

Bonnington

August 2008

Development Brief

Bonnington 發展大綱擬稿

বনিংটন খসড়া উন্নয়ন সংক্ষেপ

বوتنگٹن ڈرافٹ ڈیولپمنٹ بریف

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• EDINBURGH •
THE CITY OF EDINBURGH COUNCIL

Preface

This development brief was approved by the Planning Committee on 7th August 2008. In approving the brief, the Committee stated its support for the retention and expansion of existing businesses in the area. The principles of the brief apply only to proposals for development incorporating uses other than business, industry or storage. Such proposals will have to accord with the provisions of Policy Emp 4 of the Edinburgh City Local Plan. Proposals for the expansion of existing businesses will not generally be subject to the provisions of the brief.

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BONNINGTON DEVELOPMENT BRIEF

1 Introduction

- 1.1 This development brief sets out planning and design principles to guide the redevelopment of a predominantly business and industrial area in Leith. As supplementary planning guidance, the brief will constitute a material planning consideration in planning decisions. **The principles of the brief should only be applied to proposals for development that incorporates uses other than business, industry or storage and should not prejudice the expansion of existing business.**

2 Policy Context

- 2.1 The finalised [Edinburgh City Local Plan](#) (ECLP, 2007) provides the planning policy context for the preparation of this development brief and should be referred to when reading and using this development brief. Proposals for new development should comply with relevant policies in the ECLP.
- 2.2 The brief area is designated for business and industry in the adopted North East Edinburgh Local Plan. However, the finalised ECLP identifies the brief area as lying within the general urban area. The introduction of non-employment uses will now be permitted provided the proposal includes a significant element of new floorspace designed to provide for a range of business users, and complies with the other principles in this brief.
- 2.3 Relevant [supplementary guidance](#) should also be referred to when preparing or assessing proposals for new development.

3 Description and Analysis of Brief Area and Surroundings

Area Description

- 3.1 The brief's study area is located between the Ferry Road Cycle Path that lies along a disused railway line, and Bonnington Road. The area is bounded to the east by South Fort Street, Bangor Road and Breadalbane Street and bounded to the west by residential and industrial premises on the west side of Newhaven Road.
- 3.2 The site covers approximately 22.3 ha and contains the following (Figure 1):
- Business, general industrial, storage and distribution premises, including several small business estates at Stewartfield, Elizafield, South Fort Street and 15-19 West Bowling Green Street;

- 3-4 storey tenements along Bonnington Road and Newhaven Road and the 9 storey Bonnington Bond on Anderson Place;
- Some commercial leisure services and retail;
- Water of Leith and disused railway path and cycleway which encompass areas of trees and small areas of open space (see also Figure 3 for the wider off-road pedestrian and cycle network);
- Consented planning applications for the following (Figure 1):
 - *Site 1* at Bonnington Road Lane, Ashley Place and Tinto Place extends existing streets and consists of 4 blocks with a maximum height of 6 storeys containing 120 residential units, including 11 terraced houses, and 6,900 sq. metres of office space contained within 2 blocks with penthouse flats in the northern part of the site;
 - **Site 2 at 70 Newhaven Road consists of a 3 storey development of small business units that will accommodate office use. This has a floorspace of 3,000sq. m.;**
 - *Site 3* at 1-3 Newhaven Road consists of a mixed use development of 2 blocks up to 6 storeys, incorporating 92 residential units and 954 sq. metres of office space in 7 units at ground level in the block adjacent to Newhaven Road.

3.3 Figure 3 shows the main routes through the brief area. There are currently no direct routes from the middle of Pilrig Park and the Water of Leith Walkway, this is shown as a likely desire line on Figure 3.

Features and Constraints

- 3.4 The area has several notable features, which present opportunities or constraints to be addressed by development proposals (Figure 2):
- Listed buildings and structures:
 - Bonnington Tannery at 32-44 Newhaven Road (C-listed);
 - Former cardboard works at 230-250 Bonnington Road (C-listed);
 - Former Bonnington Bond (B-listed) at 15-21 Breadalbane Street and 2 Anderson Place;
 - Bonnington Bridge at Newhaven Road (B-listed);
 - Single span bridge carrying cobbled road at eastern end of West Bowling Green Street (B-listed);
 - Setted streets which provide opportunities for public realm retention and enhancement: these are Graham Street, West Bowling Green Street, South Fort Street and Anderson Place;
 - Flood prevention engineering works involving a short section of concrete wall on the south river bank just downstream of Bonnington Bridge (Figure 2) which will protect the area from expected flood risk and have limited implications for development.

Ground levels should not be lowered for new development due to potential flood risk.

- Natural heritage designations and open space:
 - A Local Nature Conservation Site along the Water of Leith and disused railway, which also contains designated 'Core Paths' (as part of City of Edinburgh Council's Core Paths Plan, 2008);
 - Business amenity space adjacent to the John Lewis depot (between Bonnington Road Lane and Anderson Place) comprising a grass area with trees;
- Due to its medieval and industrial heritage there is the potential for significant archaeological remains to be located within the area;
- There is the potential for land contamination due to previous and existing uses, therefore remediation may be required;
- The operations of existing industrial, storage and distribution uses may impact on residential amenity, for example noise.
- Potential for a vista to be created from Breadalbane Street towards North Leith Parish Church on Madeira Street, north of the Water of Leith, which would require changes to the building form and heights along West Bowling Green Street.

Surrounding Areas

3.5 The surrounding area contains the following uses and designations (Figure 1, 2 and 3):

- To the north is a predominantly residential area with two local shopping centres along Ferry Road and some business premises at the eastern end of Pitt Street;
- To the east there is a mix of modern housing and business and industrial uses in Swanfield and Stead's Place/Jane Street (which is covered by a specific development brief) and retail centres along Leith Walk and at Leith Central Town Centre;
- To the south is Bonnington Primary School, flats and sheltered housing and commercial uses;
- Public open space and children's play areas at Pilrig Park and Keddie Park;
- A network of off-road cycle and pedestrian routes;
- Victoria Park and Leith Conservation Areas are located to the north and east:
 - The former is characterised by a mixture of Georgian and Victorian villas and terraced housing often set in landscaped grounds;
 - The Madeira area of the Leith Conservation Area to the north is focused on North Leith Parish Church and is described by the Leith Conservation Area Character Appraisal (2002) as Leith's own version of the New Town, with views to Calton Hill and the Castle.

4 Objectives of the brief

4.1 The role of the brief is to guide an appropriate mix of uses, that includes flexible small business space, and to connect missing links in the network of pedestrian/cycle routes and green spaces (Figures 4a and 4b). Specific objectives for the brief area include:

- Establish an attractive and safe pedestrian/cycle route along likely desire lines to connect the walkways and cycle paths along the disused railway and Water of Leith to Bonnington Road and Pilrig Park (Figure 3);
- Establish an appropriate mix of uses that ensures the introduction of residential uses will not compromise the operation of existing businesses with regards to environmental health issues, such as noise;
- Provide new flexible small business space to help meet the need in north east Edinburgh;
- **Enhance the setting of the Water of Leith and improve the walkway.**

5 Development Principles

Streets and Paths

5.1 New development should create a street layout as follows (Figures 4a and 4b):

- Pedestrian and cycle access into and through the site should be improved by:
 - Extending Bonnington Road Lane north towards the river to provide vehicle access for development sites.
 - A pedestrian/cycle route should connect Bonnington Road Lane with the disused railway line (Ferry Road Cycle Path) via the Water of Leith Walkway.
 - Extending Tinto Place northwards to create a new vehicle access for development between Newhaven Road, Elizafield and Bonnington Road Lane and to allow a pedestrian route to join the Water of Leith Walkway.
- **Figure 4a shows the proposed streets and uses if the route of the Water of Leith Walkway is to remain as it is. However, there is the potential for a new stretch of the walkway to be created along the riverbank where it currently turns up Anderson Place and along West Bowling Green Street, this is shown in Figure 4b. This should create an attractive route that can accommodate both pedestrians and cyclists and therefore should be a minimum width of 4.0m. If the Core Path Network can be rerouted acceptably along this riverbank path there may be scope for limited development on the immediate land**

fronting West Bowling Green Street which accommodates the existing path. Any proposals for new development here should comply with ECLP Policy Env 14 and ECLP Policy Os 1.

- The motor vehicle closure at the eastern end of West Bowling Green Street, which permits pedestrian and cycle access, should remain.
- The layout and design of new development should provide streets and vehicular access that can accommodate necessary visitor parking and loading requirements for ground floor business units.
- New development should create frontages that define and enclose streets and paths, for example, where identified in Figures 4a and 4b.
- Streets should be designed to a 20 mph speed limit and residential roads should be designed as Home Zones where appropriate;

5.2 New developments along the Water of Leith should accord with the following;

- **New development should preserve the natural environment and enhance its role as a green corridor and pedestrian walkway.**
- **Development should maintain the existing character of the riverside which is predominately soft and vegetated, except between Anderson Place and West Bowling Green Street where the river banks are formed by retaining walls.**
- **The area of green space adjoining the river at the John Lewis Partnership should be reshaped and defined as an area of publicly accessible open space.**

5.3 Setts should remain (Figure 2) along West Bowling Green Street, South Fort Street, Anderson Place opposite Bonnington Bond, the proposed extension to Bonnington Road Lane and Tinto Place;

5.4 Consideration should be given to the use of interpretation boards and public art to reflect the industrial and medieval heritage of the area.

Mix of Uses

5.5 All sites for new development will be required to include a significant element of new small business space to help meet the need in north east Edinburgh. The format of the small business space should be able to accommodate a range of light industrial uses on the ground floor with residential units above, though other formats may be equally suited to a range of business types. An application covering several sites which contains a concentration of new small business space while

leaving the remainder of the site for housing and other non-employment uses may be acceptable. **For all proposals, ECLP Policy Emp 4 criterion b) states that the introduction of non-employment uses must not prejudice or inhibit the activities of any nearby industrial user or occupier.**

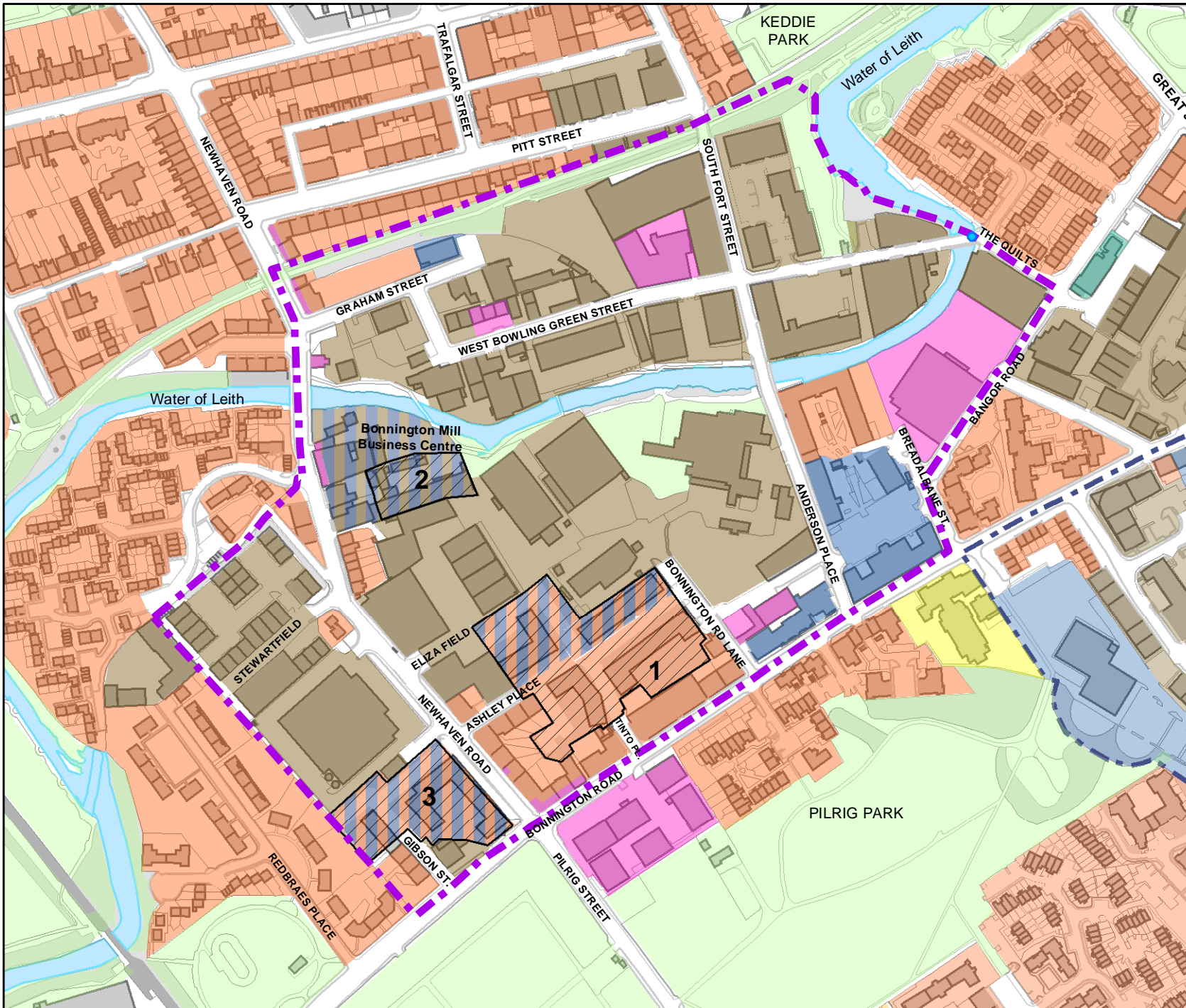
Building Form

5.6 New development should accord with the following principles:

- The potential number of dwellings to be provided will be determined by the principles in this brief and the policies and principles set out in the finalised Edinburgh City Local Plan and the forthcoming Edinburgh Standards for Housing.
- The housing mix should reflect the requirements set out in the ECLP relating to housing mix, open space requirements, design and the forthcoming Edinburgh Standards for Housing.
- The height of development should have a positive impact on its setting (ECLP Policy Des 3 criterion (a)). The predominant building form should be 4-5 storey tenemental-scale buildings with ground floor units accommodating flexible small business space and other non-residential uses, with residential use or compatible uses in the upper floors. Other approaches to the provision of small business space, as referred to in paragraph 5.2, may also be acceptable.
- **The height and design of buildings that front on to the river should complement the topographic profile of the river valley.**
- New development should protect the city wide and local views identified in Figure 2 by limiting building heights and creating building footprints which accentuate these views.
- Community security should be promoted by designing for natural surveillance over footpaths, streets and open areas and by providing active frontages. **Active frontages refer to a ground floor building frontage designed to allow visual contact and pedestrian movement between inside and out.**

6 Implementation

6.1 The potential impact of development on school capacity, transport, noise, water supply, drainage and archaeology should all be addressed in supporting information accompanying planning applications within the brief area.



- Study boundary
- Office
- Industry / Storage & Distribution
- Residential
- Shop / Service
- School
- Church
- Open Space
- Planning Permission Granted

- 1** 120 residential units
+ 6900 sqm office
- 2** Small business units
3000 sq m office
- 3** 94 residential units
954 sq m office

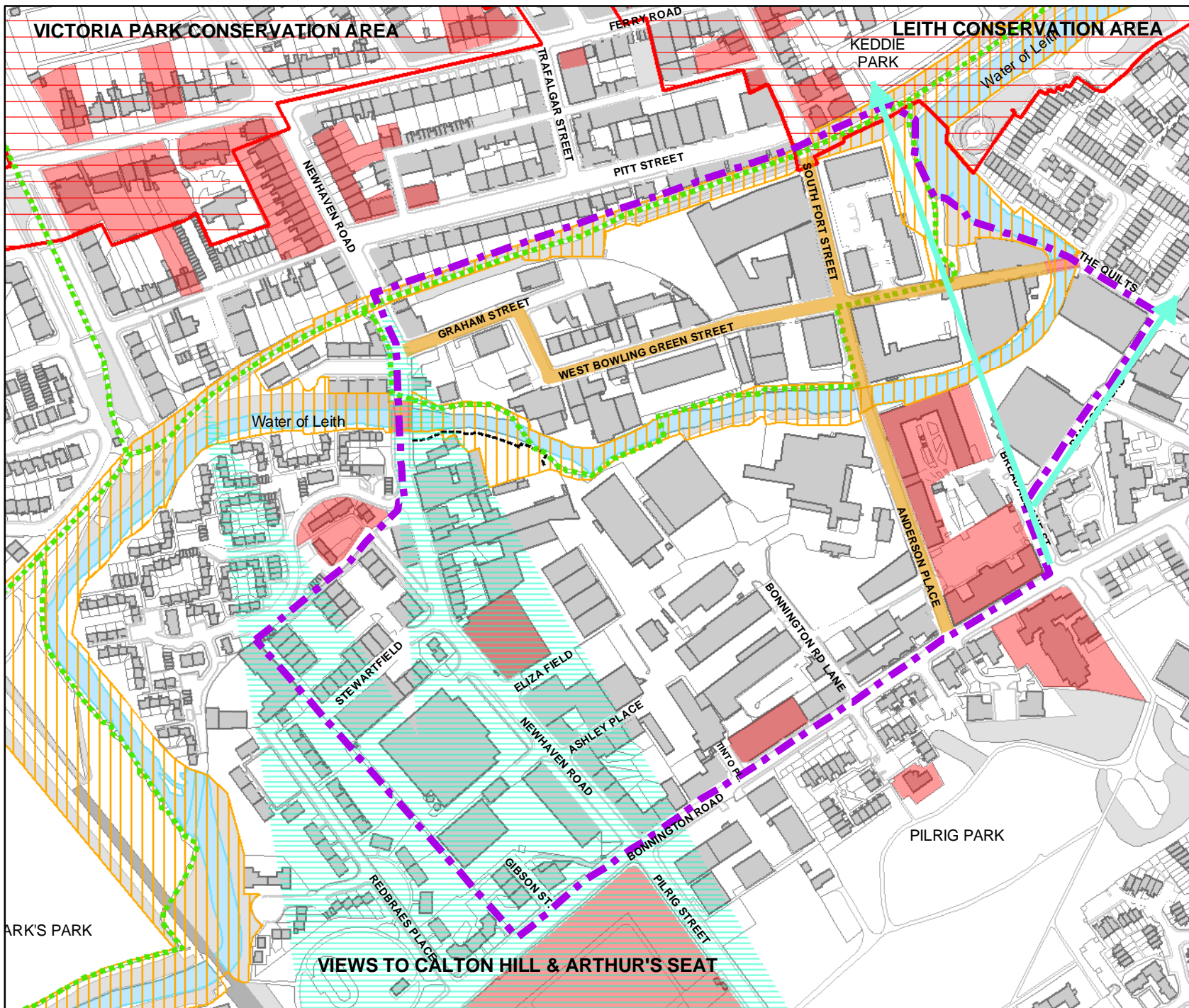
Stead's Place / Jane Street
Development Brief Boundary

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Bonnington Development Brief Built and Natural Heritage

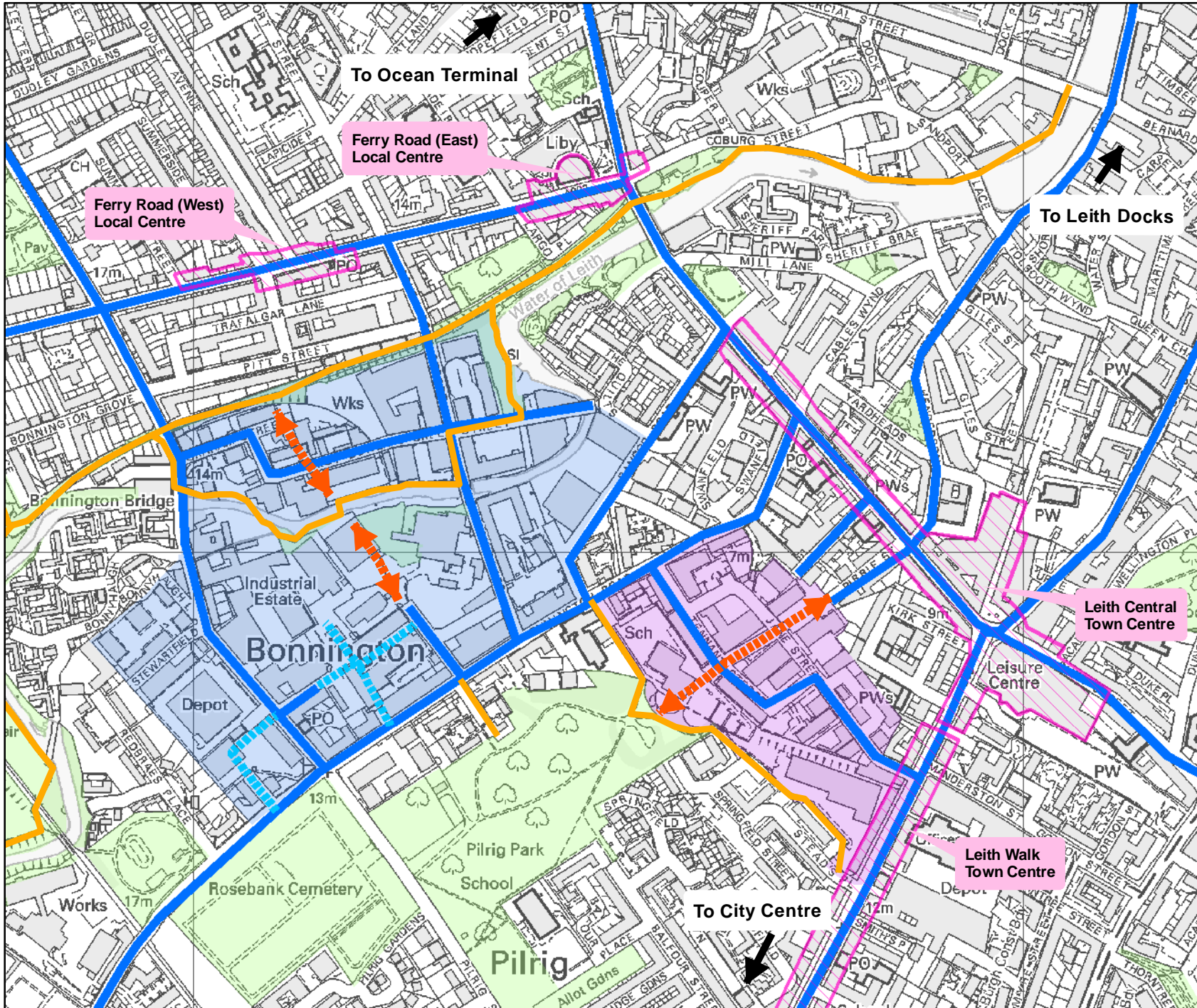
Figure 2



- Listed buildings & structures
- Study boundary
- Core Path
- Local nature conservation site
- Conservation areas
- Setted Streets
- Flood defence wall
- Views to city centre skyline
- Existing /potential vista to landmark

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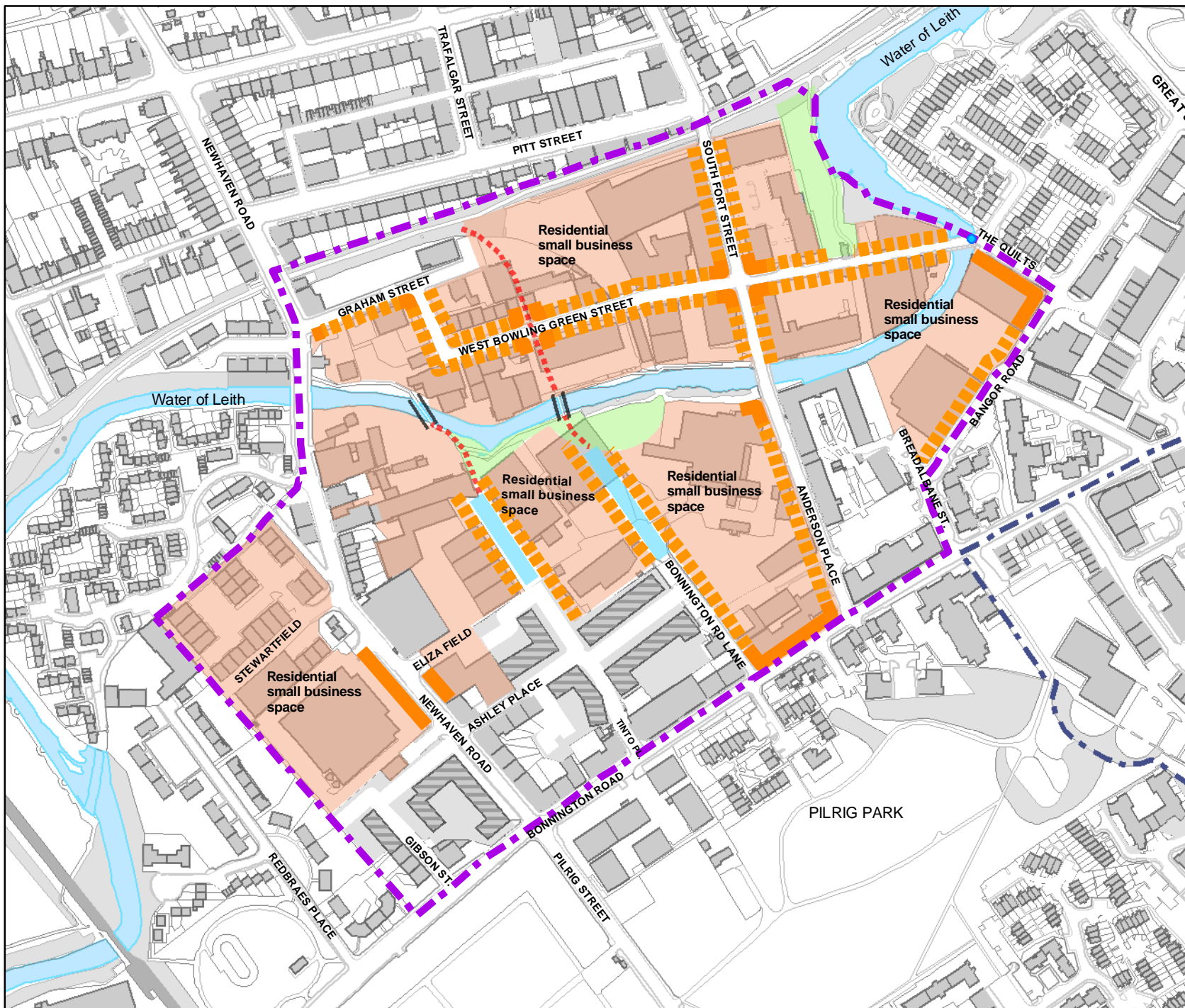


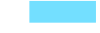
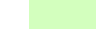






- Bonnington Development Brief area
- Stead's Place / Jane Street Development Brief Area
- Existing routes
- New routes with planning permission
- Existing pedestrian/cycle paths
- Predicted pedestrian/cycle paths
- Designated Shopping Centres
- Open space

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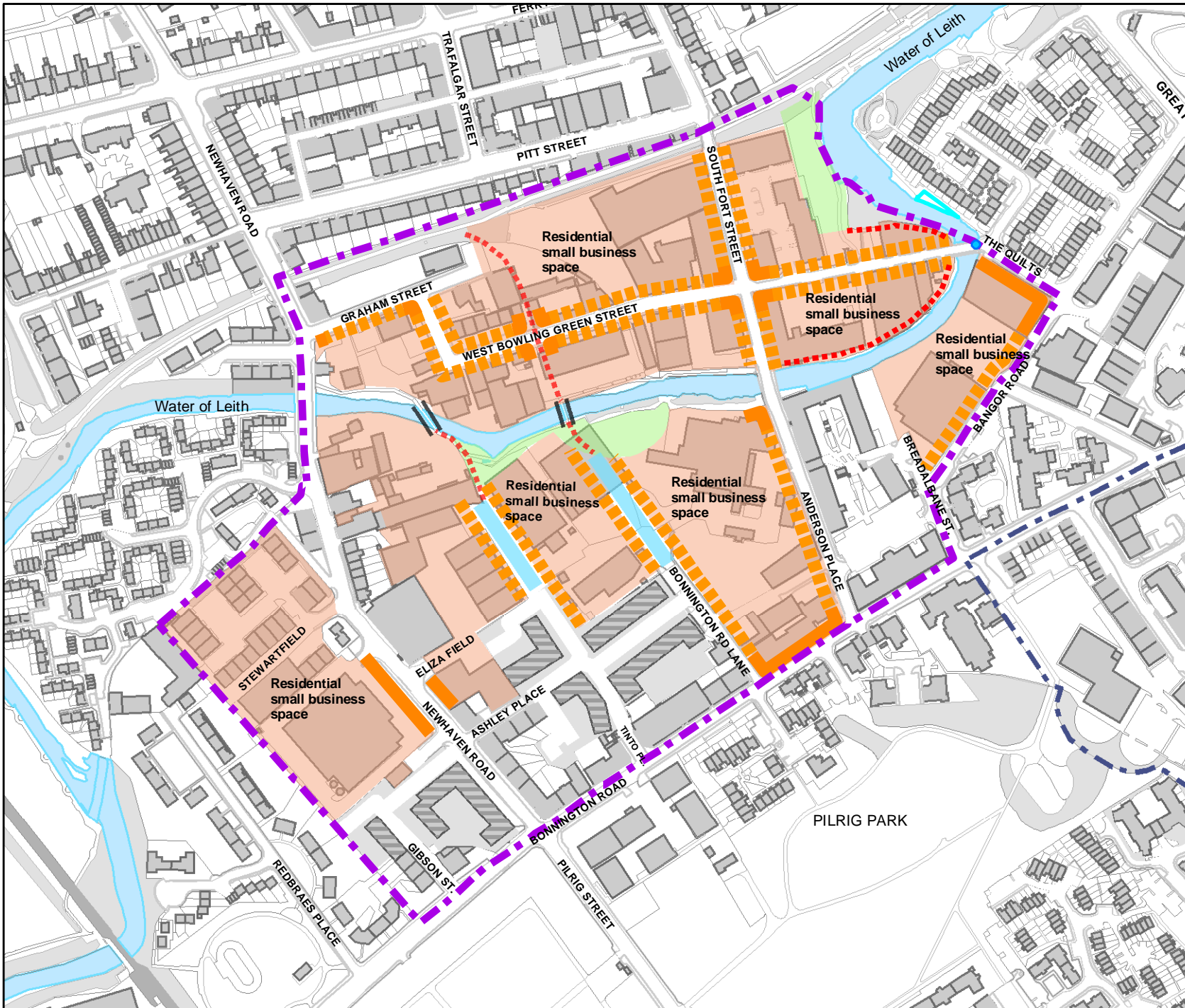














-  Study boundary
-  Proposed street
-  Green space
-  Frontage - unbroken
-  Frontage - potential for side street access
-  Consented development under construction
-  Existing foot bridge
-  Proposed pedestrian/cycle route
-  Existing road closure at West Bowling Green Street, open to pedestrians and cyclists
-  Stead's Place / Jane Street Development Brief Boundary

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-  Study boundary
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This development brief sets out land use and design principles for its area.

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