

Welcome



Drum Property Group is delighted to welcome you to the second exhibition which looks at our initial proposals for a mixed-use development at Stead's Place, on Leith Walk. We are keen to hear the views of local people before we consider submitting a planning application to the City of Edinburgh Council.

The proposals are for a mixed-use development providing:

- Affordable homes - operated by Places for People
- Innovative post graduate student accommodation incorporating a hotel and restaurant / café - operated by the University of Edinburgh
- Community and retail space fronting onto Leith Walk
- New open access between Pilrig Park and Leith Walk

In light of the feedback we have received over the past month, we have developed the proposals to address some of the ideas and issues raised.

This second public exhibition gives you the opportunity to:

- View our work in progress designs
- Meet the team and ask any questions you may have
- Share your views and complete a feedback form to the team on any aspect of our proposals

We look forward to hearing your views.



Drum Property Group is an award-winning property development and investment company with a long track record of successful trading and growth. We are active throughout the UK and engaged in a broad range of development projects covering a variety of sectors including residential, business space, retail, industrial and leisure. More information on Drum is available at www.drumpropertygroup.com

Your views are important.

Please fill in a form before you leave.

Or alternatively email:

steadsplace@newingtoncomms.co.uk



DRUM
PROPERTY GROUP
DEVELOPMENT & INVESTMENT

Vision / Uses

Vision for Stead's Place

To enhance the quality of place, replacing old and tired industrial and office space, with new, more flexible, higher quality space for people to live and work.

To create a welcoming and distinctive spaces for use by local residents, post graduates and the wider public. This innovative approach to the student residences and hotel will allow the community to access new facilities, and the students to integrate and be part of their local neighbourhood.

To help alleviate housing pressures in the local area and provide a boost to local businesses by developing purpose built affordable housing and post graduate student accommodation on this conveniently located site.

To retain and enhance a community and retail hub frontage onto Leith Walk, working in partnership with existing tenants, and local community groups.

To improve the public realm and open up access for the local community to move safely between Leith Walk and Pilrig Park.



Feedback so Far

The main concerns arising from the consultation process so far can be summarised as:

1. Protect and retain the red sandstone frontage and avoid 'bland' architecture
2. Maintain the current businesses in the retail frontage
3. The building height to the front of Leith Walk
4. Involving the local community

Drum is seeking to address these issues by:

1. If possible reusing the red sandstone and recreating the scale of the existing façade on the newbuilding
2. Working with the existing tenants to accommodate them in the new building
3. Using roof set-backs and materials to visually reduce the massing
4. Running a thorough consultation process, and incorporate community design in the development

Your views are important.

Please fill in a form before you leave.

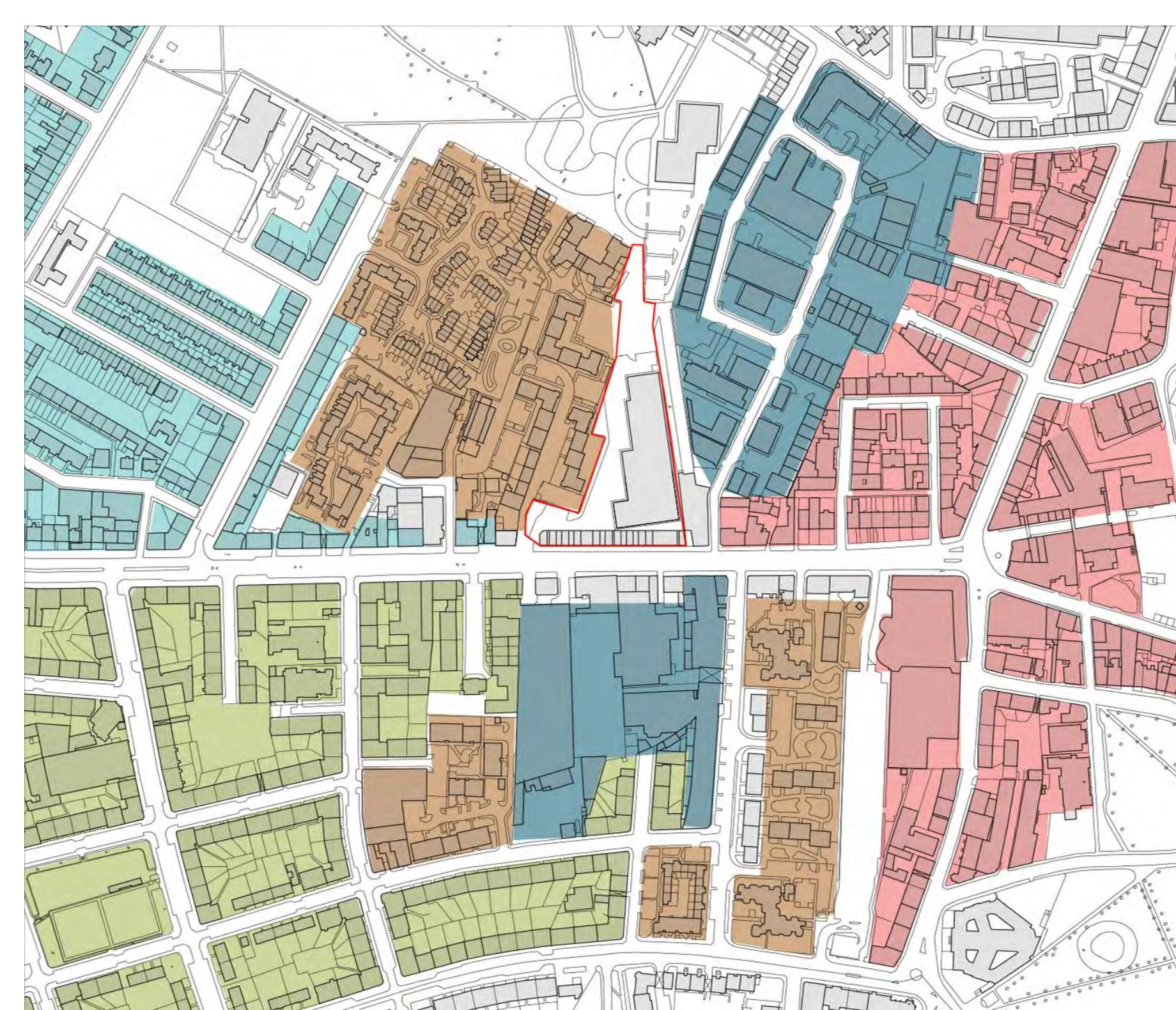
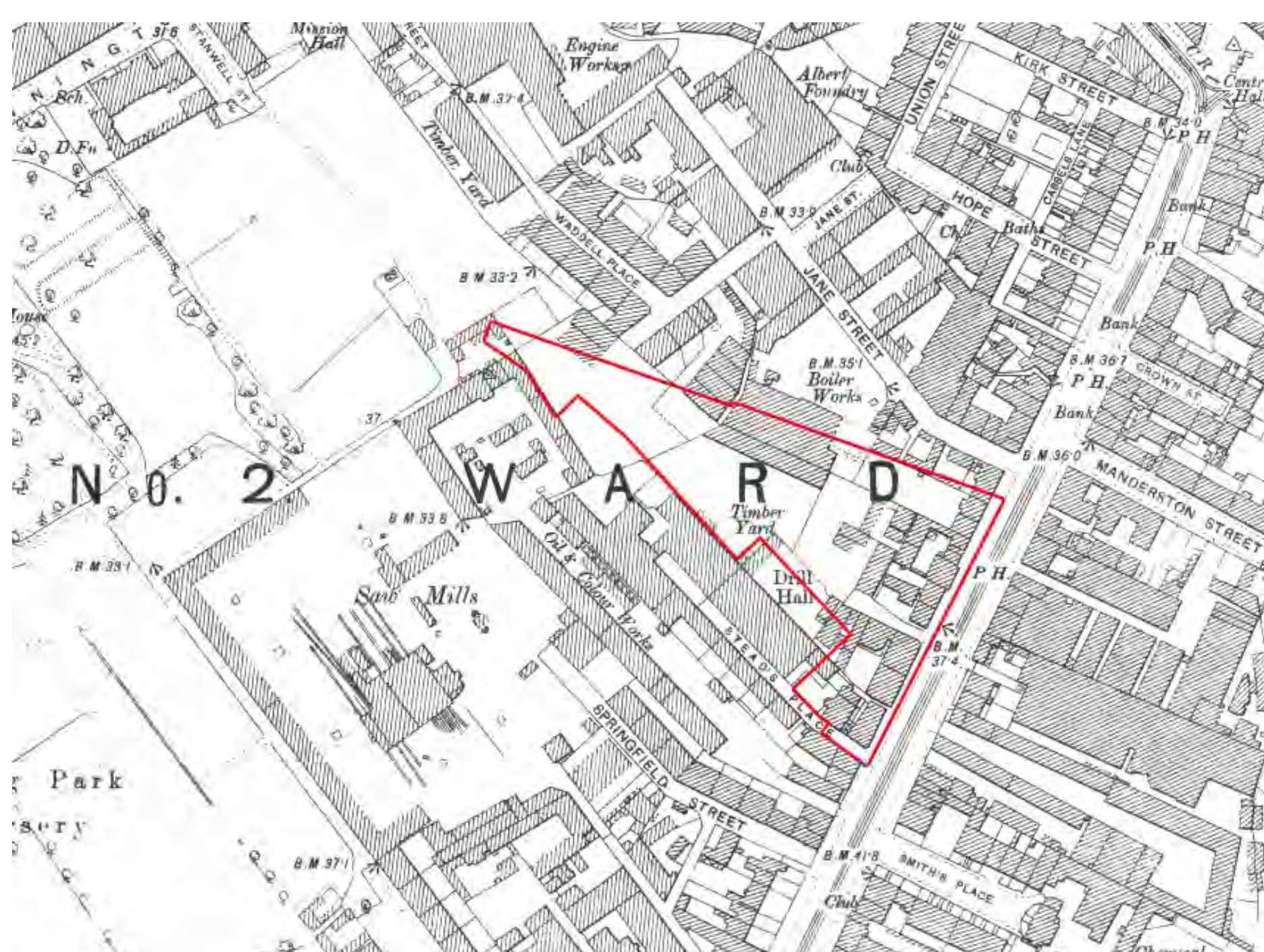
Or alternatively email: steadsplace@newingtoncomms.co.uk

Analysis

The Site

The site currently comprises of existing 2 storey buildings to Leith Walk, and a series of low rise industrial units and yard space behind.

There is an existing pedestrian route which runs through the site linking Leith Walk and Bonnington Road as well as providing access to Pilrig Park from the site.



Context

- Linear low rise terrace
- 4 storey perimeter blocks
- No consistent street patterns
- Light Industrial/ Retail
- Mixed styles, frontages and heights

The site is bordered by a number of different areas each with their own distinct character. The immediate context of the site is a combination of light industrial and modern housing layouts which reflect how the area has evolved over time and has guided our proposals.



Local Housing Areas

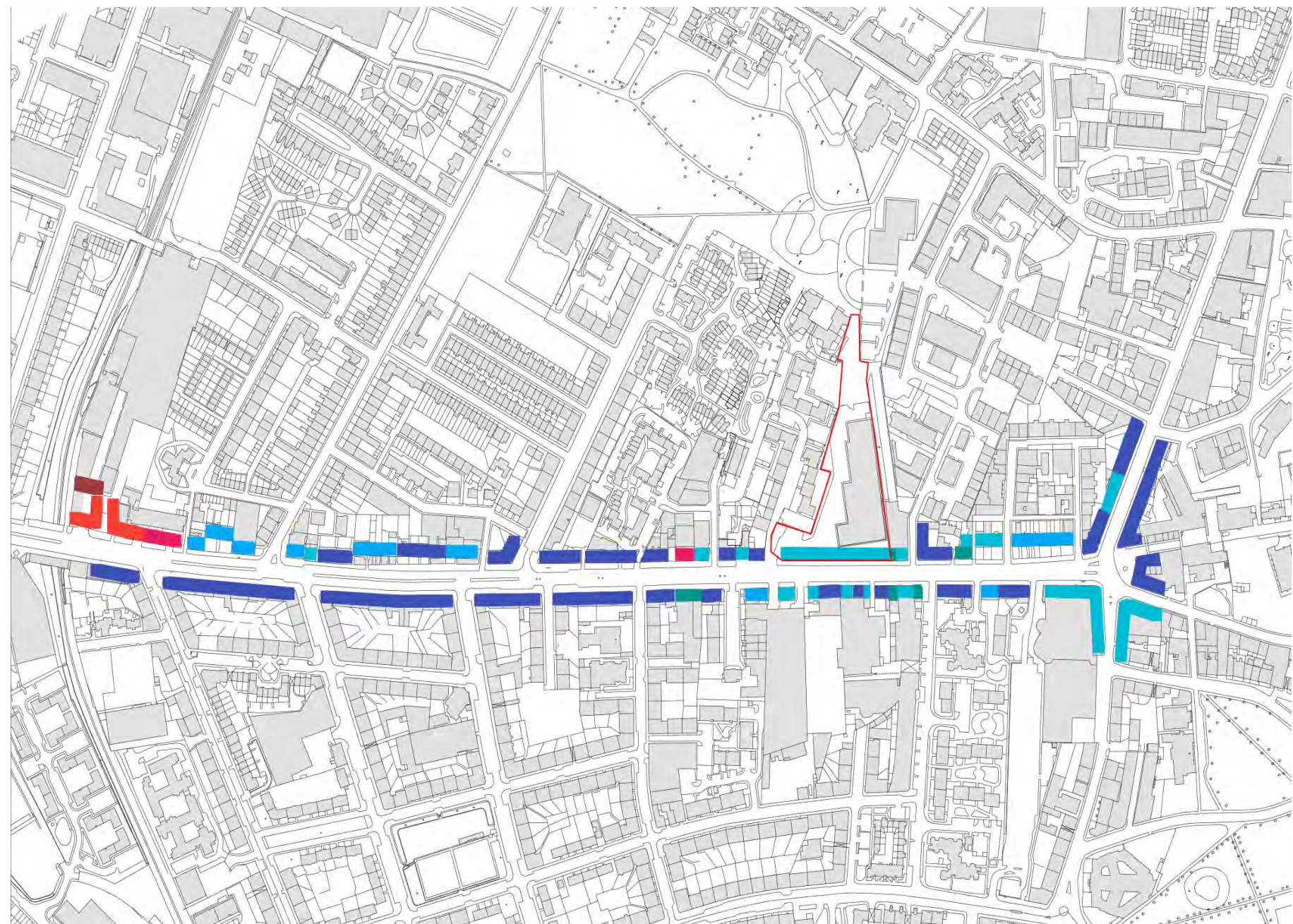
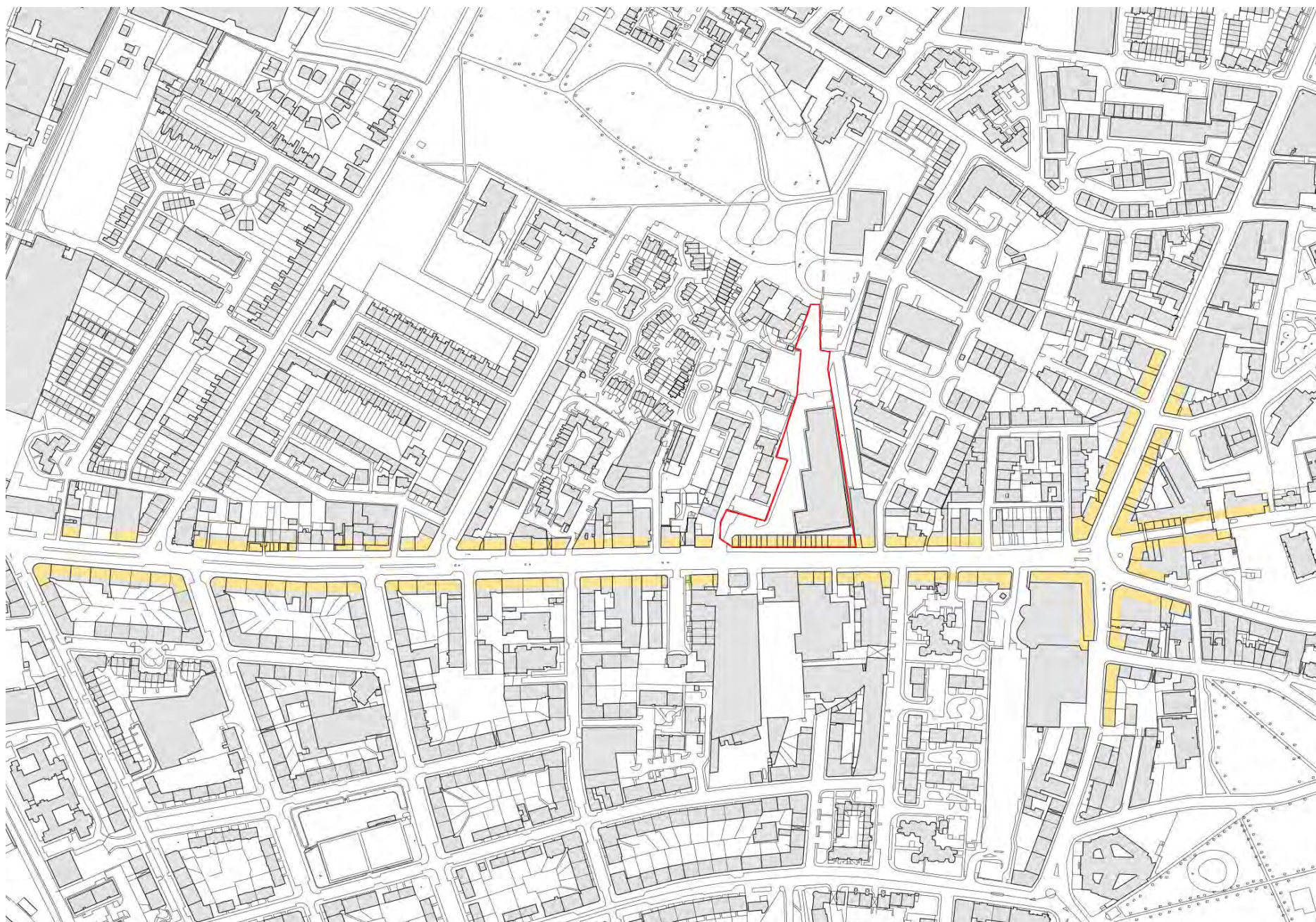
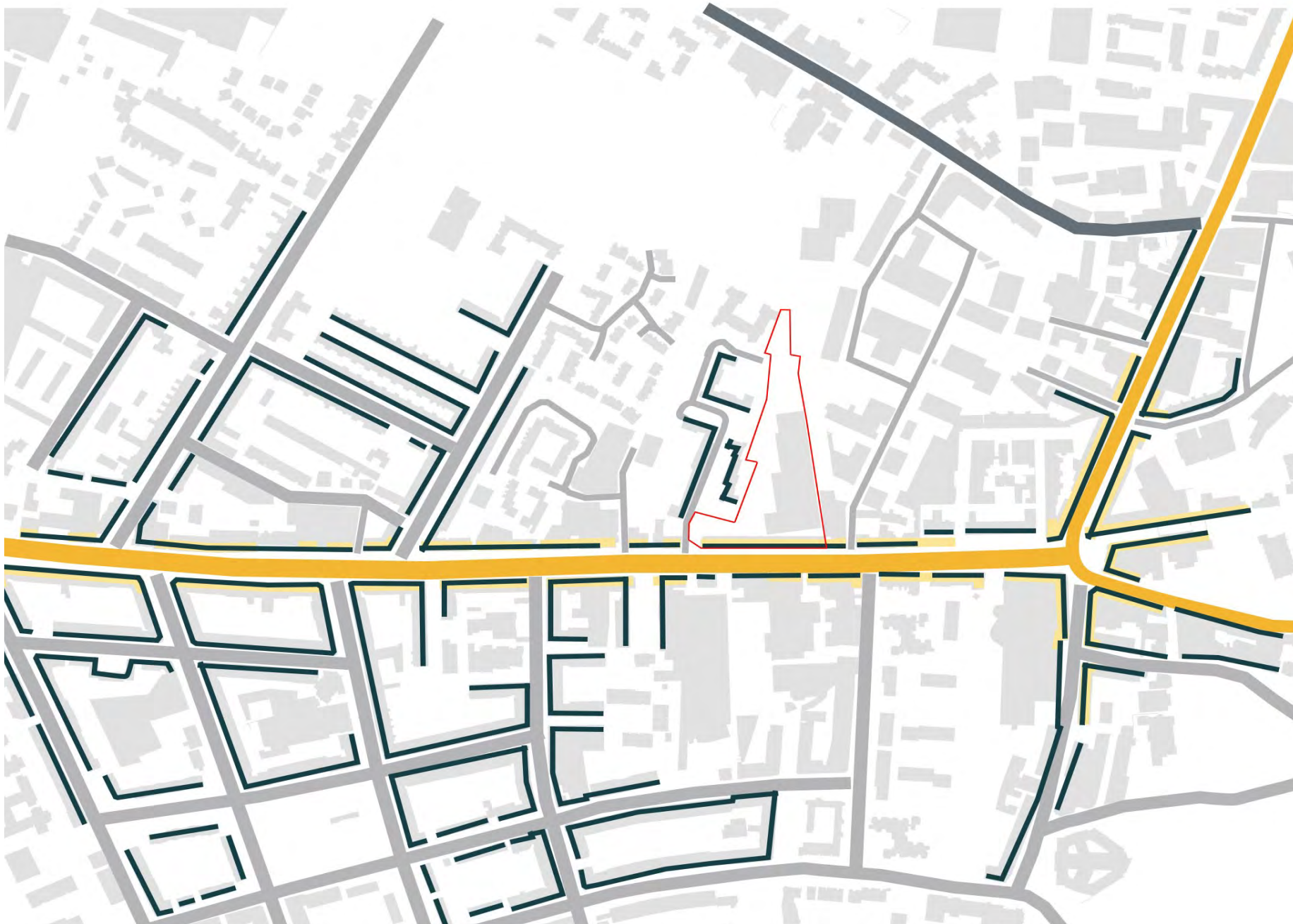
Your views are important.
Please fill in a form before you leave.
Or alternatively email: steadsplace@newingtoncomms.co.uk

Context

Leith Walk

The site fronts onto Leith Walk which is a busy thoroughfare for pedestrians and vehicles.

Leith Walk is characterised by a strong building line running its entire length, much of which is active. There is therefore an opportunity to continue this strong building line on the site.



Planning Policy and Guidance

Local Development Plan

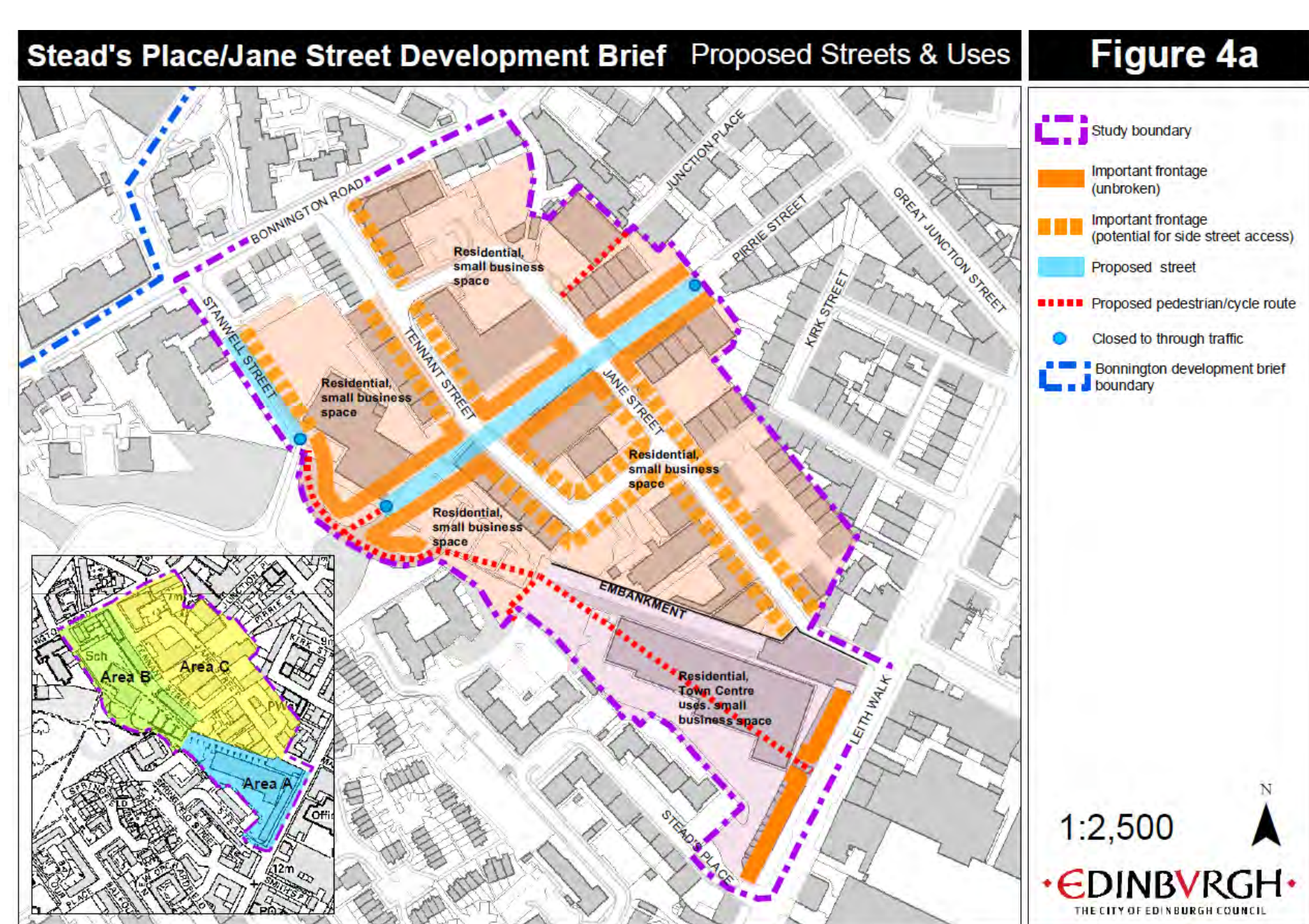
- Broad support in the Local Development Plan for the development of Stead's Place site
- Leith Walk frontage identified in the Conservation Area

Leith Town Centre SPG

- Supports redevelopment of the site
- Supports ground floor activity on Leith Walk
- Regeneration benefits of redeveloping Stead's Place site acknowledged.

Development Brief

- Site Identified for development in the Development Brief since 2008
- Development Brief still used as a guidance for the development of Stead's Place



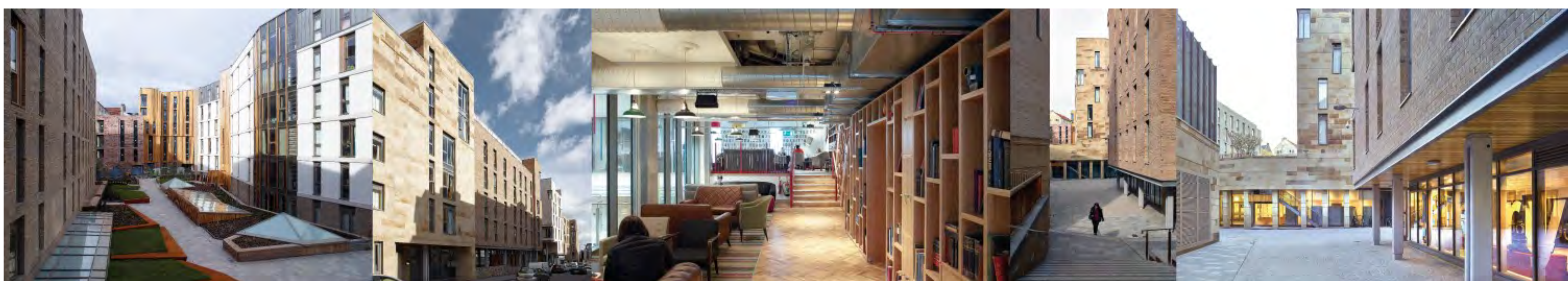
Your views are important.
Please fill in a form before you leave.
Or alternatively email: steadsplace@newingtoncomms.co.uk

University

Background



- Founded in 1583 the University of Edinburgh is a world-leading centre of academic excellence.
- Based across five campuses the University provides the highest quality learning and teaching environment for the greater wellbeing of its students.
- The University estate delivers an outstanding place for rest, study and social interaction.



Management

- All of the University's managed accommodation Residences are managed by the University's Accommodation, Catering and Events Team (ACE).
- All of our managed accommodation blocks have Residence Assistants who live in the property and support the community.
- They, plus our own dedicated Security Team, support the community, both in terms of students or any issues arising with neighbours.
- There will be a staff presence at Stead's Place on a 24 hour basis.
- The Hotel will also be managed by ACE.
- The development will have a dedicated management team based on site to assist in resolving any issues that arise.



Your views are important.
Please fill in a form before you leave.
Or alternatively email:
steadsplace@newingtoncomms.co.uk



Shop Frontages

Existing Shopfronts

The loss of the existing red sandstone frontage has been raised as one of the main concerns regarding the proposed development. Some of the reasons given for this are:

- It forms a **memorable point** on Leith Walk
- It is a reminder of the **heritage** of the disused railway and goods yard
- The shops have colourful **bespoke frontages** that provide diversity and animation to the street
- There is a thriving **café culture** which extends onto the pavement
- The **businesses** that exist are popular and well used by the Community.



Street Frontage

Our proposals now take the importance of the existing façade into consideration. We are looking to recreate the scale and rhythm of the existing elevation into the new façade. As part of this process, we are investigating the possibility of reusing the existing sandstone to form part of the façade to Leith Walk. The opportunities will extend beyond the façade to include street furniture, landscaping and the potential for canopies over the shop frontages.



New Shop Front Ideas

The new sandstone façade will form a framework for bespoke shop frontages to be incorporated into the street façade. This will allow the opportunity for individuality to continue to be expressed.



Proposed ideas for incorporating bespoke shop frontages

Your views are important.
Please fill in a form before you leave.
Or alternatively email: steadsplace@newingtoncomms.co.uk

Design Progress

Design Ideas

To compliment the red sandstone element of the building, a neutral coloured façade would be an option so the sandstone element is highlighted. This option shows a vertical emphasis to the upper levels.



A curved corner emulates the traditional way of ending a block on Leith Walk.

The recessed mansard roof gives interest and definition to the top storey of the building in keeping with the surrounding architecture.

Public Art

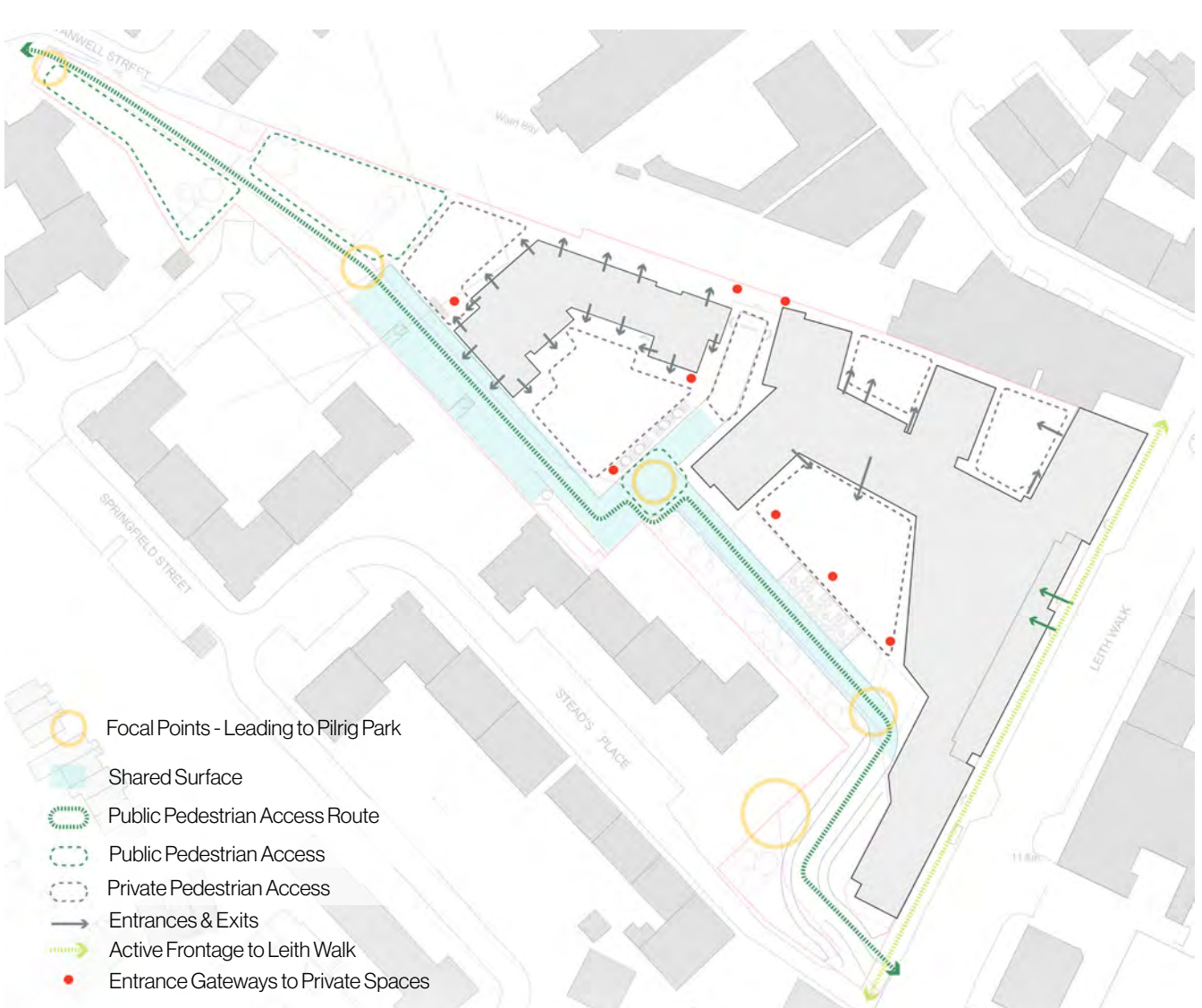
Opportunities for public art would embed the buildings into the fabric of Leith. Ideas shown here are a stained glass window and relief panel.



Your views are important.
Please fill in a form before you leave.
Or alternatively email: steadsplace@newingtoncomms.co.uk

LANDSCAPE

Circulation and Access



Landscape Zones



Landscape Principles

- Enhance the route from Leith Walk to Pilrig Park
- Create a green, safe and attractive link through the site
- Provide secure courtyards for the residents, students and staff
- Take best advantage of the sunny south facing aspect
- Enclosed north courtyards with secure boundary to the north
- Integrated bin and cycle stores
- Shared surface principles to the central route
- Improved access points into the site
- Series of open spaces which create a hierarchy of public and private space
- Accessible routes throughout



Aerial View



1 - Aerial Visual - Shared surface with additional parking and green courtyards, creating a link to Pilrig Park.

The adjacent images illustrate the change of landscape progressing through the site. At the Leith Walk entrance there will be prominent sign to promote the site as an access route to Pilrig Park. The route through the site will be well lit, safe and overlooked by the adjacent buildings providing a level of passive surveillance.

Towards Pilrig Park the existing trees will be retained with some additional tree planting and wild flower and grass meadows lining the pathway.

Adjacent spaces are populated with informal activity, with seating, sport and exercise encouraged.

Pilrig Park Connection



2 - View Within Site - Soft Buffer to boundary incorporating existing trees and introducing new trees with meadow planted under story. Shared surface with linear timber inlay patterns leading towards Pilrig Park. Student Courtyard can be partially seen to the right.

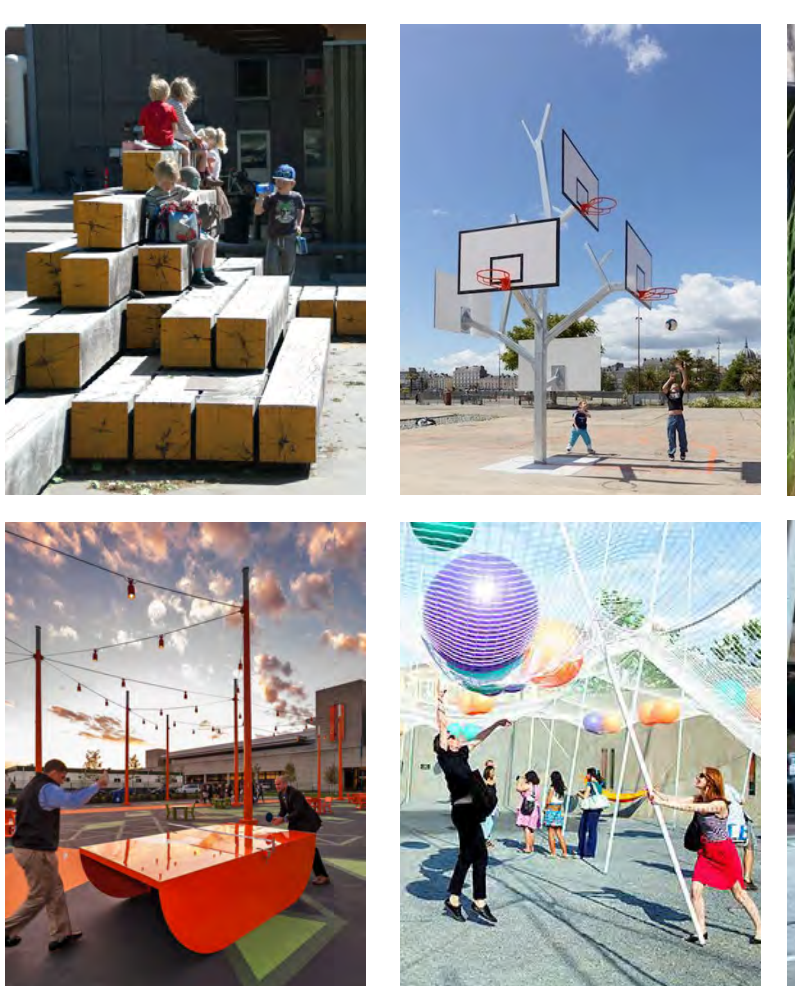
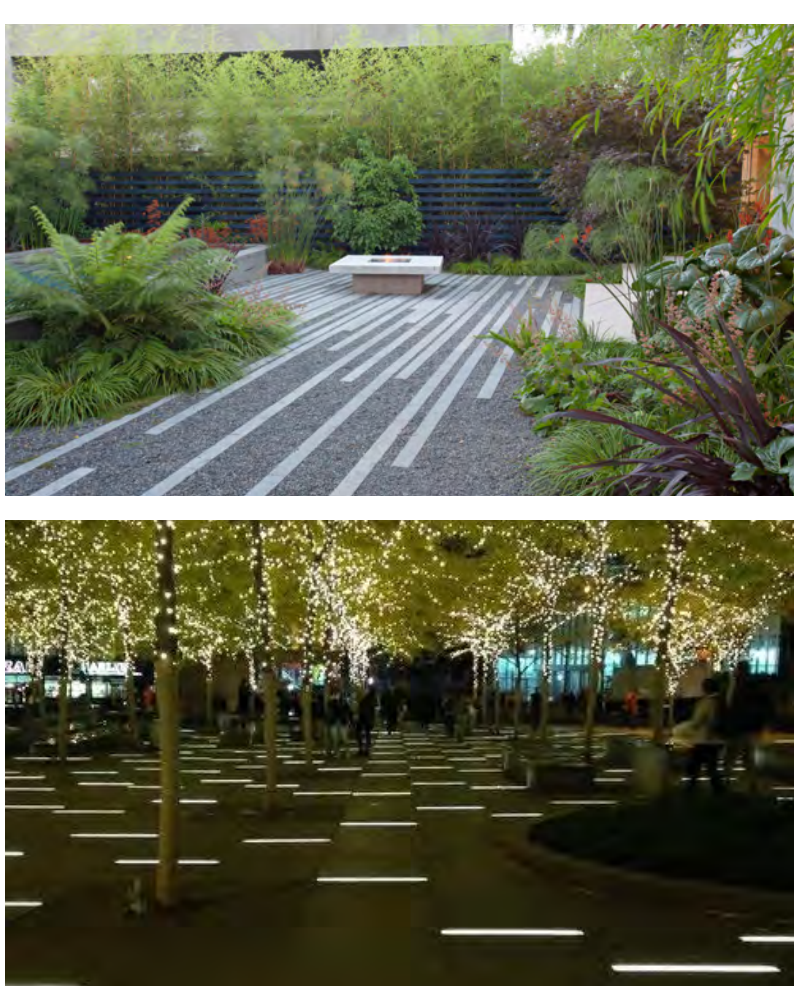


3 - Entrance to Pilrig Park - Softer landscape incorporating existing trees with meadow planting and informal mown walkways and parkland trees. Route to Pilrig Park is pedestrian only with linear timber and lighting inlays.

Project Examples



Precedent Examples of Linear Inlays



Precedent examples for outdoor courtyards - Play



Precedent examples for outdoor courtyards - Outdoor Eating



Your views are important.

Please fill in a form before you leave.

Or alternatively email:

Next Steps



Thank you for visiting the exhibition - please complete a feedback form.

Drum is committed to listening to, working with, and investing in the local community in Leith.

We believe our proposals are a great opportunity to improve the site at Stead’s Place and secure economic, civic and financial benefits for Leith and the wider city.

Local shops and businesses would benefit from the additional spend, footfall and visitors coming to the area.

The innovative purpose-built student accommodation at Stead’s Place will have a positive impact on the local housing market, relieving pressure in the private rented sector and on rent levels for local residents.

This development will increase access between Leith Walk and Pilrig Park, help sustain community facilities and create additional opportunities for local businesses and organisations, maximising the potential for additional future investment in the area.

We are aiming to submit a detailed planning application this summer. Please let us know your thoughts by:

Completing a comment form

- Emailing: steadsplace@newingtoncomms.co.uk
- Visiting: www.drumpropertygroup.com
- Visiting our Facebook Page – www.facebook.com/steadsplace
- Or writing to:
Stead’s Place Consultation
Newington
16 Forth Street
Edinburgh EH1 3LH

Please submit your comment by the end of May 2018.

Your views are important.
Please fill in a form before you leave.
Or alternatively email: steadsplace@newingtoncomms.co.uk