

# Welcome

**The proposals presented in this public exhibition form part of a collaborative approach between the Forth Ports Group and The City of Edinburgh Council to create an opportunity to deliver new Mid-Market homes within a managed rent community. This will provide much needed affordable housing in Edinburgh which has the potential to be funded, in part, by the Scottish Government.**

The Forth Ports Group received Planning Permission in Principle (PPP) for the development of the Western Harbour site in 2002 and detailed planning applications for the housing require to be in accordance with the approved masterplan. The PPP governs the principle of development on this site, the general layout of the masterplan, building heights, transport and open space.

However, the design guidance which relates to the approval is now 14 years out of date and needs to be revised to take account of modern construction approaches, new Edinburgh space standards, parking solutions and material palettes. These revisions to the Masterplan Design Brief are an essential pre-requisite to enable the detailed design and submission of an application for homes on the site that can deliver on the vision of the managed rent community approach that is now being developed.

So this consultation relates to the new guidance that is currently being prepared in the form of a Revised Design Framework. This will cover:

- Building forms and massing
- Materials
- Roads, footpaths and cycleways
- Street and public space design
- Landscape strategy, including the new park
- Parking and waste strategy
- Daylighting and privacy

This public exhibition seeks to share the Forth Ports Group's evolving proposals with you and ensure that you are informed of their plans. The Forth Ports Group aim to take your views into consideration as they develop their proposals before they submit the Revised Design Framework to The City of Edinburgh Council.





# Background

## Planning Context

Until the 1990’s Western Harbour formed part of the Port of Leith.

In 2002, with a change in the Forth Ports Group’s operational requirements, they secured Planning Permission for Mixed Use Development including residential, commercial, retail and public amenity development, public open space provision and associated reclamation, access, service and landscaping arrangements (ref: 01/03229/OUT). The planning permission was extended in 2009 (ref: 09/00165/OUT).

The Robert Adam Architects’ Masterplan Design Brief, approved by the Council in 2004, sets out the design brief, including urban design principles and design framework with which development taking place in accordance with the Outline Planning Permission (now known as Planning Permission in Principle) must comply.

However, the Masterplan Design Brief is very prescriptive and many parts of it have become out of date as they no longer correspond with the Council’s current guidance on a range of matters including for example, car parking standards, refuse requirements and accommodation requirements.

Both the Forth Ports Group and the Council also wish to see more homes and less office and retail space developed at Western Harbour and the current Edinburgh Local Development Plan reflects this desire.

In order for the Forth Ports Group to efficiently progress development in accordance with the Planning Permission in Principle and provide a clear framework for future planning applications a Revised Design Framework is required to replace the Robert Adam Masterplan Design Brief for the land within its control.

## Development Proposals

To address the aspirations of the Council and Forth Ports, as well as to ensure the necessary infrastructure is adequately planned and considered, the Revised Design Framework will:

- Provide a design guidance framework which can accommodate future detailed planning applications for the new Mid-Market Rent homes
- Set out design principles and requirements for the proposed Western Harbour Park and other public open spaces
- Take account of the proposed relocation of Victoria Primary School and associated games area
- Identify a local centre for commercial uses appropriate for local services including retail and office use and the potential to accommodate a medical facility
- Identify additional locations for commercial uses
- Set out a framework for roads, footpath and cycle ways
- Set out design principles for landmark buildings, building lines, building forms with maximum heights, frontage, massing, roofscape detail and palettes of materials.



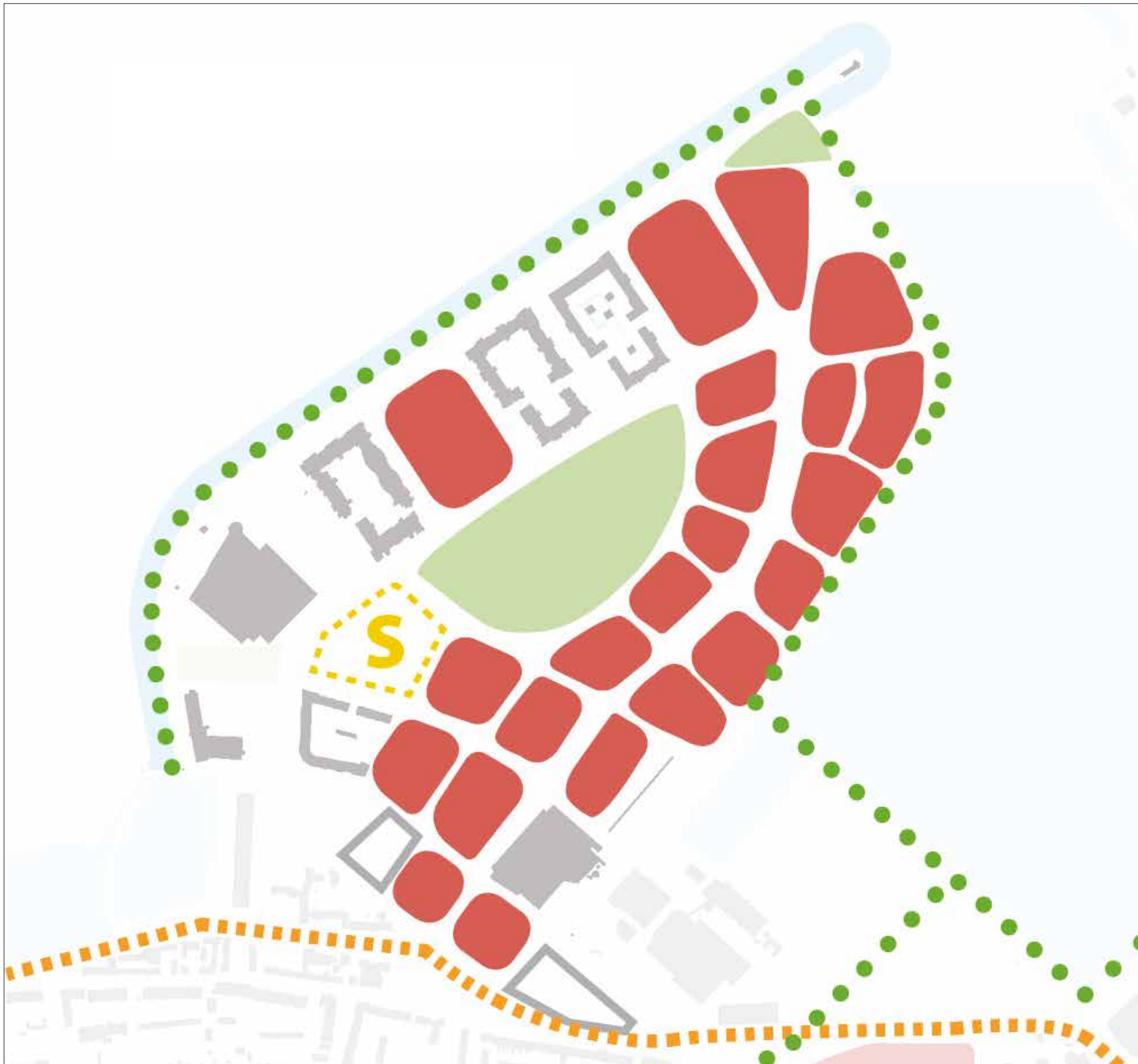
Aerial view of consented PPP masterplan



Consented PPP masterplan



2004 Masterplan Design Brief by Robert Adam Architects



Current LDP plan for Western Harbour showing shift to residential use



# Vision

Using brownfield land to deliver Mid-Market homes for Edinburgh

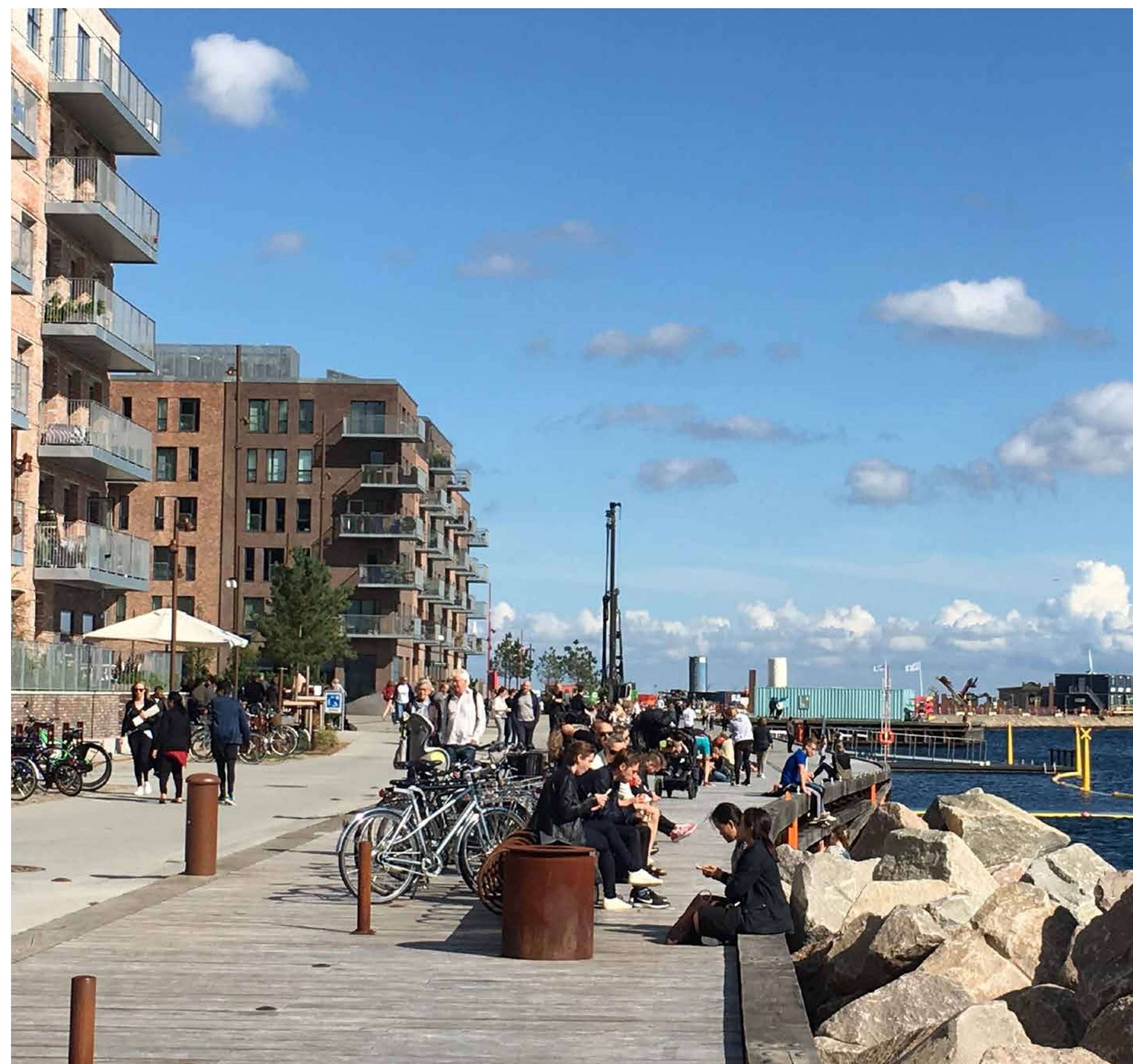


The site in 1990's during reclamation



The site today

Making a new place for a new community by the water's edge



Dock regeneration in Nordhavnen, Copenhagen



Emerging proposals for Western Harbour



# Uses

The proposals present the opportunity to deliver a new, residential led, mixed use community with a new park, a proposed new Primary School, local amenities, shops and a waterfront promenade.

The Mid-Market Rent Homes will help to deliver both the Scottish Government and the City of Edinburgh Council’s commitments to build affordable homes:

**“We will deliver at least 50,000 affordable homes by 2021”**

The Scottish Government

**“A programme to build at least 10,000 social and affordable homes over the next 5 years, with a plan to build 20,000 by 2027.”**

**“Prioritise the use of brownfield sites and work with public sector and private landowners to develop land for affordable housing.”**

City of Edinburgh Council

The Forth Ports Group has already developed managed rental homes in the area, building 234 homes at Harbour Point and Gateway at the entrance to the Western Harbour site. The first 96 homes received 3,400 applications. The team are now creating Harbour Gateway- including 138 flats for Mid Market Rent and there are currently over 3,000 applications for these new, managed rental homes.

The demographics of applicants for the Harbour Gateway development demonstrate that these Mid-Market Rent homes will accommodate demand for housing from a wide range of backgrounds.

## Key- Ground Floor Uses

- |                                       |                                       |
|---------------------------------------|---------------------------------------|
| <div></div> Residential               | <div></div> Education                 |
| <div></div> Retail and Food and Drink | <div></div> Leisure and other Amenity |
| <div></div> Medical Centre            | <div></div> External Public Space     |





# Emerging Proposals





# New Park



**COMPLIANCE WITH LARGE GREENSPACE STANDARDS**

- 1 Level space for events, informal games and kick-about
- 2 Measured walking and running circuits
- 3 Space for woodland and larger growing native trees to renew Edinburgh's canopy cover
- 4 Gathering spaces with seating within wider layout
- 5 Complement sustainable urban drainage through location alongside swales, rain gardens, wetlands and ponds that hold back flood waters
- 6 In addition to providing natural surveillance from homes, relate new open space to proposed local centres, schools and compatible non-residential land uses to allow potential for access to toilets, changing facilities and drink outlets
- 7 Interpretation of local built, cultural and natural heritage interests
- 8 Large greenspaces will generally be the most suitable locations to provide equipped play to 'good' or 'very good' value

**KEY**

**Softworks**

- Proposed trees
- Existing trees

**Hardworks**

- 5 Self Binding Gravel Surface for central footpath
- 6 Self Binding Gravel Surface for footpaths
- 7 Proposed Bench
- 8 Suggested Gas Vent locations- exact locations and form to be determined upon completion of ground gas monitoring
- 9 Woodland fencing
- 10 Proposed Lighting column



# Typical Street





# Movement

The Revised Design Framework will focus on creating streets and spaces that are friendly places for pedestrians and cyclists and are relatively free of parked cars.

## Walking and cycling

- High quality and attractive network of pedestrian routes and controlled crossings, providing excellent connectivity with nearby local amenities and bus stops
- Adjacent to Quiet Routes and National Cycle Routes leading into the city and beyond journey
- City Centre accessible within an approximate 20 minute cycle journey
- Opportunities to enhance the existing networks through development proposals.

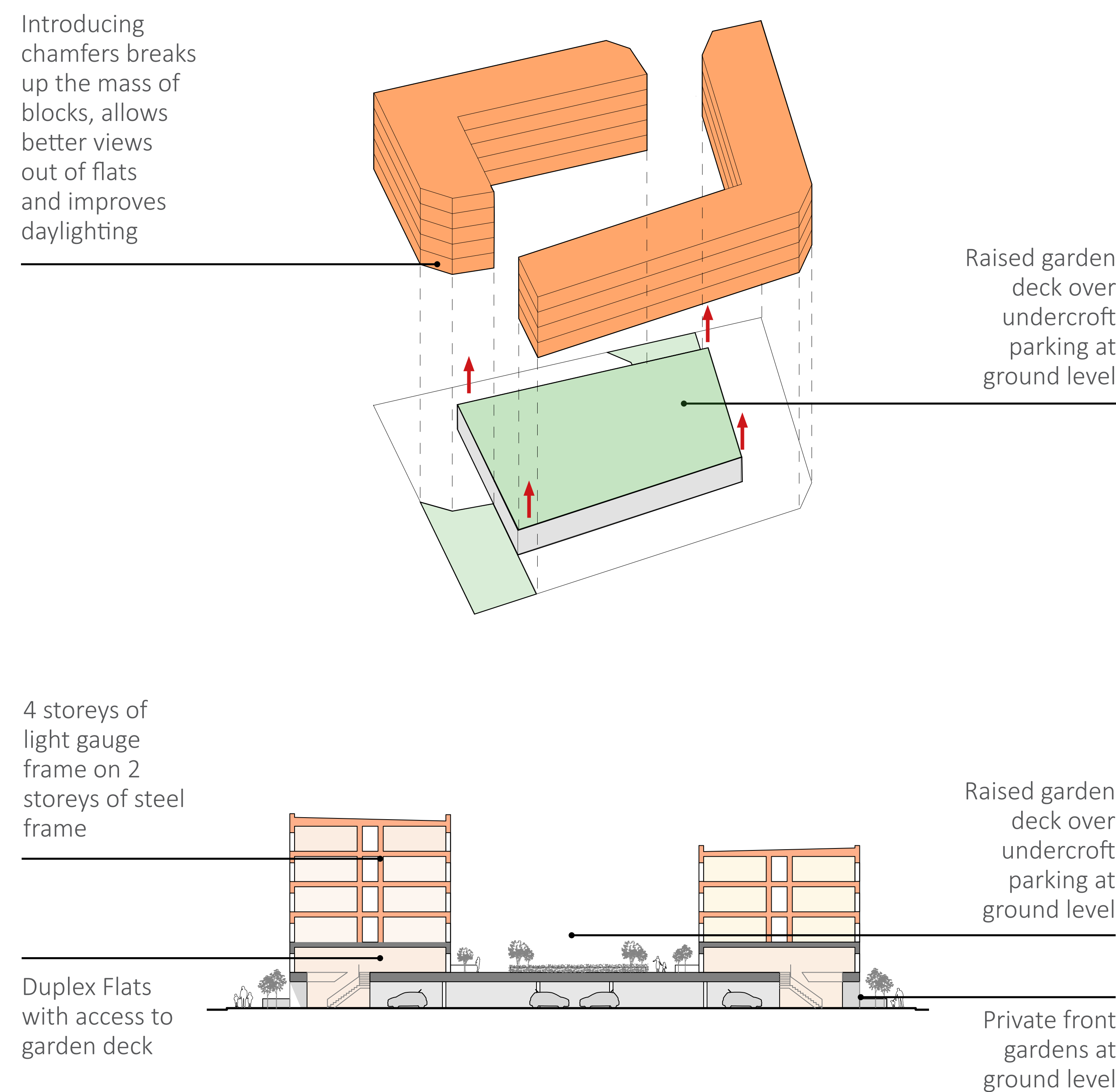
## Public Transport

- Existing onsite bus services
- High frequency bus service provision to City Centre and major employment within the city
- Planned tram halt within a 5 minute walk
- City centre accessible within 20-30 minutes by public transport
- Opportunities to enhance onsite bus infrastructure through the development proposals.

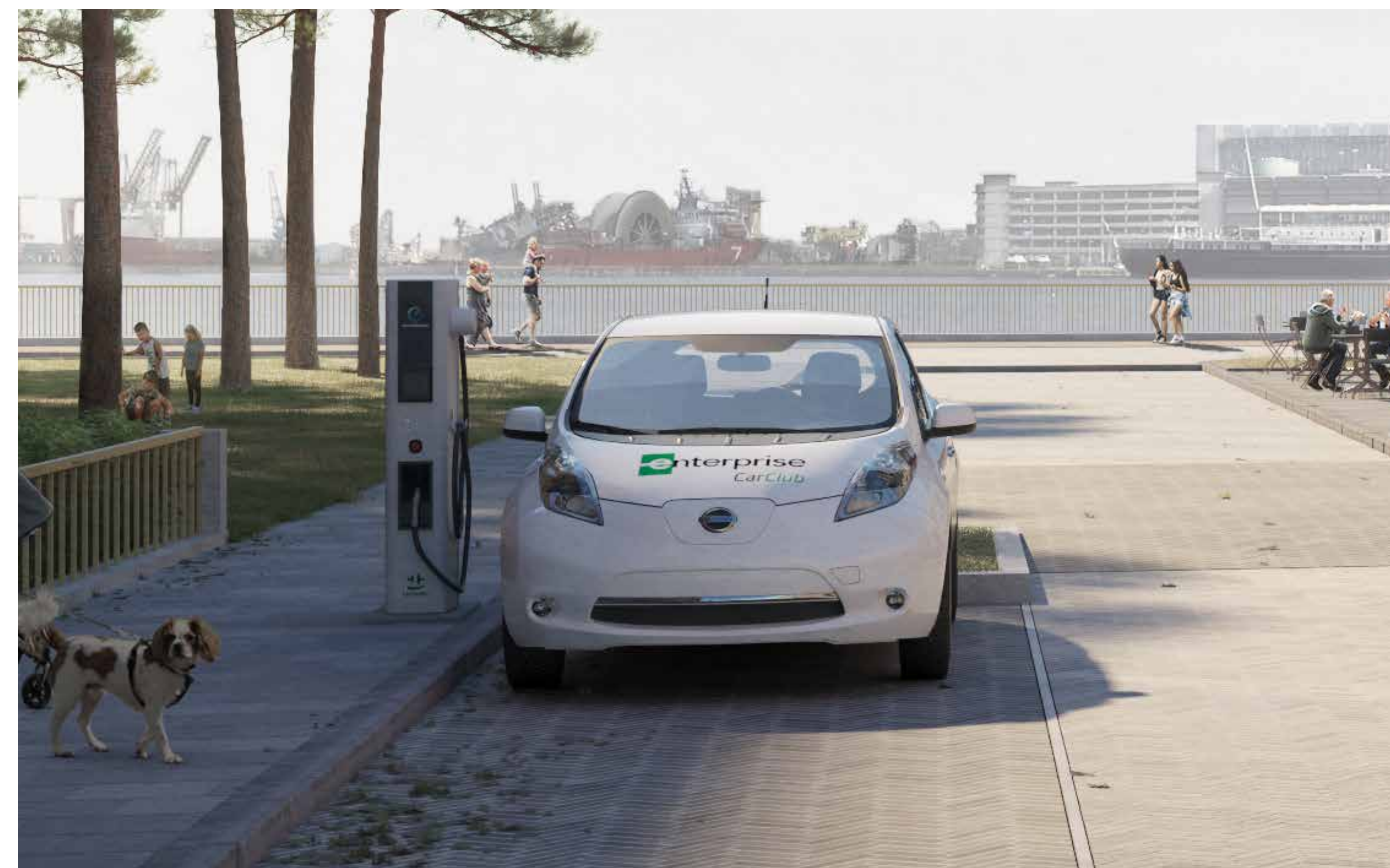
## Vehicles

- Street layout will support a balance of walking and cycling and vehicle movement
- Parking for residents will be within the residential blocks, concealed below the shared garden decks, to reduce on street parking. The level of parking provision will be agreed with the Council.
- Main vehicle access from signalised junction on Lindsay Road / Newhaven Place.

## Concealed Off-Street Parking



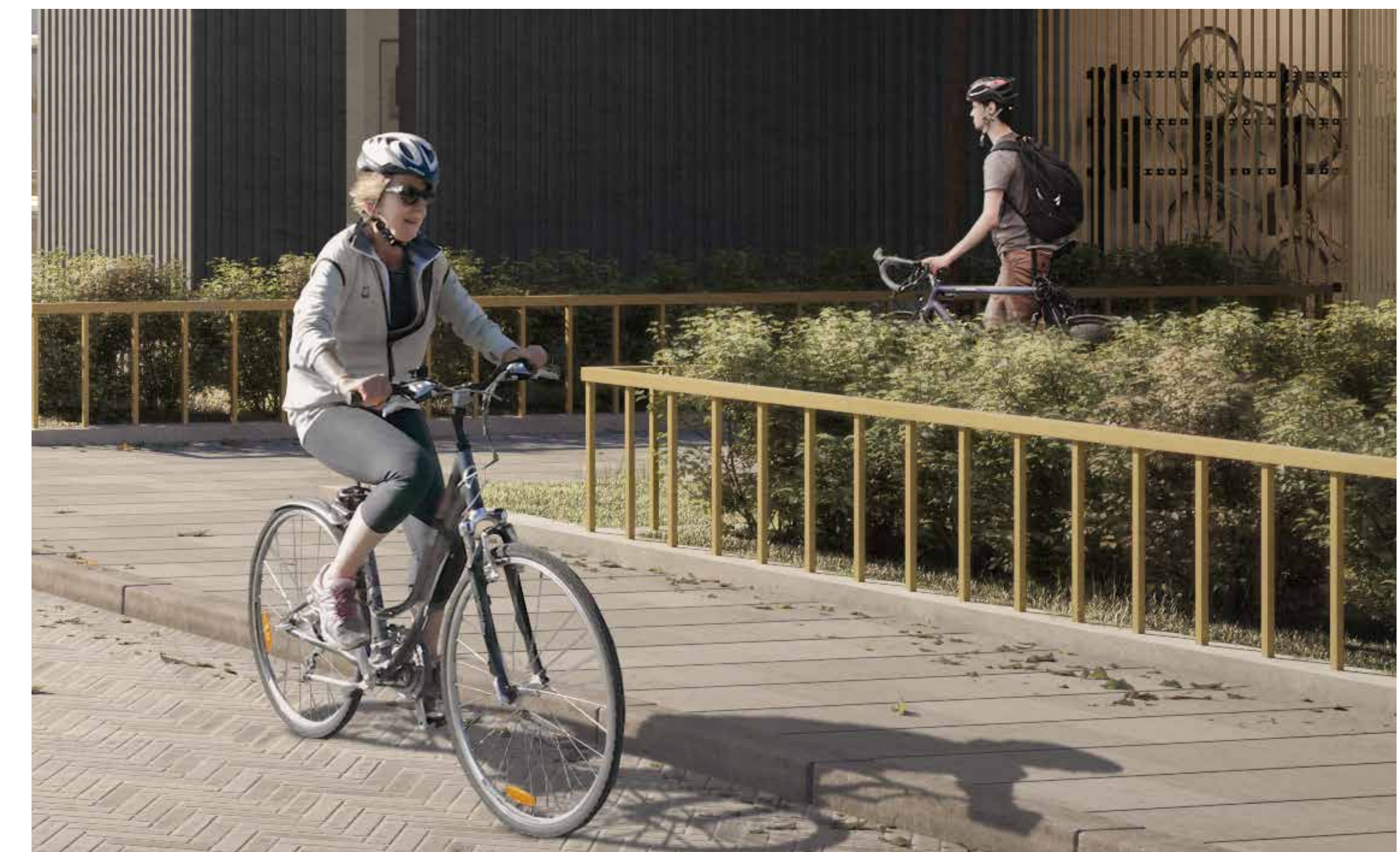
The majority of parking will be concealed below the shared gardens of the housing



A Car Club and the infrastructure for vehicle charging are being considered



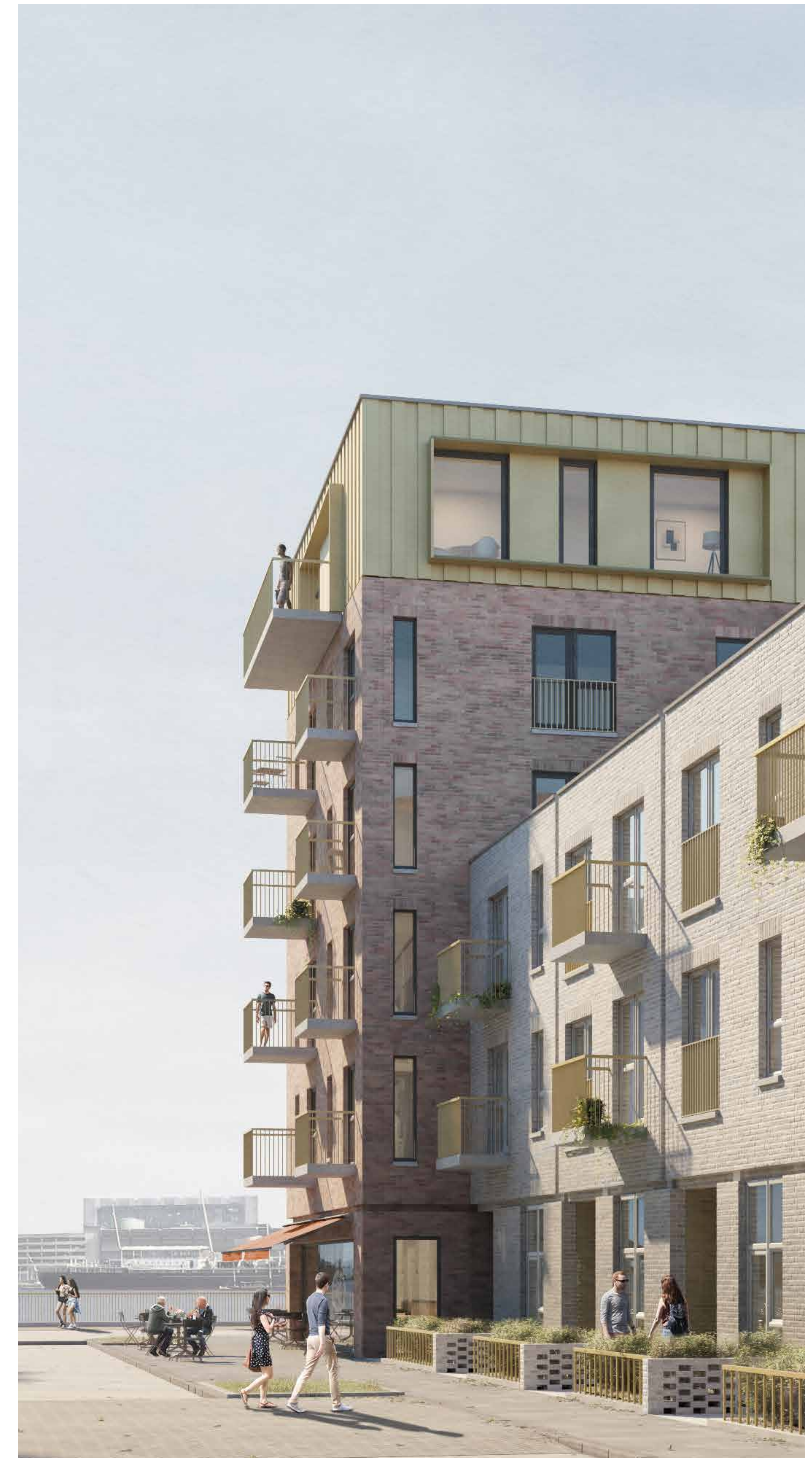
The movement strategy will focus on making a safe and pleasant place for people



Cycling infrastructure and secure storage will be integrated in the new housing



# 2018 Masterplan





# What Happens Next

## Summer 2018

Stage 1 - The Forth Ports Group and their team of technical advisors are preparing the Revised Design Framework and intend to submit this to the Council for approval in late August 2018.

## Early 2019

Stage 2 - Subject to approval of the Revised Design Framework, the Forth Ports Group will submit applications for a proportion of the new homes in early 2019.

## Summer/Autumn 2019

Stage 3 - Subject to securing the necessary approvals from the Council for Stages 1 and 2, planning application(s) for the remainder of the site will be prepared and submitted. Further public consultation would take place in advance of the submission of the application(s).

## Late 2019

Commencement of construction.

## 2020/2021

Occupation of first new Mid-Market Rent homes.

## Your Comments

The Forth Ports Group welcome your feedback. We would be grateful if you would complete a feedback form and return it to one of our representatives, by email or post to the address below by 9 July 2018.

Holder Planning  
5 South Charlotte Street  
Edinburgh, EH2 4AN

[consultation@holderplanning.co.uk](mailto:consultation@holderplanning.co.uk)

Electronic copies of the feedback form can be found at: [www.holderplanning.com](http://www.holderplanning.com)



### Project Team

Client:	Forth Ports Group	Architect:	7N Architects	Infrastructure Engineer:	Arup
Property Advisor:	Rettie & Co	Landscape Architect:	rankinfraser	Structural Engineer:	Ramboll
Project Manager/QS:	Gardiner & Theobald	Planning Consultant:	Holder Planning	Transport Planner:	SWECO