

GVA James Barr



Report

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Springside, Edinburgh

Land adjacent to 194 Fountainbridge

Report of Consultation

Interim Draft

March 2015



gva.co.uk/scotland

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1. Introduction

- 1.1 This Report of Consultation has been prepared by GVA James Barr on behalf of Fountain North Ltd (“the Applicant”) and relates to proposals for mixed use residential led development at the land adjacent to 194 Fountainbridge, Edinburgh (known as Springside). Fountain North Ltd. is a wholly owned subsidiary of Grosvenor Developments Limited (“Grosvenor”).
- 1.2 Grosvenor has an existing consent for the site under a 2006 Masterplan and has built out a substantial portion of the development. The Company feels that a revised design for the last remaining phase could be improved to deliver significant public benefits.
- 1.3 **This is an interim draft for public circulation ahead of the 2nd public consultation exhibition on 31 March 2015. A finalised Report of Consultation will be submitted with the application.**
- 1.4 This report sets out the methodology of consultation undertaken in advance of an application to City of Edinburgh Council (CEC). It includes an overview of the pre-application consultation undertaken, provides an analysis of the feedback received and sets out the applicant’s response to the feedback.
- 1.5 In doing so, the report comprises the following sections together with associated appendices:
- Section 2: Proposal of Application Notice
 - Section 3: Overview of pre-application consultation
 - Section 4: Public Consultation Event One – format and feedback
 - Section 5: Design Workshop – format and feedback
 - Section 6: Public Consultation Event Two – format and feedback
 - Section 7: Conclusion

Policy Context

- 1.6 The Scottish planning system recognises the importance of consulting and engaging with communities and stakeholders. Pre-application consultation between prospective applicants and communities is a statutory requirement for ‘national’ and ‘major’ planning applications, as defined by the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009.

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- 1.7 Under these regulations, the current application is defined as a 'major' development requiring pre-application consultation (PAC). Pre-Application Consultation is required to include (as a minimum) the following activities:
- The submission of a Proposal of Application Notice (to contain an account of what consultation the applicant intends to undertake, when such consultation will take place, with whom and what form it will take);
 - Consult with the Community Council(s);
 - To hold at least one public event; and
 - Publish a newspaper advert announcing the public event at least 7 days prior to the event.
- 1.8 Where PAC is required, applications must be accompanied by a PAC Report to confirm that PAC has taken place in line with the statutory minimum requirements and any other requirements set by the authority. It is recommended that this report should:
- Specify who has been consulted;
 - Set out what steps were taken to comply with the statutory requirements and those of the planning authority;
 - Set out how the applicant has responded to the comments made, including whether, and the extent to which, the proposals have changes as a result of PAC;
 - Provide appropriate evidence that the various prescribed tests have been undertaken – e.g. copies of advertisements of the public events and reference to material made available at such events;
 - Demonstrate the steps that were taken to explain the nature of PAC i.e. that it does not replace the application process whereby representations can be made to the planning authority.
- 1.9 In undertaking this community consultation, the project team has had regard to the above statutory requirements and also the guidance and recommendations set out in Planning Advice Note (PAN) 3/2010 Community Engagement (August 2010).
- 1.10 In line with best practice, GVA James Barr and the project team has sought to engage with the community at an early opportunity and to provide the community and key stakeholders with the opportunity to provide feedback which has been taken into account in progressing the proposals and in discussions with the Local Planning Authority.

2. Proposal of Application Notice

2.1 Following pre-application discussions with the City of Edinburgh Council (CEC) and also key stakeholders, a Proposal of Application Notice (PAN) was submitted to the Council on 23 December 2014.

2.2 A copy of the proposal of application notice is provided at **appendix 1**. In summary, this proposed the following public consultation activities:

- A two-stage public event to be held at Bainfield Student Union, Bainfield Student Residences, Fountainbridge, Edinburgh, EH11 1AR. The first drop-in event to be held on 12 February 2015 from 2pm - 7.30pm. The second event to be held in late March with the date to be confirmed following the first event;
- A public notice in the Evening News to be published on or before 4 February 2015 (1 week prior to the consultation event);
- Invite letters to be sent out to local residents and businesses in the surrounding area; and
- Posters to be displayed in the surrounding area.

2.3 In addition to the council, the PAC notice was served on the following organisations and individuals:

- Merchiston Community Council;
- Tollcross Community Council;
- Gorgie/Dalry Community Council;
- West End Community Council;
- Local Ward Councillors: Councillor Andrew Burns, Councillor Gavin Corbett, Councillor David Key, Councillor Karen Doran, Councillor Joanna Mowat, Councillor Alasdair Rankin, Councillor Denis Dixon, Councillor Catherine Fullerton, Councillor Eric Milligan and Councillor Donald Wilson;
- South West Neighbourhood Partnership; and
- Fountainbridge Canalside Initiative.

2.4 The City of Edinburgh Council approved the proposed pre-application consultation activities in a decision notice dated 9 January 2015. This is provided in **appendix 2**. The pre-application reference number is 14/05337/PAN.

2.5 Full detail of the pre-application consultation is set out in the next sections of this report.

3. Overview of Pre-application Consultation

3.1 The applicant has undertaken extensive PAC with the local community and key stakeholders in advance of the submission of the planning application and in doing so, has conformed fully with the statutory requirements.

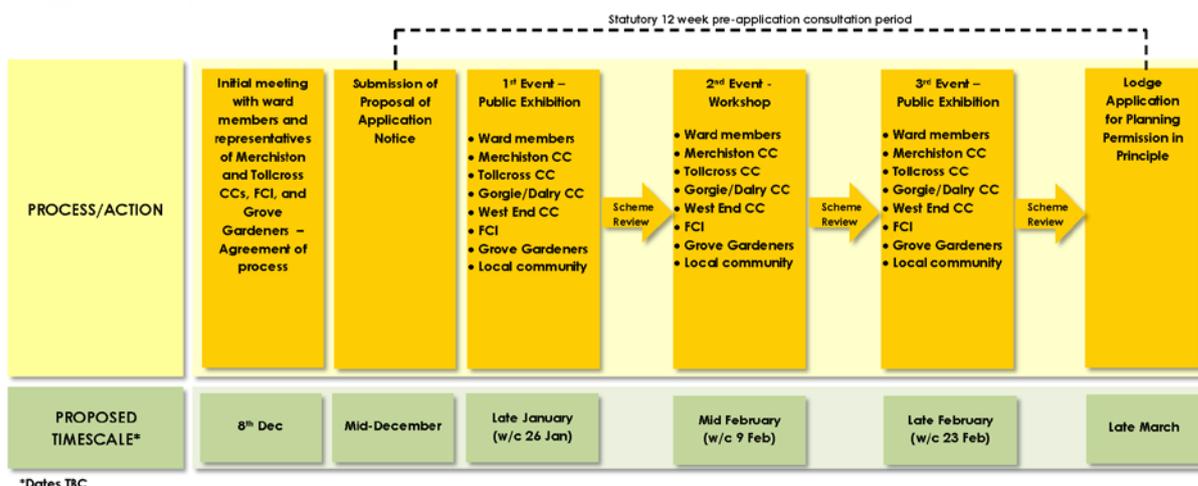
3.2 This section provides an overview of the pre-application consultation undertaken which includes the following activities:

- Initial meeting(s) with key stakeholders;
- 1st public event on 12 February 2015;
- Design workshop on 23 February 2015;
- 2nd public event on 31 March 2015.

3.3 This consultation process is described in greater detail below and in the subsequent sections.

Initial meetings with key stakeholders

3.4 Prior to lodging the proposal of application notice, the applicant hosted a meeting with local representatives on 8 December 2014 to agree a process for the planning application and the consultation approach. This was attended by representatives of the Fountainbridge Canalside Initiative (FCI), Merchiston Community Council and Tollcross Community Council. As a result of this discussing, the following consultation process was agreed with all parties. This is also provided in [appendix 3](#).



3.5 The proposal of Application Notice was submitted to CEC on 23 December 2014 and reflects what was agreed at this initial stakeholders meeting.

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- 3.6 At this meeting it was also agreed that Grosvenor would hold a further meeting with interested key stakeholders to explain the residential Build to Rent model which will be developed on the Springside site. This meeting took place on 5 February 2015.

Notifying the Public

- 3.7 From the outset, the Applicant sought to ensure that the public consultation process was well advertised to ensure as many people as possible with a likely interest in the development were aware of the proposals and understood the opportunity to engage in the process and provide feedback.
- 3.8 In order to advertise the 1st event, a public notice advertising the event was placed in the Evening News on Wednesday 4 February 2015. As required, this notice included the following details:
- A description of, and the location of the proposed development;
 - Details of where further information may be obtained concerning the proposed development;
 - The date and place of the event;
 - A statement explaining how, and by when, persons wishing to make comments to the prospective applicant relating to the proposal may do so; and
 - A statement that comments made to the prospective applicant are not representation to the planning authority.
- 3.9 A copy of the public notice as it appeared in the Evening News is provided in **appendix 4**.
- 3.10 Additionally, invites to the event were sent to 788 properties surrounding the application site informing them of the public event. A copy of the invite letter sent to the local residents and businesses is provided at **appendix 5**, along with a list of the addresses notified and a catchment plan.
- 3.11 Invites were also sent, either by letter or email, to Merchiston Community Council, Tollcross Community Council, Gorgie/Dalry Community Council, West End Community Council, Local Ward Councillors (Cllr Andrew Burns; Cllr Gavin Corbett; and Cllr David Key); adjacent Ward Councillors (Cllr Karen Doran; Cllr Joanna Mowat; Cllr Alasdair Rankin; Cllr Denis Dixon; Cllr Catherine Fullerton; Cllr Eric Milligan; and Cllr Donald Wilson); South West Neighbourhood Partnership; and Fountainbridge Canalside Initiative. A copy of the invite letter issued to these stakeholders is provided in **appendix 6**.

3.12 In addition, a poster advertising the event was delivered to the following places in the local area where people congregate:

- Fountainbridge Library;
- Dalry Swim Centre, Caledonian Crescent;
- Tollcross Community Centre, Fountainbridge;
- Boroughmuir High School, Viewforth;
- Kings Church, Gilmore Place;
- Sainsbury's, Dundee Street;
- Tesco, Fountainbridge;
- Post Office, Dundee Street;
- Viewforth Grocers, Gilmore Place;
- News 4 U, Viewforth;
- Newsagents, Upper Grove Place;
- Fountain Café, Grove Street;
- IQ Student Accommodation, Dundee Street;
- Bainfield Student Union, Bainfield Drive; and
- Site hoardings, Melville Walk.

3.13 A copy of the poster can be seen at **appendix 7**.

3.14 As part of the first event, attendees were asked to express their interest in attending the independent facilitated design workshop to be held on 23 February. Invite letters were issued to those who wished to attend with further spaces made available to members of the Fountainbridge Canalside Initiative, Grove Community Garden, Merchiston Community Council, Tollcross Community Council, West End Community Council and Gorgie & Dalry Community Council. A copy of the invite letter issued to these parties and stakeholders is provided in **appendix 8**.

3.15 **[notification details of event 2 – to follow]**

3.16 Section 4, 5 and 6 of this report provide greater detail on event one, the design workshop and event two respectively and the feedback received.

4. Public Consultation Event One - Format and Feedback

- 4.1 A public consultation event was held on 12 February 2015 from 2pm to 7.30pm at Bainfield Student Union. The student union was the closest available venue to the site suitable for an exhibition and was considered easily accessible to all.
- 4.2 Key stakeholders were offered the opportunity to attend a preview session between 1pm - 2pm on the day.
- 4.3 Representatives from the project team attended the meeting to answer any queries.

Exhibition Boards

- 4.4 The purpose of the first event was not to present detailed proposals for the site, but to set out what the applicant knows about the site so far and how the community can help to inform the emerging proposals. This approach follows guidance set out in Planning Aid for Scotland's SP=EED Document – A Practical Guide to Better Public Engagement in Planning in Scotland.
- 4.5 Additionally, the meeting set out information on the site context including planning policy, the existing planning consent, and background on Grosvenor and its residential Build to Rent model.
- 4.6 Six exhibition boards were grouped together under the heading "Site & Context". These boards provided the following details:
- Board 1: Introduction – Existing consent or something better?
 - Board 2: Site & context – The site
 - Board 3: Site & context – Site context
 - Board 4: Site & context – Planning policy context
 - Board 5: Site & context – Existing planning consent
 - Board 6: Site & context – Existing planning consent
- 4.7 Together, these boards set out the background to the site including planning policy and other material planning considerations that will need to be taken into consideration as part of the determination of the proposals. These boards also included an analysis of the existing consent for the site and explained that the applicant was seeking to evolve and improve upon the existing permission as part of the current proposals.

4.8 Six exhibition boards were grouped together under the heading “Your Views” and set out how the community could help to inform the emerging proposals.

- Board 7: Your views – Can we do better?
- Board 8: Your views – Build to Rent
- Board 9: Your views – Better movement?
- Board 10: Your views – Better spaces: opportunities for better placemaking?
- Board 11: Your views - Your ideas
- Board 12: Your views - Better buildings & uses

4.9 The final board (Board 13) set out the next steps and how to provide feedback.

4.10 **Appendix 11** provides a copy of the exhibition boards displayed at the event.

Providing Feedback

4.11 A key aim of the pre-application consultation was to gain feedback from local residents/the community to inform the emerging proposals. Visitors were encouraged to register views by filling out a feedback form, a copy of which is provided in **appendix 12**. This included questions relating to the following issues:

- Movement
- Spaces
- Buildings and Uses
- Heritage

4.12 A comments box was available at the event for returning completed questionnaires to the project team. Alternatively, it was advised that completed questionnaires could be returned to GVA James Barr in the post by 23 February 2015, although late submissions were accepted.

4.13 In addition, the website for the existing Springside development was used to upload the exhibition boards and host an online version of the feedback form. Two web addresses (www.springside.co.uk/planning and www.springside.co.uk/nextphase) were created for this purpose and printed on the invites, posters and feedback forms. A screenshot of the online survey is provided in **appendix 13**.

4.14 The feedback form asked nine questions:

- Q1. Do you support the current proposal to revise and try to improve the existing permission for the site?

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- Q2. Do you support the proposal to revise the existing permission to improve movement through the site?
 - Q3. How would you like to be able to move through and around the site? Please explain below.
 - Q4. Would you like to see the existing permission revised to include more and better quality public space?
 - Q5. Do you have a preference for the location of public space on the site and how you would like to use this public space (i.e. the type of open space)? Please explain below.
 - Q6. What uses would you like to see on the site? Please tick all that apply. Please elaborate on your answer below.
 - Residential
 - Office (along Dundee Street/Fountainbridge)
 - Active ground floor uses on Dundee Street/Fountainbridge (e.g. shops, café, restaurant)
 - Hotel
 - Other (Please specify)
 - Q7. Do you have a preference for the location of uses on the site? Please explain below.
 - Q8. Do you have any suggestions for incorporating heritage (i.e. Fountainbridge's industrial past) or a sense of place into the development?
 - Q9. Please elaborate on any of your answers or provide any further comments/ideas for the site below.

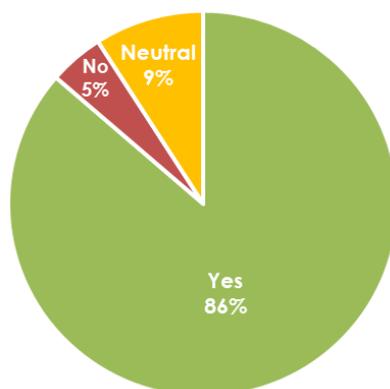
Event one feedback

- 4.15 The public event was attended by 49 people between 2.30pm to 7.00pm. From our extensive experience of public consultations, this is considered to be a good level of attendance, although it represents only a small percentage of the 788 invites that were posted (6.22%). From this, 17 completed questionnaires were received. A further 2 responses were received by post, while 3 completed the online survey.
- 4.16 Copies of the exhibition boards were also sent out to those that requested them, and were also available on the Springside website.
- 4.17 **Interim analysis** of the questionnaire feedback from the event is presented below.

Principle of Development

- 4.18 The majority of all respondents indicated that they were in favour of revising the existing permission for the site to try to provide an improved scheme. Only 5% indicated that they were not in favour of this proposal.

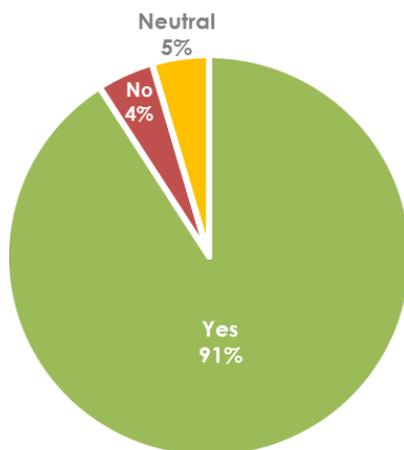
Q1. Do you support the current proposal to revise and try to improve the existing permission for the site?	
	Number of responses received
Yes	19
No	1
Neutral	2



Movement

- 4.19 Similarly, over 90% of respondents supported proposals to improve movement through the site. Only one respondent indicated that they were not in favour of this proposal.

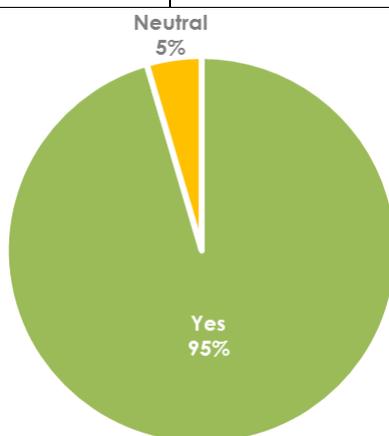
Q2. Do you support the proposal to revise the existing permission to improve movement through the site?	
	Number of responses received
Yes	20
No	1
Neutral	1



Spaces

4.20 95% of those asked indicated they would like to see more and better quality public space included on the site than provided for in the existing permission.

Q4. Would you like to see the existing permission revised to include more and better quality public space?	
	Number of responses received
Yes	21
No	0
Neutral	1



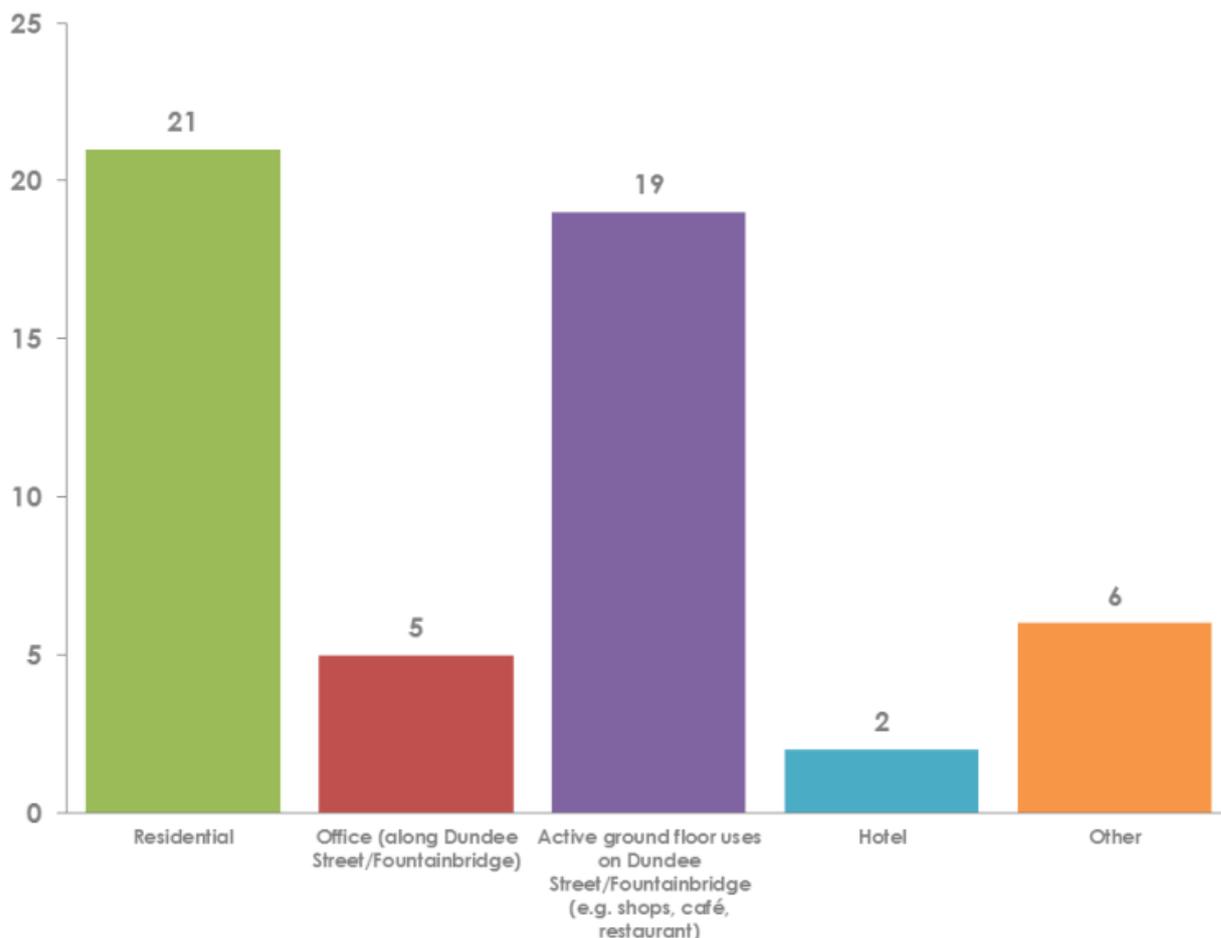
Buildings & Uses

4.21 Many attendees indicated they would like to see a mix of land uses on the site. Their responses are illustrated in the chart below.

4.22 The preferred land uses on the site were residential (across the site), and active ground floor uses on Dundee/Fountainbridge Street (i.e. shops, cafés, restaurants).

4.23 Six respondents offered other suggestions which included: a community garden, community centre, social club, children’s nursery, care home, open space, facilities for residents, and health services.

Q6. What uses would you like to see on the site?	
	Number of responses received
Residential	21
Office (Along Dundee Street/Fountainbridge)	5
Active ground floor uses on Dundee Street/Fountainbridge (e.g. shops, café, restaurant)	19
Hotel	2
Other	6



Feedback Forms

4.24 Further headline results from the feedback forms include:

- Critically, from questions 1 and 2 which sought a response on whether stakeholders supported the current proposal to try and improve the existing permission for the site and revised permission to improve movement, the overwhelming majority of responses were in favour of improving the existing permission and enhancing movement.
- There was support for a small square on the SE corner of the subject site to create a south-facing public amenity that gives views to the Edinburgh Rubber Factory building - the only remaining industrial heritage building in the area – located on the opposite side of Dundee/Fountainbridge Street;

4.25 Other comments included the following:

- East West routes encouraged;
- Improved cycle route;
- Improved road crossings;
- Reduced car use, Improved cycling;
- Open links from Drysdale Road to Upper Grove Place;
- Pedestrian access along West Approach Road bordering the site;
- Avoid the site being “closed block”;
- Improve the West Approach Road;
- Provide Toucan crossing at the Gilmore Park position;
- Make WAR Cycle friendly and Melvin Walk at North End;
- Bigger Square at South East Corner interact with Print Maker Building;
- Green Corridor Drysdale Street;
- On-site Craft Brewery;
- Encourage Heritage Content in the Scheme;
- Courtyard Areas to be public and private spaces;
- Stepped Terracing of the development with roof terraces;
- Affordable homes to both rent and buy, some larger family;
- Stepped back frontages to WAR and Dundee Street to allow tree avenues;
- Heritage references to industrial past;

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- Avoid Hotel/Residential conflict, public art or Heritage element in South East corner;
 - Grove Garden – something similar involved;
 - Community Centres such as Brewery Social Club;
 - Continued expansion of commercial premises;
 - Approach road barrier to be removed;
 - Reduce heights and give site less blocky appearance;
 - Small allotment or raised beds;
 - Residential care home with café ;
 - Flat roof to be used for growing;
 - Don't make a fetish of active ground floor uses – better an active workplace, creative industries hub;
 - No more student housing, focus on recent history of community activism such as Grove Garden rather than third rate public art;
 - Make sure BTR housing is clearly differentiated from student;
 - Quality architecture encouraged;
 - Avoid Aparthotel/Hotels;
 - The retail ground floor;
 - Consider needs of school children;
 - Rest of site should be residential.

“Stick on” Comments

4.26 A board was available at the event to record ideas on post it notes. The following comments were recorded on the “Ideas” Board:

- More retail and commercial like Loudons, Heritage Theme Pub;
- Street level retail to promote safety and friendly environment;
- Flats with gardens in a stepped design;
- Residential use;
- Build flats to buy as well as rent, no more monstrosities like the student block;
- Roof top gardens, vertical gardens;
- Cycle hire, electric charging car club;
- Good lighting for streets and closes;

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- Green space, good approach to architecture;
 - Make it like Stockbridge;
 - Green space, football, food, bar, café ;
 - Planting trees consider fruiting trees and make hedges edible, opportunity for own grown fruit, veg etc.;
 - Intensive use of Public Realm for community gardens;
 - Include the sun, birds, and bees in bio diversity;
 - Welcome commercial uses for buildings;
 - Good to extend street pattern through site;
 - Don't need more office or hotel space;
 - Open green space visible from road;
 - Good mix of buy to let/permanent accommodation;
 - Dedicated cycle ways.

4.27 One respondent offered a poem:

The steady streams of clouds,
That have just passed by my sight,
I am sure my eyes deceive me,
But these colours are there bright,
Thanks for listening,
I think I might.

4.28 A copy of all completed feedback forms received from event one are provided in **appendix x. [Note these are not included in the interim version]**

Interest in Design Workshop

4.29 During the 1st event, a total of 21 individuals recorded their names and details for participation in the design workshop on 23 February 2015.

5. Design Workshop – Format and Feedback

- 5.1 On 23 February 2015, Grosvenor hosted a follow-up participatory Design Workshop with the assistance of its design team (GVA James Barr - Planning, CDA - Architects, HTA - Architects, and Harrison Stevens - Landscape Architects). The 3 hour event was attended by 17 members of community including representatives of the Fountain Canal Initiative, Tollcross Community Council, the Grove Community Garden, as well as other neighbours interested in the development.
- 5.2 It was important at this stage that Grosvenor stand back from the process and enable interested parties to engage directly. Accordingly, Grosvenor retained Mr. Grant Myles of People Assets to act as an independent facilitator for this event. With extensive experience in leading interactive workshops and a particular emphasis upon empowerment, Grant helped the attendees get their ideas across to Grosvenor and its design team. The output from this event has helped the team to move the project forward to the next phases.

Expectations, Endorsements and Queries

- 5.3 Grant Myles conducted the workshop, following a brief introduction from Robin Blacklock of Grosvenor.
- 5.4 Grant took the audience (17 attendees from different groups – [see appendix 14](#)) through the evening's activities. These are now reported in this section and the following sections of this Report of Consultation.
- 5.5 The first task was to extract first thoughts, concerns, queries and expectations. Grant asked the attendees to circulate around the workshop venue and to review the panels and information from the first exhibition, with some initial site context. He asked attendees to write on a blue post it note what they consider works well with the latest site ideas; and to write on a green post-it what would make it even better.
- 5.6 Attendees were invited to literally “stick on” their thoughts, to boards which were entitled in sequence:
- Movement.
 - Spaces.
 - Buildings and Uses.
- 5.7 Respondents were asked ‘What works well?’ and ‘Even better if...’ using blue and green post-its respectively. Where respondents agreed with a comment on a post-it they were asked to put a tick.

5.8 The specific responses under **Buildings** were as follows:

Blue – What works well

- Improved linkages and breaks between buildings.
- Three blocks with east/west links help (ticked x 1).
- 3 blocks better than 2 (ticked x 1).
- East – west orientation of blocks.
- Central and south blocks very deep – will they split up.
- Protection from main roads (west approach/Fountainbridge) (ticked x3).
- Enough buildings for families to create a Fountainbridge Community.

Green – Even Better If

- Very high Nordic insulation.
- Space between north and central blocks for ground level sunshine.
- A north/south access would improve permeability/reduce the bulk of the buildings (ticked x 4).
- Better if building be not monolithic – used stepped back frontages/colonnades (ticked x 5).
- Wind from west – avoid tunnels (ticked x 3).
- Large community controlled/designed green roof/solid building.
- Step block height from W.A.R. downwards (ticked x 1).
- South facing exposure to sun – more.
- Cohesion with surrounding building façades.
- Further fragmentation of blocks (ticked x 4).
- Name buildings after breweries.
- Change direction of streets to avoid wind tunnels (i.e. east west to north south), (ticked x 6).

5.9 On the **Uses** Board, the following comments were noted:

Blue – What works well:

- Residential very welcome (ticked x 7).
- Better if high percentage of affordable housing (ticked x5).
- More variety in each block (ticked x2).

Green – Even better if:

- Housing required preferably all of the site (ticked x6).
- Green Space for good security (ticked x 3).
- Lower (no more than 5 floors) more public space – a park was sacrificed to the block in Brandfield Street/Melvin Walk (ticked x 3).
- Social housing on affordable built into the build to rent blocks as well as for sale blocks.
- Public gardens space – community use?
- Edible roof gardens managed by community in partnership with residents (ticked x 3).
- Is there scope for philanthropic development? as London Housing Development (slum replacement) or Edinburgh Colonies?
- Accessible affordable social housing (ticked x3).
- High quality and enabled for social services like care and housing benefit.
- Spaces for community projects to self develop (ticked x3).
- Private and communal gardening spaces (ticked x 2)

5.10 From the initial board raising questions about **Spaces**, the following comments were noted:

Blue – What works well

- Permeability (ticked x5).
- Good permeability (ticked x5).
- Space towards Dundee Street should offer green space (ticked x4).
- Increased size of public space at south east corner (ticked x 3).
- South end Melvin Walk good place for public space (ticked x 3).

- More sunshine in spaces (ticked x 5).

Green – Even better if

- Corner by Melvin Walk needs green space. Better public space and accessible (ticked x 3).
- Utilise south/south west/west orientations for windows and balconies (ticked x 4).
- Hierarchy of spaces – private, community, public (ticked x5).
- Roof top and balcony gardens (ticked x 5).
- Maintain and capitalise on the emerging community gardening movement (ticked x 5).
- Need to stay away from grid pattern ideas for central open area – Soften? (ticked x 1).
- Tree lines on Dundee Street encourage people to stay at Fountainbridge (ticked x1).
- Planting plan (ticked x1).
- Green wild life corridor connecting Drysdale Street across to corridor on EDI site (ticked x 2).
- Streets between north, central, south, building, south west to north east, i.e. Wind tunnels – so break up by trees and spaces/wind breaks.
- Avenue of trees along the W.A.R.(ticked x 1)
- Somewhere beautiful to linger.
- Creating community space improves internal space. Outsider in/ insider out
- South side North Block –transition from public to community to private green space
- Environmental issues v public space v residents private?
- South face of South Block – break linearity with courtyard entrance where historic gate situated.

5.11 Against the **Movement** Board there were a number of comments:

Blue – What works well:

- Improved linkage.
- The area reserved to develop a better public spaces show a connection with one of the main public spaces in the planned development of the southern site.

Green – Even better if:

- Links through between blocks would be even better splitting blocks into 6 (ticked x6).
- Match permeability with site to the south (ticked x1).
- More permeability (ticked x7)
- Create a street grid within the super block (ticked x 3).
- Streets continuing through (ticked x 1).
- Transform W.A. R. into boulevard and slow the traffic flow (ticked x 2).
- Signage from W. A. R. and rest of site to the canal.
- No through road junction to W.A. R. (ticked)(Questioned by others)
- Animal bio diverse spaces for animal/domestic and wild (ticked x2).
- To think a clear connection through public space to the Union Canal (ticked x4).

5.12 The first session concluded with personal introductions, with attendees sharing their own interests in the area and in the workshop topics.

Table 1 – Buildings and Uses

5.13 Throughout the remainder of the workshop, Grant Myles encouraged the participants to work in groups at 3 different tables. Each table had a primary theme:

- Buildings and uses.
- Open spaces.
- Movement.

5.14 Each table had an architect and scribe from the design team to help the group engage in the design discussions for that particular topic. The facilitators stayed at the tables as the groups rotated so each group had a chance to share their thoughts on all the topics. Feedback from these topic tables is summarised below.

5.15 For the first table on **Buildings and Uses**, the 3 rotations yielded the following key comments:

- East-West Streets could be wind tunnel.
- Buildings move to north south access of orientation.
- Sunlight paths.
- Some key road lines are fixes already.
- Step the buildings in heights.
- Frontages south and west.
- No more office use.
- Encourage café and community.
- Commercial at ground floor with residential above.
- Space in front of buildings.
- Building shell should endure to take future uses/sustainable.
- Community stability.
- Longer leases.
- Less offices.
- Ground floor retail/commercial.
- Active frontage.
- Public space in south east corner.
- Colonnade/weather screen.
- Keep open the central southern gate entrance (previously Greigs Gate).
- Retain brewery clock.
- North British rubber building across road is an asset to exploit.
- Summer Hall type of hub.
- Dialogue north to south.
- Hi-tech hub possible.
- Stepping north to south.
- Sunlight.
- Spaces – is there scope for an expansion of “McEwen Square West”.
- Fragment the monoliths.
- 6 blocks not 3.

- South façade/Frieze.
- But no more bad public art.
- South east Square – linked to the rubber building.
- Crank the lines on plan to break façades make more variety.
- Is south east space at risk of being too large.
- Garden space at heart, (more private).
- More anarchy (monolith).
- Materials – variety – not artificial cladding.

5.16 From this comprehensive list of ideas on buildings and uses, it was apparent that there are interests that are related to the topics of **Spaces** and **Movement** (see later).

5.17 The summary from Table 1 included key grouped themes as follows:

Table 1 Summary: “Buildings & Uses” Key Points

- Buildings – inextricably linked to spaces/movement.
- Fragment to avoid monolith
- Sun-paths and wind tunnels – face key facades to south and west and test east-west and versus north-south axial layouts.
- Stepping the building heights.
- Issues – generally yes to PRS residential / less offices / more mixed commercial / community to add vibrancy.
- Ground floor vibrancy.
- Have a dialogue: Springside – to – Edinburgh south side.
- Use NB Rubber building as a focus
- Yes to south-east square.

Table 2 – Open Spaces

5.18 From the main topic team and the rotations with other tables, the following key points were recorded on the key topic of **Open Spaces**:

- Is space used meaningfully?
- Link a series of spaces – what exists adjacent?
- Build on what is there.
- How do you make surrounding roads more civilised?

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- Break down the blocks.
 - Connect to the roads.
 - Visual permeability – safe spaces.
 - Use the desire lines.
 - Consider buildings /landscape interface.
 - Will a bigger space get better space.
 - Can it be a community space – can you garden in the garden? is it adaptable?
 - Restrict traffic/plant trees.
 - Soften the corners.
 - Family spaces needed.
 - Keep vehicles out.
 - Roof gardens – community amenity.
 - Community-led spaces shaped by residents.
 - Create a destination/gateway to canal.
 - Multiple uses in one space.
 - Play area in middle of Melvin Walk (sports use).
 - Scope for water features?
 - One big space or lots of little spaces?
 - Community spaces adaptable flexible.
 - Tame the roads.
 - Hierarchy and use of spaces.

5.19 From the review of the above points, the Grosvenor team believes that the key clusters of topics around public space can be summarised, from the report backs at the event as follows:

5.20 **Table 2 Summary: “Open Spaces” Key Points**
(also taken from Topic 1 where spaces mentioned):

- There are some fixes already ... NB Rubber building, McEwan Square, Melvin Walk, Drysdale Street – these help form spaces.
- Use visual lines, safety, legibility.
- Home growing, roof gardens.
- Links to canals.

- Don't over-size spaces.
- Link series of spaces.

Table 3 – Movement

5.21 The third table topic and rotation sessions were on the key subject of **Movement** and the following points were recorded:

- Cycle and pedestrian crossing at Melvyn Walk Junction with Dundee Street.
- Traffic calming measures on New Road [Drysdale Road, previously consented, now built and ready for opening later in 2015].
- How do we break the wind impact on the pedestrian routes?
- Trees/building form.
- Continuation of green corridor into site.
- Good covered walkways to aid movement.
- Protection from rain.
- Separate vehicular and pedestrian traffic on western approach road with trees.
- Meandering routes by breaking up building mass.
- Open up diagonal routes across site towards Haymarket.
- Pedestrian roads should be between blocks not vehicular – and on Melvin Walk.
- Double tier car parking for residents in basement of middle block or under whole site.
- Trees to line Fountain Bridge Dundee Street – buffer from traffic.
- Wide pavement at junction between Melvin Walk and Fountain Bridge.

5.22 From the discussion at the **Movement** table, it is noted from the report back, that the key clusters of topics can be summarised as follows:

Table 2 Summary: "Movement" Key Points

- Less feedback about cars, more about pedestrian/cycle routes.
- Wind-protection, rain protection, landscape are important
- Improve the West Approach Road edge of the site

Don't forget

5.23 Finally, an opportunity for participants to highlight issues which they would like the applicant to acknowledge but which they felt hadn't been raised during the

preceding sections of the design workshop was offered. These comments have been listed below:

- ‘Big developer’ to consider absorbing higher costs of development as an act of philanthropy
- ‘Urban coding’ – better than signage, directional to canal/amenity
- Need for ‘lungs’ on Fountainbridge – areas such as the Meadows provide a freshness which Fountainbridge doesn’t have – opportunity for Grove Garden

Design Development and Next Steps

[TBC – will feed into design presented at public exhibition 2]

6. Public Exhibition Two – Format and Feedback

6.1 [TBC]

7. Conclusion

7.1 [TBC]