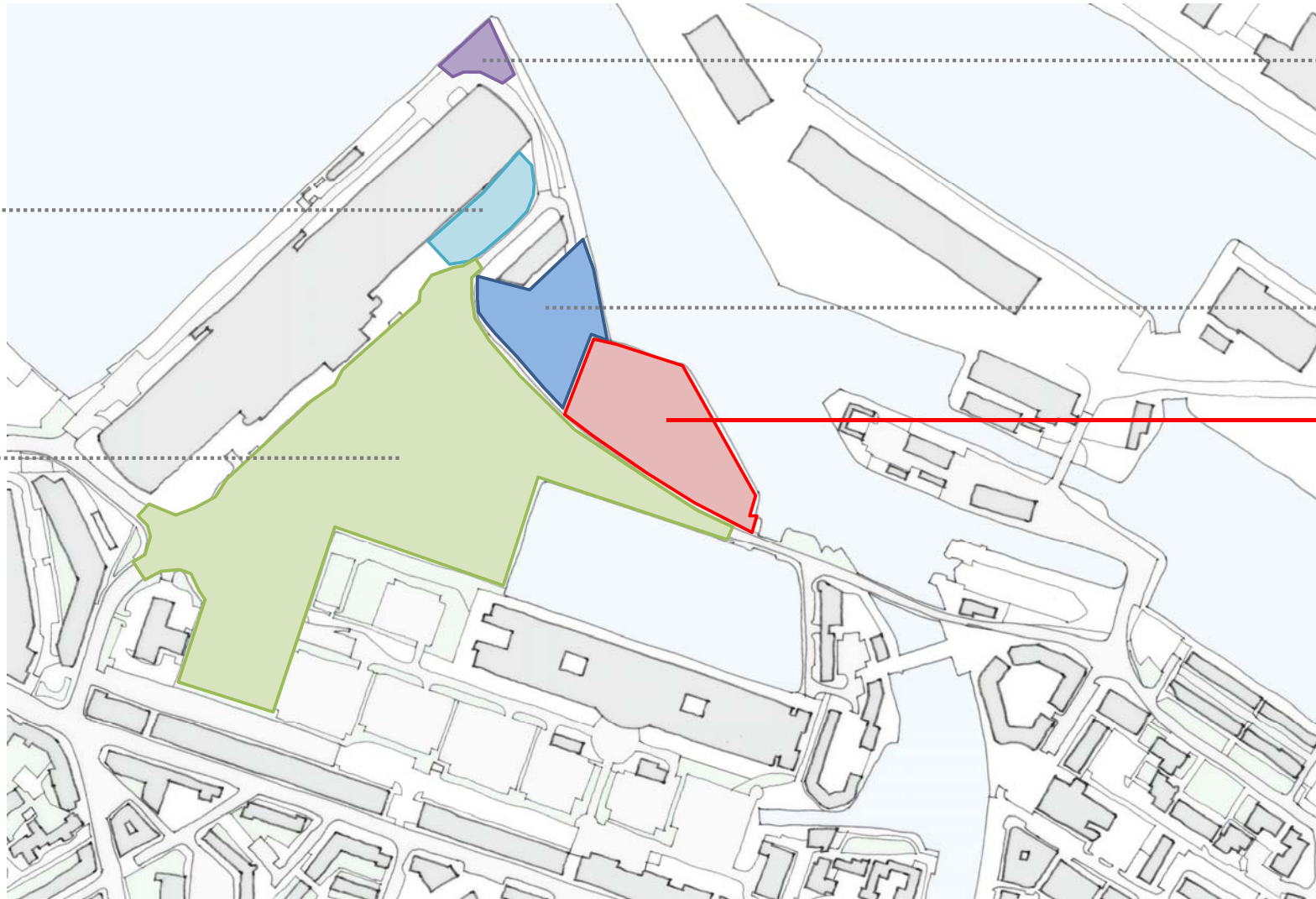
There are a number of large developments in the local area which are currently being developed, many of which are currently within the planning process.

HOTEL DEVELOPMENT
Erection of hotel development, associated facilities and ancillary works, including boardwalk.

Awaiting PPP decision.

CALA WATERFRONT PLAZA
Proposed residential development (388 homes) including affordable housing provision, landscaping and public realm, parking, access, ancillary commercial/retail units and associated works.

Awaiting planning permission decision.



PORT OF LEITH DISTILLERY
Proposed distillery and ancillary uses.

Awaiting planning permission decision.

Potential Hotel Development
Site for proposed hotel development up for sale.

PROPOSED AREA

CONTEXT: BUILDINGS

There have been a number of recent applications and developments in the immediate area, adjacent to the Ocean Drive site.

CALA RESIDENTIAL DEVELOPMENT



CALA submitted a planning application for the neighbouring site in August 2016. The application is currently awaiting decision.

OCEAN POINT 2 HOTEL



In 2009, The City of Edinburgh Council granted a 10 storey hotel proposal on Ocean Drive. The proposal was withdrawn and the site is currently up for sale.

OCEAN POINT HOTEL



A PPP application was submitted for a hotel development directly adjacent to Ocean Terminal in June 2016. The application is awaiting decision.

PORT OF LEITH DISTILLERY



The planning application for a proposed whisky distillery was submitted in September 2017 and is currently awaiting assessment.

WIDER CONTEXT

Existing developments within the wider context of Ocean Drive

VICTORIA QUAY



OCEAN TERMINAL

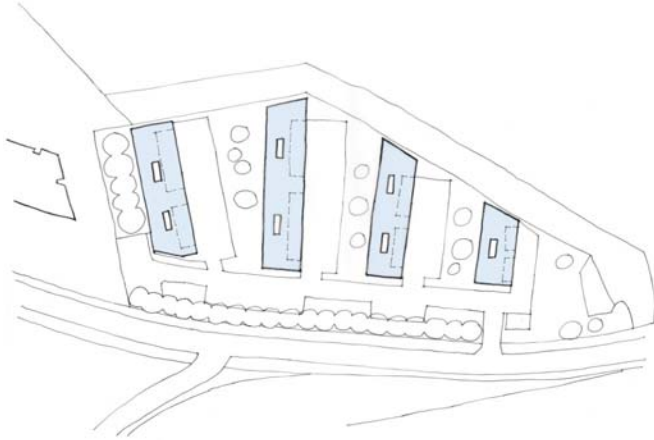


PORTLAND GARDENS

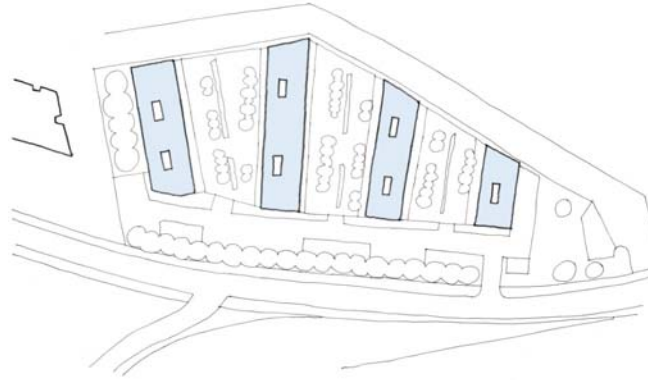


INITIAL DESIGN STUDIES

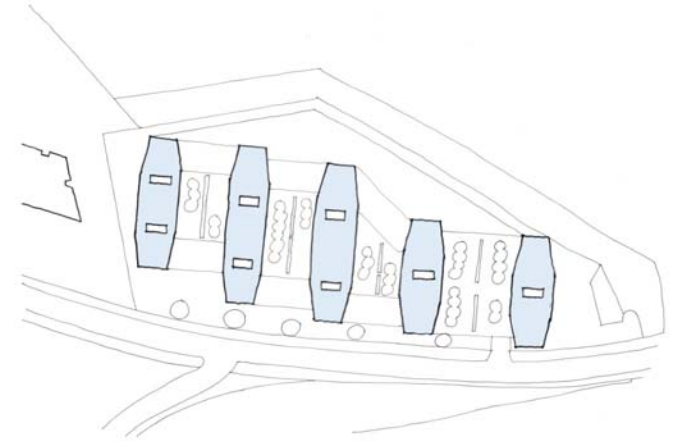
1. 4 FINGER BLOCKS WITH UNDER CROFT PARKING



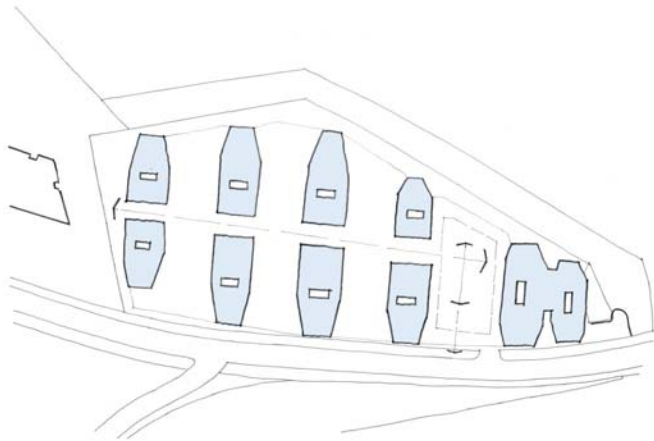
2. 4 FINGER BLOCKS WITH PARKING DECK



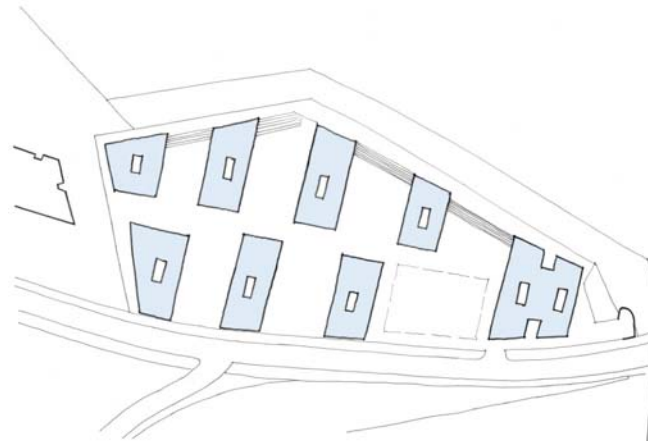
3. 5 FINGER BLOCKS WITH PARKING DECK



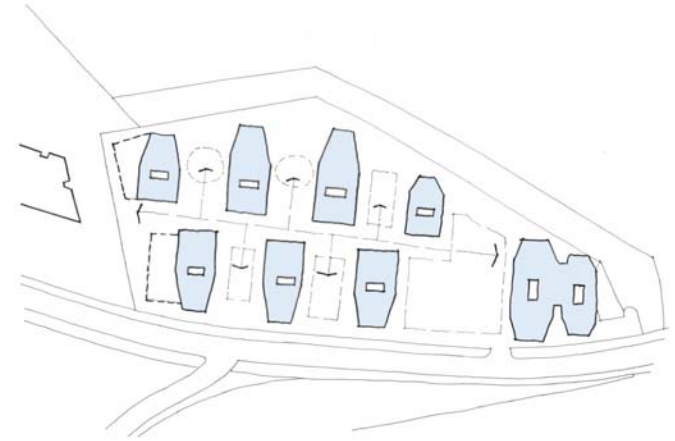
4. SPLITTING BLOCKS TO REDUCE SCALE



5. SHIFTING BLOCKS TO ALLOW VIEWS

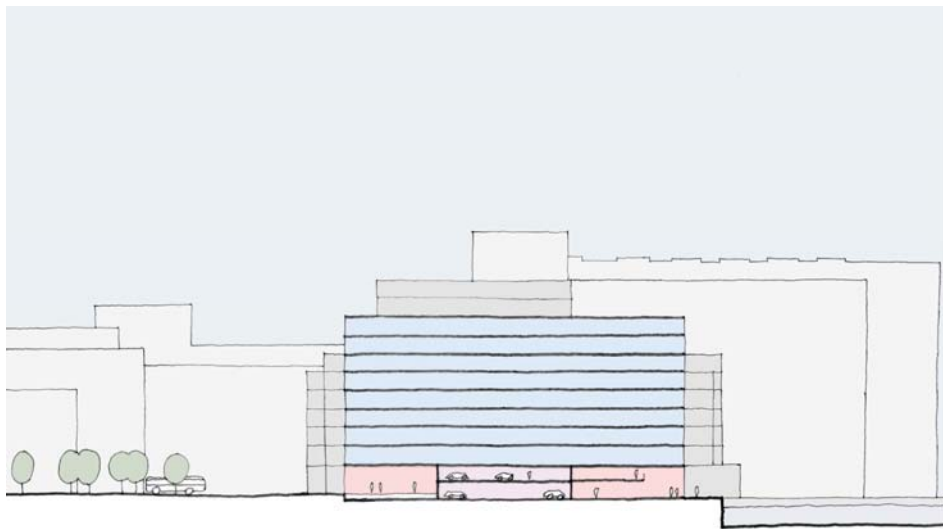
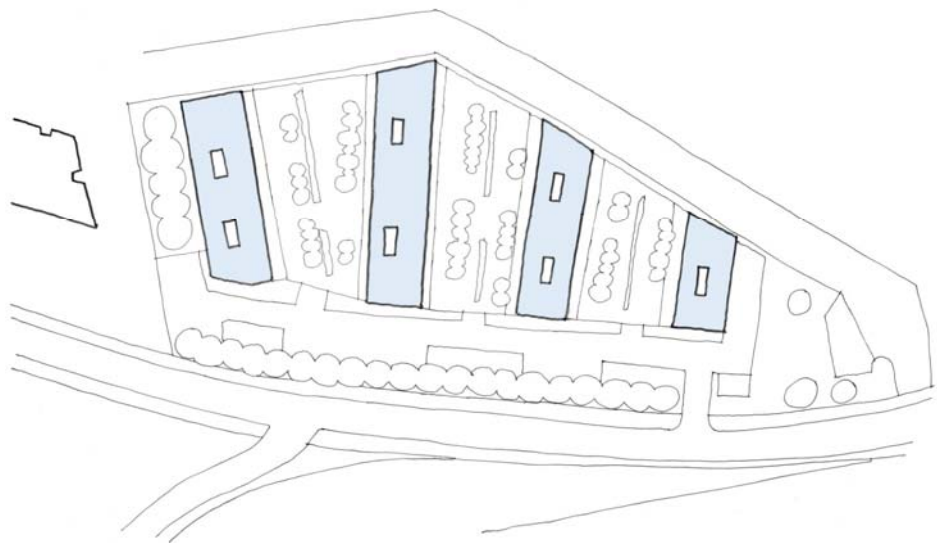


6. CREATING LANDSCAPE VIEWS



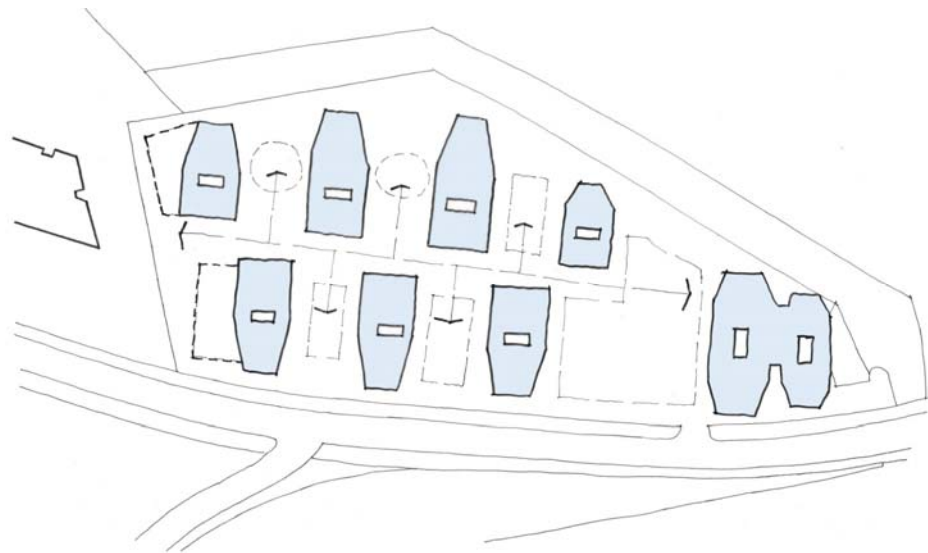
INITIAL DESIGN STUDIES: SECTIONS

4 FINGER BLOCKS WITH UNDER CROFT PARKING



Section through 4 block concept showing apartment buildings, commercial space to Ocean Drive and the boardwalk with two levels of parking.

SPLIT BLOCKS



Section through split block concept illustrating the apartment buildings, landscaped deck and commercial space to Ocean Drive and the boardwalk. Parking is also provided within plinth.

PROJECT DEVELOPMENT: SITE CONSTRAINTS

1 EXISTING STRUCTURE

The area highlighted maintains a distance of 22m from the existing harbour wall. This allows for future maintenance access to the 19m ties which are buried under the site to maintain the structural integrity of the harbour wall.

ALBERT DOCK

1 BOARDWALK

New 10.4m wide quay wall designed to allow access for fire and rescue service vehicles and waste management.

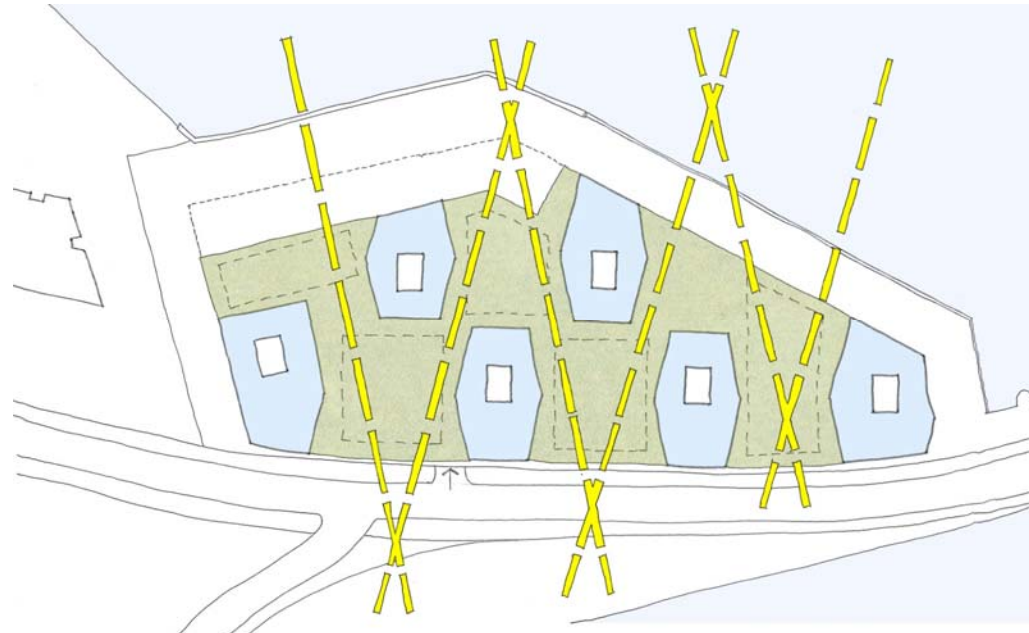
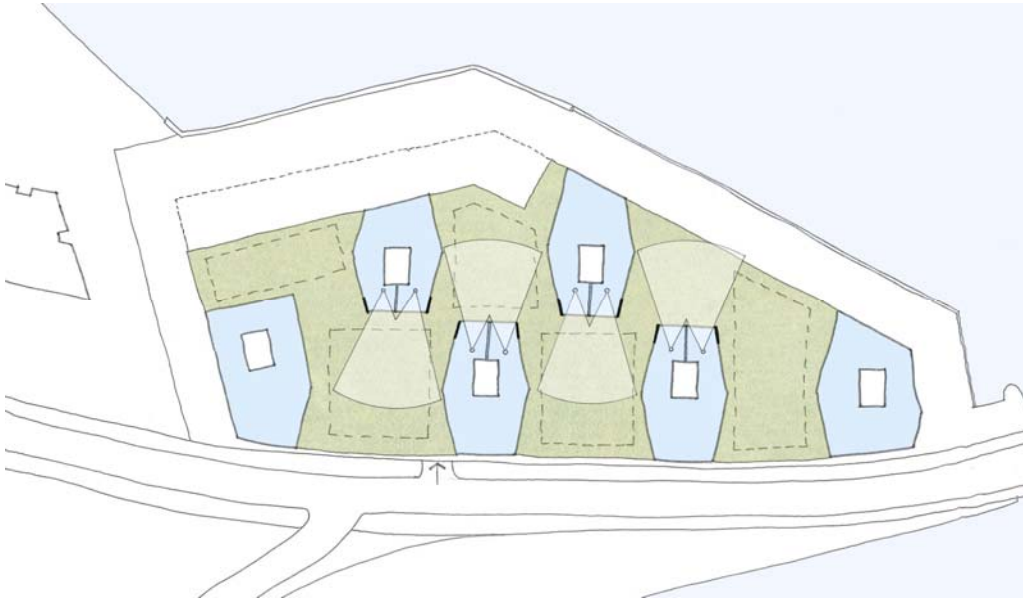
3 STREET

The street side perimeter of the development conforms to the existing street/pavement layout.

OCEAN DRIVE



CONCEPTUAL RESPONSE



VIEWS

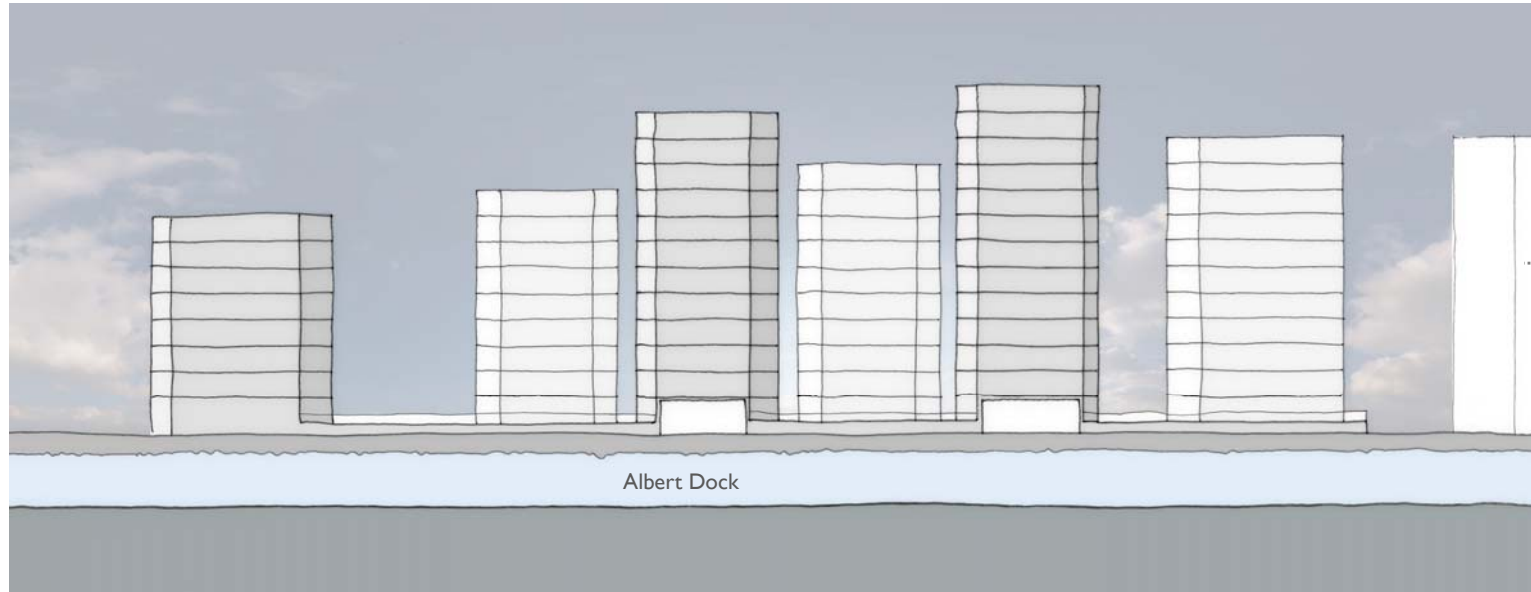
Due to the proximity of the blocks positioning upon the plinth it has been necessary to provide means to ensure privacy between the blocks.

There will be solid infills to the side wall of each balcony space in order to direct the tenants view outwards and restrict views directly into the adjacent block apartments.

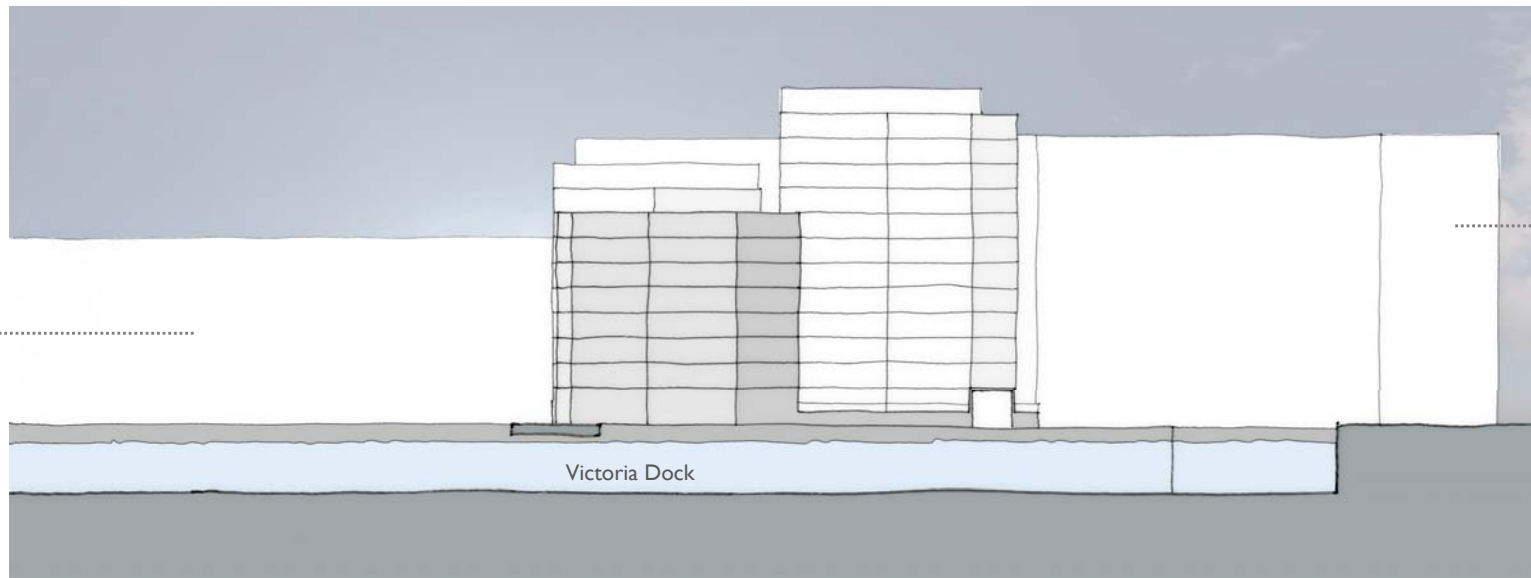
SUN PATHS

The decision to split the blocks and stagger them across the plinth allows a greater amount of sunlight to penetrate into the site. This will ensure that each apartment obtains an adequate amount of sunlight whilst also providing light to the plinth's landscaped areas.

CONCEPTUAL RESPONSE: ELEVATIONS

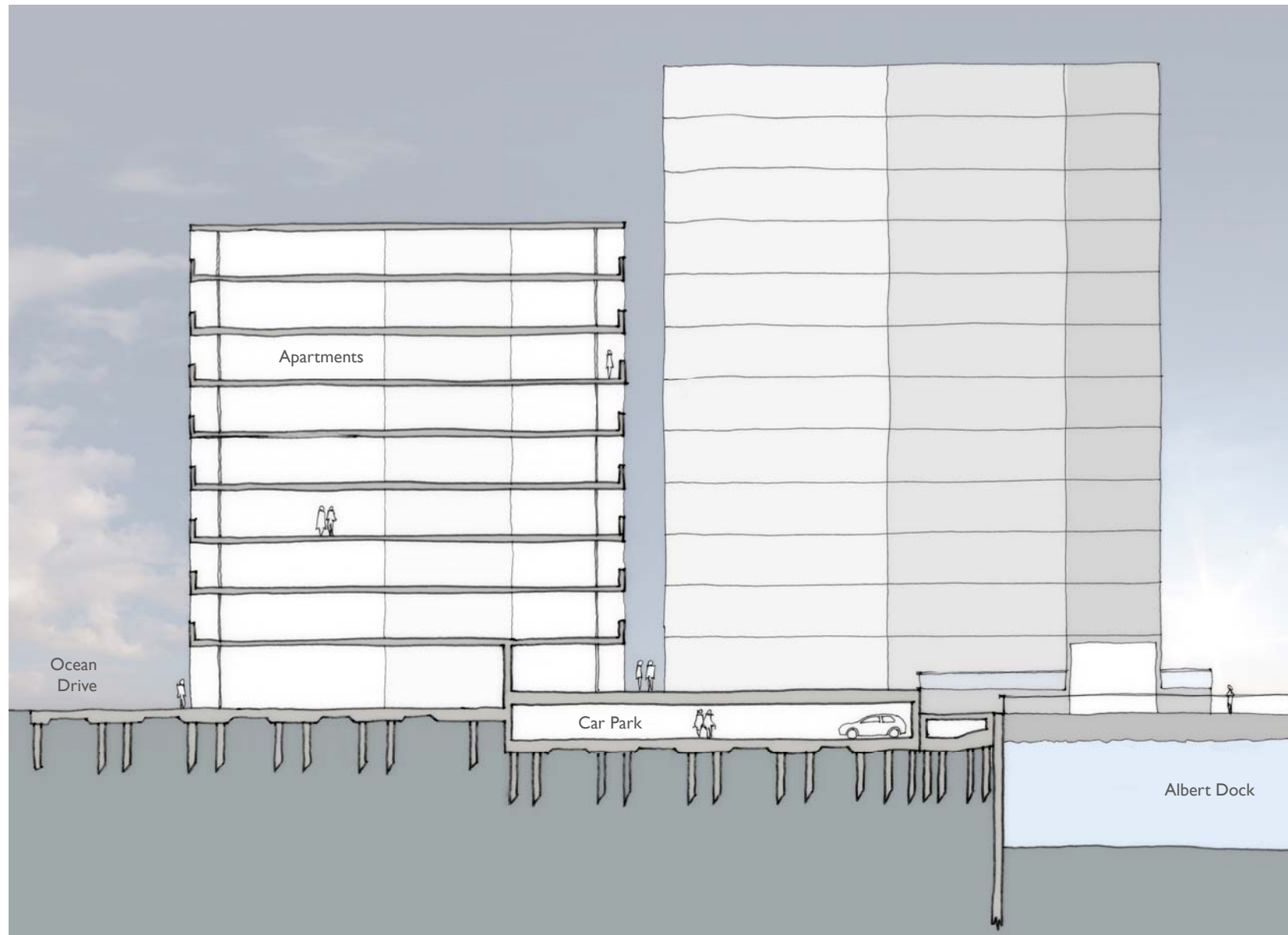


View towards scheme looking South West



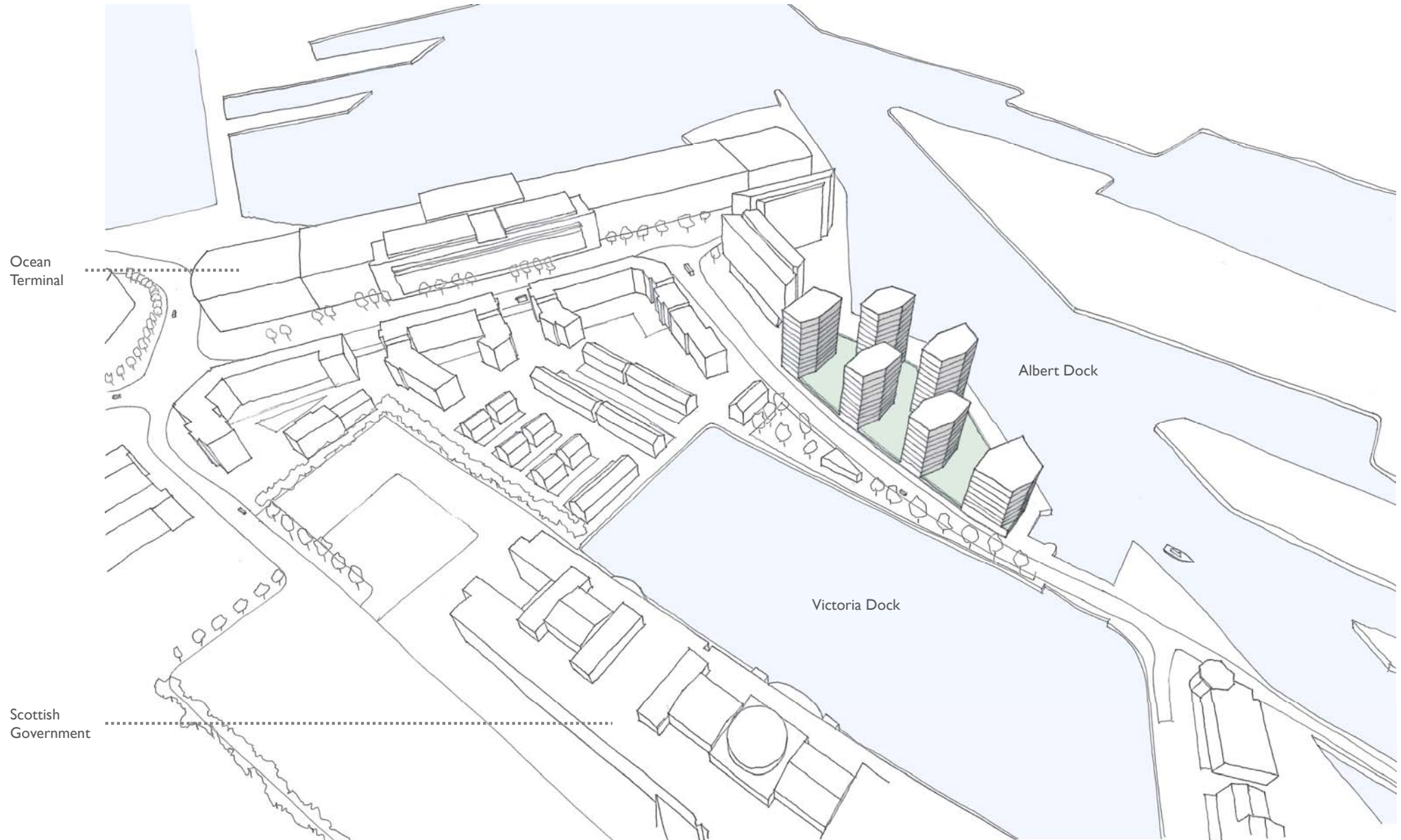
View towards scheme looking North West

CONCEPTUAL RESPONSE: SECTION



Section through proposal looking North West

CONCEPTUAL RESPONSE: AXONOMETRIC



CONCEPTUAL RESPONSE: PRECEDENTS

COLVILLE TOWERS, LONDON



DARBISHIRE PLACE, LONDON



CONCEPTUAL RESPONSE: PRECEDENTS

NORDBAHNHOF, VIENNA



CHRISTIANSOLM, COPENHAGEN



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



3 Bedroom Apartment

2 Bedroom Apartment

Retail Unit

Bin & Bike Stores

TYPICAL UPPER FLOOR PLAN



TOP FLOOR PLAN





3D VISUALS ILLUSTRATIVE

Proposed Development looking North



George Wimpey/Forth Ports Proposal (2006)



Consented CALA Skyliner Scheme (2002)

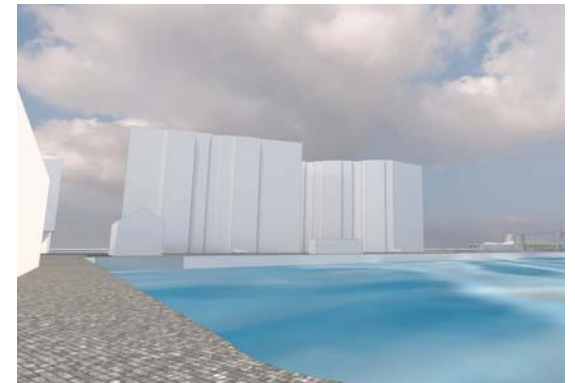


3D VISUALS ILLUSTRATIVE

Proposed Development looking South East



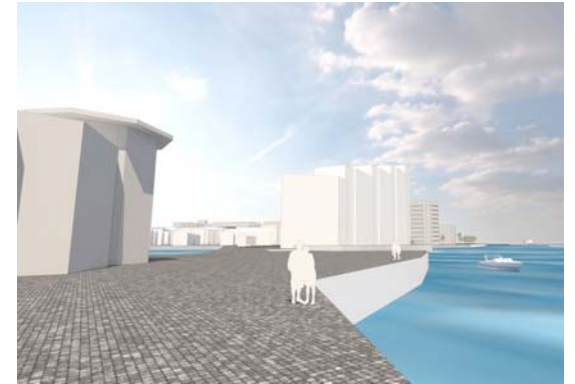
George Wimpey/Forth Ports Proposal (2006)



Consented CALA Skyliner Scheme (2002)



Proposed Development looking North West



George Wimpey/Forth Ports Proposal (2006)

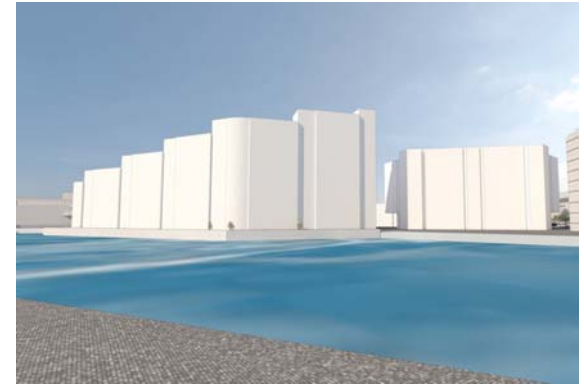


Consented CALA Skyliner Scheme (2002)

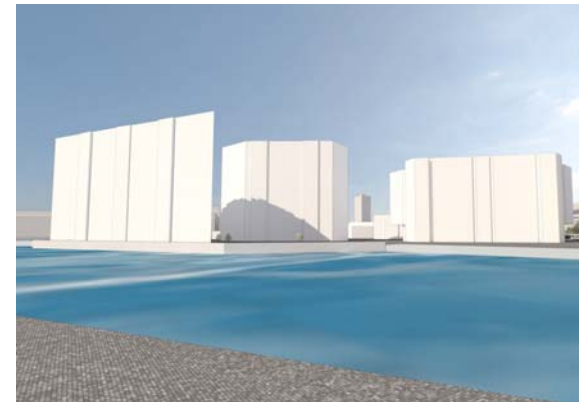


3D VISUALS ILLUSTRATIVE

Proposed Development looking North West



George Wimpey/Forth Ports Proposal (2006)



Consented CALA Skyliner Scheme (2002)



3D VISUALS ILLUSTRATIVE

Proposed Development looking North West



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