

# Welcome



Drum Property Group is delighted to welcome you to this exhibition which sets out our initial proposals for a mixed-use development at Stead's Place, Edinburgh. 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 postgraduate student accommodation incorporating a hotel - 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 receive from you, and from other individuals and organisations, we will refine our proposals and then hold further public exhibitions in May to share our revised plans.

This first public exhibition gives you the opportunity to:

- View our initial approach in more detail
- 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.

## The Developer

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](http://www.drumpropertygroup.com)

Your views are important.

Please fill in a form before you leave.

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**DRUM**  
PROPERTY GROUP  
DEVELOPMENT & INVESTMENT



# Vision / Uses

## Vision for Stead's Place

To create a welcoming and distinctive place for use by local residents, postgraduates and the wider public.

To revitalise an important part of the city, via the creation of a mix of affordable housing, postgraduate student residences, hotel for visitors to the city, and space for the benefit of the local community.

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

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



Drum is committed to investing in Edinburgh and we believe that developing at Stead's Place would make a positive improvement to the local area and deliver managed student accommodation in a highly accessible and sustainable location.

Working in partnership with existing tenants, community and local groups, Drum want to ensure the Leith Walk frontage remains an integral part of the local community providing services, amenities, and retail and community space. We are keen for both local organisations and current tenants along the frontage to Leith Walk to contribute and be part of discussions as we develop our plans, and ultimately to potentially be part of any new development.



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# Places for People

## Introduction

Places for People is an award-winning development, regeneration, property management and leisure company, with over 50 years’ experience creating thriving, sustainable places.

Places for People has been developing award-winning homes since 1965 and continues to forge creative partnerships and find innovative ways to develop high quality homes and create vibrant places, whatever the prevailing political or economic environment. We build over 1,000 new homes every year and aim to deliver over 16,000 new homes in the coming years.



Urban Eden, Edinburgh



Longstone, Edinburgh



Thistle Foundation , Edinburgh



Wester Hailes, Edinburgh

We have extensive experience of working in partnership with other organisations to deliver commercial and social outcomes. Our experience includes joint ventures for specific projects and partnerships with over 300 local authorities and other partners, including the Homes and Communities Agency, Primary Care Trusts, other registered providers and care commissioning bodies.

Our proposals for Stead’s Place, Leith Walk will include approximately 50 affordable homes helping alleviate housing pressures in the local area and providing a boost to local businesses.

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# 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.



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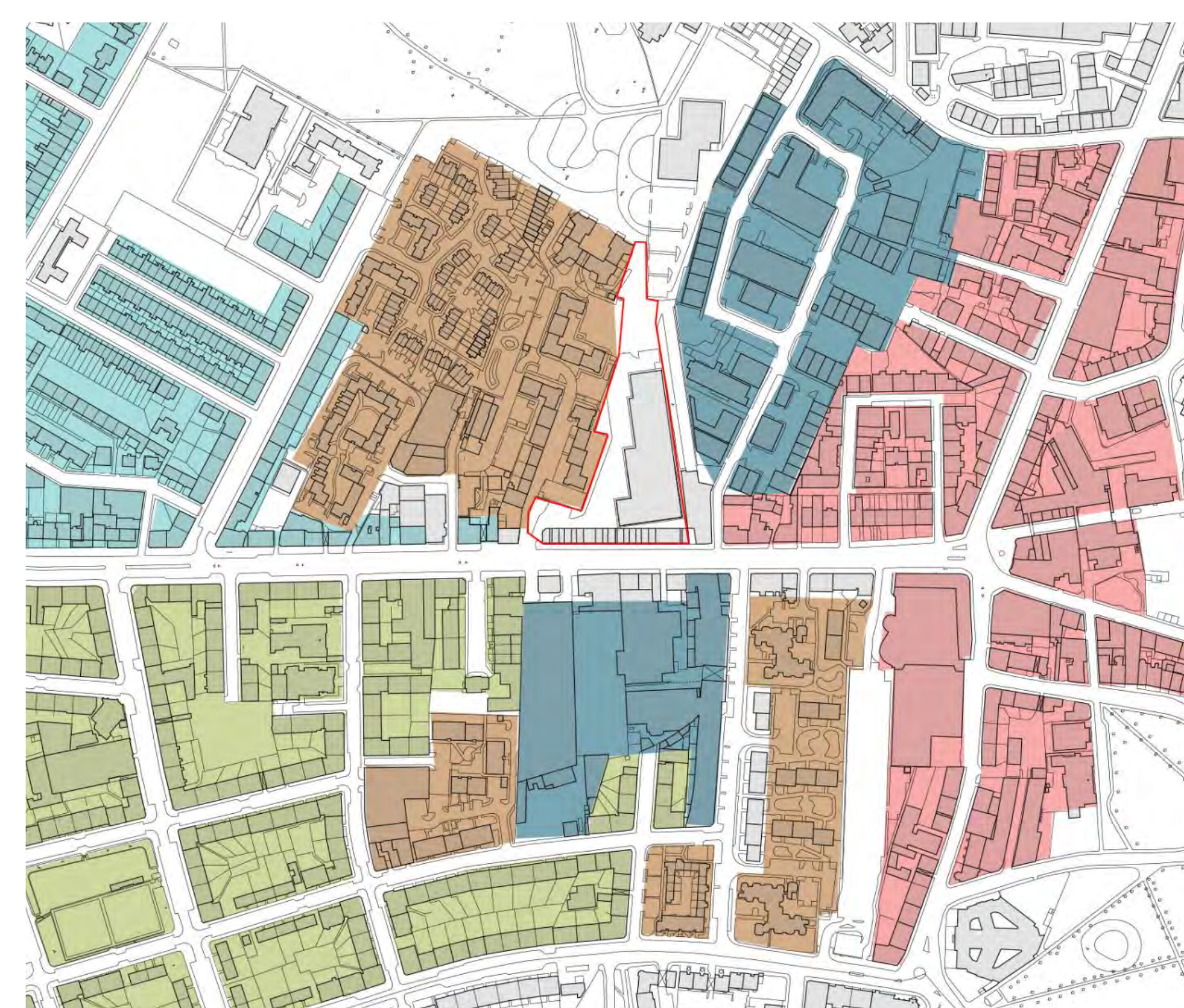
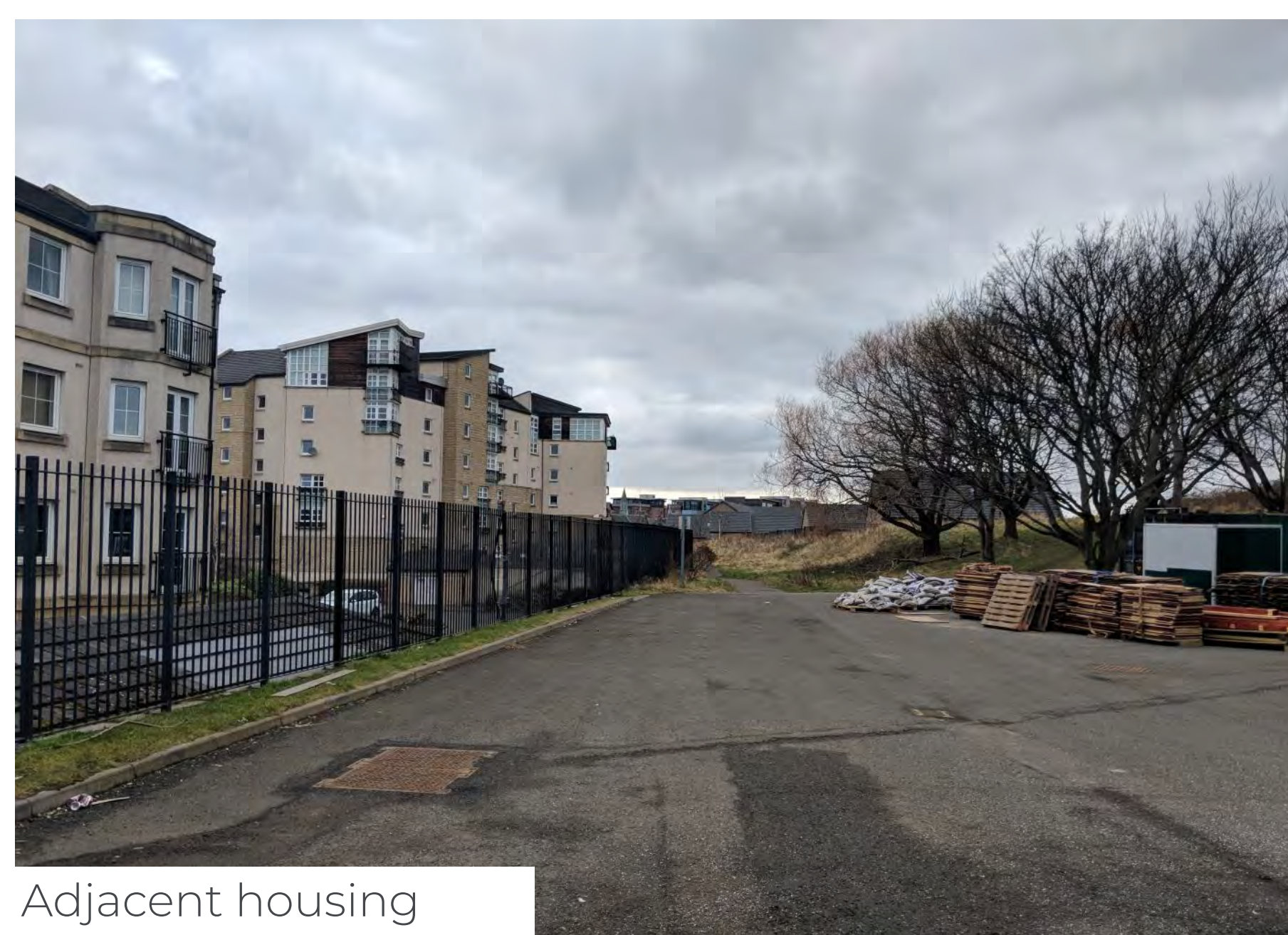
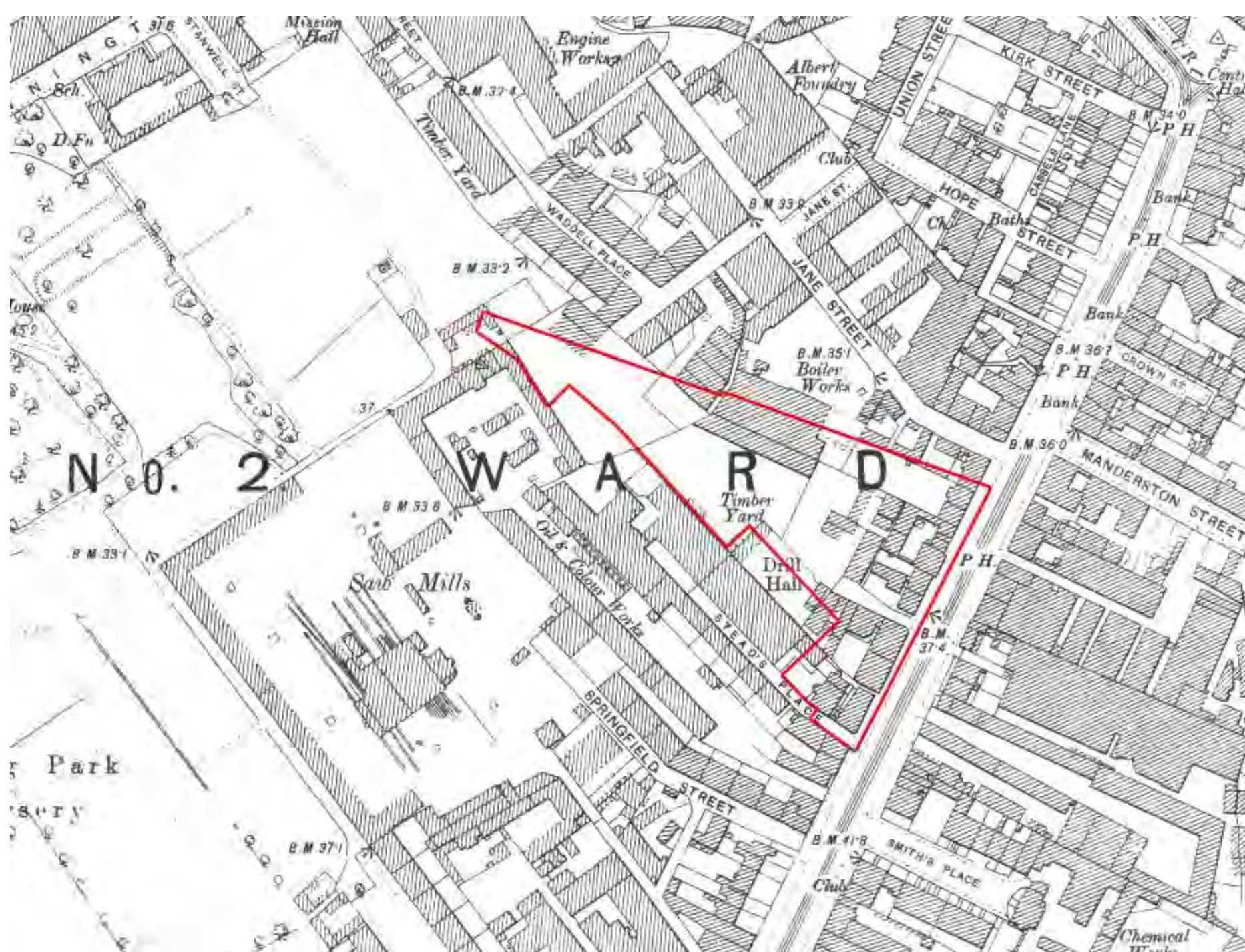
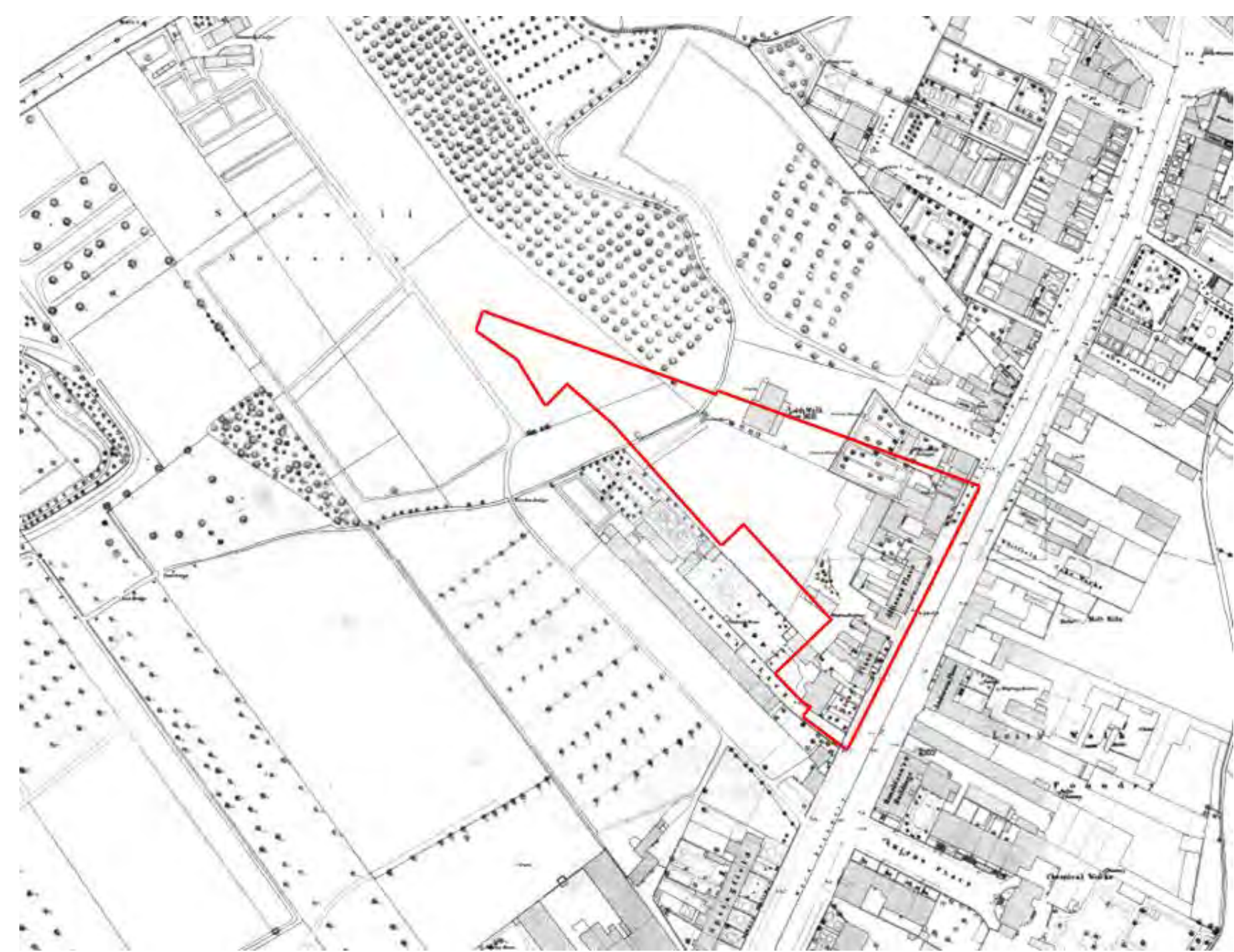




# Analysis

## 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.



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

## Context

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.



Local Housing Areas

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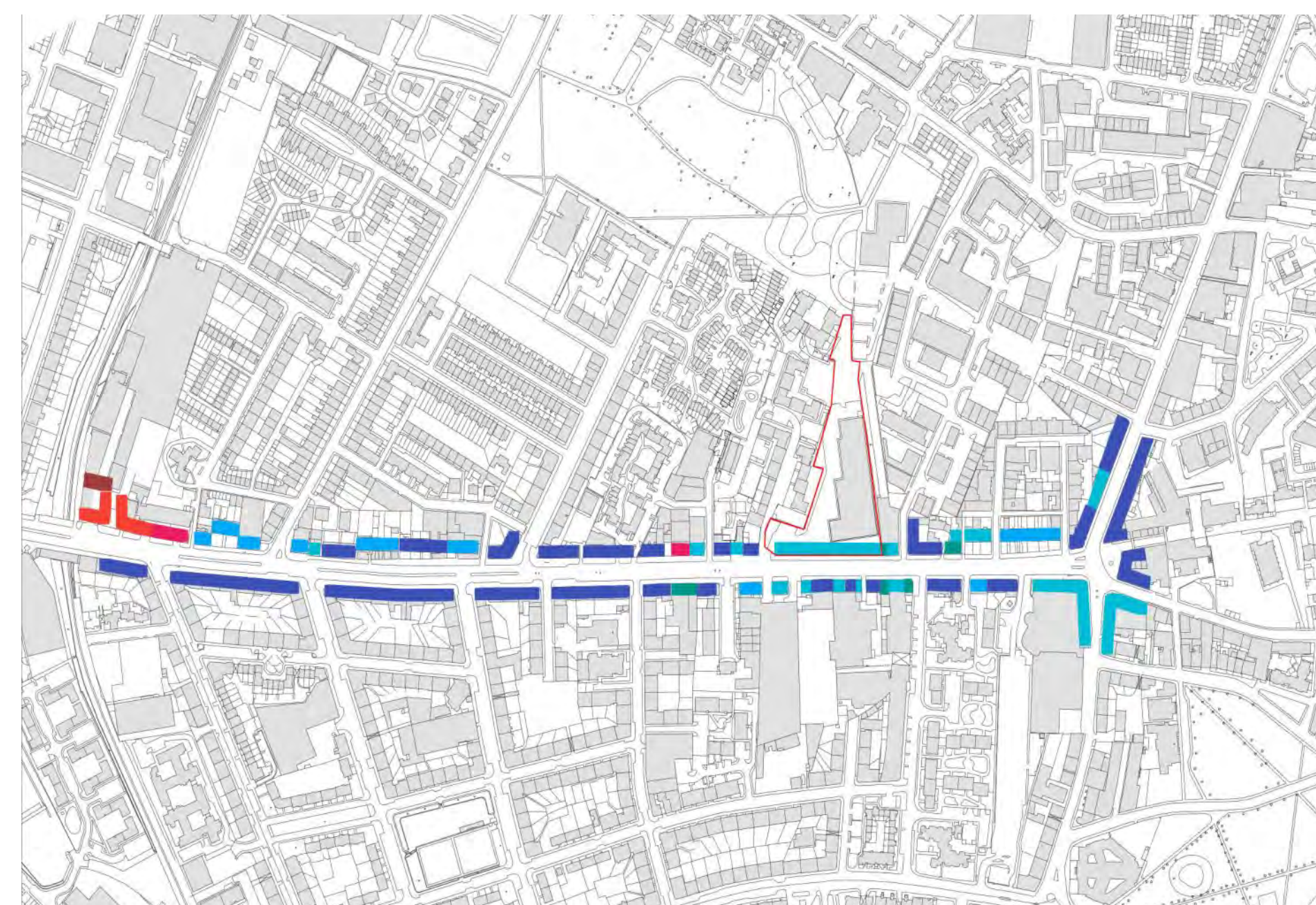
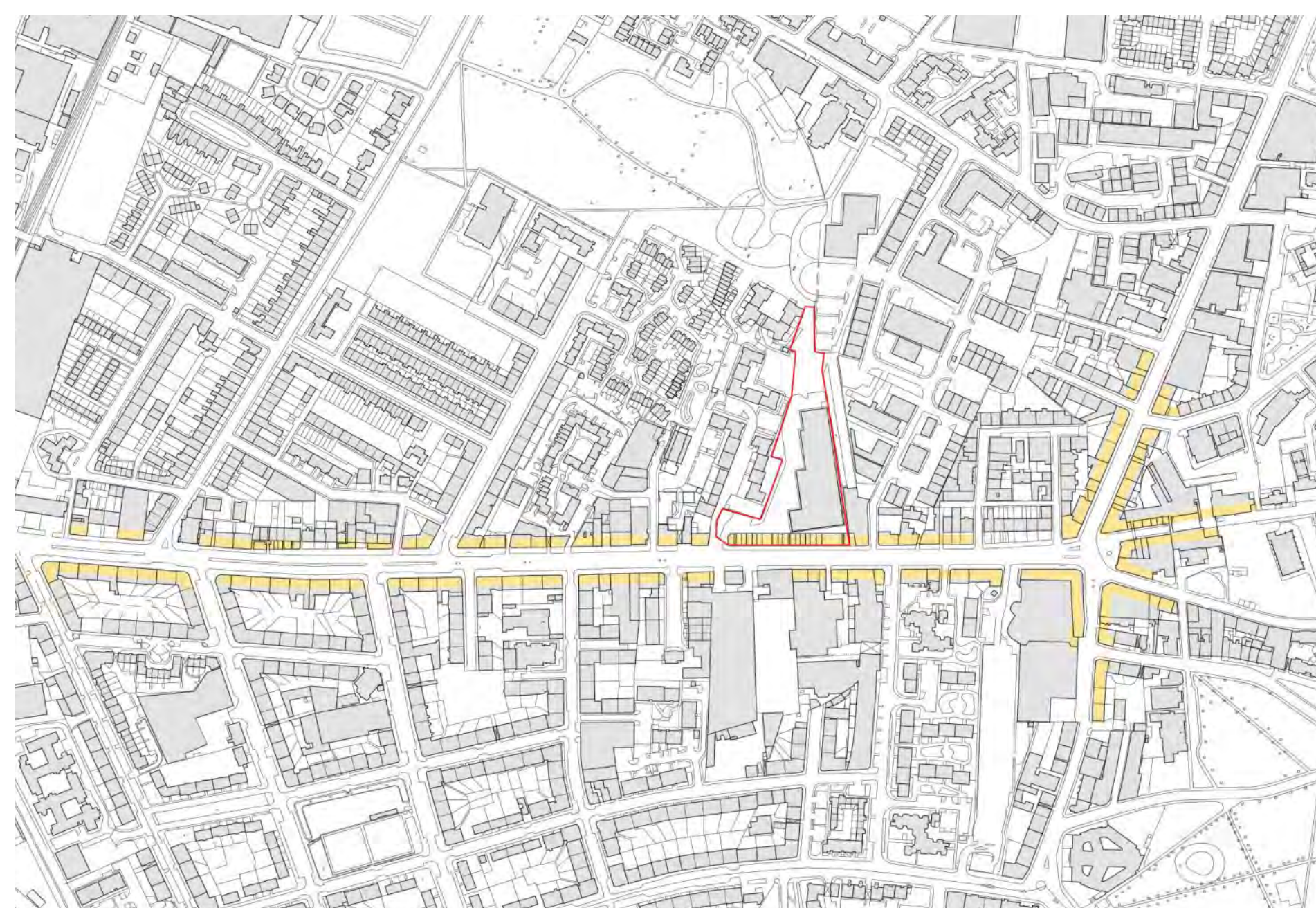
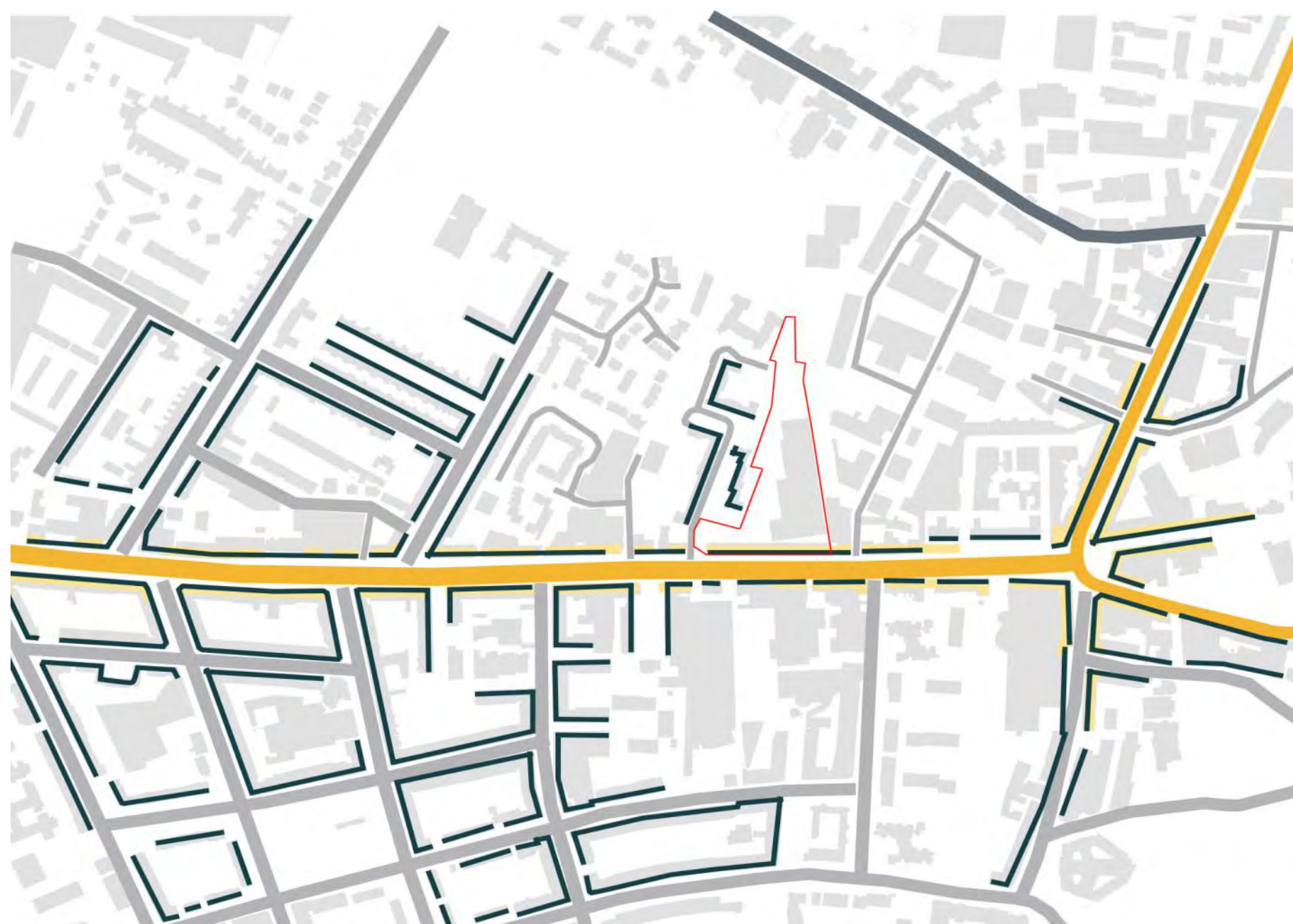
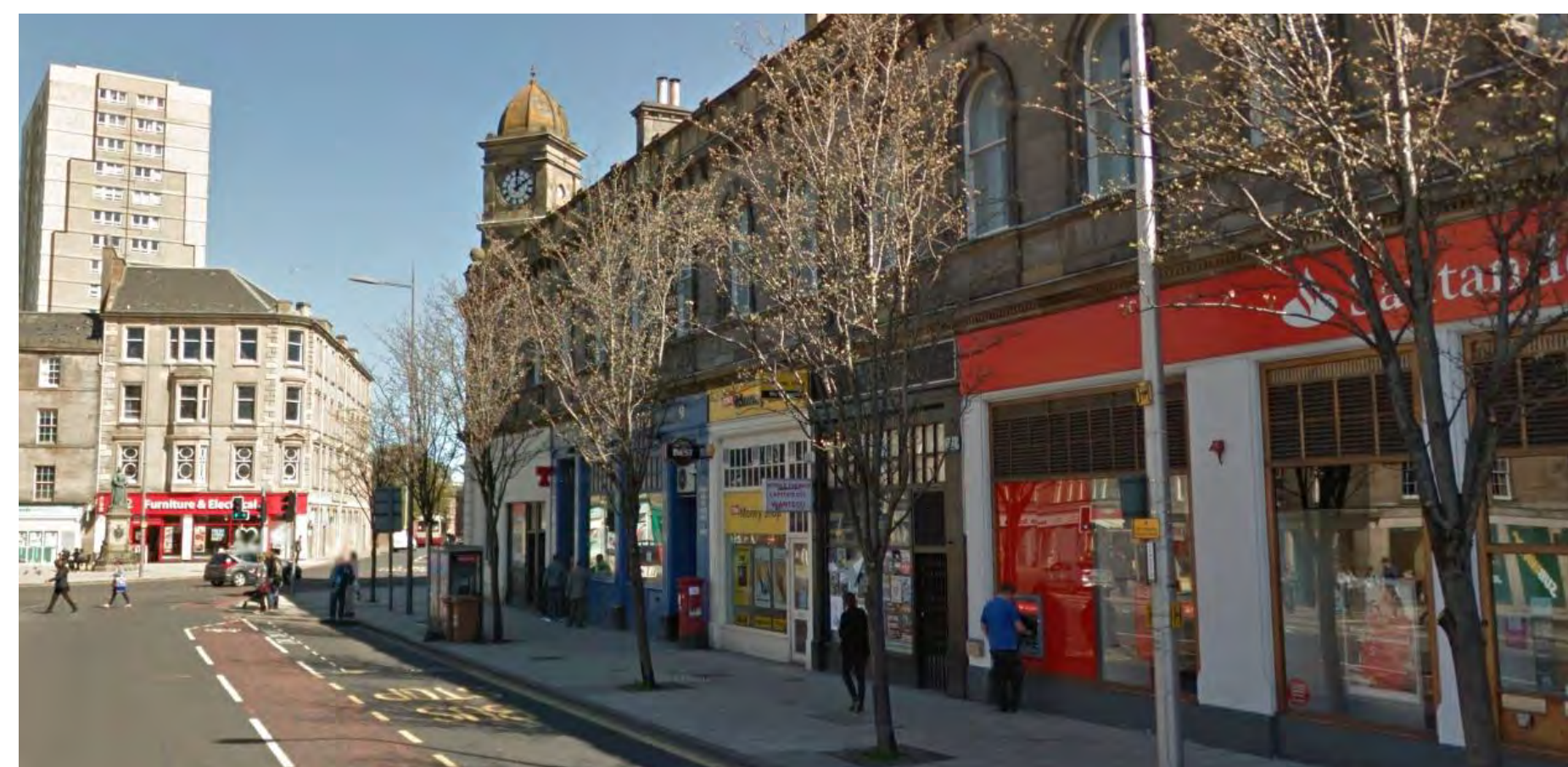


# Context

## Leith Walk

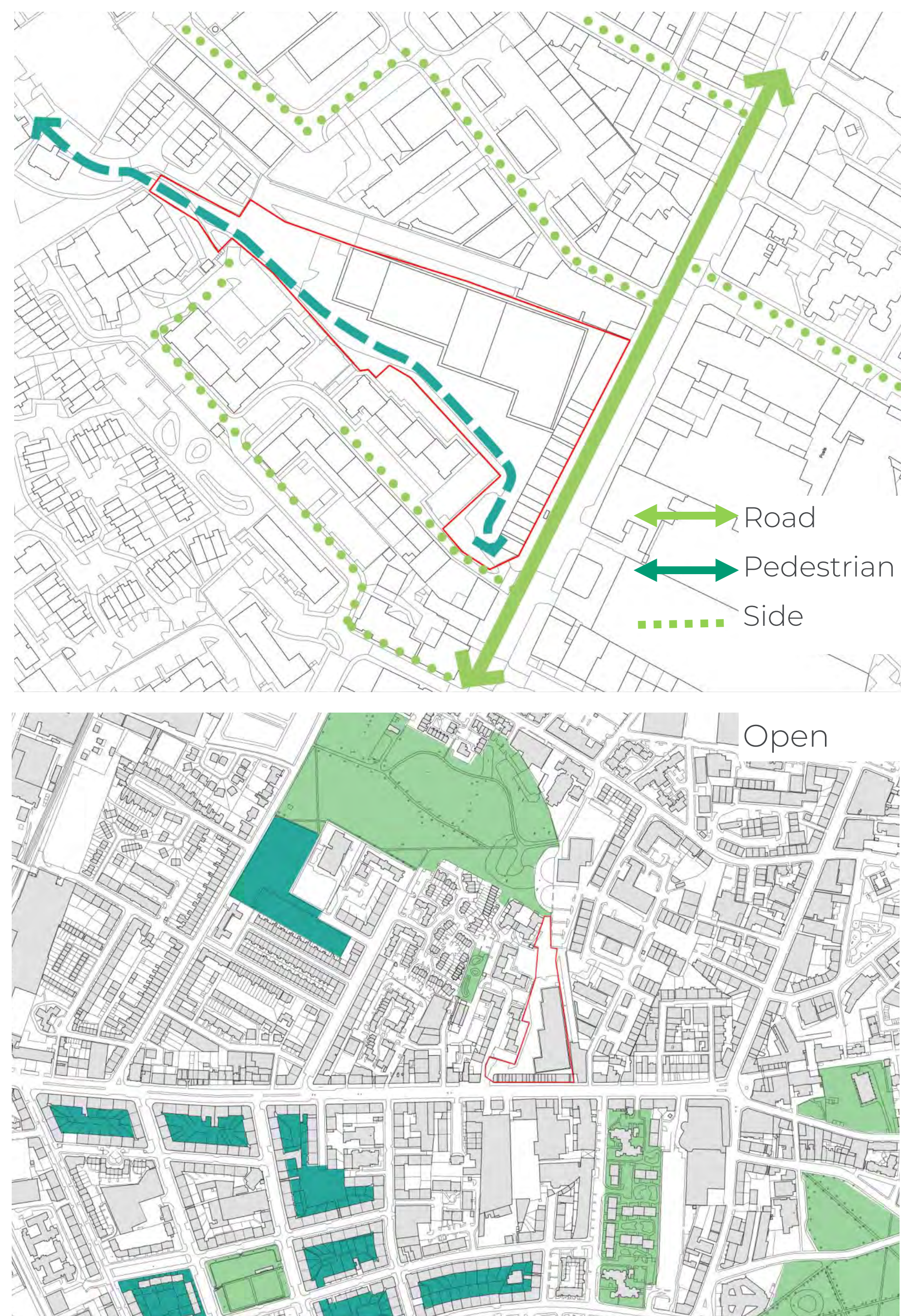
The site fronts onto Leith Walk which is a busy thoroughfare for pedestrians and vehicles.

Leith Walk is characterised by a strong building line running its entire length, much of which is active.



## Building Heights / Connections

Buildings vary from 2—7 storeys but traditional 4 storey tenements with dormer windows predominate. Side streets connect through from Leith Walk to residential and industrial areas. There is a key pedestrian route that crosses the site taking you from Leith Walk to Pilrig Park and residential areas.



Your views are important.

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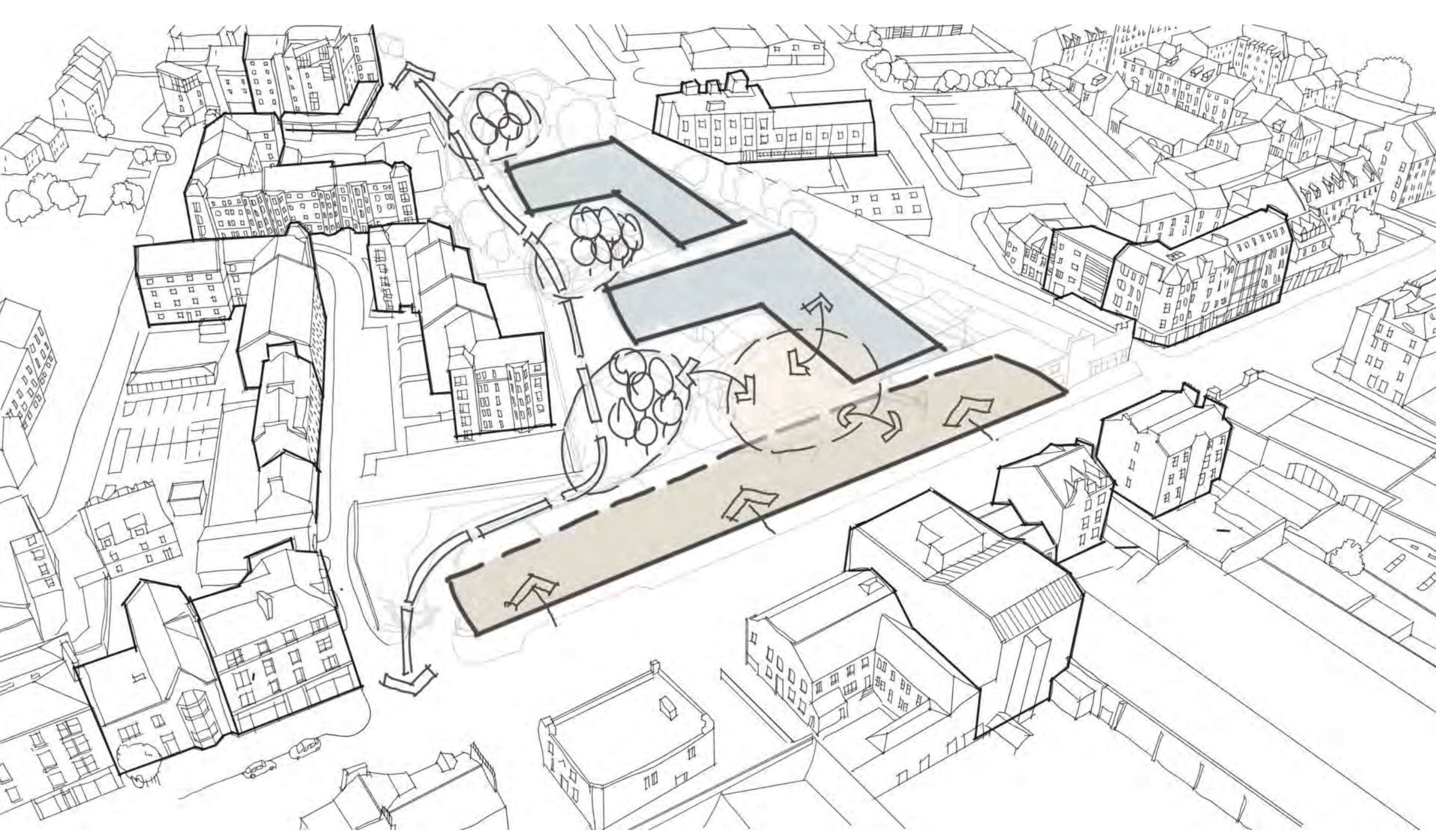
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# Concepts

## Key Principles

- Create a strong linear building line to Leith Walk
- Provide active frontages with a mix of uses to Leith Walk
- Enhance pedestrian movement through the site
- Create a series of green spaces which the individual buildings address
- Rear building forms respond to the site constraints (rail line) and adjacent buildings.
- Residential buildings kept to quieter rear part of the site



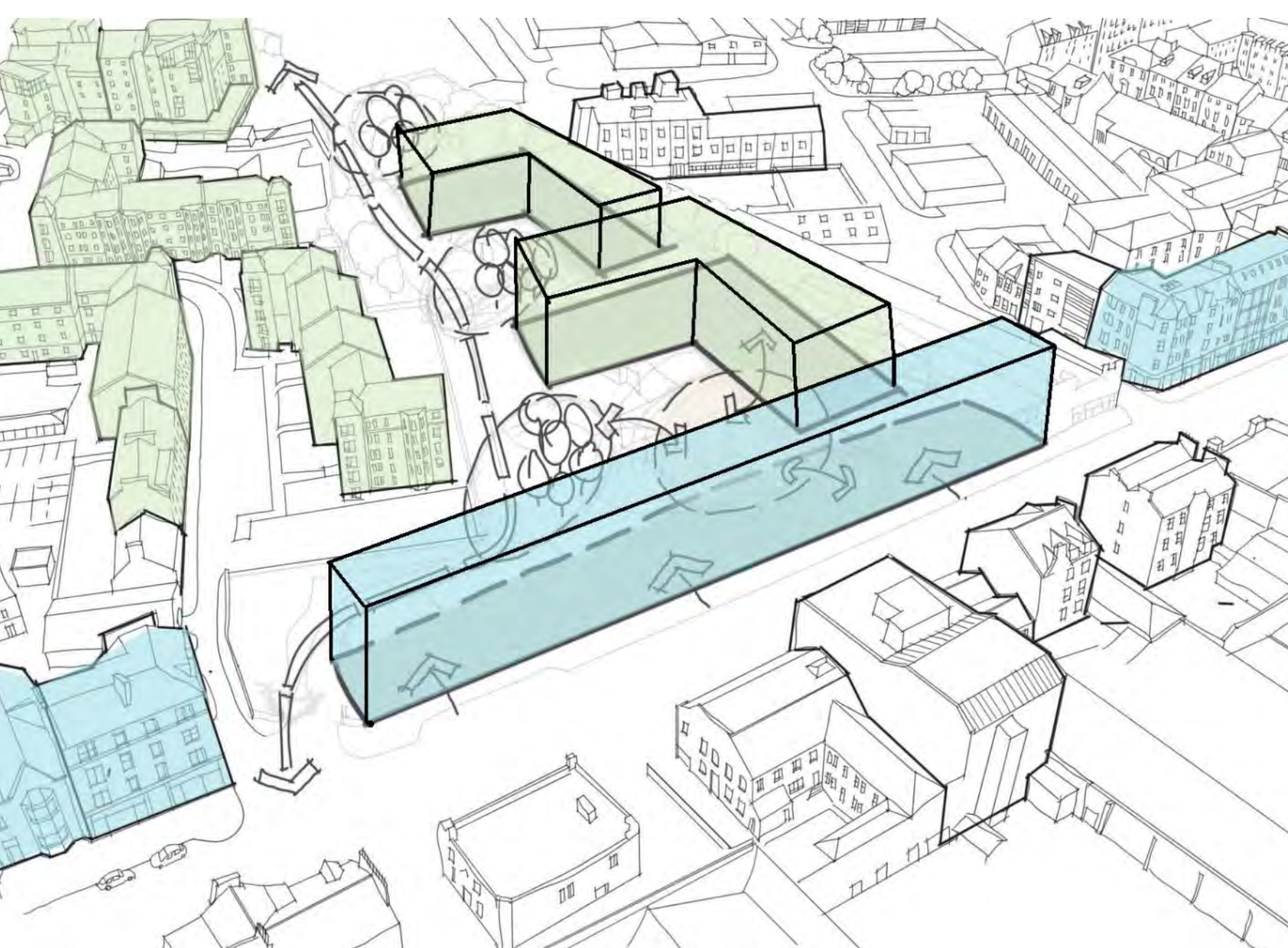
### Ground Floor

Active frontage with a mix of uses:

- Restaurant / Bar
- Community / Retail
- Hotel / Student Lobby
- Open Lobby
- Event spaces
- Work space hire

### Movement

Shared surfaces & pedestrian priority walkway through to Pilrig Park. Open welcome green spaces addressing each of the buildings.



### Massing

Heights relate to adjacent buildings



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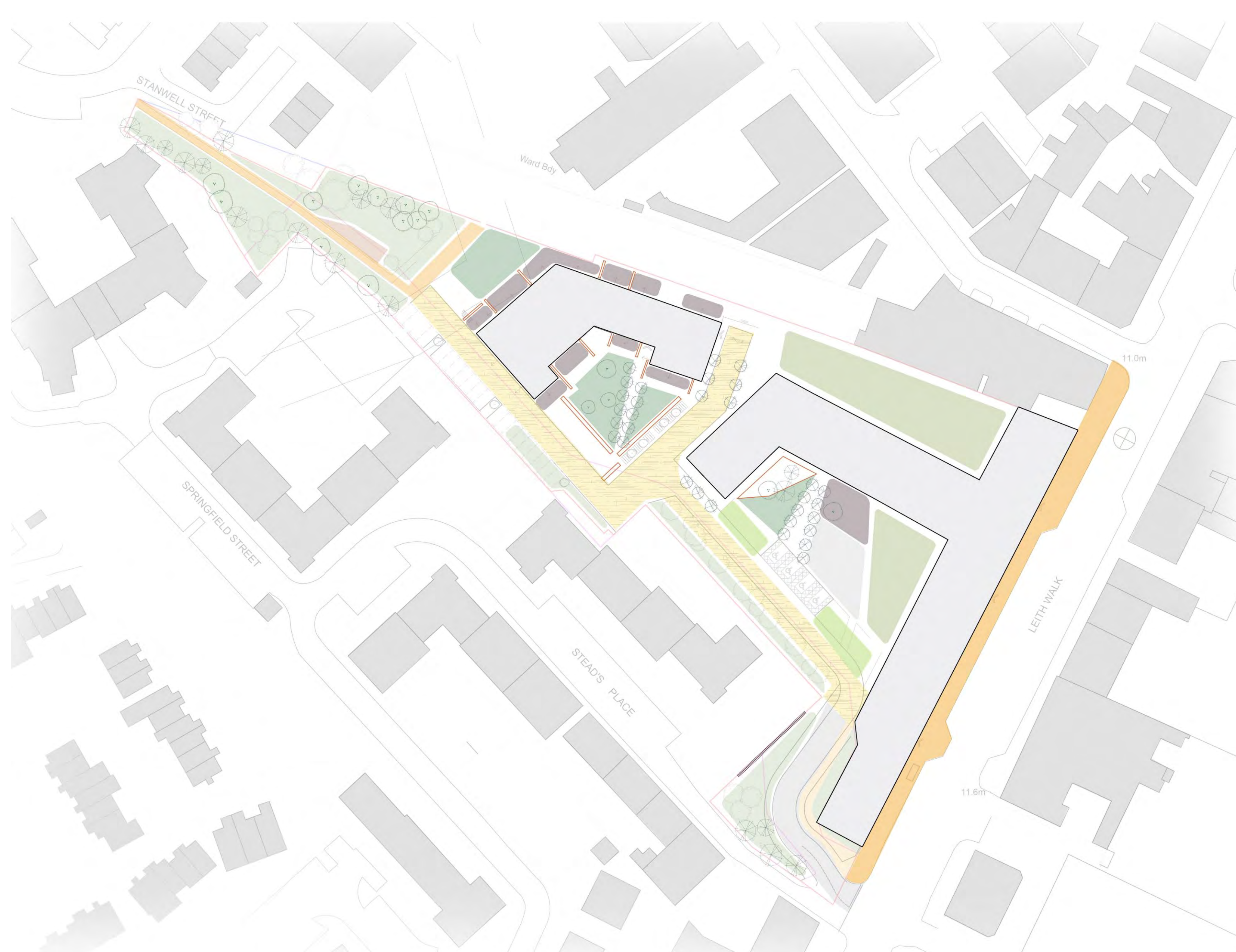
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# Landscape

## Landscape Principles



Landscape Principles

- Enhance route from Leith Walk to Pilrig Park
- Take advantage of south facing aspect
- Enclosed north courtyard with secure boundary to the north
- Integrated cycle and bin stores
- Series of spaces creating hierarchy of public and private spaces
- Accessible routes throughout
- Improved access points into the site



Frontage to Leith Walk

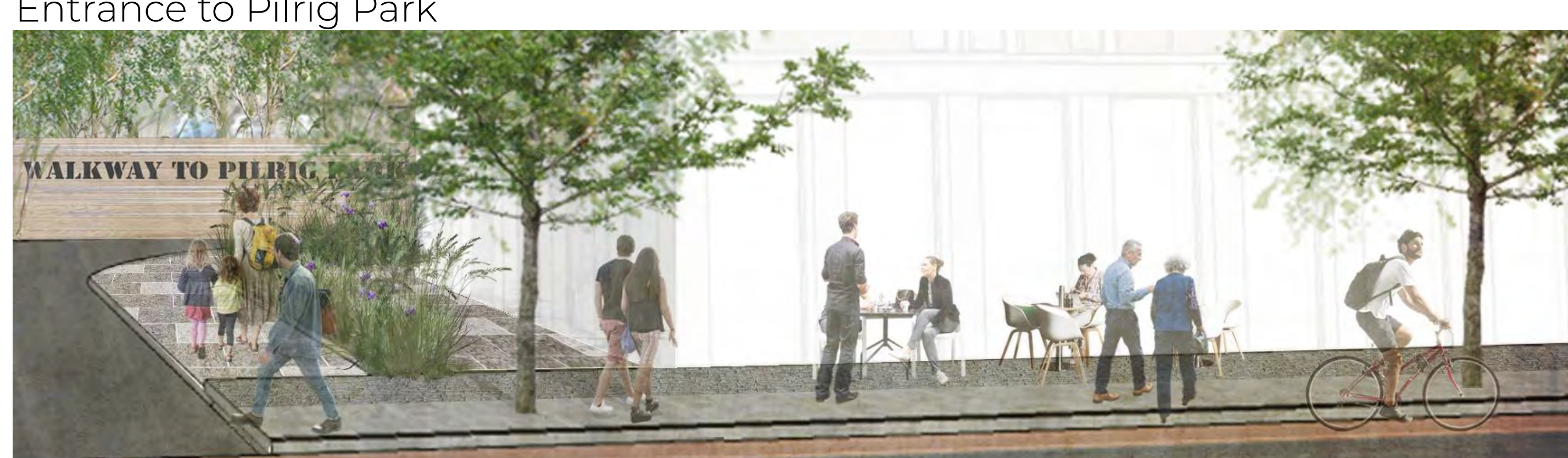
The adjacent image illustrate the change of landscaping through the site, from the Leith Walk frontage to the softer landscaping setting of the entrance to Pilrig Park. At the Leith Walk entrance we propose a prominent sign to promote the access route through to Pilrig Park.

The route through the site will be well lit, safe and overlooked by the adjacent buildings providing a level of passive surveillance.

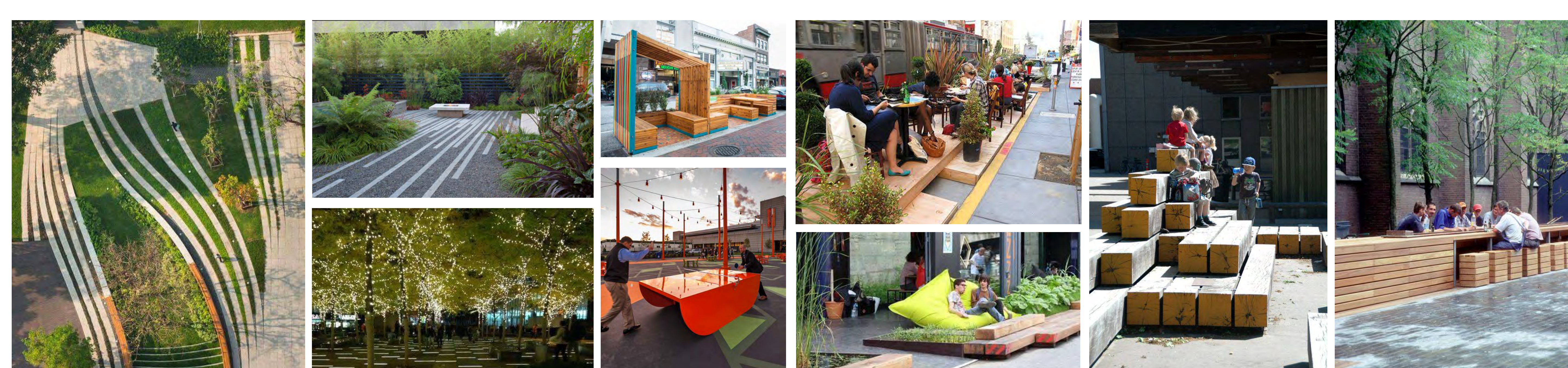
Towards Pilrig Park the existing trees will be retained with some additional planting.



Entrance to Pilrig Park



Entrance to site from Leith Walk



Project Examples

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# Transport

## Introduction

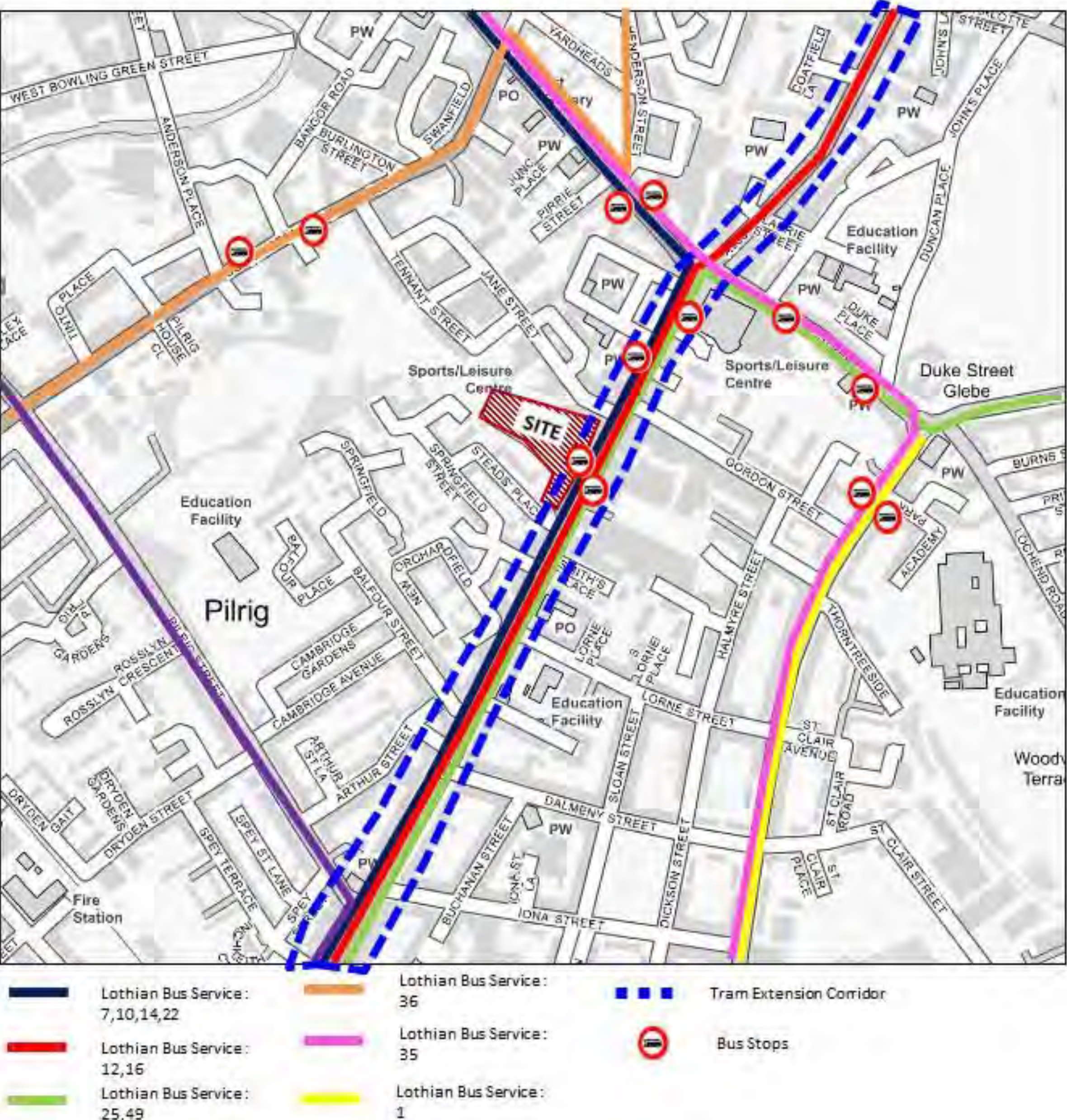
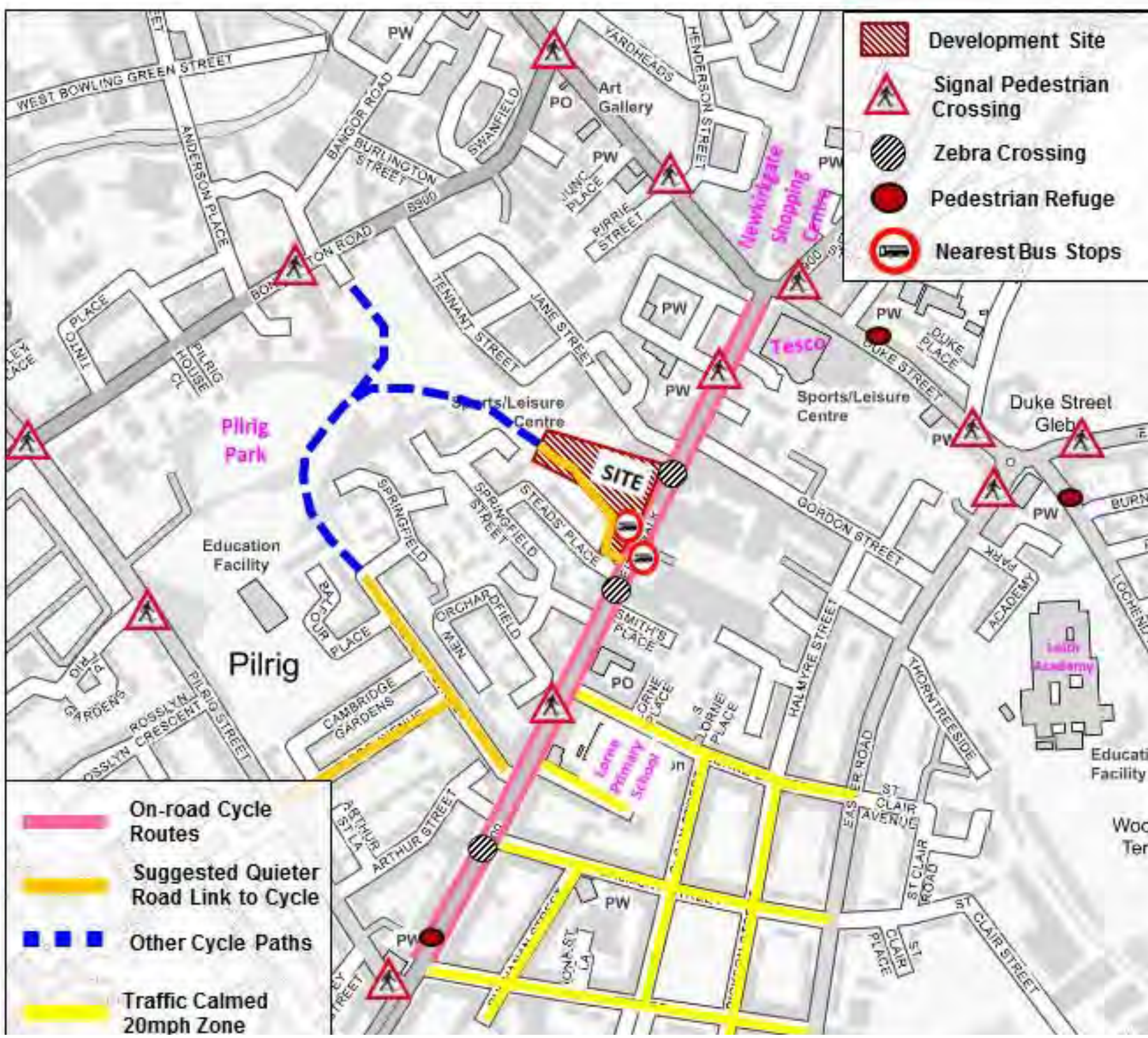
The local area has a network of high quality footways, cycle facilities and the adjacent Leith Walk is a high frequency bus corridor, with the future extension of the tram line passing the site.

### Walking

- Good access to local services, amenities and facilities
- Access between Pilrig Park and Leith Walk will be improved.

### Cycling

- ‘Suggested Quieter Road Link to Cycle Path’ runs through the site, which will also be maintained and enhanced.
- Leith Walk has on-road cycle lanes which link to the city centre and the National Cycle Network (NCN) Routes 1 and 75.
- Significant number of cycle parking spaces provided on site.
- A bike share scheme will also be considered.



### Bus Travel

- Leith Walk is one of the main bus corridors in Edinburgh, with high frequency services and excellent accessibility providing around 40 services per hour.

### Tram

- Plans to extend the tram line from York Place to Newhaven via Leith Walk, offering further sustainable travel opportunities.

### Rail

- Edinburgh Waverley Railway Station accessible by bicycle (7 minutes) and existing bus services on Leith Walk.

### Car Parking

- Accessibility of the site and proposed use means car dependency and ownership is expected to be very low.
- Car parking within the site to be restricted to a level which encourages the use of sustainable transport modes.
- Electric Vehicle (EV) charging points will be included and a Car Club space is also being considered. Existing on-street parking and the loading bay on the site's frontage along Leith Walk will be retained.

### Development Access

- Existing access junction with Leith Walk to be retained and enhanced. No significant change in traffic flow at the junction.
- The internal site road would be upgraded to include a pedestrian footway providing safer access into the site and access through to Pilrig Park.

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# Summary

Drum Property Group recognises the importance of providing local businesses, community interest groups, and those who live in, work in, or otherwise make use of the local area, an opportunity to learn about the emerging proposals and to make their views known. Please fill in a feedback form and thank you for visiting the exhibition.



## Key points

- Our proposals are an outstanding opportunity to transform the site and secure economic, civic and financial benefits for Leith and Edinburgh
- The development would provide a boost for inward investment in Leith that will help sustain community facilities and create additional opportunities for local business, maximising the potential for additional future investment in the area
- Local shops and businesses will benefit from additional footfall / visitors coming to the area
- Our plans for the innovative purpose built student accommodation at Stead’s Place will have a positive impact on the local housing market, relieving pressure on the private rented sector and on rent levels for local residents

Now you have seen the exhibition, what are your thoughts?

Please let us know by:

- Completing a comment form
- Emailing: [steadsplace@newingtoncomms.co.uk](mailto:steadsplace@newingtoncomms.co.uk)
- Visiting: [www.drumpropertygroup.com](http://www.drumpropertygroup.com)
- Or writing to:  
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Edinburgh EH1 3LH

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