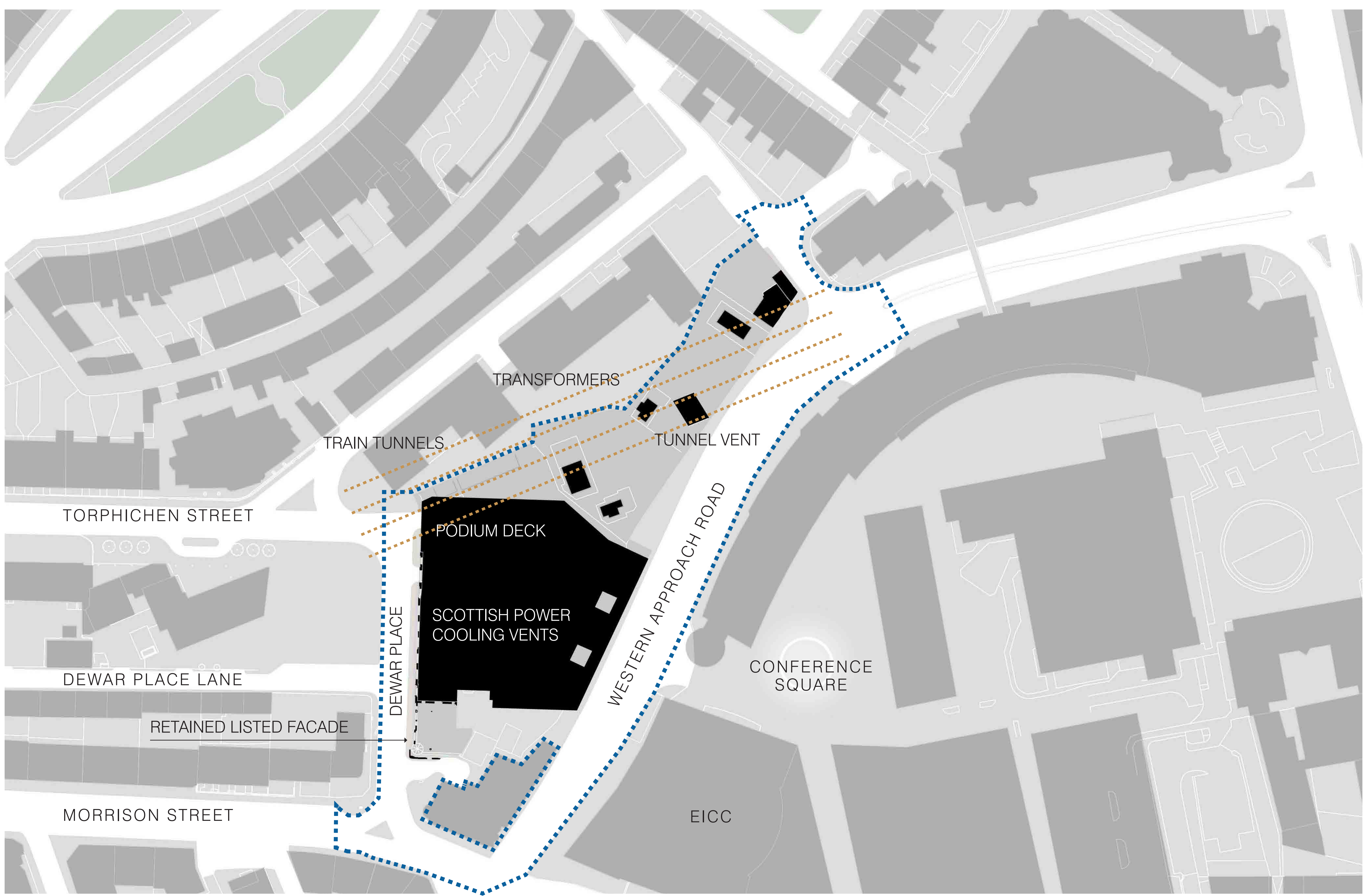


INTRODUCTION

01



■■■■■■■■■■ PAN BOUNDARY

- MAJOR NEW SUBSTATION DEVELOPMENT BY SCOTTISH POWER ENERGY NETWORKS (SPEN) 2009-2012
- EXCHANGE 2 MASTERPLAN Approved by Planning Committee, 2010
- SPEN / C220 AGREEMENT 2015
- SUBMISSION OF PAN April 2016
- FIRST EXHIBITION CONSULTATION June 2016
- DESIGN EVOLUTION PERIOD June 2016-March 2017
- SECOND EXHIBITION CONSULTATION March 2017

Scottish Power Energy Networks (SPEN) and c220 welcome you to this exhibition. SPEN is partnering with c220, a consortium between Catalyst Capital, McAlpine Enterprises and Duddingston House Properties, to bring forward proposals for the 'Exchange 2' site. A Proposal of Application Notice (PAN) was submitted in April 2016 for "Mixed use development including office (class 4), hotel (class 7), retail (class 1), food and beverage (class 3), education (class 10), flats and student accommodation; enabling development including deck construction and access from Dewar Place, Canning Street and West Approach Road". This is the second of two exhibitions we are holding to explain our proposals for the site. The site is occupied by the new substation which was developed by SPEN between 2009 and 2012 and provides a state-of-the-art facility for Edinburgh city centre.

The substation development has created a new development platform which can accommodate significant new structures and it is the intention of SPEN and c220 to ensure that the new development will provide an exciting mixed use development for the last remaining site within the Exchange District, and will provide a new route through the site from Morrison Street to Conference Square.



SITE APPRAISAL & CONNECTIVITY

02

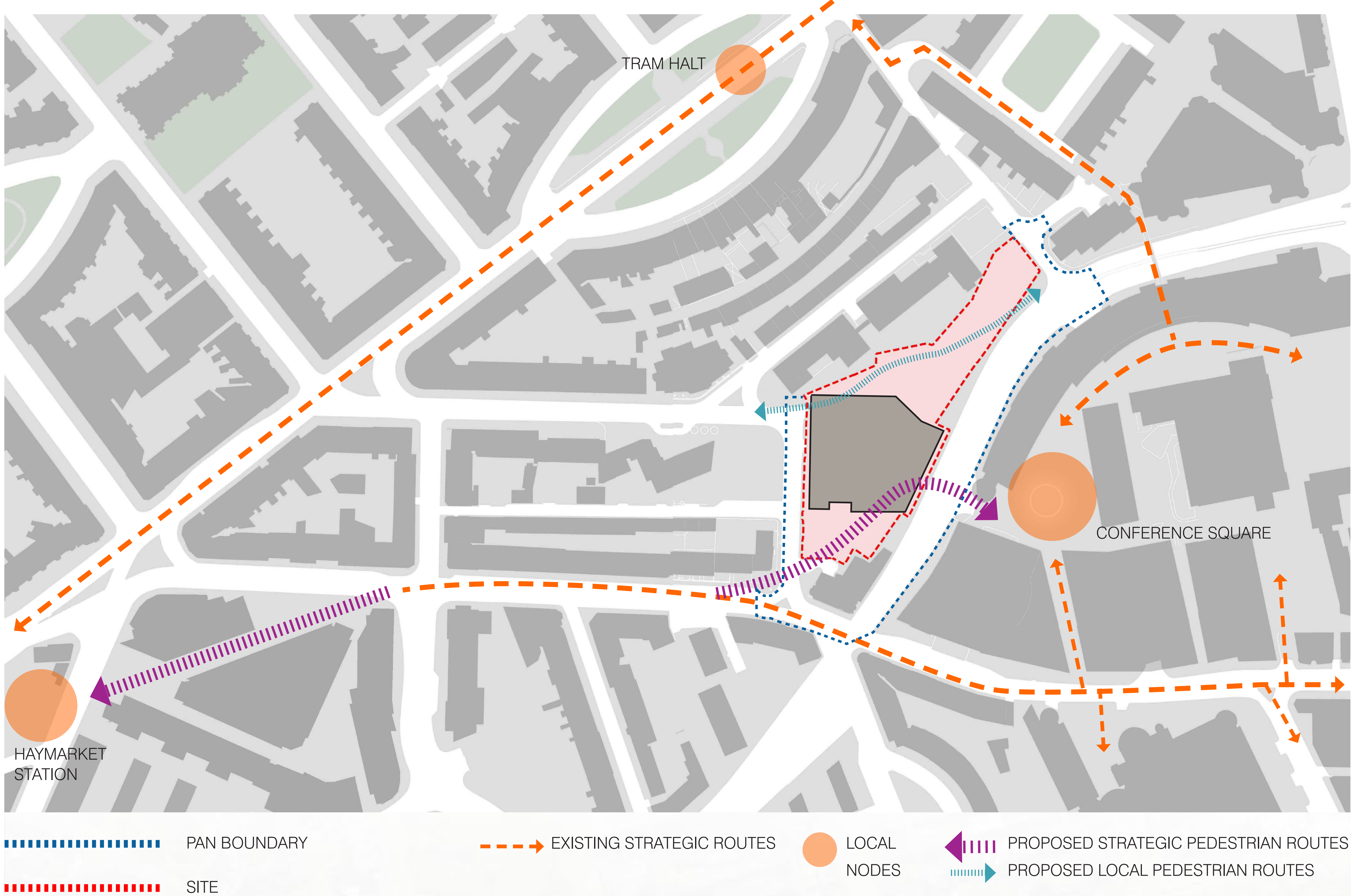
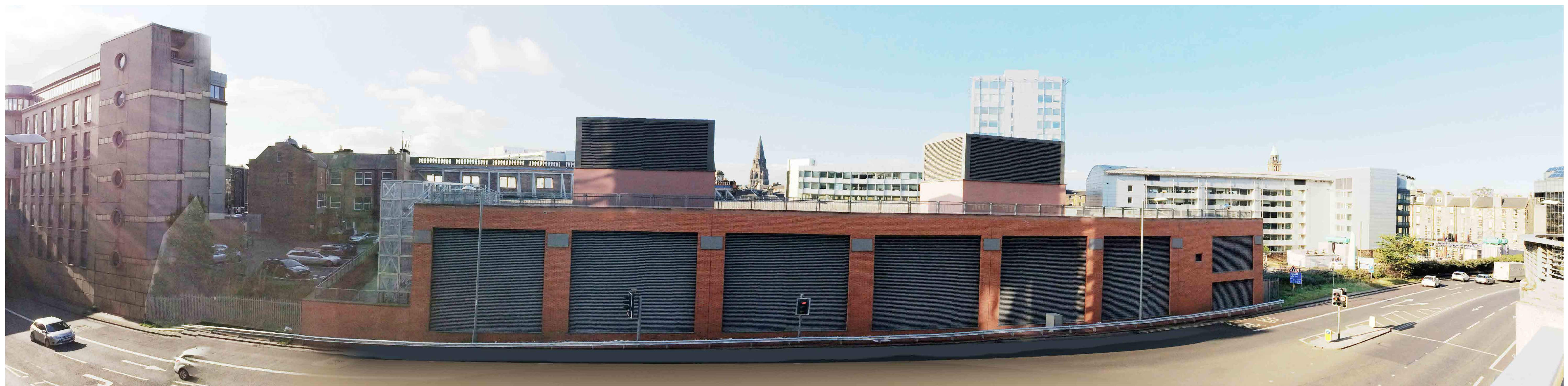


The Scottish Power site at Dewar Place occupies a strategically important location approximately 500 metres to the south west of Edinburgh city centre. It is positioned midway between the Haymarket and the Grassmarket areas of Edinburgh, and benefits from good transport links to the site.

Haymarket train station and Shandwick Place tram stop are within walking distance. Contextually, the area is mixed use with a predominance of office developments.

The site is identifiable by the distinctive red sandstone of the listed façade on Dewar Place, the SPEN sub-station red brick boundary wall on the western edge, and the sub-station transformers and equipment to the northernmost corner.

The site is within the West Edinburgh conservation area and is adjacent to the world heritage site boundary. Our feasibility analyses the wider context and pedestrian connectivity through the city.

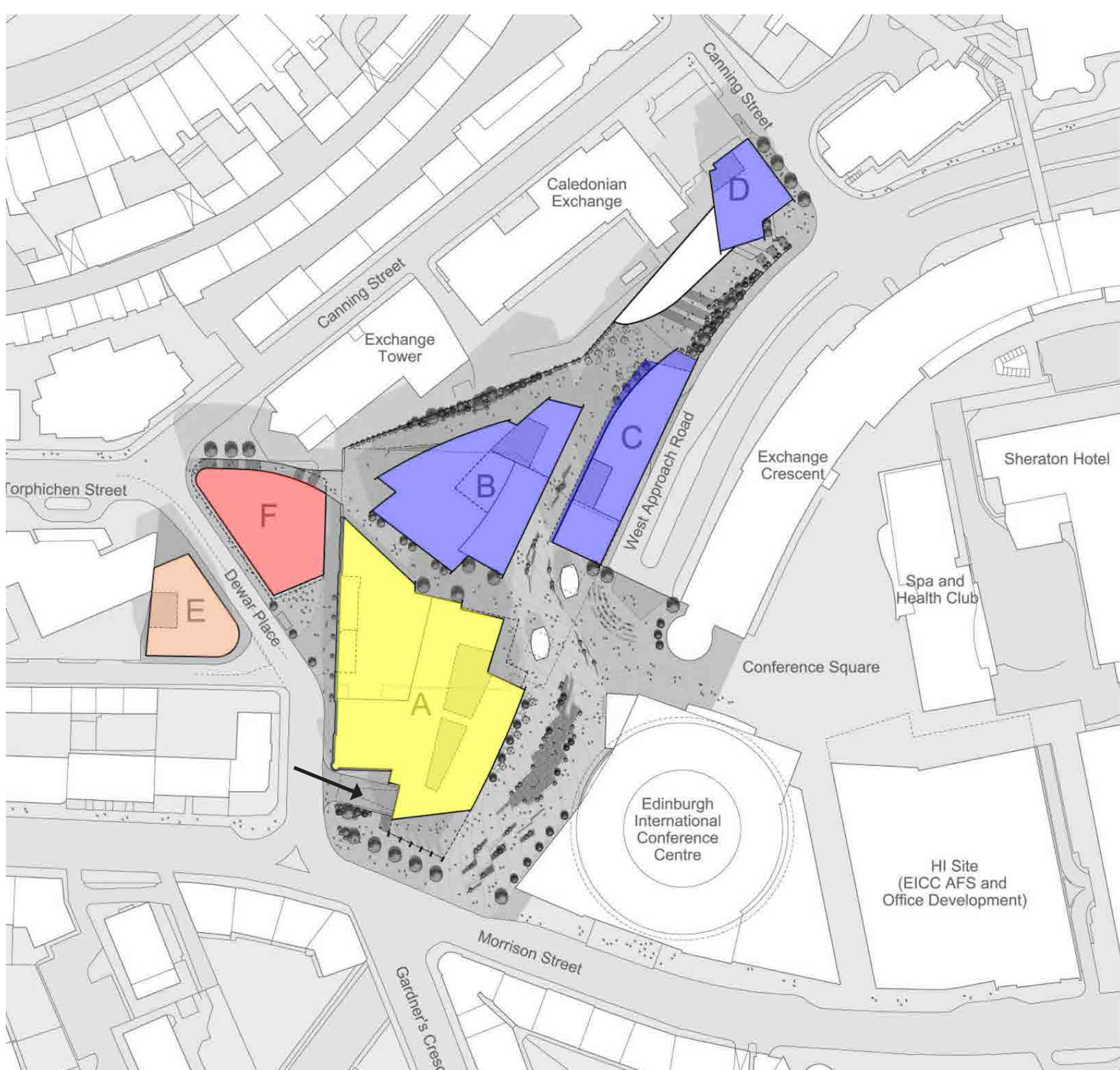


The opportunity for a new route through the site, ultimately linking through from the newly developed Haymarket station, the new Haymarket mixed use development and through to Conference Square and beyond to the West End and its tram stop, is illustrated in these diagrams.

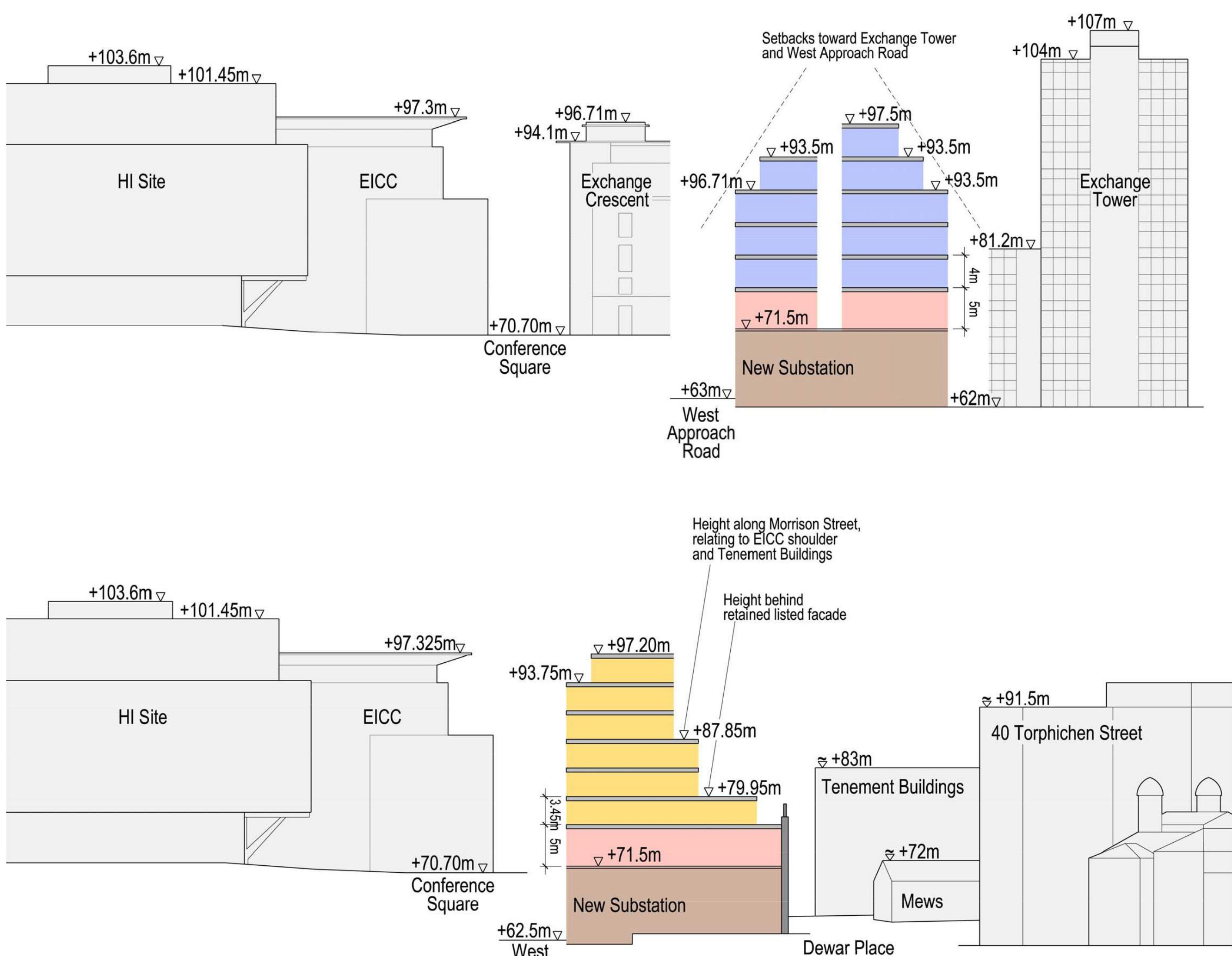


2010 MASTERPLAN & DESIGN EVOLUTION

City of Edinburgh Council (CEC) approved the Exchange 2 masterplan in February 2010. This considered, in some detail, the potential for the Dewar Place site, taking account of the opportunity to provide a new development platform across the overall site in the ownership of SPEN, as well as the adjacent sites. The masterplan included an illustration of the height of future buildings and these relate predominantly to the height of the existing Exchange Crescent and EICC developments.



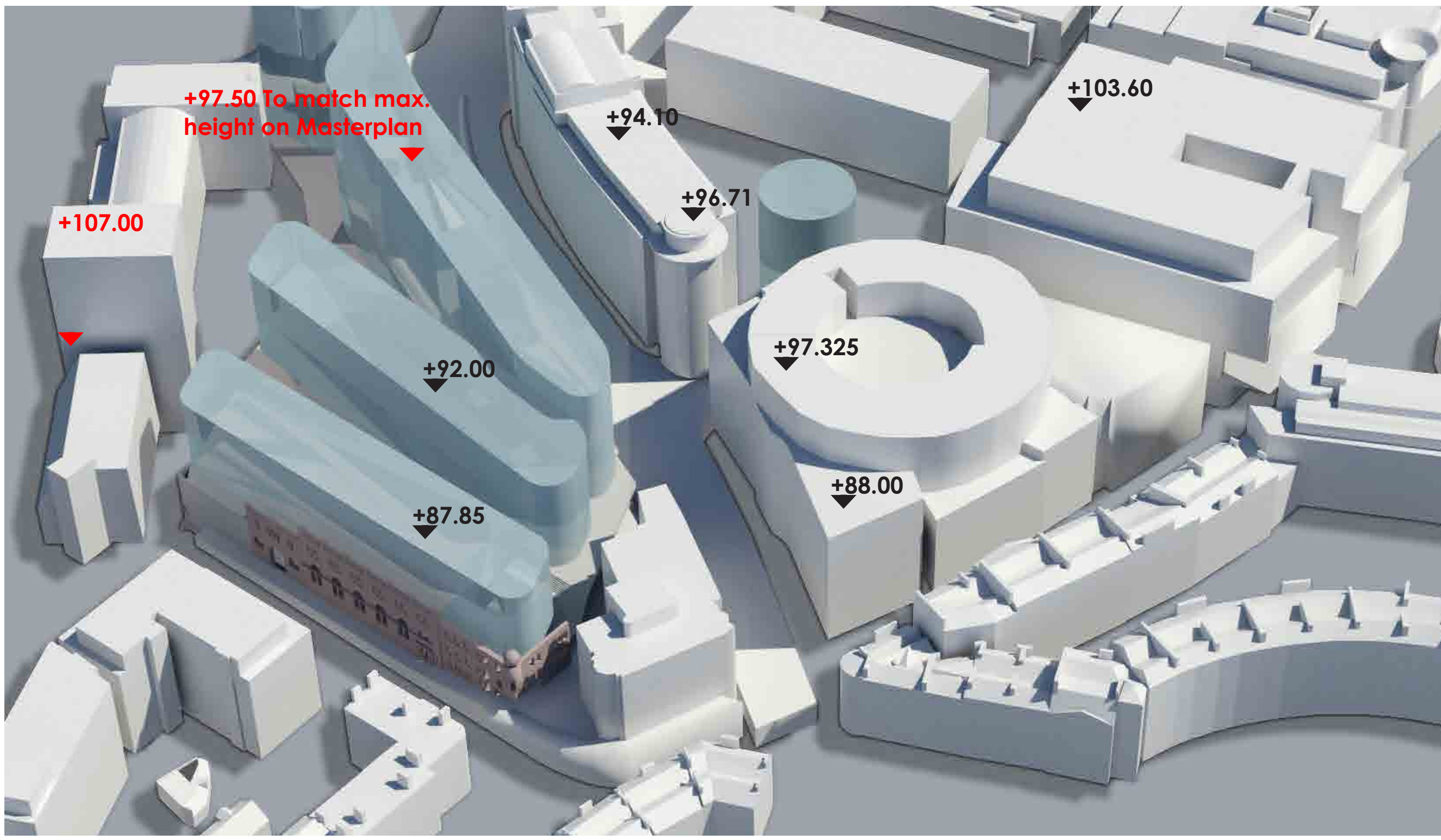
EXCHANGE 2 MASTERPLAN 2010



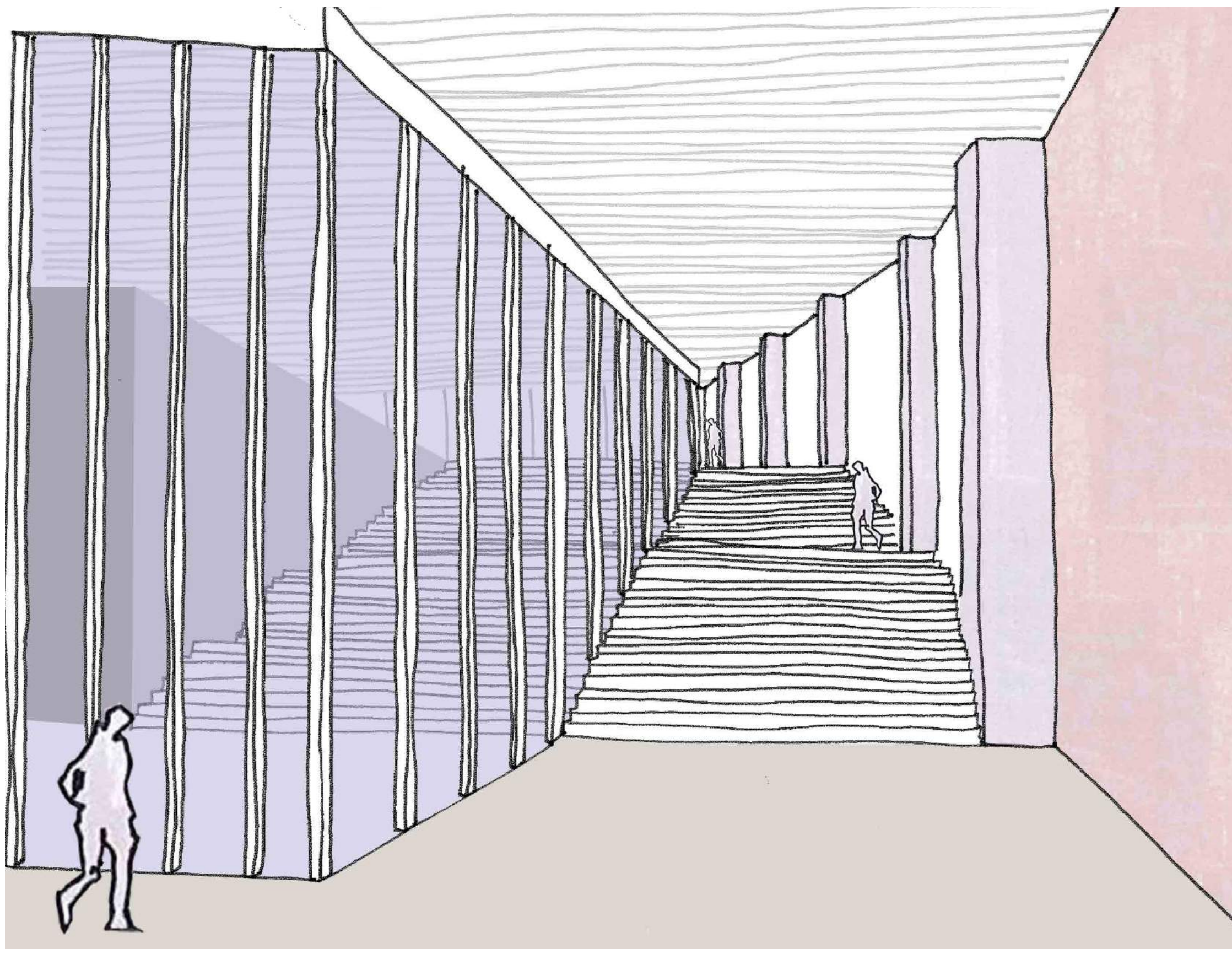
INDICATIVE SECTIONS SHOWING HEIGHTS RELATIVE TO ADJACENT BUILDINGS 2010

INITIAL SKETCHES JULY 2016

It is the intention of SPEN/c220 to submit an application for Planning Permission in Principle (PPP) which will seek permission for the principle of the uses at the site. The mix of uses will include hotel, office, retail, food and beverage, and residential. The PPP application will also fix the maximum height of buildings of the site and the maximum building footprint and “envelope”. At this stage, the potential scale of buildings is provided for illustration purposes only.



MASSING + VOLUME STUDY (RELATING TO 2010 MASTERPLAN)



ACCESS FROM DEWAR PLACE, NEW PEDESTRIAN ROUTE



CONFERENCE SQUARE



VIEW UP TORPHICHEN STREET



VIEW FROM WEST APPROACH ROAD



WESTERN APPROACH ROAD

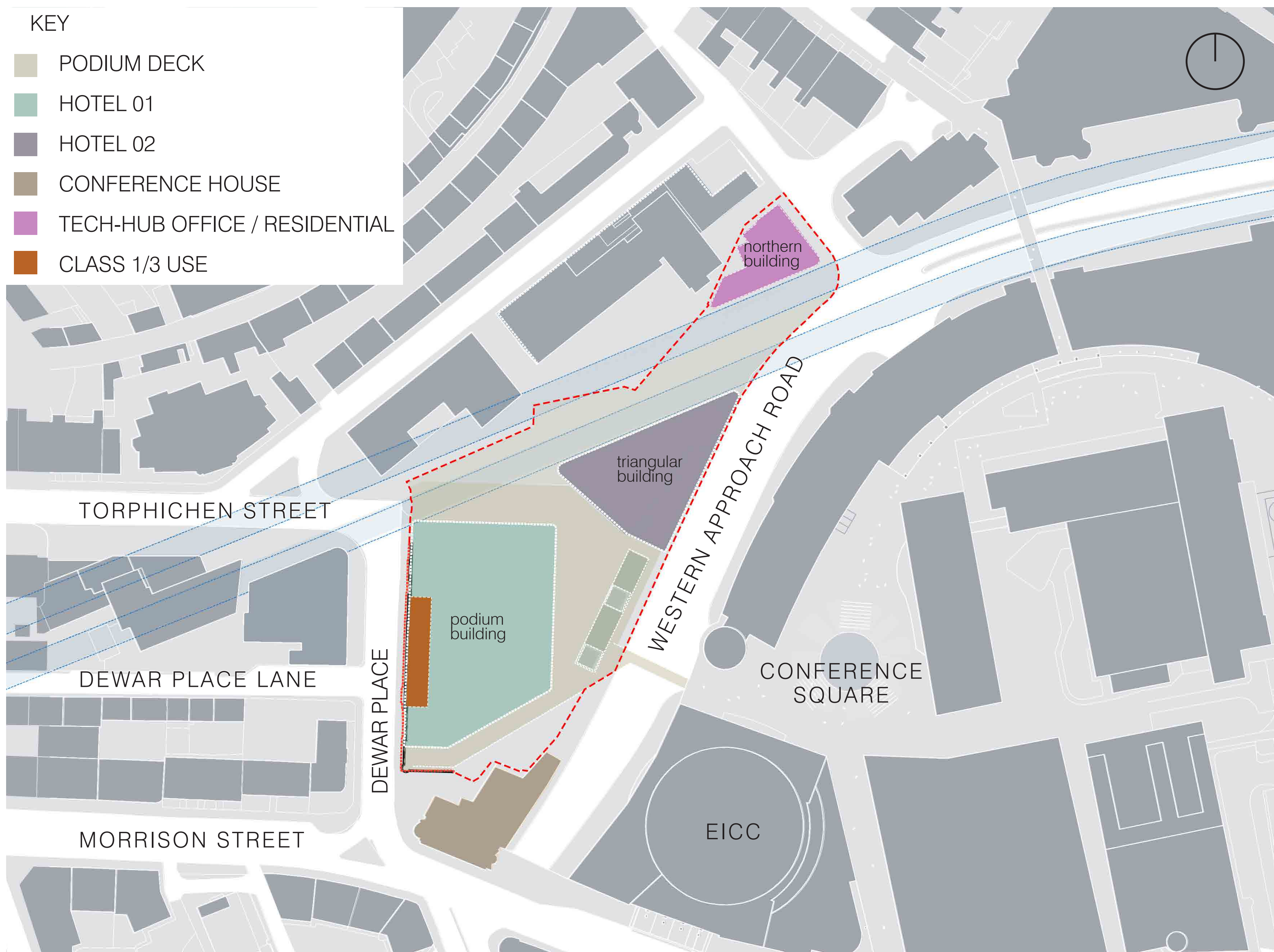
DEWAR PLACE



C220



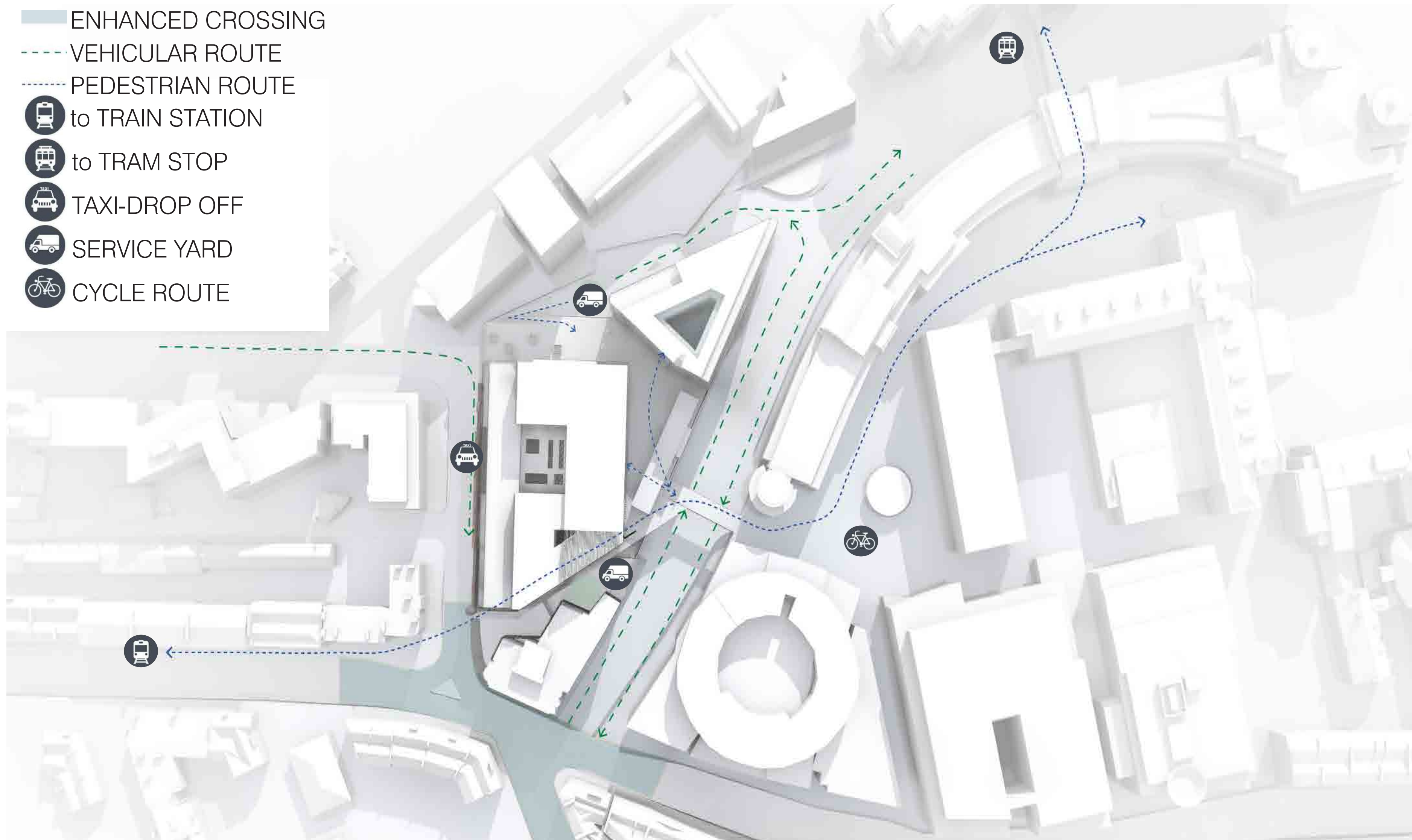
DESIGN PRINCIPLES 04



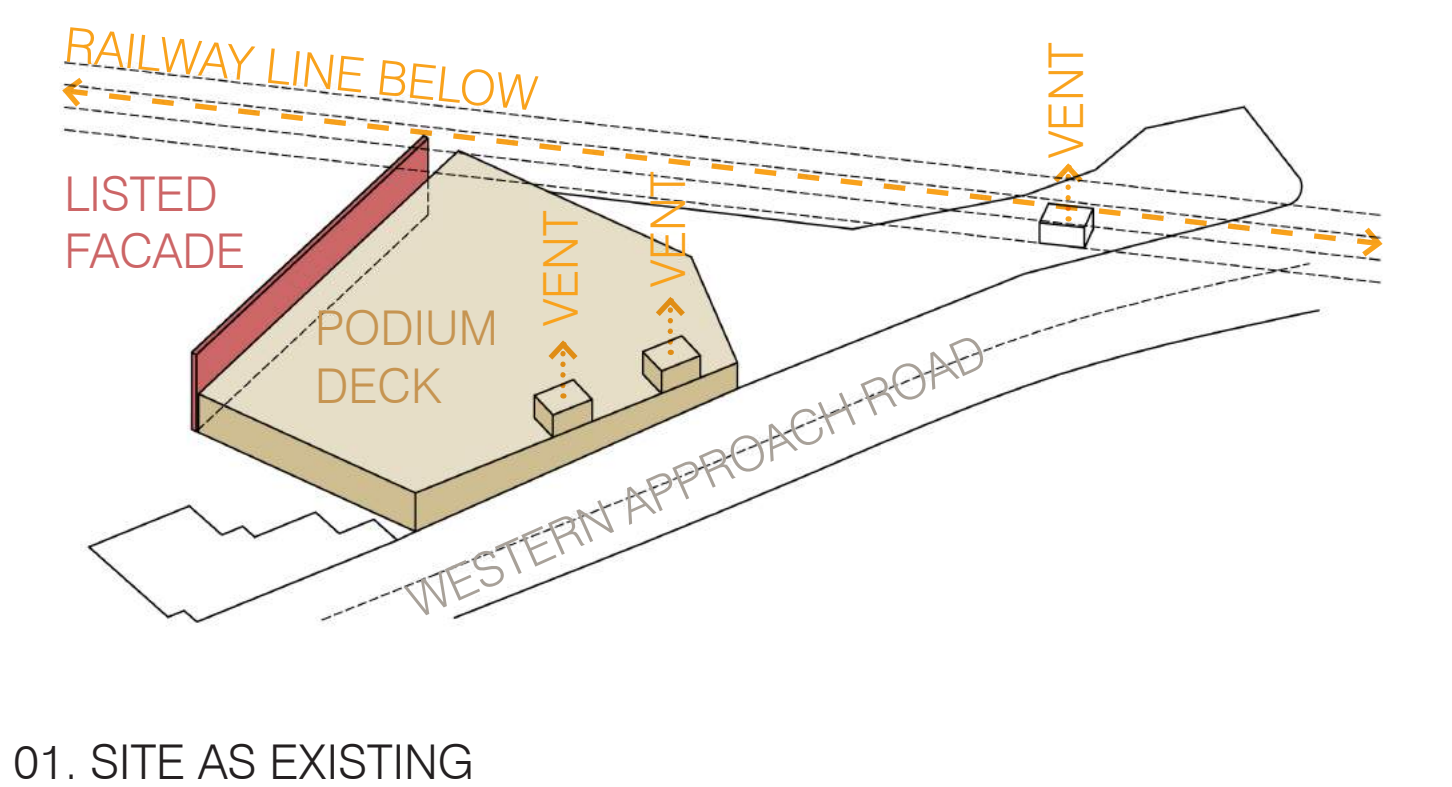
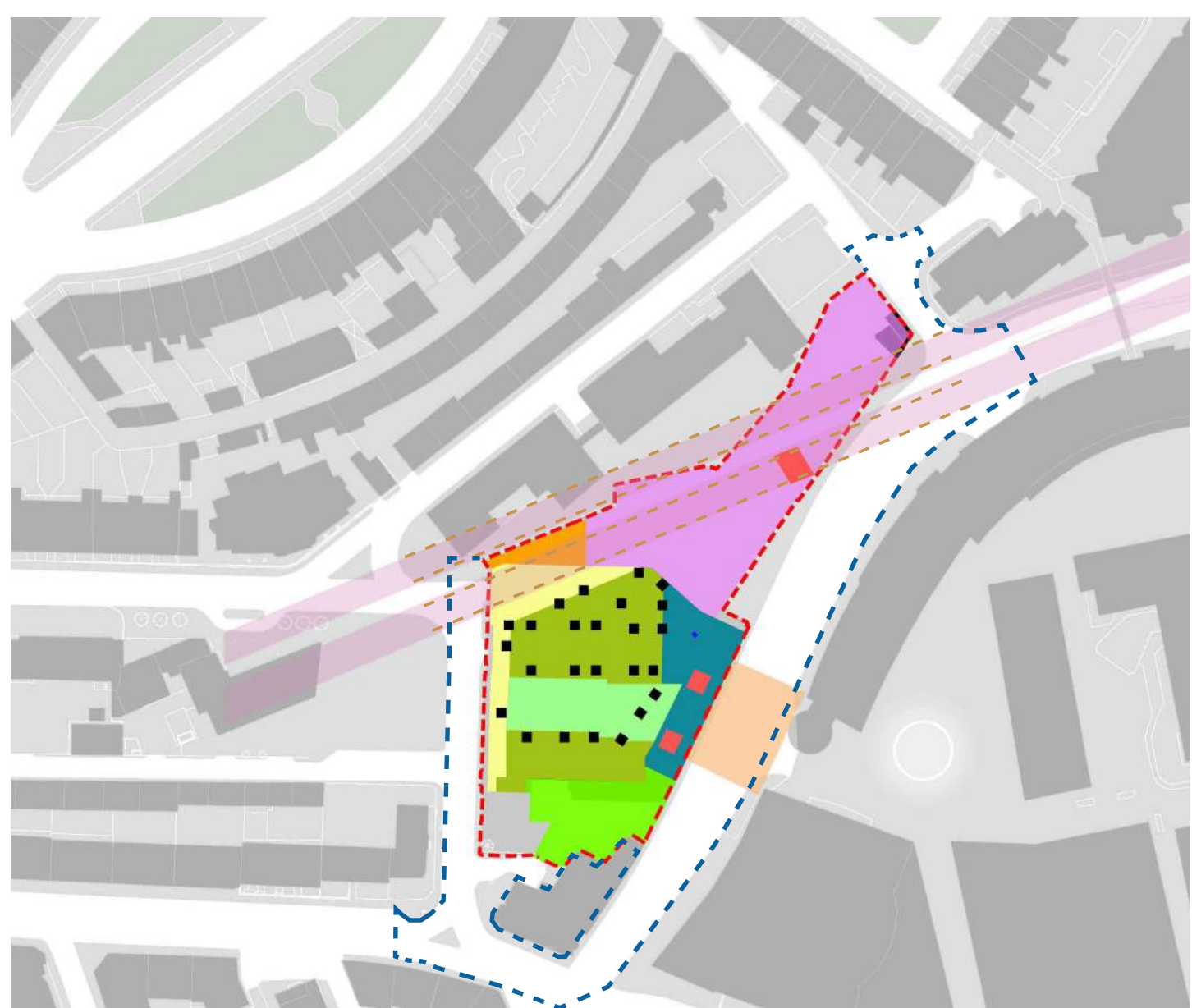
A mix of uses are proposed across the site accommodated within three built forms. These have each been carefully designed to address the various constraints upon the site whilst maximising the potential of this key site to open up new routes through the city and create new public spaces.

Structural constraints limit where development can occur above the SPEN substation and development is also limited in areas where the Waverley to Haymarket train lines pass below the site. This leaves three clear zones for development of individual buildings within the site; a 'podium building' atop the SPEN substation, a triangular shaped building between the western approach road and the line to the railway tunnels and a 'northern' building between the tunnels and Canning Street.

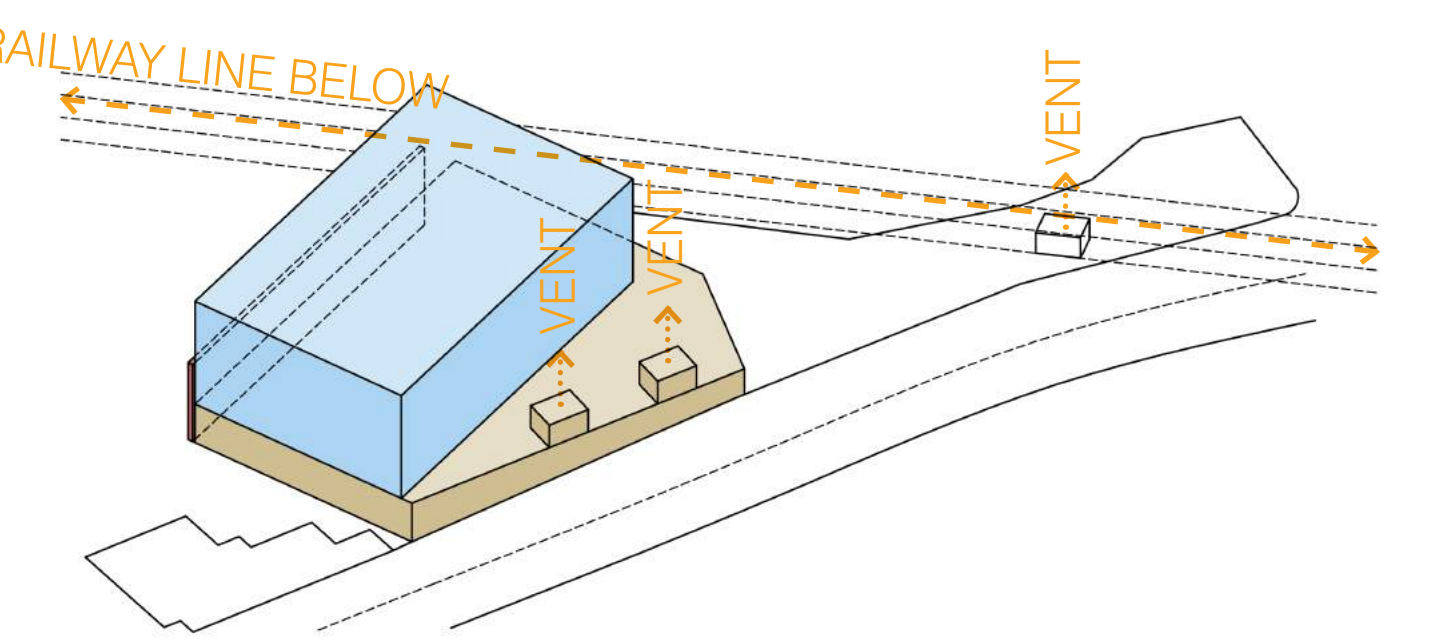
A key component of the development is hotel accommodation with 4 star hotels occupying the podium building and the triangular building. The bridge link to Conference Square makes these hotels ideally situated to cater for visitors to the Edinburgh International Conference Centre as well as general business and tourist trade. A shop or café /restaurant has been identified within the ground level part of the podium building behind the listed façade facing onto Dewar Place. The northern building is conceived as either a 'Tech-Office' building for small businesses and young 'start-up' companies, a flatted building, or a mix of the two uses.



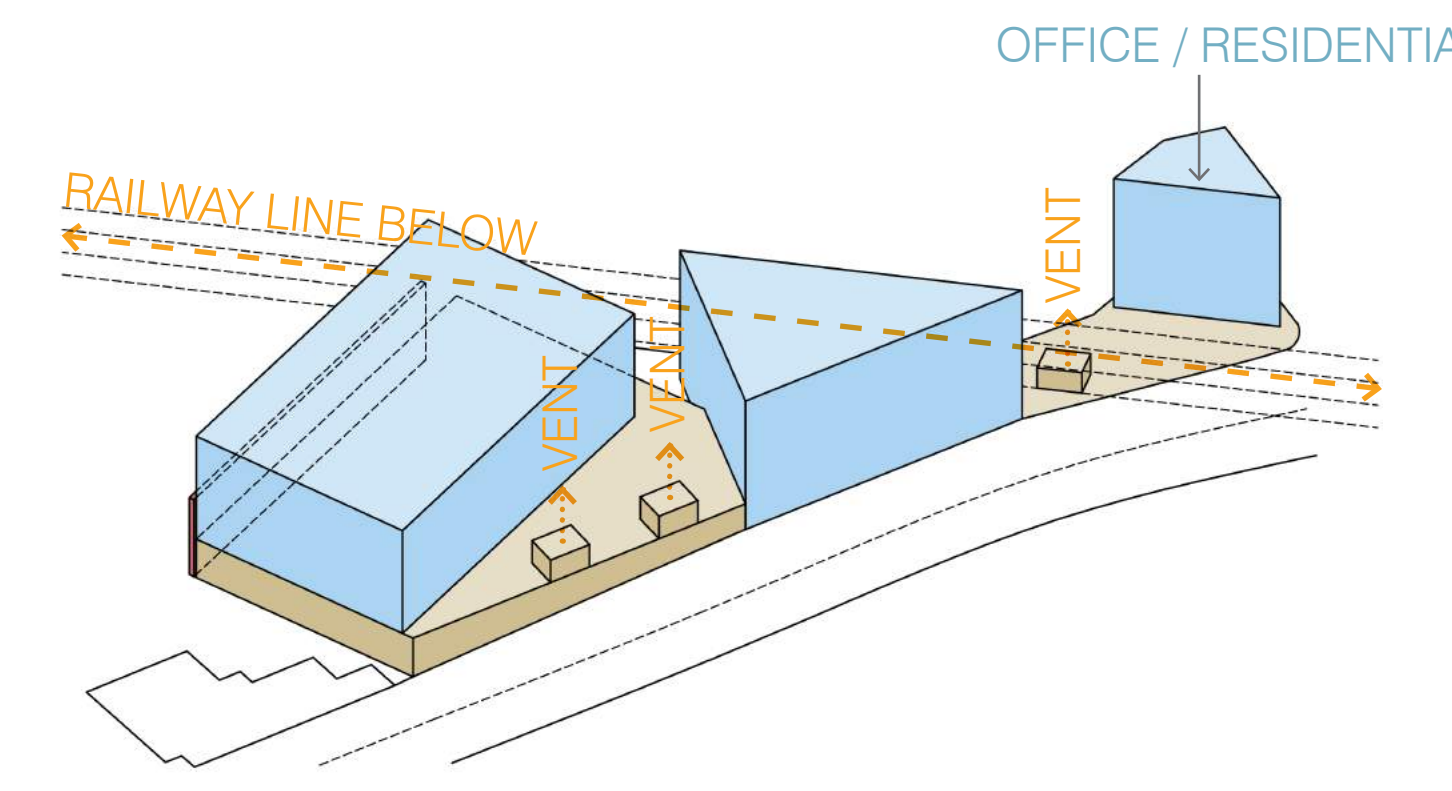
Due to the city centre location and close proximity to excellent local transport links including the national rail network and the Edinburgh trams at Haymarket station no guest parking will be provided for either hotel. Individual taxi drop-off zones will be provided for each hotel; on Dewar Place adjacent the historic sandstone façade and street entrance to the podium building and via a dedicated access route off the Western Approach Road for the triangular building. Servicing for the podium building will be via the shared SPEN/hotel service yard between the Dewar Place entrance and Conference House. The triangular building will be serviced via the access route from the Western Approach Road.



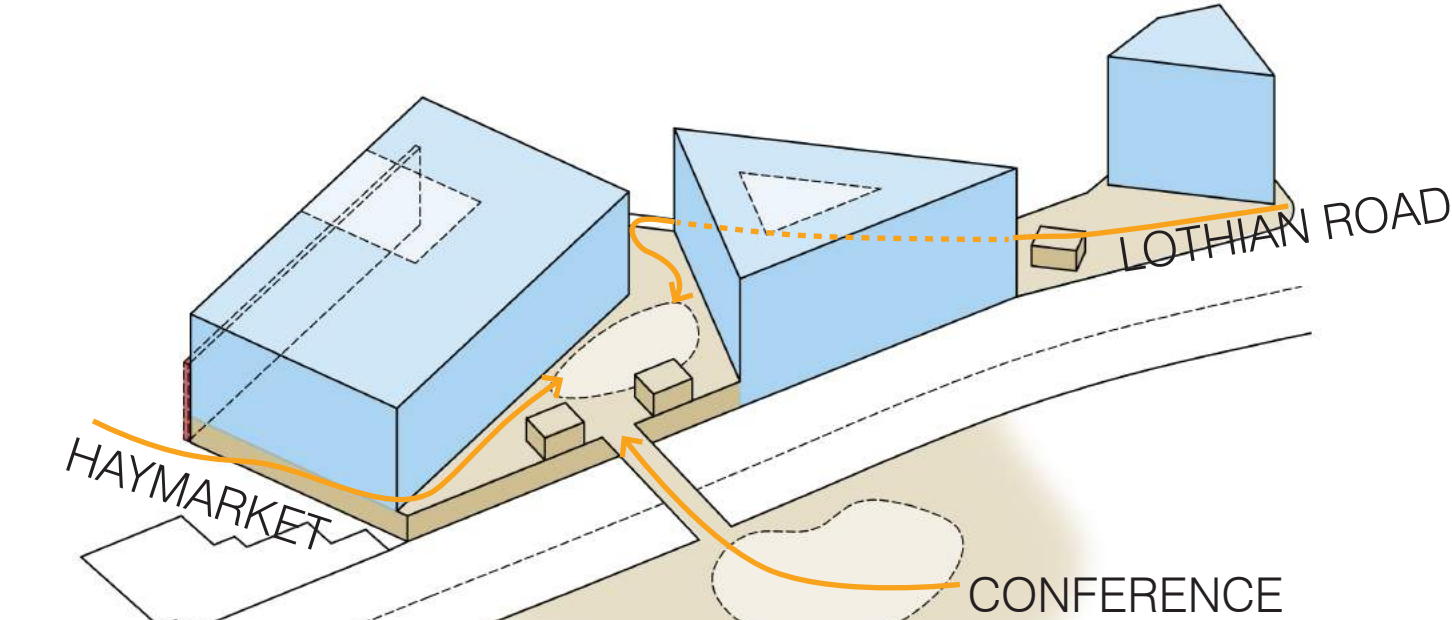
01. SITE AS EXISTING



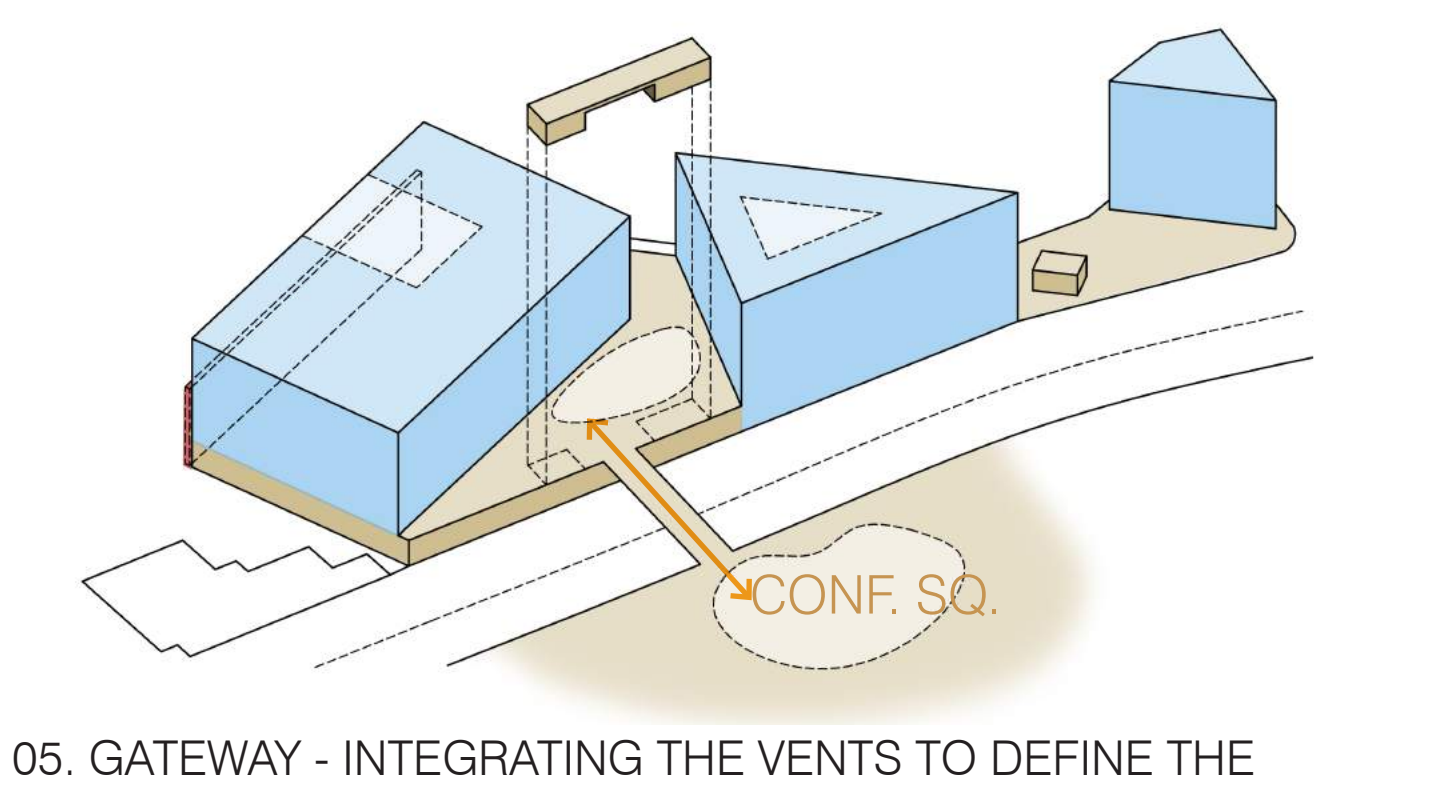
02. HOTEL ON PODIUM AVOIDING EXISTING VENTS



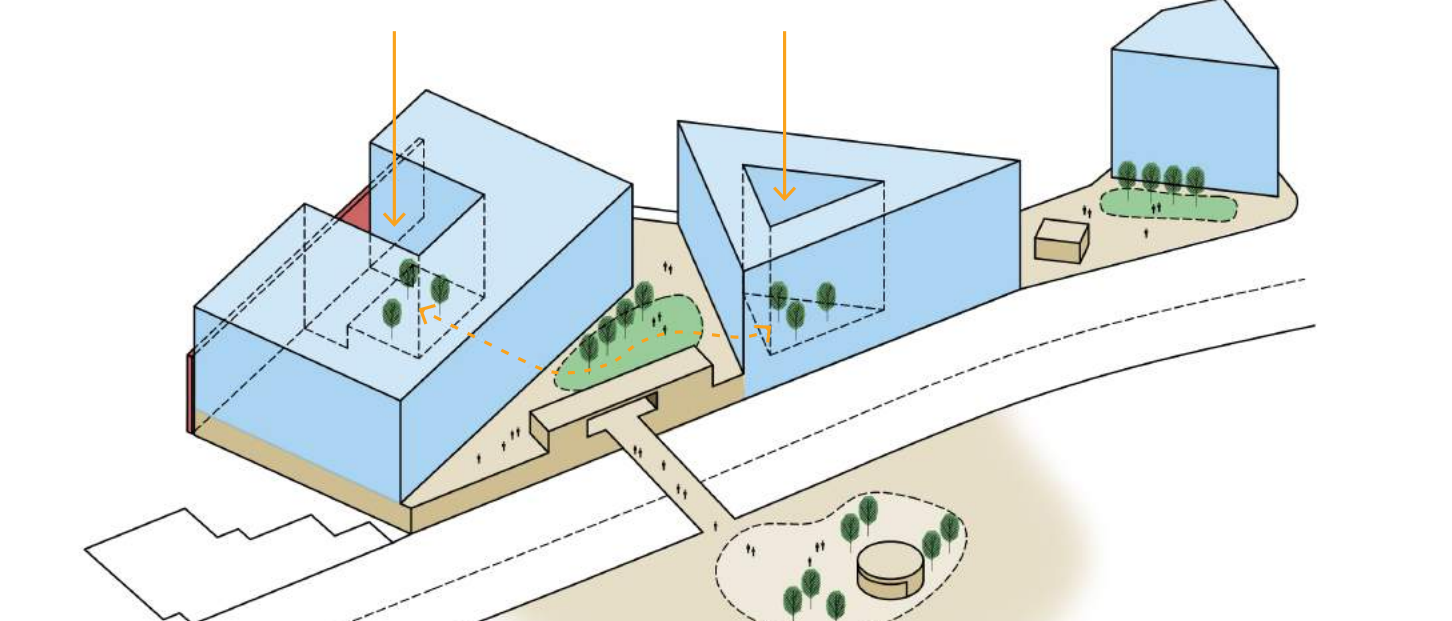
03. HOTEL AND OFFICE BUILDING ON GROUND AVOIDING PATH OF RAILWAY



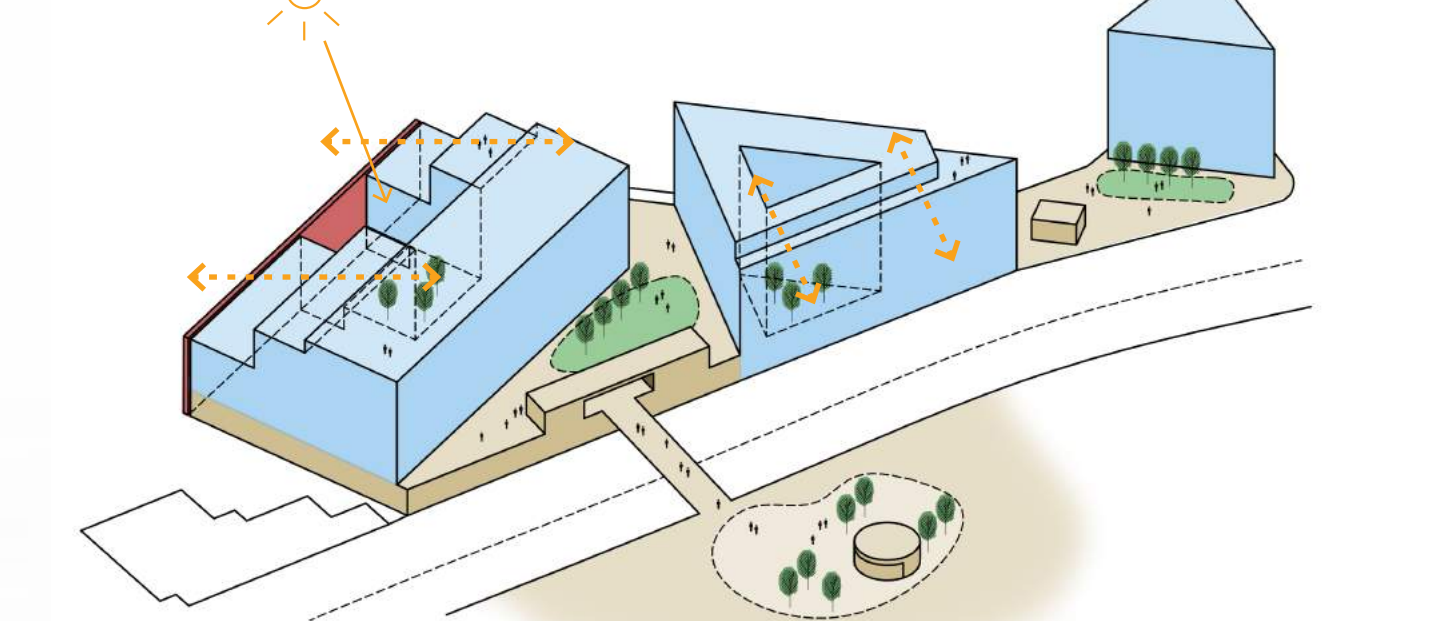
04. BRIDGE LINK TO CONFERENCE SQUARE



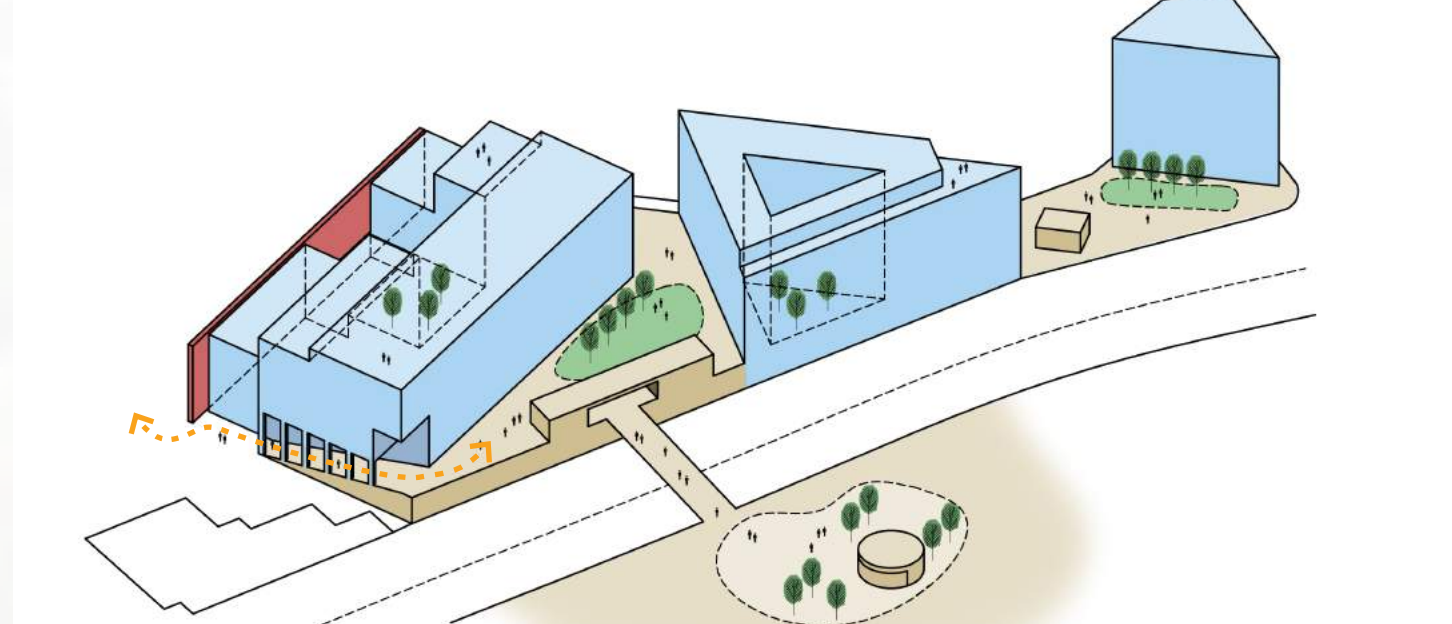
05. GATEWAY - INTEGRATING THE VENTS TO DEFINE THE ENTRANCE TO THE NEW SQUARE AND CREATE ENCLOSURE



06. CREATING INTERNAL AND EXTERNAL COURTYARDS IN THE CITY



07. STEPPING THE FORMS



08. LINKING TO DEWAR PLACE AND CREATING A NEW STRATEGIC PEDESTRIAN ROUTE



PUBLIC SPACES &
KEY VIEWS



The development of the Scottish power site presents opportunities to provide new public urban spaces within the commercial heart of the city whilst also better connecting existing spaces with new pedestrian routes through an area currently dominated by motor vehicles.

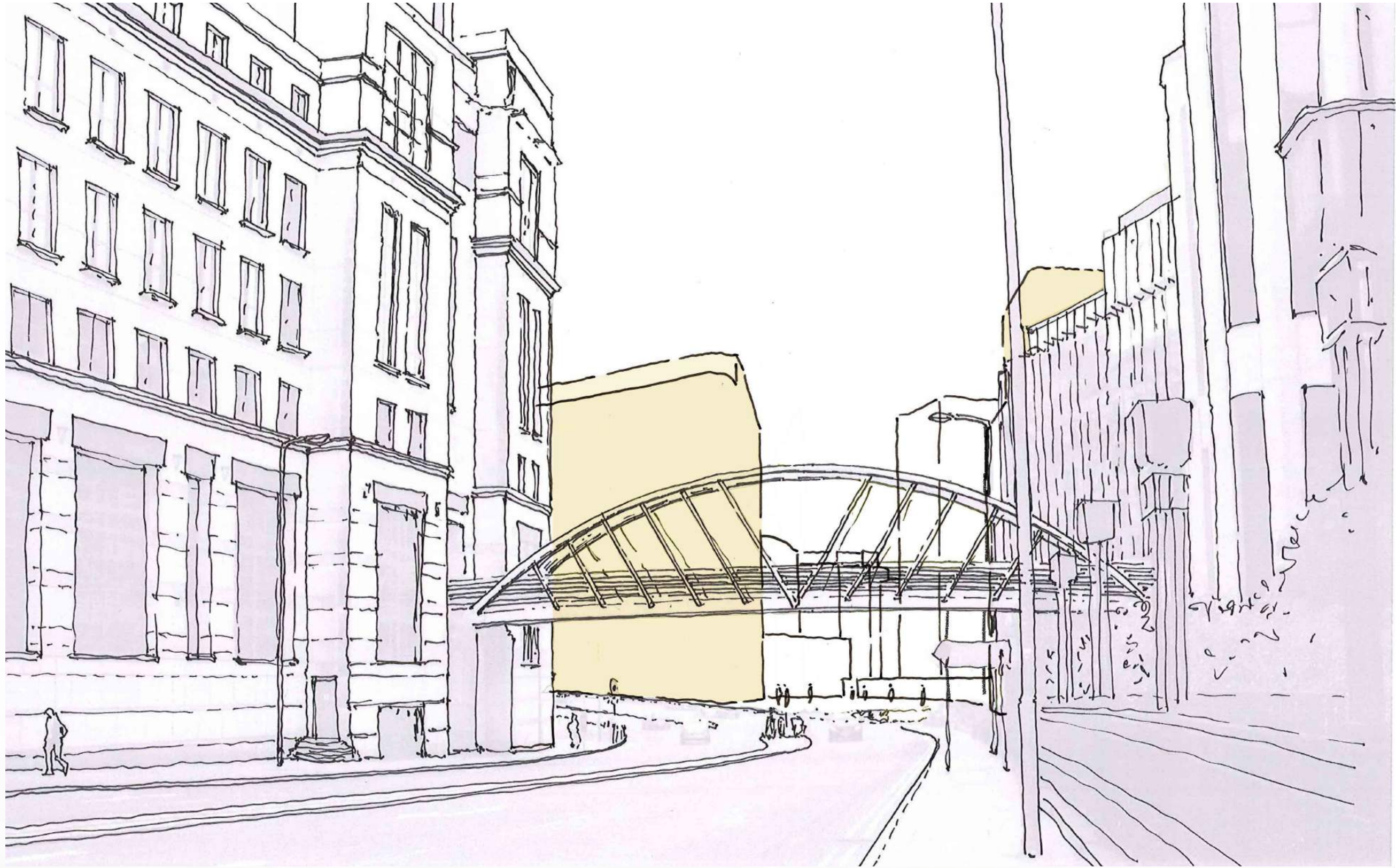
Our proposals would see two new routes through the site, one at ground level linking Torphichen Street with Canning Street and Lothian Road and one leading over the Scottish Power podium building to Conference Square via a new public open space and a new bridge link across the western approach road. This secondary route will provide a more direct pedestrian link from Haymarket Station to Conference Square, Festival Square and Lothian Road, increasing footfall in these squares and helping to support new and existing cultural, social and commercial enterprises, events and interventions within these spaces. Cycle access will be provided to both new hotels via the bridge link and covered cycle storage will be integrated into the public realm atop the podium. This south facing plaza will be bounded to the north and west by the two hotels which will both offer active frontages onto the square enlivening the space particularly in the summer months when large sliding doors will allow bar, restaurant and reception areas to spill out into the space.

A high quality natural stone finish is envisaged for the hard landscaping of these areas and in addition to the works within the site boundary additional enhancement works to surrounding areas are also envisaged such as the introduction of a pavilion cafe / restaurant within conference square and improvements to the pedestrian crossings at the Morrison Street /Dewar Place Junction.

CURRENT SKETCHES MARCH 2017



VIEW UP TORPHICHEN STREET



VIEW FROM WEST APPROACH ROAD



NEXT STEPS

06



INDICATIVE VIEW OF PROPOSED DEVELOPMENT FROM CONFERENCE SQUARE



ACTIVE PUBLIC REALM | OUTDOOR EVENTS | PAVILIONS | PRODUCT LAUNCHES | AMPHITHEATRE

• PAN SUBMITTED	11/04/2016
• PRE-APPLICATION MEETING WITH CITY OF EDINBURGH COUNCIL	09/05/2016
• EDINBURGH URBAN DESIGN PANEL	25/05/2016
• FIRST EXHIBITION CONSULTATION	June 2016
• SCHEME EVOLUTION	July-September 2016
• SECOND EXHIBITION CONSULTATION	March 2017
• SCHEME EVOLUTION	March-April 2017
• SUBMISSION OF PPP APPLICATION	May 2017

The programme for the ppp application is outlined above. At this stage, we welcome your feedback on these initial proposals, please provide this either by email to:
exchange2@scotthobbsplanning.com
or complete one of our feedback forms before you leave today.
(Deadline for feedback 7th April)

Thank you for attending our exhibition.





C220



Scott Hobbs Planning

