

OCEAN POINT 2

Leith Harbour and Newhaven Community Council Presentation

22nd November 2022



ABOUT S HARRISON DEVELOPMENTS LTD

Founded in 1952, S Harrison remains a family run company that has become a leading developer in the north of England and Scotland.

We operate in many different sectors and have a wide range of experience across affordable and private residential, student accommodation, hotels, offices and retail. We have successfully delivered complex schemes in sensitive locations from Stratford upon Avon to Edinburgh.

Harrison



West Offices, City of York



Osborne House, Haymarket, Edinburgh



Malmaison, St Andrew Square, Edinburgh



Friary Outer, Lichfield



East Newington Place, Edinburgh

BACKGROUND INFORMATION

The development site is located in the district of Leith, on the southern shore of Firth of Forth and to the north of Edinburgh's centre. The site is currently used as a temporary car park, and sits in an area previously designated for port and industrial activities. There has been decline in the industrial operations at the Leith Docks in recent years, leaving these largely vacant plots open for redevelopment opportunities.

A masterplan led redevelopment of the area commenced over the past 25 years with new commercial, residential, and governmental buildings establishing new uses in this area. These developments have helped to bring a new identity to Leith, establishing a vibrant neighbourhood in a well connected part of the city.

The site is accessed from Ocean Drive, a key road running along the southern boundary of the site providing connections to primary city roads and local amenities. The site also benefits from strong public transport links, with a number of bus routes, and the soon-to-be-completed Newhaven tram line ensuring effective connections to the wider city.

The site also benefits from its close proximity to Ocean Terminal, one of Edinburgh's key retail destinations. Proposals have recently been submitted to replace the vacant Debenhams department store and car park with residential buildings; the proposal looks to provide 580 homes comprising a mix of BTR, affordable and private-for-sale.

SITE AREA

0.58 Hectares (1.4 acres)

PROJECT TEAM

Client Team	S Harrison Developments Ltd
Architects	CDA
Structural & Civil Engineers	Quattro Consulting
Landscape Architects	Rankin Fraser
Planning Consultants	Turleys



Ocean Drive site looking north west

SITE HISTORY

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 with a programme of land reclamation leading to the establishment of a series of enclosed docks, to facilitate shipbuilding and trade.

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. Ocean Terminal, to the west of the site, was opened in 2001.

A number of buildings have been proposed for the OP2 site itself including a hotel, a variety of apartment buildings and most recently, a co-living development.



SITE PHOTOGRAPHS



View to southern boundary of site across Ocean Drive



View to east of site along Ocean Drive



View of OP1 adjacent to site



View along Ocean Drive to Ocean Terminal

SITE - SUMMARY



OP1 Office Building to western site boundary

Flat ground level across site

Ocean Drive widened and upgraded to accommodate tram line

Views back across Edinburgh to south

Access to site from Ocean Drive

Five / six storey Cala apartment buildings recently completed on southern edge of Ocean Drive

Vehicular access to site from OP1

Views across Firth of Forth to north

Future boardwalk accommodates walking and cycling along waters edge

Skyliner site to east - four BTR residential towers

INITIAL DESIGN STUDIES

A range of conceptual studies were presented at an initial Pre-App meeting on 21st September 2022. These outlined a two-block proposal which capitalised upon views through the site, along with the development of coherent external spaces to enliven the public realm along Ocean Drive and the waterfront



1. 2 blocks with podium



2. 2 separate blocks



3. 2 angled blocks to enhance quality of central space



4. Sculpted forms improve relationship with adjacent sites/buildings



5. Western form adjusted to improve relationship with OP1. Views between blocks maintained



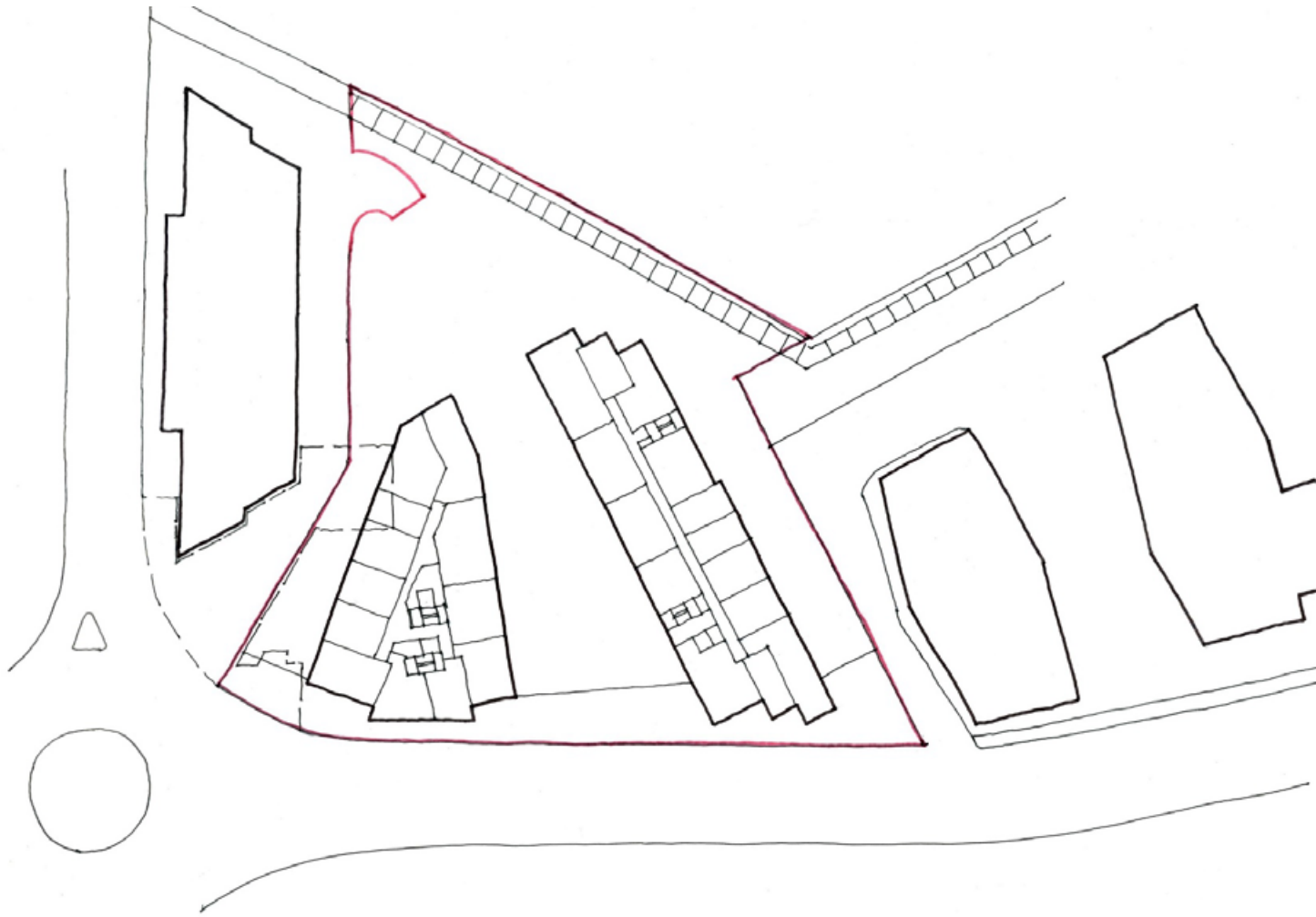
6. Building forms can be developed to accommodate a range of uses



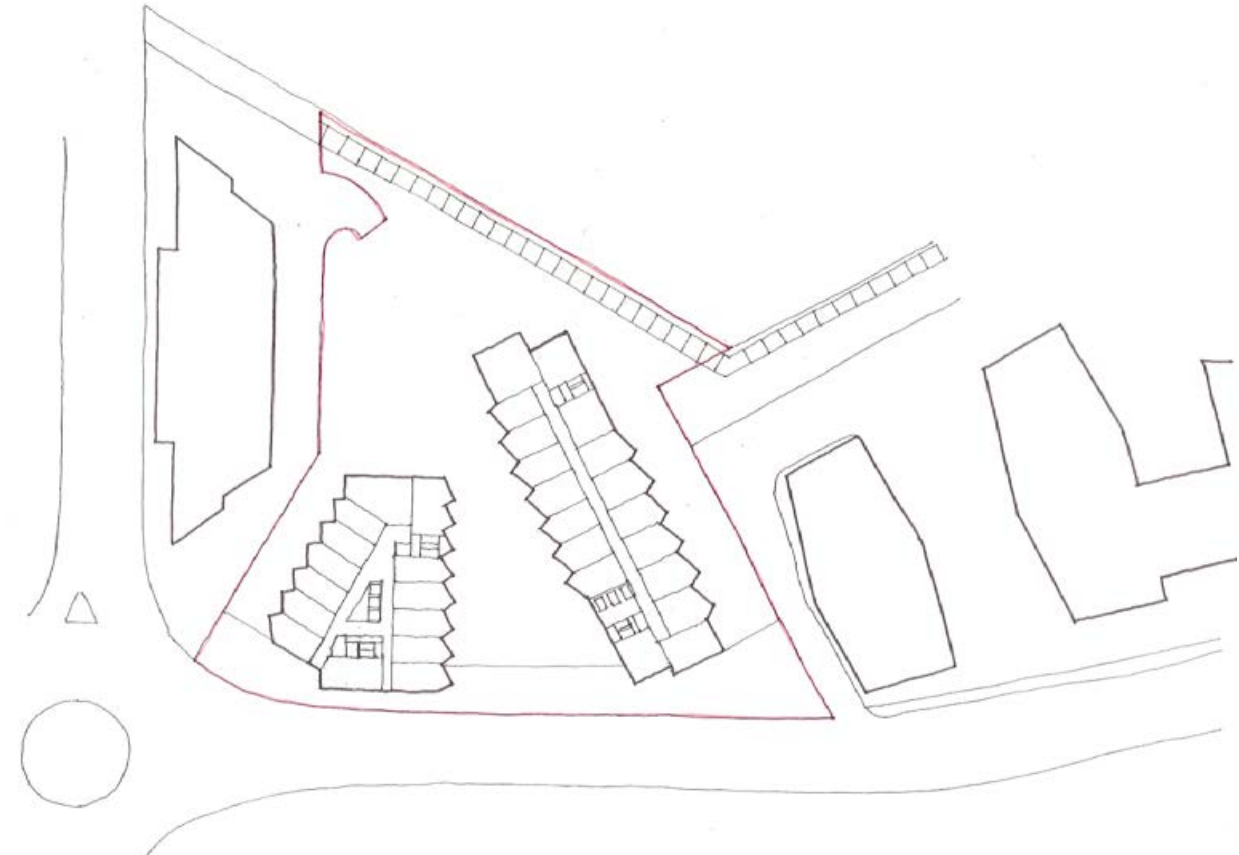
7. Building arrangement continues pattern of views between buildings along Ocean Drive

DESIGN DEVELOPMENT – USE

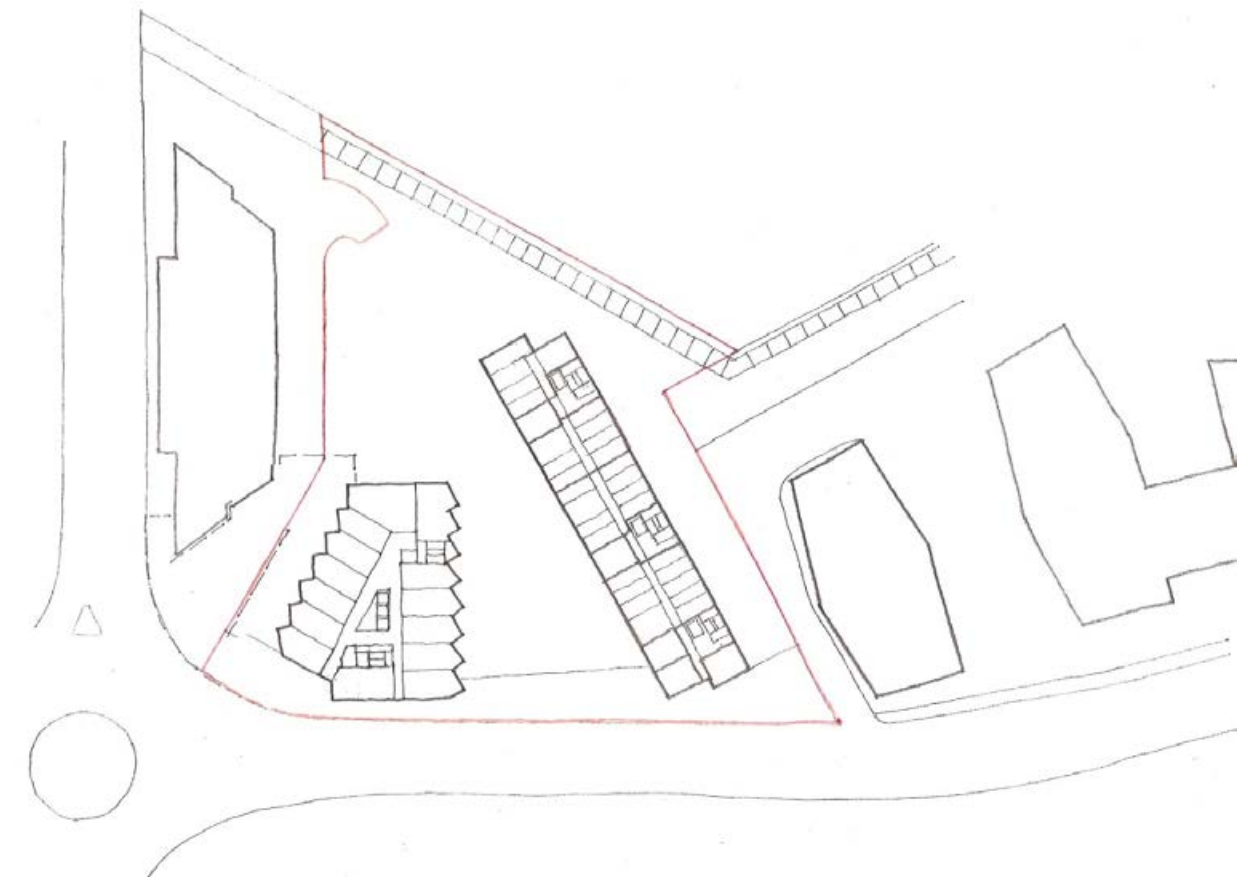
Diagrams indicate initial studies into how different residential uses could inhabit these plan forms, and how forms could be adjusted to suit specific requirements of use.



Indicative Build-To-Rent Proposal – Typical floor plan with a mix of apartments from studio to 3 bed



Indicative Hotel Proposal



Indicative Hotel and Purpose Built Student Accommodation Proposal

DESIGN DEVELOPMENT – LANDSCAPE PROPOSALS



- KEY**
- SOFT LANDSCAPE**
- Clear stem trees to allow views to Harbour and architectural features (ex. Oak).
 - Feathered trees planted in groups (ex. Birch, Aspen, Gleditsia 'Sunburst').
 - Privacy hedge with fencing connected to gated resident access.
 - GC1 Turf amenity lawn. Proposed contouring where indicated.
 - GC2 Ornamental, tall grasses surrounding feathered tree groups.
 - GC3 Soft landscape (?) surrounding lines of oaks. Proposed contouring where indicated.
- HARD LANDSCAPE**
- H1 Threshold paving scheme to coordinate with OP1 landowners.
 - H2 Pedestrian-only access. Paving treatment one along direction of travel.
 - H3 Pedestrian-only access. Paving treatment two to indicate plaza/gathering area.
 - H4 Vehicular access. Parking and service vehicles.
 - Gated access for residents.
 - Cycle storage. Number for residents and visitors TBD in coordination with architectural layouts.
 - Bench Seating. To compliment Skyline development furniture.
 - Stadium style Seating. To compliment Skyline development furniture and provide informal play along water's edge.
 - View binoculars. To provide informal play along water's edge.



Public Realm Precedent – City of Glasgow College

DESIGN DEVELOPMENT - MASSING



DESIGN DEVELOPMENT - MASSING

