



Fountainbridge Outline Masterplan Update

22 January 2014



PORTABLE HOTEL (DURING FESTIVAL)



VINTAGE MARKET



NO FIT STATE CIRCUS GROUNDS



URBAN BEACH



GROVE ALLOTMENTS



CONTAINER PARK



TEMPORARY GREEN SPACE



ART/ COMMUNITY INTERVENTION



POP-UP COMMUNITY CAFE

Fountainbridge Temporary Uses

Pre Application Consultation Programme

- 24th January 2014: Submit Proposal of Application Notice (PAN)
Community Councils, Local Members and other interested parties to be advised of PAN submission
- 12 Weeks Minimum: Statutory consultation period
- Week 9: Public Consultation Event
Event to be publicised by variety of means incl. newspaper advert, website and other measures as may be advised by CEC.
Measured approach to consultation given significant dialogue undertaken to date
- Date tbc: Submission of PPP Application
To be discussed with CEC as part of Processing Agreement

Framework for placemaking





Masterplan



Ground Floor Plan





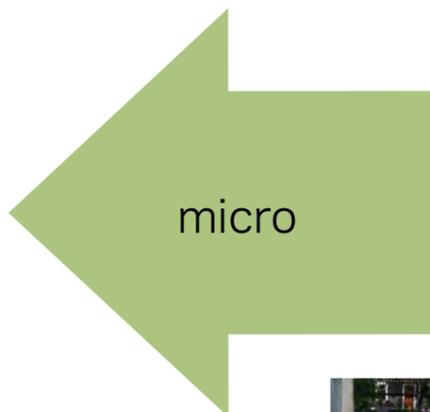
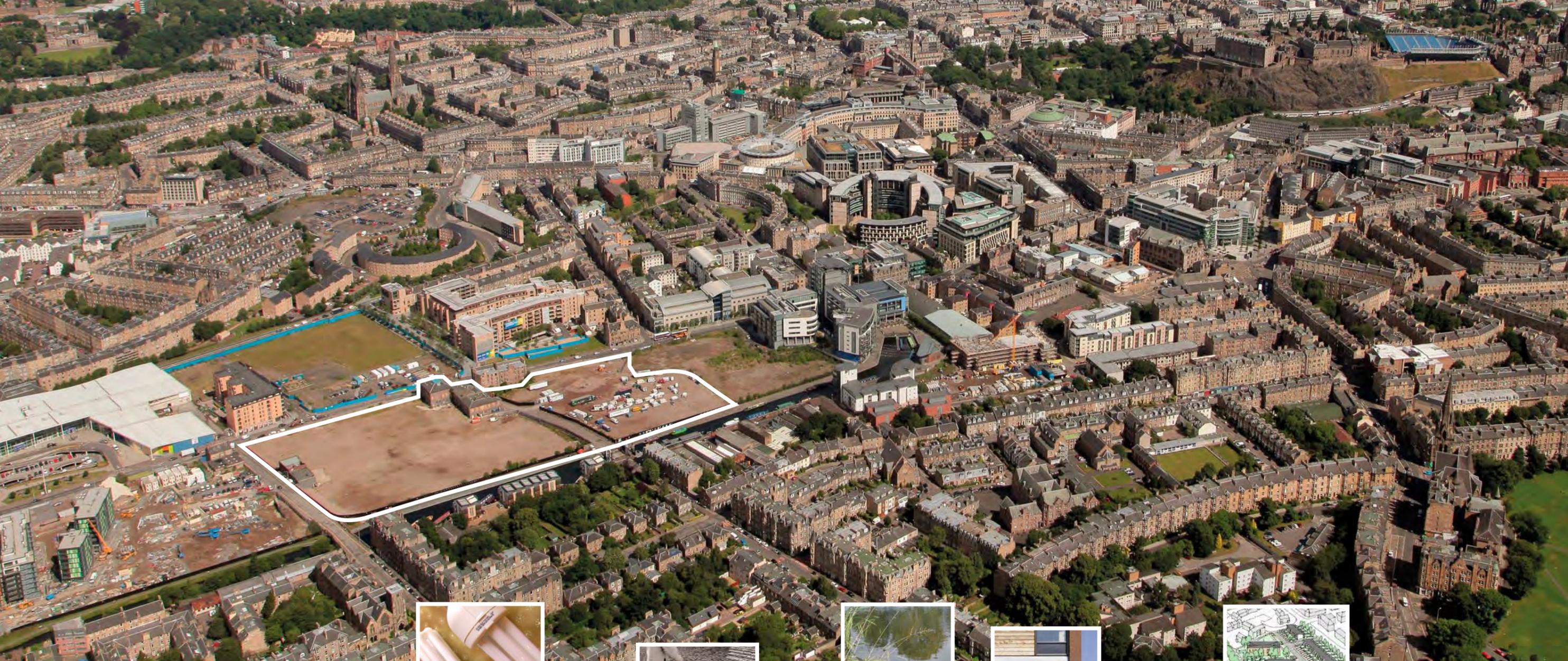




Fountainbridge Sustainable Placemaking

December 2013





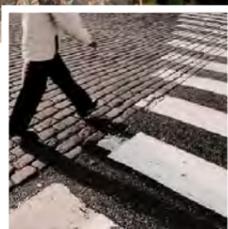
micro



encourage waste separation and recycling



use energy efficient fittings and appliances



improve pedestrian connections and safety



integrate soft surfaces and sustainable drainage strategies



use of local building materials and trades



an efficient masterplan / building footprint



provide local composting facilities



create safe outdoor space for play, promote community fitness with associated amenities



protect and enhance mature landscape



investigate the use of renewables / CHP as a green energy source for the development



macro



encourage the use of cycles for commuting and recreation

support sustainable lifestyles



maximise use of natural daylight



encourage upgrading/ re-use of buildings where feasible



design an environment which encourages biodiversity

build sustainable places

Sustainable Placemaking

A high quality environment in Fountainbridge

Lively public realm with sunlight, things to do, and people to watch



Edinburgh Printmakers - Retaining a piece of local history



Privacy and amenity space



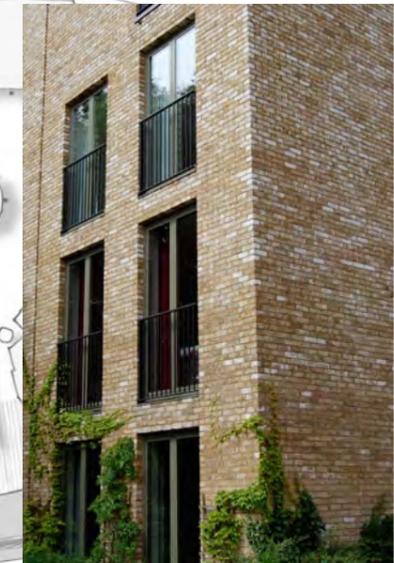
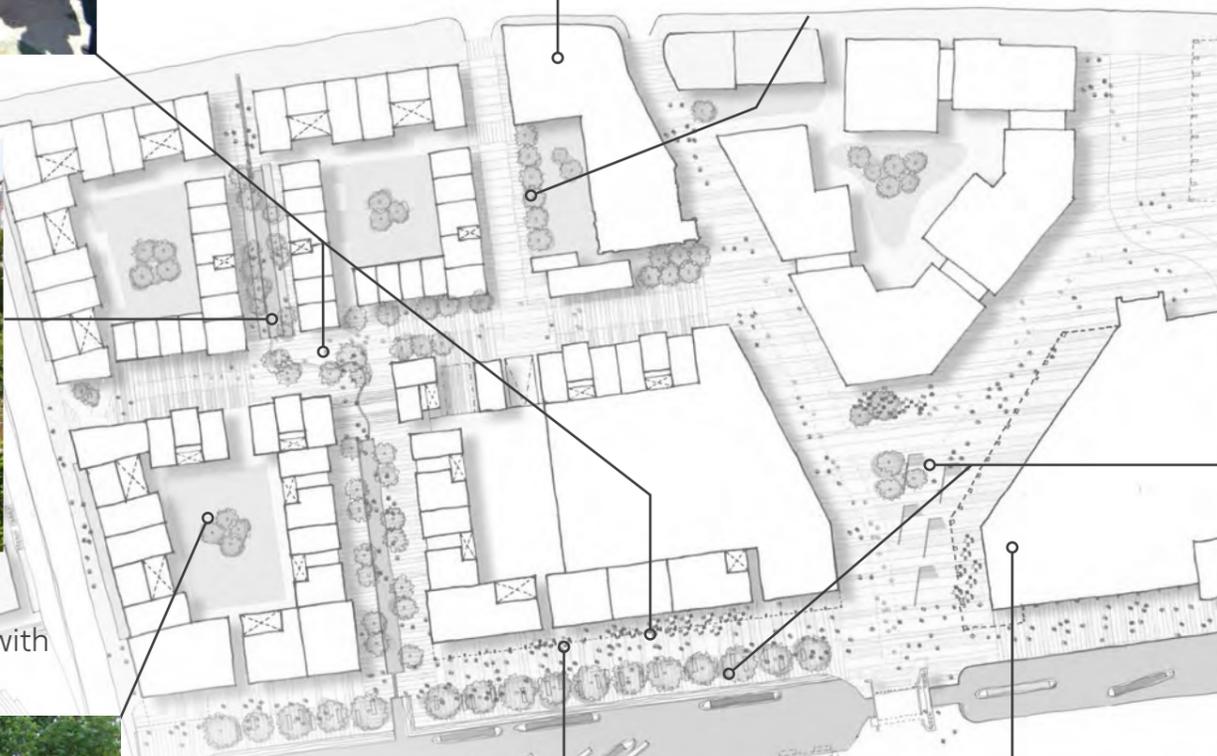
Plenty of personal outdoor spaces on balconies, terraces and roof terraces



Focal points of activity

Long-lasting robust natural materials and detailing

Access to wildlife and waterspace



Communal shared outdoor spaces with green, play and growing space



Narrow residential streets with degrees of privacy and amenity. Buildings of high quality and appropriate density



Mixed use and ample provision of facilities and amenities for people to use, enjoy and attract more people

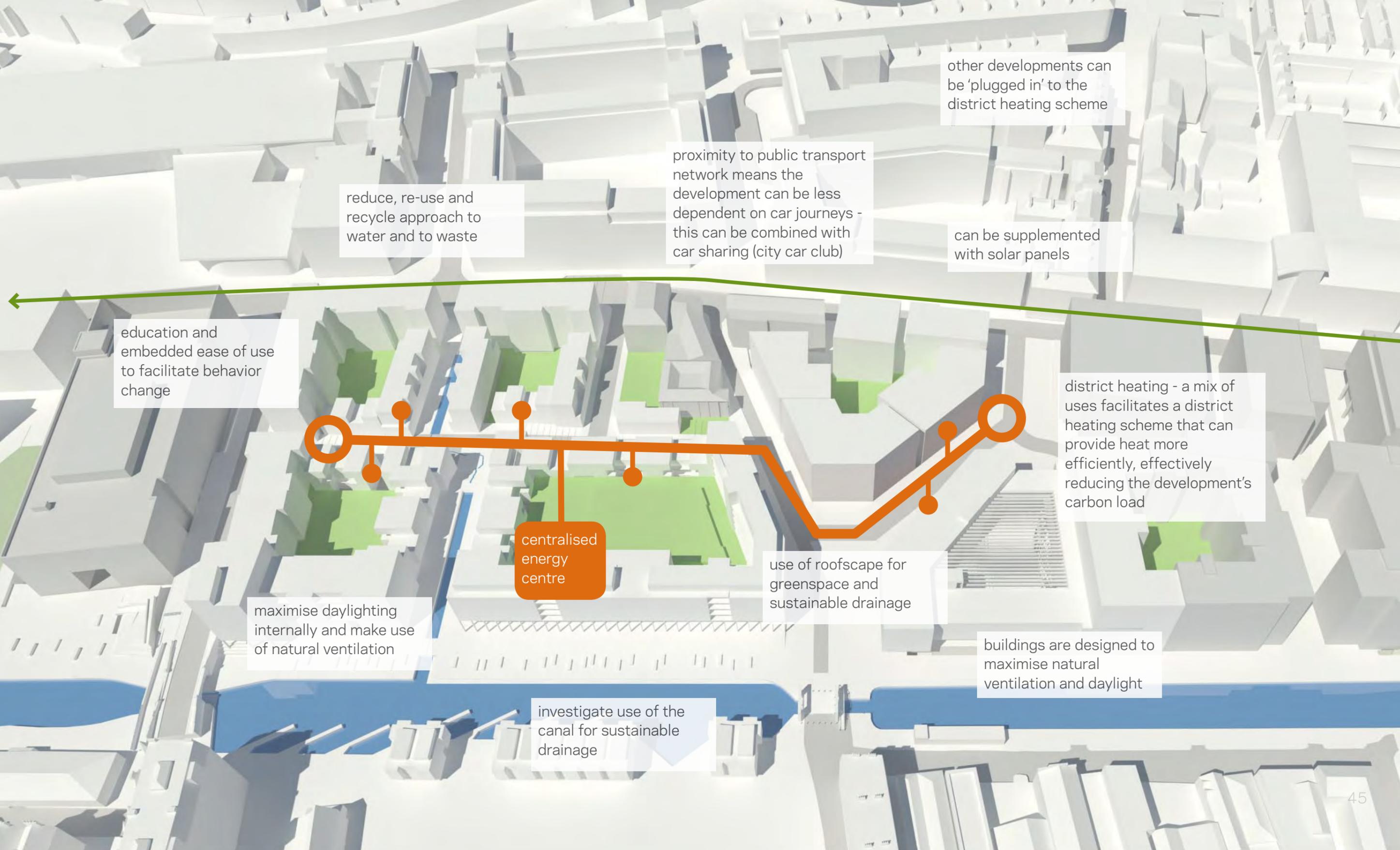


A place for culture, for a day out



Strategic Proposals

Introduction



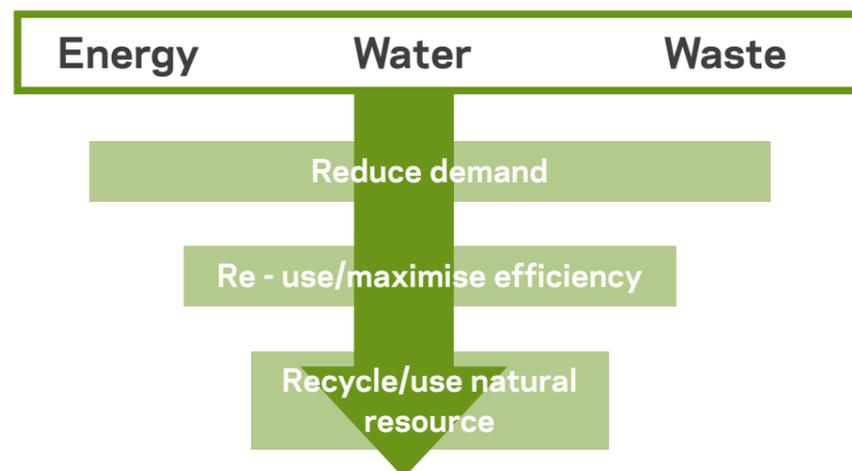
Environmental Sustainability

As a key pillar of sustainability, the timely consideration of the environment is critical to delivering a sustainable development at Fountainbridge.

The ten principles from One Planet Living will inform the way in which the masterplan will develop; however, we have identified three priority issues for consideration at this stage, due to the role that they play in the masterplan design: energy; water; and waste. These resources have been approached using the same basic hierarchy, with theme-specific interpretation:

- Reduce - eliminate demand to minimise the requirement for the resource
- Reuse - ensure that the resource has been fully utilised to maximise efficiency
- Recycle - process the used resource (or natural energy resource) to enable further use

Masterplan Priority Issues:



Energy

The use of energy within the proposed development will be targeted through a range of passive measures to reduce demand, such as natural ventilation and solar shading and building depth and orientation, combined with active measures to improve efficiency, specifically through the implementation of a district heating network. A detailed specialist study has been carried out to determine the feasibility of such a network, identifying the most appropriate sources of heat and their economic viability.

The following was determined:

- A district heating network across the Fountainbridge site could achieve 26% carbon savings.
- An extended district heating network, also supplying the neighbouring sites of Boroughmuir High School, Springside and West Register, could achieve 27% carbon savings.
- The Fountainbridge site scheme is more financially advantageous than the extended scheme, with an internal rate of return of 9.3% and a net present value of £1.8m.
- CHP is recommended as the initial heat source, with heat pumps introduced to supply the second phase of the Fountainbridge scheme.
- Ground source has been assumed for supplying the heat pumps, but further studies into sewer heat mining are recommended as it has the potential to deliver significant carbon savings.

In order to contribute further carbon reductions to the use of electricity on Fountainbridge, solar photovoltaic panels offer a low risk technology that could be easily integrated. However, due to the high rise nature of the proposed masterplan - which is more energy efficient - the roof space available is minimised, so carbon reductions of just over 4% can be achieved.



Potential carbon saving through the use of an extended district heating network



Sustainable Placemaking

Benchmark Exemplars





People make places

Good places attract people

People attract more people

This makes development sustainable



Framework for placemaking

